

Madrugá Bakery



1430 South Dixie Highway, #117

TAB 1

DRC Application



Level

2

Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Preamble

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level Two (2) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Permitted use new construction, additions, and alterations to buildings and/or structures (Board of Architects review only).
- Change in use or occupancy.
- Other: _____

Property information

Street address of the subject property: 1430 SOUTH DIXIE HIGHWAY, #117

Property/project name: SANTONA CORNER / MADRUGA BAKERY

Current land use classification(s): COMMERCIAL

Current zoning classification(s): COMMERCIAL

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

Proposed zoning classification(s) (if applicable): N/A

Last use/current use of the property/building(s): TENANT SPACE - RETAIL

Proposed use(s) of the property/building(s): TENANT SPACE - RESTAURANT

Size of property (square feet/acres): 12166 SF TENANT SPACE

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 12166 SF

Total number of residential units per acre and total number of units: N/A

Estimated cost of the existing/proposed building/project: \$ 95,000



City of
Coral Gables,
Florida

Level

2

Review

Development Review Committee Application

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Phone: 305.460.5211

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

N/A

Project Legal Description: Lot(s): 28 THROUGH 33

Block(s): 207

Section(s): SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14

Listing of all folio numbers for subject property:

03-4130-037-0170

General information

Applicant(s)/Agent(s) Name(s): NAOMI HARRIS / MADRUGA LLC

Telephone Contact No: 786-395-4789 Fax No.: - Email: nharris407@gmail.com

Mailing Address: 3262 ELIZABETH ST #4, MIAMI, FL 33133
(City) (State) (ZIP Code)

Property Owner(s) Name(s): ABC PROPERTIES EQUITIES LLC

Telephone Contact No: _____ Fax No.: _____ Email: _____@_____

Mailing Address: 152 W 57th ST., 12th FLOOR, NEW YORK, NY 10019
(City) (State) (ZIP Code)



City of
Coral Gables,
Florida

Level

2

Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Property Owner(s) Name(s): _____

Telephone Contact No.: _____ Fax No.: _____ Email: _____ @ _____

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

Project Architect(s) Name(s): NEVILLE STEFFENS ARCHITECTS LLP

Telephone Contact No: 305-708-3230 Fax No.: _____ Email: greg @nevillestefan.com

Mailing Address: 316 Miracle Mile, Coral Gables, FL 33134
(City) (State) (ZIP Code)

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

Existing tenant space at Santana Corner will be converted from retail to restaurant. Interior Renovations include new kitchen, retail service line and dining area.



City of
Coral Gables,
Florida

Level

2

Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:

Naomi Harris

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

Naomi Harris /madnvgallc

Address: 3262 ELIZABETH STREET
MIAMI, FL 33133

Telephone: 780 395 4789

Fax:

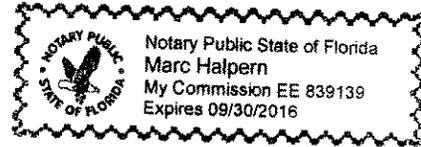
Email: NHARRIS407@gmail.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 8 day of February by _____
(Signature of Notary Public - State of Florida)

[Handwritten Signature]



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

Personally Known OR Produced Identification; Type of Identification Produced _____



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
 Email: planning@coralgables.com Phone: 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name: Seth Golinsky / ABC Properties Equities, LLC
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:

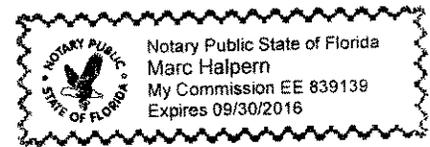
Address: 152 W 57th Street
New York, New York 10019

Telephone: _____ Fax: _____

Email: _____

NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this 8 day of February 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 _____



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
 Email: planning@coralgables.com Phone: 305.460.5211

Architect(s) Signature:

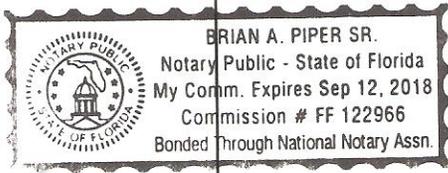
Architect(s) Print Name:
Gregory Neville

Address: 5150 SW 75 Street, Miami, FL 33143

Telephone: 305-788-3230

Fax:

Email: greg@nevillesteffens.com



SEAL

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 8th day of February by 2016
 (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 RE DORCAS LDCAS N1401201561260

TAB 2

Statement of Use

Neville/Steffens Architects LLP

ARCHITECTURE AR 0003466
INTERIOR DESIGN IB 26000577

GREGORY A. NEVILLE
F. MICHAEL STEFFENS

October 5, 2016

City of Coral Gables
Development Review Committee
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

RE: Madruga Bakery
1430 South Dixie Highway, Space 117
Coral Gables, FL

Dear Development Review Committee,
We are pleased to present this application for Level 2 Review for Development Review Committee. This is our Letter of Intent.

We respectfully request approval to renovate Space 117. It was previously occupied by a retail tenant. Our new project is a restaurant tenant. The new tenant will be Madruga Bakery and the project will include a kitchen area, a retail area for customers to purchase baked goods, and a small dining area. Please refer to the attached plans for a full description of the scope of work.

Our attached parking table will show that there is adequate customer parking available on site.

Thank you in advance for supporting our project. Please feel free to contact me if you should require any additional information.

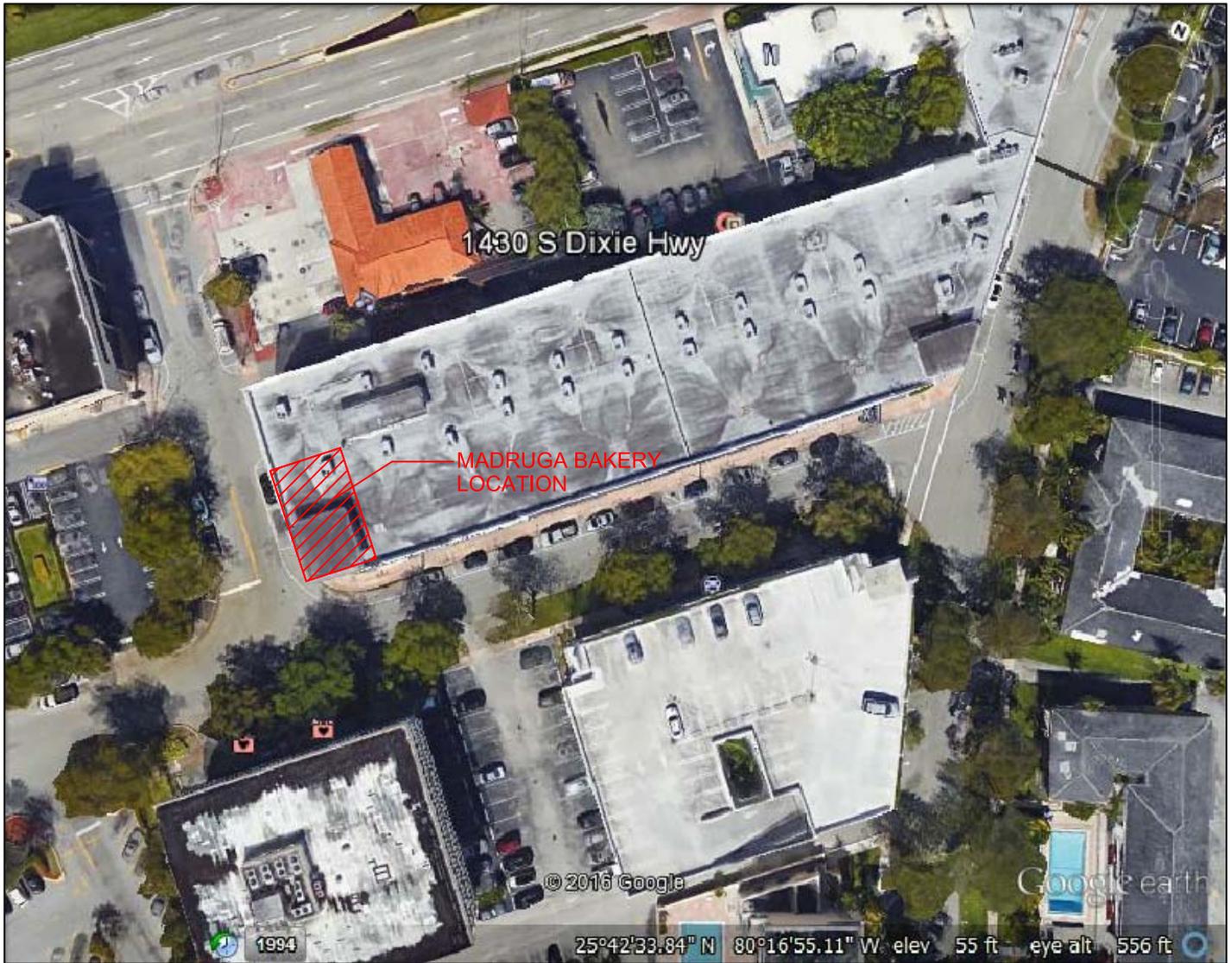
Thank you!

