

**PRELIMINARY ZONING ANALYSIS FOR  
DADE MEDICAL COLLEGE SIGN  
95 MERRICK WAY**

LEGAL DESCRIPTION

FOLIO #03-4108-084-0030  
CORAL GABLES SECTION L  
LOTS 1 THRU 16 & LOTS 34 THRU 36 BLOCK 31  
SITE AREA: 83,054 AS PER DADE COUNTY

LAND USE MAP

PLATE 4 OF 18.  
COMMERCIAL MID-RISE INTENSITY  
(70 FEET; 3.0 F.A.R.).

ZONING MAP

PLATE 4 OF 18.  
(C) COMMERCIAL DISTRICT  
OVERLAY DISTRICT: YES – C.B.D.

SITE SPECIFIC ZONING: YES. APPENDIX A, SECTION A-64 – SECTION L

BUILDING HEIGHT

75'-0" AS PER PICTURE ATTACHED

AS PER ZONING CODE ARTICLE 5, SECTION 5-1904

WALL MOUNTED SIGNS FOR BUILDINGS 45.1 TO 97' WILL BE ALLOWED WITH THE  
FOLLOWING REQUIREMENTS.

ALLOWED/REQUIRED

VS.

PROPOSED

• **MAXIMUM NUMBER PERMITTED**

1 PER STREET RIGHT-OF-WAY

1 SIGN PROPOSED

• **MAXIMUM SIGN AREA**

.75 SQ.FT. PER LINEAL FOOT OF  
PRIMARY STREET FRONTAGE NOT  
TO EXCEED 150 SQ.FT.

.75 X 95' = 71.25 SQ. FT.  
SIGN 40' X 1'- 8" = 66.6  
LOGO 2'-4"R = 4.2  
TOTAL AREA = 70.8

• **MAXIMUM LENGTH OF SIGN**

50% OF LINEAL BUILDING FRONTAGE

50% OF 95' = 47.5'  
40' PROPOSED

- **MAXIMUM/MINIMUM HEIGHT OF SIGN**

97' FEET MAX & MINIMUM OF 35' FEET

Complies, sign  
proposed at 60' – 0"

- **PROJECTION AND/OR SEPARATION**

12" MAXIMUM PROJECTION

Complies, sign projects  
3"

AS PER ZONING CODE ARTICLE 5 SECTION 5-1911  
ENCROACHMENT OVER PUBLIC RIGHT-OF-WAY.

Signs which encroach over public rights-of-way shall be subject to the following conditions and restrictions:

A. The property owner shall execute a restrictive covenant prepared by the City Attorney, which shall run with the title of the land, agreeing to provide public liability insurance coverage for the encroachment in the minimum limits required by the City, and naming the City as additional insured under the policy.

B. An executed copy of the restrictive covenant, together with certificate of required insurance, shall be presented to the Building Official, prior to the issuance of any permits for such work.

C. Signs must be in accordance with the provisions of this section and the Florida Building Code, and maintained in good condition at all times at the property owner's expense.

D. The City of Coral Gables reserves the right to remove, add, maintain or have the owner remove any sign within the right-of-way at the owner's expense.

Comments:

1. **Need to submit a restrictive covenant agreeing to provide public liability insurance coverage for the encroachment in the minimum limits required by the City.**

Prepared by: Erick R Tejera  
Zoning Technician  
T: 305-460-5254  
E-mail: ETejera@coralgables.com  
Date: 01/28/2013