

CITY OF CORAL GABLES  
PLANNING DEPARTMENT

2014 SEP -8 PM 1:57

AA 2500522

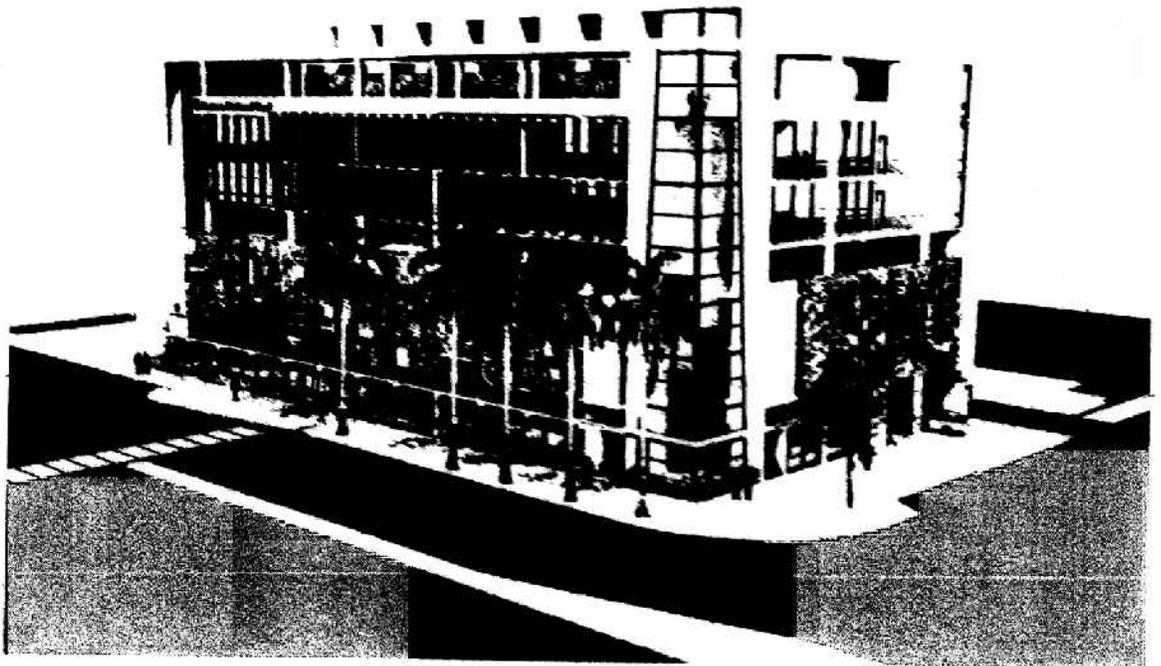
PLANNING  
DIVISION  
APPLICATION  
SUBMITTAL

TO:

THE  
CITY  
OF  
CORAL GABLES

FOR:

THE  
4311 PONCE  
MIX-USE  
DEVELOPMENT  
PROJECT



AUGUST 21, 2014

**MATEU** ARCHITECTURE  
INCORPORATED

8867 SOUTHWEST 131 STREET • MIAMI, FLORIDA 33176 • TEL 305.233.3304 • FAX 305.233.3326  
design@mateuarchitecture.com  
www.mateuarchitecture.com

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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: 4225 & 4311 Ponce de Leon Boulevard, Coral Gables, FL 33134

Property/project name: 4311 Ponce

Legal description: Lot(s) 36-43

Block(s) 5 Section (s) Revised Plat Coral Gables Industrial Section - PB 28-22

Property owner(s): 4225 Properties, LLC & 4311 Ponce de Leon, LLC

Property owner(s) mailing address: 133 Sevilla Avenue, Coral Gables, FL 33134

Telephone: Business 305-858-3200 Fax 305-858-3200

Other Email @



Applicant(s)/agent(s): Roney J. Mateu, FAIA

Applicant(s)/agent(s) mailing address: 8887 SW 131 Street, Miami FL 33176

Telephone: Business 305-233-3304 Fax 305-233-3326

Other \_\_\_\_\_ Email rjm @ mateuarchitecture.co

Property information

Current land use classification(s): Commercial Mid-Rise Intensity / Mix-Use Overlay District

Current zoning classification(s): Commercial District / North Industrial Mix-Use District

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 Division 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.
[X] Affidavit providing for property owner's authorization to process application.
[ ] Annexation supporting materials.
[X] Application fees.
[X] Application representation and contact information.
[ ] Appraisal.
[X] Architectural/building elevations.
[X] Building floor plans.
[ ] Comprehensive Plan text amendment justification.
[ ] Comprehensive Plan analysis.
[X] Concurrency impact statement.
[ ] Encroachments plan.
[ ] Environmental assessment.
[X] Historic contextual study and/or historical significance determination.
[X] Landscape plan.
[X] Lighting plan.
[X] Massing model and/or 3D computer model.
[X] Miami-Dade County Conflict of Interest and Code of Ethics Lobbyist form.
[X] Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
[ ] Parking study.
[ ] Photographs of property, adjacent uses and/or streetscape.
[ ] Plat.
[X] 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: Table of Contents -Contextual Plan(showing surrounding properties/bldg's footprints)

**Application submittal requirements**

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the 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.

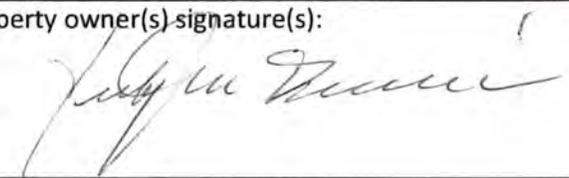
**Applicant/agent/property owner affirmation and consent**

- (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.



# City of Coral Gables Planning Division Application

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): 	Property owner(s) print name: <b>RUBY BACARAJ</b>
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: **4225 POUCE DELEON BLVD**

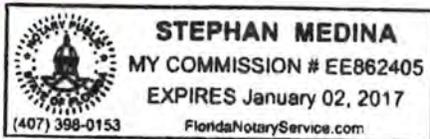
Telephone: **305-666-4200**      Fax:      Email:

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 21 day of Aug by 2014

(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 \_\_\_\_\_

CONTACT INFORMATION

Property Owner	4225 Properties, LLC 4311 Ponce de Leon, LLC 133 Sevilla Avenue Coral Gables, FL 33134 305-858-3200
Applicant	Mateu Architecture, Inc. 8887 SW 131 <sup>st</sup> Street Miami, FL 33176 305-233-3304
Architect	Roney J. Mateu, FAIA 8887 SW 131 <sup>st</sup> Street Miami, FL 33176 305-233-3304

August 15, 2014

AA 26000522

Planning and Zoning Board  
City of Coral Gables  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, Florida 33134

**Re: PLANNING DIVISION APPLICATION – STATEMENT OF USE FOR:**

**MIXED USE DEVELOPMENT PROJECT  
4225 AND 4311 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA**

Dear Members of the Planning and Zoning Board:

On behalf of 4225 Properties, LLC and 4311 Ponce De Leon, LLC, Owners of the above referenced project, please accept this letter as our request for your review of the proposed design and construction of a new Mixed-Use project located at the SE corner of Ponce De Leon Blvd. and San Lorenzo Avenue, at 4311 Ponce De Leon Blvd., Coral Gables, Florida.

The 20,000 s.ft. site is currently zoned under the Commercial District (C), within the North Industrial Mixed-Use District Overlay, and under the Future Land Use Map, it is labeled Commercial Mid-Rise Intensity (70 Feet; 3.0 FAR), within the MXD Mixed-Use Overlay District.

There are currently two small structures, one each of both 4225 Ponce and 4311 Ponce, and Historical Significance letter findings as required, are included in this submittal.

The proposed development project consists ground level Retail Space, three levels of Parking, two levels of Office Space and a Roof Terrace that includes 8 Residential, 2-story, 2-Bedroom Apartments. All required parking is provided on site.

The proposed development has been designed to meet the Coral Gables Building and Zoning Code and is allowed by Right, without the need or request of any Mediterranean Bonuses that may be available for the development of the site. Nevertheless, **the project fully complies with all the requirements of Article 4, Section 4-201, and in particular, all of the requirements as outlined in Table 1, Reference 1-17.** The proposed development is below the FAR allowed, below the height allowable, exceeds the parking requirements per uses, exceeds minimum retail frontage requirements and meets all other minimum and maximum limitations per code. **The Project was APPROVED by the City of Coral Gables Board of Architects on June 12, 2014.**

The 4311 Ponce Mixed-Use Development Project design, in an unique and dual purpose solution, proposes to create a series of unique “vertical topiary” screens, that wrap around the structure along the primary corner site, as our “Art in Public Places” proposal, while simultaneously, meeting the necessity of “visually covering” and screening parking structures from primary streets, as required by the code, in the City of Coral Gables. A landscape artist, Jefré, approved by the City’s Art in Public Places Committee, has been commissioned to work with the Architect in the design of the “vertical topiary” screens.

We believe that the 4311 Ponce Mixed-Use Development Project will be a positive and exciting contributor to the urban fabric of Coral Gables, adding a new, unique and vibrant addition to the quality and diversity of life that Coral Gables has to offer.

We look forward to meeting and discussing our project with you at our scheduled date of presentation.

Sincerely,



Roney J. Mateu, FAIA  
MATEU Architecture, Inc.  
RJM/rm



CONTEXTUAL PERSPECTIVE

---

4311 PONCE

4311 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33146

08.21.2014

MATEU ARCHITECTURE

CONTEXTUAL PERSPECTIVE

3.1



SOUTHEAST VIEW FROM PONCE de LEON BLVD.



SOUTHEAST VIEW FROM PONCE de LEON BLVD.



EAST VIEW FROM SAN LORENZO AVENUE



NORTHEAST FROM SAN LORENZO AVENUE (ACROSS MEDIAN)



NORTHEAST FROM SAN LORENZO AVENUE



NORTH VIEW FROM SAN LORENZO AVENUE



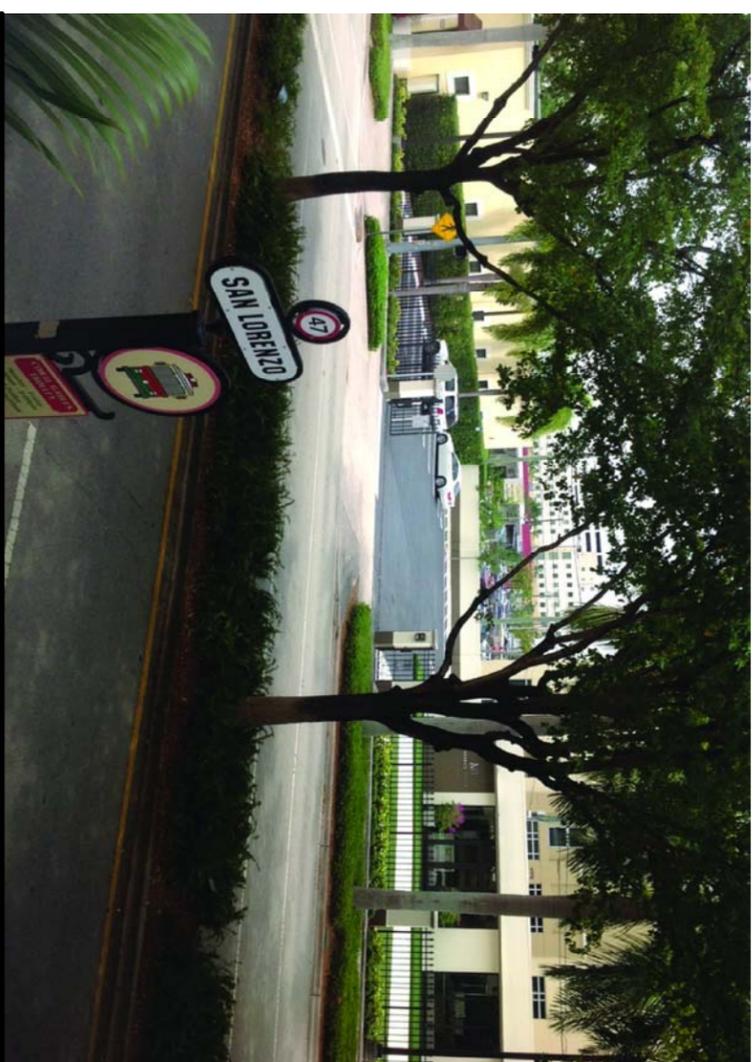
NORTH VIEW FROM SAN LORENZO AVENUE TO S.W. 39TH AVENUE



SOUTH VIEW FROM PONCE DE LEON BLVD.



EAST VIEW FROM PONCE DE LEON BLVD.



EAST VIEW FROM PONCE DE LEON BLVD.

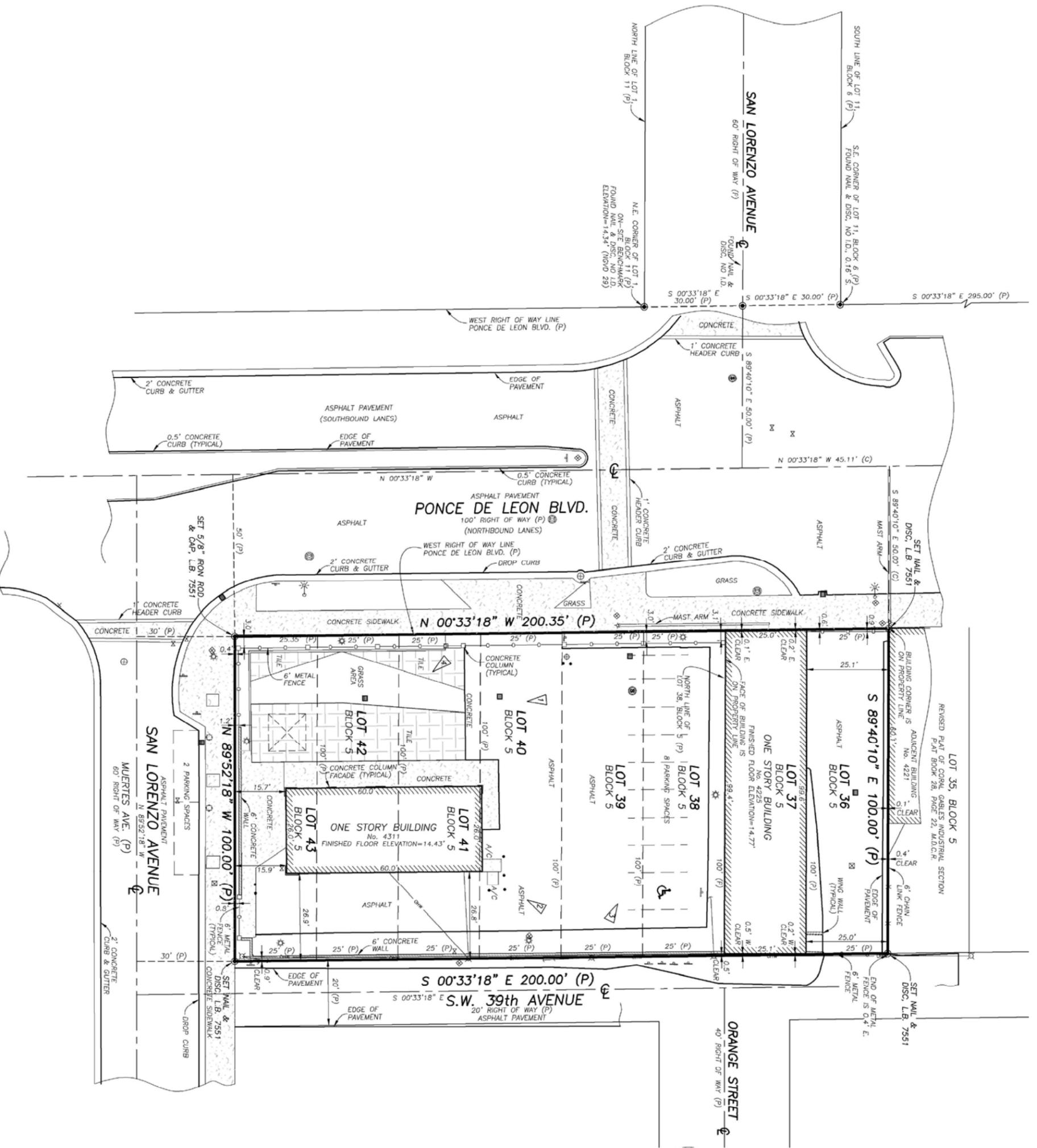


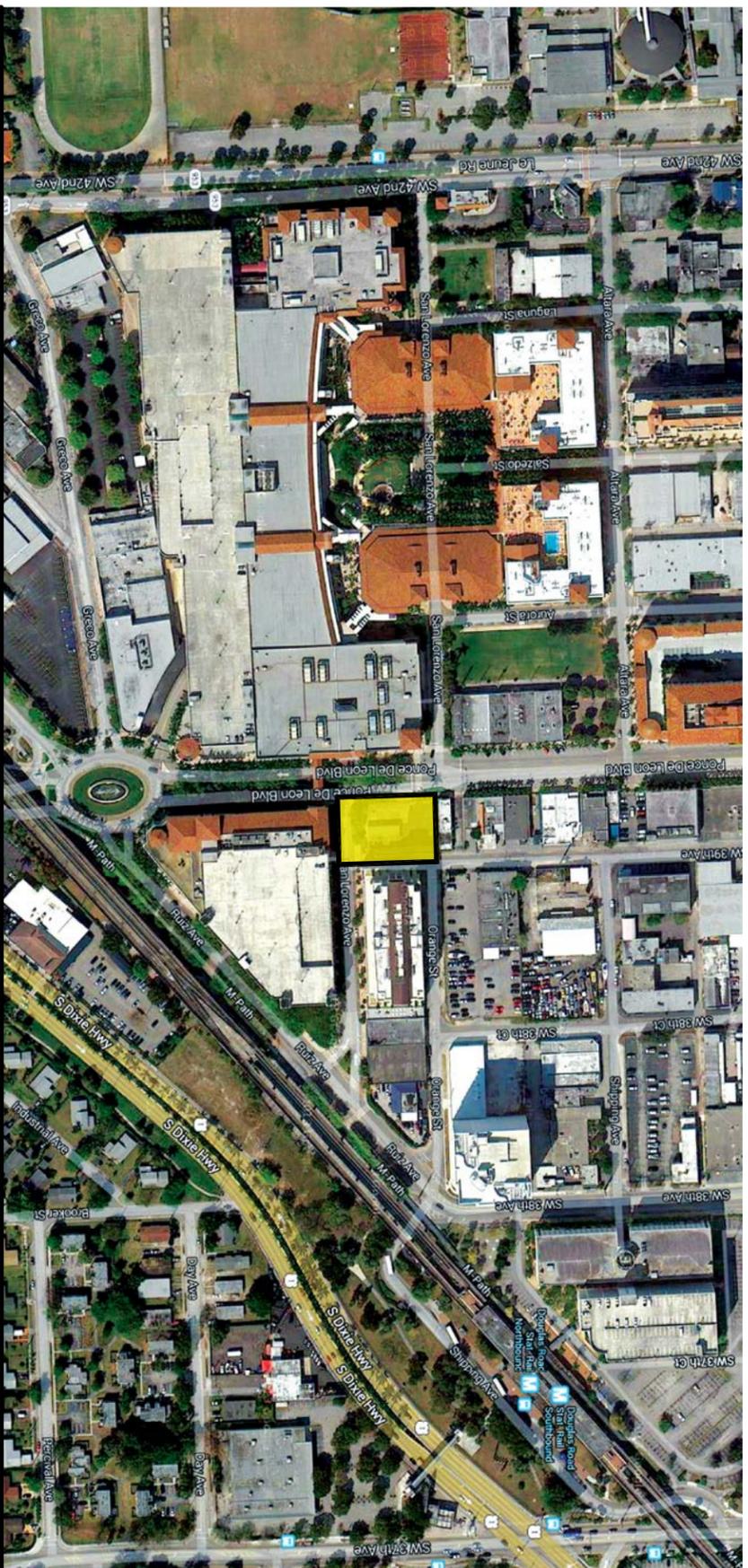
EAST VIEW FROM PONCE DE LEON BLVD.



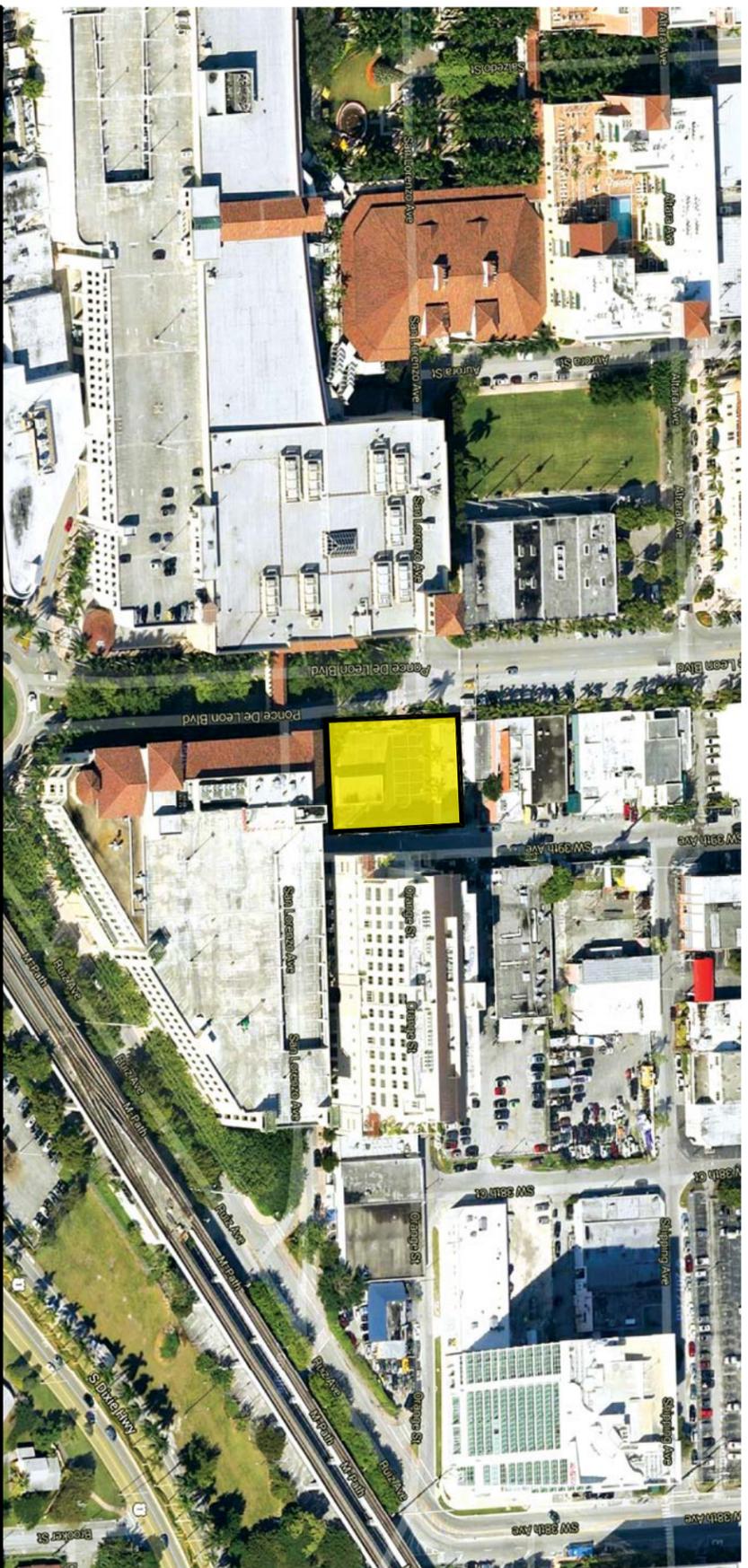
SOUTH VIEW FROM S.W. 39th AVENUE

**LEGAL DESCRIPTION:**  
 LOTS 36 THROUGH 43, BLOCK 5 OF REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.





VICINITY AERIAL



SITE AERIAL

# ZONING DATA

## SETBACK REQUIREMENTS

**ZONING DISTRICT: COMMERCIAL**  
**ZONING OVERLAY: MXD (MIXED USE DISTRICT)**

**SITE AREA**  
 TOTAL: 20,016.37 SF / 0.46 ACRES

**FRONT (PONCE de LEON BLVD.):**  
 REQUIRED / ALLOWABLE  
 UP TO 45FT = 0'-0"  
 OVER 45FT = 10'-0"

**PROVIDED**  
 MIN 0'-0"  
 10'-0"

**INTERIOR SIDE:**  
 SIDE STREET (SAN LORENZO AVE):  
 REAR SETBACK:

0'-0" MIN  
 15'-0" MIN  
 0'-0" MIN

0'-0"  
 15'-0"  
 0'-0"

## AREA PER LEVEL

LEVEL ONE: 14,717.00 SF  
 LEVEL TWO: 6111.00 SF  
 LEVEL THREE: 6111.00 SF  
 LEVEL FOUR: 6111.00 SF  
 LEVEL FIVE: 13,482.00 SF  
 LEVEL SIX: 13,036.00 SF  
 LEVEL SEVEN: 10,053.00 SF  
 LEVEL EIGHT: 7,311.00 SF  
 TOTAL: 60,894.00 SF

## BUILDING HEIGHT

T.O. ROOF SLAB:  
 REQUIRED / ALLOWABLE  
 100'-0" MAX

**PROVIDED**  
 93'-7"

## RESIDENTIAL DENSITY

126 RESIDENTIAL UNITS / ACRE  
 REQUIRED / ALLOWABLE  
 125 x .46 ACRES = 57.5

**PROVIDED**  
 8

## F.A.R. (FLOOR AREA RATIO)

AREA OF BUILDING / AREA OF SITE = F.A.R.  
 REQUIRED / ALLOWABLE  
 55,178.00 / 20,016.37 = 2.76  
 3.0 MAX

**PROVIDED**  
 3.00

## GROUND FLOOR BUILDING FRONTAGE

ON PRIMARY STREET  
 (PONCE de LEON BLVD):  
 ON SECONDARY STREET  
 (SAN LORENZO AVE.):

REQUIRED / ALLOWABLE  
 50% MIN.  
 71% (142' / 200')  
 48% (48' / 100')

