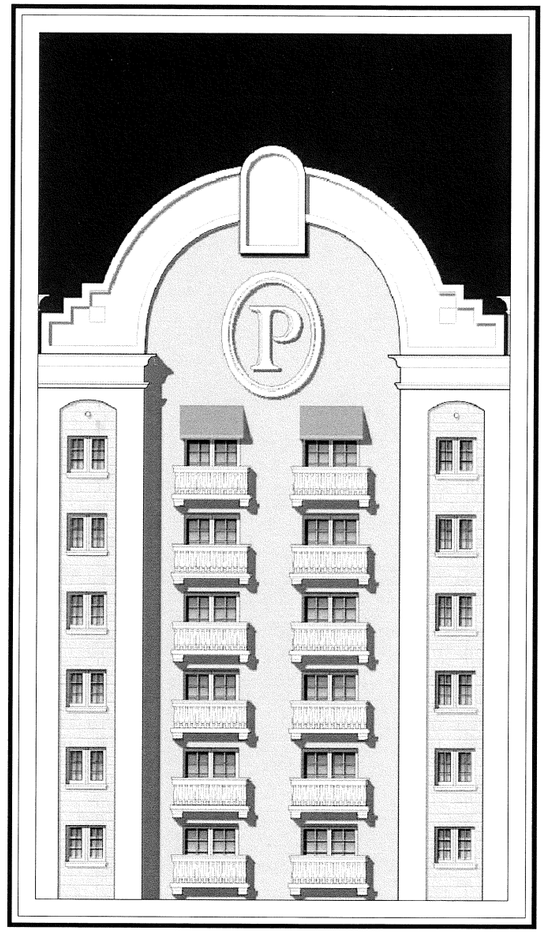
Attachment A

RECEIVED
FEB 03 2009
PLANNING
DEPARTMENT



Planning and Zoning Board

PAD and Comp Plan Ammendment

February 11th 2009

The Palace - Coral Gables

Fullerton Dian
ARCHITECTS
366 Altara Avenue I Coral Gables, FL. 33146 I 305.442.4200 (T) I 305.444.6962 (F)
www.fdarchitects.com I info@fdarchitects.com

The PALACE
CORAL GABLES

Table of Contents

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2.	Photographs of subject properties	pg. 2-3	Tab 2
3.	Survey of Properties and Land Use/Zoning Maps	pg. 4-7	Tab 3
4.	Aerial Photographs	pg. 8	Tab 4
5.	Massing Drawings	pg. 9-11	Tab 5
6.	Zoning Data	pg. 12-15	Tab 6
7.	Architectural Drawings	pg. 16-39	Tab 7
8.	Construction Narrative and Phasing	pg. 40	Tab 8

Greenberg Traurig

Mario J. Garcia-Serra
Tel. (305) 579-0837
Fax (305) 961-5837
garcia-serram@gtlaw.com

February 3, 2009

Mr. Eric Riel
Planning Director
City of Coral Gables
427 Biltmore Way, Suite 201
Coral Gables, FL 33134

Re: The Palace at Coral Gables / 30 and 83 Andalusia Avenue / Comprehensive Land Use Plan Application, Planned Area Development, and Site Plan Review Application / Consolidated Letter of Intent

Dear Mr. Riel:

On behalf of The Palace Management Group, LLC, (the "Applicant"), we respectfully submit this letter of intent along with the enclosed applications for an amendment to the Future Land Use Map, (the "FLUM"), of the Comprehensive Land Use Plan, (the "CLUP"), Planned Area Development, ("PAD"), approval, and site plan approval for the proposed 9 story, 245 unit, Senior Housing Facility tentatively named "The Palace at Coral Gables". This facility will be located at the present site of the City owned parking lot on Andalusia Avenue and the neighboring former Melody Inn site along with a new municipal parking garage to be located on the south side of Andalusia Avenue. This new parking garage will replace the currently existing parking garage and will accommodate the parking needs of the new Senior Housing Facility as well as replace the municipal parking spaces which presently exist on the site of the future Senior Housing Facility. The Applicant was awarded the right to develop this project through a request for proposal, "RFP", process and has entered into a long term lease with the City for the project site. This development has already been reviewed and approved by the Development Review Committee and the Board of Architects and still requires the review of the Planning and Zoning Board and the approval of the City Commission.

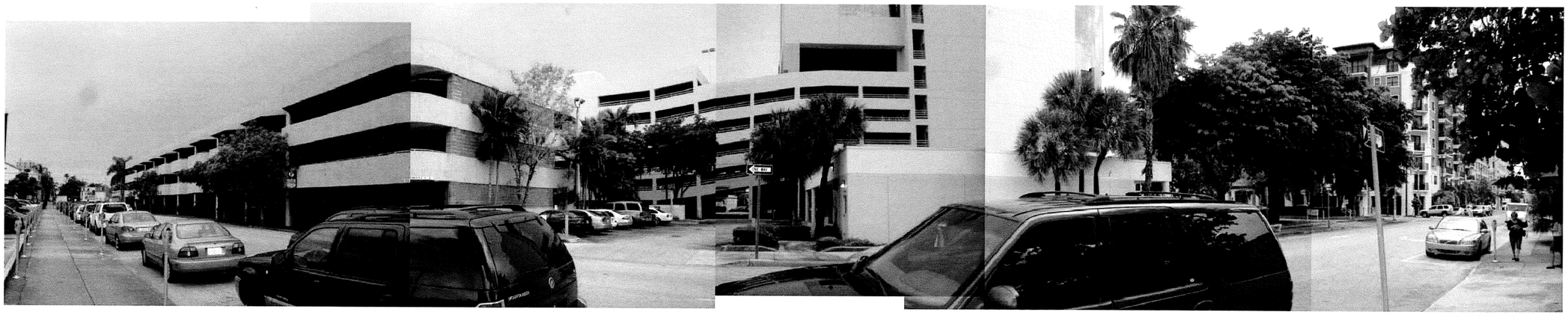
The building is designed in a Mediterranean architectural style and will provide pedestrian access to the adjacent Miracle Mile shops. Along with the above referenced applications, the Applicant is submitting an application to the Public Works Department for minor encroachments into the public right of way. The development as proposed requires an amendment to the FLUM so as to designate the property on the north side of Andalusia Avenue where the proposed senior housing facility will be located as "Commercial Use - High Rise Intensity" in order to accommodate 9 stories within 101 linear feet of height. The current designation is "Commercial Use - Mid Rise Intensity" which permits 97 linear feet and 8 stories. We believe that this change of designation is consistent with the overall master plan and will result in approximately the same linear foot height with one additional story of much needed senior housing space. PAD approval is being requested so as to obtain some minor setback relief. We are confident that "The Palace at Coral Gables" will serve as a state of the art luxury residence for Coral Gables' senior citizens and that it will be a worthy architectural addition to the "City Beautiful". Accordingly, we respectfully request your favorable review of these applications and look forward to working with you. Thank your for your attention to this matter.

Best regards,

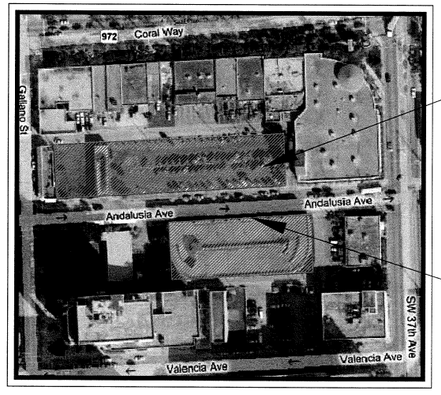
Mario J. Garcia-Serra



North Viewing Panoramic



South Viewing Panoramic



Main Building

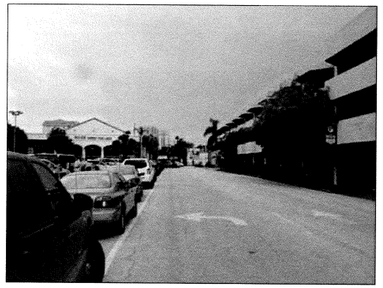
Garage Building

N

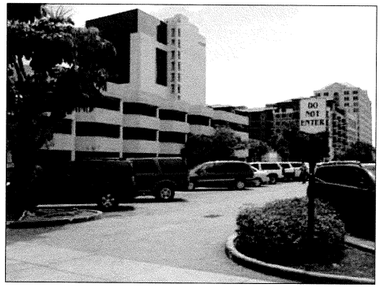
The Palace - Coral Gables

Site Pictures
Panoramic Views

Fullerton Diaz
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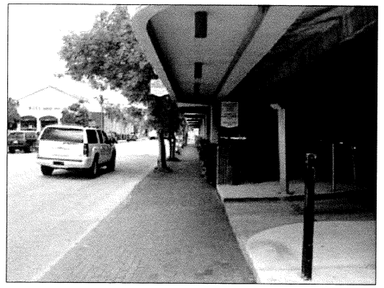
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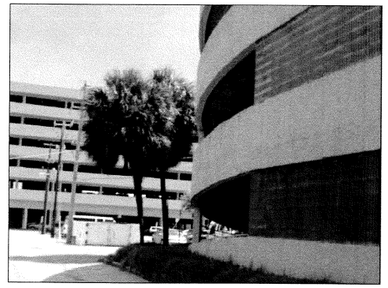
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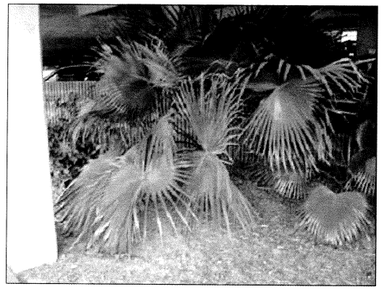
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d



e



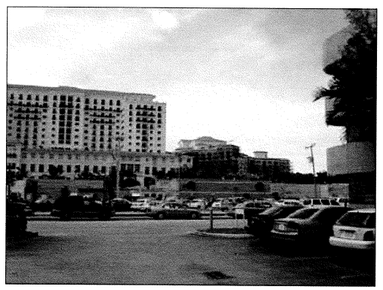
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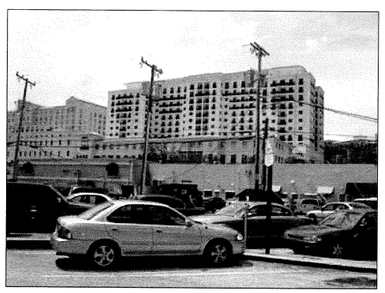
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h



j



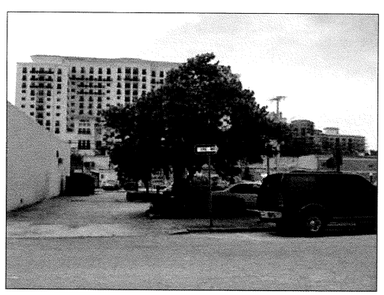
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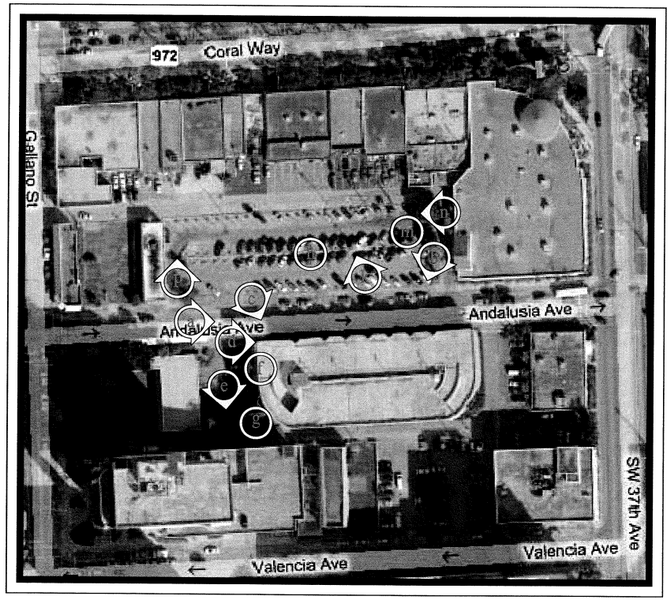
m



n



p



Aerial Photo

Existing Site

Fullerton Dian
ARCHITECTS
366 Altara Avenue I Coral Gables, FL. 33146 I 305.442.4200 (T) I 305.444.6962 (F)
www.fdarchitects.com I info@fdarchitects.com

The Palace - Coral Gables

N

Site Pictures

Existing Site

LEGEND:

- AERIAL TARGET
- AL ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ANCHOR/GUY WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CABLE TELEVISION BOX
- CATCH BASIN
- CENTERLINE
- CHECK VALVE ASSEMBLY
- CIRCULAR DRAIN
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CP CONCRETE POWER POLE
- CONTROL POINT
- CURB INLET
- ELECTRIC BOX
- ELECTRIC HAND HOLE
- ELEVATIONS PER N.G.V.D.
- FIRE HYDRANT
- FLOW LINE
- FORCE MAIN MANHOLE
- FORCE MAIN VALVE
- F.P.L. ELECTRIC MANHOLE
- F.P.L. TRANSFORMER PAD
- FPL F.P.L. TRANSMISSION POLE
- GAS METER
- GAS PUMP
- GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GUARD POST
- IRRIGATION HAND HOLE
- IRRIGATION VALVE
- MAILBOX
- MONITOR WELL
- MONUMENT LINE
- P-S INLET
- P-6 INLET
- PARKING METER
- PEDESTRIAN CROSSING SIGNAL
- PRM PERMANENT REFERENCE MONUMENT
- POST INDICATOR VALVE
- PRESSURE VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SIAMESE CONNECTION
- SIGN POST
- SPRINKLER PUMP
- STANDPIPE
- STORM DRAIN
- STORM SEWER MANHOLE
- STREET LIGHT HAND HOLE
- SWALE INLET
- TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
- TELEPHONE MANHOLE (SO. BELL)
- TELEPHONE PAYPHONE
- TRAFFIC HAND HOLE
- TRAFFIC UTILITY BOX
- TRAFFIC SIGNAL POST
- UNDERGROUND UTILITY MARKER
- UTILITY HAND HOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WOOD LIGHT POLE
- WP WOOD POWER POLE
- HANDICAP SYMBOL
- PARKING BY PERMIT

R denotes RADIUS
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SURVEYOR'S NOTES:

1. *This sketch represents a "Boundary" survey with elevations.*
2. *There are no visible encroachments, other than those shown hereon.*
3. *The elevations shown hereon relate to National Geodetic Vertical Datum (N.G.V.D.) of 1929.*
4. *Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items.*
5. *No attempt was made by this firm to locate wall or fence footers/foundations.*
6. *The distances shown along the property lines hereon are record and measured, unless noted otherwise.*
7. *The property shown hereon falls within Federal Flood Zone "X" per Flood Insurance Rate Map No. 120635 0190 J, map dated March 2, 1994, index map dated July 17, 1995.*
8. *This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification shown hereon does not extend to any unnamed parties.*
9. *This survey reflects plottable easements that are listed as exceptions in Title Commitment No. 085457.010100 issued by Chicago Title Insurance Company having an effective date of March 31, 2008 at 11:00 P.M.*
10. *Benchmark A: City of Coral Gables PK nail & disc (No.627) at the Southeast corner of Coral Way and Galiano Street. Elevation=11.22 N.G.V.D.*
11. *Benchmark B: City of Coral Gables PK nail & disc (No.426) on top of curb at West entrance to parking garage on Andalusia Avenue. Elevation=11.82 N.G.V.D.*
12. *This firm does not certify the extent to which the subject property may or may not comply with applicable zoning requirements regarding building setback, building height, building floor space and parking space restrictions and/or regulations.*
13. *The bearings shown hereon relate to an assumed bearing (N90°00'00"E) along the centerline of Andalusia Avenue.*

LEGAL DESCRIPTION:

PARCEL A

Lots 35, thru 43, Block 4, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 40, and Tract B per "PAGES REPLAT OF A PORTION OF BLOCK 4 CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 51 at Page 32, of the Public Records of Miami-Dade County, Florida.

PARCEL B

Lots 15, thru 20, Block 5, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida.

Lots 10, thru 14, Block 5, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 30, of the Public Records of Miami-Dade County, Florida.

PARCEL II

Lots 44, thru 47, Block 4, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATION:

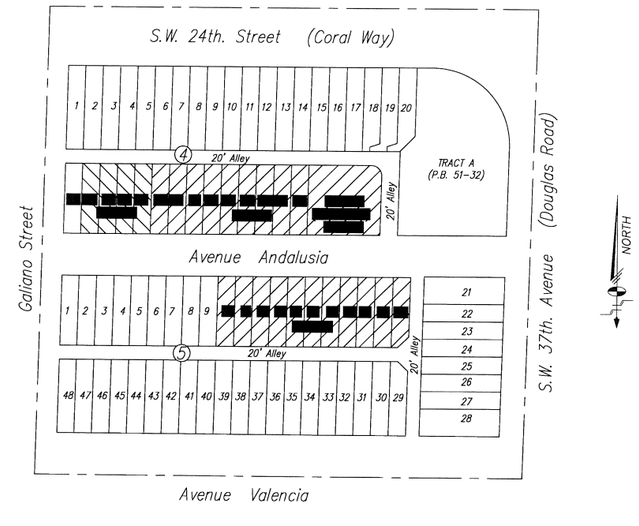
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005 and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13 and 14 of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a Land Surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

This survey complies with the Minimum Technical Standards adopted by the Florida State Board of Surveyors and Mappers pursuant to Chapter 61G17-6, Florida Administrative Code.

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

By: _____

Mark S. Johnson, Secretary-Treasurer
Professional Land Surveyor #4775
State of Florida



LOCATION SKETCH

Scale: 1"=100'

TREE LEGEND:

AA##BBm

- *denotes Multiple Trunks if applicable*
- *denotes Canopy Width*
- *denotes Tree Species Code (See Below)*
- *denotes Trunk Diameter in inches at 3' above grade*

SG - Seagrape (Coccoloba uvifera jacq)
UT - Umbrella Tree (Schefflera actinophylla harms)
SP - Solitaire Palm (Ptychosperma elegans)
CP - Cabbage Palmetto (Sabal palmetto)
BO - Black Olive (Bucida buceras)
PP - Princess Palm (Dictyosperma album)
JP - Japanese Privet (Ligustrum japonicum)
QV - Oak (Quecus virginiana)
GL - Gumbo Limbo (Buseras simaruba)
FC - Ficus (Ficus spp.)
UN - Unknown Species
PR - Pigmy Date Palm (Phoenix roebelenii)
CR - Weeping Bottlebrush (Callistemon rigidus)
MP - Christmas Palm (Manilla palm)

Schwebke-Shiskin & Associates, (LB-87)
ENGINEERS • ARCHITECTS • LAND SURVEYORS
LAND PLANNERS
1241 S.W. 8th STREET, MIAMI, FLORIDA 33135
DADE(305) 633-7010 FAX(305) 633-8284 BROWARD(954) 430-7010 FAX(954) 430-1268
TEL(305) 233-9210 FAX(305) 251-1183

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed Surveyor and mapper.

Drawn By: Vero | Survey Date: 7-26-06 | Checked By: MSJ | Date:
Order No. 444471 | F.B. No.: SD-543 Pg.25 SD-528 Pg.6 | Scale: AS SHOWN | Sheet 1 of 2 Sheet(s)
FILE NO. SD-1467 AJ

CADD FILE X:\PROJECTS\2444\Land Title Survey\Block 4 & 5.dwg

ALTA/ACSM LAND TITLE SURVEY

Prepared For:
Palace Company
Miami, FL

Section 17, Township 54 South, Range 41 East, Miami-Dade County, Florida

REVISIONS

Date:	Remarks:	By:
5-14-08	Add Parcel II and Perimeters	Vero
5-14-08	Additional Spec. elev. North of Alley	Vero
05/30/08	UPDATE TO ALTA/ACSM	F.F.L.

