

**City of Coral Gables
Planning and Zoning Division
Board of Adjustment**

November 9, 2015

**Property Located at:
95 Merrick Way**

BA-15-09-4833

Consider a variance request in regard to the proposed wall mounted building sign “Pipeline inspired workspaces” for the existing commercial building located at 95 Merrick Way, Coral Gables, Florida.

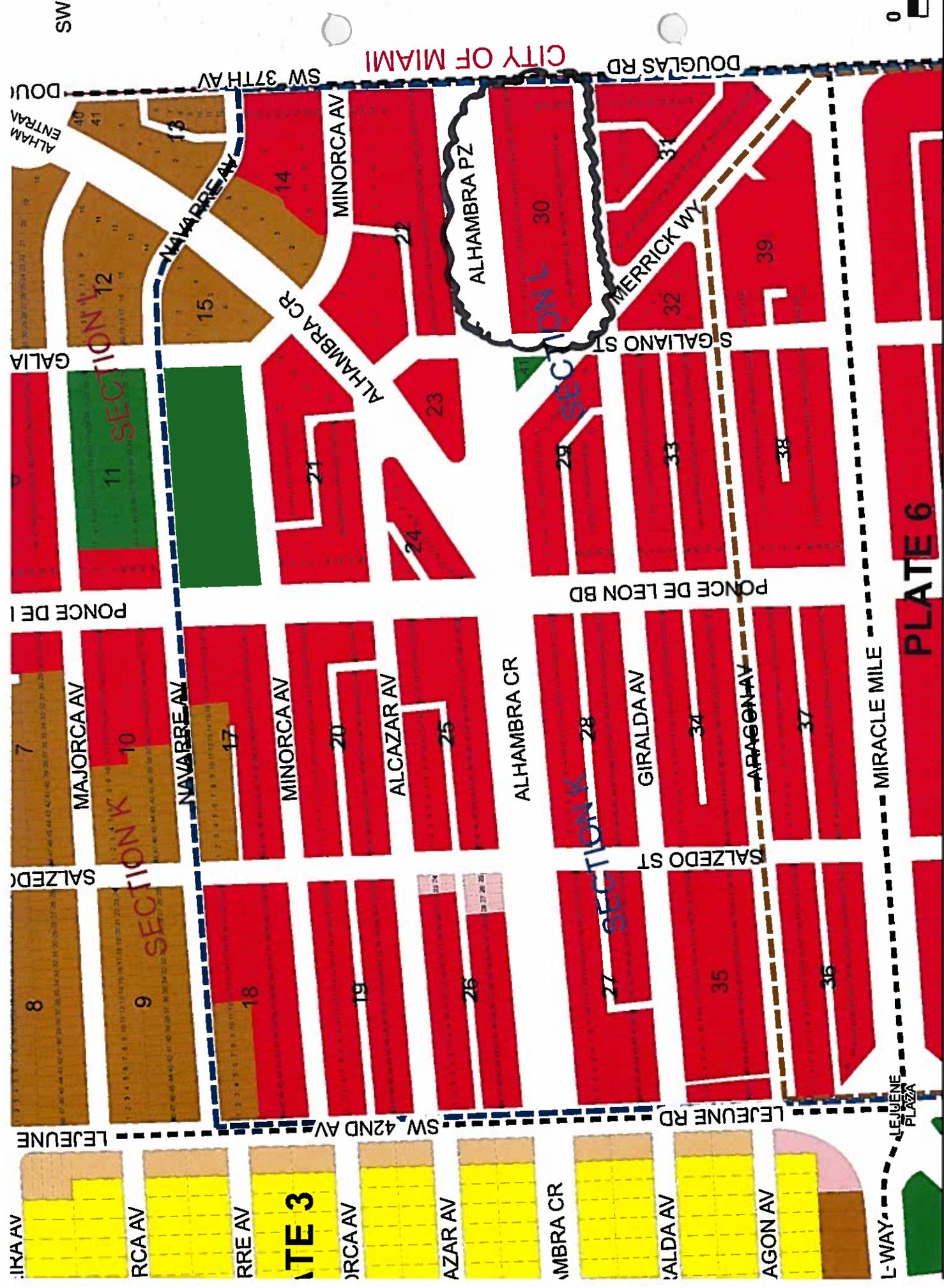


PLATE 6



STAFF REPORT FOR 95 MERRICK WAY

Architect/Engineer: N/A

Legal Description: Alhambra Center Condo Unit Stadler Center Undiv 10% Int in
Common Elements Off Rec 17811-4709

Present Owners: South Florida Equities Reit Inc.

Present Use: Commercial Building

Zoning District: Commercial (C)

Land Use Classification: Commercial High Rise Intensity

APPLICANT'S PROPOSAL: In connection with the proposed sign for the tenant "Pipeline inspired workspaces", in the existing commercial building at the subject property, the Applicant requests the following variances pursuant to the provisions of Ordinance No. 2007-01 as amended and known as the "Zoning Code."

- 1) Grant a variance to allow the proposed tenant sign to be installed at a minimum height of twenty feet (20'0") from adjacent grade vs. a wall mounted sign for buildings 97.1 feet or more in height must be installed at a minimum height of ninety-seven feet (97'0") as required by Section 5-1904 of the Coral Gables "Zoning Code."

BOARD OF ARCHITECTS REVIEW: Final approval on April 13, 2015.

ADVERTISING: This application was advertised in the Miami Daily Business Review on October 28, 2015. Letters were mailed to properties within one thousand feet of the subject property and the property was posted on October 28, 2015.

STAFF OBSERVATION:

The applicant is requesting to install a wall mounted building sign for the tenant "Pipeline inspired workspaces" which is located on the third floor of the building. The Zoning Code requires wall mounted building signs for buildings ninety seven feet (97'0") or more in height to be installed at a minimum height of ninety seven feet (97'0"). The proposed sign will be installed at a minimum height of twenty feet (20'0") from adjacent grade with a maximum height of twenty three feet (23'0").

This building is bounded by five streets, Galiano Street to the west, Alhambra Plaza to the north, Douglas Road to the east, Giralda Avenue to the south and a small frontage on Merrick Way. The proposed sign would be located on the Merrick Way frontage. This building does have a unique design,

whereby it is comprised of two large building components. The east portion of the building is higher than ninety seven feet (97'0") and the west portion where the sign would be located is a seven story building with an average height of ninety feet (90'0"). The building was designed with continuous faux balconies on all floors and a raised stucco trim above the second floor. Decorative tile appliqué has been inserted into the only remaining blank façade. All of these design features limit the available space for signage. This proposed location is the most feasible area available for signage. A stand-alone building of similar height as the west building component is allowed to install a sign with a letter height of twenty four inches (24"). The Applicant is proposing a smaller letter height than allowed of seventeen inches (17"). The sign has been designed to be in proportionate to the façade, respecting the integrity of the architecture of the building. Currently a sign exists in the same proposed location "Abood Wood-Fay" which was installed as of right in accordance with the Zoning Code's regulation in 2003. The entire building complex will only have two signs in total, an existing ground floor tenant and the proposed sign.

