



City of Coral Gables Planning and Zoning Staff Recommendation

Applicant:	4225 Properties, LLC and 4311 Ponce de Leon, LLC
Applications:	Mixed Use Site Plan Review (continued from October 8, 2014 Board meeting)
Property:	4225 and 4311 Ponce de Leon Boulevard (4311 Ponce)
Public Hearing - Dates/Times/ Location:	Planning and Zoning Board, November 12, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Applications

Mixed use site plan review for the mixed use project referred to as “4311 Ponce”, as follows:

A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, “Zoning Districts”, Division 2, “Overlay and Special Purpose Districts”, Section 4-201, “Mixed Use District (MXD)” for the mixed use project referred to as “4311 Ponce” on the property legally described as Lots 36-43 , Block 5, Industrial Section (4225 and 4311 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for an effective date.

Mixed use site plans require review and recommendation by the Planning and Zoning Board and City Commission at one (1) public hearing (via Resolution).

Continuance of Application

This item was continued at the Planning and Zoning Board’s 10.08.14 meeting in order to allow the Applicant to address unresolved issues that were identified in Staff’s report. The Applicant has chosen not to revise the proposed project, so the plans and application package provided with this Staff report is the same as those submitted and presented at the Board’s 10.08.14 public hearing. Minutes from the 10.08.14 Board meeting are provided as Attachment A.

The unresolved issues that were identified are as follows:

1. Application does not comply with Zoning Code requirements for building setbacks/stepbacks. Application must comply with one (1) of the following in order to meet the requirements of the Zoning Code for setbacks/stepbacks for mixed use projects:

- a. Provide the minimum ten (10) foot front setback for the entire building along the front property line (Ponce de Leon Blvd). A minimum front setback of ten (10) feet is required for buildings over forty-five (45) feet in height; or
- b. Comply with Zoning Code Section 4-201.E.15 for setback reductions. Applicant may provide zero (0) foot setbacks on all sides if vertical building stepbacks of a minimum of ten (10) feet are provided at a maximum height of forty-five (45) feet on all building facades.

Currently, the project proposes a zero (0) foot front setback and 93'-7" building height, and does not provide a stepback on all building facades.

2. Comments have been provided by the City's Public Works traffic consultant regarding the submitted Traffic Study that have not yet been resolved. Those issues are itemized in this Staff report.
3. Comments have been provided by the City's Public Service Director regarding proposed landscaping that have not yet been resolved. Those issues are itemized in this Staff report.
4. Zoning Code Section 3-302(D) requires all applicants filing applications requiring a public hearing before the Planning and Zoning Board conduct a minimum of one (1) public information meeting, a minimum of fourteen (14) days in advance of the Planning and Zoning Board public hearing. The Applicant was notified of that requirement in the 04.25.14 comment memo provided when the project was reviewed by the Development Review Committee (DRC). The Applicant has not provided evidence that the resident's meeting has been conducted.

Staff comments: Since the proposed plans for the project were not revised, the project still does not comply with the requirements of the Zoning Code as identified in Item No. 1. Items No. 2 and No. 4 have been resolved. The comments provided by the Public Works Department regarding the Traffic Study have been satisfactorily addressed, and the Applicant held the required residents' meeting on 10.29.14. The Applicant provided responses to the comments concerning the landscaping identified in Item No. 3, and has proffered conditions that are acceptable to the Public Service Director. Those conditions are itemized in this Staff report, and would only be necessary if the Board recommends in favor of the Application.

City attorney comments: It is the City Attorney's opinion that the history of review and approvals of this project since 2008 may be considered by the members of the Board as it applies to this specific request, including because there has been a claim of reliance upon them that will be raised by the Applicant. To the extent these earlier actions and decisions are inconsistent with the present interpretation as to these matters, they will not apply going forward for other projects, as those projects should rely on the present interpretation. The City Attorney will be present at the meeting to provide his analysis and opinion on this subject.

Summary of Application

4225 Properties, LLC and 4311 Ponce de Leon, LLC, owners (hereinafter referred to as the "Applicant"), has submitted an application (hereinafter referred to as the "Application") for mixed use site plan review for consideration at public hearings for the mixed use project referred to as "4311 Ponce" pursuant to and in accordance with the City of Coral Gables Zoning Code Mixed Use District (MXD) provisions. The Applicant has chosen not to revise the proposed project, so the plans and application package provided

with this Staff report are the same as those submitted and presented at the Board's 10.08.14 public hearing. The 10.08.14 application package is provided as Attachment B.

This property is located within the City's North Industrial Mixed Use Overlay District on the northeast corner of the intersection of Ponce de Leon Boulevard and San Lorenzo Avenue, and is 0.46 acres (20,035 sq. ft.) in size. The property is bounded by Ponce de Leon Boulevard (west), SW 39th Avenue (east) and San Lorenzo Avenue (south). A one (1) story commercial building adjoins the property to the north. The "Village of Merrick Park" is located across Ponce de Leon Boulevard to the west and across San Lorenzo Avenue to the south. A mid-rise commercial office building which faces onto San Lorenzo Avenue is located across SW 39th Avenue to the east. There are one (1) story commercial buildings and surface parking currently on the site. The property has "Commercial Mid-Rise Intensity" land use and Commercial District (C) zoning designations, which are appropriate designations for the proposed mixed use project.

The project consists of an eight (8) story/93'-7" building containing a total of 55,178 sq. ft., consisting of 11,457 sq. ft. of retail on the ground floor, 24,133 sq. ft. of commercial office space on the 5th and 6th floors, and eight (8) two story, two bedroom residential units on the 7th and 8th floors. There are 145 parking spaces proposed on three (3) garage levels above the ground floor, including eight (8) mechanical lifts. A total of 144 parking spaces are required, as indicated within the application package.

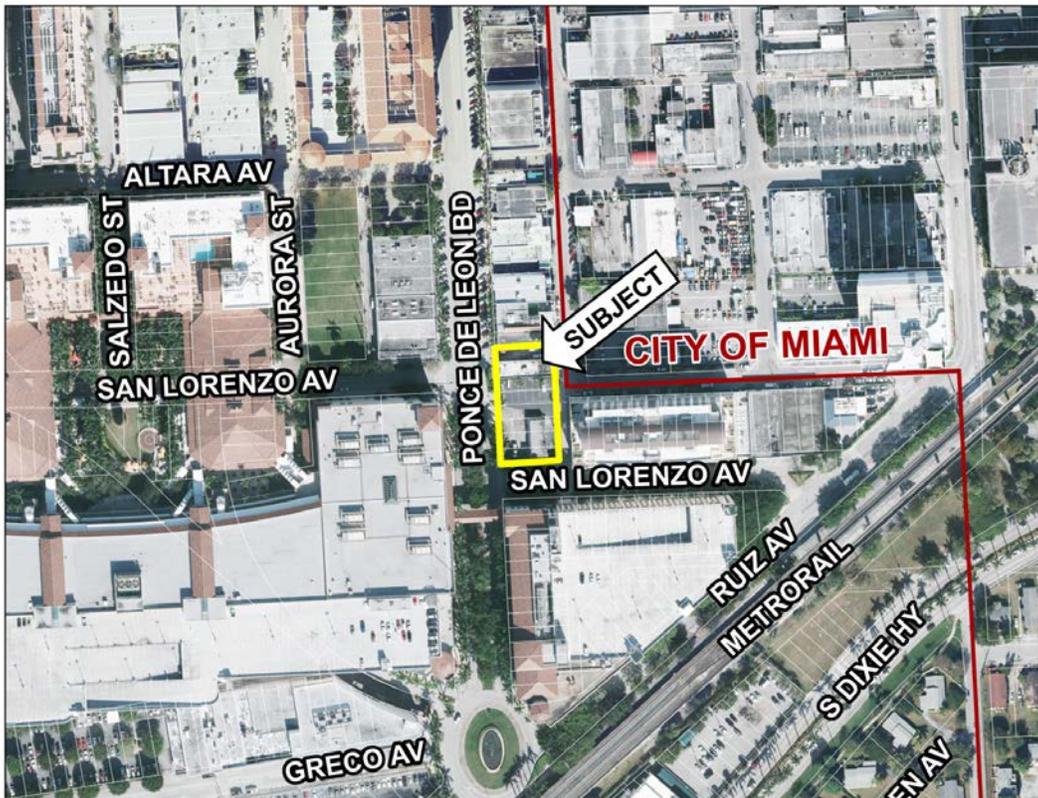
Resolution No. 2008-38 (adopted on 03.11.08) approved a mixed use project on this property also known as "4311 Ponce". The current site is slightly larger, with the addition of a 5,000 square foot parcel (Lots 36 & 37) adjoining the site to the north. The previously approved project consisted of a seven (7) story / 83'-6" high building with a penthouse (to 95'-6" height) containing 46,150 square feet of primarily commercial office space with ground floor retail, four (4) live/work residential units and three (3) floors of parking. There were 182 parking spaces provided (24 spaces more than required by Code), with 83 of those spaces being mechanical lifts. Conditions of approval were required for the project and are listed in the adopting resolution. A copy of that resolution is included with the application package (see Attachment B). The previously approved mixed use project was not constructed, and the proposed project has now been submitted for public hearing review.

The property is bounded by Ponce de Leon Boulevard (west), SW 39th Avenue (east) and San Lorenzo Avenue (south), as shown on the following location map and aerial photo:

Block, Lot and Section Location Map



Aerial



Site Data and Project Timeline

Site Data and Surrounding Uses

The following tables provide the subject property's designations and surrounding land uses:

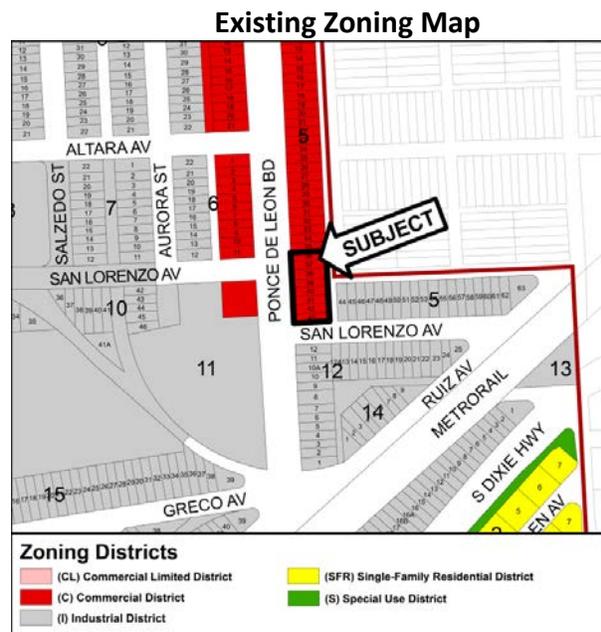
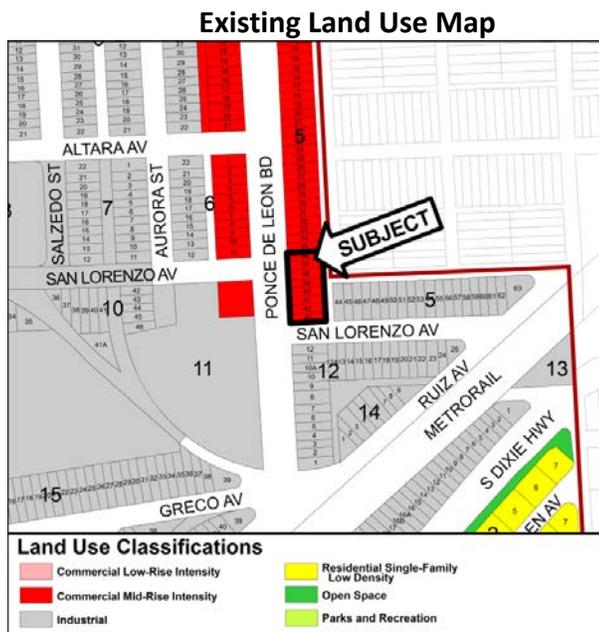
Existing Property Designations

Land Use Map designation	Commercial Mid-Rise Intensity
Zoning Map designation	Commercial District (C)
Mixed Use Overlay District (MXOD)	Yes - North Industrial MXOD
Mediterranean Architectural District	Yes - Mandatory Mediterranean Architecture Style
Coral Gables Redevelopment Infill District	Yes

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	1 story commercial building	Commercial Mid-Rise Intensity	Commercial District (C)
South	The Village of Merrick Park	Industrial	Industrial District (I)
East	Mid-rise commercial office building and City of Miami	Industrial	Industrial District (I)
West	The Village of Merrick Park	Commercial Mid-Rise Intensity & Industrial	Commercial District (C) & Industrial District (I)

The Applicant proposes no changes to the property's existing land use and zoning designations, as illustrated in the following maps:



City Review Timeline

The proposal has undergone the following City reviews:

Type of Review	Date	Result of Review
Development Review Committee	04.25.14	Comments provided to Applicant
Board of Architects	06.12.14	Preliminary approval and approval of Mediterranean architectural bonuses
Planning and Zoning Board	10.08.14	Continued to 11.12.14 meeting
Planning and Zoning Board	11.12.14	TBD
City Commission (Resolution – MXD site plan)	11.18.14	TBD

Proposed Mixed Use Project

Legislative History

A mixed use project also referred to as “4311 Ponce” was previously approved on this property. That project consisted of a seven (7) story / 83’-6” high building with a penthouse (to 95’-6” height) containing 46,150 square feet of primarily commercial office space with ground floor retail, four (4) live/work residential units and three (3) floors of parking. There were 182 parking spaces provided (24 spaces more than required by Code), with 83 of those spaces being mechanical lifts. The following resolution was approved for that project (copy of resolution provided in Attachment B):

1. Resolution No. 2008-38 (adopted 03.11.08) – Approved mixed use site plan with conditions, which are listed in the adopting resolution.

Proposal – Mixed Use Project

The Application package submitted by the Applicant (see Attachment B) includes the following:

- 1) Cover letter;
- 2) Application;
- 3) Survey of property;
- 4) Aerial and site photos;
- 5) Architectural plans and elevations;
- 6) Landscape plan;
- 7) Utility relocation plan;
- 8) Lighting plan;
- 9) Sign master plan;
- 10) Concurrency impact statement;
- 11) Public school preliminary concurrency analysis;
- 12) Background – Resolution No. 2008-38;
- 13) Historical Significance Letter; and,

14) Traffic study executive summary.

Mediterranean Architectural Style

Mediterranean architectural style is required for mixed use projects located within a Mixed Use Overlay District (MXOD). The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on 06.12.14.

A summary of the project is provided in the Applicant’s Zoning Data Sheet submitted with the Application and is presented in the following tables.

Site Plan Information:

Type	Permitted	Proposed
Total site area	---	20,035 sq. ft. (0.46 acres)
3.5 FAR x total site area	70,123 sq. ft.	---
Total square footage of building	---	55,178 sq. ft.
Retail square footage	---	11,457 sq. ft.
Office square footage	---	24,133 sq. ft.
Building height	Up to 100'-0"	93'-7"
Number of floors	No limitation	8 floors
Residential unit total	No density limitations (units/acre) within a designated MXOD	8 units
Residential unit mix:		
One bedroom		N/A
Two bedroom		8 units
Three bedroom		N/A

Parking:

Off-street (onsite) parking		
Uses	Required	Proposed
Residential units	16 spaces	16 spaces
Retail use	46 spaces	46 spaces
Office use	82 spaces	82 spaces
Total on-site project parking	144 spaces	145 spaces
Additional parking provided	---	1 space

There are currently two (2) on-street parking spaces adjacent to the property along San Lorenzo Avenue. The Parking Director has determined there will be a loss of one (1) on-street parking space. As a result, the Applicant, property owner(s), its successors or assigns, shall be required to reimburse the City for the costs associated with the loss of on-street parking in accordance with City requirements.

Development Review Committee Zoning Review

A zoning review was prepared by the Planning and Zoning Division based on the project application submittal for the Development Review Committee (DRC) and is provided in Attachment B.

Setbacks/Stepbacks:

The proposed Application **does not comply** with the Zoning Code requirements for building setbacks/stepbacks. The Application must comply with one (1) of the following in order to meet the requirements of the Zoning Code for setbacks/stepbacks for mixed use projects:

1. Provide the minimum ten (10) foot front setback for the entire building along the front property line (Ponce de Leon Blvd). A minimum front setback of ten (10) feet is required for buildings over forty-five (45) feet in height.
2. Comply with Zoning Code Section 4-201.E.15 for setback reductions. Applicant may provide zero (0) foot setbacks on all sides if vertical building stepbacks of a minimum of ten (10) feet are provided at a maximum height of forty-five (45) feet on all building facades.

Currently, the project proposes a zero (0) foot front setback with a height of 93'-7". The minimum ten (10) feet stepback at a maximum height of forty-five (45) feet on all building facades has not been provided.

Setbacks:

Type	Required*	Proposed
Front setback (Ponce de Leon Boulevard)	Ten (10) feet	Zero (0) feet
Side street setback (San Lorenzo Avenue)	Fifteen (15) feet	Fifteen (15) feet
Interior side setback (north)	None	Zero (0) feet
Rear setback (SW 39 th Avenue)	None	Zero (0) feet

* Setback reductions may be awarded for MXD projects approved for Mediterranean style design bonuses. Setback reductions are only permitted for MXD projects subject to providing vertical building stepbacks.

Stepbacks:

Type	Required*	Proposed
Front (Ponce de Leon Boulevard)	0'-0" up to 45' and 10"-0' over 45'	Complies for habitable space only
Side street (San Lorenzo Avenue)	0'-0" up to 45' and 10"-0' over 45'	None – does not comply
Interior side (north)	0'-0" up to 45' and 10"-0' over 45'	None – does not comply
Rear (SW 39 th Avenue)	0'-0" up to 45' and 10"-0' over 45'	None – does not comply

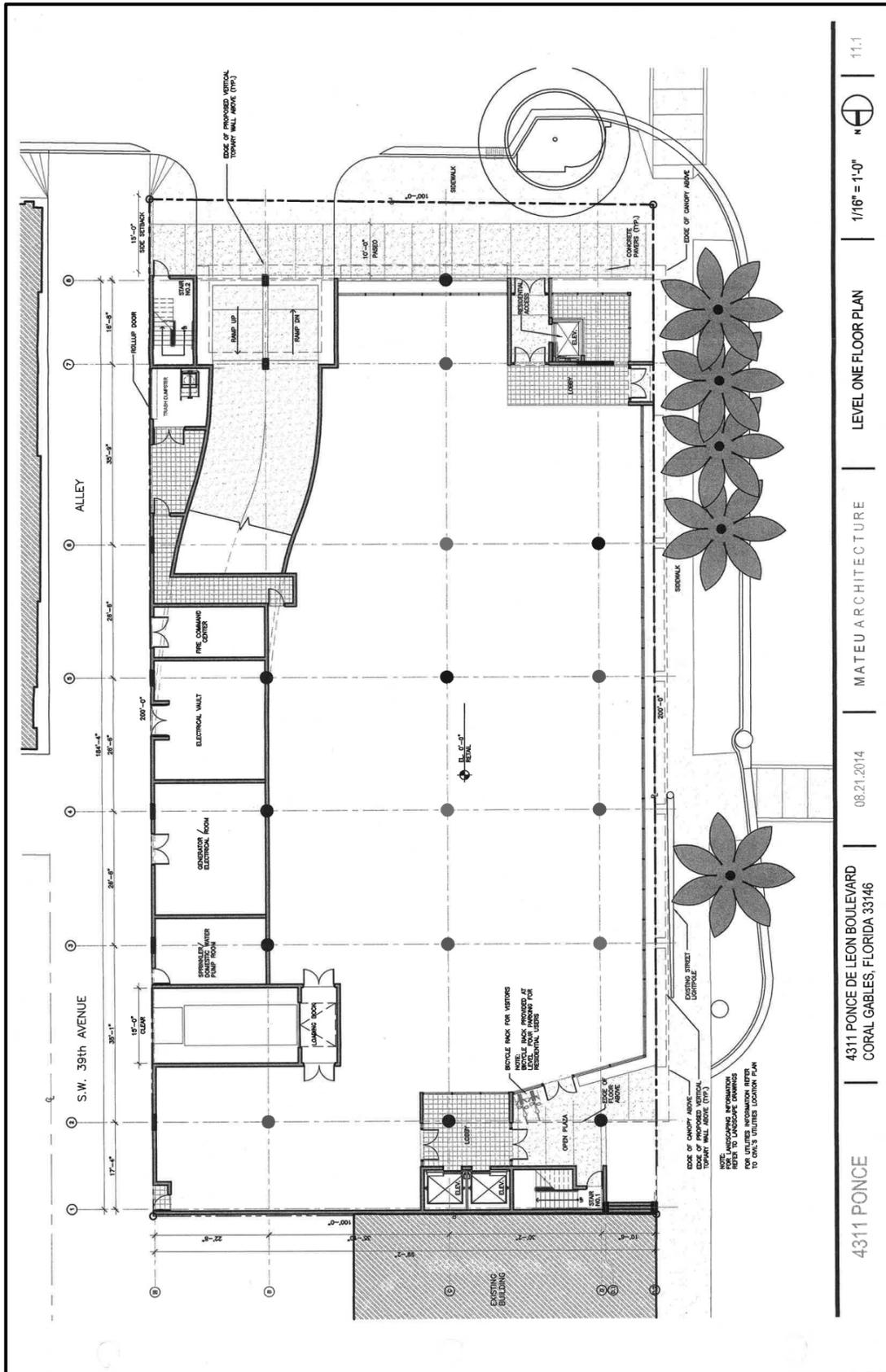
* Vertical building stepbacks are required for MXD buildings when setback reductions are requested.

Landscaping:

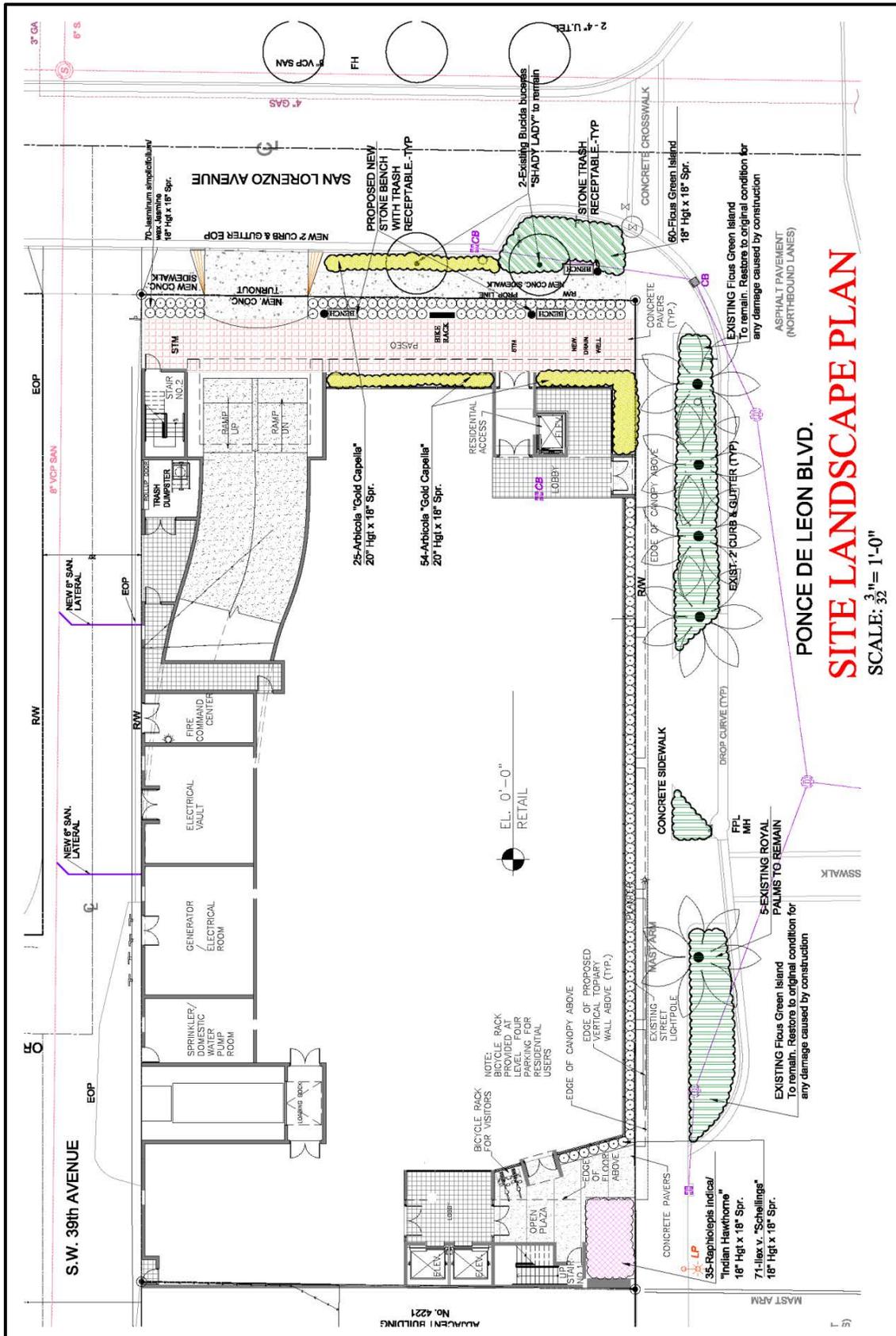
Location	Required	Provided
Landscape open space (on-site)	Must comply with ZC Section 5-1104 A 1 thru 11	Must comply at time of final plan review
Landscape open space (rights-of-way)	Must meet City Streetscape Master Plan requirements	Must comply at time of final plan review

The Applicant's proposed ground floor plan, landscape plan, and building elevations are provided on the following pages.

Ground Floor Plan

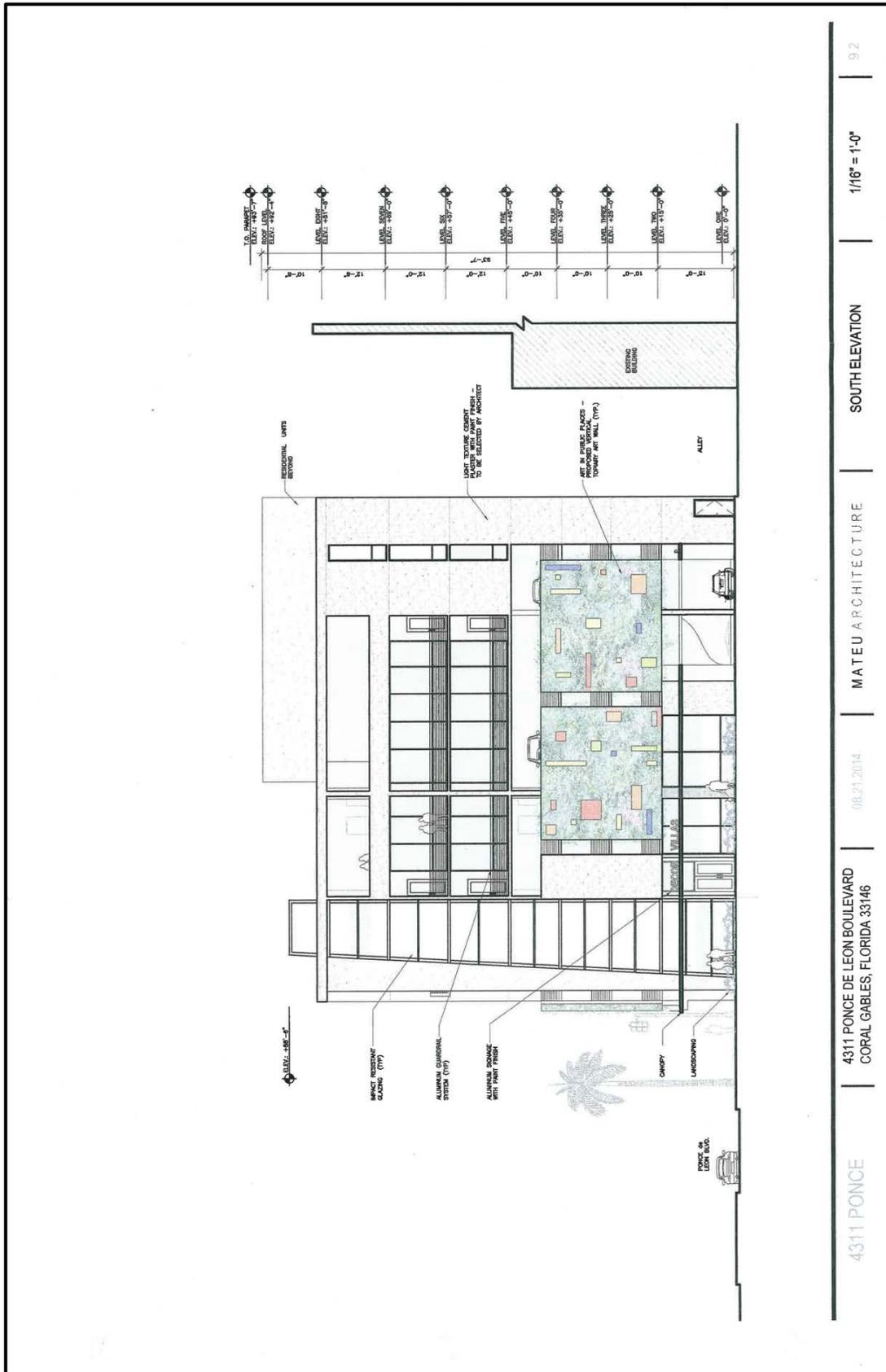


Landscape Plan

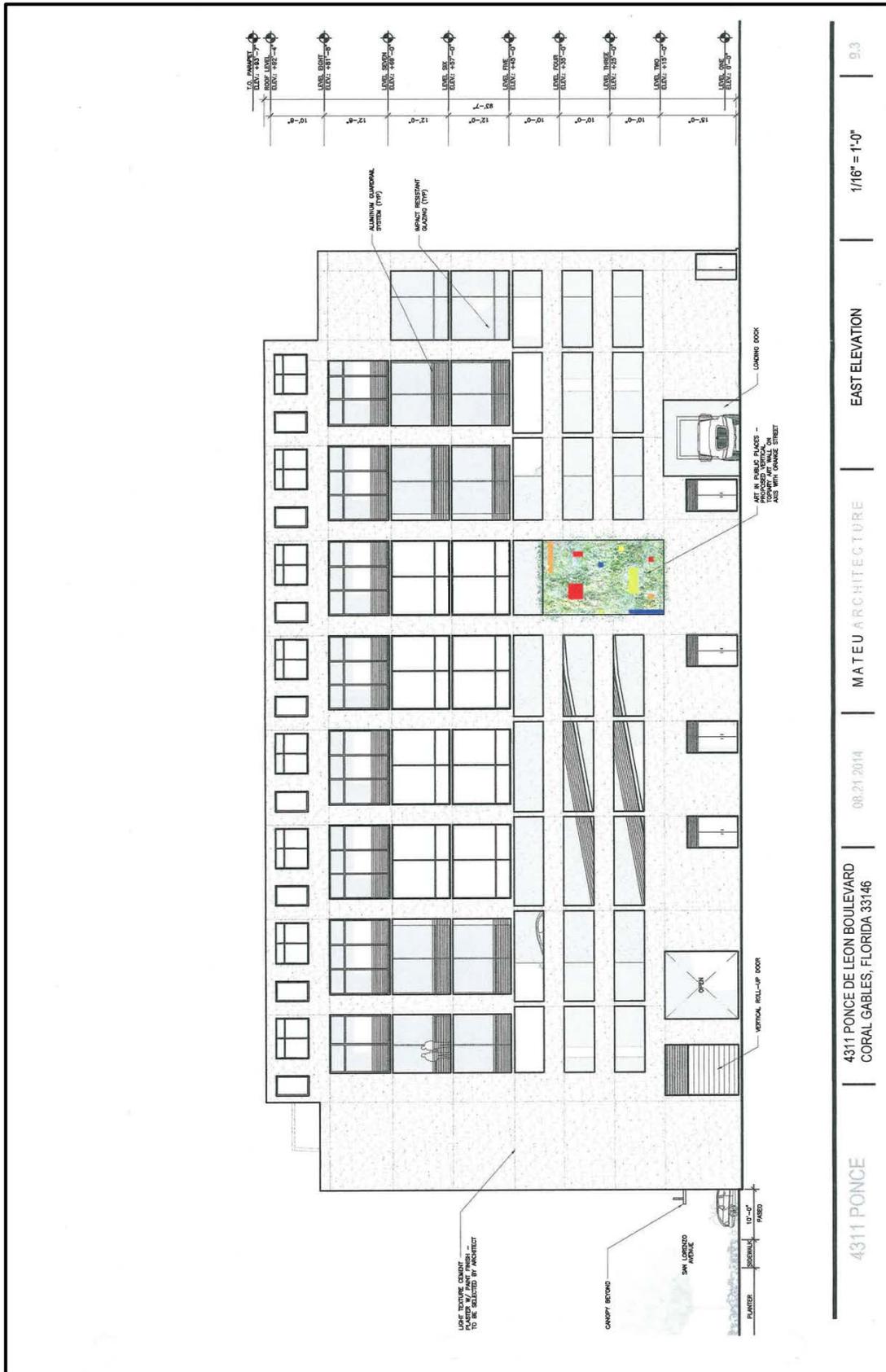


PONCE DE LEON BLVD.
SITE LANDSCAPE PLAN
 SCALE: 3/32" = 1'-0"

South (San Lorenzo Avenue) Building Elevation



East (SW 39th Avenue) Building Elevation



Findings of Fact

This section of the report presents City Staff's evaluation of the Application and Findings of Facts. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

Findings of Fact - Mixed Use Site Plan

Mixed Use District (MXD) Purpose and Objectives

The current Zoning Code and Comprehensive Plan mixed use provisions were adopted in 2004 and updated/revised as a part of the Zoning Code and Comprehensive Plan rewrite. The Zoning Code and Comprehensive Plan provides for a designated North and South Industrial Mixed Use Overlay District (MXOD) geographic area. The MXOD was created to encourage mixed use development that specifically provided for residential development which was previously not a permitted use within the City's Industrial District. The regulations are voluntary and property owners who choose to develop under these regulations are required to undergo conditional use site plan review.

Zoning Code, Division 2, Overlay and Special Purpose Districts, Section 4-201, "Mixed Use District - Purpose" provides for the following:

- "1. Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other regulations.*
- 2. Provide for residential uses at higher densities in exchange for public realm improvements.*
- 3. Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.*
- 4. Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.*
- 5. Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces.*
- 6. By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.*
- 7. Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment."*

Staff comments: The compliance of the Applicant's plans with the mixed-use requirements and performance standards set out in Zoning Code Section 4-201 (D) through (M) has been evaluated and is provided in the DRC Zoning Review prepared by the Planning and Zoning Division provided in Attachment B. That analysis determined that the proposal **does not satisfy** the Code's minimum requirements for a mixed use project. The proposed project does not meet the requirements for building setbacks/stepbacks.

Conditional Use Review Criteria

Zoning Code, Division 4, Conditional Uses, Section 3-404, General Procedures for Conditional Uses summarizes the procedures for the review of a Conditional Use application:

- “1. Provide a report that summarizes the application, including whether the application complies with each of the standards for granting conditional use approval in Section 3-408.*
- 2. Provide written recommended findings of fact regarding the standards for granting conditional use approval in Section 3-408.*
- 3. Provide a recommendation as to whether the application should be approved, approved with conditions, or denied.*
- 4. Provide the report and recommendation, with a copy to the applicant, to the Planning and Zoning Board for review.*
- 5. Schedule the application for hearing before the Planning and Zoning Board upon completion of the Board of Architect’s review.*
- 6. Provide notice of the hearing of a conditional use application before the Planning and Zoning Board in accordance with the provisions of Article 3, Division 3 of these regulations.*
- 7. Schedule and provide notice before the City Commission of a conditional use application in accordance with the provisions of Article 3, Division 3 of these regulations.”*

Zoning Code, Division 4, Conditional Uses, Section 3-406, “Planning and Zoning Board Recommendation” states that the Planning and Zoning Board shall review applications for conditional use (site plan review) and provide a recommendation to the City Commission whether they should grant approval, grant approval subject to specific conditions or deny the application. The Zoning Code specifically states “the Planning Department, Planning and Zoning Board and City Commission may recommend such conditions to an approval that are necessary to ensure compliance with the standards set out in Zoning Code, Division 4, Conditional Uses, Section 3-408, “ Standards for Review.”

Planning Staff’s review of the criteria set out in Section 3-408, “Standards for Review” is as follows (*italics* indicate Zoning Code verbatim text):

- A. *“The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.”*

Staff comments: As concluded in this report, this Application is “consistent” with the CP’s Goals, Objectives and Policies, **except for Policy DES-1.1.5 which addresses bulk and massing of the proposed development.** The Industrial District encompasses a large area that is served by numerous residential, commercial, retail and office uses. The area is served by the Coral Gables Trolley and regional Miami-Dade Metrorail station.

- B. *“The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area”.*

Staff comments: The subject property is located within the MXOD North Industrial District which allows for the voluntary development of this property as a mixed use project with residential units.

There are existing mixed use projects in the area, and others are being planned and under construction. The utilization of the site as a mixed use project is consistent with the property's existing "Commercial Mid-Rise Intensity" land use and Commercial District (C) zoning designations.

- C. *"The proposed conditional use does not conflict with the needs and character of the neighborhood and the City".*

Staff comments: The subject property is surrounded by properties with commercial and industrial land use designations, and is located between the "Village of Merrick Park" and an existing mid-rise commercial office building. LeJeune Road, Bird Road and Ponce de Leon Boulevard serve as arterial transportation corridors and physical boundaries for the Industrial District. The redevelopment of this property as a mixed use project provides additional multi-family residential units to residents of the City, and the creation of a pedestrian oriented urban environment in the North Industrial MXOD. The ground floor pedestrian uses included in the project shall enhance the redevelopment of the Industrial District.

- D. *"The proposed conditional use will not adversely or unreasonably affect the use of other property in the area."*

Staff comments: The existing Village of Merrick Park is adjacent to this site to the west and south, and an existing mid-rise commercial office building is located to the east of the project. These developments include residential, retail and office uses, which are similar to the proposed mixed use project. The Applicant's proposal is consistent with the underlying CP designation. The proposed project **does not comply with Zoning Code's required building setback/stepback for a mixed use development**, which is intended to reduce the project's impact on adjacent properties and protect the general health and welfare of surrounding tenants and rights of adjacent property owners. Conditions of approval are recommended that mitigate potential negative impacts created during construction, and after the project has been completed. These include conditions that require the provision of a construction staging and service plan during construction, address parking and parking circulation, and the provision of public realm/landscaping improvements and streetscape improvements.

- E. *"The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures".*

Staff comments: The planned redevelopment of this property as a mixed-use project **does not comply with the Zoning Code's MXOD provisions**, as it does not provide the building setback/stepback which is intended to reduce the project's impact on adjacent properties. The height of the project is 93'-8", which is similar in height to other developments located near this property.

- F. *"The parcel proposed for development is adequate in size and shape to accommodate all development features."*

Staff comments: The subject property is larger than the minimum 10,000 square foot size for a mixed

use project within an approved MXOD. The Planning and Zoning Division's DRC Zoning Review indicates the project **does not meet** all Zoning Code requirements and design criteria (see Attachment B).

- G. *"The nature of the proposed development is not detrimental to the health, safety and general welfare of the community."*

Staff comments: Commercial and industrial zoned properties surround the project site, and the height of the project is consistent with the property's underlying "Commercial Mid-Rise Intensity" land use designation. The proposed project **does not comply with Zoning Code's required building setback/stepback for a mixed use development**, which is intended to reduce the project's impact on adjacent properties and protect the general health and welfare of surrounding tenants and rights of adjacent property owners.

- H. *"The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation."*

Staff comments: All vehicular parking for the project is accessed from a single curb cut located on San Lorenzo Avenue, away from the primary pedestrian street frontage along Ponce de Leon Boulevard. All service access is located along the rear of the building, and is physically separated from pedestrian circulation around the perimeter of the project. Conditions of approval are recommended to assure that adequate service access is provided during the construction of the project.

- I. *"The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner".*

Staff comments: The proposed project was reviewed by the Zoning Division for concurrency, and the Concurrency Impact Statement (CIS) issued by the Zoning Division for the project indicates that there is adequate infrastructure available to support the project. The CIS is included within the Applicant's submittal package provided as Attachment B.

Traffic Study

The Public Works Department and their consultant reviewed the Applicant's proposed plans, and all issues identified regarding the submitted Traffic Study have been satisfactorily addressed.

Proposed Landscaping

The proposed project has been reviewed by the Public Service Director, who identified the following issues regarding the proposed landscaping:

1. Since the existing driveway is being removed, the existing curb cut and driveway apron needs to be removed, replaced with a vertical curb, and landscaped with irrigation to match the existing streetscape.

2. Planting bulb outs may be required at the alleyway and parking garage entrance on San Lorenzo Ave.
3. Some form of landscape needs to be incorporated on the street level in the alleyway. i.e. Creeping Fig growing on the walls, trellis structures with vines, etc.
4. Are the overhead wires in the alley way being relocated underground?
5. The balconies on levels five and six, particularly the east facing ones, need to have planters and irrigation incorporated into them since they face the blank wall of the adjacent building.
6. Consider screening the exposed parking on level four from the view of level five above.
7. The Residential Outdoor Plaza on level seven is confusing as to its purpose and functionality. What is the intended program/use for this vast covered area? More landscape should be considered to help define the space and enhance the functionality for the residents.

The Applicant and the Public Service Director have met to discuss these comments. They have agreed that conditions could be required which would satisfactorily address these issues. These conditions would only be necessary if the Board recommends in favor of the Application. The six (6) conditions that were agreed to are as follows:

1. Existing curb cuts and driveway aprons will be removed, replaced with a vertical curb, and landscaped with irrigation to match the existing streetscape.
2. Subject to review and coordination with the Public Works and Public Service Departments, landscaping, possible including bulb-outs, will be provided at the entrances to the alley and parking garage.
3. Subject to City approval of the right-of-way encroachment and Public Service and Public Works review, an 8"-12" planting area with irrigation along the base of the building fronting the ally shall be provided.
4. Prior to the issuance of a building permit, the Applicant shall provide for screening of the 4th level parking area which is visible from the 5th level.
5. Prior to the issuance of a building permit and once the tenant mix is better established, a landscape program shall be provided for the outdoor plaza on the 7th level.
6. Since there is no tree canopy proposed within the property at the ground level, prior to the issuance of a building permit, a plan for small trees and/or palms on balconies, rooftops, and/or amenity decks need to be provided.

Concurrency Management

This project has been reviewed for compliance with the City's Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. The CIS is included within the Applicant's submittal package provided in Attachment B.

Public School Concurrency Review

Pursuant to the Educational Element of the City's Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public

school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three years of the final approval. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed. A letter was received from the Miami-Dade County Public School Board dated 08.27.14 stating the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met at all three school levels and that school capacity has been reserved for a period of one year. A copy of that letter is included in the submitted application package provided in Attachment B.