FILE NO. SD-1467 AJ

LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
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CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
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CONCRETE LIGHT POLE (DOUBLE)
CONCRETE POWER POLE
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IRRIGATION VALVE
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PERMANENT REFERENCE MONUMENT
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Scale: 1" : 20'

NORTH

CORAL WAY (60' PUBLIC ROAD P.B.10–PG.40)

2nd Floor Line — 25.00' — 8' Concrete Sidewalk

NOTE: Lot 10, Block 4 not a part of this survey Details shown are to reflect pedestrian access to Coral Way

NOTE: Lot 48, Block 4 not a part of this survey Details shown are for outlining abutting improvements.

1-Story C.B.S. Building Floor Elev=11.45 N.G.V.D.

C.B.S. Building Retail Stores 22.14'

1-Story C.B.S. Building Floor Elev=11.83 N.G.V.D.

1-Story C.B.S. Building Floor Elev=11.59 N.G.V.D.

1-Story C.B.S. Building Finish Floor Elev=11.29

1-Story C.B.S. Building Floor Elev=11.15 N.G.V.D.

C.B.S. Building Floor Elev=10.98 N.G.V.D.

1-Story C.B.S. Building Floor Elev=10.93 N.G.V.D.

1-Story C.B.S. Building Floor Elev=10.97 N.G.V.D.

1-Story C.B.S. Building Floor Elev=11.30 N.G.V.D.

Tract "A" "PAGE'S REPLAT OF A PORTION OF BLOCK 4, CORAL GABLES CRAFTS SECTION" (P.B.51–Pg.32)

Galiano Street (60' PUBLIC ROAD P.B.10–PG.40)

20' Public Alley (P.B. 10–40)

Avenue Andalusia (60' PUBLIC ROAD P.B.10–PG.40)

(Lots 1–9, Block 5) NOT A PART

5 Story C.B.S. Parking Garage 1 Basement Level

Floor Elevation= 7.31 N.G.V.D

27,176 +/- Square Feet

10,810 +/- Square Feet

32,861 +/- Square Feet

2,503 +/- Square Feet

Asphalt Alley

Asphalt Parking

Asphalt Pavement

Gravel

Concrete

Trash Dumpsters In This Area

Dumpster Pad

Utility Room

Canopy

Porch

Steps

Gate

Tranch Inside

Rooftop Utility Equipment

Painted Underground Belsouth Telephone

Found Nail & Disc

Found ½" Iron Pipe

Found ½" Iron Pipe 0.02' East

Found Pk Nail

Set LB-87 Nail & Disc

Set ½" Iron Pipe LB-87

Set ½" Pipe LB-87 Cap

Set Nail & Disc LB-87

Fd. No. 4428 Nail & Disc

Rooftop Overhang

Building 0.03' Encroach

Building 0.01' Clear

Building 0.99' Clear

Building 0.31' Clear

Building 0.45' Clear

Building 1.51' Clear

Building 0.54' Encroach

Curb 0.54' Encroach

Concrete Encroach

Conc. Sidewalk

6" Curb

Brick

Rim=11.74 West Inv=5.86 (10" VCP) West Inv=5.63 (10" VCP) East Inv=4.34 (10" VCP) East Inv=5.83 (10" VCP) North Inv=1.09 (12" VCP) South Inv=1.09 (12" VCP)

Rim=10.53 North Inv=8.62 (6" Conc.)

Rim=10.72 West Inv=8.75 (6" Conc.)

Rim=10.76 S. Inv is closed off

Rim=11.14 West Inv=5.48 (10" VCP) East Inv=5.47 (10" VCP)

Rim=10.65 West Inv=9.05 (6" Conc.)

Rim=10.46 Full of Debris

Rim=10.49 West Inv=6.22 (10" VCP) South Inv=6.29 (10" VCP) East Inv=7.29 (4" PVC)

Rim=10.50 North Inv=4.45 (18") South Inv=4.14 (18")

Rim=11.34 Tranch Inside

Rim=11.21 Tranch Inside

Rim=10.76 West Inv=7.11 (18" Corrugated)

Rim=11.33 Tranch Inside

Rim=11.17

Rim=10.87 West Inv=7.17 (16" Corrugated)

Rim=11.07 North Inv=6.55 (10" VCP)

Rim=11.19 E Inv=6.17 (8" CIP) W Inv=6.15 (8" CIP)

Rim=10.70 S Inv=7.68 (?)

Rim=10.95 N&S Inv=7.20 (?) W Inv=7.03 (8" CIP)

N90°00'00"E 100.11' (M) 100.00' (R)

N90°00'00"E 313.89'(R) 313.66'(M)

N90°00'00"E 329.27' (R) 329.04' (M)

N90°00'00"W 225.02' (M) 225.00' (R)

N90°00'00"W 224.94'(R) 225.00'(M)

N90°00'00"E 274.98'(M) 275.00'(R) 273.52'

N90°00'00"E 259.61'(R) 198.89'

N01°24'42"E 100.00'(R)(M)

N01°24'42"E 100.06'(M) 100.00'(R)

N01°24'42"E 100.05'(M) 100.00'(R)

N01°24'42"E 100.06'(M) 100.00'(R)

S01°26'15"W 339.80'

S01°26'46"W 340.66'

S46°26'23"W 37.80'

S01°26'46"W 85.00'(R)

S01°26'15"W 84.68'

S01°26'46"W 21.76'(R)

N90°23'29"E 140.20'(M)

Set LB-87 Nail & Disc

Found ½" Iron Pipe

Found Nail & Disc

Set ½" Iron Pipe LB-87

Set ½" Pipe LB-87 Cap

Set Nail & Disc LB-87

Fd. No. 4428 Nail & Disc

Rooftop Overhang

Building 0.03' Encroach

Building 0.01' Clear

Building 0.99' Clear

Building 0.31' Clear

Building 0.45' Clear

Building 1.51' Clear

Building 0.54' Encroach

Curb 0.54' Encroach

Concrete Encroach

Conc. Sidewalk

6" Curb

Brick

Rim=11.74 West Inv=5.86 (10" VCP) West Inv=5.63 (10" VCP) East Inv=4.34 (10" VCP) East Inv=5.83 (10" VCP) North Inv=1.09 (12" VCP) South Inv=1.09 (12" VCP)

Rim=10.53 North Inv=8.62 (6" Conc.)

Rim=10.72 West Inv=8.75 (6" Conc.)

Rim=10.76 S. Inv is closed off

Rim=11.14 West Inv=5.48 (10" VCP) East Inv=5.47 (10" VCP)

Rim=10.65 West Inv=9.05 (6" Conc.)

Rim=10.46 Full of Debris

Rim=10.49 West Inv=6.22 (10" VCP) South Inv=6.29 (10" VCP) East Inv=7.29 (4" PVC)

Rim=10.50 North Inv=4.45 (18") South Inv=4.14 (18")

Rim=11.34 Tranch Inside

Rim=11.21 Tranch Inside

Rim=10.76 West Inv=7.11 (18" Corrugated)

Rim=11.33 Tranch Inside

Rim=11.17

Rim=10.87 West Inv=7.17 (16" Corrugated)

Rim=11.07 North Inv=6.55 (10" VCP)

Rim=11.19 E Inv=6.17 (8" CIP) W Inv=6.15 (8" CIP)

Rim=10.70 S Inv=7.68 (?)

Rim=10.95 N&S Inv=7.20 (?) W Inv=7.03 (8" CIP)

N90°00'00"E 100.11' (M) 100.00' (R)

N90°00'00"E 313.89'(R) 313.66'(M)

N90°00'00"E 329.27' (R) 329.04' (M)

N90°00'00"W 225.02' (M) 225.00' (R)

N90°00'00"W 224.94'(R) 225.00'(M)

N90°00'00"E 274.98'(M) 275.00'(R) 273.52'

N90°00'00"E 259.61'(R) 198.89'

N01°24'42"E 100.00'(R)(M)

N01°24'42"E 100.06'(M) 100.00'(R)

N01°24'42"E 100.05'(M) 100.00'(R)

N01°24'42"E 100.06'(M) 100.00'(R)

S01°26'15"W 339.80'

S01°26'46"W 340.66'

S46°26'23"W 37.80'

S01°26'46"W 85.00'(R)

S01°26'15"W 84.68'

S01°26'46"W 21.76'(R)

N90°23'29"E 140.20'(M)

Schwebke-Shiskin & Associates, (LB#87) of:
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
ARCHITECTS
1760 N.W. 82nd AVENUE, MIAMI, FLORIDA 33126
TEL:(305) 233-9210 FAX:(305) 233-1483
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NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Drawn By: Vero	Survey Date: 7-26-06	Checked By: MSJ	Date:
Order No.: 444471	F.B. No.: 59-243 Pg.: 29-32	Scale: AS SHOWN	
		Sheet: 2 of 2	Sheet(s)

FILE NO. SD-1467 AJ

GRID X:\PROJ\SD1721441\Coral Gables Section\dwg\Block 4 & 5.dwg
XREF

ALTA/ACSM LAND TITLE SURVEY

Prepared For: Palace Company

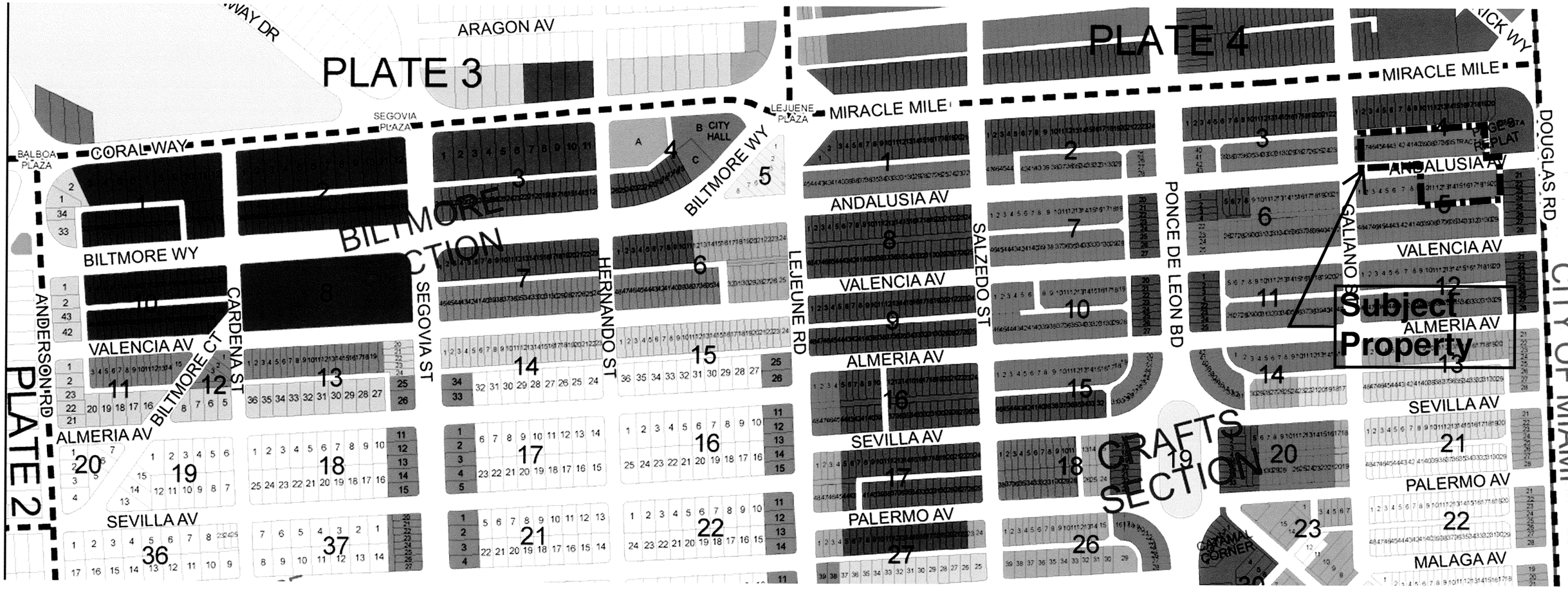
Miami, FL

Section 17, Township 54 South, Range 41 East, Miami-Dade County, Florida

REVISIONS

Date	Remarks	By
08/20/08	UPDATE TO ALTA/ACSM	DFA

FILE NO. SD-1467 AJ



Land Use Classifications

Commercial Use
- Low-Rise Intensity (4 Stories; 3.0 F.A.R.)
- Mid-Rise Intensity (6 Stories; 3.0 F.A.R.)
- High-Rise Intensity (13 Stories; 3.0 F.A.R.)
- Parks and Recreational Use
- Open Space
- Conservation Areas
- Public Buildings and Grounds

Residential Use (Multi-Family)
- Duplex Density (9 Units/Acre)
- Low Density (4 Stories; 20 Units/Acre)
- Medium Density (6 Stories; 40 Units/Acre)
- High Density (13 Stories; 60 Units/Acre)

Residential Use (Single-Family)
- Low Density (6 Units/Acre)
- High Density (9 Units/Acre)

- Industrial Use
- University Use
- Educational Use
- Hospital Use
- Religious/Institutional

0 150 300 450 600 Feet

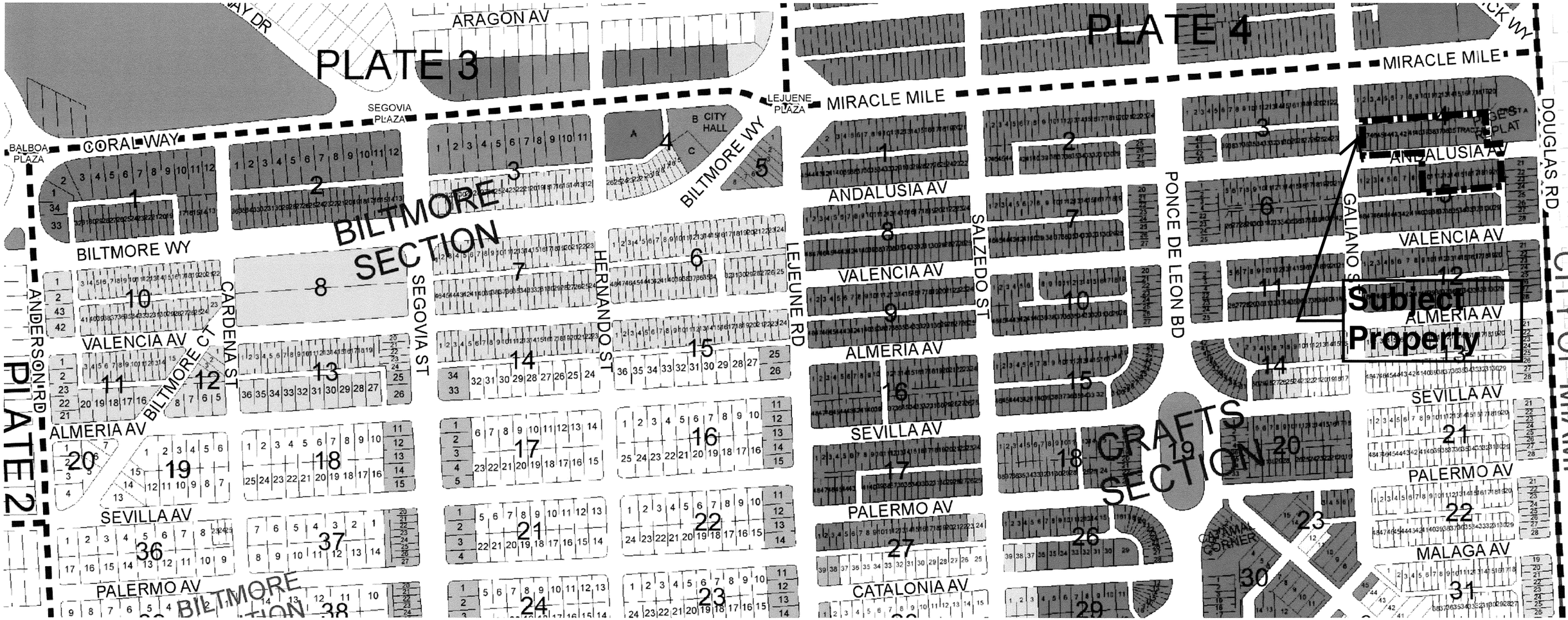
Plate 6 of 18

Land Use Map

City of Coral Gables

Planning Department

January 2007



Zoning Districts

- Single-Family Residential District (SFR)
- Multi-Family 1 Duplex District (MF1)
- Multi-Family 2 District (MF2)
- Multi-Family Special Area District (MFSA)
- Special Use District (S)
- Commercial District (C)
- Commercial Limited District (CL)
- Industrial District (I)
- Preservation District (P)
- University of Miami Campus Area Development (UMCAD)

