



**City of Coral Gables
Planning and Zoning Staff Report**

Property: **44 Zamora**
Applicant: TWJ Zamora, LLC
Application: Conditional Use Site Plan Review
Public Hearing: Planning and Zoning Board / Local Planning Agency
Date & Time: **August 29, 2018, 6:00 – 6:00 p.m.**
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

Application request for conditional use site plan review to allow additional density and Floor Area Ratio (FAR) for a residential multi-family project located in a Multi-Family 2 (MF2) district by utilizing the recently adopted Residential Infill Regulations (RIR). The Resolution under consideration is as follows:

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-208.A.3(a), "Residential Infill Regulations (RIR)," for a multi-family building on property zoned Multi-Family 2 (MF2) legally described as lots 1 thru 7, Block 43 of Douglas Section (24, 28, and 44 Zamora Avenue), Coral Gables, Florida; including required conditions; providing for severability, repealer, and an effective date.

The request requires two public hearings, including review and recommendation by the Planning and Zoning Board, and approval via Resolution by the City Commission.

2. APPLICATION SUMMARY

Project Information

The proposal is to construct a residential multi-family apartment building containing 91 dwelling units with underground parking. The proposed building height is 7-stories at approximately 100 feet high including architectural projections. The application package submitted by the Applicant is provided as Attachment A.

Site Area	.90 acres (39,597 square feet)
FAR	2.5 FAR (98,992 square feet)
Height	100'
Program	<ul style="list-style-type: none"> ● 68 One-Bedroom Units ● 23 Two-Bedroom Units ● 11,960 square feet of landscaped open space
Parking	110 spaces

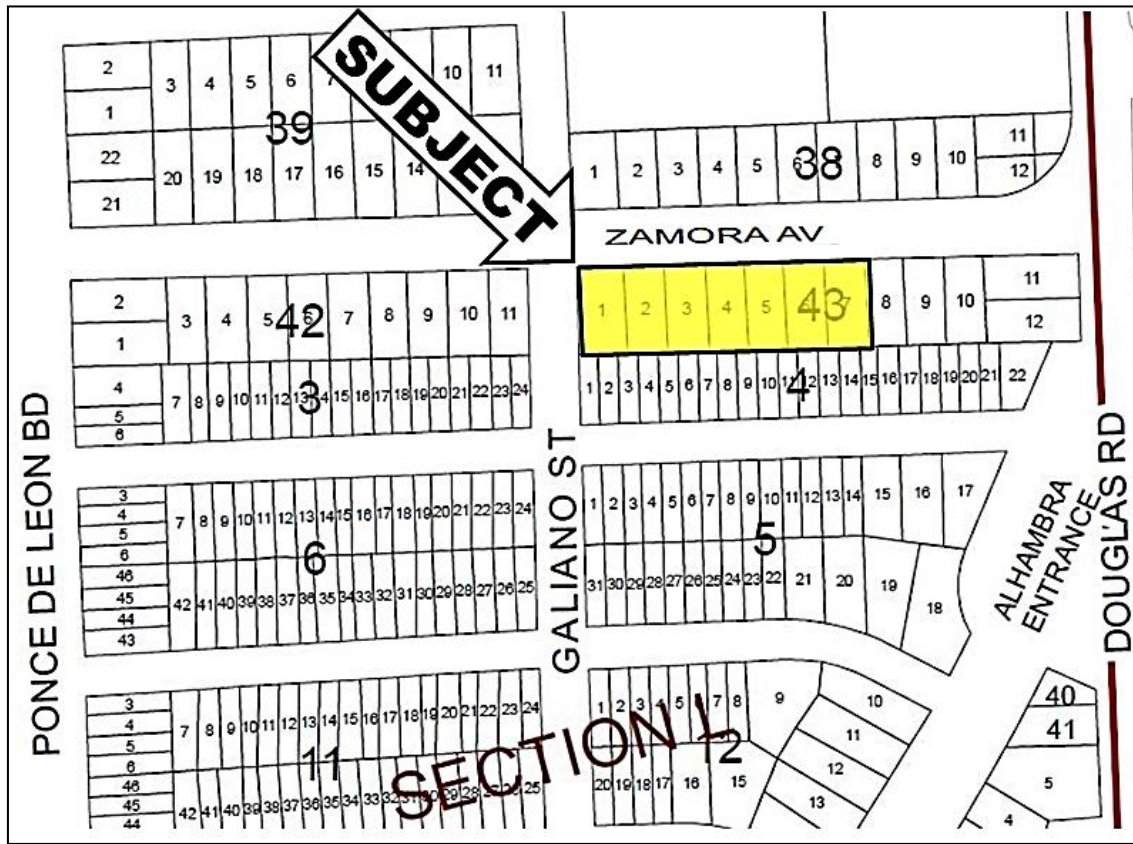
Standard	Currently Permitted/Required	Proposed Development
Total site area	Minimum 20,000 sq. ft.	39,597 sq. ft.
FAR / permitted development (with Mediterranean bonus)	2.5 (98,992 square feet)	2.49 (98,964 square feet)
Residential Density	100 units/acre	100 units/acre
Total Residential Units	91	91
<i>One-bedroom (720-791 sq. ft.)</i>		68
<i>Two-bedroom (1,030-1,127 sq. ft.)</i>		23
Total Off-Street Parking Spaces	109	110
Building height with architectural incentives	100 feet max	100 feet
Number of stories	No limitation on floors	7 stories
Landscape Open space	9,899 square feet	11,960 square feet
<i>Setbacks</i>		
Primary street frontage (Zamora Avenue)	8 feet 20 feet min above 45 feet	8 feet 20 feet above 45 feet
Rear (south)	10 feet	10 feet
Side Street (Galiano Street)	8 feet 20 feet min above 45 feet	16'-4.5" 30'-3" above 45 feet
Interior Side (east)	10 feet	10 feet

