



**CORAL
GABLES**

Date: 11/03/2011
Revised: 12/15/2011
Revised: 03/12/2012
Revised: 04/09/2012
Revised: 04/17/2012

PRELIMINARY ZONING ANALYSIS-GABLES GATEWAY II (MXD)
4535 PONCE DE LEON BLVD.

FOR DRC / PLANNING & ZONING BOARD SUBMITTAL

(Zoning Analysis for the above mention address has been produce with the contention that all the lots involved will be deemed to be a Mixed-Use Overlay District, if, the parties responsible for this project do not receive the required approvals from the City of Coral Gables this report will be deemed as void)

Project Architect: Behar, Font, & Partners P.A.
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Project #: T.B.D.
Project Address: 4535 Ponce De Leon Blvd.

ZONING GABLES GATEWAY II

D. R. C. Plans Review – 09/06/2011 (298 Granello Ave – DR-11-09-5671)
Zoning Analysis (DRC) – 11/03/2011

ZONING GABLES GATEWAY I

Project #: BL-08-08-0541
Project Address: 4585 Le Jeune Road

City Commission – 02/28/2006 (Approved –M.X.D. – 7. 04-2418)
City Commission – Modification: 07/11/2006 (Approved –M.X.D.3- E.-16 04-2418)
City Commission – Modification: 09/26/2006 (Approved –Affordable Housing)
City Commission – Modification: 03/13/2007 (Approved)
City Commission – Modification: 04/08/2008 (Approved –Repealing Ord. No. 1515 -easement)
City Commission – Modification: 04/29/2008 (Approved)
City Commission – Modification: 05/13/2008 (Approved)
City Commission – Modification: 08/26/2008 (Approved)
City Commission – Modification: 01/13/209 (Approved)

D. R. C. Plans Review – 04/01/2005 (Level One)
D. R. C. Plans Review – 12/18/2007 (Level One)

Zoning Analysis – Preliminary: 06/2005 (Continuance)
Zoning Analysis – 01/24/2006 (Continuance)
Zoning Analysis – 12/17/2007 (Revised 12/28/2007)
Zoning Analysis – 01/24/2008 (Continuance)
Zoning Analysis – 09/03/2008 (Continuance)
Zoning Analysis – 02/03/2009 (Continuance)
Zoning Analysis – 07/07/2009 (Continuance)
Zoning Analysis – 01/04/2011 (Continuance)
Zoning Analysis – 11/03/2011 (Continuance)
Zoning Analysis – 12/15/2011 (Revised)
Zoning Analysis – 03/12/2012 (Revised)
Zoning Analysis – 04/09/2012 (Revised)
Zoning Analysis – 04/17/2012 (Revised)

Board of Architects: 08/07/08 (Approved)
Board of Architects: 02/17/2011 (Med. Bonus Approved)

Ordinances – 2008-10 (Repealing Ord. #1515 –Dedicated Easement)
Ordinances – 14-1476 (Alley Vacation)

Resolution – 2006-41 (Neighbors Invite)
Resolution – 2006-42 (Directive to Meet with Owners)
Resolution – 2006-58 (Approving Mixed-Use Site Plan)
Resolution – 2006-146 (Approving as an M. X. D. 3)

Planning and Zoning Board Meeting: TBD
City Commission Approval: TBD
Board of Architects Final Approval: TBD
Waste Management Approval: **Required on the official plan(s) submittal.**

In the provided column below items in italics require approval/verification from City Departments other than Zoning. Items in bold require approval/verification from the Zoning Department.

CODE SECTION DEFINITIONS & NOTES	REQUIRED/ALLOWED	PROVIDED
Legal Description	GABLES GATEWAY I 03-4120-017-2250 INDUSTRIAL SEC LOTS LOTS 1 THRU 23 & LOTS 76 THRU 88 & POR OF ALLEY BET LOTS 1 THRU 10 & LOTS 76 THRU 88 BLK 17 LOT GABLES GATEWAY II 03-4120-017-2440 INDUSTRIAL SEC 22 LOTS 25 & 26 BLOCK 17 LOT SIZE 5000 SQ FT	Lot Size G. Gateway I = 100,841 <u>G. Gateway II = 34,500 sq. ft.</u> Total Lot Size = 135,341 sq. ft. As per Dade-County legal description Lots 25 & 26 do not include alley portion. This area has its own folio number (see 03-4120-017-2441). <u>Need to add folio number to list.</u> -Compliance required at time

	<p>03-4120-017-2510 INDUSTRIAL SEC LOTS 27 & 28 BLOCK 17 & NWLY15FT OF ALLEY LYG SELY & ADJ LOT SIZE 5750 SQ FT</p> <p>03-4120-017-2520 INDUSTRIAL SEC LOTS 29 & 30 BLOCK 17 & NWLY15FT OF ALLEY LYG SELY & ADJ LOT SIZE 5750 SQ FT</p> <p>03-4120-017-2650 INDUSTRIAL SEC LOTS 55 THRU 60 INC & 15FT STRIP LYG NWLY & ADJ BLK 17.</p> <p>03-4120-017-2441 INDUSTRIAL SEC PB 28-22 WNLY15FT OF ALLEY LYG SELY & ADJ TO LOTS 25 & 26 BLK 17</p>	<p>of final plan submittal.</p> <p><u>Facing</u> Lots platted facing Granello Ave & Ponce De Leon Blvd.</p>
Land-use map, Plate 9 of 18	Land Use Designation	Industrial Use – Mixed-Use Overlay District (MXD)
Zoning map, Plate 9 of 18	Zoning Use District	(I) Industrial District South Industrial Mixed-Use District.
Area of Site	As per Survey dated 07/25/2006 by Hadonne Corp. Gables Gateway II is 34,500 sq. ft. with alley, + 100,841 for Gables Gateway I = 135,341	1 acre = 43,560 $135,341/43,560 = 3.107$ acre
Restrictive Covenant	Restrictive Covenant required in Lieu of a Unity of Title.	Must provide a declaration of Restrictive Covenants in lieu of a Unity of Title for all lots. Also need a Restrictive Covenants in lieu of a Unity of Title for Gables Gateway I & II if projects are to be considered as one. -Compliance required at time of final plan submittal.
Site Specifics		
	As per Article 4, Section 4-201, a	Site Specifics do not apply to

	<p>– 7, E, iii: The site specific standards of this Code shall not apply to properties seeking assignment of an MXD overlay. Approval of an MXD overlay shall deem underlying site specific regulations as void.</p>	<p>properties seeking assignment of an MXD overlay.</p>
<p>Sections 3-201 thru 3-210 General Development Review Procedures Division 2</p>		
	<p>See sections 3-201 thru 3-210 for clarifications on General Development Review Procedures, Pre-application conference, Applications, Determination of completeness, Review by Development Review Committee, Permit uses, Building site determination, Building permit, Zoning permits, Certificate of use, & Resubmission of application affecting same property.</p>	<p>See sections 3-201 thru 3-210 for clarification.</p>
<p>Sections 3-301 thru 3-304 Uniform Notice and Procedures for Public Hearing Division 3</p>		
	<p>See sections 3-301 thru 3-304 for clarifications on Applicability, Notices, Reconsideration of the City Architect administrative determination, & Quasi-judicial procedures.</p>	<p>See sections 3-301 thru 3-304 for clarification.</p>
<p>Sections 3-401 thru 3-411 Conditional Uses Division 4</p>		
	<p>An application for Conditional Use approval shall be made in writing to the City, including a site plan,</p>	<p>Must obtain approval for Conditional Use. As per Section 4-303 (Industrial District) a</p>

	<p>and shall be accompanied by application fees.</p> <p>See sections 3-401 thru 3-411 for clarification.</p>	Mixed-Use building is a Conditional Use.
Sections 3-1201 thru 3-1205 Abandonment and Vacation Division 12		
	<p>The purpose of this Division is to establish a uniform procedure for the review or abandonment and vacation of non-fee property interests of the City with regard to compliance with the Comprehensive Plan. This Division applies to city streets, alleys, easements and other non-fee property interests of the City of similar character.</p>	Complies, see Ordinance 14-1476.
Section 3-2001 thru 3-2005 Art in Public Places		
	<p>It is the purpose of this Division to establish a formal policy for the City pertaining to the funding, acquisition, placement and maintenance of public art and the maintenance of historic public art. The policy is outlined in <i>The City of Coral Gables Art in Public Places Program: Funding Goals and Implementation Guidelines</i>, which may be revised and clarified from time to time upon the recommendation of the Cultural Development Board and final approval by Resolution of the City Commission. It is the intention of this program to preserve the City's artistic heritage, enhance its character and identity, contribute to economic development and tourism, add beauty and interest to</p>	<i>Must comply with section 3-2001 thru 3-2005 (Art in Public Places). Please contact Cynthia Birdsill at 305-460-5310 for this requirement.</i>

