

GABLES POINTE PLAZA

PLANNING & ZONING

MAY 14, 2014

**WITH REVISED PLANS FOR
CITY COMMISSION MEETING**

August 26, 2014

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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.



Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- Abandonment and Vacations
Annexation
Coral Gables Mediterranean Architectural Design Special Locational Site Plan
Comprehensive Plan Map Amendment - Small Scale
Comprehensive Plan Map Amendment - Large Scale
Comprehensive Plan Text Amendment
Conditional Use - Administrative Review
Conditional Use without Site Plan
Conditional Use with Site Plan
Development Agreement
Development of Regional Impact
Development of Regional Impact - Notice of Proposed Change
Mixed Use Site Plan
Planned Area Development Designation and Site Plan
Planned Area Development Major Amendment
Restrictive Covenants and/or Easements
Site Plan
Separation/Establishment of a Building Site
Subdivision Review for a Tentative Plat and Variance
Transfer of Development Rights Receiving Site Plan
University Campus District Modification to the Adopted Campus Master Plan
Zoning Code Map Amendment
Zoning Code Text Amendment
Other:

General information

Street address of the subject property: 280 South Dixie Highway

Property/project name: Gables Pointe Plaza

Legal description: Lot(s) See Exhibit "A" attached hereto and made a part hereof

Block(s) Section (s)

Property owner(s): Bahamian Village, LLC

Property owner(s) mailing address: 11098 Biscayne Blvd., Suite 103, Miami, Florida 33161-7486

Telephone: Business 305-891-0888 Fax

Other Email dsk @ redevco.org



Applicant(s)/agent(s): Laura L. Russo, Esq.

Applicant(s)/agent(s) mailing address: 2655 LeJeune Road, Suite PH 2-B, Coral Gables, FL 33134

Telephone: Business 305-476-8300 ext. 17 Fax 305-476-8383

Other Cell: 305-801-9002 Email Laura @ Laurarussolaw.com

Property information

Current land use classification(s): Commercial Low Rise Intensity / Open Space

Current zoning classification(s): Commercial Limited / Special Use District

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): Commercial for a portion of property abutting U.S. 1

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations.
- Building floor plans.
- Comprehensive Plan text amendment justification.
- Comprehensive Plan analysis.
- Concurrency impact statement.
- Encroachments plan.
- Environmental assessment.
- Historic contextual study and/or historical significance determination.
- Landscape plan.
- Lighting plan.
- Massing model and/or 3D computer model.
- Miami-Dade County Conflict of Interest and Code of Ethics Lobbyist form.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.
- Property survey and legal description.



- 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. Sixteen (16) hard copies of the entire application shall be submitted including all items identified in the preapplication conference.
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

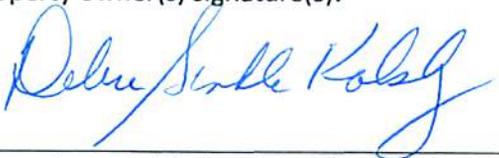
(I) (We) affirm and certify to all of the following:

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.



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.

Property owner(s) signature(s): 	Property owner(s) print name: Bahamian Village, LLC Redevco Grand, LLC, Managing Member Debra Sinkle-Kolsky, Manager of Redevco Grand, LLC
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: 11098 Biscayne Blvd., Suite 103, Miami, FL 33161

Telephone: 305-981-0888 Fax: 305-891-0003 Email: dsk@redewco.org

NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade
 The foregoing instrument was acknowledged before me this 14 day of March 2014 by Debra Sinkle Kolsky
 (Signature of Notary Public - State of Florida) 



(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____



Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

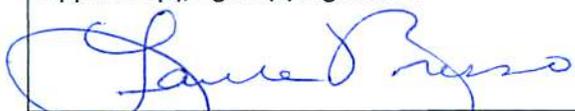
Address:

Telephone:	Fax:	Email:
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this _____ day of _____ by _____
 (Signature of Notary Public - State of Florida)

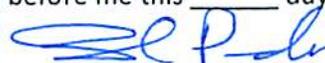
(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

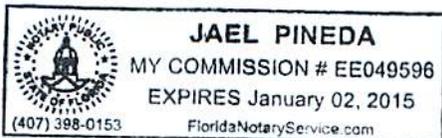
Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Laura L. Russo
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Address: 2655 LeJeune Road, Suite PH 2-B
Coral Gables, FL 33134

Telephone: 305-476-8300 x. 17	Fax: 305-476-8383	Email: Laura@Laurarussolaw.com
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade
 The foregoing instrument was acknowledged before me this 2 day of April, 2014 by Laura L. Russo
 (Signature of Notary Public - State of Florida) 



(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

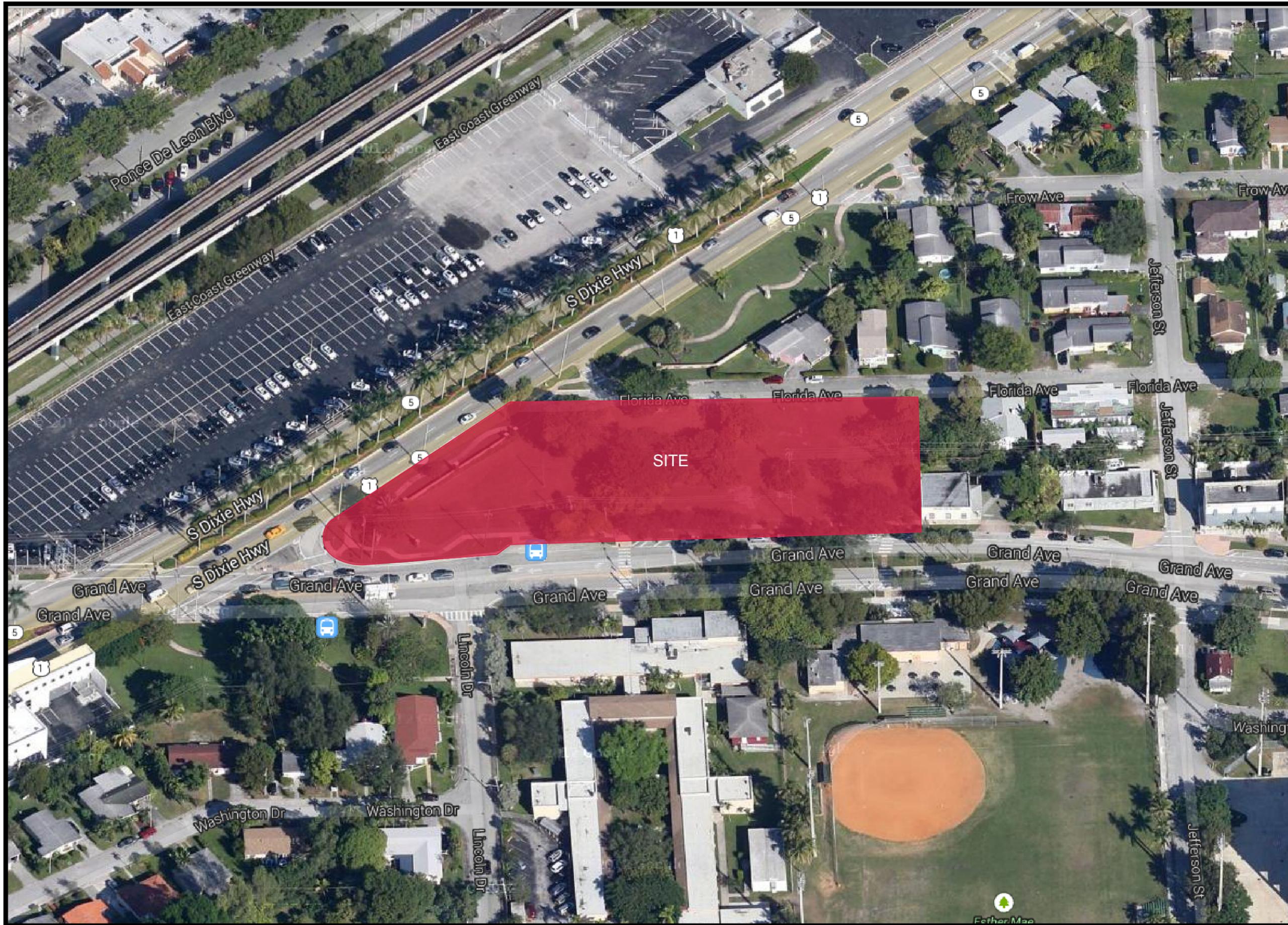
EXHIBIT "A"

Legal Description:

Lots 7 through 27, Block 1B, of COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, according the Plat thereof, as recorded in Plat Book 5, Page 81, of the Public Records of Miami-Dade County, Florida;

LESS that portion of Lots 14 through 21, Block 1B, of COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 81, of the Public Records of Miami-Dade County, Florida, lying North of the Southerly Right-of-Way line of State Road 5 (US-1), according to Map No. 87030-2109 of the Florida Department of Transportation of Miami-Dade County, Florida;

AND LESS that portion of Lots 7 through 13, Block 1B, of COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 81, of the Public Records of Miami-Dade County, Florida, lying South of the Northerly Right-of-Way line of Grand Avenue, according to the R.P.B. 101, Page 58, Miami-Dade County Right of Way Division, Sheet 2 of 2.



STUDIO
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ARCHITECTS

GABLES POINTE
BAHAMIAN VILLAGE LLC
280 SOUTH DIXIE HIGHWAY
CORAL GABLES, FLORIDA



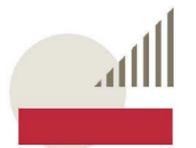
AERIAL IMAGE

1" = 75'-0"

A-0.0



GABLES POINTE
BAHAMIAN VILLAGE LLC
280 SOUTH DIXIE HIGHWAY
CORAL GABLES, FLORIDA



Date: 05.14.14

AERIAL SITE CONTEXT PLAN

SCALE: NTS

A-0.4

Photos of Property Adjacent Properties



Change in Zoning Justification

The applicant is requesting a change in zoning for a portion of the subject property as described in the attached Exhibit “A”. The piece in question runs along the U.S. 1 boundary adjacent to the City’s linear park.

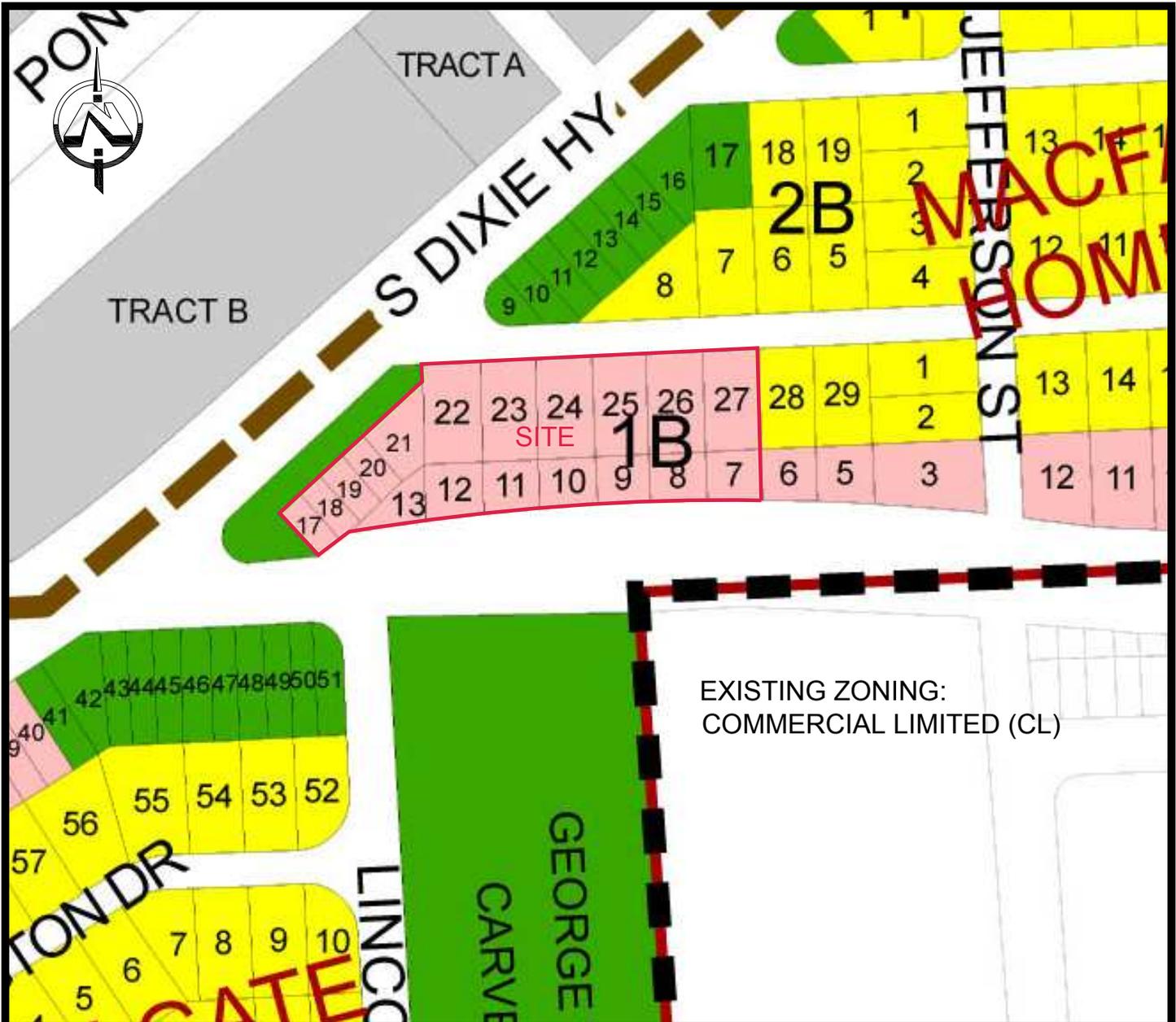
The current zoning on the parcel is “S” for the linear park and CL – Commercial limited for the remainder of the site. The proposed “C” portion falls between the “S” and “CL”. While CL allows for restaurant use, there are restrictions on the hours of outdoor nighttime dining. The proposed zoning “C” will allow a restaurant with outdoor dining and nighttime use.

The proposed “C” parcel will run along U.S. 1. On both the north and south side of the parcels is green open space. The existing CL zoning will remain across from the single family homes on Florida Avenue.

The outdoor dining use allowed in C zoning: a) will be oriented toward the more urban Grand Avenue, b) will provide desirable outdoor visible activity, c) will be inviting and engaging to the residential neighborhoods north and south of the parcel, and d) will promote pedestrian activity to a friendly destination in a currently desolate area.

The use will encourage communal neighborhood gatherings and provide an outdoor – open space experience with green buffers. The placement of the proposed restaurant on the site and the proposed landscaping provides the single family neighborhood to the north the protections of CL zoning and the proposed lush landscaping both on the perimeter and around the outdoor dining area provides more of a visual barrier than required.

The request for “C” zoning of the described parcel is appropriate. The U.S. 1 boundary is very intense due to the volume of daily traffic. The described parcel is across from green and open space, and a school. The C zoning between the “S” and the “CL” protects property values and allows for the enjoyment of the property.



Zoning Map

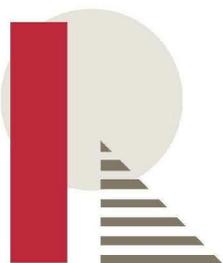
Zoning Districts

- | | | |
|---|----------------------------------|-------------------------------------|
| (SFR) Single-Family Residential District | (S) Special Use District | North Industrial Mixed-Use District |
| (MF1) Multi-Family 1 Duplex District | (P) Preservation District | South Industrial Mixed-Use District |
| (MF2) Multi-Family 2 District | (CL) Commercial Limited District | |
| (MFSA) Multi-Family Special Area District | (C) Commercial District | |
| (UCD) University Campus District | (I) Industrial District | |

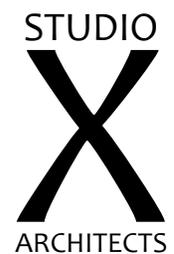
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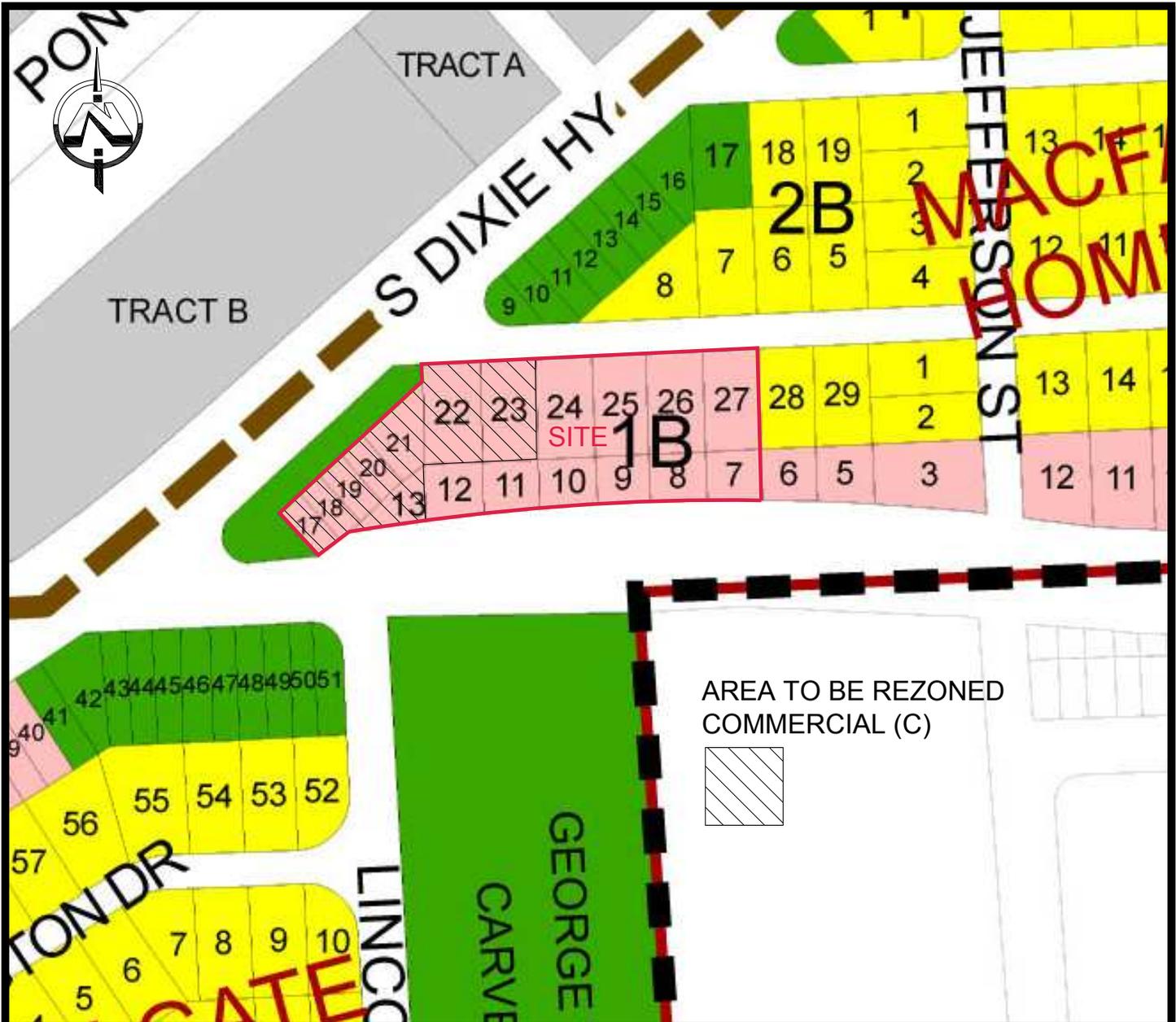
9 of 18

City of Coral Gables
Planning & Zoning Division
December 2013



GABLES POINTE
BAHAMIAN VILLAGE LLC
280 SOUTH DIXIE HIGHWAY
CORAL GABLES, FLORIDA



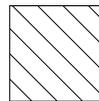


Zoning Map

Zoning Districts

- | | | |
|---|----------------------------------|-------------------------------------|
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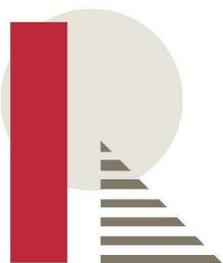
AREA TO BE REZONED
COMMERCIAL (C)



