

PROPOSED RETAIL

# ARTEFACTO US 1

101 SOUTH DIXIE HIGHWAY  
CORAL GABLES, FLORIDA

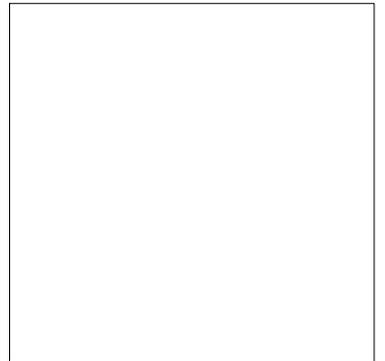
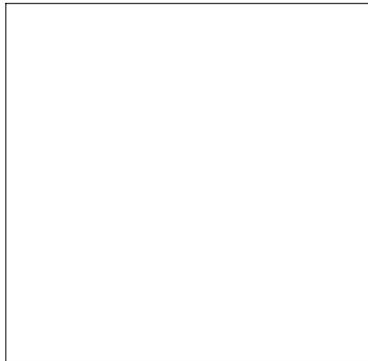
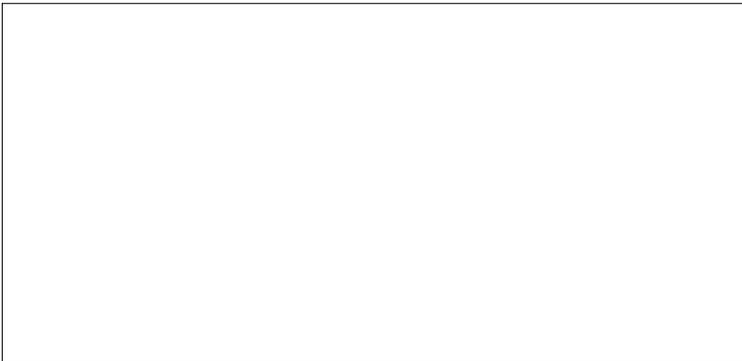
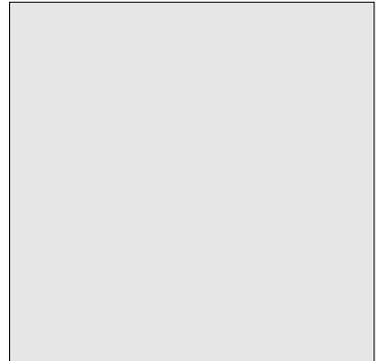
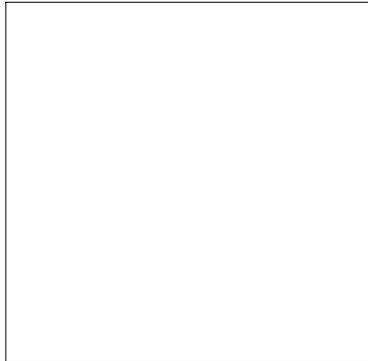
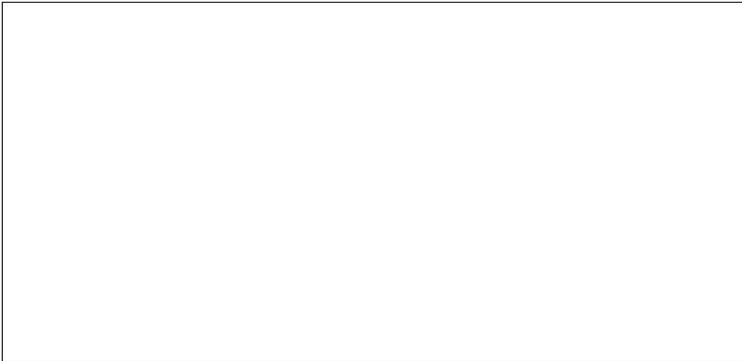
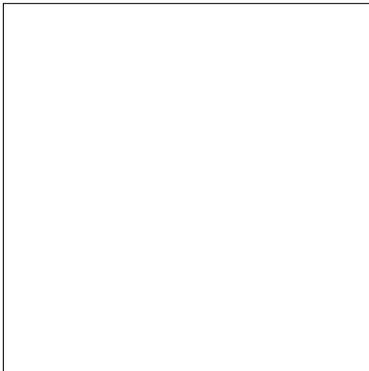
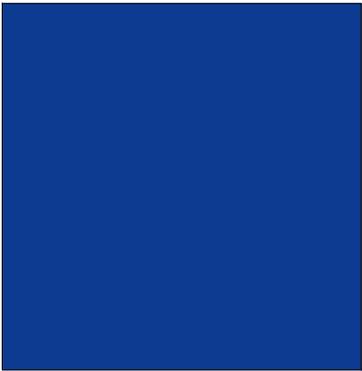
# BEHAR • FONT

P A R T N E R S , P . A .  
ARCHITECTURE • PLANNING • INTERIORS

4533 Ponce de Leon Boulevard  
Coral Gables, Florida 33146

TEL: (305) 740-5442 FAX: (305) 740-5443

E-MAIL: [info@beharfont.com](mailto:info@beharfont.com)



DRC APPLICATION

STATEMENT OF USE

PHOTOGRAPHS & AERIALS

PROPERTY SURVEY & LEGAL DESCRIPTION

ARCHITECTURAL DRAWINGS

SIGNAGE PLAN

RESOLUTIONS, COVENANTS PREVIOUSLY GRANTED  
FOR THE PROPERTY

NAME AND CONTACT INFORMATION FOR  
PROPERTY OWNER, APPLICANT, ATTORNEY, ETC.

LOBBYIST REGISTRATION

WARRANTY DEED



Level

1

Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

Email: [planning@coralgables.com](mailto: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 One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

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

## Property information

Street address of the subject property: \_\_\_\_\_

Property/project name: \_\_\_\_\_



Level

**1**

Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

Current land use classification(s): \_\_\_\_\_

Current zoning classification(s): \_\_\_\_\_

Proposed land use classification(s) (if applicable): \_\_\_\_\_

Proposed zoning classification(s) (if applicable): \_\_\_\_\_

Previous use(s)/current use(s) of the property/building(s): \_\_\_\_\_

Proposed use(s) of the property/building(s): \_\_\_\_\_

Size of property (square feet/acres) \_\_\_\_\_

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

Total number of residential units per acre and total number of unit's \_\_\_\_\_

Estimated cost of the existing/proposed building/project: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project Legal Description: Lot(s): \_\_\_\_\_

Block(s): \_\_\_\_\_

Section(s): \_\_\_\_\_

Listing of all folio numbers for subject property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



City of  
Coral Gables,  
Florida

Level

**1**

Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

## General information

Applicant(s)/Agent(s) Name(s): \_\_\_\_\_

Telephone Contact No: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email \_\_\_\_\_@\_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): \_\_\_\_\_

Telephone Contact No: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email \_\_\_\_\_@\_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): \_\_\_\_\_

Telephone Contact No: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email \_\_\_\_\_@\_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Project Architect(s) Name(s): \_\_\_\_\_

Telephone Contact No: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email \_\_\_\_\_@\_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Level  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

## Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjacent uses and/or streetscape.
- Property survey and legal description.
- Zoning chart and supporting information.
- Site Plan.
- Landscape plan and vegetation assessment.
- Tree survey and relocation plan.
- Architectural/building elevations.
- Building floor plans.
- Pedestrian amenities and streetscape plan.
- On-street parking analysis.
- Art in Public Places plan and/or statement.
- Lighting plan and signage plan.
- Underground utilities plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical significance letter.
- City Concurrency Impact Statement (CIS).
- Traffic study.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty deed.
- Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.
- Other: \_\_\_\_\_



Level  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Posting of the property. The City will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.

## Application submittal requirements

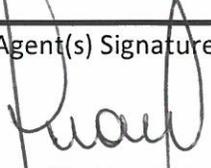
1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB.

## Applicant/agent/property owner/architect affirmation and consent

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

1. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.