	public spaces and increase opportunities for the public to experience and participate in the arts through the acquisition and installation of world-class art in publicly accessible areas.	
Mixed Use District (MXD) Section 4-201		
	<p>e. Applicability.</p> <p>i. An MXD may constitute an individual mixed use building(s) or can be assigned as an overlay zoning designation in the Commercial (C) and Industrial (I) Districts and are in addition to the underlying zoning designation and other applicable City regulations. Please see Table 1 below for applicability of provisions for individual mixed use buildings and overlay districts.</p> <p>ii. MXD as an individual mixed use building(s) shall be subject to the following regulations:</p> <p>(a) Multi-family residential and residential accessory uses are permitted uses as a part of a site plan approval.</p> <p>(b) The site plan requires conditional use review and approval.</p> <p>(c) All underlying zoning district regulations are applicable for the subject property unless superseded by the relevant regulations in Table 1.</p> <p>iii. The site specific standards of this Code shall not apply to</p>	<p>(b) The site plan requires conditional use review and approval.</p> <p>(c) All underlying zoning district regulations are applicable for the subject property unless superseded by the relevant regulations in Table 1.</p> <p>iii. The site specific standards of this Code shall not apply to</p>

	properties seeking assignment of an MXD overlay. Approval of an MXD overlay shall deem underlying site specific regulations as void.	properties seeking assignment of an MXD overlay.
Gables Gateway I Proposed Uses are: 1. Residential (MXD) c. Multi-family dwellings. e. Offices. g. Restaurants. h. Retail sales and services. 7. Swimming pools as an accessory use. 8. Indoor recreation/entertainment (Fitness Center).	B. Permitted uses for overlay districts only. 1. Accessory uses, residential. 5. Ground floor uses. e. Office uses where public rights-of-way are in excess of one hundred (100) feet in width. h. Retail sales and services. 8. Uses permitted in the underlying district as a permitted use and conditional use subject to the permitted ground floor uses as listed above.	Gables Gateway II Proposed Uses are: b. Fountains. c. Planters. d. Reflecting pool(s). e. Trellises. 11. Indoor recreation/entertainment. 15. Offices. 20. Parking Lots. <u>& Residential (MXD)</u> Need to clarify use for Multi-Purpose room on Recreational Level. -Compliance required at time of final plan submittal. Complies, Multi-purpose room parking was calculated at 1 per 250 and project still meets parking.
	C. Conditional uses. 7. Mixed use building(s).	Need conditional Use approval for Mixed Use Building.
Table 1		
	1. Minimum site area for an MXD District. Twenty-thousand (20,000) square feet.	Complies, project site area exceeds 20,000 square feet.
	4. Lot coverage. No minimum or maximum.	Complies.
Code requires 8% of total square footage (not including parking garage square footage) or entire ground	5. Provide a minimum of eight (8%) percent of the total square footage of the building square footage (not including parking	Complies, as per latest interpretation B.O.H. and Office space are considered allowed ground floor use.

<p>floor, whichever is greater to be permitted ground floor uses.</p> <p>THIS IS AS PER ARCHITECTS NUMBERS.</p> <p>Gables Gateway I (ground) Restaurant = 2,005 Retail = 24,220 Office = 1,160 Fitness Center = 3,725</p> <p>Gables Gateway II (ground) Office Ground Floor = 8,000 Fitness Center = 1,050</p> <p><u>Total Combined Ground Flr.</u> 40,160 Proposed (ground floor) Total Required = 69,724</p> <p>As per Architect</p> <p>G. Gateway I = 339,094 G. Gateway II = 134,428 Total = 473,522 473,522 * 8% = 37,882</p> <p>8% = 37,882 Total Ground Floor = 69,724</p>	<p>garage square footage) or the entire ground floor, whichever is greater, of permitted ground floor uses. Remaining portions of the building may be uses permitted in the underlying zoning designations as modified by these regulations.</p> <p>5. Ground floor uses.</p> <ol style="list-style-type: none"> Government uses. Live work units. Multi-family dwellings. Museums. Offices. Overnight accommodations. Restaurants. Retail sales and services. Theaters. Sales and/or leasing offices as a part of a residential development for a period not to exceed twelve (12) months from the issuance of a Certificate of Occupancy. The City Manager may grant a maximum of two (2) extensions for a period of six (6) months each with a cumulative total not to exceed twelve (12) months. 	
	<p>6. Mediterranean architecture. Mandatory for MXD overlay districts.</p>	<p><i>Plans must be approved by the Board of Architects for Mediterranean Design.</i></p>
E. Building regulations.		
<p>Encroachments of bridges over rights-of way. Dade County has H & H corp. for one property and LG Coral Gables for the other.</p>	<p>1. Bridges traversing a public right-of-way are permitted, however, only if properties on both sides are under same ownership.</p>	<p>1. Need to show that both Gables Gateway 1 and 2 are under the same owner in order to have a bridge traversing over right-of-way (Dade County has H & H corp. for one property and LG Coral Gables for the other). Need to also file a Unity of Title</p>

		for both properties. -Compliance required at time of final plan submittal.
	2. Encroachments for balconies, awning, etc.	<i>Any Encroachment must be approved by Public Works.</i>
<p>Floor area for Commercial, Industrial, and Mixed Use buildings is the total floor area including the gross horizontal area of the several stories of any building or buildings on the site, as measured from the exterior facing of exterior walls, and shall include any building area except for:</p> <p>A. Balconies which extend from exterior wall and extensions;</p> <p>B. Off-street parking areas within the building;</p> <p>C. Lobbies; and</p> <p>D. Open plazas.</p> <p>As per Architect:</p> <p>GABLES GATEWAY I 1st Floor Restaurant Area = 2,005 Retail Area = 27,945 Office = 1,160 Apartment = 5,881 Main & Elev. Lobby = 3,260* B.O.H. 10,927* Vert. Circulation = 1,614* Corridor Area = 582 Total 50,114 (36,991/13,123) (* not counted on F.A.R.)</p>	<p>3. Floor area ratio. Up to 3.5 with Med. Bonus. (See Section 5-604 below)</p> <p style="text-align: center;"><u>Gables Gateway I</u></p> <p>Lot Size = 100,841 sq. ft. 100,841 X 3.0 = 302,523 sq. ft.</p> <p>With Med. Bonus. 100,841 X .5 = 50,420.5 sq. ft.</p> <p>Total Allowed = 352,944 sq. ft.</p> <p style="text-align: center;"><u>Gables Gateway II</u></p> <p>Lot Size = 34,500 sq. ft. 34,500 X 3.0 = 103,500 sq. ft.</p> <p>With Med. Bonus. 34,500 X .5 = 17,250 sq. ft.</p> <p><u>Total Allowed = 120,750 sq. ft.</u></p> <p>Total Allowed = 473,694 sq. ft.</p> <p>As per Architect:</p> <p>GABLES GATEWAY II 1st Floor Retail Area = 1,050 Office = 8,000 <u>Main & Elev. Lobby = 5,085*</u> Total 14,135 (9,050/5,085)</p> <p>2nd Floor Office = 6,883 <u>Main & Elev. Lobby = 976*</u> Total 7,859 (6,883/976)</p>	<p>Complies:</p> <p>Total Allowed = 473,694 sq. ft. Total proposed = 396,098</p>

<p>2nd Floor B.O.H. = 382*</p> <p>3RD Floor B.O.H. = 382*</p> <p>4TH Floor B.O.H. = 342*</p> <p>5th Floor Apartment Area = 42,984 Elev. Lobby = 247* B.O.H. = 2,379* Vert. Circulation = 1,568* <u>Corridor Area = 5,530</u> Total 52,708 (42,984/9,477)</p> <p>6TH & 7TH Floor Apartment Area = 45,427 Elev. Lobby = 246* B.O.H. = 827* Vert. Circulation = 1,400* <u>Corridor Area = 4,585</u> Total 52,485 (90,854/13,622)</p> <p>8th Floor Apartment Area = 35,839 Elev. Lobby = 246* B.O.H. = 827* Vert. Circulation = 1,193* <u>Corridor Area = 3,737</u> Total 41,842 (35,839/5,396)</p> <p>9th & 10th Floor Apartment Area = 35,839 Elev. Lobby = 246* B.O.H. = 827* Vert. Circulation = 1,193* <u>Corridor Area = 3,737*</u> Total 41,842 (71,678/11,512)</p> <p>Roof Level B.O.H. = 249* <u>Vert. Circulation = 333*</u> Total 582</p>	<p>3rd Floor Office = 7,833 <u>Main & Elev. Lobby = 1,147*</u> Total 8,980 (7,833/1,147)</p> <p>4th Floor Apartment Area = 15,666 <u>Main & Elev. Lobby = 2,669*</u> Total 8,980 (15,666/2,669)</p> <p>5th THRU 9th Floor Apartment Area = 78,320 <u>Main & Elev. Lobby = 12,485*</u> Total 8,980 (78,320/12,485)</p> <p>Roof Level <u>B.O.H. = 359*</u> Total 359</p> <p>TOTAL COUNTED = 117,752 TOTAL B.O.H. = 22,694</p> <p>278,346 G. GATEWAY I <u>117,752 G. GATEWAY II</u> 396,098 TOTAL</p>	
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TOTAL COUNTED = 278,346 TOTAL B.O.H. = 54,858		
	4. Floors. No minimum or maximum.	Complies.
	5. Floor to floor height. The minimum floor-to-floor height shall be permitted as regulated per the Building Code.	<i>Floor-to-floor height to be approved by the Building Official.</i>
	6. Height. The permitted heights for habitable space for the following underlying zoning designations shall be as follows: Up to a maximum of one hundred (100) feet in an Industrial District.	Height governed by CLUP; 99'-0" max in the Industrial section (72' + 13.5 + 13.5 = 99'-0"). Complies Sheet A-2.3 shows a height of 99'-0".
	7. Height of architectural elements, etc. The permitted height of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations shall be as follows: Industrial Districts: up to a maximum of twenty-five (25) feet.	Proposed non-habitable structures are allowed to occupy an additional 25'-0". (Industrial) Allowed 99'-0" + 25'-0" = 124'-0" (Industrial) Proposed Plans need to indicate proposed height above Roof Level for architectural elements. Complies, sheet A-2.0 shows a height of 20'-8" above roof.
	8. Height adjoining residential uses.	N/A, project not within 100' of residential district.
	9. Number of buildings per site. No minimum or maximum required.	Complies.
Ground floor building frontage on primary streets.	10. Minimum of fifty (50%) percent of the linear ground floor building frontage shall include retail sales and service, or restaurant or public realm	Complies: Ponce Required = 242'-3" Ponce Proposed = 489'-3"