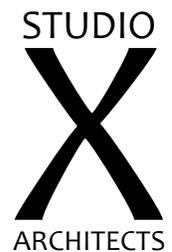
Plate

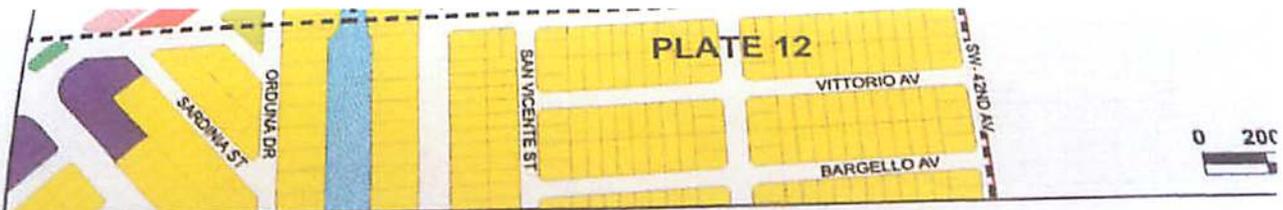
9 of 18

City of Coral Gables
Planning & Zoning Division
December 2013



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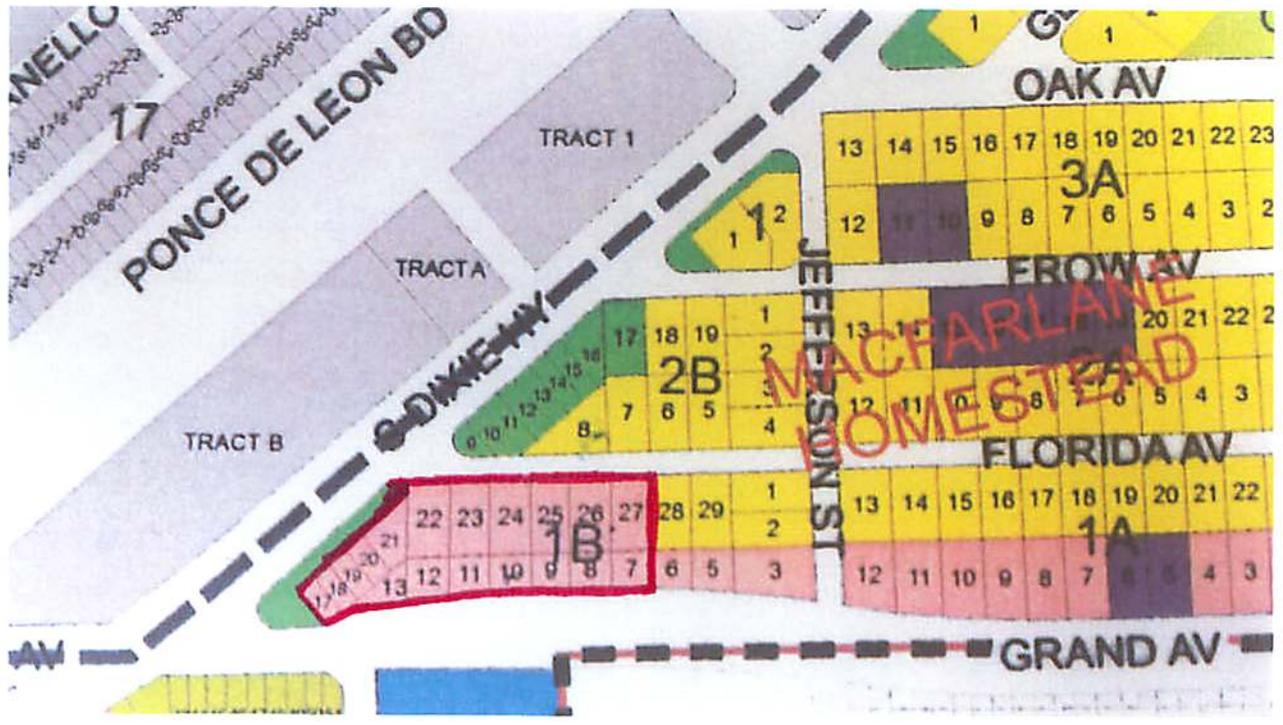


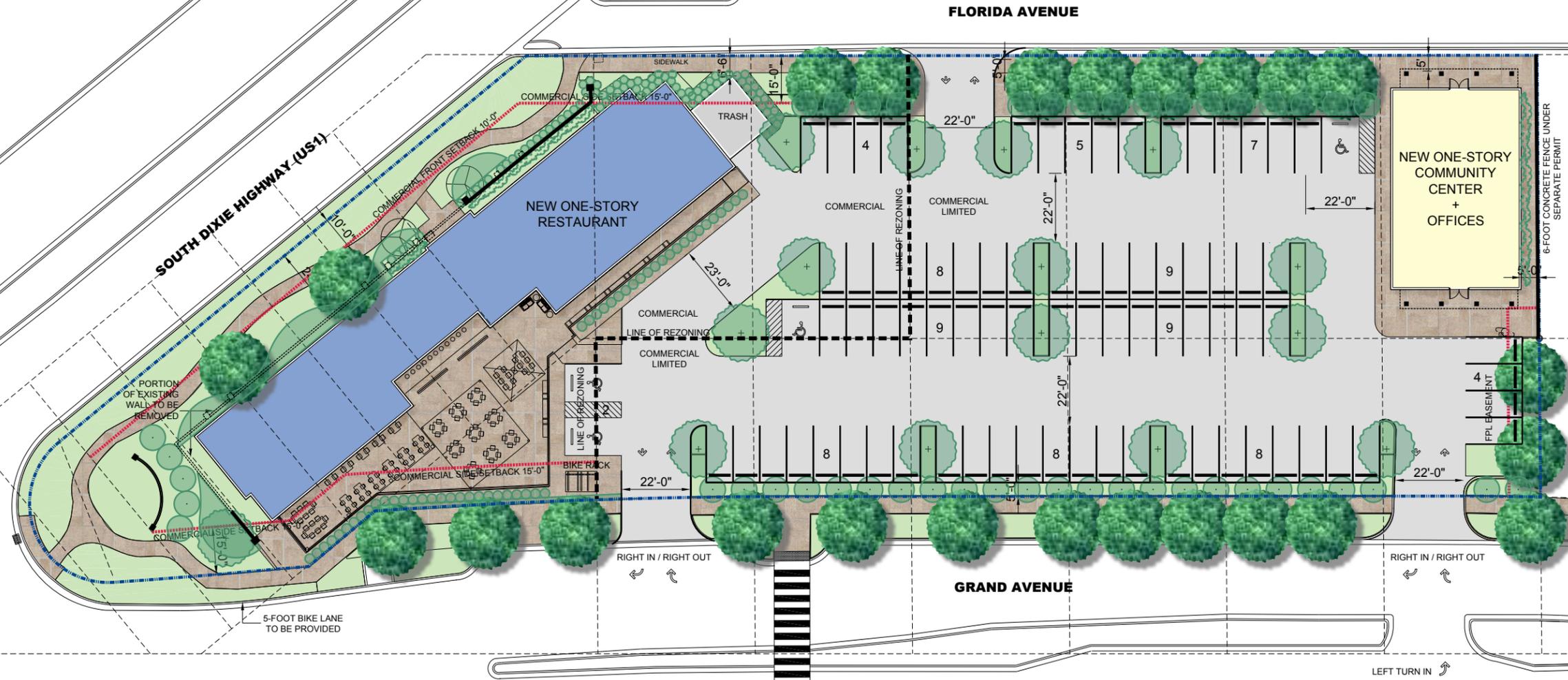


Future Land Use Map

Land Use Classifications

Residential Single-Family Low Density (6 Units/Acre)	Residential Multi-Family High Density (150 Feet; 60 Units/Acre)	Mixed-Use Overlay District	Conservation Areas
Residential Single-Family High Density (9 Units/Acre)	Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)	University Campus	Public Buildings and Grounds
Residential Multi-Family Duplex Density (9 Units/Acre)	Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)	University Campus Multi-Use Area	Hospital
Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)	Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)	Education	Religious/Institutional
Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)	Industrial	Parks and Recreation	Community Services and Facilities
		Open Space	





GABLES POINTE
BAHAMIAN VILLAGE LLC
280 SOUTH DIXIE HIGHWAY
CORAL GABLES, FLORIDA



RESTAURANT NOTES:

OUTDOOR DINING SHALL NOT OCCUPY AN AREA OF MORE THAN 30% OF THE PUBLIC INDOOR DINING AREA OF THE RESTAURANT AS SET FORTH IN 5-119.A.3

RESTAURANT HOURS OF OPERATION ARE 9 AM-1 AM SUNDAY - THURSDAY AND 9 AM - 2 AM FRIDAY AND SATURDAY.

PARKING REQUIREMENTS

RESTAURANT	1,000 SF / 12 SPACES = 6.068 x 12	73 SPACES
OFFICE	(1:300) = 1,256 SF / 300	4 SPACES
COMMUNITY	(1:250) = 1,400 SF / 250	6 SPACES
REQUIRED		83 SPACES
PROVIDED		81 SPACES

ZONING DATA:

LOT AREA	59,370 SF
BUILDING AREA	9,629 SF TOTAL
	6,626 SF RESTAURANT
	347 SF TRASH
	2,656 SF COMMUNITY CENTER
PARKING LOT AREA	28,756 SF
LOT COVERAGE	64% - BUILDINGS AND PARKING
LANDSCAPE AREA	36% - 20,985 SF
HEIGHT	COMMUNITY CENTER: 24'-0"
	RESTAURANT: 36'-2"

SETBACKS

	REQUIRED	PROVIDED
COMMUNITY CENTER (CL)		
FLORIDA AVE	0 FT	5 FT
INTERIOR SIDE	0 FT	5 FT
RESTAURANT (C)		
US1	10 FT	25 FT +
GRAND AVE	15 FT	3'-9"
FLORIDA AVE	15 FT	6'-6"

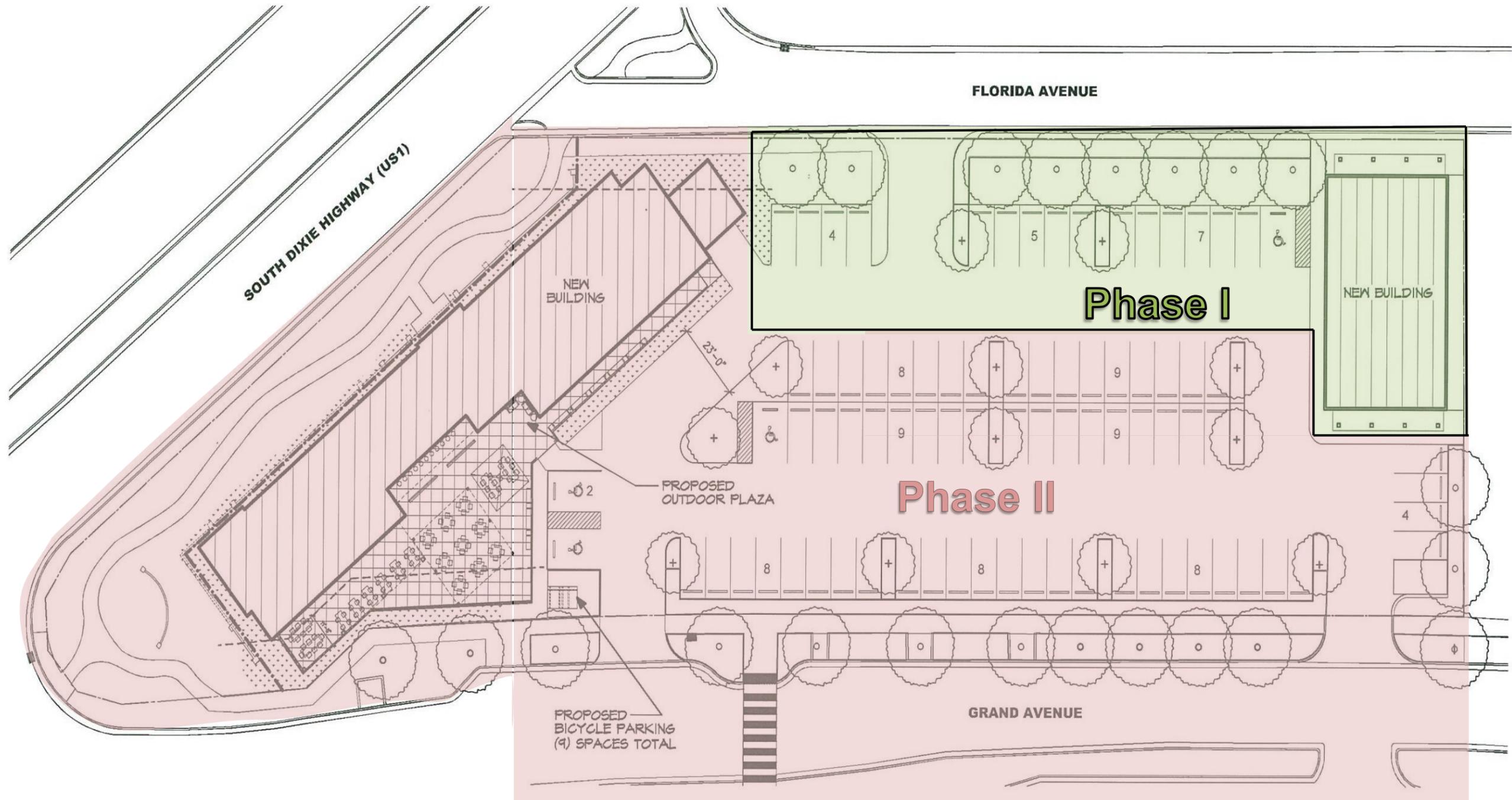


SITE PLAN

SCALE: 1" = 40'-0"

A-0.3

Gables Pointe Phased Development Plan



PROPOSED ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"

**Anticipated Construction dates are subject to obtaining all necessary Governmental Approvals and permitting timelines*

PHASE I

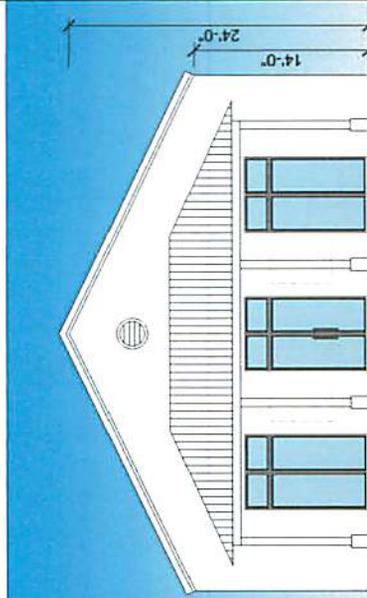
Architectural Building
Elevations
and
Floor Plans



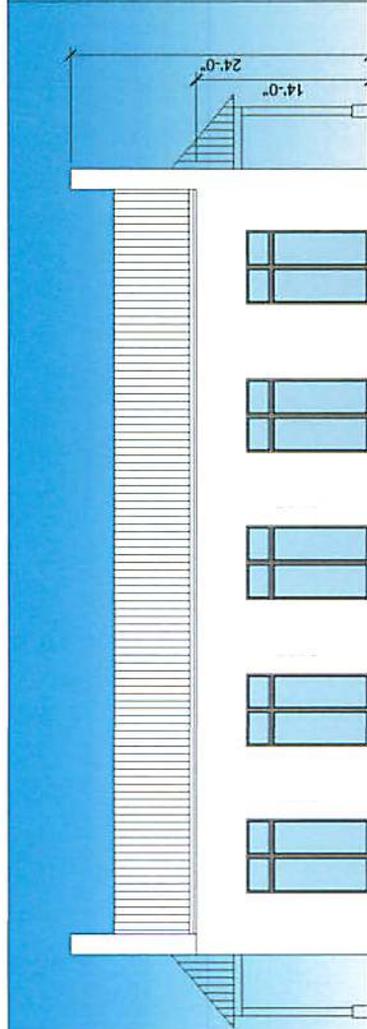


EXTERIOR MATERIALS

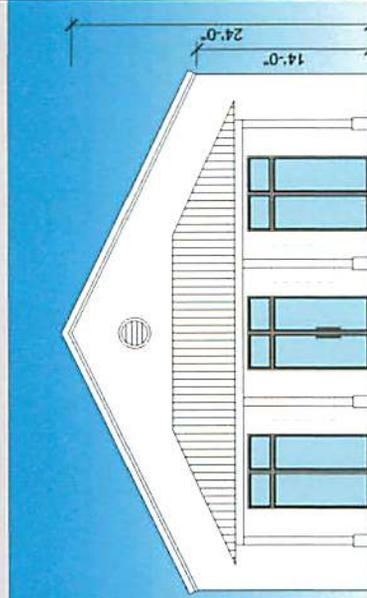
- WALLS: WHITE SEMI-SMOOTH STUCCO
- PAINT: P1 - SW 7070 SITE WHITE (CG APPROVED)
- WINDOWS: FBC APPROVED IMPACT-RESISTANT OPTIBLUE
 GLASS W/ SILVER ALUMINUM MULLIONS
- ROOF: STANDING SEAM METAL ROOF
 COLOR - WEATHERED ZINC



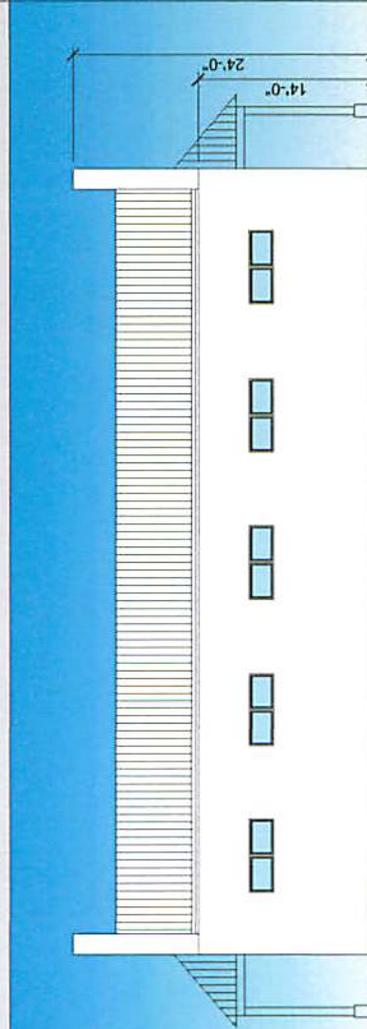
COMMUNITY CENTER + OFFICE
 SOUTH ELEVATION - GRAND AVE



COMMUNITY CENTER + OFFICE
 WEST ELEVATION



COMMUNITY CENTER + OFFICE
 NORTH ELEVATION - FLORIDA AVE



COMMUNITY CENTER + OFFICE
 EAST ELEVATION



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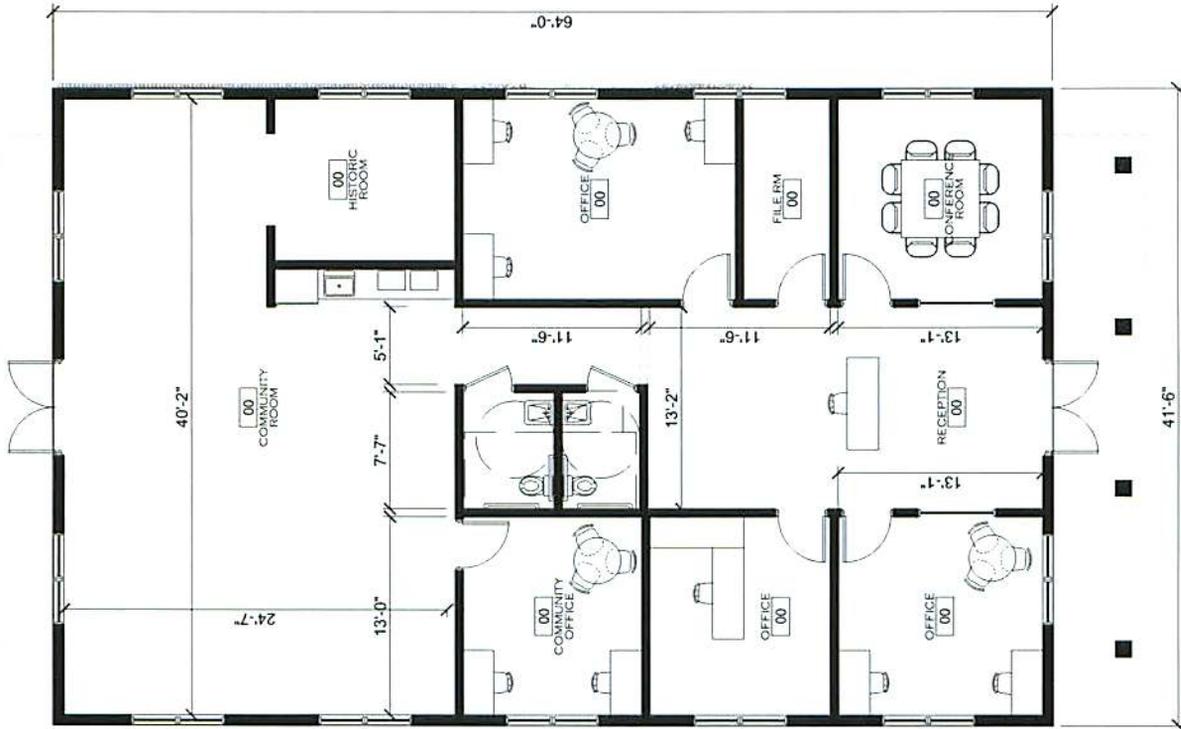


