


CORAL GABLES

Date 04/13/2012
(Plan Revised on 04/13/2012)

PRELIMINARY ZONING ANALYSIS-4111 Le Jeune Road (MXD)

FOR THE PLANNING AND ZONING BOARD

(Zoning Analysis for the above mention address has been produce with the contention that all the lots involved will be deemed to be a Mixed-Use Overlay District, if, the parties responsible for this project do not receive the required approvals from the City of Coral Gables this report will be deemed as void)

Project Architect: Behar, Font, & Partners P.A.

Email: javier@beharfont.com

Phone: 305-740-5442

Fax: 305-740-5443

Project #: Preliminary

Project Address: 4133 Le Jeune Road

Development Review Committee (DRC): Aug. 26, 2011/DR-11-08-5337.

-DRC Level 1: Yes

-DRC Level 2: Yes

(Note: Plans were revised after the DRC meeting on Aug. 26, 2011)

Board of Architects Preliminary Approval (BOA): Dec. 01, 2011/ AB-11-08-6768, BOA approval consist of overall design of the structure and Mediterranean Bonus.

Planning and Zoning Board Meeting: TBD

City Commission Approval: TBD

Board of Architects Final Approval: TBD

Waste Management Approval: **Required on the official plan(s) submittal.**

PROPOSED PROJECT WILL CONSIST OF THE FOLLOWING PROPERTIES:

Property Address:	Legal Description:	Current Land Use: (Plate 9 of 18)	Zoning District: (Plate 9 of 18)
4133 Le Jeune Road	Folio #03-4120-017-0180 Coral Gables Industrial Section, Block 1, Lots 22 & 23.	Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)	(C) Commercial District
Vacant Land Government	Folio #03-4120-017-0190 Coral Gables Industrial Section, Block 1, Lot 24.	Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)	(C) Commercial District
Vacant Land Government	Folio #03-4120-017-0200 Coral Gables Industrial Section, Block 1, Lot 25.	Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)	(C) Commercial District
4111 S.W. 42 Avenue	Folio #03-4120-017-0210 Coral Gables Industrial Section, Block 1, Lots 26, 27, 28, 29, 30, 31, 32, 33, & 34.	Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)	(C) Commercial District

4031 Le Jeune Road	Folio #03-4120-017-0300 Coral Gables Industrial Section, Block 1, Lots 35 & 36.	Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)	(C) Commercial District
301 Altara Avenue	Folio #03-4120-017-0170 Coral Gables Industrial Section, Block 1, Lots 20 & 21.	Industrial -Mixed-Used Overlay District.	(I) Industrial District
Parking/Vacant Lot Enclosed	Folio #03-4120-017-0160 Coral Gables Industrial Section, Block 1, Lots 19.	Industrial -Mixed-Used Overlay District.	(I) Industrial District
4120 Laguna Street	Folio #03-4120-017-0140 Coral Gables Industrial Section, Block 1, Lots 17 & 18.	Industrial -Mixed-Used Overlay District.	(I) Industrial District
4110 Laguna Street	Folio #03-4120-017-0130 Coral Gables Industrial Section, Block 1, Lots 15 & 16.	Industrial -Mixed-Used Overlay District.	(I) Industrial District
4102 Laguna Street	Folio #03-4120-017-0120 Coral Gables Industrial Section, Block 1, Lots 13 & 14.	Industrial -Mixed-Used Overlay District.	(I) Industrial District
Zoning Map, Plate 9 of 18. Zoning Districts:	North Industrial Mixed-Use District.	All lots presented for this project are within the North Industrial Mixed-Use District.	

*In the provided column below items in italics require approval/verification from City Departments other than Zoning. **Items in bold require approval/verification from the Zoning Department.***

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
Signed and sealed survey.	Signed and sealed survey.	Provided.
Site Area and/or lot area.		Preliminary Plan, Zoning Chart, page A-0.00 states: -Net lot area without vacated alley = 61,010.90 (61,011) Sq. Ft. (1.400 Acres). -Net lot area with vacated alley = 65,710.17 (65,711) Sq. Ft. (1.508 Acres). -Vacated Alley = 4,699.27 (4,700) Sq. Ft.
Overlay District	Mixed-Used Overlay District corresponds to the following Addresses only: -301 Altara Avenue, Folio #03-4120-017-0170. - Parking/Vacant Lot Enclosed, Folio #03-4120-017-0160.	<i>Pending site plan approval: Lots listed below are not within the Mixed-Used Overlay District: -4133 Le Jeune Road, Folio #03-4120-017-0180. - Vacant Land Government,</i>

	<p>-4120 Laguna Street, Folio #03-4120-017-0140.</p> <p>-4110 Laguna Street, Folio #03-4120-017-0130.</p> <p>-4102 Laguna Street, Folio #03-4120-017-0120.</p>	<p><i>Folio #03-4120-017-0190.</i></p> <p><i>- Vacant Land Government,</i></p> <p><i>Folio #03-4120-017-0200.</i></p> <p><i>-4111 S.W. 42 Avenue,</i></p> <p><i>Folio #03-4120-017-0210.</i></p> <p><i>-4031 Le Jeune Road,</i></p> <p><i>Folio #03-4120-017-0300.</i></p>
<p>Site Specifics: Section A-61 - Industrial Section.</p>	<p>Section A-61 - Industrial Section.</p> <p>A. Architectural style.</p> <p>1. In the Industrial Section such type of architecture shall be permitted as shall be approved by the Board of Architects as being harmonious with the immediate neighborhood.</p> <p>B. Height of buildings.</p> <p>1. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed six (6) stories or seventy-two (72) feet in height whichever is less.</p> <p>a. Lots 7 through 21, inclusive, Block 1.</p> <p>2. No building and/or structure to be used for manufacturing purposes shall be erected or altered on the following described property, to exceed three (3) stories or forty-five (45) feet in height, whichever is less:</p> <p>a. Lots 7 through 21, inclusive, Block 1.</p> <p>C. Roofs.</p> <p>1. Pitched Roof Material. Pitched roofs may be covered with roofing material meeting the requirements of Class A or B specifications of the Underwriters Laboratories, Incorporated. (See Section 5-1605)</p> <p>D. Signs-location upon buildings, cantilevers and marquees.</p> <p>E. Walls and fences.</p> <p>1. Wire fences may be erected provided that such wire fences are not located closer than one hundred (100) feet to Bird Road, Le Jeune Road or Ponce de Leon Boulevard.</p>	<p>A.1. Board of Architect's approved Architectural Style on Dec. 01,2011.</p> <p>B.1.a. Lots 13 through 21, Block 1, this portion of the building is within the mixed-use overlay (see: Article 4, Section 4-201 [7.e.iii]. Site specific standards not applicable on MDX overlay section).</p> <p>B.2.a. Lots 13 through 21, Block 1, this portion of the building is within the mixed-use overlay (see: Article 4, Section 4-201 [7.e.iii]. Site specific standards not applicable on MDX overlay section).</p> <p>C.1. Proposed roof is barrel tiles.</p> <p><i>D. Signage location will be determined by the Planning and Zoning Board.</i></p> <p>E. Wire fence is not used for said project.</p>
<p>Variance</p>	<p>TBD</p>	<p><i>TBD, subject to further review by the city.</i></p>

Article 3 – Development Review

CODE SECTION/DOCUMENT	REQUIRED/ALLOWED	PROVIDED
Article 3, Division 20 Art in Public Places	It is the purpose of this Division to establish a formal policy for the City pertaining to the funding, acquisition, placement and maintenance of public art and the maintenance of historic public art. The policy is outlined in <i>The City of Coral Gables Art in Public Places Program: Funding Goals and Implementation Guidelines</i> , which may be revised and clarified from time to time upon the recommendation of the Cultural Development Board and final approval by Resolution of the City Commission. It is the intention of this program to preserve the City’s artistic heritage, enhance its character and identity, contribute to economic development and tourism, add beauty and interest to public spaces and increase opportunities for the public to experience and participate in the arts through the acquisition and installation of world-class art in publicly accessible areas.	<i>Compliance required at time of final plan submittal.</i>

ARTICLE 4 – ZONING DISTRICTS
DIVISION 2. OVERLAY AND SPECIAL PURPOSE DISTRICT
SECTION 4-201. MIXED USE DISTRICT (MXD).
(Article 4, Division 2 - required reading)

Section 4-201. Mixed Use District (MXD).	7. e. iii. The site specific standards of this Code shall not apply to properties seeking assignment of an MXD overlay. Approval of an MXD overlay shall deem underlying site specific regulations as void.	7.e.iii. Site specific standards not applicable on MXD overlay section (Lots 13 through 21, Block 1).
--	---	---