 City of Coral Gables, Florida	Level <b>1</b> Review	<b>Development Review Committee Application</b>
	Address: 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 Email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a> Phone: 305.460.5211	

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name:  Paulo Miranda
---	--

Address: 1001 Brickell Bay Drive, Suite 2406  
 Miami, Florida 33131

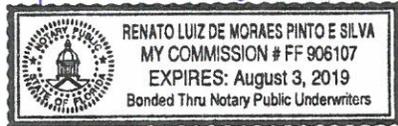
Telephone: (305) 456-3752	Fax: (305) 456-6342
---------------------------	---------------------

Email:

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF  
 The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August by Paulo Miranda  
 (Signature of Notary Public - State of Florida)

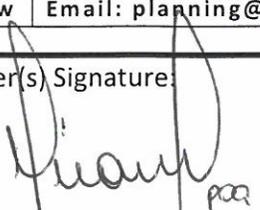




(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_

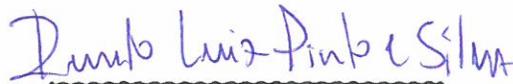
 City of Coral Gables, Florida	Level <b>1</b> Review	<b>Development Review Committee Application</b>
	Address: 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 Email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a> Phone: 305.460.5211	

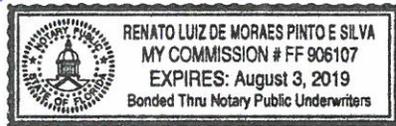
Property Owner(s) Signature: 	Property Owner(s) Print Name: Paulo Miranda
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address: 1001 Brickell Bay Drive, Suite 2406 Miami, Florida 33131	
Telephone: (305) 456-3752	Fax: (305) 456-6342
Email:	

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 1st day of August by Paulo Miranda  
 (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  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Architect(s) Signature:

Architect(s) Print Name:

Javier Font, Behar Font & Partners P.A.

Address: 4533 Ponce de Leon Boulevard, Coral Gables, FL 33146

Telephone: 305-740-5442

Fax:

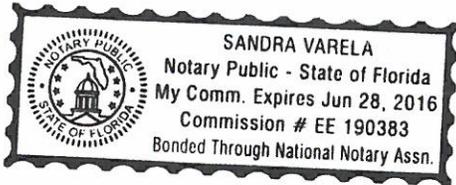
Email: [javier@beharfont.com](mailto:javier@beharfont.com)



## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 1 day of June by Javier Font  
(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 \_\_\_\_\_



July 28, 2016

**VIA HAND DELIVERY**

Mr. Ramon Trias  
Planning and Zoning Director  
City of Coral Gables  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: Artefacto / 101 South Dixie Highway / Statement of Use for Development Review Committee Application**

Dear Mr. Trias:

On behalf of Haswell Properties, LLC, (the "Applicant"), we respectfully submit this Letter of Intent/Statement of Use in connection with the enclosed Development Review Committee application for site plan review for the proposed development of the property at 101 South Dixie Highway in Coral Gables (the "Property"). The Property is designated "Industrial" on the Future Land Use Map and its Zoning Map designation is also "Industrial." The Property is 38,134 square feet in lot area and has a frontage on South Dixie Highway about midway through the block southwest of Douglas Road and northeast of Ponce de Leon Boulevard. The Property is vacant at present.

The Applicant is proposing to develop a two-story retail building of 40,000 square feet with rooftop parking, to be used as a furniture showroom by Artefacto, one of the world's leading furniture designer brands. As you are aware, Artefacto presently leases space at another nearby location and, due to the success of that location, now wants to expand and enhance its showroom with a landmark building at a location with even greater visibility. This facility will serve exclusively as a showroom. No inventory, other than display pieces, will be kept on site and there will be no deliveries of furniture to retail purchasers taking place on site. The proposed construction complies with all applicable zoning and land use regulations.

We are confident that the proposed construction will be a welcomed development of this vacant Property and a significant enhancement to the City's South Dixie Highway corridor and

Mr. Ramon Trias  
July 28, 2016  
Page 2

respectfully request your favorable consideration of this application. If you have any questions, please do not hesitate to contact me at (305) 376-6061.

Sincerely,

A handwritten signature in blue ink that reads "pp. Lauren L. Serra". The signature is written in a cursive style.

Mario Garcia-Serra

Enclosures

MIA\_ACTIVE 4500278.1

July 28, 2016

**VIA HAND DELIVERY**

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

**Re: 101 South Dixie Highway / Art in Public Places / Statement for Development Review Committee Application**

Dear Mr. Trias:

Pursuant to Coral Gables Zoning Code Section 3-2103.A.2, and on behalf of Haswell Properties, LLC, as part of the proposed development at 101 South Dixie Highway, we propose contributing 1% of the Aggregate Project Value to the Art Acquisition Fund. If you have any questions, please do not hesitate to contact me at (305) 376-6061.

Sincerely,

  
Mario Garcia-Serra

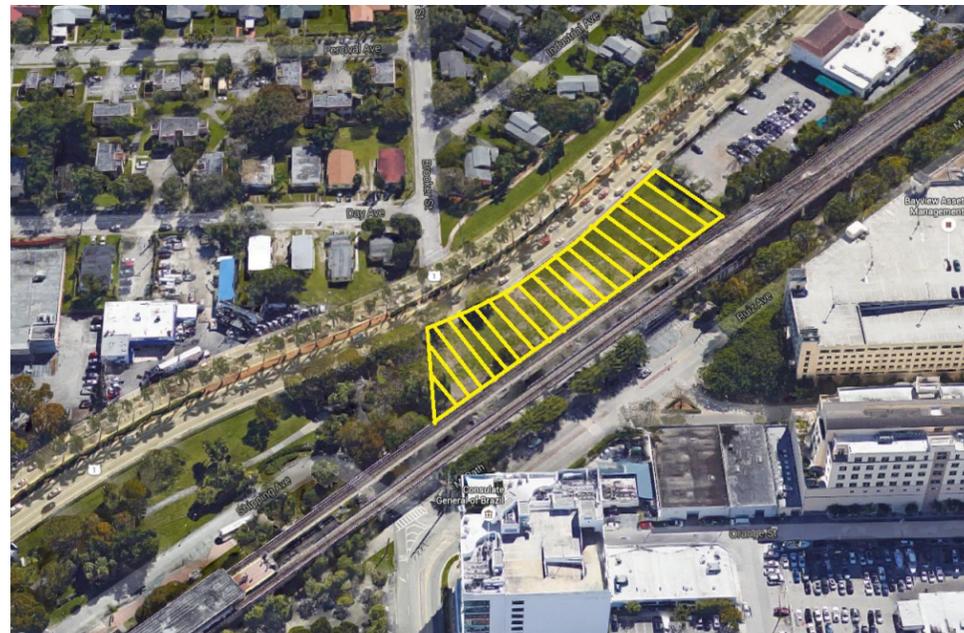
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**AERIAL PHOTOGRAPH**  
 — SITE



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**AERIAL PHOTOGRAPH**  
 — SITE



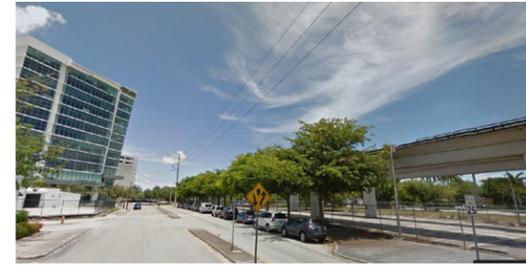
PICTURE # 1



PICTURE # 5



PICTURE # 9



PICTURE # 10



PICTURE # 2



PICTURE # 6



PICTURE # 3



PICTURE # 7



PICTURE # 4



PICTURE # 8



 **SITE MAP**  
SCALE : N.T.S.



## LEGAL DESCRIPTION

All that piece or parcel of land lying between Lot 1 of COCONUT GROVE WAREHOUSE CENTER, as shown by Plat Book 25, Page 66, and Block 13 of CORAL GABLES WAREHOUSE SECTION, as shown by Plat Book 28 at Page 22, otherwise heretofore described as that unnamed street (commonly known as Day Avenue) lying between the northerly boundary of Dixie Highway (now South Dixie Highway) and the Florida East Coast Railway right-of-way, according to the plat thereof, recorded in Plat Book 25, Page 66, of the Public Records of Miami-Dade County, Florida.

Lots 1 to 7, inclusive, of COCONUT GROVE WAREHOUSE CENTER AMENDED, a subdivision of Dade County, Florida, according to the Plat thereof, as recorded in Plat Book 25, Page 66, of the Public Records of Miami-Dade County, Florida.

All of Block 13 of INDUSTRIAL SECTION OF CORAL GABLES, a subdivision of Dade County, Florida, according to the revised plat of said section recorded in the Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

All less that portion which lies southeasterly from the northwesterly right of way line of State Road No. 5. Said Right of Way line being more particularly describe as follows: from the most southerly corner of said Lot 7, said amended plat of COCONUT GROVE WAREHOUSE CENTER, run northwesterly along the southwesterly line of said Lot 7 for a distance of 14.5 feet to the Point of Beginning of the right of way line hereinafter described; thence run northeasterly parallel to an 14.5 feet northwesterly from the Southeasterly line of Lots 3, 4, 5, 6 and 7, said AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER for a distance of 115.87 feet to a point of curve; thence run Northeasterly along the arc of a circular curve to the right, having a radius of 924.45 feet, for a distance of 265.42 feet, more or less, to a point on the easterly line of Block 13, said REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION.