Date: 05.14.14

COMMUNITY CENTER
PLAN

SCALE: 1/8" = 1'-0"

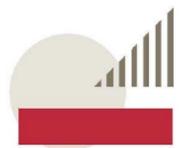
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GABLES POINTE
BAHAMIAN VILLAGE LLC
280 SOUTH DIXIE HIGHWAY
CORAL GABLES, FLORIDA



RENDERING - COMMUNITY
CENTER

SCALE: NTS

A-3.0

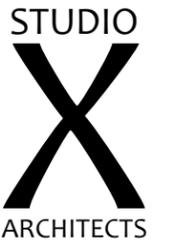
EXTERIOR MATERIALS

WALLS: WHITE SEMI-SMOOTH STUCCO

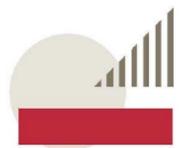
PAINT: P1 - SW 7070 SITE WHITE (CG APPROVED)

WINDOWS: FBC APPROVED IMPACT-RESISTANT OPTIBLUE GLASS W/ SILVER ALUMINUM MULLIONS

ROOF: STANDING SEAM METAL ROOF
COLOR - WEATHERED ZINC



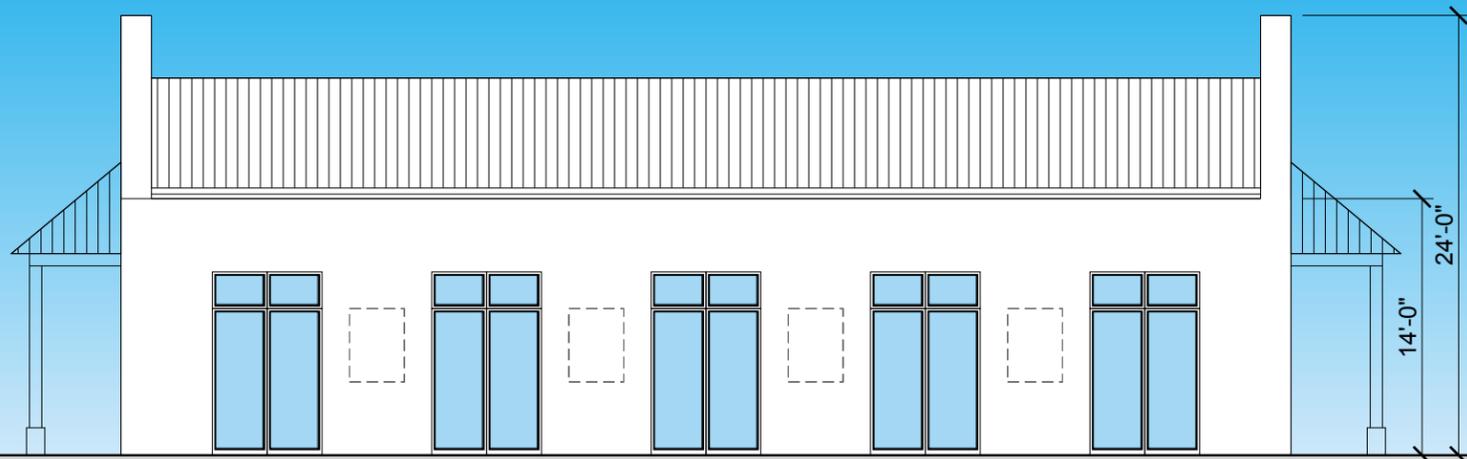
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280 SOUTH DIXIE HIGHWAY
CORAL GABLES, FLORIDA



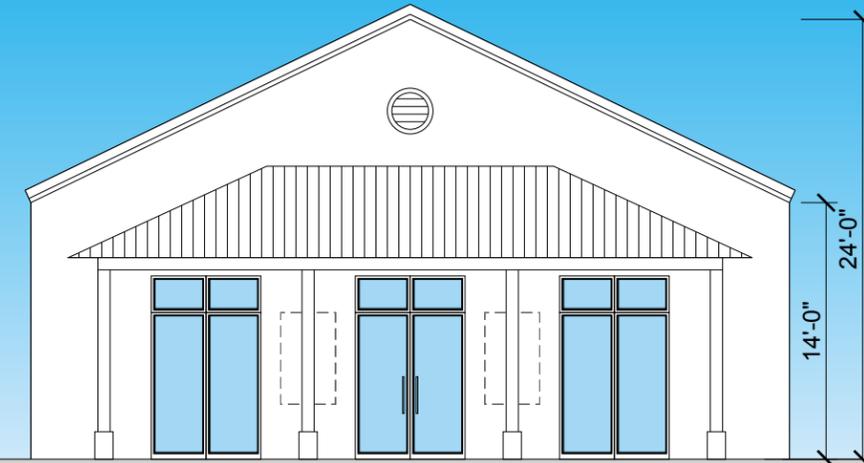
COMMUNITY CENTER
ELEVATIONS

SCALE: 1" = 10'-0"

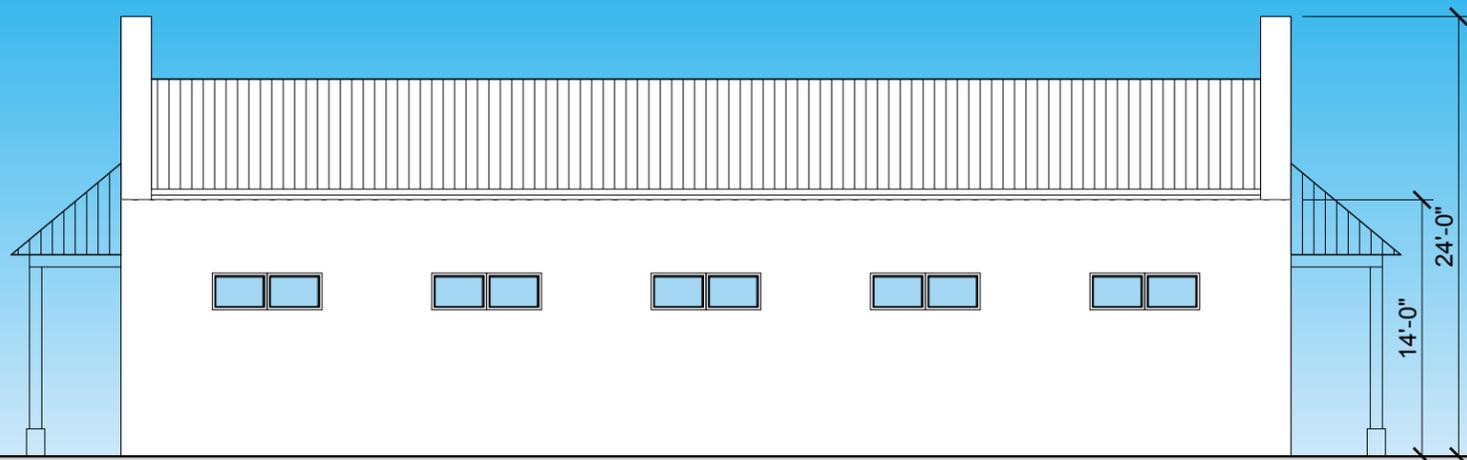
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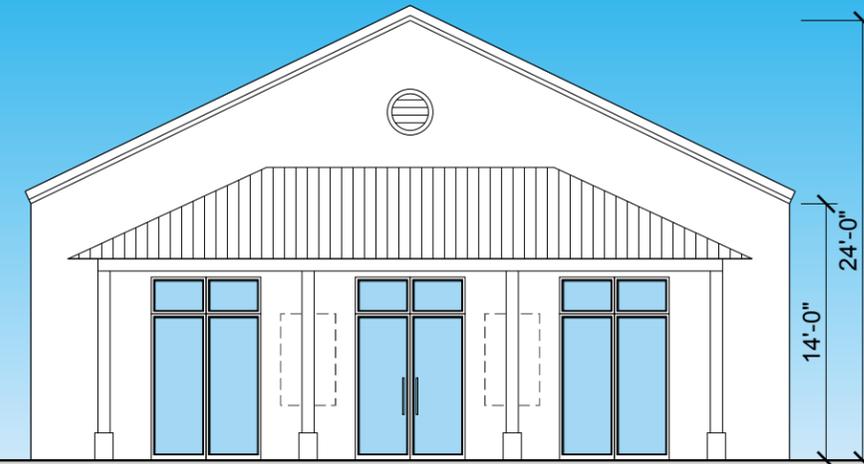
COMMUNITY CENTER + OFFICE
WEST ELEVATION



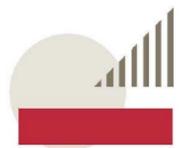
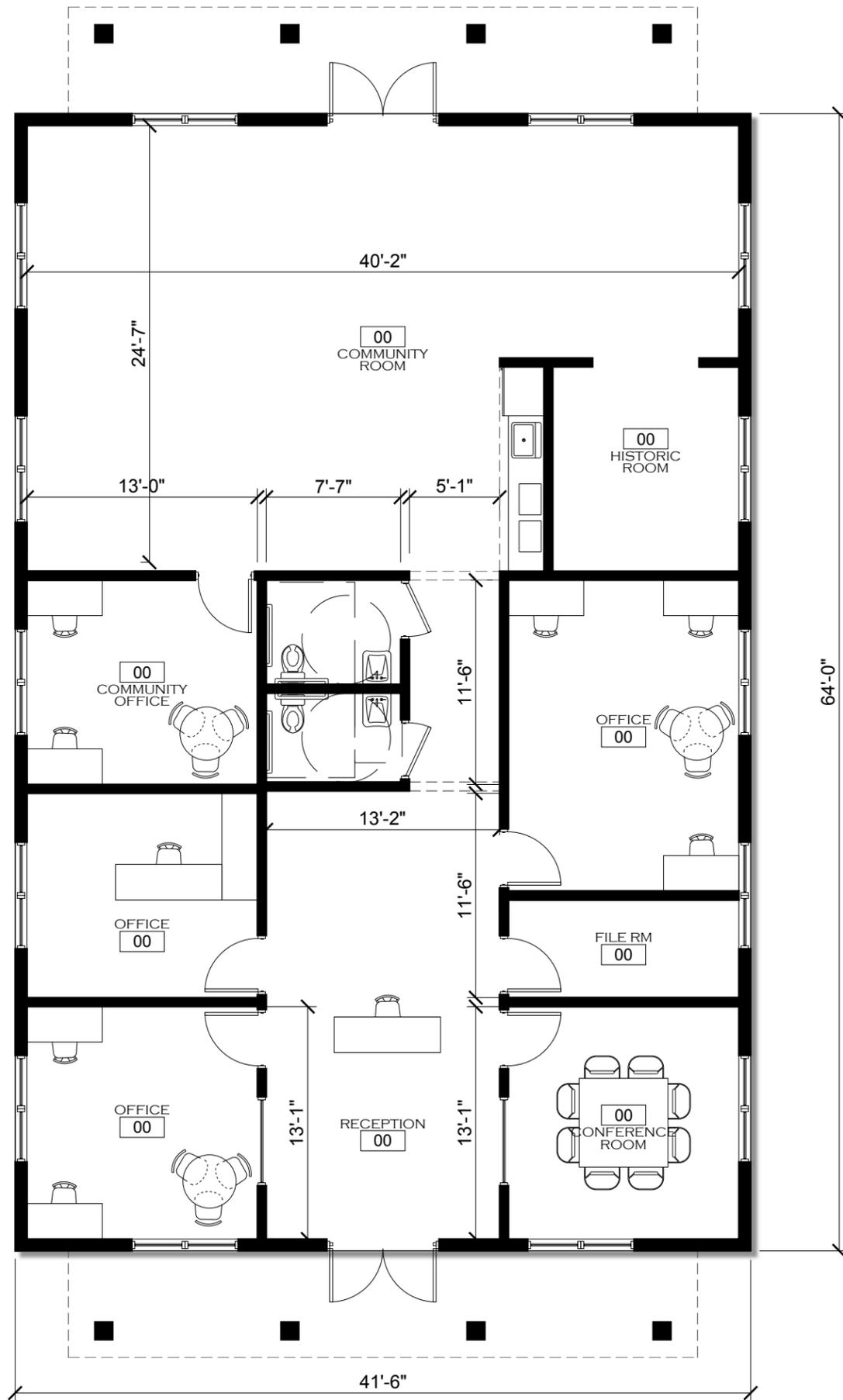
COMMUNITY CENTER + OFFICE
SOUTH ELEVATION - GRAND AVE



COMMUNITY CENTER + OFFICE
EAST ELEVATION



COMMUNITY CENTER + OFFICE
NORTH ELEVATION - FLORIDA AVE



PHASE II

Elevations for Illustrative
purposes only

PROJECT TITLE: Proposed New Building for: tap42 <i>Gables Pointe</i> 280 South Dixie Highway Coral Gables, Florida 33133	DRAWN BY: C.R.L.
PROJECT NO: 2013-080	ISSUED DATE: 03.28.2014
DRAWING NO: 1.A OF 7	RESPONSE: 1 04.24.14 2 05.04.14 3 05.10.14 4 06.10.14
DRAWING TITLE: UPDATED RENDERING	



PROPOSED SOUTH DIXIE VIEW, UPDATED
SCALE: N.T.S.

DATE INCHES

1/8"	1/8"
3/16"	3/16"
1/4"	1/4"
3/8"	3/8"
1/2"	1/2"
5/8"	5/8"
3/4"	3/4"
7/8"	7/8"
1"	1"
1 1/8"	1 1/8"
1 1/4"	1 1/4"
1 3/8"	1 3/8"
1 1/2"	1 1/2"
1 5/8"	1 5/8"
1 3/4"	1 3/4"
1 7/8"	1 7/8"
2"	2"
2 1/8"	2 1/8"
2 1/4"	2 1/4"
2 3/8"	2 3/8"
2 1/2"	2 1/2"
2 5/8"	2 5/8"
2 3/4"	2 3/4"
2 7/8"	2 7/8"
3"	3"
3 1/8"	3 1/8"
3 1/4"	3 1/4"
3 3/8"	3 3/8"
3 1/2"	3 1/2"
3 5/8"	3 5/8"
3 3/4"	3 3/4"
3 7/8"	3 7/8"
4"	4"
4 1/8"	4 1/8"
4 1/4"	4 1/4"
4 3/8"	4 3/8"
4 1/2"	4 1/2"
4 5/8"	4 5/8"
4 3/4"	4 3/4"
4 7/8"	4 7/8"
5"	5"
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5 3/8"	5 3/8"
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5 5/8"	5 5/8"
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6"	6"
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6 1/4"	6 1/4"
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7"	7"
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8"	8"
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8 1/4"	8 1/4"
8 3/8"	8 3/8"
8 1/2"	8 1/2"
8 5/8"	8 5/8"
8 3/4"	8 3/4"
8 7/8"	8 7/8"
9"	9"
9 1/8"	9 1/8"
9 1/4"	9 1/4"
9 3/8"	9 3/8"
9 1/2"	9 1/2"
9 5/8"	9 5/8"
9 3/4"	9 3/4"
9 7/8"	9 7/8"
10"	10"



	PROJECT TITLE: Proposed New Building for: tap42 <i>Gables Pointe</i> 280 South Dixie Highway Coral Gables, Florida 33133
	COUNTY BY: C.R.L.
	PROJECT NO. 2013-080
	DRAWING NO. 30F7
DRAWING TITLE: RENDERING	ISSUED DATE: 03.28.2014 REVISIONS: 1 04.24.14 2 05.04.14 3 05.14.14



PROPOSED PARKING LOT VIEW

SCALE: N.T.S.

PROJECT NO. 2013-080
 DRAWING NO. 30F7
 PROJECT TITLE: Proposed New Building for tap42 Gables Pointe 280 South Dixie Highway Coral Gables, Florida 33133
 COUNTY BY: C.R.L.
 PROJECT NO.: 2013-080
 DRAWING NO.: 30F7
 DRAWING TITLE: RENDERING
 ISSUED DATE: 03.28.2014
 REVISIONS: 1 04.24.14, 2 05.04.14, 3 05.14.14
 PREPARED BY: SFLARC
 CHECKED BY: SFLARC
 APPROVED BY: SFLARC
 DATE: 03/28/2014
 SCALE: N.T.S.
 PROJECT NO. 2013-080
 DRAWING NO. 30F7
 PROJECT TITLE: Proposed New Building for tap42 Gables Pointe 280 South Dixie Highway Coral Gables, Florida 33133
 COUNTY BY: C.R.L.
 PROJECT NO.: 2013-080
 DRAWING NO.: 30F7
 DRAWING TITLE: RENDERING
 ISSUED DATE: 03.28.2014
 REVISIONS: 1 04.24.14, 2 05.04.14, 3 05.14.14
 PREPARED BY: SFLARC
 CHECKED BY: SFLARC
 APPROVED BY: SFLARC
 DATE: 03/28/2014
 SCALE: N.T.S.

RENDERING AND SIGNAGE FOR REFERENCE ONLY. IMAGE REPRESENTS THE TYPE OF PROJECT BEING PROPOSED FOR THIS SITE, BUT DOES NOT INDICATE AN APPROVED DESIGN OR TENANT.



PROPOSED PARKING LOT VIEW

SCALE: N.T.S.



STATE LICENSES:

AL	6903
AR	4144
AZ	39438
CO	306556
CT	5627
DC	ARC101671
DE	S-0007112
FL	AR-0014957
GA	RA012044
HI	AR-12241
IA	05635
ID	AR-984376
IL	001-018555
IN	AR19700040
KY	5765
LA	7305
MA	30213
MD	13821
ME	3876
MI	1301050897
MN	43625
MO	A-2004010593
MS	4548
MT	30333
NH	3166
NJ	A106924
NY	014401-1
NC	8847
NV	6137
OH	13617
PA	RA-013737-B
RI	3014
SC	7286
TX	18452
UT	6038167-0301
VA	0401-011024
VT	2941
WA	8670
WI	9928-005
WV	3982

NEW JERSEY PROFESSIONAL PLANNER 000238700
 NEW JERSEY CERTIFIED INTERIOR DESIGNER 00030146
 INDIANA REGISTERED INTERIOR DESIGNER RD000092
 (N.C.A.R.B.) MEMBER

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ISSUED DATE:	03.28.2014
REVISIONS:	1 04.24.14
	2 05.04.14

DRAWING TITLE:
RENDERING

PROJECT TITLE:
 Proposed New Building For:
tap42
Gables Pointe
 280 South Dixie Highway
 Coral Gables, Florida 33133

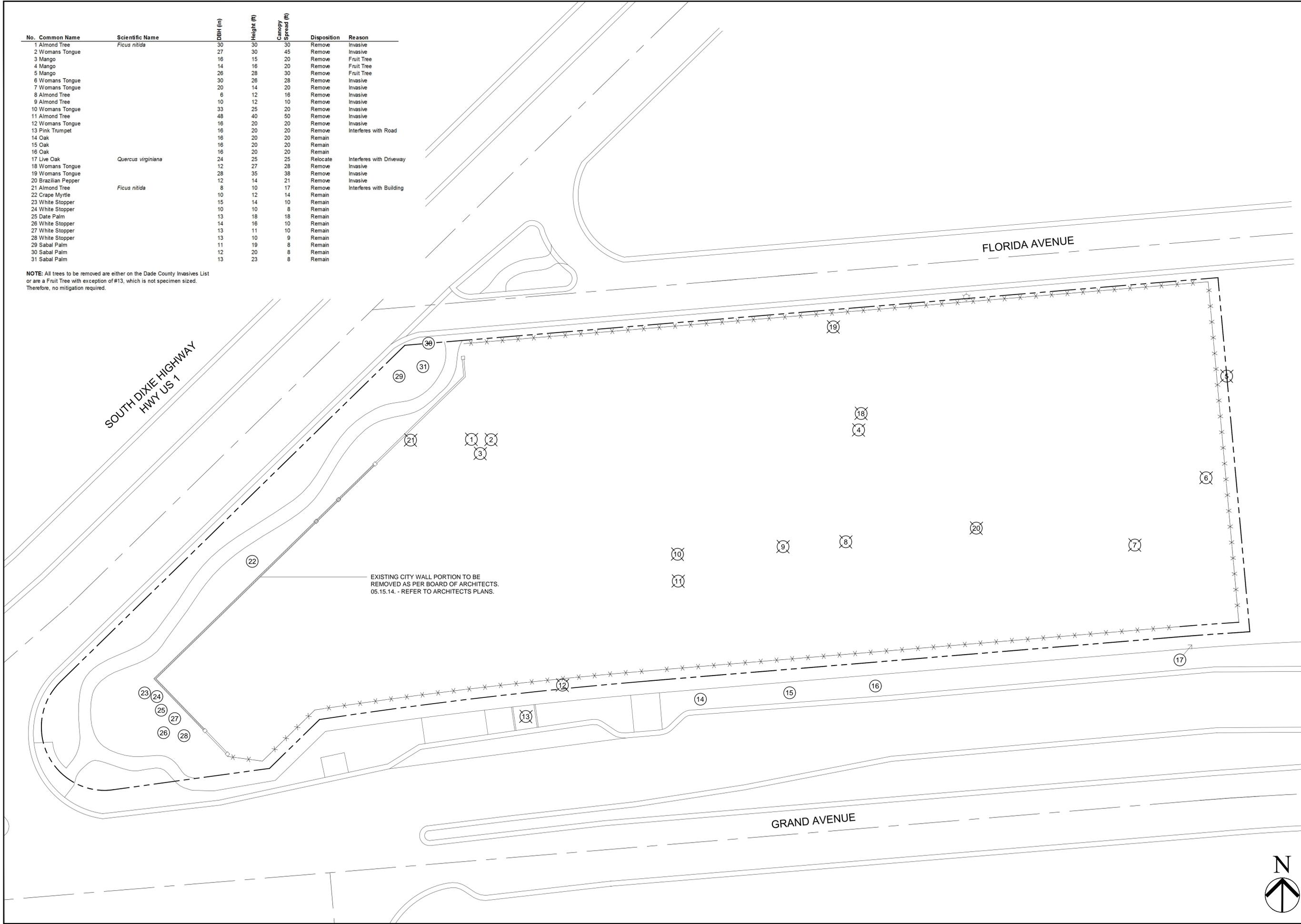
DRAWN BY:
C.R.L.

