

1	DCR Application
2	Statement of Use
3	Aerial
4	Photos of the Property
5	Property Survey / Site Plan
6	Zoning Chart with supporting info.
7	Building Elevation
8	Building Floor Plan
9	Name and Contract Info.
10	Application Fee

DRC Application



Level
2
Review

Development Review Committee Application

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

Preamble

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

Application review request

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

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

Property information

Street address of the subject property: 5855 Ponce De Leon Blvd. Coral Gables FL 33146

Property/project name: MIAMI'S BEST PIZZA - SINCE 1970

Current land use classification(s): COMMERCIAL

Current zoning classification(s): 6400 Commercial - Central

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

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

Last use/current use of the property/building(s): RETAIL / SERVICE

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

Size of property (square feet/acres): 3,240 S/F

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 3,240 S/F

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

Estimated cost of the existing/proposed building/project: \$ 450,000



Level
2
Review

Development Review Committee Application

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

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

N/A

Project Legal Description: Lot(s): 14, 15, 16, 17

Block(s): 192 of Coral Gables Riviera Section 14

Section(s): 14 2nd Revised Plat

Listing of all folio numbers for subject property:

03 4130 009 0130

General information

Applicant(s)/Agent(s) Name(s): HERBERT MCKAY LYONS JR.

Telephone Contact No.: 303.875.1428 Fax No.: 305.858.6492 Email: herb @ commercial surplus ne

Mailing Address: 1925 BRICKELL AVE #D1713 MIAMI FL 33129
(City) (State) (ZIP Code)

Property Owner(s) Name(s): University of Miami

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

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



City of
Coral Gables,
Florida

Level

2

Review

Development Review Committee Application

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

Email: planning@coralgables.com

Phone: 305.460.5211

Property Owner(s) Name(s): _____

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

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

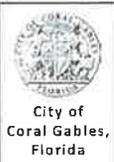
Project Architect(s) Name(s): Zachary Wethington

Telephone Contact No: 305 206 8759 Fax No.: _____ Email: Zach @ w-essoc.com

Mailing Address: 3265 Virginia Street #17 Miami FL 33133
(City) (State) (ZIP Code)

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

N/A



Level

2

Review

Development Review Committee Application

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

Email: planning@coralgables.com

Phone: 305.460.5211

Application requirements and supporting information

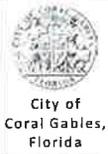
Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent 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. City staff to check/confirm if all below information is provided at time of application submittal.

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. THAD
- DRC Application. HERB
- Statement of use and/or cover letter. THAD
- Aerial. THAD
- Photographs of property, adjacent uses and/or streetscape. THAD
- Property survey and legal description. ZW
- Zoning chart and supporting information. THAD
- Site Plan.
- Landscape plan and vegetation assessment.
- Tree survey and relocation plan.
- Architectural/building elevations. ZW
- Building floor plans. ZW
- Art in Public Places plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical Significance letter.
- Name and contact information for property owner, applicant, architect, attorney, etc. HERB
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty Deed.
- Application fee of \$100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check. HERB
- Other: _____

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.



Level
2
Review

Development Review Committee Application

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

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.



Level
2
Review

Development Review Committee Application

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

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: HERBERT MCKAY LYONS JR.
--------------------------------------	--

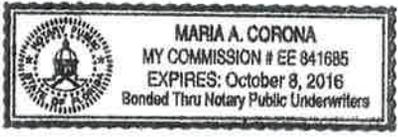
Address: 1925 BRICKELL AVE - Ste. D-1713
 MIAMI, FL 33129

Telephone: 303-875-1428 Fax: 305-858-6492

Email: herb@commercial-surplus.net

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
 The foregoing instrument was acknowledged before me this 23 day of August by 2016
 (Signature of Notary Public - State of Florida)



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



Level
2
Review

Development Review Committee Application

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

Property Owner(s) Signature: <i>To Be Added</i>	Property Owner(s) Print Name: <i>University of Miami</i>
--	---

Property Owner(s) Signature: <i>[Signature]</i>	Property Owner(s) Print Name: <i>Larry Marhent</i>
--	---

Property Owner(s) Signature:	Property Owner(s) Print Name:
------------------------------	-------------------------------

Address: *1320 S. Dixie Highway, Suite 705, CG, FL 33146*

Telephone: <i>305.284.5736</i>	Fax:
--------------------------------	------

Email: *b.gitlin@miami.edu*

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this *12th* day of *September* *2016*

(Signature of Notary Public - State of Florida)

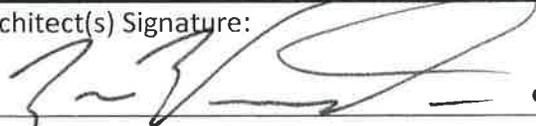


Melody M. Smith

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

Personally Known OR Produced Identification; Type of Identification Produced _____

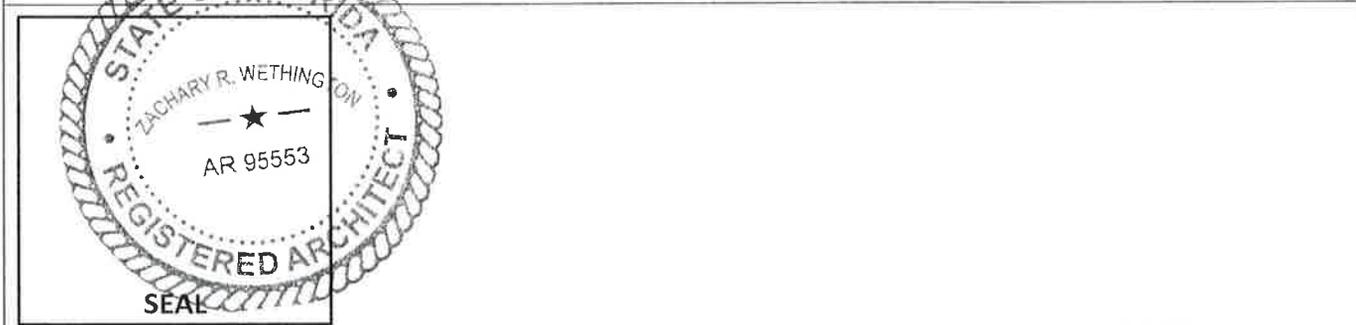
 City of Coral Gables, Florida	Level 2 Review	Development Review Committee Application
	Address: 427 Biltmore Way, 2 nd Floor, Coral Gables, Florida 33134 Email: planning@coralgables.com Phone: 305.460.5211	