PROPOSED RETAIL

## ARTEFACTO US 1

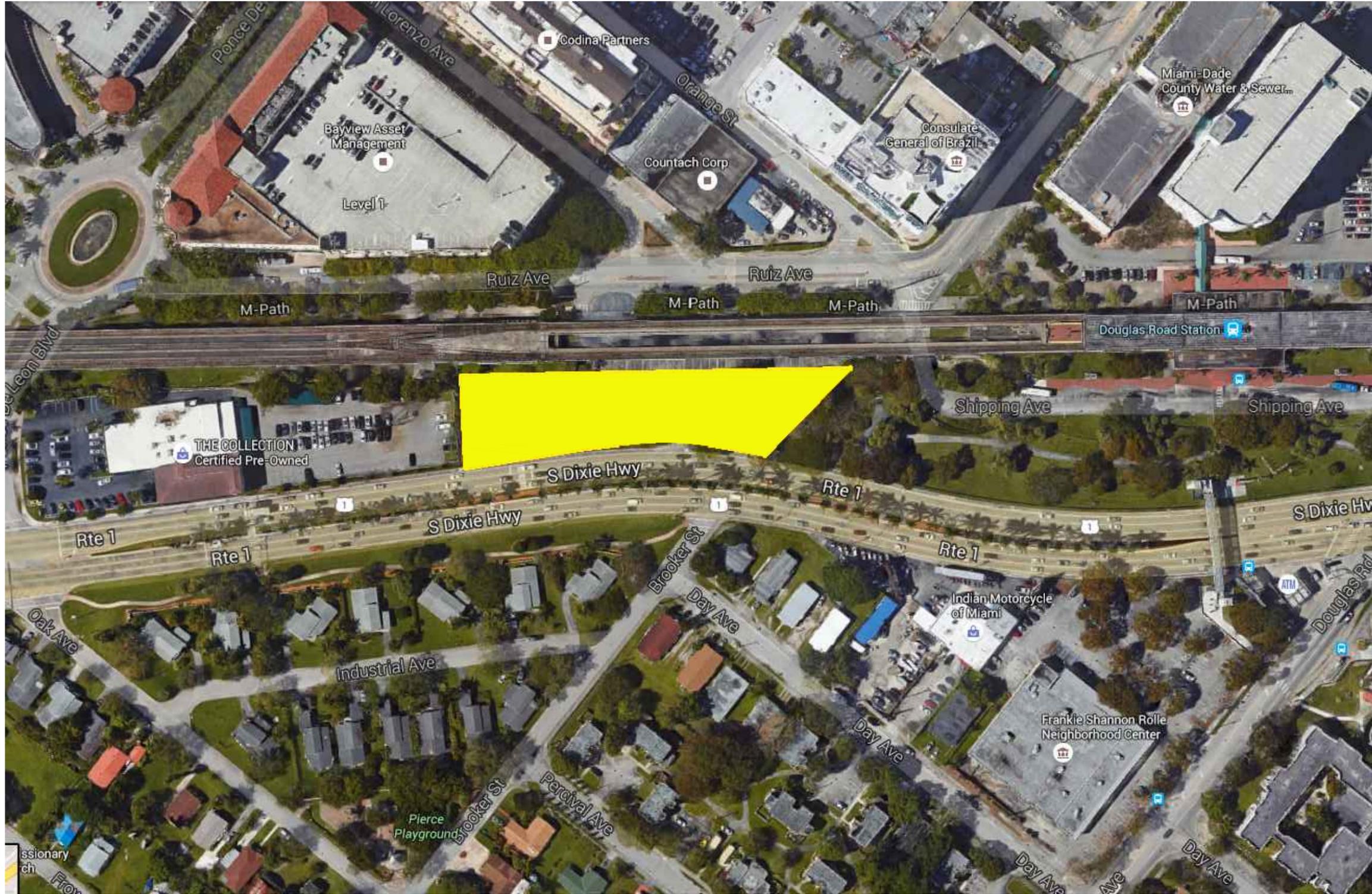
101 SOUTH DIXIE HIGHWAY  
CORAL GABLES, FLORIDA

# BEHAR • FONT

P A R T N E R S , P . A .  
ARCHITECTURE • PLANNING • INTERIORS

4533 Ponce de Leon Boulevard  
Coral Gables, Florida 33146

TEL: (305) 740-5442 FAX: (305) 740-5443  
E-MAIL: [info@beharfont.com](mailto:info@beharfont.com)



**SITE MAP**  
 SCALE : N.T.S.

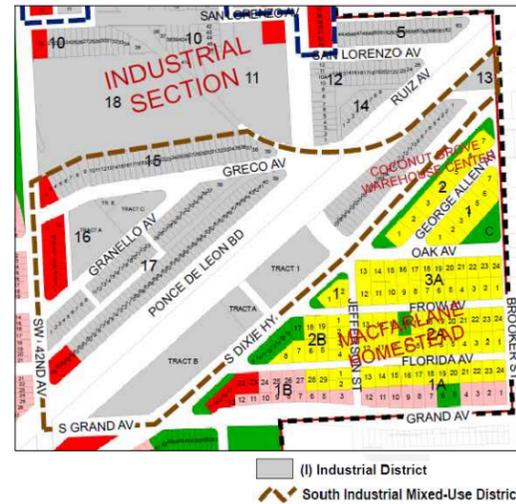


**MASSING STUDIES**  
SCALE: N.T.S.



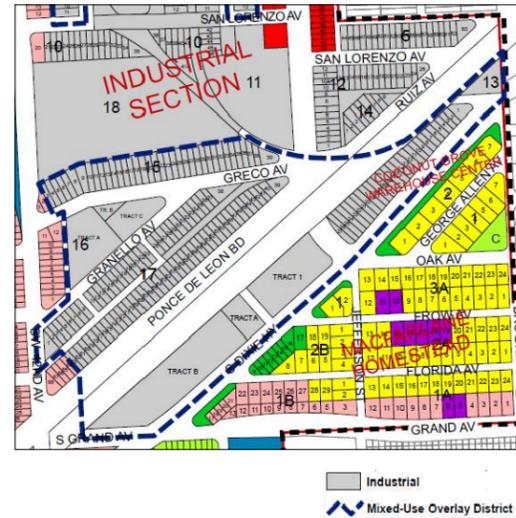
PROPOSED RETAIL  
**ARTEFACTO US1**  
101 SOUTH DIXIE HIGHWAY  
CORAL GABLES, FLORIDA 33133

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**ZONING MAP**

SCALE : N.T.S.



**LAND USE MAP**

SCALE : N.T.S.

**ZONING INFORMATION**

SCALE : N.T.S.

**ZONING INFORMATION**

PROJECT NAME:	FURNITURE SHOWROOM
PROPERTY ADDRESS :	101 SOUTH DIXIE HIGHWAY
NET LOT AREA:	38,133 SQ.FT. 0.87 ACRES
ZONING:	INDUSTRIAL I (MIXED USE OVERLAY DISTRICT MXD)

<b>F.A.R.</b>	ALLOWED/ REQ.	PROVIDED
MAXIMUM FLOOR AREA FOR ALL USES (38,133 SQ.FT. x 3.0)	114,399 SQ.FT.	40,000.00 SQ.FT.

<b>MIN. PARCEL OF LAND</b>	ALLOWED/ REQ.	PROVIDED
SECTION 4-303 . D . I CITY OF CORAL GABLES ZONING CODE	2,500 SQ.FT.	38,133 SQ.FT.

<b>BUILDING HEIGHT</b>	ALLOWED/ REQ.	PROVIDED
SECTION 4-303 . D . 4 CITY OF CORAL GABLES ZONING CODE	72'-0"	28'-4"

<b>MIN. PARCEL DIMENSIONS</b>	ALLOWED/ REQ.	PROVIDED
WIDTH SECTION 4-303 . D . 2 . A CITY OF CORAL GABLES ZONING CODE	25'-0"	379'-8"
DEPTH SECTION 4-303 . D . 2 . B CITY OF CORAL GABLES ZONING CODE	100'-0"	103'-0"

<b>PROPOSED BUILDING FAR</b>		PROVIDED
GROUND FLOOR		21,810.67 SQ.FT.
SECOND FLOOR		18,189.33 SQ.FT.
TOTAL		40,000.00 SQ.FT.

<b>BUILDING SETBACKS</b>	ALLOWED/ REQ.	PROVIDED
SECTION 4-303 . D . 3 CITY OF CORAL GABLES ZONING CODE		
1. FRONT (US-1)	10'-0"	10'-0"
2. REAR	0'-0" ABUTTING A DEDICATED ALLEY OR STREET	0'-4"
3. SIDE (SOUTH)	0'-0" INTERIOR SIDE	62'-6"
4. SIDE (NORTH)	0'-0" INTERIOR SIDE	0'-3"

<b>OPEN SPACE</b>	ALLOWED/ REQ.	PROVIDED
SECTION 5-604 . B . 8 CITY OF CORAL GABLES ZONING CODE		
10% OF THE AREA OF THE BUILDING SITE 38,133 x 0.1 = 3,813.3 SQ.FT.	3,813.3 SQ.FT.	7,676.41 SQ.FT.