PROJECT NO.
2013-080

DRAWING NO.
3 OF 7

No.	Common Name	Scientific Name	DBH (in)	Height (ft)	Canopy Spread (ft)	Disposition	Reason
1	Almond Tree	<i>Ficus nitida</i>	30	30	30	Remove	Invasive
2	Womans Tongue		27	30	45	Remove	Invasive
3	Mango		16	15	20	Remove	Fruit Tree
4	Mango		14	16	20	Remove	Fruit Tree
5	Mango		26	28	30	Remove	Fruit Tree
6	Womans Tongue		30	26	28	Remove	Invasive
7	Womans Tongue		20	14	20	Remove	Invasive
8	Almond Tree		6	12	16	Remove	Invasive
9	Almond Tree		10	12	10	Remove	Invasive
10	Womans Tongue		33	25	20	Remove	Invasive
11	Almond Tree		48	40	50	Remove	Invasive
12	Womans Tongue		16	20	20	Remove	Invasive
13	Pink Trumpet		16	20	20	Remove	Interferes with Road
14	Oak		16	20	20	Remain	
15	Oak		16	20	20	Remain	
16	Oak		16	20	20	Remain	
17	Live Oak	<i>Quercus virginiana</i>	24	25	25	Relocate	Interferes with Driveway
18	Womans Tongue		12	27	28	Remove	Invasive
19	Womans Tongue		28	35	38	Remove	Invasive
20	Brazilian Pepper		12	14	21	Remove	Invasive
21	Almond Tree	<i>Ficus nitida</i>	8	10	17	Remove	Interferes with Building
22	Crape Myrtle		10	12	14	Remain	
23	White Stopper		15	14	10	Remain	
24	White Stopper		10	10	8	Remain	
25	Date Palm		13	18	18	Remain	
26	White Stopper		14	16	10	Remain	
27	White Stopper		13	11	10	Remain	
28	White Stopper		13	10	9	Remain	
29	Sabal Palm		11	19	8	Remain	
30	Sabal Palm		12	20	8	Remain	
31	Sabal Palm		13	23	8	Remain	

NOTE: All trees to be removed are either on the Dade County Invasives List or are a Fruit Tree with exception of #13, which is not specimen sized. Therefore, no mitigation required.



EXISTING CITY WALL PORTION TO BE REMOVED AS PER BOARD OF ARCHITECTS. 05.15.14 - REFER TO ARCHITECTS PLANS.

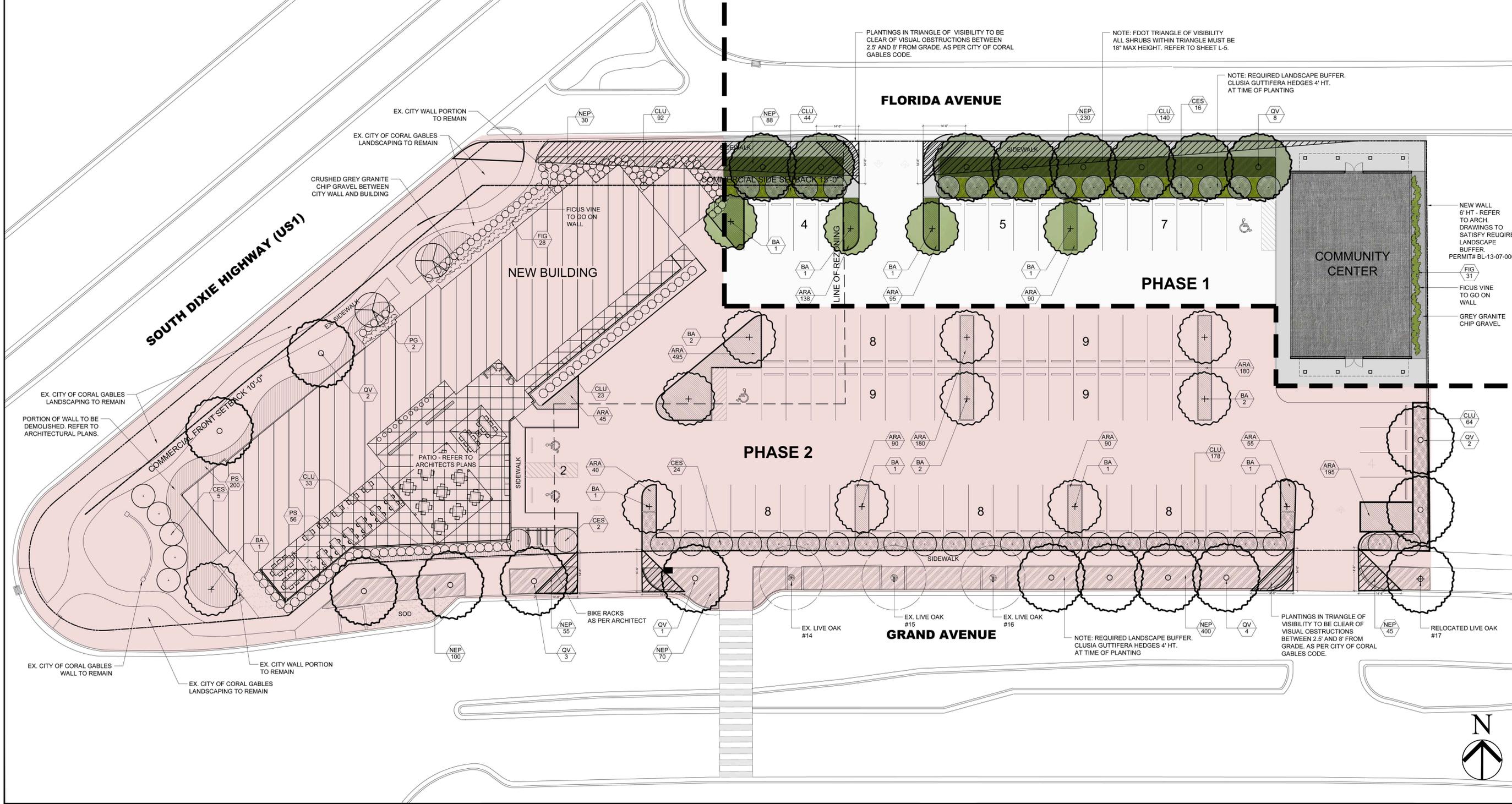
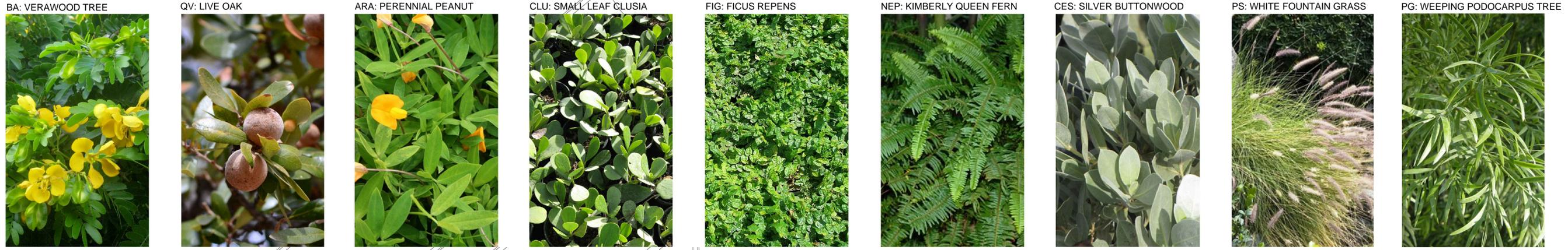


3360 CORAL WAY
SUITE 5
MIAMI, FL 33145
PHONE: (305) 774-9662
FAX: (305) 774-9652
WWW.BELL-LA.COM

GABLES POINTE
280 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33133

SHEET TITLE	
TREE DISPOSITION PLAN	
DATE	07.30.14
DESIGN	D.B.
DRAWN	J.D.F.
SCALE	1/16"=1'-0"
REVISIONS	
SEAL	
L-1	5
SHEET	OF





GABLES POINTE
280 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33133

SHEET TITLE	
PLANTING PLAN	
DATE	07.30.14
DESIGN	D.B.
DRAWN	J.D.F.
SCALE	1/16"=1'-0"
REVISIONS	
SEAL	
L-2A	5
SHEET	OF



Bell·la
BELL LANDSCAPE ARCHITECTURE
LLC 2010000000

3360 CORAL WAY
SUITE 5
MIAMI, FL 33145
PHONE: (305) 774-9662
FAX: (305) 774-9652
WWW.BELL-LA.COM

GABLES POINTE
 280 SOUTH DIXIE HIGHWAY
 CORAL GABLES, FL 33133

PLANT LIST
GABLES POINTE: PHASE 1

TREES AND PALMS									
NEW	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPEC.	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE	
NEW	16	Conocarpus erectus var. sericeus	Silver Buttonwood Tree	14' Ht. x 6' Sp. Standard. Buffer Trees	3"	20'	15'	Yes	
NEW	4	Bulnesia arborea	Verawood	12' Ht. x 8' Sp.	3"	30'	20'	No	
NEW	8	Quercus virginiana	Live Oak	12' Ht. x 8' Sp.	4"	50'	35'	Yes	

SHRUBS AND GROUNDCOVERS									
NEW	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPEC.	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE	
NEW	323	Arachis glabrata	Perennial Peanut - Groundcover	4 1/2" Pot @ 12" O.C.	n/a	4"	4"	No	
NEW	184	Clusia guttifera	Small Leaf Clusia	15 Gallon @ 30" O.C. / 4' Ht. At time of Planting	n/a	8'	5'	Yes	
NEW	31	Ficus pumila	Ficus Repens - Vine	1 Gallon on Wall	n/a	Vine	Vine	No	
NEW	318	Nephrolepis cordifolia 'Kimberly Queen'	'Kimberly Queen' Fern	3 Gallon @ 24" O.C. / 18" Ht. Max.	n/a	2'	2'	No	

MISCELLANEOUS		ITEM
NEW / QTY		
TO BE DETERMINED BY LANDSCAPE CONTRACTOR		St. Augustine 'Palmetto' Sod over Sharp Sand Bed - 2" Deep 80 / 20 Planting soil mixture. Quantity to be determined - 4" min. depth as per specs. Shredded 'Eucalyptus' Mulch - 2" Depth Min.

TOTALS	PROVIDED	NATIVE
Trees (12' Ht. Min.) (2 Palms = 1 Tree)	20	16 (80% Native)
Shrubs (3 Gallon Min.)	533	184 (35% Native)
Street Trees: Required at 35' O.C. = 12 Trees	8	8 (100% Native)

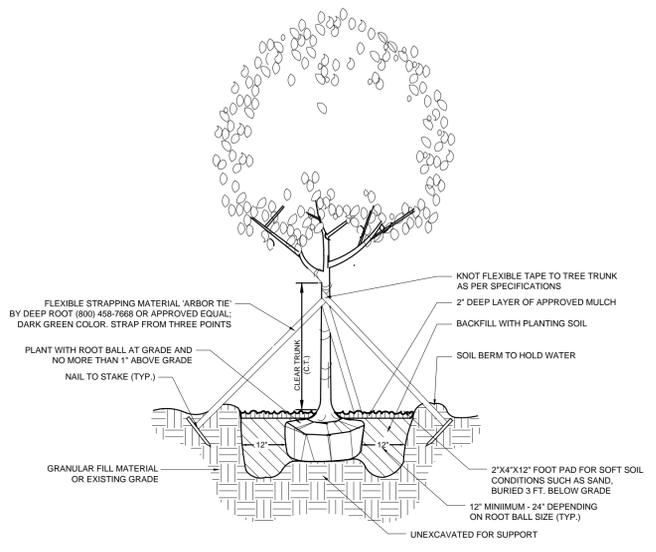
PLANT LIST
GABLES POINTE: PHASE 2

TREES AND PALMS									
NEW	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPEC.	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE	
NEW	31	Conocarpus erectus var. sericeus	Silver Buttonwood Tree	14' Ht. x 6' Sp. Standard. Buffer Trees	3"	20'	15'	Yes	
NEW	2	Podocarpus gracilior	Weeping Podocarpus Tree	12' Ht. x 8' Sp.	3"	30'	20'	No	
NEW	11	Bulnesia arborea	Verawood	12' Ht. x 8' Sp.	3"	30'	20'	No	
NEW	12	Quercus virginiana	Live Oak	12' Ht. x 8' Sp.	4"	50'	35'	Yes	

SHRUBS AND GROUNDCOVERS									
NEW	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HT. / SPEC.	CALIPER INSTALLED (DBH)	HEIGHT AT MATURITY	CANOPY DIAMETER AT MATURITY	NATIVE	
NEW	1460	Arachis glabrata	Perennial Peanut - Groundcover	4 1/2" Pot @ 12" O.C.	n/a	4"	4"	No	
NEW	256	Pennisetum setaceum	White Fountain Grass	3 gal. @ 30" o.c.	n/a	3'	3'	No	
NEW	390	Clusia guttifera	Small Leaf Clusia	15 Gallon @ 30" O.C. / 4' Ht. At time of Planting	n/a	8'	5'	Yes	
NEW	28	Ficus pumila	Ficus Repens - Vine	1 Gallon on Wall	n/a	Vine	Vine	No	
NEW	700	Nephrolepis cordifolia 'Kimberly Queen'	'Kimberly Queen' Fern	3 Gallon @ 24" O.C. / 18" Ht. Max.	n/a	2'	2'	No	

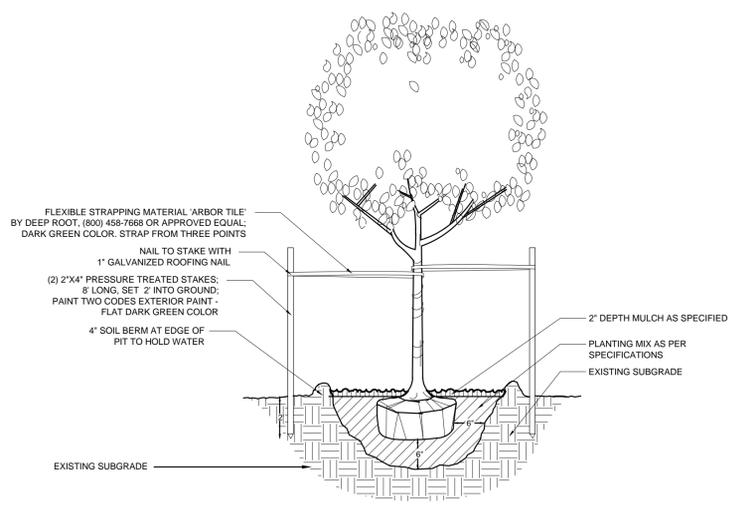
MISCELLANEOUS		ITEM
NEW / QTY		
TO BE DETERMINED BY LANDSCAPE CONTRACTOR		St. Augustine 'Palmetto' Sod over Sharp Sand Bed - 2" Deep 80 / 20 Planting soil mixture. Quantity to be determined - 4" min. depth as per specs. Shredded 'Eucalyptus' Mulch - 2" Depth Min.

TOTALS	PROVIDED	NATIVE
Trees (12' Ht. Min.) (2 Palms = 1 Tree)	44	31 (70% Native)
Shrubs (3 Gallon Min.)	1346	390 (30% Native)
Street Trees: Required at 35' O.C. = 12 Trees	12	12 (100% Native)



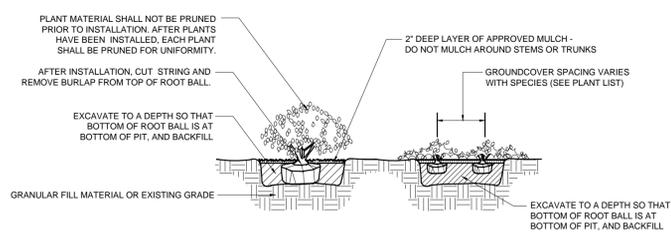
TREE PLANTING & GUYING DETAIL

N.T.S.



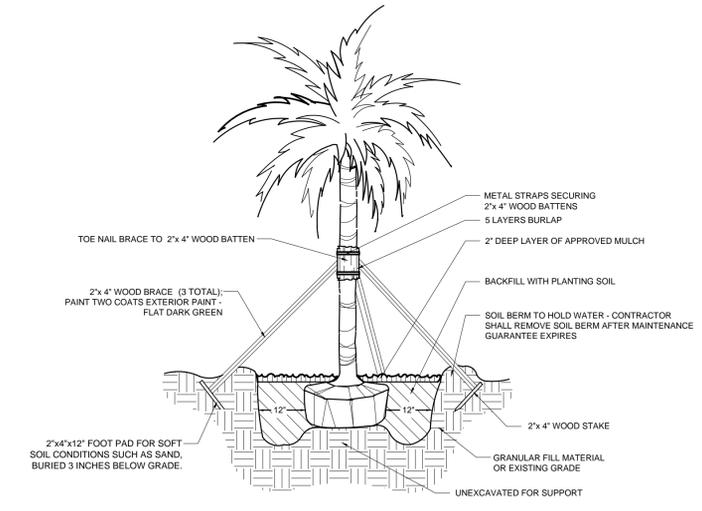
SPECIMEN TREE GUYING DETAIL

N.T.S.



SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.



PALM PLANTING DETAIL

N.T.S.

SHEET TITLE	
PLANTING DETAILS	
DATE	07.30.14
DESIGN	D.B.
DRAWN	J.D.F.
SCALE	
REVISIONS	
SEAL	
L-3	5
SHEET	OF

LANDSCAPE SPECIFICATIONS

1.00 GENERAL

1.01 The Contractor is reminded that the General Conditions and / or Special Conditions of this contract govern the work of this section of the Specifications whether attached hereto or not. Subcontractors undertaking to perform work under this Section shall be made fully aware of these documents and of their responsibilities and obligations thereunder. In the event of any discrepancies between the drawings and specifications and the following 'Scope of Work', the latter shall prevail.

2.00 SCOPE OF WORK

2.01 The work of this Section shall include all labor, materials, equipment, appliances, and accessories necessary for the complete performance of all excavation, grading, planting and backfill work in accordance with these Specifications and the Contract Drawing. Without restricting the generality of the foregoing, the items listed below and similar items shown on the Contract Drawings shall constitute the work of this Section:

- Finish grading and final site preparation of all areas to be landscaped.
- Furnishing and incorporating fertilizer and other soil amendments.
- Furnishing plant materials and grass materials and installing same.
- Furnishing and placing 'Planting Mixture' and other miscellaneous items to complete the work.
- Replacement of unsatisfactory plant material.
- Clean-up.

3.00 SITE PREPARATION and SITE SITewardSHIP FOR SUSTAINABLE SITES

3.01 The Contractor shall provide finish grading and final preparation of all areas to be landscaped to within 6" of finish grade. This will require raking and pulverizing of all areas in order to crumble dirt, clogs and / or debris. The Landscape Contractor shall be responsible for finish grading, which is the top 6" of the site.

3.02 The Contractor must perform the following preventative measures for erosion controls during construction:

- Stockpile and Protect disturbed Topsoil from erosion;
- Control the path and velocity of runoff with silt fencing or equivalent;
- Protect sewer inlets, streams, and lakes with straw bales or silt fencing;
- Provide swales to divert surface water from hillsides, use tiers, erosion blankets, compost blankets, etc. on sloped areas.

3.03 Contractor must minimize disturbed area of site where site is not previously developed by following tree / plant protection plan and enforcing 'No Disturbance Zones' quarantined by use of Construction tape or Fencing.

