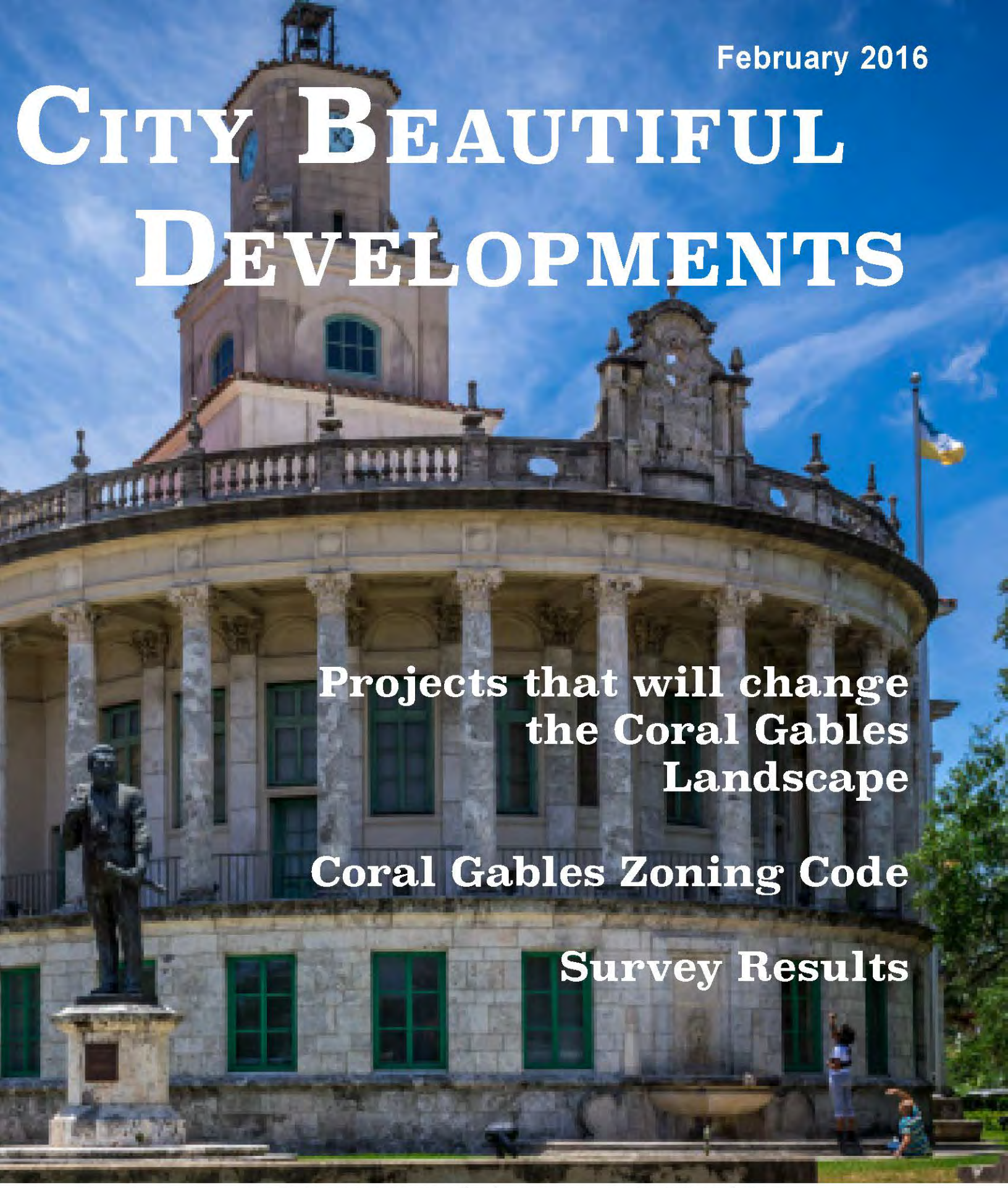


February 2016

City Beautiful Developments

Projects that will change the Coral Gables Landscape

Coral Gables Zoning Code

Survey Results

Produced by Commissioner Jeannett Slesnick.
If you would like a printed copy please contact her
by email: slesnick@coralgables.com or phone: 305-460-5326.

A Letter from your City Commissioner



Dear Coral Gables Residents:

Since its founding, Coral Gables has always been special. In part because of its rich history and scenic attributes, but mainly because of the caliber of its residents. For this reason, resident input should be highly considered when making decisions that would have a profound impact on their daily lives.

During my October 2015 visioning workshop, I circulated a survey as a means to gain insight on citizen concerns. Approximately 400 surveys were returned and "Over Development" and "Traffic" seemed to be the greatest issues by overwhelming margins. That is why my second workshop on February 18 will focus on promoting "Smart Development."

Presently, there are many projects on the Coral Gables horizon which promise to improve the overall quality of life for residents enjoy by providing housing, dining, shopping and entertainment. However, we must be cautious that the amount of development might change the character of our City.

In my view, residents are the pillars of our community and are the largest stakeholders in our city. There is no better way to enhance "Quality of Life" issues than by obtaining a significant amount of feedback directly from THEM.

I have created this magazine to raise awareness on how our City will be redefined within the next few years. I am confident with the right amount of input we can change our building codes and simplify them to clearly define what should be allowed. When George Merrick, a developer himself, built Coral Gables, he created strict building and zoning regulations to preserve his vision for generations to come.