Art in Public Places Program

The plans submitted with the Application package indicate the proposed location for public art intended to satisfy the City’s Art in Public Places program. The proposed art work is in the form of vertical topiary art walls depicted on the west elevation (Ponce de Leon Blvd), south elevation (San Lorenzo Ave), and east elevation (SW 39th Ave) of the architectural building elevations provided in the applicant’s submittal package (Attachment B). The Applicant must comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept reviewed by the Arts Advisory Panel and Cultural Development Board, and obtain Board of Architects approval before being submitted to the City Commission. This requirement has been included as a recommended condition of approval.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	
5.	<p>Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:</p> <ul style="list-style-type: none"> • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. 	Complies
6.	<p>Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.</p>	Complies
7.	<p>Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.</p>	Complies
8.	<p>Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.</p>	Complies
9.	<p>Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.</p>	Complies
10.	<p>Policy DES-1.1.3. Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine the City’s historic character.</p>	Complies
11.	<p>Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.</p>	<p><u>Does not comply</u> (see following staff comments for issues)</p>
12.	<p>Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.</p>	Complies
13.	<p>Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.</p>	Complies
14.	<p>Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City’s unique and historical Mediterranean appearance in balance</p>	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	with contemporary architecture.	
15.	Objective DES-1.3. Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
16.	Objective HOU-1.5. Support the infill of housing in association with mixed use development.	Complies
17.	Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
18.	Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
19.	Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
20.	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
21.	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
22.	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
23.	Policy MOB-1.1.8. Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
24.	<p>Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City’s existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following:</p> <ul style="list-style-type: none"> • Promote expansion of the City’s existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability) and other activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods). 	Complies

Staff Comments: Staff’s determination that this application is “consistent” with the CP Goals, Objectives and Policies, **except for Policy DES-1.1.5** with regards to the proposal’s bulk and massing, access to light

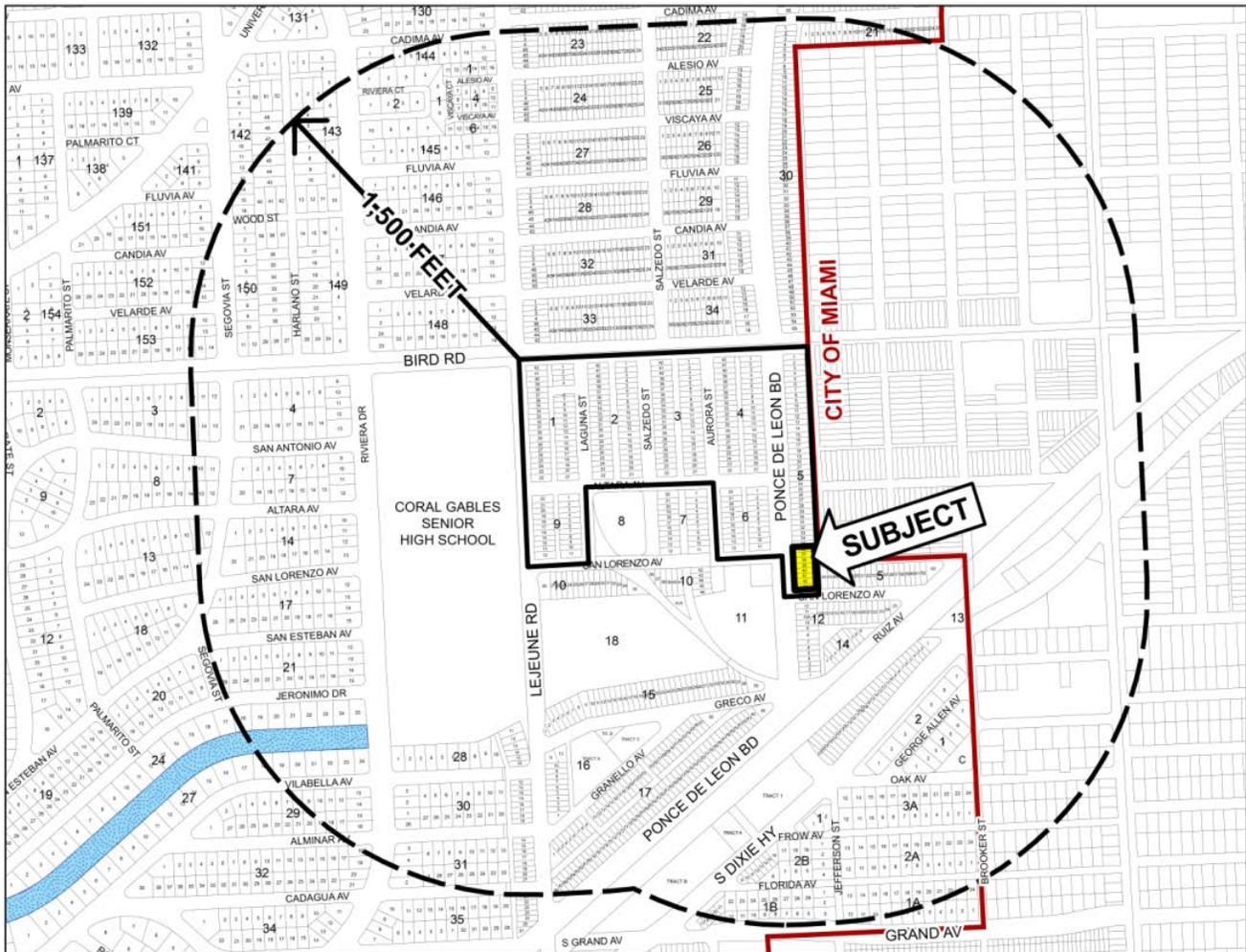
and air, area of yards, open space and vegetation. The proposal **does not comply with Zoning Code's building setback/stepback requirements for a mixed use project**, which are intended to reduce the project's impact on adjacent properties and protect the general health and welfare of surrounding tenants and rights of adjacent property owners. The Applicant's plans do address the City objectives for encouraging mixed use development in the Industrial Section.

Public Notification and Comments

The Applicant completed the mandatory neighborhood meeting on 10.28.14 with notification to all property owners within 1,500 feet of the boundary as well as within the North Industrial MXOD. A copy of the meeting invitation and attendance list has been provided to the Planning Division, which is on file and available for public review.

Since this item was continued "time certain" from the 10.08.14 Board meeting to the Board's 11.12.14 meeting, additional public notification was not required. For the 10.08.14 meeting, a courtesy notification was provided to all property owners within 1,500 feet of the boundary of the entire mixed use overlay district as well as within the boundaries. The notice indicated the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 939 notices were mailed. A copy of the legal advertisement and courtesy notice are provided in Attachment B. A map of the notice radius is as follows:

Courtesy Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

Public Notice

Type	Date
Applicant's neighborhood meeting	10.28.14
Courtesy notification to properties within 1,500 ft. of the entire MXOD and within MXOD	09.26.14
Posting of property	09.26.14
Legal advertisement	09.26.14
Posted agenda on City web page/City Hall	10.03.14
Posted Staff report on City web page	10.03.14
Legal advertisement	10.31.14

Staff Recommendation

The Planning Division based upon the complete Findings of Fact contained within this Report recommends **denial** of the following:

A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)" for the mixed use project referred to as "4311 Ponce" on the property legally described as Lots 36-43 , Block 5, Industrial Section (4225 and 4311 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for an effective date.

Summary of Recommendation for Denial

The basis for denial of this Application is that the proposed mixed use project **does not comply** with the requirements of the Zoning Code. The Zoning Code requires a building setback/stepback for a mixed use project which is not provided. The building setback/stepback is intended to reduce the project's impact on adjacent properties and protect the general health and welfare of surrounding tenants and rights of adjacent property owners. The Applicant has chosen not to revise the proposed project, so the plans and application package provided with this Staff report is the same as those submitted and presented at the Board's 10.08.14 public hearing.

Specifically, the proposed project **does not comply** with the following:

1. Application does not comply with Zoning Code requirements for building setbacks/stepbacks. Application must comply with one (1) of the following in order to meet the requirements of the Zoning Code for setbacks/stepbacks for mixed use projects:
 - a. Comply with Zoning Code Section 4-201.E.14 by providing the minimum ten (10) foot front setback for the entire building along the front property line (Ponce de Leon Blvd). A minimum front setback of ten (10) feet is required for buildings over forty-five (45) feet in height; or
 - b. Comply with Zoning Code Section 4-201.E.15 for setback reductions. Applicant may provide zero (0) foot setbacks on all sides if vertical building stepbacks of a minimum of ten (10) feet are provided at a maximum height of forty-five (45) feet on all building facades.

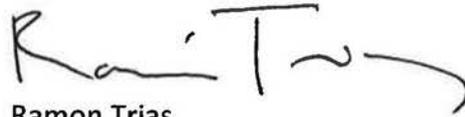
Currently, the project proposes a zero (0) foot front setback and 93'-7" building height, and does not provide a stepback on all building facades.

Attachments

- A. 10.08.14 Planning and Zoning Board meeting minutes.
- B. 10.08.14 Staff report including previously provided attachments and Applicant's submittal package dated 08.21.14.
- C. PowerPoint presentation.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "R. Trias", with a long horizontal flourish extending to the right.

Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

1 CHAIRMAN AIZENSTAT: Yes.
 2 MR. GARCIA-SERRA: Thank you very much, and
 3 have a good night. Appreciate it.
 4 MR. BEHAR: Thank you.
 5 MR. FLANAGAN: Unrelated to this
 6 application, but it deals with the park,
 7 unfortunately, Mr. Kinney is not here. I
 8 noticed, probably going back about a year, the
 9 parking stalls along the west side and the
 10 south side of the park were public parking.
 11 These are the only two residential developments
 12 in the neighborhood, yet out of the blue, signs
 13 went up that said the on-street parking along
 14 the park is residential permit parking only,
 15 beginning at 5:00 p.m.
 16 Now, the position, I guess I could call
 17 Kevin Kinney, but it would be interesting to
 18 know, as this area redevelops and becomes more
 19 intense, there are only two apartment buildings
 20 there, those are the only two residences. They
 21 both accommodate all their on-site parking now,
 22 and this project will continue to accommodate
 23 all the necessary parking. I question why it
 24 is that the City put up residential parking
 25 signs from 5:00 p.m. for that park, on the west

1 with the Chair --
 2 CHAIRMAN AIZENSTAT: Please.
 3 COMMISSIONER QUESADA: I'm glad you bring
 4 that up, and I will bring it up at our
 5 Commission meeting on Tuesday so that we can
 6 discuss it, because sometimes you have
 7 different departments working together and
 8 before you know it, you've got a million signs
 9 and some don't make sense and some do, so
 10 sometimes it's good, you know, to call us out
 11 on that. So we'll take a look at that.
 12 I also want to mention one more thing. You
 13 may not realize it, but we always read the
 14 minutes of all your meetings before our
 15 Commission meetings, when we're voting on big
 16 issues, and I wanted to come today to get a
 17 little bit more perspective. It's a little bit
 18 different, reading it on a piece of paper, than
 19 actually being here.
 20 Thank you so much for all the thought and
 21 energy that you guys put into the meetings.
 22 You probably think I'm just, you know, giving
 23 you some fluff right now, but I understand how
 24 difficult it is after a long day and maybe not
 25 being able to see your kids tonight because

1 side and the south side. On the north side,
 2 that abuts or is adjacent to the Publix, those
 3 got left as metered spaces. There's no public
 4 parking on the west side, but by the school and
 5 then by this development right now, it's only
 6 resident parking after 5:00 p.m., which I found
 7 very odd to have occurred.
 8 And I wasn't bringing it up because
 9 Commissioner Quesada was here. We're talking
 10 about this area, I've seen these signs
 11 sprouting across the City constantly, and a lot
 12 of areas that say residential parking only. We
 13 seem to also have become sign happy about No
 14 Parking, No Left, No Standing, No Loitering.
 15 You go by Gables High School and the canal,
 16 we've got signs on the north side of the rock
 17 wall, in the middle of the rock wall, on the
 18 south side of the rock wall, and it's sign
 19 pollution. But that wasn't intended to be a
 20 conversation tonight.
 21 COMMISSIONER QUESADA: If it's not
 22 procedurally improper for me to speak at this
 23 meeting --
 24 MR. LEEN: No, it's not.
 25 COMMISSIONER QUESADA: -- and if it's okay

1 they're going to sleep by the time you get
 2 home, my experience tonight. So thank you so
 3 much for the service and keep on questioning
 4 everyone and making our City a better place.
 5 Thank you.
 6 MS. ALBERRO MENENDEZ: Thank you.
 7 CHAIRMAN AIZENSTAT: Thank you for coming.
 8 Okay, let's go ahead and move on to our
 9 final item, and that is a Resolution of the
 10 City Commission of Coral Gables, Florida,
 11 requesting mixed use site plan review, pursuant
 12 to Zoning Code Article 4, "Zoning Districts,"
 13 Division 2, "Overlay and Special Purpose
 14 Districts," Section 4-201, "Mixed Use
 15 District," for the mixed use project referred
 16 to as 4311 Ponce, on the property legally
 17 described as Lots 36-43, Block 5, Industrial
 18 Section, 4225 and 4311 Ponce de Leon Boulevard,
 19 Coral Gables, Florida; including required
 20 codifications; providing for an effective date.
 21 At this point, if the applicant can please
 22 make their presentation.
 23 MR. BELLO: Mr. Chairman, a point of order.
 24 I see that the Staff is not able to give us a
 25 recommendation.

1 CHAIRMAN AIZENSTAT: On this item.
 2 MR. BELLO: Is it -- Should we continue
 3 with the hearing, or can we make a motion for a
 4 continuance?
 5 MR. LEEN: Well, procedurally, Mr. Chair --
 6 CHAIRMAN AIZENSTAT: Yes.
 7 MR. LEEN: -- a motion for continuance can
 8 be made at any time. I would say that we have
 9 told Mr. Mateu, who has waited through this
 10 proceeding, that he would be able to present
 11 his perspective on this matter. Staff is
 12 recommending continuance because of certain
 13 prerequisites that Staff has opined is not
 14 here. One of them, I think, is clear, which is
 15 a community meeting, which will have to be had.
 16 So, ultimately, my recommendation to you
 17 legally would be, you have to continue this
 18 matter, as well. But I would suggest that you
 19 hear from the applicant, because there's
 20 certain areas where he and Staff don't agree,
 21 and you may be able to give some guidance so
 22 that when it comes back to you after this
 23 community meeting is heard, we don't have the
 24 same issue come up again, and then another
 25 recommendation of continuance. That would be

1 my recommendation to you, as your counsel.
 2 MS. ALBERRO MENENDEZ: Can I ask you, is
 3 there a rush? Because it's not only the issues
 4 with Staff, but there's also traffic concerns
 5 that haven't been addressed. It seems to be
 6 like an incomplete application.
 7 MR. LEEN: There's an underlying issue
 8 related to step-backs and setbacks that would
 9 probably be useful to receive your guidance, if
 10 you're willing to provide it.
 11 CHAIRMAN AIZENSTAT: But --
 12 MR. LEEN: Even if you hear it in an
 13 abbreviated way.
 14 CHAIRMAN AIZENSTAT: But at this point, the
 15 only thing we can do is hear the applicant make
 16 his presentation, but we can't go any further
 17 than that, really.
 18 MR. LEEN: Well, I don't believe you can
 19 recommend approval at this point.
 20 CHAIRMAN AIZENSTAT: Right.
 21 MR. LEEN: You could either recommend
 22 continuance or denial. I don't think that
 23 anyone is asking you to recommend denial,
 24 though, so --
 25 CHAIRMAN AIZENSTAT: No, right.

1 MR. LEEN: -- you would recommend
 2 continuance. But I would recommend that you
 3 hear him and that you also hear from Staff.
 4 CHAIRMAN AIZENSTAT: Okay, the reason I'm
 5 saying that is because we're five of nine
 6 o'clock.
 7 Could I ask the applicant, your
 8 presentation is about how long, please?
 9 MR. MATEU: It probably wouldn't be as long
 10 as the marijuana one.
 11 CHAIRMAN AIZENSTAT: Well, the reason I'm
 12 saying it is because we're supposed to stop at
 13 nine o'clock, unless there's a vote to
 14 continue, and it would be for a time certain,
 15 and that's why I'm just trying get -- I'm just
 16 trying to get an idea.
 17 MR. MATEU: I understand. I just -- The
 18 problem that we have is that --
 19 CHAIRMAN AIZENSTAT: Well, can you state
 20 your name and address, please?
 21 MR. MATEU: Okay. My name is Roney Mateu.
 22 I am president of Mateu Architecture, 8887
 23 Southwest 131 Street, Miami, Florida.
 24 We asked the City Attorney about presenting
 25 today, because one of the things that we are

1 concerned about is the time that this whole
 2 process has taken. As you all very well know,
 3 money is -- time is money. This whole
 4 presentation process, as it has been created at
 5 the City of Coral Gables, especially in the MXD
 6 District, is a very time-consuming one, and we
 7 also wanted to air some concerns about how this
 8 particular project has been handled by Staff,
 9 particularly in the Planning and Zoning
 10 Department, which we feel have added to the
 11 reasons, like Ms. Menendez mentioned, where's
 12 the Staff -- I mean, the traffic report. Well,
 13 there is a traffic report and there is a
 14 response to the traffic report, and there was a
 15 reason why the traffic report was not as early
 16 as it could have been, because things were
 17 delayed. And we can get into all of that if
 18 you wanted me to, but I was going to just gloss
 19 over that, but the two reports that have been
 20 given to us from Staff, after we submitted
 21 these books, we responded to.
 22 Now, maybe it didn't get back to you, but
 23 we did, in the time that we got them. So --
 24 MS. ALBERRO MENENDEZ: Can I just ask you,
 25 though, what would you want to achieve tonight,

1 outside of perhaps telling us what Staff has
2 done wrong?
3 MR. MATEU: Well, it's not that I wanted to
4 say just what Staff has done wrong. What I was
5 hoping for is that we would be heard and that
6 this body could say, for example -- I would
7 have said, Mr. Attorney, and I'm not an
8 attorney, nor do I have one in this group here
9 tonight, but what I would have thought that
10 could have happened is that there may be --
11 this body could have also had the option to
12 say, "Approved, but it doesn't go to the
13 Commission until you have had your City
14 meeting," for example, because I also pointed
15 out, if I may, that the process of approvals of
16 an MXD project that has a mixed use -- because
17 this whole thing of going -- even in coming
18 here and going to the Commission, is due
19 that -- because we have a residential piece in
20 here. If we didn't have the residential piece,
21 we wouldn't need to be here.
22 CHAIRMAN AIZENSTAT: Let me just stop you
23 one second, only because of timing, and
24 legally.
25 MR. MATEU: Yes.

1 MR. LEEN: Mr. Chair, I'd recommend that
2 you hear him, you give him 15 or 20 minutes.
3 We did reach an agreement with him to resolve,
4 basically, a dispute that was going on, that
5 said that he could come and that he would be
6 heard, that there would be a recommendation of
7 continuance. You're not bound to what I'm --
8 CHAIRMAN AIZENSTAT: I understand.
9 MR. LEEN: -- telling you, but I would
10 recommend it.
11 MR. BELLIN: Craig, I'd like to make a
12 motion. Let's go to 9:30, and I think that
13 there are some issues that don't really need to
14 be brought up. I don't care about the parking
15 at this point. But there are some issues with
16 respect to the approach to the design that I
17 think need to be heard, and I really would like
18 to hear Staff's rationale, as well as Roney's,
19 so we can sort of get an idea of where they're
20 both coming from.
21 MR. LEEN: Well, it's not up to me. It's
22 up to the Board. I would think that that's
23 worth having.
24 CHAIRMAN AIZENSTAT: How does the Board
25 feel? Is there a motion to extend the time,

1 and if so, to what time?
2 MR. BELLIN: I'll make a motion to extend
3 it to 9:30.
4 CHAIRMAN AIZENSTAT: Is there a second?
5 MR. PEREZ: I'll second.
6 CHAIRMAN AIZENSTAT: A motion and a second.
7 Any comments?
8 Call the roll. Now, before you do that --
9 Well, we have a motion and second.
10 My question is, can we go to 9:15 and then
11 we're allowed to extend again? Because we've
12 done that in the past.
13 MR. LEEN: You can include that in the
14 motion. It could be that you could decide at
15 9:15 whether you wanted to continue it to 9:30.
16 I wouldn't put it as part of the motion.
17 CHAIRMAN AIZENSTAT: We just need to see
18 where it goes and how it's going.
19 MR. LEEN: You can always end by unanimous
20 consent.
21 CHAIRMAN AIZENSTAT: I understand.
22 MR. LEEN: So at 9:15, you could end.
23 MR. BELLIN: I'll make a motion --
24 CHAIRMAN AIZENSTAT: But you're --
25 MR. BELLIN: -- we go to 9:15, with the

1 option to extend another 15 minutes.
2 CHAIRMAN AIZENSTAT: Then we'll take it up
3 after 9:15 -- you know, as we get closer to
4 9:15.
5 MR. PEREZ: I'll second.
6 CHAIRMAN AIZENSTAT: We have a motion,
7 9:15, and a second.
8 Call the roll, please.
9 MR. BOLYARD: Maria Menendez?
10 MS. ALBERRO MENENDEZ: Yes.
11 MR. BOLYARD: Alberto Perez?
12 MR. PEREZ: Yes.
13 MR. BOLYARD: Marshall Bellin?
14 MR. BELLIN: Yes.
15 MR. BOLYARD: Anthony Bello?
16 MR. BELLO: Yes.
17 MR. BOLYARD: Jeffrey Flanagan?
18 MR. FLANAGAN: Yes.
19 MR. BOLYARD: Julio Grabiell?
20 MR. GRABIEL: Yes.
21 MR. BOLYARD: Eibi Aizenstat?
22 CHAIRMAN AIZENSTAT: Yes.
23 Go ahead, please.
24 MR. MATEU: Thank you. So I also -- again,
25 I would like that one of the options that's

1 available to you is approval with the condition
2 that the public presentation on the side of the
3 owners be held prior to going to the
4 Commission, because that's really the only
5 thing that has not happened yet.

6 But I want to say this. This process of
7 approvals in the MXD, when you have a
8 residential component in it -- because if we
9 did not have a residential component in this
10 building, we wouldn't be here. We could build
11 by right. But that process that makes us do
12 all of these meetings, every one of the
13 meetings, the DR -- Development Review
14 Committee, the Board of Architects, this
15 meeting, and the next meeting, which is the
16 Commission meeting, all of these are public
17 hearings. They're noticed, they're publicized,
18 and I, as an architect who's been practicing
19 for the last 34 years, am not quite sure what
20 this fifth meeting accomplishes, when all of
21 these meetings that we're having are all public
22 meetings.

23 MR. BELLIN: But Roney, let's boil it down
24 so we don't waste a lot of time.

25 MR. MATEU: Okay. So --

1 MR. MATEU: Okay.

2 CHAIRMAN AIZENSTAT: -- as opposed to
3 questions and answers --

4 MR. MATEU: Thank you. I will. By way of
5 history --

6 CHAIRMAN AIZENSTAT: Please.

7 MR. MATEU: -- I was the architect of a
8 building that was designed on this same site,
9 back in the year 2006/2007. Same exact zoning,
10 MXD. We had the same kinds of components, that
11 that were residential, commercial and office.
12 The only difference in that design and this
13 design was that the lot that we were working
14 with at the time was 150-foot frontage on
15 Ponce, versus this one, which is 200.

16 The project that was designed at the time
17 was this one. This is Ponce, San Lorenzo, and
18 this project had a retail component on the
19 bottom, parking and offices, with residential
20 units along San Lorenzo.

21 This project went through the whole process
22 and it in fact went and got a building permit.
23 It suffered from the recession. It did not get
24 built. But it went through and was permitted.
25 I have here the zoning analysis that was done

1 MR. BELLIN: You have a residential
2 component. You can't have a residential
3 component in the C zoning unless you put an MXD
4 on it. So that's the reason for the MXD.

5 MR. MATEU: I don't have a problem with
6 that. What I'm making a statement is that
7 there's five public hearings.

8 MS. ALBERRO MENENDEZ: What's the fifth one
9 you're talking about, the one with the
10 neighbors? What's the fifth one that you're --
11 You mentioned a fifth.

12 MR. MATEU: The one with the neighbors, the
13 one that has to come.

14 MS. ALBERRO MENENDEZ: The one with the
15 neighbors. But that benefits you, from my
16 experience, because that --

17 MR. MATEU: No, no, listen, I'm just saying
18 that if that's the one reason that we're --
19 that Staff is asking for --

20 CHAIRMAN AIZENSTAT: Can I suggest
21 something? I would suggest that you make your
22 presentation --

23 MR. MATEU: Yes.

24 CHAIRMAN AIZENSTAT: -- so we can
25 understand your project --

1 on this project at the time, and some of the
2 folks that are still in the Planning and Zoning
3 Division, Mr. Carlson and others, participated
4 in the analysis of this project and this
5 creation of this analysis of this report. I
6 say that because one of the issues that is a
7 problem here today is the interpretation of --
8 at the DRC, which is when we first heard of
9 this dispute that has been brought up, is in
10 Page --

11 CHAIRMAN AIZENSTAT: Do we have a copy of
12 that, to follow you?

13 MR. MATEU: You have the -- on Tab 21 --

14 CHAIRMAN AIZENSTAT: Okay.

15 MR. MATEU: -- of the book that we
16 prepared --

17 CHAIRMAN AIZENSTAT: Okay.

18 MR. MATEU: -- behind the handwritten notes
19 is a DRC zoning review that was prepared by
20 Mr. Ramon Trias and his Staff, where on Page 4,
21 Section 4-201, E-14, and Section 4-201, E-15,
22 which is the basis --

23 CHAIRMAN AIZENSTAT: I'm trying to follow
24 you. I have everything handwritten that's in
25 here.

1 MR. MATEU: No, the next --
 2 CHAIRMAN AIZENSTAT: I don't see Page 4, so
 3 where --
 4 MR. MATEU: I'm sorry, after the
 5 handwritten notes, there's a report, the DRC
 6 report.
 7 CHAIRMAN AIZENSTAT: One, two -- Ours goes
 8 two pages and the next ones are handwritten,
 9 also.
 10 MR. MATEU: No, keep going. There's a DRC
 11 report.
 12 MS. ALBERRO MENENDEZ: By who? By who, I'm
 13 sorry?
 14 CHAIRMAN AIZENSTAT: Where it says
 15 Memorandum?
 16 MS. ALBERRO MENENDEZ: Oh, that.
 17 CHAIRMAN AIZENSTAT: Is that what you're
 18 talking about? Only because there's no number
 19 on here, I'm sorry. I just want to follow with
 20 it.
 21 MS. ALBERRO MENENDEZ: Oh, okay. I'm
 22 sorry. I've got it.
 23 CHAIRMAN AIZENSTAT: On ours, it doesn't
 24 have a number, so that's why I've got to see
 25 it.

1 MR. MATEU: When we designed the first
 2 building, we had an analysis done, a zoning
 3 analysis done at the time, by the Zoning
 4 Department, and at the time they also used an
 5 outside consultant, and the commentary and the
 6 design direction that we were given was based
 7 on the analysis, and specifically on Section
 8 E-14, where it talks about the setbacks of the
 9 building, and it specifically says front, which
 10 is the front setback, which in this case is on
 11 Ponce de Leon Boulevard, is up to 45 feet in
 12 height; there's no setback. If over 45 feet in
 13 height, there's 10 feet setback. Side,
 14 interior side, there's no setback. Side
 15 street, 15 foot. Rear, abutting a dedicated
 16 alley or street, none. And it talks about
 17 balconies; cantilevered open balcony may
 18 project into the setbacks a maximum of six
 19 feet.
 20 The comments from the Staff on the original
 21 design says front complies, 10-foot setback
 22 provided above the parking garage. In other
 23 words, that building goes up 45 feet at zero,
 24 then it steps back 10 feet, and it goes up
 25 continuous.

1 MR. MATEU: Okay. Well, the pages aren't
 2 numbered after that.
 3 CHAIRMAN AIZENSTAT: Okay.
 4 MR. MATEU: Page 4 --
 5 CHAIRMAN AIZENSTAT: Thank you.
 6 MR. MATEU: -- Section 4-201, E-14 and
 7 Section 4-201, E-15 are basically the issues
 8 that we have a debate about. I don't know if
 9 you have been copied properly there.
 10 CHAIRMAN AIZENSTAT: I can't find that, and
 11 I'm sorry.
 12 MS. ALBERRO MENENDEZ: It's here.
 13 CHAIRMAN AIZENSTAT: I just want to get to
 14 where you are.
 15 MS. ALBERRO MENENDEZ: Keep going.
 16 CHAIRMAN AIZENSTAT: Okay. It's out order
 17 a little bit, that's why. Two --
 18 MR. MATEU: There it is, I'm sorry.
 19 CHAIRMAN AIZENSTAT: One, two -- Okay. I
 20 just -- Like I said, I'd like for us to follow
 21 you, what you're looking at.
 22 MR. MATEU: Right, right, right. Everybody
 23 else have it?
 24 CHAIRMAN AIZENSTAT: Yes, thank you. Go
 25 ahead, please.

1 The side street at San Lorenzo is a 15-foot
 2 setback. The interior side is zero, which is
 3 the north side of the building, and the rear
 4 alley complies, zero. Okay?
 5 We designed this building in a similar
 6 exact setback fashion, where our building on
 7 the front is at zero setback up to 45 feet,
 8 then it steps back, and then the office floors
 9 and the apartments are farther back, stepped
 10 back 10 feet, and then it goes up. On the
 11 side, it's 15 feet setback. On the alley, it's
 12 zero, and on the interior property line, it's
 13 zero.
 14 Our building, compared to the old design --
 15 The old design took advantage of Mediterranean
 16 bonuses, FAR expansion and all kinds of things
 17 that we were asking for, and we got all of
 18 those bonuses and we were able to increase the
 19 FAR and all of these things on the original
 20 building.
 21 On this building, we are asking for
 22 nothing. We're asking for no bonuses. We're
 23 not asking for any reductions of any setbacks.
 24 We're asking for absolutely zero. We're asking
 25 for no Mediterranean anything.

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1 Section 15 says setback reductions -- In
 2 the original analysis of the first building, it
 3 says setback reductions is not applicable,
 4 because Section 15, in our interpretation of
 5 the Code and in the way it was interpreted on
 6 the original design, was that unless you were
 7 asking for certain setback reductions, Section
 8 15 does not come into play. And it says it
 9 very clearly on the bottom of Section 14.
 10 Applicants and property owners desiring to
 11 develop pursuant to these regulations may not
 12 seek a variance for relief or reduction in
 13 building setbacks. Reductions are only
 14 permitted subject to the below-listed
 15 regulation.
 16 I think that's pretty clear. So that if I
 17 want to build up my building above 45 feet, for
 18 example, at Ponce, with zero setback, and keep
 19 going up, I would then be subject to Section
 20 15, which says that a step-back is required on
 21 all sides of the building. But that's not what
 22 we asked for. We didn't require it. We didn't
 23 ask for anything. We are not asking for any
 24 reductions of any setback whatsoever.
 25 In Mr. Trias's analysis at the DRC, which

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1 he chaired, and he wrote this analysis, he
 2 writes on Section 14, "1500 square feet of
 3 publicly accessible street level open space and
 4 landscape area are provided along San Lorenzo
 5 Avenue to comply with front setback reduction
 6 on Ponce de Leon Boulevard." This is a
 7 statement that he made up, because we didn't
 8 ask for it, and therefore, it is partly a
 9 reason, I believe, to justify his decision that
 10 Section 15 applies. What he is telling us,
 11 that we do not comply with the Code, because he
 12 believes that this building above the 45 feet
 13 needs to be like a wedding cake, where all
 14 sides need to be set back 10 feet.
 15 He further, then, goes through this whole
 16 report, and I'll point out to you, Page 14, for
 17 example, Section 5-602, A, where the reference
 18 and the provision of the Code says, "The Board
 19 of Architects shall determine if an application
 20 satisfies the following design review
 21 standards." Now, this is at the DRC. He
 22 writes, "Does not comply," "Does not comply,"
 23 "Does not comply." He goes on down the list,
 24 "Does not comply," "Does not comply," "Does not
 25 comply," "Does not comply."

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1 So, after the DRC, I asked him if he
 2 prepared this and I asked him if the City
 3 Architect, which would be the person in charge
 4 of the Board of Architects, prepared this, and
 5 he said no, he did.
 6 So I went after the meeting and I went and
 7 asked the City Architect if he, in fact, had
 8 anything to do with these "Does not comply,"
 9 "Does not comply," "Does not comply," to which
 10 he said, "I didn't have anything to do with
 11 that. In fact, I was told not to be at this
 12 Development Review Committee meeting," and he
 13 was asked not to be there.
 14 So Mr. Trias played Architect, Zoning
 15 Director, Planning Director, and in my review
 16 of the job description of the City Architect,
 17 the City Architect has to be at the Design
 18 Review Committee. It's one of his job
 19 description duties. The Planning and Zoning
 20 Director does not have to be there.
 21 Specifically, it does not say he has to be
 22 there. So --
 23 CHAIRMAN AIZENSTAT: If I may, is there a
 24 motion to extend the additional 15 minutes,
 25 please, to give Mr. Mateu his time?

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1 MR. BELLIN: I'll make the motion, but --
 2 CHAIRMAN AIZENSTAT: Is there a second?
 3 MR. PEREZ: I'll second.
 4 CHAIRMAN AIZENSTAT: Call the roll, please.
 5 MR. BOLYARD: Alberto Perez?
 6 MR. PEREZ: Yes.
 7 MR. BOLYARD: Marshall Bellin?
 8 MR. BELLIN: Yes.
 9 MR. BOLYARD: Anthony Bello?
 10 MR. BELLO: Yes.
 11 MR. BOLYARD: Jeffrey Flanagan?
 12 MR. FLANAGAN: Yes.
 13 MR. BOLYARD: Julio Grabiél?
 14 MR. GRABIEL: Yes.
 15 MR. BOLYARD: Maria Menendez?
 16 MS. ALBERRO MENENDEZ: Yes.
 17 MR. BOLYARD: Eibi Aizenstat?
 18 CHAIRMAN AIZENSTAT: Yes.
 19 I'm sorry, it's just a formality.
 20 MR. MATEU: I understand.
 21 MR. LEEN: Mr. Chair --
 22 CHAIRMAN AIZENSTAT: Yes.
 23 MR. LEEN: Mr. Mateu, if I may, just
 24 briefly, because of the statements being made,
 25 you will have to give Mr. Trias a chance to

1 respond.
 2 MR. MATEU: Absolutely.
 3 CHAIRMAN AIZENSTAT: Of course.
 4 MR. LEEN: Also, just to -- you know,
 5 ultimately, and I don't mean to make your
 6 argument for you in any way, but ultimately,
 7 the issue here is, there's a change in
 8 interpretation. I mean, that's basically what
 9 it is, and the question is, will we ultimately
 10 go with the first one or the second one?
 11 Staff, in their professional judgment, has
 12 given the second. Mr. Mateu believes -- he
 13 relied on the first, has indicated he relies on
 14 the first, that's really what's being
 15 presented, but I don't --
 16 You know, also remember to please present
 17 your item, too, because --
 18 MR. MATEU: Yes.
 19 MR. LEEN: -- I want them to see, you
 20 know --
 21 MR. MATEU: Right.
 22 MR. LEEN: Remember that.
 23 MR. MATEU: So that -- but I wanted to
 24 point that out, because I felt that Mr. Trias
 25 stepped over his area of expertise, where he

1 played architect, planner, et cetera, and made
 2 decisions that I do not believe were in his
 3 area of responsibility as Planning and Zoning
 4 Director, and therefore set a tone which I
 5 believe was inappropriate for this project,
 6 which prompted me to write a letter, which is
 7 included in this packet, responding to his
 8 comments, and then prompted me to meet with the
 9 City Attorney and the City Manager, the Acting
 10 City Manager, et cetera, which then the City
 11 Architect was asked to prepare his analysis of
 12 this project, and it is in the back here, and
 13 you can see the disparity of the commentary.
 14 So --
 15 CHAIRMAN AIZENSTAT: Let me ask you a
 16 question, if I may. Couldn't you bring it
 17 before the Board, even if the recommendation is
 18 to deny it by City Staff, and present your
 19 project, but complying with all the steps? Are
 20 you not able to comply, let's say, with the
 21 neighborhood meeting, because Mr. Trias said
 22 no? Does that stop you, or are you able to
 23 comply with all the steps, let the Planning
 24 Department, if their decision is a no or to
 25 deny, but still present everything to us? Are

1 you not able to do that?
 2 MR. MATEU: Yes. I -- We have no objection
 3 to having the neighborhood meeting.
 4 CHAIRMAN AIZENSTAT: That's the last step?
 5 You've done everything else?
 6 MR. MATEU: Yes.
 7 CHAIRMAN AIZENSTAT: Okay, go ahead,
 8 continue.
 9 MR. MATEU: We were -- It was pointed out
 10 to us that the meeting had not taken place, and
 11 it is in our court. I don't --
 12 CHAIRMAN AIZENSTAT: Okay.
 13 MR. MATEU: -- withdraw responsibility, but
 14 it was pointed out to us eight days prior to
 15 this meeting --
 16 CHAIRMAN AIZENSTAT: I understand.
 17 MR. MATEU: -- when other things were being
 18 delayed and postponed, et cetera, and that was
 19 like, this is a good reason why not to go here.
 20 So --
 21 MS. ALBERRO MENENDEZ: Can I ask a
 22 question? I'm sorry to interrupt you, but who
 23 did the original zoning review for the first
 24 project?
 25 MR. MATEU: It was under the direction of

1 Martha Salazar-Blanco, but this was written by
 2 Ricardo Herran.
 3 MS. ALBERRO MENENDEZ: Okay. Now, when you
 4 brought up this issue. I'm just -- It's hard
 5 for me to understand, having worked here prior,
 6 why you didn't have a -- why Staff wasn't
 7 directed to have a second review from another
 8 person that's an expert in zoning, that would
 9 have either agreed with Ramon or agreed with
 10 yourself or had perhaps another opinion. It's
 11 just hard for me to understand why you're here
 12 in front of us today, discussing what I
 13 consider to be an administrative matter.
 14 MR. MATEU: Well, let me go back, and
 15 again, the discussion that was always had at
 16 all of the pre-application -- We had three or
 17 four pre-application, pre-submittal meetings
 18 with Staff. We had a meeting recently with the
 19 City Attorney, to see if we could iron these
 20 things out. The commentary that we received
 21 was originally, the back, at the alley, at the
 22 street, had to step in. That's the only thing
 23 that we ever heard, okay?
 24 Then, at a meeting that we had with the
 25 owner, the City Attorney and Staff, Mr. Trias

1 and Mr. Bolyard, a couple of weeks ago, at that
 2 meeting, it started off with, "The back needs
 3 to be stepped in, that needs to be stepped in,"
 4 and then during the middle of the meeting, it
 5 became -- the statement was made, "The back is
 6 not the problem anymore, it's the front. The
 7 front doesn't meet the setback," and they are
 8 referring -- they were referring to this wall
 9 and this eyebrow across the front, which is not
 10 actually the building; that is another --
 11 because that is not the building. That is an
 12 architectural feature. It's an architectural
 13 element that has gone already to the Board of
 14 Architects and has been approved. But at that
 15 time, that was the issue that was being
 16 discussed, at the meeting.

17 MR. LEEN: Mr. Chair, just for purposes of
 18 the record, I view that as an architectural
 19 element. I believe that Ramon views that as an
 20 architectural element, as well. I don't think
 21 that that ultimately would prevent this
 22 building from going forward.

23 I think the issue that's come up, just to
 24 get to the heart of it, is that under Staff's
 25 interpretation, which, looking at the Code,

1 which requires a step-back on all sides, if
 2 there's any setback relief here, it would
 3 require it on all sides. The problem is, this
 4 building cannot be approved under that
 5 interpretation.

6 CHAIRMAN AIZENSTAT: Okay.

7 MR. LEEN: There is a prior interpretation,
 8 which I've been told is from Martha
 9 Salazar-Blanco, and I've read it, and under
 10 that interpretation, this building could be
 11 improved -- could be approved.

12 Ultimately, it's going to come to you and
 13 then to the Commission, whether to apply the
 14 prior interpretation or not. It would be under
 15 a reliance estoppel theory, which I'm still
 16 analyzing at this point, but I wanted to get
 17 your thoughts on it. It would be under an
 18 estoppel theory, basically, that he had a prior
 19 interpretation, he's gone forward with this
 20 design, through this process. It's here before
 21 you now. Do we apply this prior
 22 interpretation, this one last time?

23 CHAIRMAN AIZENSTAT: Is it an
 24 interpretation letter from the head of Zoning?

25 MR. LEEN: Well, my understanding is Martha

1 Salazar -- We've been told by the applicant, he
 2 said the name, but that this was one that
 3 Martha Salazar-Blanco --

4 CHAIRMAN AIZENSTAT: We have a written,
 5 signed interpretation letter?

6 MR. LEEN: We have a written interpretation
 7 letter.

8 CHAIRMAN AIZENSTAT: Just a question.
 9 Okay.

10 MR. LEEN: Yes.

11 CHAIRMAN AIZENSTAT: Okay.

12 MR. LEEN: And he's saying that he has
 13 relied on it. I don't think, ultimately, you
 14 have to -- When you read this, if there is a
 15 setback relief that's been provided here, the
 16 step-back is on all four sides. I think you
 17 would agree, it says on all facades. I think
 18 the issue here you're raising is --

19 MR. MATEU: I'm sorry, forgive me. I'm
 20 sorry, I don't believe that it even applies,
 21 because I think --

22 MR. LEEN: If it applies.

23 MR. MATEU: I think we read --

24 MR. LEEN: If it applies.

25 MR. MATEU: -- Section 14, and we comply

1 with Section 14. We do not -- Section 15 does
 2 not apply.

3 MR. LEEN: You deny the setback relief,
 4 that's what you're saying?

5 MR. MATEU: We do not -- We're not seeking
 6 any setback relief.

7 MR. LEEN: That's the opinion that needs to
 8 be resolved, basically.

9 MS. ALBERRO MENENDEZ: Is there anybody
 10 else in the City that could review it in on a
 11 zoning basis to be able to determine whether --
 12 It's Ramon or Ricardo, you said?

13 MR. MATEU: Well, he was the zoning
 14 technician. It would be under Martha's --

15 MS. ALBERRO MENENDEZ: Yeah.

16 MR. LEEN: Ultimately, I would hear from --
 17 My recommendation is to hear from Ramon
 18 regarding why he thinks there's setback relief.
 19 Ultimately, either you or the Board of
 20 Adjustment, and then ultimately the City
 21 Commission, would make that decision.

22 MR. MATEU: And --

23 MS. ALBERRO MENENDEZ: But it's the Board
 24 of Adjustment that rules on administrative --

25 MR. LEEN: Appeals.

1 MS. ALBERRO MENENDEZ: -- appeals. So
 2 that's why I'm trying to figure out what we can
 3 accomplish for you today, you know, because we
 4 don't have most of what's required of this
 5 application. So I'm just trying to figure this
 6 out. It seems as though we're being put in the
 7 middle of a dispute, and I just think that
 8 there's other solutions that administratively
 9 can be taken.
 10 MR. LEEN: That could be taken.
 11 CHAIRMAN AIZENSTAT: Possibly one solution,
 12 though, could be for Mr. Mateu to complete his
 13 process, come back to our Board with Staff's
 14 recommendation, whether it's approval or
 15 denial. We look at it independently, and at
 16 that time, we can make a finding ourselves.
 17 But I think what's going on is, at this stage,
 18 without having your process completed, I myself
 19 at least don't feel comfortable making any
 20 findings or any recommendations.
 21 MS. ALBERRO MENENDEZ: Right.
 22 CHAIRMAN AIZENSTAT: I'm not saying you're
 23 right, I'm not saying you're wrong.
 24 MR. MATEU: I understand.
 25 CHAIRMAN AIZENSTAT: My suggestion, and

1 this is only my suggestion, is to complete your
 2 process in a timely fashion, as fast as you
 3 can, and I would ask the Board if, in our next
 4 meeting, if you could actually come up, be the
 5 first item, if you have everything completed,
 6 and make your actual presentation, along
 7 with -- like you heard today. The applicant
 8 makes their presentation, Staff makes their
 9 presentation, any comments, close the floor, we
 10 go ahead and have a discussion, and hopefully
 11 we can reach some kind of agreement between
 12 this Board. That's just a suggestion.
 13 Now, if you don't mind, I'd like to hear
 14 Mr. Ramon Trias.
 15 MR. TRIAS: Mr. Chairman, I think that --
 16 CHAIRMAN AIZENSTAT: Thank you.
 17 MR. TRIAS: Thank you, Mr. Chairman. I
 18 think your recommendation is very appropriate.
 19 As far as Ms. Menendez's comment, I've
 20 asked all of my Staff to review this issue. In
 21 fact, I have avoided personally getting too
 22 involved in it. I had one person from Zoning,
 23 two people from Planning -- well, actually,
 24 three people from Planning, and then I asked
 25 Mr. Leen, also, for his opinion on this issue.

1 And I don't want to make this personal. I
 2 mean, my name has been mentioned many times by
 3 Mr. Mateu in a context that I don't agree with,
 4 and this is not about me. This is simply about
 5 the Code and the fact that several people have
 6 looked at it and they all share the same
 7 opinion, and Mr. Mateu requested to be here
 8 before you, to be able to make his point, and I
 9 agreed to it. In fact, I signed that agenda so
 10 he could be here and say exactly what he said
 11 to you.
 12 So I think that you all are in agreement
 13 pretty much that there are some things that are
 14 missing. I think that Mr. Mateu is a very
 15 capable architect and he'll be ready next time,
 16 I'm sure, and that's the recommendation that I
 17 would propose to you.
 18 CHAIRMAN AIZENSTAT: Would anybody like to
 19 make a recommendation for a continuance to the
 20 next Board meeting?
 21 MR. BELLIN: Eibi?
 22 CHAIRMAN AIZENSTAT: Yes, please.
 23 MR. BELLIN: It's a matter of
 24 interpretation. Somebody's got to interpret
 25 it. And the fact that the interpretation was

1 made five years ago doesn't mean it was right.
 2 CHAIRMAN AIZENSTAT: I agree with that.
 3 MR. BELLIN: Okay, so we can't rely on
 4 that.
 5 CHAIRMAN AIZENSTAT: Right, but I think at
 6 this point, it's up to him whether he wants to
 7 go before the Board of Adjustments or he wants
 8 to come to us.
 9 MR. BELLIN: I think he needs to come back
 10 to us.
 11 CHAIRMAN AIZENSTAT: I agree with you. But
 12 what I'm saying is, my suggestion would be for
 13 Mr. Mateu to complete the process, because you
 14 cannot -- I couldn't hear -- I couldn't hear a
 15 case or make a determination and it would not
 16 be correct if he doesn't complete the process,
 17 when we require everybody else to do it.
 18 Now, whatever you're missing, if you can
 19 get that done for the next meeting, I would ask
 20 the City Staff to actually put you as the first
 21 item on the agenda, at the next presentation,
 22 if the Board members agree, I would, for a
 23 continuance.
 24 MR. TRIAS: Mr. Chairman, just from a
 25 procedural point of view, there's also a

1 process to appeal a decision by Staff. So he
 2 could do that, too.
 3 CHAIRMAN AIZENSTAT: Yes, but I think, from
 4 what I'm hearing from Mr. Mateu, I think he'd
 5 like to go forward --
 6 MR. MATEU: Yes.
 7 CHAIRMAN AIZENSTAT: -- and make his
 8 presentation, but we also need Staff to make
 9 their presentation, and right now we don't have
 10 a presentation from Staff. So, if it is that
 11 last fifth step, you know, Staff is here to
 12 help you. That is really their role, is to go
 13 ahead -- That is their role. Their role,
 14 Staff's role, is to help you along in the
 15 process, and I have to assume that.
 16 Is there any comments?
 17 MR. GRABIEL: One comment, which I actually
 18 would like to apply to everything that comes in
 19 front of the Board. I see, always, floor
 20 plans, elevations, but I don't see any
 21 sections. We're talking about an issue now,
 22 which is how the building sits on the sidewalk
 23 and how it steps -- sets back or not. I would
 24 like Staff to consider that all projects coming
 25 to us include sections through the buildings,

1 Ramon and his Staff, now, just to get a -- from
 2 a very simplistic perspective, just to see
 3 where the variance lies.
 4 CHAIRMAN AIZENSTAT: It's a great
 5 suggestion, but I have to assume that Staff is
 6 going to do that report, because they have to
 7 back up what their recommendation is or where
 8 they're coming from.
 9 MR. TRIAS: Yeah, and just to give you a
 10 preview of that, the Code was being changed at
 11 that time, so we can probably give you some
 12 context of why, perhaps, some of these things
 13 happened.
 14 CHAIRMAN AIZENSTAT: We have a motion and
 15 we have a second, so --
 16 MR. FLANAGAN: Did somebody from the
 17 audience want to speak? Oh, we don't want to
 18 do that.
 19 CHAIRMAN AIZENSTAT: No, we have a motion
 20 and second. Let's go ahead and call the roll.
 21 Now, I will ask -- I'm sorry. I will ask for
 22 it to be placed first on the next item. I
 23 don't know if I need to make it part of the
 24 continuance, but I would ask Staff.
 25 MR. WU: We take that direction.