- When site is previously developed, Contractor must enforce Tree / Plant protection Plan and use Hay bales, silt fencing, etc. for erosion controls.

3.04 All Landscaping must be 24" from finish wall of structures for pest control measures.

4.00 MATERIALS

4.01 Plant materials shall be furnished by the Landscape Contractor and as indicated on the plans. All plant materials shall meet or exceed the following standards.

- Plant species and sizes shall conform with plant list. Nomenclature shall conform to Standardized plant names, in accordance with the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

B. All plants shall be nursery grown or as stipulated herein and shall comply with all required inspections, grading standards and plant regulations as set forth in the Florida Department of Agriculture 'Grades and Standards for Nursery Plants', including revisions. Ensure that plant materials are shipped with tags stating the botanical and common name of the plant.

C. The minimum grade for all trees, palms, shrubs, and groundcovers shall be Florida No. 1 and shall meet or exceed the size and quality standards of the American Association of Nursery Stock, sponsored by the American Association of Nurserymen, latest addition, unless otherwise indicated and all plants shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall have healthy, well developed root systems and shall be free of disease and insect pests, eggs or larvae. Florida Fancy material shall be provided where plant list specifies 'specimen'.

D. The determining measurements for trees shall be the height and spread, and shall be measured from the top of the plant to the root crown, not to include the immediate terminal growth. Their width shall be measured across the normal spread of the branches. Both measurements shall be made with the plants in their normal position.

E. Plants larger in size than those specified may be used with approval of the Landscape Architect at no additional cost to the Owner. If the use of the larger plants is approved, the ball of earth or spread of roots shall be increased proportionately.

F. Container grown plants the same quality as balled and burlapped plants may be substituted in lieu thereof. Plants grown in containers shall be delivered and remain in the containers in a shady location until planted. Plants in containers shall be watered prior to transportation and shall be kept moist until planted. The container must be removed prior to planting, with care as not to injure the roots.

G. Grass materials shall consist of the following:

- Sod: Solid sod shall be as indicated on the drawings. Sod must be strongly rooted and free of pernicious weeds. Mow to a height not to exceed 1 1/2" before lifting. Lifts shall have a uniform thickness of 1 inch to 1 1/2 inches. Sod containing nutgrass, lippia water sedge, dollar weed, or other common turfweed species (if applicable), will not be accepted.

2. Sodding installation :

- Sodding shall be done as soon as practical following finish grading. Ground shall be covered with a 4" blanket of soil using specified 60/40 top soil mixture where necessary to create a 4" soil blanket. The day before sod installation, the contractor shall rake 50# Milorganite per 1000 sf of area to receive sod. Ground shall be leveled with the back of a rake and sod laid with joints closely butted so that no voids are visible, keeping surface of sod flush with the adjoining seeded areas and or pavements. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Hand tamp to ensure contact with subgrade, and water thoroughly with a fine spray immediately after laying.

b) After sod is in place, it shall be top dressed with sufficient sharp, clean 60% sand/40% muck soil mix to fill all voids remaining and thoroughly watered to wash the top dressing into the sodded surface.

c) All sod areas shall then be rolled using a vibrating #1500 sod roller. The contractor shall apply a preemergent herbicide to all sodded areas.

d) It is the Landscape Contractor's responsibility to keep new sod properly watered until completion of the contract. All watering shall meet specifications according to 'Grades and Standards' Section 983.

H. Substitutions in plant species or size will be made only with prior written permission of the Landscape Architect.

I. If, in the opinion of the Landscape Architect, materials and /or work do not conform with the plans and specifications, it may be rejected and upon rejection, must be removed immediately from the site by the Contractor and replaced.

J. The Contractor shall be responsible for the certification and inspection of plant material that may be required by local, state, or federal authorities and shall bear the cost of the same, if any.

4.02 Materials used to install the job shall meet or exceed the following standards:

A. Planting mix to be used for 4" soil blankets and backfilling around trees shall be: 60% coarse sand / 40% Inland Glades Muck. 70% sand / 30% muck shall be used in planters or areas with poor drainage.

B. Fertilizers: Fertilizer shall be delivered mixed as specified in standard bags, sealed, and showing weight by analysis and name of manufacturer. Fertilizer shall be stored in weatherproof storage and in such a manner that its effectiveness will not be impaired.

C. Mulch: Mulch shall be shredded 'Pine Fines', Grade B, clean, bright, and free of weeds, moss, sticks, and other debris.

D. Water: All water required for the execution of the work shall be supplied at the site by the Owner.

5.00 INSTALLATION

5.01 The Planting operations used to install the job shall meet or exceed the following standards:

A. Excavation of Plant Pits: Plant pit excavations shall be roughly cylindrical in shape, with their side approximately vertical. Pit shall be excavated so that bottom of pit is same depth as root ball. Plants shall be centered in the hole, with the trunk location as shown in the plans. Holes for balled and burlapped plants shall be large enough to allow 12" minimum (depending on root ball size) of back fill around the sides of the root ball, and 12" of back fill beneath the root ball. In all cases the diameter of the plant hole shall be twice the diameter of the root ball. Where excess material has been excavated from the plant hole, the excavated material may be used to backfill to the proper level. Mix existing excavated material in 50% / 50% ratio with new planting soil mix. The Contractor, in excavation for plantings shall take care not to damage underground utilities or other sub-surface obstructions, and shall be held liable for their repair, if damaged.

B. Setting Plants: All trees shall be set so, that when settled, the top of the root ball will be flush with the surrounding area of the finish grade or slightly above finish grade. Each plant shall be planted in planting soil mix in the center of the pit. Shrubs shall be set flush with the surrounding finish grade of the planting area. The back fill shall be made with prepared planting in mixture as specified herein and shall be firmly rodded and watered, so that no air-pockets remain. The quantity of water applied immediately upon planting shall be sufficient to thoroughly moisten all of the backfilled earth. Plants shall be kept in a moistened condition the duration of the planting.

C. Staking and Guying: All trees shall be staked or guyed as shown in the details and according to the following specifications.

1. Use wide plastic, rubber or other flexible strapping materials to support the tree to stakes or ground anchors that will give as the tree moves in any direction up to 30 degrees. Use strapping material 'Arbor Tie' by Deep Root (800) 458-7668 dark green color, or approved equal. Do not use rope or wire through a hose. Use guy chords, hose or any other thin bracing or anchorage material which has a minimum 12" [300 mm] length of high visibility flagging tape secured to guys, midway between the tree and stakes for safety.

2. Stake trees larger than 1" [25 mm] diameter and smaller than 2" [50 mm] diameter with a 2" by 2" [50 by 50 mm] stake, set at least 2' [0.6 m] in ground and extending to the crown of the plant. Firmly fasten the plant to the stake with flexible strapping materials as noted above.

3. TREES OF 2 TO 3 1/2" [50 MM TO 90 MM] CALIPER: Stake all trees, other than palm trees, larger than 2" [50 mm] caliper and smaller than 3 1/2" [90 mm] caliper with two 2" by 4" [50 by 100 mm] stakes, 8' [2.4 m] long, set 2' [0.6 m] in the ground. Place the tree midway between the stakes and hold it firmly in place by flexible strapping materials as noted above.

4. LARGE TREES: Guy all trees, other than palm trees, larger than 3 1/2" [90 mm] caliper, from at least three points, with flexible strapping materials as noted above. Anchor flexible strapping to 2" by 4" by 24" [50 by 100 by 600 mm] stakes, driven into the ground such that the top of the stake is at least 3" [75 mm] below the finished ground.

5. SPECIAL REQUIREMENTS FOR PALM TREES: Brace palms which are to be staked with three 2" by 4" [50 by 100 mm] wood braces, toe-nailed to cleats which are securely banded at two points to the palm, at a point one third the height of the trunk. Pad the trunk with five layers of burlap under the cleats. Place braces approximately 120 degrees apart and secure them underground by 2" by 4" by 12" [50 by 100 by 300 mm] stake pads. Paint wood flat dark green exterior paint, two coats.

6. TREE PROTECTION AND ROOT BARRIERS: Install tree barriers when called for in the Contract Documents or by the Landscape Architect to protect existing trees from damage during project construction. Place barricades at the drip line of the tree foliage or as far from the base of the tree trunk as possible. Barricades shall be able to withstand bumps by heavy equipment and trucks. Maintain barricades in good condition. When called for in the Contract Documents, install root barriers or fabrics in accordance with the details shown.

D. Pruning: All broken or damaged roots or branches shall be cut smoothly and the tops of all trees shall be pruned in a manner complying with standard horticultural practice. At the time pruning is completed, all remaining wood shall be alive.

E. Mulching: Within one week after planting, mulch material, consisting of shredded Eucalyptus or Pinebark shall be uniformly applied to a minimum loose thickness of 2 inches, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection, and must be a minimum of 2 inches thick to be accepted. Mulch shall not be placed against stems or trunks.

F. Fertilizing: Feeding of all trees and specimen shrubs shall be done with slow release, 'Woodace' Briquettes, 17 gram, tablet fertilizer, analysis 14-3-3, as per manufacturer's instructions. Fertilizing shall not occur until after flush of new growth.

6.00 MAINTENANCE

6.01 Maintenance and hand watering of all trees, shrubs and groundcover by the Landscape Contractor shall terminate upon final acceptance of such work, but shall not discharge the Landscape Contractor from his responsibility to honor the guarantee period. Maintenance prior to final acceptance shall include the removal of all dead or dying twigs and branches, the weeding, watering and normal pruning of plant material.

7.00 GUARANTEE

7.01 The Landscape Contractor shall guarantee and maintain all new field grown trees for a period of 180 days, and all field grown palms for a period of one year. All containerized trees, palms, shrubs and groundcovers for a period of 90 days, and all sod for a period of 90 days. The Landscape Contractor shall replace at the direction of the Landscape Architect all trees, shrubs, or groundcovers deemed by the Landscape Architect to be unacceptable, due to death or damage; acts of God, Owner negligence and vandalism excepted.

7.02 New material used to replace material unacceptable to the Landscape Architect, shall be guaranteed for similar period from date of installation

8.00 FINAL INSPECTION AND ACCEPTANCE

8.01 The Landscape Contractor shall advise the Landscape Architect in writing at the end of the guarantee period that the project is ready for final inspection. Only upon notification to the Landscape Architect by the Landscape Contractor in writing and subsequent inspection attended by the Landscape Contractor shall the requirements of the guarantee be met.

9.00 CLEAN-UP

9.01 Upon completion of all work under this section, and intermittently as required, the Landscape Contractor shall clear the site of all debris, superfluous material and all equipment to the satisfaction of the Landscape Architect

9.02 End



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GABLES POINTE
280 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33133

SHEET TITLE

PLANTING
NOTES

DATE

07.30.14

DESIGN

D.B.

DRAWN

J.D.F.

SCALE

REVISIONS

SEAL

L-4

SHEET

5

OF

GENERAL NOTES

- Details apply to both rural and urban intersections under stop sign control or flashing beacon control. For full signal controlled intersections see Design Note No 4.
- Sight distance (d) applies to normal and skewed intersections (intersecting angles between 60° and 120°), and where vertical and/or horizontal curves are present. Sight distance (d) is measured along the major roadway from the center of the entrance lane of the minor roadway to the center of the near approach lane (right or left) of the major roadway. Distances d_L and d_R are measured from the centerline of the entrance lane of the minor roadway to a point on the edge of the near side outer traffic lane on the major roadway. Distance d_m is measured from the centerline of the entrance lane of the minor roadway to a point on the median clear zone limit or horizontal clearance limit for the far side roadway of the major roadway.
- The limits of clear sight define a corridor throughout which a clear sight window must be preserved. See WINDOW DETAIL, Sheet 6.
 - Clear sight must be provided between vehicles at intersection stop locations, and vehicles on the major roadway within dimension 'd'.
 - Since observations are made in both directions along the line of sight, the reference datum between roadways is 3'-6" above respective pavements.
- Barrier systems within intersection sight corridors, where penetration into the sight window might occur, shall be located to provide the least adverse affect practical.
- The corridor defined by the limits of clear sight is a restricted planting area. Drivers of vehicles on the intersecting roadway and vehicles on the major roadway must be able to see each other clearly throughout the limits of 'd' and 'd_a'. If in the Engineers judgement, landscaping interferes with the line of sight corridor prescribed by these standards the Engineer may rearrange, relocate or eliminate plantings. Plants within the restricted areas are limited to selections as follows:

Ground Cover & Trunked Plants (Separate or Combined):

Ground Covers - Plant selection of low growing vegetation which at maturity does not attain a height greater than 18" below the sight line datum.
 For ground cover in combination with trees and palms; the following heights below the sight line datum will apply: 24" for trees and palms ≤ 11" dia.; and, 18" for sabal palms > 11" ≤ 18" dia. (dia. -within Sight Window).

Trunked Plants - Plant selection of a mature trunk diameter 4" or less measured at 6" above the ground. Canopy or high borne foliage shall never be lower than 5' above the sight line datum. These selections shall be spaced no closer than 20'.

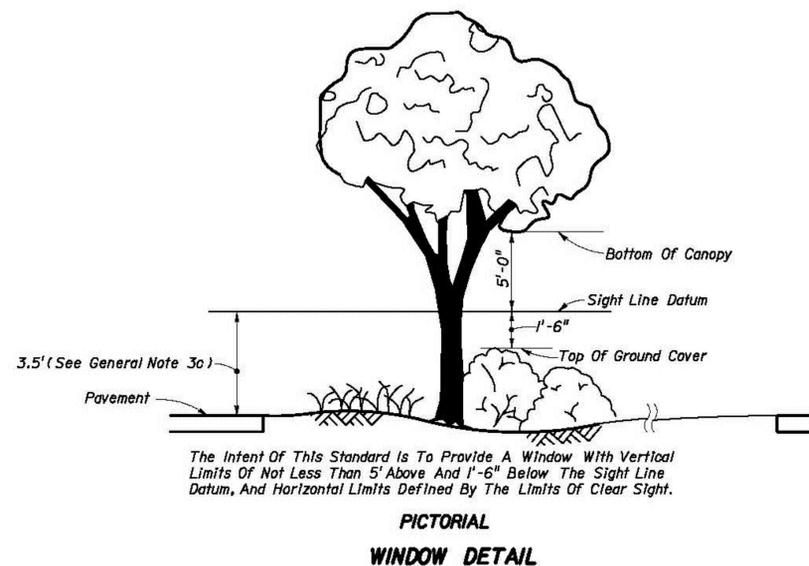
Trees:

Trees can be used with lawn; pavers; pavement; gravel, bark or wood chip beds; ground covers or other Department approved material. The clear sight window must be in conformance with the 'WINDOW DETAIL' modified to attain the height requirements listed in 'Ground Covers' above. Tree size and spacing shall conform to the following tabular values:

Description	Speed (mph)													
	30		35		40		45		50		55		60	
	(Inches)													
Diameter (Within Limits Of Sight Window)	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18	>4≤11	>11≤18
	(Feet)													
Minimum Spacing (c. to c. Of Trunk)	22	91	27	108	33	126	40	146	45	165	52	173	60	193
Sizes and spacings are based on the following conditions: (a) A single line of trees in the median parallel to but not necessarily colinear with the centerline, (b) A straight approaching mainline, within skew limits as described in No. 2 above. (c) 1. Trees and palms ≤ 11" in diameter casting a vertical 6' wide shadow band on a vehicle entering at stop bar location when viewed by mainline driver beginning at distance 'd'; see SHADOW DIAGRAM, Sheet 6. 2. Sabal palms with diameters > 11" to ≤ 18" spaced at intervals providing a 2 second full view of entering vehicle at stop bar location when viewed by mainline driver beginning at distance 'd'; see PERCEPTION DIAGRAM, Sheet 6. (d) Trees with diameters ≤ 11" intermixed with trees with diameters > 11" ≤ 18" are to be spaced based on trees with diameters > 11" ≤ 18". For any other conditions the tree sizes, spacings and locations shall be detailed in the plans; see Design Note No. 5.														

DESIGN NOTES

- The information shown on this index is intended solely for the purpose of clear sight development and maintenance at intersecting highways, roads and streets, and is not intended to be used to establish roadway and roadside safety except as related to clear sight corridors. An analysis of sight distance shall be documented for all intersections.
- Details are based on the AASHTO 'A Policy On Geometric Design Of Highways And Streets, 2001', CHAPTER 9, INTERSECTION SIGHT DISTANCE, CASES B and F, and Department practices for channelized median openings (left turns from major roadways).
- The minimum driver eye setback of 14.5' from the edge of the traveled way may be adjusted on any intersection leg only when justified by a documented, site specific field study of vehicle stopping position and driver eye position.
- For SIGNALIZED INTERSECTIONS sight distances should be developed based on AASHTO 'Case D-Intersections With Traffic Signal Control'. 'At signalized intersections, the first vehicle stopped on one approach should be visible to the driver of the first vehicle stopped on each of the other approaches. Left-turning vehicles should have sufficient sight distance to select gaps in oncoming traffic and complete left turns. Apart from these sight conditions, there are generally no other approach or departure sight triangles needed for signalized intersections. However, if the traffic signal is to be placed on two-way flashing operation (i.e. flashing yellow on the major-road approaches and flashing red on the minor-road approaches) under off-peak or nighttime conditions, then the appropriate departure sight triangles for Case B, both to the left and to the right, should be provided for the minor-road approaches. In addition, if right turns on a red signal are to be permitted from any approach, then the appropriate departure sight triangle to the left for Case B2 should be provided to accommodate right turns from that approach.'
- Where curvature, superelevation, adverse split profiles or other conditions preclude the use of standard tree sizes and spacing, proof of view and shadowing restraints must be documented and the size and location of trees in medians detailed in the plans.
- Intersection sight distance values are provided for Passenger Vehicles, SU Vehicles and Combination Vehicles. Intersection sight distance based on the Passenger Vehicle is suitable for most intersections. Where substantial volumes of heavy vehicles enter the major-road, such as from ramp terminals with stop control or roadways serving truck terminals, the use of tabulated values for SU Vehicles or Combination Vehicles should be considered.



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 CORAL GABLES, FL 33133

SHEET TITLE	
F.D.O.T. NOTES	
DATE	07.30.14
DESIGN	D.B.
DRAWN	J.D.F.
SCALE	
REVISIONS	
SEAL	
L-5	5
SHEET	OF

JMM Consulting Engineers LLC
 Certificate of Authorization #9692
 Jose M. Martinez, P.E. #56018
 10251 SUNSPR DRIVE, Suite 103
 Miami, Florida 33179
 PAX (305) 271-0090
 TEL. (305) 255-1621

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HEREON ACCURATELY REPRESENT THE DESIGN INTENT OF THE PROJECT. THE APPLICABLE BUILDING CODES, THIS DRAWING IS THE SOLE PROPERTY OF JMM CONSULTING ENGINEERS, LLC AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR IN ANY MANNER USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF JMM CONSULTING ENGINEERS, LLC.