We are proud of the direction our City Beautiful is heading today, but we must always be mindful of the challenges ahead and find a common ground that would benefit all parties involved in the development process.

Collaboration is key!

Jeannett Sleznick

Quality of Life in Coral Gables

South Florida's first planned community, Coral Gables is a green oasis in the heart of one of the nation's largest metropolitan areas. The 13-square-mile City is well known for its lush, elegant surroundings, 47 miles of winding waterways and stable residential neighborhoods.

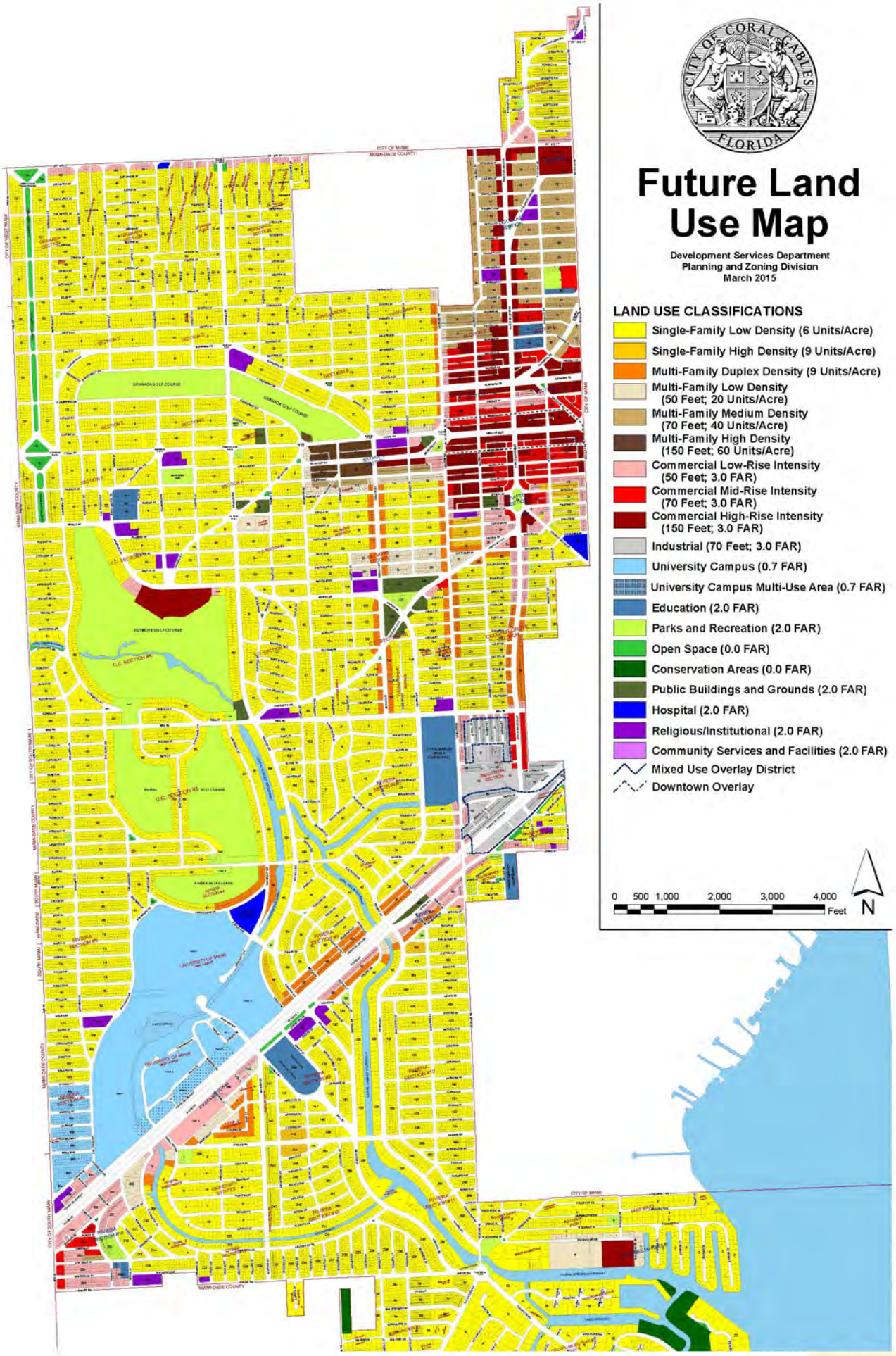
A walk through town makes it clear why the Wall Street Journal named Coral Gables "the sixth most walkable suburb in the United States." Night and day, the city's Downtown is bustling with pedestrians who have easy access to hundreds of restaurants and shops.

The City's many cultural offerings are also proving attractive to a growing creative class. Rand McNally and USA Today ranked Coral Gables as one of the six most beautiful towns in America, and in 2013, LivCom ranked Coral Gables among the most livable communities of its size in the world.

One of the City's most exciting current initiatives is an investment of more than $20 million to make Miracle Mile, the City's main street and one of its central shopping and dining areas, a vibrant pedestrian destination. The initiative, which also includes "restaurant row" on adjacent Giralda Avenue, is expected to include widening the public spaces to create areas for al fresco dining and creating a more engaging retail experience. The award- winning New York firm Cooper Robertson and Partners is currently engaged in an artful approach to redesigning both Miracle Mile and part of Giralda Avenue. They are exploring curb-less environments, shaded sidewalks, and open piazza spaces that are intimately tied to the history, character and climate of Coral Gables. It should be completed in 2017.