## LANDSCAPED OPEN SPACE

REQUIRED / ALLOWABLE  
 10% MIN

**PROVIDED**  
 10% (2,000.00 SF)

## AREA PER RESIDENTIAL UNIT

LEVEL 1: 964.00 SF  
 LEVEL 2: 816.00 SF  
 TOTAL: 1,780.00 SF

## NUMBER OF RESIDENTIAL UNITS

TOTAL: 8 UNITS

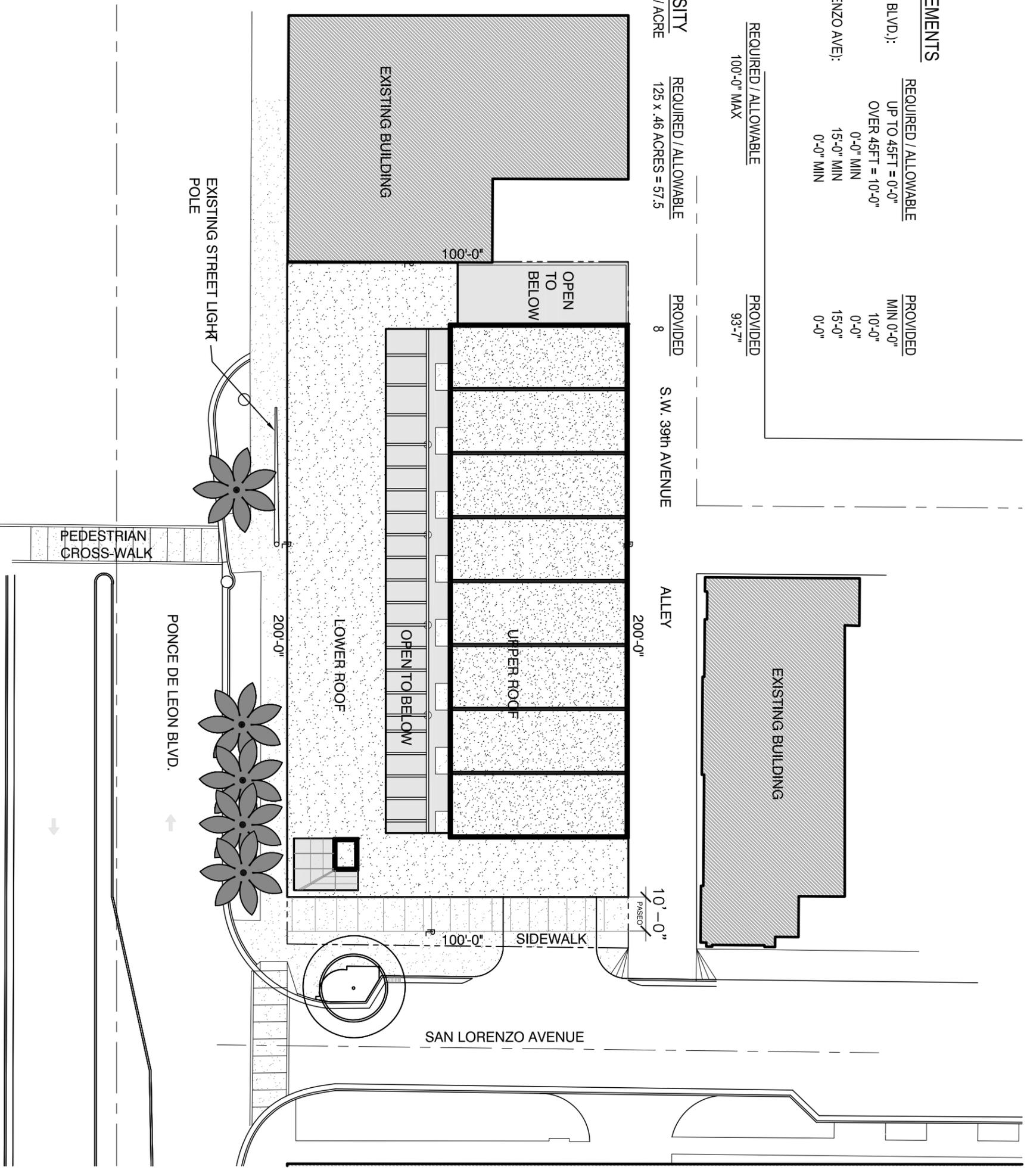
## PARKING COUNT

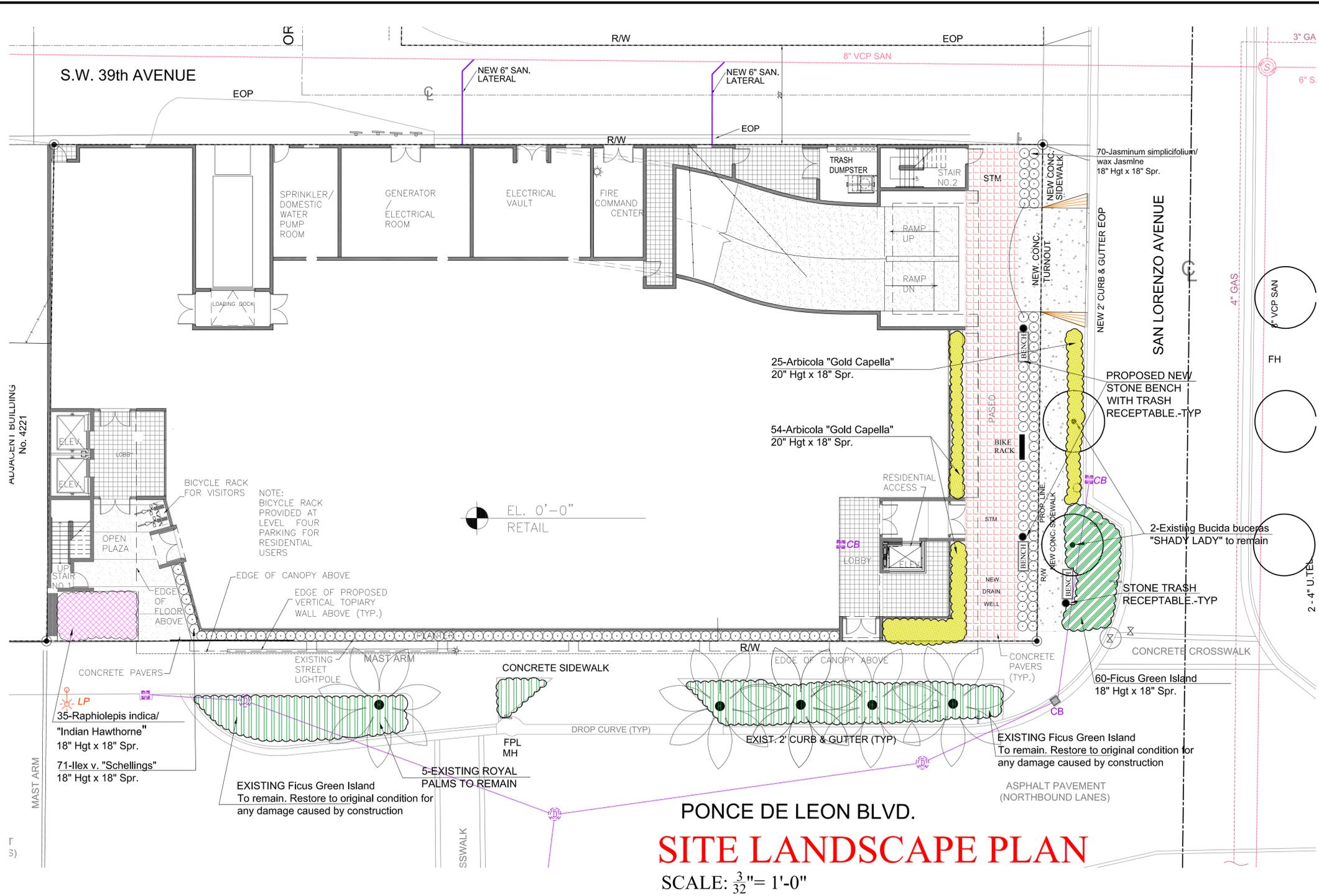
LEVEL ONE: RETAIL (1 SPACE / 250SF):  
 LEVEL FIVE: OFFICES (1 SPACE / 300 SF):  
 LEVEL SIX: OFFICES (1 SPACE / 300 SF):  
 LEVEL SEVEN: RESIDENTIAL (1.75 SPACES / 2-BDRM UNIT):  
 TOTAL:

(11,457.00 / 250) = 46  
 (12,375.00 / 300) = 42  
 (11,758.00 / 300) = 40  
 (2 X 8) = 16  
 144 SPACES

TOTAL PARKING: REQUIRED / ALLOWABLE  
 144 SPACES MIN

PROVIDED  
 145 SPACES





**SITE LANDSCAPE PLAN**  
SCALE:  $\frac{3}{32}'' = 1'-0''$

**PROPOSED SITE FURNITURE MDX REQUIREMENTS**



STONE BENCH



BICYCLE RACK



TRASH RECEPTABLES

**PROPOSED PLANT MATERIALS THAT ARE DURABLE IN AN URBAN ENVIRONMENT**



(SCH) ARBICOLA GOLD CAPPELLA



(ILE) DWARF YAUPON



FICUS GREEN ISLAND



WAX JASMINE



INDIAN HAWTHORNE

**MC**

**Mariano Corral**  
Landscape Architect

Landscape Architecture  
Golf Course Design  
Land Planning  
Urban Design  
Member of the American Society  
of Landscape Architects

ASSOCIATION WITH  
GRI, CRI, ROBERTO GONZALEZ  
GOLF COURSE DESIGN

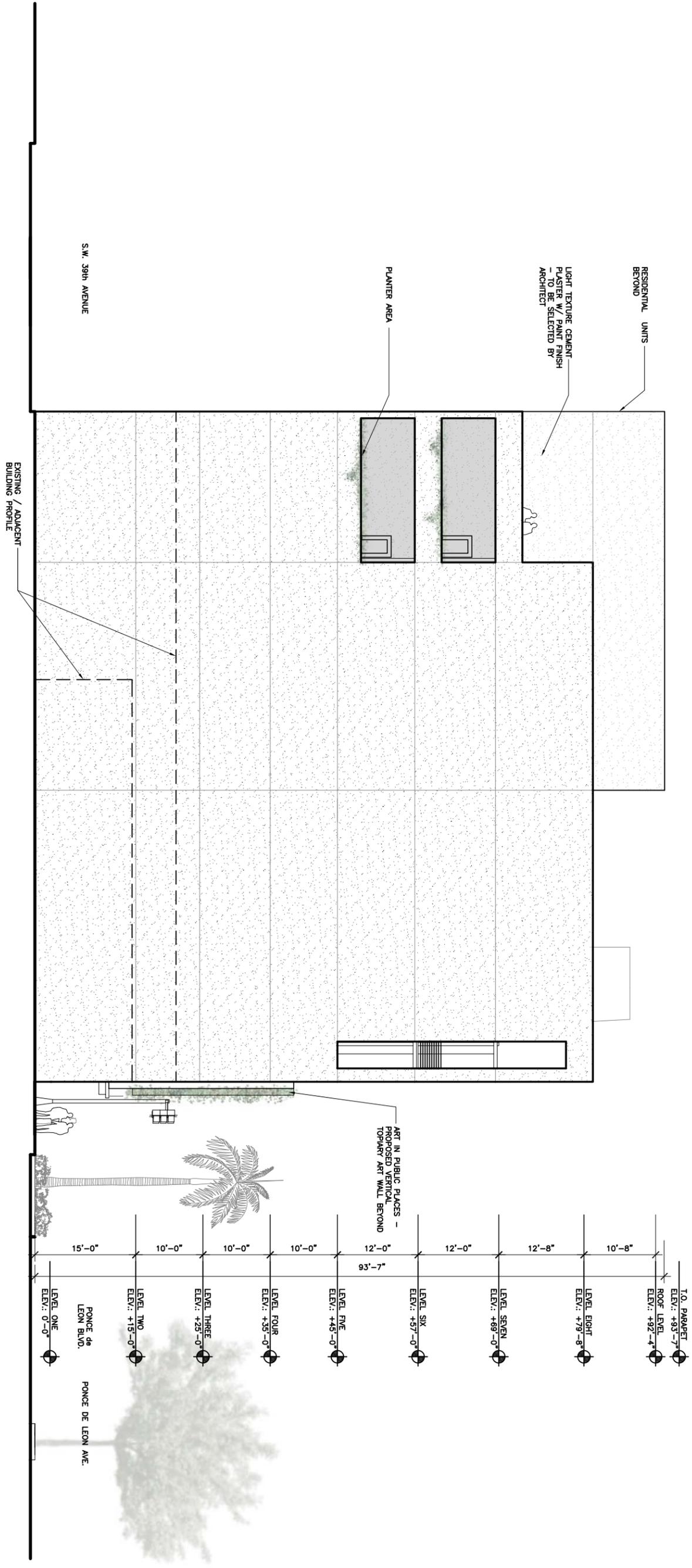
**4311 PONCE DE LEON BLVD.**  
CORAL GABLES, Florida

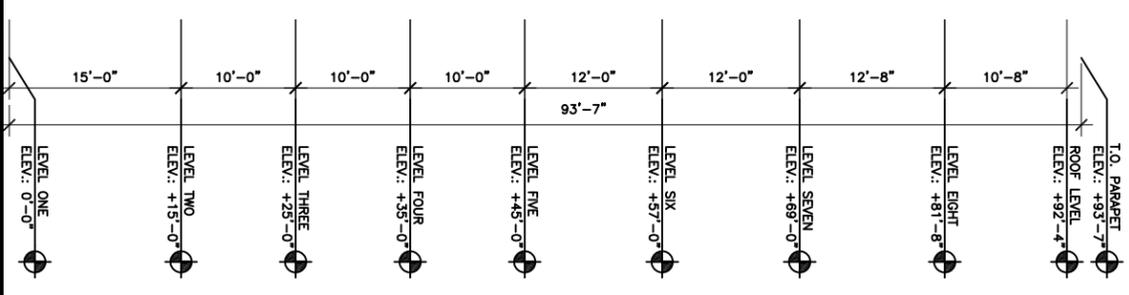
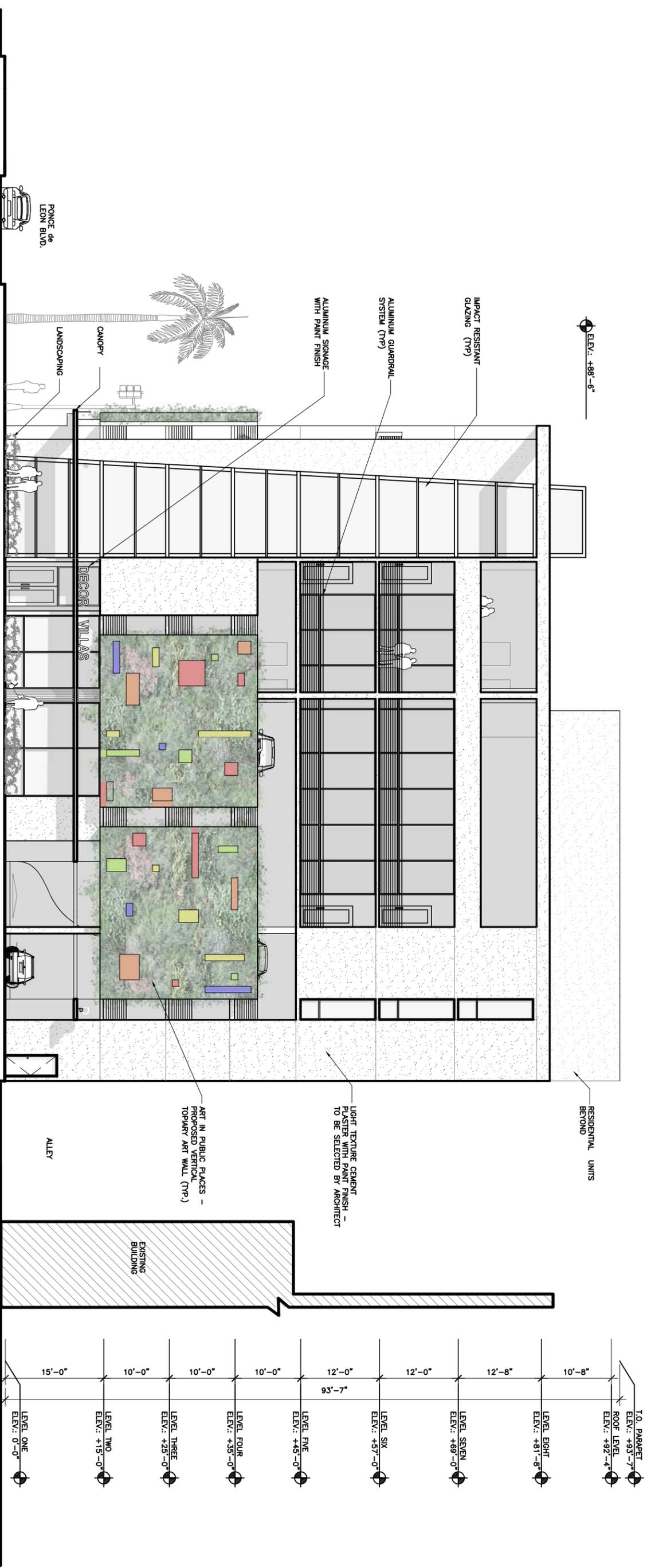
**Consultant**

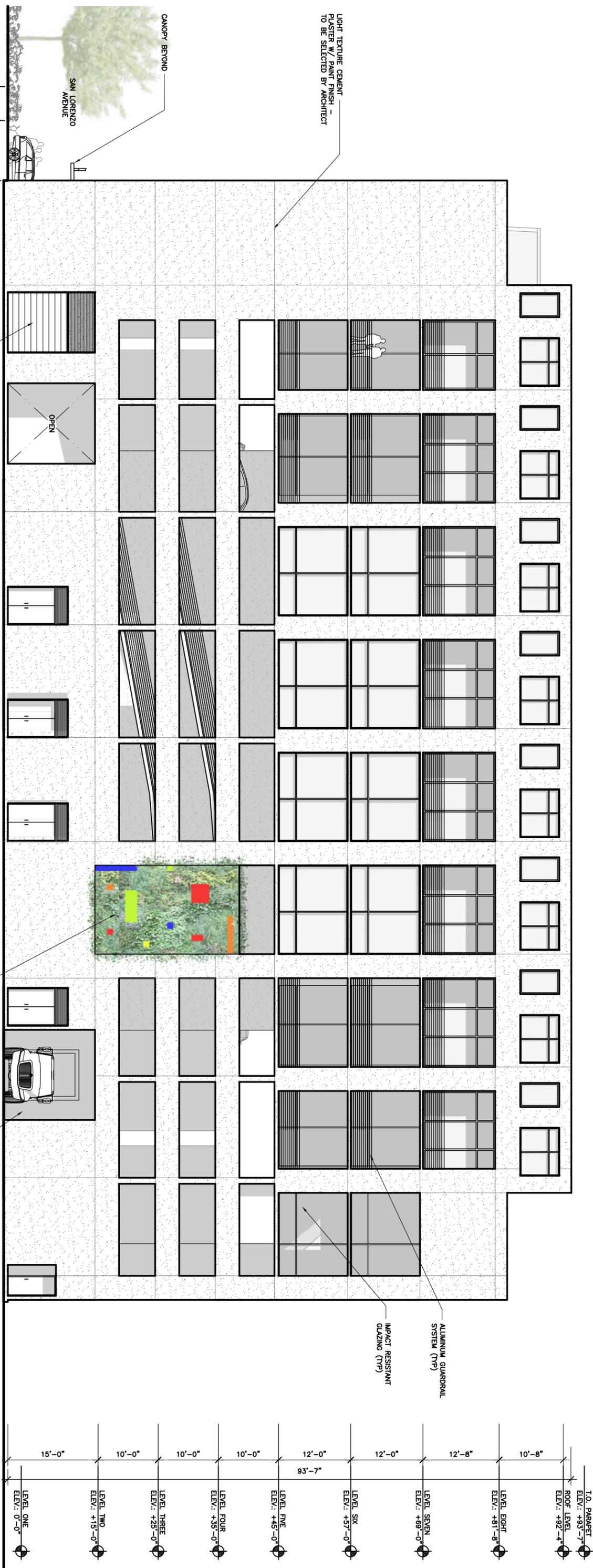
SCALE:	AS SHOWN
PROJECT NUMBER:	08-2014-C
DATE:	08-21-14
REVISIONS:	
SEAL:	
LIC.# LA 6666671	
SHEET NUMBER:	LP-1
OF:	

811  
Know what's below.  
Call before you dig.  
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3001 SW 109th Court  
Miami, Florida 33165  
OFF: (305) 551-1262  
FAX: (305) 226-4146  
EMAIL: marianocorral@comcast.net







4311 PONCE

4311 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33146

08.21.2014

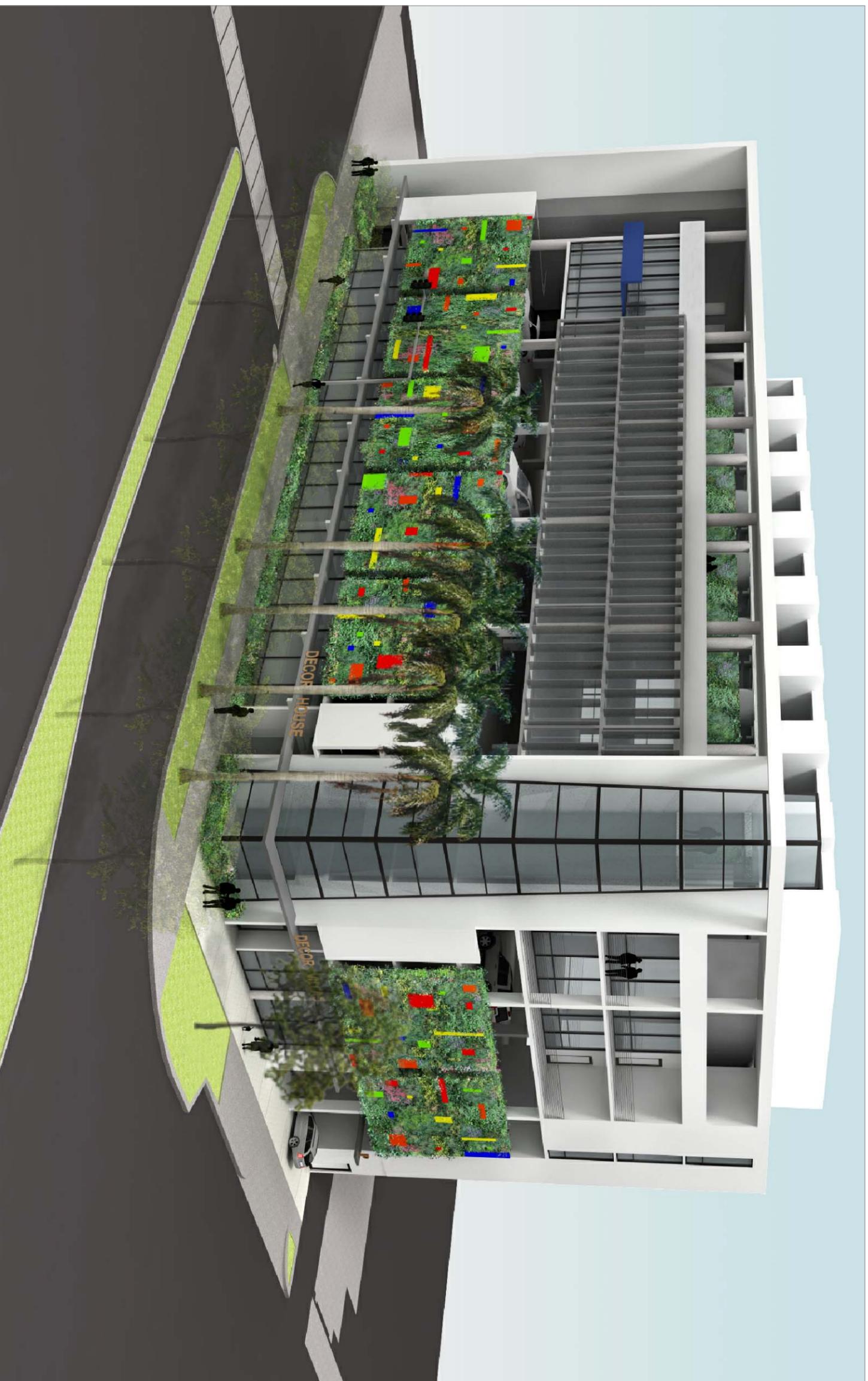
MATEU ARCHITECTURE

EAST ELEVATION

1/16" = 1'-0"

9.3





4311 PONCE

4311 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33146

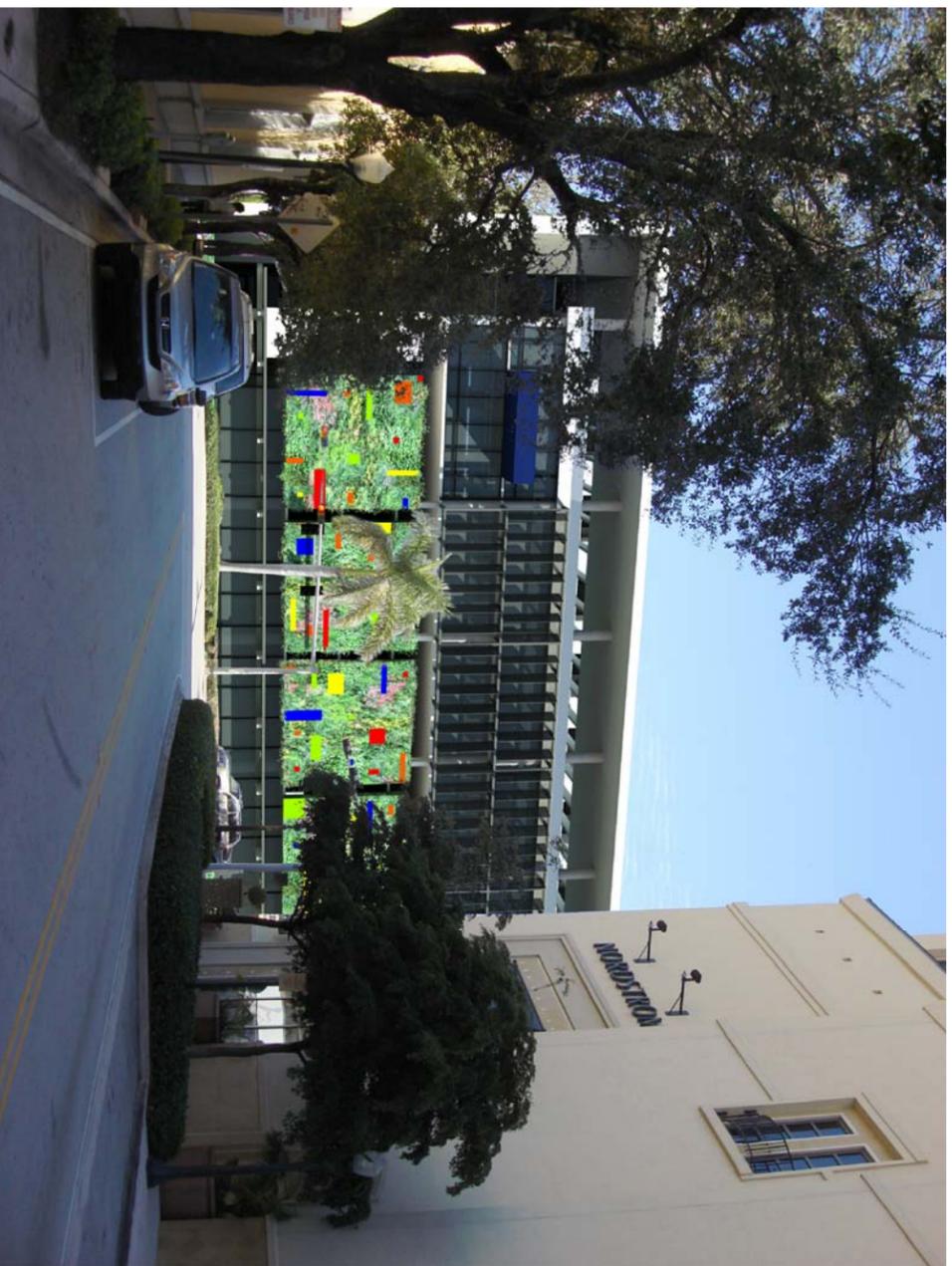
08.21.2014

MATEU ARCHITECTURE

PERSPECTIVE VIEW

N/A

9.5



4311 PONCE

4311 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33146

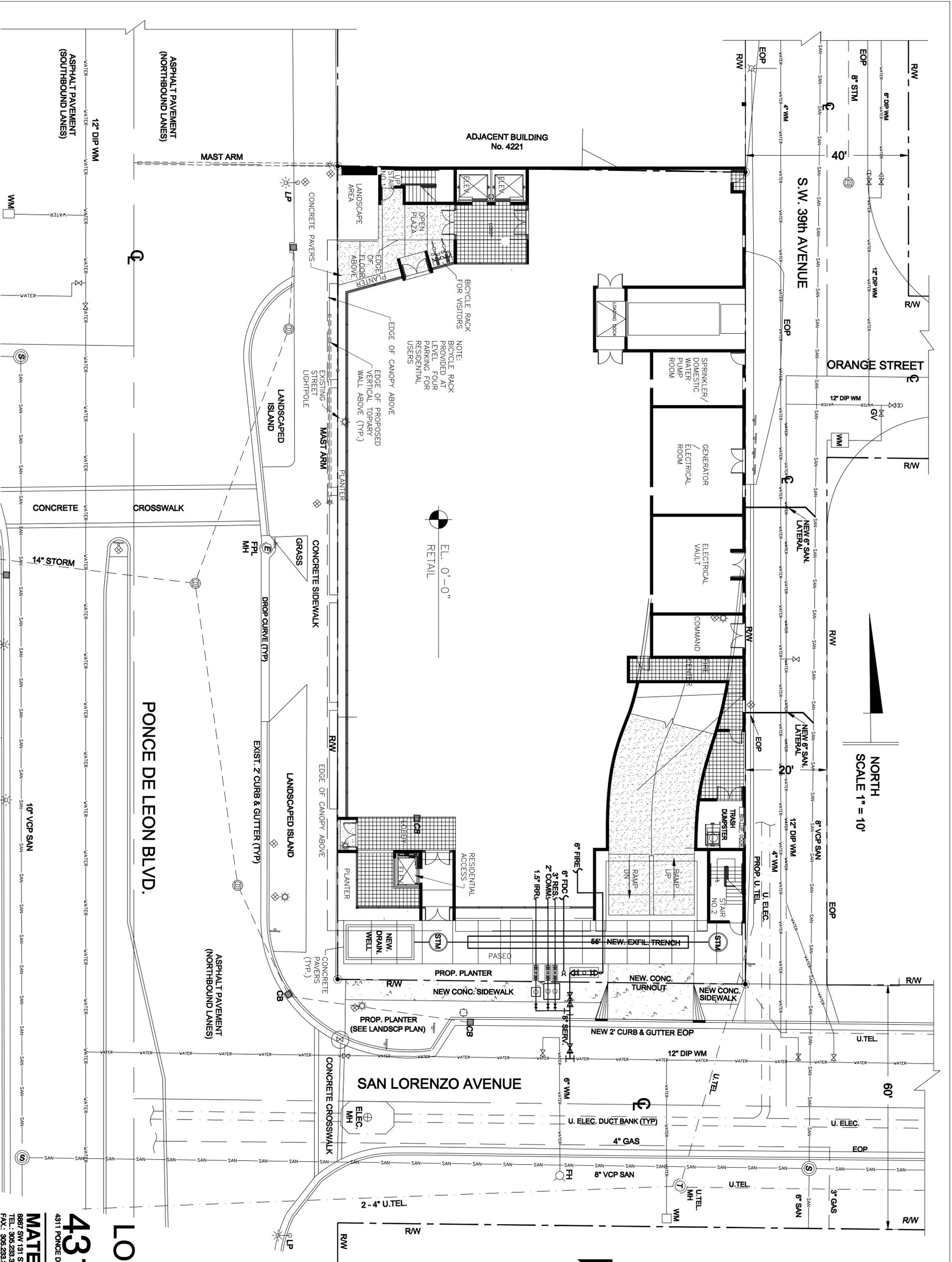
08.21.2014

MATEU ARCHITECTURE

PERSPECTIVE VIEW

N/A

9.6



NORTH  
SCALE 1" = 10'

LEGEND	
	CONCRETE LIGHT POLE
	STREET LAMP
	PARKING METER
	WOOD POLE
	POLE ANCHOR & GUY WIRE
	OVERHEAD WIRES
	STREET SIGN
	BOLLARD
	U/G WIRE PULLBOX
	CATCH BASIN
	STORM MH
	U/G UTILITY MH
	ELECTRICAL (PPL) MH
	SANITARY SEWER MH
	WATER VALVE
	FIRE HYDRANT
	WATER METER