Literal interpretation of the Zoning Code would render the installation of a wall mounted building sign impossible on the west portion of the building, due to the varying heights and is not a practical application of the Zoning Code's regulation.

Due to the existing architectural features and details of the building structure, staff recommends approval of the Applicant's request.

STAFF RECOMMENDATION: Pursuant to **Section 3-806 STANDARDS FOR VARIANCES** of the "Zoning Code," the Zoning Division Staff finds and the Board of Adjustment shall find as follows in regard to the Applicant's proposal as presented in their application for a variance from the provisions of Ordinance No. 2007-01, as amended and known as the "Zoning Code," and makes the following recommendations:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

The design of the building is uncommon and, although is considered one building, is comprised of two major components with varying heights.

2. That the special conditions and circumstances do not result from the actions of the Applicant.

Special conditions and circumstances do not result from the actions of the Applicant. The building is existing.

3. That granting the variance requested will not confer on the Applicant a special privilege that is

denied by these regulations to other lands, buildings or structures in the same zoning district.

Granting the variance will not confer a special privilege enjoyed by a building of similar height.

4. That literal interpretation of the provisions of these regulations would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations, and would work unnecessary and undue hardship on the Applicant (see also definition of "necessary hardship").

Literal interpretation of the Zoning regulations would deprive the Applicant of rights to identify an approved use in the building due to the constraints caused by the design of the building.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The variance is a minimum request and would allow for the identification and direction to a permitted use.

6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.

Granting the variance requested will not change the use to one that is not permitted in the zoning district.

7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The proposed sign will be consistent with the general intent and purposes of the Zoning Code's regulations which allows the opportunity to provide identification for a permitted use.

8. The granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

Does meet the standard required for authorization of variance.

The property is not a historic landmark or in a historic landmark district.

Based on the findings in paragraphs 1 through 8 above, the Zoning Division Staff recommends **APPROVAL** of Item No. 1 of the Applicant's request.

ARTICLE 5 – DEVELOPMENT STANDARDS

<i>Type of illumination</i>	<i>Located within 200 feet and visible from a residential zone</i>	<i>Located within 200-500 feet and visible from a residential zone</i>	<i>Located beyond 500 feet of a residential zone</i>
Direct, Internal or Backlighted	90 foot-lamberts	150 foot-lamberts	250 foot-lamberts
Indirect or Reflected Sign	10 foot-candles	25 foot-candles	50 foot-candles

- C. Illuminated signs located within five hundred (500) feet of a residential zone, and which are visible from such residential zone, shall be turned off not later than 10:00 PM each night.
- D. No intermittent or flashing illumination will be permitted.
- E. Hanging exposed neon tubing signs will be permitted on the inside of glass show windows, provided that the size of said signs shall not exceed ten (10%) percent of the total glass area where they occur, or six-hundred (600) square inches, whichever is less. All such signs located within a distance of five (5) feet from any glass show window shall be subject to the above regulations.
- F. Transformer boxes, outlets, conduits, and other accessory equipment for any sign shall be placed so that they are not visible from the exterior.
- G. Wooden signs shall not have electric lights or fixtures attached to them in any manner.

*** Section 5-1904. Standards for on premise signs.**

The provisions contained in the following table shall be applicable within the following zoning districts:

- A. Commercial Limited (CL) District.
- B. Commercial (C) District.
- C. Industrial (I) District.
- D. Mixed Use (MXD) District.
- E. Single-Family Residential (SFR) District, Multi-Family 1 Duplex (MF1) District, Multi-Family 2 (MF2) District and Multi-Family Special Use (MFSA) District, but only with regard to such signs that include the said district names in the column entitled "Type of Sign."

The provisions are as follows:

ARTICLE 5 -- DEVELOPMENT STANDARDS

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
Wall mounted signs for buildings 45.0 feet or less in height.*	One (1) per street right-of-way frontage.	<ol style="list-style-type: none"> 0.75 square feet per lineal foot of primary street frontage not to exceed one hundred-fifty (150) s.f. 0.25 square feet per lineal foot of side street frontage. 	Fifty (50%) percent of lineal building frontage.	Eighteen (18) inches.	Twenty-Five (25) feet maximum.	Twelve (12) inch maximum projection from wall surface.	<ol style="list-style-type: none"> Building sign or one (1) curvilinear building name sign is permitted. Only one (1) of the above options is permitted. Building sign content/text may include up to two (2) names, tenants, etc. No off premises sponsors or advertising signs permitted. Sign shall be proportionate to the facade on which it is located, respecting the integrity of the architecture of the building.
Wall mounted signs for buildings 45.1 to 97.0 feet.*	One (1) per street right-of-way frontage.	<ol style="list-style-type: none"> 0.75 square feet per lineal foot of primary street frontage not to exceed one hundred-fifty (150) s.f. 0.25 square feet per lineal foot of side street frontage. 	Fifty (50 %) percent of lineal building frontage.	Twenty-four (24) inches.	<ol style="list-style-type: none"> Ninety-seven (97) feet maximum. Minimum thirty-five (35) feet. 	Twelve (12) inch maximum projection from wall surface.	<ol style="list-style-type: none"> Building sign or one (1) curvilinear building name sign is permitted. Only one (1) sign of the above option permitted. Building sign content/text may include up to two (2) names, tenants, etc. No off premises sponsors or advertising signs permitted. Sign shall be proportionate to the facade on which it is located, respecting the integrity of the architecture of the building.
Wall mounted sign for buildings 97.1 feet or more in height. *	Two (2) per building.	<p>Dependent upon location of the one sign the following standards shall apply:</p> <ol style="list-style-type: none"> 1.0 square foot per lineal foot of primary street frontage, not to exceed two-hundred (200) sq. ft. 0.50 sq. ft. per lineal foot of side street frontage or building façade frontage on 	Fifty (50%) percent of lineal building frontage.	Thirty (30) inches.	<ol style="list-style-type: none"> Maximum of twenty-five (25) feet above the ceiling of the top floor. Minimum ninety-seven (97) feet. 	Twelve (12) inch maximum projection from wall surface.	<ol style="list-style-type: none"> Building sign or one (1) curvilinear building name sign is permitted. Building sign content/ text may include up to two (2) names, tenants, etc. No off premises sponsors or advertising signs permitted. Sign shall be proportionate to the facade on which it is located, respecting the integrity of the architecture of the building.