Renderings by Cooper Robertson & Partners


Future Land Use Map
Development Services Department
Planning and Zoning Division
March 2015
LAND USE CLASSIFICATIONS
Single-Family Low Density (6 Units/Acre)
Single-Family High Density (9 Units/Acre)
Multi-Family Duplex Density (9 Units/Acre)
Multi-Family Low Density (50 Feet; 20 Units/Acre)
Multi-Family Medium Density (70 Feet; 40 Units/Acre)
Multi-Family High Density (150 Feet; 60 Units/Acre)
Commercial Low-Rise Intensity (50 Feet; 3.0 FAR)
Commercial Mid-Rise Intensity (70 Feet; 3.0 FAR)
Commercial High-Rise Intensity (150 Feet; 3.0 FAR)
Industrial (70 Feet; 3.0 FAR)
University Campus (0.7 FAR)
University Campus Multi-Use Area (0.7 FAR)
Education (2.0 FAR)
Parks and Recreation (2.0 FAR)
Open Space (0.0 FAR)
Conservation Areas (0.0 FAR)
Public Buildings and Grounds (2.0 FAR)
Hospital (2.0 FAR)
Religious/Institutional (2.0 FAR)
Community Services and Facilities (2.0 FAR)
Mixed Use Overlay District
Downtown Overlay
0 500 1,000 2,000 3,000 4,000 Feet
N

City of Coral Gables, Florida Zoning Code

Article 5 - Development Standards, 5-31

This is a synopsis of the current City of Coral Gables Zoning Code.
This chart shows the height restrictions currently placed on new construction.

CP Map Designations	*Allowable maximum feet*	*Maximum total feet available-pursuant to Section 5-604*	*Additional feet available/maximum feet for Coral Gables Mediterranean Architectural Style*
Residential Use (Multi Family)			
Low Density	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
Medium Density	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
High Density	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet
Commercial Use			
Low-rise Intensity	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
Mid-Rise Intensity	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
High-Rise Intensity	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet
Industrial Uses	72 feet	85.5 feet	85.5 feet + 13.5 feet = 99 feet
Mixed use		The height is dependent upon underlying CP Map designation.	

CP = Comprehensive Plan

This publication has been created for the City of Coral Gables residents. If you have any questions or would like more information, please contact Commissioner Jeannett Slesnick by email: slesnick@coralgables.com or phone: 305-460-5326.

ALL UPCOMING DEVELOPMENTS

Building Permit Required			
1	Columbus Center Phase II	*200 Residential Units and 5,460 Sq. Ft. of Commercial Space. Height: 190'. Approved by Commission.*	100 Alhambra Cir.
2	Gables Pointe Plaza	*8,646 Sq. Ft. of Commercial Space. Height: 14'. Approved by Commission.*	280 S. Dixie Highway
3	4311 Ponce	*8 Residential Units and 35,590 Sq. Ft. of Commercial Space. Height: 93'-7". Approved by Commission.*	4311 Ponce De Leon Blvd.
4	Ofizzina	*97,650 Sq. Ft. of Commercial Space. Height: 190'-6". Approved by Commission.*	1200 Ponce De Leon Blvd.
5	Shoma Park Tower	*65 Residential Units and 10,328 Sq. Ft. of Commercial Space. Height: 97'. Approved by Commission.*	1500 Venera Avenue
6	Merrick Manor	*227 Residential Units. 19,000 Sq. Ft. of Commercial Space. Height: 100'. Approved by Commission.*	4133 Lejeune Rd.
7	Antilla Grande Condos	*32 Residential Units. Height: 52'-8".*	20 Antilla Ave.
8	Jimaca Condos	*12 Residential Units and 3,356 Sq. Ft. of Commercial Space. Height: 34'. Permitted Use Development.*	2800 S. Douglas Rd
9	301 Majorca	*10 Residential Units. Height: 42'-8".*	301 Majorca Ave.
10	232 Zamora	*11 Residential Units. Height: 45'.*	232 Zamora Ave.
11	Baptist Health	*47,740 Sq. Ft. of Commercial Space. Height: 77'.*	4231 LeJeune Rd
12	One Merrick Park	*13 Residential Units and 3,529 Sq. Ft. of Commercial Space. Height: 119'-7". Approved by Commission.*	351 San Lorenzo Ave.
13	Gables Waterway	*17 Residential Units. Height: 59'. Permitted Use*	6100 Caballero Blvd.
14	405 South Dixie	*11,005 Sq. Ft. of Commercial Space. Height: 40'. Permitted Use Development.*	405 S. Dixie Hwy.
15	Casa Menores	*8 Residential Units. Height: 60'.*	108 Menores Ave.
16	The Collection Residences	*126 Residential Units. 42,060 Sq. Ft. of Commercial Space. Height: 115'-6". Approved by Commission.*	4104 Aurora St.
17	Mediterranean Village	*229 Residential Units. 184 Hotel Rooms. 314,000 Sq. Ft. of Office Space and 324,400 Sq. Ft. of Commercial Space. Height: 218'-6". Approved by Commission.*	109 Palermo Ave.
18	Villas at Salamanca	*8 Residential Units. Height: 55'. Permitted Use*	120 Salamanca Ave
19	UM School of Nursing Addition	*41,400 Sq. Ft. of University Space. Height: 67'-4". Approved via Campus Master Plan.*	5030 Brunson Dr.
20	1091 Galiano	*26 Residential Units. Height: 83'-4". Permitted Use Development.*	1091 Galiano St.
21	Laguna Sales Office	*2,144 Sq. Ft. of Commercial Space. Height: 18'-7".*	390 Bird Rd.
22	Gables Ponce III	*204 Residential Units. 12,246 Sq. Ft. of Commercial Space. Height: 94'-8". Approved by Commission.*	363 Granello Ave.
23	Paseo de la Riviera	*Max. Density: 90 units/acre. Max. Intensity: 3.5 FAR. Max. Height: 126'. Approved by Commission.*	1350 S. Dixie Hwy