	land area (i.e. plazas, courtyards, open space, etc.) uses. Primary Street means a major street of considerable continuity which serves or is intended to serve as a major traffic artery connecting large areas of the community (City).	Le Jeune Required = 137'-.5" Le Jeune Proposed = 137'-.5"+
Ground floor building frontage on secondary streets.	11. Minimum of forty (40%) percent of the linear ground floor building frontage shall include retail sales and service, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Secondary Street means a minor street used to access abutting properties which carries traffic to the primary street system.	Complies: Granello Required = 277'-10" Granello Proposed = 345'-5"
	12. Retail frontage on alleys. No minimum or maximum required.	Complies, no minimum or maximum required.
<p>1 acre = 43,560 $135,341/43,560 = 3.10$ acres $125 \times 3.10 = 387.5$ units</p> <p>Gables Gateway I Ground floor = 5 units 5th floor = 45 units 6th -7th floor = 46 each floor 8th floor = 36 9th - 10 floor = 36 each floor Total = 250 units</p> <p>Gables Gateway II Recreational level = 19 units Studios = 5 units 1 Bedrooms = 6 units 2 Bedrooms = 8 units</p> <p>Typical Level = 20 units X 5</p>	13. Residential density. Up to a maximum of one hundred and twenty-five (125) units per acre.	<p>Allowed Residential units 3.10×125 units = 387.5 units</p> <p>Proposed residential Units G. Gateway I = 250 G. Gateway II = 119 Total proposed = 369 Total allowed = 388</p>

<p>floors = 100 Studios = 5 units 1 Bedrooms = 6 units 2 Bedrooms = 9 units</p>		
	<p>14. Setbacks (building).</p> <p>Front: Up to forty-five (45) feet in height: None. If over forty-five (45) feet in height: Ten (10) feet.</p> <p>Side: Interior side: None.</p> <p>Side street: Fifteen (15) feet.</p> <p>Rear: Abutting a dedicated alley or street: None. No abutting dedicated alley or street: Ten (10) feet.</p> <p>Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.</p> <p>Applicants and property owners desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations.</p>	<p>Front Setback Complies, property has two fronts. Setbacks may be reduced to 0' with Mediterranean bonus.</p> <p>Interior Side Complies, code does not have an interior side setback requirement for Industrial District.</p> <p>Rear Setback No rear (property has two fronts).</p> <p>Complies, balconies do not exceed a projection of 6'-0"</p>
	<p>15. Setback reductions.</p>	<p>N/A</p>
	<p>16. Setbacks adjoining residential uses.</p>	<p>N/A</p>
	<p>17. Street/lot frontage. No minimum or maximum.</p>	<p>N/A</p>
F. Design regulations.		
	<p>1. Arcades and/or loggias.</p> <p>Arcades, loggias or covered areas may accommodate up to eighty (80%) percent of the entire linear length of the building based upon</p>	<p><i>Pending determination/approval by the Planning Department & Board of Architects.</i></p>

	<p>the site plan review criteria listed herein. Encroachment of the entire length or one hundred (100%) percent may be requested subject to review and approval at the time of site plan consideration.</p>	
	<p>2. Architectural relief elements.</p> <p>Architectural relief and elements (i.e., windows, cornice lines, etc.) shall be provided on all sides of buildings and include similar architectural features as to those provided on the front façade.</p>	<p><i>Pending determination/approval by the Board of Architects.</i></p>
	<p>3. Building support services. All mechanical, electrical and other associated support service areas shall be located entirely within the structure.</p>	<p>Complies</p>
	<p>4. Facades.</p> <p>Facades in excess of one hundred and fifty (150) feet in length, shall incorporate design features with the use of, but not limited to the following items:</p> <p>(a) Breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals. (b) Use of architectural relief and elements.</p>	<p>Complies</p>
	<p>5. Lighting (street).</p> <p>Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following: Light fixtures/poles up to thirty-five (35) feet in height. Subject to all other applicable City code provisions.</p>	<p><i>To be approved by Public Works. (If applicable, show on plans.)</i></p>

	<p>6. Lighting (building). External illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission.</p>	<p><i>To be reviewed by the Planning department and by the City Commission. (If applicable, show on plans.)</i></p>
	<p>7. Lighting (landscaping). Lighting in the form of up lighting of landscaping is encouraged.</p>	<p><i>To be approved by Public Works and Public Service.</i></p>
	<p>8. Outdoor storage. The storage of materials, goods, merchandise, and equipment for the purpose of display and/or sales outside the confines of any buildings or structures is prohibited.</p>	<p>Complies, display and/or sales outside the confines of the building not proposed.</p>
	<p>9. Overhead doors. Overhead doors shall not face or be directed towards residential properties and/or adjacent rights-of-way abutting residentially zoned properties.</p>	<p>Complies, no overhead doors proposed facing residential property.</p>
	<p>10. Paver treatment. Paver treatments shall be included in the following locations: Driveway entrances. Crosswalks. Sidewalks. Minimum of twenty-five (25%) percent of paving surface.</p>	<p><i>To be approved by Public Works and Public Service.</i></p>
	<p>11. Parking garage. Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.</p>	<p><i>To be approved by the Board of Architects & Public Works and Public Service.</i></p>

	<p>12. Pedestrian access orientations.</p> <p>All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.</p>	<p>Complies, proposed entrance oriented towards Granello and Ponce.</p>
	<p>13. Pedestrian amenities.</p> <p>Pedestrian amenities shall be provided on both private property and/or public open spaces including but not limited to the following:</p> <p>Benches. Information kiosks. Lighting. Bike racks. Refuse containers. Sidewalk pavement treatments. Statuary. Street crosswalk paver treatments. Wall mounted fountains. Water fountains and other similar water features.</p> <p>All pedestrian amenities shall be permanently secured to the ground surface. Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.</p>	<p>Complies, various pedestrian amenities provided such as:</p> <ul style="list-style-type: none"> • Benches • Bike Rack • Water fountains and other similar water features. <p><i>Public Service to verify that amenities are consistent with the City's Public Realm Design Manual.</i></p>
	<p>14. Pedestrian design features for building frontages (street level only).</p> <p>On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included: Display windows or retail display</p>	<p>Complies, as per latest interpretation B.O.H. and Office space are considered allowed ground floor uses and permitted as building frontages.</p>

	<p>area; Landscaping; and/or, Architectural building design features.</p> <p>The intent is to create pedestrian and shopper interest, preclude inappropriate or inharmonious design, preclude blank walls of building faces, and prohibit windows from being permanently obstructed.</p>	
	<p>15. Pedestrian pass-through/paseo.</p> <p>Pedestrian pass-throughs shall be provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following:</p> <p>Minimum of ten (10) feet in width.</p> <p>Include pedestrian amenities as defined herein.</p> <p>In lieu of providing one (1) pass through of ten (10) feet every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1), twenty (20) foot wide pass-through.</p>	<p>Complies:</p> <p>Granello total street frontage 693'-9" / 250 or fraction = 3 (10'-0") paseos or 1 (20'-0") and 1 (10'-0") paseo. Proposed = 35'-7" + 11'-2" + 25'-2".</p> <p>Ponce total street frontage 507'-2" = 3 (10'-0") paseos or 1 (20'-0") and 1 (10'-0") paseo. Proposed = 57'-2" + 8'-6"</p>
	<p>16. Porte-cocheres. Porte-cocheres are prohibited on front property line or primary street.</p>	<p>Complies, no porte-cocheres proposed on primary street.</p>
	<p>17. Rooftop screening. All mechanical, electrical, cellular antennas and other similar roof top building support services shall be</p>	<p>Need to show all rooftop equipment on plans with the required screening.</p>

	entirely screened from public view subject to the discretion and approval from the Board of Architects for design and screening material. Landscaping may be used as a screening material at the discretion of the Board of Architects.	Complies, see sheet A-1.0.1 for note.
G. Landscaping		
	1. Landscape open space. Must meet requirements listed in article 5, Division 11.	See review under Section 5-1105 Below.
H. Parking/vehicle storage.		
Gables Gateway I Parking Proposed = 644 spaces $644/250 = 3$ spaces Gables Gateway II Parking Proposed = 272 spaces $290/250 = 2$ spaces Combined $644 + 292 = 936$ $936/250 = 4$ spaces	1. Bicycle storage. To encourage the use of bicycles, etc., a minimum of one (1) ten (10) foot bicycle rack for each two hundred and fifty (250) parking spaces or fraction thereof shall be provided.	Sheet A-1.1 must show that proposed bicycle rack has a minimum of four (4), ten (10) foot long bicycle racks. Need to show dimensions on plans. Complied, see sheet a-1.1.
	2. Boats, trailers, etc. Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.	To be verified after project is completed.
	3. Curbing. Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street intersections and points of pedestrian crossing.	<i>To be approved by Public Works.</i>
	4. Loading/unloading areas. Off-street loading standards and	See review under section 5-1409 below.