APPLICANT'S PROPOSAL

Grant a variance to allow the proposed tenant wall mounted sign to be installed at a minimum height of twenty (20') feet from adjacent grade vs a wall mounted sign for a building 97.1 feet or more in height must be installed at a minimum height of ninety seven (97') feet as required by Section 5-1904 of the Coral Gables Zoning Code.

BA-15-09-4833
95 MERRICK WAY
03-4108-084-0030
NOVEMBER 2, 2015

Guilford & Associates, P.A.
Attorneys at Law

F.W. ZEKE GUILFORD
E-MAIL: ZGUILFORD@GUILFORDASSOC.COM

September 28, 2015

400 UNIVERSITY DRIVE
SUITE 201
CORAL GABLES, FLORIDA 33134
TEL (305) 446-8411
FAX (305) 445-0563

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

Re: 95 Merrick Way / Building Sign Variance

Dear Mr. Trias:

This firm has been retained by Pipeline, a tenant at 95 Merrick Way relative to this request for a variance to allow a building sign to be located lower than allowed by code.

The building, which is part of a condominium, is located on five streets, Galliano Street, Giralda Avenue, Merrick Way, Alhambra Plaza and Douglas Road with the smallest frontage being Merrick Way. It is designed within the Mediterranean guidelines set forth by the city of Coral Gables. The entire building currently contains two signs. One sign is for the ground floor tenant and the other is for a building tenant that has recently vacated its space, but the sign has not yet been removed. Our proposal is to remove the existing building signage and replace it with the proposed sign. While locating the proposed sign in the exact location as the previous sign sound logical, we have been informed by the city that is not permitted due to the overall height of the condominium. Because the Hyatt Hotel and the adjacent office building is in excess of ninety seven (97') feet the minimum required height of the sign is higher than the tallest point of this section of the condominium. Do to the height of the building, the sign is required to be a minimum of ninety seven (97') feet above grade. We are proposing that the sign be located at a minimum height of twenty (20') feet above grade.

The proposed sign has been approved in the proposed location by the Board of Architects. It is our contention that due to the design of the building and the overall height of the condominium, the proposed sign cannot be located elsewhere and therefore there is a hardship to the applicant.

BA-15-09-4833
95 MERRICK WAY
03-4108-084-0030
NOVEMBER 2, 2015

We would sincerely appreciate your favorable consideration of our application. If you have any questions or need any additional information, please do not hesitate to contact me.

Very sincerely,
Guilford & Associates, P.A.



F.W. Zeke Guilford, Esq.

Variance Criteria

1. There are special conditions and circumstances, which exist that, are unique to this property, and which are not applicable to other properties, structures, or buildings in the same zoning district.

The building was designed with architectural details in such a manner that the sign cannot be located pursuant to the zoning code. The sign is being located in the exact location as the previous sign.

2. This condition does not result from the actions of the applicant.

The applicant did not design or construct the building in question. The only thing the applicant desires is a sign on the building.

3. The granting of this variance will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings, or structures, in the same zoning district.

The requested variance does not confer any special privilege on the applicant. The zoning code is clear that tenant and building signage is permitted on buildings.

4. A literal interpretation of the Zoning Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardships on the applicant.

Signage is a right enjoyed by other properties in same zoning district. To deprive the applicant the right to advertise its business will cause serious economic harm.

5. This variance is the minimum variance that will allow reasonable use of the property.

This is the minimum variance that will allow the reasonable use of the property.

6. The granting of this variance will not change the use of the property to one that is different from other properties in the district.

The use of the property will remain single commercial.

7. Finally, the granting of this variance will be within the harmony and intent of the Zoning Code.

The requested variances is within the harmony and intent of the zoning code. The zoning code is written to allow tenant and building signage. The granting of the variances would allow the applicant the same rights as other property owners and tenants.

8. The granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

The existing structure is not historical nor is it located in a historical district and therefore is not applicable in this case.



Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5235

Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

- Appeal
- Variance
- Other: _____

Property information

Property/project name: N/A

Street address of the subject property: 95 Merrick Way

Property Legal Description: Lot(s): Alhambra Center Condominium

Block(s): 31

Section(s): Coral Gables Section L

Plat Book(s)/Page(s): 17811/4709

Has there been a Board of Adjustment hearing on the property in the last year? No

Is this request the result of a Notice of Violation? No

Is this request the result of a deviation from an approved set of plans? No

Has the property owner owned the property for at least one (1) year? Yes

Current land use classification(s): Commercial Mid-Rise

Current zoning classification(s): Commercial

Listing of all folio numbers for subject property:

03-4108-084-0030

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): F.W. Zeke Guilford, Esq., c/o Guilford & Assoc.

Telephone#: 305-446-8411 Fax#: 305-445-0563 Email: zguilford @ guilfordassoc.com

Mailing Address: 400 University Dr., Suite 201, Coral Gables, FL 33134
(City) (State) (ZIP Code)

Property Owner(s) Name(s): South Florida Equities Reit, Inc

Telephone#: _____ Fax#: _____ Email: _____ @ _____

Mailing Address: 9830 Colonnade Blvd, Suite 600, San Antonio, Tx 78230
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

Telephone#: _____ Fax#: _____ Email: _____ @ _____

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

Project Architect(s) Name(s): N/A

Telephone#: _____ Fax#: _____ 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:

Board of Architects - 4/13/2015

Application received by: E. Manzalez Date: 8/24/15



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/25/15

Property Information	
Folio:	03-4108-084-0030
Property Address:	95 MERRICK WAY STADLE
Owner	SOUTH FLORIDA EQUITIES REIT INC
Mailing Address	9830 COLONNADE BLVD STE 600 SAN ANTONIO , TX 78230
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1818 OFFICE BUILDING - MULTISTORY : CONDOMINIUM - COMMERCIAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	1
Actual Area	Sq.Ft
Living Area	99,773 Sq.Ft
Adjusted Area	99,773 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1988



Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$17,700,000	\$17,300,000	\$17,000,000
Assessed Value	\$15,299,845	\$13,908,950	\$12,644,500

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$2,400,155	\$3,391,050	\$4,355,500

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
ALHAMBRA CENTER CONDO	
UNIT STADLER CENTER	
UNDIV 10%	
INT IN COMMON ELEMENTS	
OFF REC 17811-4709	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,299,845	\$13,908,950	\$12,644,500
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$17,700,000	\$17,300,000	\$17,000,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,299,845	\$13,908,950	\$12,644,500
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,299,845	\$13,908,950	\$12,644,500

