

City Commission Submission

Second Reading

June 2nd, 2009



The Palace - Coral Gables





The Palace - Coral Gables





The Palace - Coral Gables





The Palace - Coral Gables



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 (180 for Commercial High Density)	243 UNITS	NA
BUILDING HEIGHT:	190'-6" (Commerical High Density)	101'	75'-4" (97' allowable Commerical Mid Density)
ARCHITECTURAL ELEMENT:	63'-6" (6 of Allowable Height)	63'-6"	25' (4 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 (On site for PAD)	14,050 sq.ft. 20% Open Urban space as per PAD	20,418 sq.ft.	268 sq.ft.
LANDSCAPE (off-site/Public Right of Way)	To comply with Commercial District req. and Streetscape Master Plan	Refer to Landscape Drawings (Design has been coordinated with Public Works)	Refer to Landscape Drawings (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 (4 space per every unit x 243 units)	122 (4 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

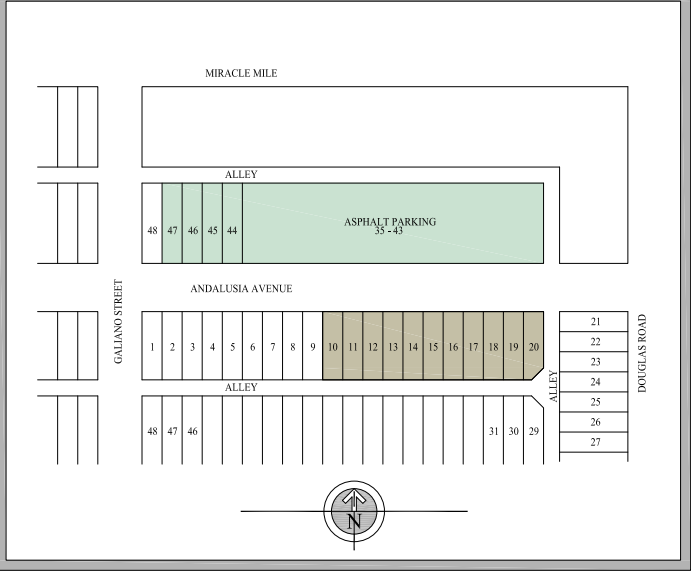
Folio No. 03 4117 005 1120
03 4117 005 1070
Zoning: CB (existing)

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 REPEAT 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.

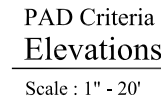
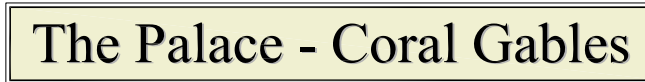
PARCEL B
Lots 15, thru 20, Block 5, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida.
Lots 10, thru 14, Block 5, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book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

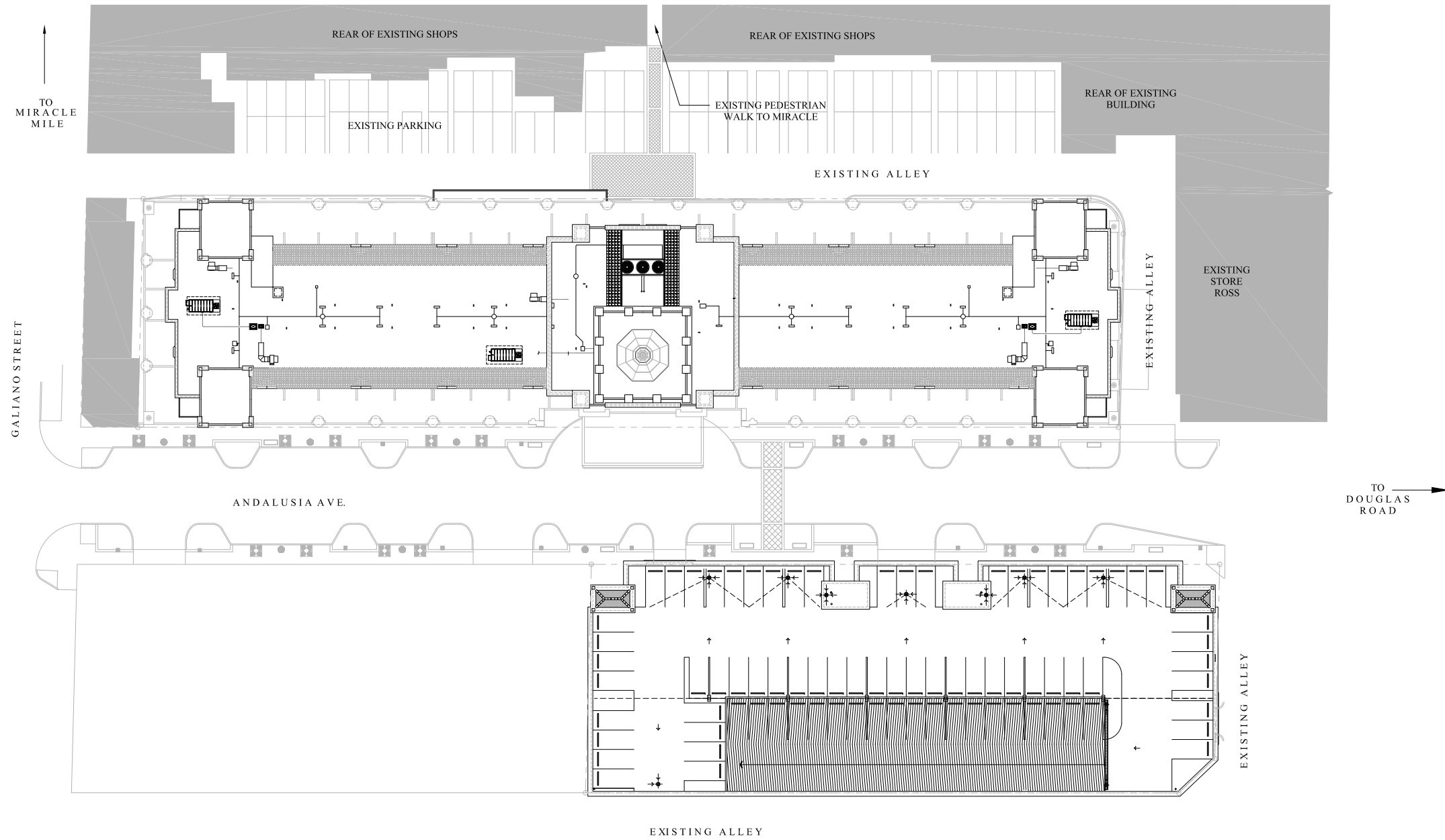
PARCEL C
Lots 43, thru 47, Block 4, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida.

LOCATION MAP



PAD Minimum Development Standards - Exemptions		
Section 8, Subsection 100.02		
Item	Sub-Section	Description
		Compliance Response
1	a)	Project demonstrates that it will not result in a localized or cumulative adverse effect on the environment, and that the project will not require any additional permits or approvals to be completed.
2	a)	Completion of the PAD will not require any additional permits or approvals to be completed.
3	a)	The project will not require any additional permits or approvals to be completed.
4	a)	A statement of the non-compliance process will be completed.
5	a)	The non-compliance process will not result in the following designations:
6	a)	Commercial zone designation and commercial zoning designation.
7	a)	Industrial zone designation and industrial zoning designation.
8	a)	The proposed non-compliance process will not result in the following designations:
9	a)	Proposed non-compliance process will not result in the following designations:





The Palace - Coral Gables



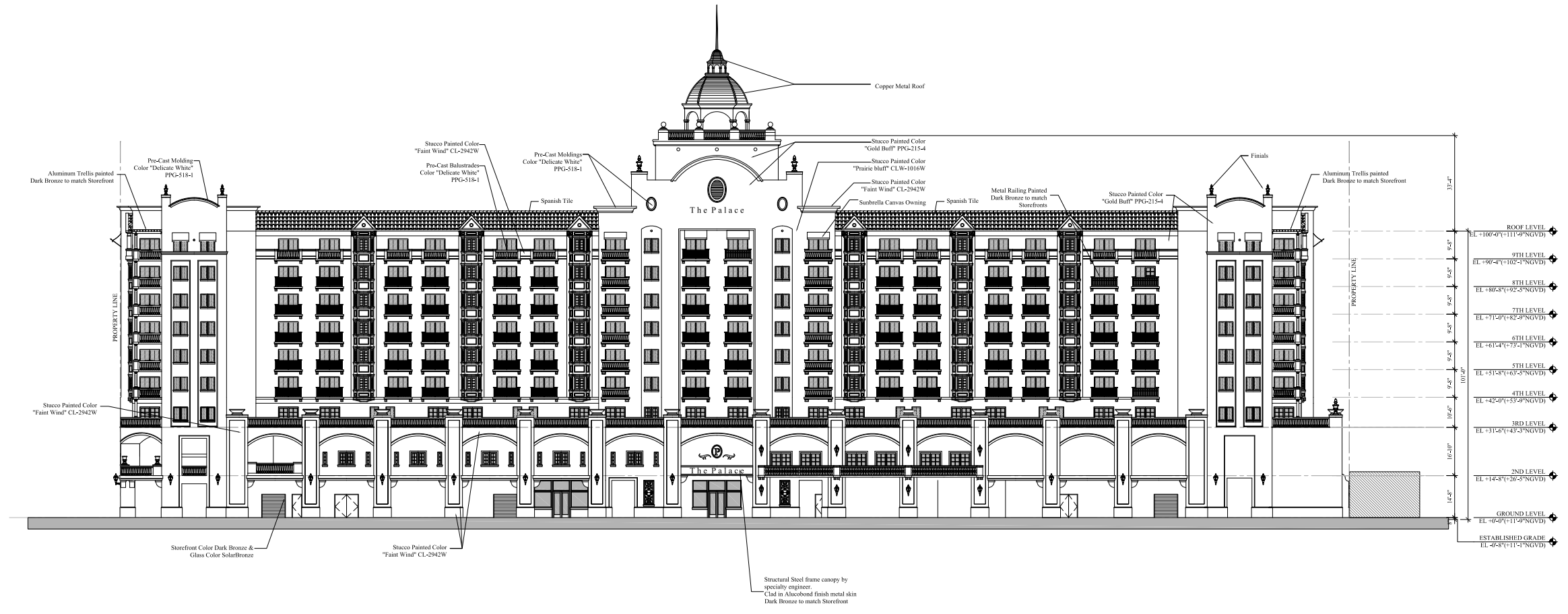


The Palace - Coral Gables



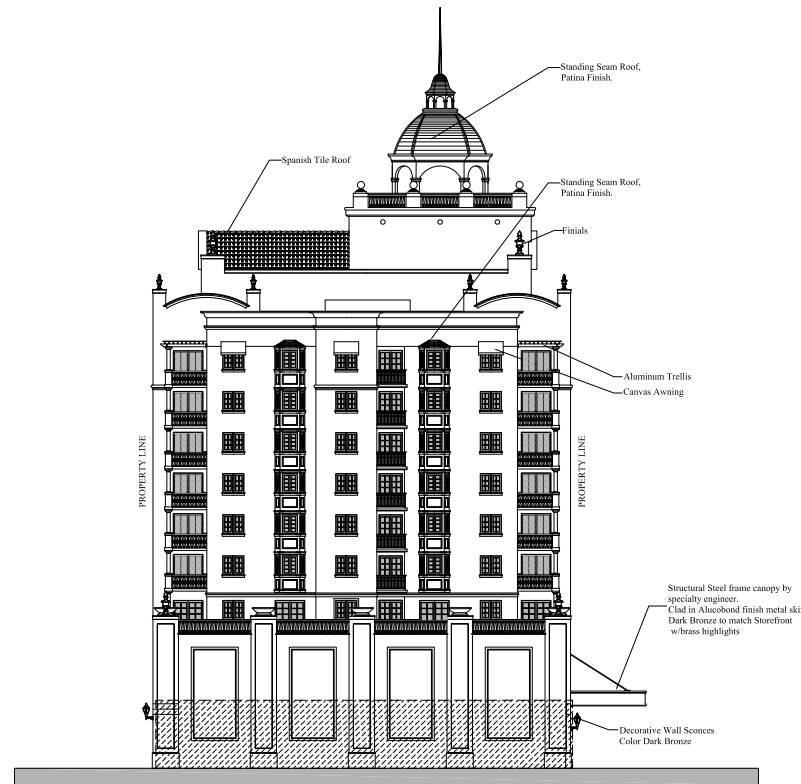
Main Building
 South Elevation

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

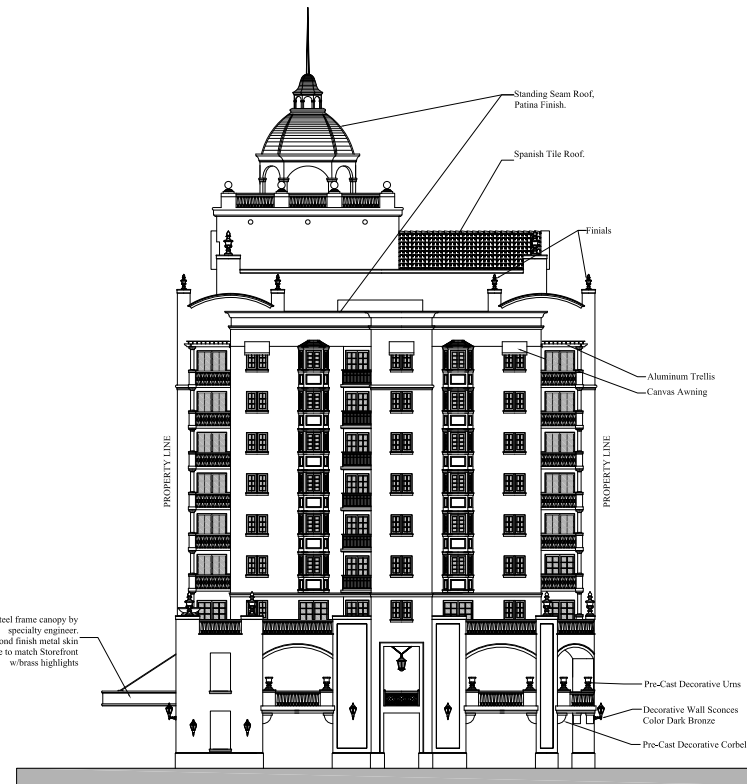


The Palace - Coral Gables





West Elevation



East Elevation





Parking Building

Main Building