ALL UPCOMING DEVELOPMENTS (cont'd)

Commission Approval Required			
1	Villa Valencia	*103 Residential Units. Height: 120'. Requires Commission Approval.*	501 Valencia Ave.
2	Townhouse on Valencia	*Replat for 4 Residential Units. Height: 31'. Requires Commission Approval.*	444 Valencia Ave.
3	Beatrice Row	*Replat for 9 Residential Units. Height: 40'-6". Requires Commission Approval.*	744 Biltmore Way
Development Review Committee			
1	Hollo-Alhambra	*189 Residential Units. 13,154 Sq. Ft. of Commercial Space. Height: 174'-10". Requires Commission Approval.*	33 Alhambra Circle
2	Residence Inn by Marriott	*167 Hotel Rooms. Height: 127'-4". Requires Commission Approval.*	2501 Lejeune Rd.
3	625 Almeria	*Replat for 4 Residential Units. Height: 45'. Requires Commission Approval.*	625 Almeria Ave.
4	Riviera Country Club	*38,980 Sq. Ft. of Non-Residential Space. Height: 28'. Requires Commission Approval.*	1155 Blue Rd.
5	Anastasia Luxury Townhomes	*7 Residential Units. Height: 45'.*	427 Anastasia Ave.
6	Casa Orduna	*5 Residential Units. Height: 45'.*	5221 Orduna Dr.
7	Gables Station	*553 Residential Units. 160 Hotel Rooms. 86,716 Sq. Ft. of Commercial Space. Height: 155'. Requires Commission Approval.*	215 and 251 South Dixie Hwy.
Permitted			
1	1515 Sunset	*157,158 Sq. Ft. of Commercial Space*	1515 Sunset Drive
2	Giralda Complex	*44 Residential Units. 117,274 Sq. Ft. of Commercial Space. Height: 96'-10". Approved by Commission.*	2222 Ponce De Leon Blvd.
3	625 Santander Ave.	*10 Residential Units*	625 Santander Ave.
4	1405 Galiano	*4 Residential Units*	1405 Galiano St.
5	635 Almeria	*5 Residential Units. Height: 36'.*	635 Almeria Ave.
6	210 Valencia	*8,180 Sq. Ft. of Commercial Space*	210 Valencia Ave.
7	Aloft Hotel	*194,442 Sq. Ft. of Commercial Space*	2524 LeJeune Rd.
8	135 Grand	*2,698 Sq. Ft. of Commercial Space. Height: 29'-2".*	135 Grand Ave.
9	Biltmore Park Condominiums	*32 Residential Units. Height: 60'.*	718 Valencia Ave.
10	Temple Judea	*9,000 Sq. Ft. of Religious/Institutional Space. Height: 23'-1". Approved by Commission.*	5500 Granada Blvd.
11	2020 Salzedo	*214 Residential Units. 48,000 Sq. Ft. of Commercial Space. Height: 189'-8". Approved by Commission.*	2020 Salzedo St.
12	UHealth Center		5550 Ponce De Leon Blvd
13	Central Energy Plant	*Central Heat and Cooling Systems, 1-Story, 10,209 Sq. Ft.*	5550 Ponce De Leon Blvd
14	Merrick Parking Garage	*845 Parking Spaces. Height: 61'-4". Approved via Campus Master Plan.*	5600 George E Merrick Dr.

Mediterranean Village



OWNER
Agave Ponce, LLC | 2901 Ponce, LLC
2601 S Bayshore Drive, Suite 1215
Miami, FL 33133

DEVELOPERS
Eddie Avila, President
Key Realty Advisors
2601 S Bayshore Drive Miami, FL 33133

JORGE PINTO
Intelligent Construction
396 Alhambra Circle, Suite 202
Coral Gables, FL 33134

ARCHITECT
Daniel E. Freed
RTKL Associates, Inc.
South Tower, Suite 500 396 Alhambra Circle
Coral Gables, FL 33134

Approved by Commission

Location: 2801, 2901 and 3001 Ponce de Leon Blvd

- **Mixed-use project**
- **6.7 acres**
- **227 residential units**
- **180 hotel rooms**
- **290,000 square feet of office space**
- **289,000 square feet of retail space**
- **29,000 square feet of restaurants**



GABLES STATION



Location: 215 and 251 South Dixie Hwy.