Gregory Neville
Neville Steffens Architects LLP

316 Miracle Mile
Coral Gables, Florida 33134
Telephone 305-448-5299
Faximile 305-444-0842

TAB 3

Aerial View



MADRUGA BAKERY AERIAL VIEW

TAB 4

Photographs of Property



MADRUGA BAKERY AT SANTONA CORNER
SOUTH ELEVATION



**MADRUGA BAKERY AT SANTONA CORNER
SOUTHEAST CORNER**



**MADRUGA BAKERY AT SANTONA CORNER
EAST ELEVATION**



MADRUGA BAKERY AT SANTONA CORNER
SOUTH ELEVATION



**MADRUGA BAKERY AT SANTONA CORNER
SOUTHWEST CORNER**

TAB 5

Property Survey and Legal Description

Alta/Acsm Land Survey and Boundary Survey

LEGAL DESCRIPTION

Parcel 1
Lots 28 through 33, inclusive, Block 207, of SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, as recorded in Plat Book 28, Page 32 of the Public Records of Miami-Dade County, Florida.

Parcel 2
Condominium Units 101 through 117, inclusive, of SANTONA CORNER, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 26549, at Page 2479, as may be amended from time to time, of the Public Records of Miami-Dade County, Florida, together with an undivided interest in the common elements appurtenant thereto.

TITLE EXCEPTIONS

(Per Schedule B, Section II)

Fidelity National Title Insurance Company
Order No.: 4840277
Effective Date: July 13, 2014 at 11:00 P.M.
6. Easement granted from Coral Gables Corporation to Utilities Land Company recorded in Deed Book 939, Pages 433 and 435 of the Public Records of Miami-Dade County, Florida. Do not apply to the property.
9. Easement for roof encroachment, recorded in O.R.B. 4892, at Page 154 of the Public Records of Miami-Dade County, Florida. Apply to the property but said roof was removed by the construction of new building.
13. Agreement for Water Facilities between Miami-Dade County and Gables Court Professional Center, Inc., recorded in O.R.B. 23569, at Page 562, of the Public Records of Miami-Dade County, Florida; apply to the property and is described by legal description of the entire parcels.
14. Terms and conditions of the Declaration of Restrictive Covenant filed by Gables Court Professional Center, Inc., recorded in O.R.B. 24087, at Page 2034, as amended by the Amended Declaration of Restrictive Covenants recorded in O.R.B. 24357, at Page 901, of the Public Records of Miami-Dade County, Florida; apply to the property and is described by legal description of the entire parcels.
15. Easements in favor of Florida Power & Light Company recorded in O.R.B. 25460, at Page 2996, and O.R.B. 26229, at Page 93, both of the Public Records of Miami-Dade County, Florida. Apply to the property and it is shown along survey.
16. Agreement for Water Facilities between Miami-Dade County and Gables Court Professional Center, Inc., recorded in O.R.B. 25904, at Page 4426, of the Public Records of Miami-Dade County, Florida; apply to the property and is described by legal description of the entire parcels.
17. Terms, conditions, covenants restrictions, master agreements, reservations, leases, rules, bylaws, and other provisions which may be contained in and established by the Declaration of Condominium of SANTONA CORNER, a Condominium, as recorded in O.R.B. 26549, at Page 2479, as may amended from time to time, of the Public Records of Miami-Dade County, Florida; apply to the property and is described by legal description of the entire parcels.

SURVEYOR'S NOTES

- No observable evidence of recent construction.
- On the day of the field survey there was no evidence of site being used as a waste dump or sanitary landfill.
- No observable evidence of cemeteries or burial grounds.
- No encroachments other than shown.
- The boundary lines, dimensions and the area of the land are indicated on the survey.
- The location and dimensions of the streets, roads, right of ways, easements and other matters of record affecting the property shown along survey.
- All curb cuts along any street upon which the land abuts shown along the survey.
- The scale, the NORTH direction, shown along survey.
- The property has direct access to South Dixie Highway, Santona Street, Madruga Avenue, Madruga Court and paved alley.
- The property is in compliance with applicable zoning ordinance and requirements.
- The property has direct and unencumbered vehicular and pedestrian access to public dedicated streets or road ways.
- Current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification, not provided by the insurer
- The property has direct utility service by way of public easements, public roads or right of way, or dedicated easements contained in a recorded plat.
- The accompanying survey represents a true and correct survey made by me on July 12, 2014 of the land therein particularly described; the Survey and the information, courses and distances shown thereon are correct; the title lines and lines of actual possession are the same; the land described in the Survey is the same as described in the title insurance commitment described above.
- Since no other information other than what is cited in the sources of data was furnished, the client is hereby advised that there may be legal restrictions on the subject property that are not shown on the survey map or contained within this report that may be found in the Public Records of the Miami-Dade County, Florida or the records of any other public and private entities as their jurisdiction may appear. The surveyor makes no representations as to ownership or possession or occupancy of the subject property by any entity or individual.

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEY MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

The location of Utilities are drawn using a combination of field measurements and record information. The location of buried lines are approximate and I cannot guarantee their actual locations.

SURVEYOR'S CERTIFICATE

To: 172 Realty, LLC and Fidelity National Title Insurance Company.

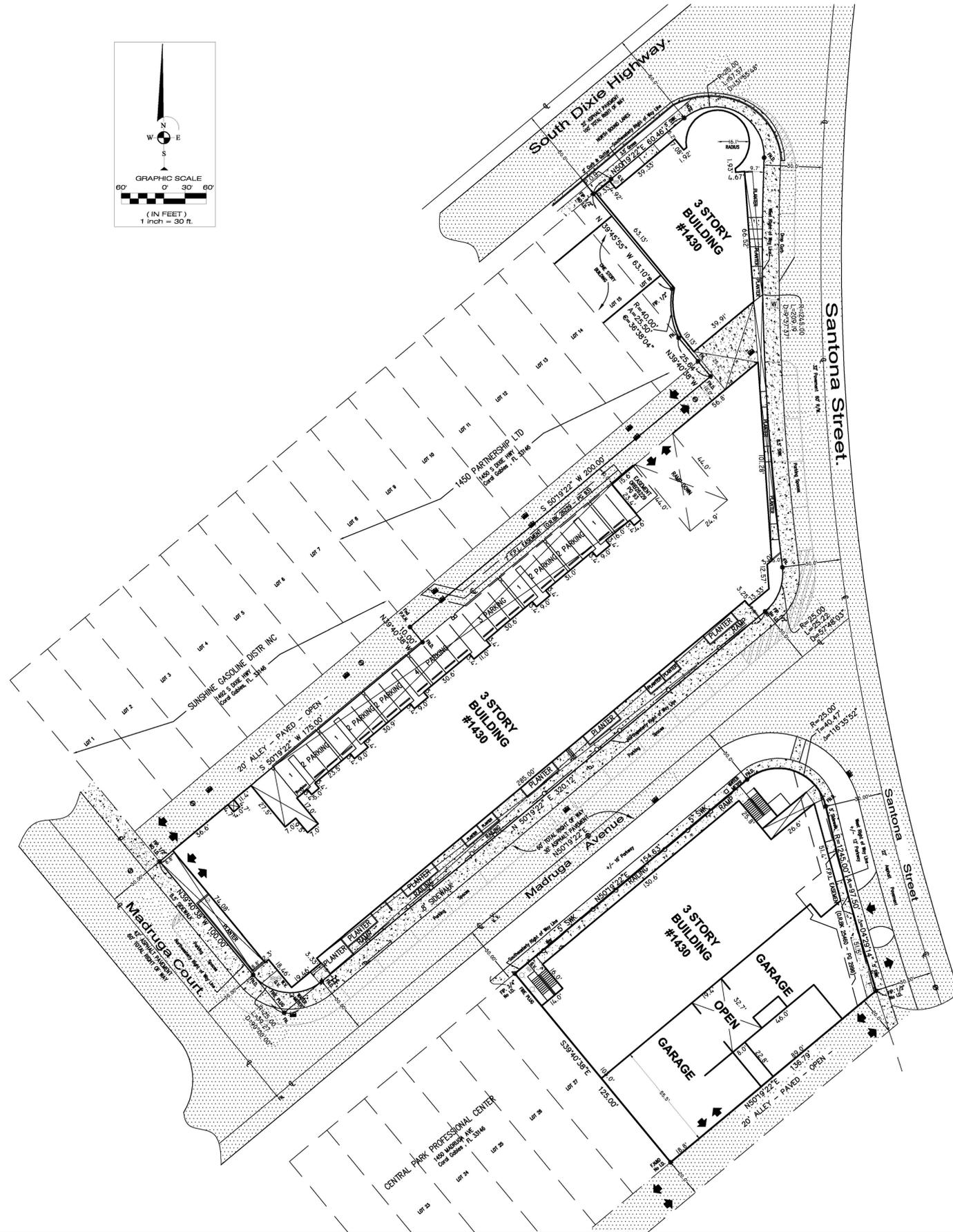
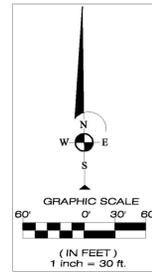
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b-1), 7(c), 8, 9, 11(a), 13, 16, 17, 18 and 20 (a), of Table A thereof. The field work was completed on: July 12, 2014