1 through the neighborhood, so that questions
 2 that come up of how does the building sit next
 3 to the house next door or to the rear or to
 4 whatever -- and I think for you to be able to
 5 explain to this Board how the building fits and
 6 what is your points, as far as the setback is
 7 concerned, it would be very useful.
 8 CHAIRMAN AIZENSTAT: We're approaching the
 9 time. Is there a motion?
 10 MR. FLANAGAN: I'll move to continue the
 11 item to the next regularly scheduled meeting.
 12 MR. GRABIEL: Second.
 13 CHAIRMAN AIZENSTAT: We have a first and a
 14 second. Any comments?
 15 MR. PEREZ: I just have one quick comment,
 16 based on the City Attorney's.
 17 So, based on what Martha and her Staff had
 18 recommended for approval, way back when,
 19 whenever it was, '06, '08, what I would like to
 20 see, and I assume that it would be part of
 21 Staff's presentation, is what has changed from
 22 the time that they approved it, back in '06 or
 23 '08, and what has changed until now, and where
 24 is there a difference in interpretation, based
 25 on Martha and her Staff, way back when, and

1 CHAIRMAN AIZENSTAT: Thank you.
 2 Call the roll, please.
 3 MR. BOLYARD: Julio Grabiell?
 4 MR. GRABIEL: Yes.
 5 MR. BOLYARD: Maria Menendez?
 6 MS. ALBERRO MENENDEZ: Yes.
 7 MR. BOLYARD: Alberto Perez?
 8 MR. PEREZ: Yes.
 9 MR. BOLYARD: Marshall Bellin?
 10 MR. BELLIN: Yes.
 11 MR. BOLYARD: Anthony Bello?
 12 MR. BELLO: Yes.
 13 MR. BOLYARD: Jeffrey Flanagan?
 14 MR. FLANAGAN: Yes.
 15 MR. BOLYARD: Eibi Aizenstat?
 16 CHAIRMAN AIZENSTAT: Yes.
 17 Now, Mr. Mateu, it is up to you, if you
 18 want to go before the Board of Adjustments or
 19 you want to come here, but I just want to give
 20 you that opportunity, and thank you for
 21 bringing it to our attention.
 22 MR. MATEU: Thank you. Can I ask -- Can I
 23 say one more thing?
 24 CHAIRMAN AIZENSTAT: Yes.
 25 MR. MATEU: I think the issue for us, for

1 me as an architect, is Section 14 and Section
 2 15, and I would prefer that someone other than
 3 Staff make the determination of whether this
 4 applies or not, because persons on Staff now
 5 were on Staff at the time, and they had no
 6 issue with it at the time, and all of a sudden,
 7 they have an issue with it now.
 8 CHAIRMAN AIZENSTAT: What I would suggest
 9 is, talk to the City Attorney.
 10 MR. LEEN: They are our professional Staff,
 11 Mr. Mateu. The option is, you can appeal to
 12 the Board of Adjustment, and the Board of
 13 Adjustment can look at the matter. I'm also
 14 looking at the matter, and I'm also going to
 15 look at whether there could be an estoppel
 16 theory that could be applied here, that would
 17 allow this to be applied by either you or the
 18 City Commission. I will look at that. We will
 19 be -- You know, our goal is to treat you
 20 fairly, sir, I just want to assure you of that,
 21 but that is our professional Staff and we could
 22 need to stand behind them in making their
 23 professional judgments, even sometimes when the
 24 applicant doesn't agree. It doesn't mean we
 25 won't look at your objections or that there's a

1 right to take an appeal.
 2 MR. MATEU: Thank you.
 3 CHAIRMAN AIZENSTAT: It will be a good
 4 point for you make your presentation at that
 5 time. Thank you for taking the time.
 6 Is there a motion to adjourn?
 7 MR. BELLIN: So moved.
 8 CHAIRMAN AIZENSTAT: Our next meeting is --
 9 I'm sorry, before we do that, our next meeting
 10 is set for when? Hold on. We didn't adjourn.
 11 MR. BOLYARD: November 12th.
 12 CHAIRMAN AIZENSTAT: November 12th.
 13 There's a motion. Second?
 14 MR. BELLO: Second.
 15 CHAIRMAN AIZENSTAT: All adjourned.
 16 (Thereupon, the hearing was adjourned at
 17 9:31 p.m.)
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 19
 20
 21
 22
 23
 24
 25

1 CERTIFICATE
 2
 3 STATE OF FLORIDA:
 4 SS.
 5 COUNTY OF MIAMI-DADE:
 6
 7 I, JOAN L. BAILEY, Registered Diplomate
 8 Reporter, Florida Professional Reporter, and a Notary
 9 Public for the State of Florida at Large, do hereby
 10 certify that I was authorized to and did
 11 stenographically report the foregoing proceedings and
 12 that the transcript is a true and complete record of my
 13 stenographic notes.
 14 I hereby certify that all public speakers were
 15 duly sworn by me.
 16
 17 DATED this 14th day of October, 2014.
 18
 19
 20 SIGNED COPY ON FILE
 21
 22 _____
 23 JOAN L. BAILEY, RDR, FPR
 24
 25 Notary Commission Number EE 083192.
 My Notary Commission expires 6/14/15.



City of Coral Gables Planning and Zoning Staff Recommendation

Applicant:	4225 Properties, LLC and 4311 Ponce de Leon, LLC
Applications:	Mixed Use Site Plan Review
Property:	4225 and 4311 Ponce de Leon Boulevard (4311 Ponce)
Public Hearing - Dates/Times/ Location:	Planning and Zoning Board, October 8, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Applications

Mixed use site plan review for the mixed use project referred to as "4311 Ponce", as follows:

A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)" for the mixed use project referred to as "4311 Ponce" on the property legally described as Lots 36-43 , Block 5, Industrial Section (4225 and 4311 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for an effective date.

Mixed use site plans require review and recommendation by the Planning and Zoning Board and City Commission at one (1) public hearing (via Resolution).

Summary of Application

4225 Properties, LLC and 4311 Ponce de Leon, LLC, owners (hereinafter referred to as the "Applicant"), has submitted an application (hereinafter referred to as the "Application") for mixed use site plan for consideration at public hearings for the mixed use project referred to as "4311 Ponce" pursuant to and in accordance with the City of Coral Gables Zoning Code Mixed Use District (MXD) provisions. The application package submitted by the Applicant is provided as Attachment A.

This property is located within the City's North Industrial Mixed Use Overlay District on the northeast corner of the intersection of Ponce de Leon Boulevard and San Lorenzo Avenue, and is 0.46 acres (20,035 sq. ft.) in size. The property is bounded by Ponce de Leon Boulevard (west), SW 39th Avenue (east) and San Lorenzo Avenue (south). A one (1) story commercial building adjoins the property to the north. The "Village of Merrick Park" is located across Ponce de Leon Boulevard to the west and across San Lorenzo

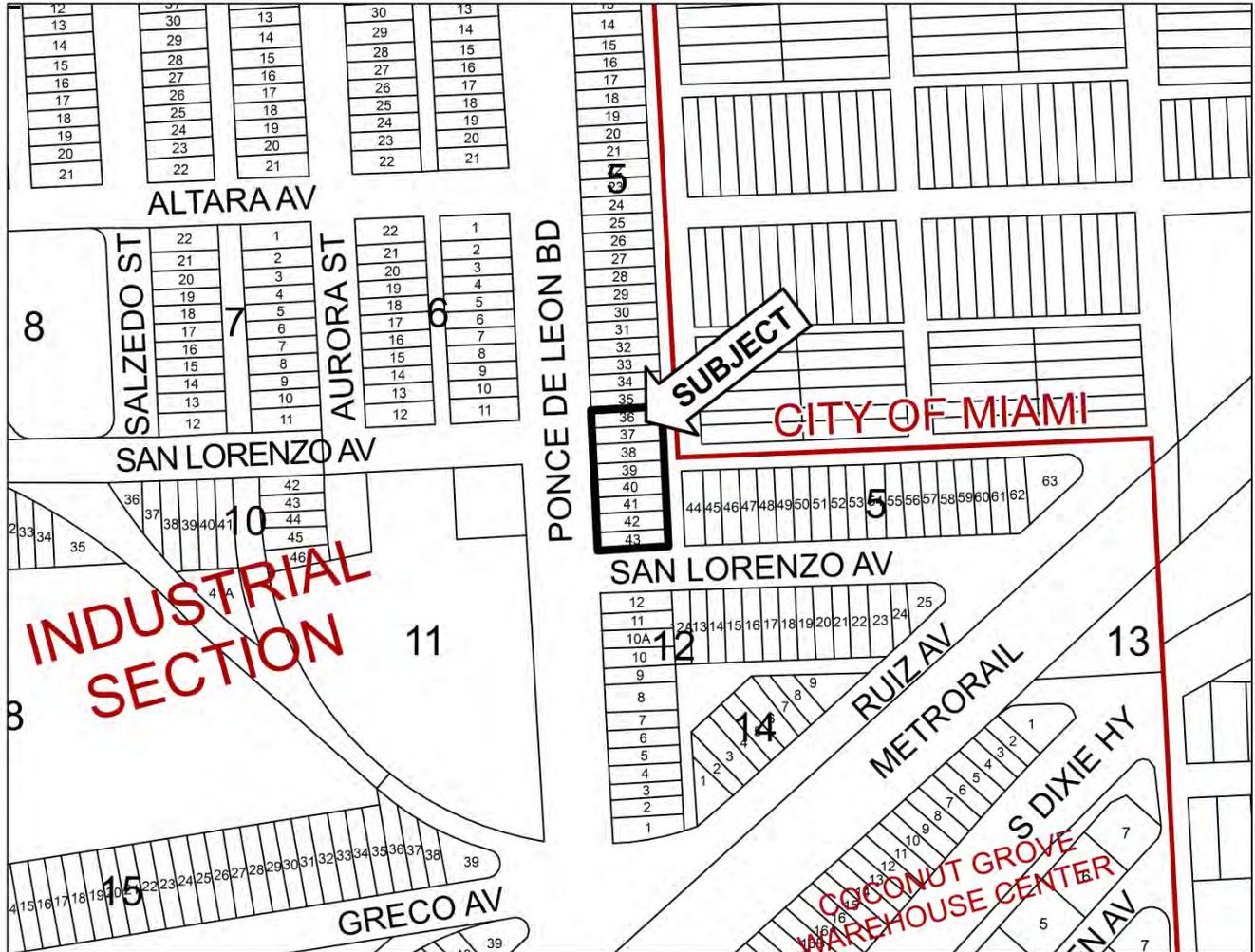
Avenue to the south. A mid-rise commercial office building which faces onto San Lorenzo Avenue is located across SW 39th Avenue to the east. There are one (1) story commercial buildings and surface parking currently on the site. The property has “Commercial Mid-Rise Intensity” land use and Commercial District (C) zoning designations, which are appropriate designations for the proposed mixed use project.

The project consists of an eight (8) story/93'-7" building containing a total of 55,178 sq. ft., consisting of 11,457 sq. ft. of retail on the ground floor, 24,133 sq. ft. of commercial office space on the 5th and 6th floors, and eight (8) two story, two bedroom residential units on the 7th and 8th floors. There are 145 parking spaces proposed on three (3) garage levels above the ground floor, including eight (8) mechanical lifts. A total of 144 parking spaces are required, as indicated within the application package.

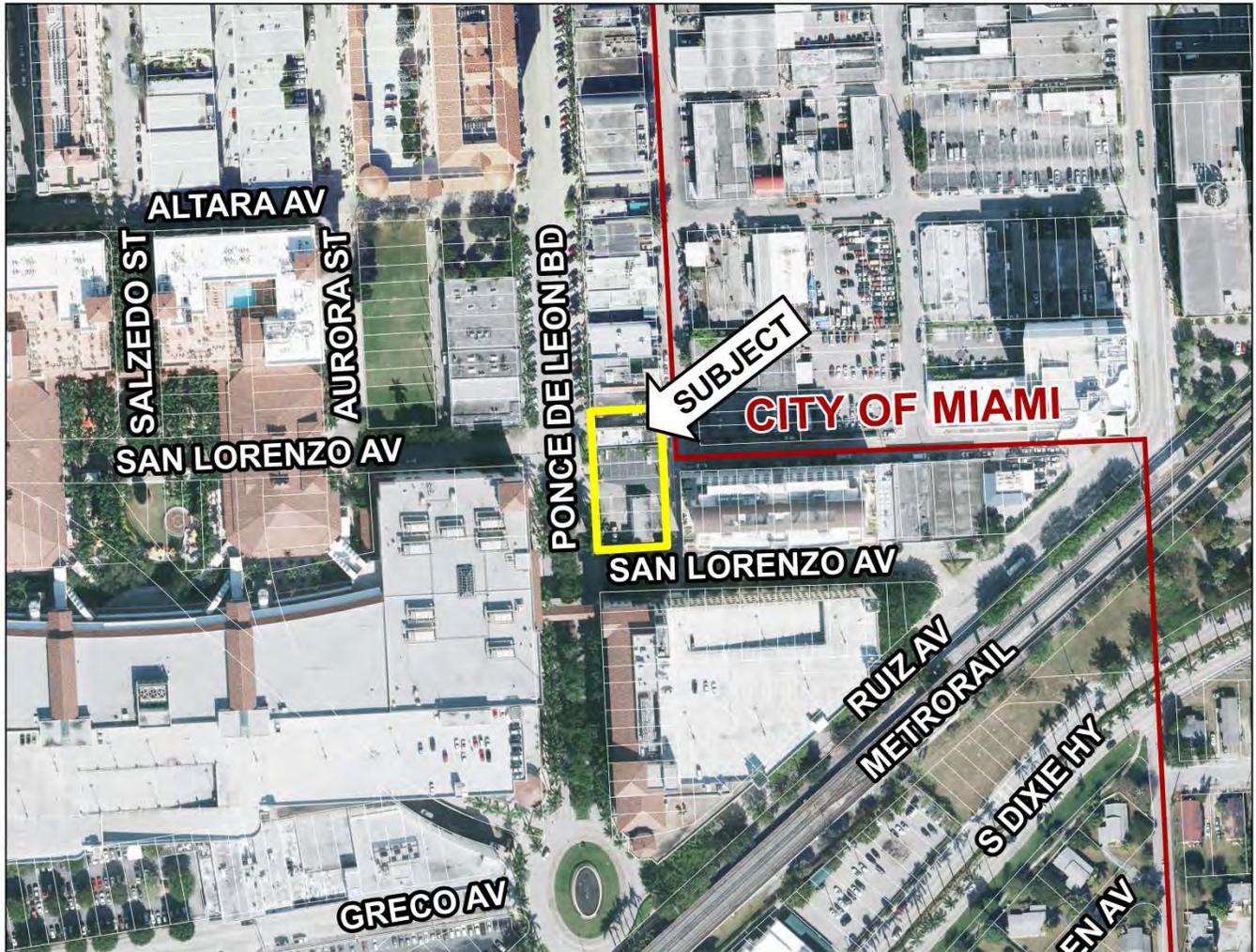
Resolution No. 2008-38 (adopted on 03.11.08) approved a mixed use project on this property also known as “4311 Ponce”. The current site is slightly larger, with the addition of a 5,000 square foot parcel (Lots 36 & 37) adjoining the site to the north. The previously approved project consisted of a seven (7) story / 83'-6" high building with a penthouse (to 95'-6" height) containing 46,150 square feet of primarily commercial office space with ground floor retail, four (4) live/work residential units and three (3) floors of parking. There were 182 parking spaces provided (24 spaces more than required by Code), with 83 of those spaces being mechanical lifts. Conditions of approval were required for the project and are listed in the adopting resolution. A copy of that resolution is included with the application package (see Attachment A). The previously approved mixed use project was not constructed, and the proposed project has now been submitted for public hearing review.

The property is bounded by Ponce de Leon Boulevard (west), SW 39th Avenue (east) and San Lorenzo Avenue (south), as shown on the following location map and aerial photo:

Block, Lot and Section Location Map



Aerial



Site Data and Project Timeline

Site Data and Surrounding Uses

The following tables provide the subject property’s designations and surrounding land uses:

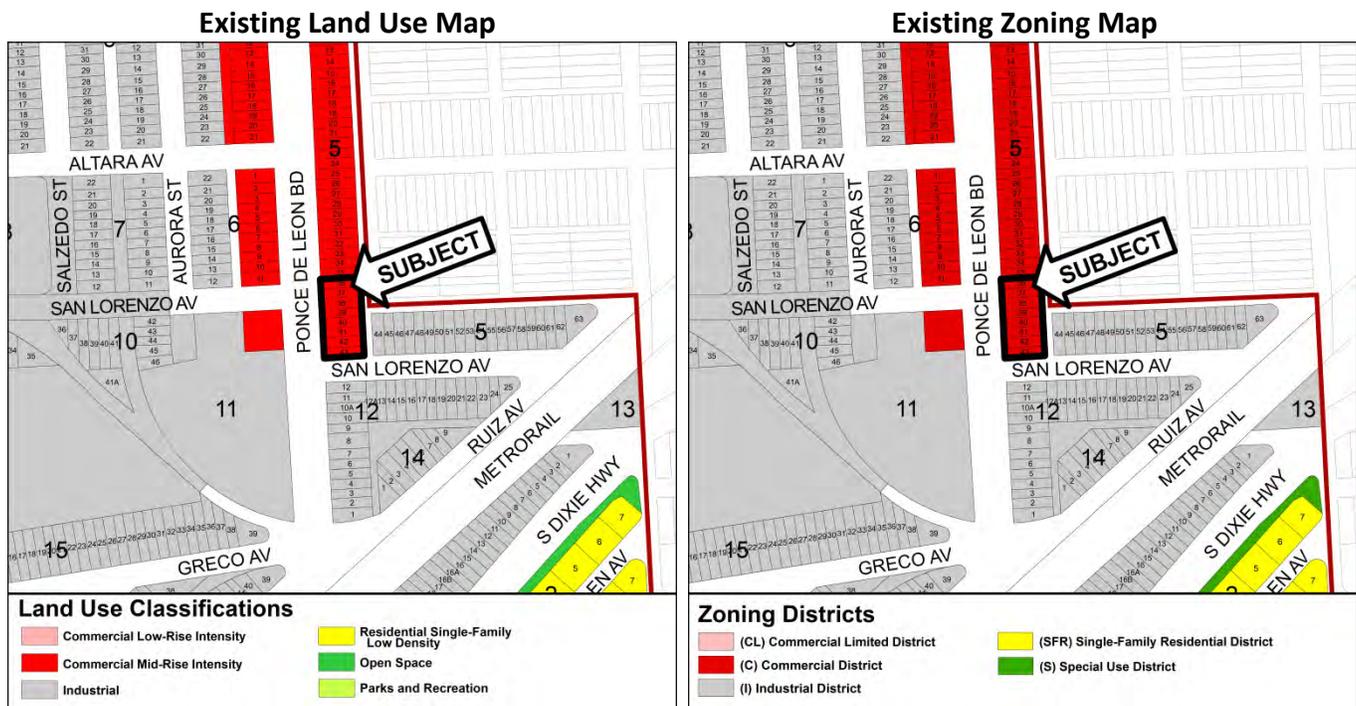
Existing Property Designations

Land Use Map designation	Commercial Mid-Rise Intensity
Zoning Map designation	Commercial District (C)
Mixed Use Overlay District (MXOD)	Yes - North Industrial MXOD
Mediterranean Architectural District	Yes - Mandatory Mediterranean Architecture Style
Coral Gables Redevelopment Infill District	Yes

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	1 story commercial building	Commercial Mid-Rise Intensity	Commercial District (C)
South	The Village of Merrick Park	Industrial	Industrial District (I)
East	Mid-rise commercial office building and City of Miami	Industrial	Industrial District (I)
West	The Village of Merrick Park	Commercial Mid-Rise Intensity & Industrial	Commercial District (C) & Industrial District (I)

The Applicant proposes no changes to the property’s existing land use and zoning designations, as illustrated in the following maps:



City Review Timeline

The proposal has undergone the following City reviews:

Type of Review	Date	Result of Review
Development Review Committee	04.25.14	Comments provided to Applicant
Board of Architects	06.12.14	Preliminary approval and approval of Mediterranean architectural bonuses
Planning and Zoning Board	10.08.14	TBD
City Commission (Resolution – MXD site plan)	11.18.14	TBD

Proposed Mixed Use Project

Legislative History

A mixed use project also referred to as “4311 Ponce” was previously approved on this property. That project consisted of a seven (7) story / 83’-6” high building with a penthouse (to 95’-6” height) containing 46,150 square feet of primarily commercial office space with ground floor retail, four (4) live/work residential units and three (3) floors of parking. There were 182 parking spaces provided (24 spaces more than required by Code), with 83 of those spaces being mechanical lifts. The following resolution was approved for that project (copy of resolution provided in Attachment A):

1. Resolution No. 2008-38 (adopted 03.11.08) – Approved mixed use site plan with conditions, which are listed in the adopting resolution.

Proposal – Mixed Use Project

The Application package submitted by the Applicant (see Attachment A) includes the following:

- 1) Cover letter;
- 2) Application;
- 3) Survey of property;
- 4) Aerial and site photos;
- 5) Architectural plans and elevations;
- 6) Landscape plan;
- 7) Utility relocation plan;
- 8) Lighting plan;
- 9) Sign master plan;
- 10) Concurrency impact statement;
- 11) Public school preliminary concurrency analysis;
- 12) Background – Resolution No. 2008-38;
- 13) Historical Significance Letter; and,
- 14) Traffic study executive summary.

Mediterranean Architectural Style

Mediterranean architectural style is required for mixed use projects located within a Mixed Use Overlay District (MXOD). The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on 06.12.14.

A summary of the project is provided in the Applicant’s Zoning Data Sheet submitted with the Applicant and is presented in the following tables.

Site Plan Information:

Type	Permitted	Proposed
Total site area	---	20,035 sq. ft. (0.46 acres)
3.5 FAR x total site area	70,123 sq. ft.	---
Total square footage of building	---	55,178 sq. ft.
Retail square footage	---	11,457 sq. ft.
Office square footage	---	24,133 sq. ft.
Building height	Up to 100'-0"	93'-7"
Number of floors	No limitation	8 floors
Residential unit total	No density limitations (units/acre) within a designated MXOD	8 units
Residential unit mix:		
One bedroom		N/A
Two bedroom		8 units
Three bedroom		N/A

Parking:

Off-street (onsite) parking		
Uses	Required	Proposed
Residential units	16 spaces	16 spaces
Retail use	46 spaces	46 spaces
Office use	82 spaces	82 spaces
Total on-site project parking	144 spaces	145 spaces
Additional parking provided	---	1 space

There are currently two (2) on-street parking spaces adjacent to the property along San Lorenzo Avenue. The Parking Director has determined there will be a loss of one (1) on-street parking space. As a result, the Applicant, property owner(s), its successors or assigns, shall be required to reimburse the City for the costs associated with the loss of on-street parking in accordance with City requirements.

Development Review Committee Zoning Review

A zoning review was prepared by the Planning and Zoning Division based on the project application submittal for the Development Review Committee (DRC) and is provided as Attachment B.

Setbacks/Stepbacks:

The proposed Application does not comply with the Zoning Code requirements for building setbacks/stepbacks. The Application must comply with one (1) of the following in order to meet the requirements of the Zoning Code for setbacks/stepbacks for mixed use projects:

1. Provide the minimum ten (10) foot front setback for the entire building along the front property line (Ponce de Leon Blvd). A minimum front setback of ten (10) feet is required for buildings over forty-five (45) feet in height.

2. Comply with Zoning Code Section 4-201.E.15 for setback reductions. Applicant may provide zero (0) foot setbacks on all sides if vertical building setbacks of a minimum of ten (10) feet are provided at a maximum height of forty-five (45) feet on all building facades.

Currently, the project proposes a zero (0) foot front setback with a height of 93'-7". The minimum ten (10) feet setback at a maximum height of forty-five (45) feet on all building facades has not been provided.

Setbacks:

Type	Required*	Proposed
Front setback (Ponce de Leon Boulevard)	Ten (10) feet	Zero (0) feet
Side street setback (San Lorenzo Avenue)	Fifteen (15) feet	Fifteen (15) feet
Interior side setback (north)	None	Zero (0) feet
Rear setback (SW 39 th Avenue)	None	Zero (0) feet

* Setback reductions may be awarded for MXD projects approved for Mediterranean style design bonuses. Setback reductions are only permitted for MXD projects subject to providing vertical building setbacks.

Stepbacks:

Type	Required*	Proposed
Front (Ponce de Leon Boulevard)	0'-0" up to 45' and 10"-0' over 45'	Complies for habitable space only
Side street (San Lorenzo Avenue)	0'-0" up to 45' and 10"-0' over 45'	None – does not comply
Interior side (north)	0'-0" up to 45' and 10"-0' over 45'	None – does not comply
Rear (SW 39 th Avenue)	0'-0" up to 45' and 10"-0' over 45'	None – does not comply

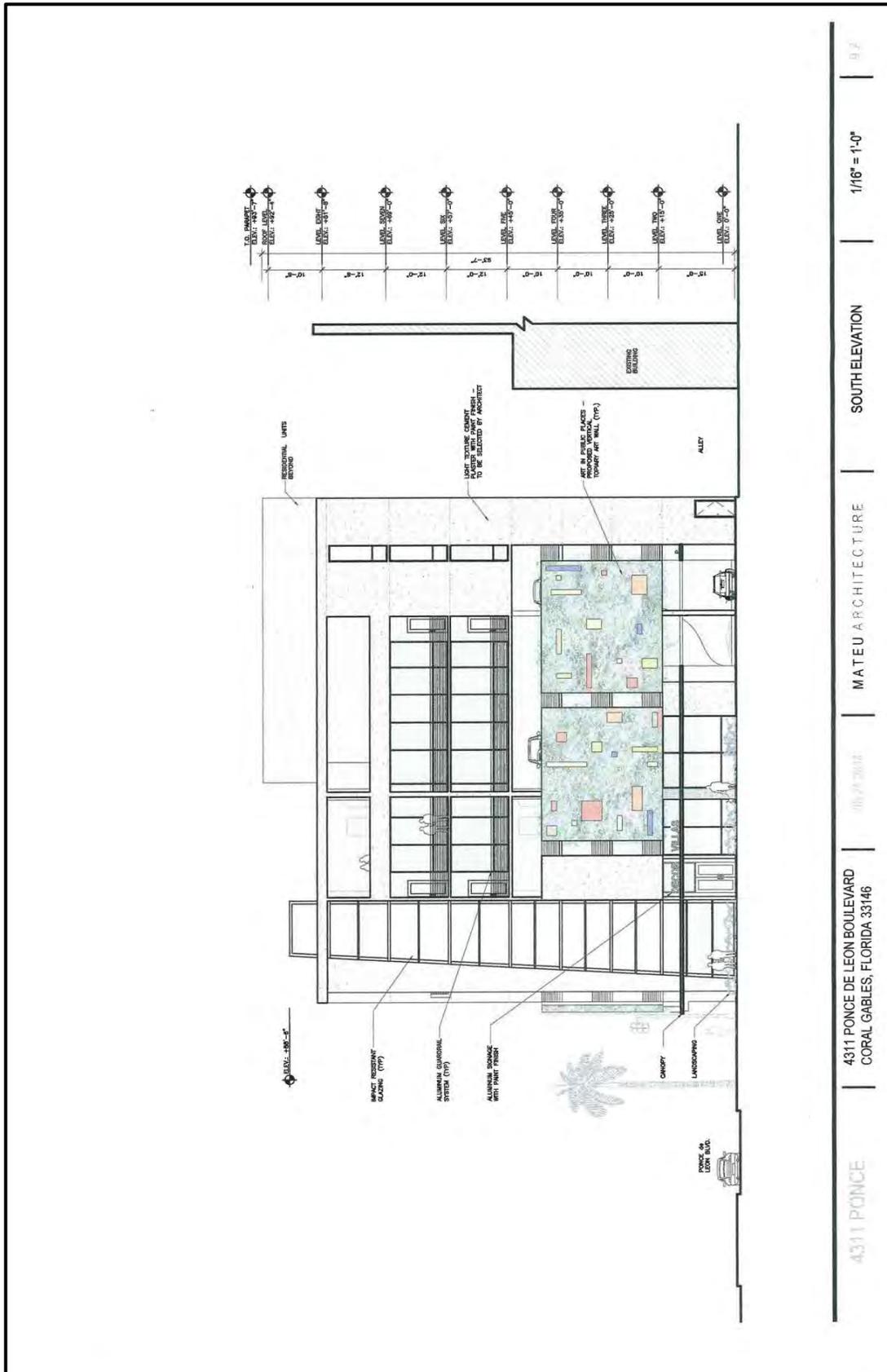
* Vertical building setbacks are required for MXD buildings when setback reductions are requested.

Landscaping:

Location	Required	Provided
Landscape open space (on-site)	Must comply with ZC Section 5-1104 A 1 thru 11	Must comply at time of final plan review
Landscape open space (rights-of-way)	Must meet City Streetscape Master Plan requirements	Must comply at time of final plan review

The Applicant's proposed ground floor plan, landscape plan, and building elevations are provided on the following pages.

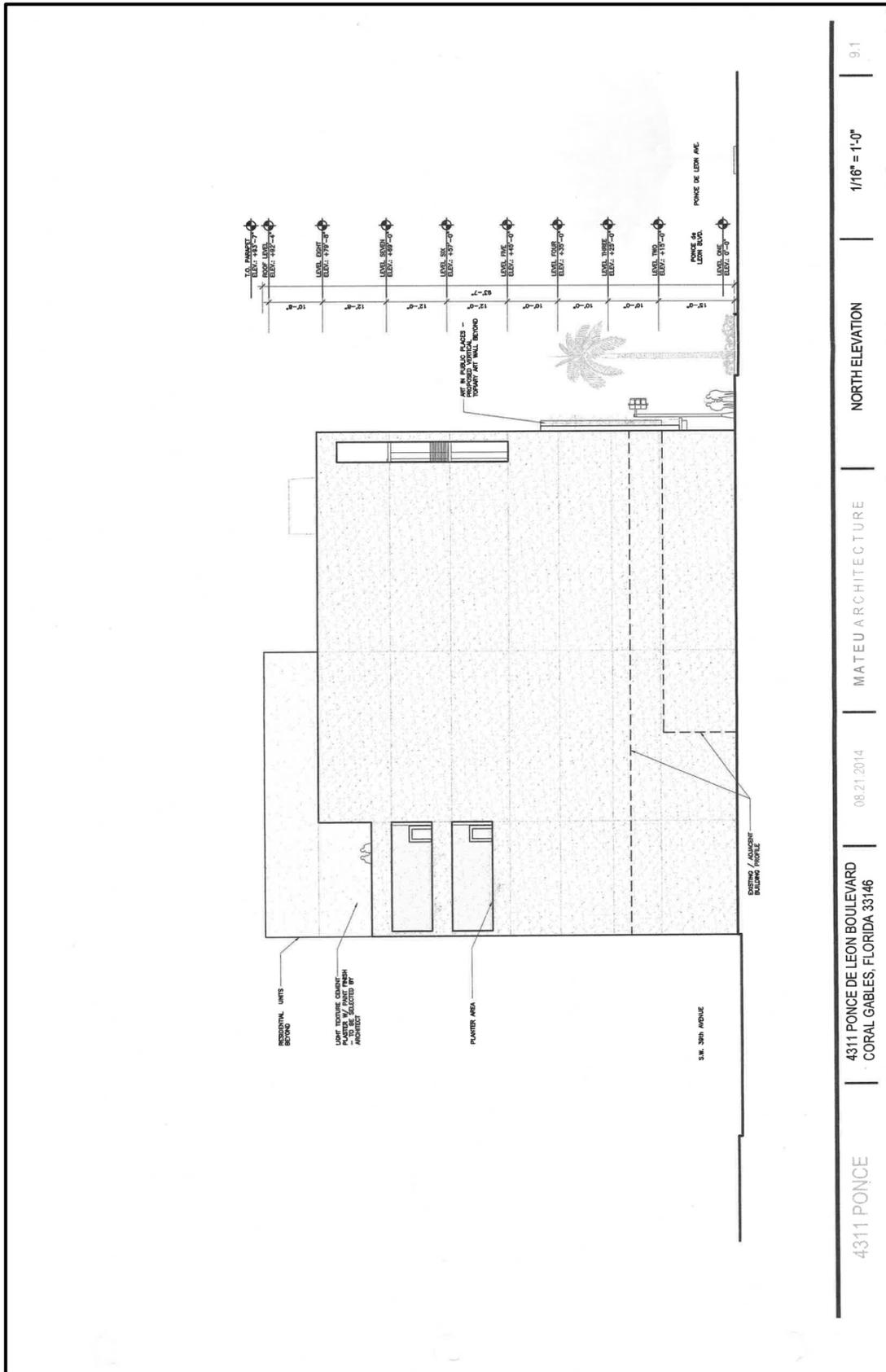
South (San Lorenzo Avenue) Building Elevation



East (SW 39th Avenue) Building Elevation



North (LeJeune Road) Building Elevation



Findings of Fact

This section of the report presents City Staff's evaluation of the Applications and Findings of Facts. The City's responsibility is to review the Applications for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

Findings of Fact - Mixed Use Site Plan

Mixed Use District (MXD) Purpose and Objectives

The current Zoning Code and Comprehensive Plan mixed use provisions were adopted in 2004 and updated/revised as a part of the Zoning Code and Comprehensive Plan rewrite. The Zoning Code and Comprehensive Plan provides for a designated North and South Industrial Mixed Use Overlay District (MXOD) geographic area. The MXOD was created to encourage mixed use development that specifically provided for residential development which was previously not a permitted use within the City's Industrial District. The regulations are voluntary and property owners who choose to develop under these regulations are required to undergo conditional use site plan review.

Zoning Code, Division 2, Overlay and Special Purpose Districts, Section 4-201, "Mixed Use District - Purpose" provides for the following:

- "1. Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other regulations.*
- 2. Provide for residential uses at higher densities in exchange for public realm improvements.*
- 3. Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.*
- 4. Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.*
- 5. Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces.*
- 6. By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.*
- 7. Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment."*

Staff comments: The compliance of the Applicant's plans with the mixed-use requirements and performance standards set out in Zoning Code Section 4-201 (D) through (M) has been evaluated and is provided in the DRC Zoning Review prepared by the Planning and Zoning Division provided as Attachment B. That analysis determined that the proposal does not satisfy the Code's minimum requirements for a mixed use project. The proposed project does not meet the requirements for building setbacks/stepbacks.

Conditional Use Review Criteria

Zoning Code, Division 4, Conditional Uses, Section 3-404, General Procedures for Conditional Uses summarizes the procedures for the review of a Conditional Use application:

- “1. Provide a report that summarizes the application, including whether the application complies with each of the standards for granting conditional use approval in Section 3-408.*
- 2. Provide written recommended findings of fact regarding the standards for granting conditional use approval in Section 3-408.*
- 3. Provide a recommendation as to whether the application should be approved, approved with conditions, or denied.*
- 4. Provide the report and recommendation, with a copy to the applicant, to the Planning and Zoning Board for review.*
- 5. Schedule the application for hearing before the Planning and Zoning Board upon completion of the Board of Architect’s review.*
- 6. Provide notice of the hearing of a conditional use application before the Planning and Zoning Board in accordance with the provisions of Article 3, Division 3 of these regulations.*
- 7. Schedule and provide notice before the City Commission of a conditional use application in accordance with the provisions of Article 3, Division 3 of these regulations.”*

Zoning Code, Division 4, Conditional Uses, Section 3-406, “Planning and Zoning Board Recommendation” states that the Planning and Zoning Board shall review applications for conditional use (site plan review) and provide a recommendation to the City Commission whether they should grant approval, grant approval subject to specific conditions or deny the application. The Zoning Code specifically states “the Planning Department, Planning and Zoning Board and City Commission may recommend such conditions to an approval that are necessary to ensure compliance with the standards set out in Zoning Code, Division 4, Conditional Uses, Section 3-408, “ Standards for Review.”

Planning Staff’s review of the criteria set out in Section 3-408, “Standards for Review” is as follows (*italics* indicate Zoning Code verbatim text):

- A. *“The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.”*

Staff comments: As concluded in this report, this Application is “consistent” with the CP’s Goals, Objectives and Policies, **except for Policy DES-1.1.5 which addresses bulk and massing of the proposed development.** The Industrial District encompasses a large area that is served by numerous residential, commercial, retail and office uses. The area is served by the Coral Gables Trolley and regional Miami-Dade Metrorail station.

- B. *“The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area”.*

Staff comments: The subject property is located within the MXOD North Industrial District which allows for the voluntary development of this property as a mixed use project with residential units.

The project is similar to existing mixed use projects in the area and those which are being planned and under construction. The utilization of the site as a mixed use project is consistent with the property's existing "Commercial Mid-Rise Intensity" land use and Commercial District (C) zoning designations.

- C. *"The proposed conditional use does not conflict with the needs and character of the neighborhood and the City".*

Staff comments: The subject property is surrounded by properties with commercial and industrial land use designations, and between the "Village of Merrick Park" and an existing mid-rise commercial office building. LeJeune Road, Bird Road and Ponce de Leon Boulevard serve as arterial transportation corridors and physical boundary for the Industrial District. The redevelopment of this property as a mixed use project provides additional multi-family residential units to residents of the City, and the creation of a pedestrian oriented urban environment in the North Industrial MXOD. The ground floor pedestrian uses included in the project shall enhance the redevelopment of the Industrial District.

- D. *"The proposed conditional use will not adversely or unreasonably affect the use of other property in the area."*

Staff comments: The existing Village of Merrick Park is adjacent to this site to the west and south, and an existing mid-rise commercial office building is located to the east of the project. These developments include residential, retail and office uses, which are similar to the proposed mixed use project. The Applicant's proposal is consistent with the underlying CP designation. The proposed project does not comply with Zoning Code's required building setback/stepback for a mixed use development, which is intended to reduce the project's impact on adjacent properties and protect the general health and welfare of surrounding tenants and rights of adjacent property owners. Conditions of approval are recommended that mitigate potential negative impacts created during construction, and after the project has been completed. These include conditions that require the provision of a construction staging and service plan during construction, address parking and parking circulation, and the provision of public realm/landscaping improvements, streetscape improvements.

- E. *"The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures".*

Staff comments: The planned redevelopment of this property as a mixed-use project does not comply with the intent of the MXOD provisions, as it does not provide the building setback/stepback which is intended to reduce the project's impact on adjacent properties. The height of the project is 93'-8", which is similar in height to other developments located near this property.

- F. *"The parcel proposed for development is adequate in size and shape to accommodate all development features."*

Staff comments: The subject property is larger than the minimum 10,000 square foot size for a mixed use project within an approved MXOD. The Planning and Zoning Division's DRC Zoning Review

indicates the project does not meet all Zoning Code requirements and design criteria (see Attachment B).

- G. *“The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.”*

Staff comments: Commercial and industrial zoned properties surround the project site, and the height of the project is consistent with the property’s underlying “Commercial Mid-Rise Intensity” land use designation. The proposed project does not comply with Zoning Code’s required building setback/stepback for a mixed use development, which is intended to reduce the project’s impact on adjacent properties and protect the general health and welfare of surrounding tenants and rights of adjacent property owners.

- H. *“The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.”*

Staff comments: All vehicular parking for the project is accessed from a single curb cut located on San Lorenzo Avenue, away from the primary pedestrian street frontage along Ponce de Leon Boulevard. All service access is located along the rear of the building, and is physically separated from pedestrian circulation around the perimeter of the project. Conditions of approval are recommended to assure that adequate service access is provided during the construction of the project.

- I. *“The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner”.*

Staff comments: The proposed project was reviewed by the Zoning Division for concurrency, and the Concurrency Impact Statement (CIS) issued by the Zoning Division for the project indicates that there is adequate infrastructure available to support the project. The CIS is included within the Applicant’s submittal package provided as Attachment A.

Traffic Study

The proposed project has been reviewed by the Public Works traffic consultant, who identified the following issues regarding the submitted Traffic Study that have not yet been resolved:

1. Page 1, Section 1.1: Discuss the existing structure that currently exist and how long it has been vacant.
2. Page 5: Please specify the type of parking for all streets. Parallel? Angle? Also, mention somewhere in this section about the driveway that is currently open on Ponce de Leon Blvd to access the site. Please state that it will be closed as shown on the site plan.
3. Page 6, Section 2.2: Specify the peak hour period that was used for the study. What hours?
 - a. Generally, when calculating a peak hour factor it is done in a peak hour not a peak period average. However, it is understood that this methodology is described in the City’s comprehensive plan and the consultant is following the City’s guideline. Please make sure

- that all legends and write up in the report discloses this information. You use the terminology “peak hour” but it should be “peak period average”. That should be clear in the report. Please modify.
4. Page 6: Traffic Counts were collected while school was out (August 12-13). The traffic data may not be demonstrating accurate peak conditions. It is up to the City to accept the counts as documented.
 5. Page 6, Section 2.2: The factor that was used for the TMC’s is the seasonal factor. Since these are turning movement counts, the PSCF should have been applied which is 1.02. Please modify and update all documents accordingly.
 6. Exhibit 2, page 7: The stop sign should be rotated to face the west leg and the thru movement at San Lorenzo is incorrect. You can only make a right or left at that leg of the intersection.
 7. Exhibit 3, page 8: The traffic counts are not matching the Appendix. The NBT in the PM should be 424, the SBT should be 487 and the NBR should be 57. Please modify exhibit.
 8. Exhibit 5, page 11: The LOS for the SB AM should be B not A.
 9. Page 13, Section 4.1: For the signal timings for future conditions were the timings optimized or left as existing?
 10. Exhibit 7, page 14: Please confirm that these counts are correct and that they used the correct existing TMC’s since the traffic counts in Exhibit 3 were incorrect.
 11. Page 16: Please talk about the internal capture, as shown in Exhibit 9.
 12. Exhibit 9, page 17:
 - a. Please state why there were no counts in the AM for specialty retail. I know the Trip generation does not have a model for the AM but you should mention that somewhere in the report.
 - b. For the land use 230, you are showing that a rate was used but the Appendix output is showing that an equation was used. Please make sure your AM and PM trips are correct and modify the table to show the equation not rate.
 13. Exhibit 13, page 21: The traffic counts in the synchro outputs (future) do not match what is shown in the exhibit. Please modify. Also, for future reports, please attach in the Appendix a table showing the future traffic counts with the factors that were applied.

Proposed Landscaping

The proposed project has been reviewed by the Public Service Director, who identified the following issues regarding the proposed landscaping that have not yet been resolved:

1. Since the existing driveway is being removed, the existing curb cut and driveway apron needs to be removed, replaced with a vertical curb, and landscaped with irrigation to match the existing streetscape.
2. Planting bulb outs may be required at the alleyway and parking garage entrance on San Lorenzo Ave.
3. Some form of landscape needs to be incorporated on the street level in the alleyway. i.e. Creeping Fig growing on the walls, trellis structures with vines, etc.
4. Are the overhead wires in the alley way being relocated underground?
5. The balconies on levels five and six, particularly the east facing ones, need to have planters and irrigation incorporated into them since they face the blank wall of the adjacent building.

6. Consider screening the exposed parking on level four from the view of level five above.
7. The Residential Outdoor Plaza on level seven is confusing as to its purpose and functionality. What is the intended program/use for this vast covered area? More landscape should be considered to help define the space and enhance the functionality for the residents.

Concurrency Management

This project has been reviewed for compliance with the City's Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. The CIS is included within the Applicant's submittal package provided as Attachment A.