- Mixed-use project
- Three towers
- Maximum height of 155 feet
- 168 hotel units totaling 111,583 square feet
- 554 luxury condominium residences
- 87,900 square feet of retail space



DEVELOPER
Brent Reynolds, President
NP International
2903 Salzedo Street
Coral Gables, FL 33134

ARCHITECT
Gensler
801 Brickell Avenue
Suite 2300
Miami, FL 33131
305.350.7070

In the process of being submitted to the Development Review Committee. Requires Commission Approval

Paseo de la Riviera



DEVELOPER
Brent Reynolds, President
NP International
2903 Salzedo Street
Coral Gables, FL 33134

ARCHITECT
Adam Pinter
Jorge L. Hernandez, PA
337 Palmero Avenue
Coral Gables, FL 33134

LANDSCAPE ARCHITECT
Robert Parsley, ASLA Geomantic Designs, Inc.
6800 SW 81st Street Miami, FL 33143

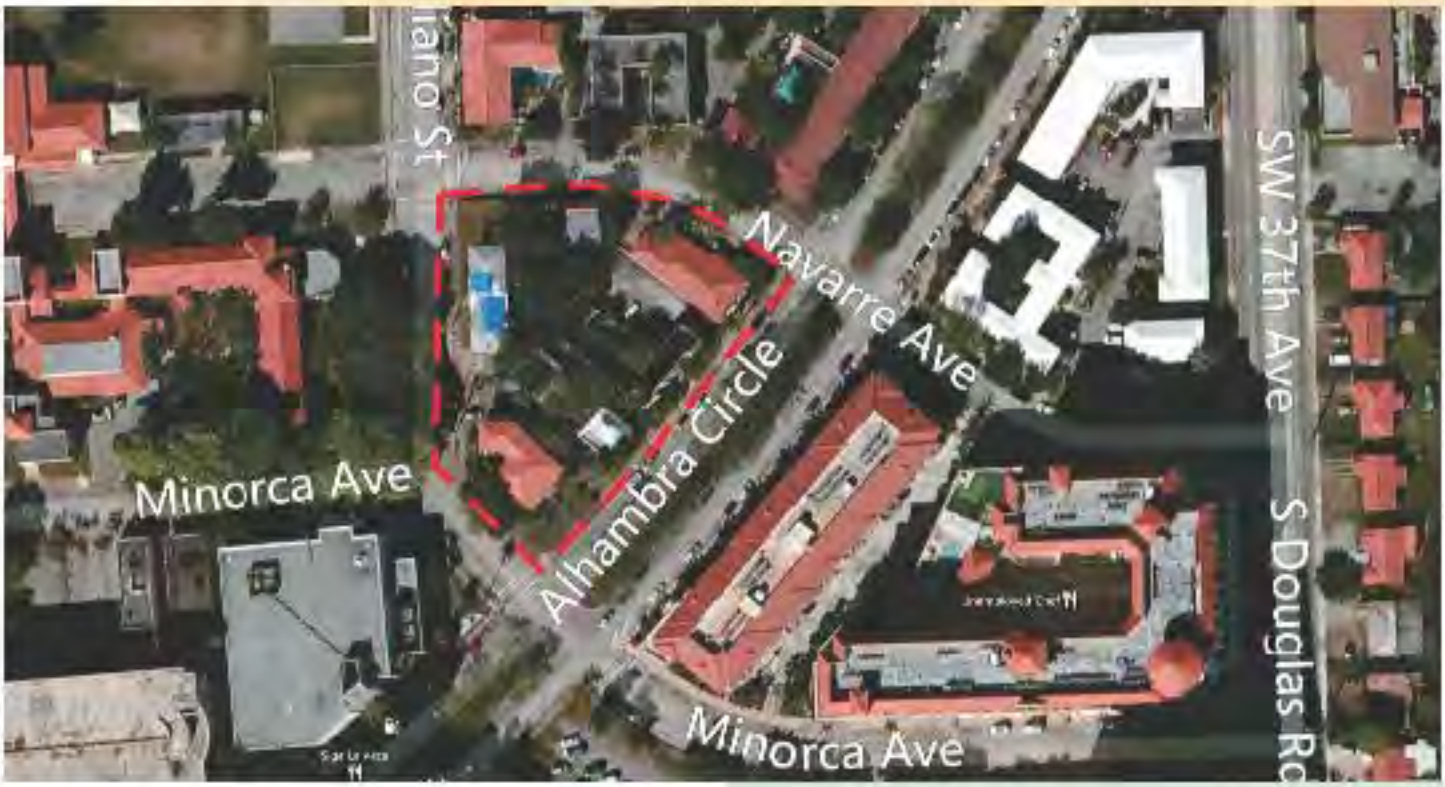
ATTORNEY
Laura L. Russo
Laura L. Russo, Esq., LLC
2655 Le Jeune Road, Suite PH 2-B
Coral Gables, FL 33134

Permitted

Location: 1350 S. Dixie Hwy (Across from UM)

- Mixed-use project
- 325-foot long, 72-foot wide open-air signature walk way "Paseo"
- Approximately 211 one- to three-bedroom residences
- 249 hotel rooms
- 35,693 square feet of commercial space
- 3.49 FAR; 404, 430 square feet
- 628 parking spaces, reduced from 838
- Currently 126 ft. for hotel, 112 ft. for rental building
- Passed commission with a 4 to 1 vote on December 11th, 2015

33 Alhambra



Location: 20-42 Navarre Avenue, 33, 43, and 47 Alhambra Circle, and 2001 Galiano (behind Coral Gables elementary school)

- Mixed-use project
- Height: 97 feet
- 21 live-work units
- 189 residential units
- 343 new parking spaces