0 150 300 450 600 Feet

Plate 6 of 18

Zoning Map

City of Coral Gables

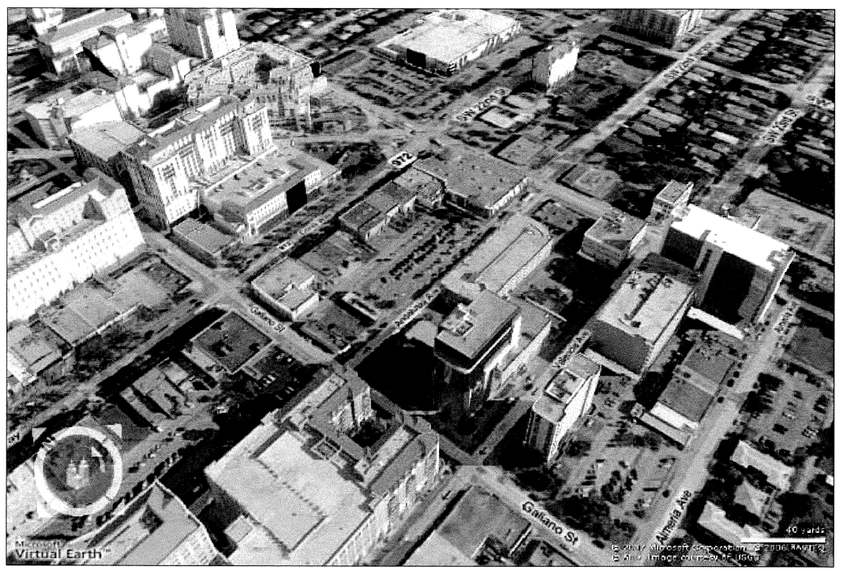
Planning Department

January 2007

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NorthWest Aerial



NorthEast Aerial

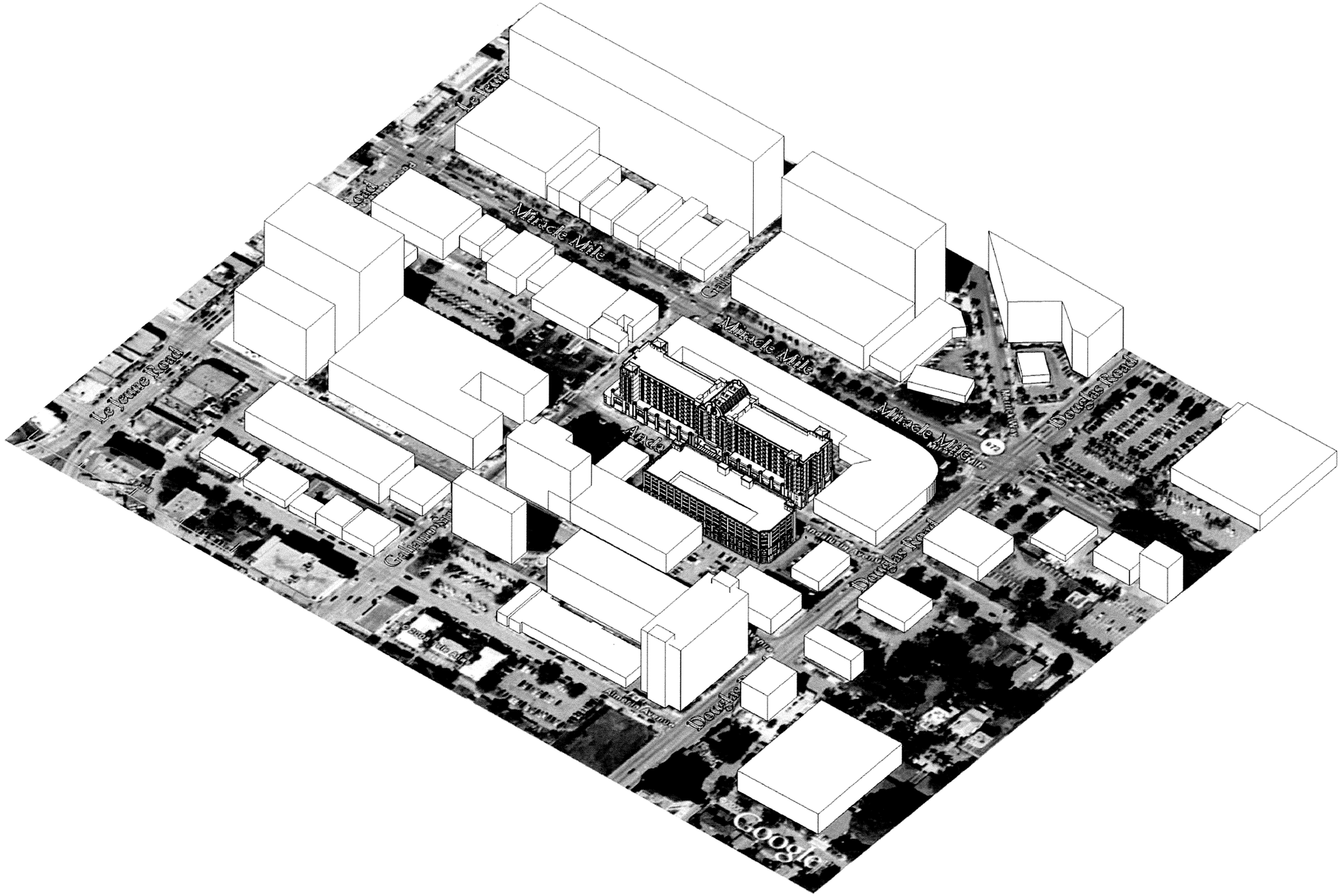


SouthWest Aerial



SouthEast Aerial

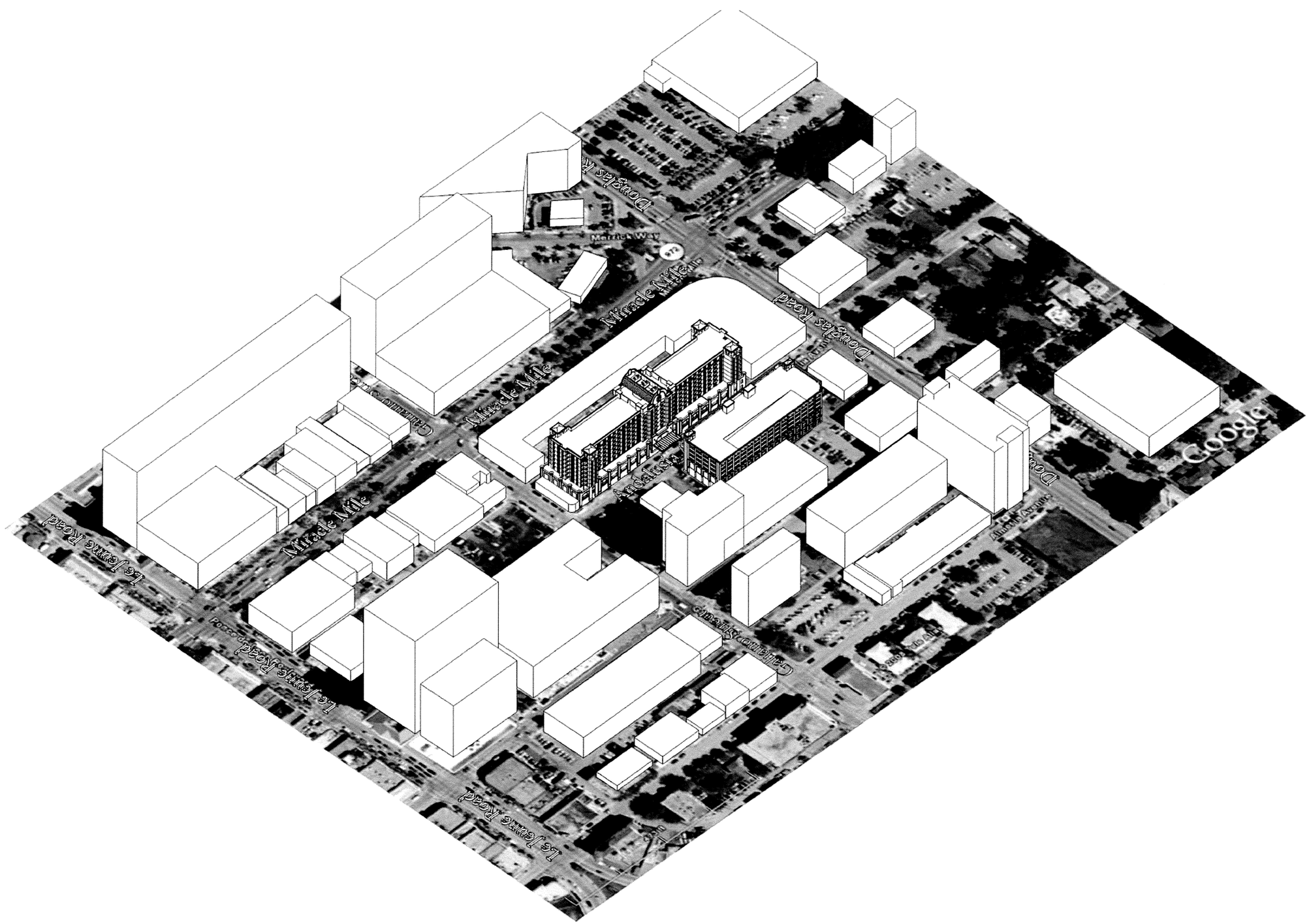
Fullerton Diaz
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The Palace - Coral Gables

Massing Study
Massing Study View I



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The Palace - Coral Gables

Massing Study
Massing Study View II



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The Palace - Coral Gables

Massing Study
Massing Study View III

ZONING DATA

ZONING DESIGNATION:	PAD District w/Conditional Use (underlying Commercial)		
COMPREHENSIVE LAND USE:	COMMERCIAL HIGH DENSITY (with Comp Plan Ammendment)		
DESIGN GUIDELINE CRITERIA:	ALF DESIGN STANDARDS		
SITE AREA:	42,871 s.f. + 27,376 s.f. = 70,247 s.f. (1.61 ACRES)		
		MAIN BUILDING	PARKING GARAGE
	ALLOWABLE:	PROPOSED:	PROPOSED:
F.A.R.	3.5 MAX. (w/Med Bonus)	3.5 MAX.	3.5 MAX.
	245,865 s.f.	240,906 s.f.	4,887 s.f.
UNIT DENSITY	290 UNITS 180 Units per Acre	243 UNITS	NA
	(180 for Commercial High Density)		
BUILDING HEIGHT:	101'-0" (Commerical High Density)	101'	75'-4" (97' allowable Commerical Mid Density)
ARCHITECTURAL ELEMENT:	33'-8" (⅓ of Allowable Height)	33'-4"	25' (⅓ of 75'-4")
NUMBER OF STORIES:	15 Floors (w/Med bonus)	9 STORIES	7 STORIES
SET BACKS	REQUIRED: (as per PAD)	PROPOSED:	PROPOSED:
FRONT STREET:	0'-0"	0'-0"	0'-0"
ABOVE 45'	0'-0"	1'-0"	0'-0"
SIDE:	0'-0"	0'-0"	0'-0"
SIDE ALLEY:	0'-0"	0'-0"	0'-0"
REAR ALLEY:	0'-0"	0'-0"	0'-0"
LANDSCAPE	14,050 sq.ft.	20,418 sq.ft.	268 sq.ft.
(On site for PAD)	20% Open Urban space as per PAD		
LANDSCAPE	To comply with Commercial District req.	Refer to Landscape Drawings	Refer to Landscape Drawings
(off-site/Public Right of Way)	and Streetscape Master Plan	(Design has been coordinated with Public Works)	(Design has been coordinated with Public Works)
PARKING DATA	REQUIRED:	PROPOSED:	PROPOSED:
EXISTING TO BE REPLACED:	337 (239 parking garage + 98 surface lot)	98 (replacement for surface lot)	239 (replacement for parking garage)
RETAIL:	56 (1 per 250sq.ft. for 14,077sq.ft.)	40 (1 per 250sq.ft. for 10,007sq.ft.)	16 (1 per 250sq.ft. for 4,070sq.ft.)
BOH (non-ALF):	14 (1 per 250sq.ft. for 3,329sq.ft.)	11 (1 per 250sq.ft. for 2,718sq.ft.)	3 (1 per 250sq.ft. for 611sq.ft.)
EMPLOYEES:	20 (1 per full time employee)	20 (per any given shift)	NA
ALF:	122 (½ space per every unit x 243 units)	122 (½ space per every unit x 243 units)	NA
			16 (surplus parking provided)
TOTAL:	549 parking spaces	565 parking spaces	
ACCESSIBLE PARKING:			
ALF:	0 (full time valet building parking only)	0 (full time valet building parking only)	NA
REPLACEMENT:	13 (1 per 25 spaces of 337)	NA	13 (1 per 25 spaces of 337)
RETAIL:	3 (1 per 25 spaces of 56)	2 parking spaces	1 parking space
TOTAL:	16 parking spaces	2 parking spaces	14 parking spaces
LOADING SPACES:			
TOTAL:	2 loading spaces	3 loading spaces *(10'w x 25'd x 14'h)*	1 loading space *(10'w x 25'd x 14'h)*

LAND DATA

Lot 9 - 45 Andalusia Avenue
CORAL GABLES CRAFTS SECTION
PB-10-40, Lots 35 thru 47, Blk.4

Folio No. 03 4117 005 0890
03 4117 005 0971
03 4117 005 0980
03 4117 005 0990
Zoning: CB (existing)

Garage 5 - 50 Andalusia Avenue
CORAL GABLES CRAFTS SECTION
PB-10-40, Lots 10 thru 20, Blk. 5
Lot Size Irregular

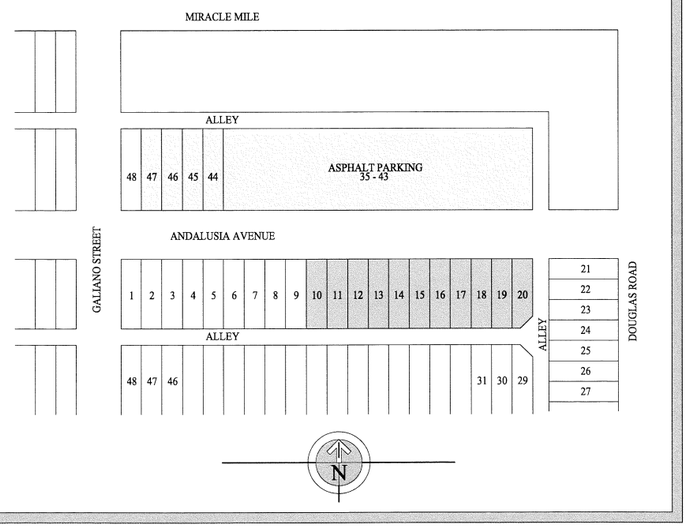
Folio No. 03 4117 005 1120
03 4117 005 1070
Zoning: CB (existing)

LEGAL DESCRIPTION:
PARCEL A
Lots 35, thru 43, Block 4, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 40, and Tract B per "PAGES REPLAT OF A PORTION OF BLOCK 4 CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 51 at Page 32, of the Public Records of Miami-Dade County, Florida.

PARCEL B
Lots 15, thru 20, Block 5, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida.
Lots 10, thru 14, Block 5, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 30, of the Public Records of Miami-Dade County, Florida.

PARCEL C
Lots 43, thru 47, Block 4, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida.

LOCATION MAP



Fullerton Diaz ARCHITECTS
366 Altara Avenue I Coral Gables, FL. 33146 I 305.442.4200 (T) I 305.444.6962 (F)
www.fdarchitects.com I info@fdarchitects.com

The Palace - Coral Gables

Project Data

PAD Minimum Development Criteria

Division 5 Section 3-502.C

Item	Sub-Section	Description	Compliance Response
1		Minimum site area must be 1 acre for residentially or commercially designated property.	Site area proposed has a cummalative total of: 70,247sq.ft. Refer to Zoning Data Table.
2		Configuration of land. The parcel must be contiguous unified with min. lot width of 200' and lot depth of 100'.	Both areas of development are across a public street from each other and both meet minimum dimensional requirements. Refer to Survey and Site Plan.
3		FAR must conform to intended uses as per underlying Zoning District. However FAR may be distributed throught PAD.	Allowable FAR based on Commercial High Density underlying Zoning designation is: 245,865sq.ft. Proposed FAR is: 245,793sq.ft. Refer to Zoning Data Table
4		Density for Multi-Family dwellings shall conform to underlying Zoning District.	Allowable unit density based on Commercial High Density underlying Zoning designation is: 290 (180 units per acre) Proposed unit density is: 243. Refer to Zoning Data Table
5		PAD transfer of density is permitted provided that it is not intrusive on abutting single family residential areas.	There are no abutting single family residential areas to proposed PAD site. Refer to Survey and Site Plan.
6		Landscape open spaceshall not be less than 20% of the PAD site. Elevated areas may count towards req.	Required landscape is: 14,050sq.ft. Proposed landscape is: 20,686sq.ft. Refer to Zoning Data Table.
7		Maximum height of building shall conform to underlying Zoning District provisions.	Maximum allowable height is: 190'-6" Architectural element not to exceed 1/3 of allowable height for a total allowable building height of: 254'-0". Proposed height is 100' main structure and 33'-4" for a total building height of: 133'-4". Refer to Zoning Data Table.
8		Design Req. shall conform to the following	
	a.	Architectural relief and elements on all sides of buildings similar to front façade	Refer to building elevations provided.
	b.	Facades in excess of 150' in length shall incorporate: staggering facades, overhangs, arcades	Refer to building elevations and ground floor plans provided.
	c.	Parking garages shall include Architectural elements compatible with surrounding buildings.	Refer to building elevations provided.
	d.	Where necessary and appropriate no block face shall have a length greater than 250' without a public pedestrian passageway or alley.	Refer to main building ground floor plan provided that indicates location of "Paseo" for pedestrian access through site to Miracle Mile.
	e.	All buildings, except accessory buildings shall have their main pedestrian entrance oriented towards the front or side property line.	Refer to ground floor plan provided showing principal access to both buildings off of Andalusia Ave.
9		Perimeter and transition. Perimeter of PAD fronting a street shall be designed to harmonize with adjacent land uses.	Refer to building elevations provided. Note pedestrian level loggia on both buildings. Additionally note open covered terrace areas on 2nd floor of main building overlooking public right of way and large open un-covered private terraces at 3rd floor overlooking public right of way.
10		Minimum street frontage. There shall be no specified min. req. for street frontage, building sites, number of buildings within the development or lot coverage.	Entire length of both buildings front public right of way. Refer to building plans and elevations provided.
11		Platting or replatting is not req. but may be req. by Planning and Zoning Board and or City Commission if deemed necessary.	Unity of title will be submitted in lieu of re-platting.
12		Facing of buildings. Buildings are not prohibited under PAD from fronting a private street.	Buildings to not front private streets. Buildings only front public right of ways of Andalusia Ave. and service alleys.
13		Off-street parking and loading shall conform to underlying Zoning District.	Off-street parking required: 549 spaces, 2 loading. Off-street parking provided: 565 spaces, 4 loading. Refer to Zoning Data Table.
14		No boats or RVs allowed to be parked within a PAD.	NON-APPLICABLE
15		Accessory structures are allowed in a PAD subject to provisions in Article 5, Div. 1	NON-APPLICABLE
16		Signage shall be in accordance with provisions in Article 5, Div. 19	Signage conforms to provisions stated. Refer to ground floor plan provided.
17		Refuse in a PAD is to be screened and timing to be arranged to minimize impact on operatios of adjoining properties.	Refuse conforms to requirements. Refer to ground floor plan provided.
18		Minimum design and construction standards for private streets and drainage within PAD shall meet the same standards of Public Works	No private streets are proposed within PAD.
19		Ownership of PAD shall be owned by applicant requesting PAD.	Land owned by City of Coral Gables and leased back to applicant for a long term lease.
	a.	Develop PAD in accordance with: i. final dev. plan approved ii. Regulations existing at time of approval iii. Any other conditions attached to PAD approval.	These conditions are acceptable to applicant and will be met by applicant.
	b.	Provide agreements and declarations of restrictive covenants acceptable to the City Commission. Continuing operations are not to be at public expense.	These conditions are acceptable to applicant and will be met by applicant.
	c.	Bind successors and assings in title to any commitments made under the provisions of the approved PAD.	These conditions are acceptable to applicant and will be met by applicant.
20		Compatability with historic landmarks.	There are no historic landmarks within the proposed PAD area or abutting to it.
21		Easements. Dedicated easements as for utilities may be req. by City and must be accomodated as part of the PAD.	These conditions are acceptable to applicant and will be met by applicant.
22		Installation of utilities must all be underground.	Utilities will be undergrounded as shown on plans as per meeting with Public Works, Public Services and Florida Power and Light. Refer to floor plans provided.

23		Mixed use within a PAD. A PAD may be designed with mixed use that is compatible and complimentary in use and oriented to the development as well as the district it is located within.	Proposed mixed-use is compatible with current Zoning District. Main building will have retail on ground floor with dwelling units above. Garage buildig will have retail on the ground floor with parking above. Refer to drawings provided.
24		Common areas for PAD subject to:	
	a.	The applicant shall establish a property owner's association for ownership and maintenance of common areas.	NOT APPLICABLE
	b.	Membership in association will be mandatory for each property owner in the PAD and any succesive purchaser.	NOT APPLICABLE
	c.	The association shall be responsible for liability insurance, local taxes, and maintenance of the property.	NOT APPLICABLE
	d.	Property owners that have a right of enjoyment of common areas shall pay their pro rata share of the cost.	NOT APPLICABLE
	e.	If association fails to maintain common areas the City Commission has the right to have private agency maintain property at associations cost	NOT APPLICABLE
	f.	Cost of maintenance of property by said agency shall be assessed proportionally against properties within PAD that have rights to enjoyment of common areas.	NOT APPLICABLE
	g.	Land utilized for common area use shall be restricted in perpetuity as deemed by City Attorney via a covenant running with the land.	These conditions are acceptable to applicant and will be met by applicant.

PAD Minimum Development Standards - Exemptions

Division 5 Section 3-502.D

Item	Sub-Section	Description	Compliance Response
1		Project demonstrates that it would result in beneficial effects, serve important public interest, and not result in significant adverse impacts to environment.	Project proposed would enhance the public realm by creating new public areas such as covered loggias, new pedestrian activated retail corridor, direct connection via "Paseo" from site to Miracle Mile and provide dwellings for senior living in an active urban environment.
2		A minimum of 75% of the total gross square footage of the total gross square footage of all buildings and ancillary uses is dedicated as an ALF.	Required 75% dedicated to ALF of FAR provided is: 184,345sq.ft. Provided ALF area is: 230,900sq.ft. (94%)
3		A maximum of two non-contiguous parcels may be combined	Refer to Survey and Site plans provided.
4		The two non-contiguous properties must have the following designations:	
	a.	Commercial land use designations and commercial zoning designations or	All parcels proposed as part of PAD are designated as Commercial Land Use and Commerical Zoning. Refer to Zoning Data Table provided.
	b.	Industrial land use designation and industrial zoning designation.	NON-APPLICABLE
5		The proposed non-contiguous parcels are withinone hundred and twenty feet of one another.	Properties are aproximately 75' from each other seperated by Andalusia Ave. public road. Refer to survey and Site plans provided.