Architect(s) Signature:  9.7.16	Architect(s) Print Name: Zachary Wethington
---	--

Address: 3265 Virginia Street, Ste #17
 Coconut Grove, Florida 33133

Telephone: 305.206.8759	Fax: 786.615.7859
-------------------------	-------------------

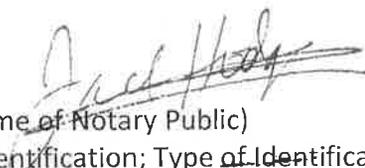
Email: zach@wassoc.com



NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this 7 day of Sept. 2016 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 _____

Statement of Use

September 7, 2016

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

RE: Level 2 Development Review Committee Application-Statement of Use, and for Permitted Use New Construction

Miami's Best Pizza-since 1970

Dear Members of the Development Review Committee:

On behalf of Miami's Best Pizza-since 1970, please accept this letter as our request for your review of the proposed Change in Use or Occupancy and for Permitted Use New Construction, additions, and alterations to building and/or structures (Board of Architects review only).

The site, 5855 Ponce De Leon BLVD., Coral Gables, Florida 33146, is currently zoned, 6400 Commercial-Central.

Currently, the 3,240 S/F space (currently Sunset Quickprint) is a retail space and we are asking for a Change of Use to, Restaurant Use. In addition, we ask that we be allowed to build out (make interior alterations) the space to the restaurant's specifications.

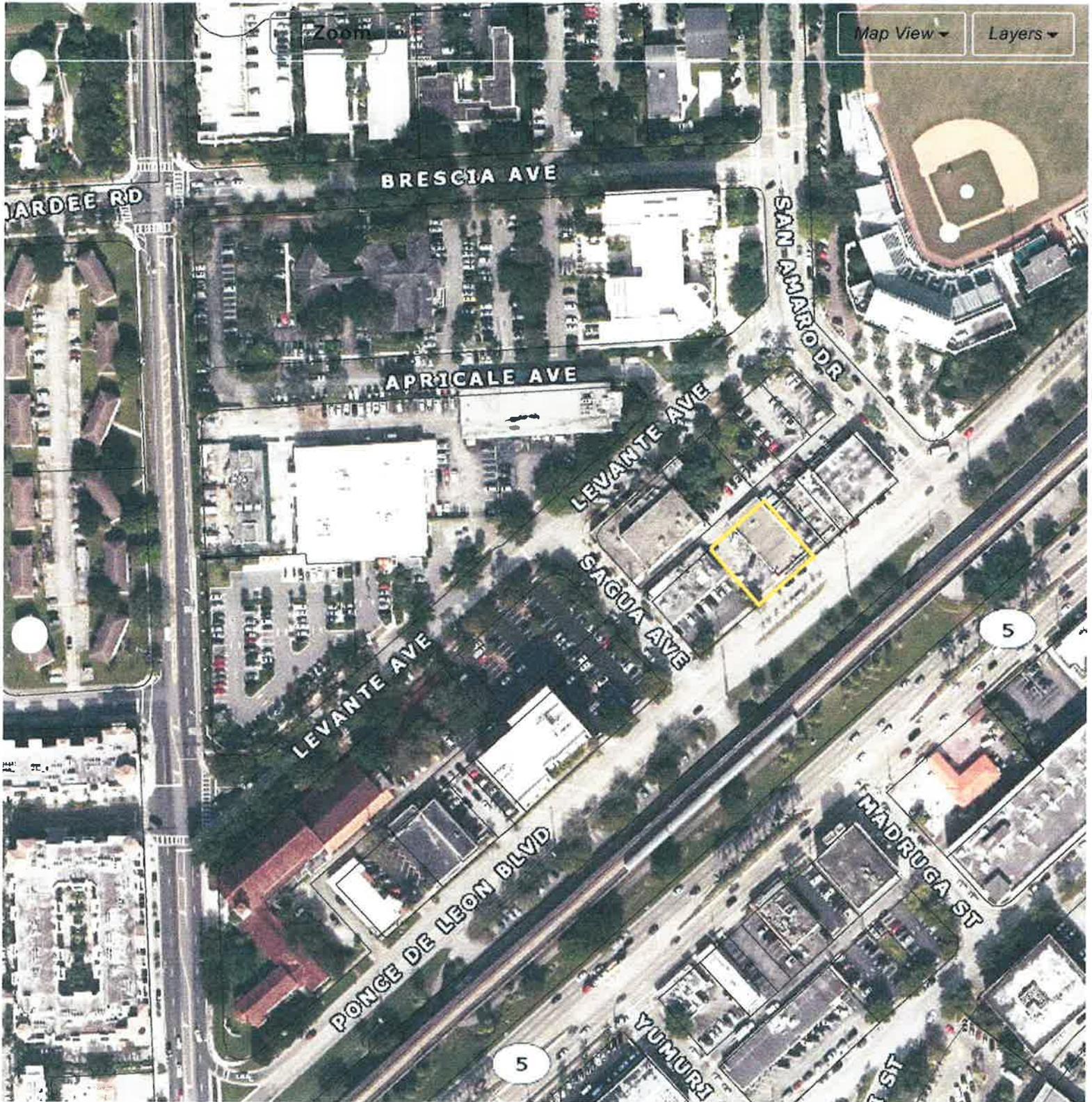
Please contact us if you have any questions or require additional information.