	requirements shall conform to the requirements as set forth in Article 5, Division 14.	
	<p>5. Nonresidential uses.</p> <p>Off-street parking requirements shall be calculated utilizing a blended parking of one (1) space per two hundred and fifty (250) gross square feet.</p>	See parking calculations.
	<p>6. On-street parking.</p> <p>On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested.</p>	<i>To be approved by the Parking Department, Public Works, and Public Service.</i>
	<p>7. Parking garages.</p> <p>Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages. Parking facilities shall accommodate pedestrian access to all adjacent street(s) and alleys.</p>	Complies, garage door is facing a secondary street (side street).
	<p>8. Parking space limitations.</p> <p>Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement marking, etc., are permitted.</p>	Complies.
	<p>9. Residential uses.</p> <p>Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division.</p>	See review under section 5-1409 below.

	10. Surface parking areas.	Complies, no surface parking lots or similar VUA's are proposed to front on primary street.
	11. Valet parking areas. If valet parking is desired, the valet parking drop-off areas shall be provided on private property. Tandem and/or stacking of parking are prohibited.	Plans show tandem parking through-out several sheets. Need to provide note stating that tandem and/or stacking of parking will not be used for valet purpose. Complies, see sheet A-1.2 for note.
I. Sanitation and service areas.		
	1. General. In accordance with Article 5, Division 17.	See review under section 5-1701-1702 below.
J. Signs.		
	1. General. In accordance with Article 5, Division 19.	Need plans to indicate that all signs will be submitted under a separate permit. Complies, see sheet A-2.0 for note. "All signs will be submitted under a separate permit"
K. Streets and alleys.		
	1. Streets and alleys. Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria and procedure in Article 3, Division 12.	Complies, see Ordinance 14-1476. Encroachment permission required for bridge on 5 th floor. Note stated on sheet A-1.0. -Compliance required at time of final plan submittal, see document attached.
	2. Driveways. Vehicular access to parking garages shall be from a side street or alley. Vehicular entrances for drive-	Complies, garage door is facing a secondary street (side street).

	through facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one (1) curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	
	<p>3. Sidewalks.</p> <p>Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking garage entrances, parking areas, primary and secondary pedestrian entrances, etc.</p> <p>Sidewalks shall be located on both sides of all streets with a minimum of four (4) foot unobstructed clear area.</p>	Complies, continues pedestrian network proposed.
L. Utilities.		
	<p>1. Underground Utilities.</p> <p>All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.</p>	<i>To be approved by Public Works. See review below under Article 5, Division 22.</i>
	<p>2. Above ground utilities.</p> <p>Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in accordance with the provisions of Article 5, Divisions 11 and 18. Screening materials may include landscaping, walls, fencing, etc., to achieve one hundred (100%) percent opacity. Approval of type of screening shall be determined at time of site plan review.</p>	<p>Need to show all proposed utilities and mechanical equipment with required screening.</p> <p>Complies, see sheet A-2.0.</p>
M. Miscellaneous.		

	<p>1. Configuration of land.</p> <p>The parcel proposed for development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation.</p>	Complies, parcel proposed is contiguous and of sufficient width and depth.
	<p>2. Easements.</p> <p>The City may, as a condition of approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission.</p>	<i>To be determined by City Commission.</i>
	<p>3. Encroachments into public right-of-way.</p>	<i>Lights on arcade and awnings must be approved by Public Works.</i>
	<p>4. Live work units.</p>	N/A, live work units not proposed.
	<p>5. Public realm improvements.</p> <p>Responsibility. All property owner(s) that desire to develop pursuant to these regulations shall be required to fund, install, and maintain all public realm improvements required herein on private property as well as those required from the property boundary to the centerline of all contiguous public rights-of-way. A property owner may also provide public realm improvements up to</p>	<i>To be determined by City Commission.</i>

	the property line on the far side of rights-of-way abutting his/her property. These improvements as identified in the “Master Streetscape Plan” and “Underground Facilities Master Plan” include, but are not limited, to the following: landscaping; paving; signage; street furniture; public right-of-way improvements; and undergrounding of all utilities.	
	6. Transfer of density and floor area ratio within site plan.	<i>To be approved by City Commission.</i>
Industrial District (I) Section 4-303		
Gables Gateway I Proposed Uses: 11. Indoor recreation/entertainment. 15. Offices. 23. Restaurants. 25. Retail, sales and service. 27. Swimming pools as an accessory use. C. Conditional uses. 3. Mixed use building(s).	A. Purpose. The purpose of the Industrial (I) District is to accommodate related industrial uses in the City. B. Permitted uses. The following uses are permitted in the (I) District subject to the standards in this Section and other applicable regulations in Article 5: 1. Accessory uses, buildings or structures as follows: b. Fountains. c. Planters. d. Reflecting pool(s). e. Trellises. 11. Indoor recreation/entertainment. 15. Offices. 20. Parking Lots. C. Conditional uses. 3. Mixed use building(s).	Proposed Uses are: b. Fountains. c. Planters. d. Reflecting pool(s). e. Trellises. 11. Indoor recreation/entertainment. 15. Offices. 20. Parking Lots. <u>& Residential (MXD)</u> Need to clarify use for Multi-Purpose room on Recreational Level. This use was calculated at 1 per 250. -Compliance required at time of final plan submittal.
	C. Conditional uses. The following uses are permitted in the Industrial	Must obtain approval for Conditional Use. As per Section

	<p>District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:</p> <p>3. Mixed use building(s).</p>	<p>4-303 (Industrial District) a Mixed-Use building is a Conditional Use.</p>
	<p>D. Performance standards.</p> <p>1. Minimum parcel of land:</p> <p style="padding-left: 40px;">b. Greater than forty-five (45) feet in height shall have a minimum of two-hundred (200) feet of primary street frontage and minimum land area of twenty-thousand (20,000) square feet.</p> <p>2. Minimum parcel dimensions:</p> <p style="padding-left: 20px;">a. Width. Twenty (25) feet.</p> <p style="padding-left: 20px;">b. Depth. One-hundred (100) feet.</p> <p>3. Minimum setbacks. The following setbacks shall be provided for all buildings:</p> <p style="padding-left: 20px;">a. Front:</p> <p style="padding-left: 40px;">ii. The portion of a building above fifteen (15) feet shall be set back ten (10) feet from the property line at the lower of: a) a cornice line above fifteen (15) feet; b) the top of a parking pedestal; or c) forty (40) feet.</p> <p style="padding-left: 20px;">b. Side:</p> <p style="padding-left: 40px;">i. Interior side: None.</p> <p style="padding-left: 20px;">c. Rear:</p> <p style="padding-left: 40px;">i. Abutting a dedicated alley or street: None.</p> <p style="padding-left: 40px;">ii. Not abutting dedicated alley or street: Ten (10) feet.</p> <p style="padding-left: 20px;">d. Balconies: Cantilevered open</p>	<p>b. Will comply once Gables Gateway I & II are merged into one.</p> <p>2. Complies, lot has a Width of 150' feet, and a Depth of 230'.</p> <p>3. Setbacks:</p> <p style="padding-left: 20px;">a. Complies, property has two fronts. Ponce side front has a setback of 11'-3", Granello side has 12'8".</p> <p style="padding-left: 20px;">b. Complies, code does not have an interior side setback requirement for Industrial District.</p> <p style="padding-left: 20px;">c. No rear (property has two fronts).</p> <p style="padding-left: 20px;">d. Complies, balconies do</p>