Dated this _____ day of _____, 2014

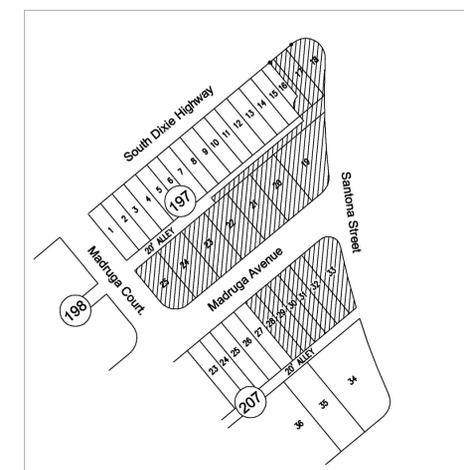
8341 Sunset Drive
Miami, FL 33143
Tel (305) 596-0888 & (305) 596-0990
E-mail: atlanticservice@bellsouth.net

BY
NARCISO J. RAMIREZ
Professional Land Surveyor & Mapper No. 2779
State of Florida

*NOT VALID WITHOUT THE ORIGINAL RAISED SEAL
AND SIGNATURE OF A LICENSE FLORIDA SURVEYOR



VICINITY MAP
(NOT TO SCALE)



LOCATION SKETCH
1" = 100'

LEGEND OF SURVEY ABBREVIATIONS

U.P.	UTILITY POLE	F.H.	FOUND DRILL-HOLE	M/L	MONUMENT LINE	R	RADIUS
D.S.	CENTRAL ANGLE	F.H.	FOUND HYDRANT	N.G.D.	NATIONAL GEODETIC DATUM	R.O.D.	RESIDENTIAL
W.F.	WOOD FENCE	F.I.P.	FOUND IRON PIPE	W.M.	WATER METER	R.W.	RIGHT OF WAY
C.L.F.	CHAIN LINK FENCE	F.A.D.	FOUND ANCHOR DISK	P.B.	PLAT BOOK	S.E.C.	SECTION
C.B.S.	CONCRETE BLOCK	F.M.H.	FOUND MANHOLE	P.C.P.	PERMANENT CONTROL POINT	S.I.P.	SET IRON PIPE NO 300A
CH	CHORD DISTANCE	M.H.	MANHOLE	P.C.	PAGE	STY.	STORY
CL	CLEAR	L.P.	LIGHT POLE	B/C	BLOCK CORNER	U.E.	UTILITY EASEMENT
C.L.	CENTER LINE	M.	MEASURED	P/L	PROPERTY LINE	WM	WATER METER
C.L.F.	CHAIN LINK FENCE	(M)	MEASURED	L.M.E.	LAKE MAINTENANCE EASEMENT	WM	WATER METER
ENCR.	ENCROACHMENT	(R)	RECORDED	D.E.	DRAINAGE EASEMENT		
		N.T.S.	NOT TO SCALE				

ZONING INFORMATION
COMMERCIAL LOW-RISE INTENSITY

LAND AREA
Land Area Parcel 1 = 46,172 Sq. Ft. or 1.06 Acres +/-
Land Area Parcel 2 = 20,228 Sq. Ft. or 0.46 Acres +/-

BUILDING AREA AT GROUND LEVEL
Building Area Parcel 1: 9,928 Sq. Ft.
Building Area Parcel 2: 31,191 Sq. Ft.

HEIGHT OF BUILDINGS
Top of Roof Building Parcel 1: 46 feet
Top of Roof Building Parcel 2: 60 feet
Above ground level

BASIS FOR BEARINGS
Centerline of Madruga Avenue being North 50°19'22" East.

FLOOD INFORMATION
Property is situated in Zone X
Base Flood Elevation: N/A
Federal Flood Map No. 12086-C-0458 L
Community 120639
Effective Date: September 11, 2009
Firm Index Date: September 11, 2009

PARKING INFORMATION
Parcel 1: Regular Spaces 144 spaces
Handicap Spaces 8 spaces
Parcel 2: Regular Spaces 168 spaces
Handicap Spaces 6 spaces

ALTA/ACSM Land Title Survey

8341 Sunset Drive
Miami, Florida 33143
Ph. (305) 596-0888 and (305) 596-0990
E-mail: atlanticservice@bellsouth.net

NARCISO J. RAMIREZ
PROFESSIONAL LAND SURVEYOR & MAPPER
No. 2779
STATE OF FLORIDA
Not valid without embossed seal

Prepared For:
SANTONA CORNER, LLC.

Project Address:
1430 South Dixie Highway
1430 Madruga Avenue
Coral Gables, FL 33146

Date of Field Work:
July 12, 2014

Order No:
M-6030 ALTA

TAB 6

Zoning Chart/Parking Assessment

ARTICLE 4 - ZONING DISTRICTS

The chart on the proceeding page is a summary of the uses permitted in the following zoning districts:

Zoning Districts	Zoning District Abbreviation
Single-Family Residential District	SFR
Multi-Family 1 Duplex District	MF1
Multi-Family 2 District	MF2
Multi-Family Special Area District	MFSA
Mixed Use District	MXD
University Campus District	UCD
Special Use District	S
Preservation District	P
Commercial Limited District	CL
Commercial District	C
Industrial District	I
Downtown Overlay District	DO

The letter "P" indicates that the use is a permitted use in the district subject to approval as set out in Article 3 and in compliance with the standards in the district and Article 5 of these regulations. The letter "C" indicates that the use is permitted in the district as a conditional use in accordance with the procedures set out in Article 3, Division 4 and the standards in these regulations.

ARTICLE 4 - ZONING DISTRICTS

Article 4 – Table No. 1. Zoning District Uses												
Use categories	Zoning Districts											
	SFR	MF1	MF2	MFSA	CL	C	I	MXD	S	UCD	P	
Residential uses												
Accessory uses, buildings, and structures (see Table No. 2 for list of permitted accessory uses)	P	P	P	P	P	P	P	See Section 4-201	P	See Section 4-202	See Section 4-205	
Single-family dwellings	P	P	P	P								
Duplex dwellings		P	P	P								
Multi-family dwellings			P	P								
Townhouse dwellings			P	P								
Live-work					P	P	P					
Non-residential uses												
Accessory uses, buildings, and structures (see Table No. 2 for list of permitted accessory uses)	P	P	P	P	P	P	P	See Section 4-201	P	See Section 4-202	See Section 4-205	
Adult uses							C					
Alcoholic beverage sales					P	P	P					
Animal grooming or boarding						P	P					
Assisted living facilities			P	P	C	P	P					
Auto service stations					C	P	P					
Bed and breakfast			C									
Botanical gardens									P/C			
Camps					P	P	P		C			
Cemeteries									C			
Commercial laundry							P					
Community center					C	P	P					
Congregate care					P	P						
Country club									C			
Day care						P	P					
Drive-through facilities					P/C	P/C						
Educational facilities					P/C	P						
Family day care	P	P	P	P								
Funeral homes						P						
Golf course (Primary use)									C			
Government uses						P	P		C			
Heliport									C			
Helistop						C	C		C			
Hospitals and uses accessory to . . .									C			
Indoor recreation / entertainment					P	P	P					
Manufacturing							P					
Marina facilities						C			C			
Medical clinic					P/C	P	P					
Medical Marijuana Retail Center						C						
Mixed use buildings						C	C					
Municipal facilities					P	P	P	C				
Museum					C	P	P	C				
Nighttime uses					C	P						

ARTICLE 4 - ZONING DISTRICTS

Article 4 – Table No. 1. Zoning District Uses											
Use categories	Zoning Districts										
	SFR	MF1	MF2	MFSA	CL	C	I	MXD	S	UCD	P
Nursing homes					P	P					
Offices					P	P	P				
Open space areas									C		
Outdoor recreation / entertainment					C	C	P				
Outdoor retail sales, display and/or storage							P				
Overnight accommodations					P/C	P	P				
Parking garages						P	P				
Parking lots					C	P	P				
Private club									C		
Private yacht basin	C	C	C			C					
Public transportation facility						P	P		C		
Religious institutions									C		
Research and technology uses							P				
Restaurants					P	P	P				
Restaurants, fast food						P	P				
Retail sales and service					P	P	P				
Sales and/or leasing offices											
Schools									C		
Self-storage warehouses							P				
Temporary uses					P	P	P		P		
Tennis court (Primary use)									C		
TV / radio studios						P	P				
Utility / infrastructure facilities	P	P	P	P	P	P	P		P		
Utility substations							P				
Vehicle sales / displays							P	P			
Vehicle sales / displays, major								P			
Vehicle service, major							P	P			
Veterinary offices							P	P			
Wholesale / distribution / warehouse facility							P				