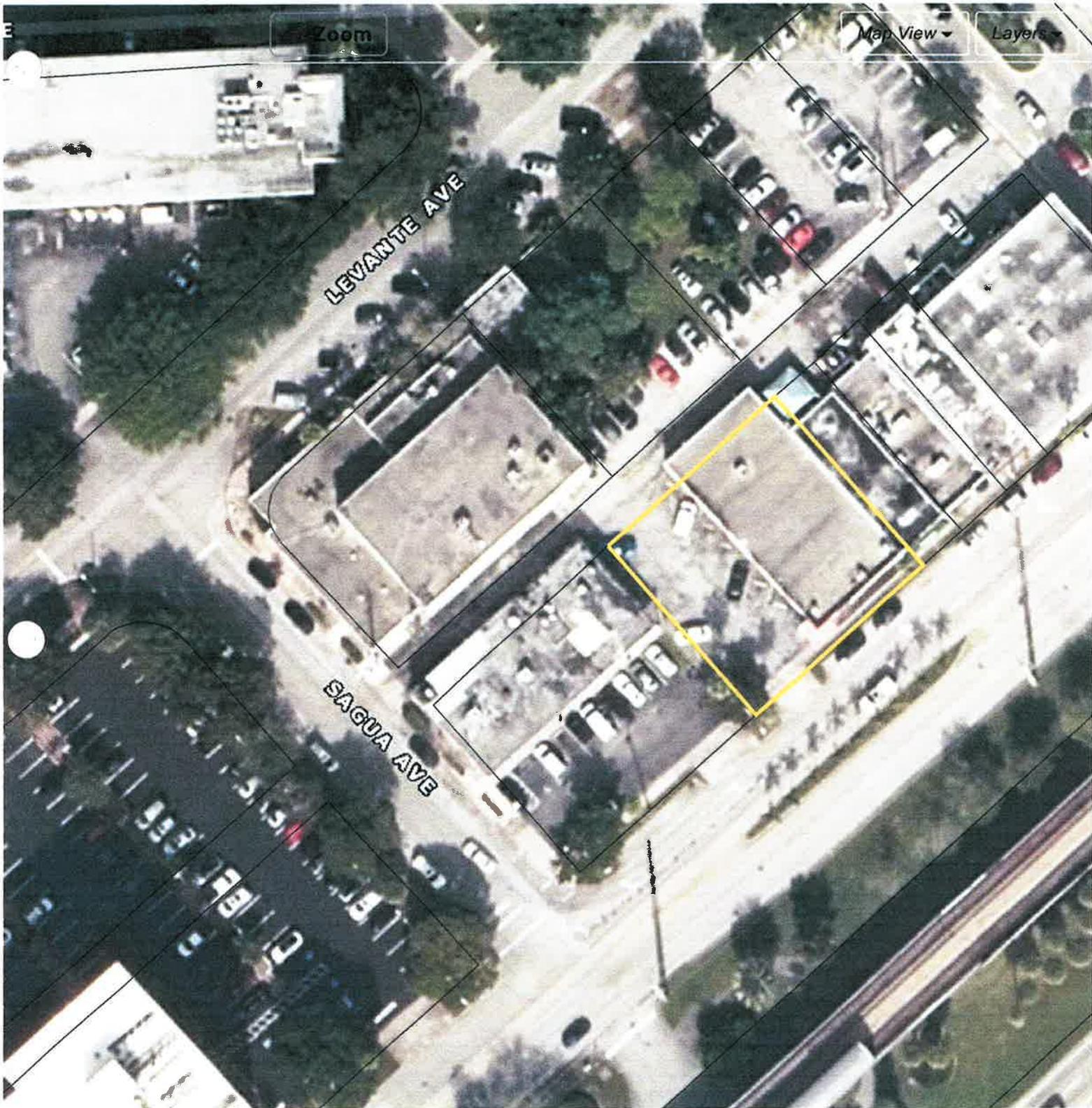
Sincerely,

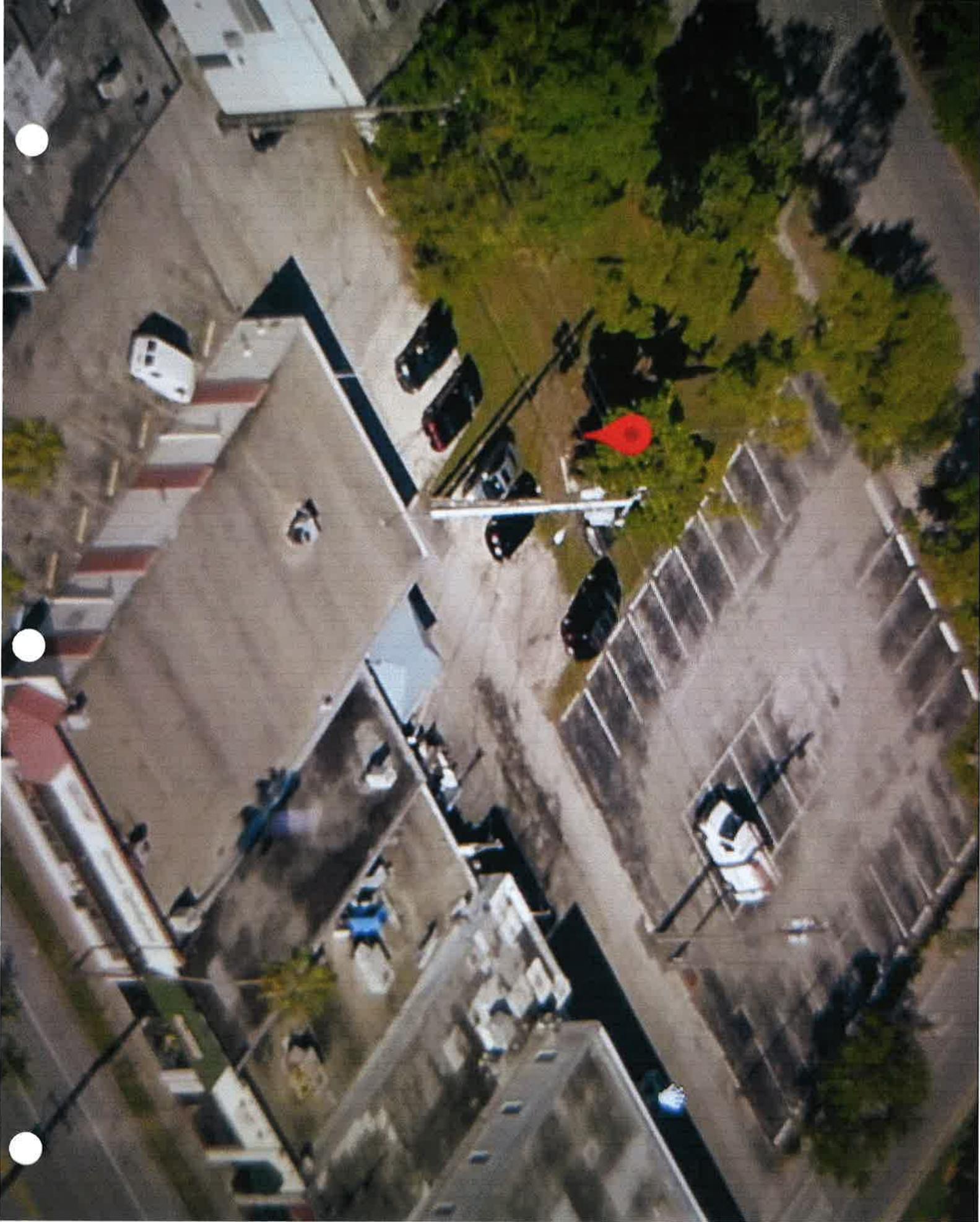


Thad Winiackie
Manager
Miami's Best Pizza-since 1970
786-296-4047
thad.personal@gmail.com

Aerial View







Photographs of Property





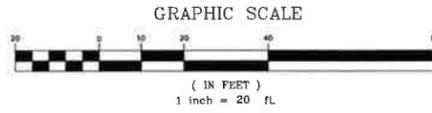




TAB 5

Property Survey/Site Plan

ALTA/ACSM LAND TITLE SURVEY



PROPERTY ADDRESS:

Property Address: 5855 Ponce De Leon Boulevard, Coral Gables, Florida 33146
Tax Folio #03-4130-009-0130

LEGAL DESCRIPTION:

Lots 14, 15, 16 and 17, Block 192 of "CORAL GABLES RIVERA SECTION 14, 2ND REVISED PLAT", according to the Plat thereof as recorded in Plat Book 28, at Page 32, of the Public Records of Miami-Dade County, Florida.

Said described parcel of land containing 10,000 square feet

TITLE REVIEW NOTES:

SCHEDULE B - SECTION II

TITLE COMMITMENT PROVIDED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
Commitment No.: 4889125, effective date: June 29, 2014 @ 11:00 PM

Items 1 through 5: "General & Special Exceptions".

6. Restrictions contained in the following deed: Re: subject property, dated June 8, 1929, filed June 8, 1929 in Deed Book 1314, Page 57, which contains a race but no reverter clause. (Does affect Subject Property - Not a Platable Survey Item)

7. Declaration of Restrictive Covenants from Sidney L. Olson and Miriam K. Olson, husband and wife, and Albert L. Schultz and Janet A. Schultz, his wife, dated August 25, 1969, recorded September 8, 1969 in Official Records Book 6557, Page 419. (Does affect Subject Property - Not a Platable Survey Item)

8. Restrictions prohibiting use of premises as grocery or dairy-type store, as contained in Warranty Deed from U-Tote M of Miami, Inc., a Florida corporation, to Sidney L. Olson and Albert L. Schultz, dated July 23, 1969, recorded under Clerk's File Number 69R-129425 and in Official Records Book 6499, Page 564. (Does affect Subject Property - Not a Platable Survey Item)