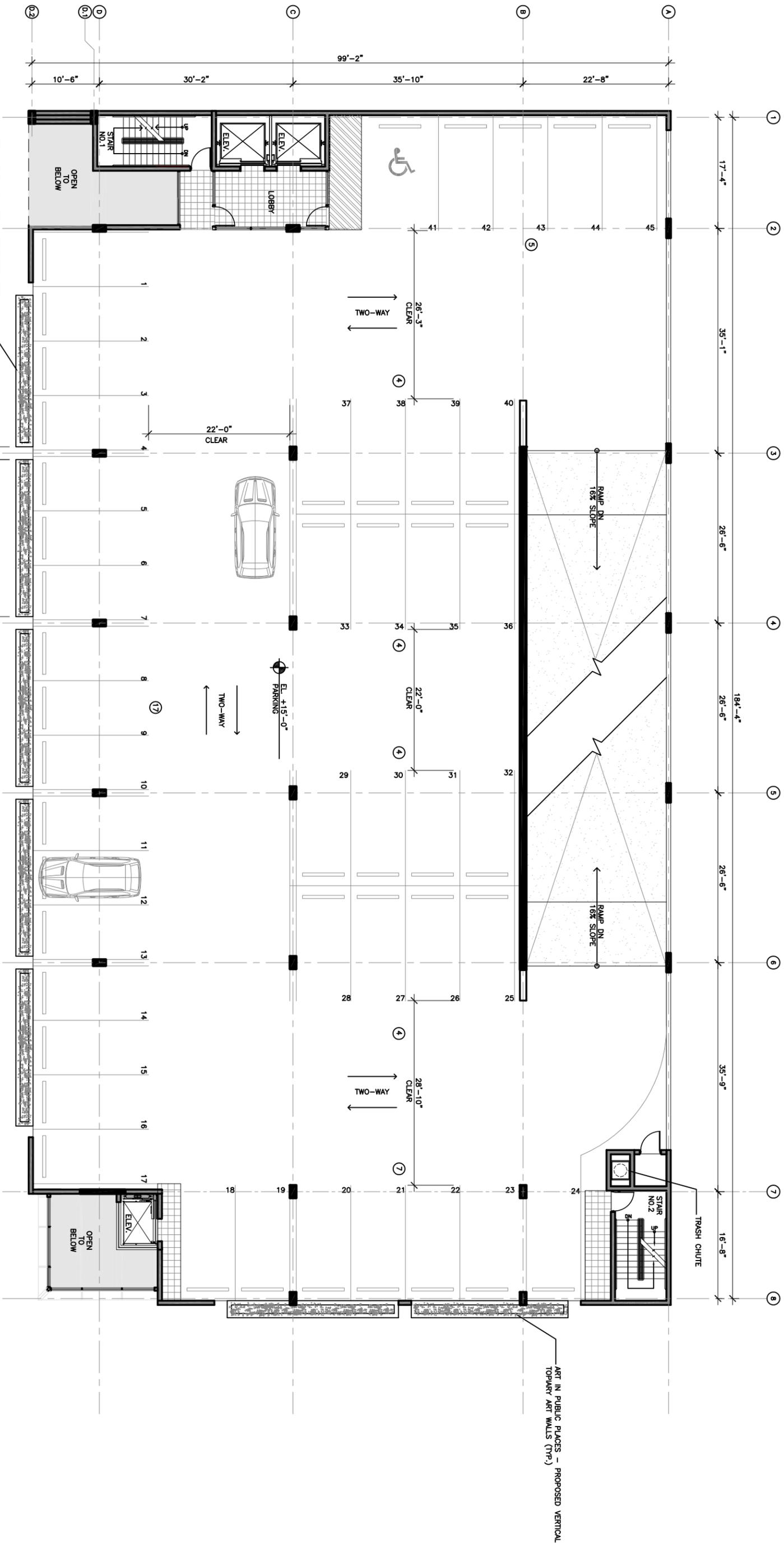
**DEVELOPMENT CONSULTING SERVICES**  
 DEVELOPMENT CONSULTING SERVICES  
 13225 S.W. 124 STREET, MIAMI, FL 33186  
 PH: (305) 294-9772 FAX: (305) 294-9770 EMAIL: dcsm@dcsm.com  
 CERTIFICATE OF AUTHORIZATION NO. 68448

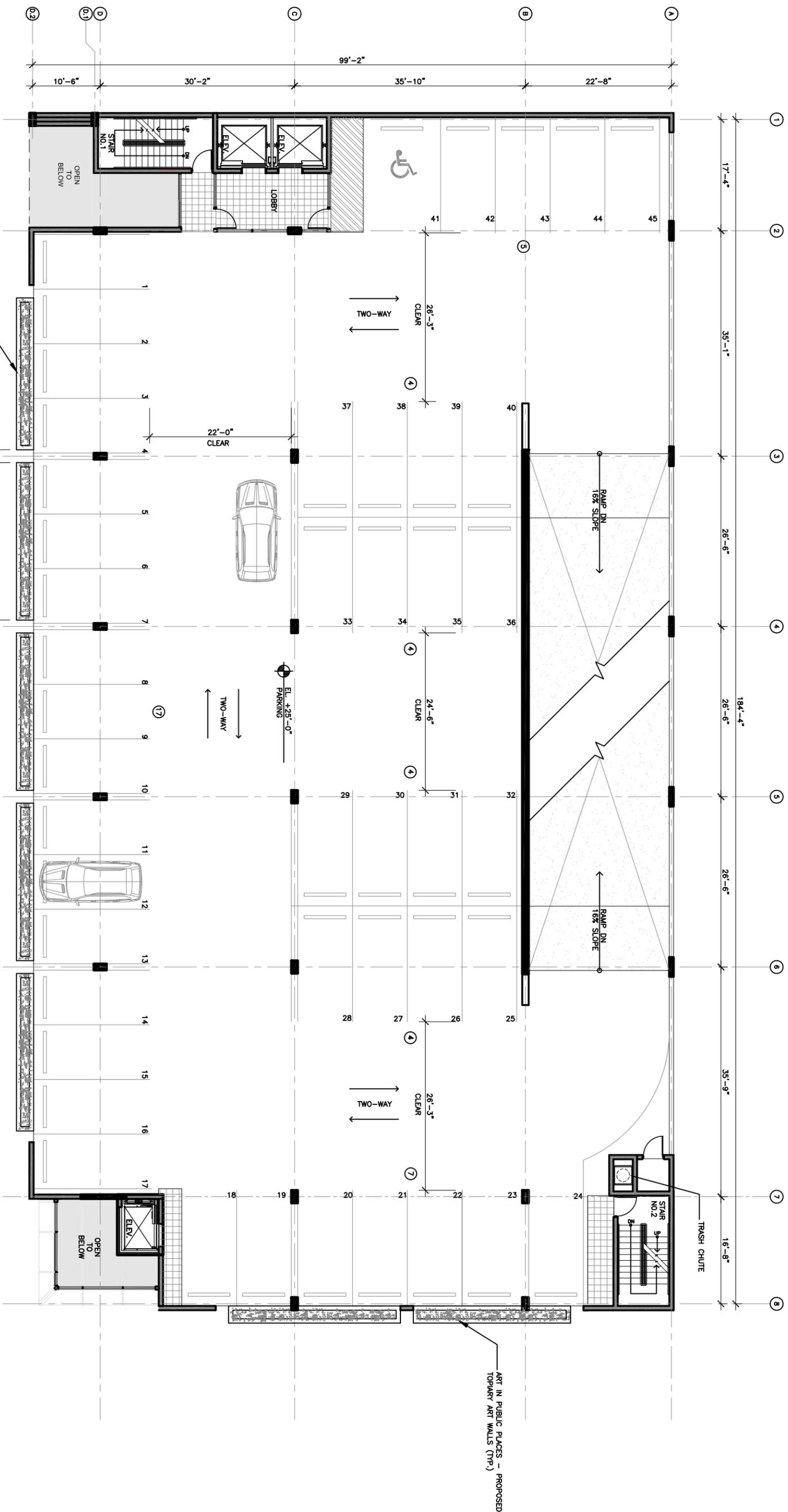
# UTILITIES LOCATION PLAN

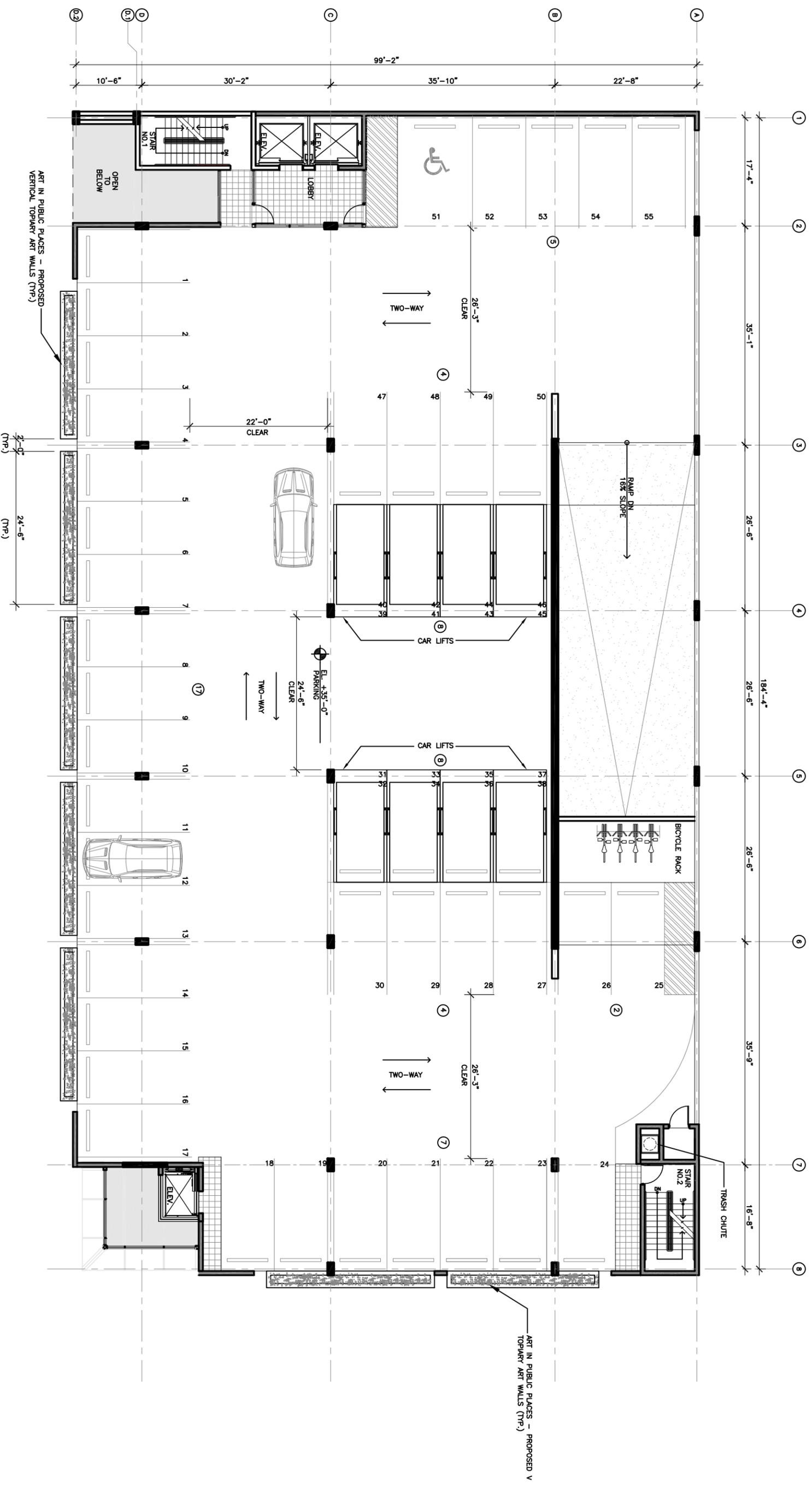
## 4311 PONCE

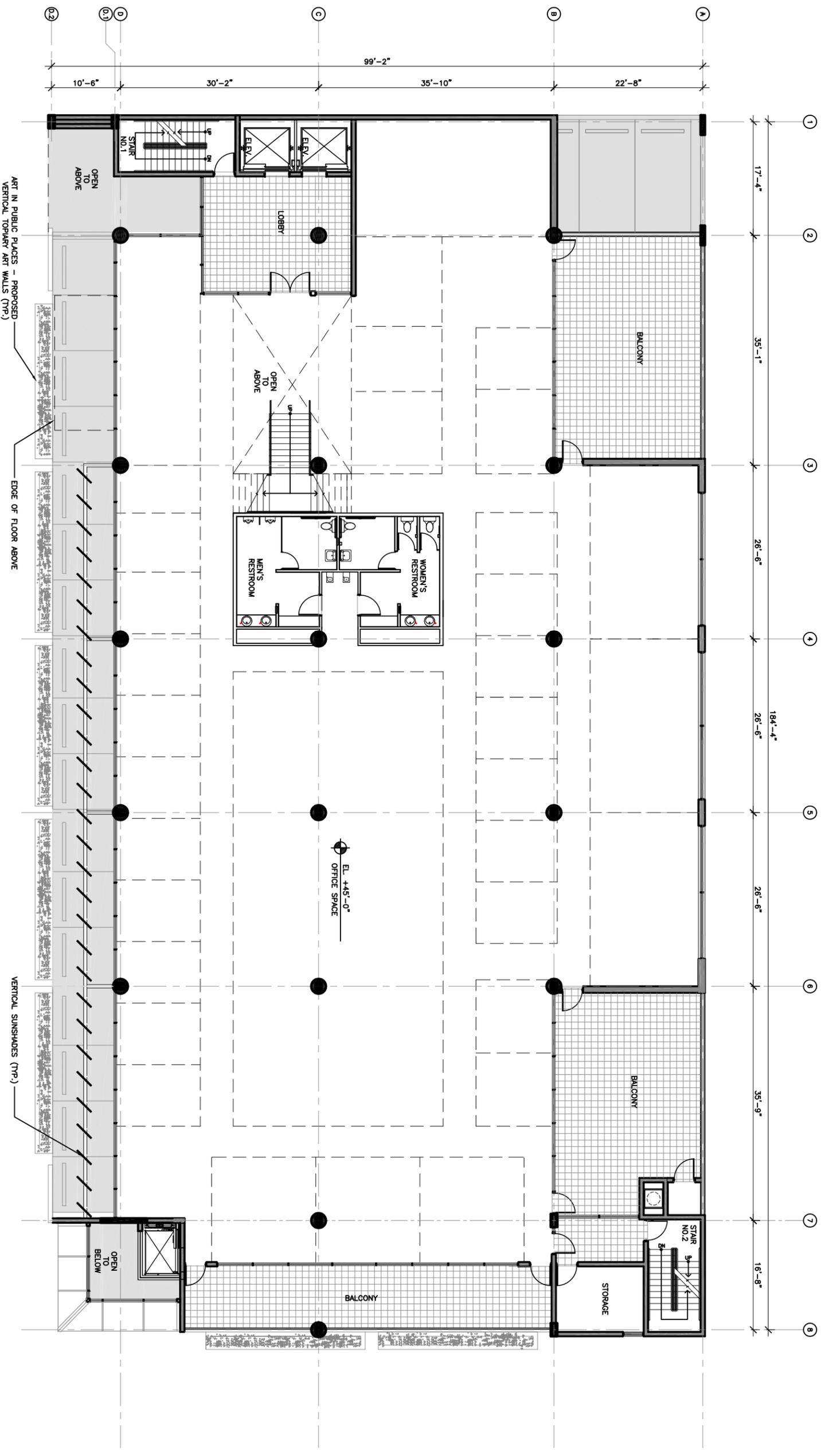
4311 PONCE DE LEON BOULEVARD  
CORAL GABLES FLORIDA  
**MATEUARCHITECTURE INC.**  
 8897 SW 131 STREET  
 TEL.: 305.233.3304  
 FAX.: 305.233.3326  
 MIAMI FLORIDA

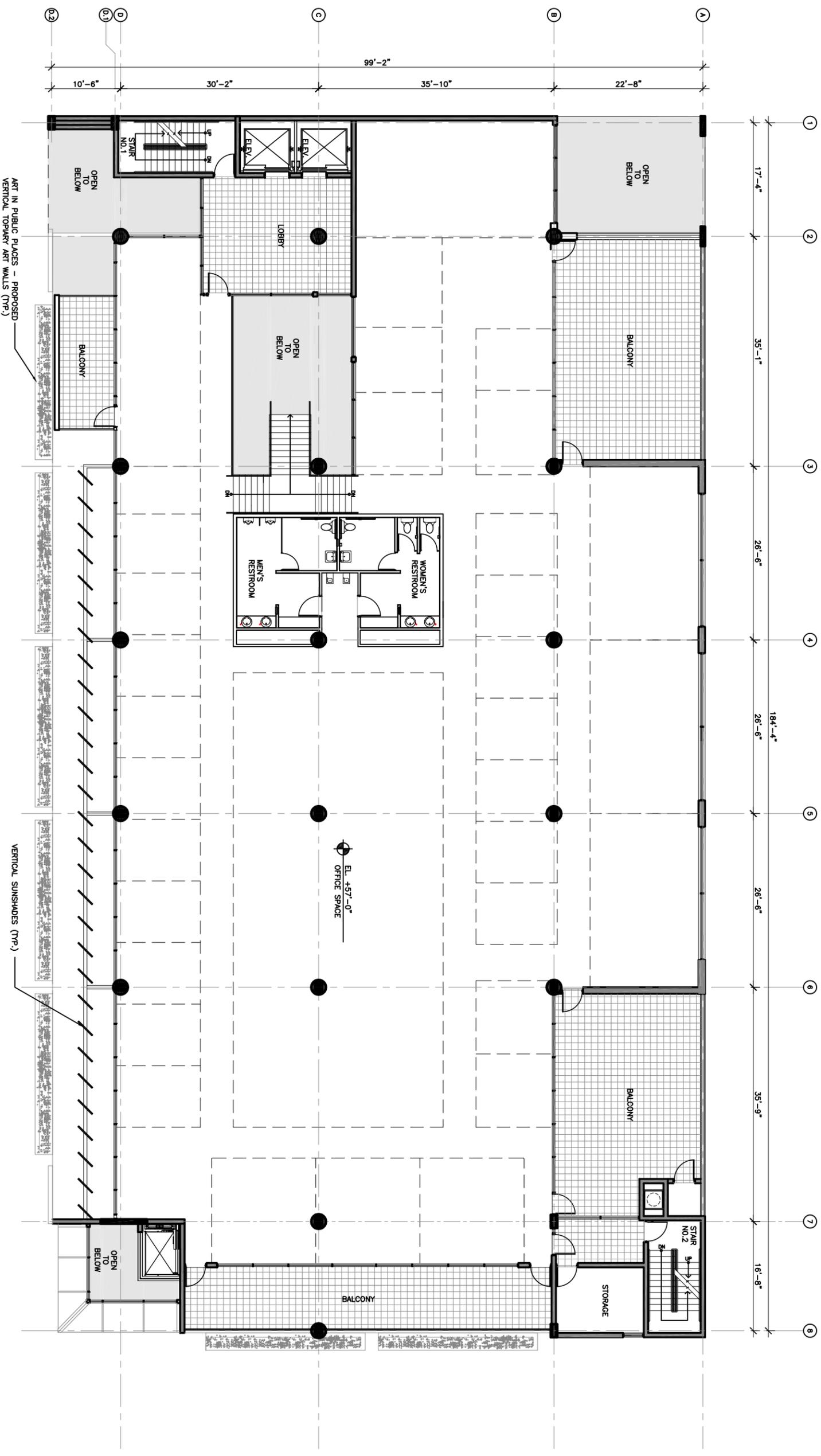












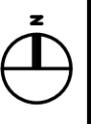


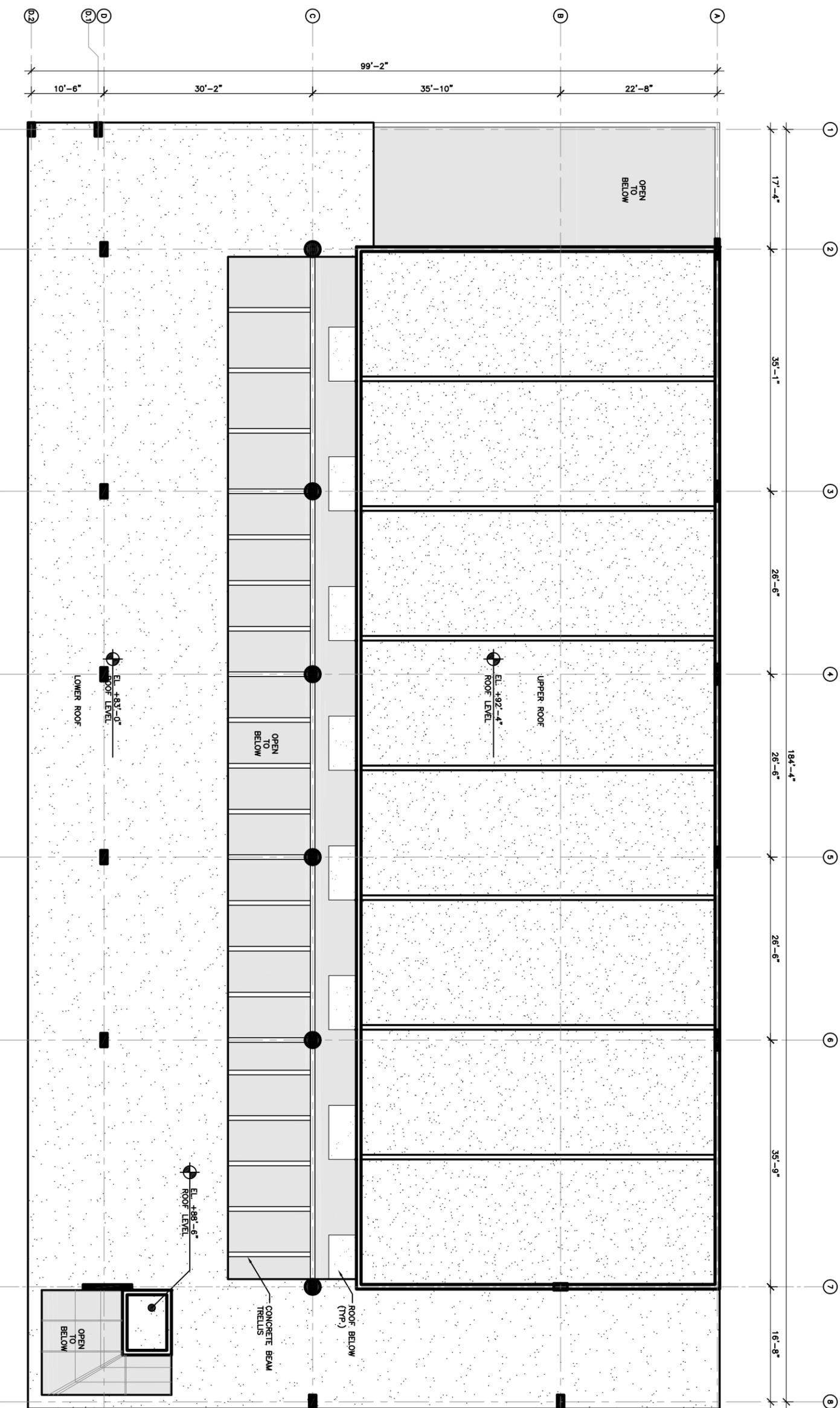


B RESIDENTIAL UNITS (LEVEL 2)  
LEVEL 2 - UNITS  
EL. +79'-8"

EL. +83'-0"  
ROOF LEVEL

CONCRETE BEAM  
TRELLIS





S.W. 39th AVENUE

EOP

NEW 6" SAN. LATERAL

NEW 6" SAN. LATERAL

8" VCP SAN

EOP

70-Jasmin  
Max Jasmi  
18" Hgt x 1

SPRINKLER/  
DOMESTIC  
WATER  
PUMP  
ROOM

GENERATOR  
ELECTRICAL  
ROOM

ELECTRICAL  
VAULT

FIRE  
COMMAND  
CENTER

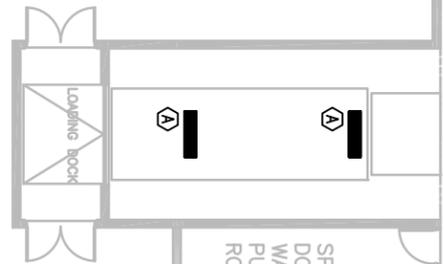
TRASH  
DUMPSTER

RAIL  
UP

RAIL  
DN

STAIR  
NO.2

NEW CONC  
SIDEWALK



No. 4221

BICYCLE RACK  
FOR VISITORS

NOTE:  
BICYCLE RACK  
PROVIDED AT  
LEVEL FOUR  
PARKING FOR  
RESIDENTIAL  
USERS

EL. 0'-0"  
RETAIL

54-Arbicola "Gold Capella"  
20" Hgt x 18" Spr.

25-Arbicola "Gold Capella"  
20" Hgt x 18" Spr.

RESIDENTIAL  
ACCESS 7

NEW  
DRAIN  
W/EL

PROP  
LINE

PROP  
STON  
WITH  
RECE

EDGE OF CANOPY ABOVE

EDGE OF PROPOSED  
VERTICAL TOPIARY  
WALL ABOVE (TYP.)

CONCRETE SIDEWALK

EDGE OF CANOPY ABOVE

CONCRETE  
PAVERS  
(TYP.)

60-Ficus  
18" Hgt x

35-Raphiolepis indica/  
"Indian Hawthorne"  
18" Hgt x 18" Spr.  
71-Ilex v. "Schellings"  
18" Hgt x 18" Spr.

EXISTING Ficus Green Island

5-EXISTING ROYAL  
PALMS TO REMAIN

DROP CURVE (TYP)

EXIST. 2" CURB & GUTTER (TYP)

EXISTING Ficus Green Island  
To remain. Restore to original  
any damage caused by const

ASPHALT PAVEMENT



### Consulting Engineers LLC

Certificate OF Authorization #9692

Jose M. Martinez, P.E. #56018

10251 SUNSET DRIVE Suite 103  
Miami, Florida 33173

TEL. (305) 255-1621  
FAX (305) 271-0090

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED  
HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE  
APPLICABLE BUILDING CODES. THIS DRAWING IS THE SOLE PROPERTY OF  
"JMM CONSULTING ENGINEERS LLC" AND IS AN INSTRUMENT OF SERVICE NOT TO BE  
REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION  
OF JMM CONSULTING ENGINEERS, LLC.

4311 PONCE

4311 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33146

08.21.2014

MATEU ARCHITECTURE

LIGHTING PLAN

1/16" = 1'-0"



12.1

Project	3411 Ponce de Leon
Fixture Type	A
Catalog #	MON1-54-35-NV-XX
Model/Code	
Notes	

# MONSOON™ Series MON1™



Dimensions  
4\"/>

Weight:  
5 lbs. 8 oz.



## TYPE "B" FIXTURE

**MILLENNIUM™ OVAL**  
M013 SERIES - LOW PROFILE HOUSING

**PRODUCT FEATURES:**

- Surface mount - ceiling or wall mount 9" W x 3" H x 4" D
- All interior components with IP-65 and high impact lens
- ADA compliant
- Resists Wind Generated against breakage
- Tested to FEMA 369-99 standards

## TYPE "C" FIXTURE



## TYPE "D" FIXTURE



## TYPE "E" FIXTURE

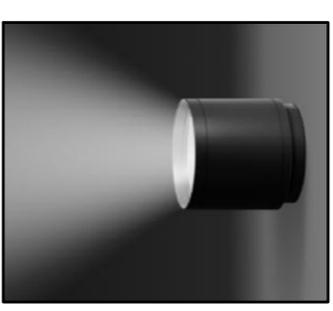
**D-Series  
LED Bollard**

**Specifications**

• Diameter: 3" Round (22.5 mm)

• Height: 42" (108 cm)

• Weight: 27 lbs (13.2 kg)



## TYPE "G" FIXTURE

## TYPE "A" FIXTURE

Type	Luminaire Description	Luminaire Location	Manufacturer and Catalog Number	Volts	No.	Lamp Information Type/Base/Color/CRI	Mounting	Finish	Remarks
A	4 ENCLOSED FLUORESCENT	PARKING GARAGE	THE LIGHT EDGE MON1-54-35-NV-XX	UNIV	1	54W T-5 HO MINI BHPIN 3500K/82 CRI	SURFACE	ANODIZED ALUMINUM	SUITABLE FOR WET LOCATION
B	6' PL DOWNLIGHT	INTERIOR CORRIDORS, ELEV. LOBBY RESTROOMS	MAXLUME HH6PL-1X26-E-MVOLT / 6501SHZ	MVOLT	1	26W T1(4) GX24q-3 3500K/82 CRI	RECESSED	SATIN HAZE	ENERGY STAR COMPLIANT
C	13" OVAL WITH VERTICAL EYELID	GROUND FL EXTERIOR LIGHTS	KENALL MO13EL-PP-MW-26Q-1-DV	DUAL	1	26W DTT/4P G24q-3 3500K/82 CRI	WALL	WHITE	SUITABLE FOR WET LOCATION
D	SMALL LED WALL PACK	TOP FLOOR DECK SERVICE AREAS	LITHONIA TW1 LED 3 40K MVOLT	MVOLT	N/A	33W, 2161 LUMENS 40K WHITE LED INCLUDED	7' AFF ON WALL	BRONZE	SUITABLE FOR WET LOCATION
E	LED BOLLARD	TOP FLOOR DECK SERVICE AREAS AND PATIO	LITHONIA DSXB 16C 350 30K SYM MVOLT DW-HXD	MVOLT	N/A	16W 775 LUMENS 30K WHITE LED INCLUDED	ON SLAB	WHITE	SUITABLE FOR WET LOCATION
F	LANDSCAPE LIGHTING	PLANTERS IN TOP FLOOR	WINONA LIGHTING POLED-9004-120-L4-BRT-FO-SHO-STD	120	1	50W PAR20 FLOOD	IN PLANTER ON STAKE	BLACK	SUITABLE FOR WET LOCATION
G	7" DIA. LED SURFACE LUMINAIRE	COVERED PATIO	BEGA LIGHTING 6509LED-120-WHT	120	N/A	19.6W WHITE LED 35K INCLUDED	SURFACE	WHITE	SUITABLE FOR WET LOCATION

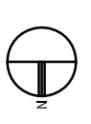
### LIGHTING FIXTURE SCHEDULE

## TYPE "F" FIXTURE

**JMM Consulting Engineers LLC**  
Certificate of Authorization #9692  
Jose M. Martinez, P.E. #56018

10251 SUNSET DRIVE Suite 103 TEL. (305) 255-1621  
Miami, Florida 33173 FAX (305) 271-0090

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE SOLE PROPERTY OF 'JMM CONSULTING ENGINEERS LLC' AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF JMM CONSULTING ENGINEERS, LLC.