Public School Concurrency Review

Pursuant to the Educational Element of the City's Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three years of the final approval. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed. A letter was received from the Miami-Dade County Public School Board dated 08.27.14 stating the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met at all three school levels and that school capacity has been reserved for a period of one year. A copy of that letter is included in the submitted application package provided as Attachment A.

Art in Public Places Program

The plans submitted with the Application package indicate the proposed location for public art intended to satisfy the City's Art in Public Places program. The proposed art work is in the form of vertical topiary art walls depicted on the west elevation (Ponce de Leon Blvd), south elevation (San Lorenzo Ave), and east elevation (SW 39th Ave) of the architectural building elevations provided in the applicant's submittal package (Attachment A). The Applicant must comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept reviewed by the Arts Advisory Panel and Cultural Development Board, and obtain Board of Architects approval before being submitted to the City Commission. This requirement has been included as a recommended condition of approval.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
5.	Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. 	Complies
6.	Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.	Complies
7.	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
8.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
9.	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
10.	Policy DES-1.1.3. Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	undermine the City's historic character.	
11.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	<u>Does not comply</u> (see following staff comments for issues)
12.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
13.	Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
14.	Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
15.	Objective DES-1.3. Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
16.	Objective HOU-1.5. Support the infill of housing in association with mixed use development.	Complies
17.	Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
18.	Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
19.	Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
20.	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
21.	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
22.	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	safety.	
23.	Policy MOB-1.1.8. Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
24.	Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> • Promote expansion of the City's existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability) and other activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods). 	Complies

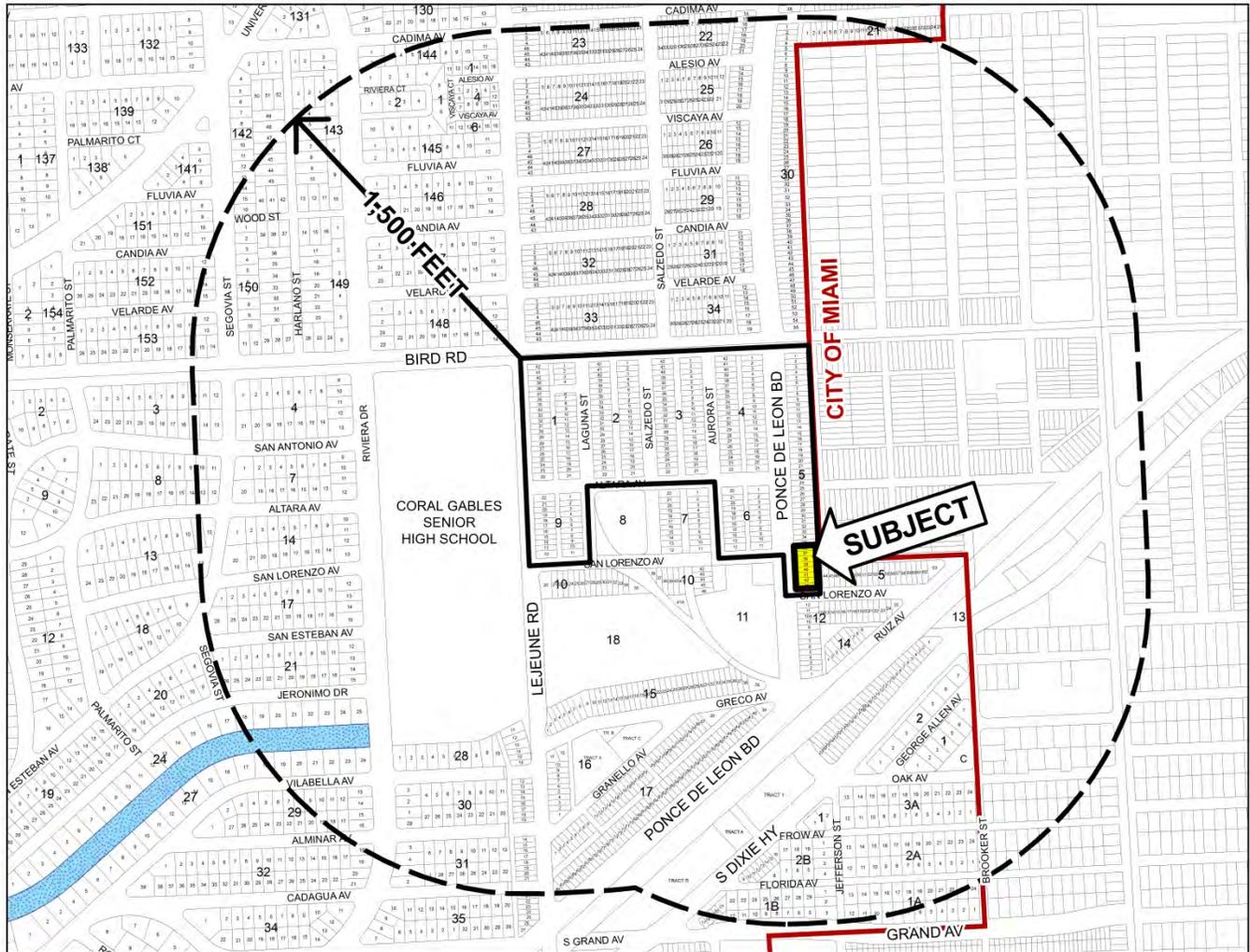
Staff Comments: Staff's determination that this application is "consistent" with the CP Goals, Objectives and Policies, **except for Policy DES-1.1.5** with regards to the proposals bulk and massing, access to light and air, area of yards, open space and vegetation. The proposal does not comply with Zoning Code's building setback/stepback requirements for a mixed use project, which are intended to reduce the project's impact on adjacent properties and protect the general health and welfare of surrounding tenants and rights of adjacent property owners. The Applicant's plans do address the City objectives for encouraging mixed use development in the Industrial Section.

Public Notification and Comments

The Applicant has not submitted evidence that the mandatory neighborhood meeting required by Section 3-302(D) of the Zoning Code to be held a minimum of fourteen (14) days prior to public hearing before the Planning and Zoning Board has been conducted. The Applicant is required to notify all property owners within 1,500 feet of the property boundary as well as within the North Industrial MXOD and provide a copy of the meeting invitation and attendance list to the Planning Division, which has not been completed.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,500 feet of the boundary of the entire mixed use overlay district as well as within the boundaries. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 939 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments C and D. A map of the notice radius is as follows:

Courtesy Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

Public Notice

Type	Date
Applicant's neighborhood meeting	Incomplete
Courtesy notification to properties within 1,500 ft. of the entire MXOD and within MXOD	09.26.14
Posting of property	09.26.14
Legal advertisement	09.26.14
Posted agenda on City web page/City Hall	10.03.14
Posted Staff report on City web page	10.03.14

Staff Recommendation

The Planning Division based upon the complete Findings of Fact contained within this Report recommends continuance of the following:

A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)" for the mixed use project referred to as "4311 Ponce" on the property legally described as Lots 36-43, Block 5, Industrial Section (4225 and 4311 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for an effective date.

Summary of Recommendation for Continuance

At the request of the Applicant and advice of the City Attorney, this item has been placed on the Planning and Zoning Board agenda. Staff cannot fully evaluate the application and provide a recommendation at this time due to unresolved issues regarding the submitted application. Therefore, a continuance of this item is recommended by Staff. Staff recommends continuance of this item to the Board's November 12, 2014 meeting.

The remaining unresolved issues are as follows:

1. Application does not comply with Zoning Code requirements for building setbacks/stepbacks. Application must comply with one (1) of the following in order to meet the requirements of the Zoning Code for setbacks/stepbacks for mixed use projects:
 - a. Provide the minimum ten (10) foot front setback for the entire building along the front property line (Ponce de Leon Blvd). A minimum front setback of ten (10) feet is required for buildings over forty-five (45) feet in height; or
 - b. Comply with Zoning Code Section 4-201.E.15 for setback reductions. Applicant may provide zero (0) foot setbacks on all sides if vertical building stepbacks of a minimum of ten (10) feet are provided at a maximum height of forty-five (45) feet on all building facades.

Currently, the project proposes a zero (0) foot front setback with a height of 93'-7".

2. Comments have been provided by the City's Public Works traffic consultant regarding the submitted Traffic Study that have not yet been resolved. Those issues are itemized in this Staff report.
3. Comments have been provided by the City's Public Service Director regarding proposed landscaping that have not yet been resolved. Those issues are itemized in this Staff report.
4. Zoning Code Section 3-302(D) requires all applicants filing applications requiring a public hearing before the Planning and Zoning Board shall conduct a minimum of one (1) public information meeting, a minimum of fourteen (14) days in advance of the Planning and Zoning Board public hearing. The Applicant was notified of that requirement in the 04.25.14 comment memo provided when the project was reviewed by the development Review Committee (DRC). The Applicant has not provided evidence that the resident's meeting has been conducted.

If revisions are incorporated by the Applicant to address the required building setbacks/stepbacks, the

plans should be reviewed and preliminary approved by the Board of Architects prior to consideration by the Board.

Alternative Conditions

If the Planning and Zoning Board determine on the basis of the facts of the application, testimony, and evidence received that the application is consistent and satisfies the criteria of the CLUP, Zoning Code and City Code, and recommends approval of the applicant's proposed mixed use project referred to as "4311 Ponce", Planning Staff recommends the following conditions of approval be included:

1. Prior to scheduling for consideration by the City Commission at public hearings, the applicant shall revise the application to meet all Zoning Code requirements, which shall include submittal for review and preliminary approval by the Board of Architects.
2. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:
 - a. Applicant's Planning and Zoning Board submittal package dated 08.21.14, prepared by Mateu Architecture Incorporated.
 - b. Traffic Impact Study, dated August 2014, prepared by David Plummer & Associates.
 - c. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
3. Restrictive covenant. Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
4. Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
 - a. All outstanding Traffic Study issues as identified by the Public Works Department and City's traffic consultant shall be satisfactorily resolved, subject to review and approval by the Director of Public Works.
 - b. All outstanding landscaping issues as identified by the Public Service Department shall be satisfactorily resolved, subject to review and approval by the Director of Public Service.
 - c. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of one (1) on-street parking space as a result of the project.
 - d. Construction information/contact. Provide written notice to all properties within five hundred (500) feet of the "4311 Ponce" project (4311 Ponce de Leon Blvd), providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
 - e. Comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept for the redesign of the existing plaza as a civic space with public art to be reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission. The Applicant's compliance with all

requirements of the Art in Public Places program shall be coordinated by the Director of Economic Sustainability.

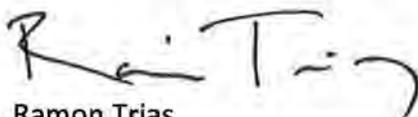
5. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of the "4311 Ponce" (4311 Ponce de Leon Blvd) project boundaries of any proposed partial street closures as a result of the project's construction activity. Complete street closure shall be prohibited.
6. Prior to the issuance of a Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:
 - a. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Planning and Parking.
 - b. Undergrounding of overhead utilities. In accordance with Zoning Code Article 4 "Zoning Districts", more specifically, Section 4-201, "Mixed use District (MXD)," and Article 4, "Zoning Districts," Table 1, sub-section L, "Utilities", the Applicant shall submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.

Attachments

- A. Applicant's Planning and Zoning Board submittal package dated 08.21.14, prepared by Mateu Architecture Incorporated.
- B. 04.21.14 DRC Zoning Review: 4311 Ponce.
- C. 09.26.14 Legal notice published.
- D. 09.26.14 Courtesy notice mailed to all property owners within 1,500 feet and inside the North Industrial MXOD.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

CITY OF CORAL GABLES
PLANNING DEPARTMENT

2014 SEP -8 PM 1:57

AA 2500522

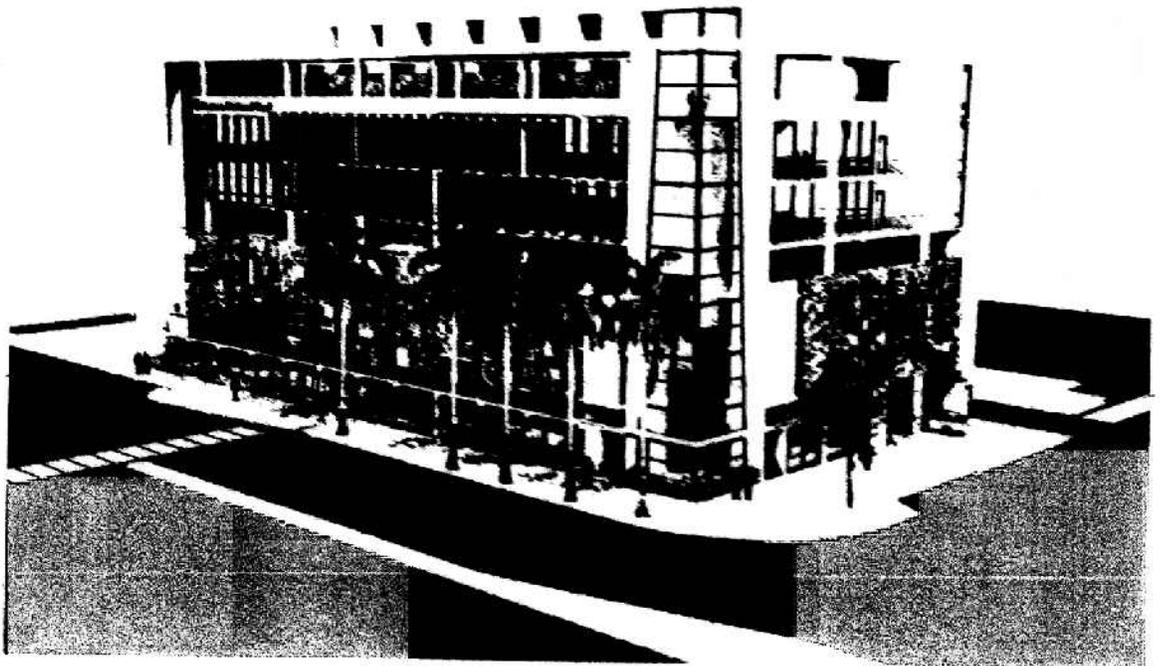
PLANNING
DIVISION
APPLICATION
SUBMITTAL

TO:

THE
CITY
OF
CORAL GABLES

FOR:

THE
4311 PONCE
MIX-USE
DEVELOPMENT
PROJECT



AUGUST 21, 2014

MATEU ARCHITECTURE
INCORPORATED

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

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Application request

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

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

General information

Street address of the subject property: 4225 & 4311 Ponce de Leon Boulevard, Coral Gables, FL 33134

Property/project name: 4311 Ponce

Legal description: Lot(s) 36-43

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

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

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

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

Other Email @



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

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

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

Other Email rjm @ mateuarchitecture.co

Property information

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

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

Proposed land use classification(s) (if applicable): n/a

Proposed zoning classification(s) (if applicable): n/a

Supporting information (to be completed by Planning Staff)

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

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



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

Application submittal requirements

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

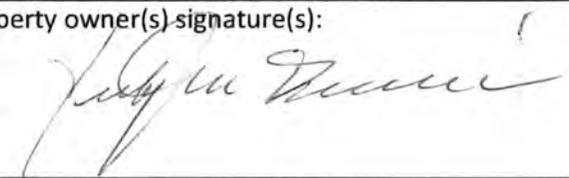
Applicant/agent/property owner affirmation and consent

- (I) (We) affirm and certify to all of the following:
1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
 2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
 3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
 4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.



City of Coral Gables Planning Division Application

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: RUBY BACARAJ
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: **4225 POLCE DELEON BLVD**

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

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

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

(Signature of Notary Public - State of Florida)



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

Personally Known OR Produced Identification; Type of Identification Produced _____

CONTACT INFORMATION

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

August 15, 2014

AA 26000522

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

Re: PLANNING DIVISION APPLICATION – STATEMENT OF USE FOR:

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

Dear Members of the Planning and Zoning Board:

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

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

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

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

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

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

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

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

Sincerely,



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



CONTEXTUAL PERSPECTIVE

4311 PONCE

4311 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146

08.21.2014

MATEU ARCHITECTURE

CONTEXTUAL PERSPECTIVE

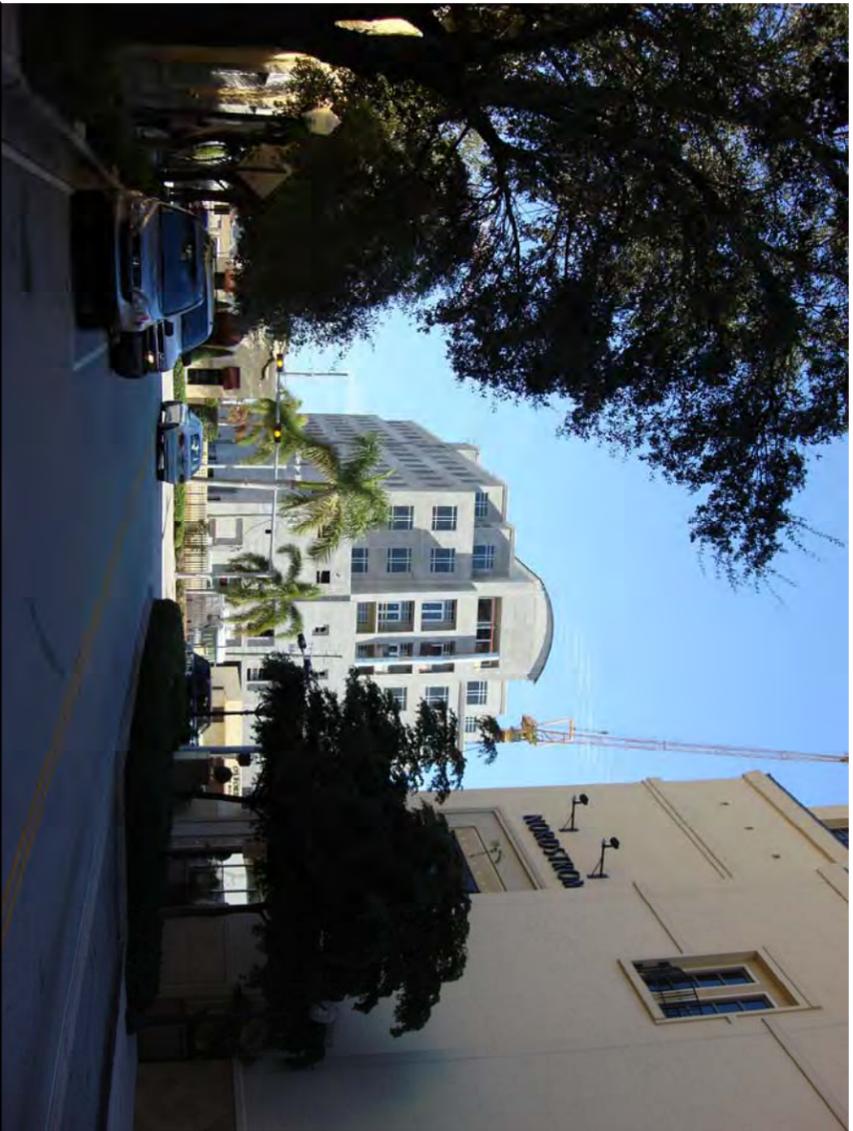
3.1



SOUTHEAST VIEW FROM PONCE de LEON BLVD.



SOUTHEAST VIEW FROM PONCE de LEON BLVD.



EAST VIEW FROM SAN LORENZO AVENUE



NORTHEAST FROM SAN LORENZO AVENUE (ACROSS MEDIAN)



NORTHEAST FROM SAN LORENZO AVENUE



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



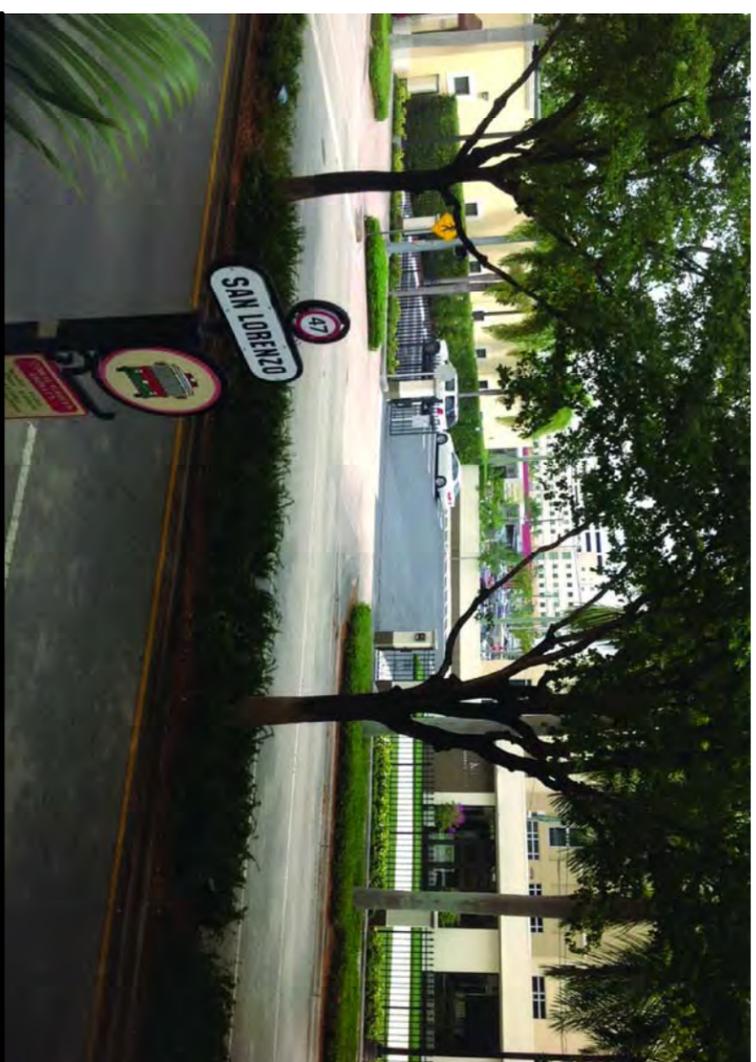
NORTH VIEW FROM SAN LORENZO AVENUE



SOUTH VIEW FROM PONCE DE LEON BLVD.



EAST VIEW FROM PONCE DE LEON BLVD.



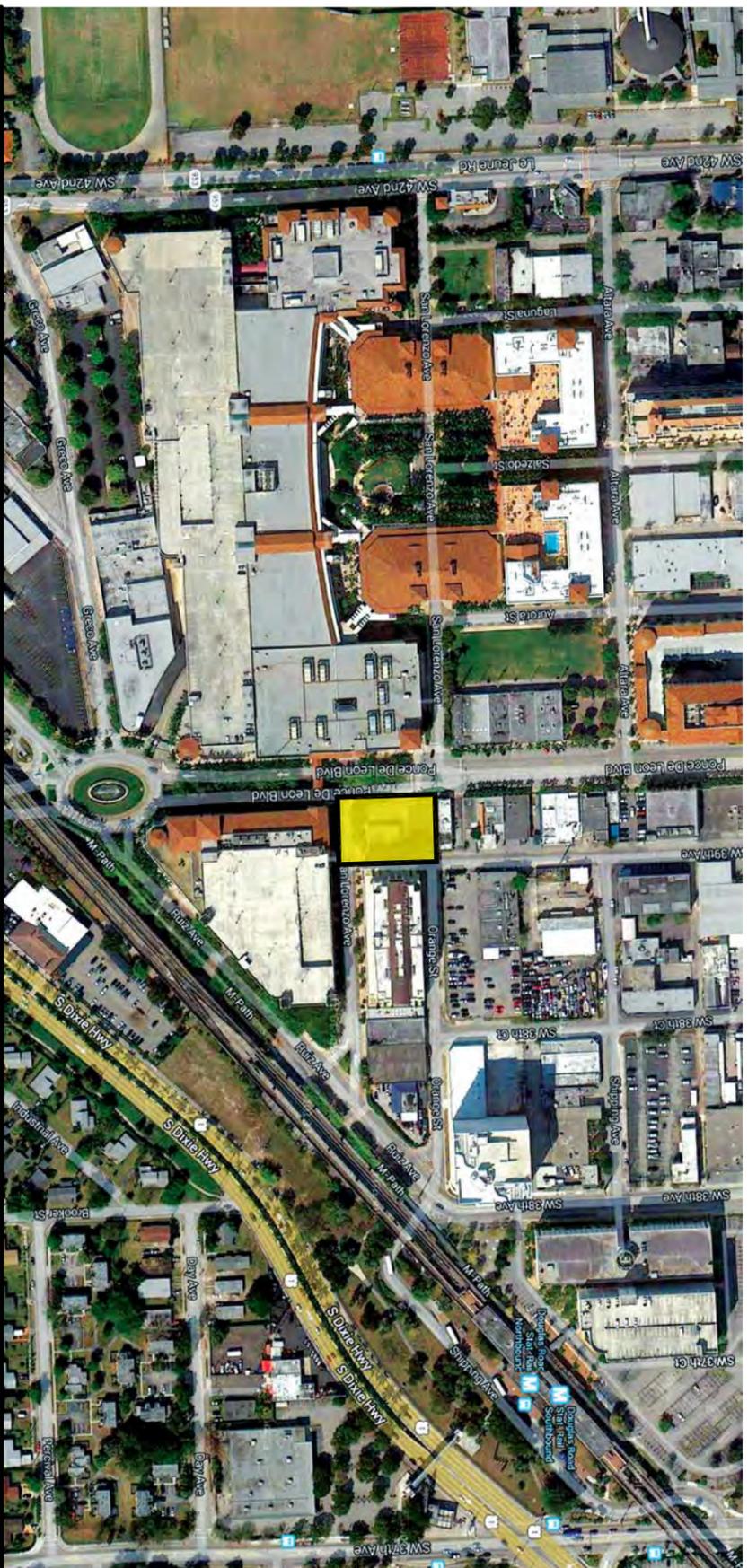
EAST VIEW FROM PONCE DE LEON BLVD.



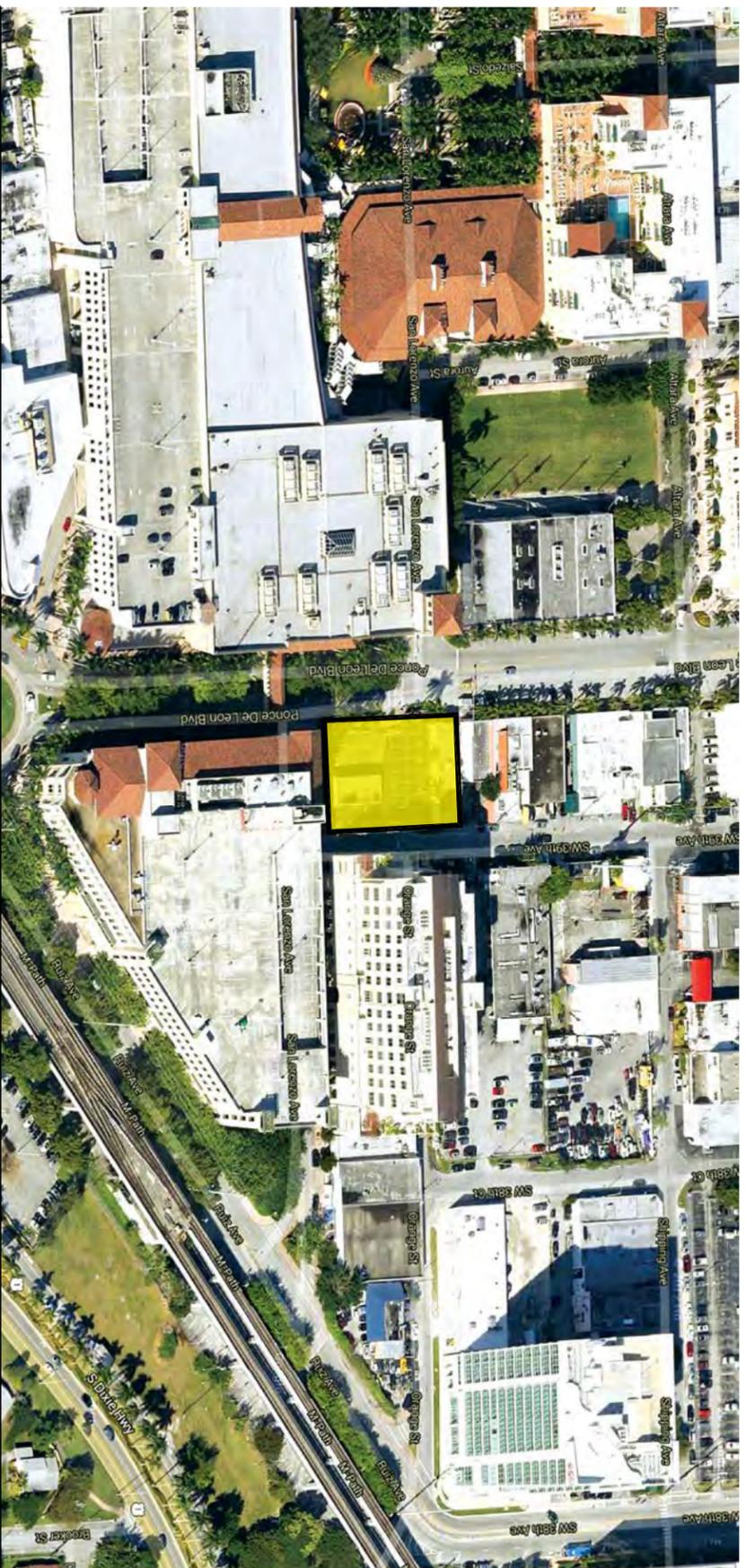
EAST VIEW FROM PONCE DE LEON BLVD.



SOUTH VIEW FROM S.W. 39th AVENUE



VICINITY AERIAL



SITE AERIAL

ZONING DATA

SETBACK REQUIREMENTS

ZONING DISTRICT: COMMERCIAL
ZONING OVERLAY: MXD (MIXED USE DISTRICT)
SITE AREA
 TOTAL: 20,016.37 SF / 0.46 ACRES

REQUIRED / ALLOWABLE
 FRONT (PONCE DE LEON BLVD.):
 UP TO 45FT = 0'-0"
 OVER 45FT = 10'-0"
 INTERIOR SIDE:
 0'-0" MIN
 SIDE STREET (SAN LORENZO AVE):
 15'-0" MIN
 REAR SETBACK:
 0'-0" MIN

PROVIDED
 MIN 0'-0"
 10'-0"
 0'-0"
 15'-0"
 0'-0"

AREA PER LEVEL

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

BUILDING HEIGHT

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

PROVIDED
 93'-7"

RESIDENTIAL DENSITY

REQUIRED / ALLOWABLE
 125 X .46 ACRES = 57.5

PROVIDED
 8

S.W. 39th AVENUE

ALLEY

F.A.R. (FLOOR AREA RATIO)

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

PROVIDED
 3.00

GROUND FLOOR BUILDING FRONTAGE

REQUIRED / ALLOWABLE
 ON PRIMARY STREET: 50% MIN.
 (PONCE DE LEON BLVD):
 ON SECONDARY STREET (SAN LORENZO AVE.): 40% MIN.

PROVIDED
 71% (142' / 200')
 48% (48' / 100')

LANDSCAPED OPEN SPACE

REQUIRED / ALLOWABLE
 10% MIN

PROVIDED
 10% (2,000.00 SF)

AREA PER RESIDENTIAL UNIT

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

NUMBER OF RESIDENTIAL UNITS

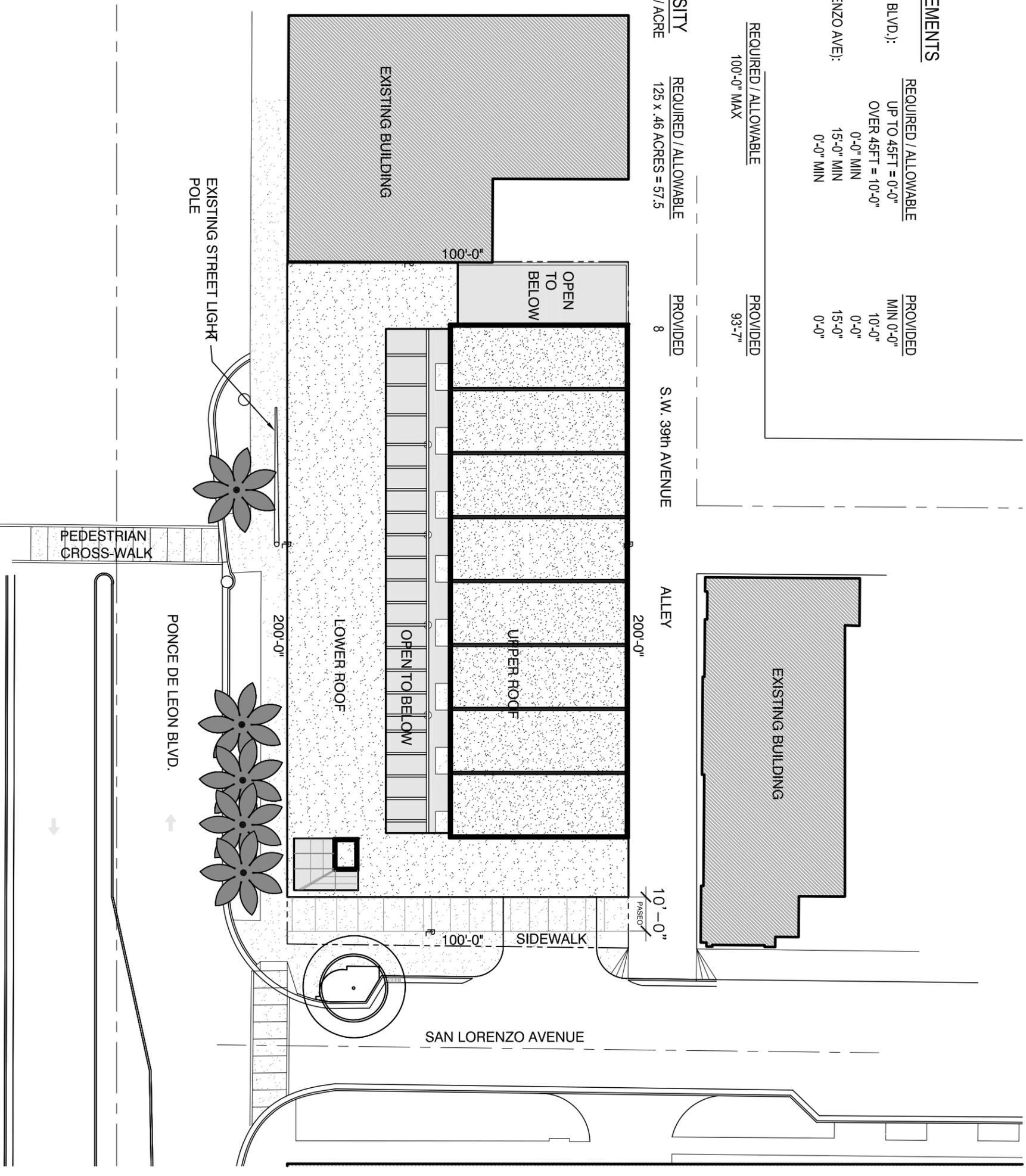
TOTAL: 8 UNITS

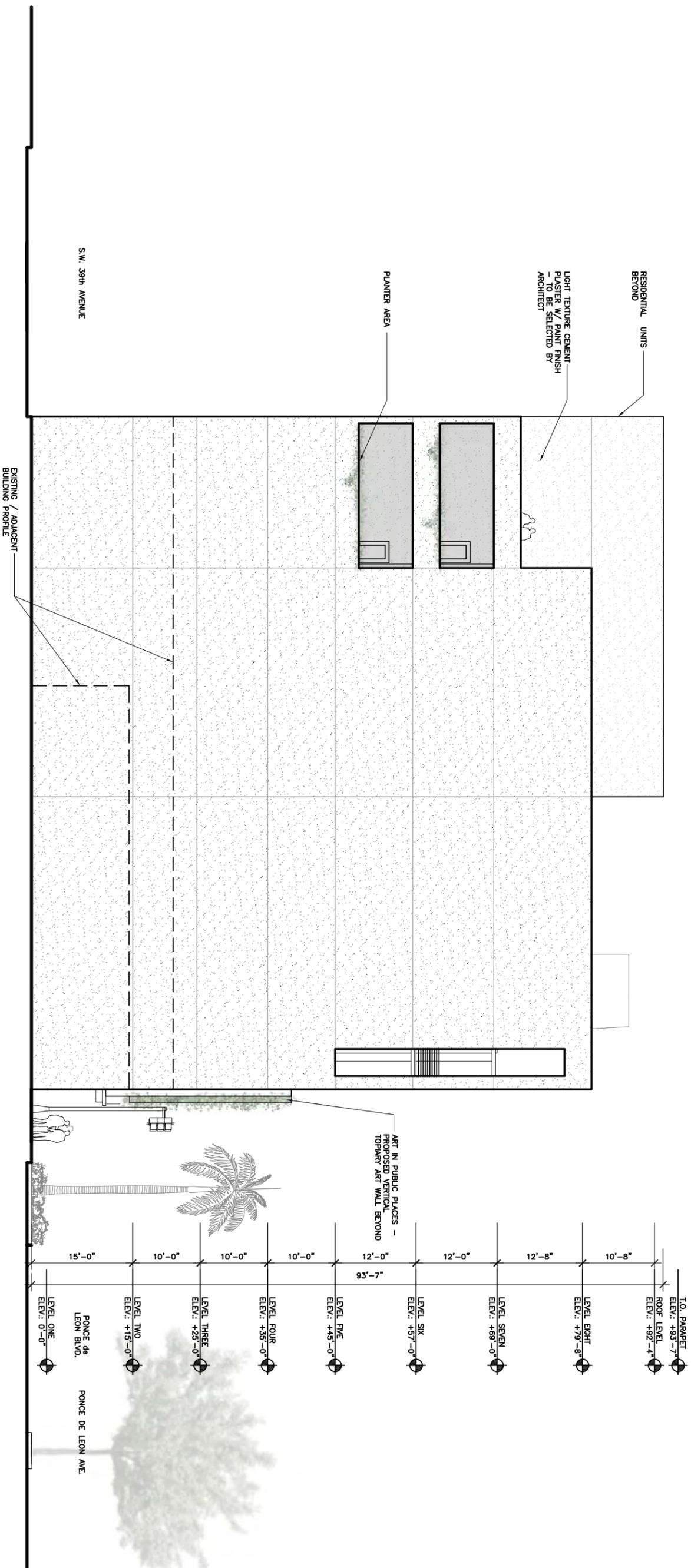
PARKING COUNT

LEVEL ONE: RETAIL (1 SPACE / 250SF): (11,457.00 / 250) = 46
 LEVEL FIVE: OFFICES (1 SPACE / 300 SF): (12,375.00 / 300) = 42
 LEVEL SIX: OFFICES (1 SPACE / 300 SF): (11,758.00 / 300) = 40
 LEVEL SEVEN: RESIDENTIAL (1.75 SPACES / 2-BDRM UNIT): (2 X 8) = 16
 TOTAL: 144 SPACES

TOTAL PARKING: **REQUIRED / ALLOWABLE**
 144 SPACES MIN

PROVIDED
 145 SPACES





S.W. 39th AVENUE

EXISTING / ADJACENT BUILDING PROFILE

PLANTER AREA

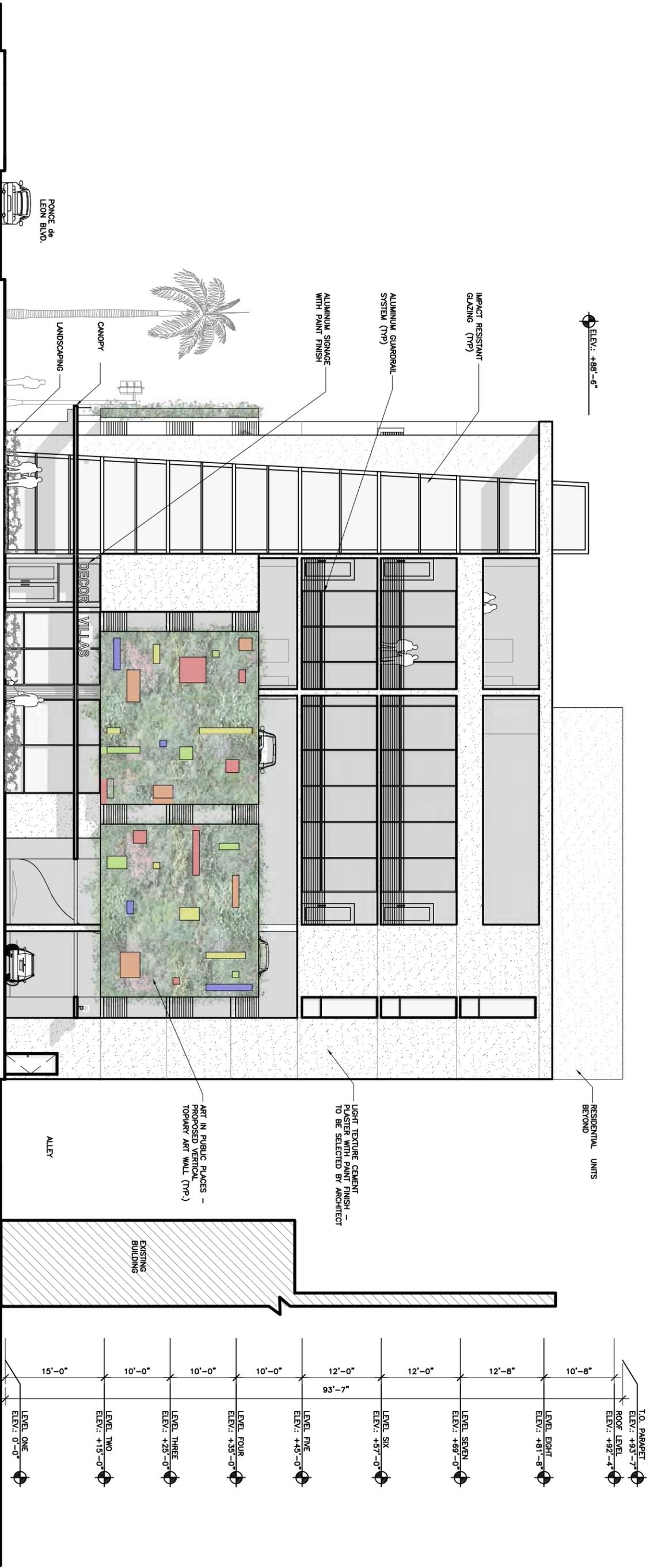
LIGHT TEXTURE CEMENT PLASTER W/ PAINT FINISH TO BE SELECTED BY ARCHITECT

RESIDENTIAL UNITS BEYOND

ART IN PUBLIC PLACES - PROPOSED VERTICAL TOPIARY ART WALL BEYOND

T.O. PARAPET
ELEV.: +93'-7"
ROOF LEVEL
ELEV.: +92'-4"
LEVEL EIGHT
ELEV.: +79'-8"
LEVEL SEVEN
ELEV.: +69'-0"
LEVEL SIX
ELEV.: +57'-0"
LEVEL FIVE
ELEV.: +45'-0"
LEVEL FOUR
ELEV.: +35'-0"
LEVEL THREE
ELEV.: +25'-0"
LEVEL TWO
ELEV.: +15'-0"
LEVEL ONE
ELEV.: 0'-0"

PONCE DE LEON AVE.



PONCE de LEON BLVD.

DECOR VILLAS

ALLEY

EXISTING BUILDING

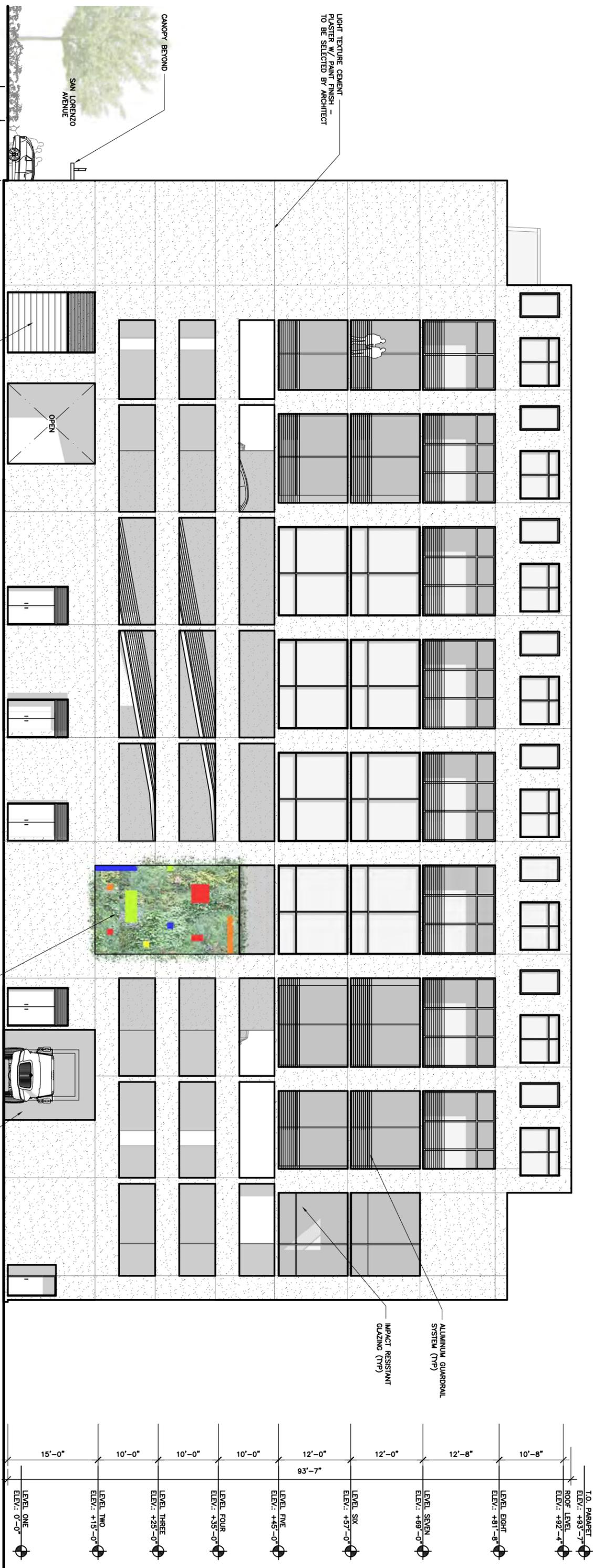
ART IN PUBLIC PLACES - PROPOSED VERTICAL TOPIARY ART WALL (TYP.)