9. Restrictions, limitations and other matters appearing on the Plat of SECOND REVISED PLAT OF CORAL GABLES RIVERA SECTION PART 14, dated September 7, 1927, filed November 3, 1927, as recorded in Plat Book 28, Page 32. (Does affect Subject Property - Record Plat)

10. Easements in favor of South Atlantic Telephone and Telegraph Company, a Florida corporation, under Clerk's File Number B-34908, dated February 7, 1924, filed April 3, 1926 in Deed Book 839, Page 106. (Does affect Subject Property - Not a Platable Survey Item)

11. Warranty Deed in favor of Florida Power and Light Company, a Florida corporation, which Deed contains restrictions, limitations, conditions, and easements, dated May 29, 1926, filed September 24, 1926 in Deed Book 1004, Page 496. (Does affect Subject Property - Not a Platable Survey Item)

12. Deed in favor of Consumers Water Company, a Florida corporation, which Deed contains restrictions, limitations, conditions and easements, dated May 29, 1926, filed September 24, 1926 in Deed Book 1004, Page 499. (Does affect Subject Property - Not a Platable Survey Item)

13. Quit Claim Deed from Coral Gables, Inc., a Florida corporation, by K.S. Murphy, Vice-President, to the City of Coral Gables, a municipal corporation in Dade County, Florida, which contains all of the conditions, restrictions, terms and other provisions, dated December 19, 1950, filed March 23, 1951 under Clerk's File Number AA-30576 and in Deed Book 3416, Page 94. (Does NOT affect Subject Property)

14. Quit Claim Deed from Andalusia Corporation, a Florida corporation, by H.F. Wells, President, to the City of Coral Gables, a municipal corporation in Dade County, Florida, which Deed conveys all reversionary interest or ownership, filed December 7, 1964, dated August 12, 1964, under Clerk's File Number 64Ran recorded in Official Records Book 4389, Page 186. (Does NOT affect Subject Property)