ARTICLE 5 - DEVELOPMENT STANDARDS

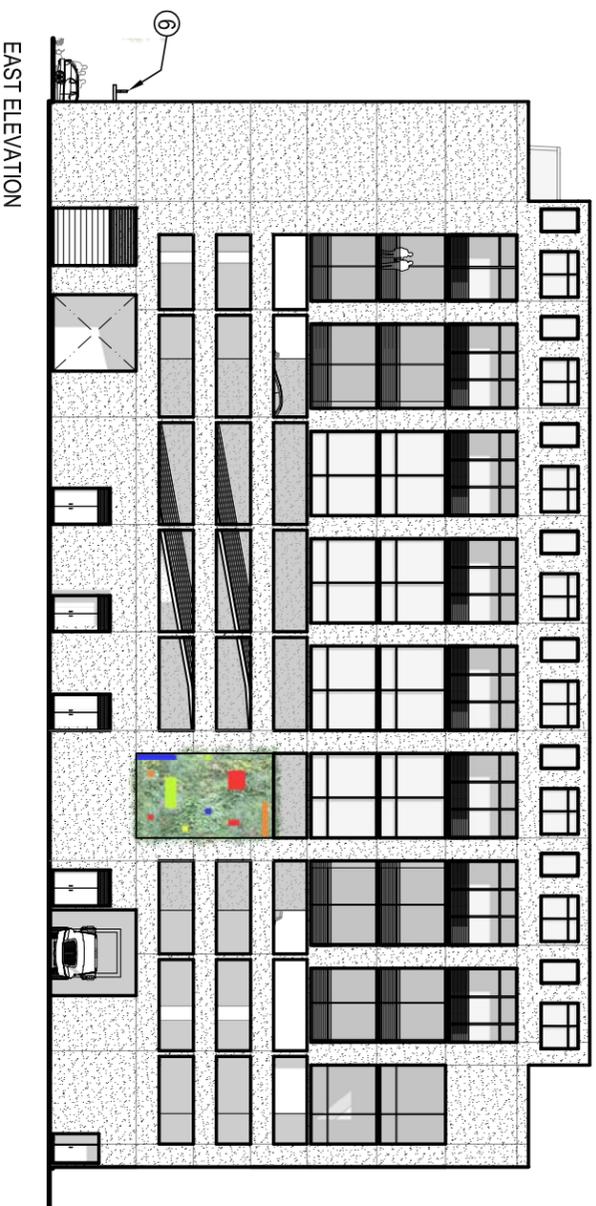
Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
Wall mounted signs for buildings 45.1 to 97.0 feet.	One (1) per street right-of-way frontage.	1. 0.75 square foot per lineal foot of primary street frontage not to exceed one hundred-fifty (150) s.f. 2. 0.25 square foot per lineal foot of side street frontage.	Fifty (50%) percent of lineal building frontage.	Twenty-four (24) inches.	1. Ninety-seven (97) feet maximum. 2. Minimum thirty-five (35) feet.	Twelve (12) inch maximum projection from wall surface.	1. Building sign or one (1) curvilinear building name is sign is permitted. Only one (1) sign of the above option permitted. 2. Building sign content text may include up to two (2) names, brands, etc. 3. No off premises sponsors or advertising signs permitted. 4. Sign shall be proportionate to the facade on which it is located, respecting the integrity of the architecture of the building. 5. Permitted only on primary and side street level frontages. 6. Window signage above the first floor is prohibited. 7. The following text shall be exempt from the sign area calculations indicated below, and, property address of building. 8. Maximum of one and a half (1 1/2) square feet of decal signs is permitted to include the following: entrance, exit, credit advertising or other decals as approved by the Building and Zoning Department. Physical property address signs shall be subject to these limitations. 9. Window signs must be applied to the window in professional manner. 10. The name of the establishment may only be permitted once. One (1) additional establishment name is permitted subject to design review approval. The additional name shall be the same text, lettering style/height, color, etc for both signs.
Window sign.		Ten (10%) maximum of street level total window area or twenty (20) sq. ft., maximum, whichever is less.		Six (6) inch maximum.			

Height is measured from the established grade.  
\*Including all appendages of sign.

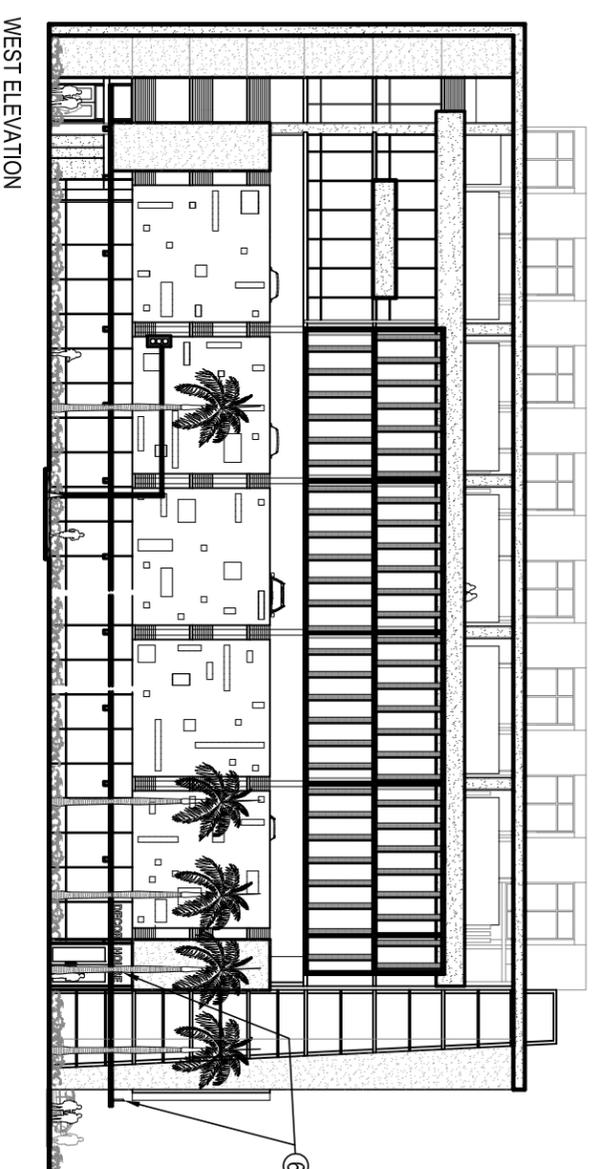
\*\* FUTURE USE AND LOCATION, DESIGN TO COMPLY WITH REQUIREMENTS OF ARTICLE OF THE DEVELOPMENT STANDARDS AND TABLES ABOVE

PROPOSED SIGNAGE	TYPE OF SIGN	LOCATION	SIGN AREA MAX.	PROVIDED	SIGN LENGTH MAX.	PROVIDED	LETTERING HGHT. MAX.	PROVIDED
6'-0" DECOR VILLAS	TENANT SIGNAGE (STREET LEVEL)	SAN LORENZO AVE.	18 S.F.	18 S.F.	12 FT.	12 FT.	18 IN.	18 IN.
6'-0" DECOR HOUSE	TENANT SIGNAGE (STREET LEVEL)	PONCE DE LEON	18 S.F.	18 S.F.	65 FT.	12 FT.	18 IN.	18 IN.
7" PARKING GARAGE	PARKING GARAGE (ENTRANCE/EXIT ID)	SAN LORENZO AVE.	100 S.F.	.5 S.F.	12 FT.	7 IN.	10 IN.	10 IN.

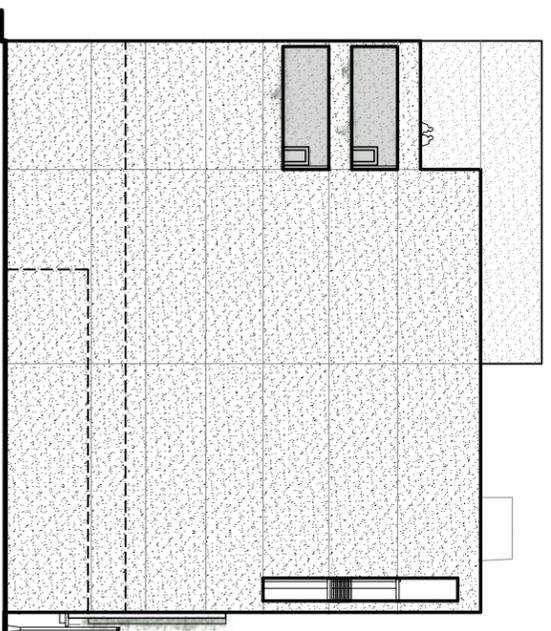
Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum/minimum height of sign *	Projection and/or separation **	Other requirements
Awning or canopy.	One (1) per awning or canopy.	Four (4) square feet per awning. Sign to occupy no more than sixty (60%) percent of height of valence on which it is placed.	Fifty (50%) percent of awning or canopy.	Six (6) inch lettering, however, height not to exceed sixty (60%) percent of height of valence on which it is placed.	Twelve (12) feet maximum.	Minimum of three (3) feet from established inside of curb line, adjacent to adjacent property line, or street r.o.w. whichever is less.	1. Awning or canopy signs are provided if tenant signs are provided. 2. Sign lettering must be located on valance of awning or canopy. 3. Permitted text shall only include tenant name and/or logo. 4. Street level tenant names signs on awnings/canopies are only permitted for those uses located at street level. 5. Backlighting of awnings and canopies is prohibited. 6. Internal illumination of sign lettering is permitted. 7. External illumination of awnings/canopies is permitted for the purpose of only identifying the lettering, logos, or other text of the awning. The type and location of light fixture shall be included as a part of the lettering of the sign. 8. Signage locations shall be at street level to be viewed by pedestrians. 9. Logos are permitted. 10. May be freestanding if located a minimum of twenty-five (25) feet from property line or R.O.W.
Directory sign.	One (1) per building entrance.	1. Buildings less than four (4) floors- fifteen (15) square feet. 2. Buildings five (5) or more floors-twenty-five (25) square feet.			Eight (8) feet maximum.	Four (4) inch maximum projection from wall surface (A.D.A. Requirement).	1. Sign shall be located over doorway/entrance. 2. Internal or external illumination of sign lettering and sign is prohibited. Backlighting via prohibited light is permitted. 3. Sign shall be proportionate to the facade on which it is located, respecting the integrity of the architecture of the building.
Doorway entrance sign.	One (1) per street level tenant.	Five (5) square feet.		Six (6) inches.	Twelve (12) feet maximum.	Four (4) inch maximum projection from wall surface (A.D.A. Requirement).	1. Sign shall be located over doorway/entrance. 2. Internal or external illumination of sign lettering and sign is prohibited. Backlighting via prohibited light is permitted. 3. Sign shall be proportionate to the facade on which it is located, respecting the integrity of the architecture of the building.
Parking garage entrance/exit signs in association with principal building.	One (1) building name or business name per one (1) entrance/exit.	One-hundred (100) square feet.	Twelve (12) feet.	Ten (10) inches.	Within ten (10) feet of top of garage opening entrance/exit.	Twelve (12) inch maximum projection from wall surface.	1. Sign Text indicating "Entrance" and "Exit" for parking garages shall be subject to the following: a. Maximum lettering height: Ten (10) inches. b. Maximum sign length: Ten (10) feet. 2. Sign shall be proportionate to the facade on which it is located, respecting the integrity of the architecture of the building. 3. One sign is permitted per street level tenant. 4. Tenants occupying a corner at two (2) r.o.w.'s shall be permitted one (1) additional sign. 5. Internal or external illumination of sign lettering and sign is permitted. 6. Sign content/text shall only include tenant name and/or logo. 7. Wood signs are permitted. 8. Decorative treatments and three-
Projection sign (Street level).	One (1) per street level tenant. Tenants on corners of r.o.w. shall be permitted one (1) per r.o.w.	Three (3) square feet.		Six (6) inches.	Ten (10) feet maximum.	1. Eight (8) feet max. projection from external bldg wall if awning / canopy. 2. Four (4) feet maximum projection from ext. bldg wall with no awning/canopy. 3. Five (5) feet maximum encroachment into r.o.w. to outer edge of sign is permitted.	1. Tenant signage is prohibited if awning or canopy signage is provided. 2. Street level tenant names signs are permitted for those uses located at street level. 3. Permitted text shall only include tenant name and/or logo.
Tenant signage (street level).	One (1) per street level tenant per street right-of-way frontage.	Eighteen (18) square feet per tenant.	Fifty (50%) percent of lineal tenant frontage.	Twelve (12) inches or an increase in size to eighteen (18) inches if sign is design sign as provided herein.	Eighteen (18) feet maximum.	3. Twelve (12) inch maximum projection from wall surface. 4. The maximum projection may be exceeded for design signs, subject	4. Tenant signage is prohibited if awning or canopy signage is provided. 5. Street level tenant names signs are permitted for those uses located at street level. 6. Permitted text shall only include tenant name and/or logo.



EAST ELEVATION



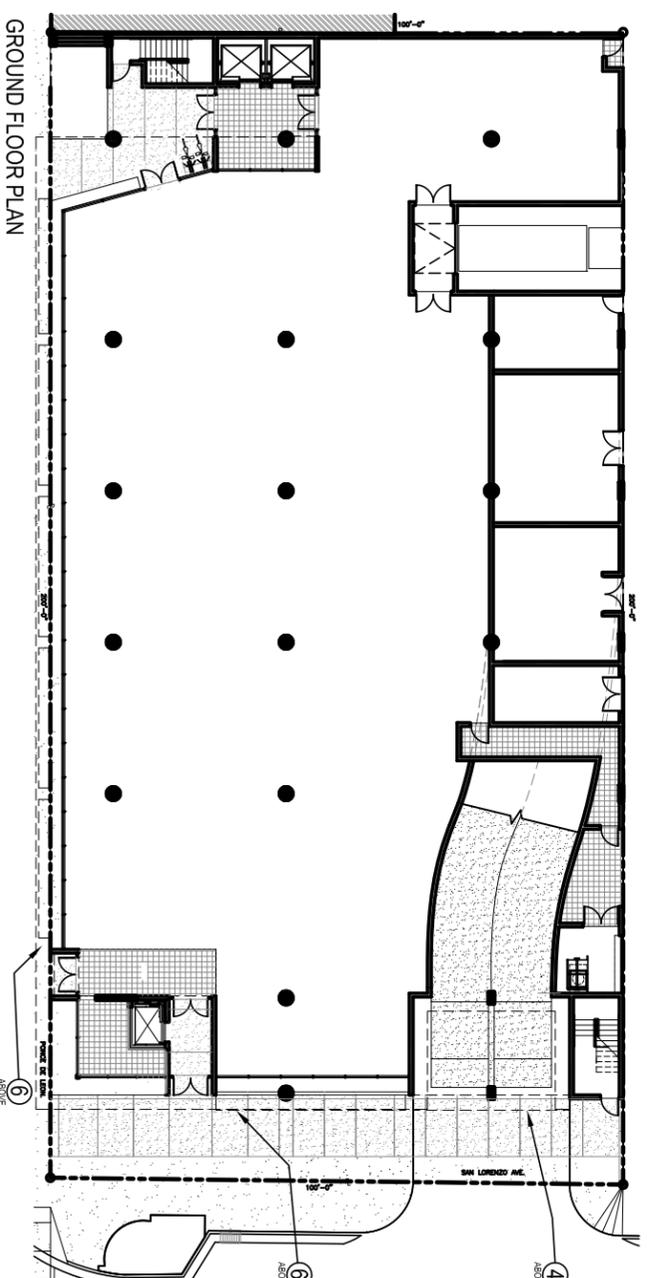
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



GROUND FLOOR PLAN

# CORAL GABLES CONCURRENCY MANAGEMENT

## Concurrency Information Statement

This Concurrency Information Statement is for informational purposes only and reflects the availability of public services 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.



4311 PONCE INVESTMENT, LLC  
4311 PONCE DE LEON BLVD  
Coral Gables, FL

General Office: -3700 Sq.Ft.  
STATUS=P

Date Printed: 8/21/2014  
Development Order: 0  
Record Number: 3250  
Assoc. Demolition Record: 0

### Zones:

Traffic	Fire Protection	Flood Protection	Parks and Recreation
23	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	-43			OK	Within Urban Infill Area
Golf Course	0	47.41	0.3689901205	OK	
Tennis Courts	0	40.35	3.689899759	OK	
Racquetball Courts	0	6.23	0.481605	OK	
Basketball Courts	0	15.34	1.58319	OK	
Ball Diamonds	0	6.27	0.990785	OK	
Playing Fields	0	7.27	0.990785	OK	
Swimming Pools	0	3.13	0.11075	OK	
Equipped Playing Areas	0	6.34	1.1075	OK	
Special Recreation Facilities	0	93.84	16.609	OK	
Neighborhood Parks (acres)	0	5.62	4.15195	OK	
Mini Parks (acres)	0	0.97	0.2214	OK	
Open Space (acres)	0	1.53	0.5544	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: \$190.31  
Application Date: 8/21/2014  
Expiration Date: N/A

Statement Issued by:

Comments: DEMOLISH (2) EXISTING OFFICE BUILDING - 4225 PONCE DE LEON BLVD. (2,485) S.F. AND 4311 PONCE DE LEON BLVD. (1,180) S.F. - TOTAL DEMO (3665.0) S.F.

Although the proposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and will be assessed.

# CORAL GABLES CONCURRENCY MANAGEMENT

## Concurrency Information Statement

This Concurrency Information Statement is for informational purposes only and reflects the availability of public services 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.



4311 PONCE INVESTMENTS, LLC  
 4311 PONCE DE LEON BLVD.  
 Coral Gables, FL

Townhouse Dwellings: 8 units  
 General Office: 27000 Sq.Ft.  
 STATUS=P

Date Printed: 8/21/2014  
 Development Order: 0  
 Record Number: 3250  
 Assoc. Demolition Record: 0

### Zones:

Trffc	Fire Protection	Flood Protection	Parks and Recreation
23	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	395			OK	Within Urban Infill Area
Golf Course	0.0016000008	47.41	0.3705901213	OK	
Tennis Courts	0.01599999984	40.35	3.7058997574	OK	
Racquetball Courts	0.002088	6.23	0.483693	OK	
3Asketball Courts	0.006864	15.34	1.590054	OK	
Ball Diamonds	0.004296	6.27	0.995081	OK	
Playing Fields	0.004296	7.27	0.995081	OK	
Swimming Pools	0.00048	3.13	0.11075	OK	
Equipped Playing Areas	0.0048	6.34	1.1123	OK	
Special Recreation Facilities	0.072	93.84	16.609	OK	
Neighborhood Parks (acres)	0.018	5.62	4.16995	OK	
Mini Parks (acres)	0.00096	0.97	0.22236	OK	
Open Space (acres)	0.0024	1.53	0.5568	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: \$190.31  
 Application Date: 8/21/2014  
 Expiration Date: N/A

Statement Issued by:

Comments: NEW DEVELOPMENT FOR THE PROPERTY LOCATED AT 4225/4311 PONCE DE LEON BLVD.:  
 (8) TOWNHOUSES AND (26,518.0) OFFICE BUILDING

Although the purposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and will be assessed.



**CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPT INVOICE  
CONCURRENCY INVOICE  
405 Biltmore Way - Coral Gables, FL 33134**

(305) 460-5235

**Site Address:** 4225 PONCE DE LEON BLVD  
CORAL GABLES, FL 33146-1826

**PERMIT NUMBER:** **CC-14-08-3118**

**PARCEL NUMBER:** **03-4120-017-1230**

**Project Name:**  
**Legal Description:**  
CORAL GABLES INDUSTRIAL SEC PB 28-22 LOTS 36 & 37 BLK 5 LOT SIZE 50.000 X 100 COC 24518-3767 05  
2006 6 - BAYFRONT INDUSTRIES INC CLIFFORD A ROOT & W CHARLOTTE D 75R 216911 4225 PONCE  
JOINT VENTURE

**Applicant:**  
MATEU ARCHITECTURE INC  
8887 SW 131 ST  
MIAMI, FL 33176

**Owner:**  
4225 PROP LLC  
4225 PONCE DE LEON BLVD  
CORAL GABLES,, FL 33134

**Contractor:**

**Tenant:**

**Qualifier:**  
**Bus. License:**

**Project Description:**  
CONCURRENCY IMPACT STATEMENT - (ALSO REF: 4311 PONCE DE LEON BLVD - FOLIO # 03-4120-017-1240)

CHANGE (INCREASE) OF USE S.F 0

**FEES**

CONCURRENCY 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.

**Issued Date:**

**Expiration Date:** 08/19/2014

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



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  
PUBLIC WORKS: 305-460-5025/26

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

**CITY OF CORAL GABLES  
 DEVELOPMENT SERVICES DEPT INVOICE  
 CONCURRENCY INVOICE  
 405 Biltmore Way - Coral Gables, FL 33134**

000304-0035 Kathy A. 08/19/2014 12:46PM

(305) 460-5235

**PERMITS & INSPECTIONS**

MATEU ARCHITECTURE INC  
 CC-14-08-3118  
 CONCURRENCY INVOICE  
 CONCURRENCY IMPACT  
 STATEMENT - (ALSO REF:  
 4311 PONCE DE LEON BLVD -  
 FOLIO # 03-4120-017-1240)  
 pending

2014 Item: CC-14-08-3118 190.31

-----  
 190.31

Subtotal 190.31

Total 190.31

CHECK 190.31

Check Number 003798

-----  
 0.00

Change due 0.00

Payment by: MATEU ARCHITECTURE INC

N BLVD  
 13146-1826

PERMIT NUMBER: **CC-14-08-3118**

PARCEL NUMBER: **03-4120-017-1230**

B 28-22 LOTS 36 & 37 BLK 5 LOT SIZE 50.000 X 100 COC 24518-3767 05  
 CLIFFORD A ROOT & W CHARLOTTE D 75R 216911 4225 PONCE

Address:  
 5 PROP LLC  
 5 PONCE DE LEON BLVD  
 CORAL GABLES, FL 33134

Contractor:

Agent:

Qualifier:  
 Bus. License:

(ALSO REF: 4311 PONCE DE LEON BLVD - FOLIO # 03-4120-017-1240)

Thank you for your payment

CUSTOMER COPY

**FEES**

CONCURRENCY IMPACT STATEMENT 190.31

**TOTAL: \$190.31**

**Warning to owner:** A recorded notice of commencement might be required to be submitted prior to inspection scheduling.

Issued Date:

Expiration Date: 08/19/2014

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



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  
 PUBLIC WORKS: 305-460-5025/26



# 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: 4311 PONCE INVESTMENTS, LLC  
DEVELOPMENT NAME: 4311 PONCE BUILDING  
SITE ADDRESS: 4225/4311 PONCE DE LEON BLVD.  
CORAL GABLES, FLORIDA 33146  
FOLIO: 03-4120-017-1240 (4311) 03-4120-017-1230 (4225)

## CONCURRENCY REVIEW REQUESTED:

(PLEASE CHECK ONE BELOW)

INFORMATIONAL

IMPACT ANALYSIS

## ASSOCIATED DEVELOPMENT ORDER:

DEVELOPMENT ORDER/PROCESSING NUMBER: \_\_\_\_\_

## PROPOSED LAND USES:

### RESIDENTIAL

SINGLE FAMILY NUMBER OF UNITS: N/A

TOWNHOUSES NUMBER OF UNITS: 8

MULTI-FAMILY NUMBER OF UNITS: N/A

**PROPOSED LAND USES:**

**COMMERCIAL**

SERVICE STATION NUMBER OF PUMPS: N/A

SUPERMARKET 1,000 S.F. GFA: N/A

DISCOUNT STORE 1,000 S.F. GFA: N/A

DISCOUNT STORE W/SUPERMARKET 1,000 S.F. GFA: N/A

GENERAL RETAIL OR DEPT. STORE 1,000 S.F. GFA: 4,717 S.F.T.

AUTO SUPPLY 1,000 S.F. GFA: N/A

NEW CAR DEALER 1,000 S.F. GFA: N/A

CONVENIENCE STORE 1,000 S.F. GFA: N/A

**SHOPPING CENTER**

½ TO 1 MILLION SQ. FT. 1,000 S.F. GFA: N/A

100 TO 500 THOUSAND SQ. FT. 1,000 S.F. GFA: N/A

LESS THAN 100,000 SQ. FT. 1,000 S.F. GFA: N/A

CENTRAL AREA HIGH DENSITY 1,000 S.F. GFA: N/A

GENERAL MFG. WAREHOUSE 1,000 S.F. GFA: N/A

PLUS NUMBER OF BAYS: N/A

RESEARCH/DEVELOPMENT 1,000 S.F. GFA: N/A

INDUSTRIAL PARK 1,000 S.F. GFA: N/A

GENERAL LIGHT INDUSTRY 1,000 S.F. GFA: N/A

ALL INDUSTRY AVERAGE OFFICES 1,000 S.F. GFA: N/A

GENERAL OFFICE 1,000 S.F. GFA: 26,518 S.F.T.

MEDICAL OFFICE 1,000 S.F. GFA: N/A

PROFESSIONAL OFFICE 1,000 S.F. GFA: N/A

CIVIC CENTER 1,000 S.F. GFA: N/A

RESEARCH CENTER 1,000 S.F. GFA: N/A

RESTAURANTS

QUALITY 1,000 S.F. GFA: N/A

OTHER SIT-DOWN 1,000 S.F. GFA: N/A

FAST FOOD 1,000 S.F. GFA: N/A

NUMBER OF SEATS: N/A

BANKS 1,000 S.F. GFA: N/A

HOSPITALS

GENERAL NUMBERS OF BEDS: N/A

CHILDREN NUMBER OF BEDS: N/A

CONVALESCENT NUMBER OF BEDS: N/A

UNIVERSITY NUMBER OF BEDS: N/A

VETERANS NUMBER OF BEDS: N/A

NURSING HOME NUMBER OF BEDS: N/A

CLINICS NUMBER OF BEDS: N/A

EDUCATIONAL

ALL NUMBER OF STUDENTS: N/A

4-YEAR UNIVERSITY NUMBER OF STUDENTS: N/A

JR. COLLEGE NUMBER OF STUDENTS: N/A

EDUCATIONAL (CONTINUES)

SECONDARY SCHOOL NUMBER OF STUDENTS: N/A

ELEMENTARY SCHOOL NUMBER OF STUDENTS: N/A

COMBINED ELEM./SEC. NUMBER OF STUDENTS: N/A

LIBRARY NUMBER OF STAFF: N/A

MOTEL/HOTEL

HOTEL NUMBERS OF ROOMS: N/A

MOTEL NUMBER OF ROOMS: N/A

RESORT HOTEL NUMBER OF ROOMS: N/A



# Miami-Dade County Public Schools

*giving our students the world*

**Superintendent of Schools**  
Alberto M. Carvalho

**Miami-Dade County School Board**  
Perla Tabares Hantman, Chair  
Dr. Lawrence S. Feldman, Vice Chair  
Dr. Dorothy Bendross-Mindingall  
Susie V. Castillo  
Carlos L. Curbelo  
Dr. Wilbert "Tee" Holloway  
Dr. Martin Karp  
Dr. Marta Pérez  
Raquel A. Regalado

August 27, 2014

**VIA ELECTRONIC MAIL**

Mr. Roney J. Mateu, FAIA  
Mateau Architecture  
8887 SW 131st Street  
Miami, Florida 33176

[RJM@Mateuarchitecture.com](mailto:RJM@Mateuarchitecture.com)

**RE: PUBLIC SCHOOL CONCURRENCY DETERMINATION  
4311 PONCE - DR-14-04-2406  
LOCATED AT 4225 & 4311 PONCE DE LEON BOULEVARD  
SP0314082501186 – FOLIO NOS. 0341200171240, 0341200171230**

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, the School District's Concurrency Determination revealed the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have not been impacted by the proposed development of eight (8) residential units.

Therefore, the application has complied with the requirements of public school concurrency and no further action is required at this time. If in the future, there is an increase in the number of residential units in this property, a new public school concurrency determination must be obtained prior to City of Coral Gables issuing any Development Order (D.O.)

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-121

Enclosure

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

Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • Planning, Design & Sustainability  
School Board Administration Building • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132  
305-995-7285 • 305-995-4760 (FAX) • [arijo@dadeschools.net](mailto:arijo@dadeschools.net)



### Miami-Dade County Public Schools

#### Concurrency Management System School Concurrency Determination

MDCPS Application Number: SP0314082501186 Local Government (LG): Coral Gables  
 Date Application Received: 8/25/2014 2:17:28 PM LG Application Number: DR-14-04-2406  
 Type of Application: Site Plan Sub Type: Redevelopment

Applicant's Name: 4311 PONCE  
 Address/Location: 4225 & 4311 Ponce De Leon Blvd.  
 Master Folio Number: 0341200171240  
 Additional Folio Number(s): 0341200171230, 0341200171230,

PROPOSED # OF UNITS 8  
 SINGLE-FAMILY DETACHED UNITS: 0  
 SINGLE-FAMILY ATTACHED UNITS: 0  
 MULTIFAMILY UNITS: 8

#### CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5561	FRANCES S TUCKER ELEMENTARY	31	0	0	YES	Current CSA
6741	PONCE DE LEON MIDDLE	96	0	0	YES	Current CSA
7071	CORAL GABLES SENIOR	-452	0	0	YES	Current CSA

#### 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:	<u>MA0314082501186</u>	Total Number of Units:	<u>8</u>
Issue Date:	<u>8/25/2014 8:01:05 PM</u>	Expiration Date:	<u>8/25/2015 8:01:05 PM</u>
Capacity Reserved:	<u>Elementary:0 / Middle:0 / Senior: 0</u>		
_____ MDCPS Administrator		_____ MDCPS Authorized Signature	



# City of Coral Gables

## Building & Zoning Department

### Public School Concurrency

#### Application Information

Application Type:*	PLANNING
Application Sub-type:	
Application Name:*	4311 PONCE
Telephone number:*	305-233-3304
E-mail address: *	RJM@MATEUARCHITECTURE.COM
project address:*	4225 & 4311 PONCE DE LEON BVD

#### Contact Information

Contact name:*	RONEY J. MATEU, FAIA
Telephone number:*	305-233-3304
Email Address:*	RJM@MATEUARCHITECTURE.COM
Local Government Name:	City of Coral Gables
Local Government Telephone Number:	305-460-5235
Local Government E-mail:	Schoolconcurrency@coralgables.com
Local Government Application Number:	(OFFICE USE ONLY)

Master Parcel/Folio Number:*(No dashes)	0341200171240
Additional Parcel/Folio Numbers: (Separate by a comma (,))	034120 0171230
Total Acreage:*	.46 ACRES
Previous Use:	OFFICES

Total Number of Existing Units:	N/A
Demolition Permit #:      Date:	
Proposed Use:	
Single Family Detached increase in Units:*	N/A
Single Family Attached increase in Units:*	N/A
Multi-Family Attached increase in Units:*	0
Total Number of Units increased:*	0

Owner Architect Contractor Name (Please circle one)

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing was acknowledge before me this 21 day of Aug, 2014, by RONEY MATEU

(  ) is personally known to me,  
(  ) has produced a \_\_\_\_\_ as identification.



NOTARY PUBLIC

(SEAL)



## The City of Coral Gables

*Historical Resources Department*

March 25, 2014

4225 Properties, LLC.  
133 Sevilla Avenue  
Coral Gables, FL 33134

Re: 4225 Ponce de Leon Boulevard, Lots 36 and 37, Block 5, Coral Gables Industrial Section  
PB 28-22

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:

**4225 Ponce de Leon Boulevard, Lots 36 and 37, Block 5, Coral Gables Industrial Section PB 28-22, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.**

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: Roney J. Mateu, 8887 SW 131 Street Miami, FL 33176  
Craig Leen, City Attorney  
Bridgette Thornton, 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

David Plummer  
& Associates

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# 4311 PONCE

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traffic study



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AUGUST 2014

A dark blue triangle is located in the bottom right corner of the page, pointing towards the center.

# 4311 PONCE

---

traffic study

**PREPARED FOR:**

4311 Ponce Investments LLC.

**PREPARED BY:**

David Plummer & Associates

**DATE:**

August 2014

**DPA JOB #:**

14199



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## EXECUTIVE SUMMARY

The 4311 Ponce project will be located at 4311 Ponce de Leon Boulevard in Coral Gables, Florida. The site is located within the Gables Re-development Infill District (GRID), the city's traffic concurrency exception area. The project proposes a new building with 24,133 SF of office space, 11,457 SF of retail space, and 8 residential units. Access to and from the site will be provided on a two-way driveway located on San Lorenzo 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

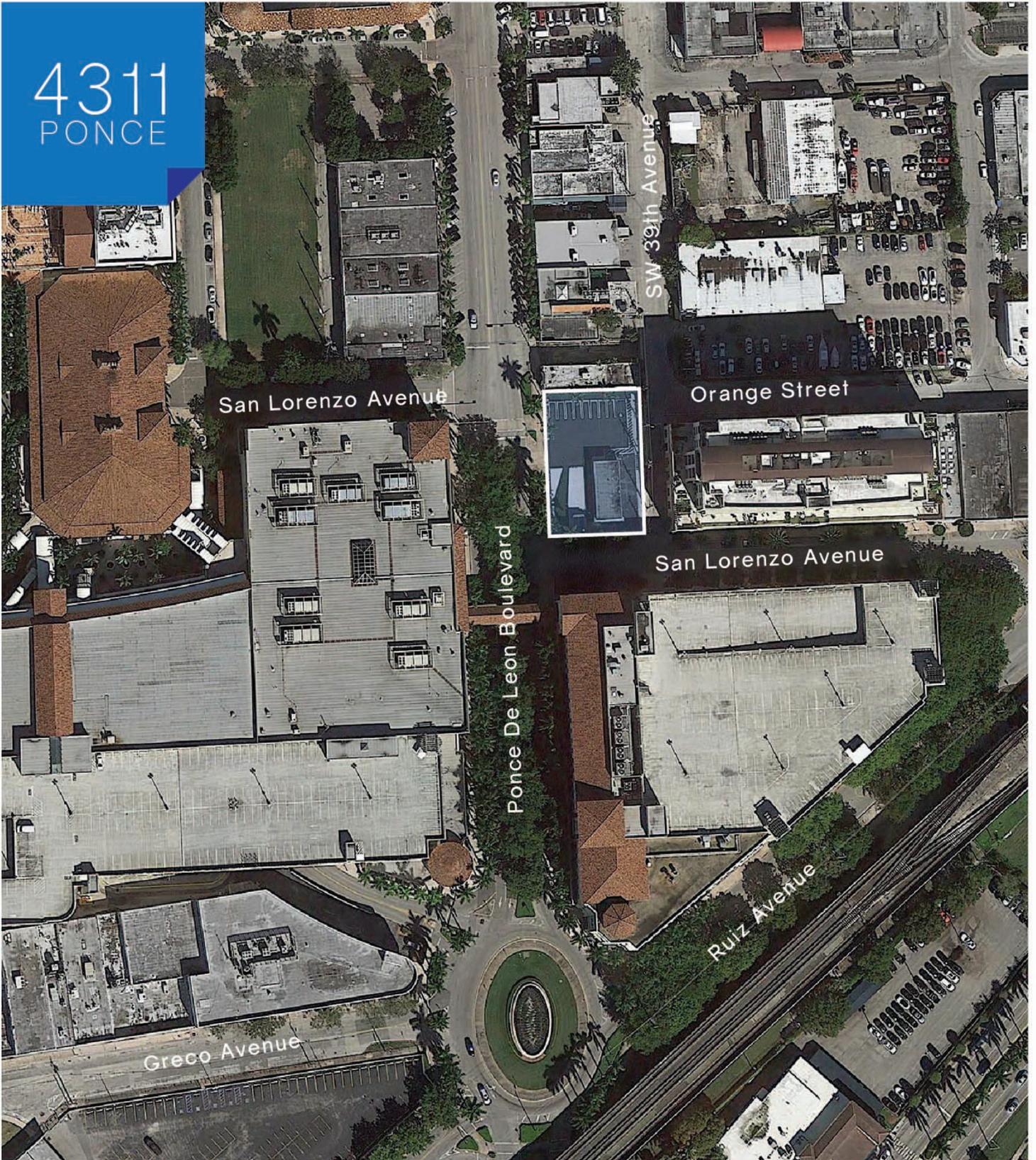
### 1.1 Project Background

The 4311 Ponce project will be located at 4311 Ponce de Leon Boulevard in Coral Gables, Florida (See Exhibit 1). The site is located within the Gables Re-development Infill District (GRID), the city's traffic concurrency exception area. The project proposes a new building with 24,133 SF of office space, 11,457 SF of retail space, and 8 residential units. The project proposes an onsite parking garage providing 145 parking spaces. The provided spaces meet the city's requirement. Access to and from the proposed parking garage will be provided on a two-way driveway located on San Lorenzo 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, roadway and intersection analyses.

4311  
PONCE



● Project Location

# EXHIBIT 1 LOCATION MAP



### 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 were collected for the AM (7-9 AM) and PM (4-6 PM) hours on a typical weekday at the following intersection:

- Ponce de Leon Boulevard / San Lorenzo Avenue (S)

S= Signalized  
U=Un-signalized

- Traffic Counts (Segments) - 48-hour machine counts, summarized at 15-minute intervals, were taken during a typical weekday (Tuesday through Thursday only) at the following roadway segments:
  - Ponce de Leon Boulevard between San Lorenzo Avenue and Greco Avenue
  - San Lorenzo Avenue between Ponce de Leon Boulevard and Ruiz Avenue
- Signal Location and Timing – Existing signal phasing and timing for the signalized intersection were obtained from Miami-Dade County.
- Trip Generation – project trips were estimated using trip generation information published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9<sup>th</sup> Edition.
- Trip Distribution / Trip Assignment – Net new external project traffic were 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 were considered when assigning project trips.
- Background Traffic - Available Florida Department of Transportation (FDOT) and Miami-Dade County (MDC) counts were consulted to determine a growth factor consistent with historical annual growth in the area. The growth factor were applied to the existing traffic volumes to establish background traffic.
- Future Transportation Projects – The 2013 TIP and the 2035 LRTP were reviewed and considered in the analysis at project build-out.

- Committed Developments – No committed developments were identified in the vicinity of the project.
- Intersection analysis was done using Highway Capacity Software (HCS) based on the 2010 Highway Capacity Manual (HCM) or the Synchro software. Operation analysis at driveways providing access to/from the site was conducted.
- Link / Segment capacity will be estimated using generalized vehicular capacities from the latest FDOT LOS Manual.

## 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

#### Ponce de Leon Boulevard

Ponce de Leon Boulevard is a minor arterial that provides north/south access throughout the city of Coral Gables Central Business District (CBD). Within the study area, Ponce de Leon Boulevard is a two-way, four-lane, divided roadway. On-street, metered, parking is provided on the east and west side of the roadway north of San Lorenzo Avenue. The city of Coral Gables operates and maintains Ponce de Leon Boulevard. The posted speed limit is 35 mph.

#### San Lorenzo Avenue

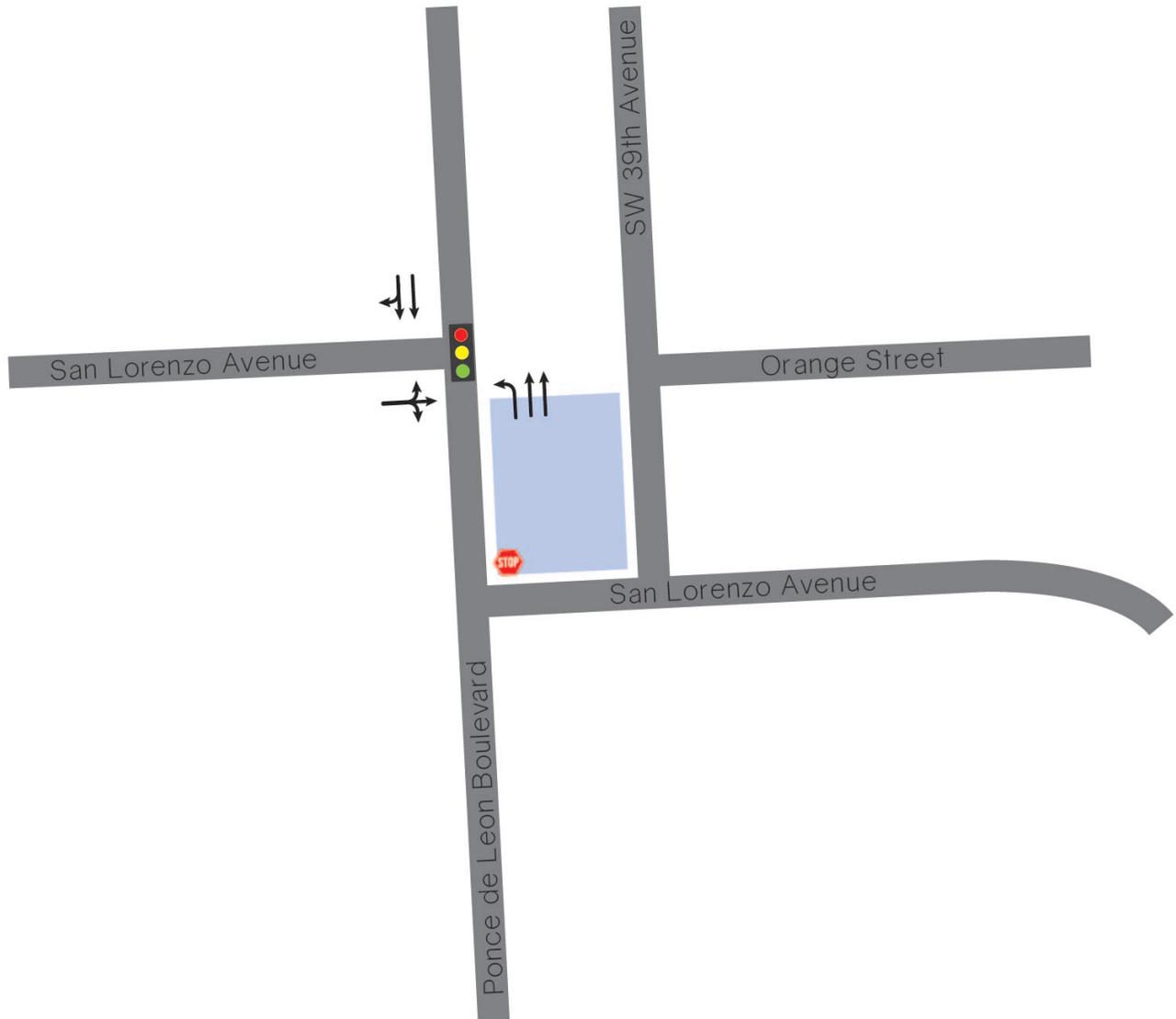
San Lorenzo Avenue within the project area is a local roadway that provides east/west access between Le Jeune Road and Ruiz Avenue. Between Ponce de Leon Boulevard and Ruiz Avenue, San Lorenzo Avenue is a two-way, two-lane, undivided roadway with on-street parking on both sides of the roadway. Between Le Jeune Road and Ponce de Leon Boulevard, San Lorenzo Avenue is a two-way, two-lane, undivided roadway with on-street parking on portions of the roadway. The intersection of San Lorenzo Avenue and Ponce de Leon Boulevard is offset to the north. The city of Coral Gables operates and maintains San Lorenzo Avenue. The speed limit is not posted within the study limits.

## **2.2 Traffic Counts**

Forty-eight hour traffic machine counts were collected on August 12<sup>th</sup> through August 13<sup>th</sup>, 2014 at Ponce de Leon Boulevard, and San Lorenzo Avenue. Vehicle turning movement counts were taken on August 12<sup>th</sup>, 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. A weekly volume adjustment factor of 1.01 (Miami-Dade County South) corresponding to the dates of the counts was used. Traffic counts and FDOT season factors 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 hour at the segments and intersections analyzed are shown in Exhibit 3. The signal timings are also provided in Appendix C.



● Project Location

## EXHIBIT 2 EXISTING LANE CONFIGURATIONS



- Project Location
- 00 - AM Volume
- (00) - PM Volume
- Roadway Link Volumes
- ↔ Intersection Volumes

# EXHIBIT 3

## EXISTING AM & PM PEAK PERIOD TRAFFIC VOLUMES

## **2.4 Walking / Other Modes of Transportation**

Pedestrian activity is an essential element within the CBD of Coral Gables. 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. 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 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.

The proposed project is located within the city of Coral Gables Redevelopment and Infill District (GRID), which is a Transportation Concurrency Area established by the city to promote development within its boundaries. In essence, this ordinance establishes that roadways within the geographical area of the GRID are exempt from the citywide traffic LOS Standards.

Exhibit 4 shows roadway link analysis for the study area segments based on the FDOT generalized peak hour directional service volume tables. All roadways currently operate within the city's LOS standards (LOS E).

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

Roadway	Direction	# of Lanes	AM Peak Volume	PM Peak Volume	LOS Std	SV <sup>1</sup>	Meet LOS Std?
Ponce de Leon Boulevard between San Lorenzo Avenue and Greco Avenue	NB	2LD	323	387	E+20	1836	Yes
	SB	2LD	398	573	E+20	1836	Yes
San Lorenzo Avenue between Ponce de Leon Boulevard and Ruiz Avenue	EB	1LU	11	29	E	640	Yes
	WB	1LU	18	56	E	640	Yes

<sup>1</sup> **Ponce de Leon Blvd:** Class II Arterial 2 Lanes - 10% Non\_State Signalized Roadway, +20% Roadway LOS E+20 (1700 vph \* 0.9\*1.20 = 1836 vph); **San Lorenzo Avenue:** Class II Arterial 1 Lanes -20% for No Exclusive Right/Left Turns (800 vph \* 0.8 = 640 vph)

## 2.6 Intersection Capacity Analysis

The Synchro software was used to perform intersection capacity analysis at the analyzed intersections. Synchro is a macroscopic analysis and optimization software application that implements the Intersection Capacity Utilization method for determining intersection capacity. Synchro also supports the Highway Capacity Manual’s methodology for signalized / un-signalized intersections. Exhibit 5 shows the resulting LOS for existing conditions during morning and afternoon peak hours. All the intersections operate within the city’s LOS standards (LOS E). Analysis worksheets are included in Appendix D.

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

Intersection	Signalized/ Unsignalized	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
Ponce de Leon Boulevard / San Lorenzo Avenue	S	NB	A	A	E + 20
		SB	A	B	E + 20
		EB	B	C	E
		<i>Overall</i>	B	A	N/A

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 a low growth rate of 0.2% in the past years. However, a conservative 0.5% annual growth rate was used for this study.

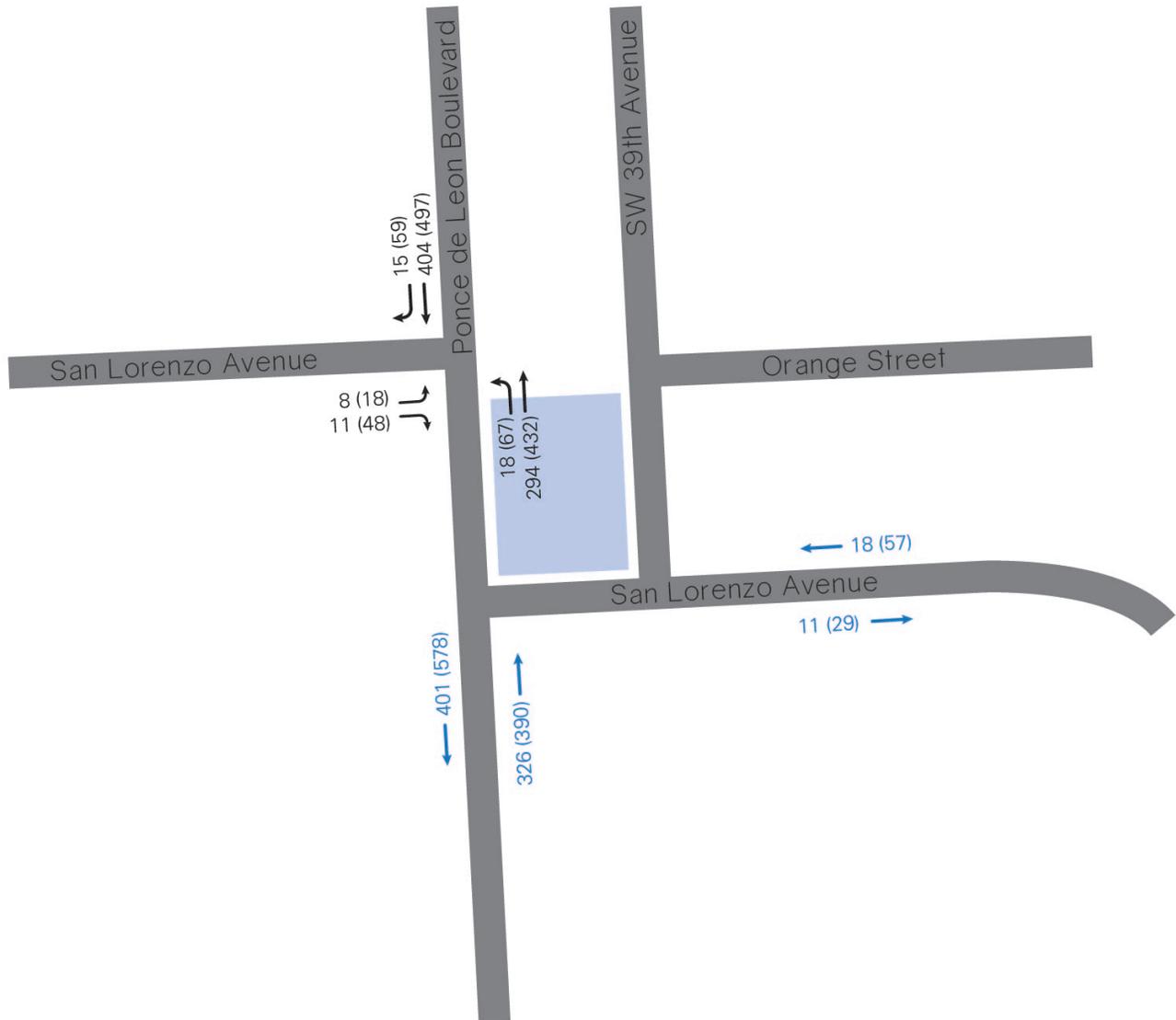
### 4.2 Future without Project Roadway Capacity Analysis

Future without project conditions was obtained by adding background traffic to existing traffic volumes. Exhibit 6 shows the future without project AM and PM peak hour traffic at each roadway segment. Exhibit 7 shows the projected roadway volumes for future without project traffic.

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

Roadway	Direction	# of Lanes	AM Peak Volume	PM Peak Volume	LOS Std	SV <sup>1</sup>	Meet LOS Std?
Ponce de Leon Boulevard between San Lorenzo Avenue and Greco Avenue	NB	2LD	326	390	E+20	1836	Yes
	SB	2LD	401	578	E+20	1836	Yes
San Lorenzo Avenue between Ponce de Leon Boulevard and Ruiz Avenue	EB	1LU	11	29	E	640	Yes
	WB	1LU	18	57	E	640	Yes

**Ponce de Leon Blvd:** Class II Arterial 2 Lanes - 10% Non\_State Signalized Roadway, +20% Roadway LOS E+20 (1700 vph \* 0.9\*1.20 = 1836 vph); **San Lorenzo Avenue:** Class II Arterial 1 Lanes -20% for No Exclusive Right/Left Turns (800 vph \* 0.8 = 640 vph)



- Project Location
- 00 - AM Volume
- (00) - PM Volume
- Roadway Link Volumes
- ↔ Intersection Volumes

## EXHIBIT 7

### FUTURE WITHOUT PROJECT AM & PM PEAK PERIOD TRAFFIC VOLUMES

### 4.3 Future Without Project Intersection Capacity Analysis

Future without project conditions was obtained by adding background traffic to existing traffic. 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. Capacity worksheets are included in Appendix D.

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

Intersection	Signalized/ Unsignalized	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
Ponce de Leon Boulevard / San Lorenzo Avenue	S	NB	A	A	E + 20
		SB	B	B	E + 20
		EB	B	C	E
		<i>Overall</i>	B	A	N/A

Source: David Plummer & Associates

## 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 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 <sup>1</sup>	Size/Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
General Office Building (Land Use 710)	24,133 SF	33	5	38	6	30	36
		$Rate = \frac{1.56 \text{ trips}}{1000 \text{ SF GFA}}$			$Rate = \frac{1.49 \text{ trips}}{1000 \text{ SF GFA}}$		
		88% In 12% Out		17% In 83% Out			
Specialty Retail (Land Use 826)	11,457 SF	0	0	0	14	17	31
		--			$Rate = \frac{2.71 \text{ trips}}{1000 \text{ SF GFA}}$		
		-- In -- Out		44% In 56% Out			
Residential Condominium (Land Use 230)	8 DU	1	6	7	5	3	8
		$Rate = \frac{0.44 \text{ trips}}{1 \text{ DU}}$			$Rate = \frac{0.52 \text{ trips}}{1 \text{ DU}}$		
		17% In 83% Out		67% In 33% Out			
Subtotal Gross Trips		34	11	45	25	50	75
Transit/Pedestrian Trips	5%	-2	-0	-2	-1	-3	-4
Internal Capture <sup>2</sup>	0% (AM) 5.6% (PM)	0	0	0	-1	-3	-4
<b>Net External Trips (Proposed)</b>		<b>32</b>	<b>11</b>	<b>43</b>	<b>22</b>	<b>45</b>	<b>67</b>

<sup>1</sup> Based on ITE Trip Generation Manual, Ninth Edition,

<sup>2</sup> Based on ITE Trip Generation Manual User's Guide and Handbook, Ninth Edition

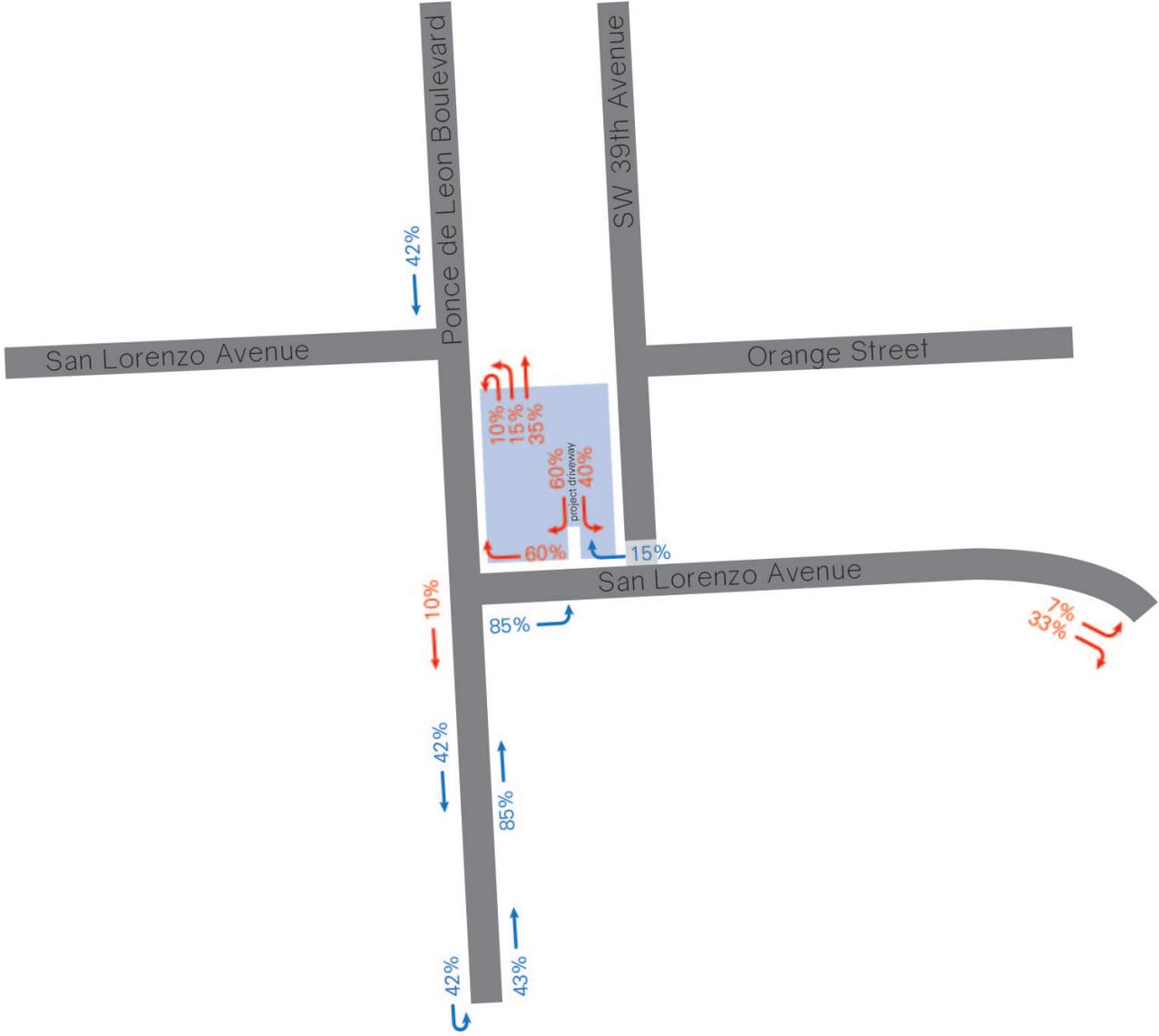
## 4.5 Project Trip Assignment

Project traffic was distributed and assigned to the study area using the Cardinal Distribution for TAZ 1081 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 followed: 36.46% to the north, 17.90% to the south, 16.42% to the east, and 29.22% to the west. 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 1081)**

Direction	Distribution
NNE	21.22%
ENE	12.10%
ESE	4.32%
SSE	2.82%
SSW	15.08%
WSW	19.02%
WNW	10.20%
NNW	15.24%
Total	100.00%

Source: Miami-Dade Long Range Transportation Plan



- Project Location
- Outbound %
- Inbound %

# EXHIBIT 11

## PROJECT TRIP DISTRIBUTION

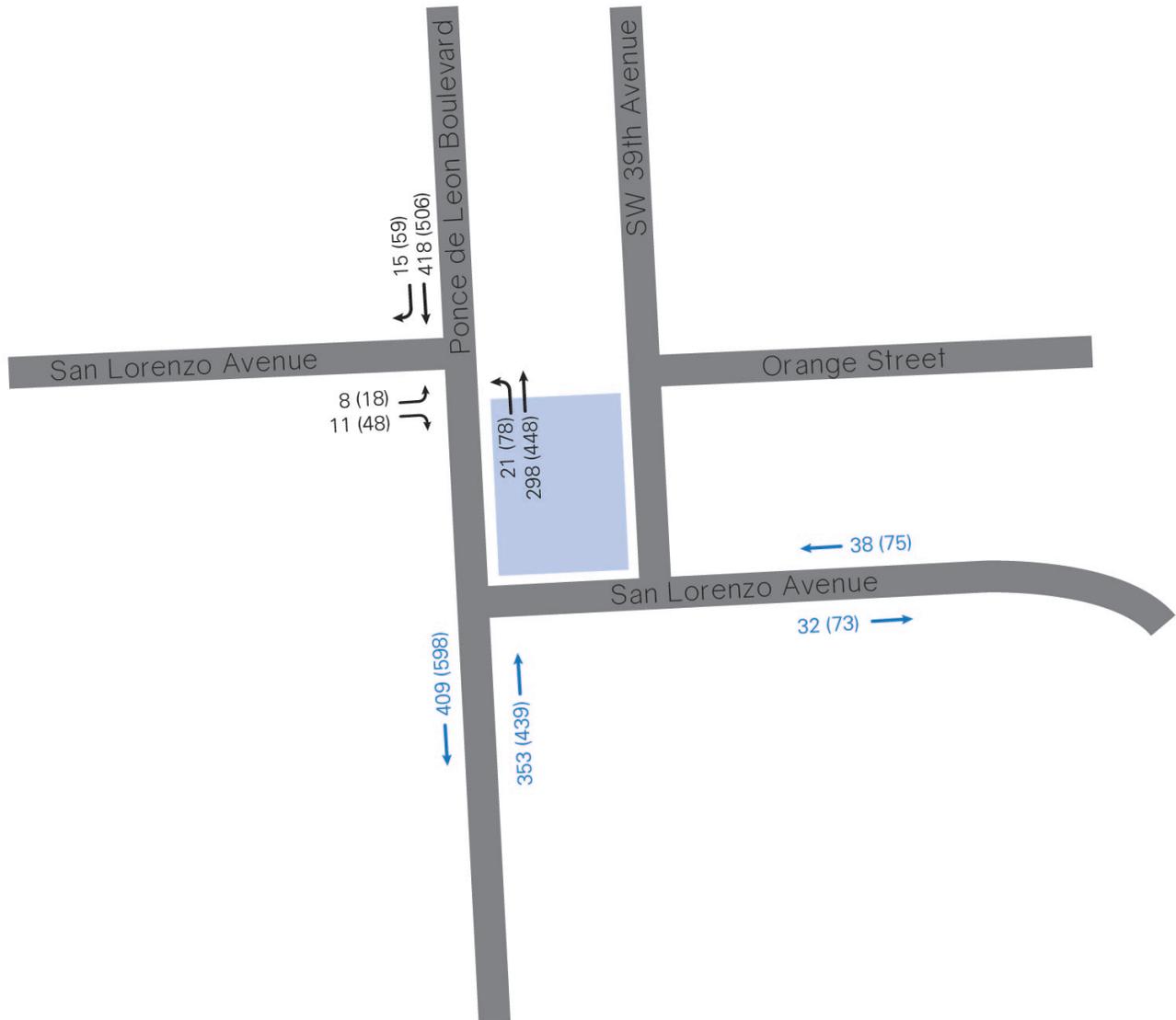
## 4.6 Future With Project Roadway Capacity Analysis

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 hour for each roadway segment. All the segments under study meet the city's LOS standards (LOS E). Exhibit 13 shows the projected AM and PM roadway volumes.

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

Roadway	Direction	# of Lanes	AM Peak Volume	PM Peak Volume	LOS Std	SV <sup>1</sup>	Meet LOS Std?
Ponce de Leon Boulevard between San Lorenzo Avenue and Greco Avenue	NB	2LD	360	436	E+20	1836	Yes
	SB	2LD	416	592	E+20	1836	Yes
San Lorenzo Avenue between Ponce de Leon Boulevard and Ruiz Avenue	EB	1LU	42	65	E	640	Yes
	WB	1LU	30	87	E	640	Yes

<sup>1</sup> **Ponce de Leon Blvd:** Class II Arterial 2 Lanes - 10% Non\_State Signalized Roadway, +20% Roadway LOS E+20 (1700 vph \* 0.9\*1.20 = 1836 vph); **San Lorenzo Avenue:** Class II Arterial 1 Lanes -20% for No Exclusive Right/Left Turns (800 vph \* 0.8 = 640 vph)



- Project Location
- 00 - AM Volume
- (00) - PM Volume
- Roadway Link Volumes
- Intersection Volumes

PROJECT TRIPS	
AM	32 IN - 11 OUT
PM	22 IN - 45 OUT

## 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 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 13 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.

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

Intersection	Signalized/ Unsignalized	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
Ponce de Leon Boulevard / San Lorenzo Avenue	S	NB	A	A	E + 20
		SB	B	B	E + 20
		EB	B	C	E
		<i>Overall</i>	B	A	N/A
Project Driveway / San Lorenzo Avenue	U	SB	A	A	N/A
		EB	A	A	E

Source: David Plummer & Associates

## 6.0 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.

4311 Ponce Report \_Aug 2014

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2008-38**

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING A MIXED USE (MXD) SITE PLAN FOR THE PROPOSED MIXED USE PROJECT REFERRED TO AS "4311 PONCE", LOCATED ON PROPERTY LEGALLY DESCRIBED AS LOTS 38-43, BLOCK 5, INDUSTRIAL SECTION (4311 PONCE DE LEON BOULEVARD), CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 01-08-043-P; SUBJECT TO CERTAIN CONDITIONS.

**WHEREAS**, Application No. 01-08-043-P was submitted for approval for a mixed use site plan review on Lots 38-43, Block 5, Industrial Section (4311 Ponce de Leon Boulevard), Coral Gables, Florida, to permit the construction of a mixed-use project known as "4311 Ponce"; and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within the North and South MXD Industrial Districts and within one thousand five hundred (1,500) foot radius from the Districts, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on February 13, 2008, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the February 13, 2008 Planning and Zoning Board meeting, the Board recommended approval of the proposed MXD project (vote: 5-0) with conditions; and

**WHEREAS**, pursuant to the MXD zoning regulations all proposed MXD site plan applications are subject to a public hearing for City Commission review and approval via Resolution; and

**WHEREAS**, after notice of public hearing was duly published, a public hearing was held before the City Commission on March 11, 2008, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission on March 11, 2008, approved the request (Vote: 3-2) subject to conditions;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF CORAL GABLES, FLORIDA:**

**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 Resolution upon adoption hereof.

In furtherance of the Comprehensive Land Use Plan Goals, Objectives and Policies, Zoning Code and other applicable City provisions the "4311 Ponce" MXD project shall be approved subject to all of the following conditions:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following:
  - a. Site plans, building elevations and building program prepared by Mateu Architecture Inc., dated 01.04.08.
  - b. Landscape plans prepared by Mariano Corral Landscape Architect, dated 01.04.08.

- c. Traffic impact study prepared by David Plummer & Associates, dated January 2008.
  - d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated 01.04.08, and proffered by the applicant's representatives as a part of the review of the application at public hearings.
2. Restrictive Covenant. Within 30 days of approval of the adoption of the site plan, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval required by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
  3. Prior to the issuance of a building permit for the project, the property owner, its successors or assigns, shall satisfy the following conditions:
    - a. Retail customer parking. Thirty (30) floor level parking spaces (non-mechanical lift) shall be designated and reserved on the second floor of the building for use by retail customers, and shall remain unrestricted by the mechanical lifts above for the use of retail parking patrons during all hours that retail businesses are open. Each space shall include signage indicating "Retail customer parking".
    - b. Parking garage gates. No vehicle gates or similar devices shall be installed that prohibit public access and use of required commercial office or retail parking spaces during all hours that commercial businesses are open.
    - c. Parking spaces. The sale or leasing of parking spaces to any person, business or entity that is not a tenant or resident of the building shall be prohibited.
    - d. Pedestrian crosswalk signal. The applicant shall prepare and provide to the Public Works Director a traffic signal timing analysis for the Ponce de Leon / Bird Road signal identifying modifications required for pedestrian crossing times as recommended by the Traffic Study.
    - e. Required landscaping. Minimum ten (10%) percent on-site landscaping shall be provided and confirmed by the Building and Zoning Department at the time the Final Zoning Analysis is prepared.
    - f. Gym facilities. The roof top gym facility and lap pool shall be for the exclusive use of building tenants, residents and guests, and shall not be made available for use by the general public.
  4. Prior to the issuance of the final Certificate of Occupancy (CO), the property owner, its successors or assigns shall complete the following:
    - a. Public realm improvements. Install all landscaping and public realm improvements and streetscape improvements on-site and within the public ROW adjacent to project site as shown on the Site Landscape Plan and Site Hardscape Plan (sheets LP-1 & LH-1), subject to review and approval by Directors of Public Works and Public Service Departments.

**SECTION 2.** That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

**SECTION 3.** That this resolution shall become effective upon the date of its passage and adoption herein.

2008. PASSED AND ADOPTED THIS ELEVENTH DAY OF MARCH., A.D.,

(Moved: Anderson / Seconded: Withers)  
(Yeas: Kerdyk, Withers, Anderson)  
(Nays: Cabrera, Slesnick)  
(Majority (3-2) Vote)  
(Agenda Item: E-4)

APPROVED:



DONALD D. SLESNICK II  
MAYOR

ATTEST:



WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ  
CITY ATTORNEY



**THE CITY OF CORAL GABLES  
DEVELOPMENT REVIEW COMMITTEE**

**DRC AGENDA**

Agenda Date: 04/26/2014 Time: 9:30 AM

Location: COMMISSION CHAMBERS

Address: 405 BILTMORE WAY, 2ND FLOOR

DR#	APPLICANT	OWNER	JOB LOCATION	PROJECT
DR-14-04-2406	MATEU	4311 PONCE DE LEON LLC	4311 PONCE DE LEON BLVD	MIXED-USE DEVELOPMENT: 122 RESIDENTIAL UNITS, 38,000-SF COMMERCIAL AT 4311 PONCE DE LEON BLVD

# Development Review Committee Attendance/Minutes

(City Staff written comments shall be attached after receipt).

DRC Meeting  
9:30 a.m.  
April 25, 2014

## Development Review Committee Attendance Record

No.	City Dept./Div. Name	Distribution Name/ Contact	Member In Attendance (Printed name)	Member In Attendance (Signature)	Member Contact Tel. Number	Member Email Address
1	Building	Manny Lopez			460-5242	mlopez@coralgables.com
2	Building	William Miner	WILLIAM MINER	<i>WM</i>	460-5240	wminer@coralgables.com
3	Fire	Robert Lowman	Robert Lowman	<i>RL</i>	460-5575	rrowman@coralgables.com
4	Parking	Kevin Kinney	Kevin Kinney	<i>KK</i>	460-5541	kkinney@coralgables.com
5	Planning and Zoning	Carlos Mindreau			476-7215	cmindreau@coralgables.com
6	Planning and Zoning	Sebrina Brown	Sebrina Brown	<i>SB</i>	460-5236	sbrown@coralgables.com
7	Planning and Zoning	Ramon Trias	RAMON TRIAS	<i>RT</i>	460-5211	rtrias@coralgables.com
8	Police	Ed Hudak			460-5447	ehudak@coralgables.com
9	Historical Resources	Dona Spain	DONA SPAIN	<i>DS</i>	460-5095	dspain@coralgables.com
10	Public Service	Troy Springmyer			460-5134	tpringmyer@coralgables.com
11	Public Works	Ernesto Pino		<i>EP</i>	460-5904	epino@coralgables.com
12	Economic Sustainability	Cynthia Birdsill		<i>CB</i>	460-5310	cbirdsill@coralgables.com
13	Planning and Zoning	Scot Bolyard	Scot Bolyard	<i>SB</i>	460-5212	sbolyard@coralgables.com

Date 4/25/2014

## Development Review Committee

Department / Division BUILDING Project Name 4311 PONCE DE LEON  
Name (Print) WILLIAM MINER Project Address MIXED USE OVERLAY

Comments:

GLASS TOWER @ CORNER - STRUCTURAL FRAME NEEDED  
TO SUPPORT WINDOW SYSTEM

ROOF SCAPE - HORIZONTAL SURFACES (ROOFS, PLAZAS, ETC.)  
NEED DRAINAGE SYSTEM TO COLLECT AND DISCHARGE  
WATER THRU BUILDING INTERIOR.

LOADING DOCK - SMALL, NARROW DOCK AREA SHOULD BE  
REVISITED TO KEEP OPERATIONS OFF OF 39<sup>th</sup> AVE  
TO THE MAXIMUM EXTENT.

GARBAGE/DUMPSTER - SPACE IS NOT WELL ARRANGED OR DETAILED  
DOUBLE DOORS WILL OBSTRUCT DUMPSTER ACCESS.  
ALSO CHECK CEILING HEIGHT FOR TRASH  
TRUCK OVERHEAD LIFT.

WJ Miner 4/25/2014

Date 4/25/14

## Development Review Committee

Department / Division FIRE Project Name 4311 PONCE  
Name (Print) ROBERT LOWMAN Project Address 4311 PONCE

Comments: \_\_\_\_\_

- MEET all reqmts of KCONDA FIRE PREVENTION CODE FOR HIGHRISE
- IDENTIFY FIRE LINE BACKFLOW location
- IDENTIFY FIRE ALARM COMMAND ROOM
- IDENTIFY FIRE PUMP location
- TRAFFIC CONCERN - PARKING lot exit INTO 39 AVE.
- EXITS of ground floor INTO 39 AVE TRAFFIC

Date 4/25/14

## Development Review Committee

Department / Division PW/Parking Project Name 4311 Parice  
Name (Print) Kevin Kinney Project Address 4311 Parice

Comments:

Please address safety issues  
at garage entrance.

If project is built as drawn, there  
is no loss of parking in right of way.  
No fee will be assessed unless spaces  
are lost on-street.

April 24, 2014

**DRC CONCURRENCY REVIEW**

**DR #: 14-04-2406**

**APPLICANT: MATEU**

**PROJECT NAME: 4311 PONCE DE LEON LLC**

**JOB ADDRESS: 4311 PONCE DE LEON BLVD**

**REVIEWER: SEBRINA BROWN**

**PHONE#: (305) 460-5236**

**E-MAIL ADD: SBROWN@CORALGABLES.COM**

**COMMENTS:**

- SUBMIT A **MIAMI DADE COUNTY PUBLIC SCHOOL CONCURRENCY APPLICATION**, TO THE PLANNING & ZONING DIVISION (CONCURRENCY ADMINISTRATOR).
- **PLANNING & ZONING AND CITY COMMISSION APPROVAL REQUIRED**
- SUBMIT ARCHITECTURAL PLANS TO THE **CORAL GABLES DEVELOPMENT SERVICES DEPARTMENT**, TO BEGIN THE PERMITTING PROCESSING.
- SUBMIT A **SEWER CAPACITY CERTIFICATION LETTER APPLICATION** TO THE **CITY OF CORAL GABLES PUBLIC WORKS DEPARTMENT**, SANITARY SEWER DIVISION, LOCATED AT 2800 S.W. 72<sup>ND</sup> AVENUE (305) 460-5002.
- MUST TAKE PLANS TO **MIAMI-DADE DERM PLAN REVIEW SECTION** FOR APPROVAL, LOCATED AT 11805 CORAL WAY, MIAMI, FL. (786-315-2800) OR 701 NW 1<sup>ST</sup> COURT (305) 372-6789.
- OBTAIN AN ALLOCATION LETTER FROM **MIAMI-DADE SANITARY SEWER DIVISION**, LOCATED AT 11805 CORAL WAY AND 3575 S. LE JEUNE ROAD (305) 669-7701.
- PROVIDE COPY OF SERVICE AGREEMENT OR BILLING RECEIPT FROM **MIAMI-DADE WATER & SEWER DEPT**, 11805 CORAL WAY AND 3575 LE JEUNE ROAD.

- TAKE PLANS TO THE **MIAMI-DADE ROAD IMPACT FEE OFFICE** FOR PAYMENT OF ROAD IMPACT FEES, LOCATED AT 11805 CORAL WAY.
- APPLICANT MUST APPLY FOR A **CERTIFICATE OF USE** – PROCESSING FEE \$114.19. (NOTE: AFTER A BUILDING PERMIT HAS BEEN ISSUED, MUST TAKE CU APPLICATION TO **(DERM)** FOR APPROVAL). CONTACT CONCURRENCY ADMINISTRATOR WHEN READY TO PROCEED WITH THIS PROCESS.
- APPLY FOR A **CONCURRENCY IMPACT STATEMENT** AFTER BOARD OF ARCHITECT'S FINAL APPROVAL HAS BEEN OBTAINED – CONTACT CONCURRENCY ADMINISTRATOR WHEN READY TO PROCEED WITH THIS PROCESS. PROCESSING FEE - \$190.31.
- **CONCURRENCY FEES** APPLICABLE AT \$761.25 PER UNIT AND \$0.30 CENTS PER GROSS SQUARE FOR THE REMAINING OF THE BUILDING, INCLUDING THE PARKING GARAGE AREA. (NOTE: FEES DUE AT TIME OF ISSUANCE OF THE BUILDING PERMIT).
- **MUST PROVIDE MINIMUM PARKING SPACES REQUIRED.**
- **WASTE MANAGEMENT** APPROVAL REQUIRED – CONTACT CARLOS SOTORRIO OF WASTE MGMT. AT (305) 547-6022.
- FURTHER REVIEW REQUIRED.

**CITY OF CORAL GABLES**

**- MEMORANDUM -**

**TO:** RAMON TRIAS  
PLANNING & ZONING DIRECTOR  
DEVELOPMENT REVIEW COMMITTEE  
(DRC) CHAIRMAN

**DATE:** APRIL 15, 2014

**FROM:**   
DONA M. SPAIN  
HISTORIC PRESERVATION OFFICER

**SUBJECT:** DEVELOPMENT REVIEW  
COMMITTEE REVIEW  
4311 PONCE DE LEON BLVD.  
MIXED-USE DEVELOPMENT  
DR-14-04-2405

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The Historical Resources Department has reviewed the "Mixed-use Development - 126 residential units, 38,000 sf commercial at 4311 Ponce de Leon Blvd." application package submitted for DRC review and has the following comment:

Historic significance determinations for the buildings located at 4225 Ponce de Leon Boulevard and 4311 Ponce de Leon Blvd. were made on March 25, 2014. The properties were determined not to be historically significant. This determination is valid for a period of six (6) months. If a permit for the demolition of the property is not issued within the six-month period, a new historic significance application is required.

Date 4/25/14

## Development Review Committee

Department / Division Public Works Project Name 4311 Ponce

Name (Print) Yamilet Senesplada Project Address 4311 Ponce De Leon

Comments: 1. Provide Traffic Study

2. Schedule meeting with Public Service & Pub. Works to discuss streetscape and/or Hold Harmless Agreement

3. Provide more information on SW. 39. Ave ie. right-of-way line, width of entrance - exit, turning radii for all possible vehicles entering the parking garage; trees, poles, etc.

4. New 6" PVC C900 Sewer Lateral Required

5. Contact Jorge Acevedo (Pub. Works Dept.) 305-460-5006 to discuss capacity issue with the line discharging flow into City 5 Pump Station

6. Provide sight distances triangles at driveway and intersection as per City of Coral Gables standards

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## CITY OF CORAL GABLES

### - MEMORANDUM -

**TO:** Development Review Committee (DRC)      **DATE:** April 25, 2014  
meeting minutes and record

**FROM:** Ramon Trias,  
DRC Chairman

**SUBJECT:**  
Comments regarding DRC 04.25.14  
meeting "4311 Ponce" agenda item

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The Planning and Zoning Division has reviewed the "4311 Ponce" (4311 Ponce de Leon Boulevard) application package submitted for DRC review. The Planning and Zoning Division has the following comments:

1. Planning Division Application. The following application request must be submitted to the Planning and Zoning Division regarding the proposed "4311 Ponce" project:
  - a. Mixed Use Site Plan review.
2. Mandatory Mediterranean Architecture within MXD Overlay District. As per Zoning Code Section 4-201(D)(6) Mediterranean Architecture is mandatory for MXD overlay districts. The proposal is for a mixed use project on property located within the North Industrial Mixed Use Overlay District and therefore must comply with the requirements for Mediterranean architecture. The benefits of utilizing the MXD Overlay provisions include: allows for residential uses; increased density, height and intensity; reduced setback requirements; etc. The applicant has the option to develop the property as-of-right in accordance with the provisions of the underlying C; Commercial Use zoning designation which would require a reduction in height, additional setbacks and removal of residential uses to comply. Applicant must comply with Mediterranean architecture requirements in order to develop property as a mixed use project.
3. As required by Zoning Code Section 5-603, please provide a description of the architectural style of the building and explain how it is harmonious with the immediate neighborhood.
4. The following additional information is required to be submitted with the Planning Division Application:
  - a. Lighting Plan. Provide a lighting plan that identifies all street lighting locations and types of fixtures (include height of light fixtures/poles); external illumination and lighting of buildings; and, any proposed uplighting of landscaping.
  - b. Pedestrian Amenities Plan. Provide plan depicting proposed pedestrian amenities (i.e. benches, refuse containers, water features, etc.).
  - c. Signage Plan. Provide Signage Plan indicating size and location of all proposed exterior signage. Provide Underground Utilities Plan/Statement indicating that all utilities will be installed underground.
5. Application comments and issues. The following are comments and issues identified that need to be satisfactorily addressed before the proposed project is submitted to the Planning Division for public hearing reviews:
  - a. Vertical building setback is required. A minimum ten (10) foot setback is required at a maximum height of forty-five (45) feet on all facades.

- b. Bicycle storage. Provide a minimum of one (1) ten (10) foot bicycle rack to comply with bicycle storage requirement.
6. Required concurrency reviews.
  - a. A copy of the Concurrency Impact Statement prepared by the Zoning Division showing there is adequate infrastructure available for the proposed project shall be required to be submitted with the Planning Division Application.
  - b. A School Concurrency Determination Letter and capacity reservation from the Miami-Dade County School Board shall be required to be submitted with the Planning Division Application. This is a County requirement and must be submitted with applications for all mixed-use projects due to the creation of additional residential units.
7. Public Hearing Reviews. Mixed Use Site Plan review is a conditional use approval and requires a public hearing review before the Planning and Zoning Board and is adopted via Resolution by the City Commission on first reading.
8. Neighborhood Meeting. Zoning Code Section 3-302(D) requires all applicants filing applications requiring a public hearing before the Planning and Zoning Board shall conduct a minimum of one (1) public information meeting, a minimum of fourteen (14) days in advance of the Planning and Zoning Board public hearing.
9. DRC Zoning Review. A zoning review has been completed which is intended to identify concerns at the DRC level in order to inform the applicant of any changes that may be necessary to allow further review of the application to proceed (see Attachment A).

Once a complete Planning Division Application has been submitted, it will be distributed to City Departments for additional review and comments. The Planning and Zoning Division's comments will be provided in a detailed City Comment Letter with the comments provided by other City Departments. After all City comments have been addressed and the application submittal has been determined to be sufficient by Planning Staff, then the public hearing application can be scheduled for a Planning and Zoning Board meeting. Planning Staff is available to meet and assist with the submittal of the public hearing application and to answer any questions the applicant may have regarding the submittal requirements.

Attachment:

- A. DRC Zoning Review: 4311 Ponce.

cc. (via email)

Jane Tompkins, Development Services Director  
Charles Wu, Assistant Development Services Director  
William Miner, Building Director  
Ernesto Pino, Acting Public Works Director  
Troy Springmyer, Acting Public Service Director  
Manuel Lopez, Building Official  
Kevin Kinney, Parking Director  
Cynthia Birdsill, Economic Sustainability Director  
Dona Spain, Historical Resources Director  
Edward Hudak, Police Department  
Robert Lowman, Fire Department  
Carlos Mindreau, City Architect  
Elizabeth Gonzalez, Zoning Technician Lead  
Sebrina Brown, Concurrency Administrator

# DRC Zoning Review: 4311 Ponce

Prepared by Planning Division – 04.21.2014

Review based on plans dated 04.04.2014

## Existing designations and site data:

Category	Site Info
Property address	4225 & 4311 Ponce de Leon Boulevard
Property legal description	Lots 36 – 43, Block 5, Industrial Section
Total site area (sq. ft.)	20,035 sq. ft.*
Existing property uses	Commercial uses.
Existing Comprehensive Plan Future Land Use Map designation(s)	Commercial Mid-Rise Intensity.
Proposed Comprehensive Plan Future Land Use Map designation(s)	No change.
Existing Zoning Map designation(s)	C; Commercial.
Proposed Zoning Map designation(s)	No change.
Eligible to utilize Mixed Use District (MXD) provisions	Located within North Industrial Mixed Use Zoning District; eligible to utilize MXD Overlay District provisions.
Within Mediterranean Architectural District (citywide)	Yes; Mediterranean Architecture required for projects utilizing MXD Overlay District provisions
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.)	20,035 sq. ft.*
Floor area ratio (FAR) permitted – Maximum 3.0 FAR (without Mediterranean bonus)	Not applicable. Mediterranean bonus required for MXD projects located within MXD Overlay.
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (with Mediterranean bonus)	70,123 sq. ft.
Floor area ratio (FAR) proposed	2.75 FAR; 55,138 sq. ft. (see Sheet 6.1)
Building height (feet) permitted	100' (habitable); 125' (with architectural elements)
Building height (feet) proposed	92'-4" (habitable); 93'-8" (with architectural elements)

\*As per Miami-Dade County Property Appraiser website.

Note: The review provided herein is not a comprehensive analysis and is intended only to identify concerns at the Development Review Committee (DRC) level in order to inform the applicant of any changes that may be necessary to allow further review of the application to proceed.

# DRC Zoning Review: 4311 Ponce

## Zoning Code Review:

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-401	Conditional Uses	Conditional uses require review and approval by the Planning and Zoning Board (PZB) and City Commission (CC).
Sec. 3-1201	Abandonment and Vacation of Non-Fee Interests	Requires review and approval from Public Works.
Sec. 3-2001	Art in Public Places	Requires review by Economic Sustainability.
<b>Section 4-201. Mixed Use District (MXD)</b>		
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	Conditional uses require review and approval by the PZB and CC.
<b>D. Performance Standards</b>		
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.	Complies.
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.	Complies.
Sec. 4-201.D.6	Mediterranean architecture. Mandatory for MXD overlay districts only.	Does not comply.
<b>E. Building regulations.</b>		
Sec. 4-201.E.1	Encroachments of bridges over rights-of way. Bridges traversing a public right-of-way are permitted, however, only if properties on both sides are under same ownership.	Not applicable.
Sec. 4-201.E.2	Encroachments for balconies, awnings, etc. Subject to applicable regulations.	Subject to applicable regulations.
Sec. 4-201.E.3	Floor area ratio. Up to 3.5 with Mediterranean architecture.	Complies.
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.6	Height. The maximum allowable building height(s), subject to	Complies.

**DRC Zoning Review: 4311 Ponce**

Zoning Code Section	Reference/Provision	Required/Provided
	<p>satisfying Article 3, Division 4, Conditional Uses, for habitable space for the following underlying zoning designations and uses may be granted as follows:</p> <ul style="list-style-type: none"> <li>• Commercial Limited District: Up to and including seventy-five (75) feet.</li> <li>• Commercial District: Up to and including one-hundred (100) feet.</li> <li>• Industrial District: Up to and including one-hundred (100) feet.</li> <li>• Manufacturing uses: Up to and including forty-five (45) feet.</li> </ul>	<p>Maximum allowable building height: 100 feet (Commercial District)</p> <p>Proposed building height: 92.33 feet</p>
Sec. 4-201.E.7	<p>Heights of architectural elements, 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:</p> <ul style="list-style-type: none"> <li>• Commercial Limited District: Up to and including fifteen (15) feet.</li> <li>• Industrial and Commercial Districts: Up to and including twenty-five (25) feet.</li> <li>• Manufacturing uses: Up to and including ten (10) feet.</li> </ul>	Complies.
Sec. 4-201.E.8	<p>Height adjoining residential uses. Properties which are adjacent to residential district designations shall be limited to a maximum height (habitable space) of forty-five (45) feet within one hundred (100) feet of the adjacent right-of-way line. Ten (10) additional feet are permitted for roof top architectural elements, etc. above the habitable height.</p>	Not applicable.
Sec. 4-201.E.9	<p>Number of buildings per site. No minimum or maximum required.</p>	Complies.
Sec. 4-201.E.10	<p>Minimum of fifty (50%) percent of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Primary street means a major street of considerable continuity which serves or is intended to serve as a major traffic artery connecting large areas of the community (City).</p>	Complies.
Sec. 4-201.E.11	<p>Minimum of forty (40%) percent of the linear ground floor building frontage shall include retail sales and</p>	Complies.

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	<p>service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Secondary street means a minor street used to access abutting properties which carries traffic to the primary street system.</p>	
<p>Sec. 4-201.E.12</p>	<p>Retail frontage on alleys. No minimum or maximum required.</p>	<p>Complies.</p>
<p>Sec. 4-201.E.13</p>	<p>Up to a maximum of one hundred and twenty-five (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.</p>	<p>Complies. No density limitation within North Industrial Mixed Use Districts.</p>
<p>Sec. 4-201.E.14</p>	<p>Setbacks (buildings).                      Front: Up to forty-five (45) feet in height: None. If over forty-five (45) feet in height: Ten (10) feet.                      Side: Interior side: None. Side street: Fifteen (15) feet.                      Rear: Abutting a dedicated alley or street: None. No abutting dedicated alley or street: Ten (10) feet.                      Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (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.</p>	<p>Complies.  1,500 sq. ft. of publicly accessible street level open space and landscape area provided along San Lorenzo Ave to comply with front setback reduction on Ponce de Leon Blvd.</p>
<p>Sec. 4-201.E.15</p>	<p>Setback reductions and vertical building setbacks.  Reduction in setbacks. Setbacks may be reduced subject to the following standards:                      Minimum percentage of open space. A minimum of fifty (50%) percent 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,</p>	<p><b>Does not comply.</b>  Vertical building setback is required. A minimum ten (10) foot setback is required at a maximum height of forty-five (45) feet on all façades.</p>

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the adjacent rights-of-way.</p> <ul style="list-style-type: none"> <li>• Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be five hundred (500) square feet.</li> <li>• Include both hard and softscape landscape improvements and pedestrian amenities.</li> <li>• Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of thirteen (13) feet. Additional height may be recommended.</li> <li>• Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations.</li> </ul> <p>Vertical building stepbacks. A vertical building stepback of a minimum of ten (10) feet shall be provided at a maximum height of forty-five (45) feet on all façades. Additional vertical building stepbacks may be required by the City Architect and the entire Board of Architects to further reduce the potential impacts of the building bulk and mass.</p>	
Sec. 4-201.E.16	Setbacks adjoining residential uses. Residential districts. All property lines abutting a residential land use or district shall be a minimum of fifteen (15) feet. No reductions in setbacks may be requested or granted.	Not applicable.
Sec. 4-201.E.17	Street/lot frontage. No minimum or maximum.	Complies.
<b>F. Design regulations.</b>		
Sec. 4-201.F.1	Arcades and/or loggias. Arcades, loggias or covered areas may accommodate up to eighty (80%) percent of the entire linear length of the building based upon the site plan review criteria listed herein. Encroachment of the entire length or one hundred (100%) percent may be requested subject to review and approval at the time of site plan consideration. Limitations of encroachments on corners of buildings may be required to control view corridors and ground floor	Complies.

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<b>Zoning Code Section</b>	<b>Reference/Provision</b>	<b>Required/Provided</b>
	building bulk and massing.	
Sec. 4-201.F.2	Architectural relief and elements. Architectural relief and elements (i.e., windows, cornice lines, etc.) 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.	Does not comply.
Sec. 4-201.F.3	Building support services. All mechanical, electrical and other associated support service areas shall be located entirely within the structure.	To be determined. Determination requires full-size set of plans for review.
Sec. 4-201.F.4	Facades in excess of one hundred and fifty (150) feet in length, shall incorporate design features with the use of, but not limited to the following items: (a) Breaks, setbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals. (b) Use of architectural relief and elements.	Does not comply.
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. Determination requires submittal of lighting plan.
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. Determination requires submittal of lighting plan.
Sec. 4-201.F.7	Lighting (landscaping). Lighting in the form of uplighting of landscaping is encouraged.	To be determined. Determination requires submittal of lighting plan.
Sec. 4-201.F.8	Outdoor storage. The storage of materials, goods, merchandise, and equipment for the purpose of display and/or sales outside the confines of any buildings or structures is prohibited.	To be regulated by Code Enforcement.
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.	Not applicable.
Sec. 4-201.F.10	Paver treatments. Paver treatments shall be included in the following	To be reviewed and approved by Public Service and Public Works.

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Zoning Code Section	Reference/Provision	Required/Provided
	locations: <ul style="list-style-type: none"> <li>• Driveway entrances.</li> <li>• Crosswalks.</li> <li>• Sidewalks. Minimum of twenty-five (25%) percent of paving surface.</li> </ul>	
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.	Does not comply.
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 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.	<p style="text-align: center;"><b>To be determined.</b></p> <p style="text-align: center;">Provide Pedestrian Amenities Plan indicating compliance.</p>
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: <ul style="list-style-type: none"> <li>• Display windows or retail display area;</li> <li>• Landscaping; and/or,</li> <li>• Architectural building design features.</li> </ul> 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.	Complies.
Sec. 4-201.F.15	Pedestrian pass-throughs/paseo. Pedestrian pass-throughs shall be provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided	Not applicable.

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>on the primary street. The pass through shall be subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum of ten (10) feet in width.</li> <li>• Include pedestrian amenities as defined herein.</li> </ul> <p>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.</p>	
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.	Complies.
<b>G. Landscaping.</b>		
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.
<b>H. Parking/vehicle storage.</b>		
Sec. 4-201.H.1	Bicycle storage. To encourage the use of bicycles, etc., a minimum of one (1) ten (10) foot bicycle rack for each two hundred and fifty (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.	<p><b>Does not comply.</b></p> <p>Required parking: 144 spaces (see Sheet 6.1).</p> <p>Provide a minimum of one (1) ten (10) foot bicycle rack to comply with bicycle storage requirement.</p>
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	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>shall conform to the requirements as set forth in Article 5, Division 14.</p> <p>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.</p>	
Sec. 4-201.H.5	<p>Nonresidential uses. Off-street parking requirements shall be calculated utilizing a blended parking of one (1) space per two hundred and fifty (250) gross square feet.</p> <p>Restaurants shall require one (1) space per one hundred (100) gross square feet.</p>	Complies.
Sec. 4-201.H.6	<p>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.</p> <p>On-street parking shall not be included as satisfying the required parking requirements.</p> <p>On-street parking is encouraged on alleys.</p> <p>Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.</p>	To be approved by Parking, Public Service and Public Works.
Sec. 4-201.H.7	<p>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.</p> <p>Parking facilities shall accommodate pedestrian access to all adjacent streets and alleys.</p>	Complies.
Sec. 4-201.H.8	<p>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.</p>	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
Sec. 4-201.H.9	Residential uses. Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.	Complies.
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 be located entirely on private property and is prohibited from parking in any proposed tandem parking spaces.
<b>I. Sanitation and service areas.</b>		
Sec. 4-201.I.1	General. In accordance with Article 5, Division 17.	
<b>J. Signs.</b>		
Sec. 4-201.J.1	General. In accordance with Article 5, Division 19.	<b>To be determined.</b> Provide Signage Plan indicating size and location of all proposed exterior signage.
<b>K. Streets and alleys.</b>		
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.	Not applicable.
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 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.	Complies.
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	Complies.

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<b>Zoning Code Section</b>	<b>Reference/Provision</b>	<b>Required/Provided</b>
	<p>pathways shall be separated from vehicular traffic.</p> <p>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).</p> <p>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.</p>	
<b>L. Utilities.</b>		
Sec. 4-201.L.1	Underground utilities. All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.	<p style="text-align: right;"><b>To be determined.</b></p> <p>Provide Underground Utilities Plan/Statement indicating that all utilities will be installed underground.</p>
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.	<p style="text-align: right;"><b>To be determined.</b></p> <p>Additional screening of any above ground utilities may be required by the Planning and Zoning Board and/or City Commission as conditions of approval of the Site Plan Review.</p>
<b>M. Miscellaneous.</b>		
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,	To be determined by City Commission.

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<b>Zoning Code Section</b>	<b>Reference/Provision</b>	<b>Required/Provided</b>
	public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission.	
Sec. 4-201.M.3	<p>Encroachments into public rights-of-way. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following:</p> <ul style="list-style-type: none"> <li>• 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 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.</li> <li>• The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.</li> </ul>	To be reviewed and approved by Public Works.
Sec. 4-201.M.4	<p>Live work units.</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	Not applicable.
Sec. 4-201.M.5	Public realm improvements (see Sec. 4-201.M.5 for provisions).	To be reviewed and approved by Public Works.
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.
<b>Section 4-302. Commercial District (C)</b>		
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.	Conditional uses require review and approval by the PZB and CC.
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.

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Zoning Code Section	Reference/Provision	Required/Provided
<b>Sec. 4-302.D.7. Additional standards for mixed-use development.</b>		
Sec. 4-302.D.7.a	Mix of uses. In order to encourage the creative mix of uses, all mixed-use developments shall have at least eight (8%) percent or the entire ground floor of retail commercial and/or office uses. The remaining portions of the building may be uses permitted in the underlying zoning designations.	Complies.
Sec. 4-302.D.7.b	Floor area ratio. When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (FAR) for each use shall be individually determined and the highest of the individual FAR shall be applied to the entire development.	Complies.
Sec. 4-302.D.7.c	Ground floor treatment. Ground floor treatment for all Mixed-Use development shall be pedestrian oriented, and shall detail the percent glazing to solids, pedestrian-oriented landscaping and other features when submitting to the Board of Architects and Planning and Zoning Board.	Complies.
<b>Article 5 – Development Standards.</b>		
<b>Division 6. Design Review Standards</b>		
Sec. 5-601	<p>Purpose and applicability.</p> <p>A. The purpose of these design review standards is to:</p> <ol style="list-style-type: none"> <li>1. Provide standards and criteria for review of applications for development approval within the City;</li> <li>2. Promote innovative design with regard to the aesthetics, architectural design, appearances, safety, and function of the built environment in relation to the site, adjacent structure and surrounding community;</li> <li>3. Promote orderly and harmonious development of the City;</li> <li>4. Enhance the desirability of residences or investment in the City;</li> <li>5. Encourage the attainment of the most desirable use of land and improvements;</li> <li>6. Enhance the desirability of living conditions upon the immediate site or in adjacent</li> </ol>	Does not comply.

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>areas;</p> <ol style="list-style-type: none"> <li>7. Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other;</li> <li>8. Establish identity, diversity and focus to promote a pedestrian friendly environment; and</li> <li>9. Encourage the utilization of a variety of architectural attributes and street level amenities to create a sense of place, including the spatial relationship of buildings and the characteristics created to ensure attractive and functional areas.</li> </ol> <p>B. The standards in this Division shall be applicable to applications for development approval within all zoning districts, except as otherwise provided herein.</p>	
<p>Sec. 5-602.A</p>	<p>The Board of Architects shall determine if an application satisfies the following design review standards:</p> <ol style="list-style-type: none"> <li>1. Whether the color, design, finishes, fenestration, texture, selection of architectural elements of exterior surfaces of the structure are compatible and the relationships of these items in comparison to building base, middle and top with the hierarchy of importance being the base, top and middle.</li> <li>2. Whether the planning and siting of the various function and structures on-site provides the following:               <ol style="list-style-type: none"> <li>a. Creates an intrinsic sense of order between buildings, streets and pedestrian movements and activities.</li> <li>b. Provides a desirable environment for occupants, visitors and the general community.</li> </ol> </li> <li>3. Whether adjacent existing historic features, natural features and street level pedestrian view corridors are appropriately</li> </ol>	<p>Does not comply.</p> <p>Complies.</p> <p>Does not comply.</p> <p>Does not comply.</p>

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<b>Zoning Code Section</b>	<b>Reference/Provision</b>	<b>Required/Provided</b>
	<p>integrated or otherwise protected.</p> <p>4. Whether the amount and arrangement of open/green space [including urban open space (i.e. plazas) or unimproved areas (i.e. open lawns, etc.)) are appropriate to the design, function and location in relationship to the function of the structures and surrounding properties.</p> <p>5. Whether sufficient buffering (including hard and softscape) is provided when non-compatible uses abut or adjoin one another.</p> <p>6. Whether the proposed lighting provides for the safe movement of persons and vehicles, provides security, and minimizes glare and reflection on adjacent properties.</p> <p>7. Whether access to the property and circulation is safe and convenient for pedestrians, cyclists and vehicles, and is designed to interfere as little as possible with traffic flow on these roads and to permit vehicles a prompt and safe ingress/egress to the site.</p> <p>8. Whether waste disposal facilities adversely affect adjacent properties.</p> <p>9. Whether the application provides improvements, public open space, pedestrian amenities which benefit the public.</p> <p>10. Whether the proposed application is in conformity with provisions of this Division.</p>	<p>Does not comply.</p> <p>Complies.</p> <p>Does not comply.</p> <p>Does not comply.</p> <p>Complies.</p> <p>Does not comply.</p> <p>Does not comply.</p>
<p>Sec. 5-603.A</p>	<p>Except as provided for in Section 5-603(l) all buildings hereinafter constructed or reconstructed, shall be designed in a specific architectural style such as but not limited to Colonial, Venetian, Mediterranean, Italian, French, Bahamian or other identifiable architectural style. All buildings</p>	<p>Does not comply.</p>

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>hereinafter altered or added to shall conform to the architectural design of the existing building provided, however, that if the architectural style of the building is being altered then the building shall be designed in a specific architectural style such as but not limited to Colonial, Venetian, Mediterranean, Italian, French, Bahamian or other identifiable architectural style. The Architect shall include a page or pages in the plan which defines the architectural style with text and photographs and provide a statement on how the proposed building complies with the style. It shall be the duty and responsibility of the Board of Architects to determine in each and every case whether or not the submitted plans comply with the type and scale of architecture set forth hereinabove and require from the designing architect such changes as would bring the design into conformity. The Board of Architects shall require such changes in the design of the structure so as to preserve traditional aesthetic treatments and promote design excellence in the community. In considering the design of the building, the Board of Architects shall consider and render a decision as to the adequacy of the following elements in the design concept.</p> <ol style="list-style-type: none"> <li>1. Awnings and canopies.</li> <li>2. Colors.</li> <li>3. Decorative lighting (height, location and style).</li> <li>4. Doors.</li> <li>5. Height of building.</li> <li>6. Impact on adjacent properties of continuous two (2) story walls that are in excess of forty (40%) percent of the site depth.</li> <li>7. Location of exposed piping, conduits and rainwater leaders.</li> <li>8. Location of structure on site.</li> <li>9. Planters.</li> <li>10. Roofs including materials, color, slope and overhang.</li> <li>11. Shutters.</li> <li>12. Site circulation in regard to pedestrian travel, parking, services, grades and</li> </ol>	



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Zoning Code Section	Reference/Provision	Required/Provided
	<p>features shall be included at the street level:</p> <ul style="list-style-type: none"> <li>a. Display windows or retail display area;</li> <li>b. Landscaping; and/or</li> <li>c. Architectural relief elements or ornamentation.</li> </ul>	
Reference #3	<p>Architectural elements located on the top of buildings.</p> <p>Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts:</p> <ul style="list-style-type: none"> <li>a. Air-conditioning equipment room.</li> <li>b. Elevator shafts.</li> <li>c. Elevator mechanical equipment rooms.</li> <li>d. Parapets.</li> </ul> <p>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 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.</p>	Does not comply.
Reference #4	<p>Bicycle storage.</p> <p>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.</p>	Does not comply.
Reference #5	<p>Building facades.</p> <p>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.</p>	Does not comply.
Reference #6	<p>Building lot coverage.</p> <p>No minimum or maximum building lot coverage is required.</p>	Complies.
Reference #7	<p>Drive through facilities.</p> <p>Drive through facilities including but</p>	Complies.

**DRC Zoning Review: 4311 Ponce**

<b>Zoning Code Section</b>	<b>Reference/Provision</b>	<b>Required/Provided</b>
	<p>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.</p>	
Reference #8	<p>Landscape open space area.</p> <p>Each property shall provide the following minimum landscape open area (percentage based upon total lot area):</p> <ul style="list-style-type: none"> <li>a. Five (5%) percent for nonresidential properties;</li> <li>b. Ten (10%) percent for mixed use properties; and</li> <li>c. Twenty-five (25%) percent for residential properties.</li> </ul> <p>The total area shall be based 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.</p>	Complies.
Reference #9	<p>Lighting, street.</p> <p>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.</p>	Does not comply.
Reference #10	<p>Parking garages.</p> <p>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.</p> <p>Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.</p>	Complies.
Reference #11	<p>Porte-cocheres.</p> <p>Porte-cocheres are prohibited</p>	Complies.

**DRC Zoning Review: 4311 Ponce**

Zoning Code Section	Reference/Provision	Required/Provided
	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 #12	<p>Sidewalks/pedestrian access.</p> <p>All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets.</p> <p>Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and 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.</p>	Complies.
Reference #13	<p>Soil, structural.</p> <p>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.</p>	To be reviewed and approved by Public Service.
Reference #14	<p>Windows on Mediterranean buildings.</p> <p>Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.</p>	Does not comply.
<b>Article 5 – Development Standards. Division 11. Landscaping</b>		
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.
<b>Section 5-1105. Landscape requirements.</b>		
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.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.
<b>Article 5 – Development Standards. Division 14. Parking, Loading, and Driveway Requirements</b>		
Sec. 5-1402.A	<p>Dimensions and configuration of parking spaces.</p> <p>1. Required parking space dimensions:  a. Parallel parking spaces: 9 feet by 22 feet.</p>	<p><b>To be determined.</b></p> <p>Determination requires full-size set of plans for review.</p>

**DRC Zoning Review: 4311 Ponce**

Zoning Code Section	Reference/Provision	Required/Provided
	<p>b. Angled parking spaces: 8½ feet by 18 feet.</p> <p>c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code.</p> <p>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.</p> <p>3. Required aisle widths. Minimum required aisle widths for two-way aisles: 22 feet.</p>	
Sec. 5-1402.B	Dimensions of loading spaces. Loading spaces shall be at least 10 feet wide by 25 feet long, and shall provide at least 14 feet of vertical clearance.	<p><b>To be determined.</b></p> <p>Determination requires full-size set of plans for review.</p>
Sec. 5-1406.A	<p>General.</p> <p>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.</p> <p>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.</p>	<p><b>To be determined.</b></p> <p>Determination requires full-size set of plans for review.</p>
Sec. 5-1409.B	<p>Calculation of parking requirements.</p> <p>(List parking requirements for each proposed use as specified in Zoning Code Section 5-1409. Amount of required parking)</p>	<p><b>To be determined.</b></p> <p>Determination requires full-size set of plans for review. Applicant's parking calculations are provided on Sheet 6.1.</p>
Sec. 5-1410.A	Tandem spaces. Tandem spaces are permitted as required parking; provided each set of tandem parking spaces are assigned to an individual unit within the building.	<p>Complies.</p> <p>Each set of tandem parking spaces must be assigned to the same individual unit (commercial or residential) within the building.</p>
Sec. 5-1410.B.2	Vertical parking lifts may utilize the following maximum percentages to satisfy required parking spaces, calculated at two (2) parking spaces per lift, within a building:	<p>Complies.</p> <p>Each lift must be controlled exclusively by one (1) tenant/unit.</p>

**DRC Zoning Review: 4311 Ponce**

<b>Zoning Code Section</b>	<b>Reference/Provision</b>	<b>Required/Provided</b>
	<p>a. Twenty percent (20%) of the first fifty (50) parking spaces; and, b. Ten percent (10%) from fifty-one (51) spaces to two-hundred (200) spaces; and c. Five (5%) percent thereafter.</p> <p>Vertical parking lift systems shall be limited to two-levels/decks and each lift shall be controlled exclusively by one (1) tenant/unit.</p>	

May 11, 2014

EA\_110112014

**DEVELOPMENT REVIEW COMMITTEE (DRC)**  
405 Biltmore Way  
City of Coral Gables, Florida

**RE: RESPONSE TO COMMENTS REGARDING DRC 04.25.14 MEETING "4311 PONCE" AGENDA ITEM.**

Dear Members of the Development Review Committee:

Please accept this document as our response to what we feel are numerous inconsistencies, errors, incorrect statements and misrepresentations made during the above referenced DRC meeting, which took place on April 25, 2014. As such, I am also requesting that this document be made a part of the official record of the DRC Hearing, as this project proceeds through the approval process of the MXD Overlay District requirements.

While we are currently reviewing and responding to the comments and suggestions from the various departments that make up the DRC Committee, including setting up appointments for meetings, etc., the responses herein are particular to and focus on addressing only statements made verbally and in written form by Mr. Ramon Trias, who at this DRC meeting, acted as "Chairman", "Planning and Zoning Director" and "City Architect", after telling the City Architect (who is required to be a member of the DRC Committee) that he would **NOT** be allowed to attend the meeting, an action we find highly disturbing and suspect.

For purposes of clarity, our response will follow the same order of the "MEMORANDUM" prepared by Mr. Trias to the Development Review Committee (DRC) dated April 25, 2014. We respond as follows:

1. **MEMORANDUM Cover Page, Item No. 5:**  
This comment is incorrect in its entirety and non-applicable to this project. This would **ONLY** be applicable if the applicant was requesting setback reductions for the project, which we are clearly **NOT** requesting, therefore this is a **"NOT APPLICABLE"** response instead of a **"DOES NOT COMPLY"** response as Mr. Trias has stated here and later in his analysis.
2. **DRC Zoning Review: 4311 Ponce Cover Page: Category, Floor Area Ratio (FAR) permitted:**  
The response states that "Mediterranean bonus required for MXD projects located within MXD Overlay", is incorrect. Under Article 4, Section 4-201 Mixed Use Districts (MXD), Table 1 D. Performance Standards, Item 6. states that Mediterranean Architecture is "Mandatory for MXD overlay districts only", but says nothing regarding "bonuses". **For the record, our project is seeking NO Mediterranean Bonuses of any kind.**
3. **DRC Zoning Review: 4311 Ponce, Page 2: Sec.4-201.D.6**  
The response says "Does Not Comply". The reviewer, at the DRC meeting, when asked why he responded in this manner, refused to respond to the question. As the Architect, we can unequivocally state that our design meet all of the requirements as stated in the City of Coral Gables "Mediterranean Style Design Handbook", and in particular, page 2 of that documents, where it states "How to obtain Mediterranean Bonuses", listing first, 14 items as "Standards" that must be met, along with "Level 1" and "Level 2" "Bonuses" available for projects in order to increase height, bulk and or other design advantages available in Coral Gables. Level 1 Bonuses contain 12 qualifications that are available for inclusion in any design proposal. Page 3 of that document further states that **"MXD Districts shall satisfy a minimum of eight (8) qualifications"**. Our proposed design meets 11 of the 12 qualifications.
4. **DRC Zoning Review: 4311 Ponce, Page 4: Sec. 4-201.E.15**  
The response says "Does Not Comply". The reviewer, again is incorrect in his statement, as the correct statement should be **"Does Not Apply"**, as we are **NOT** requesting any reductions of setbacks and are subject **ONLY** to **Sec. 4-201.E.14**, which he chooses to ignore.
5. **DRC Zoning Review: 4311 Ponce, Pages 6:Sec. 4-201.F.2, F.4, Page 7: Sec. 4-201.F.11**  
To all of the above Pages and Sections, the response says "Does Not Comply". We reject in its entirety, the statement made by the reviewer as it is clearly made by either someone who has a biased view or someone who did not understand architectural drawings, as we meet all of the requirements of each and every one of the Sections referenced in our design proposal.

Regarding the balance of the Memorandum, (starting on page 13 thru to its conclusion on page 22) it is our opinion that the opinions and commentary, specifically regarding compliance or not with the "Development Standards" and other references made in the report, are clearly **NOT** in the area of Mr. Trias review purview, but should have been only as a result of a review by the City Architect. As such, we believe that these comments were strictly made as an attempt by the writer to circumvent the City of Coral Gables established procedures and protocol, in order to interject his personal biases and stylistic preferences, attempting to dictate his "preferred architectural style" in the City of Coral Gables, an action clearly not in the job description for the Director of Planning and Zoning as described by City of Coral Gables documents.

Article 5-602. Design Review Standards, clearly states that, "**The Board of Architects shall determine if an application satisfies the design review standards**", and NOT, as Mr. Trias has attempted here, as the decision of the Director of Planning and Zoning.

Notwithstanding the requirements of the MXD Overlay District regarding Mediterranean Architecture requirements, contrary to what Mr. Trias states in the first page of his "DRC Zoning Review: 4311 Ponce", Category, Mediterranean Architectural District (citywide), is **NOT** a correct statement, as Mediterranean Architecture is **NOT** a citywide requirement (**Section 5-603. 1.1.2.3**).

Finally, it is our opinion that, any project being designed in the MXD Overlay District (as stated in response No. 3 above) needs **ONLY** to comply with meeting 8 of the 12 qualifications of Level 1 Bonuses and none of Level 2, as described in the "Mediterranean Style Design Handbook", especially if the design solution proposed does **NOT** seek any "Bonuses" to increase height, bulk, or reduce setbacks, as our proposed project does not seek any bonuses.

Please confirm that this response will become part of the DRC record that gets submitted to any and all parties in past and future distributions.

Respectfully submitted,



Roney J. Mateu, FAIA  
RJM/rm

Cc:

Jane Tompkins, Development Services Director  
Charles Wu, Assistant Development Services Director  
William Miner, Building Director  
Ernesto Pino, Acting Public Service Director  
Troy Springmyer, Acting Public Service Director  
Manuel Lopez, Building Official  
Kevin Kinney, Parking Director  
Cynthia Birdsill, Economic Sustainability Director  
Donna Spain, Historical Resource Director  
Edward Hudak, Police Department  
Robert Lowman, Fire Department  
Carlos Mindreau, City Architect  
Elizabeth Gonzalez, Zoning Technician Lead  
Sebrina Brown, Concurrence Administrator

Craig Leen, City Attorney  
Frank Quesada, City Commissioner  
Vince Lago, City Commissioner  
Patricia Keon, City Commissioner  
Carmen Olazabal, Interim City Manager



## ***Board of Architects – Review Comments - DRC***

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**PROJECT:** *The 4311 Ponce – Mixed-Use Development Project  
Mateu Architecture, Inc.*

**DATE:** *22 May, 2014*

### ***General Procedural Comments:***

*This Project must comply with all the requirements of the Zoning Code of Coral Gables and all applicable building codes including the following:*

- *Zoning Division*
- *Public Works*
- *Public Services*
- *Planning and Zoning Board Review*
- *Community Meeting*
- *City Commission Approval*

*Article 5, Section 5-603, Paragraph A, indicates that "the Architect shall include a page or pages in the plan (documents) which defines the architectural style with text and photographs and provide a statement on how the proposed building complies with the style". A written statement to satisfy this segment of the Code shall accompany your preliminary submittal to the Board of Architects.*

*The Preliminary Presentation to the Board of Architects must include graphic studies demonstrating the relationship of the Design to other buildings in the neighborhood and particularly to the immediate and adjacent properties to demonstrate contextual relevance of the Project to other existing structures. Article 5, Section 5-603, Paragraph C, indicates that "the architectural context of an area includes the height, scale, massing, separation between buildings, and style, in regard to how buildings and structures relate to each other within a specified area. Architectural context allows for differences in height, scale, massing, and separation between building and style, when such differences contribute to*

*the overall harmony and character of the area". This shall accompany your Preliminary submittal in the form of a written statement.*

*Article 5, Section 5-603, Paragraph D, indicates that "additions and alterations to buildings, which have been designated by the provisions within the Zoning Ordinance as an Historic Landmark, shall conform to the Secretary of the Interiors Standards.*

*At the time of the submittal for a Preliminary Review, the property must be Posted for 5 days prior to review by the Board of Architects. The Architect shall also submit 10 reduced sets of the submittal (11 x 17 format) documents which will be distributed to the Board prior to the presentation date. The architect shall also submit a disc with full pdf's of the proposed Documents to be archived for future reference if necessary.*

#### *General Design Comments*

*This Project is situated on the corner of Ponce de Leon Boulevard and San Lorenzo Avenue with the Village of Merrick Park to the West and a large Mixed Use development to the East – clearly in the center of the Mixed Use Overlay District (MXD).*



*Section 4-201 of the Zoning Code of Coral Gables outlines the purpose of this District as follows:*

- To Provide for residential uses at higher densities in exchange for public realm improvements.*
- To provide an opportunity to fully utilize the physical characteristics of the site through modified development regulations.*
- To create a diversity of uses within walking distance including offices, workplaces, residential, commercial and public open spaces.*

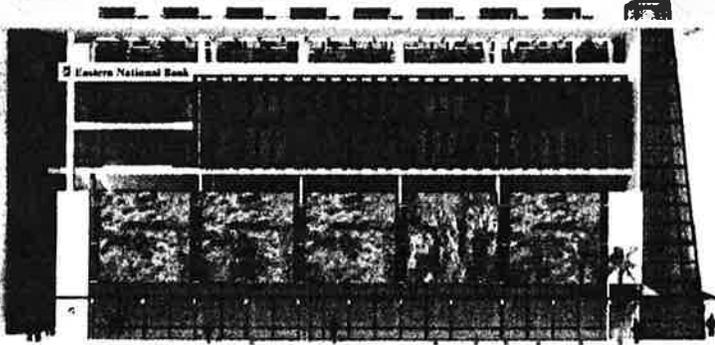
- *To provide a strong emphasis on aesthetics and architectural design...; to establish identity, diversity and focus to promote a pedestrian friendly environment.*
- *To provide for the integration of street level plazas, courtyards, open space and public gathering areas including the creation and preservatin of corridors, vistas and landmark features.*

*The Project designed by Mateu Architecture addresses all of the above purposes as outlined by the Zoning Code providing for a Paseo along San Lorenzo all the way from Ponce de Leon Boulevard to the alley while providing a strong emphasis on aesthetics and architectural design and establishing identity on the street and a sense of place in a pedestrian friendly environment. The ground level facing the street on both San Lorenzo Avenue and Ponce de Leon Boulevard are fully glazed storefronts with a protective canopy or eyebrow . This ground level is dedicated to retail bringing life and activity to the streetscape. Additionally, there is a small urban open plaza facing Ponce de Leon Boulevard.*

*Table 1 F-1 through F17 of Section 4-201 outlines 17 items under the heading of Design Regulations including:*

- *Arcades or loggias*
- *Architectural relief elemments on all sides of buildings*
- *Building support services located entirely within the structure*
- *Brakes and design features on the facades of the building*
- *Decorative street lighting*
- *Uplighting of landscaping*
- *Storage of goods entirely within the structure*
- *Overhead doors not facing any residential areas*
- *Paver treatments at walks and driveways*
- *Exterior architectural treatments to define the parking elements*
- *Pedestrian entrances oriented towards the primary facades*
- *Pedestrian ammenities shall be provided on private and public open spaces*
- *Display windows, landscaping, and building design features located on primary facades in order to create pedestrian and shopper interest*
- *Pedestrian pass-throughs shall be incorporated into the design*
- *Rooftop equipment hall be entirely screened from public view*

*The items outlined above bear a strong resemblance to the items outlined in the Mediterranean Style Design Handbook dated October 2013 and authored by Mr. Ramon Trias, Director of Planning and Zoning . Page 3 of the Design Handbook clearly indicated that "MXD Districts shall satisfy a minimum of eight (8) qualifications.*



*This Project complies with all applicable required standards as outlined in the Mediterranean Style Design Handbook including:*

- *Architectural elements on all building facades (no blank walls, parking garage treatments)*
- *Architectural relief elements at street level*
- *Architectural elements located on the top of buildings*
- *Bicycle storage will be included for the preliminary Board of Architects presentation*
- *Building facades incorporate variations in bulk/mass of the building*
- *Building lot coverage – no minimum or maximum required*
- *No drive through facilities permitted on Ponce de Leon*
- *This project will comply with 10 percent landscape open area*
- *Street lighting on all rights of way shall be co-ordinated with Public Works*
- *There is no parking projected for the Ground Floor*
- *Sidewalks and pedestrian access to the building is oriented towards the primary right-of-ways (Ponce and San Lorenzo)*
- *Structural soil shall be utilized for all street level planting areas*
- *Window depths, where applicable, shall maintain a minimum of 4" reveal*

*It is worth mentioning at this point that the Design solution for this Project is not requesting any additional FAR, it is not requesting any additional building height, and it is not requesting any setback reductions.*

***Additionally, the Secretary of the Interior's Standards for Rehabilitation (excerpts included and highlighted below) state that duplicating the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards. Although this is specifically in reference to additions to Historic structures it stands to reason that it would also apply to new developments within a historic district or community.***

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use. However, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments—if improperly applied—may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

#### **The Secretary of the Interior's Standards for Rehabilitation**



**Contemporary addition (left) to historic library appropriately placed on secondary side elevation.**

**Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.**

**In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.**

***Taking into consideration that this design complies with the majority of the Design Guidelines as indicated in the Mediterranean Style Design Handbook and in Article 5, Section 5-604, Table 1 and Paragraph C, and further considering the basic premise of the Secretary of the Interior's Standards for Rehabilitation, it is my professional opinion that this building would be a significant addition to the landscape in this District.***

***Carlos A. Mindreau / City Architect***

# DRC Zoning Review: 4311 Ponce / Mateu Architecture

Prepared by City Architect / 22 May, 2014

Review based on plans dated 4 April, 2014

## Existing designations and site data:

Category	Site Info
Property address	4311 Ponce de Leon
Property legal description	See Previous Review 4/21/14
Total site area (sq. ft.)	
Existing property uses	
Existing Comprehensive Plan Future Land Use Map designation(s)	
Proposed Comprehensive Plan Future Land Use Map designation(s)	
Existing Zoning Map designation(s)	
Proposed Zoning Map designation(s)	
Eligible to utilize Mixed Use District (MXD) provisions	Eligible to utilize MXD Overlay District provisions.
Within Mediterranean Architectural District (citywide)	Yes; Mediterranean Architecture required for projects utilizing MXD Overlay District provisions
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	
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.)	See Previous Review 4/21/14
Floor area ratio (FAR) permitted – Maximum 3.0 FAR (without Mediterranean bonus)	
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (with Mediterranean bonus)	
Floor area ratio (FAR) proposed	
Building height (feet) permitted	
Building height (feet) proposed	

\*As per Miami-Dade County Property Appraiser website.

Note: The review provided herein is not a comprehensive analysis and is intended only to identify concerns at the Development Review Committee (DRC) level in order to inform the applicant of any changes that may be necessary to allow further review of the application to proceed.

## DRC Zoning Review: (Project Name)

### Zoning Code Review:

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-401	Conditional Uses	Conditional uses require review and approval by the Planning and Zoning Board (PZB) and City Commission (CC).
Sec. 3-1201	Abandonment and Vacation of Non-Fee Interests	Requires review and approval from Public Works.
Sec. 3-2001	Art in Public Places	Requires review by Economic Sustainability.
<b>Section 4-201. Mixed Use District (MXD)</b>		
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	Conditional uses require review and approval by the PZB and CC.
<b>D. Performance Standards</b>		
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.	See Previous Review 4/21/14
Sec. 4-201.D.4	Lot coverage. No minimum or maximum.	See Previous Review 4/21/14
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.	See Previous Review 4/21/14
Sec. 4-201.D.6	Mediterranean architecture. Mandatory for MXD overlay districts only.	To be reviewed and approved by the Board of Architects.  Complies <input type="checkbox"/> Does not comply <input type="checkbox"/>
<b>E. Building regulations.</b>		
Sec. 4-201.E.1	Encroachments of bridges over rights-of way. Bridges traversing a public right-of-way are permitted, however, only if properties on both sides are under same ownership.	Not Applicable
Sec. 4-201.E.2	Encroachments for balconies, awnings, etc. Subject to applicable regulations.	Not Applicable
Sec. 4-201.E.3	Floor area ratio. Up to 3.5 with Mediterranean architecture.	Complies
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.6	Height. The maximum allowable	Complies

**DRC Zoning Review: (Project Name)**

Zoning Code Section	Reference/Provision	Required/Provided
	<p>building height(s), subject to satisfying Article 3, Division 4, Conditional Uses, for habitable space for the following underlying zoning designations and uses may be granted as follows:</p> <ul style="list-style-type: none"> <li>• Commercial Limited District: Up to and including seventy-five (75) feet.</li> <li>• Commercial District: Up to and including one-hundred (100) feet.</li> <li>• Industrial District: Up to and including one-hundred (100) feet.</li> <li>• Manufacturing uses: Up to and including forty-five (45) feet.</li> </ul>	
<p>Sec. 4-201.E.7</p>	<p>Heights of architectural elements, 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:</p> <ul style="list-style-type: none"> <li>• Commercial Limited District: Up to and including fifteen (15) feet.</li> <li>• Industrial and Commercial Districts: Up to and including twenty-five (25) feet.</li> <li>• Manufacturing uses: Up to and including ten (10) feet.</li> </ul>	<p>Complies</p>
<p>Sec. 4-201.E.8</p>	<p>Height adjoining residential uses. Properties which are adjacent to residential district designations shall be limited to a maximum height (habitable space) of forty-five (45) feet within one hundred (100) feet of the adjacent right-of-way line. Ten (10) additional feet are permitted for roof top architectural elements, etc. above the habitable height.</p>	<p>Not Applicable</p>
<p>Sec. 4-201.E.9</p>	<p>Number of buildings per site. No minimum or maximum required.</p>	<p>Complies.</p>
<p>Sec. 4-201.E.10</p>	<p>Minimum of fifty (50%) percent of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Primary street means a major street of considerable continuity which serves or is intended to serve as a major traffic artery connecting large areas of the community (City).</p>	<p>Complies</p>
<p>Sec. 4-201.E.11</p>	<p>Minimum of forty (40%) percent of the linear ground floor building frontage shall include retail sales and</p>	<p>Complies</p>

**DRC Zoning Review: (Project Name)**

Zoning Code Section	Reference/Provision	Required/Provided
	<p>service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Secondary street means a minor street used to access abutting properties which carries traffic to the primary street system.</p>	
<p>Sec. 4-201.E.12</p>	<p>Retail frontage on alleys. No minimum or maximum required.</p>	<p>Complies.</p>
<p>Sec. 4-201.E.13</p>	<p>Up to a maximum of one hundred and twenty-five (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.</p>	<p>Complies</p>
<p>Sec. 4-201.E.14</p>	<p>Setbacks (buildings).                      Front: Up to forty-five (45) feet in height.                      None. If over forty-five (45) feet in height: Ten (10) feet.                      Side: Interior side: None. Side street: Fifteen (15) feet.                      Rear: Abutting a dedicated alley or street: None. No abutting dedicated alley or street: Ten (10) feet.                      Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (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.</p>	<p>Complies</p>
<p>Sec. 4-201.E.15</p>	<p>Setback reductions and vertical building setbacks.</p> <p>Reduction in setbacks. Setbacks may be reduced subject to the following standards:                      Minimum percentage of open space. A minimum of fifty (50%) percent 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:</p> <ul style="list-style-type: none"> <li>• 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</li> </ul>	<p>Not Applicable</p>

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	<p>adjacent rights-of-way.</p> <ul style="list-style-type: none"> <li>• Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be five hundred (500) square feet.</li> <li>• Include both hard and softscape landscape improvements and pedestrian amenities.</li> <li>• Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of thirteen (13) feet. Additional height may be recommended.</li> <li>• Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations.</li> </ul> <p>Vertical building setbacks. A vertical building setback of a minimum of ten (10) feet shall be provided at a maximum height of forty-five (45) feet on all façades. Additional vertical building setbacks may be required by the City Architect and the entire Board of Architects to further reduce the potential impacts of the building bulk and mass.</p>	
Sec. 4-201.E.16	Setbacks adjoining residential uses. Residential districts. All property lines abutting a residential land use or district shall be a minimum of fifteen (15) feet. No reductions in setbacks may be requested or granted.	Not Applicable
Sec. 4-201.E.17	Street/lot frontage. No minimum or maximum.	Complies
<b>F. Design regulations.</b>		
Sec. 4-201.F.1	<p>Arcades and/or loggias. Arcades, loggias or covered areas may accommodate up to eighty (80%) percent of the entire linear length of the building based upon the site plan review criteria listed herein.</p> <p>Encroachment of the entire length or one hundred (100%) percent may be requested subject to review and approval at the time of site plan consideration. Limitations of encroachments on corners of buildings may be required to control view corridors and ground floor building bulk and massing.</p>	Not Applicable
Sec. 4-201.F.2	Architectural relief and elements. Architectural relief and elements	Complies

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	(i.e., windows, cornice lines, etc.) 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.	
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	<p>Facades in excess of one hundred and fifty (150) feet in length, shall incorporate design features with the use of, but not limited to the following items:</p> <p>(a) Breaks, setbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.</p> <p>(b) Use of architectural relief and elements.</p>	Complies
Sec. 4-201.F.5	<p>Lighting (street). Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following:</p> <ul style="list-style-type: none"> <li>• Light fixtures/poles up to thirty-five (35) feet in height.</li> <li>• Subject to all other applicable City code provisions.</li> </ul>	To Be Determined
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
Sec. 4-201.F.7	Lighting (landscaping). Lighting in the form of uplighting of landscaping is encouraged.	To Be Determined
Sec. 4-201.F.8	Outdoor storage. The storage of materials, goods, merchandise, and equipment for the purpose of display and/or sales outside the confines of any buildings or structures is prohibited.	To be regulated by Code Enforcement.
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	<p>Paver treatments. Paver treatments shall be included in the following locations:</p> <ul style="list-style-type: none"> <li>• Driveway entrances.</li> <li>• Crosswalks.</li> <li>• Sidewalks. Minimum of twenty-five (25%) percent of paving</li> </ul>	To be reviewed and approved by Public Service and Public Works. Complies

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Zoning Code Section	Reference/Provision	Required/Provided
	surface.	
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 the Board of Architects. Complies  To be reviewed and approved by 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 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.	Complies Architect to provide additional information for BOA Review
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: <ul style="list-style-type: none"> <li>• Display windows or retail display area;</li> <li>• Landscaping; and/or,</li> <li>• Architectural building design features.</li> </ul> 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.	Complies
Sec. 4-201.F.15	Pedestrian pass-throughs/paseo. Pedestrian pass-throughs shall be provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following: <ul style="list-style-type: none"> <li>• Minimum of ten (10) feet in width.</li> <li>• Include pedestrian amenities as</li> </ul>	Complies

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	<p>defined herein.</p> <p>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.</p>	
Sec. 4-201.F.16	Porte-cocheres. Porte-cocheres are prohibited on front property line or primary street.	Not Applicable
Sec. 4-201.F.17	<p>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.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>
<b>G. Landscaping.</b>		
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.
<b>H. Parking/vehicle storage.</b>		
Sec. 4-201.H.1	Bicycle storage. To encourage the use of bicycles, etc., a minimum of one (1) ten (10) foot bicycle rack for each two hundred and fifty (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.	<p>Complies</p> <p>Architect to provide additional information for BOA Review</p>
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	<p>Loading/unloading areas. Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14.</p> <p>All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed</p>	Complies

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Zoning Code Section	Reference/Provision	Required/Provided
Sec. 4-201.H.5	<p>when not in use and after hours.</p> <p>Nonresidential uses. Off-street parking requirements shall be calculated utilizing a blended parking of one (1) space per two hundred and fifty (250) gross square feet.</p> <p>Restaurants shall require one (1) space per one hundred (100) gross square feet.</p>	Complies
Sec. 4-201.H.6	<p>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.</p> <p>On-street parking shall not be included as satisfying the required parking requirements.</p> <p>On-street parking is encouraged on alleys.</p> <p>Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.</p>	To be approved by Parking, Public Service and Public Works.
Sec. 4-201.H.7	<p>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.</p> <p>Parking facilities shall accommodate pedestrian access to all adjacent streets and alleys.</p>	Complies
Sec. 4-201.H.8	<p>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.</p>	Complies
Sec. 4-201.H.9	<p>Residential uses. Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.</p>	Complies
Sec. 4-201.H.10	<p>Surface parking areas. Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.</p>	Complies
Sec. 4-201.H.11	<p>Valet parking areas. If valet parking</p>	Valet parking, if utilized, must be located entirely

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	is desired, the valet parking drop-off areas shall be provided on private property. Tandem and/or stacking of parking are prohibited.	on private property and is prohibited from parking in any proposed tandem parking spaces.
<b>I. Sanitation and service areas.</b>		
Sec. 4-201.I.1	General. In accordance with Article 5, Division 17.	To be determined
<b>J. Signs.</b>		
Sec. 4-201.J.1	General. In accordance with Article 5, Division 19.	<b>To be determined</b>
<b>K. Streets and alleys.</b>		
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.	Not applicable
Sec. 4-201.K.2	<p>Driveways. Vehicular access to parking garages shall be from a side street or alley. Vehicular egress/ingress, including but not 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.</p> <p>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.</p>	Complies
Sec. 4-201.K.3	<p>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.</p> <p>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</p>	Complies

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	<p>structures (traffic signage shall be exempt from the above regulations).</p> <p>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.</p>	
<b>L. Utilities.</b>		
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 determined
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.	Complies
<b>M. Miscellaneous.</b>		
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
Sec. 4-201.M.3	<p>Encroachments into public rights-of-way. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following:</p> <ul style="list-style-type: none"> <li>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</li> </ul>	To be determined

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	<p>the following: landscaping (hard and 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.</p> <ul style="list-style-type: none"> <li>The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.</li> </ul>	
Sec. 4-201.M.4	<p>Live work units.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	Not applicable
Sec. 4-201.M.5	Public realm improvements (see Sec. 4-201.M.5 for provisions).	To be reviewed and approved by Public Works.
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
<b>Section 4-302. Commercial District (C)</b>		
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.	Conditional uses require review and approval by the PZB and CC.
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.
<b>Sec. 4-302.D.7. Additional standards for mixed-use development.</b>		
Sec. 4-302.D.7.a	Mix of uses. In order to encourage the creative mix of uses, all mixed-use developments shall have at least eight (8%) percent or the entire ground floor of retail commercial and/or office uses. The remaining portions of the building may be uses permitted in the underlying zoning designations.	Complies
Sec. 4-302.D.7.b	Floor area ratio. When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (FAR) for each use shall be individually determined and the highest of the individual FAR shall be applied to the entire development.	Complies

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Sec. 4-302.D.7.c	Ground floor treatment. Ground floor treatment for all Mixed-Use development shall be pedestrian oriented, and shall detail the percent glazing to solids, pedestrian-oriented landscaping and other features when submitting to the Board of Architects and Planning and Zoning Board.	Complies
<b>Article 5 – Development Standards.</b>		
<b>Division 6. Design Review Standards</b>		
Sec. 5-601	<p>Purpose and applicability.</p> <p>A. The purpose of these design review standards is to:</p> <ol style="list-style-type: none"> <li>1. Provide standards and criteria for review of applications for development approval within the City;</li> <li>2. Promote innovative design with regard to the aesthetics, architectural design, appearances, safety, and function of the built environment in relation to the site, adjacent structure and surrounding community;</li> <li>3. Promote orderly and harmonious development of the City;</li> <li>4. Enhance the desirability of residences or investment in the City;</li> <li>5. Encourage the attainment of the most desirable use of land and improvements;</li> <li>6. Enhance the desirability of living conditions upon the immediate site or in adjacent areas;</li> <li>7. Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other;</li> <li>8. Establish identity, diversity and focus to promote a pedestrian friendly environment; and</li> <li>9. Encourage the utilization of a variety of architectural attributes and street level amenities to create a sense of place, including the spatial relationship of buildings and the characteristics created to ensure attractive and functional areas.</li> </ol> <p>B. The standards in this Division</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>

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	shall be applicable to applications for development approval within all zoning districts, except as otherwise provided herein.	
Sec. 5-602.A	<p>The Board of Architects shall determine if an application satisfies the following design review standards:</p> <ol style="list-style-type: none"> <li>1. Whether the color, design, finishes, fenestration, texture, selection of architectural elements of exterior surfaces of the structure are compatible and the relationships of these items in comparison to building base, middle and top with the hierarchy of importance being the base, top and middle.</li> <li>2. Whether the planning and siting of the various function and structures on-site provides the following:               <ol style="list-style-type: none"> <li>a. Creates an intrinsic sense of order between buildings, streets and pedestrian movements and activities.</li> <li>b. Provides a desirable environment for occupants, visitors and the general community.</li> </ol> </li> <li>3. Whether adjacent existing historic features, natural features and street level pedestrian view corridors are appropriately integrated or otherwise protected.</li> <li>4. Whether the amount and arrangement of open/green space [including urban open space (i.e. plazas) or unimproved areas (i.e. open lawns, etc.)] are appropriate to the design, function and location in relationship to the function of the structures and surrounding properties.</li> <li>5. Whether sufficient buffering (including hard and softscape) is provided when non-compatible uses abut or adjoin one another.</li> <li>6. Whether the proposed lighting provides for the safe movement</li> </ol>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>

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	<p>of persons and vehicles, provides security, and minimizes glare and reflection on adjacent properties.</p> <p>7. Whether access to the property and circulation is safe and convenient for pedestrians, cyclists and vehicles, and is designed to interfere as little as possible with traffic flow on these roads and to permit vehicles a prompt and safe ingress/egress to the site.</p> <p>8. Whether waste disposal facilities adversely affect adjacent properties.</p> <p>9. Whether the application provides improvements, public open space, pedestrian amenities which benefit the public.</p> <p>10. Whether the proposed application is in conformity with provisions of this Division.</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>
<p>Sec. 5-603.A</p>	<p>Except as provided for in Section 5-603(l) all buildings hereinafter constructed or reconstructed, shall be designed in a specific architectural style such as but not limited to Colonial, Venetian, Mediterranean, Italian, French, Bahamian or other identifiable architectural style. All buildings hereinafter altered or added to shall conform to the architectural design of the existing building provided, however, that if the architectural style of the building is being altered then the building shall be designed in a specific architectural style such as but not limited to Colonial, Venetian, Mediterranean, Italian, French, Bahamian or other identifiable architectural style. The Architect shall include a page or pages in the plan which defines the architectural style with text and photographs and provide a statement on how the proposed building complies with the style. It shall be the duty and responsibility of the Board of Architects to determine in each and every case whether or not the submitted plans comply with the type and scale of architecture set forth</p>	<p>To be reviewed and approved by the Board of Architects</p> <p>Complies</p>

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	<p>hereinabove and require from the designing architect such changes as would bring the design into conformity. The Board of Architects shall require such changes in the design of the structure so as to preserve traditional aesthetic treatments and promote design excellence in the community. In considering the design of the building, the Board of Architects shall consider and render a decision as to the adequacy of the following elements in the design concept.</p> <ol style="list-style-type: none"> <li>1. Awnings and canopies.</li> <li>2. Colors.</li> <li>3. Decorative lighting (height, location and style).</li> <li>4. Doors.</li> <li>5. Height of building.</li> <li>6. Impact on adjacent properties of continuous two (2) story walls that are in excess of forty (40%) percent of the site depth.</li> <li>7. Location of exposed piping, conduits and rainwater leaders.</li> <li>8. Location of structure on site.</li> <li>9. Planters.</li> <li>10. Roofs including materials, color, slope and overhang.</li> <li>11. Shutters.</li> <li>12. Site circulation in regard to pedestrian travel, parking, services, grades and landscaping.</li> <li>13. Texture of surface.</li> <li>14. Trim.</li> <li>15. Walls, height, location, materials, and design.</li> <li>16. Window boxes.</li> <li>17. Windows (Fenestration).</li> </ol>	
Sec. 5-603.B	The architectural style for a given location, unless specified to the contrary, shall be in harmony with the architecture of its particular neighborhood.	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>
Sec. 5-603.C	The architectural context of an area includes the height, scale, massing, separation between buildings, and style, in regard to how buildings and structures relate to each other within a specified area.	<p>To be reviewed and approved by the Board of Architects</p> <p>Complies</p>
<b>Section 5-604. Coral Gables Mediterranean Style Design Standards.</b>		
Sec. 5-604.A.2	Zoning district applicability. These regulations are available for new construction, additions, restorations and/or renovations of existing	<p>To be reviewed and approved by the Board of Architects</p> <p>Complies</p>

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	<p>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.</p>	
<p><b>Sec. 5-604.B - Table 1. Required standards</b></p>		
<p>Reference #1</p>	<p>Architectural elements on building facades.</p> <p>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).</p> <p>Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>
<p>Reference #2</p>	<p>Architectural relief elements at street level.</p> <p>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:</p> <ul style="list-style-type: none"> <li>a. Display windows or retail display area;</li> <li>b. Landscaping; and/or</li> <li>c. Architectural relief elements or ornamentation.</li> </ul>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>
<p>Reference #3</p>	<p>Architectural elements located on the top of buildings.</p> <p>Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts:</p> <ul style="list-style-type: none"> <li>a. Air-conditioning equipment room.</li> <li>b. Elevator shafts.</li> <li>c. Elevator mechanical equipment rooms.</li> <li>d. Parapets.</li> </ul> <p>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</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>

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	<p>the provisions that no such structure shall exceed a height of more 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.</p>	
<p>Reference #4</p>	<p>Bicycle storage.</p> <p>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.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies <input type="checkbox"/> Does not comply <input type="checkbox"/></p> <p>To be determined</p>
<p>Reference #5</p>	<p>Building facades.</p> <p>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.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>
<p>Reference #6</p>	<p>Building lot coverage.</p> <p>No minimum or maximum building lot coverage is required.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>
<p>Reference #7</p>	<p>Drive through facilities.</p> <p>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.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>
<p>Reference #8</p>	<p>Landscape open space area.</p> <p>Each property shall provide the following minimum landscape open area (percentage based upon total lot area):</p> <ul style="list-style-type: none"> <li>a. Five (5%) percent for nonresidential properties;</li> <li>b. Ten (10%) percent for mixed use properties; and</li> <li>c. Twenty-five (25%) percent for residential properties.</li> </ul> <p>The total area shall be based upon the total lot area. This landscape area can be provided at street level,</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>

**DRC Zoning Review: (Project Name)**

Zoning Code Section	Reference/Provision	Required/Provided
	within the public right-of-way, elevated areas, planter boxes, planters, etc.	
Reference #9	<p>Lighting, street.</p> <p>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.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies <input type="checkbox"/> Does not comply <input type="checkbox"/></p> <p>To be determined</p>
Reference #10	<p>Parking garages.</p> <p>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.</p> <p>Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>
Reference #11	<p>Porte-cocheres.</p> <p>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.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>
Reference #12	<p>Sidewalks/pedestrian access.</p> <p>All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets.</p> <p>Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and 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.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>
Reference #13	<p>Soil, structural.</p> <p>Structural soil shall be utilized within</p>	<p>To be reviewed and approved by Public Service.</p>

**DRC Zoning Review: (Project Name)**

Zoning Code Section	Reference/Provision	Required/Provided
	all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.	
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.  Complies <input type="checkbox"/> Does not comply <input type="checkbox"/> Architect to provide details for BOA Review
<b>Sec. 5-604.C – Table 2. Architectural and Public Realm Standards</b>		
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.  Complies <input type="checkbox"/> Does not comply <input type="checkbox"/>  Not Applicable
Reference #2	Building rooflines.  Incorporation of horizontal and vertical changes in the building roofline.	To be reviewed and approved by the Board of Architects.  Complies
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.  Complies <input type="checkbox"/> Does not comply <input type="checkbox"/>  Not applicable
Reference #4	Building towers.  The use of towers or similar masses to reduce the mass and bulk of buildings.	To be reviewed and approved by the Board of Architects.  Complies
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.	To be reviewed and approved by the Board of Architects.  Complies
Reference #6	Lighting of landscaping.	To be reviewed and approved by the Board of

**DRC Zoning Review: (Project Name)**

Zoning Code Section	Reference/Provision	Required/Provided
	Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).	Architects.  To be determined
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.  Complies
Reference #8	Overhead doors.  If overhead doors are utilized, the doors are not directed towards residentially zoned properties.	To be reviewed and approved by the Board of Architects.  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.  Complies  Subject to review by approval by Public Works.
Reference #10	Pedestrian amenities.  Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the 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.	To be reviewed and approved by the Board of Architects.  Complies <input type="checkbox"/> Does not comply <input type="checkbox"/>  Architect to provide additional information for BOA Review.
Reference #11	Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or streets.	To be reviewed and approved by the Board of Architects.  Complies

**DRC Zoning Review: (Project Name)**

Zoning Code Section	Reference/Provision	Required/Provided
	<p>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:</p> <p>a. Minimum of 10 feet in width. b. Include pedestrian amenities as defined herein.</p> <p>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.</p>	
Reference #12	<p>Underground parking.</p> <p>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 structure and includes all areas utilized for the storage of vehicles and associated a circulation features.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies <input type="checkbox"/> Does not comply <input type="checkbox"/></p> <p>Not applicable</p>
<b>Article 5 – Development Standards, Division 11. Landscaping</b>		
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.	<p>Compliance required at time of final plan submittal.</p> <p>To be determined</p>
<b>Section 5-1105. Landscape requirements.</b>		
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.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.
<b>Article 5 – Development Standards, Division 14. Parking, Loading, and Driveway Requirements</b>		
Sec. 5-1402.A	<p>Dimensions and configuration of parking spaces.</p> <p>1. Required parking space dimensions:</p> <p>a. Parallel parking spaces: 9 feet by 22 feet. b. Angled parking spaces: 8½ feet by 18 feet.</p>	To be determined

**DRC Zoning Review: (Project Name)**

Zoning Code Section	References/Provision	Required/Provided
	<p>c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code.</p> <p>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.</p> <p>3. Required aisle widths. Minimum required aisle widths for two-way aisles: 22 feet.</p>	
Sec. 5-1402.B	Dimensions of loading spaces. Loading spaces shall be at least 10 feet wide by 25 feet long, and shall provide at least 14 feet of vertical clearance.	To be determined
Sec. 5-1406.A	<p>General.</p> <p>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.</p> <p>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.</p>	To be determined
Sec. 5-1409.B	<p>Calculation of parking requirements.</p> <p>(List parking requirements for each proposed use as specified in Zoning Code Section 5-1409. Amount of required parking)</p>	Complies
Sec. 5-1410.A	Tandem spaces. Tandem spaces are permitted as required parking; provided each set of tandem parking spaces are assigned to an individual unit within the building.	To be determined
Sec. 5-1410.B.2	<p>Vertical parking lifts may utilize the following maximum percentages to satisfy required parking spaces, calculated at two (2) parking spaces per lift, within a building:</p> <p>a. Twenty percent (20%) of the first fifty (50) parking spaces; and,</p> <p>b. Ten percent (10%) from fifty-one</p>	To be determined

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>(51) spaces to two-hundred (200) spaces; and                      c. Five (5%) percent thereafter.</p> <p>Vertical parking lift systems shall be limited to two-levels/decks and each lift shall be controlled exclusively by one (1) tenant/unit</p>	
<b>Appendix A - Site Specific Zoning Regulations</b>		