PAD Minimum Development Criteria

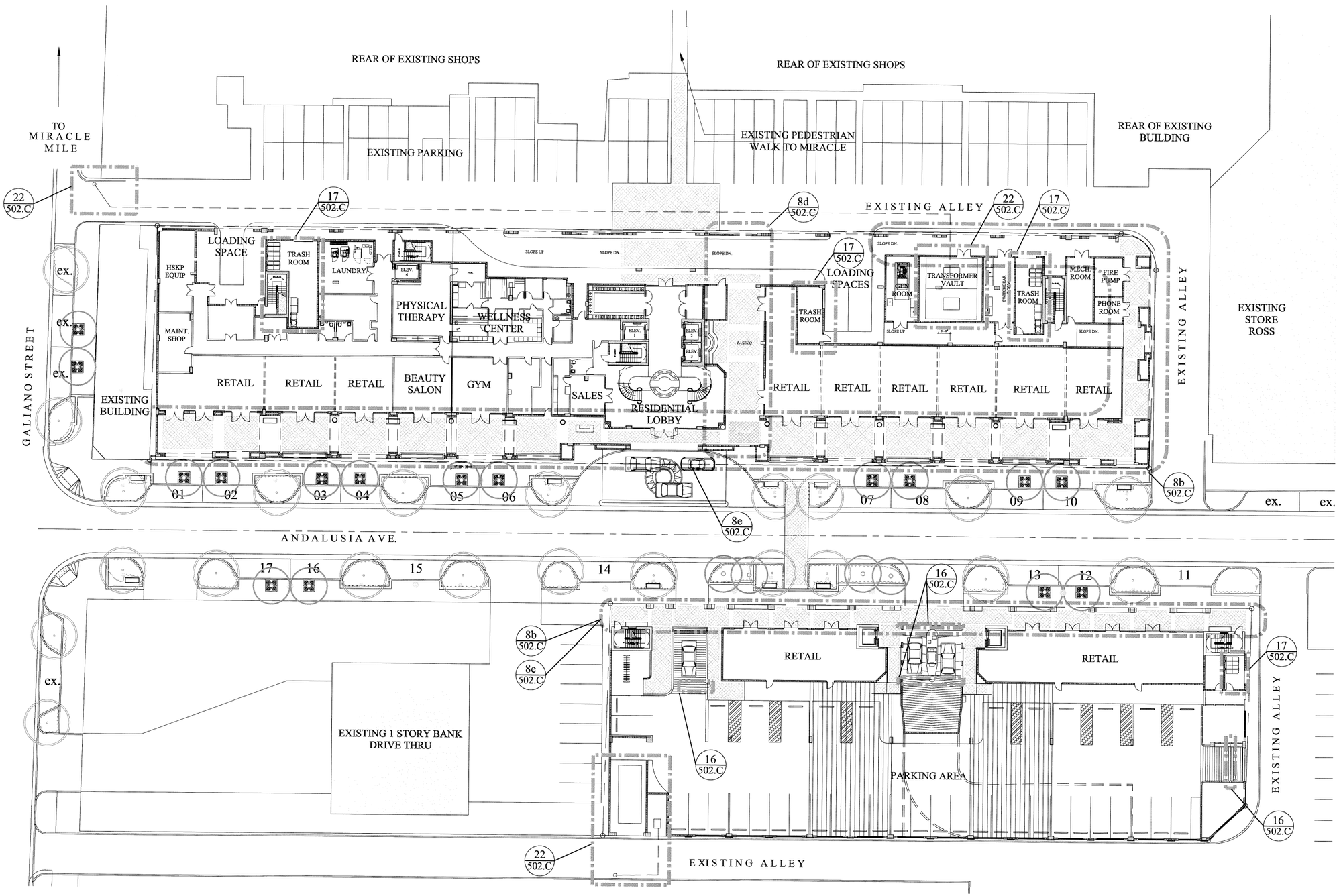
Division 5 Sections 3-502 C

Item	Sub-Section	Description	Compliance Response
1		Minimum lot area must be 1 acre for residentially or commercially designated property.	Total area proposed here is (approximately) 1.72 acres ± Refer to Zoning Data Table
2		Configuration of land: The parcel must be contiguous unified with min. lot width of 200' and lot depth of 100'	Both areas of development are across a public street from each other and both meet minimum dimensional requirements. Refer to Survey and Site Plan
3		FAR must conform to intended uses as per underlying Zoning District. However FAR may be distributed throughout PAD	Allowable FAR based on Commercial High Density underlying Zoning designation is 240,965 sq ft. Proposed FAR is 240,730 sq ft. Refer to Zoning Data Table
4		Density for Multi-Family dwellings shall conform to underlying Zoning District	Allowable unit density based on Commercial High Density underlying Zoning Designation is 250 / 160 units per acres. Proposed unit density is 240. Refer to Zoning Data Table
5		PAD transfer of density is permitted provided that it is not inclusive on abutting single family residential areas	There are no abutting single family residential areas to proposed PAD site. Refer to Survey and Site Plan
6		Landscape open space shall not be less than 20% of the PAD site. Elevated areas may count towards req.	Required landscape is 14,050sq ft. Proposed landscape is 20,686sq ft. Refer to Zoning Data Table
7		Maximum height of building shall conform to underlying Zoning District provisions.	Maximum allowable height is 150' 0". Architectural element not to exceed 5% of allowable height for a total allowable building height of 254'-0". Proposed height is 100' main structure and 53'-4" for a total building height of 153'-4". Refer to Zoning
8		Design Req. shall conform to the following:	
	a	Architectural relief and elements on all sides of buildings similar to front facade	Refer to building elevations provided
	b	Facades in excess of 150' in length shall incorporate staggering facades, overhangs, arcades	Refer to building elevations and ground floor plans provided
	c	Parking garages shall include architectural elements compatible with surrounding buildings	Refer to building elevations provided
	d	Where necessary, and appropriate no block face shall have a length greater than 250 without a public pedestrian passageway or alley.	Refer to main building ground floor plan provided that indicates location of "Passes" for pedestrians access through site to Miracle Mile
	e	All buildings, except accessory buildings shall have their main pedestrian entrance oriented towards the front or side property line.	Refer to ground floor plan provided showing principal access to both buildings off of Ambasitus Ave.
9		Perimeter and transition. Perimeter of PAD fronting a street shall be designed to harmonize with adjacent land uses	Refer to building elevations provided. Note pedestrian level steps on both buildings. Additionally note open covered terrace areas on 2nd floor of main building overlooking public right of way and large open uncovered patio terraces at 1st floor uses
10		Minimum street frontage. There shall be no specified min. req. for street frontage, building sites, exercise of buildings within the development or lot coverage.	Entire length of both buildings front public right of way. Refer to building plans and elevations provided
11		Platting or replatting is not req. but may be req. By Planning and Zoning Board and or City Commission if deemed necessary	Unity of title will be submitted in lieu of re-platting
12		Paving of buildings. Buildings are not prohibited under PAD from fronting a private street	Buildings to not front private streets. Buildings only front public right of ways of Ambasitus Ave. and service alleys
13		Off-street parking and loading shall conform to underlying Zoning District	Off-street parking required: 549 spaces. 2 loading. Off-street parking provided: 565 spaces. 4 loading. Refer to Zoning Data Table
14		No trucks or RV's allowed to be parked within a PAD	NON-APPLICABLE
15		Accessory structures are allowed in a PAD subject to provisions in Article 5, Div. 1	NON-APPLICABLE
16		Signage shall be in accordance with provisions in Article 5, Div. 10	Signage conforms to provisions stated. Refer to ground floor plans provided
17		Refuse in a PAD is to be screened and timing to be arranged to minimize impact on operations of adjoining properties	Refuse conforms to requirements. Refer to ground floor plan provided
18		Minimum design and construction standards for private streets and drainage within PAD shall meet the same standards of Public Works.	No private streets are proposed within PAD
19		Ownership of PAD shall be owned by applicant requesting PAD	Land owned by City of Coral Gables and leased back to applicant for a long term lease
	a	Develop PAD in accordance with 1 final dev. plan approved + Regulations ensuring all rules of approval in Any other conditions attached to PAD approval	These conditions are acceptable to applicant and will be met by applicant
	b	Provide agreements and declarations of restrictive covenants acceptable to the City Commission. Continuing operations are not to be at public expense	These conditions are acceptable to applicant and will be met by applicant
	c	Bind successors and assings in title to any commitments made under the provisions of the approved PAD	These conditions are acceptable to applicant and will be met by applicant
20		Compatibility with Historic landmarks	There are no historic landmarks within the proposed PAD area or abutting to it
21		Easements. Dedicated easements as for utilities may be req. by City and must be accommodated as part of the PAD	These conditions are acceptable to applicant and will be met by applicant
22		Installation of utilities must all be underground	Utilities will be underground as shown on plans as per meeting with Public Works, Public Services and Florida Power and Light. Refer to floor plans provided
23		Mixed use within a PAD. A PAD may be designed with mixed use that is compatible and complimentary in use and selected to the development as well as the district it is located within	Proposed mixed-use is compatible with current Zoning District. Main building will have retail on ground floor with dwelling units above. Garage building will have retail on the ground floor with parking above. Refer to drawings provided
24		Common areas for PAD subject to:	
	a	The applicant shall establish a property owner's association for ownership and maintenance of common areas	NOT APPLICABLE
	b	Membership in association will be mandatory for each property owner on the PAD and any successive purchaser	NOT APPLICABLE
	c	The association shall be responsible for taxes by municipal or local taxes, and maintenance of the property	NOT APPLICABLE
	d	Property owners that have a right of enjoyment of common areas shall pay their pro rata share of the cost	NOT APPLICABLE
	e	If association fails to maintain common areas the City Commission has the right to have private agency maintain property, at associations cost	NOT APPLICABLE
	f	Cost of maintenance of property by said agency shall be assessed proportionally against properties within PAD that have rights to enjoyment of common areas.	NOT APPLICABLE
	g	Land utilized for common area use shall be restricted in perpetuity as deemed by City Attorney via a covenant running with the land	These conditions are acceptable to applicant and will be met by applicant

PAD Minimum Development Standards - Exemptions

Division 5 Section 3-502 D

Item	Sub-Section	Description	Compliance Response
1		Project demonstrates that it would result in beneficial effects, have important public interest, and not result in significant adverse impacts to environment	Project proposed would enhance the public realm by creating new public areas such as covered loggias, new pedestrian activated retail corridor, direct connection via "Passes" from site to Miracle Mile and provide dwellings for owner living in an active ur
2		A minimum of 75% of the total gross square footage of the total gross square footage of all buildings and ancillary uses is dedicated as an ALF	Required 75% dedicated to ALF (if FAR provided is 164,745sq ft. Provided ALF area is 230,900sq ft. 94%)
3		A maximum of two noncontiguous parcels may be considered	Refer to Survey and Site plans provided
4		The two noncontiguous properties must have the following designations:	
	a	Commercial land use designations and commercial zoning designations: a	All parcels proposed as part of PAD are Designated as Commercial Land Use and Commercial Zoning. Refer to Zoning Data Table provided
	b	Industrial land use designation and industrial zoning designation	NOT APPLICABLE
5		The proposed noncontiguous parcels are withinone hundred and twenty feet of one another	Properties are approximately 70' from each other separated by Andalusia Ave public road Refer to survey and Site plans provided



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The Palace - Coral Gables

PAD Criteria
Site Plan
Scale : 1" - 20'

PAD Minimum Development Criteria

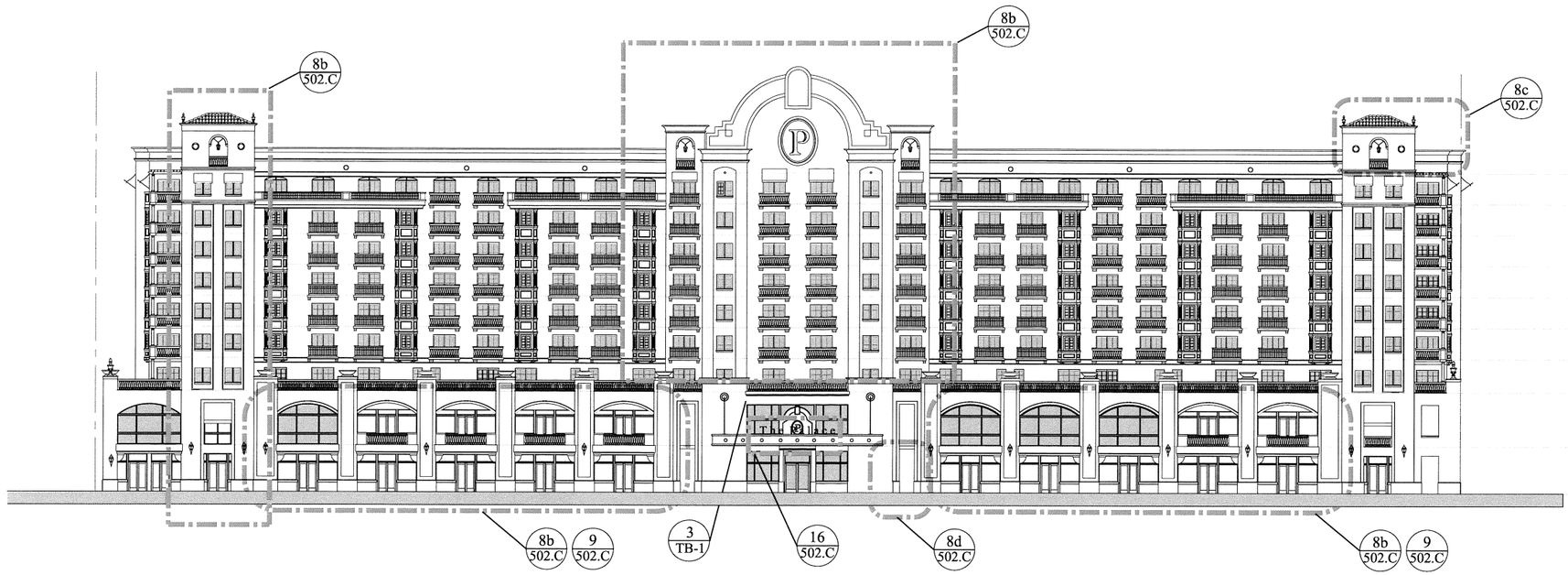
Division 5 Section 3-502.C

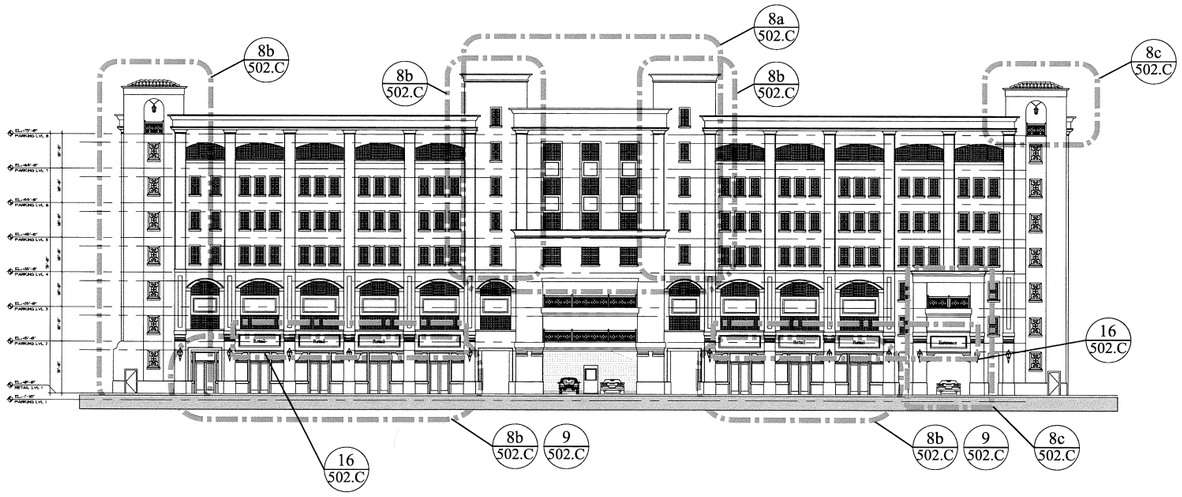
Item	Sub-Section	Description	Compliance Response
1		Minimum site area must be 5 acre for residentially or commercially designated property	Site area proposed has a cumulative total of: 119,241Sq.ft. Refer to Zoning Data Table
2		Configuration of land: The parcel must be contiguous, unified with min. 150' width of 200' and 300' depth (if <150'	Both areas of development are across a public street from each other and both meet minimum dimensional requirements. Refer to Survey and Site Plan
3		FAR shall conform to intended uses as per underlying Zoning District. However FAR may be distributed through PAD	Allowable FAR based on Commercial High Density underlying Zoning designation is 240,918sq.ft. Proposed FAR is 245,783sq.ft. Refer to Zoning Data Table
4		Density for Multi-Family dwellings shall conform to underlying Zoning District	Allowable unit density based on Commercial High Density underlying Zoning designation is 250 / 160 units per acres) Proposed unit density is 240. Refer to Zoning Data Table
5		PAD transfer of density is permitted provided that it is not inclusive on abutting single family residential areas	There are no abutting single family residential areas to proposed PAD's site. Refer to Survey and Site Plan
6		Landscape open space shall not be less than 20% of the PAD's site. Elevated areas may count towards req.	Required open space is 19,200sq.ft. Proposed open space is 20,886sq.ft. Refer to Zoning Data Table
7		Maximum height of building shall conform to underlying Zoning District provisions	Maximum allowable height is 150'-0". Architectural element not to exceed 1/3 of allowable height for a total allowable building height of 204'-0". Proposed height is 130' main structure and 204'-4" for a total building height of 153'-4". Refer to Zoning
8		Design Req. shall conform to the following:	
	a	Architectural relief and elements on all sides of buildings similar to front façade	Refer to building elevations provided
	b	Facades in excess of 150' in length shall incorporate staggering facades, overhangs, arcades	Refer to building elevations and ground floor plans provided
	c	Parking garages shall include architecture elements compatible with surrounding buildings	Refer to building elevations provided
	d	Where necessary and appropriate no blank face shall have a length greater than 250' without a public pedestrian passageway or alley	Refer to Main Building ground floor plan provided that indicates location of "Passaic" for pedestrian access through site to Miracle Mile
	e	All buildings, except accessory buildings shall have their main pedestrian entrance oriented towards the front or side property line	Refer to ground floor plan provided showing pedestrian access to both buildings off of Andalusia Ave.
9		Perimeter and transition. Perimeter of PAD fronting a street shall be designed to harmonize with adjacent land uses	Refer to building elevations provided. Note pedestrian liner loggia on both buildings. Additionally, tere open covered terrace areas on 2nd floor of main building overlooking public right of way and large open uncovered private terraces at 1st floor level
10		Maximum street frontage: There shall be no specified max. req. for street frontage, bundling sites, insertion of buildings within the development or lot coverage	Entire length of both buildings front public right of way. Refer to building plans and elevations provided
11		Platting or replatting is not required but may be req. by Planning and Zoning Board and/or City Commission if deemed necessary	Units of title will be submitted in lieu of re-platting
12		Fencing of buildings: Buildings are not permitted under PAD from fronting a private street	Buildings to not front private streets. Buildings only front public right of ways of Andalusia Ave. and service alleys.
13		Off-street parking and loading shall conform to underlying Zoning District	Off-street parking required: 548 spaces, 2 loading. Off-street parking provided: 565 spaces & loading. Refer to Zoning Data Table
14		No boats or RV's allowed to be parked within a PAD	NON-APPLICABLE
15		Accessory structures are allowed in a PAD subject to provisions in Article 5, Div. 1	NON-APPLICABLE
16		Signage shall be in accordance with provisions in Article 5, Div. 19	Signage conforms to provisions stated. Refer to ground floor plan provided
17		Refuse in a PAD is to be screened and taking to be arranged to minimize impact on operation of adjoining properties	Refuse conforms to requirements. Refer to ground floor plan provided
18		Minimum design and construction standards for private streets and drainage within PAD shall meet the same standards of Public Works	No private streets are proposed within PAD
19		Ownership of PAD shall be owned by applicant requesting PAD	Land owned by City of Coral Gables and leased back to applicant for a long term lease
	a	Develop PAD in accordance with c. final dev. plan approved. e. Regulations existing at time of approval. In Any other conditions attached to PAD approval	These conditions are acceptable to applicant and will be met by applicant
	b	Provide agreements and declarations of restrictive covenants acceptable to the City Commission. Continuing operations are not to be at public expense	These conditions are acceptable to applicant and will be met by applicant
	c	Bond executed to and always in favor to any commitments made under the provisions of the approved PAD	These conditions are acceptable to applicant and will be met by applicant
20		Compatibility with historic landmarks	There are no historic landmarks within the proposed PAD area or abutting to it
21		Easements: Dedicated easements as for utilities may be req. by City and must be accommodated as part of the PAD	These conditions are acceptable to applicant and will be met by applicant
22		Installations of utilities must all be underground	Utilities will be undergrounded as shown on plans as per meeting with Public Works, Public Services and Florida Power and Light. Refer to floor plans provided.
23		Mixed use within a PAD: A PAD may be designed with mixed use that is compatible and complimentary in use and intended for the development as well as the district it is located within	Proposed mixed-use is compatible with current zoning district. Main building will have retail on ground floor with dwelling units above. Garage building will have retail on the ground floor with parking above. Refer to drawings provided
24		Common areas for PAD subject to:	
	a	The applicant shall establish a property owners association for ownership and maintenance of common areas	NOT APPLICABLE
	b	Membership in association will be mandatory for each property owner in the PAD and any successor.	NOT APPLICABLE
	c	The association shall be responsible for liability insurance, local taxes, and maintenance of the property	NOT APPLICABLE
	d	Property owners that have a right of enjoyment of common areas shall pay their pro rata share of the cost	NOT APPLICABLE
	e	If association fails to maintain common areas the City Commission has the right to have private agency maintain property, at associations cost	NOT APPLICABLE
	f	Cost of maintenance of property by said agency shall be assessed proportionally against properties within PAD that have rights to enjoyment of common areas	NOT APPLICABLE
	g	Land utilized for common area use shall be restricted in perpetuity as deemed by City Attorney via a covenant running with the land	These conditions are acceptable to applicant and will be met by applicant