15. Quit Claim Deed in favor of the City of Coral Gables, a municipal corporation in Dade County, Florida, given by Andalusia Corporation, a Florida corporation, by H.F. Wells, President, as to grantee's interests in and to the alleys on various plats of Coral Gables, dated August 12, 1964, filed December 7, 1964 under Clerk's File Number 64R-185842, and recorded in Official Records Book 4389, Page 189; and corrected by Corrective Quit Claim Deed in favor of the City of Coral Gables, a municipal corporation in Dade County, Florida, given by Andalusia Corporation, a Florida corporation, by H.F. Wells, President, to include certain parks inadvertently omitted from the former Deed, filed February 4, 1965 under Clerk's File Number 65R-18941 and recorded in Official Records Book 4464, Page 230. (Does NOT affect Subject Property)

16. Ordinance No. 1262 of the Coral Gables City Commission recorded August 8, 1968 in Official Records Book 6050, Page 325. (Does NOT affect Subject Property)

17. All Plats and resolutions pertaining thereto appearing of recorded entitled "County Water-Control Plat" indicating the master drainage planning for Dade County. (No reviewable instruments)

18. All flood criteria plats showing minimum allowable elevations of the ground surface on a crown grade of roads in areas where septic tanks may be installed together with resolutions pertaining to said plats. (No reviewable instruments)

19. County resolution filed February 3, 1960 under Clerk's File Number 60R-22493 and in Official Records Book 1884, Page 501; and certificate filed March 21, 1960 under Clerk's File Number 60R-52656 and in Official Records Book 1884, Page 4, accepting dedications for public rights of way, parks, canals, etc., as shown on previously recorded plats of unincorporated areas of Dade County, which had not previously been accepted. (Does NOT affect Subject Property)

20. County resolutions appearing of record creating special taxing districts for special improvements. (No reviewable instruments)

21. Possible liens levied by Dade County or any Municipality thereof, for sewer connection fees, or for any charges or fees relevant to connection to Public Sewer systems in compliance with any anti-pollution ordinance. (No reviewable instruments)

22. Resolution No. 3639 recorded in Official Records Book 13676, Page 3708. (Does NOT affect Subject Property)

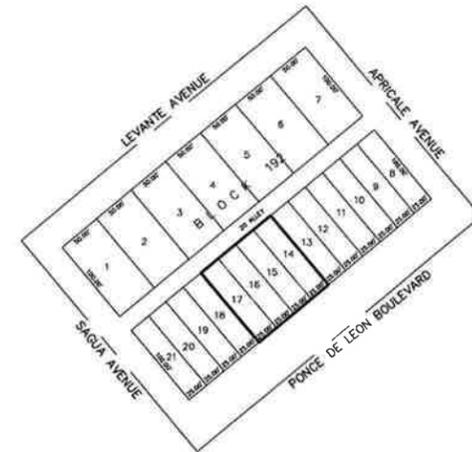
23. Ordinance No. 1262 recorded in Official Records Book 6050, Page 325. (Does NOT affect Subject Property)

24. Easement contained in Warranty Deed recorded April 2, 1926 in Deed Book 939, Page 435. (Does affect Subject Property - Not a Platable Survey Item)

25. Easement contained in Warranty Deed recorded April 2, 1926 in Deed Book 939, Page 443. (Does affect Subject Property - Not a Platable Survey Item)

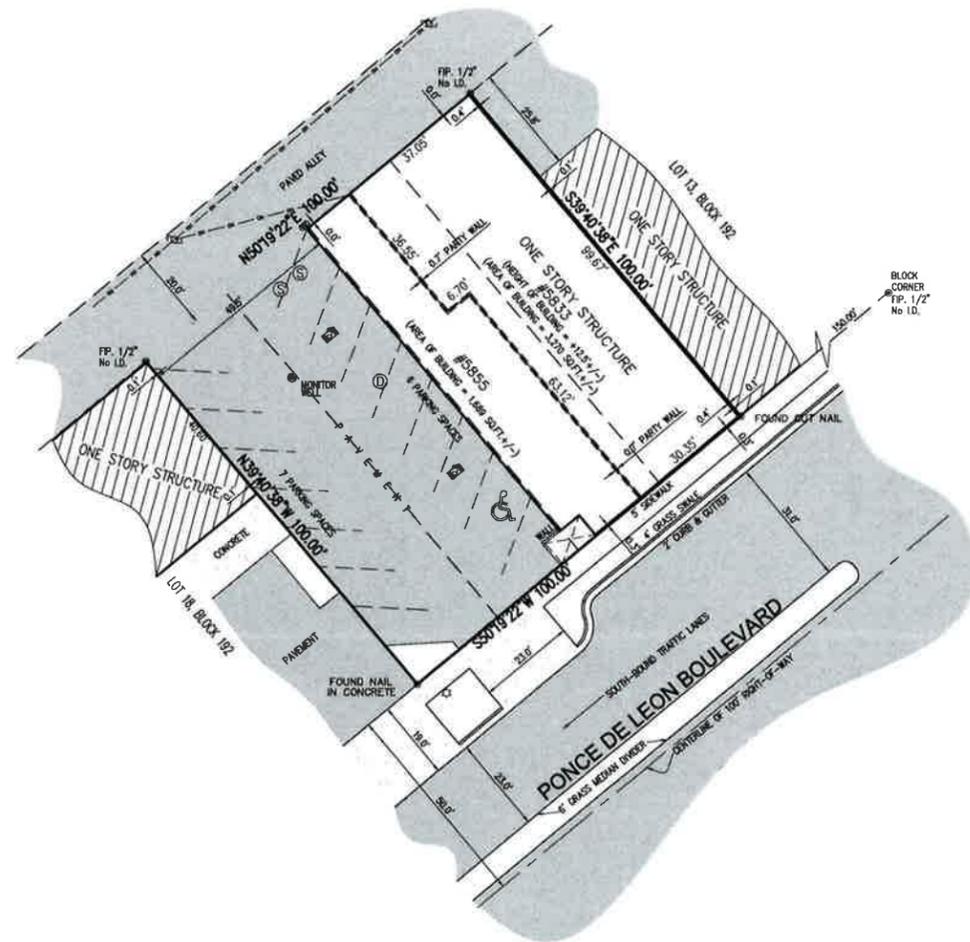
26. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Restrictive Covenants filed January 11, 1969 in Official Records Book 13957, Page 2105 and in Official Records Book 13957, Page 2106. (Does affect Subject Property - Not a Platable Survey Item)

All of the above items recorded in the Public Records of Miami-Dade County, Florida.