Table 1. – Overlay District
 Category used: Overlay District

D. Performance Standards.		
1. Overlay District, Minimum site area for an MXD District.	Twenty-thousand (20,000) square feet.	<p>Preliminary Plan, Zoning Chart, page A-0.00 states:</p> <p>-Net lot area without alley = 61,011 Sq. Ft. (1.400 Acres).</p> <p>-Net lot area with alley = 65,711 Sq. Ft. (1.508 Acres).</p> <p>Alley = 4,700 Sq. Ft.</p>
2. Minimum site area for an MXD project/building. (Individual Building Category)	Twenty-thousand (20,000) square feet.	Not applicable.
3. Minimum site area for an MXD project/building within North and South Industrial Meds as defined on the Official Zoning Map. (Individual Building Category)	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.	<p><i>Pending site plan approval:</i> <i>Applicable to the following folios if entire project/building is <u>not approved</u> as an Mixed-Use Overlay District by the Planning Department:</i></p> <p>-4133 Le Jeune Road, Folio #03-4120-017-0180. - Vacant Land Government, Folio #03-4120-017-0190. - Vacant Land Government, Folio #03-4120-017-0200. -4111 S.W. 42 Avenue, Folio #03-4120-017-0210. -4031 Le Jeune Road, Folio #03-4120-017-0300</p>
4. Overlay District, Lot coverage.	No minimum or maximum.	<p>No minimum or maximum for:</p> <p>-301 Altara Avenue, Folio #03-4120-017-0170.</p> <p>- Parking/Vacant Lot Enclosed, Folio #03-4120-017-0160.</p> <p>-4120 Laguna Street, Folio #03-4120-017-0140.</p> <p>-4110 Laguna Street, Folio #03-4120-017-0130.</p> <p>-4102 Laguna Street, Folio #03-4120-017-0120.</p> <p>-<i>Pending site plan approval. Below properties must be approved as a Mixed-Use Overlay District to receive said provision:</i> -4133 Le Jeune Road, Folio #03-4120-017-0180.</p>

		<p>- Vacant Land Government, Folio #03-4120-017-0190.</p> <p>- Vacant Land Government, Folio #03-4120-017-0200.</p> <p>-4111 S.W. 42 Avenue, Folio #03-4120-017-0210.</p> <p>-4031 Le Jeune Road, Folio #03-4120-017-0300</p>
5. Overlay District, Mixed use percentages.	Provide a minimum of eight (8%) percent of the total square footage of the building square footage (not including parking garage square footage) or the entire ground floor, whichever is greater, of permitted ground floor uses. Remaining portions of the building may be uses permitted in the underlying zoning designations as modified by these regulations.	<p>Preliminary Plan Zoning Chart A-0.00, 8% = 18,351 Sq. Ft.</p> <p>Vs.</p> <p>Entire ground Floor = 19,935 Sq. Ft.</p> <p>Ground Floor Use <u>Required</u> = 19,935 Sq. Ft.</p> <p>Ground Floor Use <u>Provided</u> = 20,218 Sq. Ft.</p> <hr/> <p>Ground Floor Break Down:</p> <ul style="list-style-type: none"> -Retail #2 = 2,792 Sq. Ft. -Retail #1 = 8,948 Sq. Ft. -Office = 5,046 Sq. Ft. -Office #120 = 900 Sq. Ft. -Fire Comm. = 116 Sq. Ft. -Security = 73 Sq.Ft. -Pantry = 240 Sq. Ft. -Comm. Rm. = 143 Sq.Ft. -Meter Rm. = 141 Sq.Ft. -Fire Pump = 300 Sq. Ft. -Domestic Water = 205 Sq. Ft. -Electrical Room = 465 Sq. Ft. -FPL Vault = 825 Sq. Ft. -Display Window #1 = 12 Sq. Ft. - Display Window #2 = 12 Sq. Ft. <hr/> <p>Total = 20,218 Sq. Ft. Ground Flr. Uses.</p> <p><i>*Display windows (2 feet in depth) are required facing for Laguna Street Fire Pump Room, Electrical Room, and FPL Vault Room. Complied with two display windows on said facade.</i></p> <p>Note: 5th floor “Gym” and “Multipurpose Room” were not included due to use is for building tenant only not for the mass public.</p>
6. Overlay District, Mediterranean architecture.	Mandatory for MXD overlay districts only.	<p>Mandatory for MXD overlay districts only, applies to following folios:</p> <p>-301 Altara Avenue, Folio #03-4120-017-0170.</p>

		<p>- Parking/Vacant Lot Enclosed, Folio #03-4120-017-0160.</p> <p>-4120 Laguna Street, Folio #03-4120-017-0140.</p> <p>-4110 Laguna Street, Folio #03-4120-017-0130.</p> <p>-4102 Laguna Street, Folio #03-4120-017-0120.</p> <p><i>-Below properties must be approved as a Mixed-Use Overlay District to mandate Mediterranean Architecture:</i></p> <p><i>-4133 Le Jeune Road, Folio #03-4120-017-0180.</i></p> <p><i>- Vacant Land Government, Folio #03-4120-017-0190.</i></p> <p><i>- Vacant Land Government, Folio #03-4120-017-0200.</i></p> <p><i>-4111 S.W. 42 Avenue, Folio #03-4120-017-0210.</i></p> <p><i>-4031 Le Jeune Road, Folio #03-4120-017-0300</i></p>
E. Building regulations.		
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.
2. Encroachments for balconies, awnings, etc.	Subject to applicable regulations.	Restrictive Covenant(s) TBD.
3. Floor area ratio.	<p>Up to 3.5 with Mediterranean architecture.</p> <p>(Med. Bonus Approved on Dec. 01,2011 by the BOA).</p>	<p>Site Area <u>w/o vacated alley</u>: 61,011 Sq. Ft. 61,011 X 3.5 = 213,539 Sq. Ft.</p> <p>Allowed = 213,539 Sq. Ft. Provided = 229,557 Sq. Ft. Overage = 16,018 Sq. Ft.</p> <hr/> <p>Site Area w/ vacated alley: 65,711 Sq.Ft. 65,711 X 3.5 = 229,989 Sq.Ft.</p> <p>Allowed = 229,989 Sq. Ft. Provided = 229,557 Sq.Ft.</p>
4. Floors.	No minimum or maximum required.	No minimum or maximum required.
5. Floor-to-floor height	The minimum floor-to-floor height shall be permitted as regulated per the Building Code.	<i>TBD by the Building Official.</i>

<p>6. Height.</p>	<p>The permitted heights for habitable space for the following underlying zoning designations shall be as follows:</p> <p>Up to a maximum of one hundred (100) feet in an Industrial District.</p> <p>Underlying Commercial Limited District. Up to a maximum of seventy five (75) feet.</p> <p>Manufacturing uses shall be limited to forty-five (45) feet.</p> <p>Commercial District up to a maximum of one hundred (100) feet.</p>	<p>Industrial District habitable space height allowed = 99 feet in height.</p> <p>-South Elevation provided = 100 feet in height.</p> <p>-East Elevation provided = 100 feet in height.</p> <p>-North Elevation provided = 100 feet in height.</p> <p>Commercial District habitable space height allowed = 77 feet in height.</p> <p>-South Elevation provided = 72 feet in height.</p> <p>-North Elevation provided = 72 feet in height.</p> <p>-West Elevation provided = 72 feet in height.</p>
<p>7. Heights of architectural elements, etc.</p>	<p>The permitted height of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations shall be as follows:</p> <p>Commercial Limited District: up to a maximum of fifteen (15) feet.</p> <p>Industrial and Commercial Districts: up to a maximum of twenty-five (25) feet.</p>	<p>Allowed = 25 feet in height.</p> <p>South Elevation:</p> <ul style="list-style-type: none"> -Commercial = 25 feet in height (left side). -Industrial = 25 feet in height (right side). <p>East Elevation:</p> <ul style="list-style-type: none"> -Industrial = 25 feet in height (left side) and 17.75 feet in height (right side). <p>North Elevation:</p> <ul style="list-style-type: none"> -Industrial = 18.25 feet in height (left side). -Commercial = 18.333 feet in height (right side). <p>West Elevation:</p> <ul style="list-style-type: none"> -Commercial = 18.333 feet in height (left side) and 25 feet in height (right side).

