RESIDENTIAL

A Codina-Carr Company

Planning & Zoning Presentation

2020 Salzedo

February 12, 2014

135 San Lorenzo Avenue, Suite 730 Coral Gables, Florida 33146

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AVERY® READY INDEX® 600056

Guilford & Associates, P.A.
Attorneys at Law

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

400 UNIVERSITY DRIVE
SUITE 201
CORAL GABLES, FLORIDA 33134

TEL (305) 446-8411
FAX (305) 445-0563

January 24, 2014

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

Re: **2020 Salzedo Street / Proposed Mixed-Use Development**

Dear Mr. Trias:

This firm represents Codina CG, LLC, the owner of the property located at 2020 Salzedo Street, relative to a proposed mixed-use development to be located on the property. The developer is seeking Mixed-Use Site Plan Approval and Transfer of Development Rights for the receiving site from the City of Coral Gables for the above described property.

As a means of background, the property is currently vacant and has been for some time. Previously, the property was used as a surface parking lot and three small office buildings. The property itself consists of over one and one-half acres (71,142 square feet) and is bounded by Salzedo Street to the East, Minorca Avenue to the South, Navarre Avenue to the North and an existing Courtyard Marriott to the West. The property is zoned commercial and has a comprehensive land use designation of high intensity commercial. It is located within the northern boundary of the Central Business District.

The proposed development consists of a forty-seven eight hundred fifty three (47,853) square foot commercial building located on the Southeast portion of the property. The North portion of the property will be developed with a sixteen (16) story apartment complex consisting of two hundred fourteen (214) apartment units. The parking garage is located to the west of the buildings. Between the office building and the apartment complex is a large open air court yard. The development is arranged in order to locate the commercial component next to the existing commercial buildings on Minorca Avenue and the residential component to abut the residential district to the north.

As previously provided, we will be requesting site plan review from the Planning and Zoning Board and City Commission. In addition, the development will take advantage of Transfer

Development Rights in the amount of fifty three thousand three hundred fifty six and one-half (53,356.5) square feet. As such, we have received approval from the Historic Preservation Board to allow the transfer from five (5) historically designated properties located in the central business district and will require approval from the Planning and Zoning Board for the receiving site. There are no variances being requested as part of this development.

This application has been reviewed by the Development Review Committee on June 28, 2013 and has been approved by the Board of Architects on December 19, 2013. The Historic Preservation Board reviewed the application as it applied to the transfer of development rights for the sending sites and approved the application on January 16, 2014.

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

Very sincerely,
Guilford & Associates, P.A.

F.W. Zeke Guilford, Esq.

RESIDENTIAL
A Codina-Carr Company

MEMORANDUM

TO: Ramon Trias
FROM: Andrew Frey
CC: Armando Codina, Ana-Marie Codina Barlick, Andy Burnham, Mike Getz, Zeke Guilford
DATE: February 3, 2014
RE: 2020 Salzedo "Art in Public Places" Process

As we have previously discussed, our 2020 Salzedo community will be required to comply with the City's "art in public places" (AIPP) requirement. The AIPP for the community will consist of three components; (1) courtyard video projection and sound system, (2) street sculpture, and (3) artistic outdoor floor. Below is an outline of the process planned to comply with the requirement:

- Meet with City Department of Economic Sustainability (ES) to initiate process.
- Courtyard AV system
  - Work with consultants to conceptually design first-class outdoor video projection and sound system for occasional classic and independent films and video art.
  - Present conceptual plan to ES and relevant committee for approval.
  - Finalize design and construct system in courtyard.
- Street Sculpture
  - Select artist to provide street sculpture.
  - Work with artist to develop conceptual design.
  - Present conceptual design to ES and relevant committee for approval.
  - Engineer and construct location for sculpture as noted on approved plans.
  - Artist completes sculpture, and sculpture installed.
- Artistic Outdoor Floor
  - Select artist to provide artistic outdoor floor, similar to the work of artist Michele Oka Doner at the airport or Jose Bedia at the Arsht Center.
  - Work with artist to develop conceptual design.
  - Present conceptual design to ES and relevant committee for approval.
  - Finalize design and construct floor.
- Document soft and hard costs for projection, sound, sculpture, and floor.
- Obtain final approval from ES.

If you have any questions and would like to discuss please contact me at 786 453 3015.

Justification in Changes to Prior Conditions

In December 2002, the Coral Gables City Commission approved Ordinance 3608 regarding a mixed use site plan that was to be developed on the property. That approval contained certain conditions. As with all site plan approvals, the approval was tied to a specific project.

The project at that time consisted of an extended stay hotel and apartments. The plans also called out for a height limitation and shared parking based upon those specific plans. The project was never constructed and the new owner desires to build a different project.

Pursuant to the Ordinance, the conditions of approval are permitted to be changed so long as the developer obtains the approval of the Planning and Zoning Board and the City Commission and this is what we are requesting. The proposed project complies with the City Comprehensive Plan and Zoning Code.

Surface Parking Lot

When presented with the original preliminary site plan for 2020 Salzedo, the City Manager expressed his desire not to lose income from the parking meters that would be lost due to buildings, garage and loading entrances. When we expressed our willingness to replace the income (as we have done previously, e.g. 355 Alhambra) and the City Manager expressed his desire not only to replace the income, but also not to lose parking spaces for the neighborhood.

The applicant spent several months in the pursuit of an additional site to the west of 2020 Salzedo. The applicant bought an existing building (351 Minorca Avenue), demolished it, and swapped the resulting land for land from the owner of the Courtyard Marriott to create the proposed parking lot. This lot replaces on street parking spaces that would otherwise be lost, and would allow the City to continue to meter those parking spaces.

City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

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

General information

Street address of the subject property: 2020 Salzedo Street

Property/project name: N/A

Legal description: Lot(s) 13-37

Block(s) 28 Section (s) Coral Gables Section K

Property owner(s): Codina CG, LLC

Property owner(s) mailing address: 135 San Lorenzo Avenue, Suite 750 Coral Gables, FL 33146

Telephone: Business 305-529-1300 Fax 305-529-1301

Other _____ Email aburnham @ ccresfl.com

City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Guilford & Associates, P.A.

Applicant(s)/agent(s) mailing address: 400 University Drive, Suite 201, Coral Gables, FL 33134

Telephone: Business 305-446-8411 Fax 305-445-0563

Other _____ Email zguilford @ guilfordassoc.com

Property information

Current land use classification(s): Commercial High-Rise Intensity

Current zoning classification(s): Commercial

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

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

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Divison Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- ☒ Aerial.
- ☒ Affidavit providing for property owner's authorization to process application.
- ☐ Annexation supporting materials.
- ☒ Application fees.
- ☒ Application representation and contact information.
- ☐ Appraisal.
- ☒ Architectural/building elevations.
- ☒ Building floor plans.
- ☐ Comprehensive Plan text amendment justification.
- ☐ Comprehensive Plan analysis.
- ☒ Concurrency impact statement.
- ☐ Encroachments plan.
- ☐ Environmental assessment.
- ☐ Historic contextual study and/or historical significance determination.
- ☐ Landscape plan.
- ☒ Lighting plan.
- ☒ Massing model and/or 3D computer model.
- ☒ Miami-Dade County Conflict of Interest and Code of Ethics Lobbyist form.
- ☒ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Parking study.
- ☐ Photographs of property, adjacent uses and/or streetscape.
- ☐ Plat.
- ☒ Property survey and legal description.

- ☒ Property owners list, notification radius map and two sets of labels.
- ☒ Public Realm Improvements Plan for mixed use projects.
- ☐ Public school preliminary concurrency analysis (residential land use/zoning applications only).
- ☒ Sign master plan.
- ☒ Site plan and supporting information.
- ☒ Statement of use and/or cover letter.
- ☒ Streetscape master plan.
- ☐ Traffic accumulation assessment.
- ☐ Traffic impact statement.
- ☒ Traffic impact study.
- ☐ Traffic stacking analysis.
- ☐ Utilities consent.
- ☐ Utilities location plan.
- ☒ Vegetation survey.
- ☐ Video of the subject property.
- ☒ Zoning Analysis (Preliminary).
- ☐ Zoning Code text amendment justification.
- ☐ Warranty Deed.
- ☐ Other:_____

Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the preapplication conference.
2. Digital media copies. Twelve (12) compact discs (CD ROMs) of the entire application including all items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner 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. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): K. Lawrence Gragg	Property owner(s) print name: K. Lawrence Gragg For Codina CG, LLC
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: 135 San Lorenzo Avenue #730 Coral Gables, FL 33146

Telephone: 305-448-0353	Fax: 305-448-0354	Email: lgragg@codina.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 2 day of January 2014 by K. Lawrence Gragg

(Signature of Notary Public - State of Florida)

Andrea B. Connor

ANDREA B. CONNOR
MY COMMISSION # EE 071628
EXPIRES: March 7, 2015
Bonded Thru Notary Public Underwriters

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

☑ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:	Fax:	Email:

NOTARIZATION

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

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

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name: GUILFORD & ASSOCIATES, P.A.

Address: 400 UNIVERSITY DRIVE
CORAL GABLES, FL 33134

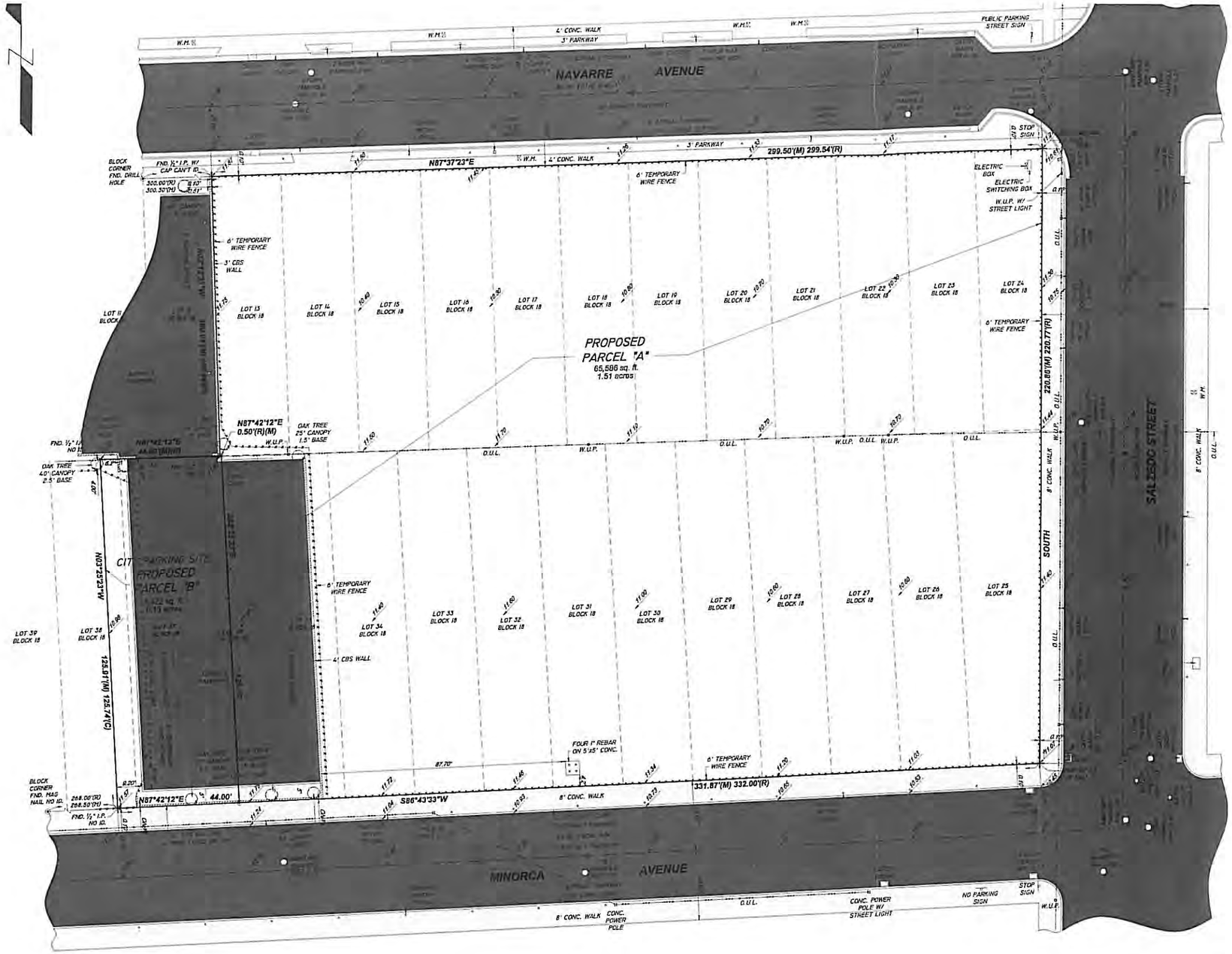
Telephone: 305-446-8411	Fax: 305-446-0563	Email: ZGUILFORD@GUILFORDASSOC.COM

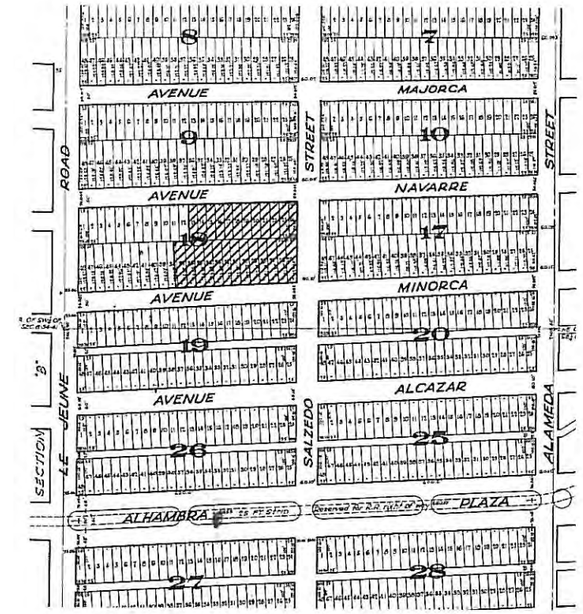
NOTARIZATION

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

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

July 2013





LEGAL DESCRIPTION:

PARCEL "A"
LOTS 13 THRU 35 AND THE EAST 13.01 FEET OF LOT 36, BLOCK 18, "CORAL GABLES SECTION K", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33,OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL "B"
THE WEST 11.99 FEET OF LOT 36, ALL OF LOT 37 AND THE EAST 7.00 FEET OF LOT 38, BLOCK 18, "CORAL GABLES SECTION K", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33,OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: WEST RIGHT OF WAY OF SALZEDO STREET = SOUTH

NOTE: THIS SKETCH AND DESCRIPTION DOES NOT REPRESENT A BOUNDARY SUR\

PARCELS A AND B F

LEGEND

A/C	AIR CONDITIONER	F.H.	FIRE HYDRANT	P.C.C.	POINT OF COMPOUND CURVATURE	TYP.	TYPICAL
AVE.	AVENUE	I.C.V.	IRRIGATION CONTROL VALVE	P.C.P.	PERMANENT CONTROL POINT	U.E.	UTILITY EASEMENT
*)	BOULEVARD	I.P.	IRON PIPE	PLS	PROFESSIONAL LAND SURVEYOR	W.M.	WATER METER
	BENCH MARK	F.P.L.	FLORIDA POWER & LIGHT	PSM	PROFESSIONAL SURVEYOR AND MAPPER	W.V.	WATER VALVE
	CABLE TELEVISION BOX	F.I.P.	FOUND IRON PIPE	PL	PROPERTY LINE	W.U.P.	WOOD UTILITY POLE
	CATCH BASIN	F.I.R.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING	SYMBOLS	
	CONCRETE BLOCK STRUCTURE	FND.	FOUND	P.O.C.	POINT OF COMMENCEMENT		CONCRETE
CB	CHORD BEARING	L	ARC LENGTH	P.R.C.	POINT OF REVERSE CURVATURE		OVERHEAD UTILITY LINES
CH	CHORD DISTANCE	(L)	LEGAL	P.R.M.	PERMANENT REFERENCE MONUMENT		WIRE FENCE
COR	CORNER	L.P.	LIGHT POLE	P.T.	POINT OF TANGENCY		WOOD FENCE
CT	COURT	LB	LICENSED BUSINESS	R	RADIUS		PROPERTY CORNER
C	CENTERLINE	LS	LAND SURVEYOR	(R)	RECORD		WATER FLOW
CL	CLEAR	(M)	MEASURED	R.E.	RIM ELEVATION	9.60	EXISTING GRADE ELEVATION
CONC.	CONCRETE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	R/W	RIGHT-OF-WAY	9.60	PROPOSED GRADE ELEVATION
C.O.	CLEAN OUT	NO ID.	NOT IDENTIFIABLE	SAN.	SANITARY		WATER VALVE
E.B.	ELECTRIC BOX	NO.	NUMBER	S.I.P.	SET IRON PIPE		SIGN
ELEV.	ELEVATION	NTS	NOT TO SCALE	S.I.R.	SET IRON ROD		DRAINAGE MANHOLE
ENCR.	ENCROACHMENT	O.R.B.	OFFICIAL RECORD BOOK	ST.	STREET		SANITARY MANHOLE
E.R.P.	ELEVATION REFERENCE POINT	ON PL	ON PROPERTY LINE	T	TANGENT		FIRE HYDRANT
F.F.	FINISH FLOOR	O.U.L.	OVERHEAD UTILITY LINES	T.B.M.	TEMPORARY BENCH MARK		LIGHTING FIXTURE
		P.C.	POINT OF CURVATURE	TEL.	TELEPHONE		FIRE DEPARMENT CONNECTION

FLOOD ZONE: X
MAP & PANEL= 12086C0294
COMMUNITY No.: 120639
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= N/A
B.M. # 285 ELEV. = 11.10 (CITY OF CORAL GABLES. P.K. NAIL & BRASS WASHER @ SOUTHWEST CORNER OF SALZEDO STREET & MADEIRA AVENUE)

PROPERTY OF: CODINA CG, LLC

317 MINORCA AVENUE
320 NAVARRE AVENUE
CORAL GABLES, FLORIDA 33134

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SPECIFIC PURPOSE SURVEY

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.

PROFESSIONAL SURVEYING AND M
LANNES & GARCIA
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (
385 ALHAMBRA CIRCLE - SUIT
CORAL GABLES, FLORIDA 33
PH (305) 666-7909 FAX (305

FIELD DATE:05-20-2013	SCALE: 1" = 20'	DRAWN BY: M. PIO	D

PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 9:27:40 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
4942 LEJEUNE RD, SUITE 200
CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

OWNER:
CODINA GROUP
135 SANLORENZO AVE, SUITE 730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD:
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE SOUTHEAST

Comm. Num.: 12054
Scale:
Drawn: Author
Checked: Checker

SHEET No.
A-810

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

PLANNING AND ZONING SUBMITTAL 02-12-2014

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
4942 LEJEUNE RD, SUITE 200
CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

OWNER:

CODINA GROUP

135 SANLORENZO AVE, SUITE
730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD

SCHEMATIC

PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE NORTHEAST

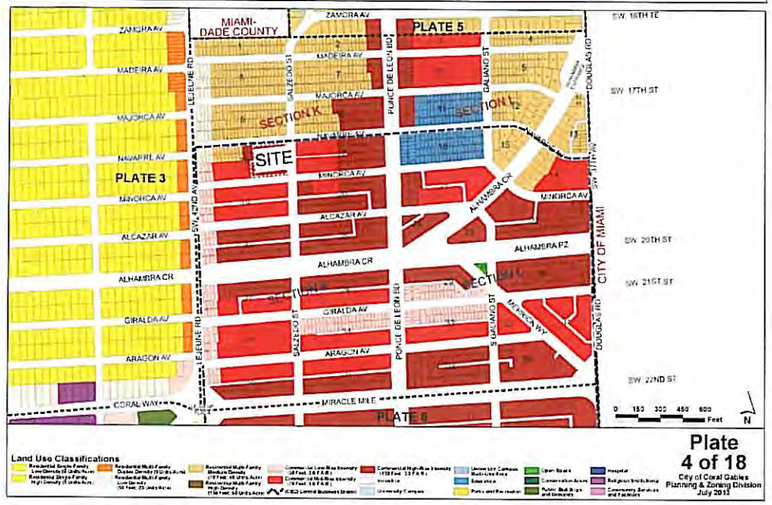
Comm. Num. 12054
Scale:
Drawn: Author
Checked: Checker

SHEET No. A-811

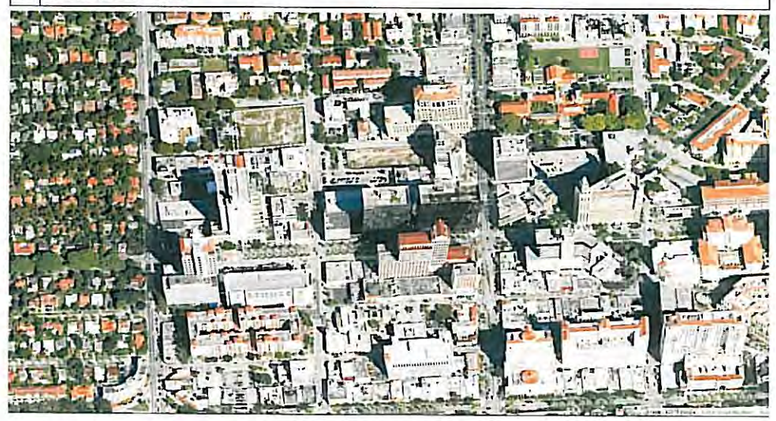
TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

2/3/2014 9:27:54 AM

1 CORAL GABLES FUTURE LAND USE MAP



2 BIRD'S EYE VIEW



3 GENERAL SITE INFORMATION

PROPERTY ADDRESS	2020 SALZEDO STREET, CORAL GABLES FL	LOT AREA
LEGAL DESCRIPTION	PARCEL "A" LOTS 13 THRU 35 AND EAST 13.01 FEET OF LOT 36, BLOCK 18, "CORAL GABLES SECTION K", ACCORDING TO THE PLAT THEREOF,AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	65,586 SQ. FT. (1.51 ACRES)
	PARCEL "B" THE WEST 11.99 FEET OF LOT 36, ALL OF LOT 37 AND THE EAST 7.00 FEET OF LOT 38, BLOCK 18, "CORAL GABLES SECTION K", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	5,522 SQ. FT. (0.13 ACRES)
TOTAL LOT AREA		71,108 SQ. FT. (1.64 ACRES)

4 ZONING INFORMATION

ZONING DISTRICT	(C) COMMERCIAL
OVERLAY	(CBD) CENTRAL BUSINESS DISTRIC
ADDITIONAL UNDERLYING DESIGNATION	(MXD) MIXED USE (INDIVIDUAL BUILDING)
ADDITIONAL UNDERLYING DESIGNATION	LEVEL 2 MEDITERRANEAN BONUS.

5 FLOOR AREA (F.A.R.)

LOT AREA	COMMERCIAL ZONE F.A.R.	MEDITERRANEAN BONUS LVL. 2	TDR F.A.R. INCREASE ALLOWED 25%	ALLOWED	PROVIDED
71,108 SQ. FT.	3	.5	.25		
			62,219.5 SQ.FT.		
	213,324 SQ. FT.	35,554	ACTUAL APPROVED 53,356.5 SQ.FT.	302,234.5 SQ. FT.	
			FAR NOT TO EXCEED 4.25 71,108 X 4.25	302,209 SQ. FT.	300,890 SQ. FT.

6 MIXED USE BUILDING REQUIREMENTS

	SECTION 4-201, TABLE 1	REQUIRED	PROVIDED
MIXED USE PERCENTAGES	MINIMUM 8% PERCENT OF TOTAL SQ. FT. OF BUILDING SQ. FT. OR ENTIRE GROUND FLOOR, WHICH EVER IS GREATER OF PERMITTED GROUND FLOOR USES.	8% = 24,071 SQ. FT.	34,056 SQ. FT.

REFER TO SHEET A-002 FOR GROUND LEVEL AREA CALCULATIONS

7 HEIGHT RESTRICTIONS

DESCRIPTION	CP MAP DESIGNATION	MAX. AS PERSECTION 5-604	ADD. FEET FOR MEDITERRANEAN ARC. STYLE	ALLOWED	PROVIDED
MAX. HEIGHT	150'	163'-6"	27'-0"	190'-6"	189'-8"
EXCLUSION FROM HEIGHT	AS PER 5-604 REQUIRED STANDARDS,TABLE 1, REF. #3: ORNAMENTAL STRUCTURES NOT TO EXCEED 25'-0"			25'-0"	22'-10"

8 SETBACKS

DESCRIPTION	LOCATION	ZONING CODE	REQUIRED	PROVIDED
FRONT STREET (EAST)	SALZEDO STREET	ALLOWED REDUCTIONS TO ZERO (0) AS PER 5-604 TABLE 3, No.1 LEVEL 2 BONUS	0'-0"	1'-6"
SIDE STREET (NORTH)	NAVARRE AVENUE			3.5"
SIDE STREET (SOUTH)	MINORCA AVENUE			3.5"
INTERIOR SIDE	NONE			N/A
REAR (WEST)	NOT ABUTTING DEDICATED ALLEY OR STREET			2'-7"

REFER TO SHEET A-002 FOR GROUND LEVEL GRAPHIC DIMENSIONS

9 OPEN SPACE SETBACK REDUCTION AT GROUND LEVEL

AREA RECEIVED FROM SETBACK	ZONING CODE	DESCRIPTION	MINIMUM REQUIRED OPEN SPACE	PROVIDED OPEN SPACE
8,415 SQ. FT.	5-604 TABLE 3	LOGGIA	25% = 2,103 SQ. FT.	82% = 6,908 SQ. FT.
		BUILDING		18% = 1,507 SQ. FT.

REFER TO SHEET A-002 FOR GROUND LEVEL GRAPHIC DIMENSIONS

10 BUILDING FRONTAGE

LOCATION	DESCRIPTION	FRONTAGE	REQUIRED	PROVIDED
NAVARRE AVENUE	SECONDARY STREET	287'-6"	40% = 115'-8"	218'-7" (76%)
SALZEDO STREET	PRIMARY STREET/AV.	219'-11"	50% = 109'-11 1/2"	193'-9" (89%)
MINORCA AVENUE	SECONDARY STREET	286'-7"	40% = 115'-8"	155'-9" (54.3%)

REFER TO SHEET A-002 FOR GROUND LEVEL GRAPHIC DIMENSIONS

11 PARKING DATA

DESCRIPTION	VALUE	ZONING CODE	REQUIRED		PROVIDED
RESIDENTIAL	1.75 SPACES PER STUDIO UNIT	5-1409	6 x 1.75 = 10.5	384.5	424
	1.75 SPACES PER ONE BEDROOM UNIT	5-1409	100 x 1.75 =175		
	1.75 SPACES PER TWO BEDROOM UNIT	5-1409	88 x 1.75 = 154		
	2.25 SPACES PER THREE BEDROOM UNIT	5-1409	20 x 2.25 = 45		
RETAIL	1 SPACE FOR EVERY 250 SQ. FT.	5-1409	4,643 SQ. FT. / 250 = 18.6		19
OFFICES	1 SPACES FOR EVERY 300 SQ. FT.	5-1409	32,795 SQ. FT. / 300 = 109.3		110
LEASING OFFICE	1 SPACE FOR EVERY 250 SQ. FT.	5-1409	1,490 SQ. FT. / 250 = 5.96		6
TOTAL OFF-STREET PARKING SPACES			518.36		559
TOTAL HC PARKING IN LOT	2% OF TOTAL	5-1409	559 X .02 = 11.18		15
ON-STREET PARKING SPACES	EXISTING METERED PARKING SPACES = 29 EXISTING PARKING SPACES TO BE REMOVED DUE TO CITY OF CORAL GABLES MASTER LANDSCAPING PLAN = 18				ON-STREET = 15 ADJACENT LOT = 12
BIKE PARKING SPACES			5 x 559 / 250 = 11.18		21

12 TOTAL BUILDING GROSS AREA

DESCRIPTION	VALUE	TOTAL
RESIDENTIAL	214 UNITS NET LEASABLE AREA (NLSF)	211,521 SQ. FT.
	UNIT BALCONIES	28,403 SQ. FT.
	COMMON AREAS	45,228 SQ. FT.
	LEASING OFFICE	1,060 SQ. FT.
	BACK OF HOUSE	2,567 SQ. FT.
	COMMON TERRACES AND LANDSCAPE (POOL DECK AND 15th LEVEL TERRACE	17,669 SQ. FT.
	AMENITIES	4,669 SQ. FT.
OFFICE	NET LEASABLE AREA	30,617 SQ. FT.
	RESTROOMS AND COMMON AREAS	7,005 SQ. FT.
	TERRACES	1,785 SQ. FT.
RETAIL	NET LEASABLE AREA	4,643 SQ. FT.
PARKING GARAGE		193,076 SQ. FT.
TOTAL		548,263 SQ. FT.