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2004	\$72,300,000	22568-2467	Qual by verifiable & documente evidence
09/01/2002	\$54,500,000	20687-1699	Qual by verifiable & documente evidence
10/01/1997	\$41,083,200	17829-4698	Qual by verifiable & documente evidence

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

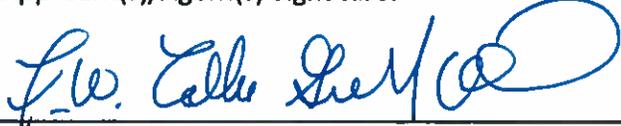
Applicant/agent/property owner/architect affirmation and consent

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

1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of 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.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
 - a. Conditional uses and variances: six (6) months.
 - b. Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, amendments and applications for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and three (3) sets of mailing labels according to the latest ad valorem tax record of all property owners within one-thousand (1,000) feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for twelve (12) months from the date of approval. If a permit is not issued within the twelve (12) months, and work commenced, then the variance shall become null and void. One (1) twelve (12) month extension of a variance may be granted by the Development Review Official.
9. That the application fee is not refundable or any portion thereof regardless of final resolution, deferment, or non-presentation to the Board of Adjustment.
10. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
11. 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.
12. 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.
13. Applicant has read and understands all of the information in the City of Coral Gables Board of Adjustment Information brochure.
14. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.

Board of Adjustment Application

- 15. Understand that under Florida Law, all the information submitted as part of the application are public records.
- 16. 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.

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: F.W. Zeke Guilford
Address: 400 University Drive, Suite 201, Coral Gables, FL 33143	
Telephone: 305-446-8411	Fax: 305-445-0563
Email: zguilford@guilfordassoc.com	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this <u>18th</u> day of <u>August</u> by <u>F.W. Zeke Guilford</u>	
(Signature of Notary Public - State of Florida) 	
	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	

Board of Adjustment Application

Architect(s) Signature:
N/A

Architect(s) Print Name:

Address:

Telephone:

Fax:

Email:

SEAL

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

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

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

Personally Known OR Produced Identification; Type of Identification Produced _____

Attachments:

- A. Board of Adjustment supporting information.
- B. Board of Adjustment Calendar.
- C. Board of Adjustment Application Fee Schedule.
- D. Certified Mailing List Service Providers.

PLANS WERE COMPLETED SIGN COMPANY
NO ARCHITECT OR ENGINEER

March 2015

Board of Adjustment Application

Tic 21

Property Owner(s) Signature: *X Stanley R. Alterman*
STANLEY R. ALTERMAN
 Executive Managing Director

Property Owner(s) Print Name:
 Coral Gables Associates, LLC,
 a Florida limited liability company
 By: USAA Real Estate Company,
 a Delaware Corporation,
 its sole member

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

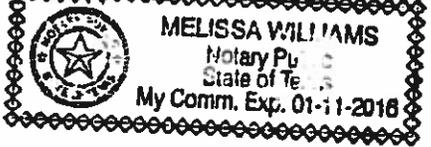
Address: **9830 Colonnade Blvd, Suite 600**
San Antonio, TX 78230-2239

Telephone: **210-641-8429** Fax: **210-641-8442**

Email: **teddy.childers@usrealco.com**

NOTARIZATION

Texas
 STATE OF ~~FLORIDA~~ / COUNTY OF *Bexar*
 The foregoing instrument was acknowledged before me this 3rd day of August, 2015, by Stanley R. Alterman,
 (Signature of Notary Public - State of Florida) *Executive Managing Director of USAA*
Real Estate Company, Texas a Delaware corporation, as sole member
 of Coral Gables Associates, LLC, a Florida limited liability company,
 on behalf of said limited liability company.



Melissa Williams

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

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name**Foreign Profit Corporation

SOUTH FLORIDA EQUITIES REIT, INC.

Filing Information

Document Number F08000003569
FEI/EIN Number 26-3190664
Date Filed 08/13/2008
State MD
Status ACTIVE

Principal Address

9830 COLONNADE BLVD STE 600
SAN ANTONIO, TX 78230-2239

Mailing Address

9830 COLONNADE BLVD STE 600
SAN ANTONIO, TX 78230-2239

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Officer/Director Detail**Name & Address**

Title SVPD

MITTS, GLEN E
9830 COLONNADE BLVD STE 600
SAN ANTONIO, TX 78230-2239

Title President, CEO, Director

O'DONNELL, LEONARD J
9830 COLONNADE BLVD STE 600
SAN ANTONIO, TX 78230-2239

Title VP

ALTERMAN, STANLEY R
9830 COLONNADE BLVD STE 600
SAN ANTONIO, TX 78230-2239

Annual Reports

Report Year	Filed Date
2013	03/27/2013
2014	03/18/2014
2015	01/22/2015

Document Images

01/22/2015 -- ANNUAL REPORT	View image in PDF format
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03/27/2013 -- ANNUAL REPORT	View image in PDF format
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03/23/2011 -- ANNUAL REPORT	View image in PDF format
03/02/2010 -- ANNUAL REPORT	View image in PDF format
04/16/2009 -- ANNUAL REPORT	View image in PDF format
08/13/2008 -- Foreign Profit	View image in PDF format

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State of Florida, Department of State



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

CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

2015 AUG 20 PM 2: 25

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 F.W. ZEKE GUILFORD, ESQ.
LOBBYIST

Print Your Business Name Guilford & Associates, P.A.

Business Telephone Number 305-446-8411

Business Address 400 University Dr. Suite 201 Coral Gables, Fla.
ADDRESS CITY, STATE ZIP CODE 33134

Corporation, Partnership, or Trust Represented:

Principal Name: Pipeline

Principal Address: 1101 Brickell Avenue, Miami, Fla. Telephone Number: 305-728-8830
33131

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)

Application to the Board of Adjustment to permit a wall sign
23' vs 35'.

I F.W. ZEKE GUILFORD hereby swear or affirm under penalty of 2015-AUG 20 PM 2: 25
Print Name of Lobbyist
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.

F.W. Zeke Guilford
Signature of Lobbyist

8.20.2015
Date

STATE OF FLORIDA)
)
COUNTY OF ~~DADE~~ MIAMI DADE

BEFORE ME personally appeared F.W. ZEKE GUILFORD 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 20th day of August 2015

X Personally Known
 Produced ID

Lidia Gonzalez
Notary Public
State of Florida



LIDIA GONZALEZ
MY COMMISSION # FF 100466
EXPIRES: May 1, 2018
Bonded Thru Budget Notary Services

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
RECEIVED BY THE
OFFICE OF THE CITY CLERK

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

AUG 20 PM 2:26

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 F.W. ZEKE GUILFORD

LOBBYIST

Print Your Business Name, if applicable Guilford & Associates, P.A.