OWNER
TWJ Alhambra, LLC
100 S Biscayne Boulevard, Suite 900
Miami, FL 33131-2031
305 358 7710

ARCHITECT
Marshall Bellin | Glenn Pratt
Bellin & Pratt Architects
285 Sevilla Avenue
Coral Gables, FL 33134
305 447 1927

ATTORNEY
F. W. Zeke Guilford
Guilford & Associates, PA
400 University Drive, Suite 201
Coral Gables, FL 33134
305 446 8411

Requires Commission Approval

2020 Salzedo



OWNER
Armando Codina
Codina GC, LLC
135 San Lorenzo Avenue, Suite 740
Coral Gables, FL 33146-1877
305 448 0353

ARCHITECT
Guido Brito | Lawrence S. Cohan
Founding Partners
bc architects AIA, Inc.
4942 Le Jeune Road, Suite 200
Coral Gables, FL 33146-2208
305 663 8182
@BCArchitects

Under Construction

Location: 2020 Salzedo

- Mixed-use project
- Approximately 1.5 acres
- 4-story office building containing 47,853 sq. ft. (SE corner)
- 16-story (189 ft.) multi-family residential building
- 214 apartment units (north side)
- 7-story parking garage containing 559 parking spaces
- Under Construction, approved "as of right" project

GABLES PONCE (Phase III)



Location: 363 Granello Avenue

- Mixed-use project
- 119 apartment homes and
- 24,000 square feet of office space, which complements Phase I's 248 apartment homes and 26,540 square feet of commercial space
- Features studios, one- and two-bedroom luxury apartment homes ranging from 596 to 1,214 square feet, offering 20 distinct floor plans.

OWNER
LG Ponce III, LLC
3399 Peachtree Road, Suite 600
Atlanta, GA

ARCHITECT
Behar•Font
135 San Lorenzo Avenue, Suite 610
Coral Gables, FL 33146-1875
305 740 5442

Approved by Commission



COLOMBUS CENTER (Phase II)





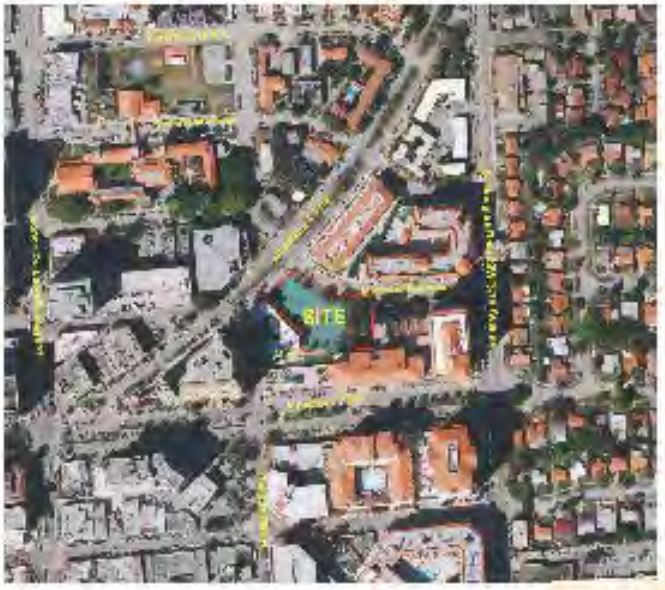
OWNER
USRE Holdings, LLC
USAA Real Estate Company
9830 Colonnade Boulevard, Suite 600
San Antonio, TX 78230

ARCHITECT
Robert Behar
Behar+Font
135 San Lorenzo Avenue, Suite 610
Coral Gables, FL 33146-1875
305 740 5442

Approved by Commission

Location: 1 Alhambra Circle

- **Mixed-use project**
- **18 stories (190 ft)**
- **200 luxury residences**
- **3,400 sq ft of retail space**
- **2,600 sq ft of office space**
- **387 parking spaces**



Andalusia Parking Garage



Garage 1 245 Andalusia Avenue

Garage 4 345 Andalusia Avenue (across from Publix)

Under commercial zoning, maximum height is 13 stories (150 feet). Under the Comprehensive Plan Future Land Use designation (Commercial Use High-Rise Density), maximum height is also 150 feet. **However, the maximum height may be increased with a Mediterranean design bonus up to 3 additional stories (13.5 feet each) and a maximum height of 190.5 feet.** **(Chart on page 5)**

The City of Coral Gables has extended invitations to qualified developers to submit detailed proposals for the redevelopment of two City-owned public parking facilities located in downtown Coral Gables. The request for proposals (RFP) process is intended to result in the staged development by selected developers of the Garage 1 and Garage 4 sites to include a total of **1,000 public parking spaces plus private mixed-use development**.

An Evaluation Committee composed of selected members of five City advisory boards -- the Planning & Zoning Board, Economic Development Board, Parking Advisory Board, Property Advisory Board and Budget Advisory Board – scored and ranked the firms using two equally weighted criteria: (1) Capability of the Proposer and Development Team; and (2) Extent to which the Proposed Concept would meet the City's Goals. The City Commission approved the Evaluation Committee's recommendation of advancing all five proposers to the next stage of the RFP process, which is currently underway.