LOCATION MAP

PORTION OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
NOT TO SCALE



LEGEND							
—○—○—	Overhead Wire Line						
—x—x—	Wood Fence						
—x—x—	Chain Link Fence						
—o—o—	Iron Fence						
—	Monument Line						
—	Centerline						
—	Property Line						
A=Arc	BRG=Bearing	Ch=Chord	Δ=Delta	L=Length	R=Radius	T=Tangent	∅=Diameter
⊕	Existing Elevations	⊕	Water Meter	⊕	Sanitary Manhole	⊕	Sprinkler Pump
⊕	Electric Box	⊕	Wood Pole	⊕	Conc. Pole	⊕	Light Pole
⊕	Fire Hydrant	⊕	Water Valve	⊕	Inlet	⊕	Cable Tv Box
⊕	Electric Meter Box	⊕	Traffic Signal Box	⊕	Gas Valve	⊕	Monitoring Valve
⊕	Manhole	A/C=Air Conditioner	Conc.=Concrete	C.B.S.=Concrete Block & Slucco	D.E.=Drainage Easement	D.M.E.=Drainage Maintenance Easement	F.D.H.=Found Drill Hole
		F.F.E.=Finish Floor Elevation	F.I.P.=Found Iron Pipe/Pin	F.I.R.=Found Iron Rebar	F.N.=Found Nail	F.N&D.=Found Nail & Disc	F.P.L.=Florida Power Light Transformer
		H=Height	L.M.E.=Lake Maintenance Easement	(M)=Measured	(P)=Platted	P.O.B.=Point of Beginning	P.O.C.=Point of Commencement
		(R)=Record	Res.=Residence	SP/R=Set Iron Pin/Rebar	S=Spread	U.E.=Utility Easement	

SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from Title Commitment provided.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
- An examination of Commitment issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY Commitment No.: 4889125, effective date: June 29, 2014 @ 11:00 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- Accuracy: The expected use of the land, as classified in the Standards of Practice (5J-17-6FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- ZONING INFORMATION:
Zoning Classification: C (Commercial District)
Source: City of Coral Gables Zoning Department
- Building Setbacks: Front = 0 feet/ Rear & Interior = 0 feet
- Building Height Restriction = 3 stories (existing = 1 story)
- Number of Parking Spaces = 13 standard & 1 handicap space
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor does not determine fence and/or well ownership.
- Ownership subjects to: OPINION OF TITLE
- Type of Survey: ALTA/ACSM LAND TITLE SURVEY
- The North arrow shown hereon are based on recorded plat of "CORAL GABLES RIVERA SECTION 14, 2ND REVISED PLAT" according to the Plat thereof as recorded in Plat Book 28, at Page 32 of the Public Records of Miami-Dade County, Florida.
- Flood Zone Data: Community/ Panel #120639/0458/L Date: September 11, 2009
Flood Zone: "X" Base Flood Elevation = N/A
- This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

SURVEYOR'S CERTIFICATE:

THIS SURVEY CERTIFIED TO:

- UNIVERSITY OF MIAMI
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- AVILA RODRIGUEZ HERNANDEZ MENA & FERRI LLP

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements For ALTA/ACSM Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS), and includes Items #1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 14, 17, 20(a) and 20(b) of Table "A" thereof. This survey is based on observations and measurements performed in the field on 9/6/2016, and other information available at the times the services were rendered.

Copies of this survey are invalid unless embossed with the seal of the signing professional surveyor and mapper. Said embossed copies are for the specific use of those entities that the survey have been certified to.

ROYAL POINT LAND SURVEYORS, INC.
LB No. 7282

BY:
PABLO J. ALFONSO, Professional Surveyor & Mapper No. 5880
State of Florida
Date of Survey: 07/16/2014
Date of Last Revision: 9/6/2016

Survey Performed By:
ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153rd Street - Suite 321, Miami Lakes, Florida 33014
Phone: 305-822-6062 / Fax: 305-827-9669

NO.	DATE	DESCRIPTION	BY

ROYAL POINT
LAND SURVEYORS, INC.
L.B.# 7282
6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL: 305-822-6062 ** FAX: 305-827-9669

UNIVERSITY OF MIAMI
5833 PONCE DE LEON BOULEVARD, CORAL GABLES, FL.

DRAWN: J.G. A.C.
CHECKED: P.J.A.
SCALE: 1" = 20'
FIELD DATE: 9/6/2016
JOB No. RP16-0779
SHEET:
1
OF 1 SHEET

Zoning Chart/Parking Assessment

ARTICLE 4 - ZONING DISTRICTS

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

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

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

ARTICLE 4 - ZONING DISTRICTS

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

ARTICLE 4 - ZONING DISTRICTS

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

P – Permitted Use
C – Conditional Use

ARTICLE 4 - ZONING DISTRICTS

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

P – Permitted Use.

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

ARTICLE 4 - ZONING DISTRICTS

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

Section 4-302. Commercial District (C).

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

ARTICLE 4 - ZONING DISTRICTS

things within the City.