P – Permitted Use
C – Conditional Use

ARTICLE 4 - ZONING DISTRICTS

Article 4 – Table No. 2. Zoning District Accessory Uses												
Accessory uses, buildings and structures categories	Zoning Districts											
	SFR	MF1	MF2	MFSA	CL	C	I	MXD	S	UCD	P	
Accessory dwelling	P									See Section 4-202	See Section 4-205	
Antennae's and associated telecommunication uses	See Division 20. Telecommunications.											
Awnings and canopies	P	P	P	P	P	P	P	P	P			
Boathouse and/or boat slip	P											
Cabana	P											
Docks, davits and floating boat lifts	See Division 8. Dock, wharves, mooring piles, watercraft moorings.											
Drive-throughs, walk-up windows, and automated teller machines (ATM)	See Section 5-115. Drive-throughs, walk-up windows, and automated teller machines											
Emergency preparedness shelter	P	P	P	P	P	P	P	P	P			
Flagpoles	P	P	P	P	P	P	P	P	P			
Fountains.	P	P	P	P	P	P	P	P	P			
Garage and/or porte-cochere	P	P	P	P				P	P			
Gazebo	P	P	P	P				P	P			
Guesthouse (Residential Estate only)	See Section 5-105. Guesthouse.											
Greenhouse	P	P	P	P								
Massage establishment	See Section 5-117. Massage establishment.											
Permanently installed stand-by generators	P	P	P	P				P				
Planters	P	P	P	P	P	P	P	P	P			
Playhouse	P	P	P	P								
Recreational equipment	P	P	P	P	P	P	P	P	P			
Reflecting pool or fish pond	P	P	P	P	P	P	P	P	P			
Restaurant, open air	See Section 5-119. Restaurant, open air.											
Screened enclosures	P	P	P	P				P	P			
Storage building and/or utility room	P	P	P	P	P	P	P	P	P			
Swimming pool and/or spa	P	P	P	P	P	P	P	P	P			
Tennis courts	P	P	P	P				P	P			
Trellises	P	P	P	P	P	P	P	P	P			
Used car lot						P*						
Wood decks	P	P										

P – Permitted Use.

**Permitted as an accessory use in association with a new car dealership.*

ARTICLE 4 - ZONING DISTRICTS

3. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM.
4. Windows and doors facing land designated as a residential district shall be opaque or shall be provided with shades, screens, or drapes to screen illumination from within the building.
5. A landscape buffer comprised of a continuous hedge, at a minimum height of six (6) feet at time of planting, and small trees with a height of at least fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along any property line of a nighttime use which has a common property line with property designated as a residential district, or is separated only by an alley.
6. Signage which is visible from land designated as a residential district shall not be illuminated between the hours of 10:00 PM and 6:00 AM.
7. Additional criteria for medical clinics:
 - a. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
 - b. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a residential district.
 - c. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.
 - d. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients at one time may remain overnight in any medical clinic, regardless of the number of medical personnel affiliated with such clinic.
 - e. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.
 - f. All doors in the medical clinic that face a residential district shall remain closed at all times between the hours of 10:00 PM and 6:00 AM.
 - g. No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district.
 - h. Compliance with all applicable federal, state, and local laws, including, without limitation, all licensing requirements.
8. Overnight accommodations and restaurants.
 - a. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated between the hours of 10:00 PM and 8:00 AM weekdays and 10:00 PM and 8:00 AM on weekends.
 - b. No music (live or recorded) shall be performed or played except within an enclosed building between the hours of 8:00 PM and 6:00 AM.
 - c. No kitchen with outside venting shall be directed toward residential districts and shall not be operated between the hours of 10:00 PM and 6:00 AM.

Section 4-302. Commercial District (C).

- A. Purpose and applicability. The purpose of the Commercial (C) District is to provide convenient access to higher intensity goods and services throughout the City in conjunction with providing economic stability without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively impacting the safe and efficient movement of people and

ARTICLE 4 - ZONING DISTRICTS

things within the City.

- B. Permitted uses. The following uses are permitted subject to the standards in this Section and other applicable regulations in Article 5:
1. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
 2. Alcoholic beverage sales.
 3. Animal grooming and boarding.
 4. Assisted living facilities.
 5. Automobile service station.
 6. Camps.
 7. Community center.
 8. Congregate care.
 9. Day care.
 10. Drive through facilities not abutting or adjacent to SFR, MF1, MF2, and MFSA zoning districts.
 11. Educational facilities.
 12. Funeral home.
 13. Government uses.
 14. Indoor recreation/entertainment.
 15. Medical clinic.
 16. Municipal facilities.
 17. Museum.
 18. Nighttime uses.
 19. Nursing homes.
 20. Offices.
 21. Overnight accommodations.
 22. Parking garages.
 23. Parking lots.
 24. Public transportation facility.

ARTICLE 4 - ZONING DISTRICTS

25. Restaurants.
 26. Restaurants, fast food.
 27. Retail sales and services.
 28. Swimming pools as an accessory use.
 29. Temporary uses.
 30. TV/radio studios.
 31. Utility/infrastructure facilities.
 32. Vehicle sales/displays.
 33. Vehicle service, major.
 34. Veterinary offices.
- C. Conditional uses. The following uses are permitted 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:
1. Drive through facilities abutting and/or adjacent to SFR, MF1, MF2, and MFSA zoning districts.
 2. Helistop.
 3. Marina facilities.
 4. Medical Marijuana Retail Center, unless prohibited under state or federal law, subject to all of the following additional requirements:
 - a. Application. In addition to meeting the application requirements for a Medical Marijuana Permit in Chapter 14 "Businesses," Article 5 "Marijuana Sales" of the City Code of Ordinances, an application for conditional use approval for a Medical Marijuana Retail Center shall:
 - i. Be a joint application by the property owner and the tenant, if the Medical Marijuana Treatment Center and the property are not owned by the same person or entity;
 - ii. Be accompanied by a lease identifying the specific use, if the Medical Marijuana Treatment Center and the property are not owned by the same person or entity;
 - iii. Include a survey sealed by a registered land surveyor who is licensed by the State of Florida. The survey shall indicate the distance between the proposed Medical Marijuana Retail Center and any other Medical Marijuana Retail Center, SFR or MF1 zoning district, elementary, middle or secondary school, child day care facility, county or municipal park, or place of worship, as identified in Section 4-302(C)4.b;
 - iv. Conduct the public information meeting required pursuant to Section 3-302(D). Notice of the public information meeting shall be provided to all property owners and tenants within 1,000 feet of the property on which the Medical Marijuana Retail Center is proposed; and
 - v. Provide, in addition to the quasi-judicial notice of conditional use hearings to property owners required by this Code, no later than 10 days prior to each and every public hearing, notice of the public hearing to all tenants within 1,000 feet of the property on which the Medical Marijuana Retail Center is proposed.
 - b. Location requirements. A Medical Marijuana Retail Center shall not be located:

ARTICLE 4 - ZONING DISTRICTS

- i. Within 500 feet of any SFR or MF1 zoning district;
 - ii. Within 1,000 feet of another Medical Marijuana Retail Center, whether it is located in the City or in another jurisdiction;
 - iii. Within 1,000 feet of a Medical Marijuana Treatment Center located in another jurisdiction (Medical Marijuana Treatment Centers are not allowed in the City);
 - iv. Within 1,000 feet of an elementary, middle or secondary school, child day care facility, county or municipal park, or place of worship; and
 - iv. Within the Central Business District.
- c. Effect of future uses on spacing. Where a Medical Marijuana Retail Center is located in conformity with the provisions of this Chapter, the subsequent locating of one of the uses listed in b. above within the specified distance of an existing Medical Marijuana Retail Center shall not cause a violation of this Section. Whenever a Conditional Use approval for a Medical Marijuana Retail Center has been lawfully procured and thereafter an elementary, middle or secondary school, child day care facility, county or municipal park, or place of worship be established within a distance otherwise prohibited by law, the establishment of such use shall not be cause for the revocation of the Conditional Use approval or related Medical Marijuana Permit or prevent the subsequent renewal of same.
- d. Measurement. Distances shall be measured using an airline measurement from the property line of the property on which the Medical Marijuana Retail Center is located to the nearest property line of the use or zone identified in b.i. through b.iv. that existed before the date the Medical Marijuana Retail Center submitted its initial application for approval.
- e. Building requirements and use.
- i. If the Medical Marijuana Retail Center is located in a freestanding building the Center shall be the only use permitted on the property.
 - ii. If the Medical Marijuana Retail Center is located in a bay or multi-bay space within a multi-tenant structure, the Center shall be the only use permitted within the bay or multi-bay space it occupies.
 - iii. Odor and air quality. A complete air filtration and odor elimination filter and scrubber system shall be provided ensuring the use will not cause or result in dissemination of dust, smoke, or odors beyond the confines of the building, or in the case of a tenant in a multi-tenant building, beyond the confines of the occupied space. A double door system shall be provided at all entrances to mitigate odor intrusion into the air outside the Medical Marijuana Retail Center.
 - iv. Signage. Notwithstanding other provisions of this Code and the City Zoning Code, signage for a Medical Marijuana Retail Center shall be limited as follows:
 - (1) One (1) Wall Sign, not to exceed 18 square feet;
 - (2) No other signage, except as required by this subsection, shall be allowed;
 - (3) Graphics, symbols and logos are prohibited;
 - (4) Neon shall be prohibited;
 - (5) Signs shall not be internally illuminated;
 - (6) Signs may be externally illuminated only during hours of operation;
 - (7) A Medical Marijuana Retail Center shall post, at each entrance to the Medical Marijuana Retail Center the following language:

ONLY INDIVIDUALS WITH LEGALLY RECOGNIZED MARIJUANA OR CANNABIS QUALIFYING PATIENT OR CAREGIVER IDENTIFICATION CARDS OR A QUALIFYING PATIENT'S LEGAL GUARDIAN MAY OBTAIN MARIJUANA FROM A MEDICAL MARIJUANA RETAIL CENTER.
- The required text shall be a minimum one-half inch in height.
- f. Queuing of vehicles. The Medical Marijuana Retail Center shall ensure that there is no queuing of vehicles in the adjacent rights-of-way, the drive aisles of the Center's parking lot,

ARTICLE 4 - ZONING DISTRICTS

or on any adjacent properties. The Medical Marijuana Retail Center shall take all necessary and immediate steps to ensure compliance with this paragraph.

- g. No drive-through service. No Medical Marijuana Retail Center shall have a drive-through service aisle. All activities will occur within an enclosed building.
- h. Prohibited activities. A Medical Marijuana Retail Center shall not engage in any activity other than those activities specifically defined herein as an authorized part of the use. The preparation, wholesale storage, cultivation, or processing of any form of Marijuana or Marijuana product and on-site consumption of any Marijuana or Marijuana product is specifically prohibited. On-site storage of any form of Marijuana or Marijuana product is prohibited, except to the extent reasonably necessary for the conduct of the on-site retail business.
- i. Conditional use duration. A conditional use approval for a Medical Marijuana Retail Center shall be valid for two (2) years, subject to compliance with the conditions of approval and all state and federal laws, licensing and operational requirements. A new conditional use approval must be obtained prior to expiration of the active approval to ensure continued operation.
- j. Revocation of conditional use approval. Any conditional use approval granted under this section shall be immediately terminated if any one or more of the following occur:
 - i. The Applicant provides false or misleading information to the City;
 - ii. Anyone on the premises knowingly dispenses, delivers, or otherwise transfers any Marijuana or Marijuana product to an individual or entity not authorized by state and federal law to receive such substance or product;
 - iii. An Applicant, Owner or manager is convicted of a felony offense;
 - iv. Any Applicant, Owner, manager or Employee is convicted of any drug-related crime under Florida Statutes;
 - v. The Applicant fails to correct any City Code violation or to otherwise provide an action plan to remedy the violation acceptable to the City Manager within 30 days of citation;
 - vi. The Applicant fails to correct any State law violation or address any warning in accordance with any corrective action plan required by the State within the timeframes and completion date the Applicant provided to the City;
 - vii. The Applicant's State license or approval authorizing the dispensing of Medical Marijuana expires or is revoked; or
 - viii. The Applicant fails to maintain a Medical Marijuana Permit as required by Chapter 14 "Businesses," Article 5 "Marijuana Sales" of the City Code of Ordinances.
- k. Transfer of Medical Marijuana Conditional Use Approval.
 - i. A Conditional Use Approval for a Medical Marijuana Retail Center shall not be transferred to a new Owner, or possession, control, or operation of the establishment surrendered to such other person until a new Medical Marijuana Permit has been obtained by the new Applicant in accordance with Chapter 14 "Businesses," Article 5 "Marijuana Sales" of the City Code.
 - ii. An application for a Conditional Use Approval transfer, meeting the requirements of Section 4-302.C.4.a., shall be filed with the City at the same time the new Applicant files its application for a Medical Marijuana Permit.
 - iii. The Application for a Conditional Use Approval transfer shall be accompanied by a Conditional Use Approval transfer fee to be set by resolution of the Commission.
 - iv. If the new Applicant is granted a Medical Marijuana Permit and the transfer application meets the material requirements of Section 4-302.C.4., the City Manager shall approve the Conditional Use Approval transfer.
 - v. A Conditional Use approval is particular only to the applicant at the approved location and shall not be transferred to another applicant, owner or location.

ARTICLE 4 - ZONING DISTRICTS

- vi. An attempt to transfer a Conditional Use approval either directly or indirectly in violation of this Section is hereby declared void, and in that event the Conditional Use shall be deemed abandoned, and the related Medical Marijuana Permit shall be forfeited.
5. Mixed use building(s).
 6. Outdoor recreation/entertainment.
 7. Private yacht basin.
- D. Performance standards.
1. Minimum parcel of land:
 - a. Less than forty-five (45) feet in height shall be a minimum two-thousand-five-hundred (2,500) square feet.
 - 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.
 2. Minimum parcel dimensions:
 - a. Width. Twenty (25) feet.
 - b. Depth. One-hundred (100) feet.
 3. Minimum setbacks. The following setbacks shall be provided for all buildings:
 - a. Front:
 - i. Up to fifteen (15) feet in height: None.
 - 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.
 - b. Side:
 - i. Interior side: Up to forty-five (45) feet in height – zero (0) feet, greater than forty-five (45) feet in height – fifteen (15) feet plus one (1) foot of additional setback for each three (3) feet of height above forty-five (45) feet.
 - ii. Side street: Fifteen (15) feet.
 - c. Rear:
 - i. Abutting a dedicated alley or street: None.
 - ii. Not abutting dedicated alley or street: Ten (10) feet.
 - d. Setback from canal, waterway, lake or bay: On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.
 - e. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.
 4. Floor area ratio: 3.0.