Business Telephone Number 305-446-8411

Business Address 400 University Dr. Suite 201, Coral Gables, Fla. 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.

NONE

PRINCIPAL REPRESENTED:

NAME _____ COMPANY NAME, IF APPLICABLE Pipeline

BUSINESS ADDRESS 1101 Brickell Ave., Miami TELEPHONE NO.: 305-728-8830
Fla. 33131

2015 AUG 20 PM 2:10

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 F.W. ZEKE GUILFORD hereby swear or affirm under penalty of per-
Print Name of Lobbyist
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 Regis-
tration Fee.

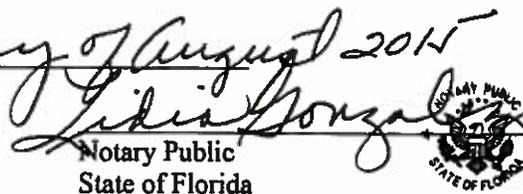

Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF ~~DADE~~ MIAMI DADE

BEFORE ME personally appeared F.W. ZEKE GUILFORD 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 20th day of August 2015

Personally Known
 Produced ID


Notary Public
State of Florida

LIDIA GONZALEZ
MY COMMISSION # FF 100466
EXPIRES: May 1, 2018
Bonded Thru Budget Notary Services

\$150.00 Fee Paid

Received By A. DaCosta Date: 8/20/15

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

For Office Use Only

Data Entry Date: _____, 20____. Entered By: _____

GUILFORD & ASSOCIATES, P.A.

400 University Dr.
Ste 201
Coral Gables, FL 33134
305-446-8411

City National Bank of Florida
Coral Gables branch
2855 LeJeune Road
Coral Gables, FL 33134

9399

8/20/2015

63-436
660

Pay to the Order of **CITY OF CORAL GABLES**

\$150.00

One Hundred Fifty and 00/100*****DOLLARS

CITY OF CORAL GABLES



LOBBYIST APPLICATION FEE - PIPELINE

SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

⑈009399⑈ ⑆066004367⑆ 5001575178⑈

GUILFORD & ASSOCIATES, P.A.

9399

CITY OF CORAL GABLES

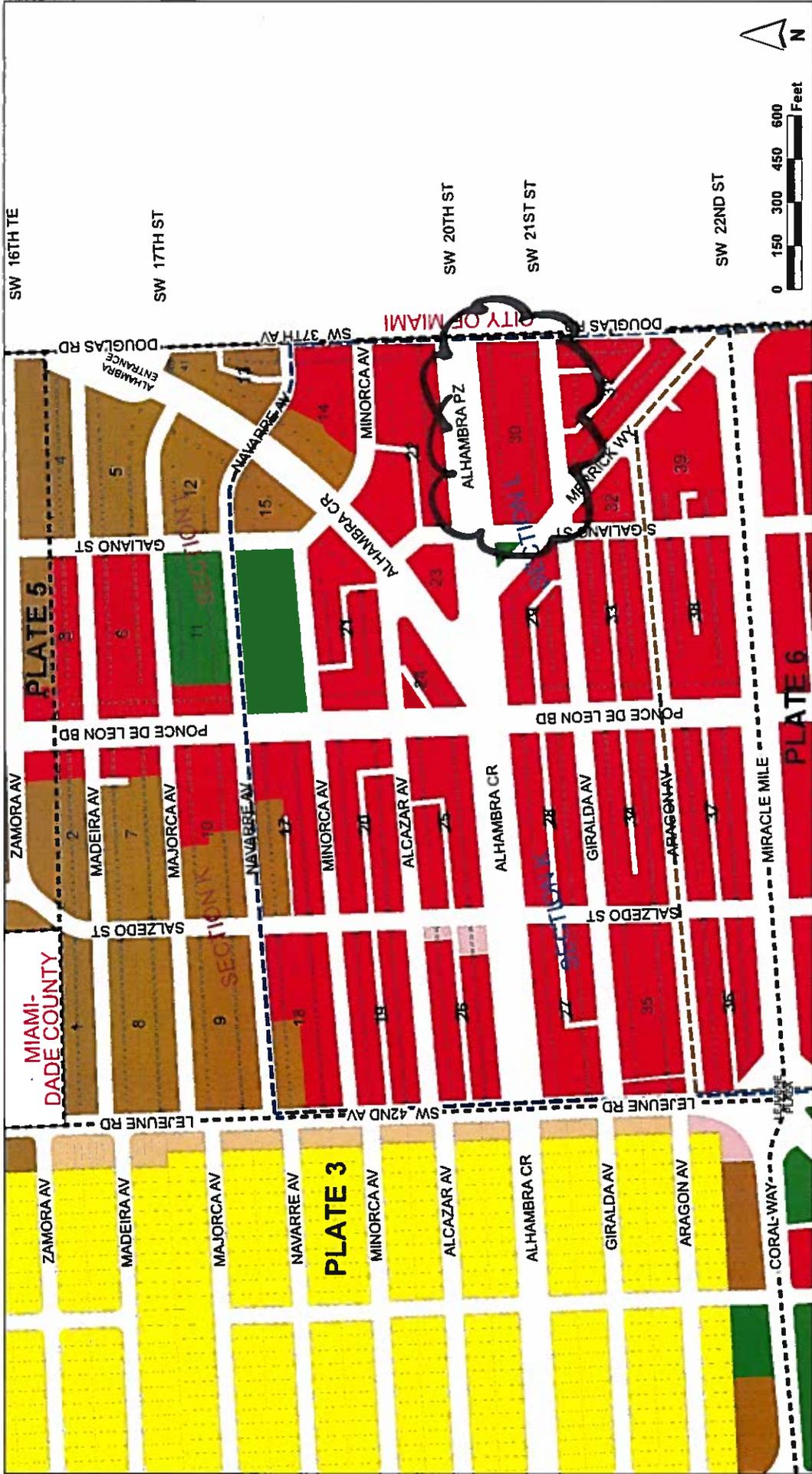
8/20/2015

LOBBYIST APPLICATION FEE - PIPELINE

150.00

CITY NAT'L BK -517 LOBBYIST APPLICATION FEE - PIPELINE

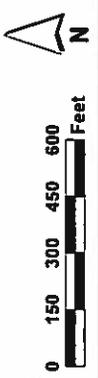
150.00



Zoning Map

- Zoning Districts**
- (SFR) Single-Family Residential District
 - (MF1) Multi-Family 1 Duplex District
 - (MF2) Multi-Family 2 District
 - (MFA) 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
 - (DO) Downtown Overlay District
 - (CBD) Central Business District