	<p>balconies may project into the required setback areas a maximum of six (6) feet.</p> <p>4. Height.</p> <p>a. Any structure within one hundred (100) feet of single-family residential: Thirty-five (35) feet.</p> <p>b. Other uses: Seventy-two (72) feet.</p> <p>c. Manufacturing: Forty-five (45) feet.</p> <p>5. Floor area ratio (FAR): 3.0.</p>	<p>not exceed a projection of 6'-0"</p> <p>4. Height.</p> <p>a. Complies, property is not within 100' feet of single-family.</p> <p>b. Sheet A-2.0 shows a proposed height of 99'-0". Industrial District has a limit of 72'-0" feet (99'-0" with Med. Bonus).</p> <p>5. Lot size 135,341 X 3.0 = 406,023 sq. ft. Allowed 135,341 X .5 Med. = 67,670.5 406,023 + 68 = 120,750 Max FAR Allowed = 473,694.</p>
<p>5-113 Trellis</p>		
	<p>Trellises may be permitted as an accessory use subject to review and approval by the City Architect or the assigned Development Review Official and the following:</p> <p>A. Trellises may be constructed of the following materials:</p> <p>1. All wood members shall be constructed of one of the following approved materials:</p> <ol style="list-style-type: none"> a. Solid select heart cypress. b. Solid heart mahogany. c. Solid heart teak. d. Solid heart cedar. e. Clear vertical grain redwood. f. Pressure treated pine or fir except creosote pressure treated wood. g. Similar type or quality of wood to those noted above, as approved by the City Architect 	<p>Need to indicate Trellis material and that all fastening clips, hurricane clips, etc., used in the construction of the trellis shall be concealed from view with moldings, cover boards, etc.</p> <p>Complies, see sheet A-2.1 for note.</p>

	<p>or Development Review Official (DRO). All other wood members may be constructed of all the above materials including creosote pressure treated wood.</p> <p>2. Composite materials.</p> <p>3. Metal.</p> <p>C. Fastening clips, hurricane clips, etc., used in the construction of the trellis shall be concealed from view with moldings, cover boards, etc.</p>	
Section 5-120 Fountains and Reflective pools.		
	<p>Fountains and reflecting pools are permitted as an accessory use in any zoning district subject to City Architect approval. Maximum permitted depth is eighteen (18) inches.</p>	<p>Need to indicate that proposed fountain will not exceed a depth of 18" inches.</p> <p>Complies, see sheet A-1.1.</p>
Section 5-301 thru 5-302 Awnings and Canopies Division 3		
	<p>A. Material</p> <p>Awnings and entrance canopies placed upon, attached to, or forming any part of any building in any commercial or industrial district may be made of canvas, cloth, or other similar materials and of fiberglass, plastic or non-ferrous metals, but in no case shall any such awnings, shelter canopies, entrance canopies or carport canopies be made of wood or wood products or of masonite or similar materials; in all cases such awnings, shelter canopies, entrance canopies or carport canopies shall</p>	<p>Need to indicate material for proposed awning.</p> <p>Complies, see sheet A-2.1.</p>

	<p>generally simulate the appearance of canvas awnings, and must not be corrugated or slatted or with holes or other interstices.</p> <p>3. Rigid awnings or canopies which are stationary in character shall be designed to resist the following loads:</p> <p>a. Roofs shall be designed for a live load of not less than thirty (30) pounds per square foot except that roofs occupied as roof gardens or for concentrated loads shall be designated for the corresponding occupancies.</p> <p>b. Design shall not be based on the removal or repositioning of parts or the whole during periods of high wind velocity.</p>	
Section 5-604 Mediterranean Style Design.		
	<p>Purpose.</p> <p>a. Provide bonuses and incentives to property owners to encourage and expand the creative use of the various architectural styles in association with promoting public realm improvements.</p>	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
Table 1.		
1. Architectural elements on building facades.	Similar exterior architectural relief elements shall be provided on all sides of all buildings.	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
2. Architectural relief elements at street level.	On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>

	<p>street level:</p> <p>a. Display windows or retail display area;</p> <p>b. Landscaping; and/or</p> <p>c. Architectural relief elements or ornamentation.</p>	
3. Architectural elements located on the top of buildings.	<p>Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts:</p> <p>a. Air-conditioning equipment room.</p> <p>b. Elevator shafts.</p> <p>c. Elevator mechanical equipment rooms.</p> <p>d. Parapets.</p> <p>Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below.</p>	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
4. Bicycle storage.	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.	Superseded by MXD requirement of one (1) ten (10) foot bicycle rack for each two hundred and fifty (250) parking spaces or fraction thereof shall be provided.
5. Building facades.	Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.	Complies, façade does not exceed 150' feet in length.
6. Building lot coverage.	No minimum or maximum building lot coverage is required.	Complies, no minimum or maximum required.
7. Drive through	Drive through facilities including	Complies, no drive through

facilities.	but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon.	proposed on Ponce.
8. Landscape open space area. Gables Gateway I 100,845 X 10% = 10,845 Gables Gateway II 34,500 X 10% = 3,450 Total Required = 14,295 Total Proposed = 17,584	Each property shall provide the following minimum landscape open area (percentage based upon total lot area): b. Ten (10%) percent for mixed use properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.	Complies, Total Required = 14,295 Total Proposed = 17,584
9. Lighting, street.	Street lighting shall be provided and located on all streets/rights-of-way.	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
10. Parking garages.	Ground floor parking as a part of a multi-use building shall not front on a primary street.	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
11. Porte-cocheres.	Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
12. Sidewalks/ pedestrian access.	All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets.	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
13. Soil, structural.	Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
14. Windows on	Mediterranean buildings shall	<i>Plans must be approved by the</i>

Mediterranean buildings.	provide a minimum window casing depth of four (4) inches as measured from the face of the building.	<i>Board of Architects for Mediterranean Style & Bonuses.</i>
Table 2.		
1. Arcades and/or loggias.	Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use.	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
2. Building roofline.	Incorporation of horizontal and vertical changes in the building roofline.	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
3. Building setbacks.	Setbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
4. Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
5. Driveways.	Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
6. Lighting of Landscaping.	Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
7. Material on exterior building facades.	The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>

	limited to the following: marble, granite, keystone, etc.	
8. Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
9. Paver treatment.	<p>Inclusion of paver treatments in all of the following locations:</p> <p>a. Driveway entrances minimum of ten (10%) percent of total paving surface.</p> <p>b. Sidewalks. Minimum of twenty-five (25%) percent of total ground level paving surface.</p> <p>The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.</p>	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
10. Pedestrian amenities.	<p>Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following:</p> <p>a. Benches.</p> <p>b. Expanded sidewalk widths beyond the property line.</p> <p>c. Freestanding information kiosk (no advertising shall be permitted).</p> <p>d. Planter boxes.</p> <p>e. Refuse containers.</p> <p>f. Public art.</p> <p>g. Water features, fountains and other similar water features. Ground and/or wall mounted.</p> <p>Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.</p>	<i>Plans must be approved by the Board of Architects for Mediterranean Style & Bonuses.</i>
11. Pedestrian pass-	Pedestrian pass-throughs provided	Complies:

<p>through/paseos on properties contiguous to alleys and/or street.</p>	<p>for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following:</p> <p>a. Minimum of ten (10) feet in width. b. Include pedestrian amenities as defined herein.</p>	<p>Granello total street frontage 693'-9" / 250 or fraction = 3 (10'-0") paseos or 1 (20'-0") and 1 (10'-0") paseo. Proposed = 35'-7" + 11'-2" + 25'-2".</p> <p>Ponce total street frontage 507'-2" = 3 (10'-0") paseos or 1 (20'-0") and 1 (10'-0") paseo. Proposed = 57'-2" + 8'-6"</p>
<p>12. Underground parking.</p>	<p>The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the total surface lot area.</p>	<p>Complies, no underground parking proposed.</p>
<p>Section 5-1101 thru 5-1105 Landscaping Requirements Division 11</p>		
<p>Gables Gateway I 100,845 X 10% = 10,845</p> <p>Gables Gateway II 34,500 X 10% = 3,450</p>	<p>A. Section 5-1104 are general requirements that are applicable to all rights-of-way (r.o.w.) and private properties within the City, unless exempted herein:</p>	<p>-Compliance required at time of final plan submittal.</p>
<p>Section 5-1104 General requirements.</p>		
	<p>See section 5-1104 for the following requirements:</p> <ul style="list-style-type: none"> • Drainage • Irrigation • Installation • Lineal property line calculation • Maintenance • Plant Materials 	<p>-Compliance required at time of final plan submittal.</p>

	<ul style="list-style-type: none"> • Soils and infrastructure protection measures • Street and driveway intersection visibility requirements • Surface level vehicle use areas (VUA's) landscape buffer requirements • Surface level VUA's interior landscaping requirements • VUA's integrated into buildings 	
Section 5-1105 Landscaping Requirements.		
	<p>A. Public right-of way. Subject to review and approval by the Public Works Department and Public Service Department.</p> <p>Must comply with items 1 thru 6 contained within this section.</p>	<i>Provide approval from Public Works and Public Service.</i>
	B. Single-family residential properties.	N/A.
	<p>3. Mixed Use district. If vegetation can be installed within an alley, the below listed vegetation shall be installed along alleyways (rights-of-way) whenever practicable.</p> <p>a. One (1) palm or medium shade tree per thirty-five (35) feet linear feet or fraction thereof of alley abutting the property. A maximum of twenty-five (25%) percent of the total may be palm varieties.</p> <p>b. One (1) shrub per three (3) linear feet or fraction thereof of the alley abutting the property.</p>	<i>The requirements provided herein and any potential conflicts shall be subject to review and approval by the Public Works Department and Public Service Department.</i>
Gables I = 100,845 s.f.	C. Other properties	Complies,