ARTICLE 4 - ZONING DISTRICTS

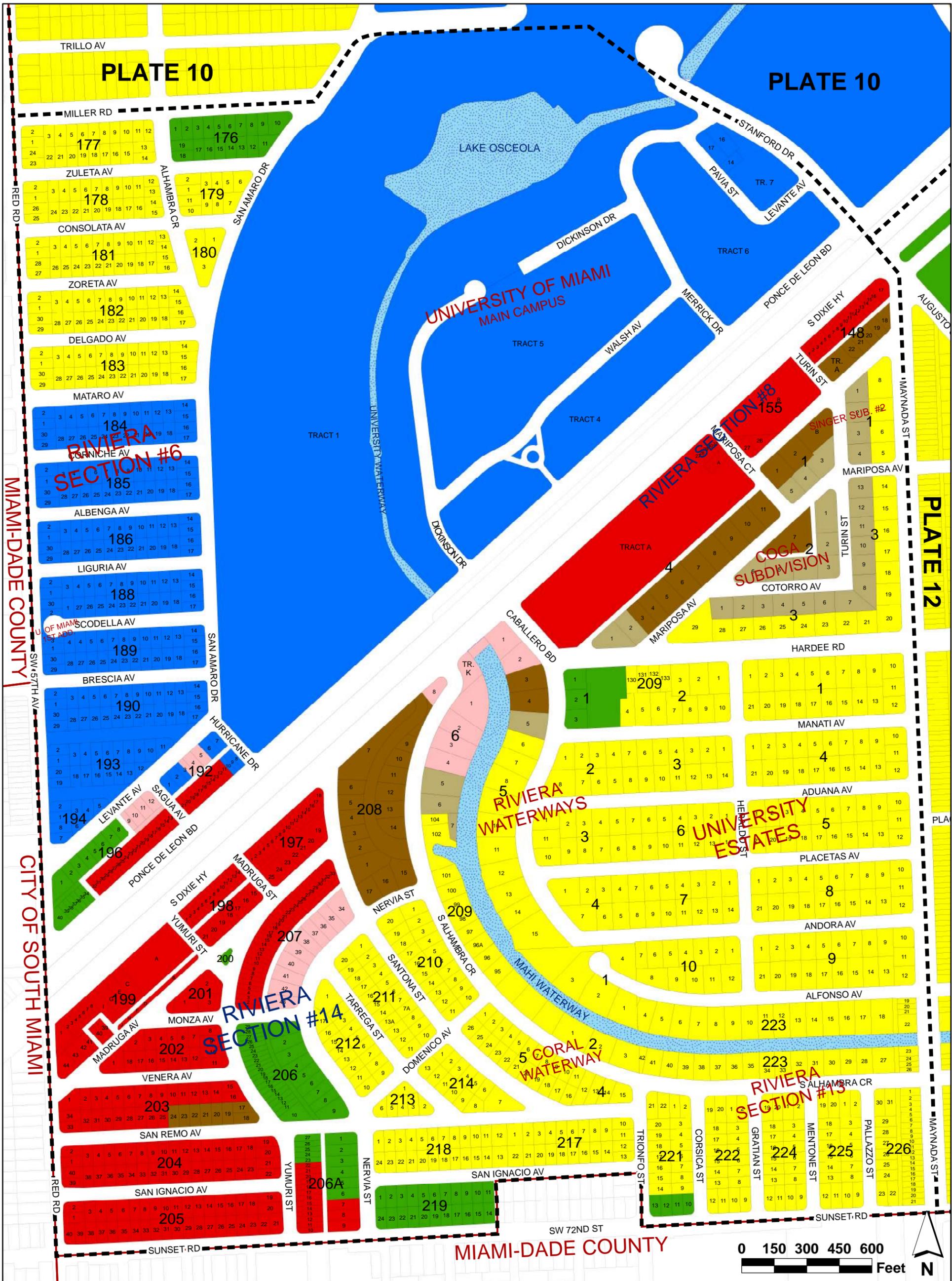
5. Height. The maximum permitted height is as follows:
 - a. Pursuant to the Comprehensive Plan Map designation and/or Site Specific Zoning regulations.
 - b. C properties shall have a height limitation of three (3) floors or forty-five (45) feet, whichever is less, within one-hundred (100) feet of an adjacent, abutting or contiguous (including streets, waterways, or alleys) SFR and/or MF1 property, as measured from the C property line.
6. Nighttime uses adjacent to a residential district.
 - a. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a height of a minimum of four (4) feet at time of installation so that vehicle headlamps cannot illuminate land which is designated as a residential district.
 - b. No patron or customer access for nighttime uses which is visible from land designated as a residential district shall be available for use from the hours of 8:00 PM to 6:00 AM.
 - c. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM for nighttime uses.
 - d. Windows and doors facing land designated as a residential district shall be opaque or shall be provided with shades, screens, or drapes to screen illumination from within the building.
 - e. A landscape buffer comprised of a continuous hedge and small trees with a height of at least fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along any property line of a nighttime use which has a common property line with property designated as a residential district, or is separated only by an alley.
 - f. Signage which is visible from land designated as a residential district shall not be illuminated between the hours of 10:00 PM and 6:00 AM.
 - g. Additional criteria for medical clinics.
 - i. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
 - ii. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a residential district.
 - iii. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.
 - iv. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients at one time may remain overnight in any medical clinic, regardless of the number of medical personnel affiliated with such clinic.
 - v. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.
 - vi. All doors in the medical clinic that face a residential district shall remain closed at all times between the hours of 10:00 PM and 6:00 AM.
 - vii. No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district.
 - viii. Compliance with all applicable federal, state, and local laws, including, without limitation, all licensing requirements.
 - h. Overnight accommodations.
 - i. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated after 10:00 PM.
 - ii. No music (live or recorded) shall be performed or played except within in an enclosed building between the hours of 8:00 PM and 6:00 AM.
 - iii. No kitchen with outside venting shall be operated between the hours of 10:00 PM and 6:00 AM.

ARTICLE 4 - ZONING DISTRICTS

7. Additional standards for mixed-use development.
 - a. Mix of uses. In order to encourage the creative mix of uses, all mixed-use developments shall have at least eight (8%) percent or the entire ground floor of retail commercial and/or office uses. The remaining portions of the building may be uses permitted in the underlying zoning designations.
 - b. Floor area ratio. When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (FAR) for each use shall be individually determined and the highest of the individual FAR shall be applied to the entire development.
 - c. Ground floor treatment. Ground floor treatment for all Mixed-Use development shall be pedestrian oriented, and shall detail the percent glazing to solids, pedestrian-oriented landscaping and other features when submitting to the Board of Architects and Planning and Zoning Board.

Section 4-303. Industrial District (I).

- 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 subject to the standards in this Section and other applicable regulations in Article 5:
 1. Accessory uses, buildings or structures as provided in Article 4, Table No. 2. Accessory uses, buildings or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
 2. Alcoholic beverage sales, including wine shops and similar uses.
 3. Animal grooming or boarding.
 4. Assisted living facilities.
 5. Automobile service stations.
 6. Camps.
 7. Commercial laundry.
 8. Community center.
 9. Day care.
 10. Governmental uses.
 11. Indoor recreation/entertainment.
 12. Manufacturing.
 13. Medical clinic.
 14. Municipal facilities.
 15. Museum.



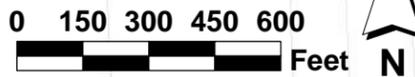
Zoning Map

Zoning Districts

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

Plate 11 of 18

City of Coral Gables
 Planning & Zoning Division
 November 2014



Santona Parking Requirements			
Tenant	Total Office SF	Parking Required	Category
Intercredit Bank	3,212	13	Retail
Martinizer	2,156	9	Retail
Miamis' Best Pizza	2,078	25	Restaurant
Quontic Bank	1,385	6	Retail
d-hair removal	1,369	5	Retail
Cosi Chic	1,369	5	Retail
Miami Atleier	1,369	5	Retail
One Sotheby	5,476	18	Leasing Office
*Jugo Fresh	1,369	16	Fast Food
Bala Vinyasa Yoga	5,495	18	Retail
Madruga Bakery	2,295	28	Restaurant
Metropolis Gym	9,557	32	Indoor Recreation
Total Retail SF	37,130	181	
Total Parking Required		181	

*Jugofresh is currently vacated future use tbd

Santona Existing Parking	Parking	ADA Spaces
Retail spaces behind condo	22	n/a
Madruga Garage	163	6
Total Parking provided	185	

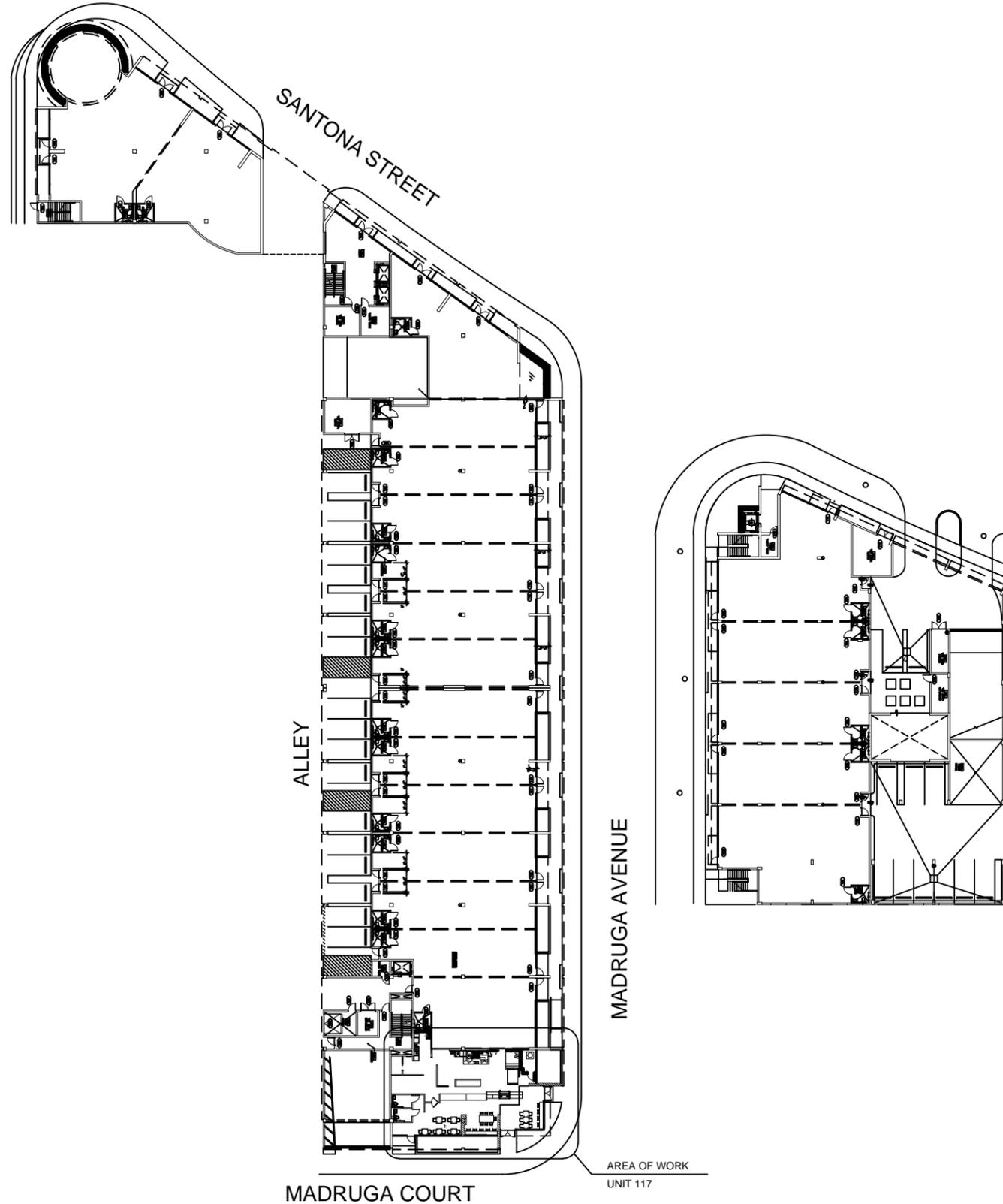
Business	Formula
bank	1 space per 250 sf
dry cleaners	1 space per 250 sf
Pizza Sales	12 spaces per 1,000 sf
bank	1 space per 250 sf
salon	1 space per 250 sf
salon	1 space per 250 sf
Tailor	1 space per student station
real estate office	1 space per 300 sf
fast food	12 spaces per 1,000 sf
Yoga studio	1 space per 300 sf
Bakery Sales	12 spaces per 1,000 sf
gym	1 space per 300 sf