Project Location

The subject property is located in the North Ponce area, on the southeast corner of Zamora Avenue and Galiano Street. The property is currently vacant consisting of seven platted lots, totaling approximately 39,600 square feet (.90 acres), legally described as lots 1 thru 7, Block 43 of Douglas Section (24, 28, and 44 Zamora Avenue). It has a Land Use designation of Residential Multi-Family Medium Density and currently zoned Multi-Family 2 (MF2). It is within the geographic area (north of Navarre Avenue, south of SW 8th Street, east of LeJeune Road and west of Douglas Road) where Residential Infill Regulations (RIR) are applicable. The Residential Infill Regulations overlay allows an increase in the potential density and intensity of development over what is currently in place in the underlying MF2 Zoning.

It is primarily surrounded by multi-family residential use. Across the street, on the north side of Zamora Avenue is the Coral Gables Preparatory Academy. It is in close proximity to Phillips Park and Publix Super Market. Location map and aerial shown below:

Block, Lot and Section Location Map



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

Existing Property Designations

Comprehensive Plan Map designation	Multi-Family Medium Density
Zoning Map designation	Multi-Family 2 (MF2) District
Within North Ponce Conservation Overlay	Yes
Within a designated Mixed-Use Overlay District (MXOD)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Coral Gables Preparatory Academy	Educational Use	Special Use (S)
South	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)
East	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)
West	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)

3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	01.26.18
Board of Architects (Preliminary Design and Mediterranean Bonus)	06.21.18
Planning and Zoning Board	08.29.18
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