Plate 4 of 18
 City of Coral Gables
 Planning & Zoning Division
 July 2013



4-8-15 AB-15-03-402x

5'-6"

PIPELINE

inspired workspaces



IMPORTANT: BEFORE EXCISING THIS LAYOUT, PLEASE MAKE SURE TO CHECK ALL DETAILS OF THE DESIGN BEFORE APPROVAL. MAKE SURE TO REVIEW SPELLING, SIZES, MATERIALS AND COLORS ALONG WITH ALL OTHER DETAILS. DO NOT SIGN APPROVING THIS LAYOUT UNLESS YOU HAVE REVIEWED IT. YOUR SIGN WILL BE BUILT ACCORDING TO THE SPECIFICATIONS ON THIS LAYOUT. IF CHANGES ARE MADE AFTER YOUR APPROVAL, YOU WILL BE INCURRING EXTRA CHARGES THAT COULD POSSIBLY DOUBLE YOUR ORIGINAL PRICE. YOUR APPROVAL IS CRUCIAL TO MEETING YOUR TURN AROUND NEEDS. THE SOONER YOU PROVIDE AN APPROVAL THE SOONER WE CAN COMPLETE YOUR JOB. IF YOU HAVE ANY QUESTIONS, FEEL FREE TO ADDRESS THEM AT THIS TIME. UNDERSTAND THAT THIS IS ONLY A PLAN AND THAT THE ACTUAL APPEARANCE OF THE SIGN MIGHT HAVE A DIFFERENT OUTCOME, EVEN THOUGH ALL SPECS WILL BE CONSISTENT WITH THIS SIGNED LAYOUT.

DESIGN APPROVED BY:

Designed by:
Advanced
Multi-Sign
(305) 805-3636
www.advancedmultisign.com



Electrical Contractor License ES-12000822
Work Compensation #76 WEG NQ8710
Insurance Policy # 01786534-2

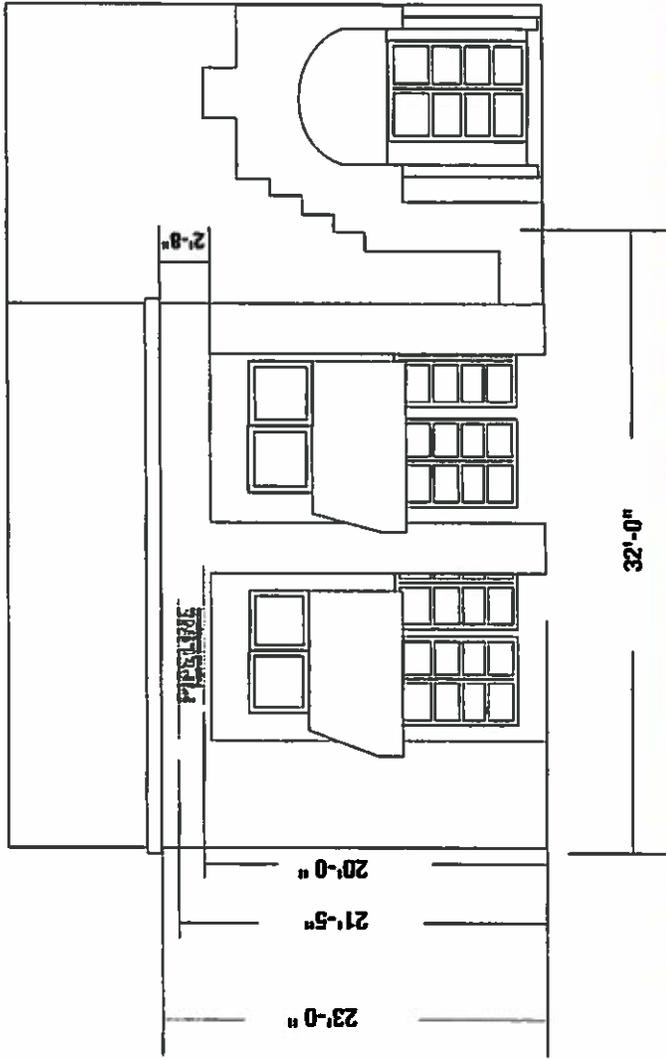
REVERSE CHANNEL LETTERS @12"
PAINTED BLACK & LIGHT BLUE
LED: WHITE
PVC 1" BLACK COLOR
WEST ELEVATION

DATE: 1/29/15

DESIGN EXCLUSIVE FOR: PIPELINE
95 MERRICK WAY, CORAL GABLES, FL
FRONTAGE AREA: 32 LINEAL FEET
SIGN AREA: 7.7 SQFT
SCALE: 3/32" - 1'
FILE: PIPELINE