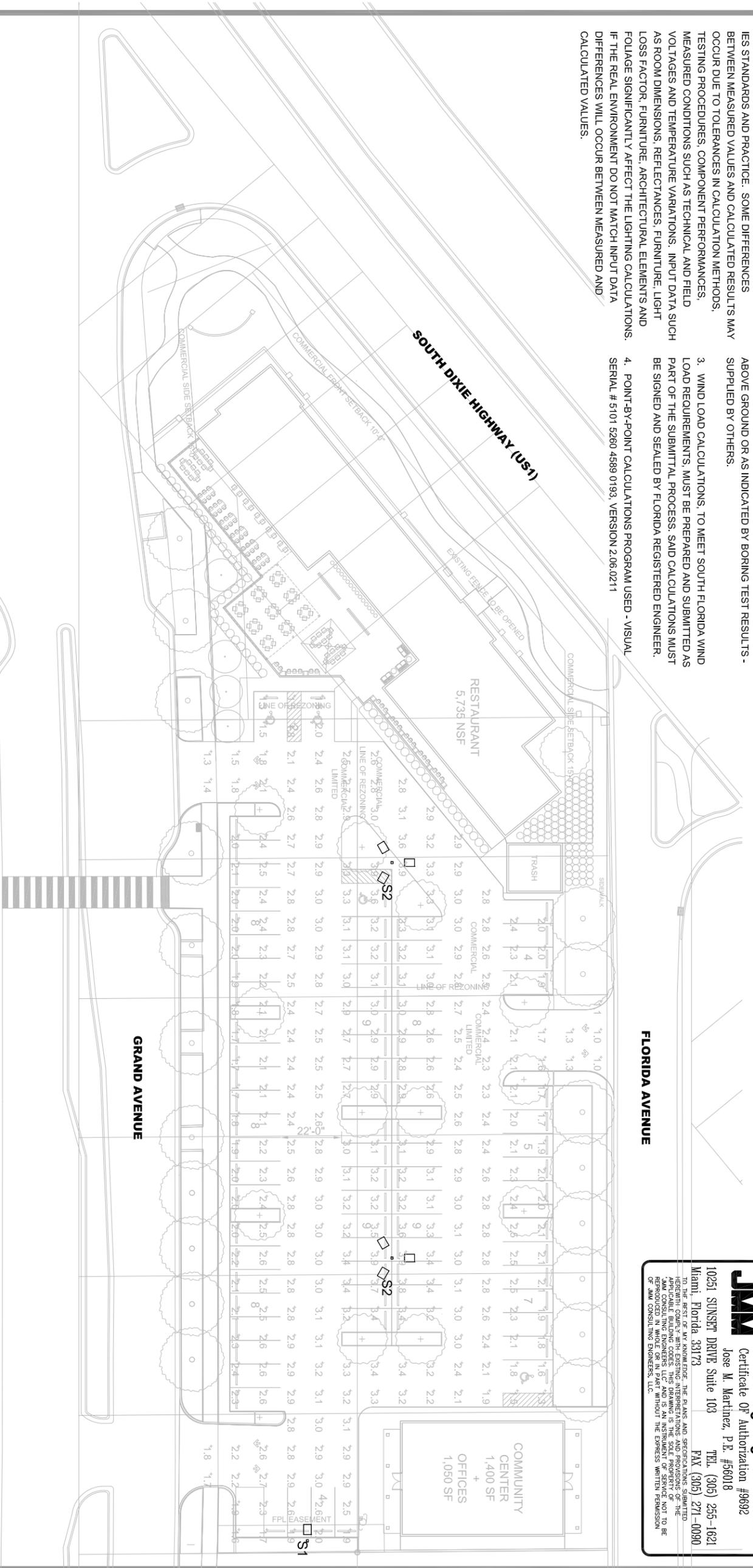
GABLES POINTE
 BAHAMIAN VILLAGE LLC
 280 SOUTH DIXIE HIGHWAY
 CORAL GABLES, FLORIDA

ELECTRICAL SITE PLAN

SCALE: 1" = 40'-0"

E-1.0

- NOTES**
1. CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCES, MEASURED CONDITIONS SUCH AS TECHNICAL AND FIELD VOLTAGES AND TEMPERATURE VARIATIONS. INPUT DATA SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE, LIGHT LOSS FACTOR, FURNITURE, ARCHITECTURAL ELEMENTS AND FOULAGE SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT DO NOT MATCH INPUT DATA DIFFERENCES WILL OCCUR BETWEEN MEASURED AND CALCULATED VALUES.
 2. CONCRETE POLES ARE TO BE 40' OVERALL LENGTH AND 30' ABOVE GROUND OR AS INDICATED BY BORING TEST RESULTS - SUPPLIED BY OTHERS.
 3. WIND LOAD CALCULATIONS, TO MEET SOUTH FLORIDA WIND LOAD REQUIREMENTS, MUST BE PREPARED AND SUBMITTED AS PART OF THE SUBMITTAL PROCESS. SAID CALCULATIONS MUST BE SIGNED AND SEALED BY FLORIDA REGISTERED ENGINEER.
 4. POINT-BY-POINT CALCULATIONS PROGRAM USED - VISUAL SERIAL # 5101 5260 4589 0193, VERSION 2.06.0211



LUMINAIRE SCHEDULE

Symbol	Label	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	S1	LITHONIA DSX2 LED 80C 1000 40K T4M MVOLT HS MOUNTED 30' AFG ON CONCRETE POLE	DSX2 LED W/2 LARGE & 2 SMALL LIGHT ENGINES, (2) 1050mA DRIVERS, 4000K LED, TYPE T4M OPTICS, WITH HOUSE SIDE SHIELD	LED	DSX2_LED_80_C_1000_40K_T4M_MVOLT_HS.s1es	Absolute 0.85		275
□	S2	LITHONIA DSX2 LED 80C 1000 40K T5W MVOLT MOUNTED 30' AFG ON CONCRETE POLE	DSX2 LED W/2 LARGE & 2 SMALL LIGHT ENGINES, (2) 1050mA DRIVERS, 4000K LED, TYPE T5W OPTICS	LED	DSX2_LED_80_C_1000_40K_T5W_MVOLT_HS.s2es	Absolute 0.85		825

LUMINAIRE LOCATIONS

No.	Label	X	Y	Z	MH	Orientation	Tilt
1	S2	1563.4	-6243.0	30.0	30.0	0.0	0.0
2	S2	1705.7	-6243.0	30.0	30.0	0.0	0.0
3	S1	1807.4	-6273.4	30.0	30.0	-90.0	0.0

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min
PARKING AREA	+	2.6 fc	3.9 fc	1.0 fc	3.9:1

ELECTRICAL SITE PLAN

1
E-01

SCALE: 1" = 40'-0"

EXECUTIVE SUMMARY

The proposed Gables Pointe project will be located on the northeast corner of the US-1 (South Dixie Highway) / Grand Avenue intersection in Coral Gables, Florida. The proposed development program consists of approximately 6,000 square feet of restaurant with 129 indoor seats and 146 outdoor seats and 2,500 square feet of office. The anticipated build-out year for the project will be 2014. The traffic study is consistent with the methodology previously discussed and agreed to by the City of Coral Gables Public Works Department.

An assessment of the traffic impacts associated with Gables Pointe was performed in accordance with the requirements of the city of Coral Gables. The analysis shows that the project would not adversely impact the roadway segments and intersections that were analyzed within the study area. All the segments and intersections under study meet the city's LOS standards.

The suitability to accommodate pedestrians at the study intersection was also tested. The signal timing plans at the analyzed intersections were found adequate for pedestrian movements. Pedestrian mobility within and around the site is encouraged by existing pedestrian amenities by minimizing conflicts with vehicular traffic.

6.0 CONCLUSIONS

An assessment of the traffic impacts associated with Gables Pointe was performed in accordance with the requirements of the city of Coral Gables. The analysis shows that the project would not adversely impact the roadway segments and intersections that were analyzed within the study area. All the segments and intersections under study meet the city's LOS standards.

The suitability to accommodate pedestrians at the study intersection was also tested. The signal timing plans at the analyzed intersections were found adequate for pedestrian movements. Pedestrian mobility within and around the site is encouraged by existing pedestrian amenities by minimizing conflicts with vehicular traffic.

**Responses to Atkins Comments on Behalf of City of Coral Gables
(April 28, 2014)
Re: Gables Pointe Traffic Study dated February 2014**

1. Page 3: Use the Miami-Dade Long Range Transportation Plan Update 2035.

Response: The Miami-Dade 2035 Long Range Transportation Plan Update was used in the analysis and referenced on Page 3.

2. Page 4: Specify the AM & PM peak hour period and provide the approximated distance from the project site to the Coral Gables trolley and Douglas Road Metrorail Station.

Response: The AM and PM peak hour was specified on page 1 of the report. The distance to the Douglas Metrorail Station was added to page 4.

3. Exhibit 2: Review the TMCs for South Dixie Highway/Florida Ave intersection and the through traffic on South Dixie north and south of Florida Avenue. Jefferson Street/Florida Avenue shows two AM west bound right (WBR) TMCs, Please correct that. Make PM TMCs more legible (Refer to EB TMC for Jefferson Street/Grand Avenue).

Response: Exhibit 2 was reviewed as requested. The typographical error showing two WB right turn volume at the Jefferson Street/Florida Avenue intersection was corrected.

4. Exhibit 5: Needs update based on changes to Exhibit 2.

Response: Corrections on Exhibit 2 did not affect Exhibit 5.

5. Page 12. Include Section 3.0 as part of the methodology.

Response: Section 3 is a stand-alone section and not part of the methodology.

6. Page 13: Section 4.1. Appendix D shows different Land Use (LU) than described in the report. Include Pass-by and Transit/Pedestrian trips in Exhibit 6 as described in the exhibit from Appendix D. Exhibit 6: Show trip generation rate for each LU for Gables Residential. Use ITE trip generation 9th Ed. for trip rates. Use the correct LU code for specialty retail.

Response: The typographical errors on Exhibit 6 were corrected.

7. Exhibit 7: Needs updates based on changes to Exhibit 6. Exhibit 8 & 9: Needs updates based on changes to Exhibit 6 & 7.

Response: Corrections on Exhibit 6 did not affect Exhibits 7, 8 or 9.

8. Exhibit 11: Use the Miami-Dade 2035 Long Range Transportation Plan Directional Trip Distribution Report.

Response: The Miami-Dade 2035 Long Range Transportation Plan Directional Trip Distribution Report was used in the analysis. Source of document was updated.

9. Exhibit 10: Use ITE trip Generation 9th Ed. Rates for LU 710 (office). Explain why a high 10% transit/pedestrian trips was used.

Response: ITE Trip Generation 9th Edition rates for LU 710 (Office) were used in the analysis. The close proximity of the project to a Metrorail station and the bus service available on adjacent streets justify the 10% deduction for transit/pedestrian trips. Please note that this percentage is consistent with other traffic studies conducted for approved projects in the area.

10. Exhibit 12: Correct the number of access points for the project location as shown in the site plan (Appendix A). Specify in the report if there have been any changes to the site plan; Provide a copy of the updated site plan if applicable. Verify the distribution percentage. Use Miami-Dade L RTP 2035 trip distribution percentages.

Response: Exhibit 12 has been corrected as requested. The site plan has not changed.

11. Exhibit 13: Needs update based on changes to Exhibit 10, 11, and 12.

Response: Corrections to Exhibit 12 did not affect Exhibit 13

12. Exhibit 14: Need updates based on changes to Exhibit 10 & 11. Show TMCs at each project's access point. Use two different text formats to distinguish AM & PM TMCs.

Response: Exhibit 14 was revised to include the TMCs at the driveways.

13. Exhibit 15: Needs update based on changes to Exhibit 14.

Response: Corrections to Exhibit 14 did not affect Exhibit 15.

14. Section 6.0: Modify the report conclusions accordingly after changes are made.

Response: The conclusions of the study remain the same.

FILE

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2005-65

A RESOLUTION WAIVING THE PERMIT FEES FOR THE PROPERTIES TARGETED IN THE BAHAMIAN VILLAGE & LBW HISTORIC REHABILITATION PROJECTS.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the City Commission approves waiving permit fees for those properties targeted in the Bahamian Village & LBW Historic Rehabilitation Projects.

SECTION 2. That this resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF APRIL, A.D., 2005.

(Moved: Cabrera / Seconded: Kerdyk)

(Yeas: Slesnick, Cabrera, Withers, Anderson, Kerdyk)

(Unanimous Consent Vote)

(Agenda Item D-1)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2005-03

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES FOR A CHANGE OF LAND USE FROM "RESIDENTIAL USE (SINGLE-FAMILY) LOW DENSITY" TO "COMMERCIAL USE, LOW-RISE DENSITY" ON LOTS 22, 23, 25, 26, AND 27, BLOCK 1B, MACFARLANE HOMESTEAD AND ST. ALBANS PARK SECTION (INTERSECTION OF GRAND AVENUE AND U.S. 1), CORAL GABLES, FLORIDA; THE CHANGE OF LAND USE IS A PRE-REQUISITE FOR REZONING AND SITE PLAN REVIEW; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 02-03-093-P was submitted for approval in order to amend the Future Land Use Map of the "City of Coral Gables Comprehensive Plan" in order to provide that Lots 22, 23, 25, 26 and 27, Block 18, MacFarlane Homestead and St. Albans Park Section (intersection of Grand Avenue and U.S. 1), Coral Gables, Florida, shall be changed from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity" to permit the construction of a commercial project;

WHEREAS, the change of land use is necessary to develop the site as a commercial project;

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency;

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within one thousand (1000) feet, public hearings were held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on November 3, 2004, at which hearings all interested persons were afforded the opportunity to be heard;

WHEREAS, this application is accompanied by a Change of Zoning and Site Plan which was reviewed by the Planning and Zoning Board and City Commission at the same public hearings;

WHEREAS, as a part of this application, the applicant has agreed to conditions of approval as outlined and provided in the Change of Zoning and Site Plan Ordinance;

WHEREAS, pursuant to the provisions of Chapter 163.3187 Florida Statutes, the City Commission held a public hearing on December 14, 2004 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading;

WHEREAS, this request is considered a small scale amendment, and would not require review by the Department of Community Affairs;

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

SECTION 1. That the request for a land use amendment to the "City of Coral Gables Comprehensive Plan," and in particular that portion of the Future Land Use Element, known as the Future Land Use Map of Coral Gables, shall be and it is hereby amended to show henceforth a change in the Future Land Use by changing the "Land Use Category" on Lots 22, 23, 25, 26 and 27, Block 18, MacFarlane Homestead and St. Albans Park Section (intersection of Grand Avenue and U.S. 1), Coral Gables, Florida, from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity."

SECTION 2. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 4. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 6. This ordinance shall become effective within thirty (30) days of passage.

PASSED AND ADOPTED THIS TWENTY FIFTH DAY OF JANUARY, A.D. 2005.

(Moved: Anderson / Seconded: Kerdyk)

(Yeas: Kerdyk, Withers, Anderson, Cabrera)

(Absent: Slesnick)

(Vote: 4/0)

(Agenda Item E-1)



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2005-04

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES FOR A CHANGE OF ZONING FROM "R-1-2", RESIDENTIAL TO "CB", COMMERCIAL ON LOTS 22, 23, 25, 26, AND 27, AND SITE PLAN REVIEW FOR THE PROPERTY LOCATED ON LOTS 7-23 AND 25-27, BLOCK 1B, MACFARLANE HOMESTEAD AND ST. ALBANS PARK SECTION (INTERSECTION OF GRAND AVENUE AND U.S. 1), CORAL GABLES, FLORIDA, AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 02-03-093-P was submitted for approval for a change of zoning from "R-1-2", Residential to "CB", Commercial on Lots 22, 23, 25, 26 and 27, and site plan review on Lots 7-23 and 25-27, Block 18, MacFarlane Homestead and St. Albans Section (intersection of Grand Avenue and U.S. 1), Coral Gables, Florida, to permit the construction of a commercial project known as "Bahamian Village";

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on November 3, 2004, at which hearings all interested persons were afforded the opportunity to be heard;

WHEREAS, the change of zoning and site plan review are required to permit the construction of the commercial project;

WHEREAS, pursuant to the provisions of Chapter 163.3187 Florida Statutes, the City Commission held a public hearing on December 14, 2004 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading.

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

SECTION 1. The recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

SECTION 2. The proposed change of zoning from "R-1-2", Residential to "CB", Commercial, and site plan for "Bahamian Village" submitted in accordance with the requirements of Article 25, "Planning and Zoning Board" of the Zoning Code shall be and are hereby approved with the following conditions:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
 - a. Site plan, building elevations and building program prepared by Beame Architectural Partnership dated August 15, 2004.
 - b. Landscape Plan prepared by Beame Architectural Partnership, dated July 20, 2004.
 - c. Traffic impact study prepared by Civil Works, Inc., dated April 2004.
 - d. Any changes to the plans and drawings referenced above as a part of building permit may require Planning and Zoning Board and City Commission review and approval dependent upon the changes. The applicant, successors or assigns shall advise the Planning Department of any applicable changes in writing.
 - e. Improvements and/or conditions contained herein, unless otherwise specified herein, shall be completed prior to receipt of final Certificate of Occupancy (CO). Prior to the issuance of a CO for the principal building, the applicant shall provide an affidavit, in a form acceptable to the City Attorney, averring that all the conditions set forth herein are satisfied.
 - f. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated October 28, 2004.
 - g. All representations proffered by the applicant's representatives provided as a part of the review of the application at public hearings.
 - h. Changes to the proposed plans required by the City Commission as part of the review of this application at public hearings.
2. Revisions to plans, elevations and all supporting documents. Modification to all applicable documents that are necessary as a part of the public hearing review and approval of the application shall be submitted to the Planning Department within 60 days of final approval for verification that all conditions of approval are satisfied.
3. Building permit review changes. The applicant, successors or assigns shall advise of any changes to the plans and drawings referenced above as a part of building permit review process. Changes shall require Planning Department review and approval to determine the extent of changes and may require reconsideration by the Planning and Zoning Board and City Commission as determined by the Planning Director. The applicant, successors or assigns shall advise the Department of any applicable changes in writing prior to the issuance of a temporary certificate of final CO for the principal structure.
4. Affidavit. Improvements and/or conditions contained herein otherwise specified shall be completed at receipt of final CO. Prior to the issuance of a CO for the principal building, the applicant shall provide an affidavit that all conditions of approval by the City Commission are satisfied.
5. Restrictive Covenant. Within 90 days of approval of the adopting ordinance, the property owner, its successors or assigns shall secure City Attorney review and approval of Restrictive Covenant outlining all conditions of approval. Prior to the issuance of a building permit for the project, or as otherwise specified in the Restrictive Covenant, the property owner, its successors or assigns, shall adhere or agree to the following conditions:
 - a. Provide/install lighting deflectors on all perimeter parking lot light fixtures that are adjacent to or across the street to minimize overspill of lighting to single-family residential properties. This provision does not exempt minimum lighting standards as required per applicable Code.
 - b. No exterior paging systems or music shall be installed or audible outside the confines of any buildings.
 - c. The hours of operation of the commercial uses of property shall be prohibited from 12 a.m. (midnight) to 6:00 a.m. daily.

- d. All nighttime lighting of parking lot shall be extinguished from 12:30 a.m. to dawn daily. Lighting for purposes of health and safety of the site as required by Code shall be exempt from these provisions.
- e. A six foot (6') CBS wall shall be constructed along the east property line between the commercial parking lot and existing residence as required by the Zoning Code.
- f. All landscaping proposed within public right-of-way shall require review and approved by the Public Service Director and approval by the City's Landscaping Encroachment Review Committee.
- g. Prepare and submit a vehicular directional signage plan for review and approval by the Public Works Director.
- h. All costs associated with the installation of landscaping, irrigation, maintenance and other improvements contained herein and within the rights-of-way, etc., shall be the responsibility of the applicant, successors or assigns.
- i. Maintain all landscaping as detailed on the landscaping plan, and replace all dead or non-complying plant materials in accordance with the plant materials identified.
- j. All landscaped areas shall be irrigated to provide 100% coverage.
- k. Prepare and submit an infrastructure improvement plan for the coordination and construction of water, sewer, gas, electrical and other infrastructure facilities subject to the Director of the Public Works Department review and approval.
- l. The applicant, its successors or assigns, shall submit a construction parking and traffic management plan for the Building and Zoning Department review and approval.

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 7. This ordinance shall become effective ten days from the date of its adoption by the City Commission.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF JANUARY, A.D., 2005.
(Moved: Anderson/Seconded: Kerdyk)
(Yeas: Kerdyk, Withers, Anderson, Cabrera)
(Absent: Slesnick)
(Vote: 4/0)
(Agenda Item E-1)

APPROVED:



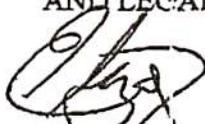
DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2008-07

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES FOR A CHANGE OF LAND USE FROM "RESIDENTIAL USE (SINGLE-FAMILY) LOW DENSITY" TO "COMMERCIAL USE, LOW-RISE DENSITY" ON LOT 24, BLOCK 1B, MACFARLANE HOMESTEAD AND ST. ALBANS PARK SECTION (230 FLORIDA AVENUE), CORAL GABLES, FLORIDA; FOR A CHANGE OF LAND USE, REZONING AND SITE PLAN REVIEW; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 08-07-024-P was submitted requesting an amendment to the Future Land Use Map of the "City of Coral Gables Comprehensive Plan" in order to provide that Lot 24, Block 18, MacFarlane Homestead and St. Albans Park Section (230 Florida Avenue), Coral Gables, Florida, shall be changed from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity" revising the previously approved commercial project referred to as "Bahamian Village"; and

WHEREAS, a change of land use, rezoning and site plan approval was granted for the "Bahamian Village" project on property the surrounding the subject single-family residence on January 25, 2005 (Ordinances No. 2005-03 and 2005-04), at which time the single-family residence was under separate ownership and was not a part of the application; and

WHEREAS, the developer of the surrounding "Bahamian Village" project has since purchased the subject single-family residence located on Lot 24 and wishes to revise the previously approved site plan by incorporating this property into the project; and

WHEREAS, the change of land use is necessary to permit the proposed revisions for the previously approved "Bahamian Village" project; and

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within one thousand (1000) feet, public hearings were held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on January 9, 2008, at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, at a public hearing held on January 9, 2008, the Local Planning Agency (Planning and Zoning Board) recommended approval of the change of land use, change in zoning and site plan approval (vote: 5-0); and

WHEREAS, as a part of this application, the applicant at the Planning and Zoning Board meeting agreed to the conditions of approval; and

WHEREAS, pursuant to the provisions of Chapter 163.3187 Florida Statutes, the City Commission held a public hearing on February 12, 2008 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading (vote: 5-0); and

WHEREAS, this request is considered a small scale amendment, and would not require review by the Department of Community Affairs;

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

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

SECTION 2. That the request for a land use amendment to the "City of Coral Gables Comprehensive Plan," and in particular that portion of the Future Land Use Element, known as the Future Land Use Map of Coral Gables, shall be and it is hereby amended to show henceforth a change in the Future Land Use by changing the "Land Use Category" on Lot 24, Block 18, MacFarlane Homestead and St. Albans Park Section (230 Florida Avenue), Coral Gables, Florida, from "Residential Use (Single-Family) Low Density" to "Commercial, Low-Rise Intensity."