LIGHT TEXTURE CEMENT PLASTER WITH PAINT FINISH - TO BE SELECTED BY ARCHITECT

RESIDENTIAL UNITS BEYOND

ELEV.: +88'-6"

15'-0"	10'-0"	10'-0"	10'-0"	12'-0"	12'-0"	12'-8"	10'-8"	
				93'-7"				
LEVEL ONE ELEV.: 0'-0"	LEVEL TWO ELEV.: +15'-0"	LEVEL THREE ELEV.: +25'-0"	LEVEL FOUR ELEV.: +35'-0"	LEVEL FIVE ELEV.: +45'-0"	LEVEL SIX ELEV.: +57'-0"	LEVEL SEVEN ELEV.: +69'-0"	LEVEL EIGHT ELEV.: +81'-8"	
							T.O. PARAPET ELEV.: +93'-7"	
							ROOF LEVEL ELEV.: +92'-4"	

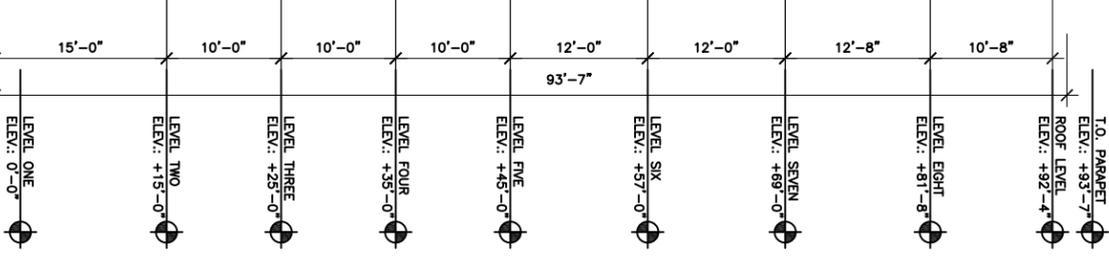


ART IN PUBLIC PLACES -
 PREPARED ART WALL ON
 TOPARY ART WALL ON
 AXIS WITH ORANGE STREET

PLANTER
 SIDEWALK
 PASSEO
 10'-0"

VERTICAL ROLL-UP DOOR

LOADING DOCK



4311 PONCE

4311 PONCE DE LEON BOULEVARD
 CORAL GABLES, FLORIDA 33146

08.21.2014

MATEU ARCHITECTURE

EAST ELEVATION

1/16" = 1'-0"

9.3



4311 PONCE

4311 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146

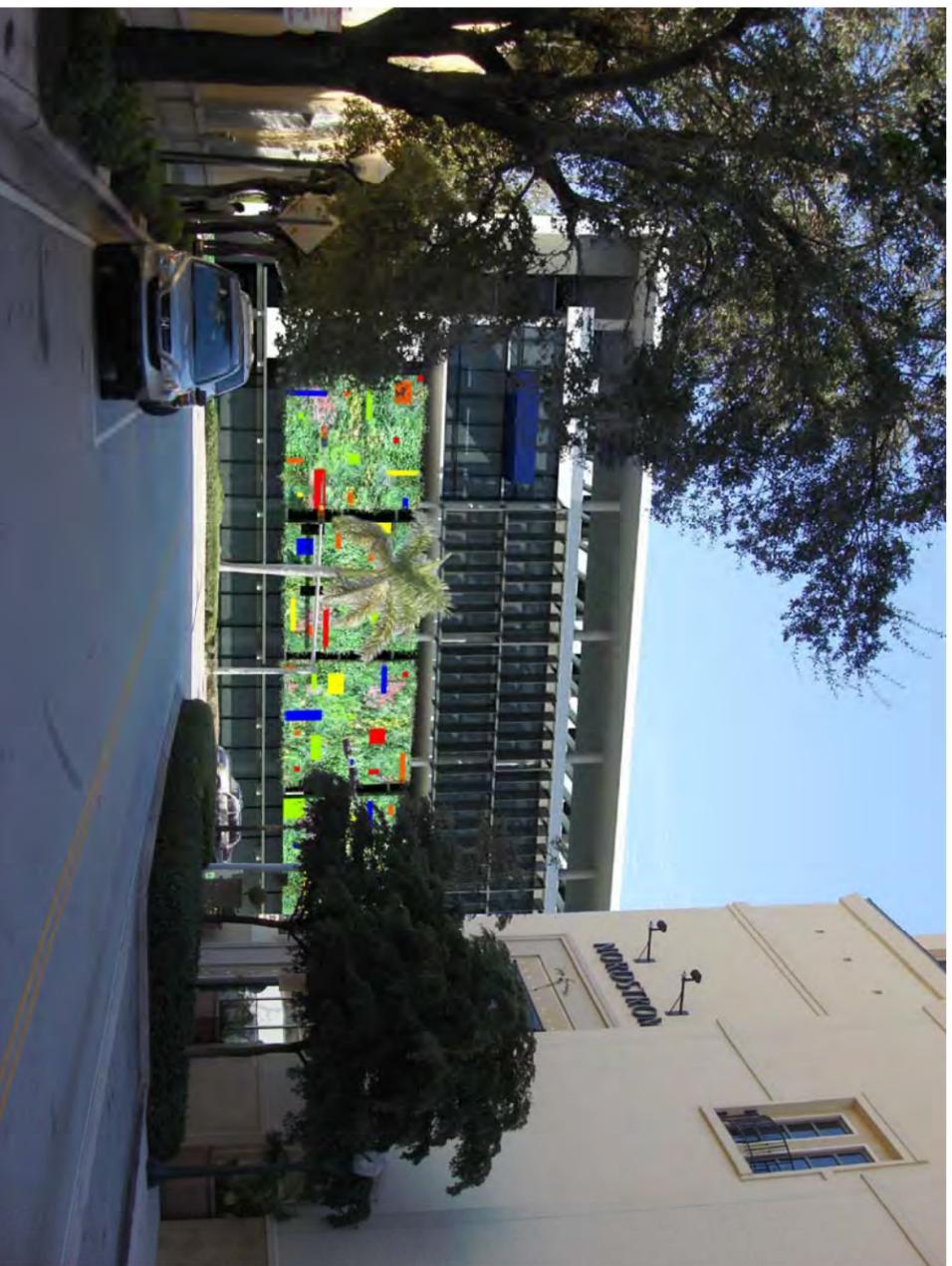
08.21.2014

MATEU ARCHITECTURE

PERSPECTIVE VIEW

N/A

9.5



4311 PONCE

4311 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146

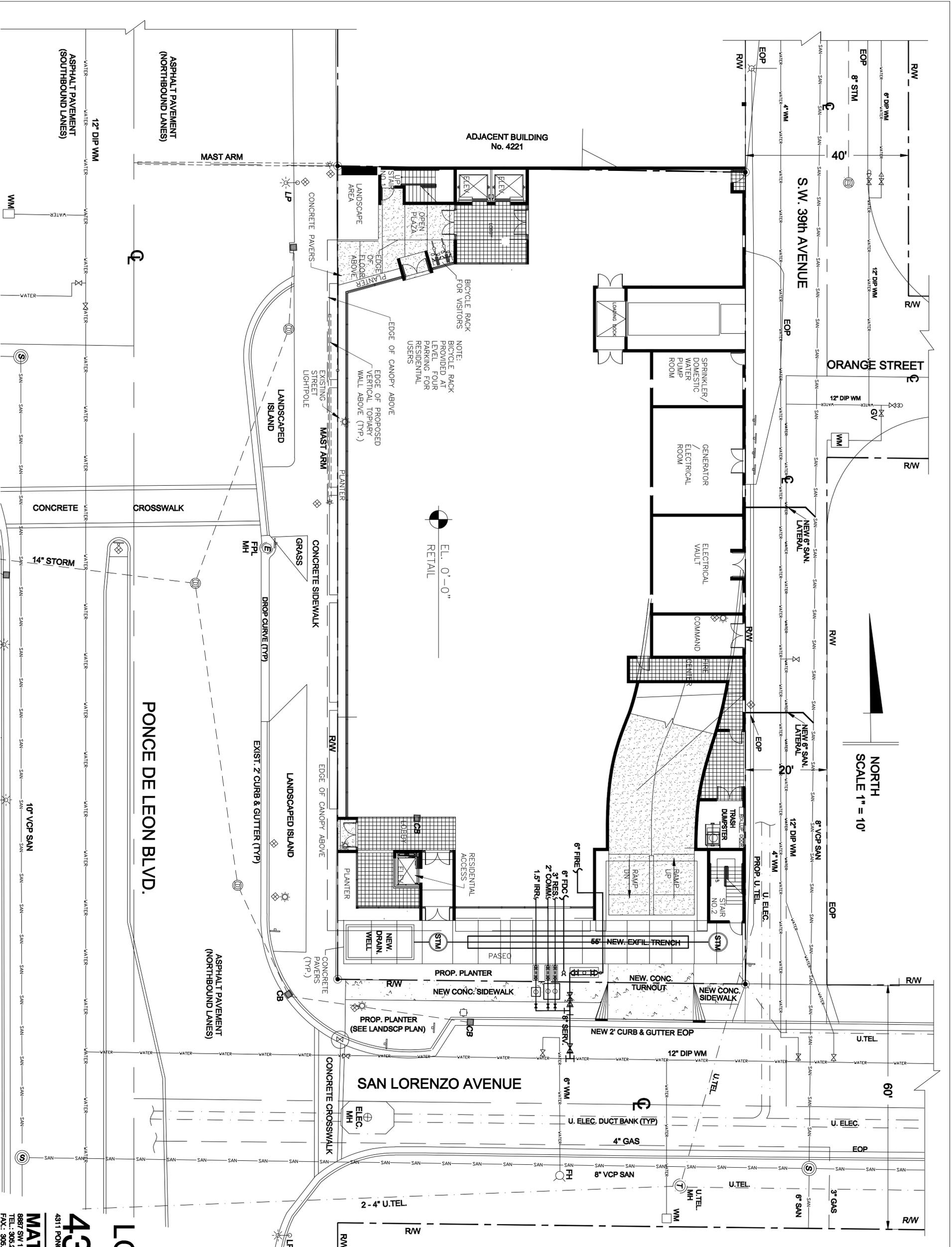
08.21.2014

MATEU ARCHITECTURE

PERSPECTIVE VIEW

N/A

9.6



NORTH
SCALE 1" = 10'

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

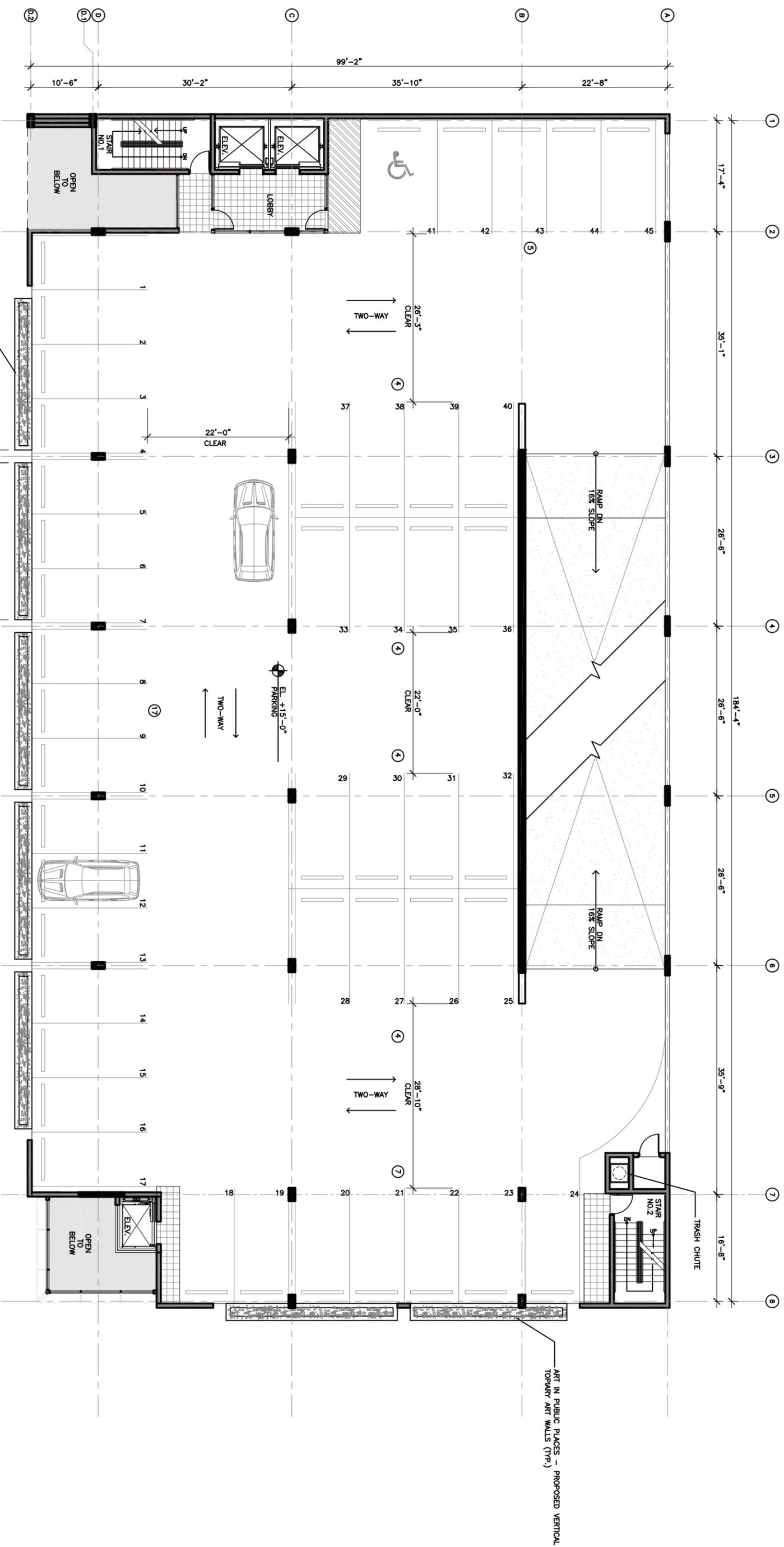
DEVELOPMENT CONSULTING SERVICES
 DEVELOPMENT CONSULTING SERVICES
 13225 S.W. 124 STREET, MIAMI, FL 33186
 PH: (305) 294-9772 FAX: (305) 294-9770 EMAIL: dcsm@dcsm.com
 CERTIFICATE OF AUTHORIZATION NO. 68448

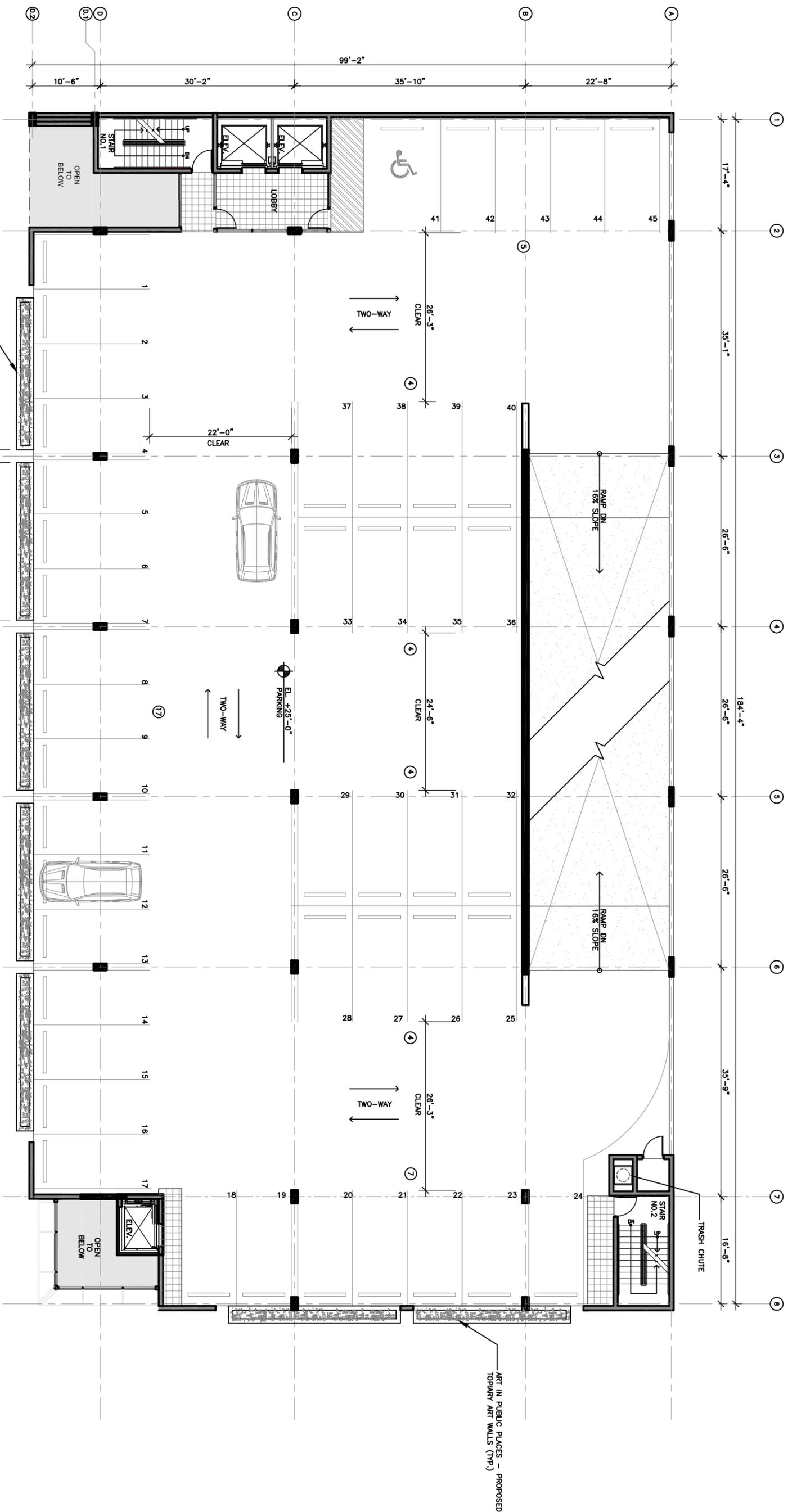
UTILITIES LOCATION PLAN

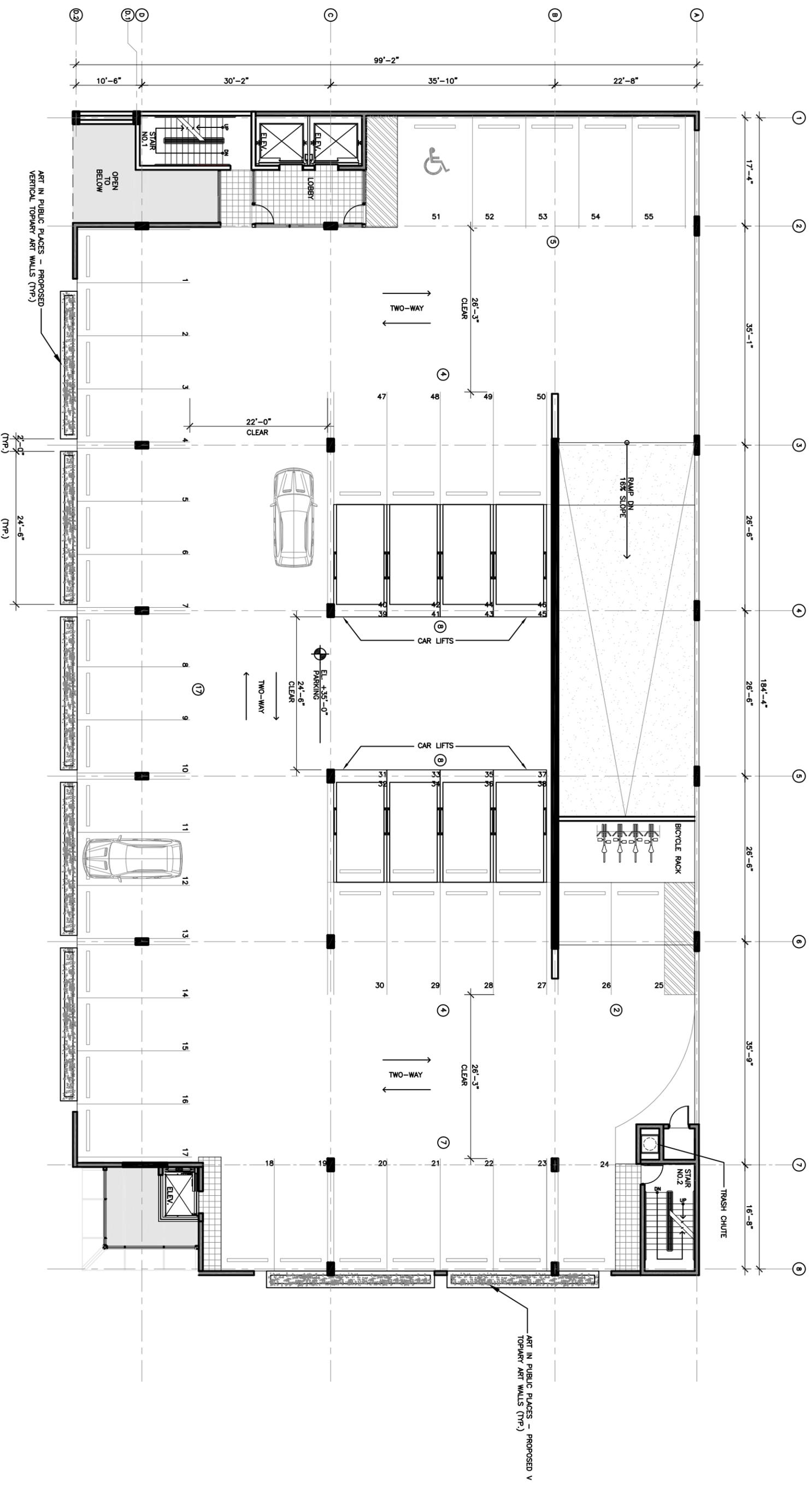
4311 PONCE

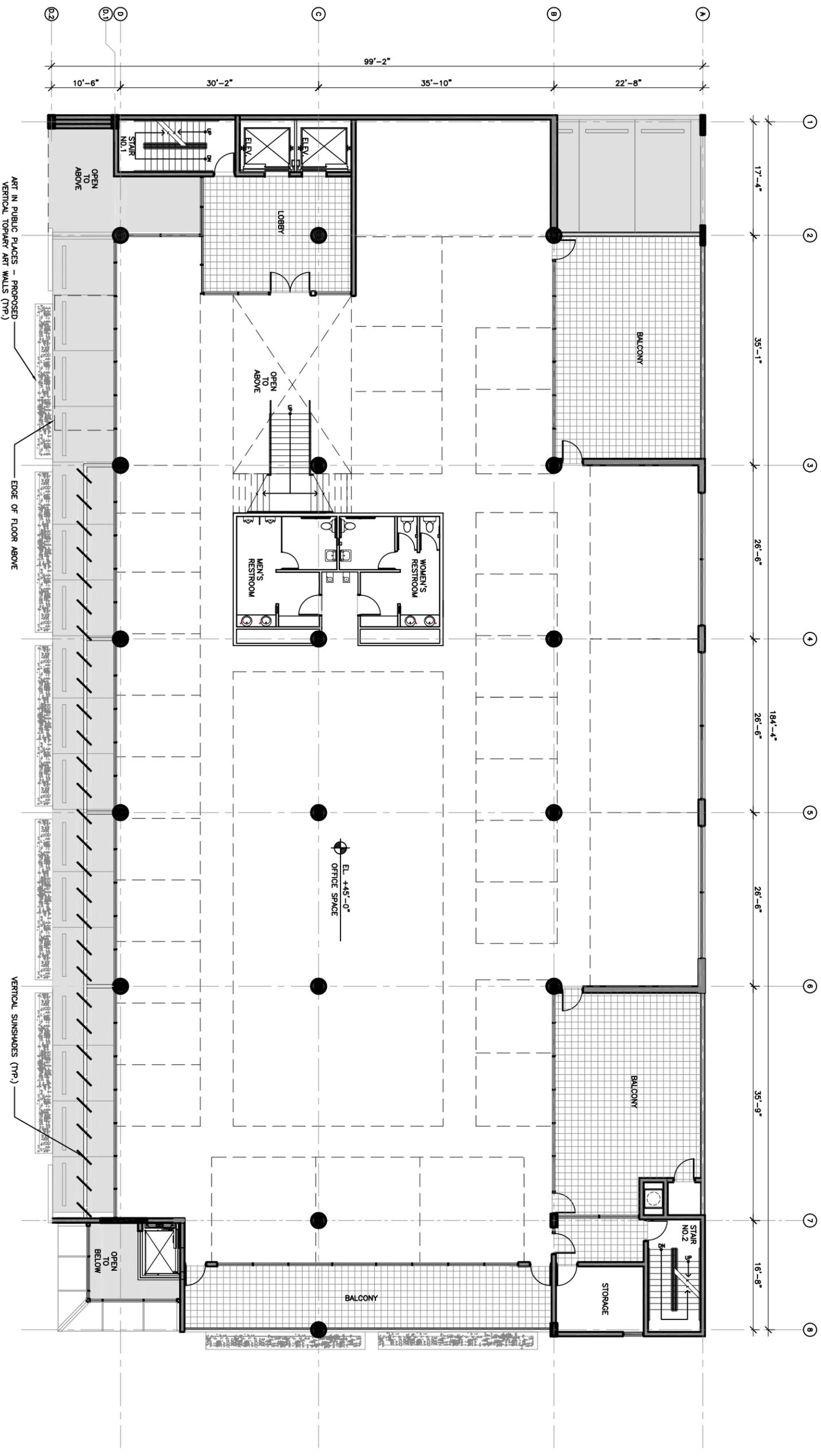
4311 PONCE DE LEON BOULEVARD
CORAL GABLES FLORIDA
MATEUARCHITECTURE INC.
 8897 SW 131 STREET
 TEL.: 305.233.3304
 FAX.: 305.233.3326
 MIAMI FLORIDA

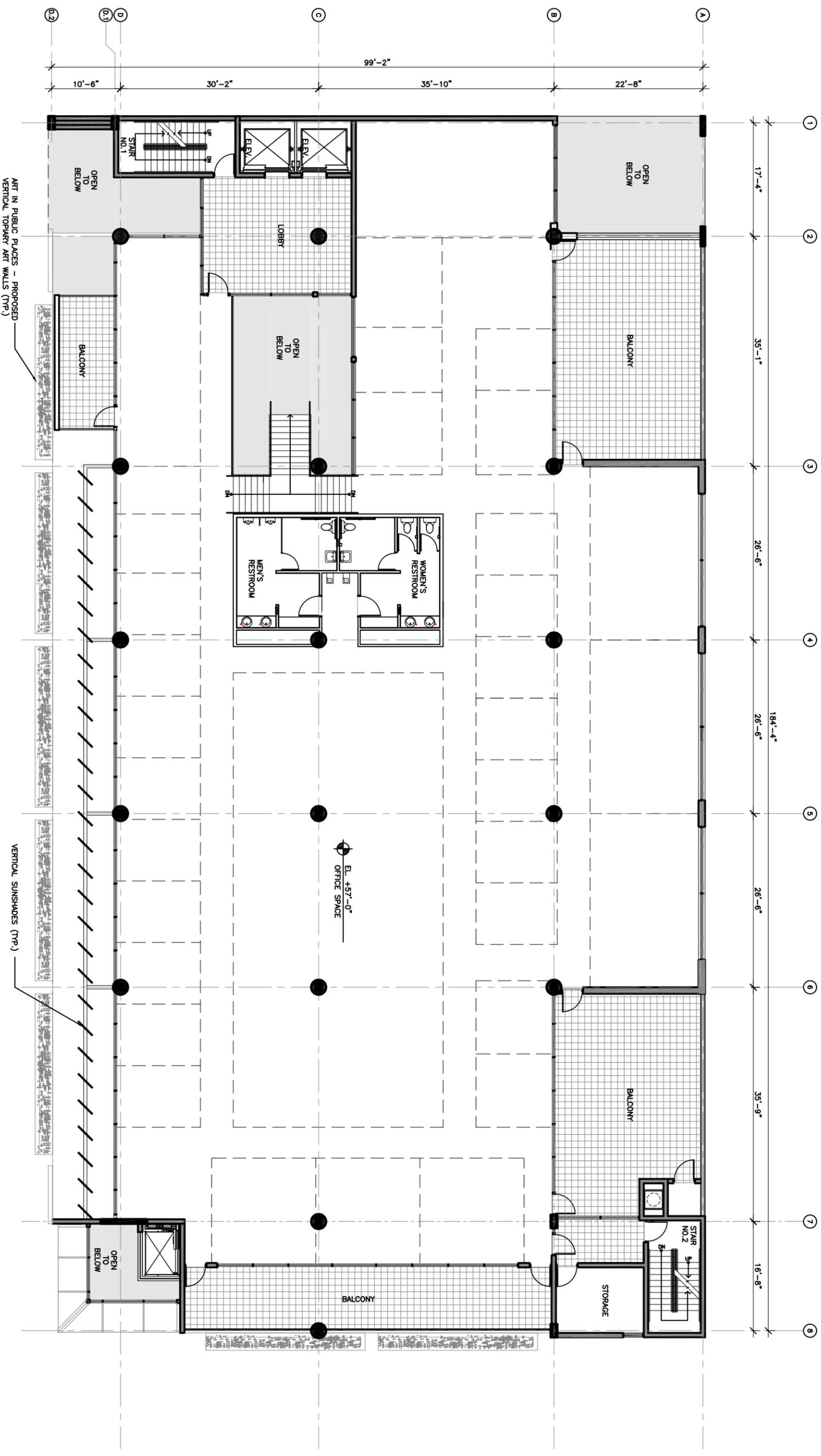
SCHEMATIC DESIGN 08.21.14













10'-6"

30'-2"

99'-2"

35'-10"

22'-8"

17'-4"

35'-1"

26'-6"

26'-6"

184'-4"

26'-6"

26'-6"

35'-9"

16'-8"

8 RESIDENTIAL UNITS (2 STORY)

OPEN TO BELOW

STAIR NO. 1

ELEV.

LOBBY

EQUIPMENT LOCATION (OPEN TO SKY ABOVE)

BALCONY

DINING ROOM

KITCHEN

PANTRY

BEI

FZ. REF.

TV

LIVING ROOM

GARDEN

POWER

EDGE OF FLOOR ABOVE (TYP.)

EDGE OF ROOF ABOVE

PLANTER / GREEN VERTICAL WALL (TYP.)

OUTDOOR PLAZA/RESIDENTIAL

ELEV.

STAIR NO. 2

TRASH

SUPPORT

RESIDENTIAL ACCESS

OPEN TO BELOW



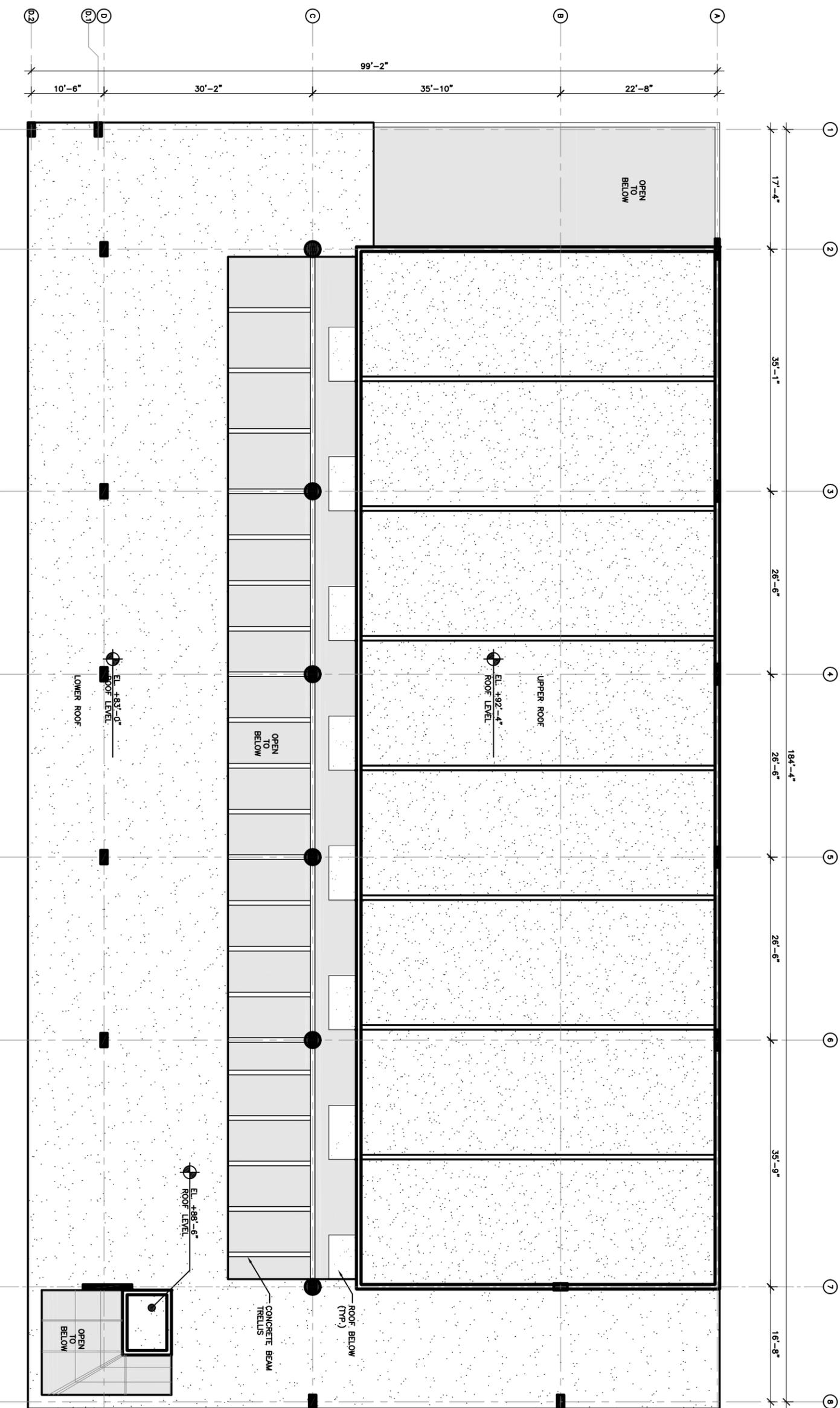
8 RESIDENTIAL UNITS (LEVEL 2)
EL. +79'-8"

EL. +83'-0"
ROOF LEVEL

CONCRETE BEAM
TRELLIS

OPEN TO BELOW





S.W. 39th AVENUE

EOP

NEW 6" SAN. LATERAL

NEW 6" SAN. LATERAL

8" VCP SAN

EOP

70'-Jasmin
Max Jasmi
18" Hgt x 1

SPRINKLER/
DOMESTIC
WATER
PUMP
ROOM

GENERATOR
ELECTRICAL
ROOM

ELECTRICAL
VAULT

FIRE
COMMAND
CENTER

TRASH
DUMPSTER

RAIL
UP

RAIL
DN

STAIR
NO.2

STAIR
NO.1

BICYCLE RACK
FOR VISITORS

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

EDGE OF CANOPY ABOVE

EDGE OF PROPOSED
VERTICAL TOPIARY
WALL ABOVE (TYP.)

EXISTING
STREET
LIGHTPOLE

CONCRETE SIDEWALK

DROP CURVE (TYP)

EDGE OF CANOPY ABOVE

CONCRETE
PAVERS
(TYP.)

60'-Ficus
18" Hgt x

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

ASPHALT PAVEMENT

No. 4221

ST ARM

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

EXISTING Ficus Green Island

5-EXISTING ROYAL
PALMS TO REMAIN

EXIST. 2' CURB & GUTTER (TYP)

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

EL. 0'-0"
RETAIL

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

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

RESIDENTIAL
ACCESS 7

NEW CONC. SIDEWALK

NEW 2' CURB & GUTTER EOP

PROP
STON
WITH
RECE

4311 PONCE

4311 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146

08.21.2014

MATEU ARCHITECTURE

LIGHTING PLAN

1/16" = 1'-0"



12.1

JMM Consulting Engineers LLC
 Certificate OF Authorization #9692
 Jose M. Martinez, P.E. #56018
 10251 SUNSET DRIVE Suite 103 TEL. (305) 255-1621
 Miami, Florida 33173 FAX (305) 271-0090

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

Project	3411 Ponce de Leon
Fixture Type	A
Code/Design	MON1-54-35-NV-XX
Manufacturer	
Product Code	

MONSOON™ Series MON1™



Dimensions
4" FIXTURE: 4.00"W x 4.13"H x 51.25"L
Weight:
5 lbs. 8 oz.



TYPE "B" FIXTURE

MILLENNIUM™ OVAL
M013 SERIES - LOW PROFILE HOUSING

PRODUCT FEATURES:

- Surface mount - ceiling or wall mount 9" W x 3" H x 4" D
- All interior luminaires with 1/2" depth and high impact lens
- ADA compliant
- Resists "Wind Generator" against breakage
- Tested to FEMA 154-79-09 standards

TYPE "C" FIXTURE

**TW-R1 LED
LED Wall Luminaire**

TYPE "D" FIXTURE



**D-Series
LED Bollard**

d-series

Specifications

• Diameter: 3" Round (22.5 mm)

• Height: 42" (108 cm)

• Weight: 27 lbs (12.5 kg)

TYPE "E" FIXTURE



TYPE "G" FIXTURE

TYPE "A" FIXTURE

Type	Luminaire Description	Luminaire Location	Manufacturer and Catalog Number	Volts	Lamp Information		Mounting	Finish	Remarks
					No.	Type/Base/Color/CRI			
A	4" ENCLOSED FLUORESCENT	PARKING GARAGE	THE LIGHT EDGE MON1-54-35-NV-XX	UNIV	1 154W T-5 HO MINI B1-PIN 3500K/82 CRI	SURFACE	ANODIZED ALUMINUM	SUITABLE FOR WET LOCATION	
B	6" PL DOWNLIGHT	INTERIOR CORRIDORS, ELEV. LOBBY RESTROOMS	MAXLUME HH6PL-1X26-E-MVOLT / 6501SHZ	MVOLT	1 28W T1(4) GX24q-3 3500K/82 CRI	RECESSED	SATIN HAZE	ENERGY STAR COMPLIANT	
C	13" OVAL WITH VERTICAL EYELED	GROUND FL EXTERIOR LIGHTS	KENALL MO13EL-PP-MW-26Q-1-DV	DUAL	1 28W DTT/4P G24q-3 3500K/82 CRI	WALL	WHITE	SUITABLE FOR WET LOCATION	
D	SMALL LED WALL PACK	TOP FLOOR DECK SERVICE AREAS	LITHONIA TW-R1 LED 3.40K MVOLT	MVOLT	N/A	7" AFF ON WALL	BRONZE	SUITABLE FOR WET LOCATION	
E	LED BOLLARD	TOP FLOOR DECK SERVICE AREAS AND PATIO	LITHONIA DSXB 16C 350 30K SYM MVOLT DW-HXD	MVOLT	N/A	16W 715 LUMENS 30K WHITE LED INCLUDED	WHITE	SUITABLE FOR WET LOCATION	
F	LANDSCAPE LIGHTING	PLANTERS IN TOP FLOOR	WINONA LIGHTING POLED-9004-120-L4-BRT-F-O-SHO-STD	120	1 50W PAR20 FLOOD	IN PLANTER ON STAKE	BLACK	SUITABLE FOR WET LOCATION	
G	7" DIA. LED SURFACE LUMINAIRE	COVERED PATIO	BEGA LIGHTING 6509LED-120-WHT	120	N/A	19.6W WHITE LED 35K INCLUDED	WHITE	SUITABLE FOR WET LOCATION	

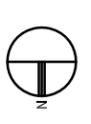
LIGHTING FIXTURE SCHEDULE

TYPE "F" FIXTURE

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

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

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



ARTICLE 5 - DEVELOPMENT STANDARDS

Type of sign	Maximum number permitted	Maximum sign area	Maximum length of sign	Maximum lettering height	Maximum minimum height of sign *	Projection and/or separation **	Other requirements
Wall mounted signs for buildings 45.1 to 97.0 feet.	One (1) per street right-of-way frontage.	1. 0.75 square foot per lineal foot of primary street frontage not to exceed one hundred-thirty (130) s.f. 2. 0.25 square foot per lineal foot of side street frontage.	Fifty (50%) percent of lineal building frontage.	Twenty-four (24) inches.	Ninety-seven (97) feet maximum, thirty-five (35) feet.	Twelve (12) inch maximum projection from wall surface.	1. Building sign or one curvilinear building name is permitted. Only one (1) sign of the above option permitted. 2. Building sign content text may include up to two (2) names, brands, etc. 3. No off premises sponsors or advertising signs permitted. 4. Sign shall be proportionate to the facade on which it is located, respecting the integrity of the architecture of the building.
Window sign.		Ten (10%) maximum of street level total window area or twenty (20) sq. ft., maximum, whichever is less.		Six (6) inch maximum.			1. Permitted only on primary and side street level frontages. 2. Window signage above the first floor is prohibited. 3. The following text shall be exempt from the sign area calculations: enter, exit and similar decals as indicated below, and, property address of building. 4. Maximum of one and a half (1 1/2) square feet of decal signs is permitted to include the following: entrance, exit, credit card advertising or other decals as approved by the Building and Zoning Department. Physical property address signs shall be subject to these limitations. 5. Window signs must be applied to the window in professional manner. 6. The name of the establishment may only be permitted once. One (1) additional establishment name is permitted subject to design review approval. The additional name shall be the same text, lettering style/height, color, etc for both signs.

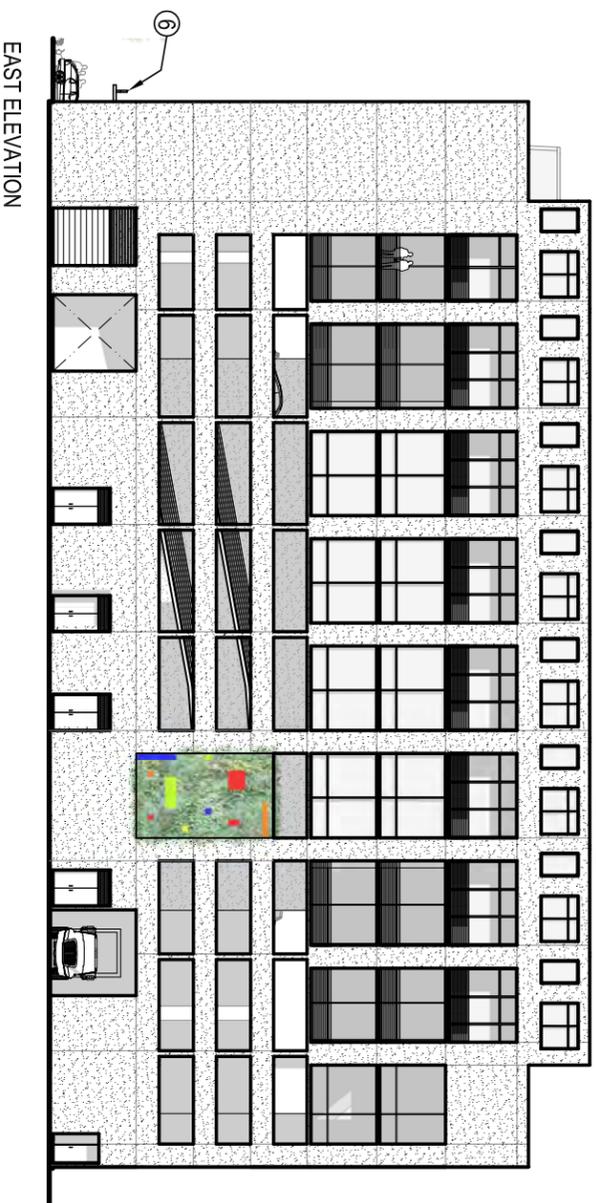
Height is measured from the established grade.
*Including all appendages of sign.