PIPELINE

inspired workspaces



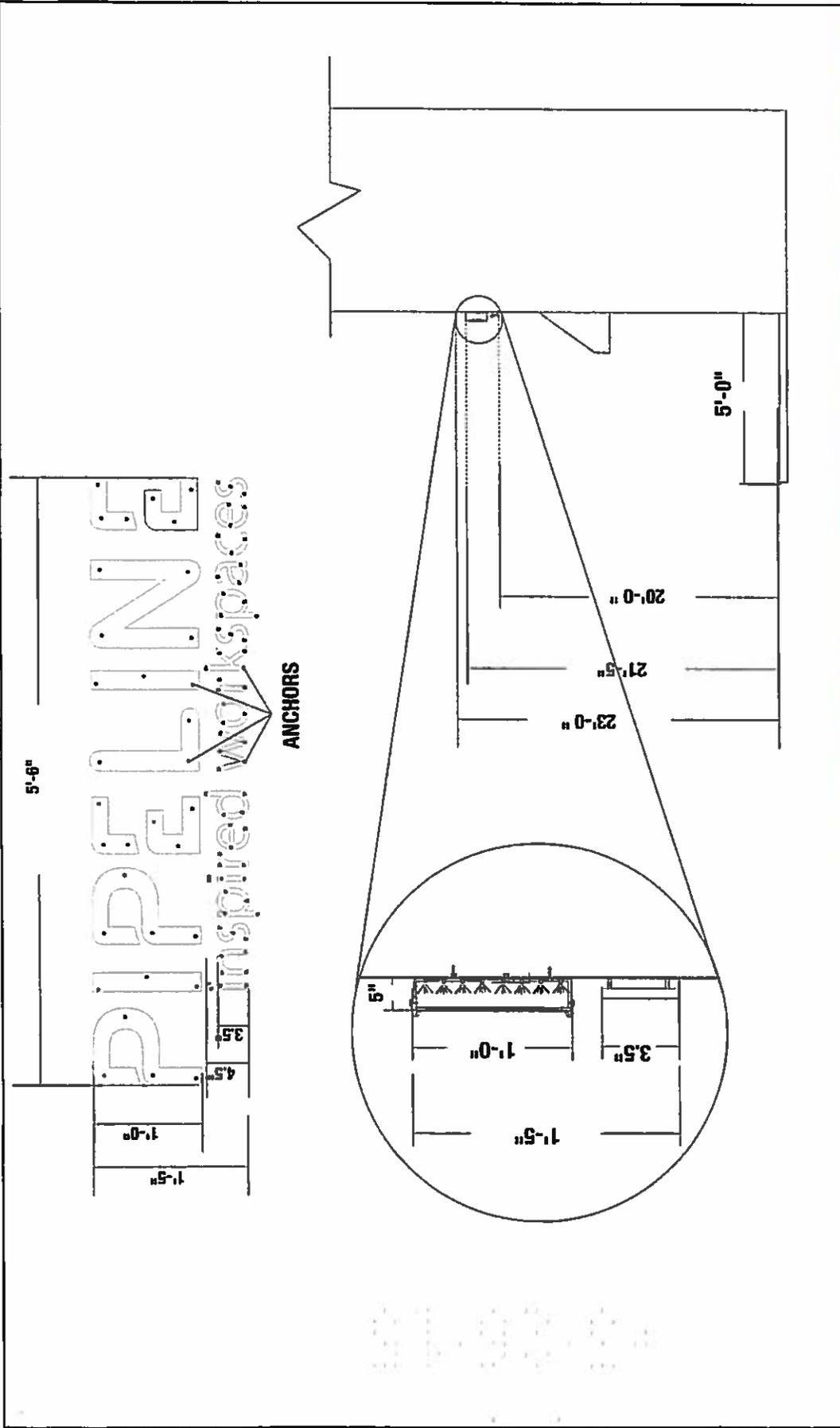
IMPORTANT: BEFORE SIGNING THIS LAYOUT, PLEASE MAKE SURE TO CHECK ALL DETAILS OF THE DESIGN BEFORE APPROVAL. MAKE SURE TO REVIEW SPELLING, SIZES, MATERIALS AND COLORS ALONG WITH ALL OTHER DETAILS. DO NOT SIGN APPROVING THIS LAYOUT UNLESS YOU HAVE REVERSED IT. YOUR SIGN WILL BE BUILT ACCORDING TO THE SPECIFICATIONS ON THIS LAYOUT. IF CHANGES ARE MADE AFTER YOUR APPROVAL, YOU WILL BE INCURRING EXTRA CHARGES THAT COULD POSSIBLY DOUBLE YOUR ORIGINAL PRICE. YOUR APPROVAL IS CRUCIAL TO MEETING YOUR TURN AROUND NEEDS. THE SOONER YOU PROVIDE AN APPROVAL, THE SOONER WE CAN COMPLETE YOUR JOB. IF YOU HAVE ANY QUESTIONS, FEEL FREE TO ADDRESS THEM AT THIS TIME. UNDERSTAND THAT THIS IS ONLY A PLAN AND THAT THE ACTUAL APPEARANCE OF THE SIGN MIGHT HAVE A DIFFERENT OUTCOME, EVEN THOUGH ALL SPECS WILL BE CONSISTENT WITH THIS SIGNED LAYOUT.

DESIGNED BY: **Advanced Multi-Sign**
 DATE: 1/29/15
 DESIGN EXCLUSIVE FOR: **PIPELINE**
 95 MERRICK WAY, CORAL GABLES, FL
 FRONTAGE AREA: 32 LINEAL FEET
 SIGN AREA: 7.8 SQFT
 SCALE: 3/32" - 1"
 FILE: PIPELINE

Designed by: **Advanced Multi-Sign**
 (305) 805-3636
 www.advancedmultisign.com
 Electrical Contractor License ES-12000622
 Work Compensation #76 WEG NC8710
 Insurance Policy # 01798534-2

REVERSE CHANNEL LETTERS @ 12"
PAINTED BLACK & LIGHT BLUE
LED: WHITE
PVC 1" BLACK COLOR @ 3.5"
WEST ELEVATION

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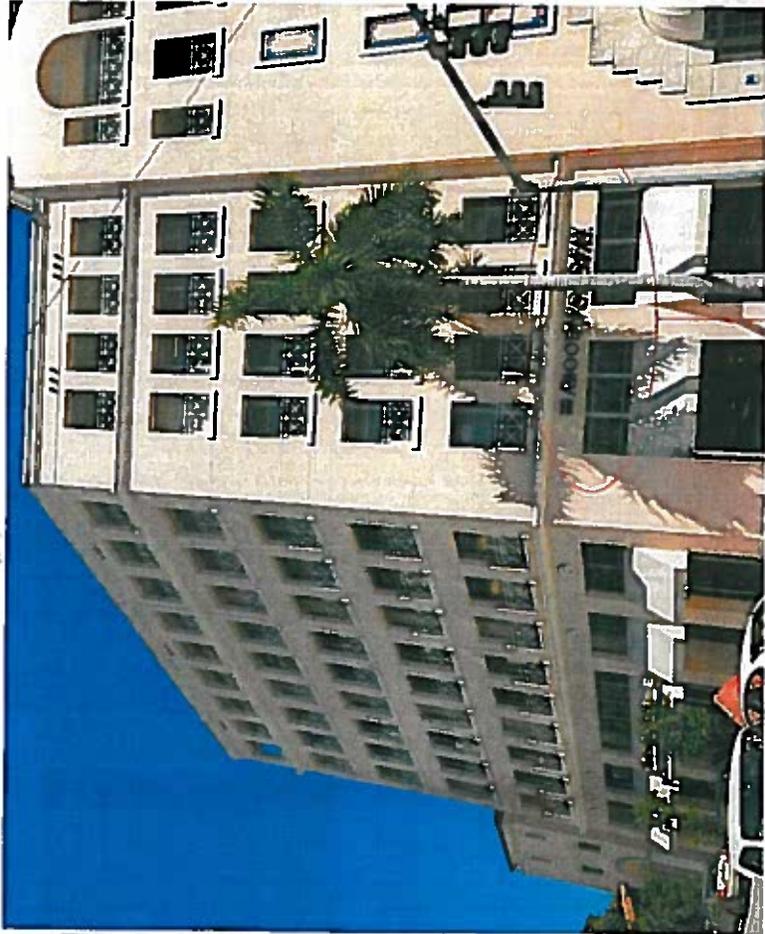
IMPORTANT: BEFORE SIGNING THIS LAYOUT, PLEASE MAKE SURE TO CHECK ALL DETAILS OF THE DESIGN BEFORE APPROVAL. MAKE SURE TO REVIEW SPELLING, SIZES, MATERIALS AND COLORS ALONG WITH ALL OTHER DETAILS. DO NOT SIGN APPROVING THIS LAYOUT UNLESS YOU HAVE REVERSED IT. YOUR SIGN WILL BE BUILT ACCORDING TO THE SPECIFICATIONS ON THIS LAYOUT. IF CHANGES ARE MADE AFTER YOUR APPROVAL, YOU WILL BE INCURRING EXTRA CHARGES THAT COULD POSSIBLY DOUBLE YOUR ORIGINAL PRICE. YOUR APPROVAL IS CRUCIAL TO MEETING YOUR TIGHT AROUND NEEDS. THE SOONER YOU PROVIDE AN APPROVAL THE SOONER WE CAN COMPLETE YOUR JOB. IF YOU HAVE ANY QUESTIONS, FEEL FREE TO ADDRESS THEM AT THIS TIME. UNDERSTAND THAT THIS IS ONLY A PLAN AND THAT THE ACTUAL APPEARANCE OF THE SIGN MIGHT HAVE A DIFFERENT OUTCOMING, EVEN THOUGH ALL SPECS WILL BE CONSISTENT WITH THIS SIGNED LAYOUT.