The five ranked finalists:

1. TC Gables, LLC (Terranova)
2. Coral Gables City Center, LLC (Allen Morris & Related Group)
3. GCP BE, LLC (Gibson, ZOM...)
4. Florida East Coast Realty, LLC
5. American Land Ventures, LLC

The City's goals for development of these properties are: (1) To maintain and enhance the public parking supply in a cost-effective manner (2) To contribute to the vitality, aesthetic appeal, and economic activity of and in the Central Business District (3) To generate revenues for the City

If the City Commission is not pleased with any of these proposals, the City can always come back and build their own garage as they have done in the past.

Villa Valencia



Gables Waterway Project



Merrick Manor



4133 Le Jeune Rd.

227 Residential Units. 19,000 Sq. Ft. of Commercial Space. Height: 100'.

Aloft Hotel



2425 Le Jeune Road (Across from Publix)

194,442 Sq. Ft. of Commercial Space (Hotel, restaurant, and spa)

Collection Residences



Replacing: 249-281 Bird Rd, 4000-4194 Aurora St, 235-286 Altara Av, 4008-4111 Salzedo St

This proposed 95.6 acre, 10-story, $84 million dollar project will offer 270 one-, two-, and three-bedroom condos, and 40,000 square feet of ground-floor retail space.
Approved by commission but the project is on hold temporarily; in partnership dispute.

Giralda Complex



Location: 2222 Ponce de Leon Blvd

The design of the 10-story mixed-use building; includes 80,000 sf of office, 100,000 sf of residential, 50,000 sf of retail and 200,000 sf of parking. *Approved by commission and permitted.*

Biltmore Parc Condominiums



Location: 718, 726, 740 Valencia Avenue

A $6.7 million, 5-story multi- family building (zoned MFSA/no changes) with 32 units (2- and 3-bedroom apartments ranging from 1,762 sq. ft. to 2,530 sq. ft.) *Permitted and under construction.*

Antilla Grande Condominiums



Location: 20, 28, and 36 Antilla Avenue

The Mediterranean style building will offer 32 units (52,239 square feet.) And 57 parking spaces.

1091 Galiano

Location: 1091 Galiano St

26 Residential Units. Height: 83'-4".
Permitted.



Laguna House

Location: 4220 Laguna Street

A 10-story project (119 ft high) , which will have 13 units, ranging from 3,000 square feet to 6,250 square feet. The first two and a half floors of the building will be for parking, then six floors with two units per floor, topped by a full-floor penthouse on the 10th floor.
Approved by commission with variances.



232 Zamora

Location: 232 Zamora Avenue

A $2 million dollar, Mediterranean style, 5-story, 11-unit building with underground parking will be built on the .225 acre site of a triangular-shaped lot. The building (13,848 sq. ft.) will offer 3 studio apartments (594 sq. ft.), 7 2-bedroom units (3 at 1,043 sq. ft., and 4 at 1,066 sq. ft.), and 1 3-bedroom unit at 1,433 sq. ft.



301 Majorca

Location: 301 Majorca Avenue

At a cost of $2.3 million dollars, this 10-unit project will offer 1- and 2-bedroom units with on-site parking. No change of zoning is required. The project has gone through the Board of Architects. The lot (the southwest corner where Majorca Avenue meets Salzedo Street) is presently empty.



625 Santander Ave



Location: 625 Santander Ave

10 Residential Units.
Permitted and under construction.

Beatrice Row



Location: 744 Biltmore Way

The townhouses will each consist of 3,586 sq ft of air conditioned area, 565 sq ft of open terraces/courtyard area, and 560 sq ft garage parking.
Commission approval required.

Villas at Salamanca



Location: 120 Salamanca Avenue

The project is to build a 4-story, 8-apartment, Mediterranean-style building with a parking garage located at street level. Each floor will comprise two apartments (one facing north to Salamanca Avenue and the other facing the back of the plot). Ground floor parking will offer a total of 16 spaces.

4311 Ponce de Leon



Location: 4311 Ponce de Leon Blvd

8 Residential Units and 35,590 Sq. Ft. of Commercial Space. Height: 93'-7".
Approved by commission with variance.

Casa Menores

Location: 108 Menores Ave



Casa Menores will offer 8 apartments, 2 per floor (either 1,640 sq. ft. or 1,700 sq. ft.) on the 1st through 4th floors, with a parking garage located at street level, and common entertainment areas. The layout calls for 2 bedroom suites, each with private bathroom ands walk in closets, a den, powder bath, and a generous living room integrated with an open kitchen/dining area, and a separate laundry area. The cost is $2.312 million dollars.

Anastasia Luxury Townhouses

Location: 427 Anastasia Avenue



7 Residential Units. Height: 45'.
Under Development Review Committee.

Almeria Row

Location: 633, 635, 637 Almeria Avenue



3 stories, 5 units, $1.133 million dollars. The townhouses feature 10+ foot ceilings, and a 16 foot tray ceiling in the master suite. Units are 4 or 5 bedrooms with 4 1/2 baths, and offer a skylight over the stairs, private courtyard with water feature, and parking for 2 cars.
Permitted.

Casa Orduna

Location: 5221 Orduna Drive



5 Residential Units. Height: 45'.
Development Review Committee (first stop toward approval)

1515 Sunset Drive



Location: 1515 Sunset Drive

157,158 Sq. Ft. of Commercial Space
Permitted and under construction.

Offizina



Location: 1200 Ponce de Leon Boulevard

A 16-floor, 47-unit, Mediterranean- style office building. It will have a total of 97,000 square feet of office space, 2 retail units on the ground floor, and 335 parking spaces.
Approved by commission and awaiting permit.