TAB 7



Floor Plans

SOUTH DIXIE HWY.



MADRUGA COURT

AREA OF WORK
UNIT 117

NEVILLE / STEFFENS LLP

ARCHITECTURE AR 0003466
INTERIOR DESIGN IB 26000577

316 MIRACLE MILE
CORAL GABLES, FL
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FAX: 305.444.0842
mike@nevillesteffens.com
greg@nevillesteffens.com

MEP Engineer:

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9701 SW 55 St.
Miami, FL 33165
Tel: 305-595-0765
Fax: 305-596-1814

Structural Engineer

Cornerstone Engineering Partnership, Inc.
12924 SW 114 Ct.
Miami, FL 33176
Tel: 786-236-4712
Fax: 305-256-1017

Food Service Consultant

HOSPITALITY KITCHEN DESIGN
301 Crawford Blvd.
Suite 200
Boca Raton, FL 33432
Tel: 561-246-3707

MADRUGA BAKERY

1403 S. DIXIE HIGHWAY
SUITE 117
CORAL GABLES, FLORIDA

CONSTRUCTION DOCUMENTS

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SEAL:

NEVILLE STEFFENS ARCHITECTS, LLP
FLORIDA REGISTRATION AA 0003466
FRANCIS MICHAEL STEFFENS
FLORIDA REGISTRATION AR 0011052

**LOCATION PLAN
SITE PLAN**

REVISED:	

DECEMBER 6, 2015

NS1505BAKERY

A 300



ADA ACCESSIBLE SEATING

32 SEATS x 5% = 2
DINING AREA - 2 ADA SEATS

HT. OF TABLE OR COUNTER:
28"-34" AFF
PROVIDE 9"H x 17"D TOE
CLEARANCE
PROVIDE 27"H x 25"D KNEE
CLEARANCE

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Structural Engineer
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Miami, FL 33176

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Fax: 305-256-1017

Food Service Consultant
HOSPITALITY KITCHEN DESIGN
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TEL: 561-246-3707

MADRUGA BAKERY

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SUITE 117
CORAL GABLES, FLORIDA

CONSTRUCTION DOCUMENTS

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NEVILLE STEFFENS ARCHITECTS, LLP
FLORIDA REGISTRATION AA 0003466
FRANCIS MICHAEL STEFFENS
FLORIDA REGISTRATION AR 001052

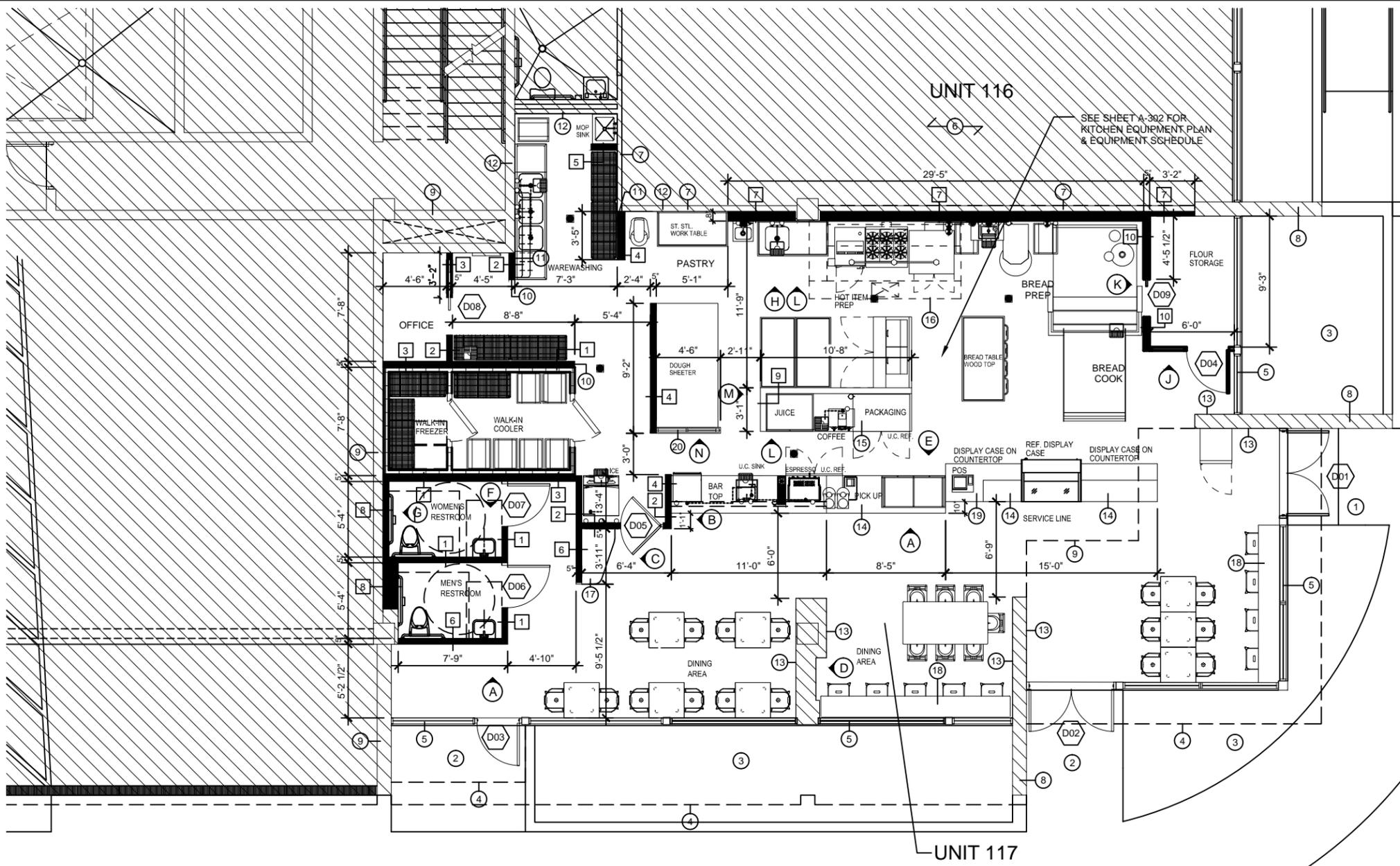
FIRST FLOOR PLAN

REVISED: _____
REVISED: _____
REVISED: _____
REVISED: _____

DECEMBER 6, 2015

NS1505BAKERY

A 301



A FIRST FLOOR PLAN
300 1/4"=1'-0"

NOTE: MAX. 1/2" CHANGE IN GRADE ELEVATION AT ALL FLOORING SURFACES.
SEE SHEET A-302 FOR KITCHEN EQUIPMENT PLAN AND KITCHEN EQUIPMENT SCHEDULE
THE TENANT SPACE ARE IS CURRENTLY VACANT AND REQUIRES NO DEMOLITION
EXIST. SPRINKLER SYSTEM SHALL REMAIN - PROVIDE SPRINKLER SHOP DWGS FOR NEW WORK
SEE SHEET A-500 AND A-501 FOR INTERIOR ELEVATIONS
SEE SHEET A-303 FOR LIFE SAFETY NOTES