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

ARTICLE 4 - ZONING DISTRICTS

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

ARTICLE 4 - ZONING DISTRICTS

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

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

ARTICLE 4 - ZONING DISTRICTS

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

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

ARTICLE 4 - ZONING DISTRICTS

- vi. An attempt to transfer a Conditional Use approval either directly or indirectly in violation of this Section is hereby declared void, and in that event the Conditional Use shall be deemed abandoned, and the related Medical Marijuana Permit shall be forfeited.
 5. Mixed use building(s).
 6. Outdoor recreation/entertainment.
 7. Private yacht basin.
- D. Performance standards.
1. Minimum parcel of land:
 - a. Less than forty-five (45) feet in height shall be a minimum two-thousand-five-hundred (2,500) square feet.
 - b. Greater than forty-five (45) feet in height shall have a minimum of two-hundred (200) feet of primary street frontage and minimum land area of twenty-thousand (20,000) square feet.
 2. Minimum parcel dimensions:
 - a. Width. Twenty (25) feet.
 - b. Depth. One-hundred (100) feet.
 3. Minimum setbacks. The following setbacks shall be provided for all buildings:
 - a. Front:
 - i. Up to fifteen (15) feet in height: None.
 - ii. The portion of a building above fifteen (15) feet shall be set back ten (10) feet from the property line at the lower of: a) a cornice line above fifteen (15) feet; b) the top of a parking pedestal; or c) forty (40) feet.
 - b. Side:
 - i. Interior side: Up to forty-five (45) feet in height – zero (0) feet, greater than forty-five (45) feet in height – fifteen (15) feet plus one (1) foot of additional setback for each three (3) feet of height above forty-five (45) feet.
 - ii. Side street: Fifteen (15) feet.
 - c. Rear:
 - i. Abutting a dedicated alley or street: None.
 - ii. Not abutting dedicated alley or street: Ten (10) feet.
 - d. Setback from canal, waterway, lake or bay: On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.
 - e. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.
 4. Floor area ratio: 3.0.

ARTICLE 4 - ZONING DISTRICTS

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

ARTICLE 4 - ZONING DISTRICTS

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

Section 4-303. Industrial District (I).

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



Thad Winiackie <thad.personal@gmail.com>

Miami's Best Pizza Change of Use

Brown, Sebrina <sbrown@coralgables.com>
To: Thad Winiackie <thad.personal@gmail.com>
Cc: "Trias, Ramon" <rtrias@coralgables.com>

Wed, Jul 13, 2016 at 11:27 AM

Good morning Thad,

As per our conversation, you may proceed with submitting your project to DRC for the change of use from retail to restaurant use. At the DRC meeting, the staff will review and discuss your project. The following week after the DRC meeting, you will receive written comments from staff, including the parking via e-mail.

We look forward to seeing you at the DRC.

Kind regards,

Sebrina Brown

Concurrency Administrator

City Of Coral Gables

Development Services Department

Planning & Zoning Division

427 Biltmore Way, 2nd Floor

PH: 305-460-5236

E-Mail Add.: Sbrown@coralgables.com



CORAL GABLES
FLORIDA BEACHES

Celebrating 90 years of a dream realized.

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



The City of Coral Gables

Parking Department

2801 SALZEDO STREET, 2ND FLOOR
CORAL GABLES, FLORIDA 33134

July 29, 2016

Thad Winieckie
Manager
Miami's Best Pizza
Coral Gables, FL

RE: Permit Parking in Lot 43

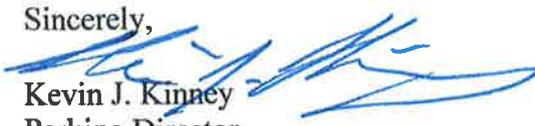
Dear Mr. Winieckie

This correspondence is to confirm that the Coral Gables Parking Department is able to sell you parking permits in Lot 43 at 5900 Ponce de Leon Boulevard. These spaces are available if purchased before December 1, 2016.

The permits that are available will be 10 permits that provide access to the parking lot at all times unless closed for maintenance or other unforeseen circumstances. The price for these permits will be \$85 per month/per permit (plus sales tax). In addition, we will sell 30 evening permits for this parking lot that provide access from 5 PM to 7 AM daily. The price for the after-hours permits will be \$42.50 (plus sales tax).

The permits will be available on a month to month basis. The Parking Department reserves the right to cancel these permits if at any-time in the future it is determined that it is necessary or that this parking lot is not available for public parking.

Sincerely,


Kevin J. Kinney
Parking Director



Thad Winieckie <thad.personal@gmail.com>

ump Station #3

Acevedo, Jorge <JAcevedo2@coralgables.com>

Thu, Jun 23, 2016 at 4:09 PM

To: Thad Winieckie <thad.personal@gmail.com>

Cc: "Garido, Lorena" <lgarrido@coralgables.com>, "Novo, Joe" <jnovo@coralgables.com>, PWdepartment <PWdepartment@coralgables.com>, Frank Lezcano <LezcaF@miamidade.gov>

Our record indicate that the property is served by septic tank; therefore any change of use will be approved by the Department of Health and the Environmental Resources.

I am copy Mr. Frank Lezcano from DERM so he can help you regarding the county permit

Regards

Jorge Acevedo

[Quoted text hidden]

<image001.png>

**ump Station #3****Hernandez, Carlos P.E. (RER)** <hemac@miamidade.gov>

Fri, Jun 24, 2016 at 11:11 AM

To: "Lezcano, Frank (RER)" <LezcaF@miamidade.gov>, Thad Winiackie <thad.personal@gmail.com>, "Acevedo, Jorge" <JAcevedo2@coralgables.com>

Cc: "Garrido, Lorena" <lgarrido@coralgables.com>, "Novo, Joe" <jnovo@coralgables.com>, PWdepartment <PWdepartment@coralgables.com>, "Anorga, Estelle (RER)" <AnorgE@miamidade.gov>

Good morning to all.

1. If facility connects to a septic tank/drainfield system, then the fats, oils & grease control device (FCD) cannot be a hydromechanical system () – a gravity grease interceptor located outside the building is required. It shall be sized to account for full Fats, Oils & Grease loading (eat-in, take out, etc.) and cleaning frequency (e.g., 30, 60 or 90 days).
2. If facility connects to public sewer system, then the FCD can be a hydromechanical or gravity grease interceptor. Gravity interceptors must always be installed outside. A grease discharge operating permit will be required.
3. All back-of-house fixtures must connect to the FCD (including floor drains, floor sinks, mop sinks, etc.).