210 Valencia



Location: 210 Valencia Avenue

8,180 Sq. Ft. of Commercial Space

Baptist Medical Arts



Location: 4201 and 4231 Ponce de Leon Boulevard

45,000 sq. ft. will be dedicated to for primary care services with physician office space. The ground- floor retail will be 4,000 sq. ft., for a total of 50,000 sq. ft.

405 S Dixie Highway

Location: 405 S. Dixie Hwy

11,005 Sq. Ft. of Commercial Space. Height: 40'.

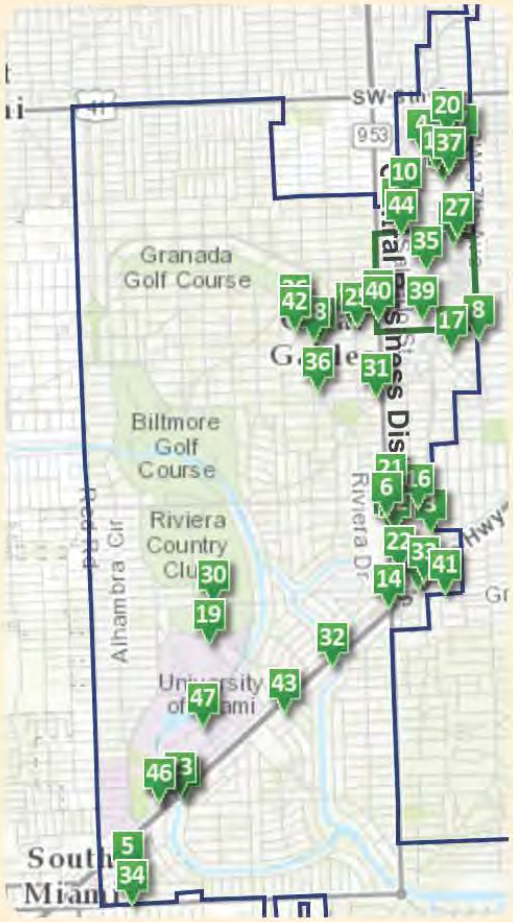


Publix/ Residence Inn

Location: 2501 Le Jeune Rd.

The current Publix supermarket will be replaced with a larger, more modern store. Plus 167 Hotel Rooms. Height: 127'-4". *Currently on hold for 2 years.*





THIS MAP SHOWS ALL OF THE UPCOMING DEVELOPMENT PROJECTS THAT HAVE ALREADY BEGUN THE PROCESS TOWARDS CONSTRUCTION APPROVAL. THERE IS A HIGH CONCENTRATION OF PROJECTS IN THE **CENTRAL BUSINESS DISTRICT.**

IN TOTAL THERE ARE APPROXIMATELY **50** PROJECTS THAT ARE AT A STAGE IN THE DEVELOPMENT PROCESS.

SEE DEVELOPMENT LIST PAGE TO MATCH NUMBERS.

Commissioner Slesnick's City of Coral Gables
Issues and Satisfaction Survey – October 2015

1. Do you live in Coral Gables? Yes No

[2%] Less than a year [4%] 1-4 years [7%] 5-9 years [26%] 10-19 years [61%] 20 years or more

2. Do you work in Coral Gables? [45%] Yes [55%] No

Are you a registered voter? [96%] Yes [4%] No

3. When thinking about the quality of life and as a place to live and work, would you say that things in Coral Gables are headed in the right direction or have gotten off track?

The right direction [39%] [61%] Gotten off track

5. In your opinion, what are the three biggest challenges the City will face in the next five years?

Overdevelopment, Traffic, and Crime.

8. What are the top issues you think the City should focus on improving over the next five years?

	Most Important	2nd Important	3rd Important
Controlling Development	[77%]	[14%]	[9%]
Having a fully-staffed Police Force	[59%]	[30%]	[11%]
Improving Traffic Control & Transportation	[64%]	[25%]	[11%]
Parks & Recreation (or adding more parks)	[21%]	[48%]	[31%]
Dog Park	[10%]	[19%]	[71%]
Garbage, Trash, Recycling Collection	[22%]	[43%]	[35%]
Communicating with the public	[33%]	[46%]	[21%]
Expanding Youth & Senior Services	[24%]	[52%]	[24%]

9. Please rate each of the following as they relate to Coral Gables:

	Excellent	Good	Fair	Poor	Can't Rate
Overall Reputation & Image of Coral Gables	[67%]	[30%]	[3%]	[--]	[--]
Public Safety	[36]	[52%]	[9%]	[3%]	[--]
Quality of Life	[52%]	[44%]	[4%]	[--]	[--]

10. Please tell us how you would rate City Government in the following areas:

	Very Good	Fair	Poor	Can't Rate
Keeping residents informed on major issues	[29%]	[52%]	[17%]	[2%]
Effectively planning for the future	[15%]	[53%]	[27%]	[5%]
Providing value for your tax dollars	[40%]	[50%]	[7%]	[3%]
Providing meaningful opportunities for residents to provide input and be heard	[23%]	[52%]	[23%]	[2%]
Sustainability efforts	[10%]	[49%]	[24%]	[17%]

We received almost 400 surveys from all sections of Coral Gables, and these are the results of responses that were submitted as of December, 2015.

To see complete survey, write to slesnick@coralgables.com and we will forward one to you.

Magazine Designed by: Michelle Morenza

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