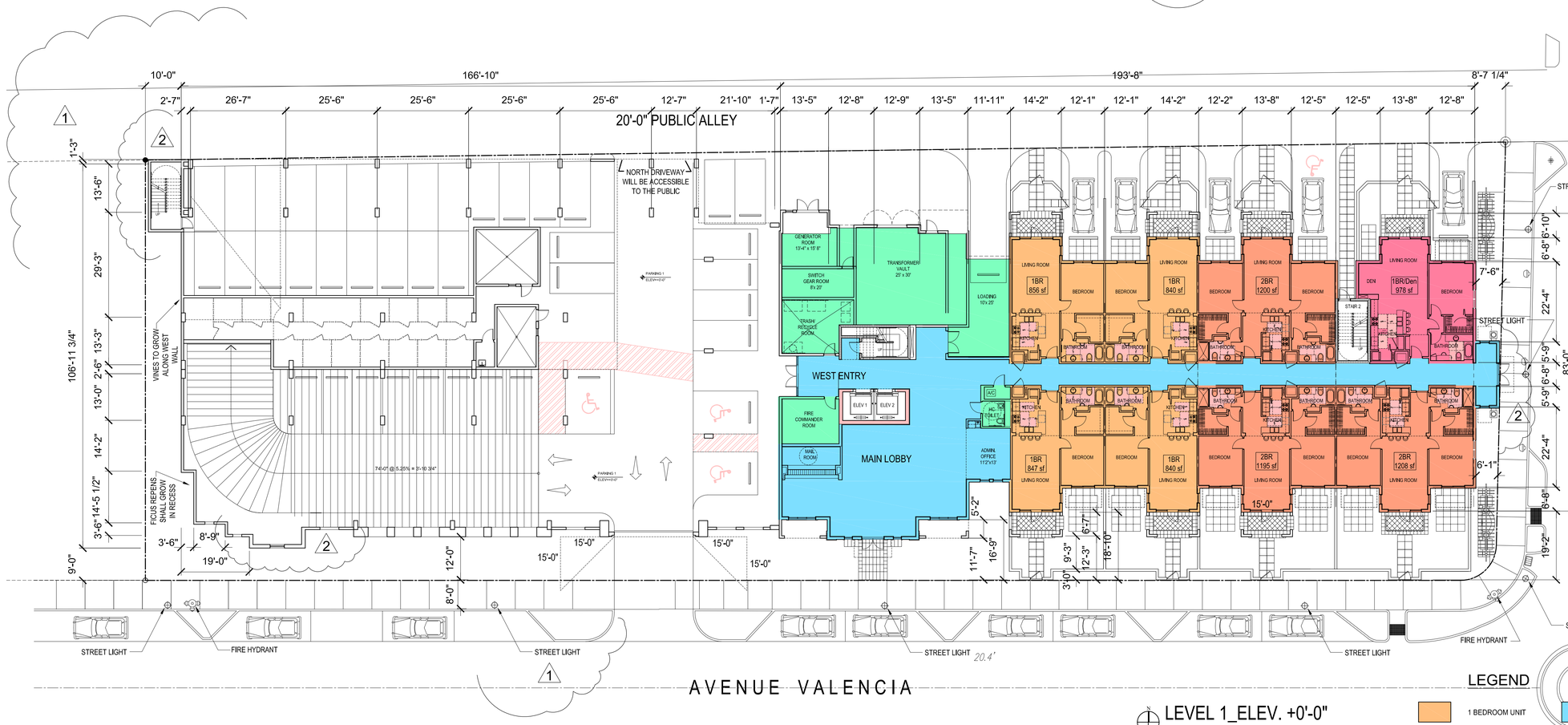
	2, 6	Holophane	Acorn - Clear Top	Silver	Granville	100w	7,065	5,000k	B2-U4-G4	501317
	2, 6	Holophane	Acorn - Clear Top	Silver	Granville	80w	6,675	5,000k	B2-U4-G4	501326

Coral Gables

2

Pole Height
12'
Fixture Height
12'

PROPOSED STREET LIGHT. F.P.L



LEVEL 1_ELEV. +0'-0"
SCALE: 1/16" = 1'-0"

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM/ DEN UNIT
- LOBBY
- MECHANICAL ROOMS SERVICE ROOMS

B.O.A. PRESENTATION

AA C000597

THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
369 Alcazar Avenue I Coral Gables, FL. 33146 I 305.443.4200 (T) I 305.444.0902 (F)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15

DRAWING HISTORY:

PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-8

193'-8"

8'-7 1/4"

1'-7" | 13'-5" | 12'-8" | 12'-9" | 13'-5" | 11'-11" | 14'-2" | 12'-1" | 12'-1" | 14'-2" | 12'-2" | 13'-8" | 12'-5" | 12'-5" | 13'-8" | 12'-8"

GENERATOR ROOM 13'-4" x 15' 8"

SWITCH GEAR ROOM 8'x 20'

TRANSFORMER VAULT 25' x 30'

LOADING 10'x 25'

TRASH/ RECYCLE ROOM

UP

WEST ENTRY

FIRE COMMANDER ROOM

ELEV 1

ELEV 2

MAIL ROOM

MAIN LOBBY

A/C

HC TOILET

ADMIN. OFFICE 11'2"x13'

LIVING ROOM
1BR
856 sf
BEDROOM
BEDROOM
LIVING ROOM
1BR
840 sf
BEDROOM
LIVING ROOM
2BR
1200 sf
BEDROOM
STAIR 2
LIVING ROOM
DEN
1BR/Den
978 sf
BEDROOM

KITCHEN
BATHROOM
BATHROOM
KITCHEN
BATHROOM
KITCHEN
BATHROOM
KITCHEN
BATHROOM

KITCHEN
BATHROOM
BATHROOM
KITCHEN
BATHROOM
KITCHEN
BATHROOM
BATHROOM
KITCHEN
BATHROOM

1BR
847 sf
LIVING ROOM
BEDROOM
BEDROOM
1BR
840 sf
LIVING ROOM
BEDROOM
2BR
1195 sf
LIVING ROOM
BEDROOM
BEDROOM
2BR
1208 sf
LIVING ROOM
BEDROOM

15'-0"

6'-10" | 6'-8" | 7'-6" | 22'-4" | 5'-9" | 6'-8" | 5'-9" | 22'-4" | 6'-1" | 6'-8" | 19'-2"

83'-0"

5'-2" | 11'-7" | 16'-9" | 9'-3" | 6'-7" | 12'-3" | 18'-10" | 3'-0"

2

HERNANDO STREET

B.O.A. PRESENTATION

LEVEL 1_ELEV. +0'-0"
SCALE: 1/8" = 1'-0"

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM/ DEN UNIT
- LOBBY
- MECHANICAL ROOMS SERVICE ROOMS

AA C000597

THE FULLERTON GROUP
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515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

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1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15

DRAWING HISTORY:

PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-9

LEVEL 2_ELEV. +12'-0"
SCALE: 1/16" = 1'-0"

LEGEND
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM/ DEN UNIT

B.O.A. PRESENTATION

AA C000597
THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
366 Altara Avenue | Coral Gables, FL. 33146 | 305.442.4200 (t) | 305.444.6902 (f)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15
-	-	-

DRAWING HISTORY:

PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597
☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:
A-10

LEVEL 2_ELEV. +12'-0"
SCALE: 1/8" = 1'-0"

LEGEND
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM/ DEN UNIT

B.O.A. PRESENTATION

AA C000597

THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
366 Altara Avenue | Coral Gables, FL. 33146 | 305.442.4200 (t) | 305.444.6992 (f)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15

DRAWING HISTORY:

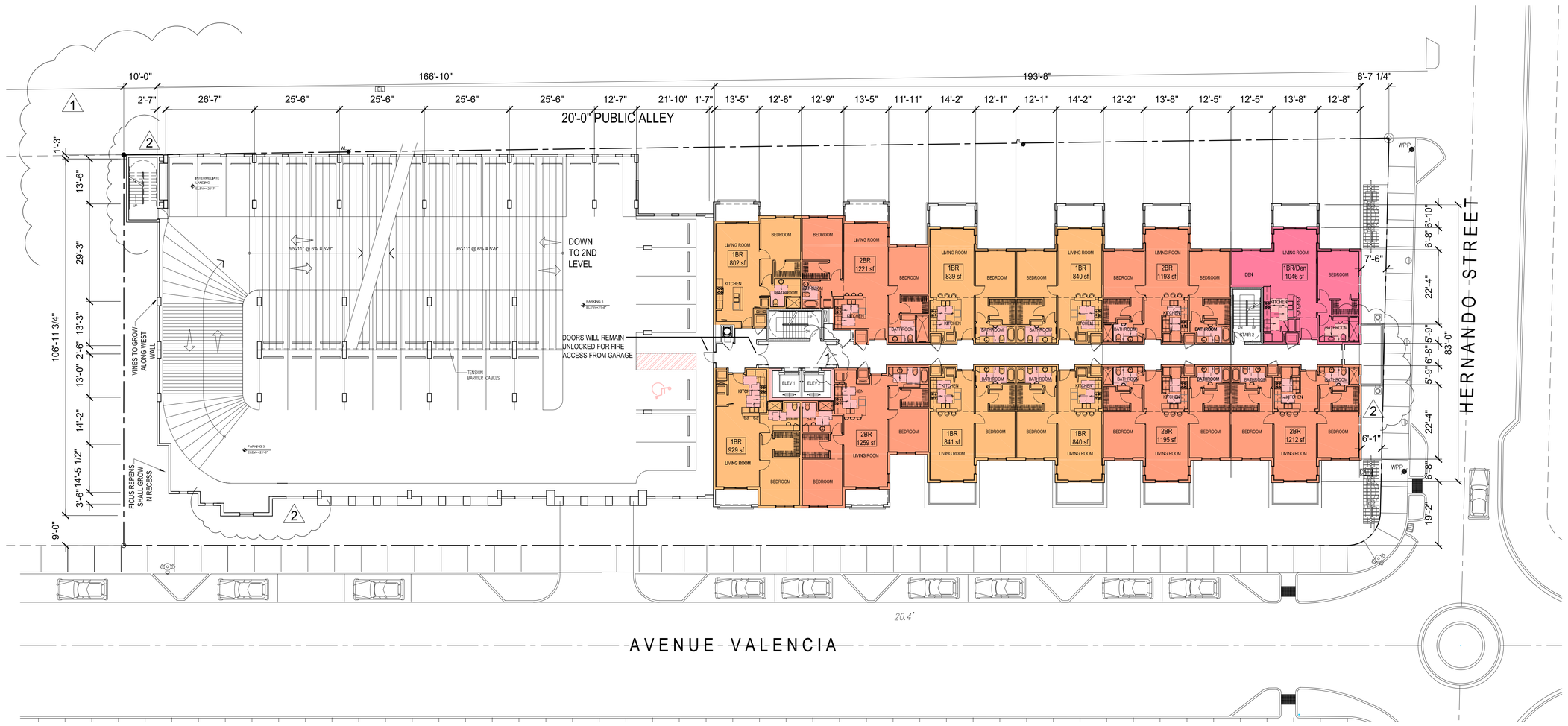
PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-11



LEVEL 3_ELEV. +21'-8"
SCALE: 1/16" = 1'-0"

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM/ DEN UNIT

B.O.A. PRESENTATION

AA C000597

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ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
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515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15

DRAWING HISTORY:

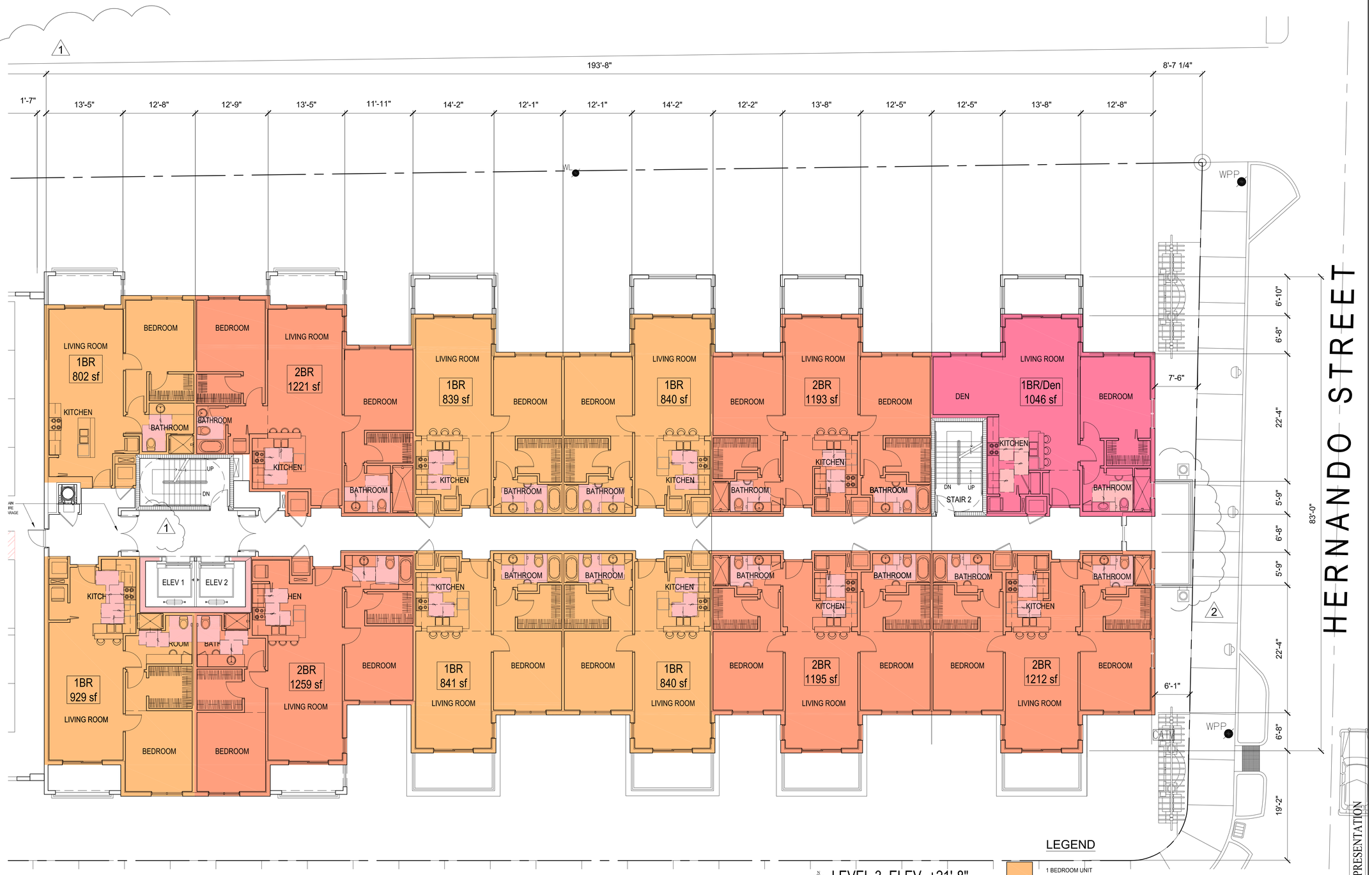
PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-12



LEVEL 3_ELEV. +21'-8"
SCALE: 1/8" = 1'-0"

LEGEND
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM/ DEN UNIT

AA C000597

THE FULLERTON GROUP
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2	ZONING REV.	07/17/15

DRAWING HISTORY:

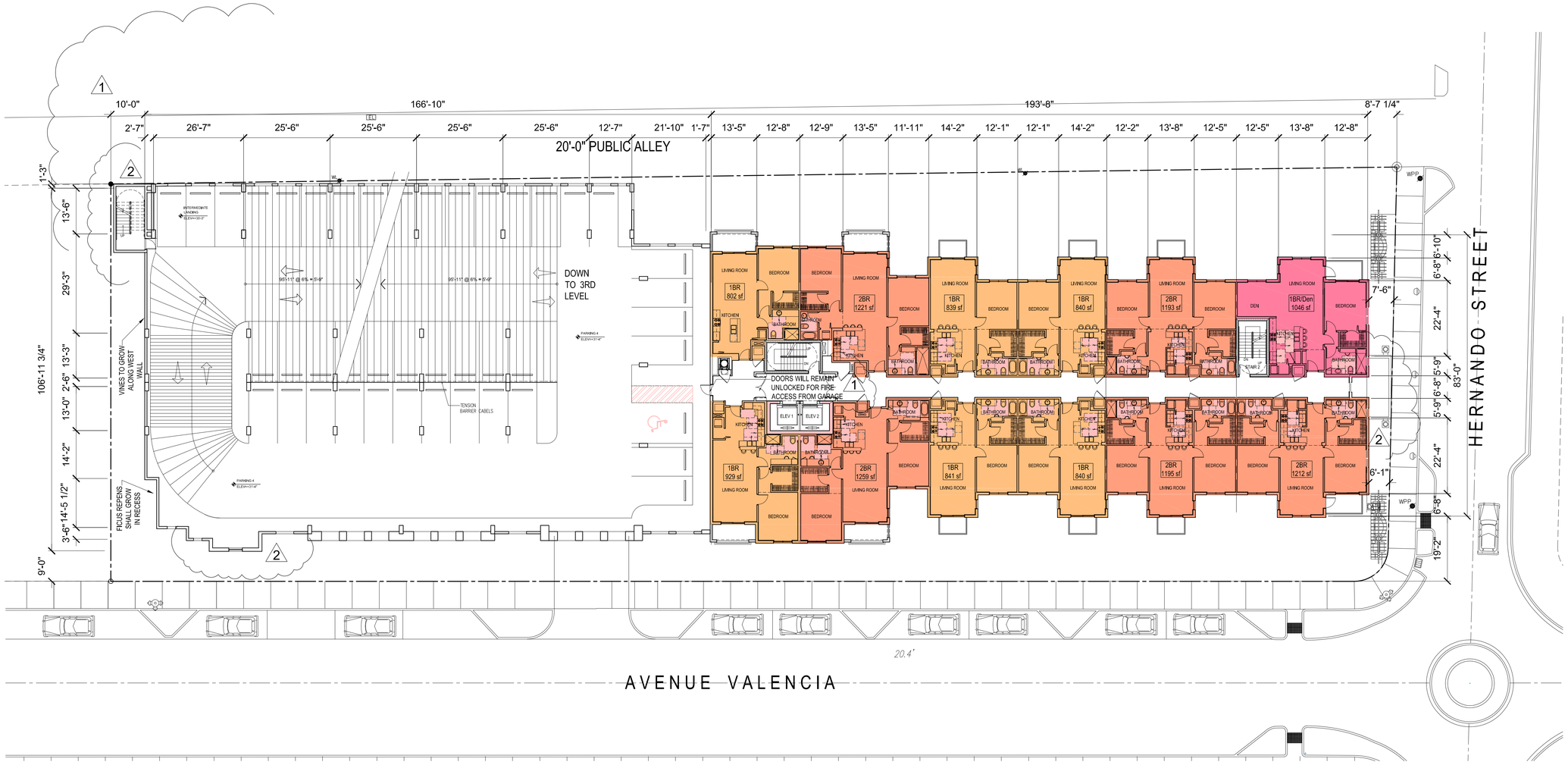
PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-13



LEVEL 4_ELEV. +31'-4"

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

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM/ DEN UNIT

B.O.A. PRESENTATION

AA C000597

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NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15
	-	-

DRAWING HISTORY:

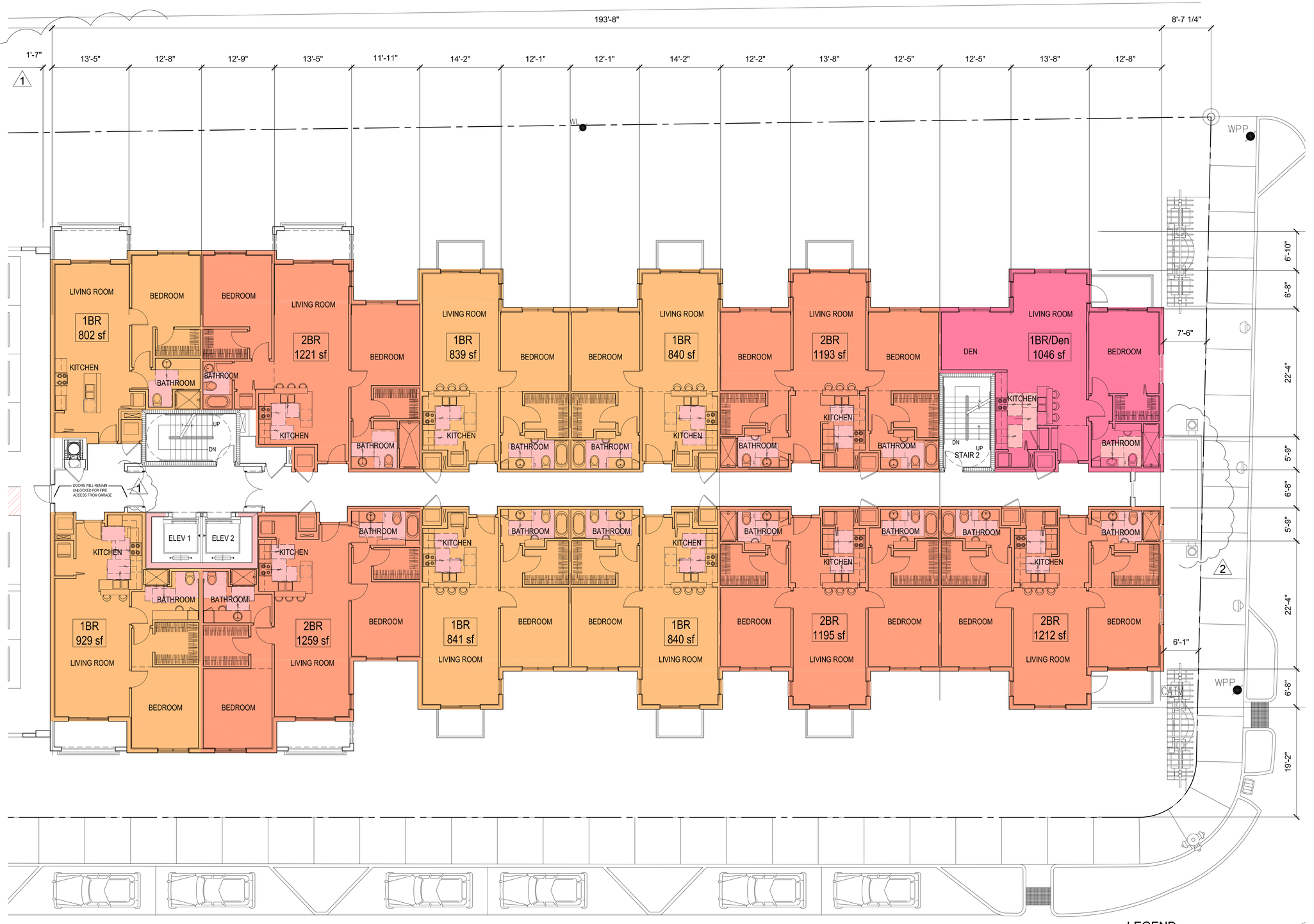
PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-14



LEVEL 4_ELEV. +31-4"
SCALE: 1/8" = 1'-0"

LEGEND
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM/ DEN UNIT

B.O.A. PRESENTATION

AA C000597
THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
366 Altara Avenue | Coral Gables, FL. 33146 | 305.442.4200 (t) | 305.444.6992 (f)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
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2	ZONING REV.	07/17/15

DRAWING HISTORY:

PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-15

LEVEL 5_ELEV. +41'-0"
SCALE: 1/16" = 1'-0"

LEGEND
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM/ DEN UNIT

B.O.A. PRESENTATION

AA C000597

THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
300 Alcazar Avenue I Coral Gables, FL. 33146 I t. 305.443.4200 (T) I f. 305.444.0902 (F)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15
-	-	-

DRAWING HISTORY:

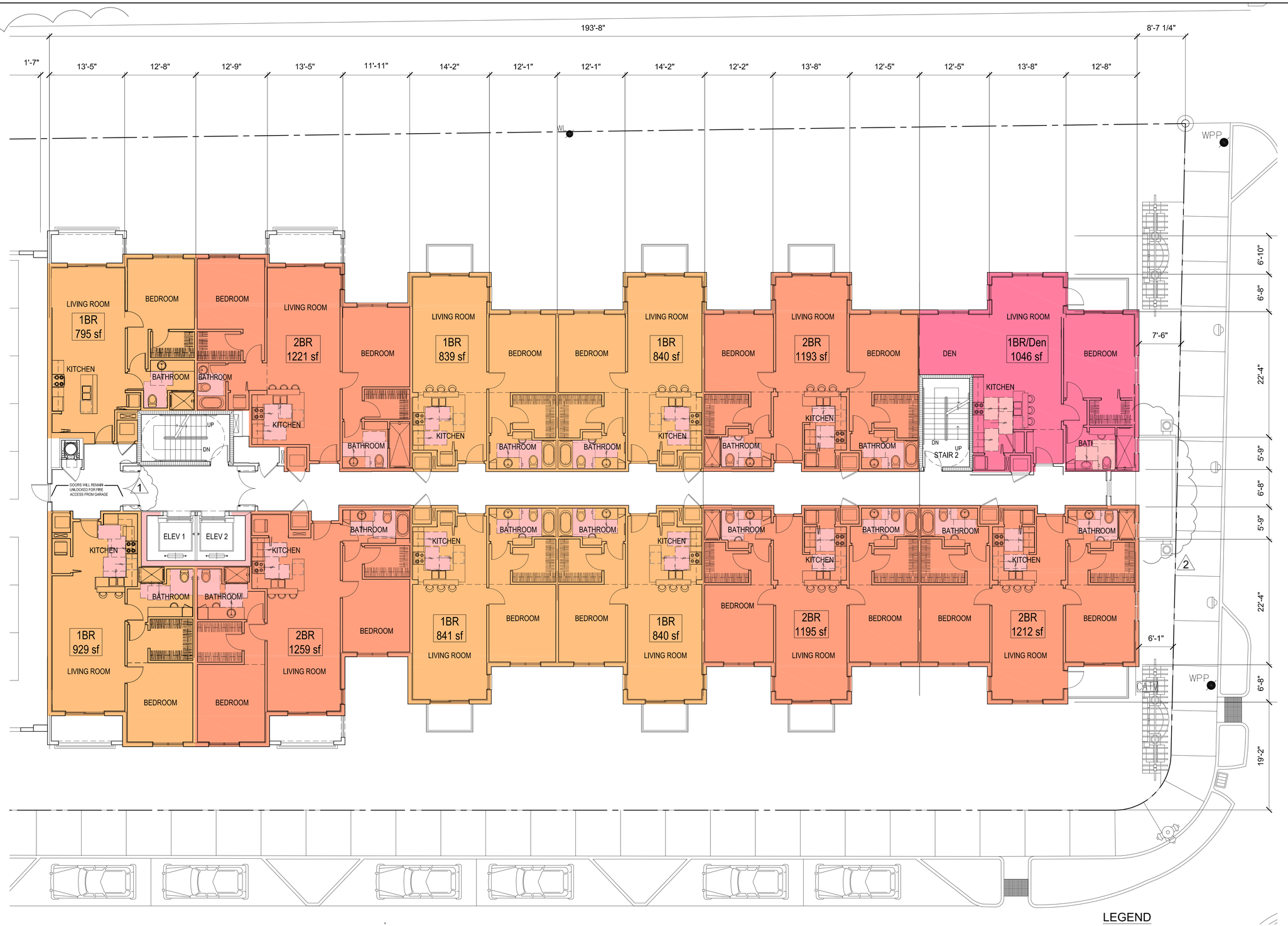
PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-16



LEVEL 5_ELEV. +41'-0"
SCALE: 1/8" = 1'-0"

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM/ DEN UNIT

B.O.A. PRESENTATION

AA C000597
THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
368 Altara Avenue | Coral Gables, FL. 33146 | 305.443.2200 (T) | 305.444.0902 (F)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15

DRAWING HISTORY:

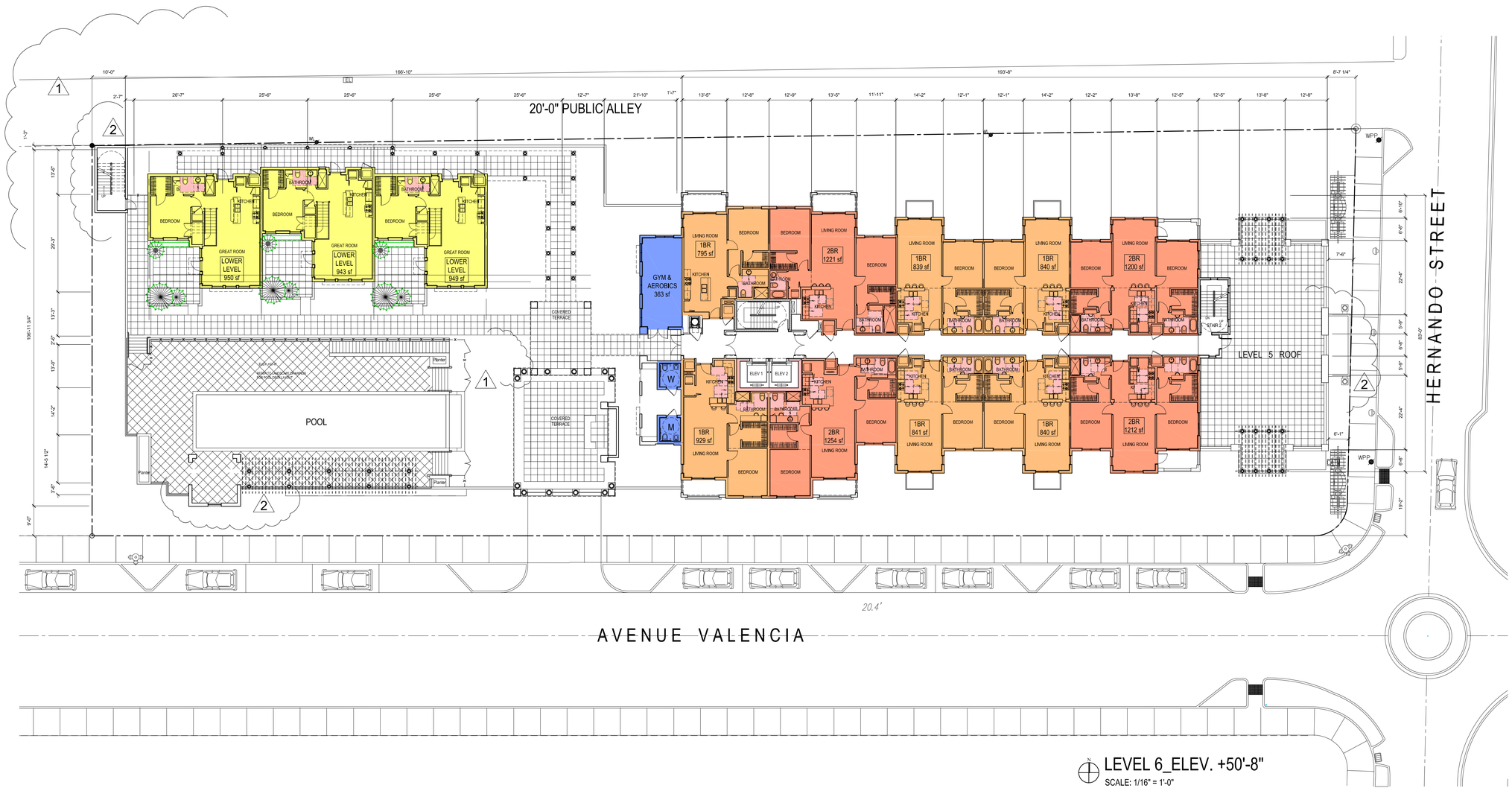
PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-17



LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM/ DEN UNIT
- 3 BEDROOM UNIT
- 2 BEDROOM TOWNHOUSE
- AMENITIES

B.O.A. PRESENTATION

AA C000597
THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
368 Alcazar Avenue I Coral Gables, FL. 33146 I 305.443.4200 (T) I 305.444.0900 (F)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15

DRAWING HISTORY:

PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-18

LEVEL 6_ELEV. +50'-8"
SCALE: 1/8" = 1'-0"

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM/ DEN UNIT
- 3 BEDROOM UNIT
- 2 BEDROOM TOWNHOUSE
- AMENITIES

B.O.A. PRESENTATION

AA C000597
THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
369 Alcazar Avenue | Coral Gables, FL. 33146 | 305.443.2200 (T) | 305.444.0902 (F)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15
-	-	-

DRAWING HISTORY:

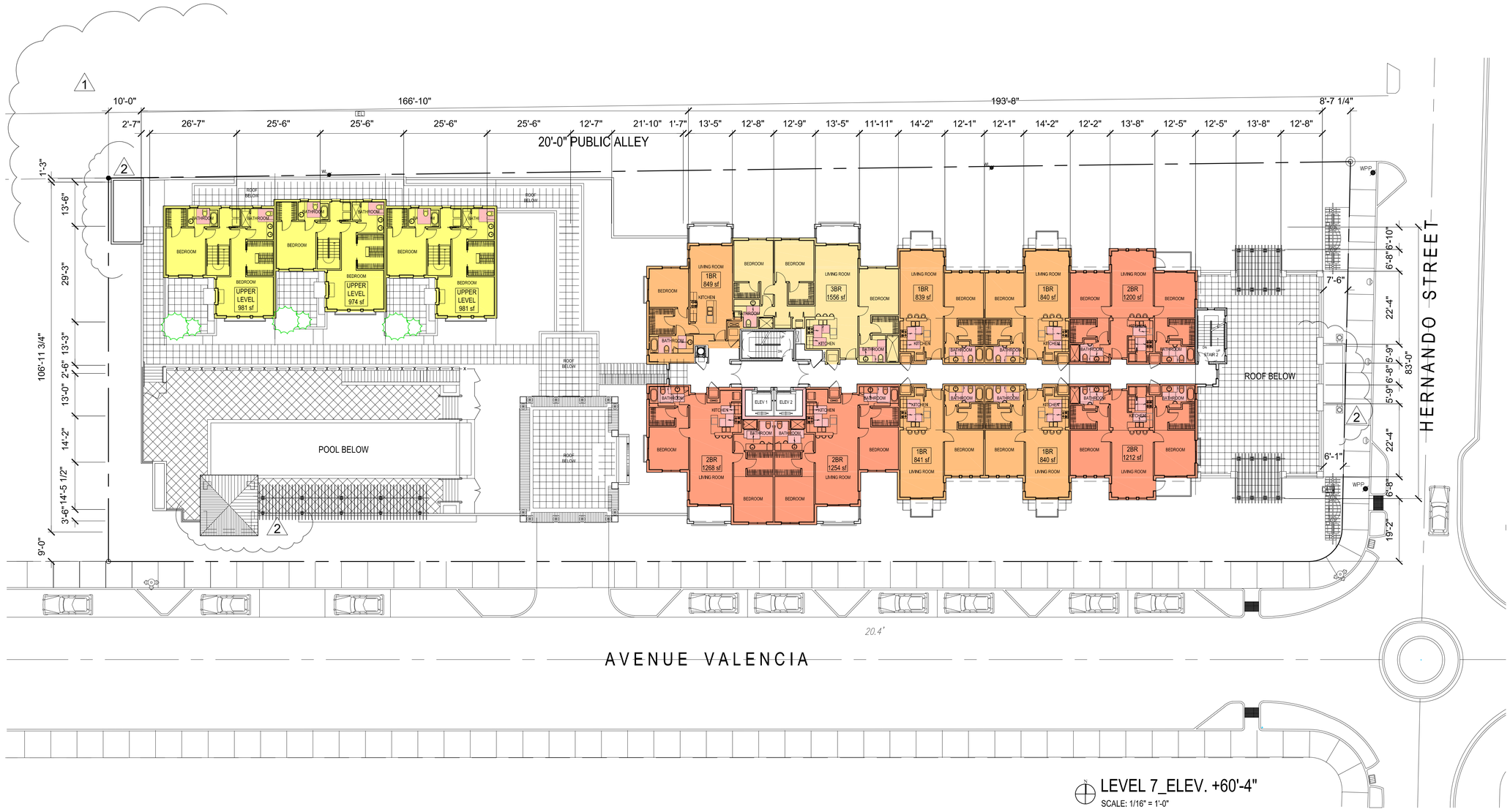
PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-19



LEVEL 7_ELEV. +60'-4"

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

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM/ DEN UNIT
- 3 BEDROOM UNIT
- 2 BEDROOM TOWNHOUSE

B.O.A. PRESENTATION

AA C000597

THE FULLERTON GROUP
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515 Valencia

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DRAWING HISTORY:

PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-20

LEVEL 7_ELEV. +60'-4"
SCALE: 1/8" = 1'-0"

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM/ DEN UNIT
- 3 BEDROOM UNIT
- 2 BEDROOM TOWNHOUSE

B.O.A. PRESENTATION

AA C000597
THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
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DRAWING HISTORY:

PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-21

LEVEL 8_ELEV. +70'-0"
SCALE: 1/16" = 1'-0"

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

B.O.A. PRESENTATION

AA C000597
THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
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	-	-

DRAWING HISTORY:

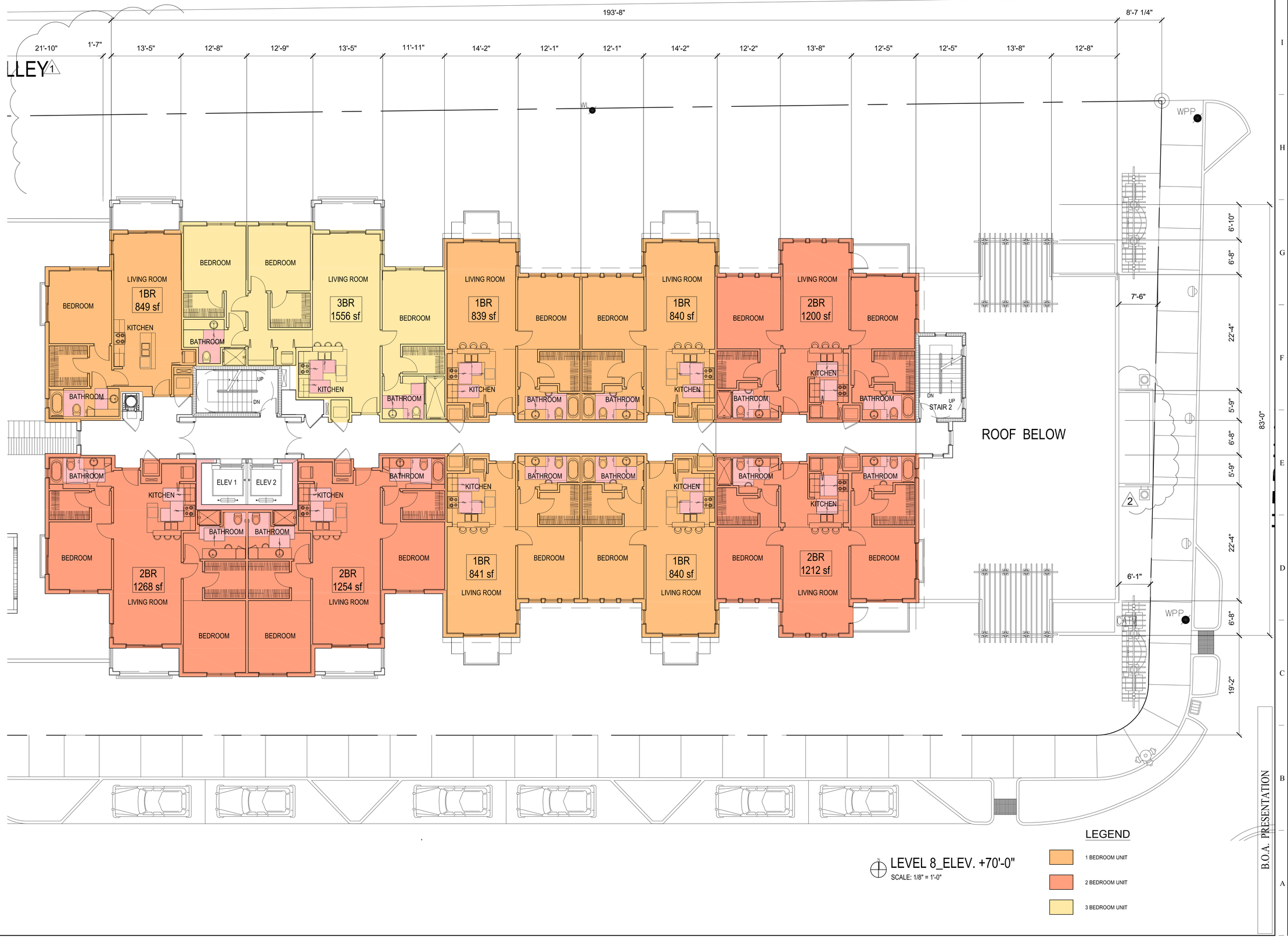
PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-22



LEVEL 8_ELEV. +70'-0"
SCALE: 1/8" = 1'-0"

LEGEND
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

AA C000597
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NO.	DESCRIPTION:	DATE:
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2	ZONING REV.	07/17/15
-	-	-

DRAWING HISTORY:

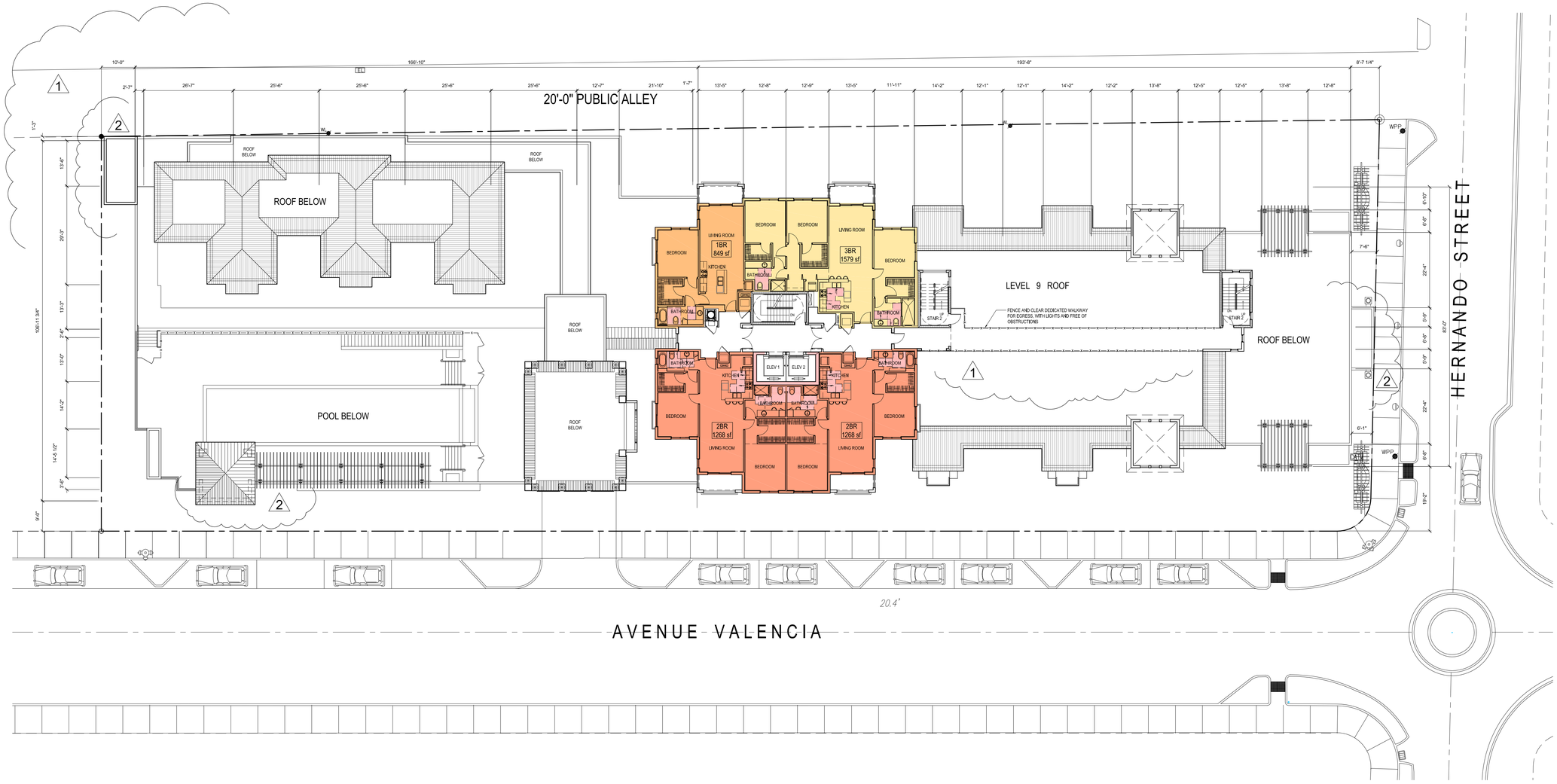
PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-23



LEVEL 9_ELEV. +79'-8"

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

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

B.O.A. PRESENTATION

AA C000597

THE FULLERTON GROUP
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NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15
	-	-

DRAWING HISTORY:

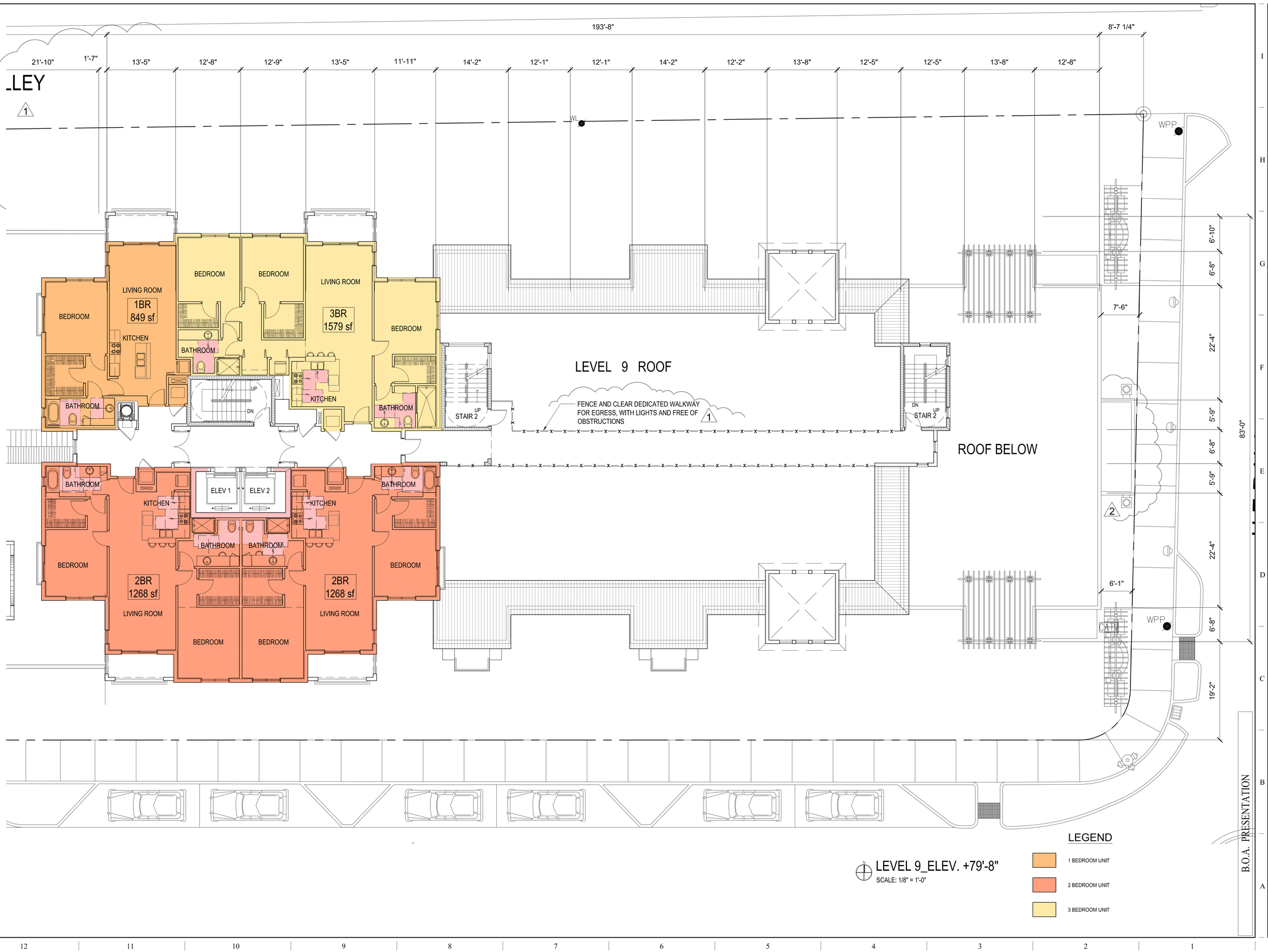
PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-24



LEVEL 9_ELEV. +79'-8"
SCALE: 1/8" = 1'-0"

LEGEND
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

AA C000597

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515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

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1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15

DRAWING HISTORY:

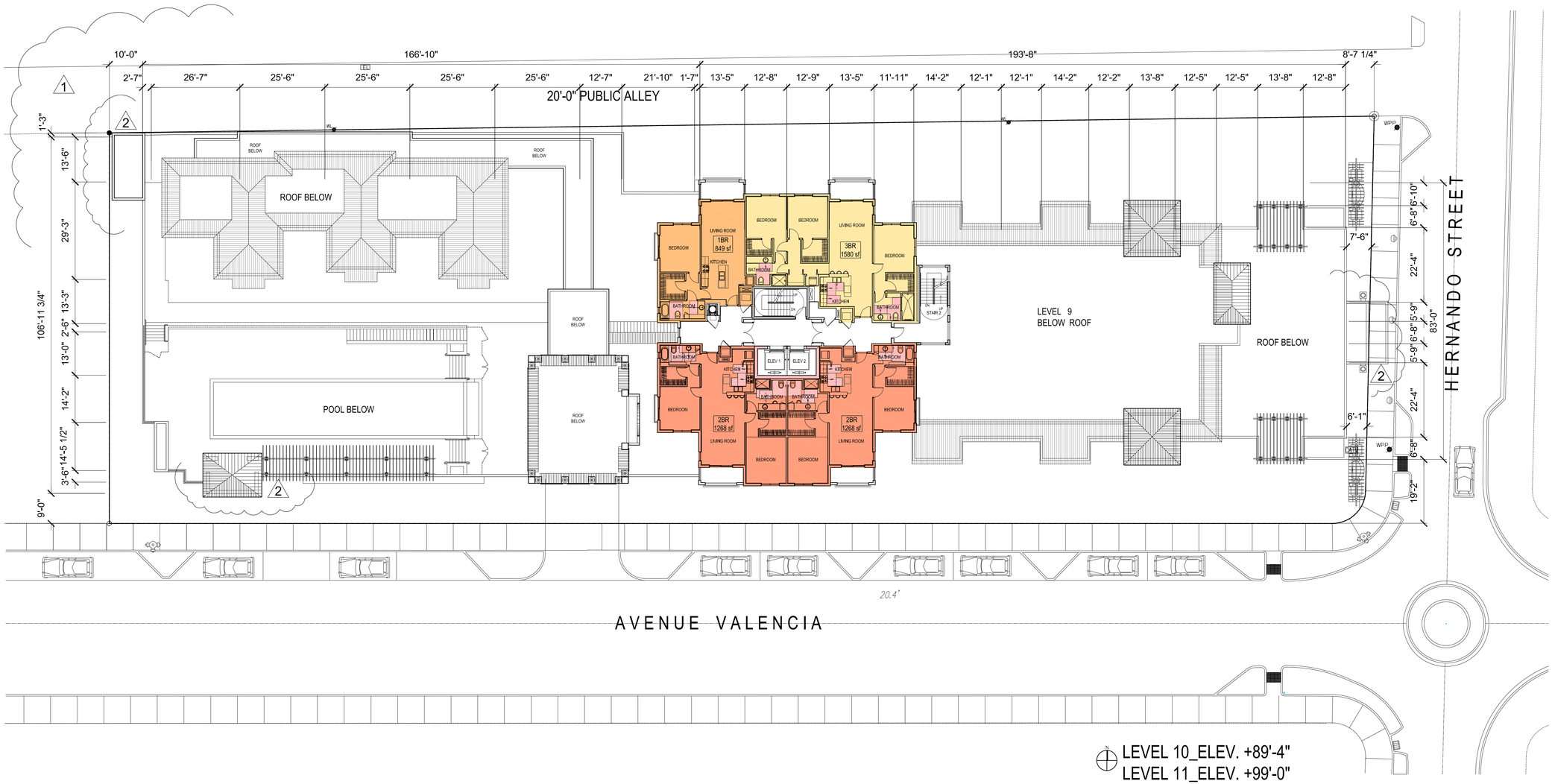
PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-25



LEVEL 10_ELEV. +89'-4"
LEVEL 11_ELEV. +99'-0"
LEVEL 12_ELEV. +108'-8"

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

LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

B.O.A. PRESENTATION

AA C000597

THE FULLERTON GROUP
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369 Alcazar Avenue | Coral Gables, FL. 33146 | 305.443.4200 (T) | 305.444.0902 (F)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15
	-	-

DRAWING HISTORY:

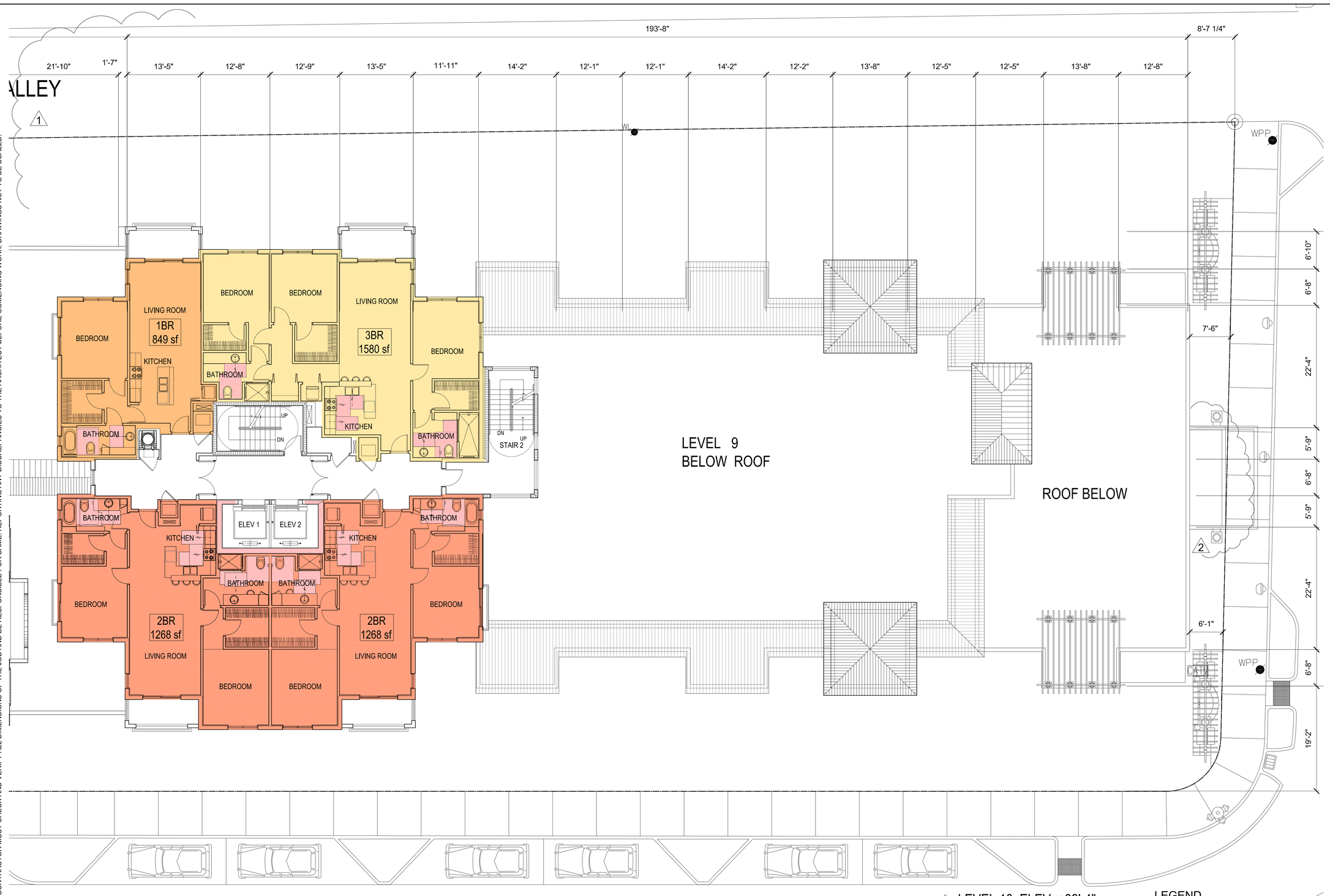
PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-26



LEVEL 10_ELEV. +89'-4"
LEVEL 11_ELEV. +99'-0"
LEVEL 12_ELEV. +108'-8"
SCALE: 1/8" = 1'-0"

LEGEND
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

B.O.A. PRESENTATION

AA C000597
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NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15

DRAWING HISTORY:

PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-27

NORTH ELEVATION

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

LEGEND

1	Decorative Ceramic Spanish Tile	13	Wall Mounted Light Fixture
2	Black Aluminum Railing	11	Aluminum Trellis - Blue 206610 by B.M. Blue 2066-10 by B.M.
3	Precast Panel-Stone Finish	14	Alum. Trellised Decorative Panels-Black
4	Laminate Tinted Solar bronze Glass	15	Alum. Frame - White
5	Super white Benjamin Moore	16	Fabric Awning Blue 2066-10 by B.M.
6	Alum. Metal Grille -Black	17	3/4" Textured Stucco Finish
7	Silver Lining 2119-60 Benjamin Moore	18	Entry Gate - Blue 206610 by B.M.
8	Spanish "S" Clay Tile roof	19	Decorative Precast Finial
9	Decorative Precast Application	20	Decorative Cooper Roof Element
10	Alum. Louvers	21	Precast Balustrade Railing- Stone Finish
12	3/4" Smooth Stucco Finish Painted	22	Precast Water Fountain

B.O.A. PRESENTATION

AA C000597
THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
395 Alfara Avenue 1 Coral Gables, FL. 33146 | 305.442.4200 (T) | 305.444.6982 (F)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15
	-	-

DRAWING HISTORY:

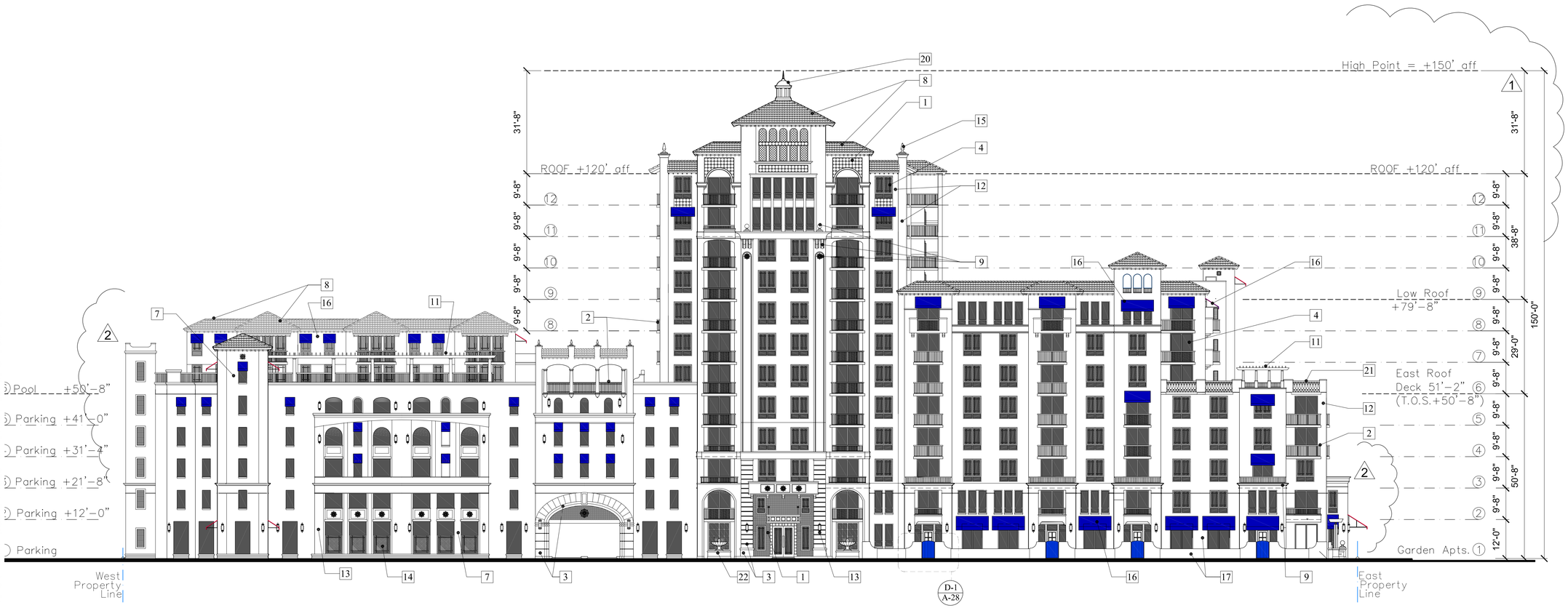
PROJECT NUMBER: 20802.08

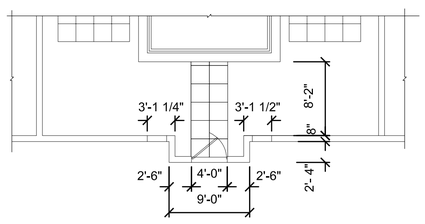
REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

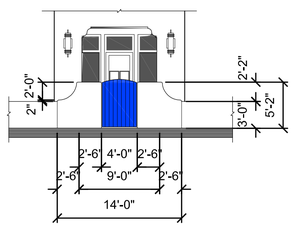
SHEET NUMBER:

A-29





PLAN



ELEVATION

DETAIL 1

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION

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

LEGEND

1	Decorative Ceramic Spanish Tile	13	Wall Mounted Light Fixture
2	Black Aluminum Railing	11	Aluminum Trellis - Blue 206610 by B.M. Blue 2066-10 by B.M.
3	Precast Panel-Stone Finish	14	Alum. Trellised Decorative Panels-Black
4	Laminate Tinted Solar bronze Glass	15	Alum. Frame - White
5	Super white Benjamin Moore	16	Fabric Awning Blue 2066-10 by B.M.
6	Alum. Metal Grille -Black	17	3/4" Textured Stucco Finish
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B.O.A. PRESENTATION

AA C000597

THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
366 Altara Avenue | Coral Gables, FL. 33146 | 305.443.4200 (T) | 305.444.0902 (F)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15

DRAWING HISTORY:

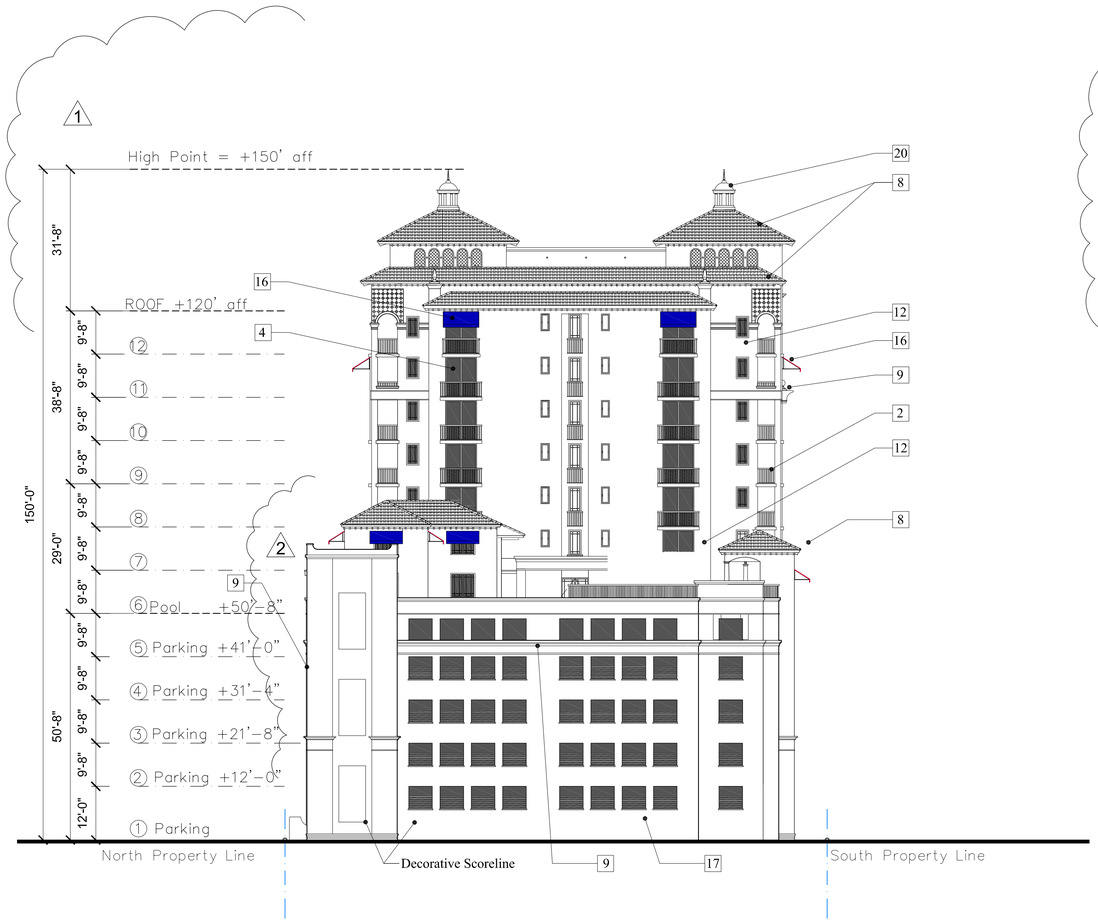
PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

JOHN P. FULLERTON - AR 4743

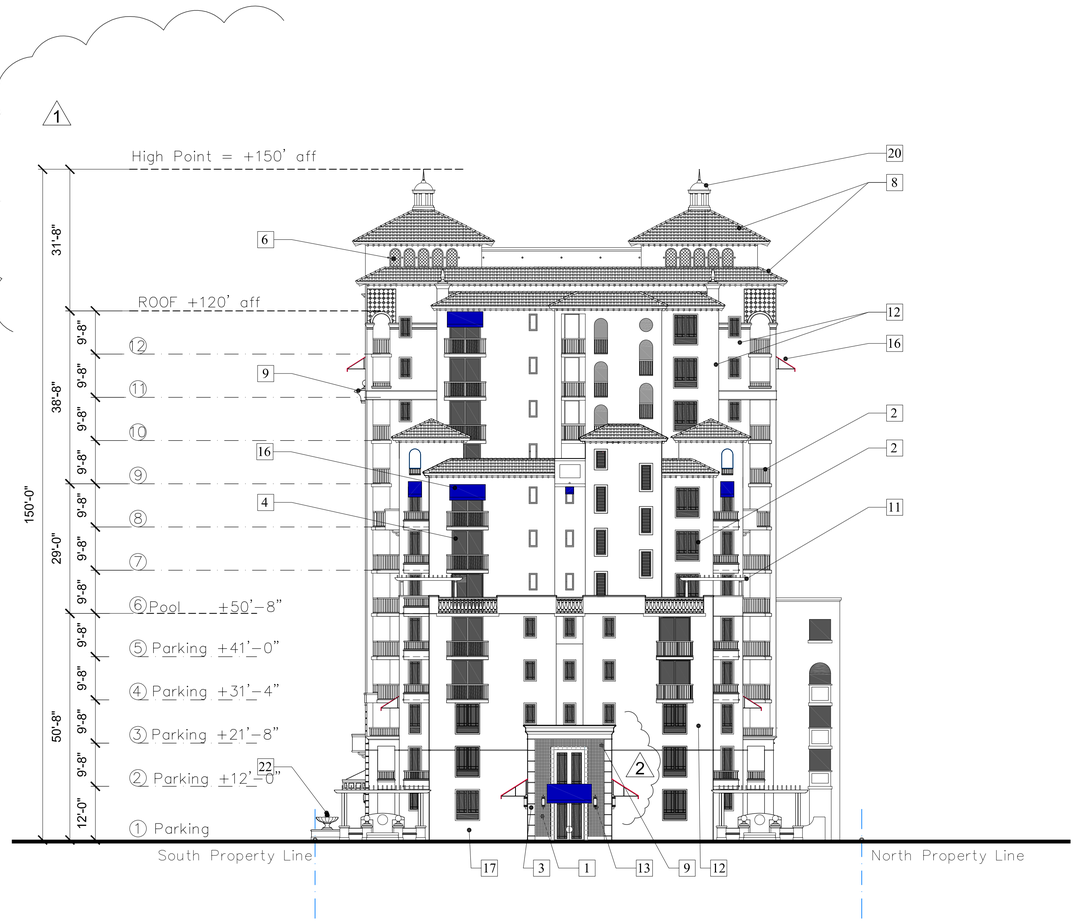
SHEET NUMBER:

A-28



WEST ELEVATION

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



EAST ELEVATION

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

0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'
100' 90' 80' 70' 60' 50' 40' 30' 20' 10' 0'

LEGEND

1	Decorative Ceramic Spanish Tile	13	Wall Mounted Light Fixture
2	Black Aluminum Railing	11	Aluminum Trellis - Blue 206610 by B.M. Blue 2066-10 by B.M.
3	Precast Panel-Stone Finish	14	Alum. Trellised Decorative Panels-Black
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12	3/4" Smooth Stucco Finish Painted	22	Precast Water Fountain

B.O.A. PRESENTATION

AA C000597

THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
300 Alcazar Avenue I Coral Gables, FL. 33146 I 305.443.4200 (T) I 305.444.0902 (F)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15
-	-	-

DRAWING HISTORY:

PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-30

RENDERED SOUTH ELEVATION AND AND VIGNETTES

Scale: N. T. S.

B.O.A. PRESENTATION

AA C000597

THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
366 Altara Avenue † Coral Gables, FL. 33146 † 305.442.4200 (T) † 305.444.6662 (F)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15

DRAWING HISTORY:

PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-31

COURTYARDS AT GROUND LEVEL UNITS

Scale: N. T. S.

B.O.A. PRESENTATION

AA C000597

THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
366 Allara Avenue 1 Coral Gables, FL. 33146 1 305.442.4200 (T) 1 305.444.6662 (F)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15
	-	-

DRAWING HISTORY:

PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-34

PLAZA AT GROUND LEVEL AT INTERSECTION OF VALENCIA AVE AND HERNANDO ST

Scale: N. T. S.

B.O.A. PRESENTATION

AA C000597

THE FULLERTON GROUP

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
2	ZONING REV.	07/27/15
1	ZONING REV.	07/17/15

DRAWING HISTORY:

PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

A-33

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THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMENCING WORK. DRAWINGS NOT TO BE SCALED.

STREET VIEW FROM VALENCIA AVENUE. WEST FACADE

Scale: N. T. S.

B.O.A. PRESENTATION

AA C000597

THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
366 Altara Avenue | Coral Gables, FL. 33146 | 305.442.4200 (T) | 305.444.6662 (F)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15
	-	-

DRAWING HISTORY:

PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

STREET VIEW FROM VALENCIA AVENUE. EAST FACADE

Scale: N. T. S.

B.O.A. PRESENTATION

AA C000597

THE FULLERTON GROUP
ARCHITECTURE DEVELOPMENT CONSULTING INTERIOR DESIGN LAND PLANNING
366 Altara Avenue I Coral Gables, FL. 33146 I 305.442.4200 (T) I 305.444.6662 (F)

515 Valencia

515 Valencia Avenue Coral Gables, Florida 33134

NO.	DESCRIPTION:	DATE:
1	ZONING REV.	07/07/15
2	ZONING REV.	07/17/15
	-	-

DRAWING HISTORY:

PROJECT NUMBER: 20802.08

REGISTRATION: AA C000597

☐ JOHN P. FULLERTON - AR 4743

SHEET NUMBER:

Concurrency Impact Statement and Public School Preliminary Concurrency Analysis

Concurrency Impact Statement

CC-14-08-3895

CITY OF CORAL GABLES
CONCURRENCY APPLICATION

AN APPLICATION FEE OF $190.31 WILL BE CHARGED WITH THE COMPLETION OF THIS APPLICATION

PROPOSED PROJECT INFORMATION:

APPLICANT: Valencia 34, LLC

DEVELOPMENT NAME: Villa Valencia

SITE ADDRESS: 501, 515 and 525 Valencia Avenue

FOLIO: 03-4117-008-1420, 03-4117-008-1450, 03-4117-008-1530

CONCURRENCY REVIEW REQUESTED:
(PLEASE CHECK ONE BELOW)

_X_ INFORMATIONAL

_____ IMPACT ANALYSIS

ASSOCIATED DEVELOPMENT ORDER:
DEVELOPMENT ORDER/PROCESSING NUMBER: DR-14-07-2315

PROPOSED LAND USES:

RESIDENTIAL

SINGLE FAMILY NUMBER OF UNITS: Ø

TOWNHOUSES NUMBER OF UNITS: _____

MULTI-FAMILY NUMBER OF UNITS: 103 proposed - 34 existing = 69 increase

City of Coral Gables
Dev Services
405 Biltmore
Coral Gables, FL 33134
Welcome

00327-0058 Aleyda H. 08/28/2014 03:21PM

ERMITS & INSPECTIONS
- JENNIFER FIELDS CARL ALEXANDER SCOTT &
CC-14-08-3895
CONCURRENCY INVOICE
CONCURRENCY IMPACT
STATEMENT - ALSO - (REF
FOLIO'S: 03-4117-008-1450
& 03-4117-008-1530) &
(ADDRESSES: 515 & 525
VALENCIA AVE) - SEE
DR-14-07-2315
pending
2014 Item:-CC-14-08-3895 190.31

190.31

Subtotal 190.31
Total 190.31

CHECK 190.31
Check Number 0738

Due 0.00

CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPT INVOICE
CONCURRENCY INVOICE

405 Biltmore Way - Coral Gables, FL 33134
(305) 460-5235

PERMIT ID: 170649

3134

PERMIT NUMBER: **CC-14-08-3895**

PARCEL NUMBER: **03-4117-008-1420**

LTMORE SEC LOTS 24 TO 26 INC BLK 7 LOT SIZE 72.500 X 122 OR
CORP EUMAGO NO ONE INC DOCUMENT # K21496 (NAME CHANGE)

er:
NCIA 34 DEVELOPMENT LLC C/
SOUTH BAYSHORE DR

ONUT GROVE,, FL 33133

Contractor:

Qualifier:
Bus. License:

- ALSO - (REF FOLIO'S: 03-4117-008-1450 & 03-4117-008-1530) &
E) - SEE DR-14-07-2315

CHANGE (INCREASE) OF USE S.F 0

CALL THE AUTOMATED REQUEST SYSTEM TO SCHEDULE AN INSPECTION: 305-722-8700
SCHEDULE AN INSPECTION VIA THE WEB: WWW.CORALGABLES.COM

BUILDING & ZONING: 305-460-5245
FIRE: 305-460-5563

INVOICE PREVIOUSLY PAID

CC-14-08-3895

FEES	
NCURRENCY IMPACT STATI	190.31
TOTAL:	$190.31

Warning to owner: A recorded notice of commencement might be required to be submitted prior to inspection scheduling. Please check the required inspections box below.

Issued Date: 08/28/2014

Expiration Date: 08/28/2014

CALL BEFORE YOU DIG FOR ALL UTILITY LOCATES
SUNSHINE STATE ONE CALL
1-800-432-4770

MASTER PERMIT

Required Inspections:

Inspection Code	Complete Code	Inspection Name

Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law

CALL THE AUTOMATED REQUEST SYSTEM TO SCHEDULE AN INSPECTION. 305-722-8700
SCHEDULE AN INSPECTION VIA THE WEB: WWW.CORALGABLES.COM

BUILDING & ZONING: 305-460-5245
FIRE: 305-460-5563

INVOICE PREVIOUSLY PAID

CC-14-08-3895

CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Information Statement

Concurrency Information Statement is for informational purposes only and reflects the availabiltiy of public ;es only at the time statement is issued.

The available capacity for each public service is monitored and updated as development orders are issued by the city, and the applicant cannot be assured that the necessary public services will be available for a development order (e.g. any change in use) at a future date.

Valencia 34, LLC
501 Valencia Ave
Coral Gables, FL

Multi Family Dwellings: -34 units
STATUS=P

Date Printed: 9/24/2014
Development Order: 0
Record Number: 3250
Assoc. Demolition Record: 0

Zones:

Trffic	Fire Protection	Flood Protection	Parks and Recreation
37	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0
Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	-238	9708	-102	OK	Not Within Urban Infill Area
Golf Course	-0.00566667	47.41	0.363323451	OK	
Tennis Courts	-0.056666661	40.35	3.633233098	OK	
Racquetball Courts	-0.007395	6.23	0.47421	OK	
tball Courts	-0.02431	15.34	1.55888	OK	
Diamonds	-0.015215	6.27	0.97557	OK	
Playing Fields	-0.015215	7.27	0.97557	OK	
Swimming Pools	-0.0017	3.13	0.11075	OK	
Equipped Playing Areas	-0.017	6.34	1.0905	OK	
Special Recreation Facilities	-0.255	93.84	16.609	OK	
Neighborhood Parks (acres)	-0.06375	5.62	4.0882	OK	
Mini Parks (acres)	-0.0034	0.97	0.218	OK	
Open Space (acres)	-0.0085	1.53	0.5459	OK	
Water Flow (gpm)	500	3000	500	OK	

Application Fee: $190.31
Application Date: 9/24/2014
Expiration Date: N/A

Statement Issued by:

Comments: DEMOLISH EXISTING MULTI-FAMILY BUILDINGS WITH A TOTAL OF (34) UNITS.

CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Information Statement

Concurrency Information Statement is for informational purposes only and reflects the availabiltiy of public ..es only at the time statement is issued.

The available capacity for each public service is monitored and updated as development orders are issued by the city, and the applicant cannot be assured that the necessary public services will be available for a development order (e.g. any change in use) at a future date.

Valencia 34, LLC
501 Valencia Ave
Coral Gables, FL

Multi Family Dwellings: 103 units
STATUS=P

Date Printed: 9/24/2014
Development Order: 0
Record Number: 3250
Assoc. Demolition Record: 0

Zones:

Trffic	Fire Protection	Flood Protection	Parks and Recreation
37	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0
Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	721	9708	856	OK	Not Within Urban Infill Area
Golf Course	0.0171666753	47.41	0.3861567958	OK	
Tennis Courts	0.1716666495	40.35	3.8615664085	OK	
R ..quetball Courts	0.0224025	6.23	0.5040075	OK	
..tball Courts	0.073645	15.34	1.656835	OK	
..iamonds	0.0460925	6.27	1.0368775	OK	
Playing Fields	0.0460925	7.27	1.0368775	OK	
Swimming Pools	0.00515	3.13	0.11075	OK	
Equipped Playing Areas	0.0515	6.34	1.159	OK	
Special Recreation Facilities	0.7725	93.84	16.609	OK	
Neighborhood Parks (acres)	0.193125	5.62	4.345075	OK	
Mini Parks (acres)	0.0103	0.97	0.2317	OK	
Open Space (acres)	0.02575	1.53	0.58015	OK	
Water Flow (gpm)	500	3000	500	OK	

Application Fee: $190.31
Application Date: 9/24/2014
Expiration Date: N/A

Statement Issued by:

Comments: NEW DEVELOPMENT FOR A MULTI-FAMILY BUILDING WITH (103) UNITS.

Public School Preliminary Concurrency Analysis

October 1, 2014

VIA ELECTRONIC MAIL

Mario Garcia Serra, Esquire
Brickell World Plaza
600 Brickell Ave., Suite 3500
Miami, Florida 33131
MGarcia-serra@gunster.com; MPellar@thetmcompanies.com

RE: PUBLIC SCHOOL CONCURRENCY DETERMINATION
VALENCIA 34, LLC - DR-14-070-2315
LOCATED AT 501, 515 AND 525 VALENCIA AVENUE
SP0314092401263 - FOLIO NOS. : 0341170081420, 0341170081450, 0341170081530

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and as such, capacity has been reserved for a one year period, under Master Concurrency Number **MA0314092401263**.

The reservation term for this Site Plan will expire on **September 25, 2015**. Concurrency reservation may be extended for additional one-year periods, provided: 1) City of Coral Gables confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net; and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by the City of Coral Gables.

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,

Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L-200
Enclosure

cc: Mr. Ana Rijo-Conde
Mr. Michael A. Levine
Ms. Vivian G. Villaamil
City of Coral Gables
School Concurrency Master File

Miami-Dade County Public Schools

Concurrency Management System
School Concurrency Determination

MDCPS Application Number:	SP0314092401263	Local Government (LG):	Coral Gables
Date Application Received:	9/24/2014 1:12:23 PM	LG Application Number:	DR-14-070-2315
Type of Application:	Site Plan	Sub Type:	Redevelopment

Applicant's Name: Valencia 34, LLC
Address/Location: 501, 515 and 525 Valencia Ave
Master Folio Number: 0341170081420
Additional Folio Number(s): *0341170081450, 0341170081530,*

PROPOSED # OF UNITS: 103

SINGLE-FAMILY DETACHED UNITS: 0

SINGLE-FAMILY ATTACHED UNITS: 0

MULTIFAMILY UNITS: 103

CONCURRENCY SERVICE AREA SCHOOLS						
CSA School	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5401	SUNSET EL - GEORGE CARVER EL - CORAL GABLES EL	152	5	5	YES	Current CSA
962	CORAL GABLES PREPARATORY ACADEMY (MID COMP)	0	3	0	NO	Current CSA
962	CORAL GABLES PREPARATORY ACADEMY (MID COMP)	0	3	0	NO	Current CSA Five Year Plan
6741	PONCE DE LEON MIDDLE	96	3	3	YES	Current CSA
7071	CORAL GABLES SENIOR	-452	4	0	NO	Current CSA
7071	CORAL GABLES SENIOR	131	4	4	YES	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						

*An Impact reduction of 21.13% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number:	MA0314092401263	Total Number of Units:	103
Extension Number:	1		
Issue Date:	9/25/2015 4:01:07 PM	Expiration Date:	9/25/2016 4:01:07 PM
Capacity Reserved:	Elementary:5 / Middle:3 / Senior: 4		

MDCPS Administrator

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

Historical Significance

Determination Letter

The City of Coral Gables

Historical Resources Department

July 2, 2015

Valencia 34 Development, LLC
C/O Matthew Pellar
2665 South Bayshore Drive, Suite 410
Coconut Grove, FL 33133

Re: 501 Valencia Avenue, legally described as Lots 24 to 26 inclusive, Block 7, Coral Gables Biltmore Section, PB 20-28

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

501 Valencia Avenue, legally described as Lots 24 to 26 inclusive, Block 7, Coral Gables Biltmore Section, PB 20-28, <u>does not meet</u> the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff <u>will not</u> require review by the Historic Preservation Board if an application is made for a demolition permit.

This letter is a reissue of the previous letter dated June 23, 2014. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period. Upon expiration of the six-month period, you will be required to file a new application.

Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made. If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Dona M. Spain
Historic Preservation Officer

cc: Mario Garcia-Serra, Esq., Gunster, Brickell World Plaza, 600 Brickell Avenue, Suite 3500, Miami, FL 33131
Craig Leen, City Attorney
Miriam S. Ramos, Deputy City Attorney
Jane Tompkins, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
William Miner, Building Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File

The City of Coral Gables

Historical Resources Department

July 2, 2015

Valencia 34 Development, LLC
C/O Matthew Pellar
2665 South Bayshore Drive, Suite 410
Coconut Grove, FL 33133

Re: 525 Valencia Avenue, legally described as Lots 35 to 38 inclusive, Block 7, Coral Gables Biltmore Section, PB 20-28

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

525 Valencia Avenue, legally described as Lots 35 to 38 inclusive, Block 7, Coral Gables Biltmore Section, PB 20-28, <u>does not meet</u> the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff <u>will not</u> require review by the Historic Preservation Board if an application is made for a demolition permit.

This letter is a reissue of the previous letter dated June 23, 2014. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period. Upon expiration of the six-month period, you will be required to file a new application.

Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made. If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Dona M. Spain
Historic Preservation Officer

cc: Mario Garcia-Serra, Esq., Gunster, Brickell World Plaza, 600 Brickell Avenue, Suite 3500, Miami, FL 33131
Craig Leen, City Attorney
Miriam S. Ramos, Deputy City Attorney
Jane Tompkins, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
William Miner, Building Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File

The City of Coral Gables

Historical Resources Department

July 2, 2015

Valencia 34 Development, LLC
C/O Matthew Pellar
2665 South Bayshore Drive, Suite 410
Coconut Grove, FL 33133

Re: 515 Valencia Avenue, legally described as Lots 27 to 36 inclusive, Block 7, Coral Gables Biltmore Section, PB 20-28

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

515 Valencia Avenue, legally described as Lots 27 to 36 inclusive, Block 7, Coral Gables Biltmore Section, PB 20-28, <u>does not meet</u> the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff <u>will not</u> require review by the Historic Preservation Board if an application is made for a demolition permit.

This letter is a reissue of the previous letter dated June 23, 2014. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period. Upon expiration of the six-month period, you will be required to file a new application.

Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made. If you have any further questions concerning this matter, please do not hesitate to contact this office.

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Historical Significance Request Property File

Traffic Impact Study

VILLA VALENCIA

TRAFFIC STUDY

- DAVID PLUMMER & ASSOCIATES -

DAVID PLUMMER & ASSOCIATES
TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

1750 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA 33134
305 447-0900 • FAX: 305 444-4986 • EMAIL: DPA@DPLUMMER.COM

Responses to the Atkins Comments on Behalf of City of Coral Gables
(August 28, 2014)
Re: Review of Villa Valencia Traffic Impact Analysis dated July 2014

1. **Page 1: Appendix A: Site plan- Please submit a better copy of the site plan. It has no description on what is being done.**

Response: An updated site plan has been included in Appendix A.

2. **Page 1: Please add a discussion about parking accommodations for the new development.**

Response: Discussion about parking accommodations has been added on Page 1.

3. **Page 5: Please specify the type of parking for all streets. Parallel? Angle?**

Response: On-street parking type has been added to the report.

4. **Page 6: In past reports we have discussed peak hour vs. average of a peak period as per the City of Coral Gables Comprehensive plan. We do not agree that this is common practice and the peak hour should be used and now an average over the two hour period. Please make sure that is documented in the report in the methodology that was used.**

Response: Consistent with the City of Coral Gables Comprehensive Plan, the traffic study was conducted using a peak period analysis. Please note that this is a common method that is use also by Miami Dade County and many municipalities in the state.

5. **Page 6: Traffic counts were collected while school was out (June 24 – June 25). The traffic data may not be demonstrating accurate peak conditions. It is up to the City to accept the counts as is.**

Response: We discussed the timing of the traffic counts with the city. Because the project is not adjacent to any school, the city agreed with the dates of the counts. In addition, the data has been adjusted with FDOT seasonal factors to account for seasonal variations.

6. **Page 6: Please specify what adjustment factor was used. Add in the Appendix the excerpt from FDOT that was used for the seasonal factor for both 48 hour counts and TMCs. It is also up to the city to accept using one factor for both types of counts (SF and PSCF).**

Response: The seasonal adjustment factor has been included on page 6 and the FDOT excerpt used for the seasonal factors has been included in Appendix C.

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7. Exhibit 2, Page 7: At 42nd Avenue and Valencia the WB approach is not showing the correct lane geometry. The middle lane is shared/left turn lane. Please modify.

Response: At the Valencia Avenue and SW 42nd Avenue intersection, the westbound approach is not aligned with the eastbound approach. Vehicles traveling westbound using the middle lane will first make a left onto 42nd Avenue and then a right onto Valencia. Vehicle can also use the middle lane as a left turn lane. As described, the lane geometry for the Valencia Avenue and SW 42nd Avenue westbound approach was updated on Exhibit 2.

8. Exhibit 3, Page 8:

A. The TMC count at Biltmore Way and Segovia Street WB approach has the wrong volumes for the right turn and left turn movement. It is backwards.

Response: Westbound left turn and right turn volumes have been corrected on Exhibit 3. Please note that the analysis has the correct volumes.

B. Please add on the legend the segment volume.

Response: The legend on Exhibit 3 has been updated to show roadway segment counts.

C. At 42nd Avenue and Valencia Avenue please verify the volume for the WB shared thru/left lane. The traffic volumes you have in the middle lane only for the thru?

Response: Yes volumes shown in the middle are only for the thru.

D. The segment volume between Segovia Street and Hernando Street is showing a small discrepancy in the volumes for the WB PM peak period.

Response: Exhibit 3 has been updated to show correct PM peak volume.

E. Please change the description for the peak hour. According to the report and past discussion you are not using peak hour but an average of the peak period.

Response: Exhibit titles have been changed to 'AM / PM Peak Period Traffic Volumes'.

9. Page 9: Please add the excerpt in the Appendix for the FDOT generalized volumes tables.

Response: The FDOT LOS Handbook Table used for the analysis has been included in Appendix C.

10. Exhibit 4, Page 10: The PM peak volume at Biltmore Way between Segovia Street and Hernando Street should be 419 not 420.

Response: Exhibit 4 has been updated to show correct PM peak volume.

11. Page 11: Sidra is being used for the roundabout analysis but that was not discussed in the methodology. It only states that you would be using HCS.

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Response: Synchro Software was used for the revisions to future with project conditions for both the roundabout and the mini-circle. For consistency Synchro was also used to analysis existing and future without project conditions for these intersections. Capacity worksheets are included in Appendix D.

12. Page 11: Update HCS analysis with the correct volumes as per comment #5.

Response: Volumes were not change based on comment #5.

13. Exhibit 5, Page 12: for Valencia Avenue and Le Jeune Road it should be WB not EB. In your report you state that you are not taking into consideration the EB movement.

Response: Exhibit 5 has been revised to show WB for Valencia Avenue and Le Juene Road.

14. Exhibit 7, Page 15: Update legend to include segment counts.

Response: The legend on Exhibit 7 has been updated to show roadway segment counts.

15. Page 16, 24 : For the signal timings for future conditions were the timings optimized or left as existing. Please explain what was done in this section.

Response: Signal timings were left as existing for the future conditions. Intersection analysis for future without project and future with project conditions show all intersections analyzed operate within the city's LOS standards, therefore optimization was not needed.

16. Exhibit 8, page 17: See comment #13.

Response: Exhibit 8 has been revised to show WB for Valencia Avenue and Lejuene Road.

17. Page 18: 10% for transit is really high. Miami Dade county does not like to use this percentage as suggested in the ITE. They typically use 5%. It is up to the city to accept this % for transit. Please verify and send a justification.

Response: Adjustment for transit and pedestrian was revised to a 5% reduction. Changes to the project trip generation were updated on Exhibit 9. Roadway and intersection capacity analysis for future with project was revised. Updated capacity worksheets are included in Appendix D.

18. Page 18: Why was the land use for apartments used instead of low rise apartments or mid rise apartments? Please specify somewhere in the report how many floors for the existing development have and what is anticipated for the future.

Response: Based on ITE, land use 220 can be used for all types of apartments, since it includes a wide variety of data and large number of studies. The existing development is a two floor apartment building. Low rise apartment land use 221 does not include data for 'Dwelling Units' Therefore LU 220 was used for existing. As requested, for the proposed development the trip generation was updated using LU 223 for mid-rise apartment.

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19. Exhibit 9, Page 19: Please add information in this section on the equation or rate used from the Trip generation for both land uses. Also, show the trip distribution as recommended in the Trip generation per land use.

Response: The equations and rates used from the Trip Generation Manual for both land uses has been added to Exhibit 9. The trip distribution as recommended by ITE has also been added to Exhibit 9.

20. Exhibit 10, Page 20 : The source needs to be corrected; the methodology stated that you would use the LRTP. Please attach excerpt in the Appendix. Also, please show summary of the cardinal distribution.

Response: The source for Exhibit 10 has been corrected. TAZ information has been summarized on page 20 and added to Appendix C.

21. Exhibit 13, Page 23: See comment #8,b.

Response: The legend on Exhibit 13 has been updated to show roadway segment counts.

22. Exhibit 14, Page 25: See comment #13.

Response: Exhibit 14 has been revised to show WB for Valencia Avenue and Lejuene Road.

23. Appendix C: For the TMC, please correct the project name. It should be Traffic impact Analysis.

Response: TMC sheets in Appendix C have been revised to show the correct project name.

24. Appendix D: For the Sidra analysis, please explain the volumes used in the column for demand flow. Also, please confirm that the traffic counts were inputted correctly as per comment #8,a.

Response: See response to comment #11. Traffic volumes were correctly inputted for Biltmore Way and Segovia Street westbound approach.

VILLA VALENCIA

TRAFFIC STUDY

PREPARED FOR:	DATE:	DPA JOB #:	PREPARED BY:
TM Residential LLC.	September 2014	14181	DPA

TABLE OF CONTENTS

LIST OF EXHIBITS

EXECUTIVE SUMMARY

The Villa Valencia project will be located at the northwest corner of Valencia Avenue / Hernando Street in Coral Gables, Florida. The proposed development will replace existing 34 apartment units with 103 apartment units. Access to and from the site will be provided on a two-way driveway located on Valencia Avenue. This traffic study is consistent with the methodology previously discussed with and agreed to by the city of Coral Gables Public Works Department. Project buildout is anticipated in 2016.

An assessment of the traffic impacts associated with the proposed project was performed in accordance with the requirements of the city of Coral Gables. The analysis shows that the project would not adversely impact the roadway links and intersections that were analyzed within the study area.

1.0 INTRODUCTION

1.1 Project Background

The Villa Valencia project will be located at the northwest corner of Valencia Avenue / Hernando Street in Coral Gables, Florida (See Exhibit 1). The proposed development will replace existing 34 apartment units with 103 apartment units. The project proposes an onsite parking garage providing 204 spaces. The provided spaces meet the city's parking requirement. Access to and from the site will be provided on a two-way driveway located on Valencia Avenue. See Appendix A for site plan. This traffic study is consistent with the methodology previously discussed with and agreed to by the city of Coral Gables Public Works Department. Project buildout is anticipated in 2016.

1.2 Study Objective

The purpose of the study is to provide a traffic study that meets the requirements of the city of Coral Gables for the project. This study includes vehicular flow, trip generation, and roadway and intersection analyses.

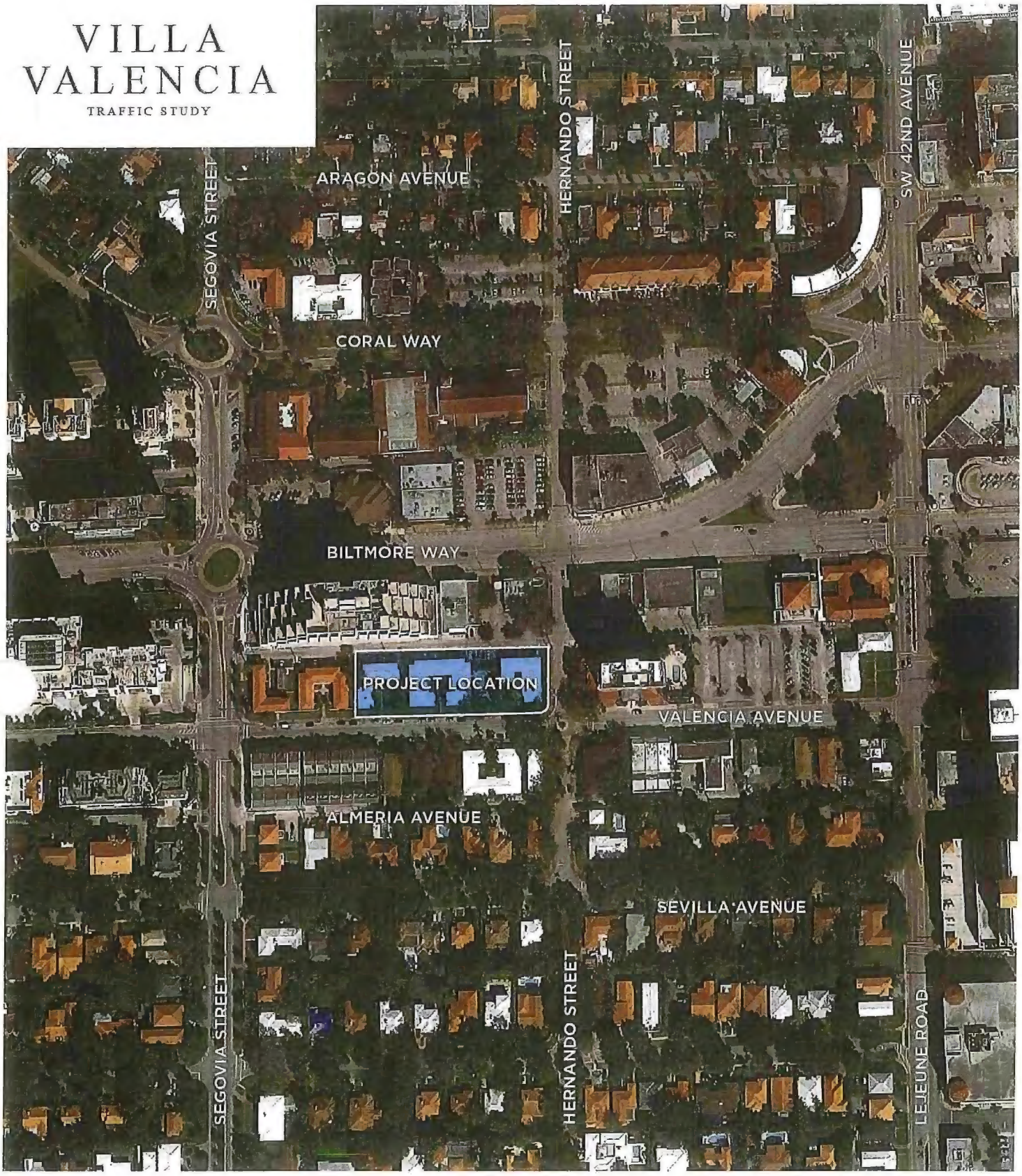

EXHIBIT 1
LOCATION MAP

NORTH
MAP NOT TO SCALE

1.3 Study Area and Methodology

The analysis undertaken follows the study methodology previously discussed with and approved by the city of Coral Gables Public Works Department (See Appendix B). A synopsis of the methodology is as follows:

- Traffic Counts (Intersections) – Two-hour turning movement counts will be collected for the AM (7-9 AM) and PM (4-6 PM) hours on a typical weekday at the following intersections:
    - Biltmore Way / Segovia Street (R)
    - Biltmore Way / Hernando Street (S)
    - Valencia Avenue / Segovia Street (S)
    - Valencia Avenue / Hernando Street (MC)
    - Valencia Avenue / LeJeune Road (S)

S= Signalized
U=Un-signalized
R=Roundabout
MC=Mini Circle

- Traffic Counts (Segments) - 48-hour machine counts, summarized at 15-minute intervals, will be taken during a typical weekday (Tuesday through Thursday only) at the following roadway segments:
    - Biltmore Way between Segovia Street and Hernando Street
    - Valencia Avenue between Hernando Street and LeJeune Road

- Signal Location and Timing – Existing signal phasing and timing for the signalized intersection will be obtained from Miami-Dade County.

- Trip Generation – project trips will be estimated using trip generation information published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition.

- Trip Distribution / Trip Assignment – Net new external project traffic will be assigned to the adjacent street network using the appropriate cardinal distribution from the *Miami-Dade Long Range Transportation Plan Update*, published by the *Metropolitan Planning Organization*. Normal traffic patterns will also be considered when assigning project trips.

- Background Traffic - Available Florida Department of Transportation (FDOT) and Miami-Dade County (MDC) counts will be consulted to determine a growth factor consistent with

historical annual growth in the area. The growth factor will be applied to the existing traffic volumes to establish background traffic

- Future Transportation Projects – The 2013 TIP and the 2035 LRTP will be reviewed and considered in the analysis at project build-out.

- Committed Developments – the city will be consulted to determine any committed development within a ½ -mile radius of the project site.

- Intersection analysis will be done using Highway Capacity Software (HCS) based on the 2010 Highway Capacity Manual (HCM). Operation analysis at driveways providing access to/from the site will also be conducted.

- Link / Segment capacity will be estimated using generalized vehicular capacities from the latest FDOT LOS Manual, or other acceptable equivalent.

2.0 DATA COLLECTION

Data collection for this study included roadway characteristics, intersection traffic counts, signal timing, and seasonal adjustment factors. The data collection effort is described in the following sections.

2.1 Roadway Characteristics

Valencia Avenue

Valencia Avenue is a local roadway that provides east/west access within the study area. Within the study area, Valencia Avenue is a two-way, two-lane, undivided roadway. On-street parallel parking is provided on the both side of the roadway. The city of Coral Gables operates and maintains Valencia Avenue. The posted speed limit is 30 mph.

Hernando Street

Hernando Street is a local roadway that provides north/south access within the study area. Hernando Street is a two-way, two-lane, undivided roadway with on-street parking on both sides of the roadway. The city of Coral Gables operates and maintains Hernando Street. The speed limit is not posted within the study limits.

Biltmore Way

Biltmore Way is a local roadway that provides east/west access within the study area. Biltmore Way is a two-way, four-lane, undivided roadway with on-street angle parking on both sides of the roadway. The city of Coral Gables operates and maintains Biltmore Way. The speed limit is 30 mph.

Segovia Street

Segovia Street is a collector roadway that provides north/south access within the study area. Segovia Street is a two-way, two-lane, divided roadway. On-street parking is prohibited. Bike lanes are provided in both directions. The city of Coral Gables operates and maintains Segovia Street. The posted speed limit is 30 mph.

LeJeune Road

LeJeune Road is a major arterial that provides north/south access throughout Miami-Dade County. LeJeune Road is a two-way, four-lane, divided roadway. On-street parking is prohibited. FDOT has jurisdiction on this roadway. The speed limit is 40 mph.

2.2 Traffic Counts

Forty-eight hour traffic machine counts were collected on June 24 through June 25, 2014 at Biltmore Way and Valencia Avenue. Vehicle turning movement counts were taken on June 24, 2014 at the study intersections during the AM and PM peak periods. The counts were adjusted to reflect average annual daily traffic conditions using the latest weekly volume adjustment factors were obtained from FDOT. Weekly volume adjustment factor of 1.02 (Miami-Dade County South) corresponding to the dates of the counts were used. Traffic counts are provided in Appendix C.

2.3 Intersection Data

Signal timing data was obtained from Miami-Dade County for the signalized intersections analyzed in this study. This information was used for the signal phasing and timing required for the intersection capacity analysis. A field survey was also conducted to obtain the intersection lane configurations to be used in the intersection analysis. Exhibit 2 shows the existing lane configurations at the analyzed intersections. Existing volumes for the morning and afternoon peak period at the segments and intersections analyzed are shown in Exhibit 3. The signal timings are also provided in Appendix C.

EXHIBIT 2
EXISTING LANE CONFIGURATIONS

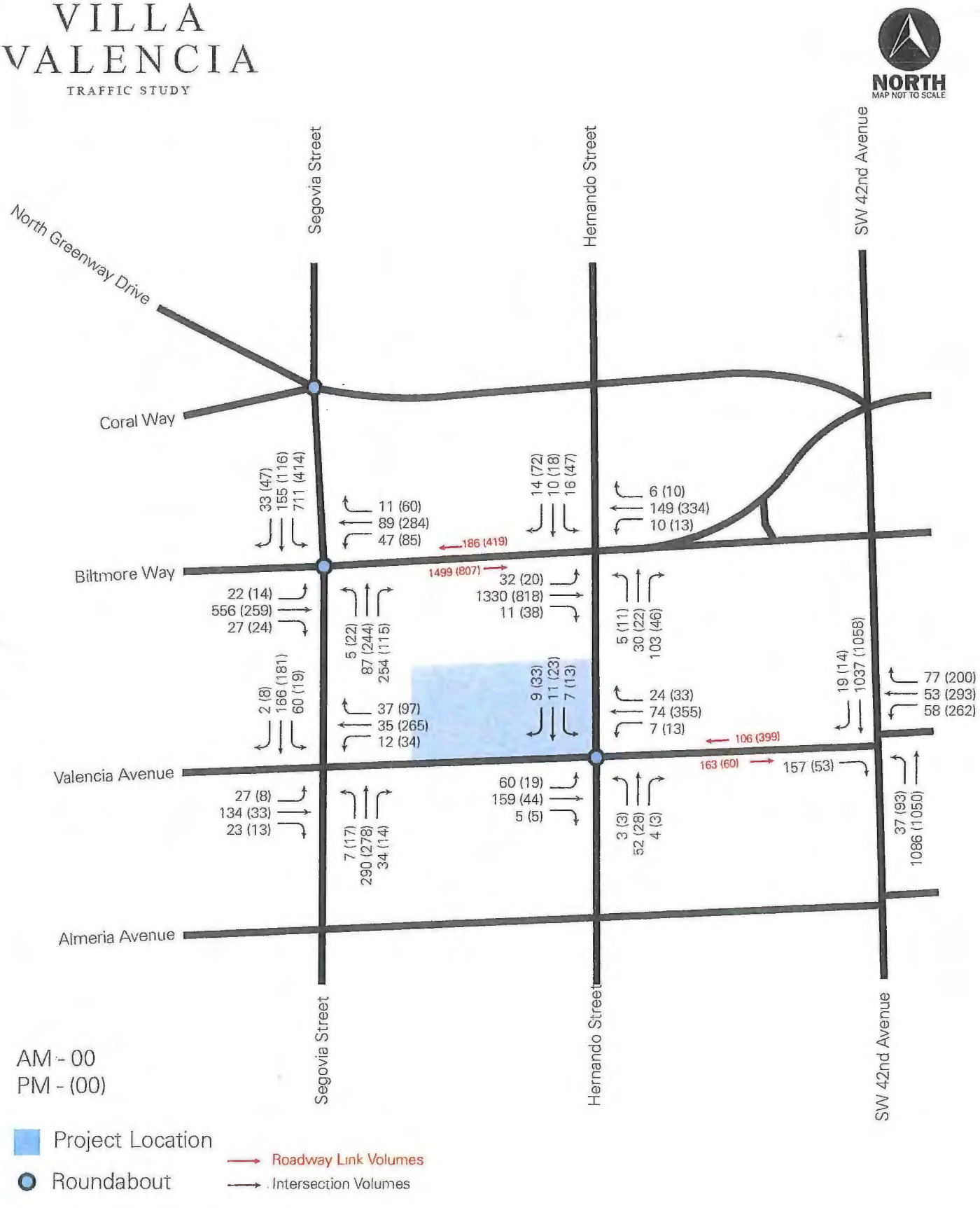

EXHIBIT 3

EXISTING AM / PM PEAK PERIOD TRAFFIC VOLUMES

2.4 Walking / Other Modes of Transportation

Pedestrian activity is an essential element within the study area. The Coral Gables Trolley service (which traverses the Ponce de Leon Boulevard corridor) provides frequent service to the area and connects with the Douglas Road Metrorail Station. This area is also serviced by Miami-Dade transit bus routes. The project site is located in an area where pedestrian activity is common between existing site and surrounding properties.

2.5 Roadway Capacity Analysis

The FDOTs generalized service volume tables (see Appendix C) provide the maximum volume for a specific Level of Service (LOS). LOS is a qualitative assessment of a road's operating conditions and is represented by the letters A through F, where A is free flow (best condition) and F is the most congested condition.

Exhibit 4 shows roadway link analysis for the study area segments based on the FDOT generalized peak hour directional service volume tables. The eastbound direction of Biltmore Way currently experiences low levels of service during the morning peak period. All other roadways currently operate within the city's LOS standards.

Exhibit 4
Existing Roadway Capacity Analysis
Weekday AM and PM Peak Period Conditions

Roadway	Direction	# of Lanes	LOS Std	SV[1]	AM Peak Volume	PM Peak Volume	AM LOS	PM LOS
Biltmore Way between Segovia Street and Hernando Street	EB	2LU	E+20	1377	1499	807	E+30	D
	WB	2LU	E+20	1377	186	419	B	B
Valencia Avenue between Hernando Street and LeJeune Road	EB	1LU	E	575	163	60	B	B
	WB	1LU	E	575	106	399	B	D

[1] ***Biltmore Way***: Class II Arterial 2 Lane +20% Roadway LOS E+20, -10% Non_State Signalized Roadway and -25% for No Exclusive Right/Left Turns (1700 vph *0.9 * 0.75 * 1.2 = 1377 vph); ***Valencia Avenue:*** Class II Arterial 1 Lane - 10% Non_State Signalized Roadway and -20% for No Exclusive Right/Left Turns (800 vph * 0.9 * 0.8 = 575 vph)

2.6 Intersection Capacity Analysis

The Highway Capacity Software (HCS), based on procedures of the *2010 Highway Capacity Manual*, were used to perform intersection capacity analysis at the analyzed intersections. Synchro software was used to perform intersection capacity analysis at analyzed roundabouts. Exhibit 5 shows the resulting LOS for existing conditions during morning and afternoon peak period. All the intersections operate within the city's LOS standards. Analysis worksheets are included in Appendix D.

It should be noted that the eastbound approach of the Valencia Avenue and LeJuene Road intersection is right turn only stop control. Since vehicles on this approach do not cross the intersection or are impacted by the traffic signal timing, the eastbound volumes were not used for the analysis of this intersection.

Exhibit 5
Existing Intersection Capacity Analysis
Weekday AM and PM Peak Period Conditions

Intersection	Signalized/ Roundabout/ Minicircle	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
Biltmore Way / Segovia Street	R	NB	C	B	E + 20
		SB	A	A	E + 20
		EB	C	A	E
		WB	A	B	E
		Overall	***B***	***A***	N/A
Biltmore Way / Hernando Street	S	NB	C	C	E + 20
		SB	C	C	E + 20
		EB	B	A	E
		WB	A	A	E
		Overall	***B***	***B***	***N/A***
Valencia Avenue / Segovia Street	S	NB	B	B	E
		SB	B	B	E
		EB	B	B	E
		WB	B	B	E
		Overall	***B***	***B***	***E***
Valencia Avenue / Hernando Street	MC	NB	A	A	E
		SB	A	A	E
		EB	A	A	E
		WB	A	A	E
		Overall	***A***	***A***	***E***
Valencia Avenue / LeJeune Road	S	NB	C	C	E + 20
		SB	C	C	E + 20
		WB	D	D	E

Source: David Plummer & Associates

3.0 PLANNED AND PROGRAMED ROADWAY IMPROVEMENTS

The *2014 Miami-Dade County Transportation Improvement Program (TIP)* and the *2035 Long Range Transportation Program* were reviewed to identify any programmed or planned projects within the limits of the study area established. These documents show no officially programmed or planned capacity improvement projects within the study area.

4.0 FUTURE TRAFFIC CONDITIONS

4.1 Background Traffic and Committed Developments

Average Daily Traffic counts published by the Miami-Dade Public Works Department and the FDOT were reviewed to determine historic growth in the area. Historic growth rate documentation is included in Appendix C. This analysis indicated that traffic has decreased in the past years. However, a conservative 1.0% annual growth rate was used for this study. An additional 1.0% was used for growth associated with committed developments in the vicinity of the project site.

4.2 Future Without Project Roadway Capacity Analysis

Future without project conditions was obtained by adding background traffic with committed development trips. Exhibit 6 shows the future without project AM and PM peak period traffic at each roadway segment. Exhibit 7 shows the projected roadway volumes for future without project traffic. The eastbound direction of Biltmore Way experiences low levels of service during the morning peak hours. All other roadways operate within the city's LOS standards.

Exhibit 6
Future without Project Roadway Capacity Analysis
Weekday AM and PM Peak Period Conditions

Roadway	Direction	# of Lanes	LOS Std	SV[1]	AM Peak Volume	PM Peak Volume	AM LOS	PM LOS
Biltmore Way between Segovia Street and Hernando Street	EB	2LU	E+20	1377	1599	839	E+36	D
	WB	2LU	E+20	1377	194	436	B	B
Valencia Avenue between Hernando Street and LeJeune Road	EB	1LU	E	575	170	62	B	B
	WB	1LU	E	575	110	415	B	D

[1] ***Biltmore Way***: Class II Arterial 2 Lane +20% Roadway LOS E+20, -10% Non_State Signalized Roadway and -25% for No Exclusive Right/Left Turns (1700 vph *0.9 * 0.75 * 1.2 = 1377 vph ; ***Valencia Avenue:*** Class II Arterial 1 Lane - 10% Non_State Signalized Roadway and -20% for No Exclusive Right/Left Turns (800 vph * 0.9 * 0.8 = 575 vph)

EXHIBIT 7
FUTURE WITHOUT PROJECT PEAK PERIOD TRAFFIC VOLUMES

4.3 Future Without Project Intersection Capacity Analysis

Future without project conditions was obtained by adding background traffic with committed development trips. Exhibit 7 also shows the projected turning movements for future without project traffic. Exhibit 8 shows the resulting LOS for morning and afternoon peak conditions for future without project. All intersections analyzed are projected to operate within the city's LOS standard during the morning and afternoon peak periods. Capacity worksheets are included in Appendix D.

As previously mentioned, it should be noted that the eastbound approach of the Valencia Avenue and LeJeune Road intersection is right turn only stop control. Since vehicles on this approach do not cross the intersection or are impacted by the traffic signal timing, the eastbound volumes were not used for the analysis of this intersection.

Exhibit 8
Future without Project Intersection Capacity Analysis
Weekday AM and PM Peak Period Conditions

Intersection	Signalized/ Roundabout/ Minicircle	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
Biltmore Way / Segovia Street	R	NB	C	B	E + 20
		SB	B	A	E + 20
		EB	C	A	E
		WB	A	B	E
		Overall	***C***	***A***	N/A
Biltmore Way / Hernando Street	S	NB	C	C	E + 20
		SB	C	C	E + 20
		EB	B	A	E
		WB	A	A	E
		Overall	***B***	B	*N/A*
Valencia Avenue / Segovia Street	S	NB	B	B	E
		SB	B	B	E
		EB	B	B	E
		WB	B	B	E
		Overall	***B***	***B***	***E***
Valencia Avenue / Hernando Street	MC	NB	A	A	E
		SB	A	A	E
		EB	A	A	E
		WB	A	A	E
		Overall	***A***	***A***	***E***
Valencia Avenue / LeJeune	S	NB	C	C	E + 20
		SB	C	C	E + 20
		WB	D	D	E

4.4 Project Trip Generation

Trip generation for the proposed project and the existing use was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. This manual provides gross trip generation rates and/or equations by land use type. These rates and equations estimate vehicle trip ends at a free-standing site's driveways. See Appendix E for project trip generation worksheets.

The project site is located in an area where pedestrian activity is common between the existing site and surrounding properties. The project site is also in an area served by the Coral Gables trolley which can connect to bus routes from Miami-Dade Transit and the Douglas Road Metrorail Station. A 5% adjustment was applied to the trip generation of the existing and proposed uses to account for other modes of transportation. The project trip generation summary is provided in Exhibit 9.

Exhibit 9
Project Trip Generation Summary

Proposed ITE Land Use Designation[1]	Size/Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	**Out**	**Total**	**In**	**Out**	**Total**
Mid-Rise Apartments (Land Use 223)	103 DU	9	22	31	24	16	40
		$rate = \frac{0.30}{DU}$			$rate = \frac{0.39}{DU}$		
		31% In	69% Out		58% In	42% Out	
Transit/Pedestrian Trips	5%	-0	-1	-1	-1	-1	-2
Net External Trips (Proposed)		**9**	**21**	**30**	**23**	**15**	**38**

Existing ITE Land Use Designation[1]	Size/Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	**Out**	**Total**	**In**	**Out**	**Total**
Apartments (Land Use 220)	34 DU	4	16	20	24	12	36
		T = 0.49(X) + 3.73			T = 0.55(X) + 17.65		
		20% In	80% Out		65% In	35% Out	
Transit/Pedestrian Trips	5%	-0	-1	-1	-1	-1	-2
Net External Trips (Existing)		**4**	**15**	**19**	**23**	**11**	**34**

Proposed Uses	9	21	30	23	15	38
Existing Uses	-4	-15	-19	-23	-11	-34
Net New External Trips	**5**	**6**	**11**	**0**	**4**	**4**

[1] Based on ITE Trip Generation Manual, Ninth Edition,

4.5 Project Trip Assignment

Project traffic was distributed and assigned to the study area using the Cardinal Distribution for TAZ 1062 shown in Exhibit 10. The Cardinal Distribution gives a generalized distribution of trips from a TAZ to other parts of Miami-Dade County. The distribution can be summarized as follows: 29.78% to the north, 18.46% to the south, 25.81% to the east, and 25.94% to the west. The Miami-Dade Long Range Transportation Plan TAZ data is included in Appendix C. For estimating trip distribution for the project traffic, consideration was given to conditions such as the roadway network accessed by the project traffic, roadways available to travel in the desired direction, and attractiveness of traveling on a specific roadway. Project trip distribution for the proposed project is shown in Exhibit 11.

Exhibit 10
Cardinal Distribution (TAZ 1062)

Direction	Distribution
NNE	16.81%
ENE	20.81%
ESE	5.01%
SSE	4.58%
SSW	13.88%
WSW	15.16%
WNW	10.78%
NNW	12.97%
Total	100.00%

Source: *Miami-Dade Long Range Transportation Plan*

VILLA VALENCIA

TRAFFIC STUDY

4.6 Future With Project Roadway Capacity Analysis

Trip assignments in the previous sections and traffic projections for the project were combined to obtain the total traffic on the analyzed roadway segments. Exhibit 12 shows roadway capacity for the future with project during the AM and PM peak period for each roadway segment. The result of the analysis shows that all roadway segments will operate at acceptable LOS except the eastbound direction of Biltmore Way between Segovia and Hernando Streets. This segment will continue to experience low LOS during the morning peak period. This low LOS is an existing condition and the project traffic will not affect this roadway segment. In fact, during the morning peak period, the proposed project only uses 0.07% of the eastbound roadway capacity on Biltmore Way. This is considered a *de minimis* impact.

Exhibit 12
Future with Project Roadway Capacity Analysis
Weekday AM and PM Peak Period Conditions

Roadway	Direction	# of Lanes	LOS Std	SV[1]	AM Peak Volume	PM Peak Volume	AM LOS	PM LOS
Biltmore Way between Segovia Street and Hernando Street	EB	2LU	E+20	1377	1560	839	E+36	D
	WB	2LU	E+20	1377	194	437	B	B
Valencia Avenue between Hernando Street and LeJeune Road	EB	1LU	E	575	170	64	B	B
	WB	1LU	E	575	111	416	B	D

[1] ***Biltmore Way***: Class II Arterial 2 Lane +20% Roadway LOS E+20, -10% Non_State Signalized Roadway and -25% for No Exclusive Right/Left Turns (1700 vph *0.9 * 0.75 * 1.2 = 1377 vph); ***Valencia Avenue:*** Class II Arterial 1 Lane - 10% Non_State Signalized Roadway and -20% for No Exclusive Right/Left Turns (800 vph * 0.9 * 0.8 = 575 vph)

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TRAFFIC STUDY

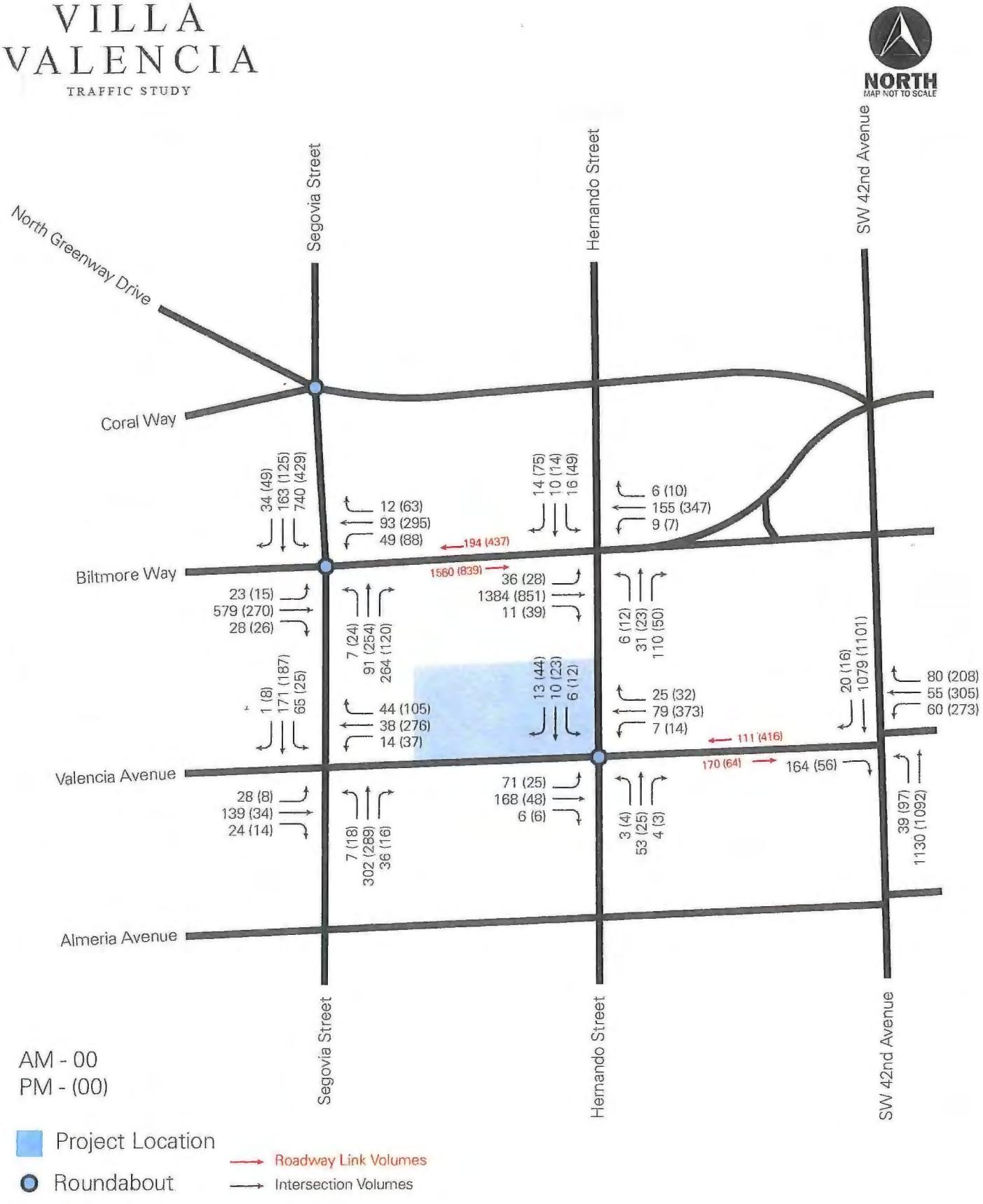


EXHIBIT 13

FUTURE WITH PROJECT AM / PM PEAK PERIOD TRAFFIC VOLUMES

4.7 Future With Project Intersection Capacity Analysis

The trip assignments in the previous section, traffic projections for the project, committed developments and background growth were combined to obtain future traffic with project at the analyzed intersections. Exhibit 14 shows the resulting LOS for the morning and afternoon peak conditions for future with project. Capacity worksheets are included in Appendix D. Exhibit 14 also shows the projected turning movement volumes for future with project. All intersections analyzed are projected to operate within the city's LOS standard during the morning and afternoon peak periods.

As previously mentioned, it should be noted that the eastbound approach of the Valencia Avenue and LeJeune Road intersection is right turn only stop control. Since vehicles on this approach do not cross the intersection or are impacted by the traffic signal timing, the eastbound volumes were not used for the analysis of this intersection.

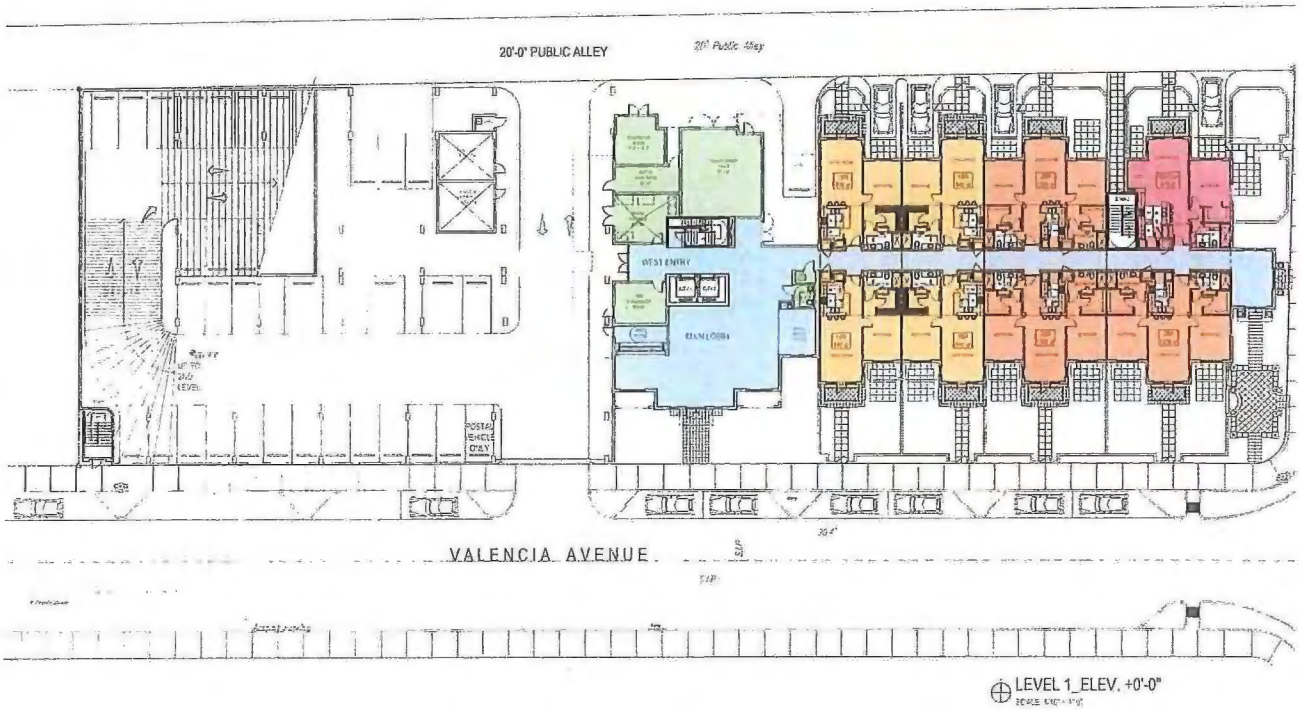
Exhibit 14
Future with Project Intersection Capacity Analysis
Weekday AM and PM Peak Period Conditions

Intersection	Signalized/ Roundabout/ Minicircle	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
Biltmore Way / Segovia Street	R	NB	C	B	E + 20
		SB	B	A	E + 20
		EB	C	A	E
		WB	A	B	E
		Overall	***C***	***A***	N/A
Biltmore Way / Hernando Street	S	NB	C	C	E + 20
		SB	C	C	E + 20
		EB	B	A	E
		WB	A	A	E
		Overall	***B***	***B***	*N/A*
Valencia Avenue / Segovia Street	S	NB	B	B	E
		SB	B	B	E
		EB	B	B	E
		WB	B	B	E
		Overall	***B***	***B***	***E***
Valencia Avenue / Hernando Street	MC	NB	A	A	E
		SB	A	A	E
		EB	A	A	E
		WB	A	A	E
		Overall	***A***	***A***	***E***
Valencia Avenue / LeJeune Road	S	NB	C	C	E + 20
		SB	C	C	E + 20
		WB	D	D	E

5.0 CONCLUSIONS

An assessment of the traffic impacts associated with the proposed project was performed in accordance with the requirements of the city of Coral Gables. The analysis shows that the project would not adversely impact the roadway links and intersections that were analyzed within the study area.

Appendix A
Site Plan


20'-0" PUBLIC ALLEY
20' Public Alley
WEST ENTRY
ELEVATOR
UP TO 2ND LEVEL
POSTAL VEHICLE ONLY
VALENCIA AVENUE
LEVEL 1_ELEV. +0'-0"
LEGE

Appendix B
Methodology

- Trip Generation – project trips will be estimated using trip generation information published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition.

- Trip Distribution / Trip Assignment – Net new external project traffic will be assigned to the adjacent street network using the appropriate cardinal distribution from the *Miami-Dade Long Range Transportation Plan Update,* published by the *Metropolitan Planning Organization*. Normal traffic patterns will also be considered when assigning project trips.

- Background Traffic - Available Florida Department of Transportation (FDOT) and Miami-Dade County (MDC) counts will be consulted to determine a growth factor consistent with historical annual growth in the area. The growth factor will be applied to the existing traffic volumes to establish background traffic

- Future Transportation Projects – The 2013 TIP and the 2035 LRTP will be reviewed and considered in the analysis at project build-out.

- Committed Developments – the city will be consulted to determine any committed development within a ½ -mile radius of the project site.

- Intersection analysis will be done using Highway Capacity Software (HCS) based on the 2010 Highway Capacity Manual (HCM). Operation analysis at driveways providing access to/from the site will also be conducted.

- Link / Segment capacity will be estimated using generalized vehicular capacities from the latest FDOT LOS Manual, or other acceptable equivalent.

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