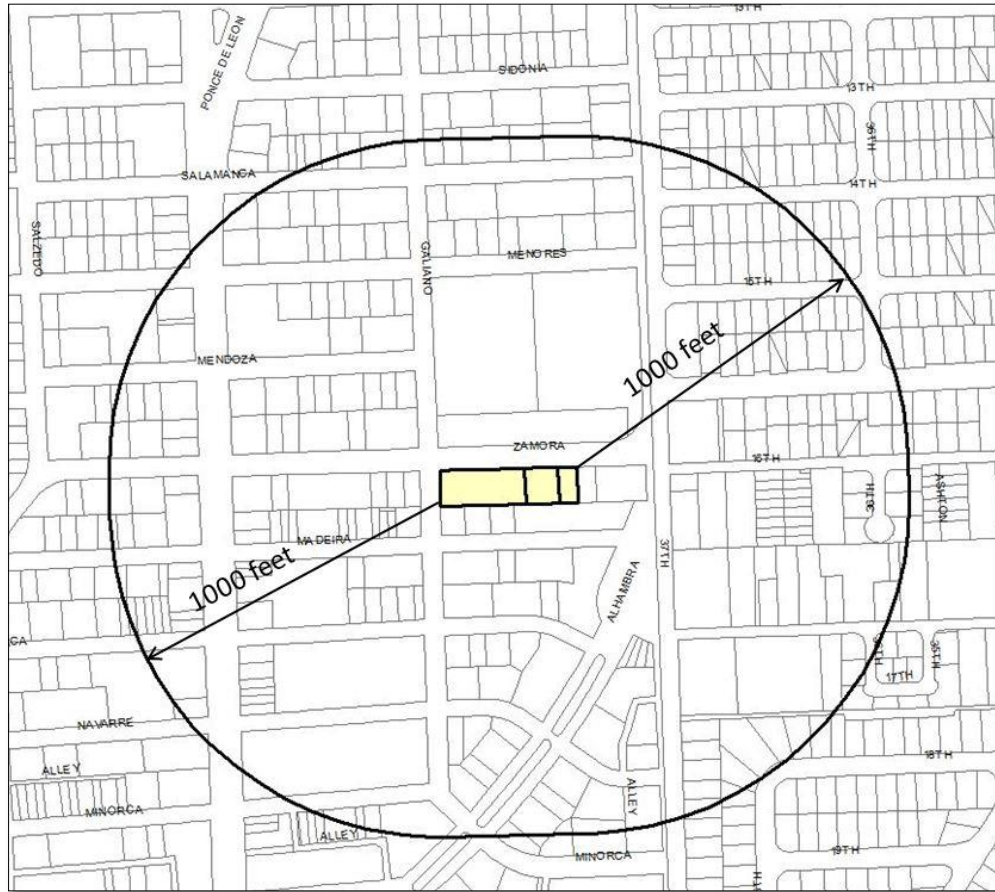
STAFF REVIEW				
Department	DRC 01.26.18	Board of Architects 06.21.2018	Staff Meeting 06.29.18	Comments Provided?
Historical Resources and Cultural Arts	x			Yes
Parking			x	Yes
Public Service	x		x	Yes
Concurrency	x		x	Yes
Police	x			Yes
Fire	x			Yes
Public Works	x		x	Yes
Zoning	x		x	Yes
Board of Architects	x	x	x	Yes
Planning	x		x	Yes
Building			x	Yes

Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on August 15, 2018 with notification to all property owners within 1,000 of the property. A copy of the meeting invitation and attendance list is on file with the Planning Division.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the property. The notification was sent on August 17, 2018. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 925 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments C and D, respectively. A map of the notice radius is provided below.