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 7. This ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF MARCH, A.D., 2008.
(Moved: Anderson / Seconded: Kerdyk)
(Yeas: Withers, Anderson, Kerdyk, Slesnick)
(Absent: Cabrera)
(Majority (4-0) Vote)
(Agenda Item: E-3)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2008-08

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES FOR A CHANGE OF ZONING FROM "SFR", SINGLE FAMILY RESIDENTIAL TO "CL", COMMERCIAL LIMITED ON LOT 24, BLOCK 1B, MACFARLANE HOMESTEAD AND ST. ALBANS PARK SECTION (230 FLORIDA AVENUE), AND REVIEW OF PROPOSED AMENDMENTS TO A PREVIOUSLY APPROVED SITE PLAN REFERRED TO AS "BAHAMIAN VILLAGE" ON LOTS 7-27, BLOCK 1B, MACFARLANE HOMESTEAD AND ST. ALBANS PARK SECTION (INTERSECTION OF GRAND AVENUE AND U.S. 1), CORAL GABLES, FLORIDA, AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 08-07-024-P was submitted requesting a change of zoning from "SFR", Single Family Residential to "CL", Commercial Limited on Lot 24, Block 18, MacFarlane Homestead and St. Albans Section (230 Florida Avenue), and review of proposed amendments to a previously approved site plan referred to as "Bahamian Village" on Lots 7-27, Block 18, MacFarlane Homestead and St. Albans Section (intersection of Grand Avenue and U.S. 1), Coral Gables, Florida; and

WHEREAS, a change of land use, rezoning and site plan approval was granted for the "Bahamian Village" project on property the surrounding the subject single-family residence on January 25, 2005 (Ordinances No. 2005-03 and 2005-04), at which time the single-family residence was under separate ownership and was not a part of the application; and

WHEREAS, the developer of the "Bahamian Village" project has since purchased the subject single-family residence located on Lot 24 and wishes to revise the previously approved site plan by incorporating this property into the commercial project; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on January 9, 2008, at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, the change of zoning and site plan review are required to permit the proposed revisions for the previously approved "Bahamian Village" project; and

WHEREAS, the conditions of approval required for the previously approved "Bahamian Village" project remain in effect with revised plan references; and

WHEREAS, at a public hearing held on January 9, 2008, the Planning and Zoning Board recommended approval of the change of zoning and amendments to previously approved site plan with previously required conditions (vote: 5-0); and

WHEREAS, this application is accompanied by a Change of Land Use which was reviewed by the Local Planning Agency (Planning and Zoning Board) and City Commission at the same public hearings; and

WHEREAS, the City Commission held a public hearing on February 12, 2008 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading (vote: 5-0);

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

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

SECTION 2. The proposed change of zoning from "SFR", Single Family Residential to "CL", Commercial Limited, and proposed amendments to the previously approved site plan referred to as "Bahamian Village" submitted in accordance with the requirements of the Zoning Code shall be and are hereby approved with the following conditions:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
 - a. Site plan, building elevations and building program prepared by Hersh Vitalini Corazzini, dated August 1, 2007.
 - b. Landscape Plan prepared by Hersh Vitalini Corazzini, dated August 1, 2007 and revised on December 20, 2007.
 - c. Traffic impact study prepared by Civil Works, Inc., dated August 2007.
 - d. Any changes to the plans and drawings referenced above as a part of building permit may require Planning and Zoning Board and City Commission review and approval dependent upon the changes. The applicant, successors or assigns shall advise the Planning Department of any applicable changes in writing.
 - e. Improvements and/or conditions contained herein, unless otherwise specified herein, shall be completed prior to receipt of final Certificate of Occupancy (CO). Prior to the issuance of a CO for the principal building, the applicant shall provide an affidavit, in a form acceptable to the City Attorney, averring that all the conditions set forth herein are satisfied.
 - f. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated December 28, 2007.
 - g. All representations proffered by the applicant's representatives provided as a part of the review of the application at public hearings.
 - h. Changes to the proposed plans required by the City Commission as part of the review of this application at public hearings.
2. Restrictive Covenant. Within 90 days of approval of the adopting ordinance, the property owner, its successors or assigns shall secure City Attorney review and approval of Restrictive Covenant outlining

all conditions of approval. Prior to the issuance of a building permit for the project, or as otherwise specified in the Restrictive Covenant, the property owner, its successors or assigns, shall adhere or agree to the following conditions:

- a. Provide/install lighting deflectors on all perimeter parking lot light fixtures that are adjacent to or across the street from single-family residential properties to minimize overspill of lighting. This provision does not exempt minimum lighting standards as required per applicable Code.
- b. No exterior paging systems or music shall be installed or audible outside the confines of any buildings.
- c. The hours of operation of the commercial uses of property shall be prohibited from 12 a.m. (midnight) to 6:00 a.m. daily.
- d. All nighttime lighting of parking lot shall be extinguished from 12:30 a.m. to dawn daily. Lighting for purposes of health and safety of the site as required by Code shall be exempt from these provisions.
- e. A six foot (6') CBS wall shall be constructed along the east property line between the commercial parking lot and existing residence as required by the Zoning Code.
- f. Prepare and submit a vehicular directional signage plan for review and approval by the Public Works Director.
- g. Prepare and submit an infrastructure improvement plan for the coordination and construction of water, sewer, gas, electrical and other infrastructure facilities subject to the Director of the Public Works Department review and approval.

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 7. This ordinance shall become effective upon the date of its passage and adoption herein.

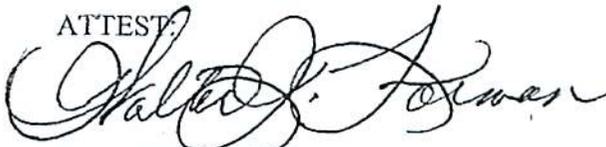
PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF MARCH, A.D., 2008.
(Moved: Anderson / Seconded: Kerdyk)
(Yeas: Anderson, Kerdyk, Withers, Slesnick)
(Absent: Cabrera)
(Majority (4-0) Vote)
(Agenda Item: E-4)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

6710



THIS INSTRUMENT PREPARED BY:
LAURA L. RUSSO, ESQ.
RUSSO & BAKER, P.A.
2655 LE JEUNE RD., SUITE 201
CORAL GABLES, FLORIDA 33134

CFN 2008R0488722
DR Bk 26429 Pgs 4071 - 4081; (11pgs)
RECORDED 06/13/2008 14:26:32
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**REVISED
DECLARATION OF RESTRICTIVE COVENANTS**

KNOW ALL MEN BY THESE PRESENTS, that BAHAMIAN VILLAGE, LLC, a Florida limited liability company (hereinafter referred to as the "Owner") hereby makes, declares, and imposes on the land herein described, the covenants running with the title to the land (hereinafter referred to as the "Declaration"), which shall be binding on the Owners, its heirs, successors, assigns, personal representatives, mortgagees lessees, and against all persons claiming by, through or under it;

WHEREAS, Owner holds the fee simple title to the land in the City of Coral Gables, Florida, described as:

SEE EXHIBIT "A" attached hereto and made a part hereof.

(hereinafter called the "Property"), which statement as to title is supported by the attorney's opinion which is attached to this Declaration as **Exhibit "B"**; and

WHEREAS, Owner submitted Application No. 08-07-024P requesting an amendment to the Future Land Use Map of the "City of Coral Gables Comprehensive Plan" in order to provide that Lot 24, Block 18, MacFarlane Homestead and St. Albans Park Section (230 Florida Avenue), Coral Gables, Florida, shall be changed from "Residential Use (Single Family) Low Density" to "Commercial, Low-Rise Intensity" revising the previously approved commercial project referred to as "Bahamian Village"; and

WHEREAS, the City Commission approved a change of land use, rezoning and site plan approval for the "Bahamian Village" project on property surrounding the subject single-family residence on January 25, 2005 (Ordinances No. 2005-03 and 2005-05), at which time the single-family residence was under separate ownership and not a part of the application; and

il

WHEREAS, Owner has since purchased the subject single-family residence located on Lot 24 and wishes to revise the previously approved site plan by incorporating Lot 24 into the project; and,

WHEREAS, the change in land use and zoning is necessary to permit the proposed revisions for the previously approved "Bahamian Village" project; and

WHEREAS, Owner has submitted Applications for Change in Land Use, Change in Zoning, and Site Plan Approval, and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Local Planning Agency and Planning and Zoning Board of the City of Coral Gables on January 9, 2008, at which hearings all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the Local Planning Agency and Planning and Zoning Board recommended approval of the change in land use, change in zoning and site plan approval with conditions of approval for the previously approved "Bahamian Village" with revised plan references; and

WHEREAS, the City Commission held public hearings on February 12, 2008 and March 25, 2008 at which hearings all interested persons were afforded an opportunity to be heard and these applications were approved on first reading and second readings (Ordinances 2008- 08);

NOW, THEREFORE, IN ORDER TO ASSURE the City of Coral Gables that the representations made by the **Owner** in connection with the approvals by the City and issuance of a certificate of use and occupancy will be abided by, the **Owner** freely, voluntarily, and without duress, makes the following Declaration of Restrictions covering and running with the **Property** and agrees as follows:

The above recitations are true and correct and are incorporated herein in their entirety.

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
 - a. Site plan, building elevations and building program prepared by Hersh Vitalini Corazzini, dated August 1, 2007.
 - b. Landscape plan prepared by Hersh Vitalini Corazzini, dated August 1, 2007 and revised on December 20, 2007.
 - c. Traffic Impact study prepared by Civil Works, Inc., dated August 2007.
 - d. **Owner** acknowledges that any material changes to the plans and drawings referenced above as a part of a building permit may require Planning and

Zoning Board and City Commission review and approval dependent upon the changes. The **Owner**, its successors, and assigns shall advise the Planning Department of any applicable changes in writing.

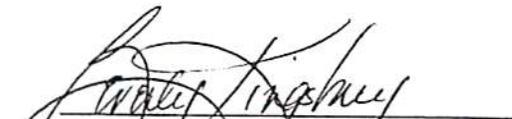
- e. **Owner** agrees that improvements and/or conditions contained herein, unless specified herein to the contrary, shall be completed prior to receipt of final Certificate of Occupancy (CO). Prior to the issuance of a CO for the principal building, the **Owner** shall provide an affidavit, in a form acceptable to the City Attorney, averring that all the conditions set forth herein are satisfied.
 - f. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated December 28, 2007.
 - g. All representations proffered by the **Owner's** representatives provided as a part of the review of the application at the public hearings.
 - h. Changes to the proposed plans required by the City Commission as part of the review of this application at the public hearings.
2. Prior to the issuance of a building permit for the project, or as otherwise specified herein, the **Owner**, its successors and/or assigns, shall adhere or agree to the following conditions:
- a. Provide/install lighting deflectors on all perimeter parking lot fixtures that are adjacent to or across from single-family residential properties to minimize overspill of lighting. This provision does not exempt minimum lighting standards as required per applicable Code.
 - b. No exterior paging systems or music shall be installed or audible outside the confines of any buildings.
 - c. The hours of operation of the commercial uses of property shall be prohibited from 12:00 a.m. (midnight) to 6:00 a.m. daily,
 - d. All nighttime lighting of parking lot shall be extinguished from 12:30 a.m to dawn daily. Lighting for purposes of health and safety of the site as required by Code shall be exempt from these provisions.
 - e. A six foot (6') CBS wall shall be constructed along the east property line between the commercial parking lot and existing residence as required by the Zoning Code.
 - f. **Owner** shall prepare and submit a vehicular directional signage plan for review and approval by the Public Works Director.
 - g. **Owner** shall prepare and submit an infrastructure improvement plan for the coordination and construction of water, sewer, gas, electrical and other infrastructure facilities for review and approval by the Public Works Department.
3. In the event the terms of this **Declaration** are not being complied with, in addition to any other remedies available, the City is hereby authorized to withhold any further permits, and refuse to make any inspection or grant any approvals, until such time as there is compliance with this **Declaration**.

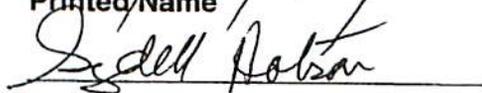
4. This **Declaration** may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of all of the **Property**, including joinders of all mortgagees, if any, provided that the same is also approved by the City of Coral Gables. Should this **Declaration** be so modified, amended or released, the City shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.
5. Enforcement of this **Declaration** shall be by action at law or in equity against any parties or persons violating, or attempting to violate, any covenants, either to restrain violations or to recover damages. The prevailing party in any action or suit pertaining to or arising out of this **Declaration** shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of their attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.
6. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.
7. Where construction has occurred on the **Property** or any portion thereof, pursuant to a lawful permit issued by the City, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this **Declaration**.
8. As further part of this **Declaration**, it is hereby understood and agreed that any official inspector of the City of Coral Gables, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the premises to determine whether or not the conditions herein agreed to are being complied with.
9. Invalidation of any of these covenants by judgment or Court order shall not affect any of the other provisions, which shall remain in full force and effect.

This **Declaration** shall be filed of record in the public records of Miami-Dade County, Florida at the **Owner's** expense.

IN WITNESS WHEREOF, the undersigned have caused their hands and seals to be affixed hereto on this 25 day of April, 2008.

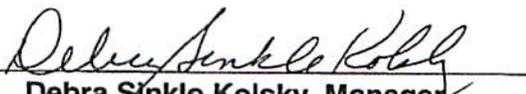
WITNESSES:



 Beverly Kingsbury
 Printed Name


OWNER:

BAHAMIAN VILLAGE, LLC, a Florida limited liability company

By: 

 Debra Sinkle Kolsky, Manager
 Redevco Grand, LLC, Managing

SYDELL HOTSON
Printed Name

Member

ACKNOWLEDGMENT CONTINUES ON NEXT PAGE

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was sworn and subscribed to before me, by Debra Sinkle Kolsky, who is personally known to me and who did not take an oath.

WITNESS my hand and official seal this 25th day of April, 2008.

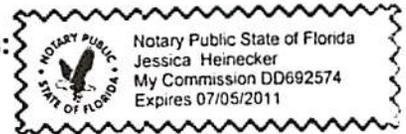
J. Heinecker

Print Name: J. Heinecker

Notary Public, State of Florida

My Commission No.:

My Commission Expires:



Approved as to Form and Legal Sufficiency
by the City of Coral Gables

Elizabeth M. Hernandez

By: Elizabeth M. Hernandez, City

Attorney

EXHIBIT "A"

Lots 7 through 23 and 25 through 27, Block 1B, of COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 81, of the Public Records of Miami-Dade County, Florida;

LESS that portion of Lots 14 through 21, Block 1B, of COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 81, of the Public Records of Miami-Dade county, Florida, lying North of the Southerly right-of-way line of State Road 5 (US-1), according to Map No. 87030-2109 of the Florida Department of Transportation of Miami-Dade County, Florida;

AND LESS that portion of Lots 7 through 13, Block 1B, of COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 81, of the Public Records of Miami-Dade County, Florida, lying South of the Northerly right-of-way line of Grand Avenue, according to the R.P.B. 101, Page 58, Miami-Dade County Right of Way Division, Sheet 2 of 2.

AND

Lot 24, Block 1-B, of COMBINED AND SUPPLEMENTAL MAP of MACFARLANE HOMESTEAD PLAT and ST. ALBAN'S PARK, according to the plat thereof, as recorded in Plat Book 5, Page 81, of the Public Records of Miami-Dade County, Florida.

Exhibit "B"

OPINION OF TITLE

To: The City of Coral Gables

With the understanding that this opinion of title is furnished as requested by the City of Coral Gables, Florida, to induce the City to accept the Declaration of Restrictive Covenants on the property herein described, it is hereby certified that I have examined title based on a First American Title Insurance Company Owner's Policy No. FA-35-1341989 dated June 6, 2006 and updated with an Ownership and Encumbrance Report search through an effective date of April 25, 2008 at 5:00 P.M., of the following described real property:

Lots 7 through 27, Block 1B, of COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 81, of the Public Records of Miami-Dade County, Florida;

LESS that portion of Lots 14 through 21, Block 1B, of COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 81, of the Public Records of Miami-Dade County, Florida, lying North of the Southerly right-of-way line of State Road 5 (US-1), according to Map No. 87030-2109 of the Florida Department of Transportation of Miami-Dade County, Florida;

AND LESS that portion of Lots 7 through 13, Block 1B, of COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, according to the Plat thereof, as recorded in Plat Book 5, Page 81, of the Public Records of Miami-Dade County, Florida, lying South of the Northerly right-of-way line of Grand Avenue, according to the R.P.B. 101, Page 58, Miami-Dade County Right of Way Division, Sheet 2 of 2.

Basing my opinion on said title sources covering said period I am of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in:

Bahamian Village, L.L.C., a Florida limited liability company

Subject to the following encumbrances, liens and other exceptions:

GENERAL EXCEPTIONS:

1. For tax folio numbers 03-4120-006-1650, 03-4120-006-1660, 03-4120-006-1670, 03-4120-006-1680, 03-4120-006-1690, 03-4120-006-1710, 03-4120-006-1740, 03-4120-006-1750, 03-4120-006-1760, and 03-4120-006-1770, taxes for the year 2008 which are not yet due and payable and taxes or special assessments which are not shown as existing liens by the public records.

2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements or claims of easements not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
6. Federal liens, if any, filed with the Office of the Secretary of State, pursuant to Sec. 713.901, et seq., F.S., which became effective January 1, 1993, and which designated that office as the place for filing federal liens against tangible and intangible personal property of partnerships, corporations, trusts and decedents' estates.
7. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
8. Any recorded labor, mechanics or material men liens
10. Zoning and other restrictions imposed by governmental authority.
11. Rights of any lessees under any unrecorded leases, if any.

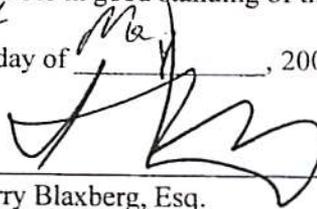
SPECIAL EXCEPTION

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, as recorded in Plat Book 5, Page(s) 81, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Terms and conditions of the Urban Renewal Plan Coconut Grove recorded in Book 10751, Page 348.
3. Grant of Easement to Lay and Maintain a Sanitary Sewer Main and for Utility Service to the City of Coral Gables, recorded in Book 6303, Page 414; together with Subordination of Interest to Dade County recorded in Book 10183, Page 2604.

4. Covenants, Conditions and Restrictions contained in County Deed recorded in Book 24598, Page 4654; Covenants, Conditions and Restrictions contained in Corrective County Deed recorded in Book 25806, Page 3391.
5. Resolution R-59-06 of the Board of County Commissioners of Miami-Dade County, Florida and related instruments recorded in Book 24598, Page 4657.
6. Mortgage dated June 28, 2006 from Bahamian Village, L.L.C. to Debra Sinkle Kolsky, Trustee of the Debra Sinkle Kolsky Trust dated January 4, 2000, recorded January 30, 2007 at Official Records Book 25323, Page 3120.

I, I. Barry Blaxberg, the undersigned further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar since 1977.

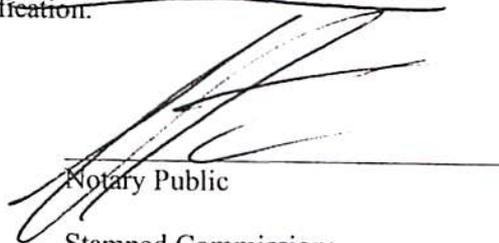
Respectfully submitted this 15th day of May, 2008.



I. Barry Blaxberg, Esq.
Blaxberg, Grayson, Kukoff & Strauss, P.A.
25 SE Second Avenue, Suite 730, Miami, Florida 33131

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this 15th day of May, 2008, by I. Barry Blaxberg, Esq. who is personally known to me or produced _____ as identification.