PAD Minimum Development Standards - Exemptions

Division 5 Section 3-502.D

Item	Sub-Section	Description	Compliance Response
1		Project demonstrates that it would result in beneficial effects, serve important public interest, and not result in significant adverse impacts to environment	Project proposed would enhance the public realm by creating new public areas such as covered loggias, new pedestrian activated retail corridor, direct connection via "Passaic" from site to Miracle Mile and provide dwellings for owner living in an active unit
2		A minimum of 75% of the total gross square footage of the total gross square footage of all buildings and ancillary uses is dedicated as an ALF	Required 75% dedicated to ALF of FAR provided is 184,340sq.ft. Provided ALF area is 230,900sq.ft. (94%)
3		A maximum of two noncontiguous parcels may be combined	Refer to Survey and Site plans provided
4		The two noncontiguous properties must have the following designations:	
	a	Commercial land use designations and Commercial zoning designations or	All parcels proposed as part of PAD are designated as Commercial Land Use and Commercial Zoning. Refer to Zoning Data Table provided
	b	Industrial land use designation and industrial zoning designation	N/A/NAPPLICABLE
5		The proposed noncontiguous parcels are within one hundred and twenty feet of one another	Properties are approximately 75' from each other (street separated by Andalusia Ave. public road) Refer to survey and Site plans provided



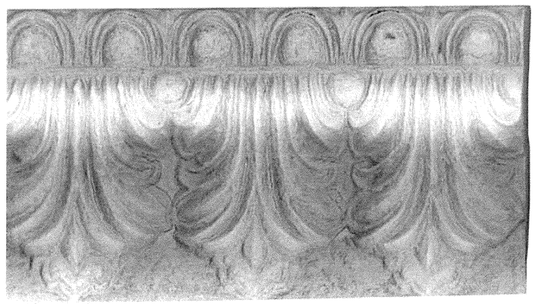


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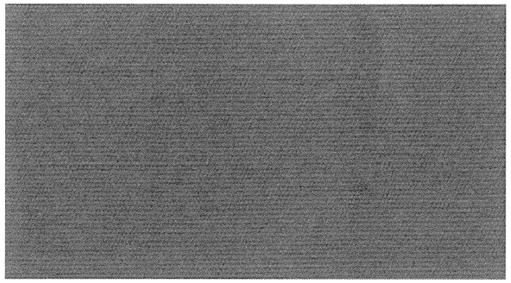
The Palace - Coral Gables

PAD Criteria
Elevations

Scale : 1" - 20'



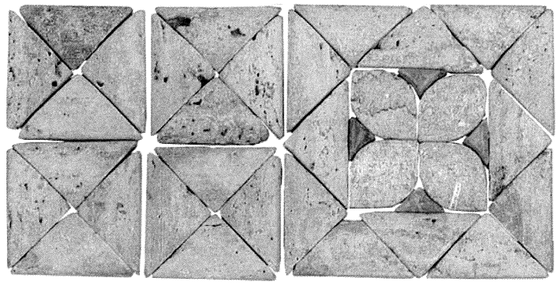
Decorative Precast Molding



Sunbrella "Persian Green" Canvas Awning



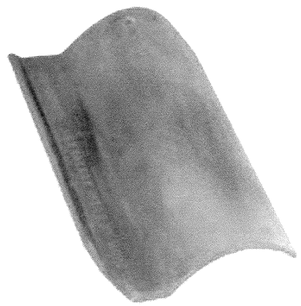
Building Colors



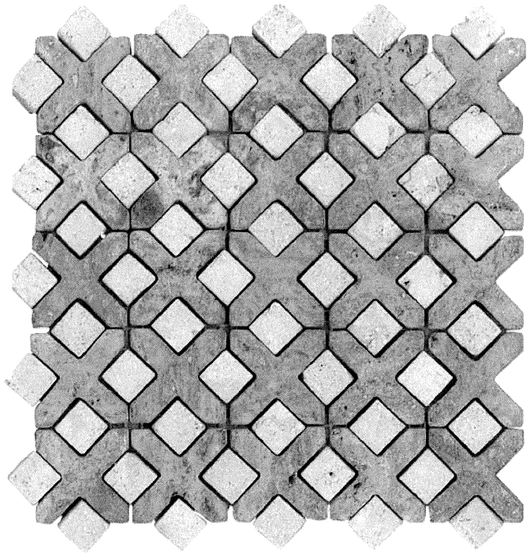
Decorative Floor Inlay



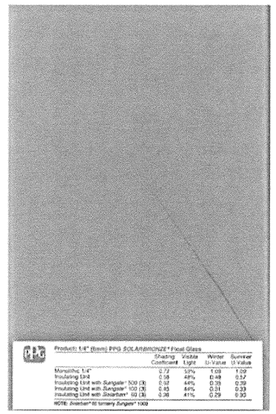
Precast Molding



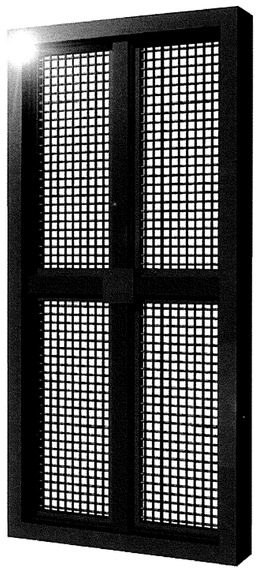
Altusa "Flamenco" S-Tile



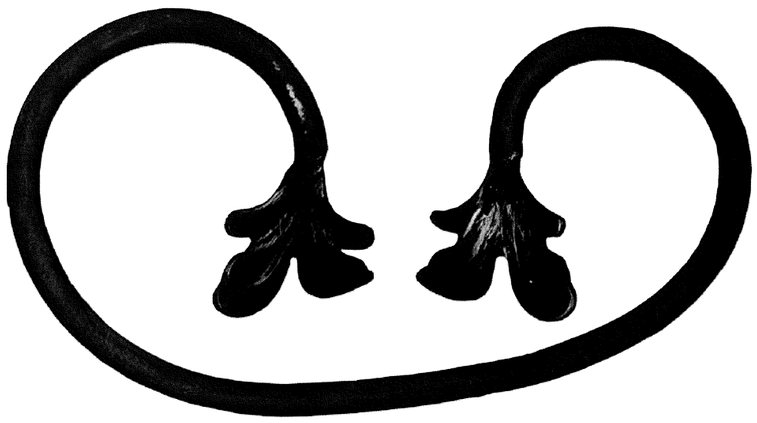
Decorative Floor Inlay

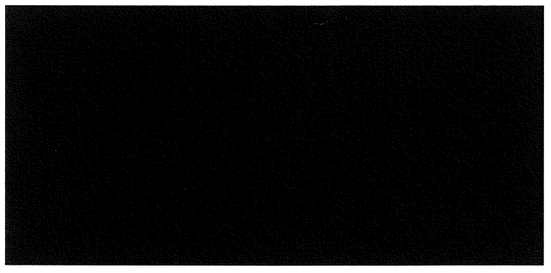


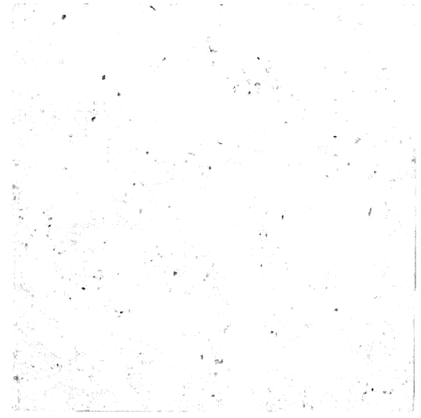
Bronze Color Glass



Garage Parking Grilles







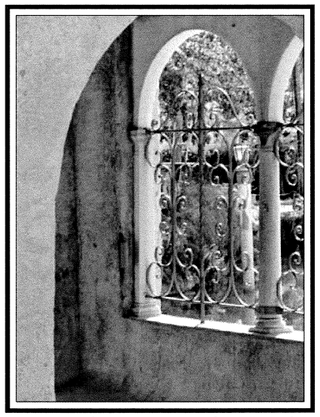


Shell Stone
Column Inserts

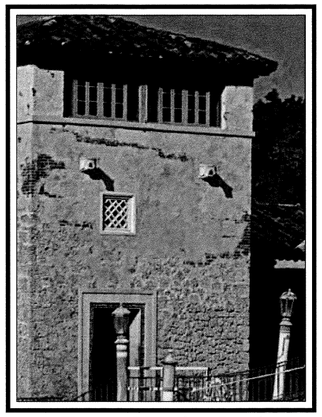
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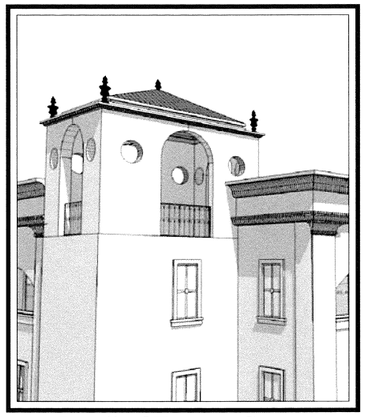
Biltmore Hotel