FLOOR PLAN NOTES LEGEND

- ① EXIST. CONC. SIDEWALK & STEP TO REMAIN
- ② EXIST. CONC. SIDEWALK TO REMAIN
- ③ EXIST. LANDSCAPE AREA
- ④ LINE OF EXIST. BLDG. ELEMENTS ABOVE
- ⑤ EXIST. BUILDING WINDOWS TO REMAIN - TYP.
- ⑥ EXIST. ADJACENT TENANT SPACE
- ⑦ EXIST. 1 HR. RATED DEMISING WALL
- ⑧ EXIST. CONC. BLK. WALL OR CONC. STRUCTURE TO REMAIN
- ⑨ LINE OF HEADER ABOVE
- ⑩ WRAP TILE AROUND PARTITION EDGE
- ⑪ ALIGN NEW PARTITION W/ EXIST. WALL
- ⑫ NEW TILE ON NEW 5/8" DUROCK TILE BACKER BOARD ON EXIST. PARTITION OR WALL
- ⑬ PATCH & REPAIR EXIST. GYP. BD. SURFACE FOR FINISHES
- ⑭ NEW MILLWORK SERVICE LINE COUNTERTOP
- ⑮ NEW MILLWORK AND COUNTERTOP
- ⑯ NEW EXHAUST HOOD - SEE MECH. DWGS. AND HOOD SHOP DRAWINGS
- ⑰ NEW SERVICE COUNTER TOP AT BAR HEIGHT
- ⑱ NEW BAR HEIGHT DINING COUNTER TOP
- ⑲ NEW ADA COMPLIANT SERVICE COUNTER AT 34" AFF
- ⑳ NEW STEEL FRAME AND TEMPERED SAFETY GLASS WINDOW WALL BY HOPE'S WINDOWS INC. - PROVIDE SHOP DRAWINGS

FLOOR PLAN NOTES

1. THE CONTRACTOR SHALL VISIT THE JOBSITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTS, DISCREPANCIES, OR CONCEALED OR HIDDEN ITEMS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING DIMENSIONS. NOTIFY ARCHITECT OF ANY BUILDING ELEMENT THAT IS IN CONFLICT WITH NEW WORK.
2. MAX. 1/2" CHANGE IN GRADE ELEVATION. NEW CONSTRUCTION MUST REMOVE ALL BARRIERS TO ACCESSIBILITY.
3. ALL FLOORING SHALL BE NON-SLIP TYPE OR TREATED TO ELIMINATE SLIP HAZARDS.
4. ALL GYP. BD. FINISH SHALL BE PRIMED AND PAINTED WHITE UNLESS OTHERWISE NOTED ON THE FINISH SCHEDULE. PRIME AND PAINT GYP. BD. PRIOR TO BEING COVERED BY ADDITIONAL FINISH MATERIAL.
5. ALL BAR FIN. SURFACES SHALL BE SUITABLE FOR WASHING. ANY PAINTED SURFACE SHALL BE A MOISTURE RESISTANT PAINT TYPE.
6. MATERIALS SHALL BE DELIVERED TO THE SITE IN MANUFACTURERS ORIGINAL UNOPENED PACKAGES BEARING THE MANUFACTURER'S NAME AND LABEL.
7. ALL EQUIPMENT, LADDERS, PAINT, SUPPLIES ETC. SHALL BE RETURNED TO THE STAGING AREA AND WORK AREA CLEANED AT THE END OF EACH WORKING DAY.
8. CONSTRUCTION MUST BE PLANNED W/ PROPER SECURITY AND SAFETY BARRIERS IN PLACE FOR THE PROTECTION OF THE USERS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED EACH DAY, PREMISES LEFT BROOM CLEAN.
9. ALL KITCHEN AND BAR QUARRY TILE FLOORS SHALL INCLUDE 4" MIN. QUARRY TILE COVE BASE.
10. ALL INTERIOR FINISHES SHALL BE CLASS 'B' OR BETTER. SMOKE DEVELOPED INDEX: 0-450. FLAME SPREAD INDEX: 26-75

TAB 8

Ordinances, Covenants, Agreements

As per Schedule B, Section II of Title
Exceptions on Survey

TAB 9



Name and Contact Information

Neville/Steffens Architects LLP

ARCHITECTURE AR 0003466
INTERIOR DESIGN IB 26000577

GREGORY A. NEVILLE
F. MICHAEL STEFFENS

MADRUGA BAKERY LIST OF REPRESENTATIVES

Owner:

c/o ABC Properties Equities LLC
152 W 57th Street, 12th Floor
New York, NY 10019

Current Registered Agent:

Seth Gadinsky
1680 Michigan Avenue, Suite 1001
Miami Beach, FL 33139

Applicant:

Naomi Harris
Madruga LLC
3262 Elizabeth Street, #4
Miami, FL 33133
786-395-4789

Architect:

Neville Steffens Architects LLP
316 Miracle Mile
Coral Gables, FL 33134
305-788-3230

316 Miracle Mile
Coral Gables, Florida 33134
Telephone 305-448-5299
Faximile 305-444-0842

TAB 10

Lobbyist Forms



CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name GREGORY NEVILLE
LOBBYIST

Print Your Business Name NEVILLE STEFFENS ARCHITECTS LLP

Business Telephone Number 305-788-3230

Business Address 316 MIRACLE MILE, CORAL GABLES, FL 33134
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: MADRUGA LLC

Principal Address: 3262 ELIZABETH ST, MIAMI, FL Telephone Number: 786-395-4789

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

MADRUGA BAKERY APPLICATION (LEVEL 2) LOCATED AT
1430 SOUTH DIXIE HWY, SPACE 117. INTERIOR RENOVATION
CHANGE OF USE FROM RETAIL TO RESTAURANT

I Gregory Neville hereby swear or affirm under penalty of per-
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11, governing Lobbying.

[Signature]
Signature of Lobbyist

2/8/16
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

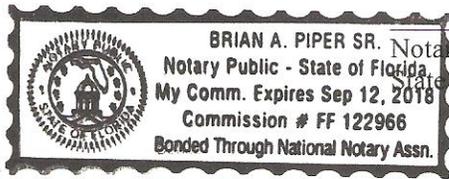
BEFORE ME personally appeared Gregory Allen Neville to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 8th day of February 2016.

____ Personally Known

Produced ID

FL Driver License
N440-281-56-126-0



[Signature]

For Office Use Only	
Data Entry Date: _____, 20____.	Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.



**CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name GREGORY NEVILLE
LOBBYIST

Print Your Business Name, if applicable NEVILLE STEFFENS ARCHITECTS LLP

Business Telephone Number 305-788-3230

Business Address 316 MIRACLE MILE, CORAL GABLES, FL 33134
ADDRESS CITY, STATE ZIP CODE

Federal ID#: _____

State the extent of any business or professional relationship you have with any current member of the City Commission.
N/A

PRINCIPAL REPRESENTED:

NAME NAOMI HARRIS COMPANY NAME, , IF APPLICABLE MADRUGA LLC

BUSINESS ADDRESS 1430 S. DIXIE HWY, #117 TELEPHONE NO.: 786-395-4789

ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

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

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

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

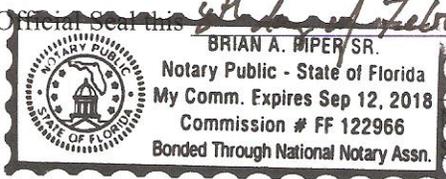
I Gregory Neville hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the \$150.00 Annual Lobbyist Registration Fee.

Gregory Neville
Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared GREGORY ALLEN NEVILLE to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this _____ day of February 2016.
____ Personally Known
 Produced ID



Brian A. Piper
Notary Public
State of Florida

\$150.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

For Office Use Only	
Data Entry Date: _____, 20____.	Entered By: _____

TAB 11

Warranty Deed/Proof of Ownership

2015 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# M14000008402

FILED
Feb 26, 2015
Secretary of State
CC5986130081

Entity Name: SANTONA 172 REALTY LLC

Current Principal Place of Business:

C/O ABC PROPERTIES EQUITIES LLC
152 W 57TH ST, 12TH FLOOR
NEW YORK, NY 10019

Current Mailing Address:

C/O ABC PROPERTIES EQUITIES LLC
152 W 57TH ST, 12TH FLOOR
NEW YORK, NY 10019

FEI Number: 47-2023826

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

GADINSKY, SETH
1680 MICHIGAN AVE.
SUITE 1001
MIAMI BEACH, FL 33139 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	P	Title	VP
Name	CORNFELD, ARTHUR B	Name	CORNFELD, ALEX B
Address	ABC PROPERTIES EQUITIES LLC, 152 W 57TH ST	Address	ABC PROPERTIES EQUITIES LLC, 152 W 57TH ST
City-State-Zip:	NEW YORK NY 10019	City-State-Zip:	NEW YORK NY 10019

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ALEXANDER B. CORNFELD

MEMBER

02/26/2015

Electronic Signature of Signing Authorized Person(s) Detail

Date