13 RESIDENTIAL DENSITY

DESCRIPTION	COUNT	LOT AREA	PROVIDED
STUDIO	6 UNITS (2.80%)	1.64 ACRES	NO DENSITY LIMITATION APPLIES WITHIN THE CENTRAL BUSINESS DISTRICT (CBD) 214 UNITS TOTAL
1 BEDROOM	100 UNITS (46.73%)		
2 BEDROOM	88 UNITS (41.12%)		
3 BEDROOM	20 UNITS (9.35%)		
TOTAL	214 UNITS		

14 LANDSCAPE OPEN SPACE

DESCRIPTION	AREA	ALLOWED / REQUIRED	PROVIDED
PARCEL A	65,586 SQ. FT. (1.51 ACRES)	10% LOT AREA FOR MIXED USE PROPERTIES 71,108 X 10% = 7,108 SQ. FT.	7,264 SQ. FT.
PARCEL B	5,522 SQ. FT. (0.13 ACRES)		
TOTAL COMBINED	71,108 SQ. FT. (1.64 ACRES)		
OPEN SPACE	75% MAX. 7,108 X 75% = 5,331 SQ. FT.	3,436 SQ. FT. AT GROUND LEVEL	
		1,179 SQ. FT. PERVIOUS PAVERS AT GROUND LVL. (16.2%	
		2,649 SQ. FT. PLANTERS AT REC. LEVEL	

REFER TO SHEET LP-3 FOR COMPLETE LANDSCAPE CALCULATIONS

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SHEET TITLE **ZONING ANALYSIS**

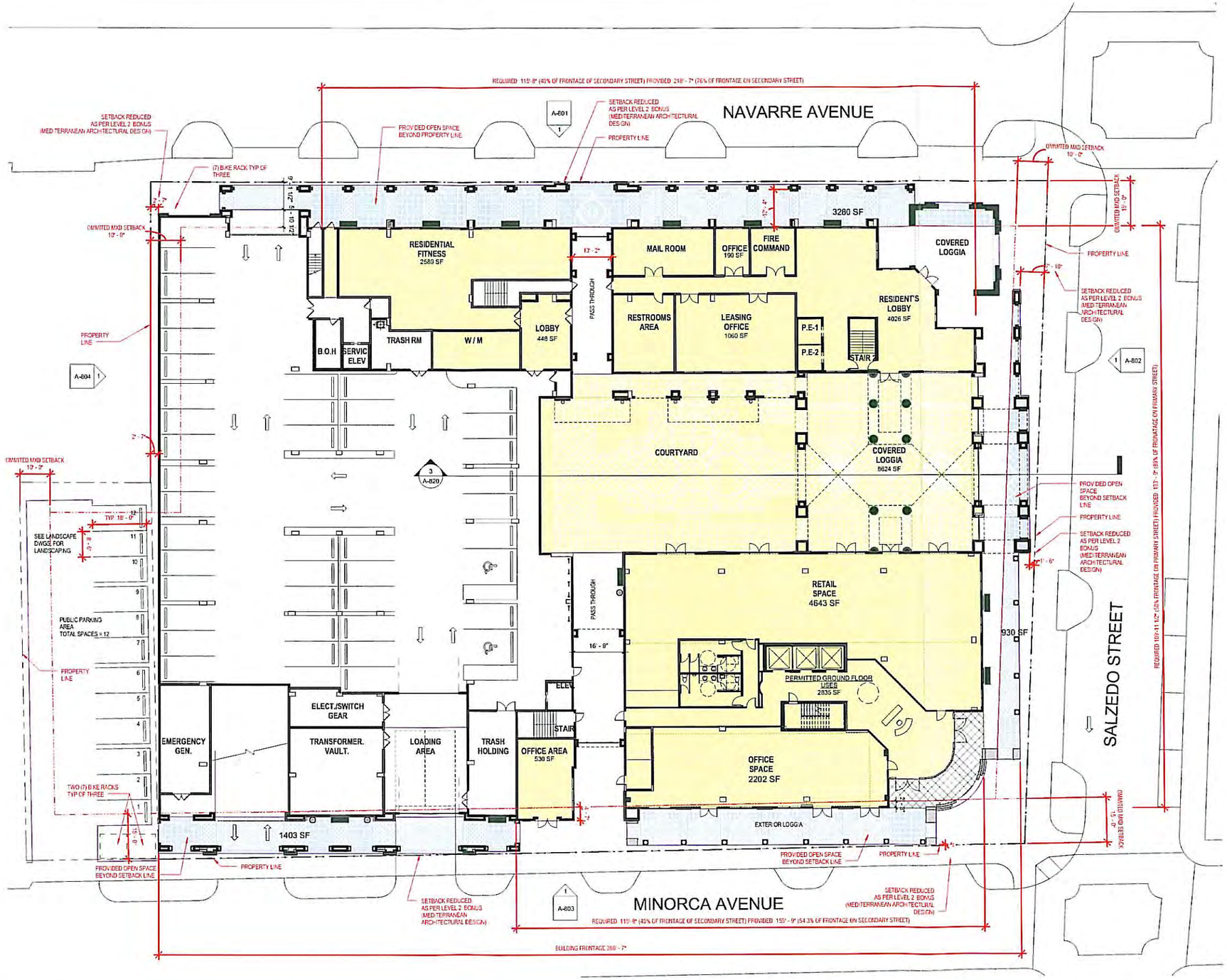
Comm. Num: 12054
Scale: 1/4" = 1'-0"
Drawn: Author
Checked: Checker

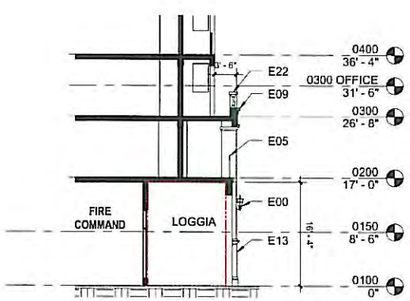
SHEET No **A-00**

TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

MDX

- LOGGIA BEYOND PL
- PERMITTED GROUND FLOOR USES





2 A-002 TYPICAL LOGGIA WALL SECTION
SCALE: 3/32" = 1'-0"

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SHEET TITLE
MXD AND SETBACK PLAN 1st LEVEL

Comm Num: 12054
Scale: As indicated
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Checked: Checker

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A-002

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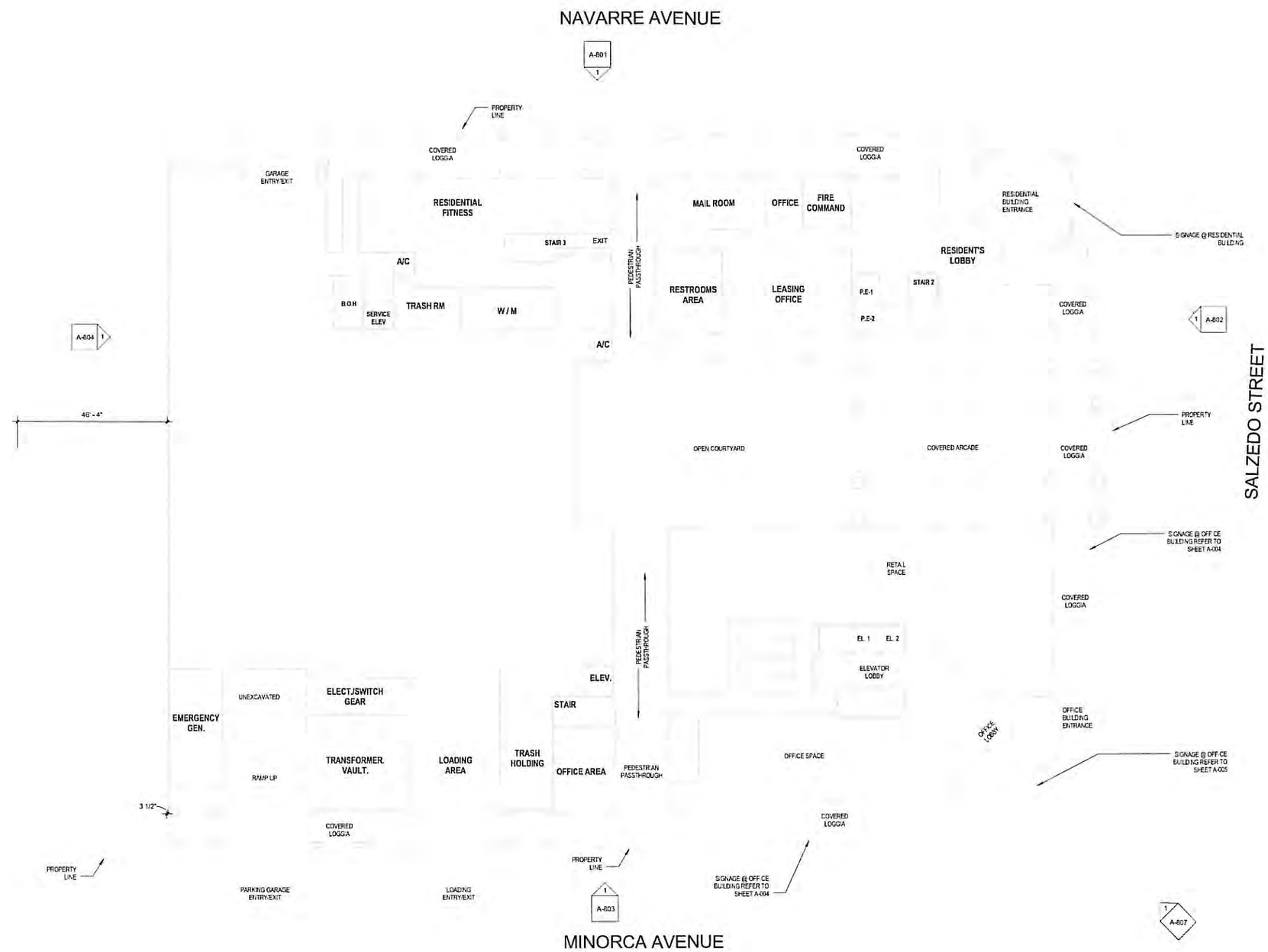

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SHEET TITLE

SIGNAGE PLAN 1st LEVEL PLAN

Comm Num:	12054
Scale:	1/16" = 1'-0"
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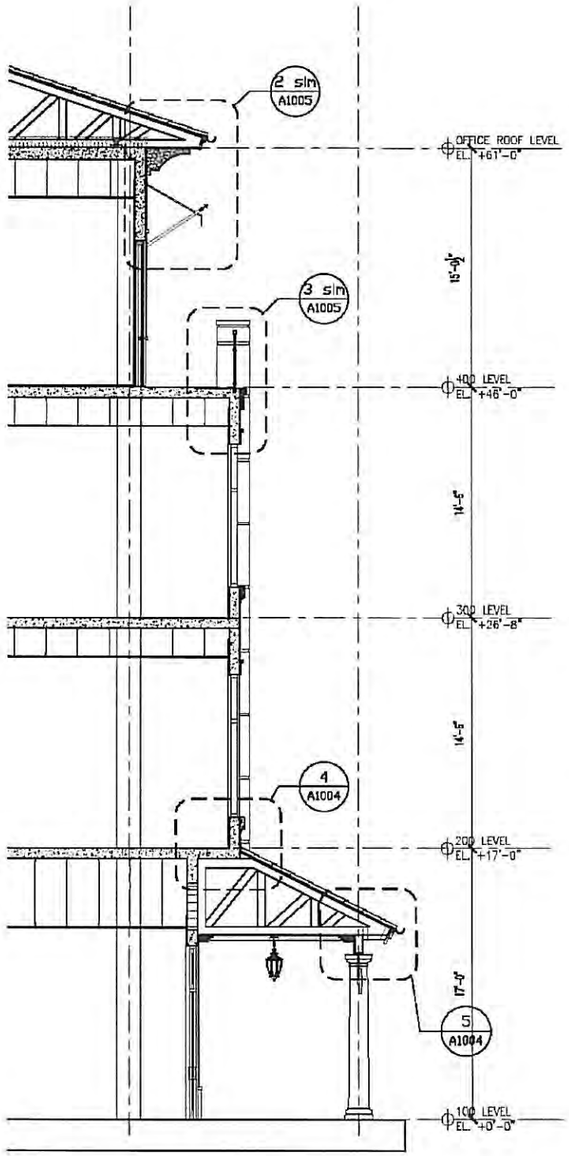
Checked:	Checker

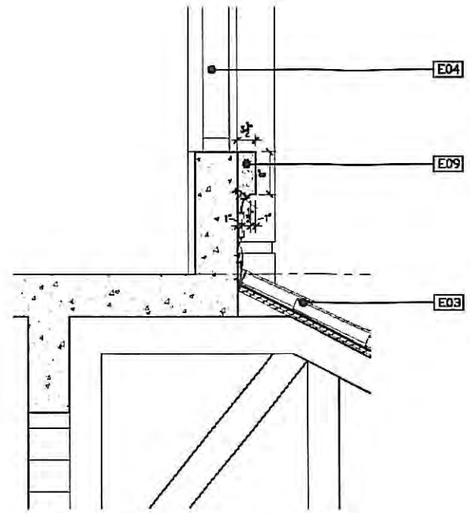
SHEET No

A-003

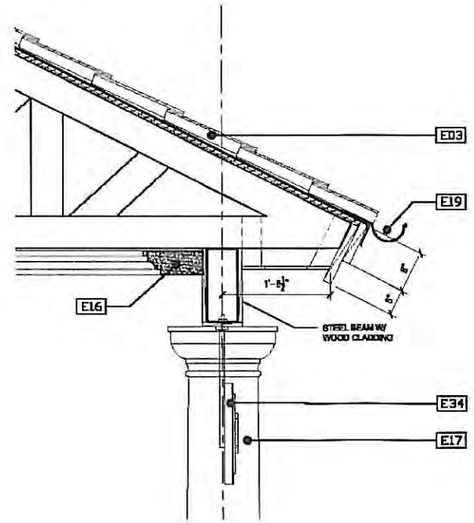
TO THE ARCHITECT'S KNOWLEDGE THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



1 A1004 SECTION
1/4" = 1'-0"



4 A1004 LOGGIA ROOF DETAIL
1" = 1'-0"



5 A1004 LOGGIA ROOF DETAIL
1" = 1'-0"

SVBsdfBVDFBDF

6 A1004 LOGGIA SIGNAGE DETAIL
1" = 1'-0"

ELEVATION LEGEND

E01	MASONRY: CMU/CONCRETE SUBSTRATE W/TEXTURED STUCCO & PAINT FINISH
E02	MASONRY: CMU/CONCRETE SUBSTRATE W/LIGHTLY TEXTURED STUCCO & PAINT FINISH
E03	CLAY BARREL TILE "SPANISH S" ROOF SYSTEM. WITH PAINTED WOOD FASCIA.
E04	ALUMINUM FRAME WINDOW & DOOR SYSTEM WITH ESP/POWDER COAT FINISH. ALL TO COMPLY W/ IMPACT GLAZING REQUIREMENTS FOR LARGE MISSILE RESISTANCE
E05	DECORATIVE ALUMINUM PICKET RAILING WITH ESP/POWDER COAT FINISH.
E06	ALUMINUM TRELLIS WITH ESP/POWDER COAT FINISH.
E07	WEATHERPROOF ALUM. LOUVER ASSEMBLY W/ BIRD SCREEN AND ESP/POWDER COAT FINISH TO MEET WIND LOAD & IMPACT REQUIREMENTS
E08	RAISED TEXTURED STUCCO FINISH
E09	RAISED STUCCO BAND/MOULDING
E10	STUCCO REVEALS
E11	DECORATIVE ALUMINUM BRACKET WITH ESP/POWDER COAT FINISH
E12	RAISED STUCCO WINDOW SILL
E13	IMITATION KEYSTONE BASE
E14	IMITATION KEYSTONE FIBER REINFORCED CONCRETE CORNICE / MOULDING
E15	FIBER REINFORCED CONCRETE CORNICE / MOULDING
E16	FIBER REINFORCED CONCRETE BRACKETS
E17	NOT USED
E18	FABRIC AWNINGS W/ PAINTED ALUM FRAME
E19	GUTTER & DOWNSPOUTS
E20	IMITATION KEYSTONE FIBER REINFORCED CONCRETE BRACKETS
E21	PRECAST KEYSTONE CLADDING
E22	PRECAST CONCRETE CAP
E23	DECORATIVE ALUMINUM GATE WITH ESP/POWDER COAT FINISH
E24	DECORATIVE RECESSED STUCCO PANEL
E25	STUCCO REVEAL PATTERN
E26	NOT USED
E27	ALUM. FRAMED METAL SCREEN WITH ESP/POWDER COAT FINISH
E28	EXPOSED ALUMINUM RAFTERS WITH ESP/POWDER COAT FINISH
E29	DECORATIVE CERAMIC TILE FOUNTAIN
E30	DECORATIVE GREEN WALL WIRE TRELLIS SYSTEM
E31	ALUMINUM FRAMED FABRIC AWNING
E32	DECORATIVE ALUMINUM BRACKET WITH ESP/POWDER COAT FINISH
E33	RECESSED STUCCO PANEL
E34	ALUMINUM TENANT SIGNAGE

NOTE : ALL WINDOWS TO HAVE A 4" MIN. CASING DEPTH

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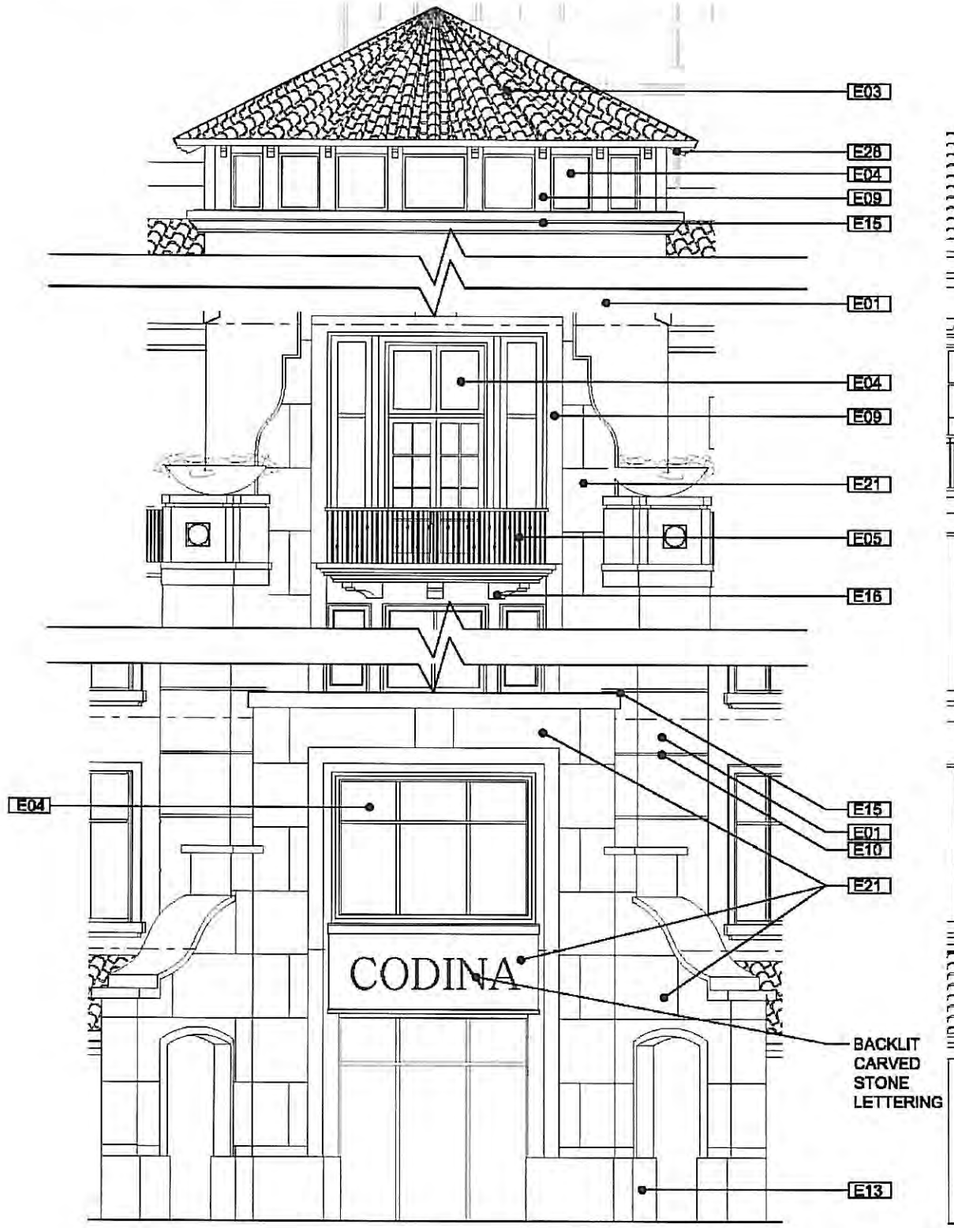
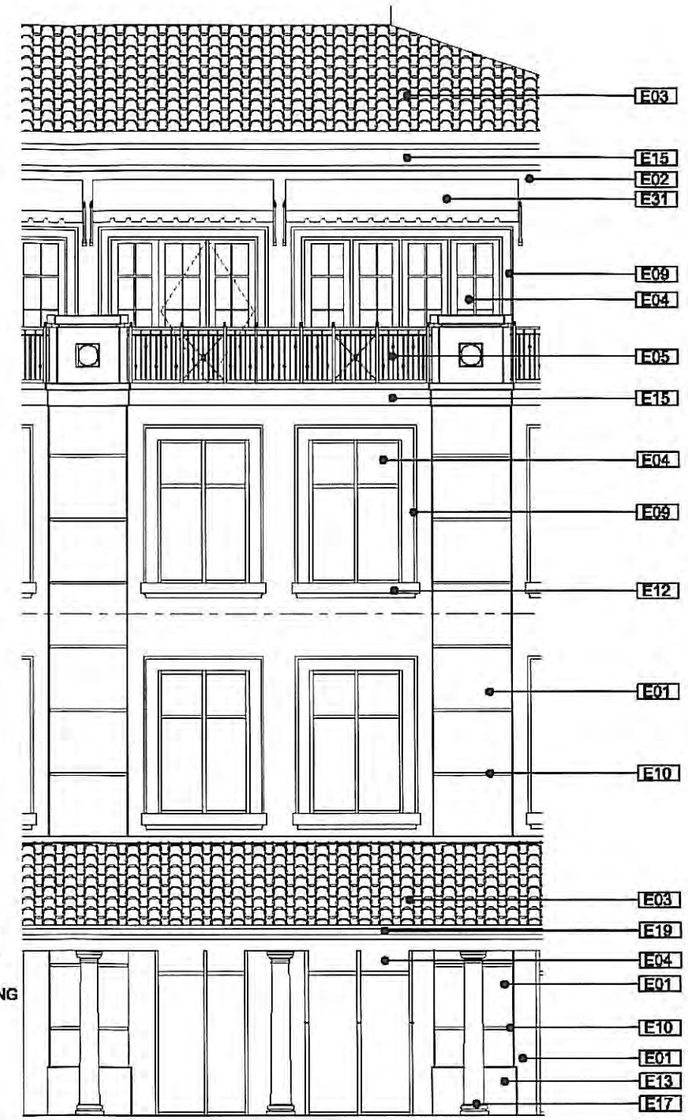
A-004



1 A903 OFFICE BUILDING (ENLARGED PARTIAL ELEVATION)
1/4" = 1'-0"



2 A903 OFFICE BUILDING (ENLARGED PARTIAL ELEVATION)
1/4" = 1'-0"

ELEVATION LEGEND

E01	MASONRY: CMU/CONCRETE SUBSTRATE W/TEXTURED STUCCO & PAINT FINISH
E02	MASONRY: CMU/CONCRETE SUBSTRATE W/LIGHTLY TEXTURED STUCCO & PAINT FINISH
E03	CLAY BARREL TILE "SPANISH S" ROOF SYSTEM, WITH PAINTED WOOD FASCIA
E04	ALUMINUM FRAME WINDOW & DOOR SYSTEM WITH ESP/POWDER COAT FINISH. ALL TO COMPLY W/ IMPACT GLAZING REQUIREMENTS FOR LARGE MISSILE RESISTANCE
E05	DECORATIVE ALUMINUM PICKET RAILING WITH ESP/POWDER COAT FINISH.
E06	ALUMINUM TRELLIS WITH ESP/POWDER COAT FINISH.
E07	WEATHERPROOF ALUM. LOUVER ASSEMBLY W/ BIRD SCREEN AND ESP/POWDER COAT FINISH TO MEET WIND LOAD & IMPACT REQUIREMENTS
E08	RAISED TEXTURED STUCCO FINISH
E09	RAISED STUCCO BAND/MOULDING
E10	STUCCO REVEALS
E11	DECORATIVE ALUMINUM BRACKET WITH ESP/POWDER COAT FINISH
E12	RAISED STUCCO WINDOW SILL
E13	IMITATION KEYSTONE BASE
E14	IMITATION KEYSTONE FIBER REINFORCED CONCRETE CORNICE / MOULDING
E15	FIBER REINFORCED CONCRETE CORNICE / MOULDING
E16	FIBER REINFORCED CONCRETE BRACKETS
E17	NOT USED
E18	FABRIC AWNINGS W/ PAINTED ALUM FRAME
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E24	DECORATIVE RECESSED STUCCO PANEL
E25	STUCCO REVEAL PATTERN
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E27	ALUM. FRAMED METAL SCREEN WITH ESP/POWDER COAT FINISH
E28	EXPOSED ALUMINUM RAFTERS WITH ESP/POWDER COAT FINISH
E29	DECORATIVE CERAMIC TILE FOUNTAIN
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E32	DECORATIVE ALUMINUM BRACKET WITH ESP/POWDER COAT FINISH
E33	RECESSED STUCCO PANEL
E34	ALUMINUM TENANT SIGNAGE

NOTE : ALL WINDOWS TO HAVE A 4" MIN. CASING DEPTH

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SHEET TITLE **SITE PLAN**

Comm. Num: 12054
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A-117.0

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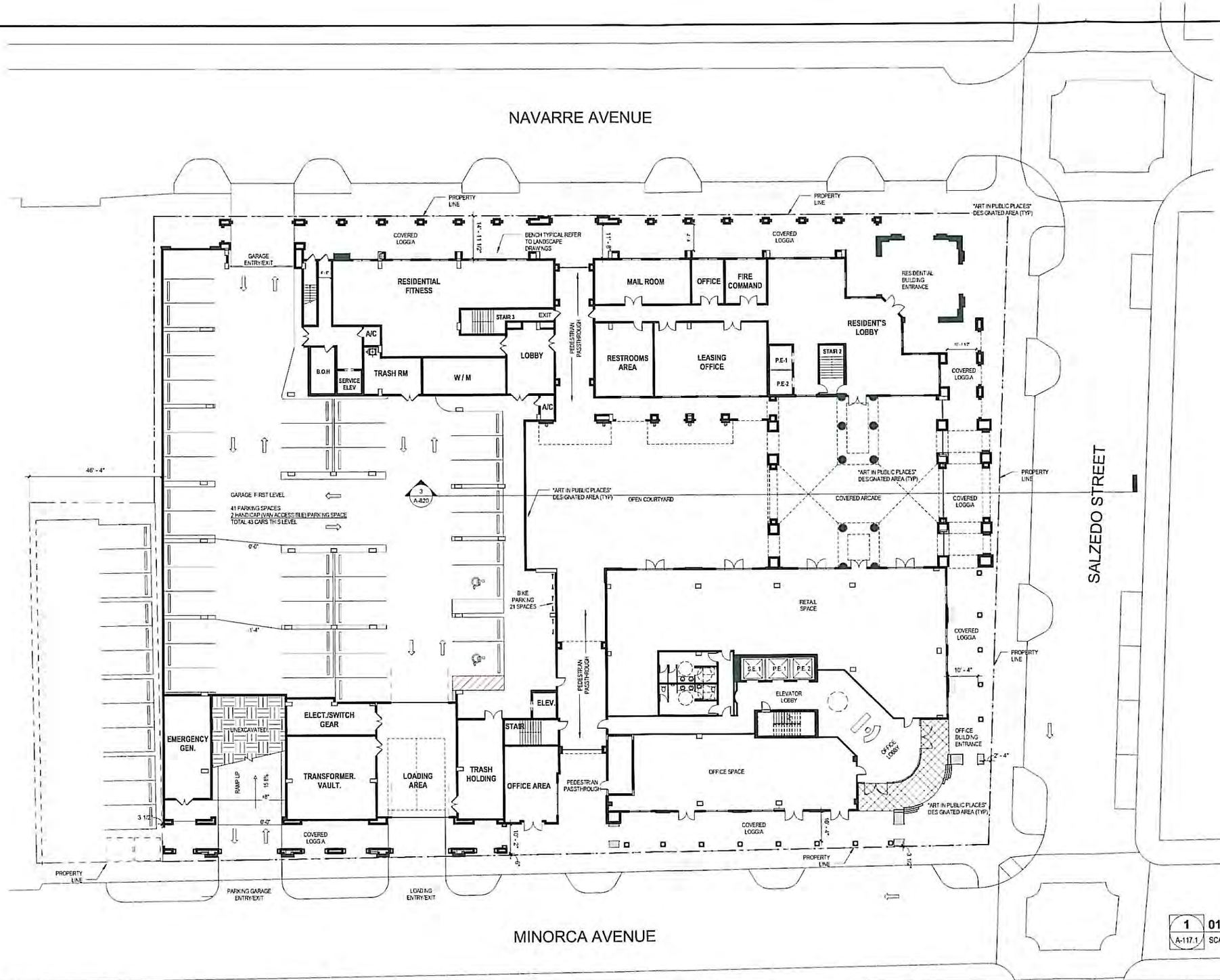

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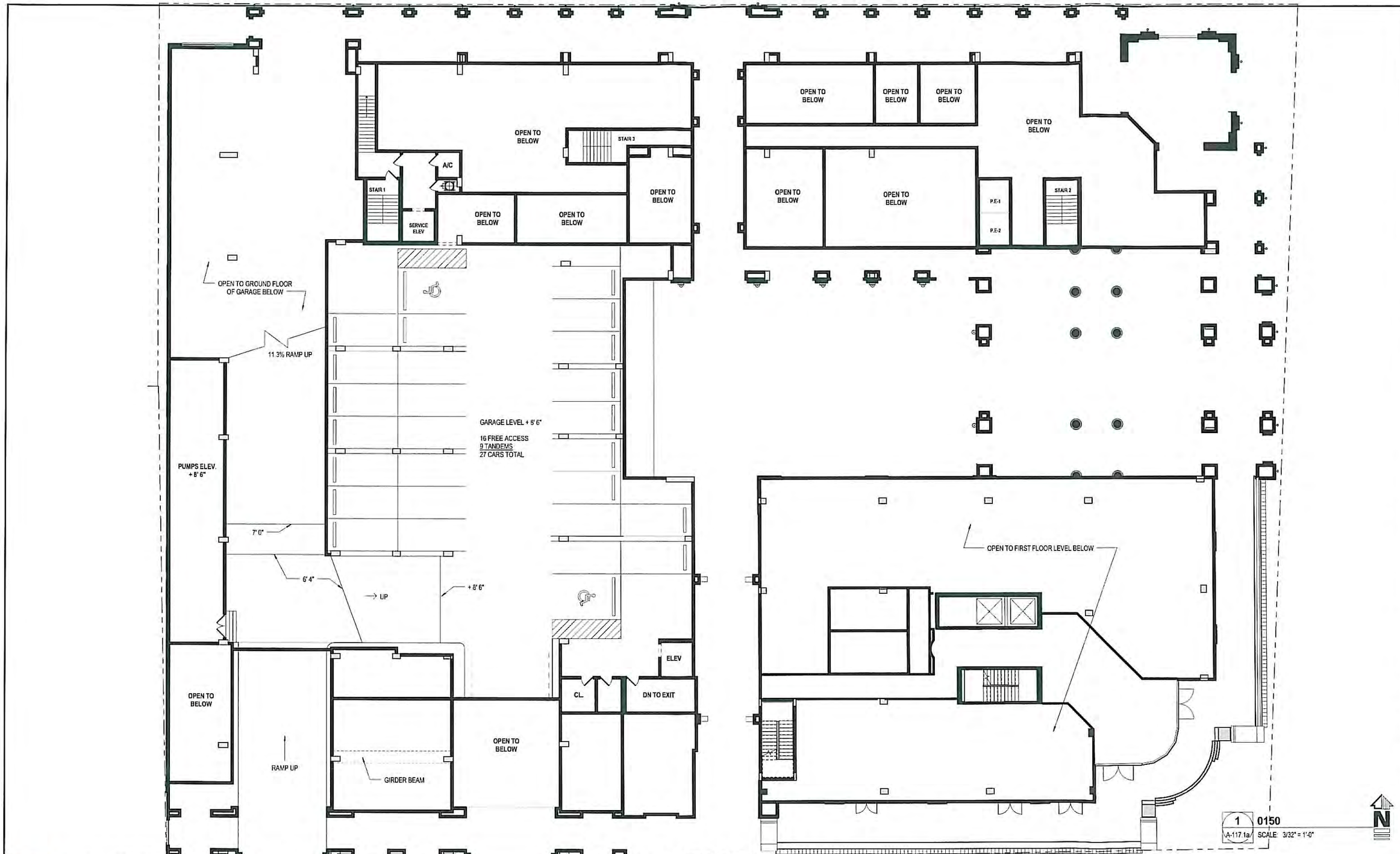
FLORIDA ARCHITECT

SHEET TITLE
1st LEVEL FLOOR PLAN

Comp Num: 12054
Scale: 1/16" = 1'-0"
Drawn: Author
Checked: Checker

SHEET No
A-117.1

TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



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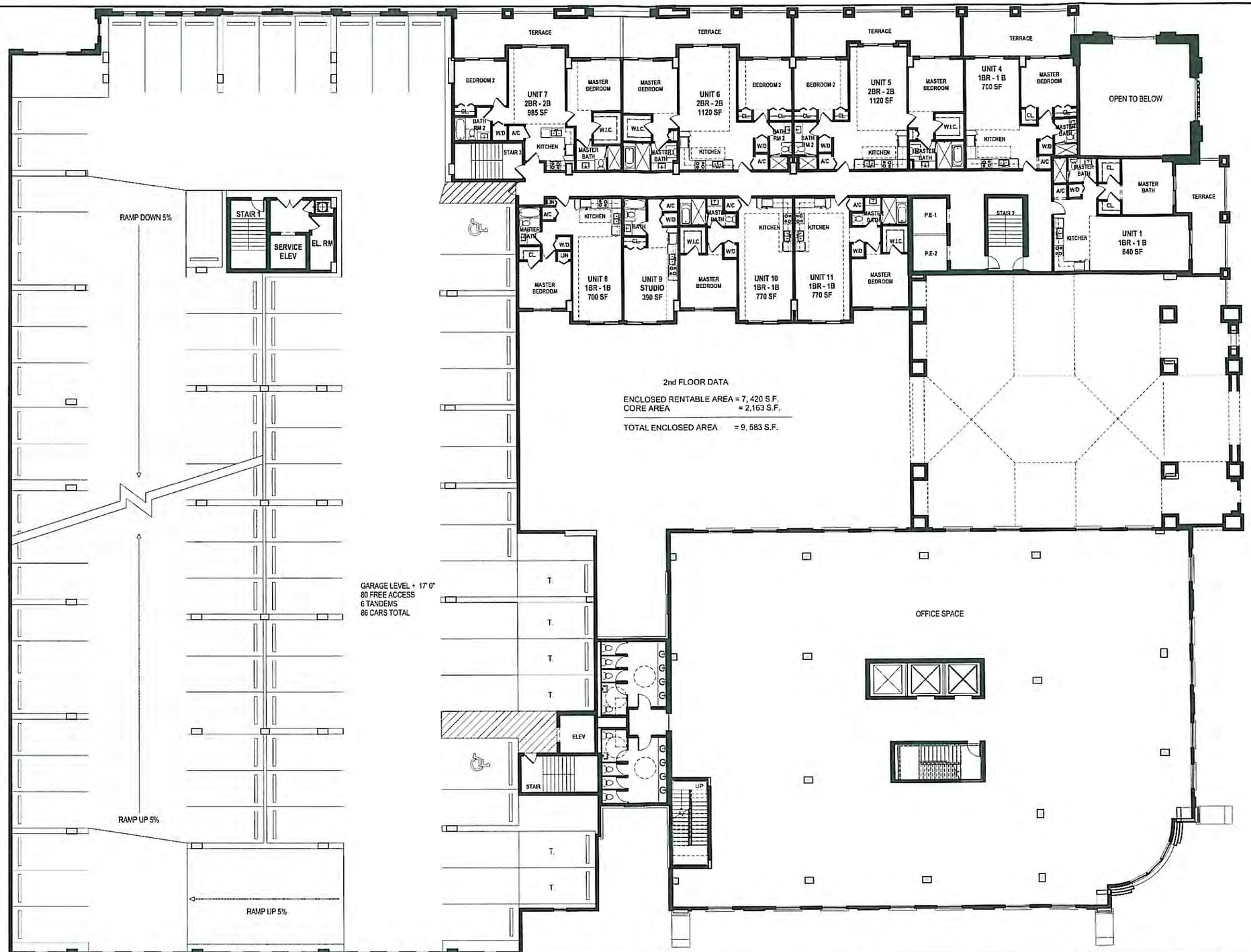
SHEET TITLE: 1.5 LEVEL FLOOR PLAN

Comm Num: 12054
Scale: 3/32" = 1'-0"
Drawn: Author
Checked: Checker

SHEET No. A-117.1a

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



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SHEET TITLE
2nd LEVEL FLOOR PLAN

Comm Num:	12054
Scale:	3/32" = 1'-0"
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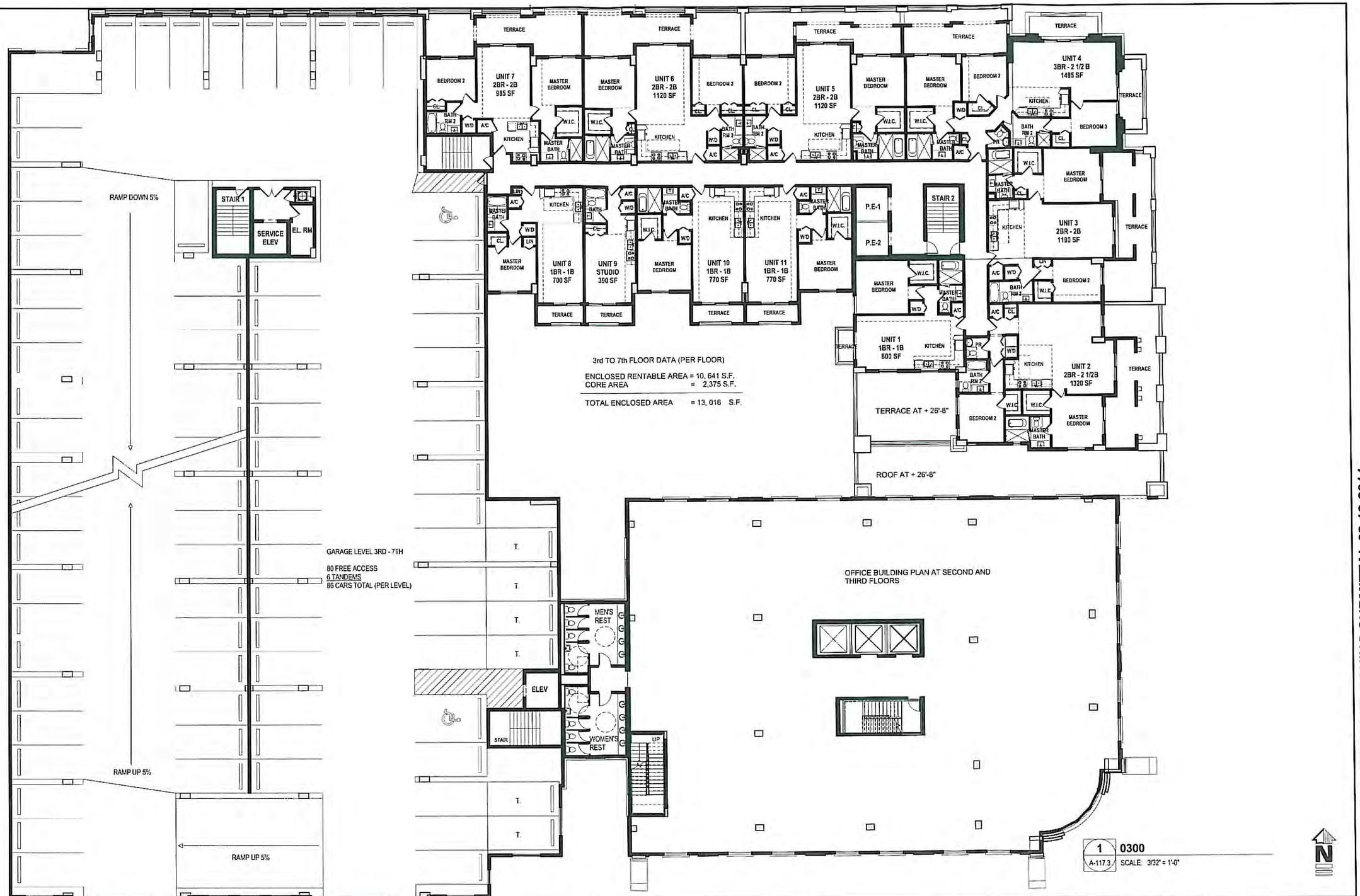
Checked:	Checker

SHEET No.
A-117.2

TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



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2020 SALZEDO STREET

2020 SALZEDO STREET
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SIGNED BY
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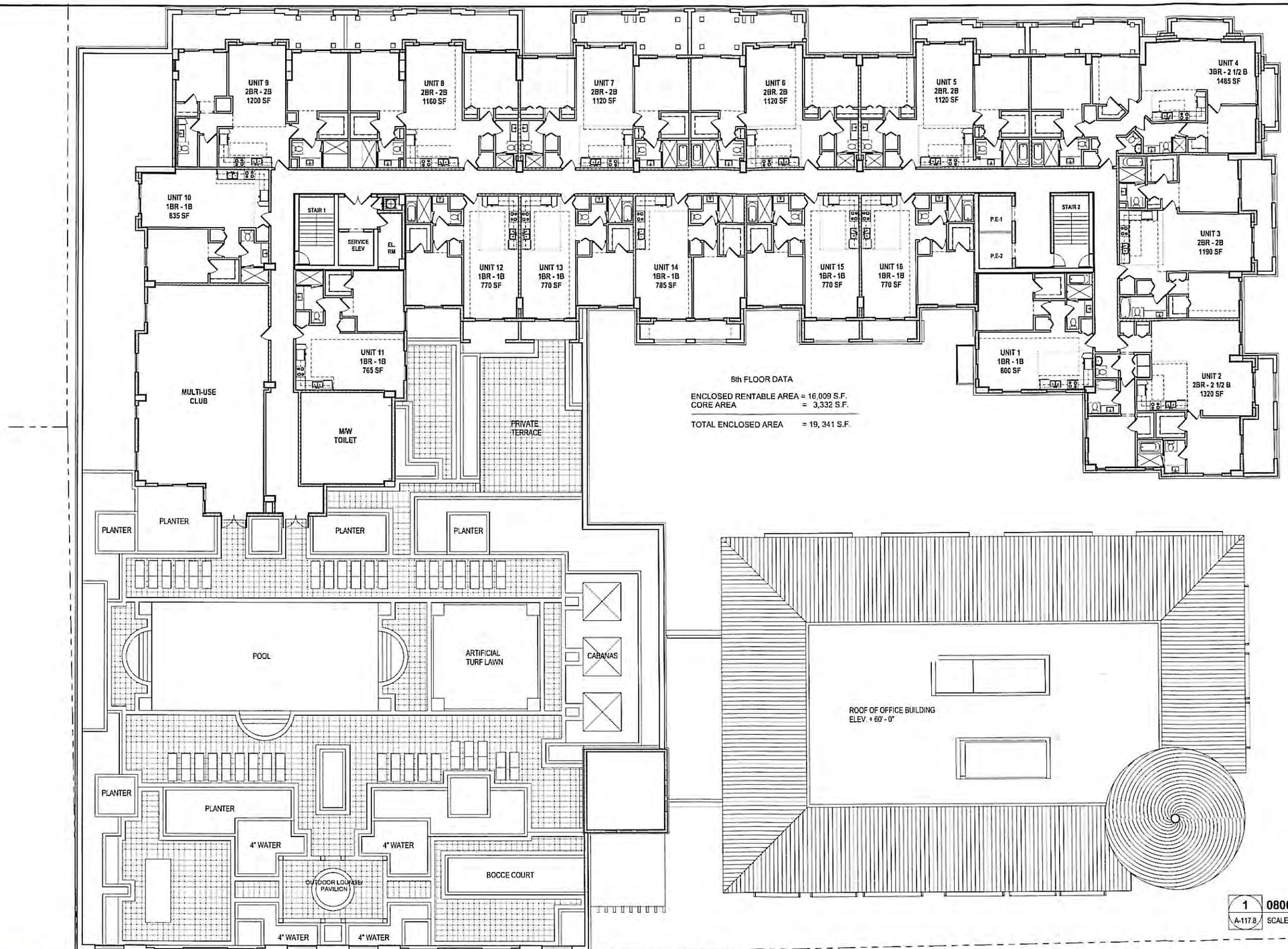
FLORIDA ARCHITECT

SHEET TITLE
3rd-7th LEVEL FLOOR PLAN

Comm Num:	12054
Scale:	3/32" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No.
A-117.3

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



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Tel. 305.663.8182 Fax 305.663.8882

OWNER:

CODINA GROUP

135 SANLORENZO AVE, SUITE
730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD

SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

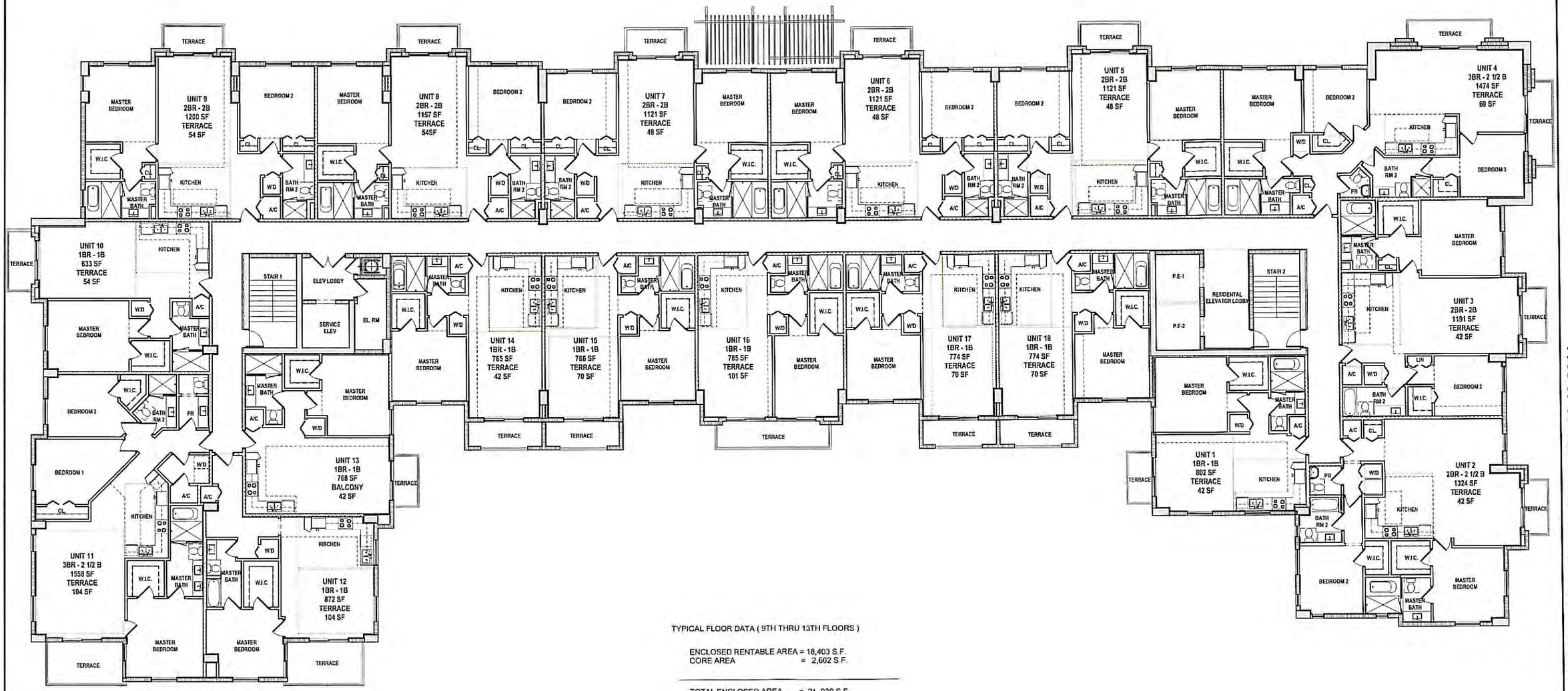
SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE: 8th LEVEL FLOOR PLAN (REC)

Comm Num: 12054
Scale: 3/32" = 1'-0"
Drawn: Author
Checked: Checker

SHEET No. A-117.8

TO THE ARCHITECT'S KNOWLEDGE THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



TYPICAL FLOOR DATA (9TH THRU 13TH FLOORS)

ENCLOSED RENTABLE AREA = 18,403 S.F.
CORE AREA = 2,602 S.F.

TOTAL ENCLOSED AREA = 21, 039 S.F.

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:11:18 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
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ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE: 9th-13th LEVEL FLOOR PLAN

Comm Num:	12054
Scale:	1/8" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No.: A-117.9

TO THE ARCHITECTS KNOWLEDGE THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

TYPICAL FLOOR DATA

ENCLOSED RENTABLE AREA = 17, 910 S.F.
CORE AREA = 2,644 S.F.

TOTAL ENCLOSED AREA = 20, 554 S.F.

1 / A-117.14 — 1400
SCALE: 3/32" = 1'-0"

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:11:24 AM

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SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

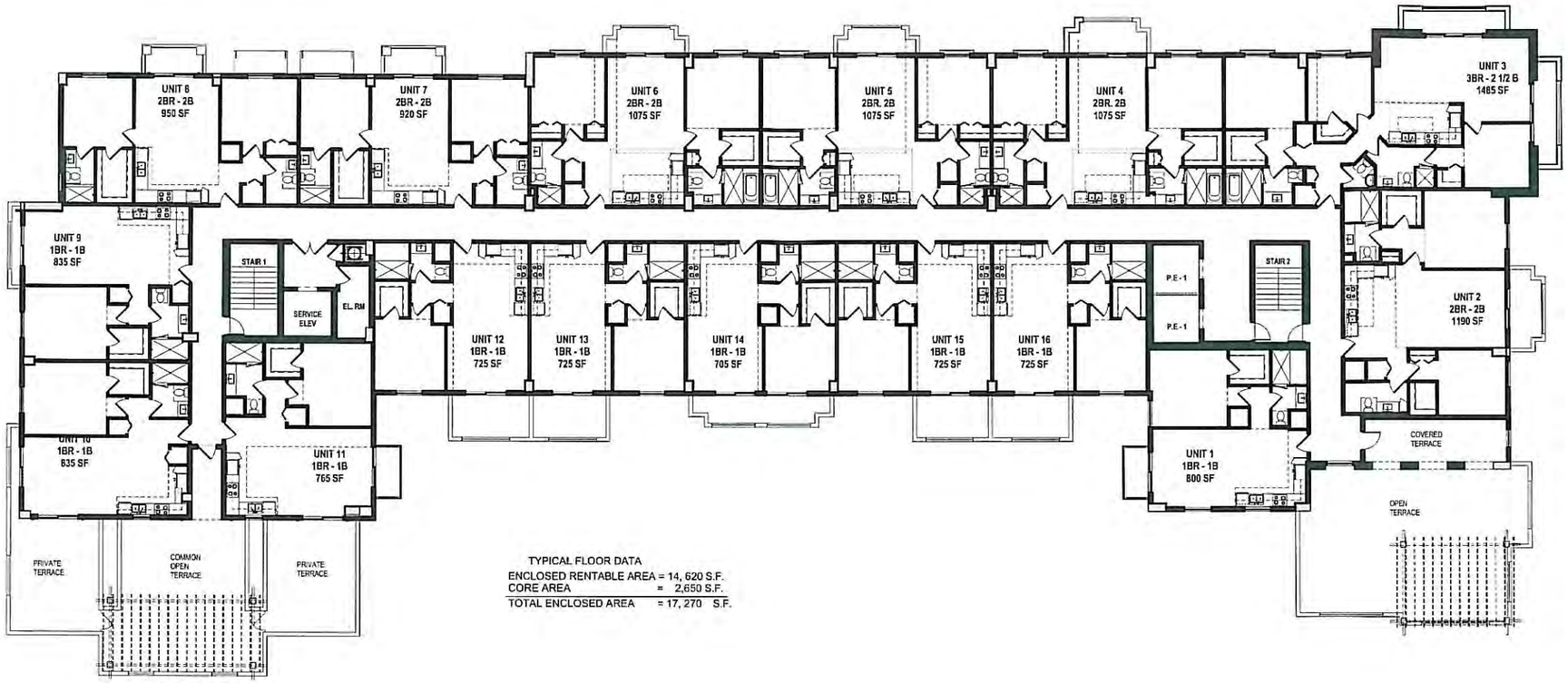
SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE: 14th LEVEL FLOOR PLAN

Comm Num:	12054
Scale:	3/32" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No: A-117.14

TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



TYPICAL FLOOR DATA

ENCLOSED RENTABLE AREA	=	14, 620 S.F.
CORE AREA	=	2,650 S.F.
TOTAL ENCLOSED AREA	=	17, 270 S.F.

1 / A-117.15 1500

SCALE 3/32" = 1'-0"

N

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:11:31 AM

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SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

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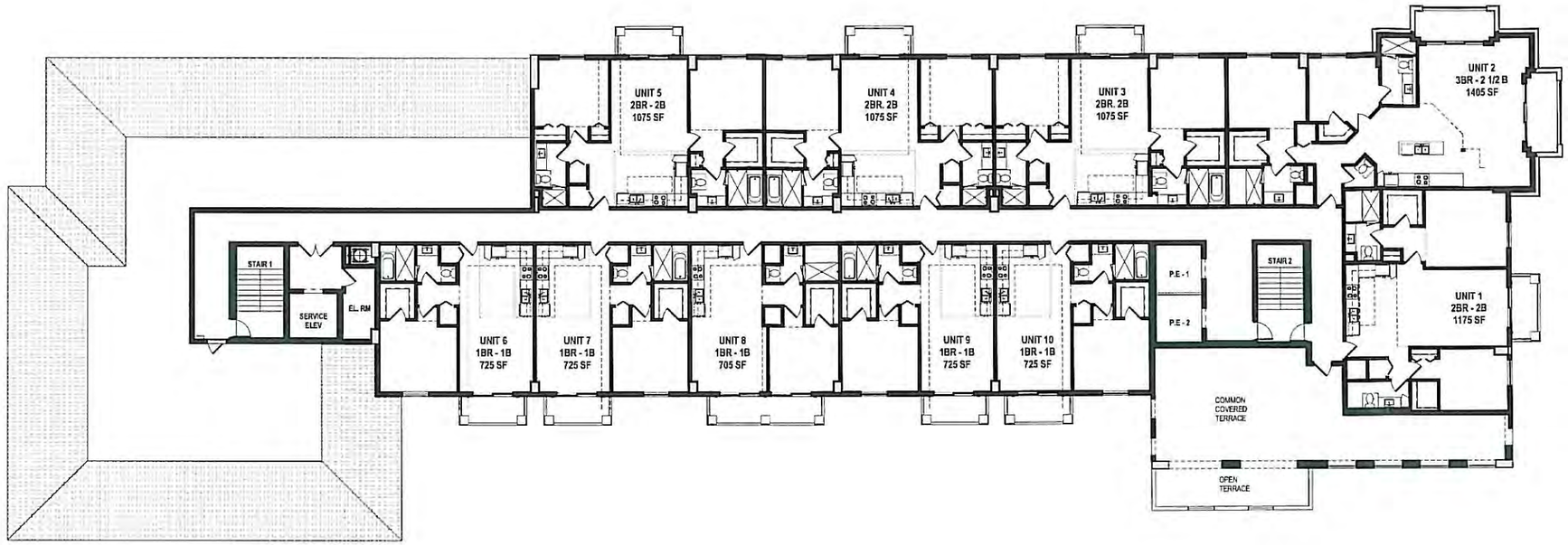
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE
15th LEVEL FLOOR PLAN

Comm Num:	12054
Scale:	3/32" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No.
A-117.15

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



TYPICAL FLOOR DATA

ENCLOSED RENTABLE AREA	=	9, 441 S.F.
CORE AREA	=	2,444 S.F.
TOTAL ENCLOSED AREA	=	11, 885 S.F.

1 A-117.16 **1600**

SCALE: 3/32" = 1'-0"

N

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:11:37 AM

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SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY
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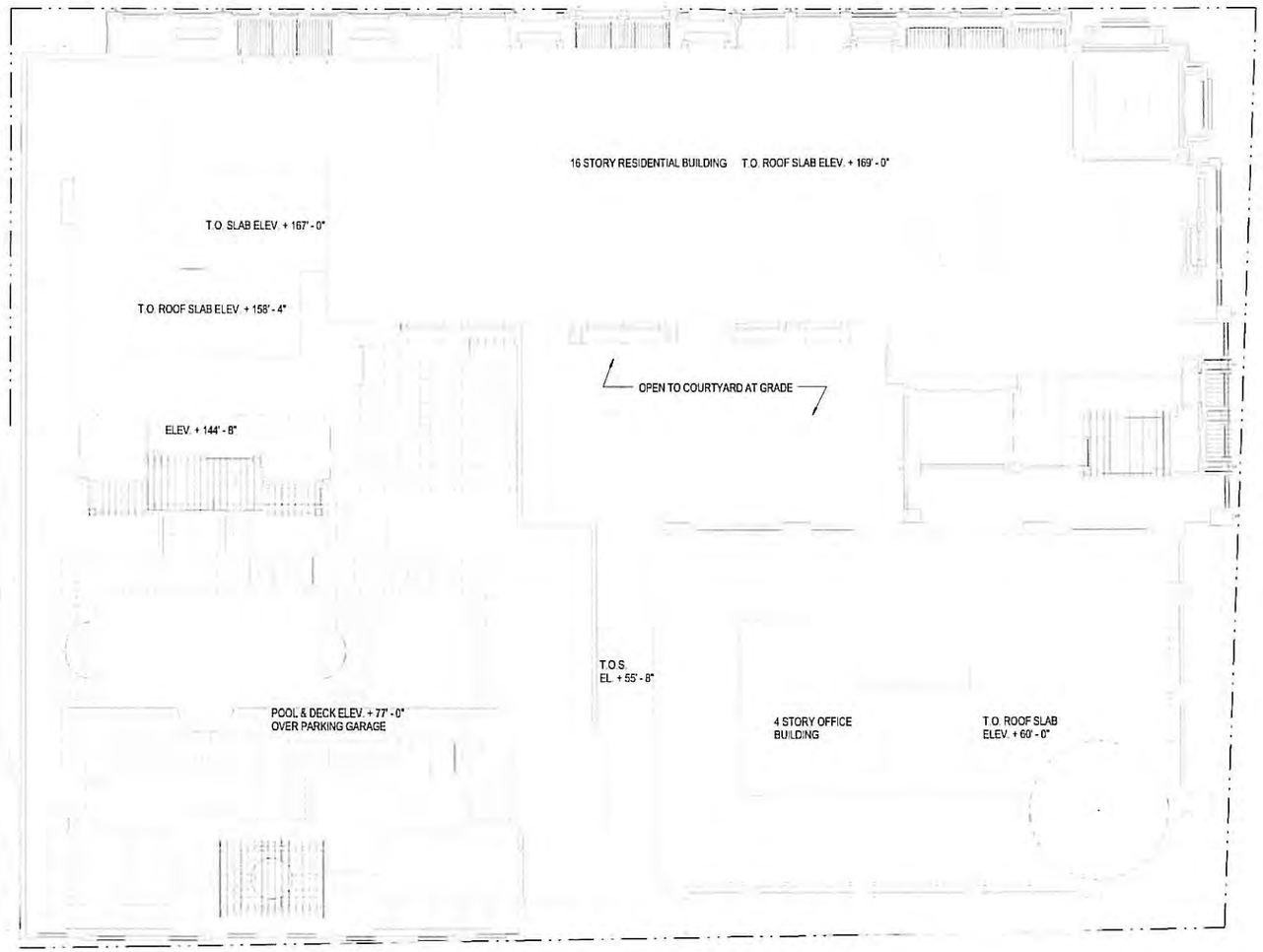
FLORIDA ARCHITECT

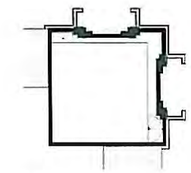
SHEET TITLE **16th LEVEL FLOOR PLAN**

Comm Num:	12054
Scale:	3/32" = 1'-0"
Drawn:	Author
Checked:	Checker

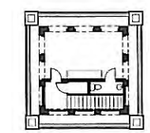
SHEET No **A-117.16**

TO THE ARCHITECT'S KNOWLEDGE THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS





2 A-117.17 **PENTHOUSE LOFT**
SCALE 1/16" = 1'-0"



3 A-117.17 **PENTHOUSE TERRACE**
SCALE 1/16" = 1'-0"

4 A-117.17 **CUPOLA ROOF**
SCALE 1/16" = 1'-0"

1 A-117.17 **ROOF PLAN**
SCALE 1/16" = 1'-0"

N

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:13:24 AM

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SHEET TITLE **ROOF PLAN**

Comm. Num.:	12054
Scale:	1/16" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No. **A-117.17**

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

1 A-801 **NORTH ELEVATION / NAVARRE AVE**
SCALE: 1/16" = 1'-0"

PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 10:25:40 AM

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SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY
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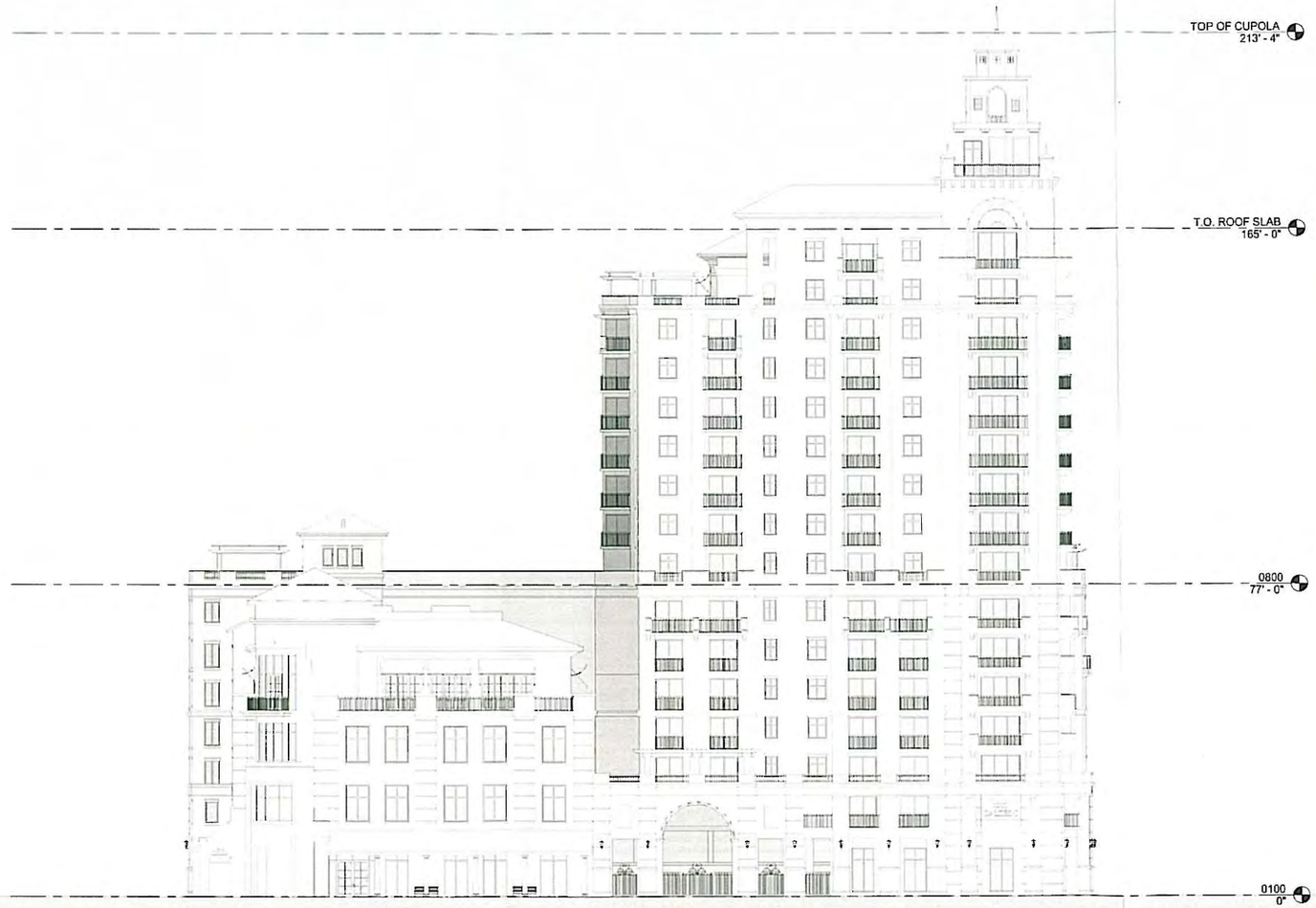
FLORIDA ARCHITECT

SHEET TITLE
NORTH ELEVATION/ NAVARRE AVE

Comm Num:	12054
Scale:	1/16" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No
A-801

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



1 A-802 **EAST ELEVATION / SALZEDO ST.**
SCALE 1/16" = 1'-0"

PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 10:01:28 AM

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2020 SALZEDO STREET

2020 SALZEDO STREET
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ISSUE RECORD
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE
EAST ELEVATION / SALZEDO ST

Comm Num.:	12054
Scale:	1/16" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No.
A-802

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

1 SOUTH ELEVATION / MINORCA AVE
A-803 SCALE 1/16" = 1'-0"

PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 9:49:51 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003350
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Tel. 305.663.8182 Fax 305.663.8882

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2020 SALZEDO STREET

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CODINA GROUP

ISSUE RECORD
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

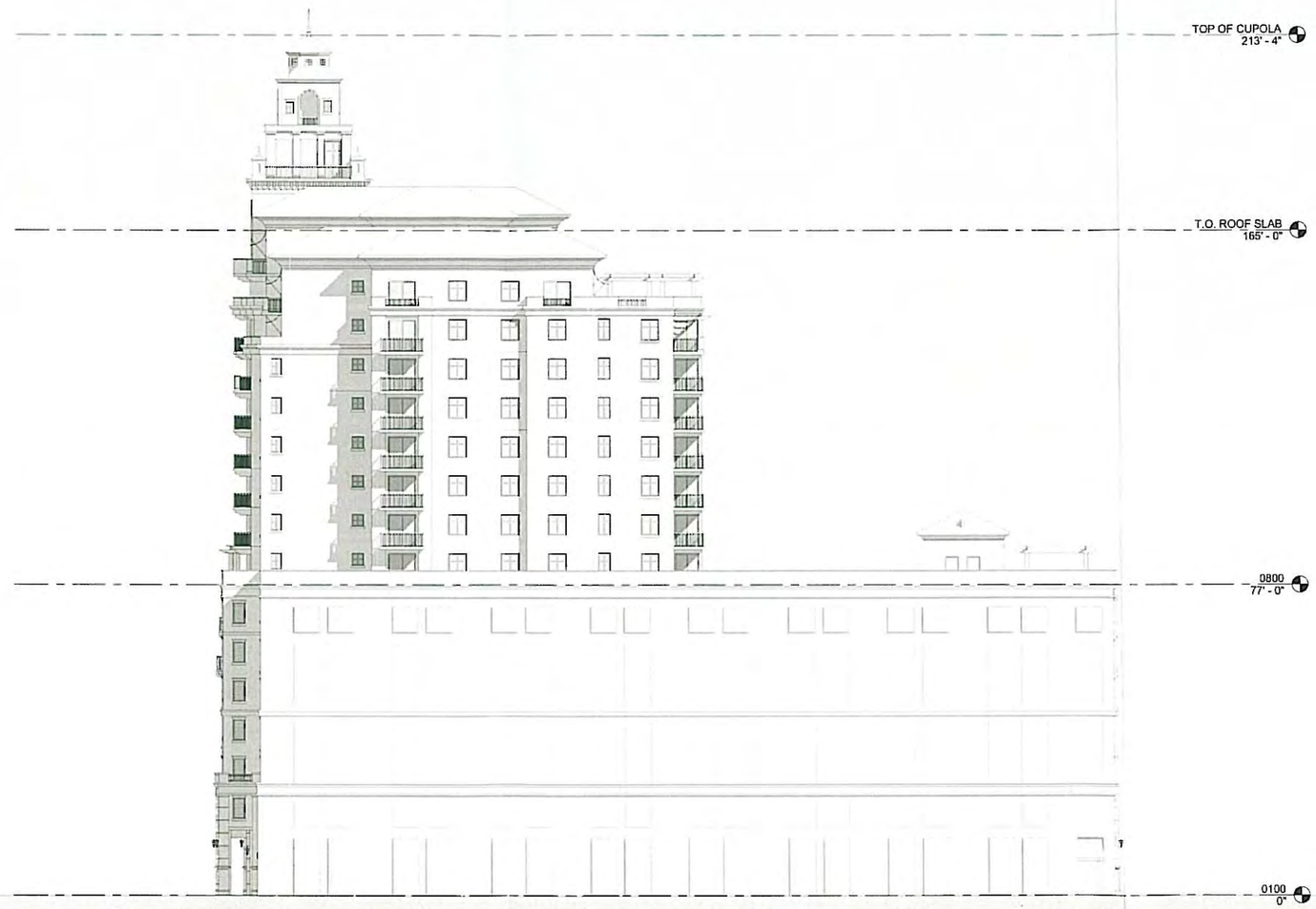
SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE
SOUTH ELEVATION / MINORCA AVE

Comm Num:	12054
Scale:	1/16" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No.
A-803

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



1 A-804 **WEST ELEVATION**
SCALE: 1/16" = 1'-0"

PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 9:51:12 AM

ARCHITECT OF RECORD
bc architects
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730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

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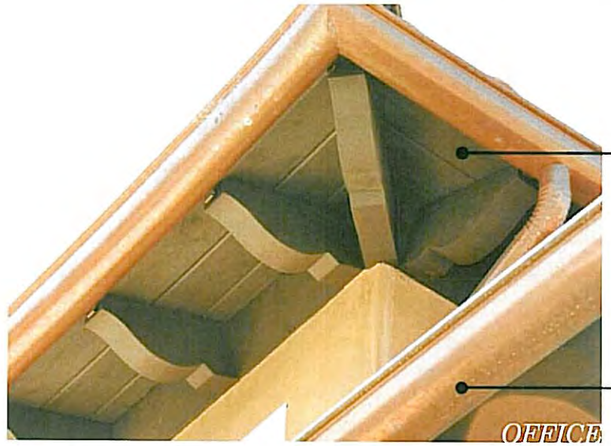
ISSUE RECORD
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014
SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

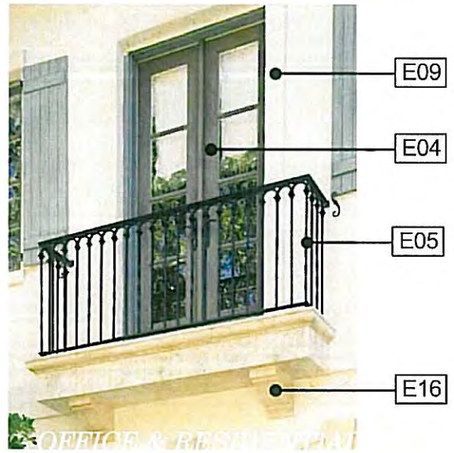
SHEET TITLE **WEST ELEVATION**

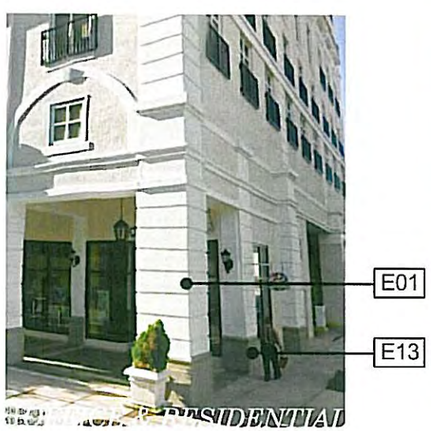
Comm Num:	12054
Scale:	1/16" = 1'-0"
Drawn:	Author
Checked:	Checker

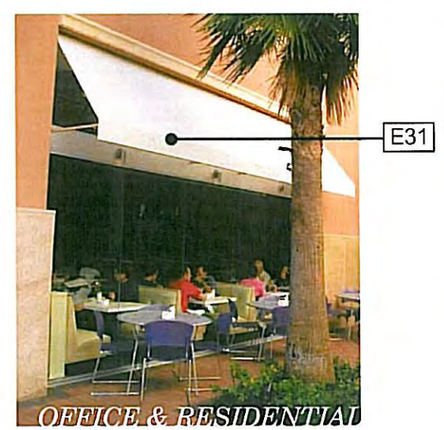
SHEET No. **A-804**

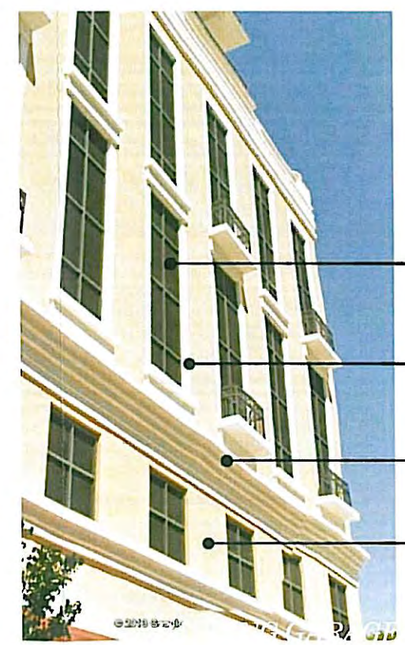
TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS











PLANNING AND ZONING SUBMITTAL 02-12-2014

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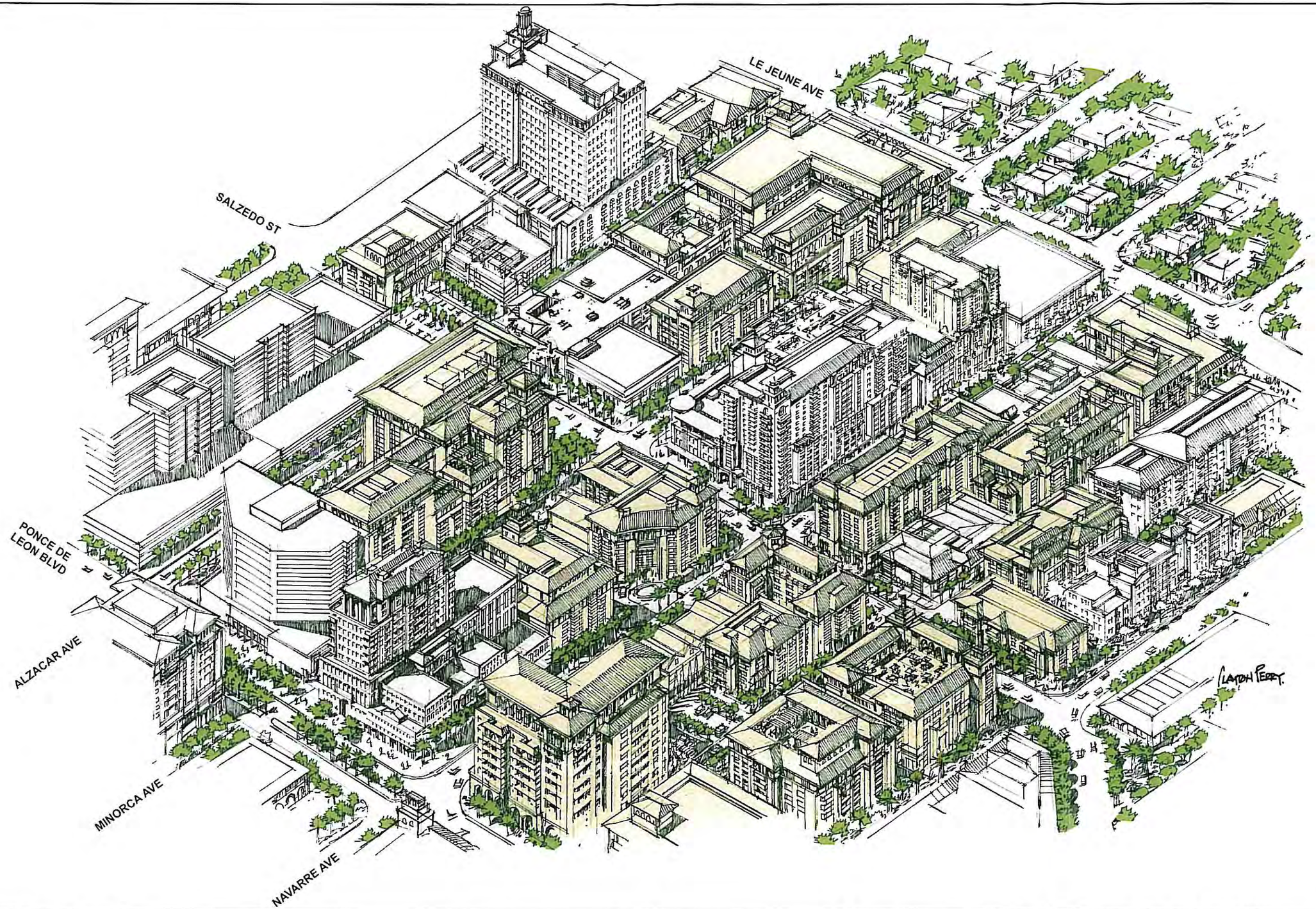
SHEET TITLE: MATERIAL

Comm Num:	12054
Scale:	N.T.S.
Drawn:	Author
Checked:	Checker

SHEET No. A-1010

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:28:54 AM

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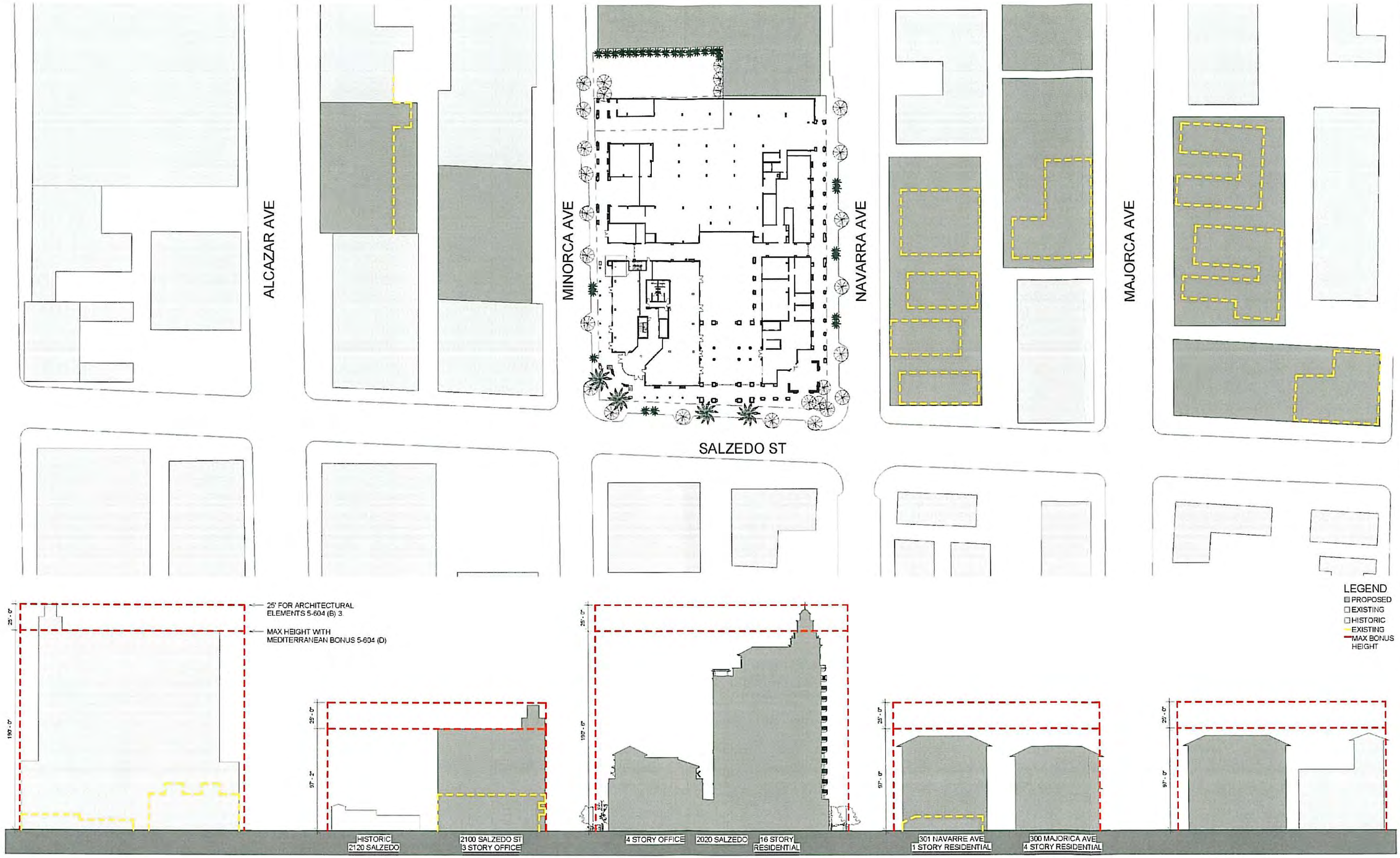
SIGNED BY
VANESSA JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE: BIRD'S EYE VIEW

Comm. Num.:	12054
Scale:	N.T.S.
Drawn:	Author
Checked:	Checker

SHEET No.
CE-3

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:28:25 AM

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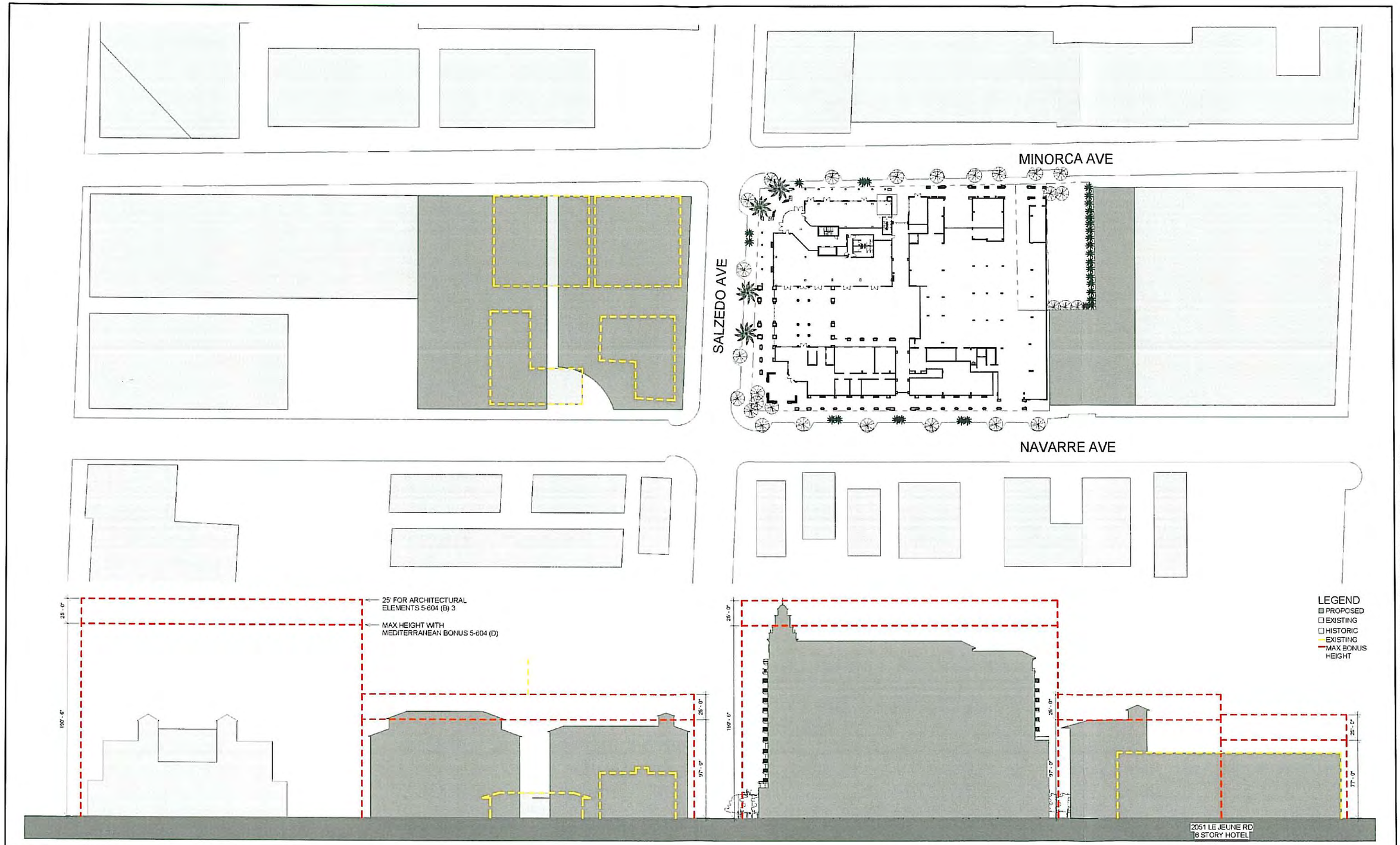
SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE: NORTH-SOUTH SECTION

Comm. Num.: 12054
Scale: 1" = 40'-0"
Drawn: Author
Checked: Checker

SHEET No. CE-1

TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:28:34 AM

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CODINA GROUP

ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

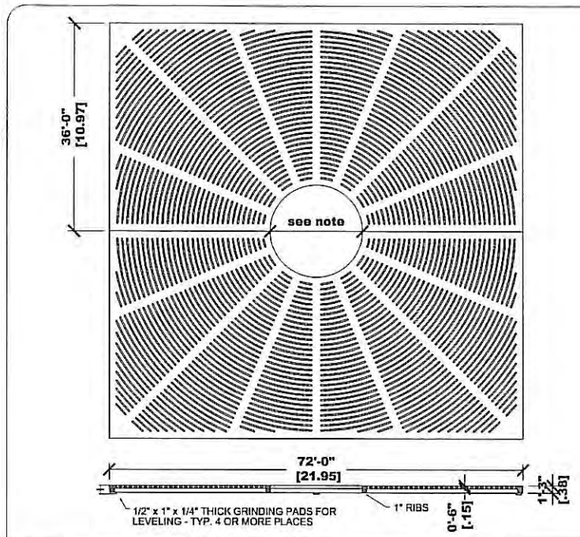
SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE: EAST-WEST SECTION

Comm. Num:	12054
Scale:	1" = 40'-0"
Drawn:	Author
Checked:	Checker

SHEET No.
CE-2

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



7202 OLYMPIAN TREE GRATE

72" x 72" tree grate in two sections.

1/4 Maximum slot opening for pedestrian safety and A.D.A Compliance.

Cast from 100% recycled Iron, Aluminum,or Bronze for pedestrian loads only.

Tree opening: 16",26",36" Grates can be orderd with or later expanded to these openings. please specify when ordering.

Finish: unfinished or Black dip or Enamel paint or Polyurethane Paint or Powder coat Specify finish and color

Use frame model: 7200F

Weight: Iron= 640lb/ 291 Kg Aluminum=234 lb/106 Kg

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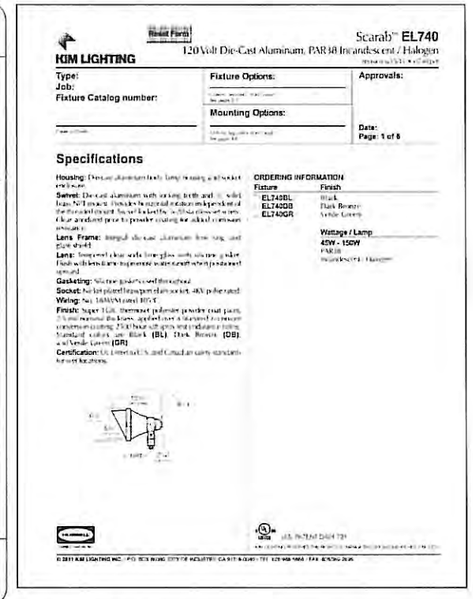
Palm Desert, CA 92260
800.338.4766

1 L100 PROPOSED TREE GRATE 1
NTS



KIM LIGHTING

Scarab™ EL740
120 Volt Die-Cast Aluminum, PAR38 Incandescent / Halogen

Type:
Job:
Fixture Catalog number:

Fixture Options:

Mounting Options:

Approvals:

Date:
Page: 1 of 6

Specifications

Housing: Die-cast aluminum with swing arm and [illegible]

Swivel: Die-cast aluminum with swing arm and [illegible]

Lens Frame: Integral die-cast aluminum housing and glass shield

Lens: Tempered clear with hemispheric with silicone gasket. Flush with housing to prevent water and other pollutant ingress

Gasketing: Silicone gasket seal throughout

Sockets: Anti-pitting [illegible] with silicone gasket

Wiring: No 18AWG rated 105°C

Finish: Super TGIC thermoset polyester powder coat paint. [illegible] Standard colors are Black (BL), Dark Bronze (DB), and Verde Green (DR)

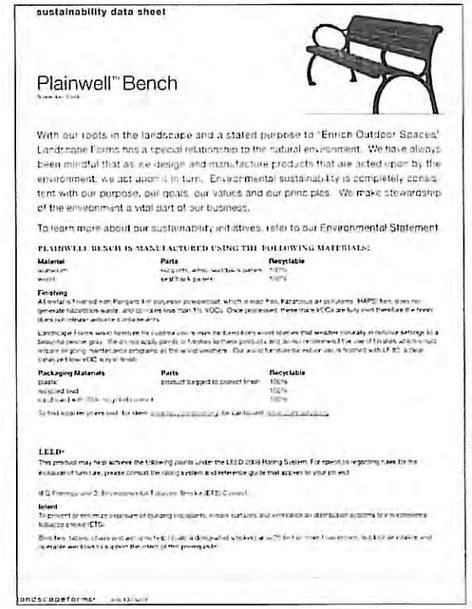
Certification: UL Listed U.S. and Canadian safety standards for wet locations

ORDERING INFORMATION

Fixture	Finish
EL740BL	Black
EL740DB	Dark Bronze
EL740GR	Verde Green

Wattage / Lamp
45W - 150W
PAR38
Incandescent / Halogen

2 L100 PROPOSED UPLIGHT FIXTURE
NTS



sustainability data sheet

Plainwell™ Bench

With our roots in the landscape and a stated purpose to "Enrich Outdoor Spaces," Landscape Forms has a special relationship to the natural environment. We have always been mindful that as we design and manufacture products that we acted upon by the environment, we act upon it in turn. Environmental sustainability is completely consistent with our purpose, our goals, our values and our principles. We make stewardship of the environment a vital part of our business.

To learn more about our sustainability initiatives, refer to our Environmental Statement

PLAINWELL BENCH IS MANUFACTURED USING THE FOLLOWING MATERIALS:

Material	Parts	Recyclable
aluminum	[illegible]	100%
wood	seat slats, armrest, back slats, panels	100%
	seat back panels	100%

Finishing

All metal is finished with Plangard III polyester powdercoat, which is lead free, hazardous air pollutant (HAPS) free, does not generate hazardous waste, and contains less than 1% VOCs. Once processed, these trace VOCs are fully cured, therefore the finish does not release volatile compounds.

Landscape Forms wood furniture for outdoor use is made from [illegible] wood species that weather naturally in outdoor settings to a beautiful pewter gray. We do not apply paints or finishes to these products and do not recommend the use of finishes which would require ongoing maintenance programs as the wood weathers. Our wood furniture is either unfinished or finished with LF III, a clear, catalyzed low VOC acrylic finish.

Packaging Materials	Parts	Recyclable
plastic	product bagged to protect finish	100%
wooden crate		100%
cardboard [illegible]		100%

To find supplier providers and for more [illegible] for cardboard [illegible]

LEED®

This product may help achieve the following points under the LEED 2009 Rating System. For specific regarding rules for the evaluation of tax law, please consult the rating system and reference guide that applies to your situation.

MR Credits 2: Environmental Product Declarations Simple (EPD) Credit

Intent

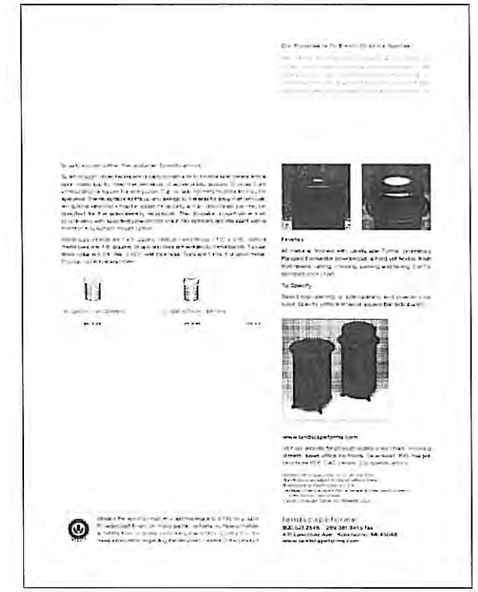
To prevent or minimize exposure of building occupants, indoor surfaces and ventilation air distribution systems to environmental tobacco smoke (ETS).

Bike racks, tables, chairs and benches (EPD) are designed, tested, or certified for indoor use, including UV and durability, and is made and shipped to a plant that meets [illegible]

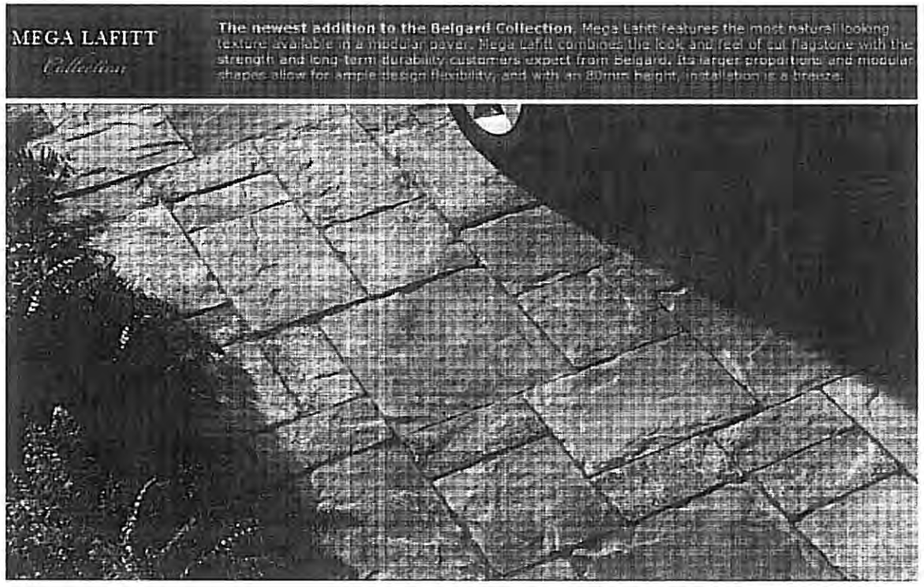
landscapeforms

800.521.2345 [illegible]
[illegible]
www.landscapeforms.com

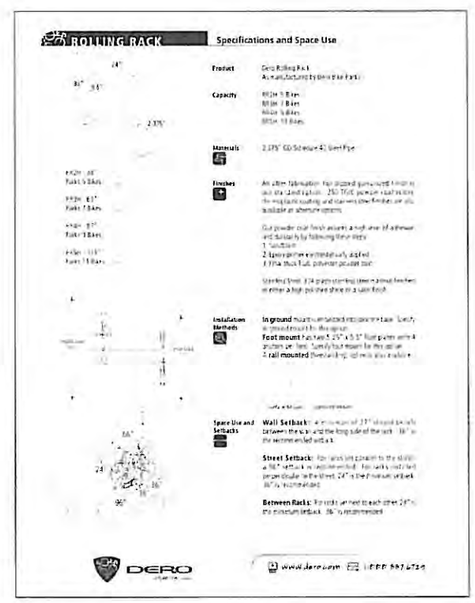
3 L100 PROPOSED METAL BENCH
NTS



4 L100 PROPOSED LITTER RECEPTACLE
NTS



5 L100 PROPOSED CONCRETE PAVER
NTS



ROLLING RACK — Specifications and Space Use

Product
Capacity
Materials
Finishes
Installation Methods
Space Use and Setbacks
Wall Setback:
Street Setback:
Between Racks:

DERO

www.dero.com

6 L100 PROPOSED BIKE RACK
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ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING
ARCHITECTURAL ALLIANCE
812 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315-1448 LC0000237
TEL: (954) 764-8858 FAX: (954) 764-0731 E-MAIL: landscape@archall.net

PLANNING AND ZONING SUBMITTAL 02-12-2014

ARCHITECT OF RECORD
bc architects
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CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8682

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

OWNER:
CC RESIDENTIAL
135 SAN LORENZO AVE. SUITE 730
CORAL GABLES, FL 33146

NO.	DATE	REVISIONS

BOARD OF REGISTERED LANDSCAPE ARCHITECT

ISSUE RECORD: 02/21/14

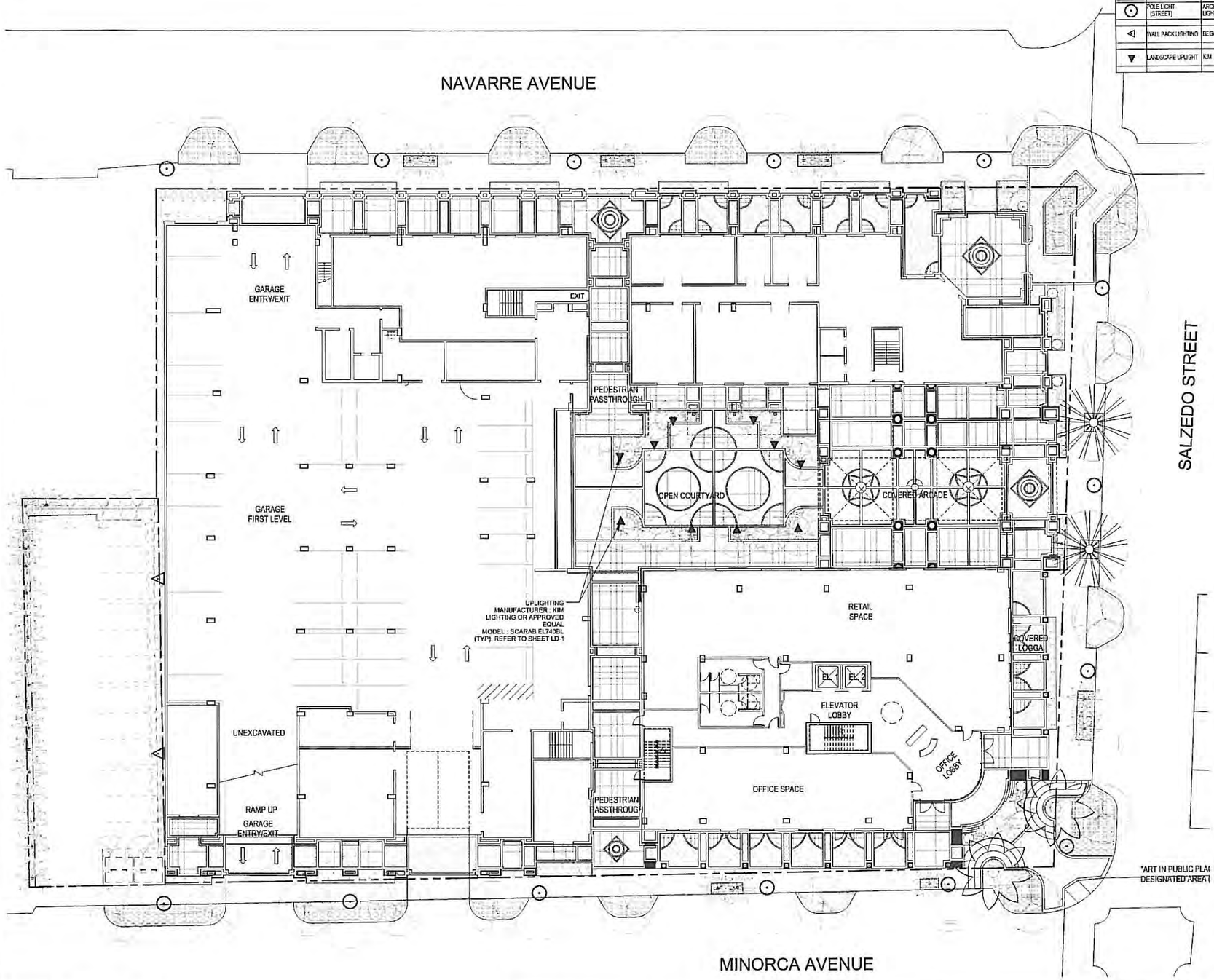
SHEET TITLE
Hardscape Details Plan
Comm Num:
Scale: AS NOTED
Drawn: EWS
Checked: HJ

SHEET No.
LD-1

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

OVERALL SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS QTY	TYPE	VOLTS	MOUNTING	REMARKS
⊙	POLE LIGHT (STREET)	ARCHITECTURAL AREA LIGHTING	FCS-RB-SAL-I5-LED-MTB-FS1-TRA IM SILVER P422 2-4PA-10' Pole in Matte Silver	13	240V, 32.9W 30LED-BW	240	GRADE	MATTE BLACK FINISH POLE ROUND ALUMINUM MODEL #004 10' HT
◁	WALL PACK LIGHTING	BEGA	6097MH	2	70W ED-17 MH	120	MOUNTED AT 12' ABOVE F.F.	COLOR TUD
▼	LANDSCAPE UPLIGHT	KIM	EL740BL	10	45W PAR38 HALOGEN	120	GRADE	BLACK FINISH



PLANNING AND ZONING SUBMITTAL 02-12-2014

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING

ARCHITECTURAL ALLIANCE

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2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

OWNER:
CC RESIDENTIAL
135 SAN LORENZO AVE. SUITE 730
CORAL GABLES, FL 33146

NO.	DATE	REVISIONS

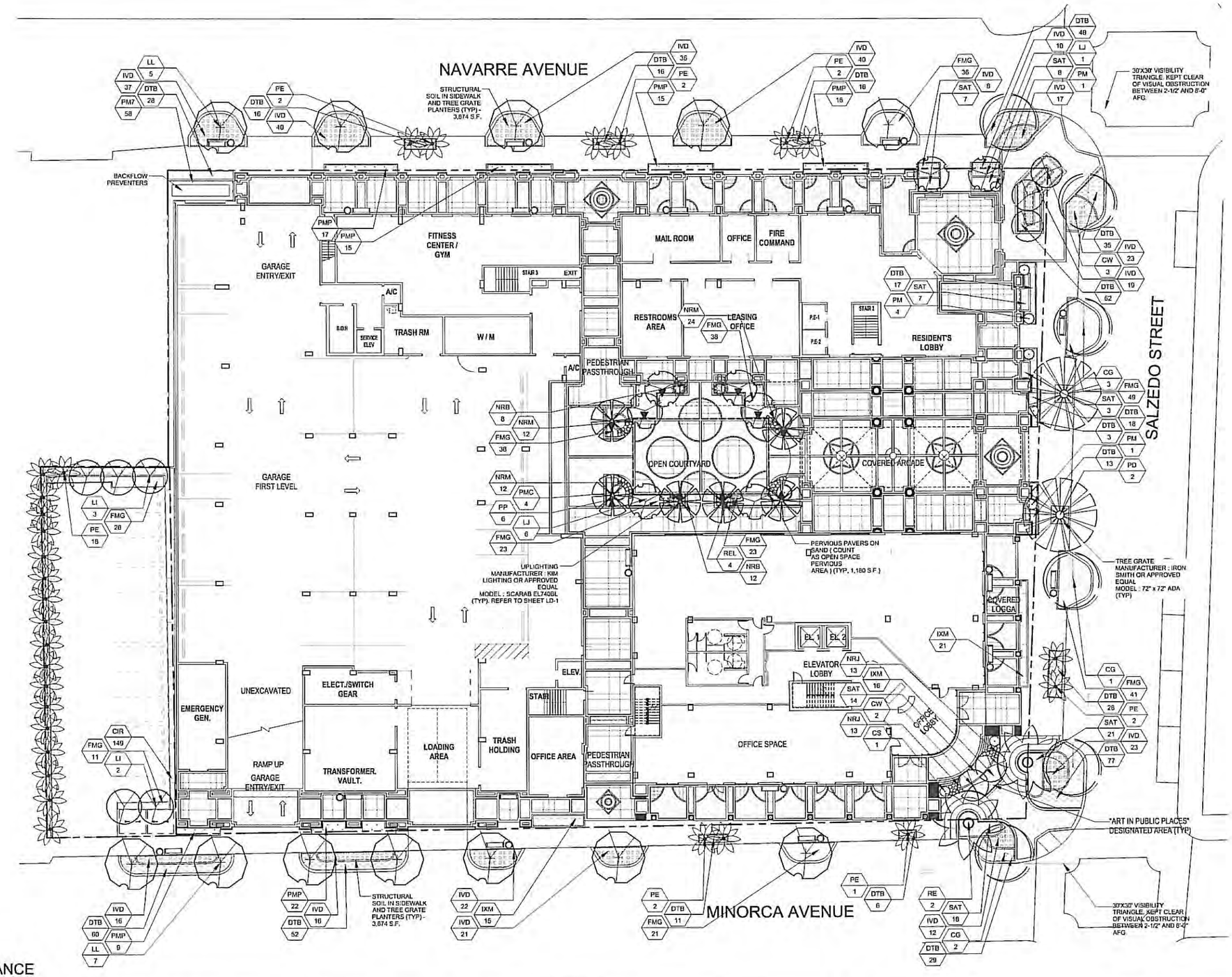
SIGNED BY: HUGH JOHNSON
RLA 6/2/2021
LANDSCAPE ARCHITECT

ISSUE RECORD: 02/21/14

SHEET TITLE
Landscape Lighting Plan
Comm. Num.
Scale: 1/16" = 1'-0"
Drawn: EWS
Checked: HJ

SHEET No.
LL-1

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



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LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING

ARCHITECTURAL ALLIANCE

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2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

OWNER:
CC RESIDENTIAL
135 SAN LORENZO AVE. SUITE 730
CORAL GABLES, FL 33146

NO.	DATE	REVISIONS

SIGNED BY:
HUGO BANCH
REGISTERED
LANDSCAPE ARCHITECT

ISSUE RECORD: 02-12-2014

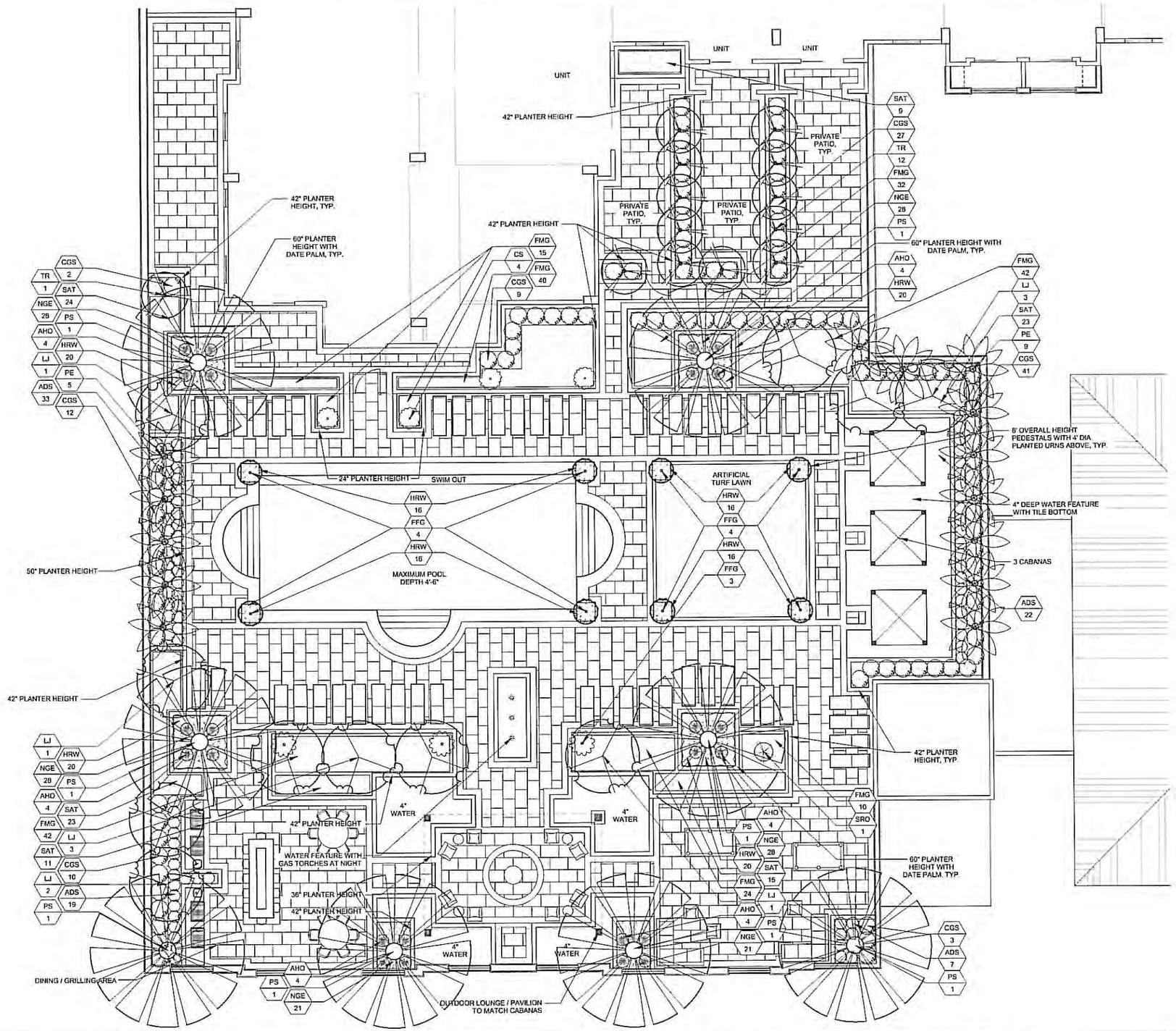
SHEET TITLE
Ground Level Landscape Plan

Comm. Num.:
Scale: 1/16" = 1'-0"
Drawn: EWS
Checked: HJ

SHEET No.
LP-1

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

PLANNING AND ZONING SUBMITTAL 02-12-2014



PLANNING AND ZONING SUBMITTAL 02-12-2014

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING

ARCHITECTURAL ALLIANCE

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ARCHITECT OF RECORD

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2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

OWNER:

CC RESIDENTIAL

135 SAN LORENZO AVE. SUITE 730
CORAL GABLES, FL 33146

NO.	DATE	REVISIONS

SIGNED BY
ALEX LEHNER
RLA #2609211
LANDSCAPE ARCHITECT

ISSUE RECORD: 02/21/14

SHEET TITLE

Pool Level Landscape Plan

Comm. Num.:
Scale: 1/8" = 1'-0"
Drawn: EWS
Checked: HJ

SHEET No.

LP-2

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Six inches (6") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 110% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floratam' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

LANDSCAPE REQUIREMENTS - CITY OF CORAL GABLES

R.O.W. LANDSCAPING REQUIREMENTS : Per Section 5-1105 A of Coral Gables Zoning Code.

STREET TREES : 1 Tree per 35'-0" of ROW Frontage
SHRUBS : 1 Shrubs per LF of ROW.

REQUIRED TREES : (Minimum planting size 16' hg., 3-1/2" caliper)

Navarre Avenue	: 299.55' - 25' Driveway	= 275'
Salzedo Avenue	: 220.83' - 25' Ped. Access	= 196'
Minorca Avenue	: 332.0' - 82' Accessways	= 250'
TOTAL	: 721'	

REQUIRED : 721' / 35' = 20.6 Trees (30% native species min.)
PROVIDED : 18 Trees, 5 Palms (counted 3:1), 57% Native

% PALMS PERMITTED TO COUNT AS STREET TREES:
3:1 basis x 25%

20.6 x 0.25 = 5.15

Permitted : 5 (15 at 3:1 basis)
Provided : 5

REQUIRED SHRUBS :

Navarre Avenue	: 275'
Salzedo Avenue	: 196'
Minorca Avenue	: 250'
TOTAL	: 721'

REQUIRED : 721' / 1' O.C. = 721 Shrubs (30% native species min.)

PROVIDED : 794 Shrubs (263 Dwarf Yaupon Holly, 33% Native)

VUA LANDSCAPE BUFFER REQUIREMENTS :

1 TREE PER 25' OF PROPERTY LINE REQUIRED

169' L.F. / 25 = 6.76
REQUIRED: 7 TREES

PROVIDED: 7 TREES (18 SOLITAIRE PALMS & 1 CRAPE MYRTLE)

(1) SHRUB PER 2' OF LINEAL PROPERTY LINE REQUIRED

269 L.F. / 2 = 134.5
REQUIRED: 135 SHRUBS
PROVIDED: 135 SHRUBS (85 'RED-TIP' COCOPLUM & 50 JAPANESE YEW

INTERIOR LANDSCAPE REQUIREMENTS:
MIN. 10 SQUARE FEET OF INTERIOR LANDSCAPE AREA FOR EACH PARKING SPACE REQUIRED

12 PARKING SPACES x 10 S.F. = 120
REQUIRED: 120 SQ. FT. INTERIOR LANDSCAPE AREA

PROVIDED: 243 S.F.

1 LARGE SHADE TREE PER 100 SQ. FT. OF REQUIRED INTERIOR LANDSCAPE AREA REQUIRED

120 SQ. FT. / 100 = 1.2
REQUIRED: 1 TREE

PROVIDED: 2 TREES (2 CRAPE MYRTLES)

(10) SHRUBS FOR EACH ONE-HUNDRED SQUARE FEET OF INTERIOR LANDSCAPING

120 SQ. FT. / 10 = 12
REQUIRED: 12 SHRUBS

PROVIDED: 37 SHRUBS (FICUS 'GREEN ISLAND')

PART 2 - PRODUCTS

2.1 STRUCTURAL SOIL

A. Provide a Structural Soil mix using the two components listed below that will meet the ASTM standards as follows:

¾" Stalite Expanded Slate 80%
Sandy Clay Loam * 20%
*Percentages of sand and clay may vary to meet testing requirements

1. Air Filled Porosity 10% - 15% by volume

2. Water Retention (ASTM D2325) at 0.1 bar minimum of 10% - 12% by volume, up to 30%

3. Permeability (Hydraulic Conductivity) (ASTMD2434 or D5084) Minimum 1/4" - 1/2" per hour

2.2 Structural Soil Components

A. 3/4" Stalite Rotary Kiln Expanded Slate

1. ASTM C29 Unit Dry Weight loose (48 lbs/cf to 50 lbs/cf) Saturated Surface Loose (55 lbs/cf to 60 lbs/cf)

2. ASTM C127 Specific Gravity to meet 1.45 to 1.60 Dry Bulk

3. ASTM C33 to meet the ASTM Gradation 3/4" - #4 size

3/4" to #4

Sieve Size	% Passing
1"	100
3/4"	90 - 100
3/8"	10-50
#4	0 - 10

4. Test for degradation loss using Los Angeles Abrasion testing in accordance with **ASTM C-131 modified method FM 1-T096**. No more than 25% of the weight of the aggregate must be lost to degradation

1. Texture

40%-65% sand

15%-25% silt

20%-35% clay

2%-5% Organic matter

2.3 MIXING OFFSITE

A. Structural Soil

1. Mechanically mix the sand and loam thoroughly if mixing is necessary to meet the specifications

2. Saturate the 3/4" Expanded Slate with water and mechanically mix the sandy clay loam until the slate particles are completely coated

4. When stockpiling the finished mix, cover the pile with a plastic tarp to prevent drying out or soil separation from rain

5. Install the mix within 48 hours of mixing

PRIVATE AREA LANDSCAPING SCHEDULE : Per Section 5-1105 C of Coral Gables Zoning Code (Landscape legend information required to be permanently affixed to plan.

Zoning District: C with CBD overlay
Net Lot Area: 1.63 acres / 71,108 s.f.

OPEN SPACE: Plazas, courtyards, arcades, and loggias paved with a pervious material may be considered open space and count as such towards the open space up to 75% maximum

Net lot area = 71,108 s.f. x 10% = 7,111 s.f.

REQUIRED: 7,111 S.F. (Maximum pervious paver area = 5,333 s.f.)
PROVIDED: 3,436 s.f. at ground level
2,649 s.f. planters at rec. level
1,179 s.f. pervious pavers at ground level (16.2%)
7,264 s.f. total

LARGE SHADE TREES: Minimum planting size 12' OA, 2" caliper.
No. of trees required: 28 per acre, 28 x 1.63 acres = 45.64

REQUIRED: 46 trees (30% minimum native species required)
PROVIDED: 40 trees + 12 allowed palms = 52 total trees (33% native, 12 Florida Thatch Palms & 5 White Geiger Trees)

MAXIMUM % OF SHADE TREES ALLOWED TO BE SUBSTITU TED WITH PALMS:
No. of trees required x 25% = 45.64 x 0.25 = 11.41

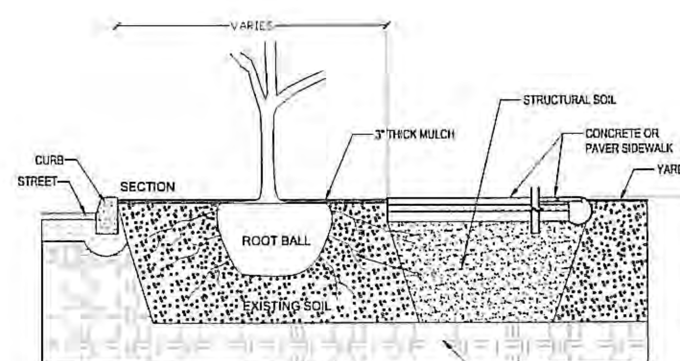
ALLOWED: 12 palms
PROVIDED: 12 (12 Thrinax radiata, Florida Thatch Palms)

SHRUBS:
No. of shrubs required: 224 per acre = 224 x 1.63 acres = 365.12

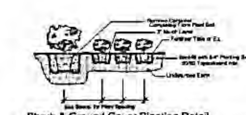
REQUIRED: 365 Shrubs (30% minimum native species of required = 110 Natives Required)
PROVIDED: 1,338 Shrubs (252 Native)

PLANT LIST

Code		Drought	QTY.	Botanical Name / Common Name	Specifications
TREES / PALMS					
CG		V	6	Caesalpinia granadillo / Bridalveil Tree	B&B Field Grown, 16' X 5-6', 3.5" Cal., single straight leader
CW	(N)	V	5	Cordia boissieri / White Geiger	B&B Field Grown, 12' X 5-6', 2" Cal., single straight leader
CS		M	5	Cupressus sempervirens / Italian Cypress	30 Gal., 12' OA, 2" Cal., full to ground, matched.
LI		V	5	Lagerstroemia indica 'Muskogee' / Lavender Crape Myrtle	B&B Field Grown, 12' X 5-6', 2" Cal., single straight leader
LJ		M	18	Ligustrum japonicum / Tree Ligustrum	B&B Field Grown, 12' X 10', multi-trunked, 2" cal. DBH min.
LL	(N)	V	12	Lysiloma latisiliquum / Wild Tamarind	B&B Field Grown, 16' X 5-6', 3.5" Cal., single straight leader
PD		V	2	Phoenix dactylifera 'Medjool' / Medjool Date Palm	B&B Field Grown, 10' CT (Nut Included), Fl. Fancy, Specimen, Heavy Cal.
PE		V	43	Ptychosperma elegans / Solitaire Palm	B&B field Grown, 14' OA, 3" Cal., single trunks
PM		M	10	Podocarpus macrophyllus / Podocarpus	45 Gal., 12' OA, 2" Cal., full to ground, matched.
PP		V	6	Ptychosperma macarthurii / Macarthur Palm	B&B field Grown, 14' OA, 3" Cal., multi - trunk
PS		V	8	Phoenix sylvestris / Silver Date palm	B&B Field Grown, 8' CT, 10" Cal., Matched - Florida Fancy
RE	(N)	M	2	Roystonea elata / Florida Royal Palm	B&B Field Grown, 10' GW, Florida Fancy Matched
TR	(N)	V	13	Thrinax radiata / Florida Thatch Palm	B&B Field Grown, 12' OA., Single-Heavy
ACCENTS / SHRUBS / GROUND COVERS					
ADS		V	81	Asparagus densiflorus 'Springeri' / Asparagus Fern	3 Gal., 2' OC
AHO		M	24	Aechmea 'Hacienda' / Giant Orange Vase	3 Gal., Specimen, as shown
CGS	(N)	V	104	Clusia guttifera / Small Leaf Clusia	7 Gal., 36" OA., as shown
CI R	(N)	M	149	Chrysobalanus icaco / 'Red Tip' Cocoplum	3 Gal., 24" OA, 2' OC
DTB		M	525	Dianella tasmanica / Bluberry Flax Lilly	3 Gal., 18" OA., 2' OC., Full
FFG		V	11	Furcraea foetida / Giant False Agave	7 Gal., specimen
FMG		V	511	Ficus microcarpa / Green Island Ficus	3 Gal., 18-24" OA, 2' OC
HRW		M	144	Hemigraphis repanda / Waffle Plant - Red Ivy	1 Gal., 18" OC.
IVD	(N)	V	340	Ilex vomitoria 'Schillings Dwarf / Dwarf Ilex Holly	3 Gal., 18" OA., 18" OC
IXM		M	52	Ixora coccinea 'Maui' / Maui Ixora	3 Gal., 18" OA., 20" OC.
NGE		V	154	Neoregelia sp. 'Green Apples' / Green Apples Bromeliad	1 Gal., 12" OA., 20" OC.
NRB		V	20	Neoregelia sp. 'Royal Burgandy' / Burgandy Bromeliad	1 Gal., 12" OA., 20" OC.
NRJ		V	26	Neoregelia sp. 'Johannis' / Johannis Bromeliad	1 Gal., 12" OA., 20" OC
NRM		V	48	Neoregelia sp. 'Malbec' / Malbec Bromeliad	1 Gal., 12" OA., 15" OC
PM7		M	58	Podocarpus macrophyllus / Podocarpus	7 Gal., 4' OA, 2' OC., Full to base
PMC		M	4	Podocarpus macrophyllus / Podocarpus	30 Gal., 6-8' OA, Full to base, planted as shown
PMP		M	94	Podocarpus macrophyllus 'Pringles Dwarf / Dwarf Podocarpus	3 Gal., 20" OA, 2' OC., Full to base
REL		M	4	Rhapis excelsa / Lady Palm	7 Gal., 5' Ht., planted as shown
SAT		M	183	Schefflera arboricola 'Trinette' / Tricolor Schefflera	3 Gal., 24" OA, 2' OC.
SRO		M	1	Strelitzia reginae / Orange Bird of Paradise	15 Gal., 36"+ OA, Specimen planted as shown
MISCELLANEOUS					
SOD		M		Stenotaphrum secundatum / St. Augustine 'Floratam'	Solid application - no gaps between seams
SOIL				50/50 Soil Mix	Sand / Topsoil
		(N)		Florida Native Plant Species	
		L		Low Drought Tolerance	
		M		Moderate Drought Tolerance	
		V		Very Drought Tolerant	

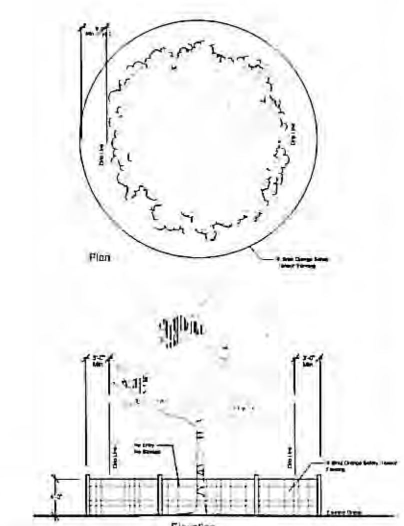


STRUCTURAL SOIL DETAIL AND NOTES



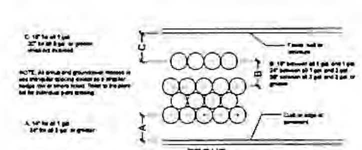
Shrub & Ground Cover Planting Detail

NTS



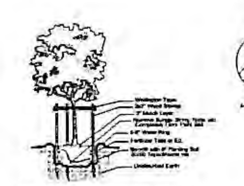
Existing Tree(s) Protection Detail

NTS



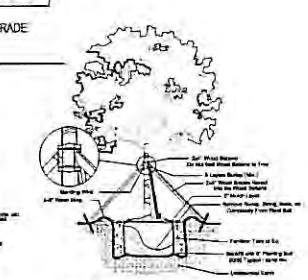
Typical Plant Spacing

NTS



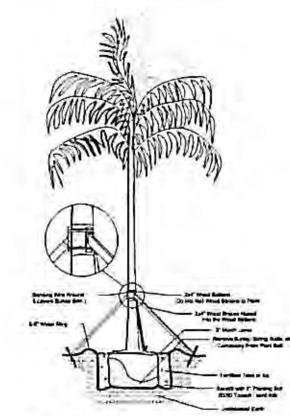
Small Tree Planting Detail

NTS



Large Tree Planting Detail

NTS



Palm Planting Detail

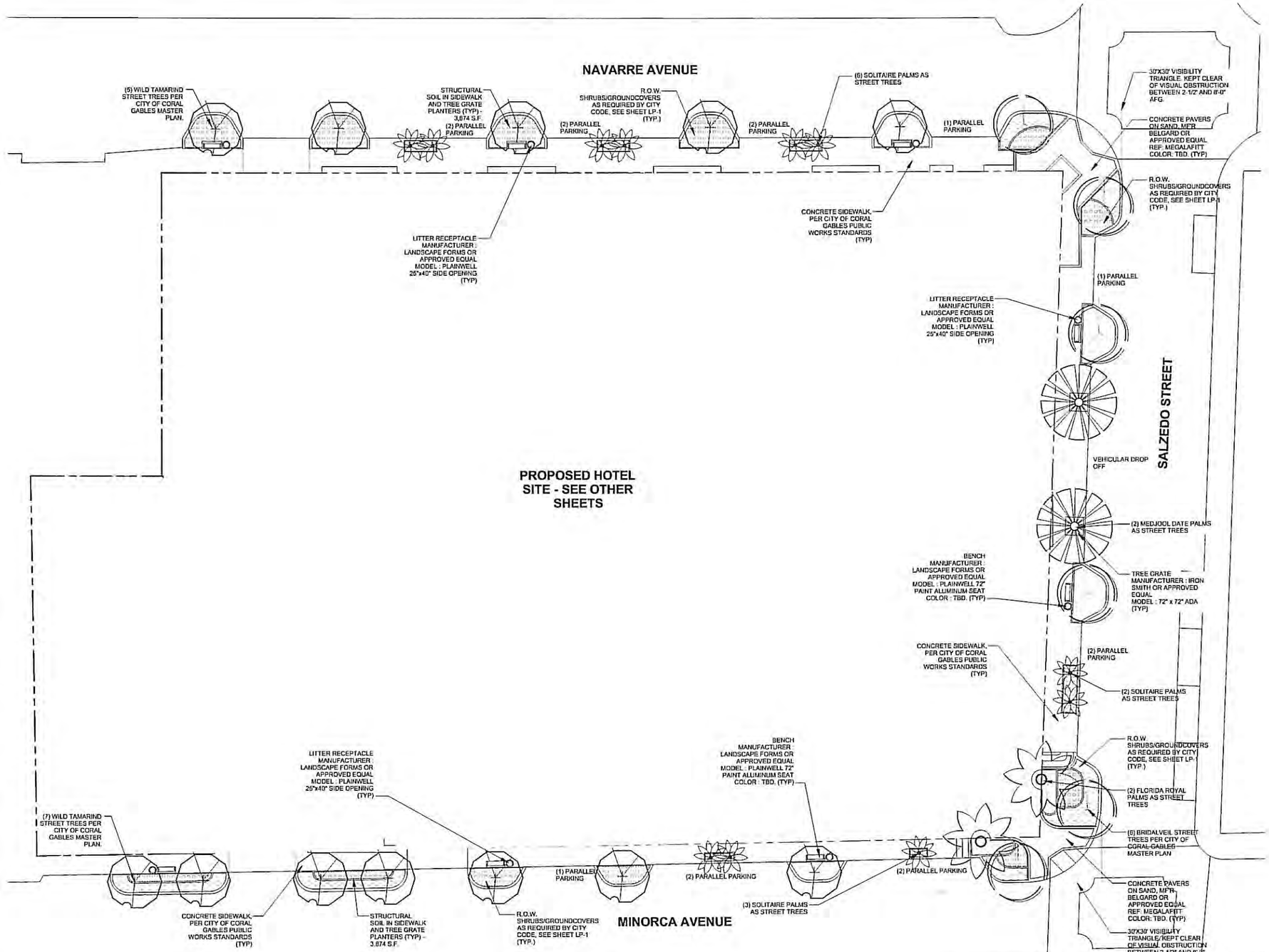
NTS

PLANNING AND ZONING SUBMITTAL 02-12-2014

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING

ARCHITECTURAL ALLIANCE
812 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315 AA26001446 LC000237
TEL: (954) 764-8858 FAX (954) 764-0731 E-MAIL: landscape@archall.net

ARCHITECT OF RECORD bc architects LIC. NO. AA0003360 4942 LEJEUNE RD, SUITE 200 CORAL GABLES, FL 33146 Tel. 305.663.6182 Fax 305.663.6882	2020 SALZEDO STREET 2020 SALZEDO STREET CODINA GROUP	OWNER: CC RESIDENTIAL 135 SAN LORENZO AVE. SUITE 730 CORAL GABLES, FL 33146	NO. DATE REVISIONS	ISSUE RECORD: 02/21/14
SHEET TITLE Landscape Plant List, Details, and Notes Comm. Num.: Scale: AS NOTED Drawn: EWS Checked: HJ	SHEET No. LP-3	TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS		



PLANNING AND ZONING SUBMITTAL 02-12-2014

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING

ARCHITECTURAL ALLIANCE
612 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315 AA26001445 LC0000237
TEL: (954) 764-6858 FAX: (954) 764-0731 E-MAIL: landscape@archal.net

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003380
4942 LEJEUNE RD, SUITE 200
CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

OWNER:
CC RESIDENTIAL
135 SAN LORENZO AVE. SUITE 730
CORAL GABLES, FL 33146

NO.	DATE	REVISIONS

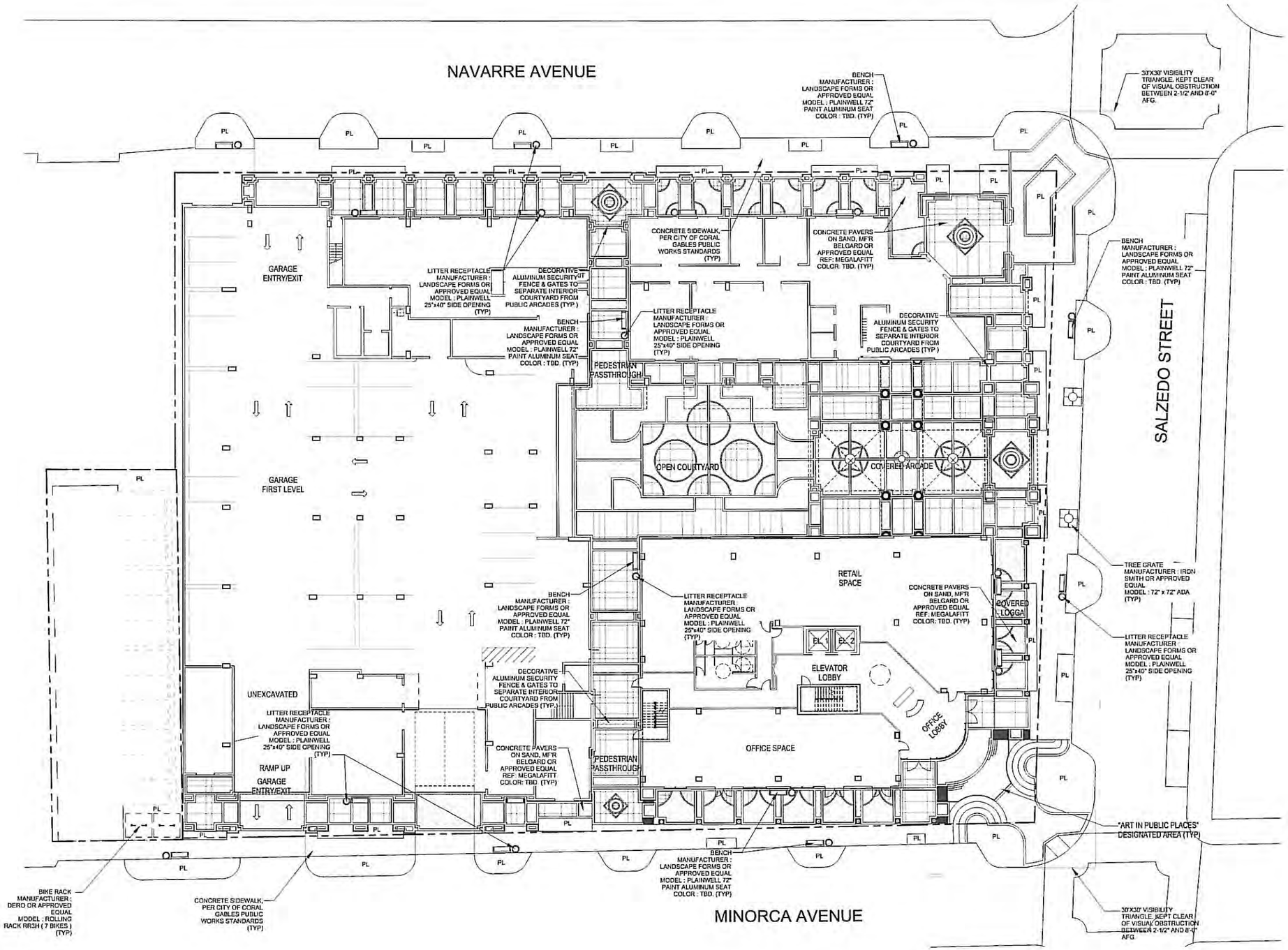
ISSUE RECORD: 02/21/14

SHEET TITLE
Streetscape Master Plan

Comm. Num.:
Scale: 1/16" = 1'-0"
Drawn: EWS
Checked: HJ

SHEET No.
MP-1

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



PLANNING AND ZONING SUBMITTAL 02-12-2014

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING

ARCHITECTURAL ALLIANCE
612 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315 AA26001448 LCC000237
TEL: (954) 764-8858 FAX: (954) 764-0731 E-MAIL: landscape@archall.net

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003368
4942 LEJEUNE RD, SUITE 200
CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

OWNER:
CC RESIDENTIAL
135 SAN LORENZO AVE. SUITE 730
CORAL GABLES, FL 33146

NO.	DATE	REVISIONS

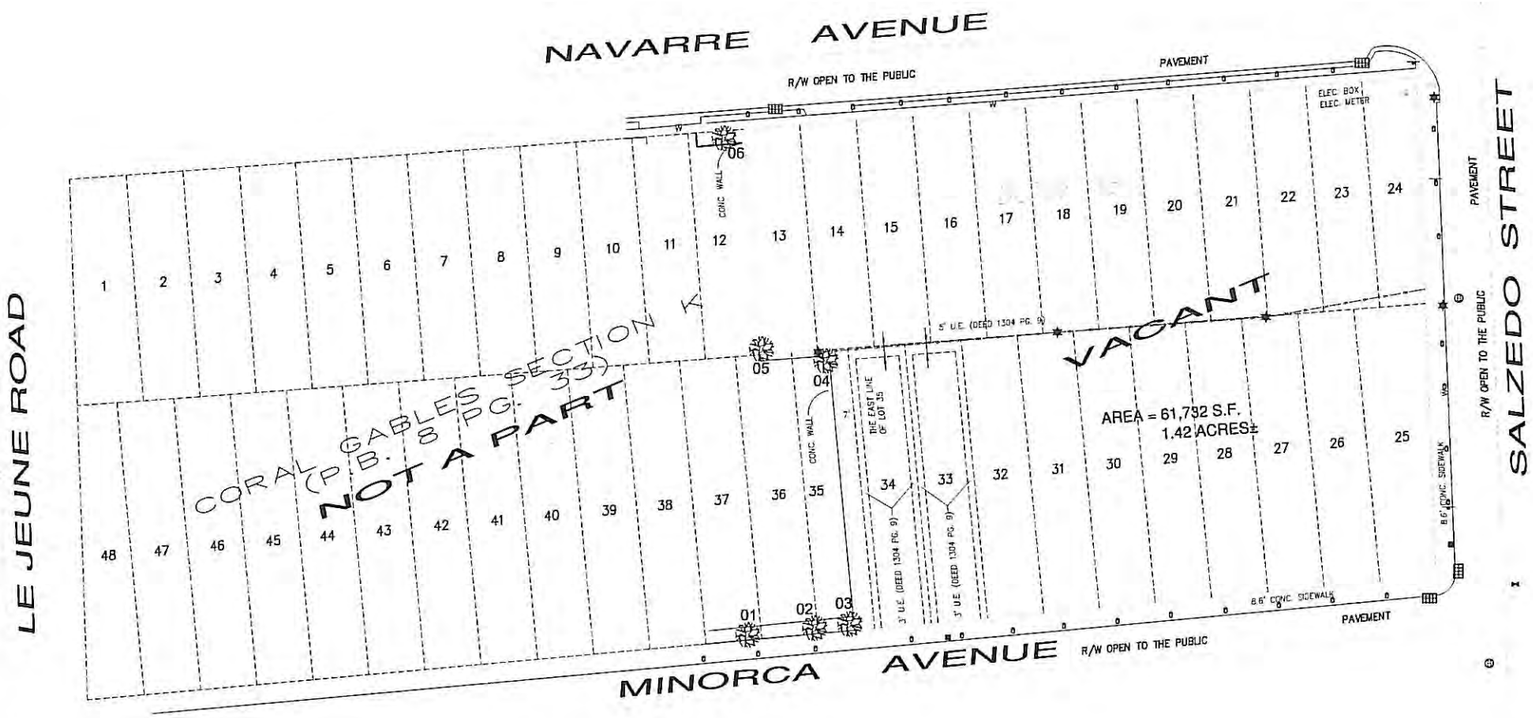
SIGNED BY
HUGH JOHNSON
PLANNER
LANDSCAPE ARCHITECT

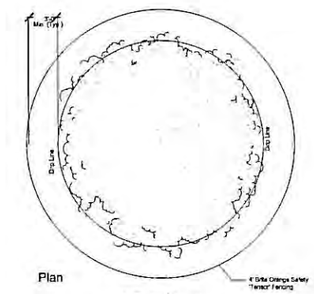
ISSUE RECORD: 02/21/14

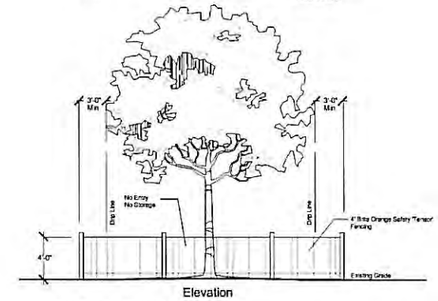
SHEET TITLE
Public Realm Improvements Plan
Comm Num:
Scale: 1/16" = 1'-0"
Drawn: EWS
Checked: HJ

SHEET No.
PR-1

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS







Existing Tree(s) Protection Detail

NTS

TREE DISPOSITION LIST

#	Species	Native	DBH	Remain	Remove	Relocate	Cond.
01	Sweitenia mahagoni / West Indies Mahogany	X	24"		X		75%
02	Sweitenia mahagoni / West Indies Mahogany	X	24"		X		75%
03	Sweitenia mahagoni / West Indies Mahogany	X	32"		X		75%
04	Sweitenia mahagoni / West Indies Mahogany	X	24"		X		60%
05	Sweitenia mahagoni / West Indies Mahogany	X	30"		X		55%
06	Sweitenia mahagoni / West Indies Mahogany	X	24"	X			65%

PLANNING AND ZONING SUBMITTAL 02-12-2014

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING
ARCHITECTURAL ALLIANCE
812 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315 AA26001448 LC0000237
TEL: (954) 764-0858 FAX: (954) 764-0731 E-MAIL: landscape@archall.net

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
4942 LEJEUNE RD, SUITE 200
CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

OWNER:
CC RESIDENTIAL
135 SAN LORENZO AVE. SUITE 730
CORAL GABLES, FL 33146

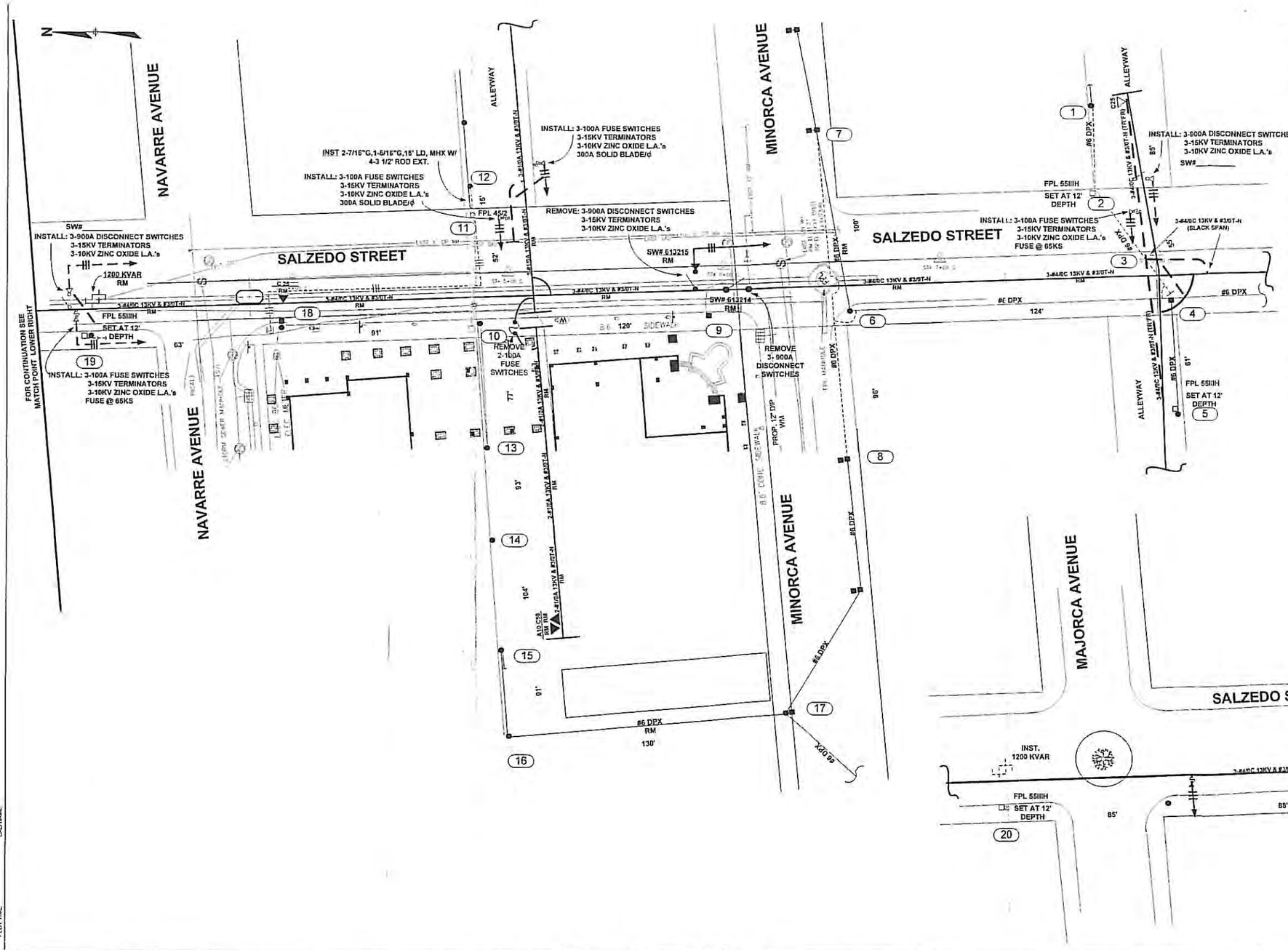
NO.	DATE	REVISIONS

ISSUE RECORD: 02/21/14

SHEET TITLE
Tree Disposition Plan
Comm. Num.:
Scale: 1" = 30'-0"
Drawn: EWS
Checked: HJ

SHEET No.
TS-1

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



GENERAL NOTES

1. Provide warning signals for pedestrians and traffic control for motorists.
2. Restore area to its original conditions prior to construction.
3. Contact 1-800-432-4770 to determine locations of buried utilities prior to digging.
4. Coordinate with U/G WR#'S 4132281 & 4906058.

CONSTRUCTION NOTES

1. At Loc'n 1, reframe pole similar to DCS I-42.0.1, Fig. 1A.
2. At Loc'n 2, Install 55IIIH pole. Frame primary similar to DCS UH-15.3.1, with 3-900A disconnect switches installed on East face of pole. Install 3-100A fuse switches and L.A.'s on a cutout mounting bracket on the West face of the pole.
3. At Loc'n 3, Install a T-Tap similar to DCS E-5.7.2 and E-5.7.3.
4. Reframe Loc'n 4 similar to DCS E-5.7.1, Fig. 1, Pole C. Install a slack span to Loc'n 3.
5. At Loc'n 5, install a 55IIIH pole and frame similar to DCS I-52.0.2.
6. At Loc'n 11, install a 45/2 pole and frame primary similar to DCS E-5.9.0, Fig. 2, but with vertical deadend slack-span insulators. Install 3-100A fuse switches with cutout mounting bracket on the South quadrant of pole similar to DCS UH-15.1.0, Fig. 4.
7. At Loc'n 12, reframe pole similar to DCS E-5.7.1, Fig. 1, Pole C, with full tension conductor running East. Install 3-100A fuse switches with cutout mounting bracket on the South quadrant of pole similar to DCS UH-15.1.0, Fig. 4. Install anchor and down guys.
8. At Loc'n 10, Install a 55IIIH pole. Frame primary similar to DCS UH-15.0.0, Fig. 2, with 3-900A disconnect switches installed on East face of pole. Install 3-100A fuse switches and L.A.'s on a cutout mounting bracket on the West face of the pole. Relocate existing capacitor bank and controllers to Loc'n 20.
9. At Loc'n 20, Install a 55IIIH pole and frame pole similar to DCS J-2.0.1, Fig. 2, crossarm construction.
10. At Loc'n 5, remove primary framing and cut pole to 33 feet above grade. Transfer AMI transmitter from Loc'n 6 to this pole. Upon installation of secondary riser, tap transmitter along with service to restaurant.
11. Install #6 DPX from Loc'n 1 to Loc'n 4 and pull conductor to remove sag. Tap to #6 DPX at Loc'n 4.
12. Install #6 DPX from Loc'n 7 to Loc'n 8 and pull conductor to remove sag. Tap to #6 DPX at Loc'n 6. Remove primary framing and hardware at Loc'n 6.
13. Remove #6 DPX from Loc'n 16 to Loc'n 17.
14. Remove all primary framing, poles and equipment at Loc'ns 9, 10, 13, 14, 15, 16 and 18.

TWP. 54 RNG. 41 SEC. 08 QTR.

AS-BUILT COPY — AS-BUILT CREW PRINT

Initials | Cert. Date | Foreman's Signature | Date

Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on ROB.

Supervisor's Signature | Date

All required ground rods Have been driven & verified to be within FPL Standards. Values are shown at all locations.

Easement? YES ☐ NO ☒
Tree Work? YES ☐ NO ☒
Trees Access? YES ☒ NO ☐
Map Posting? YES ☒ NO ☐
DDBS
Posted by

Survey/Stake? YES ☒ NO ☐
Designer/Stake? YES ☐ NO ☒
Tree Staking Req'd? YES ☐ NO ☒
Trench Feet

Work with EMO? YES ☐ NO ☒
CT/Special Mtr? YES ☐ NO ☒
Duct Bank Feet

PERMIT REQ'D | CITY | DR. DIST. | COUNTY AIR | STATE RD | FAA
WMD | RR XING | COUNTY RD. | TRANSM.

Telephone Required? YES ☐ NO ☒ CATV Required? YES ☐ NO ☒

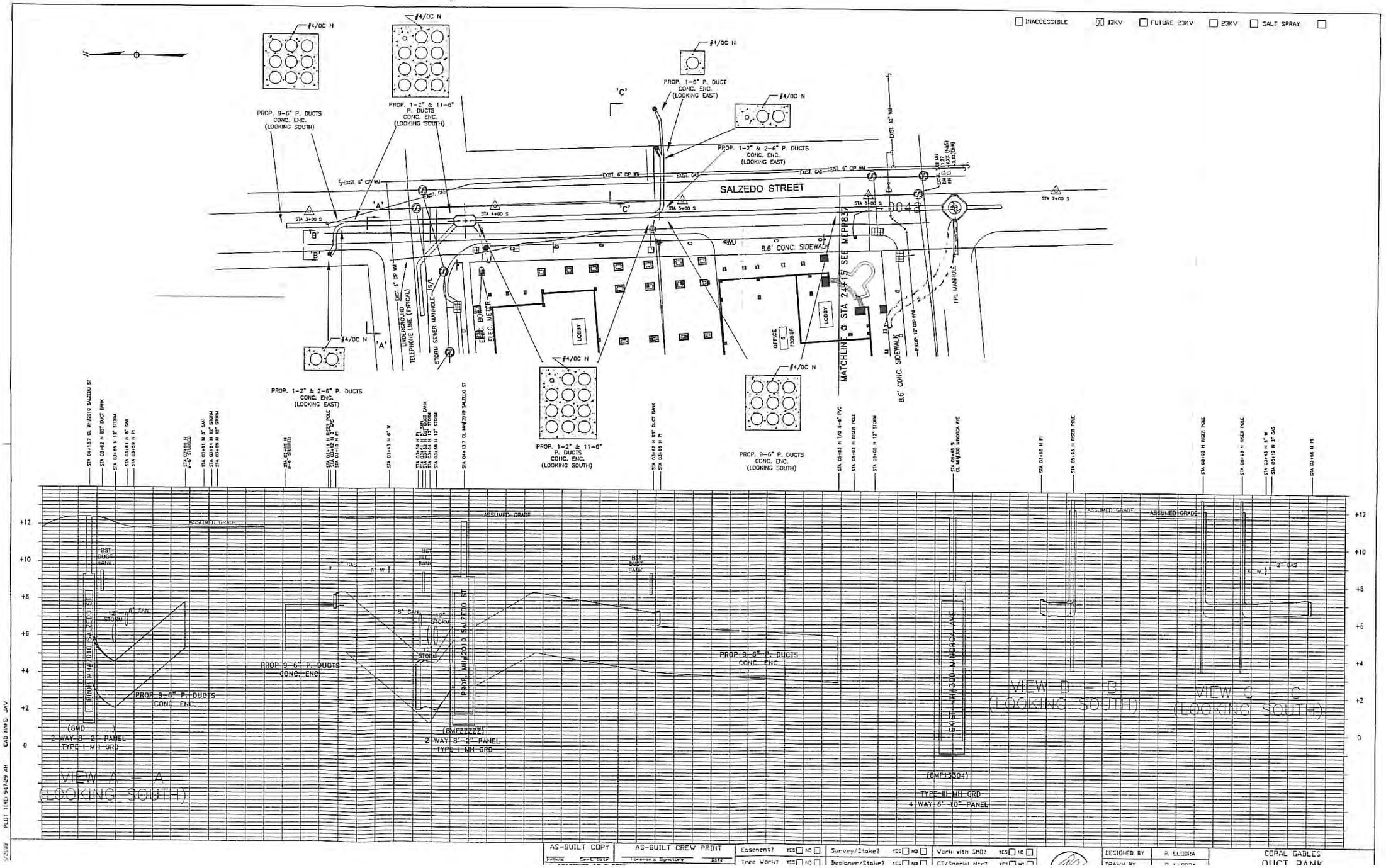
JOB OWNER	R. LLODRA
PHONE	305-377-6012
DESIGNED BY	R. LLODRA
DRAWN BY	RFL
DATE	01/30/13
MAP NO.	AJ-0246
0 N.T.S.	

CONVERT SECTION OF OH FEEDER TO UG
v/o 2020 SALZEDO STREET
CORAL GABLES

DWG NO | SHEET 1 OF 1

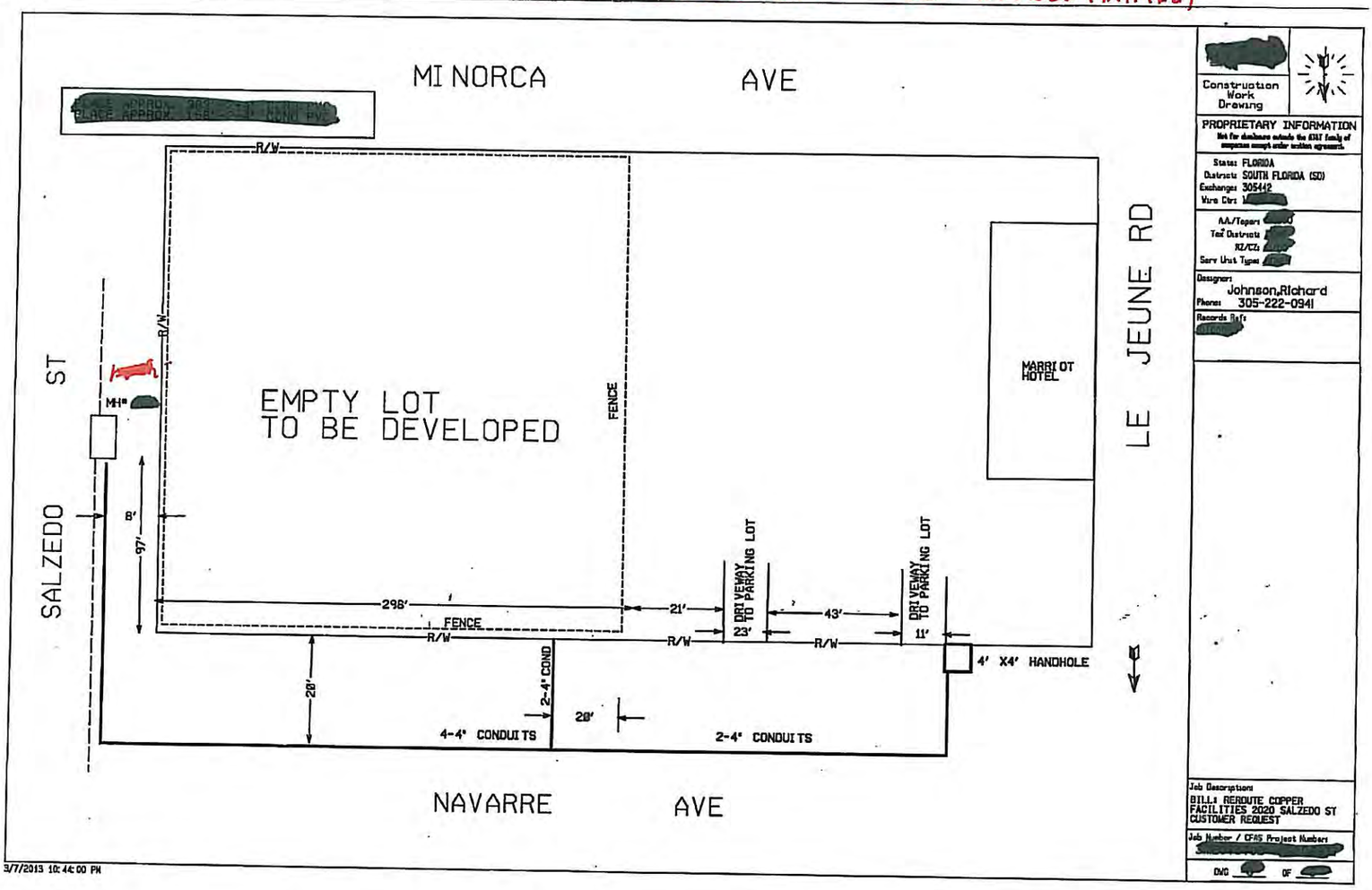
5			
4			
3			
2			
1			

LOT DATE | PLOT TIME | CAD NAME

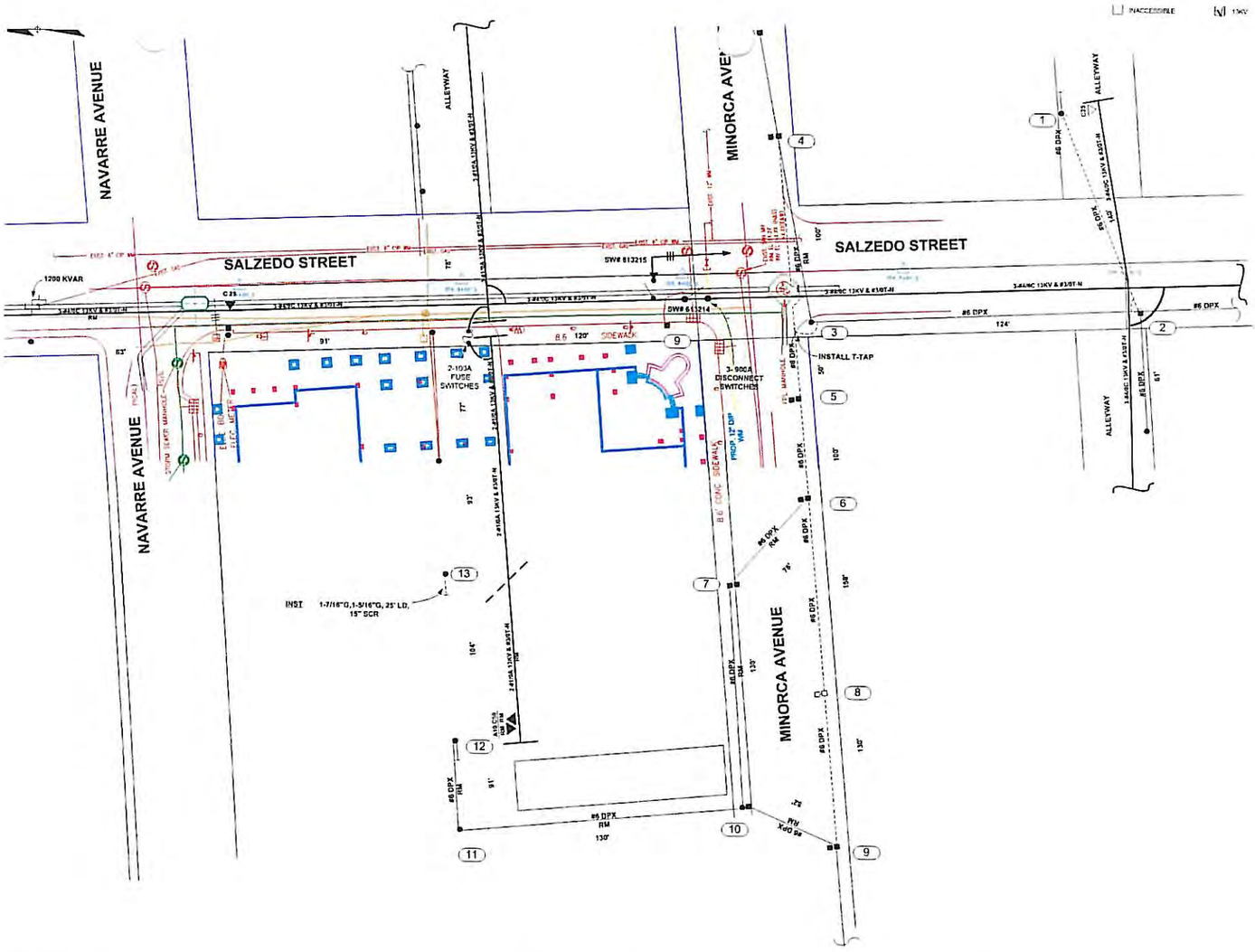


INACCESSIBLE
13KV
FUTURE 23KV
23KV
SALT SPRAY
SALZEDO STREET
PROP. 9-6" P. DUCTS CONC. ENC. (LOOKING SOUTH)
PROP. 1-2" & 11-6" P. DUCTS CONC. ENC. (LOOKING SOUTH)
PROP. 1-6" P. DUCT CONC. ENC. (LOOKING EAST)
PROP. 1-2" & 2-6" P. DUCTS CONC. ENC. (LOOKING EAST)
PROP. 1-2" & 2-6" P. DUCTS CONC. ENC. (LOOKING EAST)
PROP. 1-2" & 11-6" P. DUCTS CONC. ENC. (LOOKING SOUTH)
PROP. 9-6" P. DUCTS CONC. ENC. (LOOKING SOUTH)
8.6' CONC. SIDEWALK
MATCHLINE @ STA 24+15 SEE MEPP837
LOBBY
OFFICE
UNDERGROUND TELEPHONE LINE (TYPICAL)
STORM SEWER MANHOLE
ELEC. BOX
ELEC. METER
FPL MANHOLE
ASSUMED GRADE
PROP. MH#2010 SALZEDO ST
PROP. MH#2010 SALZEDO ST
EXIST. MH#3300 MINORCA AVE
PROP 9-6" P. DUCTS CONC. ENC.
(8MD)
2 WAY 8'-2" PANEL
TYPE I MH GRD
(8MFZZZZZ)
2 WAY 8'-2" PANEL
TYPE I MH GRD
(8MF13304)
TYPE III MH GRD
4 WAY 6'-10" PANEL
VIEW A - A
(LOOKING SOUTH)
VIEW B - B
(LOOKING SOUTH)
VIEW C - C
(LOOKING SOUTH)
AS-BUILT COPY
AS-BUILT CREW PRINT
Easement?
Survey/Stake?
Work with SMO?
Tree Work?
Designer/Stake?
DESIGNED BY
R. LLOBRA
CORAL GABLES
DUCT BANK

ALL MEASUREMENTS ARE APPROXIMATELY



INACCESSIBLE | 13KV | FUTURE 23KV | 23KV | SALT SPR



GEN ES

1. warning signals for pedestrians and
2. Restore area to its original conditions prior t
3. Contact 1-800-432-4770 to determine localio digging.

CONSTRUCTION NOTES

1. At Loc'n 1, install 25 KVA transformer and re DCS I-42.0.1, Fig. 1A.
2. AT Loc'n 8, install 35S concrete street light p luminaire on a six foot bracket.
3. Install #6 DPX street light conductor from Lo Energize new circuit by installing a T-Tap to conductor at Loc'n 3.
4. At Loc'n 3, install a T-Tap similar to DCS E-5
5. Reframe Loc'n 13 similar to DCS E-9.0.0, Fig
6. Remove conductors from Loc'ns 6 to 7, 7 to 12 to 13.
7. Remove all poles and equipment from Loc'ns

TH NO	NO	DATE	REVISION
	5		
	4		
	3		
	2		
	1		

AS-BUILT COPY — AS-BUILT CREW PRINT

Job CERTIFIED COMPLETED as shown on this AS BUILT print. Material changes shown on RDS.

Supervisor's Signature — Date

All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.

Foreman's Signature — Date

Easement? YES NO
Tree Work? YES NO
Trees Access? YES NO
Map Posting? YES NO
DERS
Posted by

Survey/Stake? YES NO
Designer/Stake? YES NO
Tree Staking Req'd? YES NO
Trench Feet

Work with SMO? YES NO
CT/Special Mtr? YES NO
Dust Bank Feet

FERMIT	CITY	DR. EXIT.	COUNTY AIR	STATE RD.	FAA
	WMD	RR XING	COUNTY RD	TRANSM	

Telephone Request? YES NO — CATV Request? YES NO

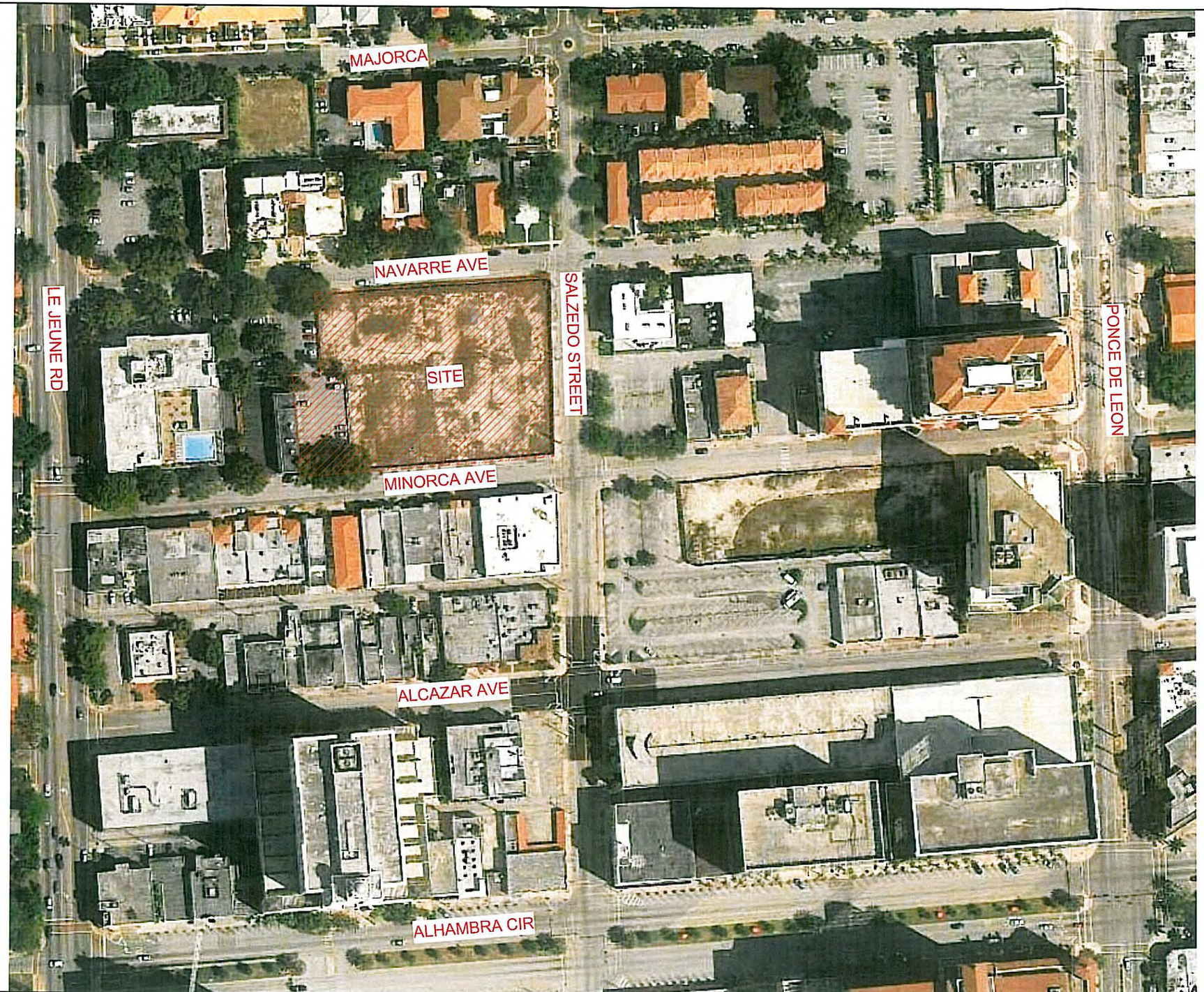
FPL

JOB OWNER	R. LLODRA
PHONE	305-377-6012
DESIGNED BY	R. LLODRA
DRAWN BY	RFL
DATE	04/26/13
MAP NO	AJ-0246

N.T.S.
SCALE

RELOCATE STRE
v/o 2020 SALZ
CORAL

DWG NO SHE
WR 5022901 SWR D0



PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 9:12:49 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
4942 LEJEUNE RD, SUITE 200
CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

OWNER:
CODINA GROUP
135 SANLORENZO AVE, SUITE
730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE
SITE AERIAL

Comm. Num:	12054
Scale:	1" = 60'-0"
Drawn:	Author
Checked:	Checker

SHEET No.
ST-3

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

SITE PHOTOGRAPHS (CONTEXT TO NORTH - SOUTH ELEVATIONS)

SITE PHOTOGRAPHS (CONTEXT TO SOUTH - NORTH ELEVATIONS)

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:29:55 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
4942 LEJEUNE RD, SUITE 200
CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

OWNER:
CODINA GROUP
135 SANLORENZO AVE, SUITE 730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE: SITE PHOTOGRAPHS

Comm. Num:	12054
Scale:	N.T.S.
Drawn:	Author
Checked:	Checker

SHEET No. ST-3

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

SITE PHOTOGRAPHS (CONTEXT PERSPECTIVE FROM LE JEUNE & NAVARRE - LOOKING SOUTH - EAST)

SITE PHOTOGRAPHS (CONTEXT PERSPECTIVE FROM SALZEDO & NAVARRE - LOOKING SOUTH - WEST)

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:30:03 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
4942 LEJEUNE RD, SUITE 200
CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

OWNER:
CODINA GROUP
135 SANLORENZO AVE, SUITE 730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE: SITE PHOTOGRAPHS

Comm. Num:	12054
Scale:	N.T.S.
Drawn:	Author
Checked:	Checker

SHEET No.
ST-4

TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3607

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF "THE CITY OF CORAL GABLES COMPREHENSIVE PLAN", BY REQUESTING A CHANGE OF LAND USE ON LOTS 13-34 AND EAST 7 FEET OF LOT 34, BLOCK 18, SECTION "K", (NO ADDRESS) BOUNDED BY SALZEDO STREET AND NAVARRE AVENUE AND MINORCA AVENUE), FROM "RESIDENTIAL USE (MULTI-FAMILY) MEDIUM DENSITY" AND COMMERCIAL USE, MID-RISE INTENSITY", TO "COMMERCIAL USE, HIGH-RISE INTENSITY; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Application No. 08-01-020-P was submitted for approval in order to amend the Future Land Use Map of the "City of Coral Gables Comprehensive Plan" in order to provide that Lots 13-34 and East 7 feet of Lot 35, Block 18, Section "K", (no address-bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), shall be changed from "Residential Use (Multi-Family) Medium Density" and "Commercial Use, Mid-Rise Intensity", to "Commercial Use, High-Rise Intensity" to permit construction of a proposed mixed-use project to be known as the "Gables Rental Apartment-Hotel" consisting of a 3,481 square foot restaurant, 123 unit extended stay hotel and 99 residential units; and

WHEREAS, after notice duly published and notification of all property owners of record within one thousand (1,000) feet, public hearings were held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on March 13, 2002, July 24, 2002 and October 9, 2002, at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, the Local Planning Agency (Planning and Zoning Board) at their meeting of October 9, 2002, considered and recommended approval to the City Commission on the applicant's request; and

WHEREAS, pursuant to the provisions of Chapter 163.3187 Florida Statutes, the City Commission held a public hearing on November 12, 2002 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading; and

WHEREAS, this request is considered a small scale amendment, and would not require review by the Department of Community Affairs for review and comment.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the request for a land use amendment to the "City of Coral Gables Comprehensive Plan", and in particular that portion of the Future Land Use Element, known as the Future

Land Use Map of Coral Gables, attached thereto and by reference made a part thereof, shall be and it is hereby amended to show henceforth a change in the Future Land Use by changing the "Land Use Category" on Lots 13-34 and east 7 feet of Lot 35, Block 18, Section "K", (no address-bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Florida from "Residential Use (Multi-Family) Medium Density" and Commercial Use, Mid-Rise Intensity", to "Commercial Use, High-Rise Intensity".

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency.

SECTION 3. That this ordinance shall become effective as provided by Florida

PASSED AND ADOPTED THIS 17TH DAY OF DECEMBER,A.D., 2002.
(Moved by Vice Mayor Withers/Seconded by Commissioner Kerdyk)
(Commissioner Anderson/Commissioner Cabrera, voting no)
(3/2 Vote)

DONALD D. SLESNICK II
MAYOR

ATTEST:

YOLANDA AGUILAR
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2005 MAY 25 AM 9:37

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3608

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS THE "ZONING CODE", BY PROVIDING FOR A CHANGE OF ZONING FROM "XA-15", APARTMENT TO "CB", COMMERCIAL ON LOTS 13-24, AND MIXED-USE SITE PLAN REVIEW ON LOTS 13-34 AND EAST 7 FEET OF LOT 35, BLOCK 18, SECTION "K", (NO ADDRESS – BOUNDED BY SALZEDO STREET AND NAVARRE AVENUE AND MINORCA AVENUE), CORAL GABLES FLORIDA; SUBJECT TO CERTAIN CONDITIONS; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application Nos. 08-01-020-P and 12-01-030-P were submitted for approval for a change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and requesting site plan review on Lots 13-34 and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Florida, to permit the construction of a proposed commercial mixed-use project to known as the "Gables Rental Apartment-Hotel" consisting of a 3,481 square foot ~~restaurant~~, 123 unit extended stay hotel and 99 residential units; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1,000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on March 13, 2002, July 24, 2002 and October 9, 2002 at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, the change of zoning and site plan review are required to permit the construction of the proposed mixed-use project; and

WHEREAS, the Planning and Zoning Board at their regular meeting of October 9, 2002, considered and recommended approval to the City Commission on the applicant's requests; and

WHEREAS, the City Commission at its regular meeting of November 12, 2002 recommended approval of the change in zoning and site plan on first reading.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code", and in particular Section 3-5, which requires that all proposed plans for commercial mixed-use projects receive Commission approval, the change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and the site plan review on Lots 13-34, and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Dade County, Florida, shall be and are hereby

approved subject to the following conditions:

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:

   a) Site plan, building elevations and building program prepared by Cohen, Freedman, Encinosa & Associates, dated October 2, 2002.
   b) Landscape plan prepared by Fuster Design Associates, P.A. dated September 16, 2002.
   c) Traffic Impact study prepared by Transport Analysis Professionals, Inc. dated September 2001, and revised on February 27, 2002.
   d) All representations and exhibits prepared and provided to the Planning Department as a part of the application package (as amended) dated October 2, 2002.

2. All conditions of approval recommended by the City Commission shall be included within a Restrictive Covenant to be reviewed and approved by the City Attorney.

3. Prior to the issuance of any building permits for the project, the applicant, its successors or assigns, shall adhere to the following conditions:

   a) Apply for and secure administrative review and approval for building setback relief (0' setback proposed) as permitted for approved Mediterranean buildings located within the City's Central Business District (CBD) pursuant to Zoning Code Section 28-5 (a) 2.
   b) Review and approval of proposed landscape encroachments by the City's Landscape Encroachment Review Committee.
   c) The deficit for sewage capacity and public parks facilities identified by the City's Concurrency Impact Statement is resolved, as specified and approved by the Public Works and Building and Zoning Directors.
   d) Submission and approval from the Building and Zoning Department of a construction parking and traffic management plan.
   e) Off street parking spaces may not be reserved, assigned, identified and/or designated for a certain use, business or individual for any parking spaces in both parking facilities in any way other than that which is otherwise required for disabled or delivery vehicles, and as permitted in item k) herein.
   f) Payment shall be provided by applicant, it successors or assigns according to established City requirements for the loss of two (2) on-street parking spaces resulting from this proposed project.
   g) The commercial portion of the mixed-use project will be an extended stay hotel, which shall meet all Zoning Code's provisions for extended stay hotels established in Section 3-6 (ff) (Ordinance No. 3458).
   h) Any future valet service shall meet all City requirements, shall utilize the proposed circle/drop-off area on Salzedo Street, and shall store all vehicles in building's garage in area designated for hotel guests.
   i) The applicant shall pay all costs and associated expenses for the relocation of the mid-block pedestrian crosswalk to the intersection of Minorca Avenue and Salzedo Street.

j) Both hotel guests and apartment residents shall have access to the 4th floor recreation deck.

k) Applicant shall only be permitted to provide a total of fifty-nine (59) public parking spaces for attendant parking, with the remainder dedicated to the project's proposed commercial and residential uses.

l) Two parking spaces shall be dedicated for loading and deliveries for the residential component of the project by small delivery vehicles. Movers utilizing large tractors – trailers for deliveries to residential apartment units shall be required to use the loading docks facility on the building's south side and internal corridor to the freight elevator located on the north side of the building. The location and total size shall be subject to review and approval by the Parking Director.

4. The maximum permitted building height shall be ninety-seven (97) feet to top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval.

5. The 59 parking spaces for public shall be attended parking available from 8:00 a.m. to 6:00 p.m. Monday through Friday, at City rates, as amended from time to time, as provided for in a ten year period or when the construction of Lot No. 6 occurs, whichever occurs (from the issuance of the Certificate of Occupancy of the property).

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS 17TH DAY OF DECEMBER, A.D., 2002.

(Motion moved by Vice Mayor Withers/Seconded by Commissioner Kerdyk)
(Commissioner Anderson/Commissioner Cabrera voting no)
(3/2 Vote)

APPROVED:

DONALD D. SLESNICK, II
MAYOR

ATTEST:

YOLANDA AGUILAR
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2008-13

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES AMENDING PREVIOUSLY APPROVED ORDINANCE NO. 3608, WHICH APPROVED A MIXED-USE PROJECT (GABLES RENTAL APARTMENT HOTEL/ST. GEORGE) ON LOTS 13-34 AND EAST 7 FEET OF LOT 35, BLOCK 18, SECTION "K" [BOUNDED BY NAVARRE AVENUE (NORTH), MINORCA AVENUE (SOUTH) AND SALZEDO STREET (EAST)], CORAL GABLES, FLORIDA; WHEREAS THE APPLICANT DESIRES TO AMEND TWO CONDITIONS WHICH INCLUDE THE REMOVAL OF A SELF-IMPOSED PROVISION RESTRICTING THE MAXIMUM LENGTH OF STAY FOR HOTEL OCCUPANTS AND A MODIFICATION TO PROVIDE COMMERCIAL USE IN PLACE OF A RESTAURANT ON THE GROUND FLOOR, THE APPROVAL AND ALL OTHER CONDITIONS OF APPROVAL CONTAINED IN ORDINANCE NO. 3608 AND THE RESTRICTIVE COVENANT SHALL REMAIN IN EFFECT; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application Nos. 08-01-020-P and 12-01-030-P were submitted for approval for a change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and requesting site plan review on Lots 13-34 and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Florida, to permit the construction of a proposed commercial mixed-use project to known as the "Gables Rental Apartment-Hotel" consisting of a 3,481 square feet of commercial space, 123 unit extended stay hotel and 99 residential units; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1,000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on March 13, 2002, July 24, 2002 and October 9, 2002 at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, the change of zoning and site plan review are required to permit the construction of the proposed mixed-use project; and

WHEREAS, the Planning and Zoning Board at their regular meeting of October 9, 2002, considered and recommended approval to the City Commission on the applicant's requests; and

WHEREAS, the City Commission at its regular meeting of November 12, 2002 recommended approval of the change in zoning and site plan on first reading; and

WHEREAS, the applicant requested two (2) amendments to the conditions of approval including an amendment to the site plan to provide general commercial use in place of the previously

specified restaurant use on the ground floor and removal of the self-imposed condition pertaining only to the length of stay for extended-stay hotel occupants provided in the Declaration of Restrictive Covenants; all other extended-stay and suite hotel provisions of the previous (Archived) Zoning Code, specifically Section 3-6(ff), shall remain in effect; and

WHEREAS, the Planning and Zoning Board on April 9, 2008 reviewed and recommended approval of the amendment to previously approved Ordinance No. 3608 with all other previously required conditions of approval to remain in effect (vote: 5-0); and

WHEREAS, the City Commission on May 13, 2008 held a public hearing to amend previously approved Ordinance No. 3608 and approved the amendment to the conditions of approval (vote: 5-0);

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing 'Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code", and in particular Section 3-5, which requires that all proposed plans for commercial mixed-use projects receive Commission approval, the change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and the site plan review on Lots 13-34, and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Dade County, Florida, shall be and are hereby approved subject to the following conditions:

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
   a) Site plan, building elevations and building program prepared by Cohen, Freedman, Encinosa & Associates, dated October 2, 2002.
   b) Landscape plan prepared by Fuster Design Associates, P.A. dated September 16, 2002.
   c) Traffic Impact study prepared by Transport Analysis Professionals, Inc. dated September 2001, and revised on February 27, 2002.
   d) All representations and exhibits prepared and provided to the Planning Department as a part of the application package (as amended) dated October 2, 2002.

2. All conditions of approval recommended by the City Commission shall be included within a Restrictive Covenant to be reviewed and approved by the City Attorney.

3. Prior to the issuance of any building permits for the project, the applicant, its successors or assigns, shall adhere to the following conditions:
   a) Apply for and secure administrative review and approval for building setback relief (0' setback proposed) as permitted for approved Mediterranean buildings located within the City's Central Business District (CBD) pursuant to Zoning Code Section 28-5 (a) 2.

b) Review and approval of proposed landscape encroachments by the City's Landscape Encroachment Review Committee.
c) The deficit for sewage capacity and public parks facilities identified by the City's Concurrency Impact Statement is resolved, as specified and approved by the Public Works and Building and Zoning Directors.
d) Submission and approval from the Building and Zoning Department of a construction parking and traffic management plan.
e) Off street parking spaces may not be reserved, assigned, identified and/or designated for a certain use, business or individual for any parking spaces in both parking facilities in any way other than that which is otherwise required for disabled or delivery vehicles, and as permitted in item k) herein.
f) Payment shall be provided by applicant, it successors or assigns according to established City requirements for the loss of two (2) on-street parking spaces resulting from this proposed project.
g) The commercial portion of the mixed-use project will be an extended stay hotel, which shall meet all Zoning Code's provisions for extended stay hotels established in Section 3-6 (ff) (Ordinance No. 3458).
h) Any future valet service shall meet all City requirements, shall utilize the proposed circle/drop-off area on Salzedo Street, and shall store all vehicles in building's garage in area designated for hotel guests.
i) The applicant shall pay all costs and associated expenses for the relocation of the mid-block pedestrian crosswalk to the intersection of Minorca Avenue and Salzedo Street.
j) Both hotel guests and apartment residents shall have access to the 4th floor recreation deck.
k) Applicant shall only be permitted to provide a total of fifty-nine (59) public parking spaces for attendant parking, with the remainder dedicated to the project's proposed commercial and residential uses.
l) Two parking spaces shall be dedicated for loading and deliveries for the residential component of the project by small delivery vehicles. Movers utilizing large tractors – trailers for deliveries to residential apartment units shall be required to use the loading docks facility on the building's south side and internal corridor to the freight elevator located on the north side of the building. The location and total size shall be subject to review and approval by the Parking Director.

4. The maximum permitted building height shall be ninety-seven (97) feet to top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval.

4. The 59 parking spaces for public shall be attended parking available from 8:00 a.m. to 6:00 p.m. Monday through Friday, at City rates, as amended from time to time, as provided for in a ten year period or when the construction of Lot No. 6 occurs, whichever occurs (from the issuance of the Certificate of Occupancy of the property).

SECTION 3. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

SECTION 4. That this ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-SEVENTH DAY OF MAY, A.D., 2008.
(Moved: Anderson / Seconded: Kerdyk)
(Yeas: Anderson, Cabrera, Kerdyk, Withers, Slesnick)
(Unanimous: 5-0 Vote)
(Agenda Item: E-2)

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

The City of Coral Gables

Historical Resources Department

STAFF REPORT

TRANSFER OF DEVELOPMENT RIGHTS

REVIEW OF 2020 SALZEDO STREET
(RECEIVING SITE)

Owner:	Codina CG, LLC
Legal Description:	Lots 13 through 37 inclusive, Block 18 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County
Siting:	The building site is located on the west side of Salzedo Street with Navarre Avenue to the north and Minorca Avenue to the south. There is an existing Courtyard Marriott to the west.
Historic property within 500 feet of proposal:	2120 Salzedo Street, a Local Historic Landmark, legally described as Lots 25 to 30 inclusive, Block 19 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Record of Miami-Dade County, Florida

BACKGROUND / EXISTING CONDITIONS

On August 30, 1924 more than 600 structures were permitted for construction. The Mediterranean building located at 2120 Salzedo Street (301-305 Alcazar Avenue) was one of them – Permit Number 41. Designed by an unknown architect with H. George Fink as an associate architect, the building housed the Parker Art Printing Association, one of the first local publishers. The building was designated as a local historic landmark on October 20, 2005 based on architecture, historic and cultural significance. This building is located within 500 feet of the proposed Receiving Site (2020 Salzedo Street). Therefore, per Section 3-1006 of the Coral Gables Zoning Code, the Historic Preservation Board's review and approval of the proposed development is required to determine if the proposal adversely affects the historic, architectural, or aesthetic character of the historic property.

P.O. Box 141549 Coral Gables, Florida 33114-1549 Phone (305) 460-5093 Fax (305) 460-5097

The proposed development located at 2020 Salzedo Street received Board of Architects preliminary approval on December 19, 2013 with the following conditions:

- Study scale and detail of tower
- Detail window placement within wall thickness
- Study strengthening of cornice line
- Provide detail of grill at parking levels
- Study scale / proportion of arcade
- Study alternate elevation of central portion of building elevation

Please refer to the aerial photograph on Page ST-1 of the Board of Architects submittal which shows the location of the historic property (2120 Salzedo Street) in relation to the proposed development.

STAFF OBSERVATIONS

The proposed development consists of a forty-seven thousand eight hundred fifty three (47,853) square foot office building located on the southeast portion of the property. The north portion of the proposed building will be a sixteen (16) story apartment complex consisting of two hundred eleven (211) apartments. The parking garage is located to the west of the buildings. Between the office building and the apartment complex there is a large open air courtyard. The proposal includes 53,356 square feet of transferred development rights from the following five historic buildings – 280 Alhambra Circle, 300 Alhambra Circle, 320 Miracle Mile, 2312 Ponce de Leon Blvd., and 2320 Ponce de Leon Blvd.

Navarre Avenue is the northern boundary of the Central Business District. The components of the proposed building are oriented on the site in order to have the commercial portion of the building on the Minorca Avenue side of the building that has commercial buildings across the street. The tall residential component is on Navarre Street with the residential district to the north. Although the Board of Architects placed conditions on their approval, those conditions are specific in nature and should not affect the overall massing of the proposal.

Please refer to page CE-1 of the Board of Architects submittal which shows the street plan of the immediate area and a north-south section with 2120 Salzedo Street (the historic property) and the proposed development. The section drawing in particular clearly demonstrates the proposed building within the context of the neighborhood. This proposal does not appear to adversely affect the historic, architectural, or aesthetic character of the historic property at 2120 Salzedo Street.

Please note that there are three Planning and Zoning Board reviews that are required for this proposal. One is a "Mixed Use Site Plan Review." Another is a "Transfer of Development Rights Receiving Site Plan Review." In addition, on December 17, 2002 the City Commission approved a site plan on this site with the following condition: "The maximum permitted building height of ninety-seven (97) feet to the top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval."

STAFF RECOMMENDATION

Staff recommends a motion to determine that the proposal does not adversely affect the historic, architectural, or aesthetic character of the historic property located at 2120 Salzedo Street and a motion to APPROVE the proposal with the understanding that it requires further review and approval by the Planning and Zoning Board and the City Commission.

Respectfully submitted,

Dona M. Spain
Historic Preservation Officer

Attachments
2020 Salzedo Street - Board of Architects Submittal
2020 Salzedo Street – Board of Architects Comments

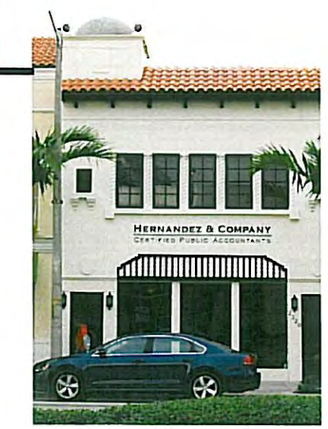
2120 SALZEDO ST.
HISTORIC LANDMARK

300 ALHAMBRA
CIRCLE

280-290
ALHAMBRA CIRCLE

320 MIRACLE MILE

2312
PONCE DE LEON BLVD.



2322
PONCE DE LEON BLVD.

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 10:32:49 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA6003360
4942 LEJEUNE RD, SUITE 200
CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

OWNER:
CODINA GROUP
135 SANLORENZO AVE, SUITE
730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE: TDR

Comm. Num.	12054
Scale:	N.T.S.
Drawn:	Author
Checked:	Checker

SHEET No.
ST-1

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

The City of Coral Gables

Historical Resources Department

TDR 2014-001
January 16, 2014

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS
FOR THE PROPERTY AT
280 ALHAMBRA CIRCLE
A LOCAL HISTORIC LANDMARK

SENDING SITE

Proposal:	The application requests approval of the maintenance plan, authorization for the transfer of unused development rights, and the issuance of Certificates of Transfer
Owner:	C Alhambra LLC
Legal Description:	Lots 1 to 4 inclusive, Block 28 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat book 8, Page 33 of the Public Records of Miami-Dade County, Florida
Date of Construction:	1922
Date of Designation:	May 20, 2004
Siting:	The building is located on the southeast corner of the intersection of Alhambra Circle and Salzedo Street
Unused Development Rights Available for Transfer:	25,804.5 square feet (please see attached chart provided by applicant)
Amount requested to be transferred:	25,804.5 square feet

P.O. Box 141549 Coral Gables, Florida 33114-1549 Phone (305) 460-5093 Fax (305) 460-5097

RECEIVING SITE – 2020 SALZEDO STREET

Owner: Codina CG, LLC

Legal Description: Lots 13 through 37 inclusive, Block 18 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County

BACKGROUND / EXISTING CONDITIONS

Built in 1922, the building at 280 Alhambra Circle is located on one of downtown Coral Gables' more prominent streets. The earliest record found on file is permit number 22 which cites H. George Fink as the architect for the renovations to the building, then known as "The Coral Gables Garage." The building housed the City's first automobile dealership and service center. Worth St. Claire, a relative by marriage to the Merrick family, assumed management of the garage in 1924. Mr. St. Claire was also involved in the early development of Coral Gables, assisting with the farming of the plantation until 1916 with Reverend Solomon Merrick and was an integral part of George Merrick's development team.

The property remained a car dealership with changing ownership until 1948-1949 when it became Loffler Brothers Oyster House. It remained a restaurant under the name New England Oyster House from 1964 until 1980 when it was purchased by Sidney Savelle.

280 Alhambra Circle was designated as a Local Historic Landmark on May 20, 2004 based on its historical, cultural, and architectural significance

STAFF OBSERVATIONS

The attached Existing Building Condition Report analyzing 280 Alhambra Circle is dated July 19, 2013 and was done by M. Stephen Krysowaty of CBP Construction Consultants, LLC. This report evaluates the general condition of the building and site, identifies those areas that require remedial work and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is of good quality, well designed and constructed, in good condition and receiving above average maintenance. There is no need for immediate repairs. The report recommends that the roof should be replaced every 20 years and the building should be painted every 5 years. The Stabilization / Maintenance Plan recommends an annual examination of the barrel tile roof, vent screened openings, columns and exterior base with repairs to be done as required. It also notes that there are minor stains on the column and exterior base that should be painted.

STAFF RECOMMENDATION

The Historic Preservation Staff has reviewed the results of the current conditions assessment and recommends **APPROVAL** of the issuance of a Certificate of Transfer for 25,804.5 square feet from 280 Alhambra Circle. Staff also recommends **APPROVAL** of the maintenance plan and authorization for the transfer of unused development rights.

Respectfully submitted,

Dona M. Spain
Historic Preservation Officer

Attachments:
TDR Layout Plan 2020 Salzedo 07-22-13

The City of Coral Gables

Historical Resources Department

TDR 2014-002
January 16, 2014

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS
FOR THE PROPERTY AT
300 ALHAMBRA CIRCLE
A LOCAL HISTORIC LANDMARK

SENDING SITE

Proposal:	The application requests approval of the maintenance plan, authorization for the transfer of unused development rights, and the issuance of Certificates of Transfer
Owner:	Café Demetrio Inc.
Legal Description:	Lots 23 and 24, Block 27 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida
Date of Construction:	1924
Date of Designation:	August 21, 2003
Siting:	The building is located on the southwest corner of the intersection of Alhambra Circle and Salzedo Street.
Unused Development Rights Available for Transfer:	15,139.5 square feet (please see attached chart provided by applicant)
Amount requested to be transferred:	10,757.0 square feet

P.O. Box 141549 Coral Gables, Florida 33114-1549 Phone (305) 460-5093 Fax (305) 460-5097

RECEIVING SITE – 2020 SALZEDO STREET

Owner: Codina CG, LLC

Legal Description: Lots 13 through 37 inclusive, Block 18 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County

BACKGROUND / EXISTING CONDITIONS

Although no original plans exist for the building at 300 Alhambra Circle, an early photograph circa 1924 shows the occupant of the building to be the Coral Gables branch of the Miami Daily Newspaper. At the time the building was being built, the newspaper was owned by James Cox, Sr. Mr. Cox built a large business, Cox Enterprises, which exists today with headquarters in Atlanta. He was governor of the State of Ohio and ran unsuccessfully for the U. S. Presidency with Franklin D. Roosevelt as a running mate in 1920. The local newspaper was later renamed to the Miami News and is the predecessor of the Miami Herald.

300 Alhambra Circle, a one-story Mediterranean style building, was designated as a Local Historic Landmark on August 21, 2003 based on its architecture, historic and cultural significance.

STAFF OBSERVATIONS

The attached Existing Building Condition Report analyzing 300 Alhambra Circle is dated July 19, 2013 and was done by M. Stephen Krysowaty of CBP Construction Consultants, LLC. This report evaluates the general condition of the building and site, identifies those areas that require remedial work and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is in very good condition with the need of some minor immediate repairs to the west exterior wall stucco. The report recommends that the roof should be replaced every 20 years and the building should be painted every 5 years. The Stablization / Maintenance Plan recommends an annual examination of the barrel tile roof, stucco finish above entrance, window openings, metal gates and exterior wall at courtyard. There is evidence of minor damage to the roof, white stains on the stucco finish, minor uneven stucco edge surfaces around the window openings, rust stains on the metal gate, and minor stucco cracks. These items should be repaired.

Please note that on December 19, 2013, the Historic Preservation Board approved the construction of an approximately 736 square feet one-story addition, the installation of fabric canopies and exterior light and interior renovations for this building (COA(ST)2013-020).

STAFF RECOMMENDATION

The Historic Preservation Staff has reviewed the results of the current conditions assessment and recommends **APPROVAL** of the issuance of a Certificate of Transfer for 10,757.0 square feet from 300 Alhambra Circle. Staff also recommends **APPROVAL** of the maintenance plan and authorization for the transfer of unused development rights.

Respectfully submitted,

Dona M. Spain
Historic Preservation Officer

Attachments:
TDR Layout Plan 2020 Salzedo 07-22-13

The City of Coral Gables

Historical Resources Department

TDR 2014-003
January 16, 2014

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS
FOR THE PROPERTY AT
320 MIRACLE MILE
A LOCAL HISTORIC LANDMARK

SENDING SITE

Proposal:	The application requests approval of the maintenance plan, authorization for the transfer of unused development rights, and the issuance of Certificates of Transfer
Owner:	LRE Properties LLC
Legal Description:	Lots 15 and 16, Block 1 of Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida
Date of Construction:	1925
Date of Designation:	March 20, 2008
Siting:	The property is located on two interior lots. The primary elevation faces North onto Miracle Mile (Coral Way).
Unused Development Rights Available for Transfer:	10,708 square feet (please see attached chart provided by applicant)
Amount requested to be transferred:	10,708 square feet

P.O. Box 141549 Coral Gables, Florida 33114-1549 Phone (305) 460-5093 Fax (305) 460-5097

RECEIVING SITE – 2020 SALZEDO STREET

Owner: Codina CG, LLC

Legal Description: Lots 13 through 37 inclusive, Block 18 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County

BACKGROUND / EXISTING CONDITIONS

Originally known as 310-312 Coral Way, the building at 320 Miracle Mile was originally designed by architect Robert A. Taylor in 1925 for a company named Sutherland-Allen, Inc. and was among the first commercial structures in the City.

320 Miracle Mile was designated as a Local Historic Landmark on March 20, 2008 based on its historic, cultural and architectural significance.

STAFF OBSERVATIONS

The attached Existing Building Condition Report analyzing 320 Miracle Mile is dated July 15, 2013 and was done by M. Stephen Krysowaty of CBP Construction Consultants, LLC. This report evaluates the general condition of the building and site, identifies those areas that require remedial work and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is in very good condition with no need of immediate repairs. The report recommends that the roof should be replaced every 20 years and the building should be painted every 5 years. The Stabilization / Maintenance Plan recommends an annual examination of the balcony railing, barrel tile roof, pilaster column capital, storefront system and window shutters. It also notes that there is minor damage on the pilaster column capital which requires repair.

Please note that the Historic Preservation Board approved an addition to this building and it was renovated in 2010 (COA(SP)2008-21).

STAFF RECOMMENDATION

The Historic Preservation Staff has reviewed the results of the current conditions assessment and recommends **APPROVAL** of the issuance of a Certificate of Transfer for 10,708.0 square feet from 320 Miracle Mile. Staff also recommends **APPROVAL** of the maintenance plan and authorization for the transfer of unused development rights.

Respectfully submitted,

Dona M. Spain
Historic Preservation Officer

Attachments:
TDR Layout Plan 2020 Salzedo 07-22-13

The City of Coral Gables

Historical Resources Department

TDR 2014-004
January 16, 2014

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS
FOR THE PROPERTY AT
2312 PONCE DE LEON BOULEVARD
A LOCAL HISTORIC LANDMARK

SENDING SITE

Proposal:	The application requests approval of the maintenance plan, authorization for the transfer of sale of unused development rights, and the issuance of Certificates of Transfer
Owner:	2312 Ponce Holdings, LLC
Legal Description:	North 25 feet of Lots 25, 26, 27, and 28, Block 34, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida
Date of Construction:	1926
Date of Designation:	May 20, 2004
Siting:	The building is located on the north 25 feet of four contiguous lots. The primary elevation faces east onto Ponce de Leon Boulevard. To the immediate north is an alley and to the immediate south of the building is another structure (2320 Ponce de Leon Boulevard)
Unused Development Rights Available for Transfer:	1,782.5 square feet (please see attached chart provided by applicant)
Amount requested to be transferred:	1,529.0 square feet

P.O. Box 141549 Coral Gables, Florida 33114-1549 Phone (305) 460-5093 Fax (305) 460-5097

RECEIVING SITE – 2020 SALZEDO STREET

Owner: Codina CG, LLC

Legal Description: Lots 13 through 37 inclusive, Block 18 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County

BACKGROUND / EXISTING CONDITIONS

Designed by Dudley St. Clair Donnelly, the building was commissioned by Chesbrough-Glover, a real estate firm that had its offices on the second floor of the building. At the time the building opened it was hailed as one of the premier office structures in Coral Gables.

2312 Ponce de Leon Boulevard was designated with 2320 Ponce de Leon Boulevard as a Local Historic Landmark on May 20, 2004 based on its architecture and historical significance.

STAFF OBSERVATIONS

The attached Existing Building Condition Report analyzing 2312 Ponce de Leon Boulevard is dated July 19, 2013 and was done by M. Stephen Krysowaty of CBP Construction Consultants, LLC. This report evaluates the general condition of the building and site, identifies those areas that require remedial work and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is of good quality, well designed and contructed, in good condition and receiving above average maintenance. There is no need for immediate repair. The report recommends that the roof should be replaced every 20 years and the building should be painted every 5 years. The Stabilization / Maintenance Plan recommends an annual examination of the fabric awning, barrel tile roof, exterior wood doors, storefront system and windows, precast cornice, precast window sills, and the exterior wall at the top right corner of the west façade. It also notes that the precast windows sills are in fair condition and should be cleaned as required. The exterior wall at the top right corner of the west façade is in poor to fiar condition and should be patched and repaired.

STAFF RECOMMENDATION

The Historic Preservation Staff has reviewed the results of the current conditions assessment and recommends **APPROVAL** of the issuance of a Certificate of Transfer for 1,529.0 square feet from 2312 Ponce de Leon Boulevard. Staff also recommends **APPROVAL** of the maintenance plan and authorization for the transfer of unused development rights.

Respectfully submitted,

Dona M. Spain
Historic Preservation Officer

Attachments:
TDR Layout Plan 2020 Salzedo 07-22-13

The City of Coral Gables

Historical Resources Department

TDR 2014-005
January 16, 2014

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS
FOR THE PROPERTY AT
2320 PONCE DE LEON BLVD
A LOCAL HISTORIC LANDMARK

SENDING SITE

Proposal:	The application requests approval of the maintenance plan, authorization for the transfer of sale of unused development rights, and the issuance of Certificates of Transfer
Owner:	2320 Ponce Holding LLC
Legal Description:	North 25 feet of the South 75 feet of Lots 25 to 28 inclusive, Block 34 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida
Date of Construction:	1926
Date of Designation:	May 20, 2004
Siting:	The building is located on the north 25 feet of the south 75 feet of four contiguous lots. The primary elevation faces east onto Ponce de Leon Boulevard. There are structures located to the immediate north (2312-2314 Ponce de Leon Boulevard) and south (2326-2328 Ponce de Leon Blvd) of the building
Unused Development Rights Available for Transfer:	5,314.5 square feet (please see attached chart provided by applicant)
Amount requested to be transferred:	4,558.0 square feet

P.O. Box 141549 Coral Gables, Florida 33114-1549 Phone (305) 460-5093 Fax (305) 460-5097

RECEIVING SITE – 2020 SALZEDO

Owner: Codina CG, LLC

Legal Description: Lots 13 through 37 inclusive, Block 18 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County

BACKGROUND / EXISTING CONDITIONS

Designed by J. Philip Turner, the Mediterranean styled building was commissioned by businessman Gilbert H. Chaplin. Mr. Chaplin partnered with Joe Whitely to create Joe Whitely and Chaplin, Inc., a real estate agency that dealt with homes and business properties. Their offices were in the building. It was also the home of Spoehr's, a store that sold and manufactured candies, was a tea room and a soda fountain, and the Mandarin Trading Company, a store that sold oriental furniture.

2320 Ponce de Leon Boulevard was designated with 2312 Ponce de Leon Boulevard on May 20, 2004 based on its architecture and historical significance.

STAFF OBSERVATIONS

The attached Existing Building Condition Report analyzing 2320 Ponce de Leon Boulevard is dated July 19, 2013 and was done by M. Stephen Krysowaty of CBP Construction Consultants, LLC. This report evaluates the general condition of the building and site, identifies those areas that require remedial work and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is of good quality, well designed and contructed, in good condition and receiving above average maintenance. There is no need for immediate repair. The report recommends that the roof should be replaced every 20 years and the building should be painted every 5 years. The Stabilization / Maintenance Plan recommends an annual examination of the decorative exterior wood elements, barrel tile roof, exterior wood doors, storefront system and windows, and the precast moldings and brackets. It also notes that minor repainting is required on the exterior wood doors.

STAFF RECOMMENDATION

The Historic Preservation Staff has reviewed the results of the current conditions assessment and recommends **APPROVAL** of the issuance of a Certificate of Transfer for 4,558.0 square feet from 2320 Ponce de Leon Boulevard. Staff also recommends **APPROVAL** of the maintenance plan and authorization for the transfer of unused development rights.

Respectfully submitted,

Dona M. Spain
Historic Preservation Officer

Attachments:
TDR Layout Plan 2020 Salzedo 07-22-13

Response to City's Zoning Analysis

1. Building Height – While an existing Ordinance limits the height to 97 feet, the Comprehensive Plan provides for High-Intensity Commercial allowing 197 feet. Furthermore, the existing Ordinance provides that the height may be changed through the public hearing process.

2. Mixed Use Percentages (4-201.D.5) – We have included certain portions under the loggia, which could be used as part of the ground floor uses in our calculations. As such, there is 34,056 square feet of ground floor uses. Whereas the Zoning Code requires 24, 071 square feet.

3. Height of Architectural Elements (4-201.D.7) – This provision does not apply to this building. The developer is availing itself of the Mediterranean design bonuses. Pursuant to Section 5-604.B.3 air conditioning equipment, elevator equipment, elevator room and parapets are excluded from height. Further, as this property is located within the Central Business District, architectural elements can be one third the allowable height of the building and therefore we comply with this requirement.

4. Ground Floor Building Frontage on Secondary Street (4-201.E.11) – We believe that we meet this criteria. There is a fitness center located on Navarre Avenue, which constitutes a retail service. The Zoning Code does not differentiate between a public and private use. Further, we do not believe that the Zoning Code intended to locate public uses against a residential neighborhood. Finally, Navarre Avenue side of the building contains a loggia and paseo which are public realm land area that need to be included in the calculations.

5. Vertical Building Stepbacks (4-201.E.15) – In reviewing this building, one needs to take into account the Mediterranean Bonus. Pursuant to Section 5-604 provides for stepbacks on a building façade at the base, middle and or top to reduce the potential impacts of bulk and mass. We have set back the building at the base middle and top and therefore comply with this provision.

6. Pedestrian Amenities (4-201.F.13) – Pedestrian Amenities are shown on page A-002 and LD-1.

7. Pedestrian Design Features for Building Frontages (4-201.F.14) – The front or primary street is Salzedo and therefore this comment does not apply. However, there is pedestrian features located along Minorca in the form of loggia and proposed retail uses. The combination of pedestrian features and a loading dock are not mutually exclusive. We must located the loading dock somewhere and we felt it was more appropriate on the commercial side of the property.

8. Bicycle Storage (4-201.H.1) – Bicycle storage is shown on page A-00 of the architectural plans. The Zoning Code requires that the development provide 15 bicycle spaces and we are providing 21.

9. Loading/Unloading Areas (4-201.H.4) – We comply with this requirement as the loading area is fully enclosed with an overhead door. There are numerous other mixed-use developments that have their loading area facing the street.

10. Parking Garages (4-201.H.7) – It is impossible to fully surround the ground floor parking with retail. It is a code requirement that the FPL vault face the street. Furthermore, the approved, proposed mixed-use project located on LeJeune Road has ground floor parking and is not surrounded by retail. In addition, Section 5-604.B.10 of the Zoning Code provides that ground floor parking shall be fully enclosed within the structure and/**or** surrounded by retail. We are fully enclosed.

    Further, there is access to Navarre Avenue from parking level 1.5. There is an elevator and stairs located at the south side of the garage that will lead to the courtyard and paseo to Navarre Avenue.

11. Driveways (4-201.K.2) – The Zoning Code provision in questions is aspirational by it use of the word "should" and therefore does not require only one curb cut.

12. Bicycle Racks (5-604.B.4) – Bicycle racks are now shown on plan A-00.

13. Pedestrian Amenities (5-604.C.10) – Pedestrian Amenities are shown on plan A-00.

14. Pedestrian Pass-through (5-604.C.11) – Pedestrian pass through are now shown on the plans.

DRC Preliminary Zoning Analysis: 2020 Salzedo Street

Prepared by Planning Division – 12.30.13
Review based on plans dated 10.21.13

Existing designations and site data:

Category	Site Info
Property address	2020 Salzedo Street
Property legal description	
Total site area (sq. ft.)	70,184 sq. ft.*
Existing property uses	All uses demolished for previously approved development.
Comprehensive Plan Future Land Use Map designation(s)	
Zoning Map designation	(C) Commercial District
Within Mixed Use District (MXD)	Yes
Within Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes
Restrictive Covenant	Restrictive Covenant required in Lieu of a Unity of Title.

*As per Miami-Dade County Property Appraiser website.

Category	Site Info
Total site area (sq. ft.)	70,184 sq. ft.*
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (without TDRs)	245,644 sq. ft.
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (with TDRs)	307,055 sq. ft.
Floor area ratio (FAR) proposed	302,336 sq. ft. (as indicated on Application Submittal Binder page A-00)
Building height (feet) permitted	97 feet maximum to top of the flat roof (see O-2008-13).
Building height (feet) proposed	**Does not comply.** 185 feet.

*As per Miami-Dade County Property Appraiser website.

Zoning Code Review:

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-401	Conditional Uses	Requires conditional use review and approval by the Planning and Zoning Board and City Commission.
Sec. 3-1201	Abandonment and Vacation of Non-Fee Interests	Not applicable.
Sec. 3-2001	Art in Public Places	Requires review by Economic Sustainability.
Section 4-201. Mixed Use District (MXD)		
Sec. 4-201.A.7.e.i.	MXD development permitted within (C) Commercial and (I) Industrial Districts only	Complies.
Sec. 4-201.B	Permitted Uses	See list of permitted uses.
Sec. 4-201.C	Conditional Uses	See list of conditional uses.
D. Performance Standards		
Sec. 4-201.D.2	Minimum site area for an MXD project/building. Twenty-thousand (20,000) square feet	Complies.
Sec. 4-201.D.3	Minimum site area for an MXD project/building within North and South Industrial MXDs as defined on the Official Zoning Map. Greater than forty-five (45) feet in height shall provide a minimum of one-hundred (100) feet of primary street frontage and a minimum site area of ten-thousand (10,000) square feet.	Not applicable.
Sec. 4-201.D.4	Lot coverage. No minimum or maximum.	Complies.
Sec. 4-201.D.5	Mixed use percentages. Provide min. 8% total sq. ft., or entire ground floor, whichever is greater, as ground floor uses.	**Does not comply.** Ground floor uses proposed are not permitted "Ground floor uses" (see ZC Sec. 4-201 B.4)
E. Building regulations.		
Sec. 4-201.E.2	Encroachments for balconies, awnings, etc. Subject to applicable regulations.	
Sec. 4-201.E.4	Floors. No minimum or maximum required.	Complies
Sec. 4-201.E.5	Floor-to-floor height. The minimum floor-to-floor height shall be permitted as regulated per the Building Code.	Floor-to-floor height to be approved by the Building Official.
Sec. 4-201.E.7	Heights of architectural elements,	**Does not comply.**

	etc. The maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows: • Commercial Limited District: Up to and including 15 feet. • Industrial and Commercial Districts: Up to and including 25 feet. • Manufacturing uses: Up to and including 10 feet.	
Sec. 4-201.E.9	Number of buildings per site. No minimum or maximum required.	Complies
Sec. 4-201.E.10	Ground floor building frontage on primary streets. Minimum 50% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses.	Complies
Sec. 4-201.E.11	Ground floor building frontage on secondary streets. Minimum 40% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses.	**Does not comply.** Uses located on Navarre Ave frontage are dedicated to residential portion of building.
Sec. 4-201.E.12	Retail frontage on alleys. No minimum or maximum required.	Complies.
Sec. 4-201.E.13	Residential density. Up to a maximum of 125 units per acre except for properties in the Central Business District (CBD) and the North and South Industrial Mixed Use Districts. There shall be no density limitations in the CBD and the North and South Industrial Mixed Use Districts.	Complies.
Sec. 4-201.E.14	Setbacks (buildings). Front: Up to 45 feet in height: None. If over 45 feet in height: 10 feet. Side: Interior side: None. Side street: 15 feet. Rear: Abutting a dedicated alley or street: None. No abutting alley or street: 10 feet. Balconies: Cantilevered open	Front: Does not comply, may be reduced to 0 feet by utilizing MXD setback reduction and/or Med bonus. Side: Interior side: Not applicable Side street: Does not comply, may be reduced to 0 feet by utilizing MXD setback reduction and/or Med bonus.

	balconies may project into the required setback areas a maximum of 6 feet. Applicants and property owners desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations.	Rear: Does not comply, may be reduced to 0 feet by utilizing MXD setback reduction and/or Med bonus. Balconies: **To be determined. Insufficient architectural drawings provided.**
Sec. 4-201.E.15	Setback reductions and vertical building stepbacks. Reduction in setbacks. Setbacks may be reduced subject to the following standards: Minimum percentage of open space. A minimum of 50% of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on the private property. The open space is subject to the following: • Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the adjacent rights-of-way. • Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be 500 square feet. • Include both hard and softscape landscape improvements and pedestrian amenities. • Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of 13 feet. Additional height may be recommended. • Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations. Vertical building stepbacks. A vertical building stepback of a	Reduction in setbacks: **To be determined.** Must show hard and softscape landscape improvements and pedestrian amenities to be provided within proposed courtyard. Vertical building stepbacks: **Does not comply.**

	minimum of 10 feet shall be provided at a maximum height of 45 feet on all façades. Additional vertical building stepbacks may be required by City Architect and Board of Architects to further reduce the potential impacts of the building bulk and mass.	No vertical building stepback provided on western façade.
F. Design regulations.		
Sec. 4-201.F.2	Architectural relief and elements shall be provided on all sides of buildings and include similar architectural features as to those provided on the front façade. No blank walls shall be permitted unless required pursuant to applicable Fire and Life Safety Code requirements.	Complies.
Sec. 4-201.F.3	Building support services. All mechanical, electrical and other associated support service areas shall be located entirely within the structure.	Complies.
Sec. 4-201.F.4	Facades in excess of 150 feet in length, shall incorporate design features with the use of, but not limited to the following items: (a) Breaks, stepbacks or variations in bulk/massing at a minimum of 100 foot intervals. (b) Use of architectural relief and elements.	Complies.
Sec. 4-201.F.5	Lighting (street). Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following: • Light fixtures/poles up to thirty-five (35) feet in height. • Subject to all other applicable City code provisions.	**To be determined. Lighting plan not provided.**
Sec. 4-201.F.6	Lighting (building). External illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission.	**To be determined. Lighting plan not provided.**
Sec. 4-201.F.7	Lighting (landscaping). Lighting in the form of uplighting of landscaping is encouraged.	**To be determined. Lighting plan not provided.**
Sec. 4-201.F.8	Outdoor storage. The storage of materials, goods, merchandise, and equipment for the purpose of	To be regulated by Code Enforcement.

	display and/or sales outside the confines of any buildings or structures is prohibited.	
Sec. 4-201.F.9	Overhead doors. Overhead doors shall not face or be directed towards residential properties and/or adjacent rights-of-way abutting residentially zoned properties.	Complies.
Sec. 4-201.F.10	Paver treatments. Paver treatments shall be included in the following locations: • Driveway entrances. • Crosswalks. • Sidewalks. Minimum of 25% of paving surface.	To be reviewed and approved by Public Service and Public Works.
Sec. 4-201.F.11	Parking garages. Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.	To be reviewed and approved by Board of Architects, Public Service and Public Works.
Sec. 4-201.F.12	Pedestrian access orientation. All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.	Complies.
Sec. 4-201.F.13	Pedestrian amenities. Pedestrian amenities shall be provided on	**Does not comply.**
	both private property and/or public open spaces including but not limited to the following: benches, information kiosks, lighting, bike racks, refuse containers, sidewalk pavement treatments, statuary, street crosswalk paver treatments, wall mounted fountains, water fountains and other similar water features. All pedestrian amenities shall be permanently secured to the ground surface. Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.	No pedestrian amenities shown on provided plans. Requires Public Service review to verify that amenities are consistent with the City Public Realm Design Manual.
Sec. 4-201.F.14	Pedestrian design features for building frontages (street level only). On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included:	**Does not comply.** Loading dock with overhead doors proposed on Minorca Ave.

	• Display windows or retail display area; • Landscaping; and/or, • Architectural building design features. The intent is to create pedestrian and shopper interest, preclude inappropriate or inharmonious design, preclude blank walls of building faces, and prohibit windows from being permanently obstructed.	
Sec. 4-201.F.15	Pedestrian pass-throughs/paseo. Pedestrian pass-throughs shall be provided for each 250 linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following: • Minimum of 10 feet in width. • Include pedestrian amenities as defined herein. In lieu of providing one (1) pass through of ten (10) feet every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1), twenty (20) foot wide pass-through.	**Does not comply.** Pedestrian pass-through provided, however, plans do not show any pedestrian amenities within pass-through.
Sec. 4-201.F.16	Porte-cocheres. Porte-cocheres are prohibited on front property line or primary street.	Complies.
Sec. 4-201.F.17	Rooftop screening. All mechanical, electrical, cellular antennas and other similar roof top building support services shall be entirely screened from public view subject to the discretion and approval from the Board of Architects for design and screening material. Landscaping may be used as a screening material at the discretion of the Board of Architects.	Subject to approval by Board of Architects.
G. Landscaping.		
Sec. 4-201.G.1	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.	See review provided under Article 5, Division 11 below.
H. Parking/vehicle storage.		
Sec. 4-201.H.1	Bicycle storage. To encourage the use of bicycles a minimum of	**Does not comply.**

	one 10 foot bicycle rack for each 250 parking spaces or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site plan review.	No bicycle racks provided.
Sec. 4-201.H.2	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.	To be regulated by Code Enforcement.
Sec. 4-201.H.3	Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street intersections and points of pedestrian crossing.	To be reviewed and approved by Public Works.
Sec. 4-201.H.4	Loading/unloading areas. Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14. All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed when not in use and after hours.	**Does not comply.** Loading area proposed is open to Minorca Ave and not fully enclosed on all sides within the building.
Sec. 4-201.H.6	On-street parking. On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis. On-street parking shall not be included as satisfying the required parking requirements. On-street parking is encouraged on alleys. Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.	To be approved by Parking, Public Service and Public Works.

Sec. 4-201.H.7	Parking garages. Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages. Parking facilities shall accommodate pedestrian access to all adjacent streets and alleys.	**Does not comply.** Ground floor parking is proposed fronting on Navarre Ave that is not buffered by retail. Ground floor parking is proposed fronting on Minorca Ave that is enclosed within the structure, but not buffered by retail. Parking level 1.5 does not provide pedestrian access to Navarre Ave.
Sec. 4-201.H.8	Parking space limitations. Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement markings, etc., are permitted.	Complies.
Sec. 4-201.H.9	Residential uses. Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.	See parking calculations.
Sec. 4-201.H.10	Surface parking areas. Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.	Complies.
Sec. 4-201.H.11	Valet parking areas. If valet parking is desired, the valet parking drop-off areas shall be provided on private property. Tandem and/or stacking of parking are prohibited.	Valet parking, if utilized, must located entirely on private property and is prohibited from parking in proposed tandem parking spaces.
I. Sanitation and service areas.		
Sec. 4-201.I.1	General. In accordance with Article 5, Division 17.	See review provided under Article 5, Division 17 below.
J. Signs.		
Sec. 4-201.J.1	General. In accordance with Article 5, Division 19.	**To be determined. Signage plan not provided.**
K. Streets and alleys.		
Sec. 4-201.K.1	Streets and alleys. Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria and procedure in Article 3, Division 12.	Complies.
Sec. 4-201.K.2	Driveways. Vehicular access to parking garages shall be from a side street or alley. Vehicular egress/ingress, including but not	**Does not comply.** Minorca Ave contains two curb cuts, one for the parking garage and one for a loading area. Internalize access to loading area in order to reduce curb cuts on Minorca Ave to one.

	limited to driveways, service drives, drive-throughs, etc., may be permitted from a primary street and shall be evaluated as part of site plan review based upon the project design in relation to existing surrounding circulation. Valet access points are exempt from these provisions. Vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one (1) curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	
Sec. 4-201.K.3	Sidewalks. Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking garage entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever possible pathways shall be separated from vehicular traffic. Sidewalks shall be located on both sides of all streets with a minimum of four (4) foot unobstructed clear area. The clear area shall be unobstructed by utility poles, fire hydrants, benches, trash receptacles, newspaper stands, light poles, planter boxes, telephone booths or other similar temporary or permanent structures (traffic signage shall be exempt from the above regulations). Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two (2) curb cuts and/or ramps at each street intersection.	**To be determined. Determination requires full-size set of plans for review.** Handicap access to be reviewed by Public Works.

L. Utilities.		
Sec. 4-201.L.1	Underground utilities. All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.	To be reviewed and approved by Public Works.
Sec. 4-201.L.2	Above ground utilities. Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in accordance with the provisions of Article 5, Divisions 11 and 18. Screening materials may include landscaping, walls, fencing, etc., to achieve one hundred (100%) percent opacity. Approval of type of screening shall be determined at time of site plan review.	**To be determined. Need to show all proposed utilities and mechanical equipment with required screening. Determination requires full-size set of plans for review.**
M. Miscellaneous.		
Sec. 4-201.M.1	Configuration of land. The parcel proposed for development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation.	Complies.
Sec. 4-201.M.2	Easements. The City may, as a condition of approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission.	To be determined by City Commission.
Sec. 4-201.M.3	Encroachments into public rights-of-way. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following: • The property owners shall be responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, including but not limited to the following: landscaping (hard and	To be reviewed and approved by Public Works.

	softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets, etc. subject to all the provisions for which the development was approved as may be amended. • The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.	
Sec. 4-201.M.4	Live work units. • Each live work unit, including the garage (if applicable), shall be separated by walls from other live work units or other uses in the building, and shall have the ability to construct separate entrances to each use in the future.	Not applicable. No live-work units proposed.
Sec. 4-201.M.6	Transfer of density and floor area ratio within the site plan. The density and floor area ratio may be transferred throughout the contiguous unified parcel.	Complies.
Section 4-302. Commercial District (C)		
Sec. 4-302.B	Permitted uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.C	Conditional uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.D	Performance standards.	Proposed mixed-use building must comply with Performance Standards for mixed-use developments in overlay district. See review provided under "Section 4-201. Mixed Use District (MXD)" above.
Section 5-604. Coral Gables Mediterranean Style Design Standards.		
Sec. 5-604.A.2	Zoning district applicability. These regulations are available for new construction, additions, restorations and/or renovations of existing buildings using all types of architecture styles as described herein provided such property is located within the Multi-Family-2 (MF2), Multi-Family Special Area (MFSA), Commercial (C), Commercial Limited (CL), or Industrial (I) zoning districts, except as otherwise provided herein.	Complies.

Sec. 5-604.B – Table 1. Required standards		
Reference #1	Architectural elements on building facades. Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc). Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.	To be reviewed and approved by the Board of Architects.
Reference #2	Architectural relief elements at street level. On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level: a. Display windows or retail display area; b. Landscaping; and/or c. Architectural relief elements or ornamentation.	To be reviewed and approved by the Board of Architects.
Reference #3	Architectural elements located on the top of buildings. Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts: a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more	To be reviewed and approved by the Board of Architects.

	than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.	
Reference #4	Bicycle storage. To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.	**Does not comply.** No bicycle racks shown on provided plans.
Reference #5	Building facades. Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.	Complies.
Reference #6	Building lot coverage. No minimum or maximum building lot coverage is required.	Complies.
Reference #7	Drive through facilities.	Not applicable. No drive-through facilities proposed.
	Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.	
Reference #8	Landscape open space area. Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. The total area shall be based	Complies. Lot area: 70,184 sq. ft. x 10% = 7,018 sq. ft. required Provided: 7,123 sq. ft. (as indicated on Application Submittal Binder page A-00)

	upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.	
Reference #9	Lighting, street. Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.	To be reviewed and approved by the Board of Architects.
Reference #10	Parking garages. Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.	Complies.
Reference #11	Porte-cocheres. Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.	Not applicable.
Reference #12	Sidewalks/pedestrian access. All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and	To be reviewed and approved by the Board of Architects.

	shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.	
Reference #13	Soil, structural. Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.	To be reviewed and approved by Public Service.
Reference #14	Windows on Mediterranean buildings. Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.	To be reviewed and approved by the Board of Architects.
Sec. 5-604.C – Table 2. Architectural and Public Realm Standards		
Reference #1	Arcades and/or loggias. Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.	To be reviewed and approved by the Board of Architects.
Reference #2	Building rooflines. Incorporation of horizontal and vertical changes in the building roofline.	To be reviewed and approved by the Board of Architects.
Reference #3	Building stepbacks. Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.	To be reviewed and approved by the Board of Architects.
Reference #4	Building towers.	To be reviewed and approved by the Board of Architects.

	The use of towers or similar masses to reduce the mass and bulk of buildings.	
Reference #5	Driveways. Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/ unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	**Does not comply.** Minorca Ave contains two curb cuts, one for the parking garage and one for a loading area. Internalize access to loading area in order to reduce curb cuts on Minorca Ave to one.
Reference #6	Lighting of landscaping. Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).	To be reviewed and approved by the Board of Architects.
Reference #7	Materials on exterior building facades. The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.	To be reviewed and approved by the Board of Architects.
Reference #8	Overhead doors. If overhead doors are utilized, the doors are not directed towards residentially zoned properties.	Complies.
Reference #9	Paver treatments. Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of 10% of total paving surface. b. Sidewalks. Minimum of 25% of total ground level paving surface. The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.	To be reviewed and approved by the Board of Architects.
Reference #10	Pedestrian amenities. Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the	**Does not comply.** Pedestrian amenities not shown on provided plans. To be reviewed and approved by Public

	following: a. Benches. b. Expanded sidewalk widths beyond the property line. c. Freestanding information kiosk (no advertising shall be permitted). d. Planter boxes. e. Refuse containers. f. Public art. g. Water features, fountains and other similar water features. Ground and/or wall mounted. Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.	Services.
Reference #11	Pedestrian pass-throughs/ paseos on properties contiguous to alleys and/or streets. Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following: a. Minimum of 10 feet in width. b. Include pedestrian amenities as defined herein. In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.	**Does not comply.** Pedestrian pass-through provided is sufficient in width and location; however, no pedestrian amenities are shown on provided plans.
Reference #12	Underground parking. The use of underground (below grade level) parking, equal in floor area of a minimum of 75% of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting	Not applicable.

	structure and includes all areas utilized for the storage of vehicles and associated a circulation features.	
Article 5 – Development Standards. Division 11. Landscaping		
Sec. 5-1104.A	See Zoning Code Sec. 5-1104.A for general requirements that are applicable to all rights-of-way and private properties within the City.	Compliance required at time of final plan submittal.
Section 5-1105. Landscape requirements.		
Sec. 5-1105.A	Public rights-of-way. Must comply with items 1 thru 6 of Zoning Code Section 5-1105.A.	Requires review and approval by Public Service and Public Works.
Sec. 5-1105.B	Single-family residential properties. Must comply with items 1 thru 2 of Zoning Code Section 5-1105.B.	Not applicable.
Sec. 5-1105.C	Other properties. Must comply with items 1 thru 3 of Zoning Code Section 5-1105.C.	Requires review and approval by Public Service and Public Works.
Article 5 – Development Standards. Division 14. Parking, Loading, and Driveway Requirements		
Sec. 5-1402.A	Dimensions and configuration of parking spaces. 1. Required parking space dimensions: a. Parallel parking spaces: 9 feet by 22 feet. b. Angled parking spaces: 8½ feet by 18 feet. c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code. 2. Wheel stops and curbing. Precast concrete wheel stops or curbing shall be provided for all angled parking spaces that abut a sidewalk such that cars are curbed at 16 ½ feet. The balance of the required depth of the parking spaces between the wheel stop or curb and the sidewalk shall be clear of obstructions. 3. Required aisle widths. Minimum required aisle widths for two-way aisles: 22 feet.	**To be determined. Determination requires full-size set of plans for review.**
Sec. 5-1402.B	Dimensions of loading spaces. Loading spaces shall be at least 10 feet wide by 25 feet long, and	**To be determined. Determination requires full-size set of plans for review.**

	shall provide at least 14 feet of vertical clearance.	
Sec. 5-1406.A	General. 1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade. 2. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code.	**To be determined. Determination requires full-size set of plans for review.**
Sec. 5-1409	Amount of required parking. Multi-family dwellings. Efficiency, one (1) and two (2) bedroom units – 1.75 spaces per unit. Three (3) or more bedroom units – 2.25 spaces per unit. Offices. One (1) space per three hundred (300) square feet of floor area. Retail sales and services. One (1) space per two-hundred-and-fifty (250) square feet of floor area.	Complies. 194 efficiency, one (1) and two (2) bedroom units proposed (194 x 1.75): **340 spaces** + 20 three (3) or more bedroom units proposed (20 x 2.25): **45 spaces** + 35,000 sq. ft. of office area /300 sq. ft.: **117 spaces** + 4,700 sq. ft. of retail area/250 sq. ft.: **19 spaces** **Total required parking: 521 spaces** **Total parking provided: 550 spaces**