<p>100,845/43,560 = 2.31</p> <p>Gables II = 34,500 s.f. 34,500/43,560 = .79 2.31 + .79 = 3.1</p> <p>28 trees X 3.1 = 86.8 224 shrubs X 3.1 = 694.4</p>	<p>2. Planting requirements.</p> <p>a. Large shade trees. A minimum of twenty-eight (28) large shade trees per acre of lot area or fraction thereof shall be located onsite.</p> <p>b. Shrubs. A minimum of two-hundred-and-twenty-four (224) shrubs per acre or fraction thereof shall be located onsite.</p>	<p>Trees: Required = 87 Proposed = 90.5</p> <p>Shrubs Required = 695 Proposed = 900</p>
	<p>C. Other properties</p> <p>3. Mixed use district alley planting requirements.</p> <p>If vegetation can be installed within an alley, the below listed vegetation shall be installed along alleyways (rights-of-way) whenever practicable.</p> <p>a. One (1) palm or medium shade tree per thirty-five (35) feet linear feet or fraction thereof of alley abutting the property. A maximum of twenty-five (25%) percent of the total may be palm varieties.</p> <p>b. One (1) shrub per three (3) linear feet or fraction thereof of the alley abutting the property.</p> <p>The requirements provided herein and any potential conflicts shall be subject to review and approval by the Public Works Department and Public Service Department.</p>	<p><i>If vegetation can be installed within an alley, the below listed vegetation shall be installed along alleyways (rights-of-way) whenever practicable.</i></p> <p><i>a. One (1) palm or medium shade tree per thirty-five (35) feet linear feet or fraction thereof of alley abutting the property. A maximum of twenty-five (25%) percent of the total may be palm varieties.</i></p> <p><i>b. One (1) shrub per three (3) linear feet or fraction thereof of the alley abutting the property.</i></p> <p><i>The requirements provided herein and any potential conflicts shall be subject to review and approval by the Public Works Department and Public Service Department.</i></p>
<p>Section 5-1402 Geometric standards for parking and vehicular use areas.</p>		
	<p>A. Dimensions and configuration of parking spaces.</p> <p>1. Required parking space</p>	

	<p>dimensions:</p> <p>b. Angled parking spaces: Eight and one-half (8½) feet by eighteen (18) feet.</p> <p>c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code.</p> <p>2. Wheel stops and curbing. Precast concrete wheel stops or curbing shall be provided for all angled parking spaces that abut a sidewalk such that cars are curbed at sixteen and one-half (16 ½) feet. The balance of the required depth of the parking spaces between the wheel stop or curb and the sidewalk shall be clear of obstructions.</p> <p>** 90 degree parking spaces shall be setback an additional one (1) foot from walls.</p> <p>3. Required aisle widths.</p> <p>Two-Way Aisle = 22 feet.</p>	<p>A1b. Complies, spaces meet minimum dimension.</p> <p><i>A1c. To be approved by Building Official.</i></p> <p>Complies, see sheet A-8.5 #4 (Typical pre-cast concrete wheel stop).</p> <p>Need to show that all 90 degree parking spaces will be setback an additional one foot from walls. Complies, see sheet A-1.1</p>
	<p>B. Dimensions of loading spaces. Loading spaces shall be at least ten (10) feet wide by twenty-five (25) feet long, and shall provide at least fourteen (14) feet of vertical clearance.</p>	<p>Need to show dimensions indicating that Loading spaces shall be at least ten (10) feet wide by twenty five (25) feet long, and shall provide at least fourteen (14) feet of vertical clearance.</p> <p>Complies, sheet A-1.1 shows a 14' vertical clearance, and a size of 15'-5" x 25'-7".</p>
<p>Section 5-1406. Visibility triangle.</p>		
	<p>A. General.</p> <p>1. All triangles of visibility that are</p>	<p>Provide compliance with Miami-Dade County Code for triangles of visibility.</p>

	<p>required by this Section shall be kept clear of visual obstructions between a height of two and a half (2½) feet and eight (8) feet above the established grade.</p> <p>2. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code.</p>	<p>See sheet A-1-1 for triangle of visibility.</p>
<p>Section 5-1409 Amount of required parking.</p>		
<p>The following B.O.H. will be exempt from parking:</p> <ul style="list-style-type: none"> • Stairs • Elevator • Service Corridors • Loading areas • Trash rooms • Electrical Rooms • FPL rooms • Emerg. Generator rooms • Fire pump rooms <p style="text-align: center;">Studio</p> <p>4th floor = 5 units 5th floor = 5 units 6th floor = 5 units 7th floor = 5 units 8th floor = 5 units <u>9th floor = 5 units</u> Total of 30 Studios</p> <p style="text-align: center;">One Bedroom</p> <p>4th floor = 6 units 5th floor = 6 units 6th floor = 6 units 7th floor = 6 units 8th floor = 6 units <u>9th floor = 6 units</u></p>	<p>Calculation of parking requirements.</p> <p style="text-align: center;">Multi-family dwellings.</p> <p>Efficiency, one (1) and two (2) bedroom units – 1.75 spaces per unit. Three (3) or more bedroom units – 2.25 spaces per unit.</p> <p style="text-align: center;">Offices.</p> <p>One (1) space per three hundred (300) square feet of floor area.</p> <p style="text-align: center;">Retail.</p> <p>One (1) space per two-hundred-and-fifty (250) square feet of floor area.</p> <p style="text-align: center;">Back of house (retail).</p> <p>One (1) space per two-hundred-and-fifty (250) square feet of floor area (includes Multi-Purpose).</p> <p style="text-align: center;">Restaurant</p> <p>Twelve (12) spaces per 1,000 square feet of floor area.</p> <p style="text-align: center;">Loading spaces.</p> <p>Loading spaces shall be provided</p>	<p>Multi-family dwellings. <u>Gables Gateway I & II</u> 232 + 119 units X 1.75 = 614.25 <u>Gables Gateway I & II</u> 18 units X 2.25 = 40.5 TOTAL = 654.75</p> <p style="text-align: center;">Office & Lobby <u>Gables Gateway I & II</u> 4,420 + 24,556/300 = 96.58(Offices & Lobby) TOTAL = 96.58</p> <p style="text-align: center;">Retail <u>Gables Gateway I</u> 24,220/250 = 96.88 TOTAL = 96.88</p> <p style="text-align: center;">Restaurant 2,005 X .83=24.06 TOTAL = 24.06</p> <p style="text-align: center;">Fitness Center <u>Gables Gateway I</u> 3,725/300= 12.41 <u>Gables Gateway II</u> 1,050/300= 3.5 TOTAL = 15.91</p> <p style="text-align: center;">B.O.H.</p>

<p>Total of 36 Studios</p> <p>Two Bedroom</p> <p>4th floor = 8 units</p> <p>5th floor = 9 units</p> <p>6th floor = 9 units</p> <p>7th floor = 9 units</p> <p>8th floor = 9 units</p> <p>9th floor = 9 units</p> <p>Total of 53 Studios</p>	<p>for all nonresidential or mixed use buildings that exceed a floor area of one hundred thousand (100,000) square feet of floor area, as follows:</p> <p>300,000 to 399,999 sq. ft.</p> <p>Total required = 4</p> <p>Total proposed = 4</p>	<p><u>Gables Gateway I</u> 2,394/250 = 9.57</p> <p><u>Gables Gateway II</u> 3,281/250 = 13.1</p> <p>TOTAL = 22.67</p> <p>TOTAL COMBINED = 910.85</p> <p>Total proposed = 916</p> <p>Total required = 911</p>
<p>Section 5-1410 Miscellaneous Parking Standards.</p>		
<p>20% of 50 = 10 spaces</p> <p>10% of 150 = 15 spaces</p> <p>5% of 90 = 4.5 spaces</p> <p>Total 29.5 spaces allowed / 2 = 15 Spaces allowed</p> <p>14 Spaces proposed</p>	<p>D. Tandem spaces. Tandem spaces are permitted as required parking; provided each set of tandem parking spaces are assigned to an individual unit within the building.</p> <p>E. Automated, parking systems, structures and vertical parking lifts. Parking spaces in automated, parking systems, structures and vertical parking may be utilized for required parking spaces per this Article, provided that all of the following are satisfied:</p> <p>F. Systems may be self service or fully automated.</p> <p>G. Vertical parking lifts may utilize the following maximum percentages to satisfy required parking spaces, calculated at two (2) parking spaces per lift, within a building:</p>	<p>Need plans to indicate all tandem spaces assigned to particular units.</p> <p>Need Tandem parking breakdown similar to the one provided for Merrick Manor.</p> <p>-Compliance required at time of final plan submittal.</p> <p>Automated, parking systems.</p> <p>Complies:</p> <p>Total 29.5 spaces allowed / 2 = 15 Spaces allowed</p> <p>14 Spaces proposed</p>