DESIGN APPROVED BY:

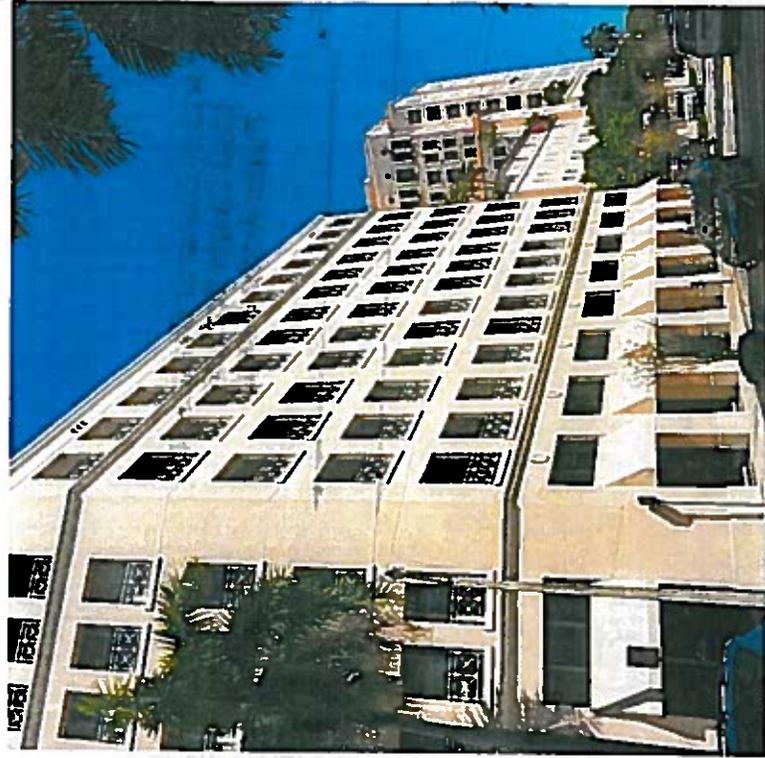
DATE: 1/29/15
 DESIGN EXCLUSIVE FOR: PIPELINE
 95 MERRICK WAY, CORAL GABLES, FL
 FRONTAGE AREA: 32 LINEAL FEET
 SIGN AREA: 7.8 SQFT
 SCALE: 3/32" = 1'
 FILE: PIPELINE

Designed by: **Advanced Multi-Sign**
 (305) 805-3636
 www.advancedmultisign.com
 Electrical Contractor License ES-12000622
 Work Compensation #78 WEG NC8710
 Insurance Policy# 01798534-2

REVERSE CHANNEL LETTERS 12"
PAINTED BLACK & LIGHT BLUE
LED: WHITE
PVC 1" BLACK COLOR @ 3.5"
WEST ELEVATION



PROPOSED SIGN LOCATION



IMPORTANT: BEFORE SIGNING THIS LAYOUT, PLEASE MAKE SURE TO CHECK ALL DETAILS OF THE DESIGN BEFORE APPROVAL. MAKE SURE TO REVIEW SPELLING, SIZES, MATERIALS AND COLORS ALONG WITH ALL OTHER DETAILS. DO NOT SIGN APPROVING THIS LAYOUT UNLESS YOU HAVE REVISED IT. YOUR SIGN WILL BE BUILT ACCORDING TO THE SPECIFICATIONS ON THIS LAYOUT. IF CHANGES ARE MADE AFTER YOUR APPROVAL, YOU WILL BE INCURRING EXTRA CHARGES THAT COULD POSSIBLY DOUBLE YOUR ORIGINAL PRICE. YOUR APPROVAL IS CRUCIAL TO MEETING YOUR TURF AROUND NEEDS. THE SOONER YOU PROVIDE AN APPROVAL THE SOONER WE CAN COMPLETE YOUR JOB. IF YOU HAVE ANY QUESTIONS, FEEL FREE TO ADDRESS THEM AT THIS TIME. UNDERSTAND THAT THIS IS ONLY A PLAN AND THAT THE ACTUAL APPEARANCE OF THE SIGN MIGHT HAVE A DIFFERENT OUTCOME, EVEN THOUGH ALL SPECS WILL BE CONSISTENT WITH THIS SIGNED LAYOUT. DESIGN APPROVED BY:

PICS

Designed by: **Advanced Multi-Sign**
 (305) 805-3636
 www.advancedmultisign.com
 Electrical Contractor License ES-12000822
 Work Compensation #76 WEG NCB710
 Insurance Policy # 01798534-2

DATE: 1/29/16
 DESIGN EXCLUSIVE FOR: PIPELINE
 96 MERRICK WAY, CORAL GABLES, FL
 FRONTAGE AREA: 32 LINEAL FEET
 SIGN AREA: 18 SQFT
 SCALE: 3/32" = 1'
 FILE: PIPELINE