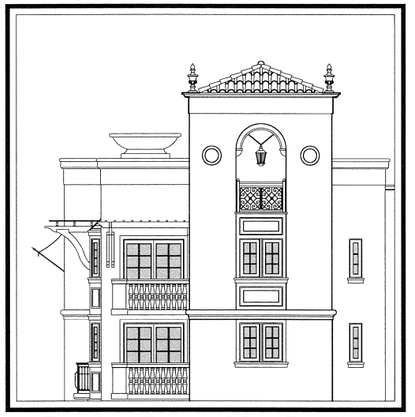
Wrought Iron Ventian Pool



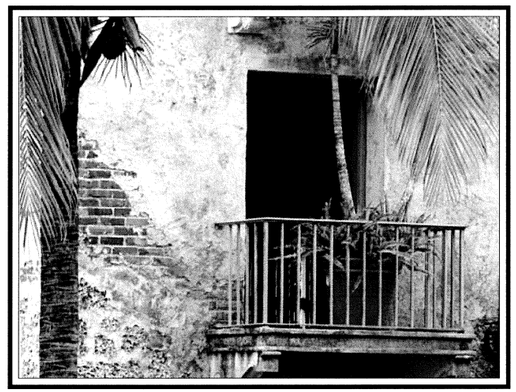
Tower Ventian Pool



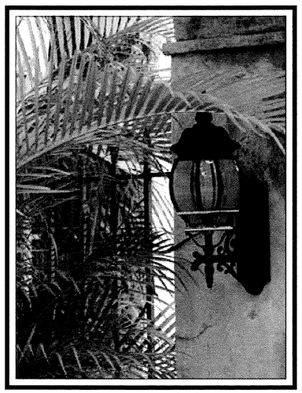
Detail of Tower - Garage



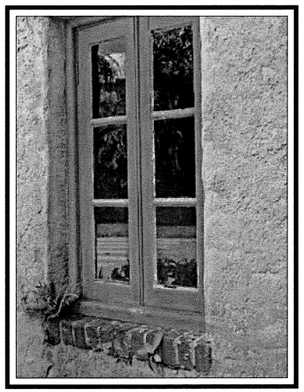
Detail of Tower - Main Building



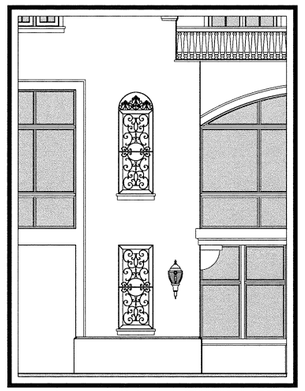
Balcony at Venetian Pool



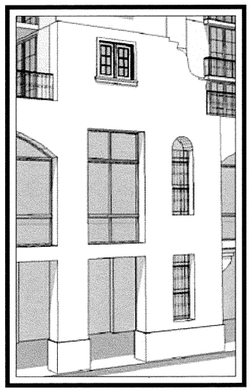
Scone Light



Casement Window



Wrought Iron Panels and Sconces - Main Building



Various Details



Loggia at Biltmore Pool



Loggia along Andalusia Avenue



Loggia along Andalusia Avenue

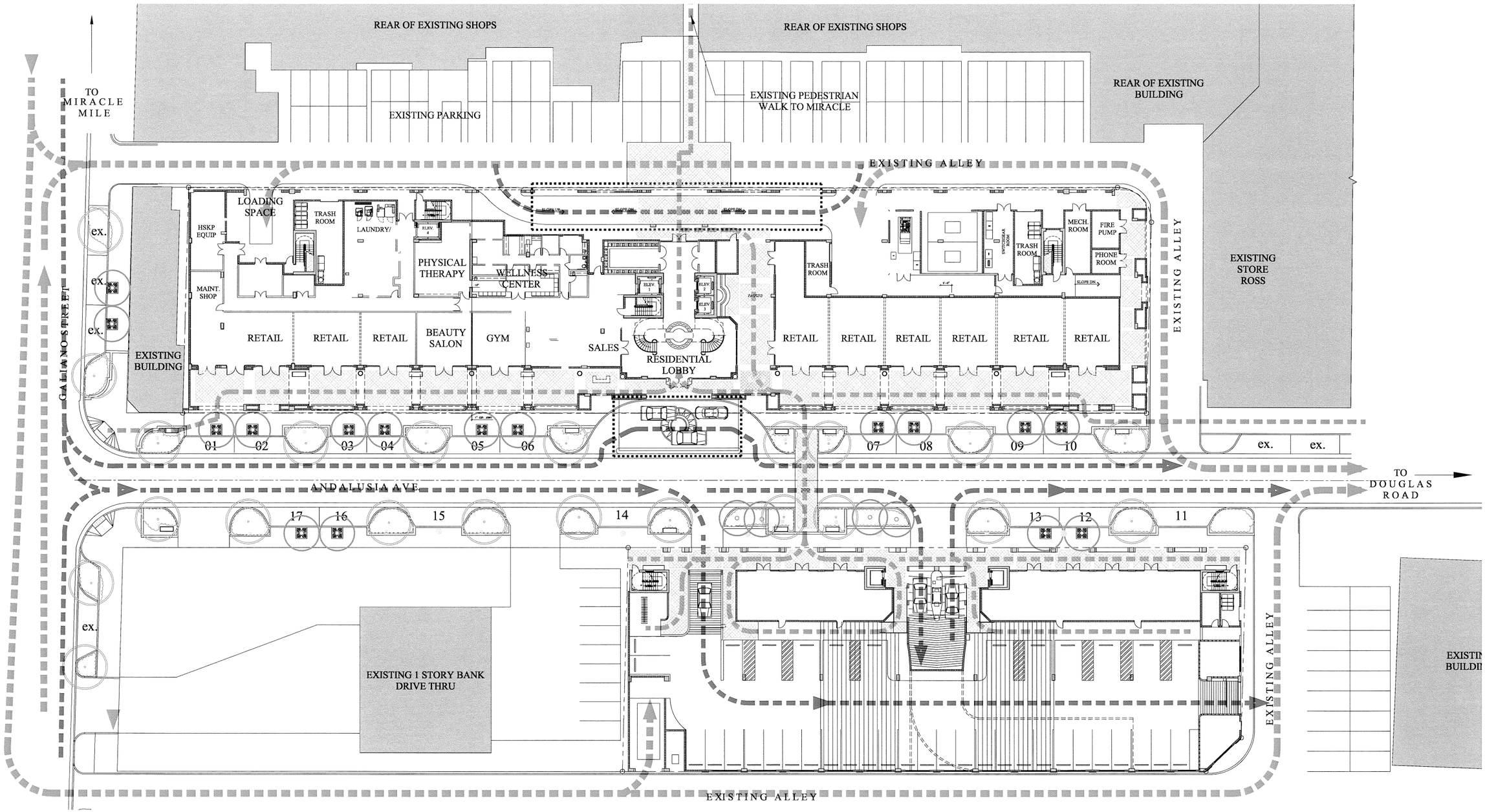


Entry into Garage along Andalusia Avenue

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The Palace - Coral Gables

Main Building
Elevation Details
Scale : NTS



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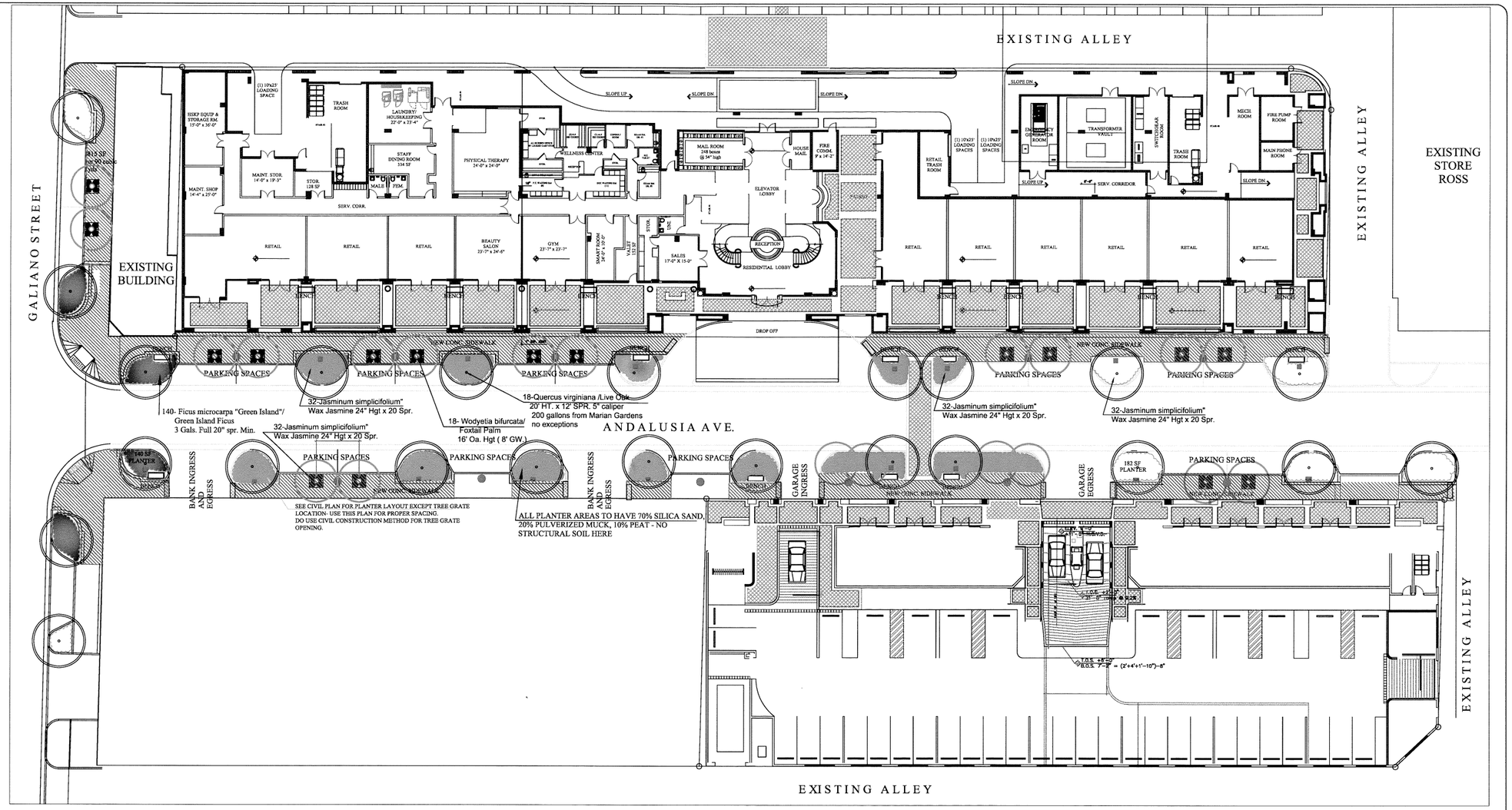
The Palace - Coral Gables

LEGEND:
CARS
TRUCKS
DROP OFF
ADA ACCESSIBLE ROUTE

N

Ground Floor Circulation Plan

Scale : 1" - 20'

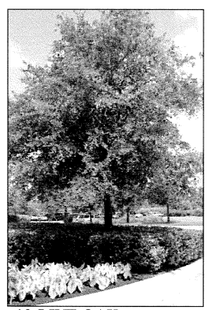


LANDSCAPE PLAN 1

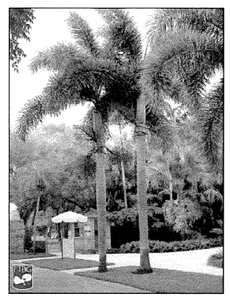
SCALE: 1/16" = 1'-0"

Plant Pallette

PROPOSED TREES, PALMS AND SHRUBS



13-LIVE OAK



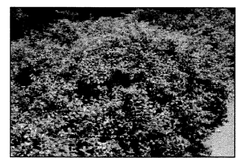
18-FOXTAIL PALMS



240-JUNIPER PARSONI



210-GREEN ISLAND FICUS



304-WAX JASMINE

MC
Mariano Corral
Landscape Architects, Site Planners & Golf Course Designers

PROJECT TITLE:
THE PALACE of Coral Gables, Florida

DRAWING TITLE:
SECOND LEVEL PLAN DIMENSIONING LAYOUT.

NORTH

SCALE: 1/8" = 1'-0"

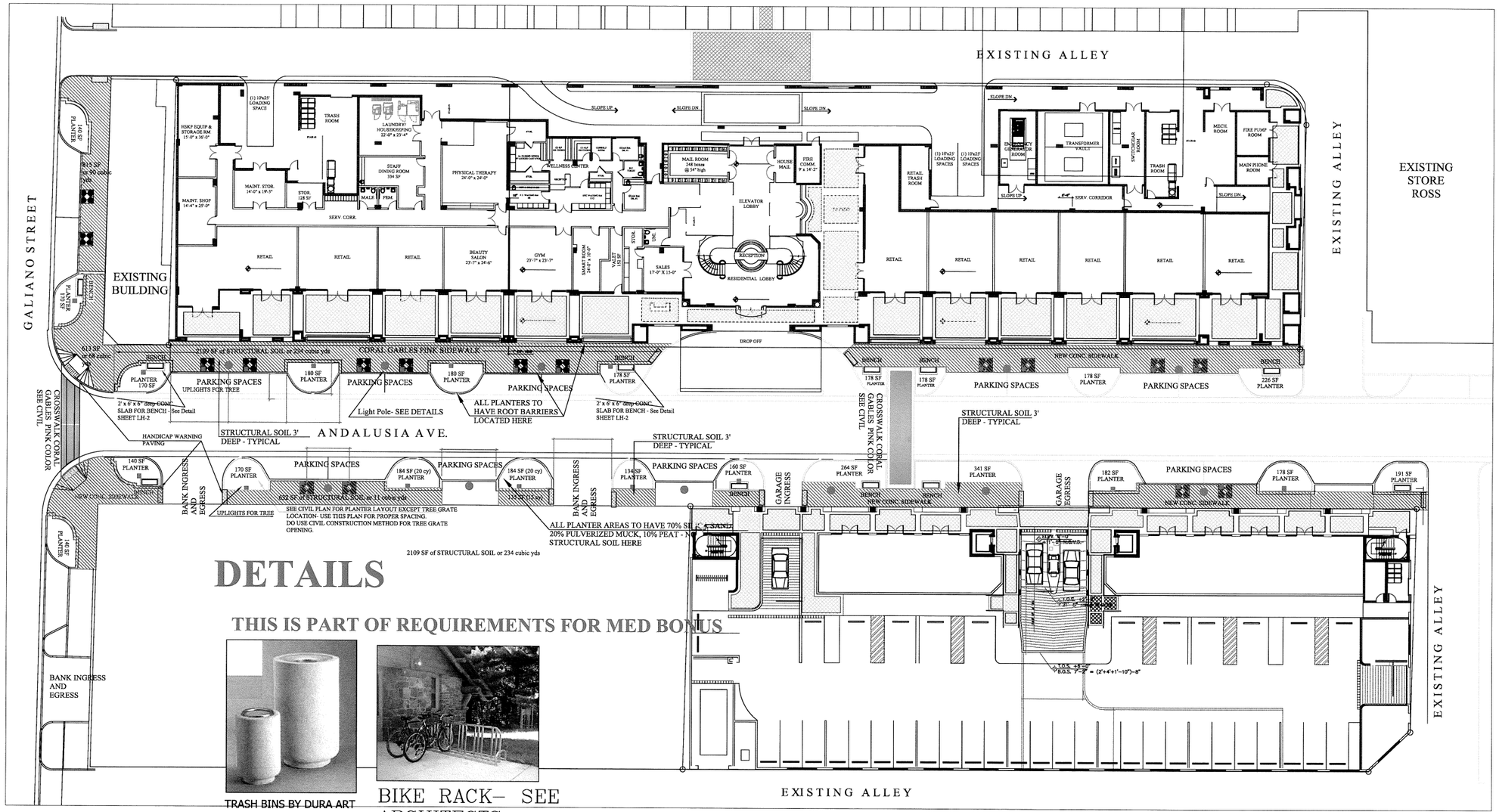
PROJECT NUMBER 136-2007

DATE: 12-08-08

SHEET NUMBER: **LP-1**

OF:

3001 SW 109 Court
Miami, Florida 33165
Tel. (305) 551-1262
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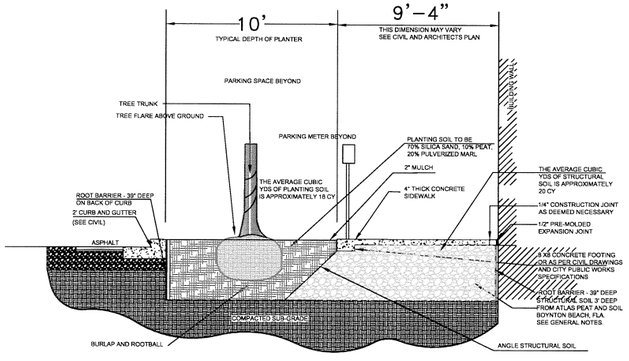


DETAILS

THIS IS PART OF REQUIREMENTS FOR MED BONUS

TRASH BINS BY DURA ART STONE

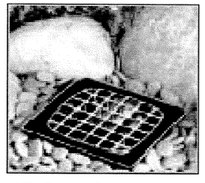
BIKE RACK– SEE ARCHITECTS PLAN FOR LOCATION



TREE INSTALLATION BULB OUT PLANTER
NTS



UPLIGHTS FOR TREES in large planters



KIM Tree Uplight -150 WATT c54 for each PALM GRATE by Dura Art Stone . See electrical plans



STRUCTURAL SOIL



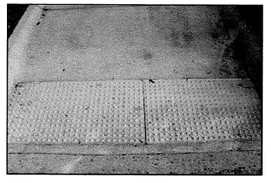
BIOBARRIER AGAINST CURB AND BUILDING W/ STRUCTURAL SOIL



TYPICAL COMPACTION FOR CONCRETE SIDEWALK INSTALLATION

HARDSCAPE PLAN

SCALE: 1" = 20'



HANDICAP WARNING PAVEMENT–SEE CIVIL FOR DETAILS

PROPOSED CORAL GABLES STREET LIGHT. THE BASE WILL HAVE A HISTORICAL BASE-PUBLIC WORKS WILL HAVE DETAILS. THE ABOVE PHOTO IS SIMILAR. DEVELOPER TO FOLLOW CITY OF CORAL GABLES PONCE DE LEON MASTER PLAN FOR THE PROPER LIGHT DETAILS. DO NOT ASSUME
IT IS THE TYPICAL CORAL GABLES LIGHT POLE.

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DEC 15,2008

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Mariano Corral
Landscape Architects, Site Planners & Golf Course Designers

PROJECT TITLE:
THE PALACE
of Coral Gables, Florida

DRAWING TITLE:
SECOND LEVEL PLAN
DIMENSIONING LAYOUT.

NORTH

SCALE: 1/8" = 1'-0"

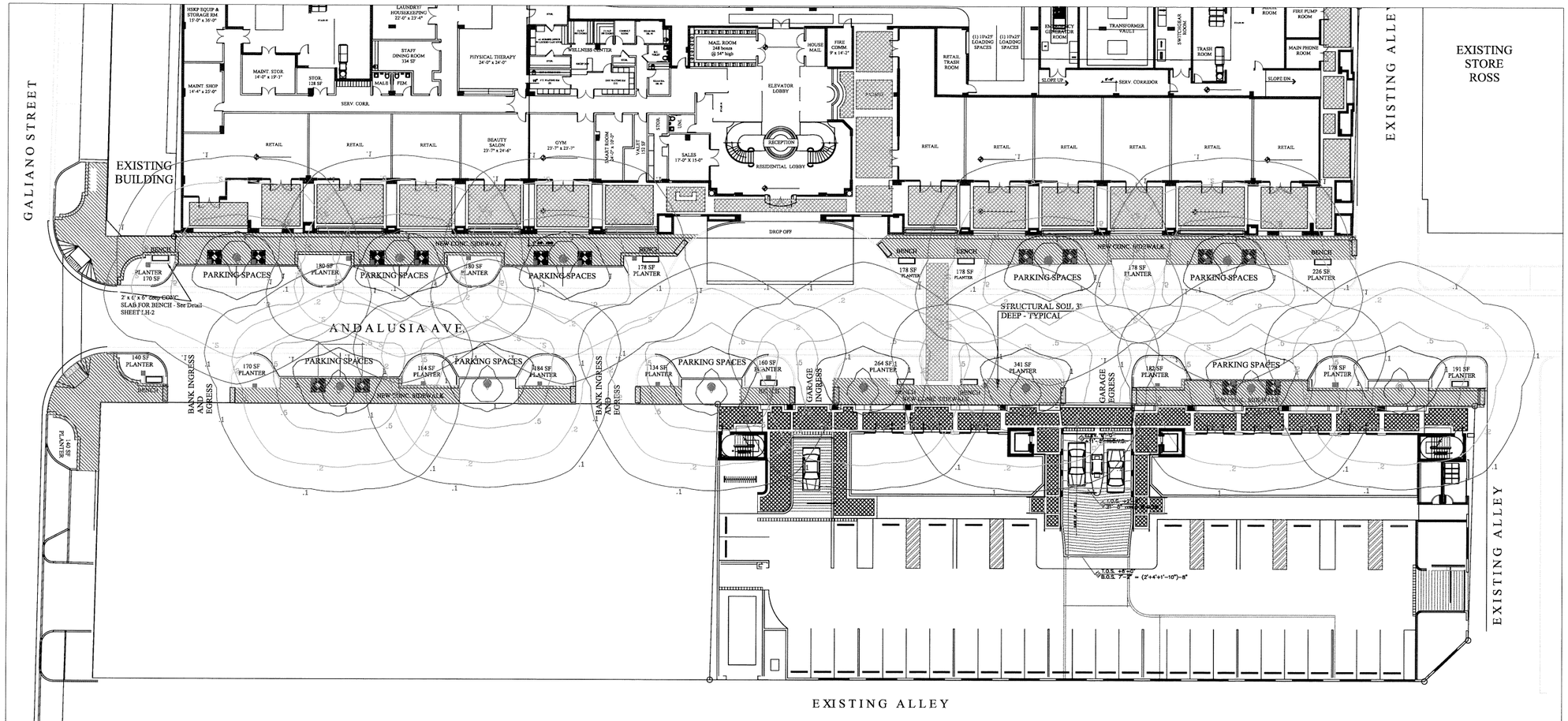
PROJECT NUMBER 136-2007

DATE: 12-08-08

SHEET NUMBER: LH-1

OF:

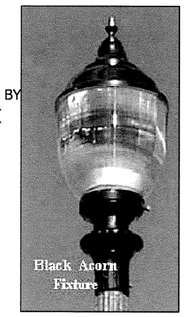
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Fax (305) 229- 4166
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LIGHTING PLAN

SCALE: 1" = 20'

WASHINGTONIA FPL LIGHT FIXTURE. CONTACT FPL FOR PHOTOMETRICS AND SPECIFICATIONS. SEE ELECTRICAL PLANS BY ENGINNEER FOR WIRING CONNECTIONS.(BLACK FINISH POLE COLOR)



175 WATT METAL HALITE WITH TYPICAL LENS

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DRAWING TITLE:
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NORTH

SCALE: 1/8" = 1'-0"

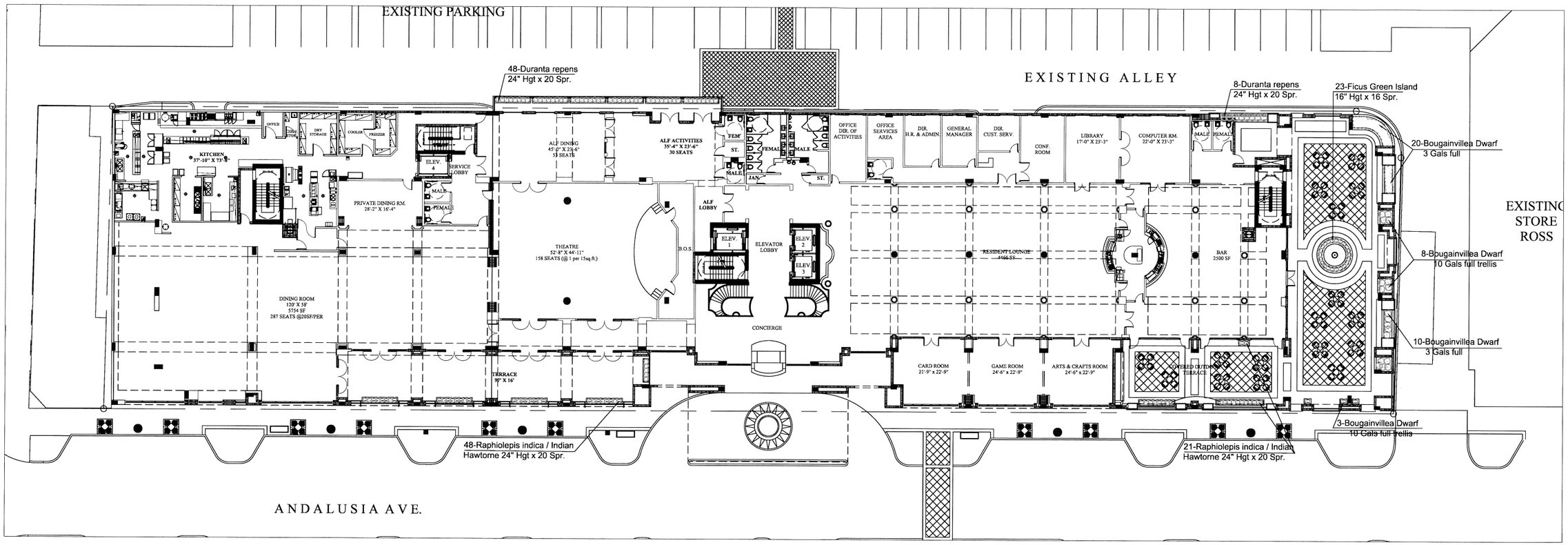
PROJECT NUMBER 136-2007

DATE: 12-08-08

SHEET NUMBER: LL-1

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SECOND FLOOR LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

Plant Pallette

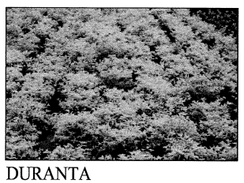




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DRAWING TITLE:
SECOND LEVEL PLAN
DIMENSIONING LAYOUT.