	<p>H. Twenty percent (20%) of the first fifty (50) parking spaces; and,</p> <p>b. Ten percent (10%) from fifty-one (51) spaces to two-hundred (200) spaces; and</p> <p>c. Five percent (5%) thereafter.</p> <p>Vertical parking lift systems shall be limited to two-levels/decks and each lift shall be controlled exclusively by one (1) tenant/unit</p> <p>I. The use of automated mechanical parking systems, structures and vertical parking lifts parking does not increase the building bulk and mass, in that the building and mechanical access parking structure or parking lift(s) is no greater in volume than the largest building and parking structure that could be constructed on the parcel proposed for development in strict compliance with the underlying zoning district regulations, with the same number of parking spaces configured exclusively as conventional structured parking.</p> <p>J. All systems shall have an average delivery rate of no more than five (5) minutes.</p> <p>K. The parking system shall be located entirely within the confines of the building and is not visible from outside</p>	
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	<p>any portion of the structure.</p> <p>L. Additional/supplemental parking spaces as vertical parking lifts. Vertical parking lifts may be utilized for all additional/supplemental parking spaces in excess of the parking requirements as required per this Article with no maximum limitation as to total number of lifts subject to all of the following:</p> <p>M. Vertical parking lift systems shall be limited to two-levels/decks.</p> <p>N. All systems shall have an average delivery rate of no more than five (5) minutes.</p> <p>O. The parking system shall be located entirely within the confines of the building and is not visible from outside any portion of the structure.</p> <p>Conversion of additional/supplemental parking lifts to satisfy required parking may be permitted, however, shall be subject to above Section 5-1410 standards.</p> <p>P. Implementation and monitoring of all vertical parking lifts as provided in Section 5-1410 shall be enforced via a restrictive covenant subject to final review and approval by the City Attorney's Office prior to issuance of a Certificate</p>	
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	of Occupancy of the applicable structure(s).	
Section 5-1505 Alleys		
	<p>A. Where required. Alleys shall be required in all commercial and industrial districts. Alleys are not required in residential districts.</p> <p>B. Waiver of requirement. The Public Works Director may waive the requirement for alleys in commercial and industrial districts where other definite and assured provisions are made for service access. Examples of such provisions for service access include areas designated for off-street loading and unloading and the continued availability of adequate parking and access for the uses proposed.</p> <p>C. Width of alley. The right-of-way width of an alley shall be not less than twenty (20) feet, and shall provide adequate turning areas at changes in angles.</p> <p>D. Dead-end alleys. Dead-end alleys are prohibited.</p>	<p><i>A. Where required. Alleys shall be required in all commercial and industrial districts. Alleys are not required in residential districts.</i></p> <p><i>B. Waiver of requirement. The Public Works Director may waive the requirement for alleys in commercial and industrial districts where other definite and assured provisions are made for service access. Need Public Works Director to approve the alley vacation.</i></p> <p><i>C. Width of alley. The right-of-way width of an alley shall be not less than twenty (20) feet, and shall provide adequate turning areas at changes in angles.</i></p> <p><i>D. Dead-end alleys. Dead-end alleys are prohibited.</i></p>
Section 5-1701 Construction standards		
	<p>Properly qualified and licensed contractors shall pay for and obtain proper permits from the Public Works Department for all construction and improvement work within the subdivision. Should any work within the subdivision be performed not in conformity with any provisions of this Division or any other</p>	<p><i>Properly qualified and licensed contractors shall pay for and obtain proper permits from the Public Works Department for all construction and improvement work within the subdivision.</i></p>

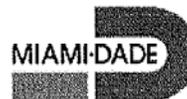
	Ordinances of the City, the City Manager shall immediately give notice by certified mail to the subdivider and any contractors performing work in that area that all permits are suspended, and that all improvements, construction, development and other work within the subdivision shall cease within twenty-four (24) hours of receipt of notice. The subdivider and contractor shall in such case further be subject to penalties as set forth in Article 7 of these regulations.	
Section 5-1702 Commercial trash containers.		
	<p>A. All new commercial construction projects and all renovation projects having a setback of less than ten (10) feet on the side of the property best suited for the servicing of trash containers shall include a trash container room for the purpose of housing dumpsters or other trash receptacles.</p> <p>1. The trash container room may only be located on the rear or side of the proposed development and shall be easily accessible for servicing.</p> <p>2. The trash container room shall be fully enclosed and include lockable doors.</p>	<p>Complies, trash container room located on the ground floor.</p> <p>1. Complies, room located at the rear of the property (alley).</p> <p>2. Complies, room is fully enclosed w/lockable doors.</p>
Sections 5-1901 thru 5-1919 Signs Division 19		
	See Section 5-1901 thru 5-1919 for code requirements.	Plans must indicate all signs to be on a separate permit. Complies, see sheet A-2.1.

<p>Section 5-2301 thru 5-2303 Unity of Title and Declaration of Restrictive Covenant in Lieu thereof Purpose and applicability. Division 23.</p>		
	<p>General Requirements. In the case of separate but contiguous and abutting parcels proposed for development located in Commercial or Industrial Districts owned by one (1) separate or multiple owners wishing to use said property as one (1) parcel, the Building and Zoning Director may approve a Declaration of Restrictive Covenant in Lieu of a Unity of Title together with a Reciprocal Easement and Operating Agreement approved for legal form and sufficiency by the City Attorney. The Declaration of Restrictive Covenant shall run with the land and be binding upon the heirs, successors, personal representatives and assigns, and upon all mortgagees and lessees and others presently or in the future having any interest in the property.</p>	<p>Must provide a declaration of Restrictive Covenants in lieu of a Unity of Title for all 4 lots. Also need a Restrictive Covenants in lieu of a Unity of Title for Gables Gateway I & II if projects are to be considered as one.</p>
<p>Notes:</p>		
<p>Gables Gateway I Studio = 0 1 Bedroom = 820 - 930 sq. ft. 2 Bedroom = 1,110 – 1,230 s.f. 3 Bedroom = 1,377 – 1,420 s.f.</p>	<p>Gables Gateway II Studio = 619 sq. ft. 1 Bedroom = 636 - 782 sq. ft. 2 Bedroom = 1,068 - 1,262 s. f. 3 Bedroom = 0</p>	<p>Need plans to indicate unit sizes.- Compliance required at time of final plan submittal. See Zoning legend for square footage.</p>

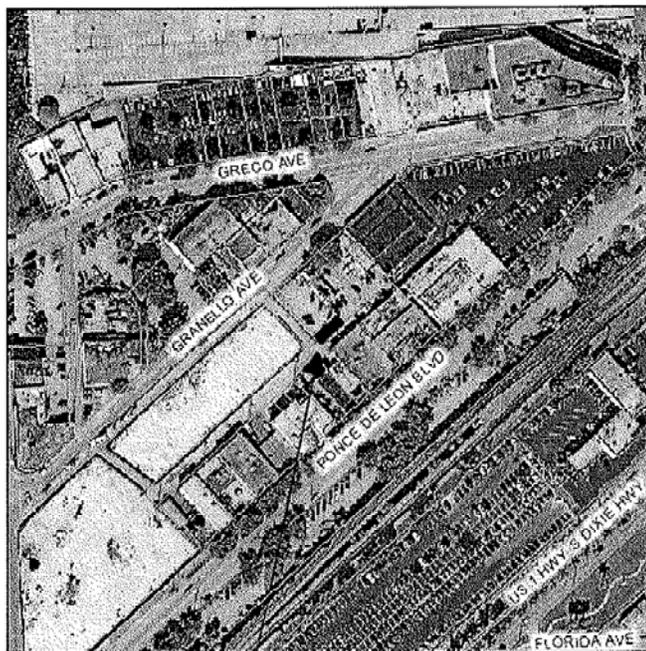
Prepare by: Erick R Tejera
Zoning Technician
T: 305-460-5254
E-mail: Etejera@coralgables.com
Verified by: Martha Salazar-Blanco
Date: 04/10/2012

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Aerial Photography - 2009

This map was created on 4/10/2012 8:54:51 AM for reference purposes only.