<b>MIN. OFF-STREET PARKING</b>	ALLOWED/ REQ.	PROVIDED
SECTION 5-14.09 . C CITY OF CORAL GABLES ZONING CODE ALTERNATIVE PARKING REQUIREMENTS FUNCTIONALLY SIMILAR USE PER 5-14.09 . B . 1		
OFFICE AREA 1 PS / 300 SQ.FT.	320.15 / 300 = 1	
SHOWROOM 1 PS / 600 SQ.FT.	34,361.48 / 600 = 57.2 PS	
OTHER FLOOR AREAS 1 PS / 500 SQ.FT.	2,636 / 500 = 5.2	
TOTAL NUMBER OF PARKING SPACES	63.4 PS	64 PS (*)

(\*) 1- INCLUDES ACCESSIBLE PARKING SPACE  
2- ALL TANDEM SPACES ARE TO BE ASSIGNED SPACES

<b>ACCESSIBLE PARKING</b>	ALLOWED/ REQ.	PROVIDED
TABLE 208.2 OF FLORIDA ACCESSIBILITY CODE FOR BLDG. CONSTRUCTION	3	3

<b>LOADING SPACE</b>	ALLOWED/ REQ.	PROVIDED
SECTION 5-14.09 . D CITY OF CORAL GABLES ZONING CODE	0	1

**BEHAR · FONT**  
PARTNERS, P. A.  
ARCHITECTURE · PLANNING · INTERIORS

4533 Ponce de Leon Blvd.  
Coral Gables, Florida 33146  
TEL: (305) 740-5442 FAX: (305) 740-5443  
E-MAIL: info@beharfont.com

SEAL :

JAVIER FONT AR No. 12547

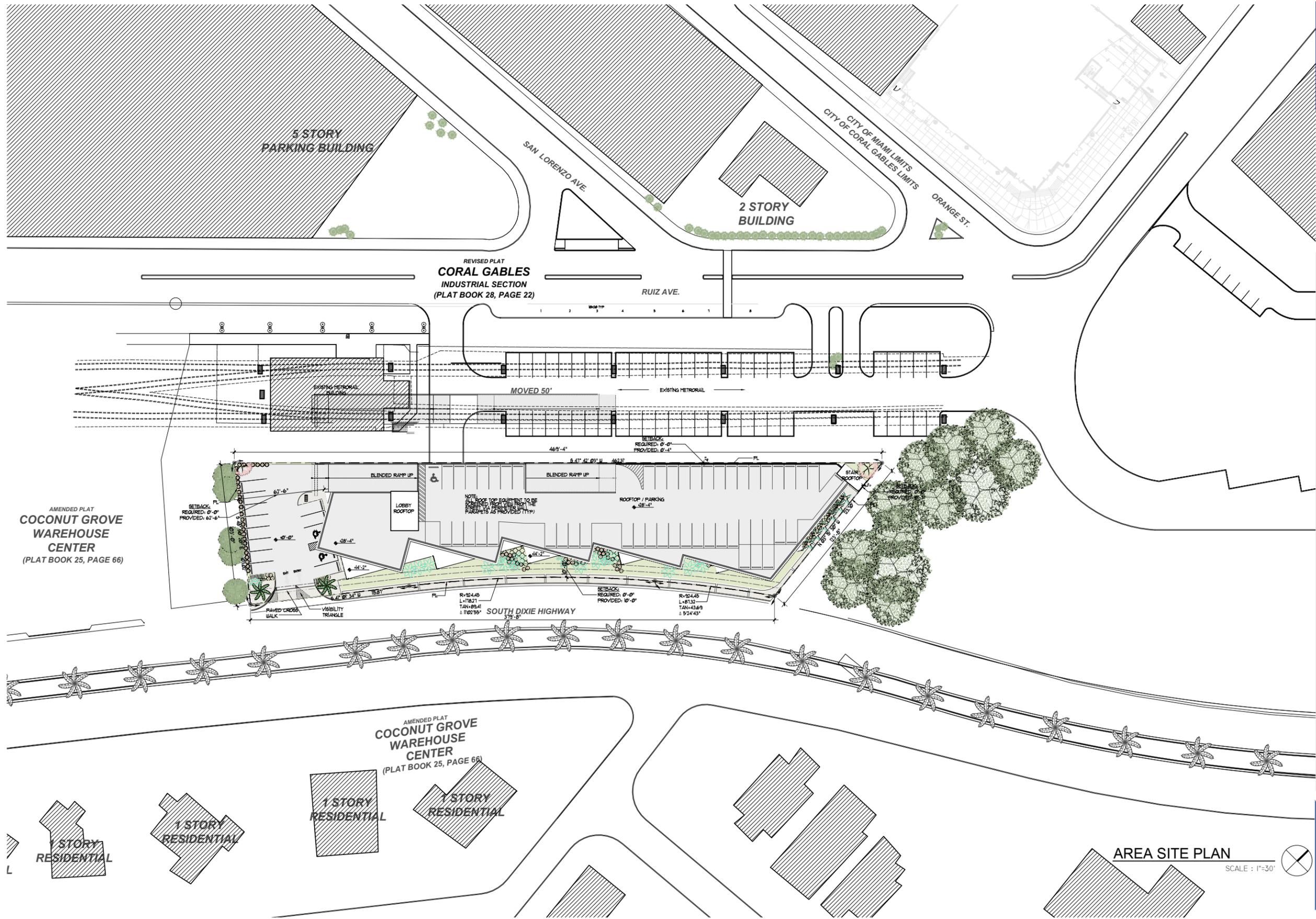
PROPOSED RETAIL

**ARTEFACTO US1**

101 SOUTH DIXIE HIGHWAY  
CORAL GABLES, FLORIDA 33133

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DATE: 08-05-16  
PROJECT NO: 16-043  
DRAWING NAME:  
SHEET NO:  
**A-0.0**



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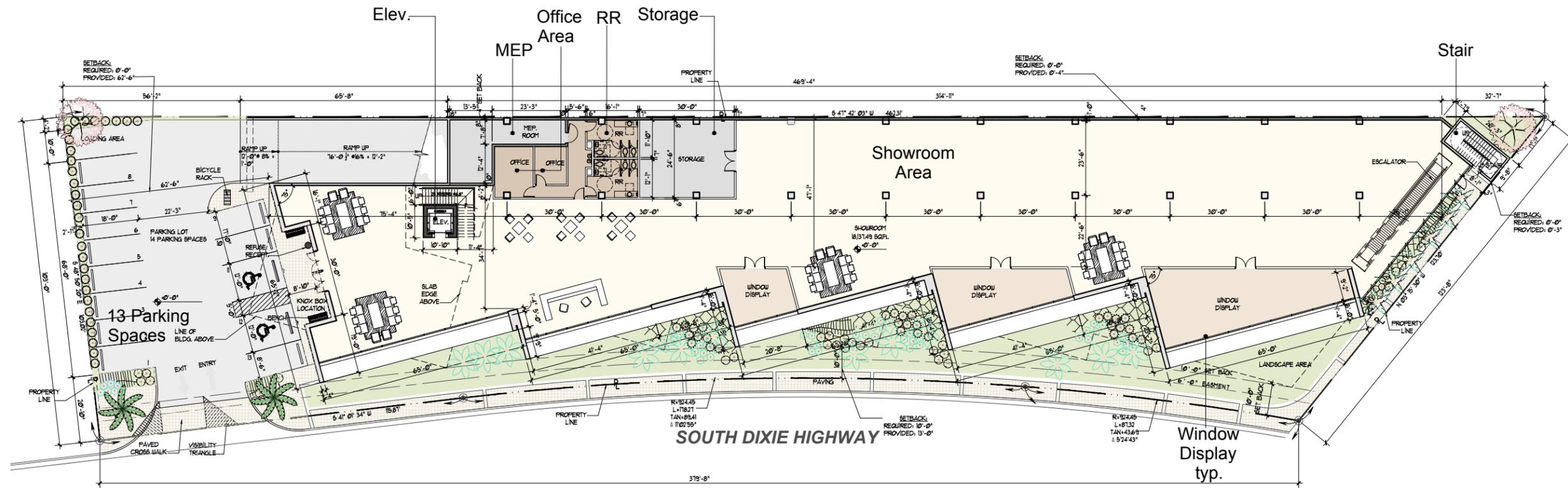
PROPOSED RETAIL