With regards to abutting sewer, connection is required if the sewer system is operative and available. If the proposed use generates more than 1,000 gpd (per 64E-6, FAC) or exceeds sewage loading (per 24-43.1(5)), a Force Main is considered available.

Hope this answers your questions.

Please feel free to email me or schedule a meeting (with Ms. Anorga, copied herein) to discuss project specifics.

It's better to get it right upfront than to fix problems later!

Regards,

Carlos L. Hernandez, P.E., CFM, CEHP, LEED AP

Miami-Dade Department of Regulatory and Economic Resources (RER)

Division of Environmental Resources Management (DERM)

701 NW 1st Court

Miami, Florida 33136

TAB 7

Building Elevations

TAB 8

Building Floor Plan

Name & Contact Information

Contact Information

Applicant:

Herb Lyons
1925 Brickell Avenue #D-1713
Miami, Florida 33129
(303) 875-1428
herb@commercialsurplus.net

Architect:

Zachary Wethington
Wethington + Associates
3265 Virginia Street #17
Coconut Grove, Florida 33133
(786) 615-7859
zach@w-assoc.com

Property Owner:

University of Miami
To Be Added

Application Fee

HERBERT M LYONS
1086 S CORONA ST
DENVER, CO 80209-4414

1135
30-7426/3140

Aug. 25, 2016 Date

Pay to the Order of CITY OF CORAL GABLES \$ 100.⁰⁰

One Hundred and 00/100 Dollars



 **USAA FEDERAL SAVINGS BANK**
10760 McDERMOTT FWY
SAN ANTONIO, TEXAS 78288-0644
(210) 486-8000 1-800-632-3724

For MIAMI'S BEST DBC APP *[Signature]* MP

⑆314074269⑆

⑆⑆70256375⑆ 1135

TRANSIT ROUTING NUMBER

ACCOUNT NUMBER

Lobbyist Forms

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.

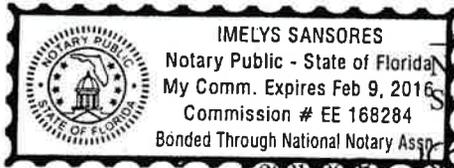
ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

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

[Signature]
Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Thelvis Winiackie 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 2/5/2010 [Signature]
 Personally Known
 Produced ID
\$150.00 Fee Paid  Received By Sansores Date: 2/5/2010

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

For Office Use Only

Data Entry Date: _____ 20____ Entered By: _____



CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

2016 FEB - 5 AM 11: 30
CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

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 Thelvis Winckle
LOBBYIST

Print Your Business Name _____

Business Telephone Number 786-296-4047

Business Address 1925 Birch II Ave #D1713 Miami FL 33129
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Herb Lyons

Principal Address: 6620 SW 71 Ct. Miami FL 33143 Telephone Number: 303 875 1428

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)

1430 S. Dixie Hwy (Santa Fe Corridor) # 103

Change of Use

Permitted Use new construction

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

Thelvis Winiackie
Signature of Lobbyist

Feb 5 2016
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

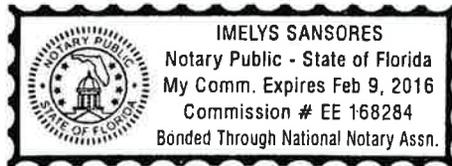
BEFORE ME personally appeared Thelvis Winiackie to me well known and known to me to be the person
described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said in-
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 2/5/2016.

Personally Known

Produced ID

[Signature]
Notary Public
State of Florida



For Office Use Only

Data Entry Date _____ 20____

Entered By _____

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



CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

CITY OF CORAL GABLES
RECEIVED
OFFICE OF THE CLERK
2016 SEP -2 PM 2:23

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.

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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 Zachary Wethington
LOBBYIST

Print Your Business Name Wethington + Associates

Business Telephone Number 305-206-8759

Business Address 3265 Virginia Street #17 Miami, Florida 33133
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Herb Lyons, Greg Goldhaber

Principal Address: 5833 Ponce De Leon Blvd Telephone Number: 305-875-1428

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)

Interior Space tenant build-out



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

CITY OF CORAL GABLES
RECORDS
OFFICE
2016 SEP -2 PM 2: 22

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 Zachary R Wethington LOBBYIST

Print Your Business Name, if applicable Wethington + Associates

Business Telephone Number 305.206.8759

Business Address 3265 Virginia Street Ste 17 Miami, Florida 33133
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 26-4695797

State the extent of any business or professional relationship you have with any current member of the City Commission.
None

PRINCIPAL REPRESENTED:

NAME Herly L m s, Greg Goldhabe COMPANY NAME, , IF APPLICABLE Miami's Best Pizza

BUSINESS ADDRESS 8 5 33 Ponce De Leon Blvd TELEPHONE NO.: 305-875-142 8

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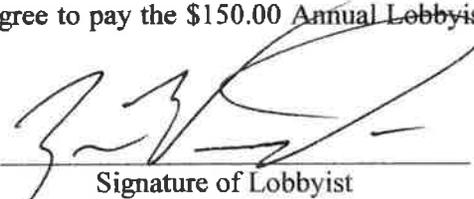
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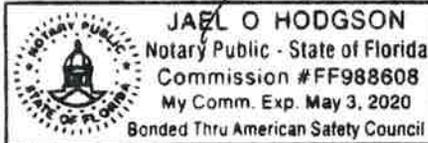
I Zachary R Wethington hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the \$150.00 Annual Lobbyist Registration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

Print Name of Lobbyist


Signature of Lobbyist

CITY OF CORAL GABLES
OFFICE OF THE CITY CLERK
2016 SEP -2 PM 2: 23

STATE OF FLORIDA)
COUNTY OF DADE)



BEFORE ME personally appeared Zachary R Wethington 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 _____



Personally Known

Jael Hodgson
Notary Public
State of Florida
9/02/2016

Produced ID

\$150.00 Fee Paid CK#1590

Received By Marco Urquidi Date: 9/2/16

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

For Office Use Only

Data Entry Date: _____, 20____.

Entered By: _____