Courtesy Notification Radius Map

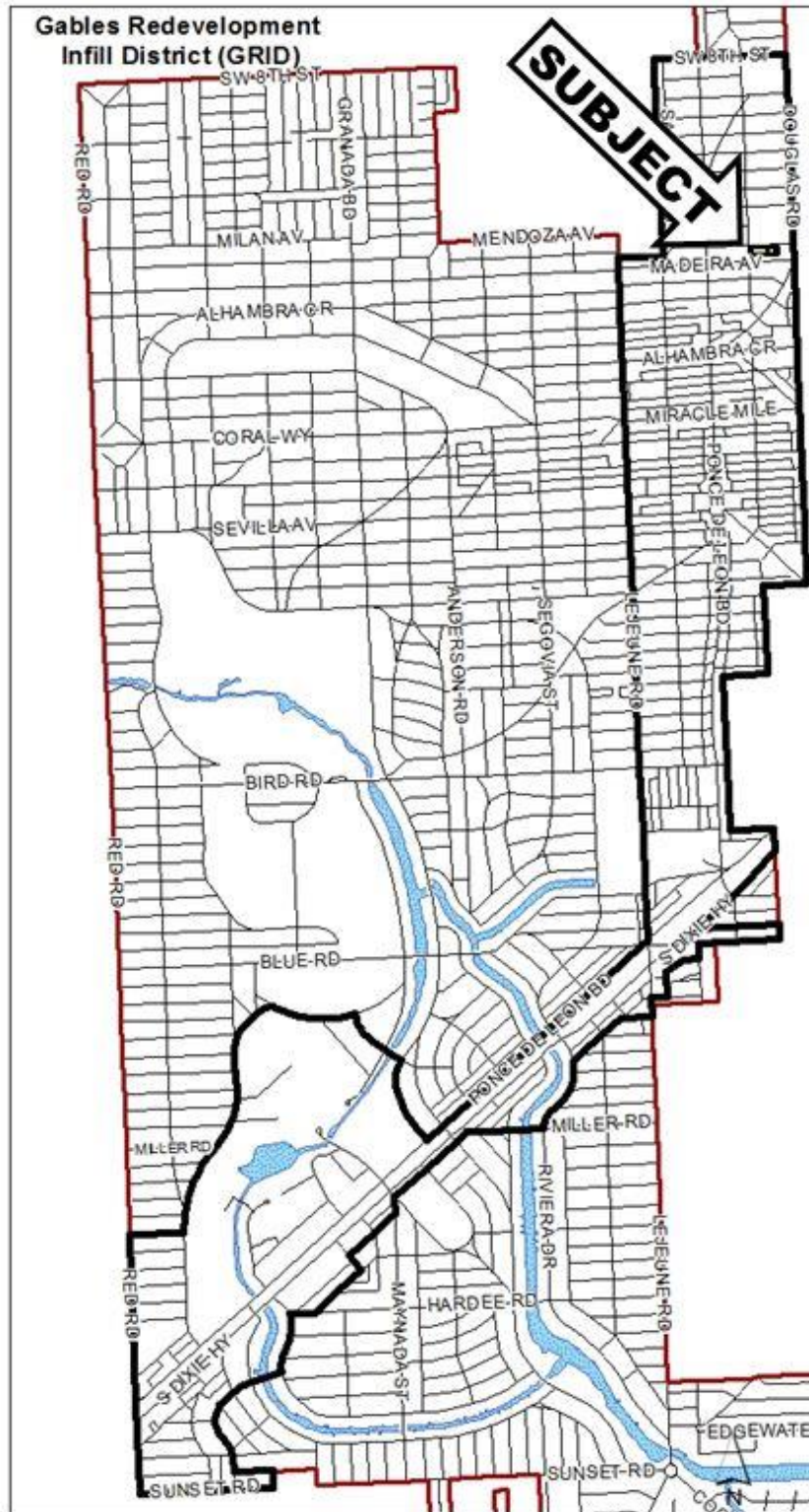


The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Applicant neighborhood meeting	August 15, 2018
Courtesy notification	August 17, 2018
Sign posting of property	August 17, 2018
Legal advertisement	August 17, 2018
Posted agenda on City web page/City Hall	August 17, 2018
Posted Staff report on City web page	August 24, 2018

This property falls within the Gables Redevelopment Infill District (GRID), which is generally located along the Ponce de Leon Boulevard corridor and US1. The City's GRID allows development within its boundaries to move forward regardless of a roadway's level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Traffic Impact Analysis report and provide appropriate traffic mitigation to help offset the impacts.

Gables Redevelopment Infill District (GRID)



Proposal – Conditional Use Site Plan Review

The project is located within the Residential Infill Regulations (RIR) overlay. The Residential Infill Regulations overlay allows an increase in the potential density and intensity of development over what is currently in place in the underlying MF2 zoning. However, projects developed pursuant to Residential Infill Regulations requires Conditional Use review and approval per Section 4-208.A.3(a) of the Zoning Code. Conditional uses require public hearing reviews with a recommendation provided by the Planning and Zoning Board and review and approval granted by the City Commission pursuant to the requirements established in Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses.”