	Manufacturing uses shall be limited to ten (10) feet.	
8. 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.	Not Applicable.
9. Number of buildings per site.	No minimum or maximum required.	No minimum or maximum required.
10. Ground floor building frontage on primary streets.	Minimum of fifty (50%) percent of the linear ground floor building frontage shall include retail sales and service, 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).	Primary street: Le Jeune Road, 369 lineal feet X 50% = 193 lineal feet. 50% minimum required = 193 lineal feet. Provided = 291 lineal feet.
11. Ground floor building frontage on secondary streets.	Minimum of forty (40%) percent of the linear ground floor building frontage shall include retail sales and service, 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.	Secondary Street: Altara Avenue, 194 lineal feet X 40% = 78 lineal feet. Provided = 150 lineal feet. Laguna Street, 223 lineal feet X 40% = 90 lineal feet. Provided = 195 lineal feet.
12. Retail frontage on alleys.	No minimum or maximum required.	No minimum or maximum required.
13. Residential density.	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.	All lots are within the North Industrial Mixed Use Districts; no density limitation applies.
14. 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.	<i>Front, Le Jeune Road encroachment found.</i>

	<p>Side street: Fifteen (15) feet.</p> <p>Rear: Abutting a dedicated alley or street: None. No abutting dedicated alley or street: Ten (10) feet.</p> <p>Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.</p> <p>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><i>Side Street, Altara Avenue encroachment found.</i></p> <p><i>Side Street, Laguna Street encroachment found.</i></p> <p>Interior Side, North Elevation “Alley”: Required setback: 0 feet. Provided setback: 0 feet.</p> <p>Note: Above setback encroachments have been approved under Med. Bonus Options Table #3 by the Board of Architect’s Meeting on Dec. 1, 2011.</p>
<p>15. Setback reductions and vertical building step backs.</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: Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriiums adjacent/contiguous to the adjacent rights-of-way. Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be five hundred (500) square feet. Include both hard and softscape landscape improvements and pedestrian amenities.</p> <p>Vertical volume. As a minimum include a vertical volume of space</p>	<p>Le Jeune Road: -Required 50% = 1,050 Sq. Ft. -Provided = 1,723 Sq. Ft.</p> <p>Altara Avenue: -Required 50% = 1,125 Sq. Ft. -Provided = 1,814 Sq. Ft.</p> <p>Laguna Avenue: -Required 50% = 1,463 Sq. Ft. -Provided = 2,346 Sq. Ft.</p>

	<p>equal from street level to the first floor height or a minimum of thirteen (13) feet. Additional height may be recommended.</p> <p>Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations.</p> <p>Vertical building step backs. A vertical building step back 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 step backs 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>	The required 10 feet step back within a height of 45 feet was approved by the Board of Architect's on Dec 01, 2011.
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.
17. Street/lot frontage.	No minimum or maximum.	No minimum or maximum.
F. Design Regulations.		
1. Arcades and/or loggias.	<p>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.</p> <p>Limitations of encroachments on corners of buildings may be required to control view corridors and ground floor building bulk and massing.</p>	<p>Board of Architect's approved on Dec. 01, 2011.</p> <p><i>Public Works Department approval required.</i></p>
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.	<p>Board of Architect's approved on Dec. 01, 2011.</p> <p><i>TBD by the Fire Department and Building Department.</i></p>

3. Building support services.	All mechanical, electrical and other associated support service areas shall be located entirely within the structure.	Provided on Ground Floor Plan A-1.0.
4. Facades.	<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, step backs or variations in bulk/massing at a minimum of one hundred (100) foot intervals.</p> <p>(b) Use of architectural relief and elements.</p>	Board of Architect's approved on Dec. 01, 2011.
5. Lighting (street).	<p>Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following:</p> <p>Light fixtures/poles up to thirty-five (35) feet in height.</p> <p>Subject to all other applicable City code provisions.</p>	<i>TBD by the Public Works Department.</i>
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.	<i>TBD, require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission.</i>
7. Lighting (landscaping).	Lighting in the form of up lighting of landscaping is encouraged.	Med. Bonus Floor Plan page A-0.2, indicates landscape lighting. Compliance required at time of final plan submittal.
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.	Compliance required.
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.
10. Paver treatments.	<p>Paver treatments shall be included in the following locations:</p> <p>Driveway entrances.</p> <p>Crosswalks.</p> <p>Sidewalks. Minimum of twenty-five (25%) percent of paving surface.</p>	Provided.

11. Parking garages.	Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.	Board of Architect's approved on Dec. 01, 2011.
12. Pedestrian access orientation.	All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.	Provided, Altara Avenue provides the main pedestrian entrance.
13. Pedestrian amenities.	<p>Pedestrian amenities shall be provided on both private property and/or public open spaces including but not limited to the following:</p> <ul style="list-style-type: none"> 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. <p>All pedestrian amenities shall be permanently secured to the ground surface.</p> <p>Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.</p>	<i>Med. Bonus Floor Plan Chart page A-0.2, indicates compliant pedestrian amenities. Complete pedestrian amenities plan required with the official plan submittal.</i>
14. Pedestrian design features for building frontages (street level only).	<p>On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included:</p> <ul style="list-style-type: none"> Display windows or retail display area; Landscaping; and/or, Architectural building design features. <p>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.</p>	Provided, Primary Street: Le Jeune Road.
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	Pedestrian pass-through provided and approved by the Board of Architect's on Dec. 01,2011.

	<p>shall be subject to the following: Minimum of ten (10) feet in width. Include pedestrian amenities as 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>	
16. Porte-cocheres.	Porte-cocheres are prohibited on front property line or primary street.	Not applicable.
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.	Board of Architect's approved on Dec. 01, 2011. Note: Antenna installations must be presented on a separate permit.
G. Landscaping.		
1. Landscape open space.	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.	Provided on pages: ST-1, L-1, L-2, and L-3.
H. Parking/Vehicle Storage.		
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.	418 parking spaces presented on page A-0.00, Zoning Chart. Required bicycle rack(s) = 2/ provided bicycle rack = 2 as shown on page A-0.2. <i>-Med. Approval will require that the bike racks (2) will have a minimum of 10 tire slots.</i>
2. Boats, trailers, etc.	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.	Compliance required at all times.

3. Curbing.	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.	<i>Compliance required at time of final plan submittal.</i>
4. Loading/ unloading areas.	Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14. All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed when not in use and after hours.	Preliminary plan, Ground Level Floor Plan, show interior loading areas.
5. 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. Restaurants shall require one (1) space per one hundred (100) gross square feet.	$18,177/250 = 72.7 (73)$. Required Parking Spaces = 73 Provided Parking Spaces = 74 Nonresidential Uses Break Down: <u>Le Jeune:</u> Office = 5,021 Sq.Ft. Retail #1= 8,948 Sq.Ft. <u>Altara:</u> Pantry #126 = 240 Sq.Ft. Parcel Stor Rm = 62 Sq.Ft. Fire Comm. #121 = 116 Sq.Ft. Security Office = 73 Sq.Ft. Office #120 = 900 Sq.Ft. <u>Laguna:</u> Retail #2 = 2,793 Sq.Ft. Display Window #1 = 12 Sq.Ft. Display Window #2 = 12 Sq.Ft. <hr/> Total = 18,177 Sq. Ft. Note: 5 th floor “Gym” and “Multipurpose Room” were not included due to use is for building tenant only not for the mass public.
6. On-street parking.	On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis. On-street parking shall not be included as satisfying the required parking requirements.	<i>TBD, subject to further review by the city.</i>

	On-street parking is encouraged on alleys. Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.	
7. Parking garages.	Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by <u>retail uses</u> . Ground floor parking is permitted on alley frontages. Parking facilities shall accommodate pedestrian access to all adjacent street(s) and alleys.	Provided.
8. Parking space limitations.	Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement markings, etc., are permitted.	Provided, applied to tandem parking and handicap parking.
9. Residential uses.	Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.	Provided.
10. Surface parking areas.	Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.	Not applicable.
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.	Not applicable.
I. Sanitation and service areas.		
1. General.	In accordance with Article 5, Division 17.	Compliance required if applicable. Note: If a future restaurant use is allocated on this site, trash room(s) must be air conditioned.
J. Signs.		
1. General.	In accordance with Article 5, Division 19.	Compliance required if applicable. Note: Signage plans must be presented on a separate permit application.
K. Streets and alleys.		
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.	<i>TBD, subject to further review by the city.</i> <i>Ground level floor plan requires portion of the existing alley to be vacated.</i>