NORTH

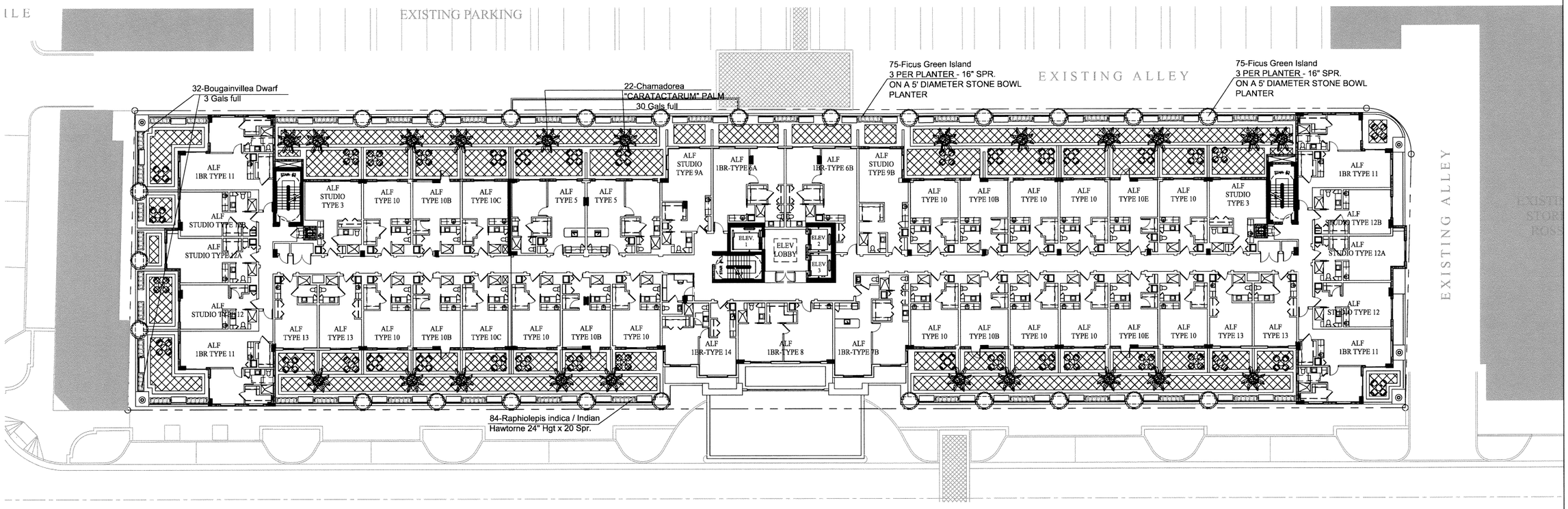
SCALE:
1/8" = 1'-0"

PROJECT NUMBER
136-2007

DATE:
12-08-08

SHEET NUMBER:
LP-2
OF:

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THIRD FLOOR LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

Plant Pallette



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PROJECT TITLE:
THE PALACE
of Coral Gables, Florida

DRAWING TITLE :
SECOND LEVEL PLAN
DIMENSIONING LAYOUT.

NORTH

SCALE:
1/8" = 1'-0"

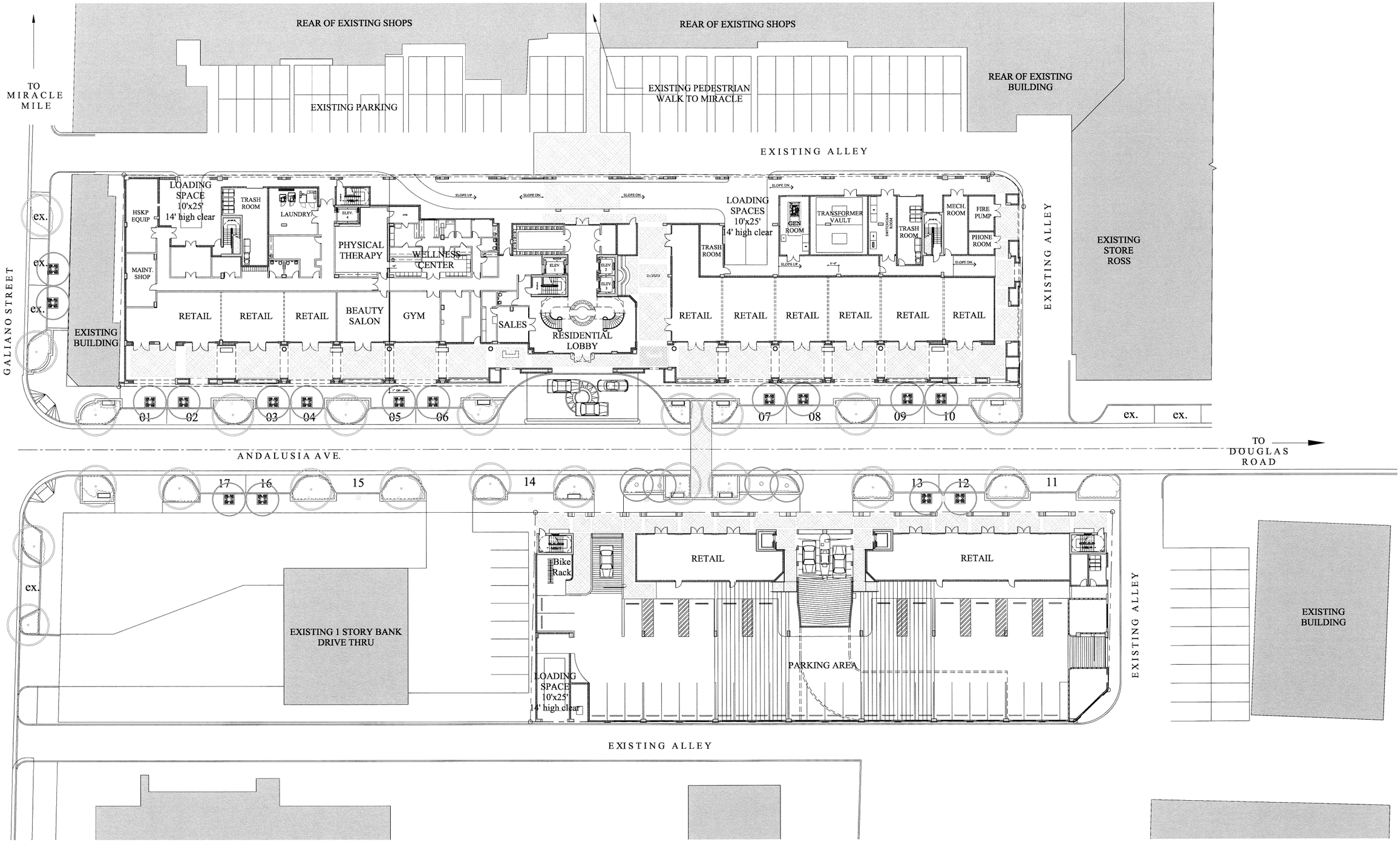
PROJECT NUMBER
136-2007

DATE:
12-08-08

SHEET NUMBER:
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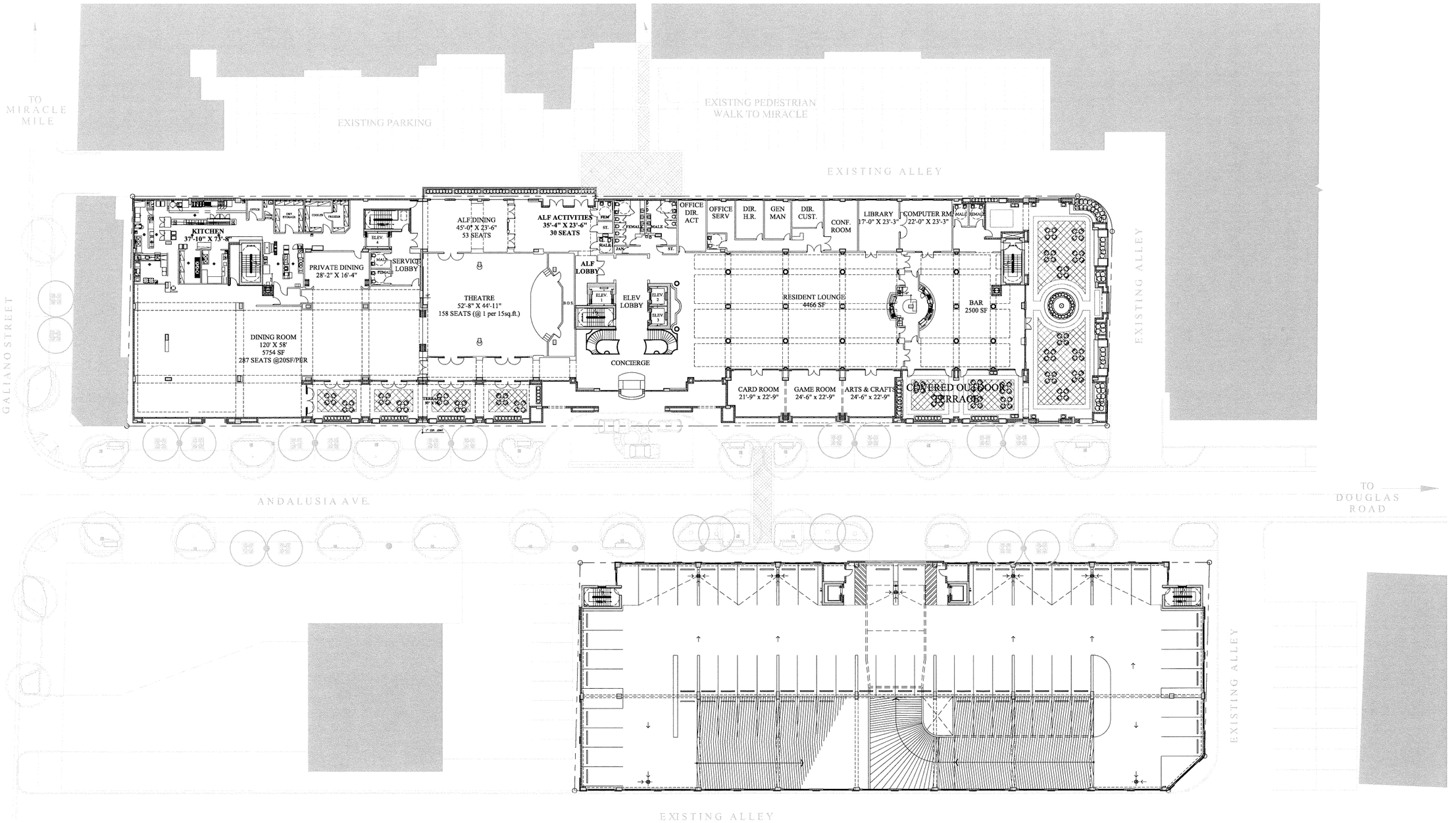
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The Palace - Coral Gables

N

Ground Floor
Floor Plan

Scale : 1" - 20'

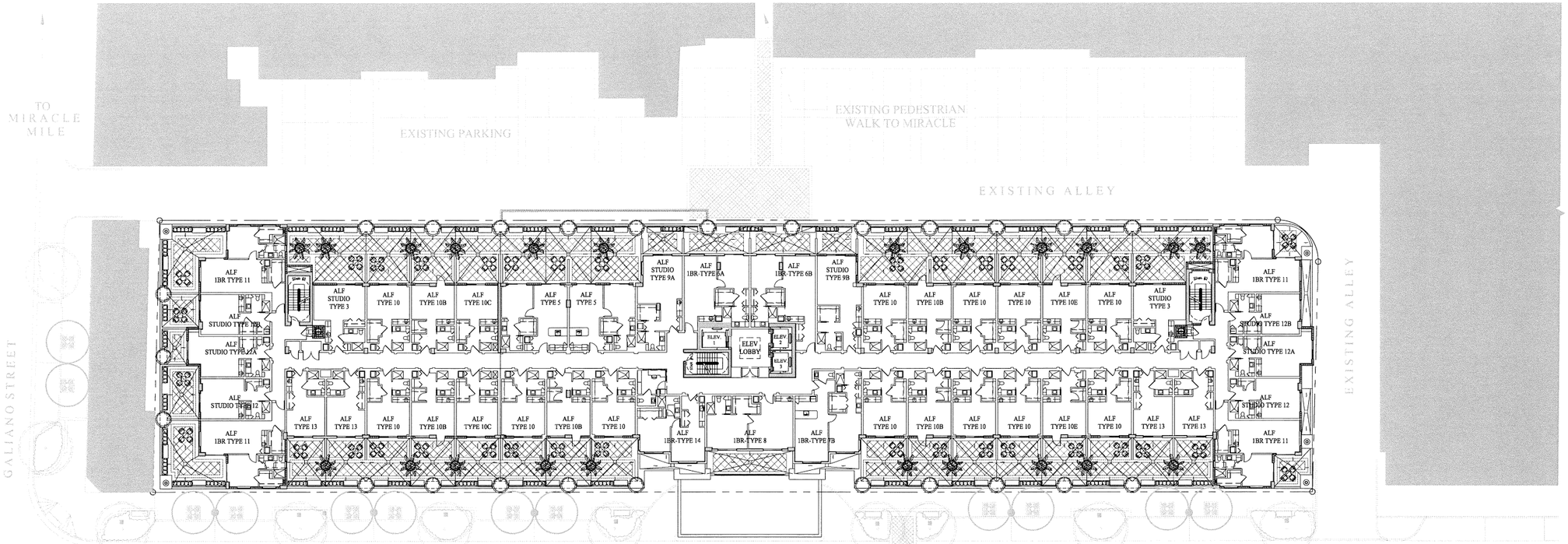


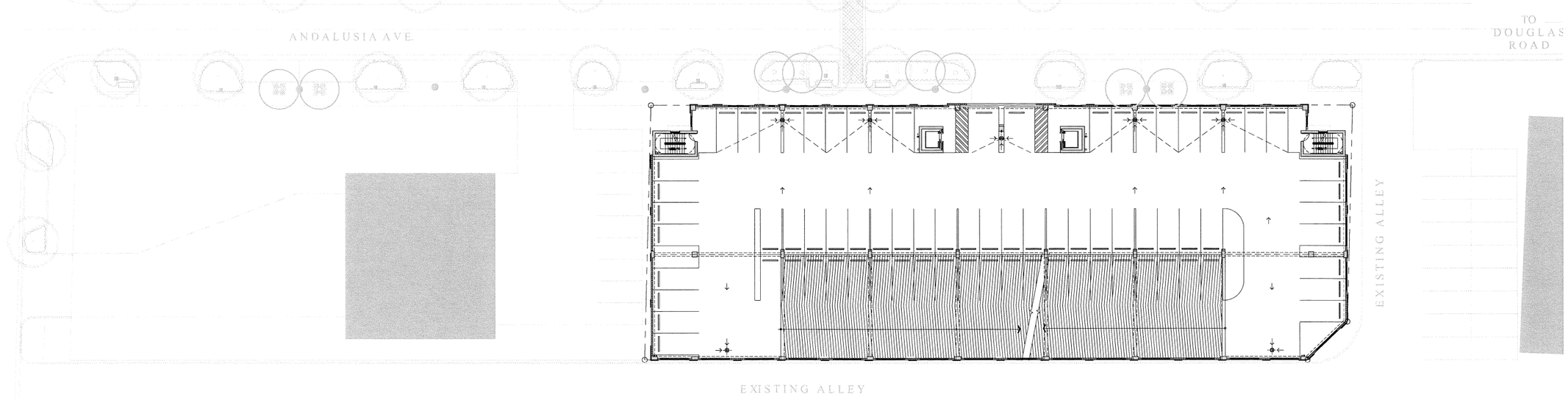
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Second Floor
Floor Plan
Scale : 1" - 20'



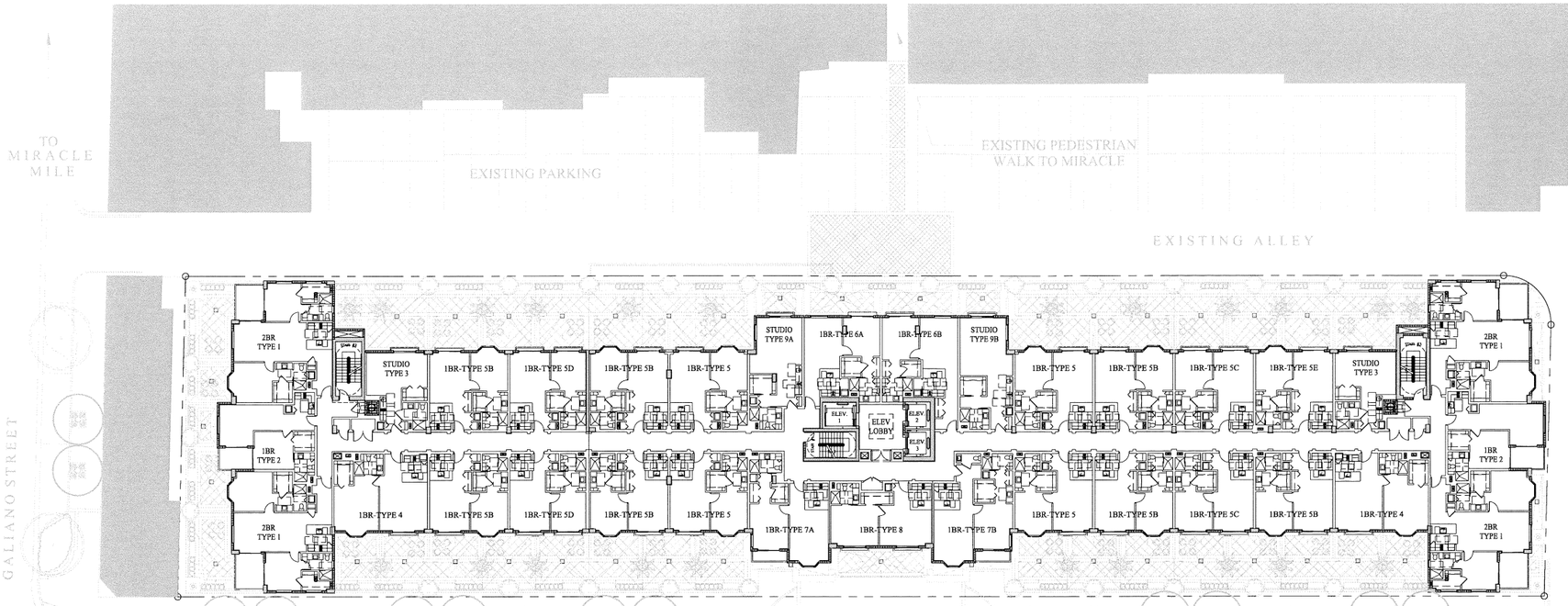


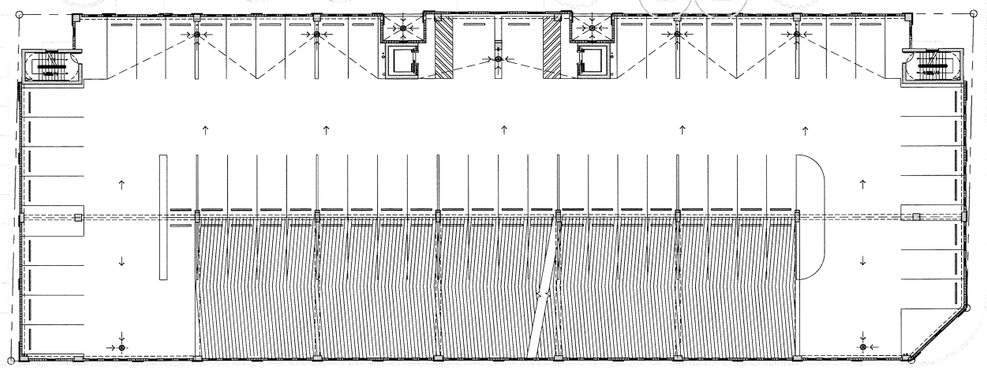
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3rd Floor Plan
3rd Floor Parking Level

Scale : 1" - 20'