Mediterranean Architectural Style

The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on 06.21.18.

4. FINDINGS OF FACT

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

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses,” Section 3-401, “Purpose and Applicability” provides for the following:

“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”

Staff’s Findings: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Site Plan Review for the proposed residential multi-family apartment building consisting of 91 dwelling units. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

Staff’s responsibility is to review the application in accordance with the criteria provided in Zoning Code Article 3, “Development Review”, Division 4, “Conditional Uses”, Section 3-408, “Standards for review” and provide Findings of Fact regarding the proposed application. Staff has compared the Applicant’s proposal with the review criteria set out in Zoning Code Section 3-408, and found that the application complies with the following standards and criteria:

A Conditional Use site plan review must comply with Zoning Code Section 3-408, "Standards for Review" as follows:

STANDARD	STAFF EVALUATION
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	Yes. As concluded in this report, this Application is "consistent" with the CP's Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant which address the City objectives for encouraging greater housing opportunities within close proximity to transit, employment centers, parks and schools.
2. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	Yes. The proposed multi-family project is permitted by right in the zoning district. It is similar and complimentary to the existing use and development pattern in the area and those which are being planned and under construction.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	Yes. The property is currently vacant. The redevelopment of this property as multi-family building with added density fulfills the objectives of the City to provide greater housing opportunities in the area.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. The Applicant's proposal is consistent with the underlying zoning designation. It will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area. Conditions of approval are recommended that mitigate potential negative impacts created during construction, and after the project has been completed. These include conditions that regulate the closure of streets around the project site during construction, designation of a construction information/contact person, restrictions on illuminated signage and exterior building lighting, and the provision of public realm/landscaping improvements, streetscape improvements and other off-site improvements that would otherwise not have been realized.
5. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures	Yes. The planned redevelopment of this property as a residential multi-family project is consistent with the surrounding uses. This project will be among the first projects to utilize the recently adopted Residential Infill Regulations.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	Yes. The parcel is approximately 39,600 square feet (.90 acres) in size which accommodates all development features while providing high standards of architectural quality.

STANDARD	STAFF EVALUATION
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	Yes. The proposed project is consistent with the stated goals and objectives for Residential Infill Regulations overlay. The redevelopment of this property fulfills the objective of the City to attract residential developments to the area and to create a pedestrian oriented urban environment.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	Yes. Vehicular parking for the project is located underground and within the confines of the building and service access and areas are enclosed. A pedestrian courtyard and arcades are provided to encourage and facilitate pedestrian circulation through and around the project site and surrounding district.
9. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	Yes. The proposed project was reviewed by the Zoning Division for concurrency, and it was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project.

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

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

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3	Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. 	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	<ul style="list-style-type: none"> • Access and parking. • Landscaping and buffering. 	
4	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
5	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
7	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
8	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
9	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their suitability for particular uses.	Complies
10	Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
11	Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City’s unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
12	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
13	Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
14	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
15	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
16	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	encourage walking and cycling with the intent of enhancing the feeling of safety.	
17	Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies

Staff Comments: Staff’s determination that this application is consistent with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff. It meets the intent of the recently adopted RIR overlay which is to promote the goals, objectives, and policies of the City’s Comprehensive Plan by encouraging greater housing opportunities within close proximity to transit, employment centers, parks and schools. The Applicant’s plans address the City’s objectives for encouraging development near multi-modal transportation nodes.

5 . STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 4, “Zoning Districts,” Division 2, “Overlay and Special Purpose Districts,” Section 4-208.A.3(a), “Residential Infill Regulations (RIR),” for a multi-family building on property zoned Multi-Family 2 (MF2) legally described as lots 1 thru 7, Block 43 of Douglas Section (24, 28, and 44 Zamora Avenue), Coral Gables, Florida; including required conditions; providing for severability, repealer, and an effective date.