Notary Public

Stamped Commission:

2002-25(B)/IBB/hardy/41651

Print Name: J. Heinecker
Commission No.: 00692574
Commission Expires: 7/5/2011

RESOLUTION NO. R-124-92

RESOLUTION AUTHORIZING CONVEYANCE OF COUNTY OWNED LAND TO CITY OF CORAL GABLES, FLORIDA FOR CONSTRUCTION OF LINEAR PARK IN ACCORDANCE WITH STATE STATUTE 125.38; AUTHORIZING GRANTING OF EASEMENT TO CITY OF CORAL GABLES, FLORIDA FOR CONSTRUCTION OF LINEAR PARK, AUTHORIZING CONVEYANCE OF COUNTY OWNED LAND TO FLORIDA DEPARTMENT OF TRANSPORTATION FOR RIGHT-OF-WAY ALIGNMENT OF HIGHWAY U.S. 1; AUTHORIZING EXCHANGE OF COUNTY OWNED LAND FOR PRIVATELY OWNED LAND BETWEEN DADE COUNTY AND ESTATE OF ANNIE REEN CLARKE IN ACCORDANCE WITH STATE STATUTE 125.37; AUTHORIZING THE COUNTY MANAGER TO EXECUTE THE EXCHANGE AGREEMENT AND EASEMENT AGREEMENT ATTACHED HERETO; AUTHORIZING THE COUNTY MANAGER, THE DIRECTOR OF HOUSING AND URBAN DEVELOPMENT, COUNTY ATTORNEY AND CLERK OF THE BOARD TO TAKE WHATEVER ACTIONS ARE NECESSARY TO EFFECT AND COMPLETE THE REDEVELOPMENT ACTIVITIES IN THIS PHASE OF THE CORAL GABLES REDEVELOPMENT AREA; AND AUTHORIZING THE MAYOR OR VICE MAYOR TO EXECUTE DEEDS OF CONVEYANCE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, the land is not needed for County purposes; and

WHEREAS, the land was purchased with Dade County Community Development Block Grant funds for slum clearance, redevelopment activities and housing redevelopment activities in the Coconut Grove/Coral Gables Community Development Area No. 12; and

WHEREAS, the Dade County Office of Community Development and the City of Coral Gables, Florida are cooperating in these activities; and

WHEREAS, the redevelopment of the area will be fulfilled through the conveyance of land to the City of Coral Gables, the Florida Department of Transportation and the Estate of Annie Reen Clark, the granting of easement to the City of Coral Gables, Florida; and

WHEREAS, the execution of the land exchange agreement will further the completion of the redevelopment activities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that this Board:

Section 1. Authorizes the conveyance of land described in Exhibit "A", attached hereto and made a part hereof, in Coconut Grove/Coral Gables Community Development Area No. 12 to Florida Department of Transportation for Highway U.S. 1, right-of-way alignment at the price of One Dollar (\$1.00), pursuant to Section 125.38, Florida Statutes.

Section 2. Authorizes the conveyances of lands described in Exhibits "B", "C", "F" and "G" attached hereto and made a part hereof in Coconut Grove/Coral Gables Community Development Area No. 12 to City of Coral Gables, Florida, a municipal corporation of the State of Florida, at the price of One Dollar (\$1.00), pursuant to Section 125.38, Florida Statutes. This property will be used by the City of Coral Gables only to construct and maintain a park.

Section 3. Authorizes the granting of easement on lands described in Exhibit "H" attached hereto and made a part hereof, in Coconut Grove/Coral Gables Community Development Area No. 12 to City of Coral Gables, Florida, a municipal corporation of the State of Florida at the price of One Dollar (\$1.00), pursuant to Section 125.38, Florida Statutes. This easement will be used by the City of Coral Gables only to construct and maintain a park.

Section 4. Authorizes the exchange of County owned land described in Exhibit "D" attached hereto and made a part hereof, in Coconut Grove/Coral Gables Community Development Area No. 12 with the Estate of Annie Reen Clarke for private land described in Exhibit "E" attached hereto and made a part hereof at the price of One Dollar (\$1.00), pursuant to Section 125.37, Florida Statutes.

Section 5. Authorizes the County Manager to execute the land exchange agreement attached hereto as Attachment 2.

Section 6. Approves County Deeds to convey the lands in substantially the forms attached hereto and made a part hereof as Attachments 3, 4 and 5, and authorizes the Mayor to execute same for and on behalf of Dade County.

Section 7. Approves Easement Agreement to grant an easement to the City of Coral Gables in substantially the form attached hereto and made a part hereof as Attachment 6, and authorizes the County Manager to execute same for and on behalf of Dade County.

Section 8. Directs the County Manager, the Director of the Department of Housing and Urban Development, County Attorney, and the Clerk of the Board to take whatever actions may be necessary to effectuate and secure the conveyances of said lands and to grant said easement.

The foregoing resolution was offered by Commissioner Charles Dusseau, who moved its adoption. The motion was seconded by Commissioner Mary Collins and upon being put to a vote, the vote was as follows:

Mary Collins	aye
Charles Dusseau	aye
Joseph M. Gersten	absent
Larry Hawkins	absent
Alexander Penelas	aye
Harvey Ruvlin	absent
Arthur E. Teele, Jr.	absent
Sherman S. Winn	aye
Stephen P. Clark	aye

The Mayor thereupon declared the resolution duly passed and adopted this 4th day of February, 1992.

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

MARSHALL ADER, CLERK

Approved by County Attorney as
to form and legal sufficiency.



RAYMOND REED

Deputy Clerk

MEMORANDUM

Agenda Item No. 5(b)(2)

TO: Honorable Mayor and Members
Board of County Commissioners

DATE:

February 4, 1992

FROM:


Joaquin G. Avino, P.E., P.L.S.
County Manager

SUBJECT: Authority to Exchange land,
Convey land, Grant Easement
on land and complete
Redevelopment Activities
In Coral Gables, C.D.
Area No. 12

RECOMMENDATION

It is recommended that the Board authorize the conveyance and granting of an easement on County owned land acquired with Community Development Block Grant funds (CDBG), to the City of Coral Gables, Florida, the conveyance of CDBG acquired land to the Florida Department of Transportation, the exchange of CDBG acquired land for privately owned land, the execution of the exchange agreement and the expenditure of CDBG funds to provide improvements to the private property, in order to carry out the objectives of the Coral Gables Redevelopment Plan as approved by County Resolution No. R-1493-79, adopted on December 4, 1979, attached herein as Attachment 1.

BACKGROUND

The Coconut Grove Community Development Target Area No. 12 includes a portion of the City of Coral Gables, Florida, and for several years Dade County Department of Housing and Urban Development, in conjunction with Dade County Office of Community Development and the City of Coral Gables, has been implementing a slum and blight clearance redevelopment program with Federal Community Development Block Grant (CDBG) funds.

The clearance activities under the program included acquisition of vacant land; substandard overcrowded, multi-family structures, relocation of residents and demolition of the buildings. The redevelopment activities under the program calls for new single family sales homes for low and moderate income families; construction of new streets, improvements to the water and sewer mains and distribution laterals; and improvements to Pierce Park and other open space improvements through the construction of a linear park along the southeast side of Highway U.S. 1 from Grand Avenue to Brooker Street to serve as a buffer between the proposed new homes for the area and the heavily travelled highway U.S. 1. A strip of land along this corridor would also be set aside for conveyance to Florida Department of Transportation for realignment of Highway U.S. 1 to lessen the curve at this location.

BACKGROUND (Cont'd)

To date, the clearance activities have been completed. Redevelopment activities such as streets, water and sewer improvements and the first phase affordable housing program of 15 units have been completed. The Pierce Park Improvements, linear park and second phase development of low and moderate family sales homes is now ready for implementation. In order to complete this last phase to the plan, it was necessary to re-subdivide obsolete plats to create two new subdivisions, Asa Washington Smith Subdivision and Annie Clarke Subdivision.

1. ASA WASHINGTON SMITH SUBDIVISION. This Subdivision contains fourteen (14) single family building lots to be developed by the Coconut Grove Local Community Development Corporation with sales homes affordable to low and moderate income families partially financed with Dade County Documentary Surtax funds. Additionally, this re-subdivision will allow for the realignment of Highway U.S. 1 in this area by creating a portion of land called Tract "A" which will be conveyed to the Florida Department of Transportation for right-of-way alignment. Another portion of land called TRACT "B" will become a portion of the linear park. It will be constructed by the City of Coral Gables, and will buffer the new homes from Highway U.S.-1. This new subdivision will also close Short Avenue, an obsolete street, so that it can be utilized to expand Pierce Park.
2. ANNIE CLARKE SUBDIVISION. This Subdivision will allow for the following objectives:
 - a) The creation of Tract "A" which will allow for completion of the linear park.
 - b) Exchange of land between Dade County and Estate of Annie Reen Clarke to allow for reorientation of existing single family front elevation to Frow Avenue, a residential street.
 - c) The creation of an additional single family lot for affordable housing program.
 - d) The incorporation of the existing privately owned CBS house into the planned residential community.

BACKGROUND (Cont'd)

The plats were approved by the City of Coral Gables Ordinance No. 2948 and No. 2949, respectively, on June 25, 1991.

In order to complete these improvements the following actions are necessary:

1. Conveyance of the property described as TRACT "A" of ASA WASHINGTON SMITH SUBDIVISION to the Florida Department of Transportation in accordance with State Statute 125.38. Said property is legally described in Exhibit "A" attached herein. The Deed of Conveyance is attached herein as ATTACHMENT 4.
2. Conveyance of the property described as TRACT "B" of ASA WASHINGTON SMITH SUBDIVISION to the City of Coral Gables, Florida, in accordance with State Statute 125.38. Said property is legally described in Exhibit "B" attached herein. The Deed of Conveyance is attached herein as ATTACHMENT 3.
3. Conveyance of the property described as TRACT "A" of ANNIE CLARKE SUBDIVISION to the City of Coral Gables, Florida, in accordance with State Statute 125.38. Said property is legally described in Exhibit "C" attached herein. The Deed of Conveyance is attached herein as ATTACHMENT 3.
4. Exchange by County Deed of County owned property legally described in Exhibit "D" attached herein with the Estate of Annie Reen Clarke, for property owned by the estate, legally described in Exhibit "E" attached herein, in accordance with State Statute 125.37. The Deed of Conveyance is attached herein as ATTACHMENT 5.
5. Conveyance of the property received in exchange from the Estate of Annie Reen Clarke, to the City of Coral Gables, Florida in accordance with State Statute 125.38. Said property is legally described in Exhibit "F" attached herein. The Deed of Conveyance is attached herein as ATTACHMENT 3.
6. Conveyance of the County owned property legally described in Exhibit "G" attached herein to the City of Coral Gables, Florida, in accordance with State Statute 125.38. The Deed of Conveyance is attached herein as ATTACHMENT 3.

BACKGROUND (Cont'd)

7. Granting of an easement on the County owned property legally described in Exhibit "H" attached herein to the City of Coral Gables, Florida for the purpose of construction and maintenance of a portion of the linear park. By providing an easement Dade County can utilize the property covered by the easement to meet the City of Coral Gables zoning code requirements for future development of this commercial site. The Easement Agreement is attached herein as ATTACHMENT 6.
8. Execution of Exchange Agreement with Estate of Annie Reen Clarke for land exchange. The Agreement is attached herein as ATTACHMENT 2.

Also attached herein as ATTACHMENT 7 is a letter from the City of Coral Gables regarding its commitment of funds to complete the linear park improvements and a location map ATTACHMENT 8.

With your approval of this memorandum and resolution, staff will take the necessary actions to grant an easement and convey the subject properties to the City of Coral Gables, the Florida Department of Transportation, execute the Exchange Agreement with the Estate of Annie Reen Clarke, and complete improvements to the residential structure to comply with the City of Coral Gables zoning code.

ATTACHMENTS

ATTACHMENT 6

GRANT OF EASEMENT

THIS INDENTURE, made this _____ day of _____, 1992, between DADE COUNTY, FLORIDA, party of the first part, and CITY OF CORAL GABLES, a Florida municipal corporation, party of the second part.

WITNESSETH: THAT the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted unto the party of the second part an easement, license and privilege to utilize the described property as a linear park. Said property being in Dade County, State of Florida to wit:

SEE ATTACHED LEGAL DESCRIPTION

FOR MACFARLANE HOMESTEAD - LINEAR PARK

This easement is subject to any existing easements, restrictions, limitations of record and is further subject to the following covenants and conditions:

1. The party of the second part shall construct a linear park on the subject property and shall be responsible for all costs in connection with construction of the linear park.

2. The party of the second part shall be responsible for the complete operation and maintenance of the park property herein described and the party of the first part will have no responsibility for operation and maintenance of the park property.

3. The party of the second part shall hold Metropolitan Dade County, its employees, successors or assigns harmless from the

payment of any compensation, damages or liability resulting from the construction of the linear park and any other exercise granted in this instrument.

4. The easement granted hereby is strictly limited to the terms contained herein and the party of the first part reserves unto itself all rights and privileges to use the above described property for any purpose not inconsistent with the easement rights granted hereby.

5. The party of the second part hereby agrees, warrants and represents that the presently existing zoning requirements for the above-referenced property shall not be altered, modified or affected in any way by the construction of the MacFarlane Homestead linear park and further agrees, warrants and represents that the City of Coral Gables will allow the above-referenced property and the parcels of land adjacent to and adjoining with the above-referenced property, to be utilized as commercial property.

6. If the above described property shall cease to be used by the party of the second part for the purposes stated herein, this easement and all rights relating thereto shall terminate.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the County Manager of said Board, the day and year aforesaid.

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

ATTEST:
MARSHALL ADER, CLERK

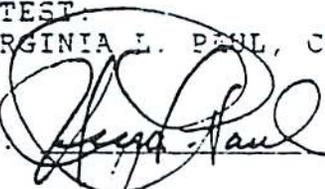
By: _____
County Manager

By: _____

CITY OF CORAL GABLES

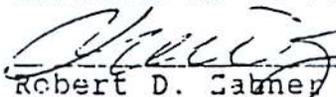
ATTEST:
VIRGINIA L. PENL, CITY CLERK

By:  _____
City Manager, H. C. EADS, JR.

By:  _____

Authority of Resolution No. 26910
duly passed and adopted by the Coral
Gables City Commission on January
24, 1989.

APPROVED AS TO FORM:

 _____
Robert D. Zahner
City Attorney

PREPARED BY ROBERT D. ZAHNER, CITY ATTORNEY
405 BILTMORE WAY, CORAL GABLES, FLORIDA 33134

LEGAL DESCRIPTION FOR MACFARLANE HOMESTEAD - LINEAR PARK

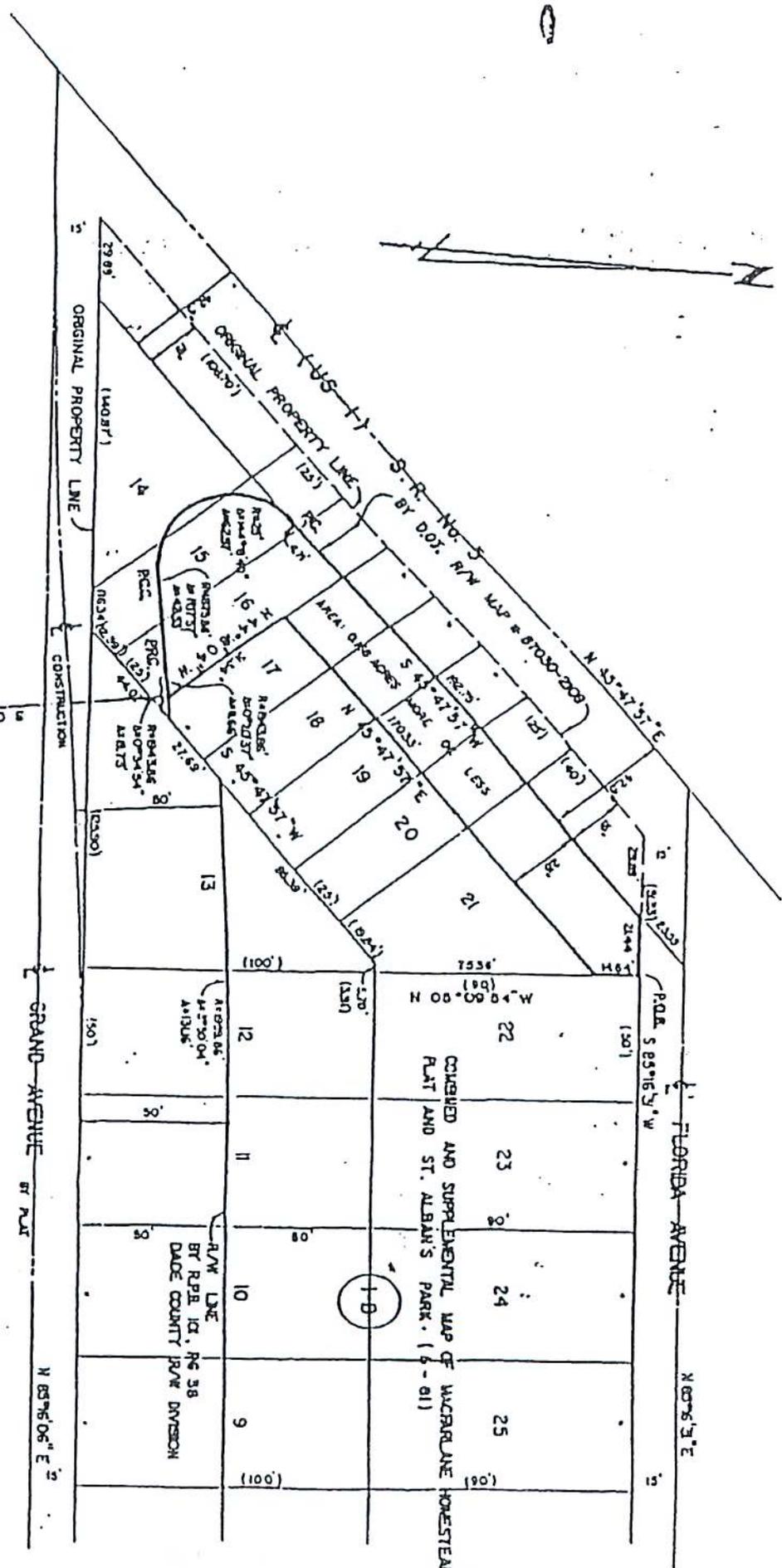
ALL THAT PART OF LOTS 14, 15, 16, 17, 18, 19, 20 & 21, BLOCK 1-B, "COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE B1, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 21, BLOCK 1-B, OF SAID PLAT; THENCE SOUTH $85^{\circ}16'31''$ WEST FOR A DISTANCE OF 21.44 FEET ALONG THE NORTH LINE OF SAID LOT 21; THENCE SOUTH $45^{\circ}47'57''$ WEST FOR A DISTANCE OF 192.75 FEET, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE ROAD NO. 5 (US-1) ACCORDING TO THE MAP NO. 87030 - 2109 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION ON DADE COUNTY, SAID LINE BEING 19 FEET SOUTHEASTERLY AND PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOTS 14 THRU 21, BLOCK 1-B, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY FOR A DISTANCE OF 62.97 FEET ALONG THE ARC OF SAID CURVE, THE SAME BEING THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND AVENUE ACCORDING TO THE R.P.B. 101, PG 58, OF DADE COUNTY, RIGHT-OF-WAY DIVISION, SHEET 2 OF 2, HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF $144^{\circ}18'40''$, TO THE BEGINNING OF A COMPOUND CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE NORTH; THENCE EASTERLY FOR A DISTANCE OF 42.53 FEET ALONG THE ARC OF SAID CURVE, ALSO BEING THE SAID NORTHERLY RIGHT-OF-WAY LINE OF GRAND AVENUE, HAVING A RADIUS OF 1875.86 FEET AND A CENTRAL ANGLE OF $1^{\circ}17'57''$, TO THE BEGINNING OF A REVERSE CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE SOUTH; THENCE CONTINUE EASTERLY FOR A DISTANCE OF 11.66 FEET ALONG THE ARC

OF SAID CURVE ALSO BEING THE SAID NORTHERLY RIGHT-OF-WAY LINE OF GRAND AVENUE, HAVING A RADIUS OF 1943.86 FEET AND A CENTRAL ANGLE OF $00^{\circ}20' 37''$, TO ITS INTERSECTION WITH THE BOUNDARY LINE BETWEEN LOTS 16 AND 17 BLOCK 1-B, OF SAID FLAT; THENCE NORTH $44^{\circ}18' 04''$ WEST FOR A DISTANCE OF 51.34 FEET, ALONG SAID BOUNDARY LINE TO A POINT 25 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLE, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5 (US-1); THENCE NORTH $45^{\circ}47' 07''$ EAST FOR A DISTANCE OF 170.33 FEET, ALONG A LINE 25 FEET SOUTHEASTERLY AND PARALLEL TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5 (US-1), TO A POINT ON THE EAST LINE OF SAID LOT 21, BLOCK 1-B; THENCE NORTH $05^{\circ}09' 54''$ WEST FOR A DISTANCE OF 14.64 FEET TO THE POINT OF BEGINNING

CONTAINING: 0.1676 ACRES MORE OR LESS.

NOTE:
DISTANCES SHOWN IN PARENTHESES



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

MACFARLANE HOMESTEAD - LINEAR PARK

DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION
CITY OF CORAL GABLES, FLORIDA

SCALE: 1" = 40'	DATE / / 53
APPRO. T.O.S.	SHEET 1 OF 4
DRAWN BY W.L.J.	FILE 2-109
REV BY J.M.	