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

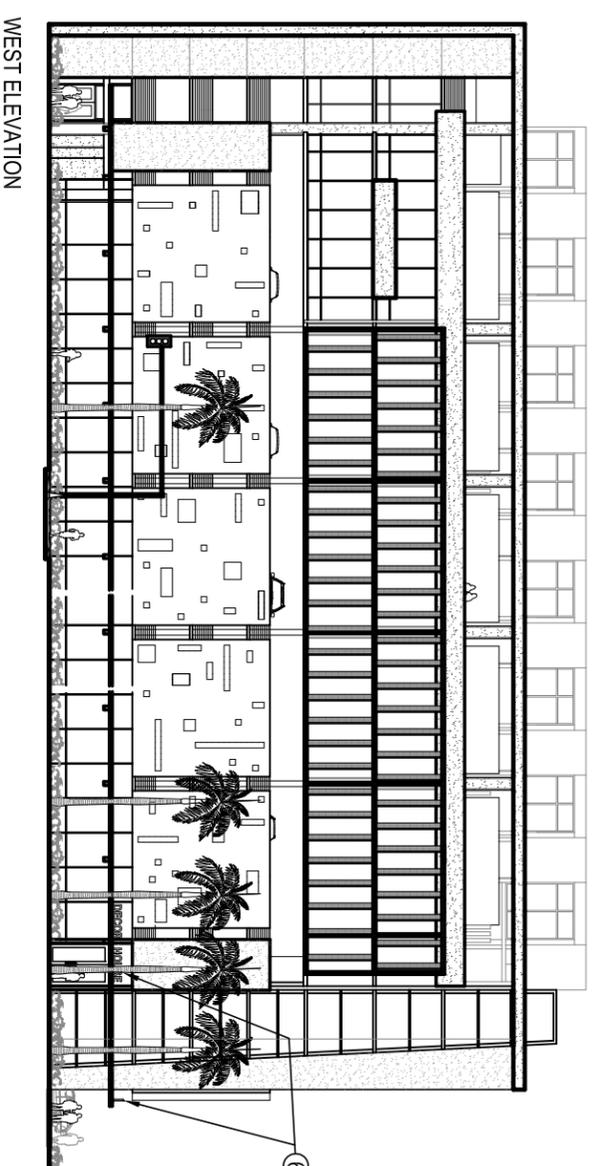
PROPOSED SIGNAGE	TYPE OF SIGN	LOCATION	SIGN AREA MAX. PROVIDED	SIGN LENGTH MAX. PROVIDED	LETTERING HGHT. MAX. PROVIDED
6'-0" DECOR VILLAS 6'-0"	⑥ TENANT SIGNAGE (STREET LEVEL)	SAN LORENZO AVE.	18 S.F.	12 FT.	18 IN.
6'-0" DECOR HOUSE 5'-10"	⑥ TENANT SIGNAGE (STREET LEVEL)	PONCE DE LEON	18 S.F.	65 FT.	12 FT.
7' 1/2" PARKING GARAGE (ENTRANCE/EXIT ID)	④ PARKING GARAGE (ENTRANCE/EXIT ID)	SAN LORENZO AVE.	100 S.F.	12 FT.	7 IN.

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

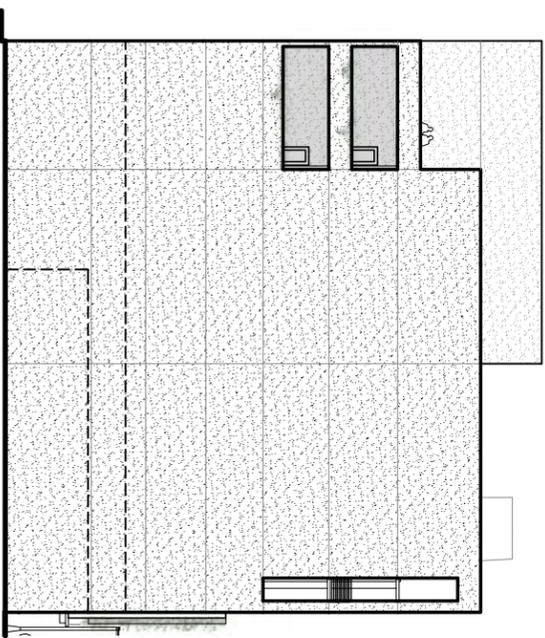




EAST ELEVATION



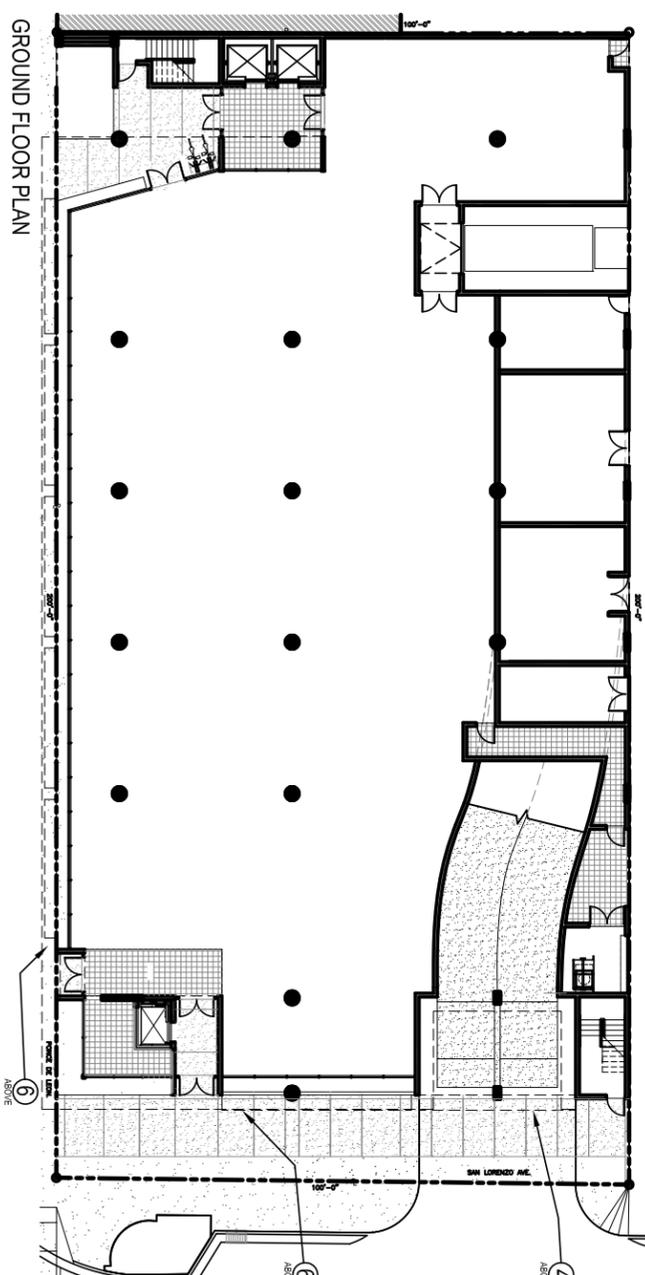
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



GROUND FLOOR PLAN



CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Information Statement

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

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



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

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

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

Zones:

Traffic	Fire Protection	Flood Protection	Parks and Recreation
23	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

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

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

Statement Issued by:

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

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

CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Information Statement

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

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



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

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

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

Zones:

Trffc	Fire Protection	Flood Protection	Parks and Recreation
23	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

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

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

Statement Issued by:

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

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



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

(305) 460-5235

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

PERMIT NUMBER: CC-14-08-3118

PARCEL NUMBER: 03-4120-017-1230

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

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

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

Contractor:

Tenant:

Qualifier:
Bus. License:

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

CHANGE (INCREASE) OF USE S.F 0

FEES

CONCURRENCY IMPACT STATI 190.31

TOTAL: \$190.31

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

Issued Date:

Expiration Date: 08/19/2014

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



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

CALL THE AUTOMATED REQUEST SYSTEM TO SCHEDULE AN INSPECTION: 305-722-8700
SCHEDULE AN INSPECTION VIA THE WEB: WWW.CORALGABLES.COM
BUILDING & ZONING: 305-460-5245-FIRE: 305-460-5563
PUBLIC WORKS: 305-460-5025/26

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

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

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

(305) 460-5235

PERMITS & INSPECTIONS

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

2014 Item: CC-14-08-3118 190.31

 190.31

Subtotal 190.31

Total 190.31

CHECK 190.31

Check Number 003798

 0.00

Change due 0.00

Payment by: MATEU ARCHITECTURE INC

N BLVD
 13146-1826

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

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

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

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

Contractor:

Agent:

Qualifier:
 Bus. License:

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

Thank you for your payment

CUSTOMER COPY

FEES

CONCURRENCY IMPACT STATEMENT 190.31

TOTAL: \$190.31

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

Issued Date:

Expiration Date: 08/19/2014

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



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

CALL THE AUTOMATED REQUEST SYSTEM TO SCHEDULE AN INSPECTION: 305-722-8700
 SCHEDULE AN INSPECTION VIA THE WEB: WWW.CORALGABLES.COM
 BUILDING & ZONING: 305-460-5245-FIRE: 305-460-5563
 PUBLIC WORKS: 305-460-5025/26



CITY OF CORAL GABLES CONCURRENCY APPLICATION

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

PROPOSED PROJECT INFORMATION:

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

CONCURRENCY REVIEW REQUESTED:

(PLEASE CHECK ONE BELOW)

INFORMATIONAL

IMPACT ANALYSIS

ASSOCIATED DEVELOPMENT ORDER:

DEVELOPMENT ORDER/PROCESSING NUMBER: _____

PROPOSED LAND USES:

RESIDENTIAL

SINGLE FAMILY NUMBER OF UNITS: N/A

TOWNHOUSES NUMBER OF UNITS: 8

MULTI-FAMILY NUMBER OF UNITS: N/A

PROPOSED LAND USES:

COMMERCIAL

SERVICE STATION NUMBER OF PUMPS: N/A

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

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

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

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

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

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

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

SHOPPING CENTER

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

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

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

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

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

PLUS NUMBER OF BAYS: N/A

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

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

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

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

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

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

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

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

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

RESTAURANTS

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

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

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

NUMBER OF SEATS: N/A

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

HOSPITALS

GENERAL NUMBERS OF BEDS: N/A

CHILDREN NUMBER OF BEDS: N/A

CONVALESCENT NUMBER OF BEDS: N/A

UNIVERSITY NUMBER OF BEDS: N/A

VETERANS NUMBER OF BEDS: N/A

NURSING HOME NUMBER OF BEDS: N/A

CLINICS NUMBER OF BEDS: N/A

EDUCATIONAL

ALL NUMBER OF STUDENTS: N/A

4-YEAR UNIVERSITY NUMBER OF STUDENTS: N/A

JR. COLLEGE NUMBER OF STUDENTS: N/A

EDUCATIONAL (CONTINUES)

SECONDARY SCHOOL NUMBER OF STUDENTS: N/A

ELEMENTARY SCHOOL NUMBER OF STUDENTS: N/A

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

LIBRARY NUMBER OF STAFF: N/A

MOTEL/HOTEL

HOTEL NUMBERS OF ROOMS: N/A

MOTEL NUMBER OF ROOMS: N/A

RESORT HOTEL NUMBER OF ROOMS: N/A



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

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

August 27, 2014

VIA ELECTRONIC MAIL

Mr. Roney J. Mateu, FAIA
Mateu Architecture
8887 SW 131st Street
Miami, Florida 33176
RJM@Mateuarchitecture.com

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

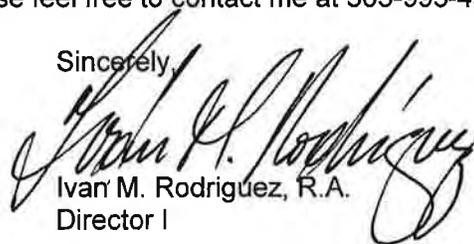
Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, the School District's Concurrency Determination revealed the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have not been impacted by the proposed development of eight (8) residential units.

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

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

Sincerely,



Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L-121

Enclosure

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

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



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

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

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

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

CONCURRENCY SERVICE AREA SCHOOLS

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

ADJACENT SERVICE AREA SCHOOLS

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

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

Master Concurrency Number: MA0314082501186 Total Number of Units: 8
 Issue Date: 8/25/2014 8:01:05 PM Expiration Date: 8/25/2015 8:01:05 PM
 Capacity Reserved: Elementary:0 / Middle:0 / Senior: 0

MDCPS Administrator

MDCPS Authorized Signature



**City of Coral Gables
Building & Zoning Department
Public School Concurrency**

Application Information

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

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

Master Parcel/Folio Number:*(No dashes) 0341200171240
 Additional Parcel/Folio Numbers:(Separate by a comma ,) 0341200171230
 Acreage:* .46 ACRES
 Previous Use: OFFICES

Total Number of Existing Units: N/A
 Demolition Permit #: Date:
 Proposed Use:
 Single Family Detached Increase in Units:* N/A
 Single Family Attached Increase in Units:* N/A
 Multi-Family Attached Increase in Units:* 8
 Total Number of Units Increased:* 8

Owner Architect Contractor Name (Please circle one)

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

The foregoing was acknowledged before me this 21 day of Aug, 2014, by RONEY MATEU
 () is personally known to me,
 () has produced a _____ as identification.

 NOTARY PUBLIC



(SEAL)



The City of Coral Gables

Historical Resources Department

March 25, 2014

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

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

Dear Sirs:

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

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

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

Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period.

Upon expiration of the six-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Dona M. Spain
Historic Preservation Officer

cc: Roney J. Mateu, 8887 SW 131 Street Miami, FL 33176
Craig Leen, City Attorney
Bridgette Thornton, Deputy City Attorney
Jane Tompkins, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
William Miner, Building Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File

David Plummer
& Associates

4311 PONCE

traffic study



AUGUST 2014

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

4311 PONCE

traffic study

PREPARED FOR:

4311 Ponce Investments LLC.

PREPARED BY:

David Plummer & Associates

DATE:

August 2014

DPA JOB #:

14199



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EXECUTIVE SUMMARY

The 4311 Ponce project will be located at 4311 Ponce de Leon Boulevard in Coral Gables, Florida. The site is located within the Gables Re-development Infill District (GRID), the city's traffic concurrency exception area. The project proposes a new building with 24,133 SF of office space, 11,457 SF of retail space, and 8 residential units. Access to and from the site will be provided on a two-way driveway located on San Lorenzo Avenue. This traffic study is consistent with the methodology previously discussed with and agreed to by the city of Coral Gables Public Works Department. Project buildout is anticipated in 2016.

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

1.0 INTRODUCTION

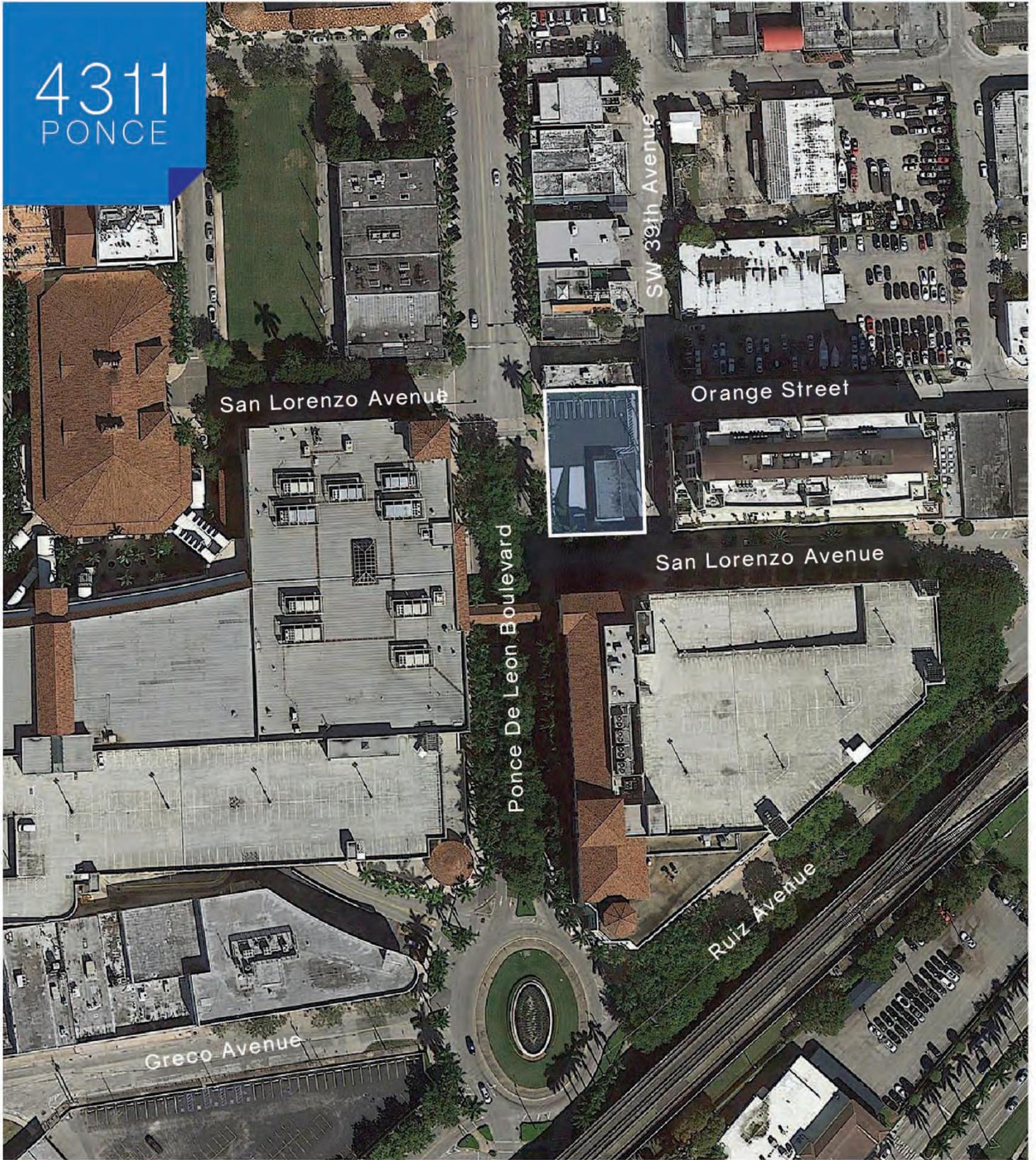
1.1 Project Background

The 4311 Ponce project will be located at 4311 Ponce de Leon Boulevard in Coral Gables, Florida (See Exhibit 1). The site is located within the Gables Re-development Infill District (GRID), the city's traffic concurrency exception area. The project proposes a new building with 24,133 SF of office space, 11,457 SF of retail space, and 8 residential units. The project proposes an onsite parking garage providing 145 parking spaces. The provided spaces meet the city's requirement. Access to and from the proposed parking garage will be provided on a two-way driveway located on San Lorenzo Avenue. See Appendix A for site plan. This traffic study is consistent with the methodology previously discussed with and agreed to by the city of Coral Gables Public Works Department. Project buildout is anticipated in 2016.

1.2 Study Objective

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

4311
PONCE



● Project Location

EXHIBIT 1 LOCATION MAP



1.3 Study Area and Methodology

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

- Traffic Counts (Intersections) – Two-hour turning movement counts were collected for the AM (7-9 AM) and PM (4-6 PM) hours on a typical weekday at the following intersection:

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

S= Signalized
U=Un-signalized

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

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

2.0 DATA COLLECTION

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

2.1 Roadway Characteristics

Ponce de Leon Boulevard

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

San Lorenzo Avenue

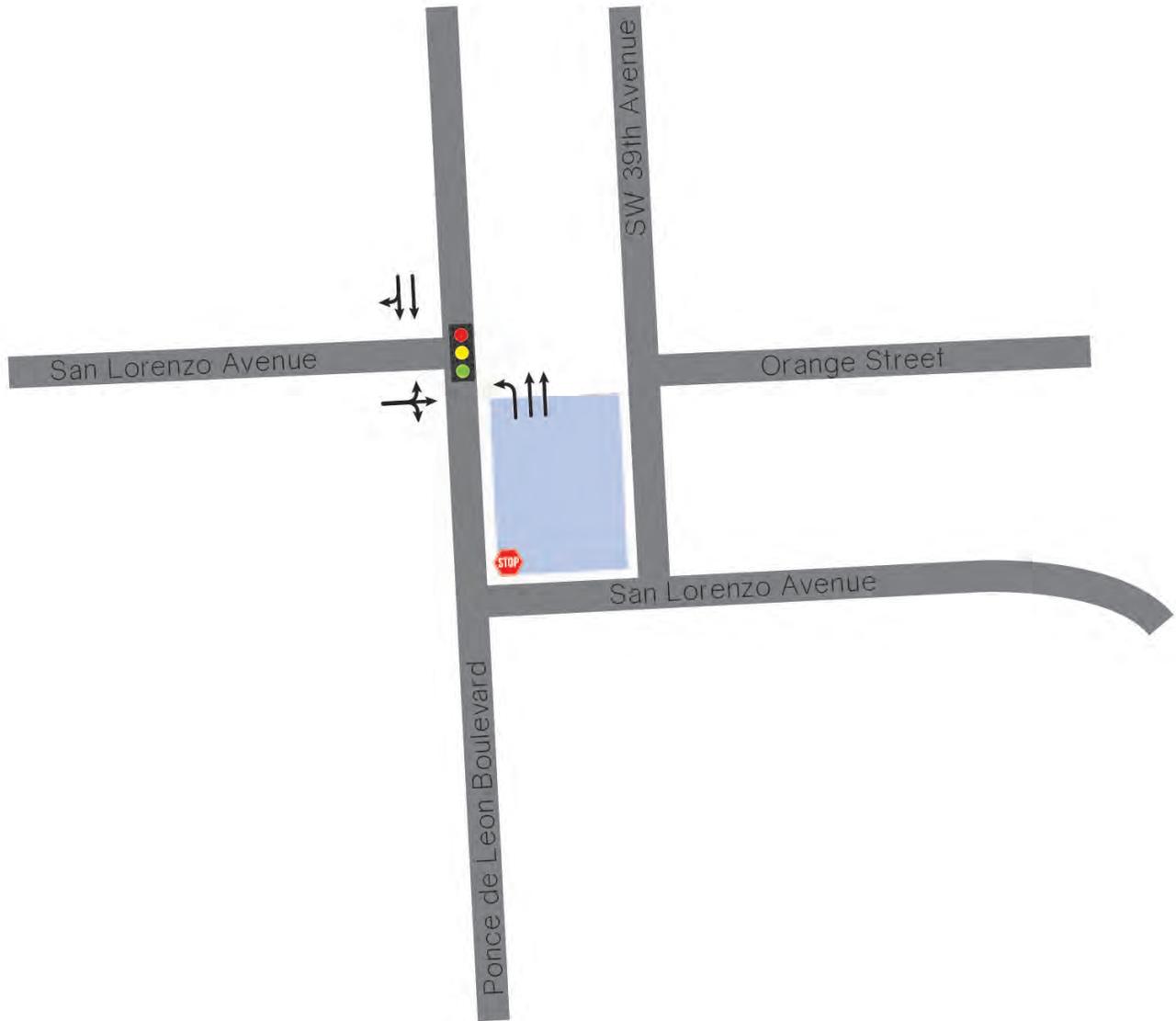
San Lorenzo Avenue within the project area is a local roadway that provides east/west access between Le Jeune Road and Ruiz Avenue. Between Ponce de Leon Boulevard and Ruiz Avenue, San Lorenzo Avenue is a two-way, two-lane, undivided roadway with on-street parking on both sides of the roadway. Between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

2.2 Traffic Counts

Forty-eight hour traffic machine counts were collected on August 12th through August 13th, 2014 at Ponce de Leon Boulevard, and San Lorenzo Avenue. Vehicle turning movement counts were taken on August 12th, 2014 at the study intersections during the AM and PM peak periods. The counts were adjusted to reflect average annual daily traffic conditions using the latest weekly volume adjustment factors were obtained from FDOT. A weekly volume adjustment factor of 1.01 (Miami-Dade County South) corresponding to the dates of the counts was used. Traffic counts and FDOT season factors are provided in Appendix C.

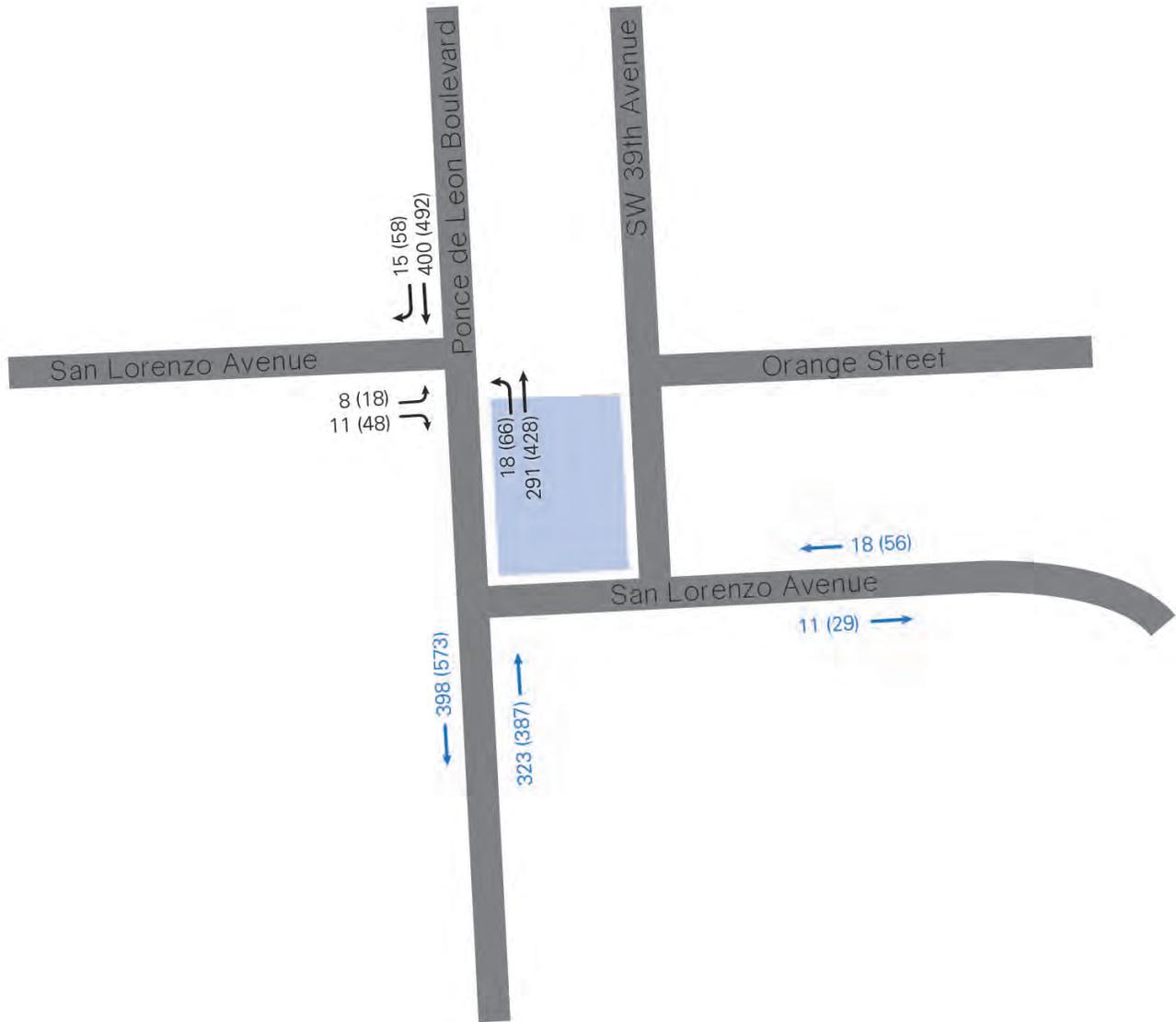
2.3 Intersection Data

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



● Project Location

EXHIBIT 2 EXISTING LANE CONFIGURATIONS



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

EXHIBIT 3

EXISTING AM & PM PEAK PERIOD TRAFFIC VOLUMES

2.4 Walking / Other Modes of Transportation

Pedestrian activity is an essential element within the CBD of Coral Gables. The Coral Gables Trolley service (which traverses the Ponce de Leon Boulevard corridor) provides frequent service to the area and connects with the Douglas Road Metrorail Station. The project site is located in an area where pedestrian activity is common between existing site and surrounding properties.

2.5 Roadway Capacity Analysis

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

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

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

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

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

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

2.6 Intersection Capacity Analysis

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

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

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

Source: David Plummer & Associates

3.0 PLANNED AND PROGRAMED ROADWAY IMPROVEMENTS

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

4.0 FUTURE TRAFFIC CONDITIONS

4.1 Background Traffic and Committed Developments

Average Daily Traffic counts published by the Miami-Dade Public Works Department and the FDOT were reviewed to determine historic growth in the area. Historic growth rate documentation is included in Appendix C. This analysis indicated that traffic has a low growth rate of 0.2% in the past years. However, a conservative 0.5% annual growth rate was used for this study.

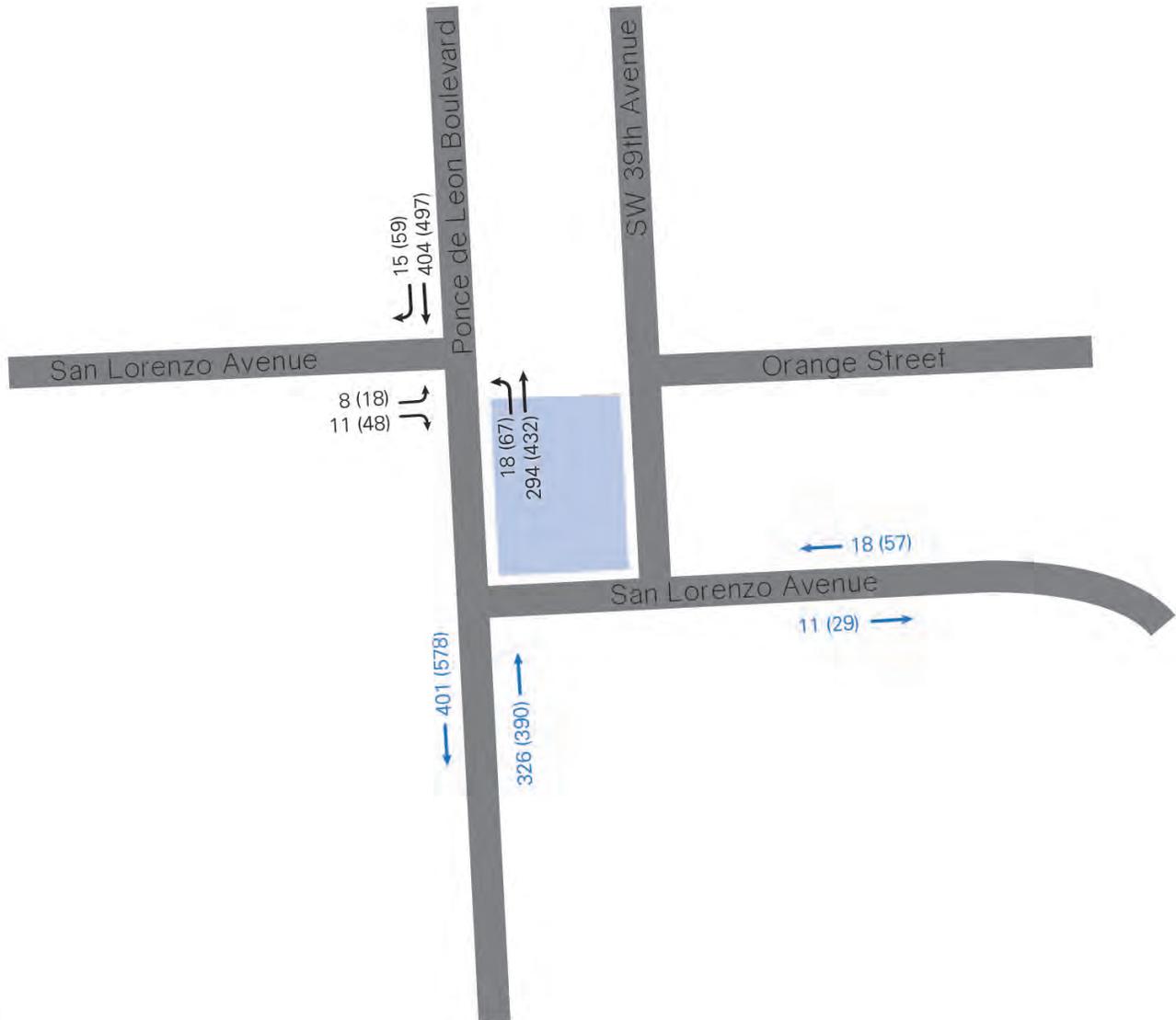
4.2 Future without Project Roadway Capacity Analysis

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

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

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

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



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

EXHIBIT 7

FUTURE WITHOUT PROJECT AM & PM PEAK PERIOD TRAFFIC VOLUMES

4.3 Future Without Project Intersection Capacity Analysis

Future without project conditions was obtained by adding background traffic to existing traffic. Exhibit 7 also shows the projected turning movements for future without project traffic.

Exhibit 8 shows the resulting LOS for morning and afternoon peak conditions for future without project. Capacity worksheets are included in Appendix D.

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

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

Source: David Plummer & Associates

4.4 Project Trip Generation

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

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

**Exhibit 9
Project Trip Generation Summary**

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

¹ Based on ITE Trip Generation Manual, Ninth Edition,

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

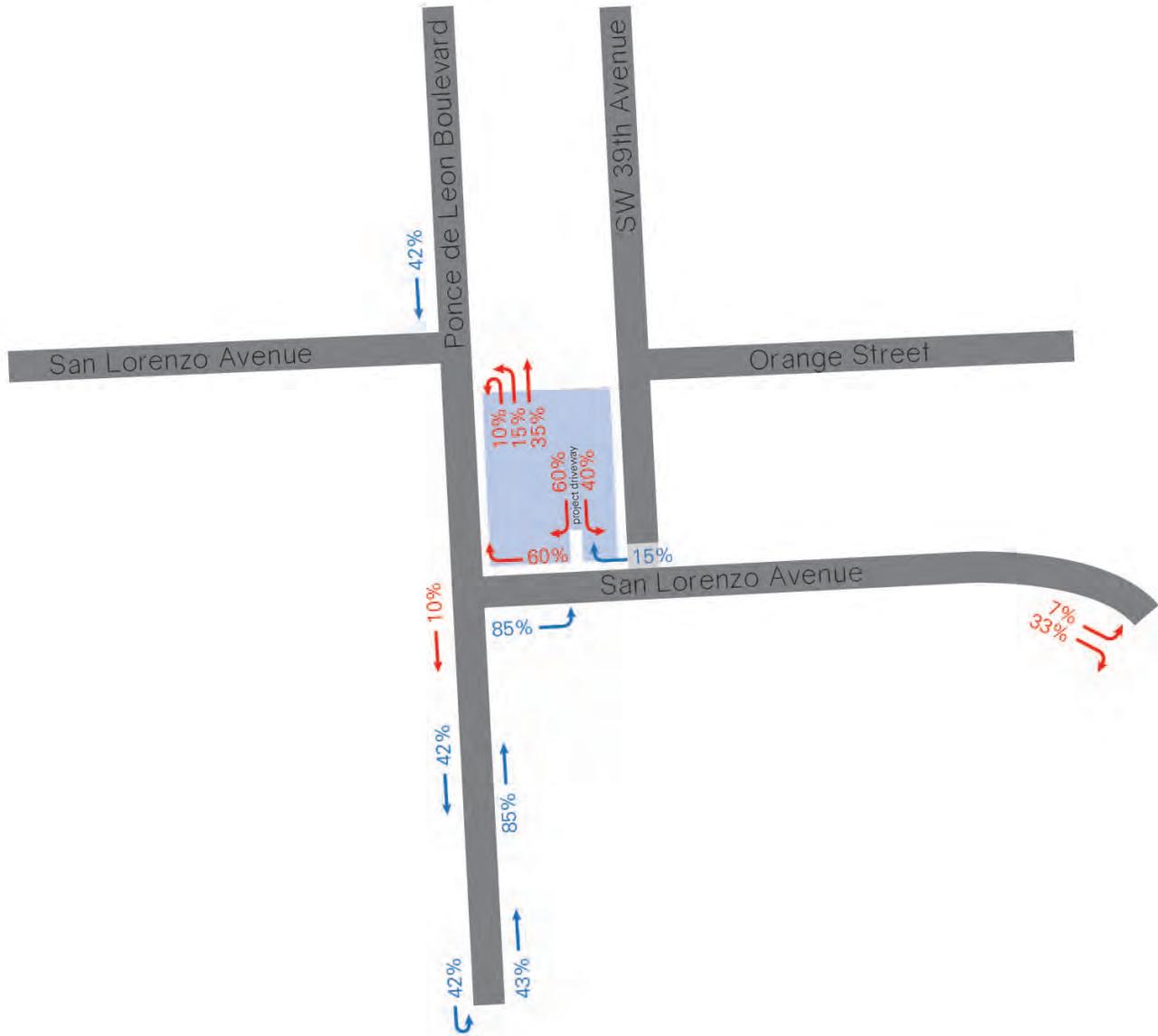
4.5 Project Trip Assignment

Project traffic was distributed and assigned to the study area using the Cardinal Distribution for TAZ 1081 shown in Exhibit 10. The Cardinal Distribution gives a generalized distribution of trips from a TAZ to other parts of Miami-Dade County. The distribution can be summarized as followed: 36.46% to the north, 17.90% to the south, 16.42% to the east, and 29.22% to the west. For estimating trip distribution for the project traffic, consideration was given to conditions such as the roadway network accessed by the project traffic, roadways available to travel in the desired direction, and attractiveness of traveling on a specific roadway. Project trip distribution for the proposed project is shown in Exhibit 11.

Exhibit 10
Cardinal Distribution (TAZ 1081)

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

Source: Miami-Dade Long Range Transportation Plan



- Project Location
- Outbound %
- Inbound %

EXHIBIT 11

PROJECT TRIP DISTRIBUTION

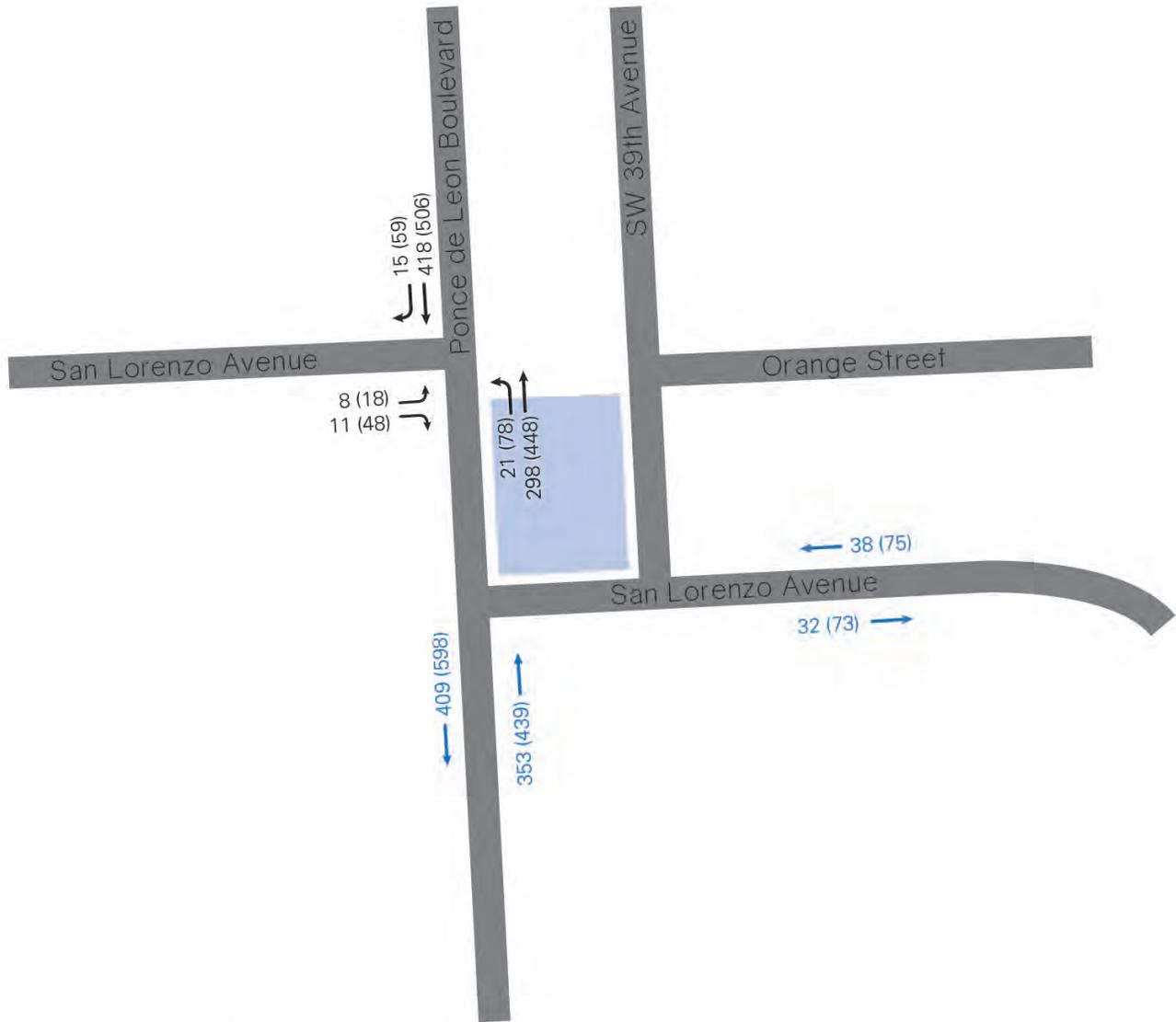
4.6 Future With Project Roadway Capacity Analysis

Trip assignments in the previous sections and traffic projections for the project were combined to obtain the total traffic on the analyzed roadway segments. Exhibit 12 shows roadway capacity for the future with project during the AM and PM peak hour for each roadway segment. All the segments under study meet the city’s LOS standards (LOS E). Exhibit 13 shows the projected AM and PM roadway volumes.

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

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

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



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

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

EXHIBIT 13

FUTURE WITH PROJECT AM & PM PEAK PERIOD TRAFFIC VOLUMES

4.7 Future With Project Intersection Capacity Analysis

The trip assignments in the previous section, traffic projections for the project and background growth were combined to obtain future traffic with project at the analyzed intersections. Exhibit 14 shows the resulting LOS for the morning and afternoon peak conditions for future with project. Capacity worksheets are included in Appendix D. Exhibit 13 also shows the projected turning movement volumes for future with project. All intersections analyzed are projected to operate within the city's LOS standard during the morning and afternoon peak periods.

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

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

Source: David Plummer & Associates

6.0 CONCLUSIONS

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

4311 Ponce Report _Aug 2014

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2008-38

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

Date 4/25/14

Development Review Committee

Department / Division Public Works Project Name 4311 Ponce

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

- Comments:
1. Provide Traffic Study
 2. Schedule meeting with Public Service & Pub. Works to discuss streetscape and/or Hold Harmless Agreement
 3. Provide more information on SW. 39. Ave ie. right-of-way line, width of entrance - exit, turning radii for all possible vehicles entering the parking garage; trees, poles, etc.
 4. New 6" PVC C900 Sewer Lateral Required
 5. Contact Jorge Acevedo (Pub. Works Dept.) 305-460-5001 to discuss capacity issue with the line discharging flow into City 5 Pump Station
 6. Provide sight distance triangles at driveway and intersection as per City of Coral Gables standards
-
-
-
-
-
-

CITY OF CORAL GABLES

- MEMORANDUM -

TO: Development Review Committee (DRC)
meeting minutes and record

DATE: April 25, 2014

FROM: Ramon Trias,
DRC Chairman

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

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

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

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

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

Attachment:

- A. DRC Zoning Review: 4311 Ponce.

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



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

DRC AGENDA

Agenda Date: 04/28/2014 Time: 9:30 AM

Location: COMMISSION CHAMBERS

Address: 406 BELTMOORE WAY, 2ND FLOOR

DRC	APPLICANT	JOB LOCATION	PROPERTY
DR-1400-0006	AMTEU	4111 POND DE LEON BLVD	MIXED-USE DEVELOPMENT, COMMERCIAL UNITS, RESIDENTIAL UNITS, RETAIL SERVICES, PARKING

Date 4/25/14

Development Review Committee

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

Comments:

- MEET all reqmts of FLORIDA FIRE PREVENTION CODE FOR HIGHRISE

- IDENTIFY FIRE LINE BACKFLOW location
- IDENTIFY FIRE ALARM COMMAND ROOM
- IDENTIFY FIRE PUMP location

- TRAFFIC CONCERN - PARKING lot exit INTO 39 AVE.