**ARTEFACTO US1**

101 SOUTH DIXIE HIGHWAY  
CORAL GABLES, FLORIDA 33133

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DATE: 08-05-16  
PROJECT NO: 16-043  
DRAWING NAME:  
SHEET NO:  
**A-0.1**



PROPOSED RETAIL  
**ARTEFACTO US1**  
101 SOUTH DIXIE HIGHWAY  
CORAL GABLES, FLORIDA 33133

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**GROUND FLOOR PLAN**

SCALE : 1/16"=1'-0"

13 PARKING SPACES  
1 LOADING SPACES

DATE: 5-19-16

PROJECT NO: 16-043

DRAWING NAME:

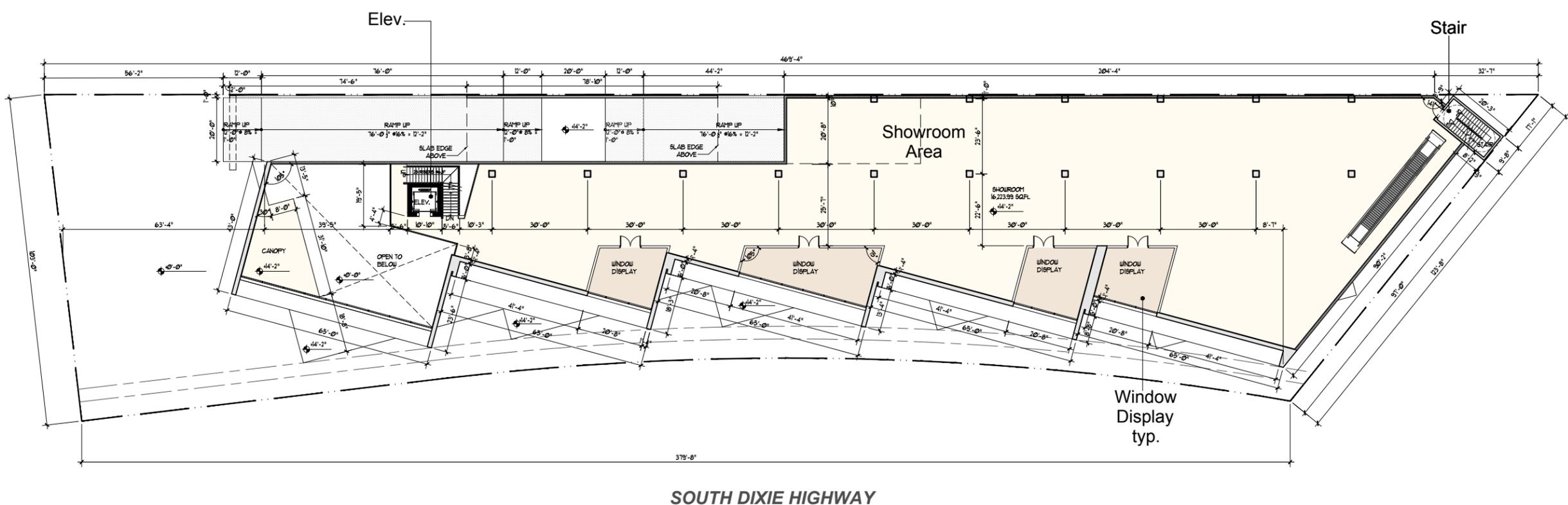
SHEET NO:

**A-1.0**

SEAL:



JAVIER FONT AR No. 12547



PROPOSED RETAIL  
**ARTEFACTO US1**  
101 SOUTH DIXIE HIGHWAY  
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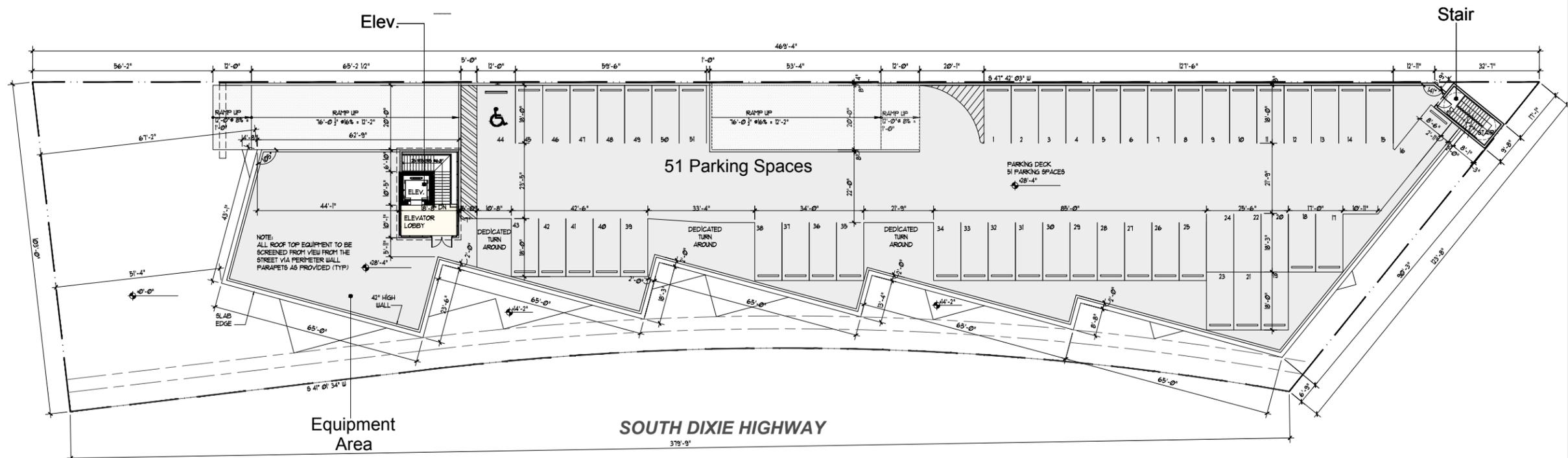
**SECOND FLOOR PLAN**  
SCALE: 1/16"=1'-0"

DATE: 08-05-16  
PROJECT NO: 16-043  
DRAWING NAME:  
SHEET NO:  
**A-1.1**

SEAL:



JAVIER FONT AR No. 12547



PROPOSED RETAIL  
**ARTEFACTO US1**  
101 SOUTH DIXIE HIGHWAY  
CORAL GABLES, FLORIDA 33133

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**ROOF PLAN**  
SCALE: 1/16"=1'-0"

50 PARKING SPACES

DATE: 08-05-16  
PROJECT NO: 16-043  
DRAWING NAME:  
SHEET NO:  
**A-1.2**

SEAL:



JAVIER FONT AR No. 12547



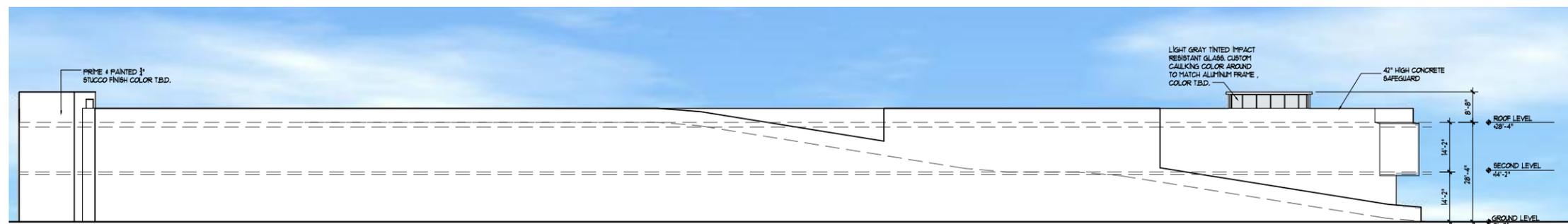
**EAST ELEVATION - US1**  
SCALE: 1/16"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/16"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/16"=1'-0"



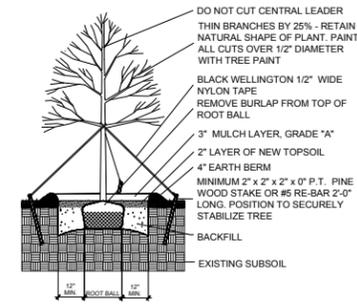
**WEST ELEVATION**  
SCALE: 1/16"=1'-0"

PROPOSED RETAIL  
**ARTEFACTO US1**  
101 SOUTH DIXIE HIGHWAY  
CORAL GABLES, FLORIDA 33133

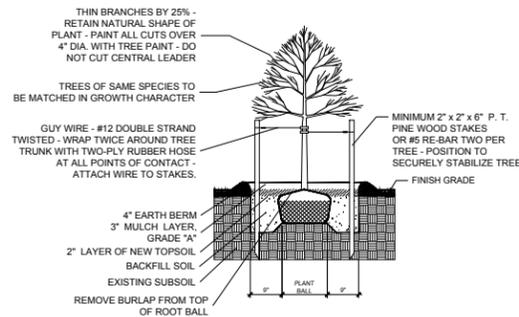
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DATE: 08-05-16  
PROJECT NO: 16-043  
DRAWING NAME:  
SHEET NO:  
**A-2.0**