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03-4120-017-2441

Summary Details:

Folio No.:	03-4120-017-2441
Property:	
Mailing Address:	H & H YEUNG CORPORATION 4104 AURORA ST CORAL GABLES FL 33146-

Property Information:

Primary Zone:	7100 INDUSTRIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	750 SQ FT
Year Built:	0
Legal Description:	CORAL GABLES INDUSTRIAL SEC PB 28-22 WNL 15FT OF ALLEY LYG SELY & ADJ TO LOTS 25 & 26 BLK 17 LOT SIZE 750 SQ FT FAU 03-4120-017-2440

Assessment Information:

Year:	2011	2010
Land Value:	\$750	\$750
Building Value:	\$0	\$0
Market Value:	\$750	\$750
Assessed Value:	\$750	\$750

Taxable Value Information:

Year:	2011	2010
Applied Exemption/ Taxable Value:		
Regional:	\$0/\$750	\$0/\$750
County:	\$0/\$750	\$0/\$750
City:	\$0/\$750	\$0/\$750
School Board:	\$0/\$750	\$0/\$750

Sale Information:

Sale Date:	2/2010
Sale Amount:	\$100
Sale O/R:	27245-4057
Sales Qualification Description:	Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgement or court order.
View Additional Sales	

Prepared by (and return to)
Steven M. Lee, Esquire
Law Office of Steven M. Lee, P.A.
1200 SW 2nd Avenue
Miami, FL 33130-4214



CFN 2010R0239540
DR Bk 27245 Pgs 4057 - 4058; (2pgs)
RECORDED 04/12/2010 11:33:33
DEED DOC TAX 0.60
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by
Elliott Harris, Esq.
111 S.W. 3rd Street, 6th Floor
Miami, Florida 33130

Folio No. 03-4120-017-2440

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed this 16 day of February, 2010, by **LG CORAL GABLES, LLC, a Florida limited liability company**, of the County of Miami-Dade, State of Florida, first party, grantor, to **H & H YEUNG CORPORATION, a Florida corporation**, whose post office address is 4104 Aurora Street, Coral Gables, FL 33146 of the County of Miami-Dade, State of Florida, second party, grantee:

WITNESSETH, that the said first party, for and in consideration of the sum of Ten (\$10.00) Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:

Lots 25 and 26 and the Northwesterly 15 feet of the Alley lying Southeasterly and adjacent to Lots 25 through 30, Block 17, CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

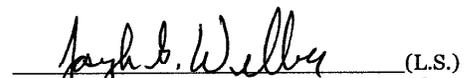
Signed and sealed in the
presence of (as to all parties):

**LG CORAL GABLES, LLC, a Florida
limited liability company**

by **LION GABLES REALTY LIMITED
PARTNERSHIP BY GABLES GP, INC.,
GENERAL PARTNER**


print name: Debra O'Sullivan


print name: Gina Gasparini

 (L.S.)
By: **JOSEPH WILBER**, Senior Vice President
3399 Peachtree Road, NE, Suite 600
Atlanta, Georgia 30326

OFF REC 19451 PG 3681

01R023014 2001 JAN 16 15:59

This Document Prepared By and Returns to:
Bruce J. Smoler, Esq.
SMOLER, LERMAN, BENTZ & WHITEBOOK, P.A.
2620 Bank of America Tower
100 Southeast 2nd Street
Miami, Florida

Parcel ID Number: [Redacted]
Grantee #1 TIN:
Grantee #2 TIN:

DOCSTPDEE 13,500.00 SURTX 10,125.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

Warranty Deed

This Indenture, Made this 10th day of January, 2001 A.D. Between
Ponce Group Joint Venture, a Florida General Partnership
of the County of Miami-Dade, State of Florida, grantor, and
H & H Yeung Corporation, a Florida corporation
whose address is: 4104 Aurora Street, Coral Gables, FL 33134
of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Miami-Dade, State of Florida to wit:
SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO:

1. Taxes for the year 2001 and subsequent years.
2. Zoning, restrictions and provisions imposed by governmental authority, if any.
3. Conditions, limitations, restrictions, and easements of record, but this provision shall not operate to reimpose same.
4. Restrictions and matters appearing on the Plat or map or otherwise common to the subdivision.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

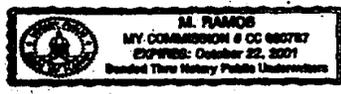
Rosa M. Espinosa
Printed Name: Rosa M. Espinosa
Witness

By: S. Daniel Ponce (Seal)
Ponce Group Joint Venture, a
Florida General Partnership
S. Daniel Ponce
a General Partner
P.O. Address: 1200 Brickell Avenue, Suite 1720, Miami, FL 33131

Milagros A. Riera
Printed Name: Milagros A. Riera
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me this 10th day of January, 2001 by
S. Daniel Ponce, a General Partner of Ponce Group Joint Venture, a
Florida General Partnership on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.



Milagros A. Riera
Printed Name: Milagros A. Riera
Notary Public
My Commission Expires:

1157RUMG

OFF REC 19451 PG 3682

EXHIBIT A

LEGAL DESCRIPTION

Lots 27 thru 30, inclusive, and Lots 55 thru 60, inclusive Block 17 of REVISED PLAT OF INDUSTRIAL SECTION OF CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 20, Page 22, of the Public Records of Dade County, Florida.

Plus a portion of a 30 foot alley, more particularly described as:

A strip of land 15 feet in depth being adjacent to the Northeasterly side of Lots 55, 56, 57, 58, 59, and 60 in Block 17 of INDUSTRIAL SECTION OF CORAL GABLES, the same being a portion of the alleyway of Block 17 of INDUSTRIAL SECTION OF CORAL GABLES, as shown and delineated on the Plat of said INDUSTRIAL SECTION recorded in Plat Book 28, Page 22, of the Public Records of Dade County, Florida, and

A strip of land 15 feet in depth being adjacent to the Southeasterly side of Lots 27, 28, 29 and 30 in Block 17 of INDUSTRIAL SECTION OF CORAL GABLES, the same being a portion of the alleyway of Block 17, INDUSTRIAL SECTION OF CORAL GABLES, as shown and delineated on the Plat of said INDUSTRIAL SECTION, recorded in Plat Book 28, Page 22 of the Public Records of Dade County, Florida.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT



Mario J. Garcia-Serra
Tel. (305) 579-0837
Fax (305) 961-5837
garcia-serram@gflaw.com

February 10, 2012

Lina Hickman
Engineer, Public Works Department
City of Coral Gables
2800 NW 72nd Avenue
Miami, Florida 33155

Re: Gables Ponce Phase II / 4535 Ponce de Leon Boulevard and 298-300 Granello Avenue , Coral Gables, Florida Encroachment Application

Dear Ms. Hickman:

On behalf of the owners of the property located at 4535 Ponce de Leon Boulevard and 298-300 Granello Avenue, please accept this request for permission from the City of Coral Gables (the "City") to encroach into and over the public alley bordering the proposed Gables Ponce Phase II Project.

The proposed encroachments into an over the right of way are described as follows:

1. A Pedestrian Bridge connecting the parking garage and the proposed Phase II apartment tower over the public alley accessible from Granello Avenue as depicted in the attached plans.

Furthermore, I have included the following for your consideration:

- A. Legal Description of project site.
- B. Copy of Warranty Deeds.
- C. The name of the project is Gables Ponce Phase II.
- D. The description of the proposed encroachments is listed above.
- E. Encroachment application fee of \$300.00.
- F. 15 Sets - 11 x 17 sets of the site plan.
- G. 1 full size set of the site plan.
- H. 1 full size survey of the property.

MIA 162,365.829v1 2-9-12

GREENBERG TRAURIG, P.A. ■ ATTORNEYS AT LAW ■ WWW.GT.LAW.COM
333 Avenue of the Americas ■ Suite 4400 ■ Miami, FL 33131 3238 ■ Tel 305 579 0500 ■ Fax 305 579 0717

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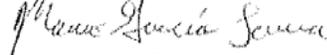
FEB 13 2012
PUBLIC WORKS DEPT.

By
Lina
Hickman
2:15 pm

Page 2

Should you have any questions, or need additional information, please do not hesitate to contact me at (305) 579-0837. Thank you very much for your time and consideration of this application.

Sincerely,



Mario Garcia-Serra

Enclosures

MIA 182,366,829v1 2-9-12

Page 2 of 42

As per Dade-County legal description Lots 25 & 26 do not include alley portion. This area has its own folio number (see 03-4120-017-2441).

Need to add folio number to list.

-Compliance required at time of final plan submittal.

Page 3 of 42

Must provide a Declaration of Restrictive Covenants in lieu of a Unity of Title for all lots. Also need a Restrictive Covenants in lieu of a Unity of Title for Gables Gateway I & II if projects are to be considered as one.

-Compliance required at time of final plan submittal.

Page 4 of 42

Must obtain approval for Conditional Use, as per Section 4-303 (Industrial District) a Mixed-Use building is a Conditional Use.

Page 6 of 42

Need to clarify use for Multi-Purpose room on Recreational Level.

-Compliance required at time of final plan submittal.

Page 8 of 42

Need to show that both Gables Gateway 1 and 2 are under the same owner in order to have a bridge traversing over right-of-way (Dade County has H & H corp. for one property and LG Coral Gables for the other).

Need to also file a Unity of Title for both properties.

-Compliance required at time of final plan submittal.

Page 20 of 42

Encroachment permission required for bridge on 5th floor. Note stated on sheet A-1.0.

-Compliance required at time of final plan submittal.

Page 36 of 42

Need plans to indicate all tandem spaces assigned to particular units.

Need Tandem parking breakdown similar to the one provided for Merrick Manor.

-Compliance required at time of final plan submittal.

Page 41 of 42

Need plans to indicate unit sizes.

-Compliance required at time of final plan submittal.