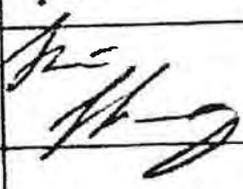
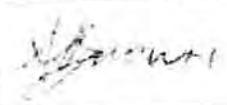
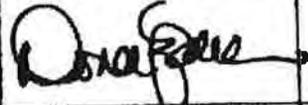
- EXITS of ground FLOOR INTO 39 AVE TRAFFIC

Development Review Committee Attendance/Minutes

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

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

Development Review Committee Attendance Record

No.	City Dept./Div. Name	Distribution Name/ Contact	Member In Attendance (Printed name)	Member In Attendance (Signature)	Member Contact Tel. Number	Member Email Address
1	Building	Manny Lopez			460-5242	mlopez@coralgables.com
2	Building	William Miner	WILLIAM MINER		460-5240	wminer@coralgables.com
3	Fire	Robert Lowman	ROBERT LOWMAN		460-5575	rlozman@coralgables.com
4	Parking	Kevin Kinney	Kevin Kinney		460-5541	kinney@coralgables.com
5	Planning and Zoning	Carlos Mindreau			478-7215	cmindreau@coralgables.com
6	Planning and Zoning	Sebrina Brown	Sebrina Brown		460-5236	sbrown@coralgables.com
7	Planning and Zoning	Ramon Trias	RAMON TRIAS		460-5211	rtrias@coralgables.com
8	Police	Ed Hudak			460-5447	ehudak@coralgables.com
9	Historical Resources	Dona Spain	DONA SPAIN		460-5095	dspain@coralgables.com
10	Public Service	Troy Springmyer			460-5134	tspringmyer@coralgables.com
11	Public Works	Ernesto Pino			460-5804	epino@coralgables.com
		Emily Martinez & Yamilet Sanchez-Lloda				
12	Economic Sustainability	Cynthia Birdsill			460-5310	cbirdsill@coralgables.com
13	Planning and Zoning	Scot Bolyard	Scot Bolyard		460-5212	sbolyard@coralgables.com

Date 4/25/2014

Development Review Committee

Department / Division BUILDING

Project Name 4311 PONCE DE LEON

Name (Print) WILLIAM MINER

Project Address MIXED USE OVERLAY

Comments: _____

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

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

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

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

WJ Miner 4/25/2014

Date 4/25/14

Development Review Committee

Department / Division PW/Parking

Project Name 4311 Pacific

Name (Print) Kevin Kurey

Project Address 4311 Pacific

Comments:

Please address safety issues
at garage entrances.

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

April 24, 2014

DRC CONCURRENCY REVIEW

DR #: 14-04-2406

APPLICANT: MATEU

PROJECT NAME: 4311 PONCE DE LEON LLC

JOB ADDRESS: 4311 PONCE DE LEON BLVD

REVIEWER: SEBRINA BROWN PHONE#: (305) 460-5236

E-MAIL ADD: SBROWN@CORALGABLES.COM

COMMENTS:

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

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

CITY OF CORAL GABLES

- MEMORANDUM -

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

DATE: APRIL 15, 2014



FROM: DONA M. SPAIN
HISTORIC PRESERVATION OFFICER

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

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

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

DRC Zoning Review: 4311 Ponce

Prepared by Planning Division – 04.21.2014

Review based on plans dated 04.04.2014

Existing designations and site data:

Category	Site Info
Property address	4225 & 4311 Ponce de Leon Boulevard
Property legal description	Lots 36 – 43, Block 5, Industrial Section
Total site area (sq. ft.)	20,035 sq. ft.*
Existing property uses	Commercial uses.
Existing Comprehensive Plan Future Land Use Map designation(s)	Commercial Mid-Rise Intensity.
Proposed Comprehensive Plan Future Land Use Map designation(s)	No change.
Existing Zoning Map designation(s)	C; Commercial.
Proposed Zoning Map designation(s)	No change.
Eligible to utilize Mixed Use District (MXD) provisions	Located within North Industrial Mixed Use Zoning District; eligible to utilize MXD Overlay District provisions.
Within Mediterranean Architectural District (citywide)	Yes; Mediterranean Architecture required for projects utilizing MXD Overlay District provisions
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes.
Restrictive Covenant	Restrictive Covenant required in Lieu of a Unity of Title.

*As per Miami-Dade County Property Appraiser website.

Category	Site Info
Total site area (sq. ft.)	20,035 sq. ft.*
Floor area ratio (FAR) permitted – Maximum 3.0 FAR (without Mediterranean bonus)	Not applicable. Mediterranean bonus required for MXD projects located within MXD Overlay.
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (with Mediterranean bonus)	70,123 sq. ft.
Floor area ratio (FAR) proposed	2.75 FAR; 55,138 sq. ft. (see Sheet 6.1)
Building height (feet) permitted	100' (habitable); 125' (with architectural elements)
Building height (feet) proposed	92'-4" (habitable); 93'-8" (with architectural elements)

*As per Miami-Dade County Property Appraiser website.

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

DRC Zoning Review: 4311 Ponce

Zoning Code Review:

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-401	Conditional Uses	Conditional uses require review and approval by the Planning and Zoning Board (PZB) and City Commission (CC).
Sec. 3-1201	Abandonment and Vacation of Non-Fee Interests	Requires review and approval from Public Works.
Sec. 3-2001	Art in Public Places	Requires review by Economic Sustainability.
Section 4-201. Mixed Use District (MXD)		
Sec. 4-201.A.7.e.i.	MXD development permitted within (C) Commercial and (I) Industrial Districts only	Complies.
Sec. 4-201.B	Permitted Uses	See list of permitted uses.
Sec. 4-201.C	Conditional Uses	Conditional uses require review and approval by the PZB and CC.
D. Performance Standards		
Sec. 4-201.D.3	Minimum site area for an MXD project/building within North and South Industrial MXDs as defined on the Official Zoning Map. Greater than forty-five (45) feet in height shall provide a minimum of one-hundred (100) feet of primary street frontage and a minimum site area of ten-thousand (10,000) square feet.	Complies.
Sec. 4-201.D.4	Lot coverage. No minimum or maximum.	Complies.
Sec. 4-201.D.5	Mixed use percentages. Provide min. 8% total sq. ft., or entire ground floor, whichever is greater, as ground floor uses.	Complies.
Sec. 4-201.D.6	Mediterranean architecture. Mandatory for MXD overlay districts only.	Does not comply.
E. Building regulations.		
Sec. 4-201.E.1	Encroachments of bridges over rights-of way. Bridges traversing a public right-of-way are permitted, however, only if properties on both sides are under same ownership.	Not applicable.
Sec. 4-201.E.2	Encroachments for balconies, awnings, etc. Subject to applicable regulations.	Subject to applicable regulations.
Sec. 4-201.E.3	Floor area ratio. Up to 3.5 with Mediterranean architecture.	Complies.
Sec. 4-201.E.4	Floors. No minimum or maximum required.	Complies.
Sec. 4-201.E.5	Floor-to-floor height. The minimum floor-to-floor height shall be permitted as regulated per the Building Code.	Floor-to-floor height to be approved by the Building Official.
Sec. 4-201.E.6	Height. The maximum allowable building height(s), subject to	Complies.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	satisfying Article 3, Division 4, Conditional Uses, for habitable space for the following underlying zoning designations and uses may be granted as follows: <ul style="list-style-type: none"> • Commercial Limited District: Up to and including seventy-five (75) feet. • Commercial District: Up to and including one-hundred (100) feet. • Industrial District: Up to and including one-hundred (100) feet. • Manufacturing uses: Up to and including forty-five (45) feet. 	Maximum allowable building height: 100 feet (Commercial District) Proposed building height: 92.33 feet
Sec. 4-201.E.7	Heights of architectural elements, etc. The maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows: <ul style="list-style-type: none"> • Commercial Limited District: Up to and including fifteen (15) feet. • Industrial and Commercial Districts: Up to and including twenty-five (25) feet. • Manufacturing uses: Up to and including ten (10) feet. 	Complies.
Sec. 4-201.E.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.
Sec. 4-201.E.9	Number of buildings per site. No minimum or maximum required.	Complies.
Sec. 4-201.E.10	Minimum of fifty (50%) percent of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Primary street means a major street of considerable continuity which serves or is intended to serve as a major traffic artery connecting large areas of the community (City).	Complies.
Sec. 4-201.E.11	Minimum of forty (40%) percent of the linear ground floor building frontage shall include retail sales and	Complies.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Secondary street means a minor street used to access abutting properties which carries traffic to the primary street system.</p>	
<p>Sec. 4-201.E.12</p>	<p>Retail frontage on alleys. No minimum or maximum required.</p>	<p>Complies.</p>
<p>Sec. 4-201.E.13</p>	<p>Up to a maximum of one hundred and twenty-five (125) units per acre except for properties in the Central Business District (CBD) and the North and South Industrial Mixed Use Districts. There shall be no density limitations in the CBD and the North and South Industrial Mixed Use Districts.</p>	<p>Complies. No density limitation within North Industrial Mixed Use Districts.</p>
<p>Sec. 4-201.E.14</p>	<p>Setbacks (buildings). Front: Up to forty-five (45) feet in height: None. If over forty-five (45) feet in height: Ten (10) feet. Side: Interior side: None. Side street: Fifteen (15) feet. Rear: Abutting a dedicated alley or street: None. No abutting dedicated alley or street: Ten (10) feet. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet. Applicants and property owners desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations.</p>	<p>Complies. 1,500 sq. ft. of publicly accessible street level open space and landscape area provided along San Lorenzo Ave to comply with front setback reduction on Ponce de Leon Blvd.</p>
<p>Sec. 4-201.E.15</p>	<p>Setback reductions and vertical building setbacks. Reduction in setbacks. Setbacks may be reduced subject to the following standards: Minimum percentage of open space. A minimum of fifty (50%) percent of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on the private property. The open space is subject to the following: • Types of open space. Types of open space shall be in the form of courtyards, plazas,</p>	<p>Does not comply. Vertical building setback is required. A minimum ten (10) foot setback is required at a maximum height of forty-five (45) feet on all façades.</p>

DRC Zoning Review: 4311 Ponce

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

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 4-201.F.2	<p>building bulk and massing.</p> <p>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>	Does not comply.
Sec. 4-201.F.3	<p>Building support services. All mechanical, electrical and other associated support service areas shall be located entirely within the structure.</p>	<p>To be determined.</p> <p>Determination requires full-size set of plans for review.</p>
Sec. 4-201.F.4	<p>Facades in excess of one hundred and fifty (150) feet in length, shall incorporate design features with the use of, but not limited to the following items:</p> <p>(a) Breaks, setbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.</p> <p>(b) Use of architectural relief and elements.</p>	Does not comply.
Sec. 4-201.F.5	<p>Lighting (street). Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following:</p> <ul style="list-style-type: none"> • Light fixtures/poles up to thirty-five (35) feet in height. • Subject to all other applicable City code provisions. 	<p>To be determined.</p> <p>Determination requires submittal of lighting plan.</p>
Sec. 4-201.F.6	<p>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.</p>	<p>To be determined.</p> <p>Determination requires submittal of lighting plan.</p>
Sec. 4-201.F.7	<p>Lighting (landscaping). Lighting in the form of uplighting of landscaping is encouraged.</p>	<p>To be determined.</p> <p>Determination requires submittal of lighting plan.</p>
Sec. 4-201.F.8	<p>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.</p>	To be regulated by Code Enforcement.
Sec. 4-201.F.9	<p>Overhead doors. Overhead doors shall not face or be directed towards residential properties and/or adjacent rights-of-way abutting residentially zoned properties.</p>	Not applicable.
Sec. 4-201.F.10	<p>Paver treatments. Paver treatments shall be included in the following</p>	To be reviewed and approved by Public Service and Public Works.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	locations: • Driveway entrances. • Crosswalks. • Sidewalks. Minimum of twenty-five (25%) percent of paving surface.	
Sec. 4-201.F.11	Parking garages. Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.	Does not comply.
Sec. 4-201.F.12	Pedestrian access orientation. All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.	Complies.
Sec. 4-201.F.13	Pedestrian amenities. Pedestrian amenities shall be provided on both private property and/or public open spaces including but not limited to the following: benches, information kiosks, lighting, bike racks, refuse containers, sidewalk pavement treatments, statuary, street crosswalk paver treatments, wall mounted fountains, water fountains and other similar water features. All pedestrian amenities shall be permanently secured to the ground surface. Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.	<p style="text-align: center;">To be determined.</p> <p style="text-align: center;">Provide Pedestrian Amenities Plan indicating compliance.</p>
Sec. 4-201.F.14	Pedestrian design features for building frontages (street level only). On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included: • Display windows or retail display area; • Landscaping; and/or, • Architectural building design features. The intent is to create pedestrian and shopper interest, preclude inappropriate or inharmonious design, preclude blank walls of building faces, and prohibit windows from being permanently obstructed.	Complies.
Sec. 4-201.F.15	Pedestrian pass-throughs/paseo. Pedestrian pass-throughs shall be provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided	Not applicable.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>on the primary street. The pass through shall be subject to the following:</p> <ul style="list-style-type: none"> • Minimum of ten (10) feet in width. • Include pedestrian amenities as defined herein. <p>In lieu of providing one (1) pass through of ten (10) feet every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1), twenty (20) foot wide pass-through.</p>	
Sec. 4-201.F.16	Porte-cocheres. Porte-cocheres are prohibited on front property line or primary street.	Complies.
Sec. 4-201.F.17	Rooftop screening. All mechanical, electrical, cellular antennas and other similar roof top building support services shall be entirely screened from public view subject to the discretion and approval from the Board of Architects for design and screening material. Landscaping may be used as a screening material at the discretion of the Board of Architects.	Complies.
G. Landscaping.		
Sec. 4-201.G.1	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.	See review provided under Article 5, Division 11 below.
H. Parking/vehicle storage.		
Sec. 4-201.H.1	Bicycle storage. To encourage the use of bicycles, etc., a minimum of one (1) ten (10) foot bicycle rack for each two hundred and fifty (250) parking spaces or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site plan review.	<p>Does not comply.</p> <p>Required parking: 144 spaces (see Sheet 6.1).</p> <p>Provide a minimum of one (1) ten (10) foot bicycle rack to comply with bicycle storage requirement.</p>
Sec. 4-201.H.2	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.	To be regulated by Code Enforcement.
Sec. 4-201.H.3	Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street intersections and points of pedestrian crossing.	To be reviewed and approved by Public Works.
Sec. 4-201.H.4	Loading/unloading areas. Off-street loading standards and requirements	Complies.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>shall conform to the requirements as set forth in Article 5, Division 14.</p> <p>All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed when not in use and after hours.</p>	
Sec. 4-201.H.5	<p>Nonresidential uses. Off-street parking requirements shall be calculated utilizing a blended parking of one (1) space per two hundred and fifty (250) gross square feet.</p> <p>Restaurants shall require one (1) space per one hundred (100) gross square feet.</p>	Complies.
Sec. 4-201.H.6	<p>On-street parking. On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis.</p> <p>On-street parking shall not be included as satisfying the required parking requirements.</p> <p>On-street parking is encouraged on alleys.</p> <p>Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.</p>	To be approved by Parking, Public Service and Public Works.
Sec. 4-201.H.7	<p>Parking garages. Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages.</p> <p>Parking facilities shall accommodate pedestrian access to all adjacent streets and alleys.</p>	Complies.
Sec. 4-201.H.8	<p>Parking space limitations. Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement markings, etc., are permitted.</p>	Complies.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 4-201.H.9	Residential uses. Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.	Complies.
Sec. 4-201.H.10	Surface parking areas. Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.	Complies.
Sec. 4-201.H.11	Valet parking areas. If valet parking is desired, the valet parking drop-off areas shall be provided on private property. Tandem and/or stacking of parking are prohibited.	Valet parking, if utilized, must be located entirely on private property and is prohibited from parking in any proposed tandem parking spaces.
I. Sanitation and service areas.		
Sec. 4-201.I.1	General. In accordance with Article 5, Division 17.	
J. Signs.		
Sec. 4-201.J.1	General. In accordance with Article 5, Division 19.	To be determined. Provide Signage Plan indicating size and location of all proposed exterior signage.
K. Streets and alleys.		
Sec. 4-201.K.1	Streets and alleys. Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria and procedure in Article 3, Division 12.	Not applicable.
Sec. 4-201.K.2	Driveways. Vehicular access to parking garages shall be from a side street or alley. Vehicular egress/ingress, including but not limited to driveways, service drives, drive-throughs, etc., may be permitted from a primary street and shall be evaluated as part of site plan review based upon the project design in relation to existing surrounding circulation. Valet access points are exempt from these provisions. Vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one (1) curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	Complies.
Sec. 4-201.K.3	Sidewalks. Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking garage entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever possible	Complies.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>pathways shall be separated from vehicular traffic.</p> <p>Sidewalks shall be located on both sides of all streets with a minimum of four (4) foot unobstructed clear area. The clear area shall be unobstructed by utility poles, fire hydrants, benches, trash receptacles, newspaper stands, light poles, planter boxes, telephone booths or other similar temporary or permanent structures (traffic signage shall be exempt from the above regulations).</p> <p>Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two (2) curb cuts and/or ramps at each street intersection.</p>	
L. Utilities.		
Sec. 4-201.L.1	Underground utilities. All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.	<p>To be determined.</p> <p>Provide Underground Utilities Plan/Statement indicating that all utilities will be installed underground.</p>
Sec. 4-201.L.2	Above ground utilities. Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in accordance with the provisions of Article 5, Divisions 11 and 18. Screening materials may include landscaping, walls, fencing, etc., to achieve one hundred (100%) percent opacity. Approval of type of screening shall be determined at time of site plan review.	<p>To be determined.</p> <p>Additional screening of any above ground utilities may be required by the Planning and Zoning Board and/or City Commission as conditions of approval of the Site Plan Review.</p>
M. Miscellaneous.		
Sec. 4-201.M.1	Configuration of land. The parcel proposed for development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation.	Complies.
Sec. 4-201.M.2	Easements. The City may, as a condition of approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage,	To be determined by City Commission.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission.	
Sec. 4-201.M.3	<p>Encroachments into public rights-of-way. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following:</p> <ul style="list-style-type: none"> 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. 	To be reviewed and approved by Public Works.
Sec. 4-201.M.4	<p>Live work units.</p> <ul style="list-style-type: none"> Each live work unit, including the garage (if applicable), shall be separated by walls from other live work units or other uses in the building, and shall have the ability to construct separate entrances to each use in the future. 	Not applicable.
Sec. 4-201.M.5	Public realm improvements (see Sec. 4-201.M.5 for provisions).	To be reviewed and approved by Public Works.
Sec. 4-201.M.6	Transfer of density and floor area ratio within the site plan. The density and floor area ratio may be transferred throughout the contiguous unified parcel.	Complies.
Section 4-302. Commercial District (C)		
Sec. 4-302.B	Permitted uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.C	Conditional uses.	Conditional uses require review and approval by the PZB and CC.
Sec. 4-302.D	Performance standards.	Proposed mixed-use building must comply with Performance Standards for mixed-use developments in overlay district. See review provided under "Section 4-201. Mixed Use District (MXD)" above.

DRC Zoning Review: 4311 Ponce

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

DRC Zoning Review: 4311 Ponce

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

DRC Zoning Review: 4311 Ponce

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

DRC Zoning Review: 4311 Ponce

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

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>features shall be included at the street level:</p> <ul style="list-style-type: none"> a. Display windows or retail display area; b. Landscaping; and/or c. Architectural relief elements or ornamentation. 	
Reference #3	<p>Architectural elements located on the top of buildings.</p> <p>Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts:</p> <ul style="list-style-type: none"> a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. <p>Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.</p>	Does not comply.
Reference #4	<p>Bicycle storage.</p> <p>To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.</p>	Does not comply.
Reference #5	<p>Building facades.</p> <p>Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.</p>	Does not comply.
Reference #6	<p>Building lot coverage.</p> <p>No minimum or maximum building lot coverage is required.</p>	Complies.
Reference #7	<p>Drive through facilities.</p> <p>Drive through facilities including but</p>	Complies.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.</p>	
Reference #8	<p>Landscape open space area.</p> <p>Each property shall provide the following minimum landscape open area (percentage based upon total lot area):</p> <ul style="list-style-type: none"> a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. <p>The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.</p>	Complies.
Reference #9	<p>Lighting, street.</p> <p>Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.</p>	Does not comply.
Reference #10	<p>Parking garages.</p> <p>Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages.</p> <p>Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.</p>	Complies.
Reference #11	<p>Porte-cocheres.</p> <p>Porte-cocheres are prohibited</p>	Complies.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road and Alhambra Circle from Douglas Avenue to LeJeune Road.	
Reference #12	<p>Sidewalks/pedestrian access.</p> <p>All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets.</p> <p>Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.</p>	Complies.
Reference #13	<p>Soil, structural.</p> <p>Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.</p>	To be reviewed and approved by Public Service.
Reference #14	<p>Windows on Mediterranean buildings.</p> <p>Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.</p>	Does not comply.
Article 5 – Development Standards, Division 11, Landscaping		
Sec. 5-1104.A	See Zoning Code Sec. 5-1104.A for general requirements that are applicable to all rights-of-way and private properties within the City.	Compliance required at time of final plan submitted.
Section 5-1105, Landscape requirements.		
Sec. 5-1105.A	Public rights-of-way. Must comply with items 1 thru 6 of Zoning Code Section 5-1105.A.	Requires review and approval by Public Service and Public Works.
Sec. 5-1105.C	Other properties. Must comply with items 1 thru 3 of Zoning Code Section 5-1105.C.	Requires review and approval by Public Service and Public Works.
Article 5 – Development Standards, Division 14, Parking, Loading, and Delivery Requirements		
Sec. 5-1402.A	<p>Dimensions and configuration of parking spaces.</p> <p>1. Required parking space dimensions:</p> <p>a. Parallel parking spaces: 9 feet by 22 feet.</p>	<p>To be determined.</p> <p>Determination requires full-size set of plans for review.</p>

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>b. Angled parking spaces: 8½ feet by 18 feet.</p> <p>c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code.</p> <p>2. Wheel stops and curbing. Precast concrete wheel stops or curbing shall be provided for all angled parking spaces that abut a sidewalk such that cars are curbed at 16 ½ feet. The balance of the required depth of the parking spaces between the wheel stop or curb and the sidewalk shall be clear of obstructions.</p> <p>3. Required aisle widths. Minimum required aisle widths for two-way aisles: 22 feet.</p>	
Sec. 5-1402.B	Dimensions of loading spaces. Loading spaces shall be at least 10 feet wide by 25 feet long, and shall provide at least 14 feet of vertical clearance.	<p>To be determined.</p> <p>Determination requires full-size set of plans for review.</p>
Sec. 5-1406.A	<p>General.</p> <p>1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade.</p> <p>2. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code.</p>	<p>To be determined.</p> <p>Determination requires full-size set of plans for review.</p>
Sec. 5-1409.B	<p>Calculation of parking requirements.</p> <p>(List parking requirements for each proposed use as specified in Zoning Code Section 5-1409. Amount of required parking)</p>	<p>To be determined.</p> <p>Determination requires full-size set of plans for review. Applicant's parking calculations are provided on Sheet 6.1.</p>
Sec. 5-1410.A	Tandem spaces. Tandem spaces are permitted as required parking; provided each set of tandem parking spaces are assigned to an individual unit within the building.	<p>Complies.</p> <p>Each set of tandem parking spaces must be assigned to the same individual unit (commercial or residential) within the building.</p>
Sec. 5-1410.B.2	Vertical parking lifts may utilize the following maximum percentages to satisfy required parking spaces, calculated at two (2) parking spaces per lift, within a building:	<p>Complies.</p> <p>Each lift must be controlled exclusively by one (1) tenant/unit.</p>

DRG Zoning Review: 4311 Pence

Zoning Code Section	Reference/Provision	Required/Provided
	<ul style="list-style-type: none"> a. Twenty percent (20%) of the first 50 parking spaces and b. Ten percent (10%) from 51st and 52nd spaces to ten-footwide (10') spaces and c. Five (5%) percent thereafter. <p>Vertical parking lift systems shall be limited to two-levels and each lift shall be controlled exclusively by one (1) liftmaster.</p>	

May 11, 2014

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

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

Dear Members of the Development Review Committee:

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

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

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

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

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

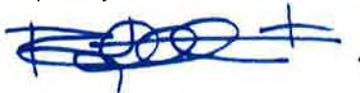
Article 5-602. Design Review Standards, clearly states that, "**The Board of Architects shall determine if an application satisfies the design review standards**", and NOT, as Mr. Trias has attempted here, as the decision of the Director of Planning and Zoning.

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

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

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

Respectfully submitted,



Roney J. Mateu, FAIA
RJM/rm

Cc:

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

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



Board of Architects – Review Comments - DRC

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

DATE: *22 May, 2014*

General Procedural Comments:

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

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

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

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

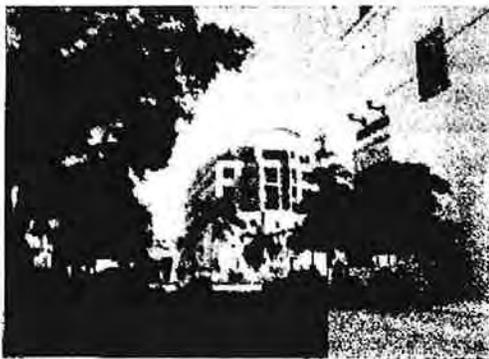
the overall harmony and character of the area". This shall accompany your Preliminary submittal in the form of a written statement.

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

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

General Design Comments

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



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

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

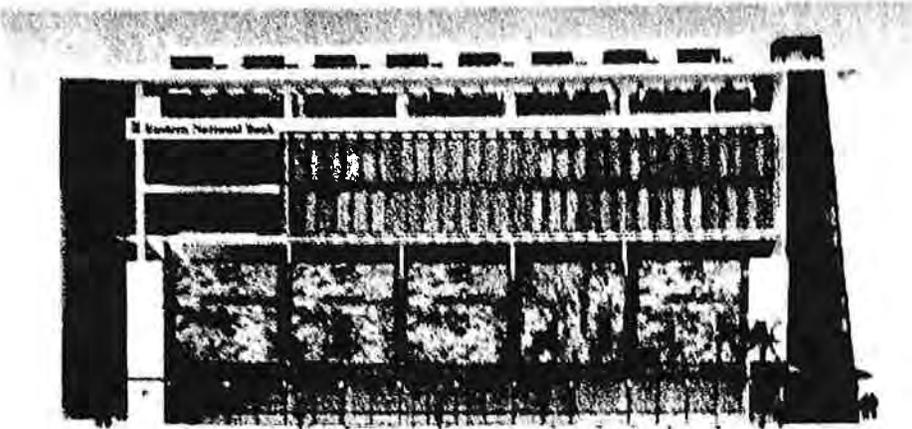
- *To provide a strong emphasis on aesthetics and architectural design...; to establish identity, diversity and focus to promote a pedestrian friendly environment.*
- *To provide for the integration of street level plazas, courtyards, open space and public gathering areas including the creation and preservation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

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

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

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

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



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

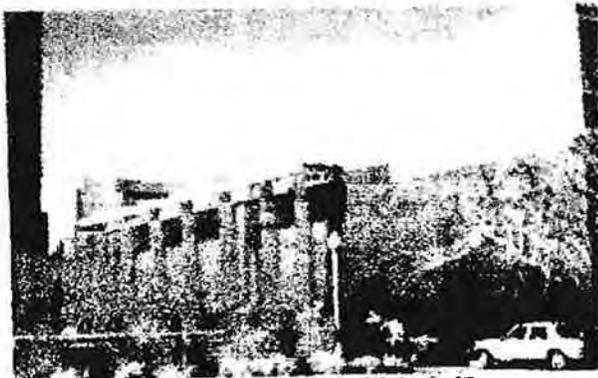
- *Architectural elements on all building facades (no blank walls, parking garage treatments)*
- *Architectural relief elements at street level*
- *Architectural elements located on the top of buildings*
- *Bicycle storage will be included for the preliminary Board of Architects presentation*
- *Building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

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

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

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

The Secretary of the Interior's Standards for Rehabilitation



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

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

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

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

Carlos A. Mindreau / City Architect

DRC Zoning Review: 4311 Ponce / Mateu Architecture

Prepared by City Architect / 22 May, 2014

Review based on plans dated 4 April, 2014

Existing designations and site data:

Property address	4311 Ponce de Leon
Property legal description	See Previous Review 4/21/14
Total site area (sq. ft.)	
Existing property uses	
Existing Comprehensive Plan Future Land Use Map designation(s)	
Proposed Comprehensive Plan Future Land Use Map designation(s)	
Existing Zoning Map designation(s)	
Proposed Zoning Map designation(s)	
Eligible to utilize Mixed Use District (MXD) provisions	Eligible to utilize MXD Overlay District provisions.
Within Mediterranean Architectural District (citywide)	Yes; Mediterranean Architecture required for projects utilizing MXD Overlay District provisions
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	
Restrictive Covenant	Restrictive Covenant required in Lieu of a Unity of Title.

*As per Miami-Dade County Property Appraiser website.

Total site area (sq. ft.)	See Previous Review 4/21/14
Floor area ratio (FAR) permitted – Maximum 3.0 FAR (without Mediterranean bonus)	
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (with Mediterranean bonus)	
Floor area ratio (FAR) proposed	
Building height (feet) permitted	
Building height (feet) proposed	

*As per Miami-Dade County Property Appraiser website.

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

DRC Zoning Review: (Project Name)

Zoning Code Review:

Sec. 3-401	Conditional Uses	Conditional uses require review and approval by the Planning and Zoning Board (PZB) and City Commission (CC).
Sec. 3-1201	Abandonment and Vacation of Non-Fee Interests	Requires review and approval from Public Works.
Sec. 3-2001	Art In Public Places	Requires review by Economic Sustainability.
Section 4-201 Mixed Use District (MXD)		
Sec. 4-201.A.7.e.i.	MXD development permitted within (C) Commercial and (I) Industrial Districts only	Complies.
Sec. 4-201.B	Permitted Uses	See list of permitted uses.
Sec. 4-201.C	Conditional Uses	Conditional uses require review and approval by the PZB and CC.
D. Performance Standards		
Sec. 4-201.D.3	Minimum site area for an MXD project/building within North and South Industrial MXDs as defined on the Official Zoning Map. Greater than forty-five (45) feet in height shall provide a minimum of one-hundred (100) feet of primary street frontage and a minimum site area of ten-thousand (10,000) square feet.	See Previous Review 4/21/14
Sec. 4-201.D.4	Lot coverage. No minimum or maximum.	See Previous Review 4/21/14
Sec. 4-201.D.5	Mixed use percentages. Provide min. 8% total sq. ft., or entire ground floor, whichever is greater, as ground floor uses.	See Previous Review 4/21/14
Sec. 4-201.D.6	Mediterranean architecture. Mandatory for MXD overlay districts only.	To be reviewed and approved by the Board of Architects. Complies <input type="checkbox"/> Does not comply <input type="checkbox"/>
E. Building regulations		
Sec. 4-201.E.1	Encroachments of bridges over rights-of way. Bridges traversing a public right-of-way are permitted, however, only if properties on both sides are under same ownership.	Not Applicable
Sec. 4-201.E.2	Encroachments for balconies, awnings, etc. Subject to applicable regulations.	Not Applicable
Sec. 4-201.E.3	Floor area ratio. Up to 3.5 with Mediterranean architecture.	Complies
Sec. 4-201.E.4	Floors. No minimum or maximum required.	Complies
Sec. 4-201.E.5	Floor-to-floor height. The minimum floor-to-floor height shall be permitted as regulated per the Building Code.	Floor-to-floor height to be approved by the Building Official.
Sec. 4-201.E.6	Height. The maximum allowable	Complies

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

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	<p>service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Secondary street means a minor street used to access abutting properties which carries traffic to the primary street system.</p>	
Sec. 4-201.E.12	Retail frontage on alleys. No minimum or maximum required.	Complies.
Sec. 4-201.E.13	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.	Complies
Sec. 4-201.E.14	<p>Setbacks (buildings). Front: Up to forty-five (45) feet in height: None. If over forty-five (45) feet in height: Ten (10) feet. Side: Interior side: None. Side street: Fifteen (15) feet. Rear: Abutting a dedicated alley or street: None. No abutting dedicated alley or street: Ten (10) feet. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet. Applicants and property owners desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations.</p>	Complies
Sec. 4-201.E.15	<p>Setback reductions and vertical building setbacks.</p> <p>Reduction in setbacks. Setbacks may be reduced subject to the following standards: Minimum percentage of open space. A minimum of fifty (50%) percent of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on the private property. The open space is subject to the following:</p> <ul style="list-style-type: none"> • Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the 	Not Applicable

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

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	(i.e., windows, cornice lines, etc.) shall be provided on all sides of buildings and include similar architectural features as to those provided on the front façade. No blank walls shall be permitted unless required pursuant to applicable Fire and Life Safety Code requirements.	
Sec. 4-201.F.3	Building support services. All mechanical, electrical and other associated support service areas shall be located entirely within the structure.	Complies
Sec. 4-201.F.4	Facades in excess of one hundred and fifty (150) feet in length, shall incorporate design features with the use of, but not limited to the following items: (a) Breaks, setbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals. (b) Use of architectural relief and elements.	Complies
Sec. 4-201.F.5	Lighting (street). Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following: • Light fixtures/poles up to thirty-five (35) feet in height. • Subject to all other applicable City code provisions.	To Be Determined
Sec. 4-201.F.6	Lighting (building). External illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission.	To Be Determined
Sec. 4-201.F.7	Lighting (landscaping). Lighting in the form of uplighting of landscaping is encouraged.	To Be Determined
Sec. 4-201.F.8	Outdoor storage. The storage of materials, goods, merchandise, and equipment for the purpose of display and/or sales outside the confines of any buildings or structures is prohibited.	To be regulated by Code Enforcement.
Sec. 4-201.F.9	Overhead doors. Overhead doors shall not face or be directed towards residential properties and/or adjacent rights-of-way abutting residentially zoned properties.	Complies
Sec. 4-201.F.10	Paver treatments. Paver treatments shall be included in the following locations: • Driveway entrances. • Crosswalks. • Sidewalks. Minimum of twenty-five (25%) percent of paving	To be reviewed and approved by Public Service and Public Works. Complies

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	surface.	
Sec. 4-201.F.11	Parking garages. Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.	To be reviewed and approved by the Board of Architects. Complies To be reviewed and approved by Public Service and Public Works. Complies
Sec. 4-201.F.12	Pedestrian access orientation. All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.	Complies
Sec. 4-201.F.13	Pedestrian amenities. Pedestrian amenities shall be provided on both private property and/or public open spaces including but not limited to the following: benches, information kiosks, lighting, bike racks, refuse containers, sidewalk pavement treatments, statuary, street crosswalk paver treatments, wall mounted fountains, water fountains and other similar water features. All pedestrian amenities shall be permanently secured to the ground surface. Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.	Complies Architect to provide additional information for BOA Review
Sec. 4-201.F.14	Pedestrian design features for building frontages (street level only). On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included: • Display windows or retail display area; • Landscaping; and/or, • Architectural building design features. The intent is to create pedestrian and shopper interest, preclude inappropriate or inharmonious design, preclude blank walls of building faces, and prohibit windows from being permanently obstructed.	Complies
Sec. 4-201.F.15	Pedestrian pass-throughs/paseo. Pedestrian pass-throughs shall be provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following: • Minimum of ten (10) feet in width. • Include pedestrian amenities as	Complies

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	<p>defined herein.</p> <p>In lieu of providing one (1) pass through of ten (10) feet every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1), twenty (20) foot wide pass-through.</p>	
Sec. 4-201.F.16	Porte-cocheres. Porte-cocheres are prohibited on front property line or primary street.	Not Applicable
Sec. 4-201.F.17	Rooftop screening. All mechanical, electrical, cellular antennas and other similar roof top building support services shall be entirely screened from public view subject to the discretion and approval from the Board of Architects for design and screening material. Landscaping may be used as a screening material at the discretion of the Board of Architects.	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>
G. Landscaping		
Sec. 4-201.G.1	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.	See review provided under Article 5, Division 11 below.
H. Parking/vehicle storage		
Sec. 4-201.H.1	Bicycle storage. To encourage the use of bicycles, etc., a minimum of one (1) ten (10) foot bicycle rack for each two hundred and fifty (250) parking spaces or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site plan review.	<p>Complies</p> <p>Architect to provide additional information for BOA Review</p>
Sec. 4-201.H.2	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.	To be regulated by Code Enforcement.
Sec. 4-201.H.3	Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street intersections and points of pedestrian crossing.	To be reviewed and approved by Public Works.
Sec. 4-201.H.4	<p>Loading/unloading areas. Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14.</p> <p>All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors.</p> <p>Overhead doors shall remain closed</p>	Complies

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	when not in use and after hours.	
Sec. 4-201.H.5	<p>Nonresidential uses. Off-street parking requirements shall be calculated utilizing a blended parking of one (1) space per two hundred and fifty (250) gross square feet.</p> <p>Restaurants shall require one (1) space per one hundred (100) gross square feet.</p>	Complies
Sec. 4-201.H.6	<p>On-street parking. On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis.</p> <p>On-street parking shall not be included as satisfying the required parking requirements.</p> <p>On-street parking is encouraged on alleys.</p> <p>Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.</p>	To be approved by Parking, Public Service and Public Works.
Sec. 4-201.H.7	<p>Parking garages. Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages.</p> <p>Parking facilities shall accommodate pedestrian access to all adjacent streets and alleys.</p>	Complies
Sec. 4-201.H.8	<p>Parking space limitations. Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement markings, etc., are permitted.</p>	Complies
Sec. 4-201.H.9	<p>Residential uses. Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.</p>	Complies
Sec. 4-201.H.10	<p>Surface parking areas. Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.</p>	Complies
Sec. 4-201.H.11	<p>Valet parking areas. If valet parking</p>	Valet parking, if utilized, must be located entirely

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	is desired, the valet parking drop-off areas shall be provided on private property. Tandem and/or stacking of parking are prohibited.	on private property and is prohibited from parking in any proposed tandem parking spaces.
Sec. 4-201.I.1	General. In accordance with Article 5, Division 17.	To be determined
Sec. 4-201.J.1	General. In accordance with Article 5, Division 19.	To be determined
Sec. 4-201.K.1	Streets and alleys. Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria and procedure in Article 3, Division 12.	Not applicable
Sec. 4-201.K.2	Driveways. Vehicular access to parking garages shall be from a side street or alley. Vehicular egress/ingress, including but not limited to driveways, service drives, drive-throughs, etc., may be permitted from a primary street and shall be evaluated as part of site plan review based upon the project design in relation to existing surrounding circulation. Valet access points are exempt from these provisions. Vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one (1) curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	Complies
Sec. 4-201.K.3	Sidewalks. Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking garage entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever possible 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	Complies

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	<p>structures (traffic signage shall be exempt from the above regulations).</p> <p>Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two (2) curb cuts and/or ramps at each street intersection.</p>	
L. Utilities		
Sec. 4-201.L.1	Underground utilities. All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.	To be determined
Sec. 4-201.L.2	Above ground utilities. Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in accordance with the provisions of Article 5, Divisions 11 and 18. Screening materials may include landscaping, walls, fencing, etc., to achieve one hundred (100%) percent opacity. Approval of type of screening shall be determined at time of site plan review.	Complies
M. Miscellaneous		
Sec. 4-201.M.1	Configuration of land. The parcel proposed for development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation.	Complies
Sec. 4-201.M.2	Easements. The City may, as a condition of approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission.	To be determined
Sec. 4-201.M.3	Encroachments into public rights-of-way. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following: <ul style="list-style-type: none"> 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 	To be determined

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	<p>the following: landscaping (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets, etc. subject to all the provisions for which the development was approved as may be amended.</p> <ul style="list-style-type: none"> The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property. 	
Sec. 4-201.M.4	<p>Live work units.</p> <ul style="list-style-type: none"> Each live work unit, including the garage (if applicable), shall be separated by walls from other live work units or other uses in the building, and shall have the ability to construct separate entrances to each use in the future. 	Not applicable
Sec. 4-201.M.5	Public realm improvements (see Sec. 4-201.M.5 for provisions).	To be reviewed and approved by Public Works.
Sec. 4-201.M.6	Transfer of density and floor area ratio within the site plan. The density and floor area ratio may be transferred throughout the contiguous unified parcel.	Complies
Section 4-302 Commercial District (C)		
Sec. 4-302.B	Permitted uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.C	Conditional uses.	Conditional uses require review and approval by the PZB and CC.
Sec. 4-302.D	Performance standards.	Proposed mixed-use building must comply with Performance Standards for mixed-use developments in overlay district. See review provided under "Section 4-201, Mixed Use District (MXD)" above.
Sec. 4-302.D.7 Additional standards for mixed-use development.		
Sec. 4-302.D.7.a	Mix of uses. In order to encourage the creative mix of uses, all mixed-use developments shall have at least eight (8%) percent or the entire ground floor of retail commercial and/or office uses. The remaining portions of the building may be uses permitted in the underlying zoning designations.	Complies
Sec. 4-302.D.7.b	Floor area ratio. When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (FAR) for each use shall be individually determined and the highest of the individual FAR shall be applied to the entire development.	Complies

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

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

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	<p>of persons and vehicles, provides security, and minimizes glare and reflection on adjacent properties.</p> <p>7. Whether access to the property and circulation is safe and convenient for pedestrians, cyclists and vehicles, and is designed to interfere as little as possible with traffic flow on these roads and to permit vehicles a prompt and safe ingress/egress to the site.</p> <p>8. Whether waste disposal facilities adversely affect adjacent properties.</p> <p>9. Whether the application provides improvements, public open space, pedestrian amenities which benefit the public.</p> <p>10. Whether the proposed application is in conformity with provisions of this Division.</p>	<p>Complies</p> <p>Complies</p> <p>Complies</p> <p>Complies</p>
<p>Sec. 5-603.A</p>	<p>Except as provided for in Section 5-603(1) all buildings hereinafter constructed or reconstructed, shall be designed in a specific architectural style such as but not limited to Colonial, Venetian, Mediterranean, Italian, French, Bahamian or other identifiable architectural style. All buildings hereinafter altered or added to shall conform to the architectural design of the existing building provided, however, that if the architectural style of the building is being altered then the building shall be designed in a specific architectural style such as but not limited to Colonial, Venetian, Mediterranean, Italian, French, Bahamian or other identifiable architectural style. The Architect shall include a page or pages in the plan which defines the architectural style with text and photographs and provide a statement on how the proposed building complies with the style. It shall be the duty and responsibility of the Board of Architects to determine in each and every case whether or not the submitted plans comply with the type and scale of architecture set forth</p>	<p>To be reviewed and approved by the Board of Architects</p> <p>Complies</p>

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

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Required standards		
	<p>buildings using all types of architecture styles as described herein provided such property is located within the Multi-Family-2 (MF2), Multi-Family Special Area (MFSA), Commercial (C), Commercial Limited (CL), or Industrial (I) zoning districts, except as otherwise provided herein.</p>	
Reference #1	<p>Architectural elements on building facades.</p> <p>Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc).</p> <p>Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p style="text-align: right;">Complies</p>
Reference #2	<p>Architectural relief elements at street level.</p> <p>On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level:</p> <ol style="list-style-type: none"> a. Display windows or retail display area; b. Landscaping; and/or c. Architectural relief elements or ornamentation. 	<p>To be reviewed and approved by the Board of Architects.</p> <p style="text-align: right;">Complies</p>
Reference #3	<p>Architectural elements located on the top of buildings.</p> <p>Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts:</p> <ol style="list-style-type: none"> a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. <p>Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p style="text-align: right;">Complies</p>

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	<p>the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.</p>	
Reference #4	<p>Bicycle storage.</p> <p>To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies <input type="checkbox"/></p> <p>Does not comply <input type="checkbox"/></p> <p>To be determined</p>
Reference #5	<p>Building facades.</p> <p>Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>
Reference #6	<p>Building lot coverage.</p> <p>No minimum or maximum building lot coverage is required.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>
Reference #7	<p>Drive through facilities.</p> <p>Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>
Reference #8	<p>Landscape open space area.</p> <p>Each property shall provide the following minimum landscape open area (percentage based upon total lot area):</p> <ul style="list-style-type: none"> a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. <p>The total area shall be based upon the total lot area. This landscape area can be provided at street level,</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies</p>

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	within the public right-of-way, elevated areas, planter boxes, planters, etc.	
Reference #9	Lighting, street. Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.	To be reviewed and approved by the Board of Architects. Complies <input type="checkbox"/> Does not comply <input type="checkbox"/> To be determined
Reference #10	Parking garages. Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.	To be reviewed and approved by the Board of Architects. Complies
Reference #11	Porte-cocheres. Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.	To be reviewed and approved by the Board of Architects. Complies
Reference #12	Sidewalks/pedestrian access. All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and 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.	To be reviewed and approved by the Board of Architects. Complies
Reference #13	Soil, structural. Structural soil shall be utilized within	To be reviewed and approved by Public Service.