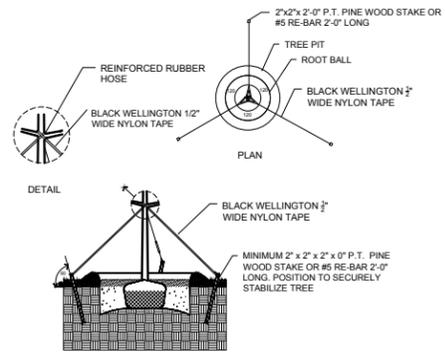




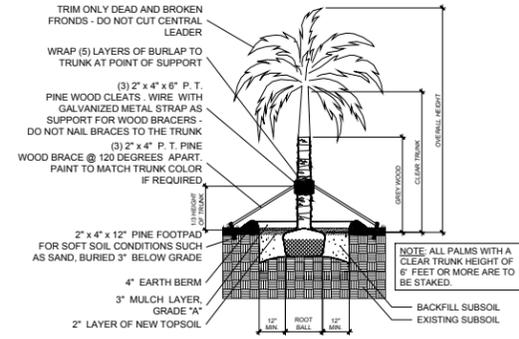
LARGE TREE PLANTING DETAIL



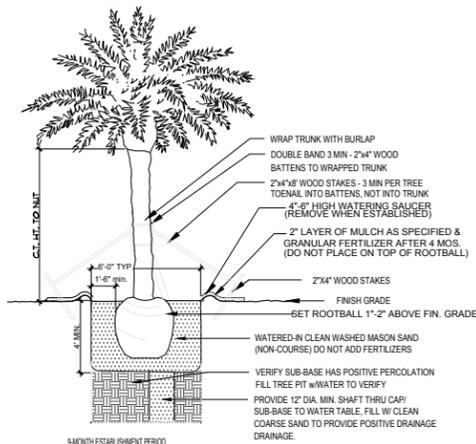
SMALL TREE PLANTING DETAIL



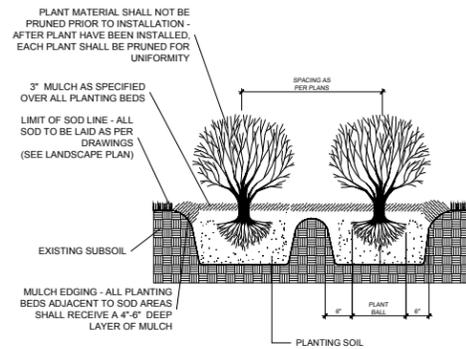
TYPICAL TREE GUYING DETAIL



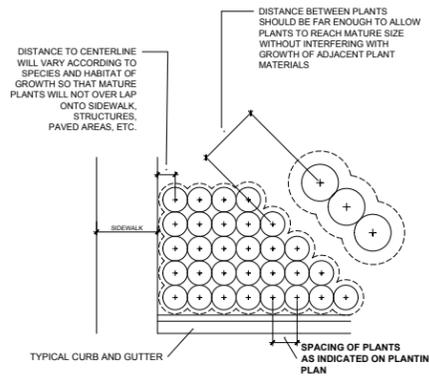
STRAIGHT TRUNK PALM PLANTING DETAIL



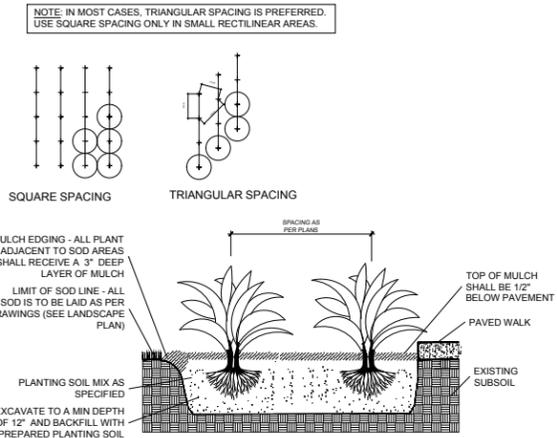
DATE PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

**PLANTING NOTES:**

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pellets", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

**SOD NOTES:**

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratum' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

**GENERAL NOTES:**

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

**LANDSCAPE NOTES & DETAILS**

SCALE : N.T.S.

SEAL :



JAVIER FONT AR No. 12547



PROPOSED RETAIL  
**ARTEFACTO US1**  
101 SOUTH DIXIE HIGHWAY  
CORAL GABLES, FLORIDA 33133

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## ORDINANCE NO. 947

AN ORDINANCE VACATING AN UNNAMED STREET (COMMONLY KNOWN AS DAY AVENUE) LYING BETWEEN THE NORTHWESTERLY BOUNDARY OF DIXIE HIGHWAY (NOW SOUTH DIXIE HIGHWAY) AND THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25 AT PAGE 66 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LIMITING THE USES OF SAID PROPERTY AS VACATED TO THE SAME USES AS THOSE FOR WHICH THE ADJACENT PROPERTIES ARE ZONED.

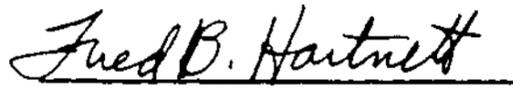
BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

**SECTION 1.** That that unnamed street (commonly known as Day Avenue) lying between the northwesterly boundary of Dixie Highway (now South Dixie Highway) and the Florida East Coast Railway right-of-way, according to the plat thereof recorded in Plat Book 25 at Page 66 of the Public Records of Dade County, Florida, be and the same is hereby vacated.

**SECTION 2.** That the use of the vacated property as hereinabove in Section 1 described, is limited to the same uses as those for which the adjacent properties are zoned.

PASSED AND ADOPTED THIS TWENTY-FOURTH DAY OF JANUARY, A.D. 1956.

APPROVED:

  
 MAYOR  
 Fred B. Hartnett

ATTEST:

  
 CITY CLERK  
 L. W. Robinson, Jr.

The following resolution was presented and read:

RESOLUTION NO. 9092

A RESOLUTION RELATIVE TO ADOPTION OF A PROPOSED AMENDMENT TO THE CHARTER OF METROPOLITAN DADE COUNTY.

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

WHEREAS, the City Commissioners of this City, as the elective representatives of the citizens of this community, feel a responsibility and duty to inform and advise their constituents in matters of great public concern; and

WHEREAS, the Commissioners of this City have studied and considered the content of the so called "McLeod Amendment", as well as its possible effect on the progress of this City and the County of Dade; and

WHEREAS, while it is conceded that the present form of Metropolitan Government has not attained the desired results or achievements which were anticipated, they believe that Dade County cannot continue to grow and prosper in an orderly manner without a Metropolitan form of government; and

WHEREAS, the Commissioners of this City are convinced that the present Charter can be successful if careful and proper implementation is furnished by those in command of its destiny; and

WHEREAS, it appears to the Commissioners of this City that the substitution of the McLeod Charter for the Dade County Charter will cause the government of this County to jump "from the frying pan into the fire";

NOW, THEREFORE, the Commissioners of this City, individually and collectively, in the interest of good government, and for public information purposes only, hereby oppose the said Amendment, and suggest that the same be defeated at the polls on October. 17, 1961.

Motion for its adoption was made by Commissioner Murphy, seconded by Commissioner Dressel. Resolution was adopted by the following roll call: "Yeas" - Commissioners Dressel, Evans and Murphy; Mayor Searle. "Nays" - None. Commissioner Wilson absent. (9092)

The City Clerk was instructed to have the Minutes of the meeting of October 10, 1961 indicate that Commissioner Wilson asks that the record show that he is favorable to the adoption of Resolution No. 9092, and in his absence asked the Mayor to voice his attitude in this connection.

The following resolution was presented and read:

RESOLUTION NO. 9093

A RESOLUTION DENYING A REQUEST FOR A CHANGE OF ADDRESS FOR A RETAIL PACKAGE LIQUOR STORE LICENSE.

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

EBE995

That the request for a change of address of that certain retail package liquor store license heretofore issued to Gables Liquors, Inc., 2626 Ponce de Leon Boulevard (A. L. Frick, President, Joseph S. Frick, Vice President, Geraldine Frick, Secretary and A. L. Frick, Treasurer, A. L. Frick, Manager) d/b/a Gables Liquors, Inc., 2626 Ponce de Leon Boulevard, Coral Gables, Florida from the above address to 105 South Dixie Highway, be and the same hereby is DENIED.