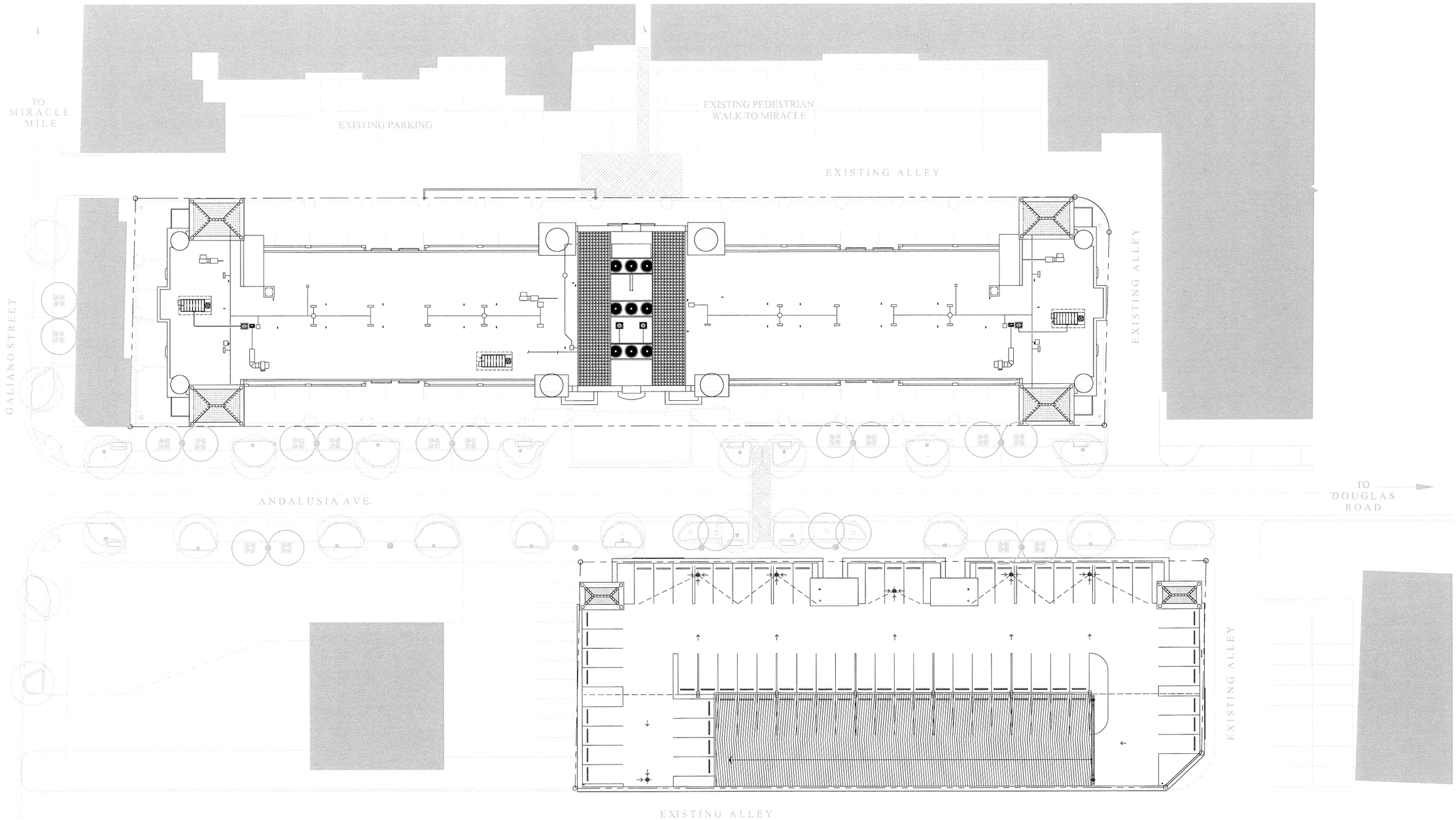
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4th-9th Level
4th-7th Level Parking

Scale : 1" - 20'



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Roof Level Plan
Roof Parking Plan

Scale : 1" - 20'

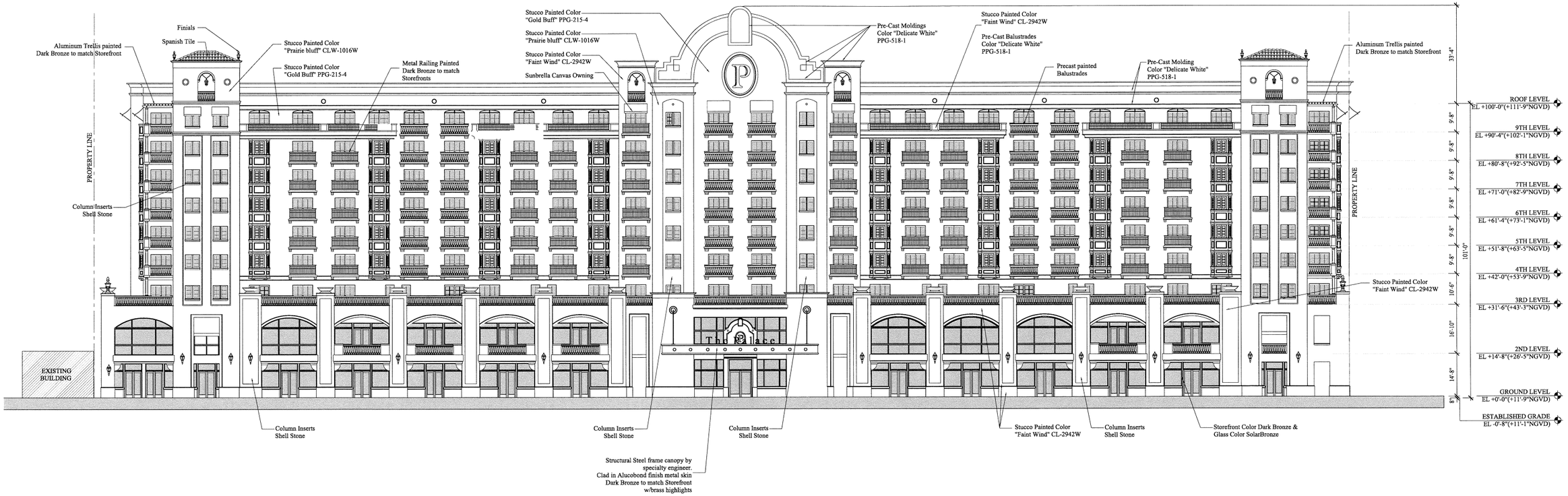


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The Palace - Coral Gables

Main Building
South Elevation

Scale : 1/16" - 1'-0"

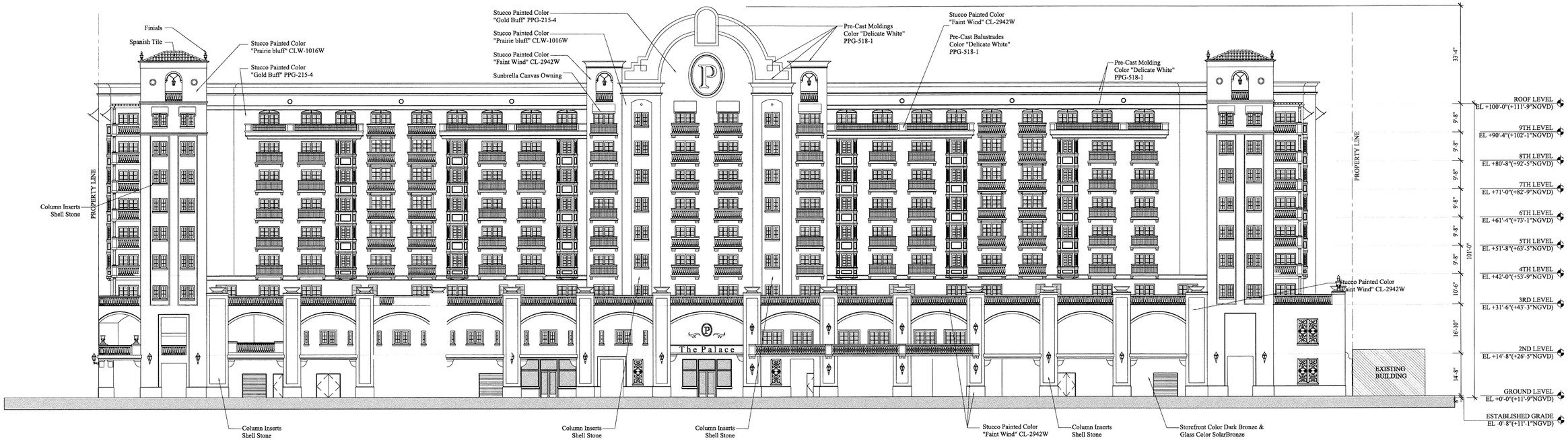


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The Palace - Coral Gables

Main Building
South Elevation

Scale : 1/16" - 1'-0"

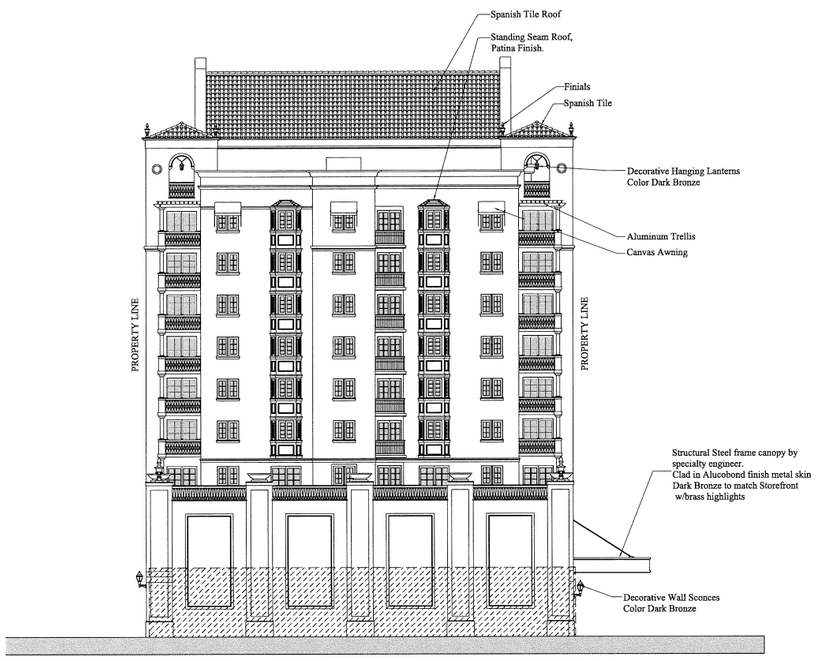


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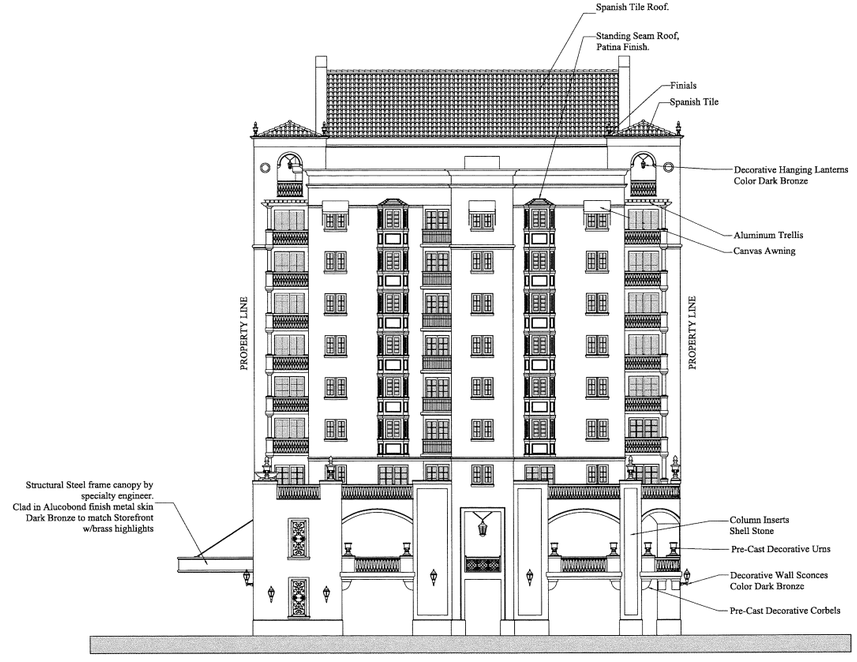
The Palace - Coral Gables

Main Building
North Elevation

Scale : 1/16" - 1'-0"



West Elevation



East Elevation

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The Palace - Coral Gables

Main Building
East & West Elevations

Scale : 1/16" - 1'-0"

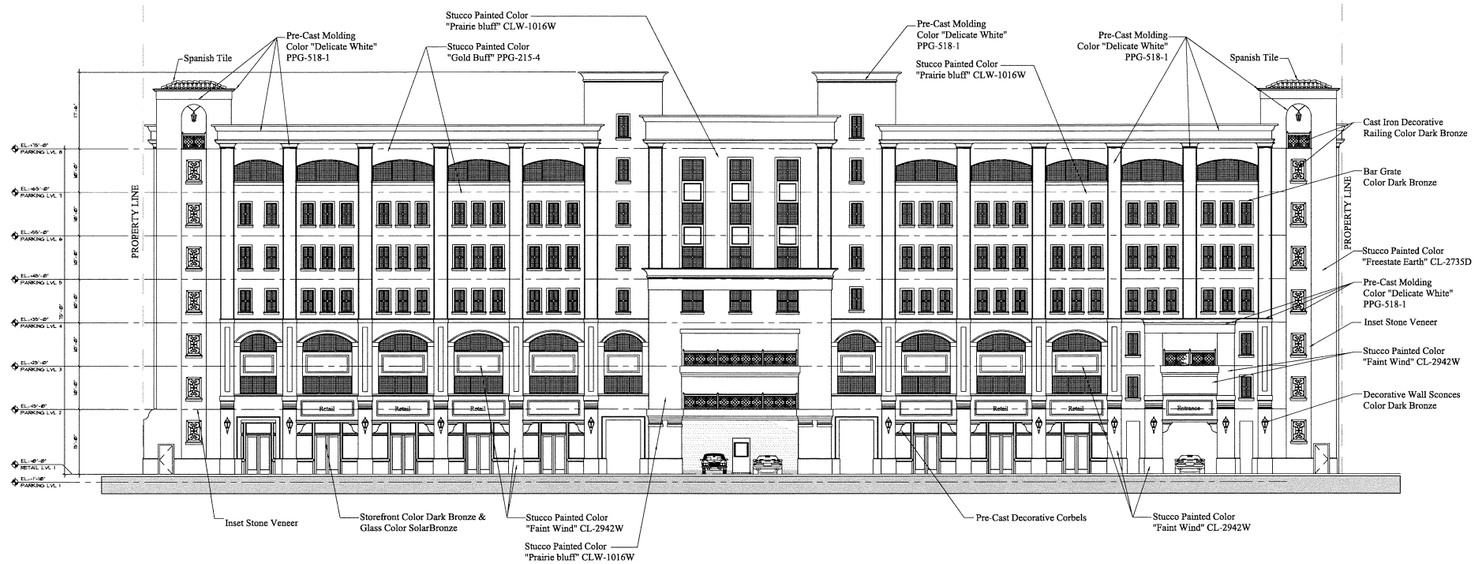


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The Palace - Coral Gables

Garage Building
North Elevation

Scale : 1/16" - 1'-0"

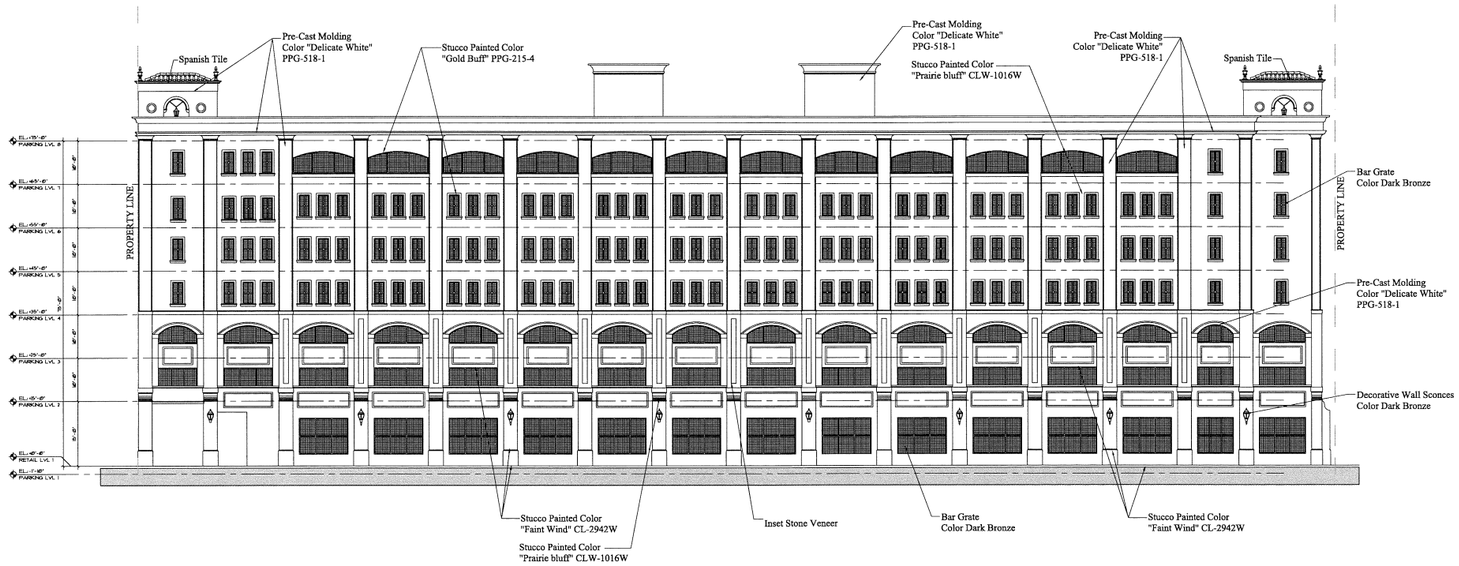


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Garage Building
North Elevation

Scale : 1/16" - 1'-0"



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The Palace - Coral Gables

Garage Building
South Elevation

Scale : 1/16" - 1'-0"



West Elevation



East Elevation

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Garage Building
East & West Elevations
Scale : 1/16" - 1'-0"



Parking Building

Main Building

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The Palace - Coral Gables

Street Section
Westward View

Scale : 1/16" - 1'-0"

Construction Narrative

Fullerton Diaz ARCHITECTS

PROJECT: THE PALACE (Project #20607)

Preconstruction **April 2009 – November 2009 *(7 months)***

1. Setup field office on Miracle Mile location. Office has direct access to site via abutting alley.
2. Preconstruction meetings to be setup with City Departments.
3. Improvements of water main to be completed under separate permit prior to commencement of vertical construction of main buildings.
4. FPL overhead line relocations to be completed under separate permit prior to commencement of buildings.
5. Abandonment of all electrical lines and setup of temp power to be coordinated with FPL.
6. All underground lines and services to be verified and disconnected.

Stage I **November 2009 – November 2010 *(12 months)***

1. Demolition and clearing of Melody Inn and City surface parking lot to be completed.
2. Temp utilities on site to be setup. Temp power poles to be set up if required for adjoining neighbors.
3. Installation of new underground and overhead line removals for FPL lines along alley to commence.
4. Staging area and storage to be setup in existing garage.
5. Balance of city structure parking garage to remain in operation.
6. Commencement of main building construction. Construction to begin within first 3 months of Stage.

Stage II **November 2010 – November 2011 *(12 months)***

1. Upon shell completion and dry in of main building field office is to be moved into the ground floor of the main building “retail area”. Area to be used for staging and storage.
2. Demolition and clearing of existing garage.
3. Temp utilities on site to be setup.
4. Underground utilities from existing pole to new pad mount transformer location that will be located within the new building.
5. All underground sanitary lines, grease traps and other laterals to be removed and capped.
6. Staging area in garage to remain in effect until both structures are completed.
7. Commencement of new City parking garage. Construction to begin within first 3 months of Stage.

Additional Setup

1. Public sidewalk and on street parking along North side of Andalusia to be temporarily vacated for use in construction site.
2. Public sidewalk along South side of Andalusia to be diverted into protected walkway within on street parking lane during construction.
3. Primary main site entry to occur along West corner of site. Primary exit of site to occur at East corner of site adjacent to alleyway.

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