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	Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).	Architects. To be determined
Reference #7	Materials on exterior building facades. The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.	To be reviewed and approved by the Board of Architects. Complies
Reference #8	Overhead doors. If overhead doors are utilized, the doors are not directed towards residentially zoned properties.	To be reviewed and approved by the Board of Architects. Complies
Reference #9	Paver treatments. Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of 10% of total paving surface. b. Sidewalks. Minimum of 25% of total ground level paving surface. The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.	To be reviewed and approved by the Board of Architects. Complies Subject to review by approval by Public Works.
Reference #10	Pedestrian amenities. Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following: a. Benches. b. Expanded sidewalk widths beyond the property line. c. Freestanding information kiosk (no advertising shall be permitted). d. Planter boxes. e. Refuse containers. f. Public art. g. Water features, fountains and other similar water features. Ground and/or wall mounted. Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.	To be reviewed and approved by the Board of Architects. Complies <input type="checkbox"/> Does not comply <input type="checkbox"/> Architect to provide additional information for BOA Review.
Reference #11	Pedestrian pass-throughs/ paseos on properties contiguous to alleys and/or streets.	To be reviewed and approved by the Board of Architects. Complies

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	<p>Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following:</p> <p>a. Minimum of 10 feet in width. b. Include pedestrian amenities as defined herein.</p> <p>In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.</p>	
Reference #12	<p>Underground parking.</p> <p>The use of underground (below grade level) parking, equal in floor area of a minimum of 75% of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Complies <input type="checkbox"/> Does not comply <input type="checkbox"/></p> <p>Not applicable</p>
Article 8 - Development Standards, Division 11, Landscaping		
Sec. 5-1104.A	<p>See Zoning Code Sec. 5-1104.A for general requirements that are applicable to all rights-of-way and private properties within the City.</p>	<p>Compliance required at time of final plan submittal.</p> <p>To be determined</p>
Section 5-1105 Landscape requirements		
Sec. 5-1105.A	<p>Public rights-of-way. Must comply with items 1 thru 6 of Zoning Code Section 5-1105.A.</p>	<p>Requires review and approval by Public Service and Public Works.</p>
Sec. 5-1105.C	<p>Other properties. Must comply with items 1 thru 3 of Zoning Code Section 5-1105.C.</p>	<p>Requires review and approval by Public Service and Public Works.</p>
Article 9 - Development Standards, Division 14, Parking, Loading, and Driveway Requirements		
Sec. 5-1402.A	<p>Dimensions and configuration of parking spaces.</p> <p>1. Required parking space dimensions: a. Parallel parking spaces: 9 feet by 22 feet. b. Angled parking spaces: 8½ feet by 18 feet.</p>	<p>To be determined</p>

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	<p>1. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code</p> <p>2. Wheel stops and curbing Precast concrete wheel stops or curbing shall be provided for all angled parking spaces that abut a sidewalk such that cars are parked at 15 1/2 feet. The balance of the required depth of the parking spaces between the wheel stop or curb and the sidewalk shall be clear of obstructions</p> <p>3. Required aisle widths. Minimum required aisle widths for two way drives: 22 feet</p>	
Sec. 5-1402 B	Dimensions of loading spaces. Loading spaces shall be at least 10 feet wide by 25 feet long, and shall provide at least 14 feet of vertical clearance	To be determined
Sec. 5-1406 A	General	To be determined
	<p>1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of 2 1/4 feet and 8 feet above the established grade</p> <p>2. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code</p>	
Sec. 5-1408 B	Calculation of parking requirements (List parking requirements for each proposed use as specified in Zoning Code Section 5-1408. Amount of required parking)	Complies
Sec. 5-1410 A	Tandem spaces. Tandem spaces are permitted as required parking provided each set of tandem parking spaces are assigned to an individual unit within the building	To be determined
Sec. 5-1410 B.2	Vertical parking lifts may utilize the following maximum percentages to satisfy required parking spaces calculated at two (2) parking spaces per 100, within a building	To be determined
	<p>a. Twenty percent (20%) of the first fifty (50) parking spaces, and</p> <p>b. Ten percent (10%) from fifty-one</p>	

DRC Zoning Review: (Project Name)

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

DRC Zoning Review: 4311 Ponce

Prepared by Planning Division – 04.21.2014
 Review based on plans dated 04.04.2014

Existing designations and site data:

Category	Site Info
Property address	4225 & 4311 Ponce de Leon Boulevard
Property legal description	Lots 36 – 43, Block 5, Industrial Section
Total site area (sq. ft.)	20,035 sq. ft.*
Existing property uses	Commercial uses.
Existing Comprehensive Plan Future Land Use Map designation(s)	Commercial Mid-Rise Intensity.
Proposed Comprehensive Plan Future Land Use Map designation(s)	No change.
Existing Zoning Map designation(s)	C; Commercial.
Proposed Zoning Map designation(s)	No change.
Eligible to utilize Mixed Use District (MXD) provisions	Located within North Industrial Mixed Use Zoning District; eligible to utilize MXD Overlay District provisions.
Within Mediterranean Architectural District (citywide)	Yes; Mediterranean Architecture required for projects utilizing MXD Overlay District provisions
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes.
Restrictive Covenant	Restrictive Covenant required in Lieu of a Unity of Title.

*As per Miami-Dade County Property Appraiser website.

Category	Site Info
Total site area (sq. ft.)	20,035 sq. ft.*
Floor area ratio (FAR) permitted – Maximum 3.0 FAR (without Mediterranean bonus)	Not applicable. Mediterranean bonus required for MXD projects located within MXD Overlay.
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (with Mediterranean bonus)	70,123 sq. ft.
Floor area ratio (FAR) proposed	2.75 FAR; 55,138 sq. ft. (see Sheet 6.1)
Building height (feet) permitted	100' (habitable); 125' (with architectural elements)
Building height (feet) proposed	92'-4" (habitable); 93'-8" (with architectural elements)

*As per Miami-Dade County Property Appraiser website.

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

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Zoning Code Review:

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-401	Conditional Uses	Conditional uses require review and approval by the Planning and Zoning Board (PZB) and City Commission (CC).
Sec. 3-1201	Abandonment and Vacation of Non-Fee Interests	Requires review and approval from Public Works.
Sec. 3-2001	Art in Public Places	Requires review by Economic Sustainability.
Section 4-201. Mixed Use District (MXD)		
Sec. 4-201.A.7.e.i.	MXD development permitted within (C) Commercial and (I) Industrial Districts only	Complies.
Sec. 4-201.B	Permitted Uses	See list of permitted uses.
Sec. 4-201.C	Conditional Uses	Conditional uses require review and approval by the PZB and CC.
D. Performance Standards		
Sec. 4-201.D.3	Minimum site area for an MXD project/building within North and South Industrial MXDs as defined on the Official Zoning Map. Greater than forty-five (45) feet in height shall provide a minimum of one-hundred (100) feet of primary street frontage and a minimum site area of ten-thousand (10,000) square feet.	Complies.
Sec. 4-201.D.4	Lot coverage. No minimum or maximum.	Complies.
Sec. 4-201.D.5	Mixed use percentages. Provide min. 8% total sq. ft., or entire ground floor, whichever is greater, as ground floor uses.	Complies.
Sec. 4-201.D.6	Mediterranean architecture. Mandatory for MXD overlay districts only.	To be determined. Requires review and approval by the Board of Architects. Provide statement pursuant to Zoning Code Section 5-603 defining the architectural style with text and photographs that states how the proposed building complies with the style.
E. Building regulations.		
Sec. 4-201.E.1	Encroachments of bridges over rights-of way. Bridges traversing a public right-of-way are permitted, however, only if properties on both sides are under same ownership.	Not applicable.
Sec. 4-201.E.2	Encroachments for balconies, awnings, etc. Subject to applicable regulations.	Subject to applicable regulations.
Sec. 4-201.E.3	Floor area ratio. Up to 3.5 with Mediterranean architecture.	Complies.
Sec. 4-201.E.4	Floors. No minimum or maximum required.	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
Sec. 4-201.E.5	Floor-to-floor height. The minimum floor-to-floor height shall be permitted as regulated per the Building Code.	Floor-to-floor height to be approved by the Building Official.
Sec. 4-201.E.6	<p>Height. The maximum allowable building height(s), subject to satisfying Article 3, Division 4, Conditional Uses, for habitable space for the following underlying zoning designations and uses may be granted as follows:</p> <ul style="list-style-type: none"> • Commercial Limited District: Up to and including seventy-five (75) feet. • Commercial District: Up to and including one-hundred (100) feet. • Industrial District: Up to and including one-hundred (100) feet. • Manufacturing uses: Up to and including forty-five (45) feet. 	<p>Complies.</p> <p>Maximum allowable building height: 100 feet (Commercial District)</p> <p>Proposed building height: 92.33 feet</p>
Sec. 4-201.E.7	<p>Heights of architectural elements, etc. The maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows:</p> <ul style="list-style-type: none"> • Commercial Limited District: Up to and including fifteen (15) feet. • Industrial and Commercial Districts: Up to and including twenty-five (25) feet. • Manufacturing uses: Up to and including ten (10) feet. 	Complies.
Sec. 4-201.E.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.
Sec. 4-201.E.9	Number of buildings per site. No minimum or maximum required.	Complies.
Sec. 4-201.E.10	Minimum of fifty (50%) percent of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Primary street means a major street of considerable continuity which serves	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
	or is intended to serve as a major traffic artery connecting large areas of the community (City).	
Sec. 4-201.E.11	Minimum of forty (40%) percent of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Secondary street means a minor street used to access abutting properties which carries traffic to the primary street system.	Complies.
Sec. 4-201.E.12	Retail frontage on alleys. No minimum or maximum required.	Complies.
Sec. 4-201.E.13	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.	Complies. No density limitation within North Industrial Mixed Use Districts.
Sec. 4-201.E.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. Side street: Fifteen (15) feet. Rear: Abutting a dedicated alley or street: None. No abutting dedicated alley or street: Ten (10) feet. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet. Applicants and property owners desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations.	Complies. 1,500 sq. ft. of publicly accessible street level open space and landscape area provided along San Lorenzo Ave to comply with front setback reduction on Ponce de Leon Blvd.
Sec. 4-201.E.15	Setback reductions and vertical building setbacks. Reduction in setbacks. Setbacks may be reduced subject to the following standards: Minimum percentage of open space. A minimum of fifty (50%) percent of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and	Does not comply. Vertical building setback is required. A minimum ten (10) foot setback is required at a maximum height of forty-five (45) feet on all façades.

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

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Zoning Code Section	Reference/Provision	Required/Provided
	requested subject to review and approval at the time of site plan consideration. Limitations of encroachments on corners of buildings may be required to control view corridors and ground floor building bulk and massing.	
Sec. 4-201.F.2	Architectural relief and elements. Architectural relief and elements (i.e., windows, cornice lines, etc.) shall be provided on all sides of buildings and include similar architectural features as to those provided on the front façade. No blank walls shall be permitted unless required pursuant to applicable Fire and Life Safety Code requirements.	Does not comply.
Sec. 4-201.F.3	Building support services. All mechanical, electrical and other associated support service areas shall be located entirely within the structure.	To be determined. Determination requires full-size set of plans for review.
Sec. 4-201.F.4	Facades in excess of one hundred and fifty (150) feet in length, shall incorporate design features with the use of, but not limited to the following items: (a) Breaks, setbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals. (b) Use of architectural relief and elements.	Does not comply.
Sec. 4-201.F.5	Lighting (street). Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following: • Light fixtures/poles up to thirty-five (35) feet in height. • Subject to all other applicable City code provisions.	To be determined. Determination requires submittal of lighting plan.
Sec. 4-201.F.6	Lighting (building). External illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission.	To be determined. Determination requires submittal of lighting plan.
Sec. 4-201.F.7	Lighting (landscaping). Lighting in the form of uplighting of landscaping is encouraged.	To be determined. Determination requires submittal of lighting plan.
Sec. 4-201.F.8	Outdoor storage. The storage of materials, goods, merchandise, and equipment for the purpose of display and/or sales outside the confines of any buildings or structures is prohibited.	To be regulated by Code Enforcement.
Sec. 4-201.F.9	Overhead doors. Overhead doors shall not face or be directed towards	Not applicable.

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Zoning Code Section	Reference/Provision	Required/Provided
	residential properties and/or adjacent rights-of-way abutting residentially zoned properties.	
Sec. 4-201.F.10	<p>Paver treatments. Paver treatments shall be included in the following locations:</p> <ul style="list-style-type: none"> • Driveway entrances. • Crosswalks. • Sidewalks. Minimum of twenty-five (25%) percent of paving surface. 	To be reviewed and approved by Public Service and Public Works.
Sec. 4-201.F.11	Parking garages. Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.	Does not comply.
Sec. 4-201.F.12	Pedestrian access orientation. All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.	Complies.
Sec. 4-201.F.13	<p>Pedestrian amenities. Pedestrian amenities shall be provided on both private property and/or public open spaces including but not limited to the following: benches, information kiosks, lighting, bike racks, refuse containers, sidewalk pavement treatments, statuary, street crosswalk paver treatments, wall mounted fountains, water fountains and other similar water features. All pedestrian amenities shall be permanently secured to the ground surface.</p> <p>Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.</p>	<p style="text-align: right;">To be determined.</p> <p>Provide Pedestrian Amenities Plan indicating compliance.</p>
Sec. 4-201.F.14	<p>Pedestrian design features for building frontages (street level only). On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included:</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>	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
Sec. 4-201.F.15	<p>Pedestrian pass-throughs/paseo. Pedestrian pass-throughs shall be provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following:</p> <ul style="list-style-type: none"> • Minimum of ten (10) feet in width. • Include pedestrian amenities as defined herein. <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>	Not applicable.
Sec. 4-201.F.16	Porte-cocheres. Porte-cocheres are prohibited on front property line or primary street.	Complies.
Sec. 4-201.F.17	Rooftop screening. All mechanical, electrical, cellular antennas and other similar roof top building support services shall be entirely screened from public view subject to the discretion and approval from the Board of Architects for design and screening material. Landscaping may be used as a screening material at the discretion of the Board of Architects.	Complies.
G. Landscaping.		
Sec. 4-201.G.1	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.	See review provided under Article 5, Division 11 below.
H. Parking/vehicle storage.		
Sec. 4-201.H.1	Bicycle storage. To encourage the use of bicycles, etc., a minimum of one (1) ten (10) foot bicycle rack for each two hundred and fifty (250) parking spaces or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site plan review.	<p style="text-align: right;">Does not comply.</p> <p>Required parking: 144 spaces (see Sheet 6.1).</p> <p>Provide a minimum of one (1) ten (10) foot bicycle rack to comply with bicycle storage requirement.</p>
Sec. 4-201.H.2	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.	To be regulated by Code Enforcement.
Sec. 4-201.H.3	Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street	To be reviewed and approved by Public Works.

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Zoning Code Section	Reference/Provision	Required/Provided
	intersections and points of pedestrian crossing.	
Sec. 4-201.H.4	<p>Loading/unloading areas. Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14.</p> <p>All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed when not in use and after hours.</p>	Complies.
Sec. 4-201.H.5	<p>Nonresidential uses. Off-street parking requirements shall be calculated utilizing a blended parking of one (1) space per two hundred and fifty (250) gross square feet.</p> <p>Restaurants shall require one (1) space per one hundred (100) gross square feet.</p>	Complies.
Sec. 4-201.H.6	<p>On-street parking. On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis.</p> <p>On-street parking shall not be included as satisfying the required parking requirements.</p> <p>On-street parking is encouraged on alleys.</p> <p>Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.</p>	To be approved by Parking, Public Service and Public Works.
Sec. 4-201.H.7	<p>Parking garages. Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages.</p> <p>Parking facilities shall accommodate pedestrian access to all adjacent streets and alleys.</p>	Complies.
Sec. 4-201.H.8	Parking space limitations. Restricting and/or assignment of off-street parking spaces for individual tenant	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
	or users with the use of signage, pavement markings, etc., are permitted.	
Sec. 4-201.H.9	Residential uses. Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.	Complies.
Sec. 4-201.H.10	Surface parking areas. Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.	Complies.
Sec. 4-201.H.11	Valet parking areas. If valet parking is desired, the valet parking drop-off areas shall be provided on private property. Tandem and/or stacking of parking are prohibited.	Valet parking, if utilized, must be located entirely on private property and is prohibited from parking in any proposed tandem parking spaces.
I. Sanitation and service areas.		
Sec. 4-201.I.1	General. In accordance with Article 5, Division 17.	
J. Signs.		
Sec. 4-201.J.1	General. In accordance with Article 5, Division 19.	To be determined. Provide Signage Plan indicating size and location of all proposed exterior signage.
K. Streets and alleys.		
Sec. 4-201.K.1	Streets and alleys. Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria and procedure in Article 3, Division 12.	Not applicable.
Sec. 4-201.K.2	Driveways. Vehicular access to parking garages shall be from a side street or alley. Vehicular egress/ingress, including but not limited to driveways, service drives, drive-throughs, etc., may be permitted from a primary street and shall be evaluated as part of site plan review based upon the project design in relation to existing surrounding circulation. Valet access points are exempt from these provisions. Vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one (1) curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	Complies.
Sec. 4-201.K.3	Sidewalks. Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking	Complies.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>garage entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.</p> <p>Sidewalks shall be located on both sides of all streets with a minimum of four (4) foot unobstructed clear area. The clear area shall be unobstructed by utility poles, fire hydrants, benches, trash receptacles, newspaper stands, light poles, planter boxes, telephone booths or other similar temporary or permanent structures (traffic signage shall be exempt from the above regulations).</p> <p>Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two (2) curb cuts and/or ramps at each street intersection.</p>	
L. Utilities.		
Sec. 4-201.L.1	Underground utilities. All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.	<p style="text-align: right;">To be determined.</p> <p>Provide Underground Utilities Plan/Statement indicating that all utilities will be installed underground.</p>
Sec. 4-201.L.2	Above ground utilities. Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in accordance with the provisions of Article 5, Divisions 11 and 18. Screening materials may include landscaping, walls, fencing, etc., to achieve one hundred (100%) percent opacity. Approval of type of screening shall be determined at time of site plan review.	<p style="text-align: right;">To be determined.</p> <p>Additional screening of any above ground utilities may be required by the Planning and Zoning Board and/or City Commission as conditions of approval of the Site Plan Review.</p>
M. Miscellaneous.		
Sec. 4-201.M.1	Configuration of land. The parcel proposed for development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation.	Complies.
Sec. 4-201.M.2	Easements. The City may, as a condition of approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and	To be determined by City Commission.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	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.	
Sec. 4-201.M.3	<p>Encroachments into public rights-of-way. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following:</p> <ul style="list-style-type: none"> • 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. 	To be reviewed and approved by Public Works.
Sec. 4-201.M.4	<p>Live work units.</p> <ul style="list-style-type: none"> • Each live work unit, including the garage (if applicable), shall be separated by walls from other live work units or other uses in the building, and shall have the ability to construct separate entrances to each use in the future. 	Not applicable.
Sec. 4-201.M.5	Public realm improvements (see Sec. 4-201.M.5 for provisions).	To be reviewed and approved by Public Works.
Sec. 4-201.M.6	Transfer of density and floor area ratio within the site plan. The density and floor area ratio may be transferred throughout the contiguous unified parcel.	Complies.
Section 4-302. Commercial District (C)		
Sec. 4-302.B	Permitted uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.C	Conditional uses.	Conditional uses require review and approval by the PZB and CC.
Sec. 4-302.D	Performance standards.	Proposed mixed-use building must comply with Performance Standards for mixed-use developments in overlay district. See review provided under "Section 4-201. Mixed Use District (MXD)" above.

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 4-302.D.7. Additional standards for mixed-use development.		
Sec. 4-302.D.7.a	Mix of uses. In order to encourage the creative mix of uses, all mixed-use developments shall have at least eight (8%) percent of the entire ground floor of retail commercial and/or office uses. The remaining portions of the building may be uses permitted in the underlying zoning designations.	Complies.
Sec. 4-302.D.7.b	Floor area ratio. When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (FAR) for each use shall be individually determined and the highest of the individual FAR shall be applied to the entire development.	Complies.
Sec. 4-302.D.7.c	Ground floor treatment. Ground floor treatment for all Mixed-Use development shall be pedestrian oriented, and shall detail the percent glazing to solids, pedestrian-oriented landscaping and other features when submitting to the Board of Architects and Planning and Zoning Board.	Complies.
Article 5 – Development Standards.		
Article 5 – Development Standards. Division 11. Landscaping		
Sec. 5-1104.A	See Zoning Code Sec. 5-1104.A for general requirements that are applicable to all rights-of-way and private properties within the City.	Compliance required at time of final plan submittal.
Section 5-1105. Landscape requirements.		
Sec. 5-1105.A	Public rights-of-way. Must comply with items 1 thru 6 of Zoning Code Section 5-1105.A.	Requires review and approval by Public Service and Public Works.
Sec. 5-1105.C	Other properties. Must comply with items 1 thru 3 of Zoning Code Section 5-1105.C.	Requires review and approval by Public Service and Public Works.
Article 5 – Development Standards. Division 14. Parking, Loading, and Driveway Requirements		
Sec. 5-1402.A	<p>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: 9 feet by 22 feet. b. Angled parking spaces: 8½ feet by 18 feet. c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code. 2. Wheel stops and curbing. 	<p style="text-align: right;">To be determined.</p> <p>Determination requires full-size set of plans for review.</p>

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>Precast concrete wheel stops or curbing shall be provided for all angled parking spaces that abut a sidewalk such that cars are curbed at 16 ½ feet. The balance of the required depth of the parking spaces between the wheel stop or curb and the sidewalk shall be clear of obstructions.</p> <p>3. Required aisle widths. Minimum required aisle widths for two-way aisles: 22 feet.</p>	
Sec. 5-1402.B	<p>Dimensions of loading spaces. Loading spaces shall be at least 10 feet wide by 25 feet long, and shall provide at least 14 feet of vertical clearance.</p>	<p>To be determined.</p> <p>Determination requires full-size set of plans for review.</p>
Sec. 5-1406.A	<p>General.</p> <p>1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade.</p> <p>2. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code.</p>	<p>To be determined.</p> <p>Determination requires full-size set of plans for review.</p>
Sec. 5-1409.B	<p>Calculation of parking requirements.</p> <p>(List parking requirements for each proposed use as specified in Zoning Code Section 5-1409. Amount of required parking)</p>	<p>To be determined.</p> <p>Determination requires full-size set of plans for review. Applicant's parking calculations are provided on Sheet 6.1.</p>
Sec. 5-1410.A	<p>Tandem spaces. Tandem spaces are permitted as required parking; provided each set of tandem parking spaces are assigned to an individual unit within the building.</p>	<p>Complies.</p> <p>Each set of tandem parking spaces must be assigned to the same individual unit (commercial or residential) within the building.</p>
Sec. 5-1410.B.2	<p>Vertical parking lifts may utilize the following maximum percentages to satisfy required parking spaces, calculated at two (2) parking spaces per lift, within a building:</p> <p>a. Twenty percent (20%) of the first fifty (50) parking spaces; and,</p> <p>b. Ten percent (10%) from fifty-one (51) spaces to two-hundred (200) spaces; and</p> <p>c. Five (5%) percent thereafter.</p> <p>Vertical parking lift systems shall be</p>	<p>Complies.</p> <p>Each lift must be controlled exclusively by one (1) tenant/unit.</p>

DRC Zoning Review: 4311 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	limited to two-levels/decks and each lift shall be controlled exclusively by one (1) tenant/unit.	



MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES LOCAL PLANNING AGENCY
PUBLIC HEARING - OCTOBER 8, 2014

in the XXXX Court,
was published in said newspaper in the issues of

09/26/2014

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

26 day of SEPTEMBER, A.D. 2014

(SEAL)

MARIA MESA personally known to me



CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

CITY PUBLIC HEARING DATES/TIMES LOCAL PLANNING AGENCY (LPA)/
PLANNING AND ZONING BOARD
WEDNESDAY, OCTOBER 8, 2014,
6:00 - 9:00 P.M.

LOCATION CITY COMMISSION CHAMBERS,
CITY HALL, 405 BILTMORE WAY,
CORAL GABLES, FLORIDA, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

Items 1 and 2 are related.

1. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the construction of a commercial office building referred to as "Ofizzina", including a drive-through bank facility, for the portion of the property legally described as Lots 6 and 7, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 5, "Development Standards", Division 1, "Accessory Uses", Section 5-115, "Drive-throughs, walk-up windows, and automatic teller machines (ATM)", for a drive-through bank facility on property designated Commercial District (C) adjacent to a Multi-Family 2 District (MF2) zoned district, and legally described as Lots 6-10, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and including required conditions; providing for severability, repealer and an effective date.

Items 3 through 5 are related.

3. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA review)

4. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and providing for severability, repealer and an effective date.
5. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the mixed use project referred to as "Shoma Park Tower" on the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.
6. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)" for the mixed use project referred to as "4311 Ponce" on the property legally described as Lots 36-43, Block 5, Industrial Section (4225 and 4311 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for an effective date.
7. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City Of Coral Gables Official Zoning Code: Amending Article 8, "Definitions" by providing definitions related to medical marijuana uses; amending Article 4, "Zoning Districts", to restrict the location of medical marijuana uses; Amending Article 5 "Development Standards", by providing development standards for medical marijuana uses; affirming that the City will only approve uses that are legal under federal law; providing for severability, repealer, codification, and an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
 Director of Planning and Zoning
 Planning & Zoning Division
 City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Walter Carlson, Assistant City Planner at 305.460.5211, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.



**City of Coral Gables
Courtesy Public
Hearing Notice**

September 26, 2014



Applicant:	4225 Properties, LLC & 4311 Ponce de Leon, LLC
Application:	Mixed Use Site Plan Review
Property:	4311 Ponce de Leon Boulevard, Coral Gables, Florida
Public Hearing - Date/Time/ Location:	Local Planning Agency/Planning and Zoning Board, October 8, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a Public Hearing on October 8, 2014 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)" for the mixed use project referred to as "4311 Ponce" on the property legally described as Lots 36-43 , Block 5, Industrial Section (4225 and 4311 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida



Planning and Zoning Board

4311 Ponce (4311 Ponce de Leon Blvd)

Mixed Use Site Plan Review
November 12, 2014

Application Request

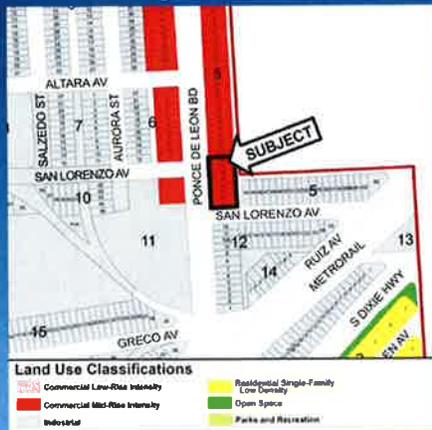
- ❖ Mixed Use Site Plan Review (MXD)



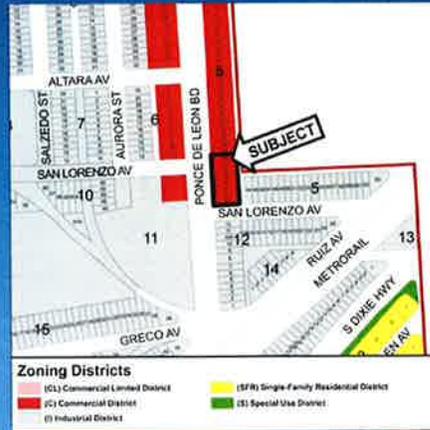


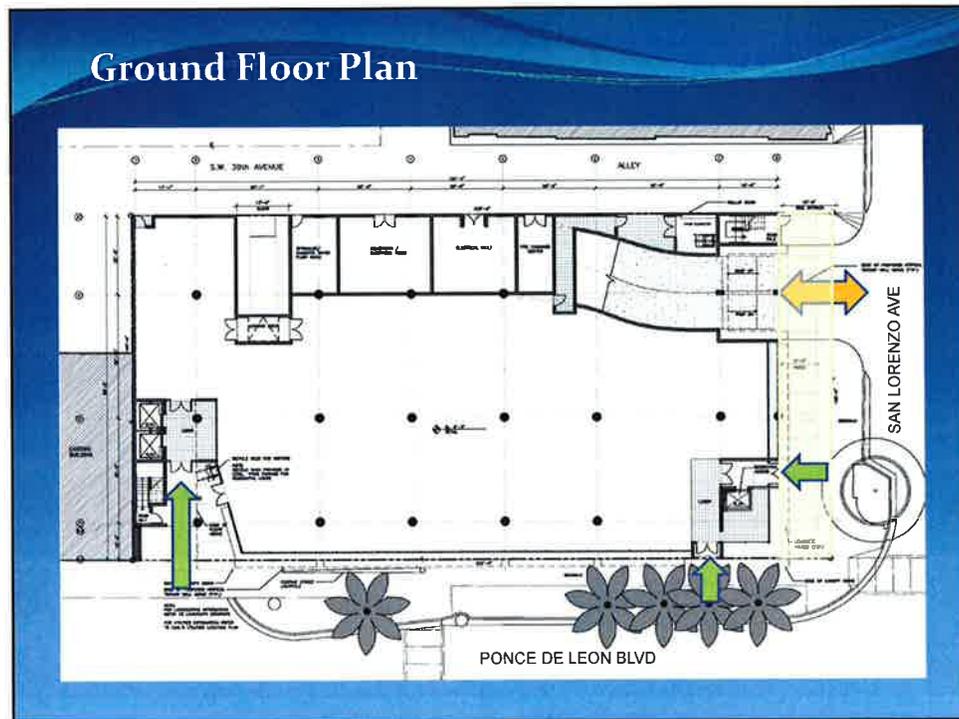
Land Use and Zoning Designations 8 Lots (Lots 36-43)

Existing Land Use Map

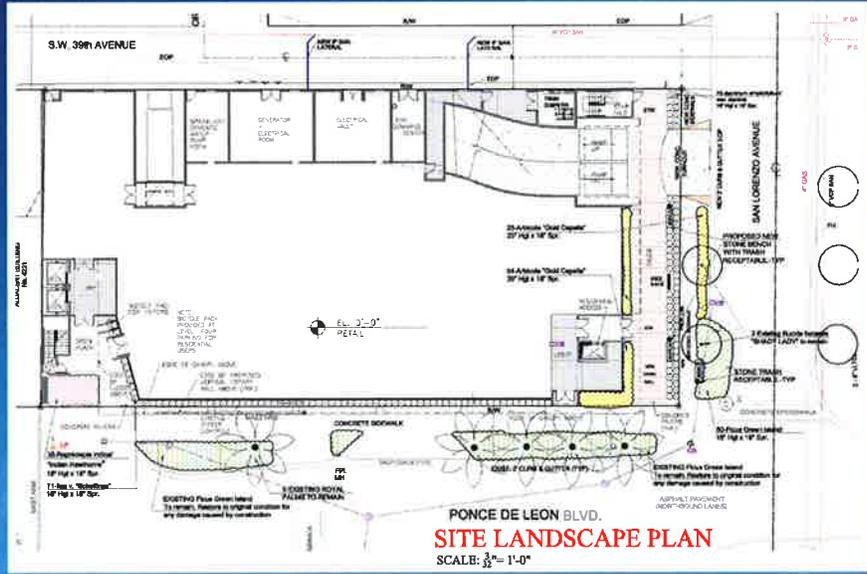


Existing Zoning Map





Landscape Plan



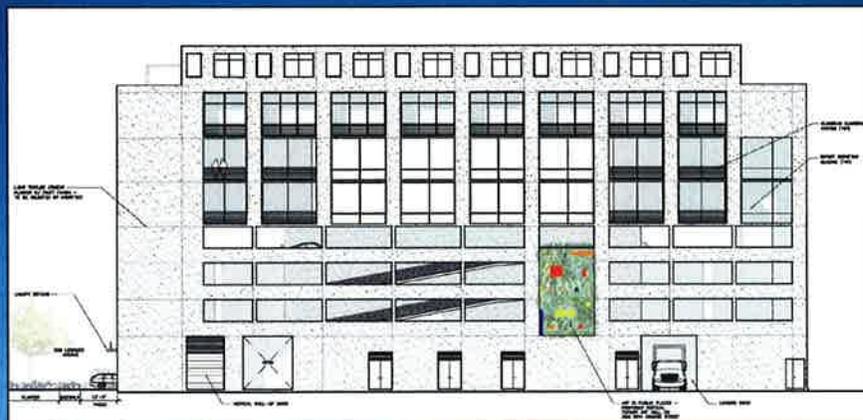
West Elevation (Ponce de Leon Blvd)



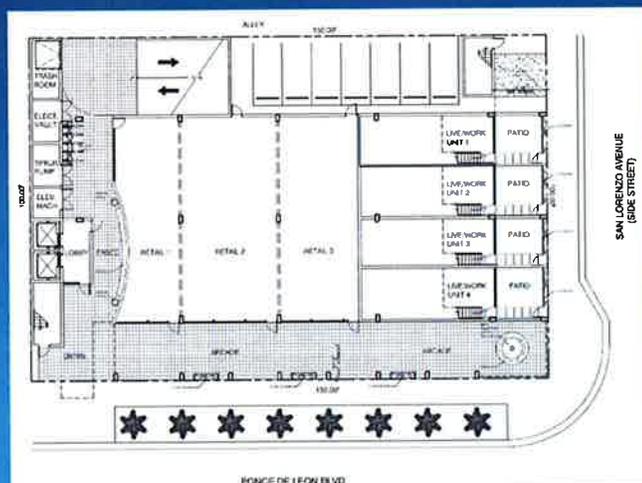
South Elevation (San Lorenzo Ave)



East Elevation (SW 39th Ave)



Legislative History



Legislative History



- ❖ Prior request did not step back all sides of the building 10 feet above the 45' building height
- ❖ Staff at the time erred by not requiring step back as required

Legislative History



Site Plan Information

Type	Permitted	Proposed
Total site area	---	20,035 sq. ft. (0.46 acres)
Floor area ratio (FAR)	3.5 FAR	2.76 FAR
FAR x total site area =	70,123 sq. ft.	---
Total square footage of buildings	---	55,178 sq. ft.
Building height	Up to 100'-0"	8 floors / 93'-7"
Retail	---	11,457 sq. ft.
Office	---	24,133 sq. ft.
Residential	No density limitation within MXOD	8 two-bedroom units

Off-Street (on-site) Parking Information*

Uses	Required	Proposed
Residential Units	16 spaces	16 spaces
Retail Use	46 spaces	46 spaces
Office Use	82 spaces	82 spaces
Total off-street parking	144 spaces	145 spaces
Additional parking provided	---	1 space

* Zoning Data provided by applicant, See Sheet 6.1 of applicant's submittal package.

- ❖ Loss of 1 on-street parking space
- ❖ Vertical topiary art walls as public art require approval by the Arts Advisory Panel, Cultural Development Board, and Board of Architects prior to City Commission's submittal

Setbacks / Stepbacks

The proposed Application **does not** comply with Section 4-201.E for mixed-use projects:

1. Provide **10' foot front setback** (Ponce de Leon) for building over 45' in height (0' provided for building height of 93'-7"); or
2. To reduce required front setback, provide **10' foot stepback** for building exceeding 45' in height on **all sides** (0' provided)

Setbacks

Type	Required*	Proposed
Front setback bldg. height > 45' (Ponce de Leon Blvd)	10 ft.	0 ft.
Side street setback (San Lorenzo Ave)	15 ft.	15 ft.
Interior side setback (north)	0 ft.	0 ft.
Rear setback (SW 39 th Ave)	0 ft.	0 ft.

* Setback reductions may be awarded for MXD projects approved for Mediterranean style design bonuses. Setback reductions are only permitted for MXD projects subject to providing vertical building stepbacks.

Stepbacks

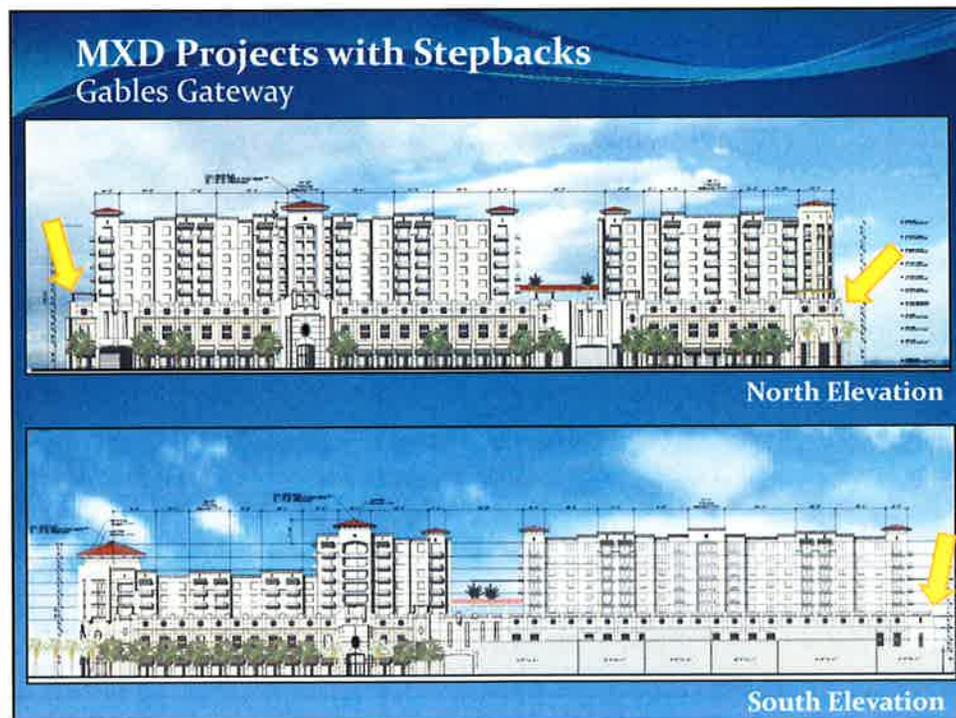
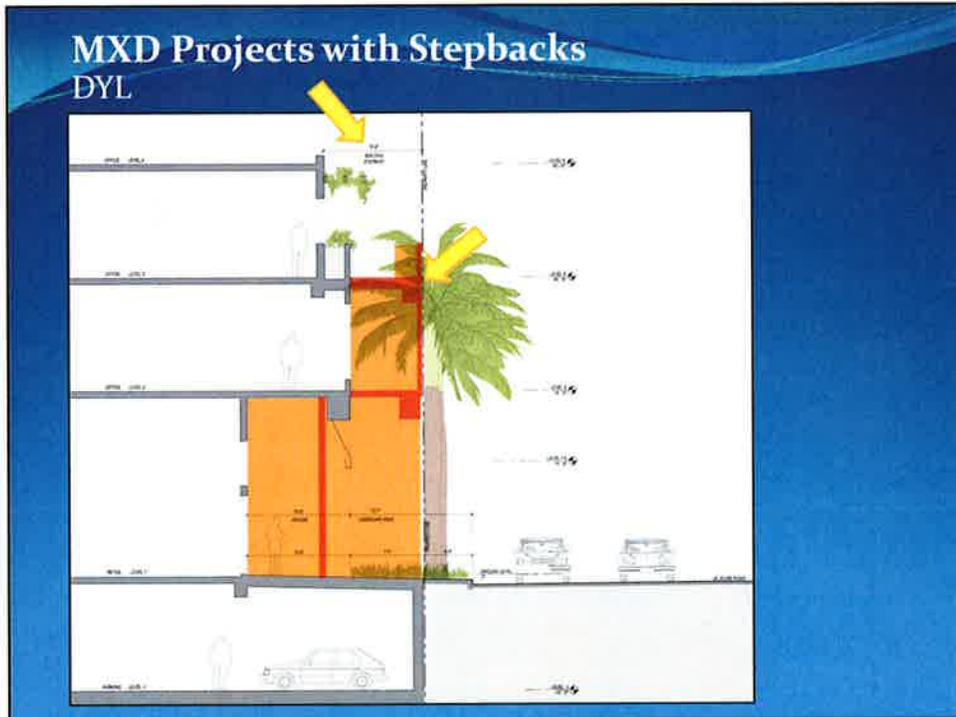
Type	Required*	Proposed
Front stepback (Ponce de Leon Blvd)	0' up to 45' and 10' over 45' bldg. height	Complies for habitable space only
Side street stepback (San Lorenzo Ave)	0' up to 45' and 10' over 45' bldg. height	None - Does not comply
Interior side stepback (north)	0' up to 45' and 10' over 45' bldg. height	None - Does not comply
Rear stepback (SW 39 th Ave)	0' up to 45' and 10' over 45' bldg. height	None - Does not comply

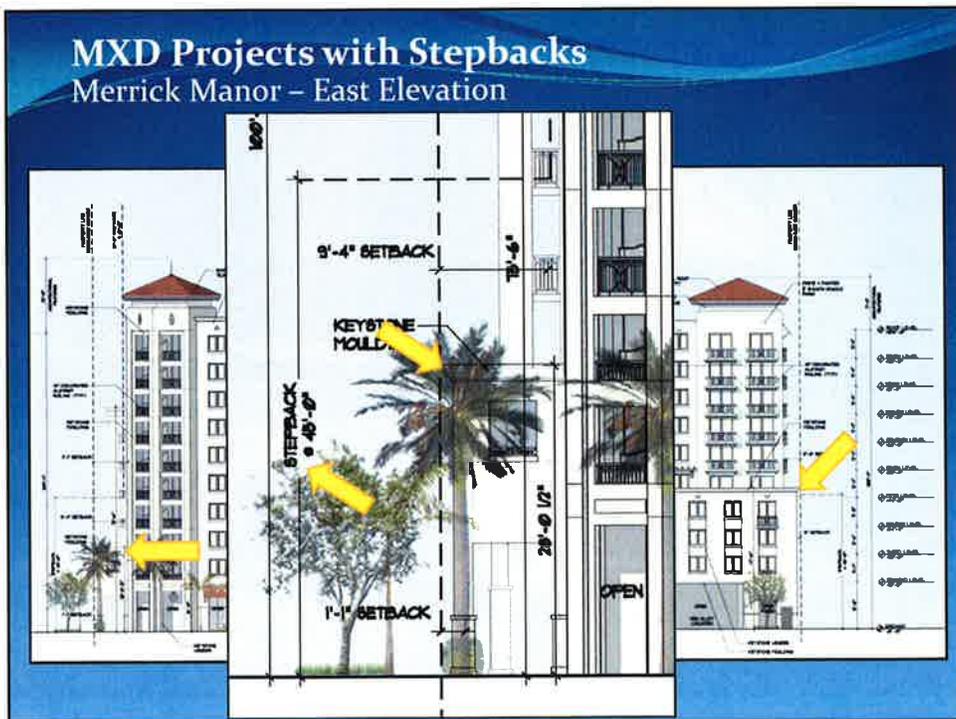
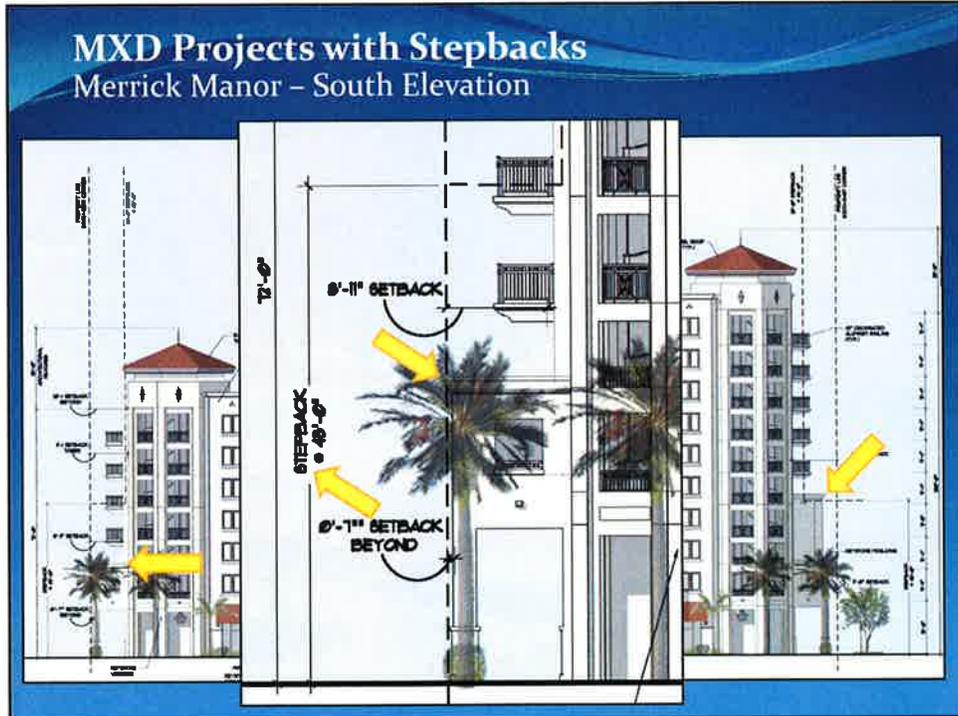
* Vertical building stepbacks are required for MXD buildings when setback reductions are requested.

MXD Projects with Stepbacks

Village Place

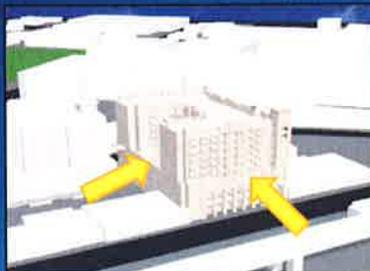






MXD Projects with Stepbacks

4535 Gables Ponce II



Review Status

- ❖ Board of Architects approved preliminary on 6.12.14
- ❖ Building setback/stepback not in compliance with the Zoning Code
- ❖ Traffic comments have been addressed
- ❖ Landscape comments have been addressed with recommendation conditions if project is approved
- ❖ Neighborhood meeting was held on 10.28.14 per code

Findings of Fact – Mixed Use Site Plan Review

Staff finds the standards in Section 3-408 are not satisfied.

- ❖ Inconsistent with the Comprehensive Plan Policy DES-1.1.5
- ❖ Does not comply with Zoning Code's setback/stepback for a mixed use project
- ❖ Does not comply with the Zoning Code's MXOD provisions

Recommendation

- ❖ The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends denial.



Planning and Zoning Board

4311 Ponce
(4311 Ponce de Leon Blvd)

Mixed Use Site Plan Review
November 12, 2014