Motion for its adoption was made by Commissioner Murphy, seconded by Commissioner Dressel. Resolution was adopted by the following roll call: "Yeas" - Commissioners Dressel, Evans and Murphy; Mayor Searle. "Nays" - None. Commissioner Wilson absent.

The following resolution was presented and read:

RESOLUTION NO. 9094

A RESOLUTION APPOINTING AN ACTING CITY MANAGER.

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

That Finance Director K. H. Allyn be and he hereby is appointed and designated as Acting City Manager during the absence from the City on personal leave of City Manager L. W. Robinson, Jr. for the period from October 22 to October 24, 1961, inclusive, while attending the Florida League of Municipalities Meeting in Jacksonville, Florida.

Motion for its adoption was made by Commissioner Murphy, seconded by Commissioner Dressel. Resolution was adopted by the following roll call: "Yeas" - Commissioners Dressel, Evans and Murphy; Mayor Searle. "Nays" - None. Commissioner Wilson absent.

The following resolution was presented and read:

RESOLUTION NO. 9095

A RESOLUTION AUTHORIZING A TRANSFER OF FUNDS FOR IMPROVEMENT OF TRAFFIC ISLAND ADJACENT TO BLOCK 19, "CRAFTS SECTION"; CORAL GABLES, FLORIDA.

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

1. That the City Manager be and he hereby is authorized to install a traffic island, including concrete curbing, sprinkler system and miscellaneous excavation on Ponce de Leon Boulevard between Avenues Palermo and Catalonia, adjacent to and South of Block 19, "Crafts Section", Coral Gables, Florida, at a cost not to exceed Three Thousand Eight Hundred Ten Dollars and Thirty-nine Cents (\$3,810.39).

2. That the Finance Director be and he hereby is authorized to transfer the sum of Three Thousand Eight Hundred Ten Dollars and Thirty-nine Cents (\$3,810.39) from Budget Appropriation Account No. 3770-291 Non-Departmental, Contingent Fund to Budget Appropriation Account No. 3772-321.45, Capital Program Projects, Street Buttons and Curbs.

MINUTES OF THE REGULAR MEETING  
OF THE CITY COMMISSION  
THE CITY OF CORAL GABLES, FLORIDA  
OCTOBER 27, 1959

The Commission of the City of Coral Gables convened in regular session at the City Hall, Coral Gables, Florida at 3.00 P.M. Tuesday, October 27, 1959.

Mayor Montgomery in the Chair; Commissioners Kerdyk, Murphy, Searle and Wynne present. Also present were City Attorney E. L. Semple, Acting City Manager K. H. Allyn, City Clerk Loretta V. Sheehy. Absent: City Manager L. W. Robinson, Jr. and Acting City Attorney William M. Burton, Jr.

The meeting was opened with invocation by Dr. Frank Mathes, Granada Presbyterian Church.

The minutes of the regular meeting of the City Commission of October 6, 1959 were read and approved.

The following resolution was presented and read:

RESOLUTION NO. 8058

A RESOLUTION GRANTING AN EXTENSION OF TIME  
FOR LOCATION OF A TEMPORARY FIELD OFFICE FOR  
"GABLES BY THE SEA, INC."

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

That the use of a temporary field office, located on Lot 5, Block 5, "Coral Bay Section 'C'" previously authorized by Resolution No. 7743, passed and adopted March 24, 1959, under Building Permit No. 42182M, for a period of six (6) months ending September 24, 1959, be and the same hereby is granted to Gables By The Sea, Inc. and extended for a period of six months ending April 26, 1960.

Motion for its adoption was made by Commissioner Searle, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Kerdyk, Murphy, Searle and Wynne; Mayor Montgomery. "Nays" - None.

The following ordinance was presented and read:

ORDINANCE NO. 1162

AN ORDINANCE AMENDING ORDINANCE NO. 1005, KNOWN AS THE "ZONING CODE", AS AMENDED, BY AMENDING SECTION 6.02 "SETBACK FROM WATERWAY OR BAY" FOR RESIDENTIAL WATERFRONT LOTS IN "CORAL BAY SECTION 'B'", REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith.

which was read and adopted on first reading October 20, 1959 was read again in full.

Motion for its adoption was made by Commissioner Wynne, seconded by Commissioner Murphy and the ordinance was adopted by the following roll call: "Yeas" - Commissioners Kerdyk, Murphy, Searle and Wynne; Mayor Montgomery. "Nays" - None.

Thereupon Mayor Montgomery declared the ordinance passed and adopted and ordered its publication as Ordinance No. 1162.

The following resolution was presented and read:

RESOLUTION NO. 8059

A RESOLUTION AUTHORIZING TRANSFER OF A RETAIL BEVERAGE STORE LICENSE.

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

That the transfer of a retail beverage store license heretofore issued to Abraham Joe, d/b/a Joe's Bargain Market at 201 Grand Avenue, Coral Gables, to Jew Slin Gwock d/b/a Joe's Bargain Market, at the same address, is hereby authorized and approved, subject to compliance with all regulatory ordinances and laws in respect thereto and subject to cancellation upon receipt of any disqualifying criminal record on the part of the transferee.

Motion for its adoption was made by Commissioner Kerdyk, seconded by Commissioner Searle. Resolution was adopted by the following roll call: "Yeas" - Commissioners Kerdyk, Murphy, Searle and Wynne; Mayor Montgomery. "Nays" - None.

Consideration was given to the request of Gables Liquors, Inc. for a change of address for the retail package liquor store from 2626 Ponce de Leon Boulevard to 105 South Dixie Highway. Mr. A. L. Frick, President of Gables Liquors, Inc. was present to request this change of address on the basis of a desire for a location where traffic is heavier and that his company has an option to lease this location. Rev. Theodore Gibson and several other ministers from Coconut Grove were present to protest this change of location into the immediate vicinity of two other package liquor stores already engaged in business. He also stated that the circumstances to which he formerly objected when a transfer from 800 Ponce de Leon Boulevard to 172 South Dixie Highway was granted to Hall's Package Liquor Store last May, are now more pronounced in that this location is a 35 unit apartment building with adjoining 23 and 27 unit apartment buildings whereby it is more conducive to temptation to the occupants who form a large part of the negro population in the Coconut Grove Section of Coral Gables. After hearing both opponents and proponents, the following

resolution was presented and read:

RESOLUTION NO. 8060

A RESOLUTION DENYING A REQUEST FOR CHANGE OF ADDRESS FOR A RETAIL PACKAGE LIQUOR STORE.

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

That the change of address of the retail package liquor store license heretofore issued to Gables Liquors, Inc., from 2626 Ponce de Leon Boulevard to 105 South Dixie Highway be and the same hereby is DENIED.

Motion for its adoption was made by Commissioner Wynne, seconded by Commissioner Searle. Resolution was adopted by the following roll call: "Yeas" - Commissioners Kerdyk, Murphy, Searle and Wynne; Mayor Montgomery. "Nays" - None.

The City Attorney reported that the hearing on the validation of the \$500,000 Parking Revenue Bond will be held in the office of Circuit Judge Grady L. Crawford on November 5, 1959 at 11:30 A.M. at which time he requested the presence of the City Clerk and Finance Director to testify as to the accuracy of the statements made in the petition to validate the \$500,000 Parking Revenue Bonds.

The City Attorney reported that the attorney for the Georges Milenoff Ballet Theatre has furnished him with an opinion of title that Georges Milenoff is now the owner of Lots 1, 2, 36, 37 and 38, Block 18, "Crafts Section", and that under the terms of the agreement entered into between Georges Milenoff and Bernice Milenoff and the City of Coral Gables on October 24, 1949, when such part of the agreement has been accomplished, the City is to release and re-deed to him Lot 3, Block 18, "Crafts Section". He, therefore, recommended that a resolution be passed authorizing the re-deeding of Lot 3, Block 18, "Crafts Section" to Georges Milenoff. The matter was deferred for further consideration.

The City Attorney stated that he has had assurance that an opinion will be handed down shortly from the Supreme Court in the case of the Barcelona Gardens vs. City of Coral Gables.

The Minutes of the Retirement Board meeting of October 19, 1959 were presented and read.

FAA 569

That the transfer of retail package beverage store license heretofore issued to Harry Weinstein d/b/a Grand Foods, 117 Grand Avenue, Coral Gables, Florida permitting the sale of alcoholic beverages containing not more than 14% of alcohol by weight for consumption off the premises, to Arthur Rosen, d/b/a Art's Supermarket, at the same address, be and the same hereby is authorized and approved, subject to all regulatory ordinances and laws in respect thereto, and subject to cancellation upon receipt of any disqualifying criminal record on the part of the new licensee.

Motion for its adoption was made by Commissioner Dressel, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Dressel, Evans, Murphy and Wilson; Mayor Searle. "Nays" - None.