2. Driveways.	<p>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.</p>	Provided, garage egress/ingress is on Laguna Street (secondary street) and alley.
3. Sidewalks.	<p>Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking garage entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever possible pathways shall be separated from vehicular traffic. Sidewalks shall be located on both sides of all streets with a minimum of four (4) foot unobstructed clear area. The clear area shall be unobstructed by utility poles, fire hydrants, benches, trash receptacles, newspaper stands, light poles, planter boxes, telephone booths or other similar temporary or permanent structures (traffic signage shall be exempt from the above regulations). Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two (2) curb cuts and/or ramps at each street intersection.</p>	Provided, preliminary plans show required flow of pathways.
L. Utilities.		
1. Underground utilities.	All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.	<i>Public Works Department approval required.</i>
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	<i>Public Works Department approval required.</i>

	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.	
M. Miscellaneous.		
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.	<i>TBD, subject to further review by the city, pending alley determination.</i> Note: The proposed parcels for development must receive an approval from the city to vacate portion of the existing alley to contiguously unify said parcels.
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.	<i>TBD, subject to further review by the city.</i>
3. Encroachments into public rights-of-way.	Any encroachments, construction and penetration into the rights-of-way shall be subject to the following: The property owners shall be responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, including but not limited to the following: landscaping (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets, etc. subject to all the provisions for which the development was approved as may be amended. The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.	Provided on page A-0.2.2.
4. Live work units.	Live work units shall satisfy all applicable building code and fire and life safety code requirements at time of completion. Each live work unit, including the	Not Applicable.

	<p>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.</p> <p>The nonresidential space of a live work unit may be expanded to include the nonresidential space of an abutting live work unit if the applicant meets all applicable building codes.</p> <p>Changes in use to allow for nonresidential uses shall be required to pay impact and water fees, meet the applicable building codes, and the parking requirements.</p> <p>Operation of live work unit.</p> <ul style="list-style-type: none"> o Prior to the issuance of an Occupational License for a nonresidential use, the applicant shall apply for a change in use permit if the unit was previously designated as a live work unit as part of a development approval. o Deliveries for nonresidential uses in the live work unit shall be limited to the hours of 8:00 AM to 8:00 PM. o Live work units shall not be used for storage of flammable liquids, or toxic hazardous materials which means any and all materials, substances, waste or chemicals classified under applicable governmental laws, rules or regulations as hazardous or toxic substances, materials, waste or chemicals. 	
<p>5. Public realm improvements.</p>	<p>Responsibility. All property owner(s) that desire to develop pursuant to these regulations shall be required to fund, install, and maintain all public realm improvements required herein on private property as well as those required from the property boundary to the centerline of all contiguous public rights-of-way. A property owner may also provide public realm improvements up to the property line on the far side of rights-of-way abutting his/her property. These improvements as identified in the “Master Streetscape Plan” and</p>	<p><i>TBD, Subject to further city review.</i></p>

	<p>“Underground Facilities Master Plan” include, but are not limited, to the following: landscaping; paving; signage; street furniture; public right-of-way improvements; and undergrounding of all utilities.</p> <p>Any other abutting property owner who subsequently develops property abutting an improved public realm area pursuant to these provisions shall reimburse the property owner who funded the improvements the pro rata share attributable to his property based on street or alley frontage along with the amount of interest permitted by this provision. Per annum simple interest as established and authorized by Section 687.01, Florida Statutes will accrue from the date of full payment for all improvements.</p> <p>Property owners who develop property abutting already improved public realm areas shall restore the public realm areas to their condition prior to the commencement of construction. The costs of such restoration shall not affect the total amount of reimbursement which another abutting property owner may be entitled to under this section.</p> <p>Administration of improvements. Prior to issuance of a building permit for construction, the property owner(s) shall provide surety equating to one hundred (100%) percent of the costs for completion of all improvements. The monies shall be deposited into a “Mixed Use District Public Realm Improvements Fund” (hereinafter referred to as the “Fund”) and disbursed by the City according to this section. The pro rata share of each property owner’s contribution to the fund shall be based on its street frontage measured in linear feet or other means of equitable distribution. Per annum simple interest as established and authorized by Section 687.01, Florida Statutes will accrue from the date of full payment for all improvements. The City shall also collect an administrative fee as authorized by Florida Statutes for the administration and implementation of</p>	
--	---	--

	<p>the Fund. Invoices submitted by the developer to the City in connection with the public realm improvements shall be paid by the City from the Fund. The City's Public Works Department shall monitor construction and disperse the monies from the Fund based upon completion of work and in compliance with the Master Streetscape Plan and Underground Facilities Master Plan.</p> <p>Underground utility provisions. Underground utilities shall be installed pursuant to an Underground Facilities Master Plan which will be prepared by the Public Works Department in cooperation with the Planning Department. The necessary support facilities for the installation of all underground utility facilities, including but not limited to utility vaults and transformers shall be located on private property. Property owners will receive an FAR credit equivalent to the amount of space occupied by the necessary utility facility.</p> <p>Easements. The property owners shall provide easements to all applicable utility companies for the installation and maintenance of underground utilities.</p> <p>Alternative funding mechanism. A Special Taxing District or Special Assessment District may be created pursuant to Florida Statutes to fund the installation and maintenance of underground utilities and all public realm improvements.</p>	
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.	The density and floor area ratio may be transferred throughout the contiguous unified parcel (pending MXD Overlay approval for block 1, lots 22-36).

ARTICLE 5 – DEVELOPMENT STANDARDS

(Required reading)

<i>CODE SECTION/DOCUMENT</i>	<i>REQUIRED/ALLOWED</i>	<i>PROVIDED</i>
Section 5-108. Swimming pool and/or spa.	A private swimming pool and spa is permitted as an accessory use in any district, subject to the following conditions and restrictions:	Compliance required at time of final plan submittal.

	<p>A. Swimming pools shall conform to the minimum structural requirements as required by the Florida Building Code.</p> <p>B. Design and sanitation requirements shall meet the requirements of the Florida Building Code and the State Board of Health. All plans for swimming pools which require approval by the State Board of Health shall be stamped with the approval thereon of said Board prior to such plans being submitted to the City of Coral Gables for a building permit.</p> <p>C. Maximum ground area coverage. In no case shall the main building or structure exceed thirty-five (35%) percent of the lot or lots comprising the building site, and the total ground area permitted to be occupied by the main building or structure and permitted auxiliary structures shall not exceed forty-five (45%) percent of the site upon which the structures are located.</p> <p>D. Setback:</p> <ol style="list-style-type: none">1. Minimum front, side and rear setback. Same as requirements for a residence located on the parcel where pool is to be constructed provided, however, that in no case shall the pool be located closer to a front street line of a lot or building site than the main or principal building is located.2. Waterway / golf course setback. On a lot or building site abutting upon a canal, waterway, lake, bay, or golf course, five (5) feet from such canal, waterway, lake, bay, or golf course.3. Measurement. All setbacks for swimming pools shall be measured from the water's edge of the pool to the nearest property line in question. <p>E. Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four (4) feet in height, to comply with existing</p>	
--	---	--

	<p>ordinance for walls and fences and provided, further, that in all cases where a swimming pool is constructed which will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool.</p> <p>F. Gates in the protective fence and/or wall required by these regulations shall be the spring lock type, so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the swimming pool is not in use.</p> <p>G. On inside lots swimming pools may be located within an L or U of the building facing upon a front street.</p> <p>H. On corner lots, swimming pools may be located within an L of the building provided that such L is not visible in both the front and side street elevation.</p> <p>I. In no case shall a swimming pool be located closer to the front or side street of a lot or building site than the main or principal building.</p> <p>J. Patios and decks surrounding pools (other than wood decks governed by Section 5-114) may extend five (5) feet closer to the rear property line, canal, waterway, lake, bay or golf course, than the pool itself, provided that a minimum rear setback of five (5) feet is maintained.</p>	
Section 5-120. Fountains and reflecting pools.	Fountains and reflecting pools are permitted as an accessory use in any zoning district subject to City Architect approval. Maximum permitted depth is eighteen (18) inches.	Provided.
Section 5-121. Planters.	Planters are permitted as an accessory use in any zoning district subject to City Architect approval.	Board of Architect's approved on Dec. 01, 2011.
Article 5, Division 3. Awnings and Canopies.	Article 5, Division 3. Awnings and Canopies.	<p>Compliance required if applicable.</p> <p>Note: A separate permit application is required for the proposed awnings.</p>

<p>Division 4. Clearing, Filling and Excavation.</p>	<p>Section 5-401. General. Before any land may be cleared of trees and other growth, excavated, filled and/or graded, such land shall have been platted or replatted into lots, blocks or parcels for building development in the manner prescribed by Article 3, Division 9 and the owner thereof or owner's contractor shall have applied for and obtained a permit for such work from the Building and Zoning Department.</p>	<p>Compliance required if applicable.</p>
<p>Section 5-604. Coral Gables Mediterranean Style Design Standards.</p>	<p>A. Purpose and applicability.</p> <p>1. Purpose.</p> <p>a. Provide bonuses and incentives to property owners to encourage and expand the creative use of the various architectural styles in association with promoting public realm improvements.</p> <p>b. Provide for a two level bonus program that provides amenities and features typically provided in Mediterranean Style buildings.</p> <p>c. Provide additional bonuses for "Coral Gables Mediterranean Architecture" design to continue to support George Merrick's vision consistent with the established historic building fabric of the City.</p> <p>d. Enhance the image of the City by providing a visual linkage between contemporary development and the City's unique historic thematic appearance.</p> <p>e. Promote an assortment of street level public realm and pedestrian amenities in exchange for increases in building height, residential density, and floor area ratio granted via a discretionary review process.</p> <p>f. Provide for the ability to reduce setbacks and encroachment into the public rights-of-way with public open space improvements.</p>	<p>Board of Architect's approved on Dec. 01, 2011.</p>

	<p>g. Promote and require architectural and design elements focused to a pedestrian scale.</p> <p>h. Encourage landmark opportunities, including physically defined squares; plazas; urban passageways; parks; public open spaces; and, places of public assembly and social activity for social, cultural and religious activities.</p> <p>i. Provide a strong emphasis on aesthetics and architectural design with these regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment. This can be accomplished by the following:</p> <p>i. 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.</p> <p>ii. Integration of street level plazas, courtyards, opens space and public gathering areas including the creation and preservation of corridors, vistas and landmark features.</p> <p>2. Zoning district applicability. These regulations are available for new construction, additions, restorations and/or renovations of existing buildings using all types of architecture styles as described herein provided such property is located within the Multi-Family-2 (MF2), Multi-Family Special Area (MFSA), Commercial (C), Commercial Limited (CL), or Industrial (I) zoning districts, except as otherwise provided herein.</p> <p>3. Site Specific Zoning Regulations and Mediterranean Bonus. Coral Gables Mediterranean Style Design Standards bonuses and/or incentives as provided for in this Section may be awarded as supplemental (additional) intensity/density or the reduction of existing limitations as assigned in “Appendix A - Site Specific Zoning</p>	
--	---	--

Regulations.” These supplemental (additional) bonuses and/or incentives shall be evaluated pursuant to the applicable development standards included in Tables 1, 2, and 3 of Section 5-604.

4. In the MFSA District, all development shall comply with the provisions for residential uses which are set out in Table 1, and five (5) of ten (10) of the standards in Table 2; however, the bonus intensity and heights shall not apply.

5. Coral Gables Mediterranean Architectural Design. Applications for new construction and additions restorations and/or renovations of existing buildings, as Coral Gables Mediterranean Architecture may secure bonuses as provided herein.

6. Review and authority.

a. The Board of Architects shall be the responsible City review Board on this Article. The Board of Architects may grant approval of all the provisions of this Article unless noted otherwise within these provisions. The Board of Architects shall review all applications for compliance of the provisions of this Article and if the Board of Architects deems an application does not satisfy the provisions the Board shall not award the bonuses. The Board of Architects in its review may complete either of the following:

- i. Approve the application;
- ii. Approve the application with modifications;
- iii. Defer the application and request the applicant redesign the application and resubmit the application to satisfy the provisions of this Article; or
- iv. Deny the application.

b. Staff review. The City Architect shall review and provide a recommendation to the Board of

	<p>Architects advising of compliance of all provisions contained within this Article.</p> <p>c. New construction applications. The Board of Architects shall not grant any development bonus for new construction unless the application satisfies the provisions in Table 1, Required Standards. The Board of Architects may grant the development bonuses provided in this Section provided that the Board of Architects in its discretion determines that the application complies with all the standards for the development bonus or bonuses.</p> <p>d. Additions, restorations and/or renovations of existing buildings. The Board of Architects may grant a development bonus for the Coral Gables Mediterranean Style Design as an addition, restoration and/or renovation of an existing building provided that the Board of Architects in its discretion determines that the application satisfies the standards. The City Architect shall provide a recommendation to the Board of Architects whether to grant bonuses for the entire building or only the proposed area of the addition, restoration and/or renovation. The Board of Architects shall have final determination as to the amount of bonus granted. No building permit for an addition, restoration and/or renovations of an existing building shall be granted by the Building and Zoning Department unless the Board of Architects in its discretion determines that the building(s) will continue to satisfy all previously approved conditions of approval granting that bonus and the provisions of this Article.</p> <p>7. Special location site plan review. Properties in the MF2, C, CL and I Districts which are adjacent to or across public rights-of-way or waterways from an SFR District or MF1 District shall comply with the</p>	
--	---	--

	<p>following requirements to secure bonuses:</p> <p>a. Height limitations. Limited to a maximum height of three-and-one-half (3½) floors/forty-five (45) feet.</p> <p>b. Review process. The review process shall be as follows:</p> <p>i. Submit an application and secure Board of Architects preliminary review and approval.</p> <p>ii. Submit an application with the Planning Department for special locational site plan review.</p> <p>iii. Secure special locational site plan review and recommendation for approval from the Planning and Zoning Board and approval from the City Commission.</p> <p>iv. Secure Board of Architects final review and approval for architecture prior to issuance of a building permit.</p> <p>c. Review criterion. Applications considered pursuant to these regulations must demonstrate that they have satisfied all of the below listed criterion. The Planning Department shall evaluate the application with reference to each of the below criteria and provide a recommendation to the Planning and Zoning Board and City Commission. The Planning Department, Planning and Zoning Board and City Commission shall make specific findings of fact that all of the below listed criterion are satisfied. The criterion is as follows:</p> <p>i. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.</p> <p>ii. The physical design of the site plan and the manner in which said design does or does not make adequate</p>	
--	---	--

	<p>provision for public services, parking, provide adequate control over vehicular traffic, provide for and protect designated public open space areas, and further the amenities of light and air, recreation and visual enjoyment.</p> <p>iii. The compatibility of the proposed building with reference to building height, bulk, and mass with the contiguous and adjacent properties.</p> <p>iv. The conformity of the proposed site plan with the Goals, Objectives and Policies of the Comprehensive Plan (CP).</p> <p>v. That the site plan and associated improvements provides public realm improvements, public open space, and pedestrian amenities for the public benefit.</p> <p>vi. Those actions, designs, construction or other solutions of the site plan if not literally in accord with these special regulations, satisfy public purposes and provide a public benefit to at least an equivalent degree.</p> <p>d. Approval. Approval if granted by the City Commission shall be in Resolution form.</p> <p>8. Additional Requirements.</p> <p>a. Designated historic landmarks. Pursuant to Article 3, Division 11, all plans affecting designated historic landmarks must receive a Certificate of Appropriateness from the Historic Preservation Board prior to submittal to the Board of Architects. Bonuses shall not be awarded for development on property that is historically designated where a Certificate of Appropriateness has been denied.</p> <p>b. Supplemental approval provisions. Applicants, property owners, successors or assigns may be required to provide agreements, covenants, contracts, deed restrictions or sureties as a part of the approval granted which may include the following:</p> <p>i. Undertaking of all conditions in accordance with the approved</p>	
--	---	--

	<p>application.</p> <p>ii. Bind all development successors or assigns in title to any conditions and commitments made of these provisions and approved application.</p> <p>iii. Provide for the financial responsibility to continuing the operation and maintenance of the public open space areas, public realm, pedestrian amenities, functions and facilities that are provided, at the expense of the designated property owner and/or property owners association, etc., as applicable.</p> <p>B. Development bonus standards.</p> <p>1. Required standards. Applications shall be required to satisfy all of the requirements in Table 1, “Required Standards” in order to secure bonuses based upon the applicable residential, nonresidential and MXD district designations.</p>	<p><i>Med. Bonus Table 1, Board of Architect’s approved on Dec. 01, 2011.</i></p>
<p>Table 1. – Required standards Category used: Mixed Use</p>		
<p>1. 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>Board of Architect’s approved on Dec. 01, 2011.</p>
<p>2. 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> <p>a. Display windows or retail display area;</p> <p>b. Landscaping; and/or</p> <p>c. Architectural relief elements or ornamentation.</p>	<p>Board of Architect’s approved on Dec. 01, 2011.</p>
<p>3. 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>	<p>Not applicable to MXD District.</p>

	<p>a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets.</p> <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>	
4. Bicycle storage.	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.	Required bicycle rack(s) = 2/ provided bicycle rack = 2 as shown on page A-0.2. <i>Note: Med. Approval will require that the bike racks (2) will have a minimum of 10 tire slots.</i>
5. Building facades.	Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, step backs or variations in bulk/massing at a minimum of one hundred (100) foot intervals.	Board of Architect's approved on Dec. 01, 2011.
6. Building lot coverage.	No minimum or maximum building lot coverage is required.	No minimum or maximum building lot coverage is required.
7. Drive through facilities.	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 Le Jeune Road, and Alhambra Circle from Douglas Avenue to Le Jeune Road.	Not applicable.
8. Landscape open space area.	Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. Five (5%) percent for nonresidential properties;	

	<p>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>	secondary street (Laguna Street).
11. Porte-cocheres.	Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to Le Jeune Road, and Alhambra Circle from Douglas Avenue to Le Jeune Road.	Not applicable.
12. Sidewalks/ pedestrian access.	<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>Approved by the Board of Architect's on Dec. 01, 2011.</p> <p>Provided, Altara Avenue provides the main pedestrian entrance and adjoining streets have an additional entry and/or pathway.</p>
13. Soil, structural.	Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.	<i>Approval required by the Public Service Department.</i>
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.	Board of Architect's approved on Dec. 01, 2011.
Section 5-604. Coral Gables Mediterranean Style Design Standards.	C. Level 1 bonus – Standards for all types of architectural design. Bonuses are available up to a maximum of 0.2 floor area ratio and up to a maximum of one (1) story for all types of architectural designs of buildings. The allowable floors are subject to the subject property applicable CP Map designation and the height is regulated	<i>Compliance required at time of final submittal.</i>

	by the Zoning Code. The allowable floors and height are as follows:	
CP Map Designations	Additional floors/feet available for all types of architectural design	Commercial Uses
Low-rise Intensity	+ 1 floor/13.5 feet = 5 floors / 63.5 feet	Applicable for parcels on block 1, lots 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36.
Mid-rise Intensity	+ 1 floor/13.5 feet = 7 floors / 83.5 feet	
High-rise Intensity	+ 1 floor/13.5 feet = 14 floors /163.5 feet	
Industrial Uses	+ 1 floor/13.5 feet = 7 floors / 85.5 feet	Applicable for parcels on block 1, lots 13, 14, 15, 16, 17, 18, 19, 20, and 21.
Mixed Use	The height is dependent upon underlying CP Map designation	See above Industrial Uses and Low-rise Intensity.
Section 5-604. Coral Gables Mediterranean Style Design Standards.	<p>1. All applications desiring bonuses shall meet the minimum requirements of Table 2 to secure a bonus under these provisions.</p> <p>2. The Board of Architects shall review all applications for compliance of the provisions of Table 2 and if the Board of Architects deems an application does not satisfy the provisions the Board of Architects shall not award the bonus. The bonuses are awarded based upon the Board of Architects determination that the application satisfies the following qualifications of Table 2:</p> <p>a. Residential uses (MF2 District) shall satisfy a minimum of six (6) of the twelve (12) qualifications in Table 2.</p> <p>b. Nonresidential uses (C, CL and I Districts) shall satisfy a minimum of eight (8) of the twelve (12) qualifications in Table 2.</p> <p>c. MXD Districts shall satisfy a minimum of eight (8) of the twelve (12) qualifications in Table 2.</p>	<p><i>Compliance required at time of final submittal.</i></p> <p>2. Board of Architect's approved on Dec. 01, 2011.</p> <p>c. Preliminary plan, Med. Bonus Floor Plan, page A-0.2 provides 11 items from the below Table 2. Architectural and Public Realm Standards.</p>

Table 2. Architectural and Public Realm Standards
Category Used: Mixed Use

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.	Board of Architect's approved on Dec. 01, 2011. Le Jeune Road, Altara Avenue, and Laguna Street provide coverage with a combination of covered loggias and a series of awnings.
2. Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.	Board of Architect's approved on Dec. 01, 2011.
3. Building step backs.	Step backs on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.	Building step back has been approved by the Board of Architect's on Dec.01, 2011.
4. Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.	Tower features have been proposed and approved by the Board of Architect's on Dec. 01, 2011.
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.	Provided: Garage egress/ingress is on Laguna Street (secondary street) and alley.
6. Lighting of landscaping.	Up lighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).	Requirement proposed on preliminary plan, Med. Bonus Floor Plan page A-0.2. *Note: Lighting plan will be required with final plan submittal.
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.	Provided.
8. Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.	Not Proposed.

<p>9. Paver treatments.</p>	<p>Inclusion of paver treatments in all of the following locations:</p> <ul style="list-style-type: none"> a. Driveway entrances minimum of ten (10%) percent of total paving surface. b. Sidewalks. Minimum of twenty-five (25%) percent of total ground level paving surface. <p>The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.</p>	<p>Provided.</p> <p><i>Public Works Department approval required.</i></p>
<p>10. Pedestrian amenities.</p>	<p>Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following:</p> <ul style="list-style-type: none"> 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. <p>Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.</p>	<p>Board of Architect's approved on Dec. 01, 2011.</p>
<p>11. Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or streets.</p>	<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> <ul style="list-style-type: none"> a. Minimum of ten (10) feet in width. b. Include pedestrian amenities as defined herein. <p>In lieu of providing one (1) pass-through of ten (10) feet in width every</p>	<p>Board of Architect's approved on Dec. 01, 2011.</p>

	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.	
12. Underground parking.	The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent 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.	Not applicable, underground parking not proposed.
Section 5-604. Coral Gables Mediterranean Style Design Standards.	D. Level 2 bonuses – Bonuses for Coral Gables Mediterranean Architectural Design. An additional bonus up to 0.3 floor area ratio and one (1) story or two (2) stories shall be permitted if Coral Gables Mediterranean Architectural Design is utilized. The maximum available number of stories are based upon the CP Map designation and permitted building height as outlined in the Zoning Code subject to the designation of the subject property.	<i>Compliance required at time of final submittal.</i>

CP Map Designations	Allowable maximum feet	Maximum total feet available pursuant to Section 5-604	Additional feet available/maximum feet for Coral Gables Mediterranean Architectural Style	Commercial Use
Low-rise Intensity	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet	<p>Allowed with Med. Bonus = 77 feet in height.</p> <p>West Elevation/Le Jeune Rd. (page A-2.1):</p> <ul style="list-style-type: none"> -Provided (left side) = 72 feet in height. -Provided (right side) = 72 feet in height. <p>-Above provision is applicable for parcels on block 1, lots 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36.</p>
Industrial Uses	72 feet	85.5 feet	85.5 feet + 13.5 feet = 99 feet	<p>Allowed with Med. Bonus = 99 feet in height.</p> <p>East Elevation/Laguna St.:</p> <ul style="list-style-type: none"> -Provided (left side) = 100 feet in height. -Provided (right side) = 100 feet in height. <p>-Above provision is applicable for parcels on block 1, lots 13, 14, 15, 16, 17, 18, 19, 20, and 21.</p>
Mixed use		The height is dependent upon underlying CP Map designation.		
Section 5-604. Coral Gables Mediterranean Style Design Standards.	H. Option standards. Applications for bonuses may also utilize the following development options for Level 1		<i>Compliance required at time of final submittal.</i>	

	and/or Level 2 bonuses as is provided in Table 3:	
Table 3. Other development options Category Used: Mixed Use		
1. Building setback reductions.	<p>Reduction in setbacks. Setbacks may be reduced to zero (0) foot setbacks on all property lines subject to the following standards:</p> <p>a. Minimum open space. A minimum of twenty-five (25%) percent of the total ground stories square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on private property.</p> <p>b. The minimum square footage of allowable ground stories open space (i.e. plazas) shall be four hundred (400) square feet.</p> <p>c. Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, and pedestrian pass-throughs adjacent/contiguous to the adjacent rights-of-way.</p> <p>d. Applicants, property owners, successors or assigns desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions in setbacks are only permitted subject to these regulations.</p>	<p>a. Setback Reduction page A-0.2.1, Public Realm Plan page ST-1, and Landscape Plan-Ground Floor page L-1 -Le Jeune Road 25% Frontage: Minimum Required = 431 Sq.Ft. Provided = 1,622 Sq.Ft.</p> <p>-Altara Avenue 25% Frontage: Minimum Required = 454 Sq.Ft. Provided = 1,362 Sq.Ft.</p> <p>-Laguna Street 25% Frontage: Minimum Required = 587 Sq.Ft. Provided = 1,735 Sq.Ft.</p> <p>b. Ground Floor Plan, page A-1.0, provided = 4,868 Sq. Ft.</p> <p>c. Med. Bonus Floor Plan, page A-0.2, provides the required types of open spaces.</p> <p>d. Compliance required if applicable.</p>
2. Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way.	Encroachments up to a maximum of ten (10) feet into public rights-of-way (not including alleys) may be permitted for the placement of a street level pedestrian arcade/loggia as a part of an adjacent building subject shall satisfy the following regulations:	Med. Bonus Floor Plan, page A-0.2, provides loggias and arcades within the property lines.

	<p>a. Encroachment. The total amount of encroachment shall be evaluated based upon the total width of the contiguous rights-of-way. Rights-of-way less than sixty (60) feet or less may be approved for less than the maximum ten (10) feet.</p> <p>b. Minimum percentage of open space. A minimum fifty (50%) percent of the total ground stories square footage encroachment requested must be provided as publicly accessible open space and landscape area on private property. The open space is subject to the following:</p> <p>Types of open space. Types of open space shall be in the form of open arcades/loggia, courtyards, plazas, pedestrian pass-throughs or open atriums adjacent/contiguous to the adjacent rights-of-way.</p> <p>Minimum area. Minimum square footage of allowable open space shall be five hundred (500) square feet.</p> <p>Landscape. Include both hard and softscape landscape improvements and pedestrian amenities as defined herein.</p> <p>Vertical volume. As a minimum include a vertical volume of space equal from street level to the first story's height or eighteen (18) feet, whichever is greater. Increase/decrease in height may be reviewed/approved as a part of approval. Maximum arcade/loggia lengths. Encroachments of up to eighty (80%) percent of the entire linear length of the building are permitted. Encroachment of the entire length may be requested subject to review and approval at the time of site plan review. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and mass.</p> <p>Vertical encroachment. Structure shall be limited to the following: Forty-five (45) feet on sixty (60) foot rights-of-way. Eighteen (18) feet on rights-of-way less than thirty (30) feet. The encroachment shall be structurally supported entirely from the adjoining</p>	
--	---	--

	<p>private property.</p> <p>c. All applicable costs for improvements and/or relocation to utilities, sanitary sewer, storm water, and other associated infrastructure improvements as a result of the request shall be the responsibility of the property owner.</p> <p>d. On street parking displaced as a result of the encroachment shall be provided as public parking spaces within the proposed development and compensation for the removed spaces shall be subject to the established City provisions. The building shall include City's public parking signage on the exterior portions of the building to clearly identify public parking spaces are available within the facility. The total number and location of the signage shall be determined at the time of application review.</p> <p>e. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following: The property owners shall be responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, including but not limited to the following: landscaping; (hard and 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. Responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property. In the event that the owner or any assign and successor shall at any time after approval of the site plan fail to maintain the areas in reasonable order and condition in accordance with the approval, these regulations, City Code or other applicable local, state and federal requirements, the City shall implement appropriate measures pursuant to applicable City provisions.</p>	
--	--	--

	f. Encroachments and the total amount of encroachment shall require review and approval pursuant to applicable City provisions.	
3. Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only).	Any new building construction or restoration/renovation of a building located in the Central Business District which is designed as Coral Gables Mediterranean Architectural Design as provided for in Section 5-604 and satisfies all other provisions of this Article, may be exempted from off-street parking requirements if the FAR of such building(s) does not exceed 1.45. Property owners, successors and/or assigns shall be limited to the above use restriction in perpetuity. The above provisions shall be enforced via a restrictive covenant or other acceptable means as determined by the City Attorney, subject to City Attorney review and final approval prior to the issuance of a certificate of occupancy for the building.	Not applicable/proposed project is not within the Central Business District.
4. Multi-family residential density bonus for Mediterranean Architectural Design buildings.	A twenty-five (25%) percent residential density bonus may be awarded to the permitted residential density if the proposed building is designed as Coral Gables Mediterranean Architectural Design as provided for in Section 5-604 and satisfies all other provisions of this Division.	Not applicable.
Article 5, Division 7. Distance Requirements.	Section 5-701. Purpose and applicability. It is the purpose of this Division to provide for appropriate distances between particular uses in order to mitigate any adverse impacts between particular uses. Section 5-702. Sale of alcoholic beverages and liquors. A. No alcoholic beverage sales (package) shall be permitted upon premises closer than five hundred (500) feet from any religious institution or school without approval by the Board of Adjustment.	<i>Compliance Required.</i> <i>A. School within the required distance.</i>

	<p>B. In reviewing an application for alcoholic beverage sales (package), the Board of Adjustment shall consider, but not be limited to the following criteria:</p> <ol style="list-style-type: none"> 1. Location of building on the building site. 2. Location of entrances and exits to the licensed establishment. 3. Proposed hours of operation. 4. Other uses of business adjacent to or between the licensed establishment and the church or school. 5. Vehicular and pedestrian paths between the licensed establishment and the church or school. 6. Shall determine that the location is not detrimental to the public health, safety and welfare. <p>C. The five hundred (500) foot lateral distance shall be measured and computed by following a straight line from the nearest point of the school grounds and/or religious institution in use as part of the school grounds and/or religious institution to the nearest property line of the building site of the place of business.</p>	<p><i>4. School within the required distance.</i></p> <p><i>C. School within the required distance.</i></p>
<p>Article 5, Division 11. Landscaping</p>	<p>The purpose of this Division is to preserve the existing natural environment and provide landscape improvements on private properties and rights-of-way in order to encourage amenities and screening that promotes a positive urban image, enhancement of property values, strengthening of the historic fabric, promotion of orderly growth, and overall enhanced aesthetic quality in the City.</p>	<p><i>Subject to further review by the city.</i></p>

<p>Article 5, Division 14. Parking, Loading, and Driveway Requirements</p>	<p>The purpose of this Division is to ensure that:</p> <ol style="list-style-type: none"> 1. Adequate off-street parking is provided for uses that are permitted by these regulations. 2. Vehicular use areas are designed and lighted to promote public safety. 3 Vehicular use areas and landscaped areas relate to each other in a manner that protects and enhances community character. 4. Adequate loading areas are provided that do not interfere with the function of other vehicular use areas. 5. Sufficient parking is provided in nonresidential areas that are near residential neighborhoods, so that the character and quality of life in the residential neighborhoods are protected from overflow parking. 	<p>Provided. Zoning Chart page A-0.00, Requires Parking Spaces = 399 Provided Parking Spaces = 417</p> <p>4. Trash Rm. #111, was approved by Waste Management, copy of the approval letter must be attached with the final plan submittal.</p>
<p>Section 5-1402. Geometric standards for parking and vehicular use areas.</p>	<p>A. Dimensions and configuration of parking spaces.</p> <ol style="list-style-type: none"> 1. Required parking space dimensions: <ol style="list-style-type: none"> a. Parallel parking spaces: Nine (9) feet by twenty-two (22) feet. b. Angled parking spaces: Eight and one-half (8½) feet by eighteen (18) feet. c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code. 	<p>Provided on page A-0.4.</p>
<p>Section 5-1405. Landscaping, screening, and design.</p>	<p>D. Parking garage exterior façade treatment.</p> <ol style="list-style-type: none"> 1. The exterior façades of parking garages that are not subject to Subsection B shall be designed and improved so that the use of the building for parking is not readily apparent. 2. Parking garages that are not subject to Subsection B shall reflect the architectural character and exterior finishes of the principal building that is to be served. 	<p>Provided on page LA-1.dw and LA-2, and approved by the Board of Architect's on Dec. 01, 2011.</p>

Section 5-1406. Visibility triangles.	<p>A. 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 two and a half (2½) feet and eight (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>	<i>Compliance required at time of final submittal.</i>
Section 5-1407. Illumination.	Illumination of parking areas shall be provided in accordance with the standards set out in Chapter 8C of the Miami-Dade County Code.	<i>Compliance required at time of final submittal.</i>
Section 5-1409. Amount of required parking.	B. Calculation of parking requirements.	<p>Provided.</p> <p>Zoning Chart page A-0.00, Requires Parking Spaces = 399 Provided Parking Spaces = 417</p>
Section 5-1410. Miscellaneous parking standards.	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.	Provided, Tandem Parking Assignment on page A-0.00, tandem parking spaces total = 114.
Section. 5-1505. Alleys.	<p>A. Where required. Alleys shall be required in all commercial and industrial districts. Alleys are not required in residential districts.</p> <p>B. Waiver of requirement. The Public Works Director may waive the requirement for alleys in commercial and industrial districts where other definite and assured provisions are made for service access. Examples of such provisions for service access include areas designated for off-street loading and unloading and the continued availability of adequate parking and access for the uses proposed.</p> <p>C. Width of alley. The right-of-way width of an alley shall be not less than twenty (20) feet, and shall provide adequate turning areas at changes in angles.</p>	

	D. Dead-end alleys. Dead-end alleys are prohibited.	<i>D. Proposed project creates a dead-end alley .Subject to further review by the city.</i>
Section 5-1511. Utility easements.	Easements shall be provided for the installation of underground utilities or relocating existing facilities in conformance with the respective utility company's rules and regulations. In subdivisions of less than twenty-one (21) lots the directors of the Public Works and Planning Departments may waive the requirements for underground installations if the service to the adjacent area is overhead and it does not appear that further development will occur.	<i>TBD, subject to further review by the city.</i>
Section 5-1512. Construction standards.	Properly qualified and licensed contractors shall pay for and obtain proper permits from the Public Works Department for all construction and improvement work within the subdivision. Should any work within the subdivision be performed not in conformity with any provisions of this Division or any other Ordinances of the City, the City Manager shall immediately give notice by certified mail to the subdivider and any contractors performing work in that area that all permits are suspended, and that all improvements, construction, development and other work within the subdivision shall cease within twenty-four (24) hours of receipt of notice. The subdivider and contractor shall in such case further be subject to penalties as set forth in Article 7 of these regulations.	Compliance required.
Section 5-1513. Improvements or bond required.	Before consideration of a final plat of a subdivision, the City Commission must be satisfied that all improvements required by Section 5-1510 are to be constructed. The Director of Public Works shall prepare an estimated cost of all required improvements. The estimated costs shall be based on the actual computed cost of improvements plus ten (10) percent. In lieu of the completion of the improvements, a bond executed by a surety company qualified to transact business in the state, shall be furnished by the subdivider in an amount equal to the	<i>TBD, subject to further review by the city.</i>

	<p>estimated cost of the construction plus ten (10) percent of such improvements, including engineering supervision, testing and miscellaneous charges. The surety will be subject to the condition that the improvements will be completed within twelve (12) months after approval of the final plat, and in the event they are not completed, the City shall proceed with the work and hold the owner and the bonding company jointly responsible for the costs thereof. If the bond proves insufficient to complete the improvements covered, the City shall have the right to finish all work by creating a special assessment district, and assess the amount of the additional funds required equally against all divisions of land within the subdivision. As an alternative, the subdivider may deposit a certified or cashier's check with the City Clerk payable to the City in lieu of the surety bond.</p>	
Article 5, Division 16. Roofs	Roof	Compliance required.
Section 5-1701. Air conditioning.	<p>New commercial construction or renovation of an existing commercial structure, the use of which involves food products (such as restaurants, cafeterias, etc.), where the cumulative cost of such renovation is in excess of twenty-five (25%) percent of the assessed value of the existing commercial structure shall make provisions for the installation of an air conditioning system for commercial trash containers.</p>	<p>Not applicable to the proposed commercial use.</p> <p>*Note: If a future restaurant use is allocated on this site, trash room(s) must be air conditioned.</p>
Section 5-1702. Commercial trash containers.	<p>New commercial construction or renovation of an existing commercial structure where the cumulative cost of such renovation is in excess of twenty-five (25%) percent of the assessed value of the existing commercial structure shall make provisions for a trash container room or enclosure in accordance with the following provisions:</p> <p>A. All new commercial construction projects and all renovation projects having a setback of less than ten (10) feet on the side of the property best</p>	Compliance required.

	<p>suited for the servicing of trash containers shall include a trash container room for the purpose of housing dumpsters or other trash receptacles.</p> <ol style="list-style-type: none">1. The trash container room may only be located on the rear or side of the proposed development and shall be easily accessible for servicing.2. The trash container room shall be fully enclosed and include lockable doors. <p>B. Renovation projects having a setback of ten (10) feet or more on the side of the property best suited for the servicing of trash containers shall include a trash container room pursuant to subsection A(1) and A(2) above, or a trash container enclosure in accordance with the following:</p> <ol style="list-style-type: none">1. The trash container enclosure may only be located in the rear yard, rear setback area, side yard or side setback area.2. The trash container enclosure shall be placed at least five (5) feet from any property line, but not within the triangle of visibility required in Section 5-1406.3. The trash container enclosure shall be located such that garbage or trash trucks will not block the intersections of streets or alleys while servicing trash containers.4. The trash container enclosure shall consist of:<ol style="list-style-type: none">a. A concrete pad or impervious pavers as a base;b. Five (5) foot high enclosure walls; andc. An access gate.5. An impervious surface shall be provided between the trash container enclosure and the street or alley from	
--	---	--

	<p>which the containers will be serviced.</p> <p>6. Whenever possible, a hedge, or similar landscaping material, shall abut the enclosure walls.</p> <p>C. Upon written request of a property owner, the requirements specified in (A) and (B) above may be waived by order of the City Manager or his designee provided the following conditions are met:</p> <ol style="list-style-type: none"> 1. The trash generated within the subject commercial building can be disposed of in a shared consolidated waste container/compactor located off-site. 2. The trash disposal location is acceptable to the City's commercial waste disposal contractor. 3. A legal instrument, as prescribed by the City Attorney, is executed by the subject property owners acknowledging that the City Manager shall be empowered to direct full compliance with the above trash enclosure/room requirements if the use of the consolidated waste container is no longer available. 	
<p>Section 5-1802. Screening of rooftop equipment.</p>	<p>Air-cooled condensing and/or compressor equipment, water cooling towers and any other type of mechanical or service equipment or apparatus installed on roofs of all buildings constructed on or after October 1, 1969, shall be screened from 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>Those buildings constructed prior to October 1, 1969, shall be exempt from this requirement until such time as renovation or rehabilitation of any portion of said building is permitted. At the time of permitting for any renovations or rehabilitation in which the value of such construction exceeds twenty (20%) percent of the assessed value of the structure, any air-conditioning and/or mechanical</p>	<p><i>Compliance required at time of final submittal.</i></p>

	apparatus mounted on roof tops, whether new or existing, shall be screened. Said screen shall be subject to the discretion and approval from the Board of Architects for design and screening material.	
Section 5-1803. Screening of storage areas.	All storage areas permitted under these regulations shall be enclosed on all sides with a solid or louvered masonry wall, not less than six (6) feet in height, with necessary openings.	Compliance required.
Section 5-1804. Air-conditioning units and equipment, and other types of mechanical equipment or apparatus installed on or attached to premises.	A. Air-cooled condensing and/or compressor equipment which is a part of an air-conditioning system or a water cooling tower, and any other type of mechanical equipment or apparatus installed on or attached to premises shall meet setback requirements for the principal structure with the following conditions: 1. All air-conditioning units or equipment shall meet noise level requirements in the City Code. 2. Any air-conditioning unit or equipment, except for window wall units, shall be visually screened from view from a canal, waterway, lake, bay, golf course or street view with a wall or landscaping.	<i>Compliance required.</i>
Article 5, Division 19. Signs	Signs: Rules and regulations.	Compliance required. Signage must be presented on a separate permit.
Article 5, Division 20. Telecommunications	Telecommunications: Rules and regulations.	<i>Compliance required if applicable.</i>
Section 5-2107. Temporary construction and/or field office.	Temporary construction and/or field office: Rules and regulations.	<i>Compliance required if applicable.</i>
Article 5, Division 22. Underground Utilities	Underground Utilities: Rules and regulations.	<i>Subject to further review by the city.</i>
Article 5, Division 23. Unity of Title and Declaration of Restrictive Covenant in Lieu thereof	Unity of Title and Declaration of Restrictive Covenant in Lieu thereof: Process.	Compliance required at time of final submittal.
Article 5, Division 24. Walls and fences	Walls and fences: rules and regulations.	Compliance required if applicable.
Division 28. Permanently installed stand-by generators	Permanently installed stand-by generators: Rules and regulations	Compliance required, stand-by generator proposed.

Prepare by: Steven Rodriguez Zoning Technician
T: 305-476-7216
E-mail: srodriguez@coralgables.com
Verified by:
Martha Salazar-Blanco
Date: 04/13/2012