

2009 FEB -4 AM 9:15

**City of Coral Gables
Building and Zoning Department
PAD Zoning Worksheet
February 8, 2008
Revised March 11, 2008
Revised March 25, 2008
Revised 01.19.09
Revised 01.28.09**

<p align="center">City of Coral Gables Building and Zoning Department PAD Zoning Worksheet February 8, 2008 Revised March 11, 2008 Revised March 25, 2008 Revised 01.19.09 Revised 01.28.09</p>	
Project Name	The Place ALF <i><u>(Requires commission approval as conditional use for PAD) (Requires commission approval for Change in land use) / Required for 9 stories and 180 units per acre density. Site plan approval DO district not required because property does not face Miracle Mile</u></i>
Address	XXX Andalusia
Project Architect	Fullerton Diaz Inc.
Legal Description	Lots 35-43, Blk. 4, Coral Gables Crafts Section PB - 51 Page - 10 - Parcel A Lots 44-47, Blk. 4, Coral Gables Crafts Section PB - 10 Page - 40 - Parcel C Lots 15-20, Blk. 5, Coral Gables Crafts Section PB - 10 Page - 40 - Parcel B Lots 10-14, Blk. 5, Coral Gables Crafts Section PB - 10 Page - 30 - Parcel B
Zoning	"C" Plate 6 of 18 - <u>ALF IS A PERMITTED USE IN COMMERCIAL</u> DO district CBD
Comprehensive Land Use Plan	Commercial - Mid Rise Intensity 6 stories / 3.0 FAR <u>REQUIRES A CHANGE IN LAND USE TO HIGH RISE INTENSITY 13 STORIES /3.0 FAR (limited to 9 stories 101'-0")</u>
Area of Site	70,247 sq. ft.

Site specific	Section A-36 Section CRAFTS SECTION 13 stories – 150'-0" commercial and apartments (All lots block 4 and 5)
Off Site Parking	Yes (within 500 feet) or ALF in a PAD within 120'
Total of Site Areas	42,861 + 27,376 = 70,247 sq. ft.
Overlay Districts	Mediterranean , PAD , DO and CBD
Minimum site area 1 acre, contiguous 3-502-C except for ALF's. Alf can be 120'-0" apart. 3-502-D	Proposed: 70,247 sq. ft. = 1.61 acre
Street frontage 200'-0" <u>NONE REQUIRED IN PAD</u>	439 building +274 garage
<u>Lot width and depth minimum for PAD 200' w x 100' deep – 3-502-C</u>	429 wide x 100 deep
Lot Coverage	N/A with Med bonus and PAD
Permitted FAR Per zoning district	70,247 x 3.0 = 210,741 sq. ft.
Med. Bonus FAR	70,247 x . 5 = 35,123 sq. ft.
Total Permitted FAR	245,864 sq. ft.
Proposed FAR 75% of total gross square footage to ALF use 3-502-D (225,429/245,522 = 91%)	245,522 sq. ft.
Permitted Height	
Permitted No. of Stories Per zoning district	6 stories / 8 with MED bonus
Land Use Height	70'-0" / 97'-0" with MED

Land Use No. of Stories	6 stories or 8 stories with MED	
Proposed Height	Building - 101'-0" <u>does not comply requires change in land use</u> Parking Garage - 75'-0"	
Proposed No. of Stories	Building -9 stories <u>REQUIRES A CHANGE IN LAND USE TO HIGH RISE INTENSITY 13 STORIES /3.0 FAR (limited to 9 stories 101'-0")</u> Parking Garage - 8 stories	
Height of Arch Element Permitted	See MED bonus (5-26) 1/3 of allowable height 101/3 = 33'-8"	
Height of Arch. Element Proposed	33'-4"	
Height adjoining residential	45'-0" for 100'-0" feet of the adjacent right of way line + 10'-0" for arch elements / N/A	
Number of building per site	No minimum or maximum required in PAD	
Setback relief	<u>Not required in a PAD</u>	
Density Permitted 120 units per acre - ALF Section 5-902 <u>REQUIRES A CHANGE IN LAND USE TO HIGH RISE INTENSITY 13 STORIES /3.0 FAR for 180 units per acre for project to comply for LOTS 35-47 BLK 4</u>	1.61 acres x 120 = 193 units <u>With change in land use</u> <u>42,871 / 43,560 = x 180 units per acre = 177 units</u> <u>27,376 / 43,560 = .62 x 120 units per acre = 75 units</u> <u>Total</u> <u>252 units</u>	
Density proposed	243 units / 267 beds	
Setbacks	Required	Proposed
Front Andalusia	Front 15'-0" or less 0'-0" above 15'-0" 10'-0" at cornice line/parking pedestal or 40'-0"	0'-0" / Must setback 10'-0" after 40'-0" or at cornice line/parking pedestal - <u>does not</u>

		<u><i>comply- requires PAD approval</i></u>
Side Alley	Not addressed in code Is being treated same as rear with alley – 0'-0"	0'-0" in Garage 0'-0" in Building
Interior side (100'-0) (100- 45 = 55/3 = 19 + 15 = 34' required setback) (75'-0"- 45=30'/3=10+15 =25'-0" required setback)	Interior Side 45'-0" or less 0'-0" above 45'-0" – 15'-0" + 1' for each 3' above 45'-0"	0'0" for 2 stories and ???? for floors 3-9 Building 0'-0" Garage- <u><i>does not comply – required PAD approval</i></u>
Rear Alley	0'-0"	0'-0" Building 0'-0"Garage
Setback relief requested	Not required with PAD	
Amount of building in required setback area	N/A 11,063 sq. ft arcade provided	
Required open space (5%) (MED requirement) Required open space 20% (PAD requirement) 20% x 70,247 = 14, 049 sq, ft.	Landscape provided = 16,583 Must provide 14,049	
Roof top screening	Yes	
Landscape improvements in right of way as per Article 5 Division 11 , sec 5-1104 and sec 5-1105 A and C (<u><i>MUST BE APPROVED BY PUBLIC WORKS AND PUBLIC SERVICES</i></u>)	C districts – 10% min 10'-0" wide 75% may be paved with pervious material 28 large shade trees per acre and 224 shrubs per acre 1 palm or medium shade tree in the alley for every 35'-0" (25% may be palms) and 1 shrub per every 3 linear feet of alley	
Right of way planting requirements if no City Streetscape Master Plan (<u><i>MUST BE APPROVED BY PUBLIC WORKS AND PUBLIC SERVICES</i></u>)	One tree per 35 feet of right of way frontage. (703)/35 =20 1 shrub per 1 lf of right of way frontage = 703	25% may be palm trees. ????? provided ???? shade (???????) ?????? palms ?????? shrubs
Median planting must comply	Is a median possible? No Median indicated.	

with 5-1105-A-4 <u>(MUST BE APPROVED BY PUBLIC WORKS AND PUBLIC SERVICES)</u>	
General Landscaping requirements to comply with Section 5-1104 A 1 thru 11	<u>Show compliance and notes on plans and final drawings</u>
Project to comply with Article 5 Division 12 Division 13 Division 14	
Loading spaces (2 required) As per Article 5 Division 14 <u>10 x 25 x 14 high</u>	2 loading area in each building <u>10x 25 x 14</u>
Parking Parking garage requires a covenant or PAD approval	
1/250 sq. ft. retail	$11,978 \text{ retail} + 7,526 \text{ BOH} = 19,504 / 250 \text{ sq. ft.} = 78 \text{ spaces}$
1/300 sq. ft office	$n/a / 300 = 0 \text{ spaces}$
12 spaces /1000 sq. ft. restaurant	$n/a / 1000 \times 12 = 0 \text{ spaces}$
ALF – 1 for full time employee	20 as per architect
Parking 0.5 per unit (243) per ALF section 5-902 this section is more restrictive than ALF parking section 5-1409 which requires 2 per every 5 beds (267)	122 spaces
Replacement parking	337 spaces Existing garage 239 + existing surface lot 98 = 337 spaces
Total required spaces	557 spaces

Total Parking provided	565 spaces
Total required <u>Surplus</u> / Deficit	8 spaces
Required bike parking	As required by P&Z board and City commission
ALF recreational space - 100 sq. ft of recreational space per resident	267 x 100 = 26,700sq ft – 30% need to be inside 26,700 x 30% = 8,010 sq. ft. Provided 17,317 outside / 23,684 inside.
Notes	<ol style="list-style-type: none"> ALF requirements Section 5-902 <ul style="list-style-type: none"> FAR 3.0 Assisted Living units in mid rise -C use 120/units per acre with 2 people max $70,247/43560 = 1.61 \times 120 = 193.5$ units – <u>THIS WOULD MAKE THEM OVER ON UNITS REQUIRES CHANGE IN LAND USE FOR DENISITY TO COMPLY ALSO</u> 80 sq ft. per person in each bedroom 100 sq. ft of recreational space per resident 267 x 100 = 26,700 sq ft – 30% need to be inside 26,700 x 30% = 8,010 sq. ft. . <u>PROVIDE DRAWING INDICATING SPACES AND CALCULATIONS</u> Parking 0.5 per unit (243) = 121.5 Permitted in C use
	<ol style="list-style-type: none"> Commercial requirements 4-302 <ul style="list-style-type: none"> ALF permitted use FAR 3.0 Minimum parcel less than 45'-0" high 2500 sq. ft Minimum parcel over 45'-0" high 200 street frontage and 20,000 sq. ft. Minimum parcel dimension 25w x 100d Setback Front 15'-0" or less 0'-0" above 15'-0" 10'-0" at cornice line/parking pedestal or 40'-0" Interior Side 45'-0" or less 0'-0" above 45'-0" – 15'-0" + 1' for each 3' above 45'-0" Side street -15'-0"

	<ul style="list-style-type: none"> • Rear – alley 0’-0” no alley 10’-0” • Canal 35’-0” • Height – as per comp land use plan or site specific • Height within 100’-0” of SFR or MF1 3 stories 45’-0” • Parking - office 1/ 300 – retail 1/250 / 1/ FTE – 2/ 5 beds ALF
	<p>3. DO District</p> <ul style="list-style-type: none"> • Block 4 of project • Project does not requires site plan review because it does not front Miracle Mile. • Underlying zoning applies
	<p>4. Site specific</p> <ul style="list-style-type: none"> • Crafts Section • Apartment or commercial structure 13 stories / 150 feet
	<p>5. MED bonus to determined by City Architect and Board of Architects – Commercial must satisfy all of table 1 and 8 out of 12 on table 2</p> <p>6. 25% MED bonus on residential use only. Not allowed in Mix use or Commercial</p>
	<ul style="list-style-type: none"> • <u>Provide materials on elevations – all</u> • <u>Two separate sites tied by PAD – covenant for the parking across the street</u> • <u>No site plan included- Provide one with shows required and proposed setback</u> • <u>Encroachment into R.O.W requires public work and commission approval(Canopy in front of building and lights)</u> • <u>Bar ???Verify with Concurrency</u> • <u>Please number parking consecutively and make sure spaces are 1’-0” away from walls</u> • <u>Survey shows 2,503 sq. ft less than</u>

	<p><u>first review??????? VERIFY</u></p> <ul style="list-style-type: none">• <u>REQUIRES COMP PLAN AMENDMENT FOR HEIGHT AND DENSITY</u>• <u>Indicate 3/4" stucco</u>• <u>Parcel C -- project data sheet shows lots incorrectly</u>• <u>Elevation heights are shown from finish floor they must be from established grade(average grade at sidewalk)indicate on plans</u>• <u>Comply with triangle of visibility from garage exit</u>• <u>Provide not canvas awning under separate permit</u>
--	---