The following resolution was presented and read:

RESOLUTION NO. 9167

A RESOLUTION DENYING A REQUEST FOR ISSUANCE OF A RETAIL PACKAGE BEVERAGE STORE LICENSE.

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

That the request for issuance of a retail package beverage store license permitting the sale of alcoholic beverages containing not more than 14% of alcohol by weight for consumption off the premises to Max Schoenfeld and Hannah Schoenfeld, d/b/a no trade name, at 105 South Dixie Highway, be and the same hereby is DENIED.

Motion for its adoption was made by Commissioner Murphy, seconded by Commissioner Wilson. Resolution was adopted by the following roll call: "Yeas" - Commissioners Evans, Murphy and Wilson; Mayor Searle. "Nays" - Commissioner Dressel. (200)

The following resolution was presented and read:

RESOLUTION NO. 9168

A RESOLUTION APPROVING PAYMENT OF A BUDGETED ITEM TO THE SECURITY TRUST COMPANY.

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

That the Finance Director be and he hereby is authorized and directed to make payment in the amount of One Hundred Seventy-five Thousand and Ninety-four (\$175,094.00) Dollars to the Security Trust Company, Trustee of the Trust Fund known as the "Retirement Trust for Employees of The City of Coral Gables", as the City's share of the 1961-62 contribution to said Trust Fund.

Motion for its adoption was made by Commissioner Dressel, seconded by Commissioner Evans. Resolution was adopted by the following roll call: "Yeas" - Commissioners Dressel, Evans, Murphy and Wilson; Mayor Searle. "Nays" - None.

BRE995

# ARTEFACTO US-1

## REPRESENTATIVES

OWNER/APPLICANT: Haswell Properties, LLC.  
101 Brickell Bay Drive  
Suite 2406  
Miami, Florida 33131  
305.456.3752  
Paulo.miranda@psmcorporate.com  
Attn: Paulo Miranda

ARCHITECT: Behar Font & Partners, P.A.  
4533 Ponce De Leon Blvd.  
Coral Gables, Florida 33146  
305.740.5442  
Javier@beharfont.com  
Attn: Javier Font

ATTORNEY Gunster  
600 Brickell Avenue  
Suite 3500  
Miami, Florida 33131  
305.376.6061  
Mgarcia-serra@gunster.com  
Attn: Mario Garcia-Serra

SURVEYOR: Nova Surveyors, Inc.  
7771 N.W. 7<sup>th</sup> Street  
Suite 912  
Miami, Florida 33126  
305.264.2660



CITY OF CORAL GABLES  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK

2016 AUG -2 AM 10:42

**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 Mario Garcia-Serra  
LOBBYIST

Print Your Business Name Gunster, Yoakley & Stewart, P.A.

Business Telephone Number 305-376-6000

Business Address 600 Brickell Avenue, Suite 3500, Miami, Florida 33131  
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Haswell Properties, LLC

Principal Address: 17651 Biscayne Boulevard Telephone Number: 305-740-5442  
Aventura, Florida 33160

**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)**

Obtaining the necessary zoning and design review approvals for the construction of a new  
furniture showroom at the property located at 101 South Dixie Highway in the City of Coral  
Gables.





CITY OF CORAL GABLES  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK  
2016 AUG -2 AM 10: 42

**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 Mario Garcia-Serra  
LOBBYIST

Print Your Business Name, if applicable Gunster, Yoakley & Stewart, P.A.

Business Telephone Number 305-376-6000

Business Address 600 Brickell Avenue, Suite 3500, Miami, Florida 33131  
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.  
None

**PRINCIPAL REPRESENTED:**

NAME Haswell Properties, LLC COMPANY NAME, , IF APPLICABLE \_\_\_\_\_

BUSINESS ADDRESS 17651 Biscayne Boulevard TELEPHONE NO.: 305-740-5442  
Aventura, Florida 33160

**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 Mario Garcia-Serra hereby swear or affirm under penalty of per-  
jury 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.

Mario Garcia-Serra  
Signature of Lobbyist

STATE OF FLORIDA     )  
  )  
COUNTY OF DADE     )

BEFORE ME personally appeared Mario Garcia-Serra 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 August, 2016

Personally Known

Produced ID

\$150.00 Fee Paid

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



[Signature]  
Notary Public  
State of Florida

By S. De Costa Date: 8/2/16

<b>For Office Use Only</b>	
Data Entry Date: _____, 20____.	Entered By: _____

10



CFN 2011R0659562  
OR Bk 27844 Pgs 3607 - 3609; (3pgs)  
RECORDED 09/30/2011 13:08:45  
DEED DOC TAX 16,020.00  
SURTAX 12,015.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

This Document Prepared By and Return to:  
Elliot Harris P.A.  
Sixth Floor  
111 S.W. 3rd Street  
Miami, Florida 33130

Parcel ID Number: 03-4120-028-0010  
03-4120-017-1910

# Warranty Deed

This Indenture, Made this 28<sup>th</sup> day of September, 2011 A.D., **Between**

**GC OF CORAL GABLES, LLC, a Florida limited liability company**

of the County of Miami-Dade, State of Florida, **grantor**, and

**HASWELL PROPERTIES, LLC, a Florida limited liability company**

whose address is: 135 San Lorenzo Ave, Ste 860, Coral Gables, FL 33146  
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 LEGAL DESCRIPTION ATTACHED.**

**This conveyance is subject to the following:**

- 1. Taxes and Assessments for the year 2011 and subsequent years.**
- 2. Zoning, restrictions, prohibitions, limitations, easements and conditions imposed or required by any governmental body, authority or agency and matters appearing on the plat or common to the subdivision, without any intent to reimpose same.**

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

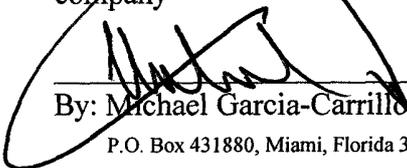
In Witness Whereof, the grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Printed Name: Liza A. Garcia  
Witness

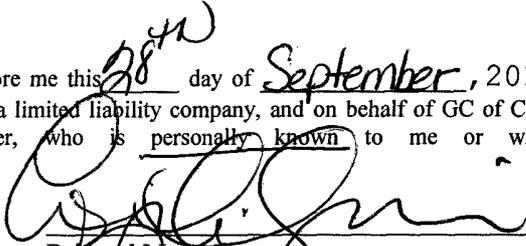
  
Printed Name: Elliott Harris.  
Witness

GC OF CORAL GABLES, LLC, a Florida limited liability company, by its Managing Member, MGC/MIL, LLC, a Florida limited liability company

  
By: Michael Garcia-Carrillo, Managing Member  
P.O. Box 431880, Miami, Florida 33243

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2011, by Michael Garcia-Carrillo, Managing Member of MGC/MIL, LLC, a Florida limited liability company, and on behalf of GC of Coral Gables, LLC, a Florida limited liability company, as Managing Member, who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: 11

 LIZA A. GARCIA  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE071962  
Expires 4/3/2015

**EXHIBIT A**

Legal Description

All that piece or parcel of land lying between Lot 1 of COCONUT GROVE WAREHOUSE CENTER, as shown by Plat Book 25, Page 66, and Block 13 of CORAL GABLES WAREHOUSE SECTION, as shown by Plat Book 28 at Page 22, otherwise heretofore described as that unnamed street (commonly known as Day Avenue) lying between the northerly boundary of Dixie Highway (now South Dixie Highway) and the Florida East Coast Railway right-of-way, according to the plat thereof, recorded in Plat Book 25, Page 66, of the Public Records of Miami-Dade County, Florida.

Lots 1 to 7, inclusive, of COCONUT GROVE WAREHOUSE CENTER AMENDED, a subdivision of Dade County, Florida, according to the Plat thereof, as recorded in Plat Book 25, Page 66, of the Public Records of Miami-Dade County, Florida.

All of Block 13 of INDUSTRIAL SECTION OF CORAL GABLES, a subdivision of Dade County, Florida, according to the revised plat of said section recorded in Plat Book 28, at Page 22, of the Public Records of Miami-Dade County, Florida.

All less that portion which lies southeasterly from the northwesterly right of way line of State Road No. 5. Said Right of Way line being more particularly described as follows: from the most southerly corner of said Lot 7, said amended plat of COCONUT GROVE WAREHOUSE CENTER, run northwesterly along the southwesterly line of said Lot 7 for a distance of 14.5 feet to the Point of Beginning of the right of way line hereinafter described; thence run northeasterly parallel to and 14.5 feet northwesterly from the Southeasterly line of Lots 3, 4, 5, 6 and 7, said AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER for a distance of 115.87 feet to a point of curve; thence run Northeasterly along the arc of a circular curve to the right, having a radius of 924.45 feet, for a distance of 265.42 feet, more or less, to a point on the easterly line of Block 13, said REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION.