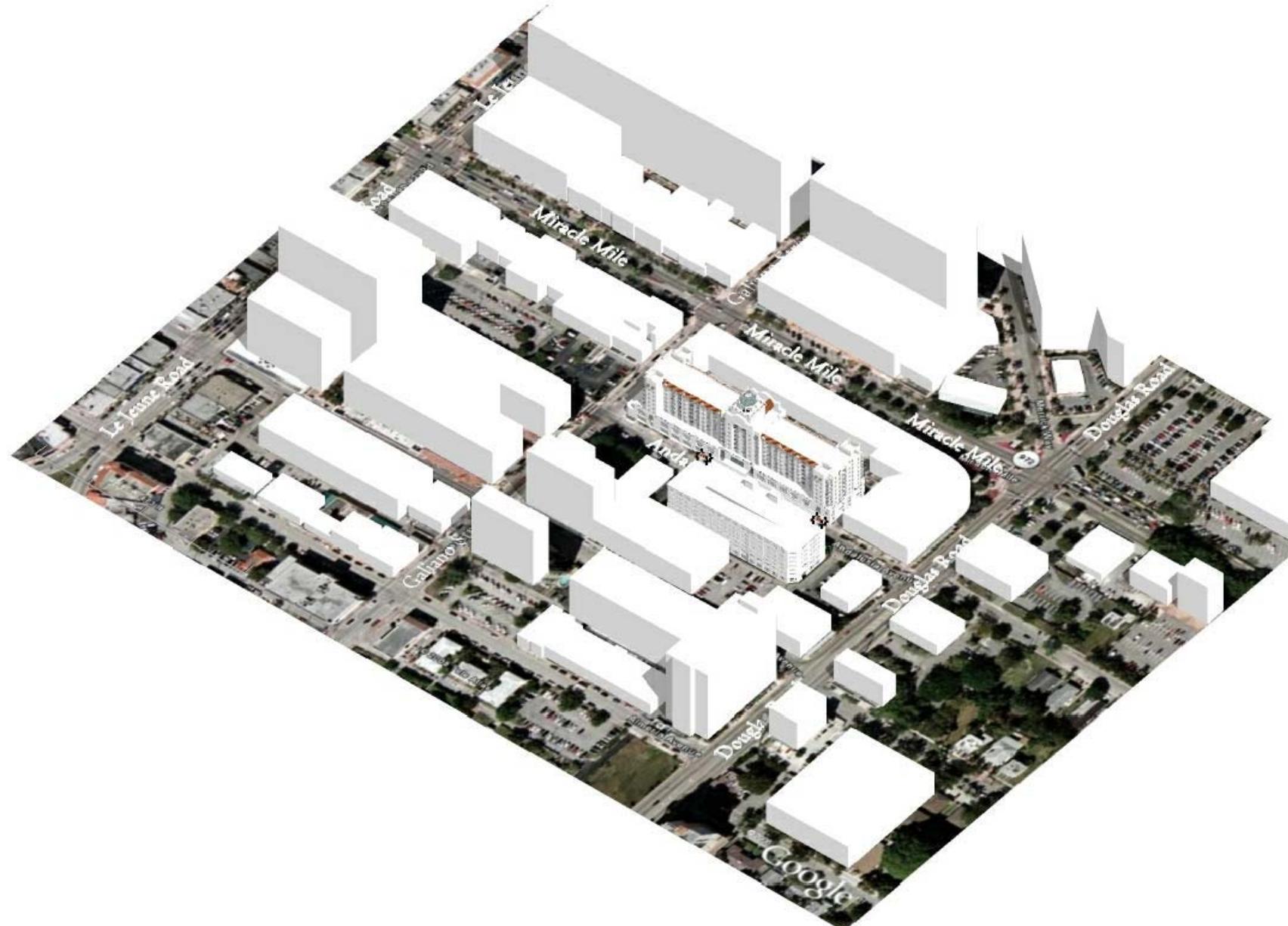


City Commission Submission
Second Reading
June 2nd, 2009



The Palace - Coral Gables



Massing Study
Massing Study View I



The Palace - Coral Gables



Massing Study
Massing Study View II



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 Amendment)		
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) 245,865 s.f.	3.5 MAX. 240,906 s.f.	3.5 MAX. 4,887 s.f.
UNIT DENSITY	290 UNITS 180 Units per Acre (180 for Commercial High Density)	243 UNITS	NA
BUILDING HEIGHT:	190'-6" (Commercial High Density)	101'	75'-4" (97' allowable Commercial 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	14,050 sq.ft. (On site for PAD)	20,418 sq.ft.	268 sq.ft.
	20% Open Urban space as per PAD		
LANDSCAPE	To comply with Commercial District req. (off-site/Public Right of Way)	Refer to Landscape Drawings	Refer to Landscape Drawings
		(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 (4 space per every unit x 243 units)	122 (4 space per every unit x 243 units)	NA
TOTAL:	549 parking spaces	565 parking spaces	16 (surplus parking provided)
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

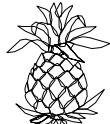
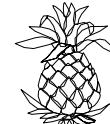
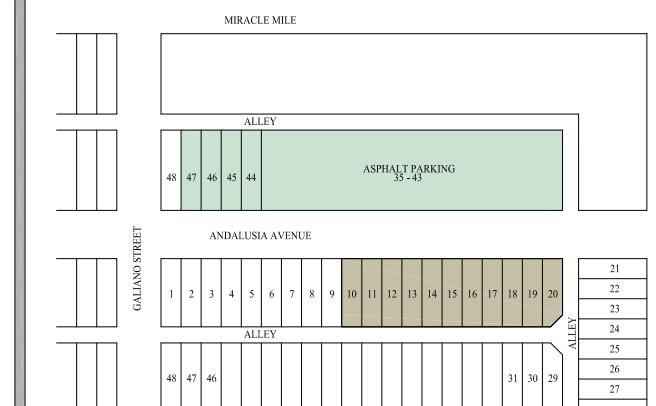
Zoning: CB (existing)

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.

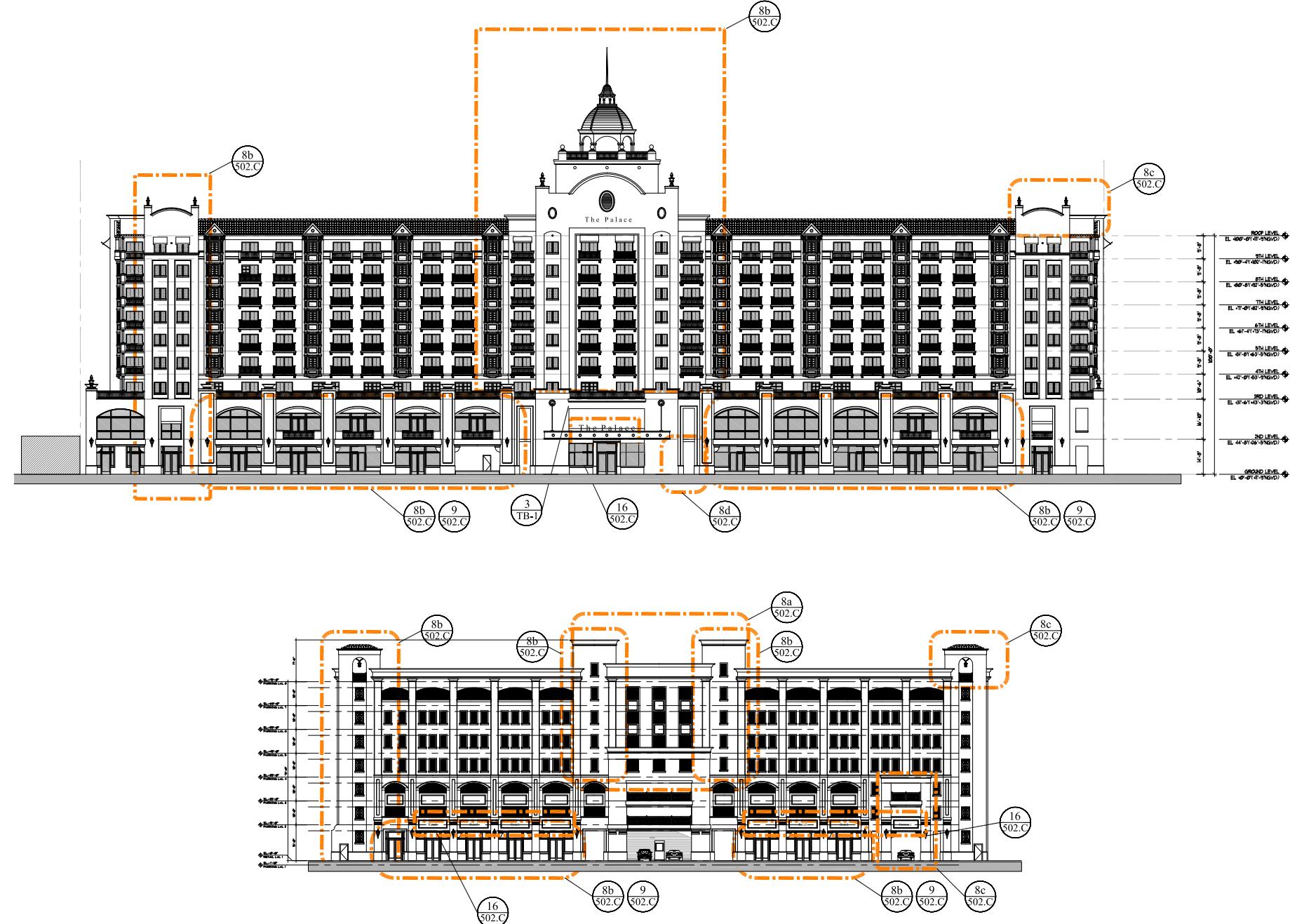
PARCEL B
Lots 35, thru 40, Block 5, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida.
Lots 10, thru 14, Block 5, "CORAL GABLES CRAFTS SECTION", according to the plat thereof, as recorded in Plat Book 10 at Page 30, of the Public Records of Miami-Dade County, Florida.

PARCEL C
Lots 45, 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



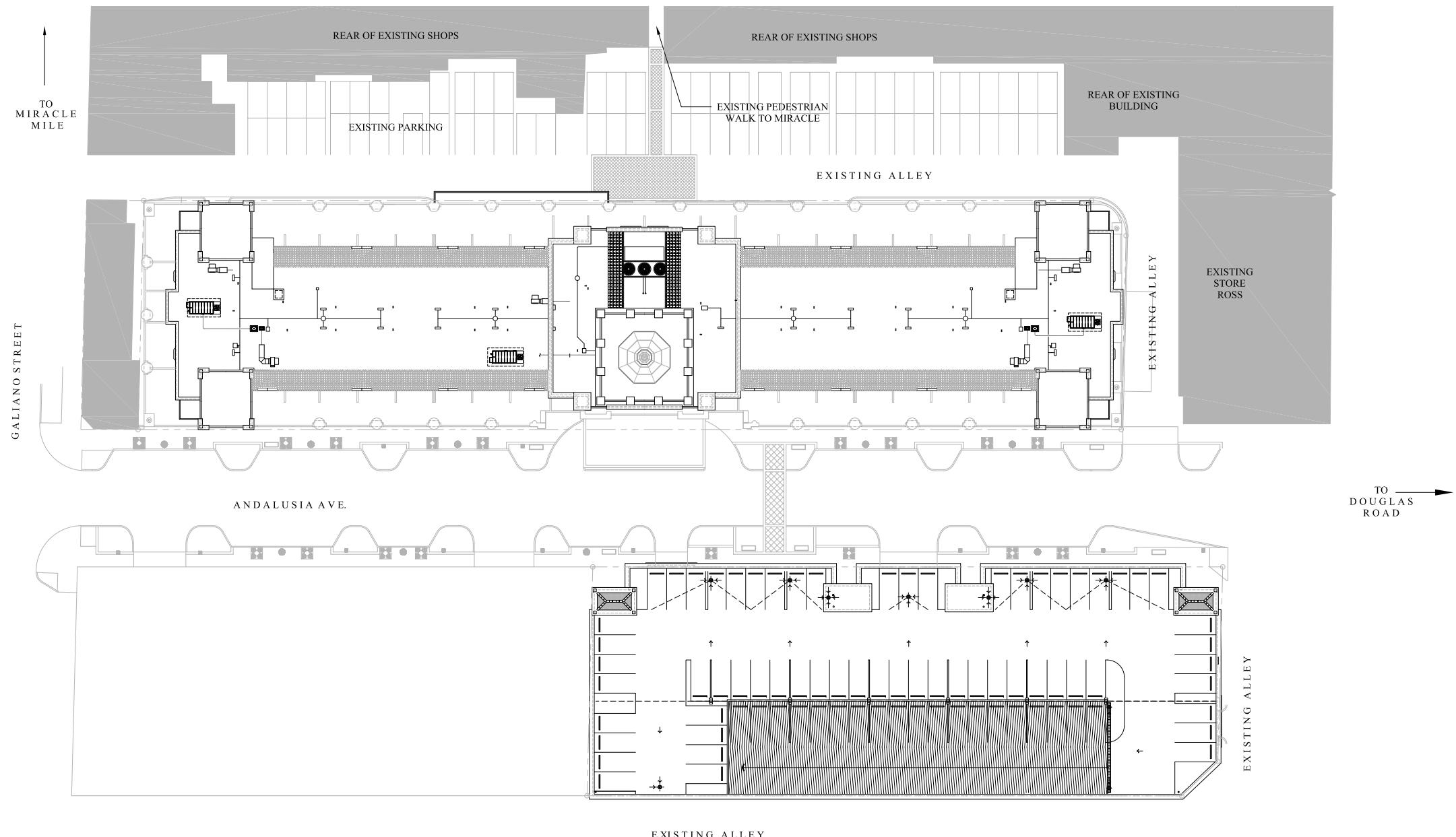
PAD Minimum Development Standards - Exemptions			
Section	Sub-section	Description	Compliance Response
1		Commercial buildings, including those located in urban areas, are exempted from permit requirements, and not required to be registered in the system, if they are not located in a flood-prone area.	Provide proof of elevation and location of the building, show that the building is not located in a flood-prone area, and provide a copy of the building permit and proof of elevation for review as an action.
2		Commercial buildings, including those located in urban areas, are exempted from permit requirements, and not required to be registered in the system, if the total gross square footage of the building is less than 10,000 square feet.	Provide proof of elevation and proof of location for review as an action.
3		If a building has no non-compliant parts, may be exempted from the system.	Provide to DNR and state plan provider.
4		The following non-compliant properties must have the following designations:	
	A	Commercial land use designations, and commercial zoning designations.	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.	NONCOMPLIANT
5		The following non-compliant parcels are not effluent limited and located out of one another:	
		Properties are approximately 70 feet apart from each other separated by nonhabited public roads.	Provide to DNR and state plan provider.



The Palace - Coral Gables

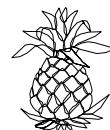
PAD Criteria Elevations

Scale : 1" - 20'



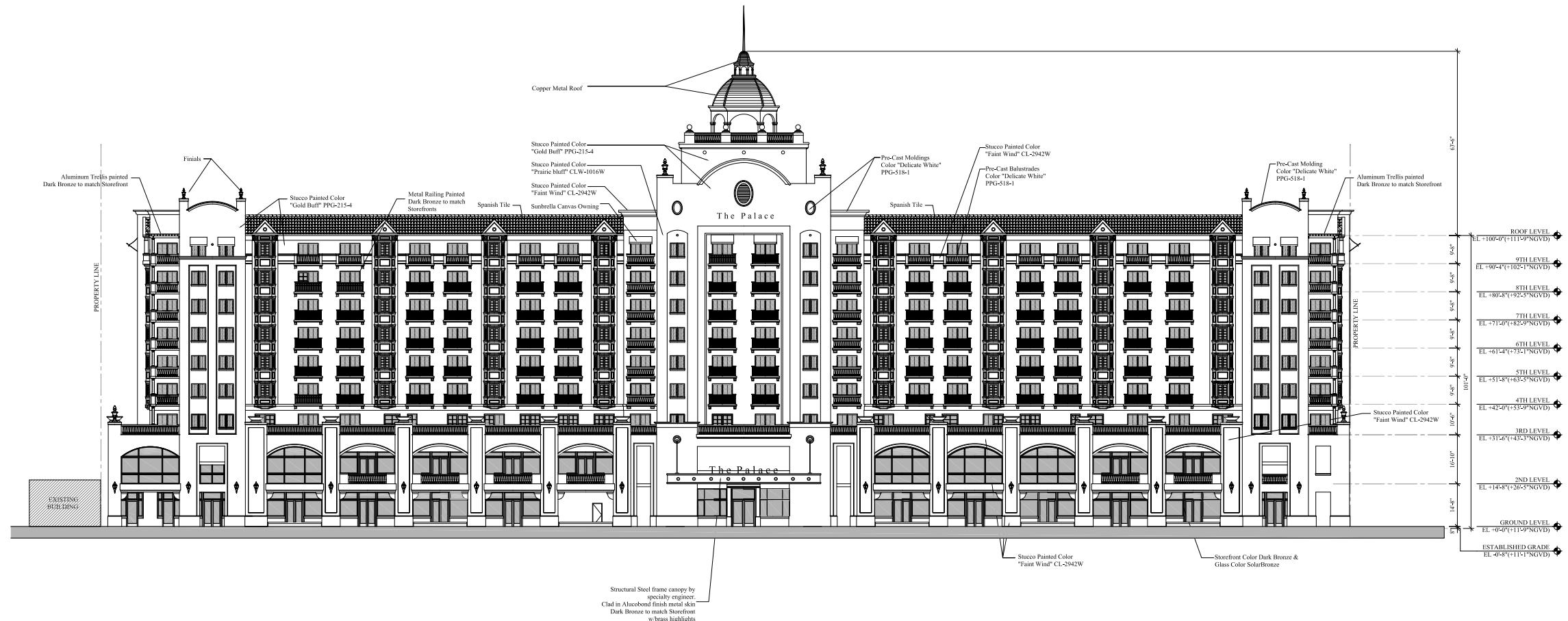


The Palace - Coral Gables



Main Building
South Elevation

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

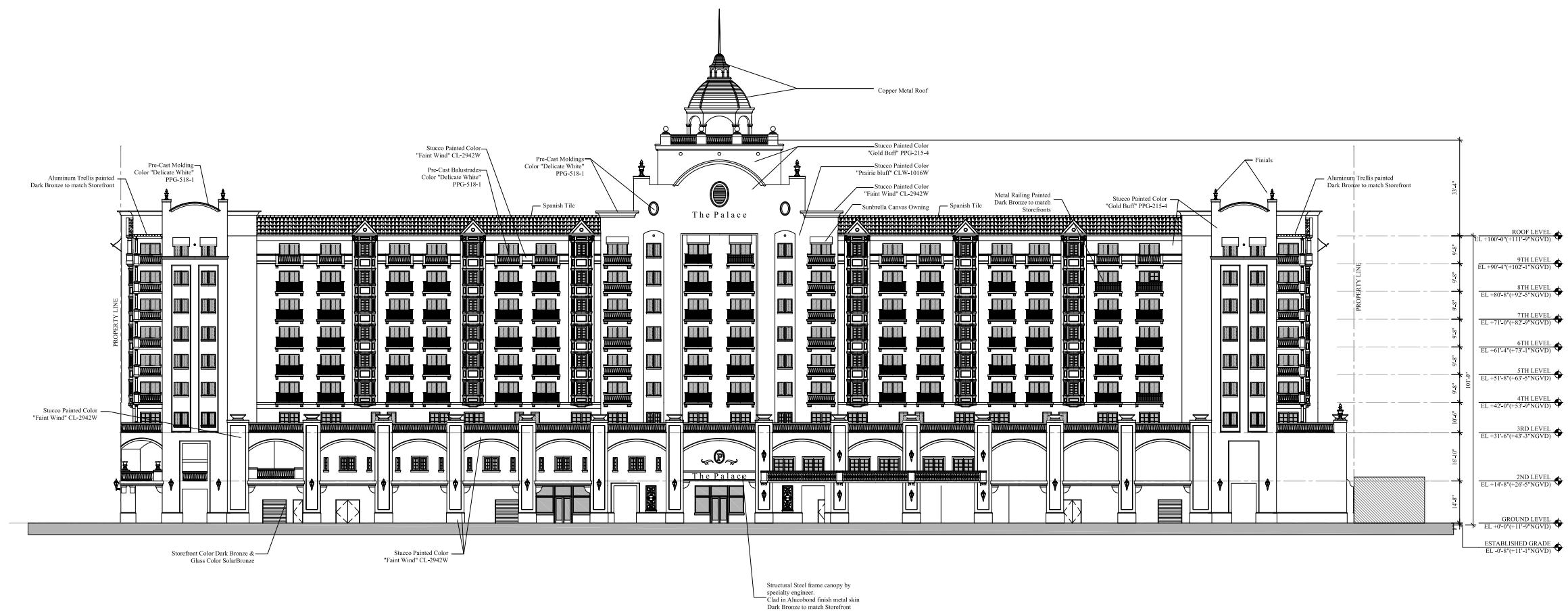


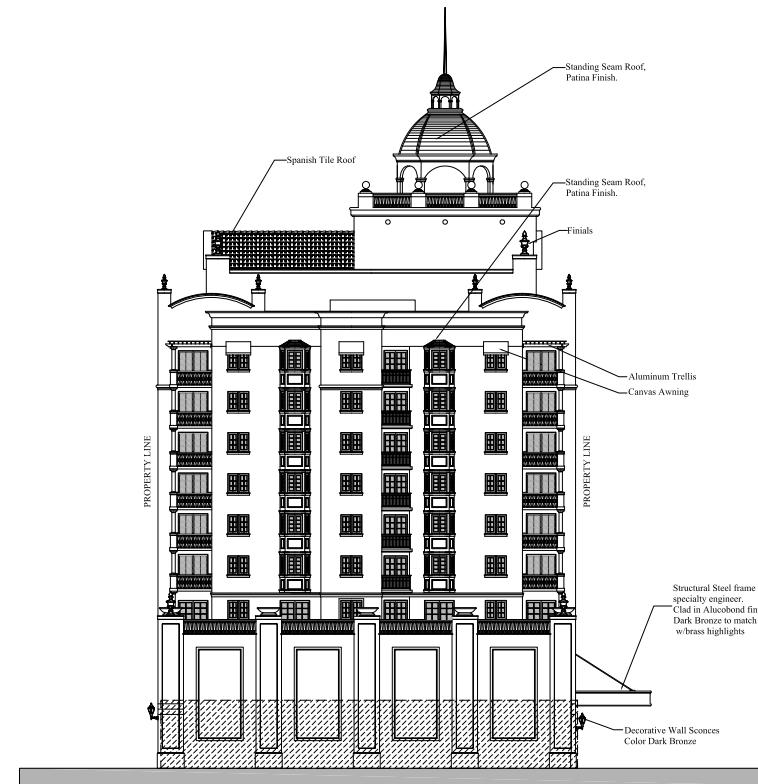
The Palace - Coral Gables



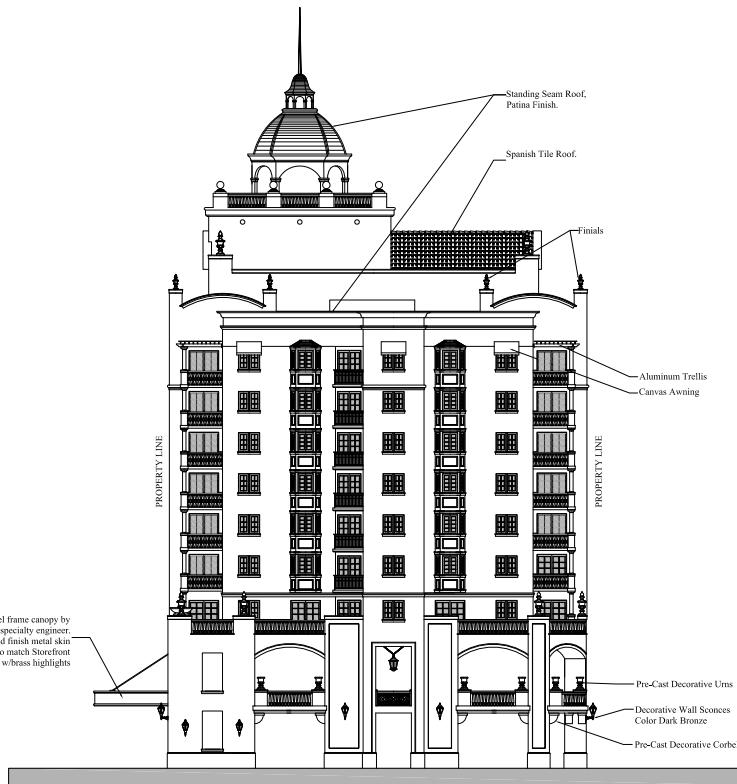
Main Building
South Elevation

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



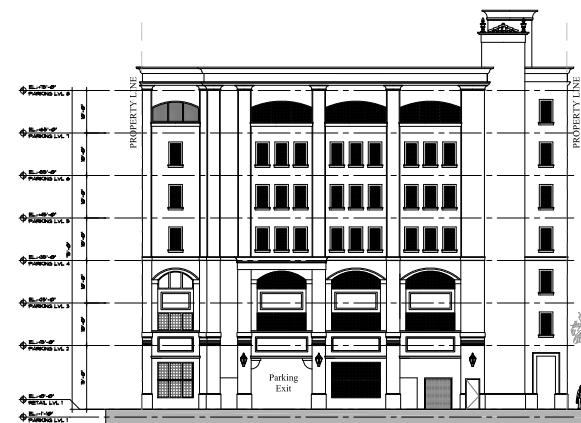


West Elevation

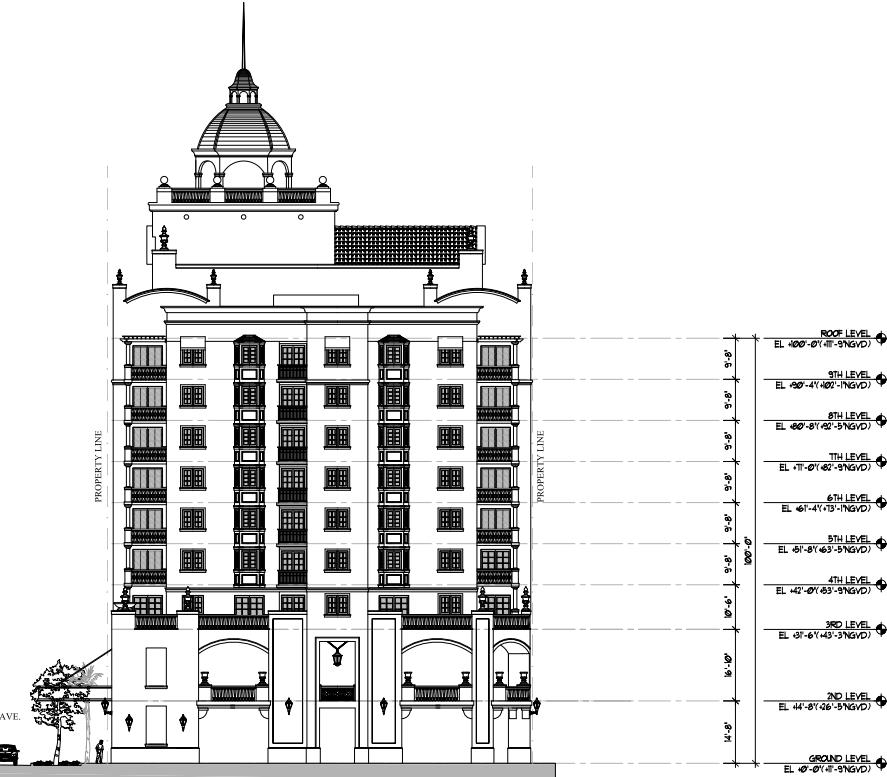


East Elevation





Parking Building



Main Building