Staff recommends **Approval, with conditions**. Please refer to the Conditions of Approval on the proceeding pages.

Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes, subject to the identified conditions of approval.

Conditions of Approval

In furtherance of the Comprehensive Plan’s Goals, Objectives and Policies, and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the proposed project is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission review.

1. **To be completed prior to City Commission.** The Applicant shall continue to work with Staff in refining the proposal, including the following issues.
 - a. Relocate the lobby waiting area closer to the elevator.
 - b. Rotate door opening at fire stair #2 to not swing out into the drive aisle.
 - c. Coordinate with staff regarding streetscape improvements on Zamora Avenue and Galiano Avenue.

2. **Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with all of the following:
 - a. The Applicant shall continue to work with Staff in refining the application package dated June 14, 2018 prepared by Bellin Pratt & Fuentes Architects and supporting documentation(s).
 - b. Traffic Impact Study, dated June 2018, prepared by Kimley-Horn and Associates.
 - c. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.

3. **Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.

4. **Prior to issuance of the first Building Permit,** Applicant shall:
 - a. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
 - b. **Off-site and Public Realm Improvements Contribution.** The Applicant shall contribute \$125,000 toward street improvements for Zamora Avenue and Douglas Road intersection.
 - c. **Art in Public Places.** Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 3, Division 21, Section 3-2103(B).
 - d. **On-street parking.** Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking space as a

result of the project.

e. **Additional Reviews.**

- i. Board of Architects. Final approval of the project by the Board of Architects is required prior to issuance of any building permit.
- ii. Zoning Review. The Applicant shall provide measurable floor plans of the project to City Staff for verification of Zoning requirements such as floor area ratio, setbacks, height and parking.

f. **Signage.** Provide Signage Plan indicating code compliant size and location of all proposed exterior signage.

g. **Ground Floor Design.** The ground floor of all buildings shall continue to be designed to optimize pedestrian activity.

- i. All arcades shall be flush with the sidewalk grade.
- ii. Arcades shall not be interrupted by stairwells, elevators, or solid walls.

h. **Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and circulation along Zamora Avenue and Galiano Street, with sidewalks to remain open throughout construction.

i. **Traffic Improvements.** All proposed traffic flow modifications including street design, width, sight triangles, cross walks, diverters, etc. shall require written conceptual approval of Miami-Dade County and the City prior to the issuance of the first City permit for vertical construction. If any components of the proposed modifications are not approved, the traffic study shall be revised and additional community involvement may be required.

j. **Encroachment Plan.** Obtain Commission approval by resolution of an Encroachment Plan addressing special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way as shown in the site plan. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed approving the encroachments.

k. **Encroachment Agreement and Covenant.** Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.

l. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.

m. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication

between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.

- n. **Sustainability Certification.** Prior to the issuance of a Building Permit, the developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value.
- o. **Car Sharing Facilities.** To the same extent of other projects of similar size within the City, the Applicant shall reserve space within the project for future car sharing facilities in coordination with the City's parking Director. Final design shall require written conceptual approval of the Parking Director prior to issuance of the first City permit. Required parking spaces may be utilized for car sharing.

5. Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy, Applicant shall:

- a. **Underground utilities.** Submit all necessary plans and documents, and complete the undergrounding of all new utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
- b. **Utility Upgrades.** Sewer improvements may be required, at the Applicants expense, based on the proposed connections.
- c. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
- d. **Bicycle / Pedestrian Plan.** The bicycle and pedestrian paths shall comply with the City's Bicycle Pedestrian Master Plan.
- e. **Right-of-way and public realm improvements.** Install all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Landscape Services, Planning and Zoning, and Parking. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.

6. Following issuance of the first Certificate of Occupancy, Applicant shall:

- a. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
 - i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the

- developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
- ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.
- b. **Traffic Monitoring.** At the Applicant's expense, the City shall perform an annual traffic monitoring study for three years beginning one year from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.

6. ATTACHMENTS

- A. Applicant's submittal package dated June 2018.
- B. 08.15.18 Neighborhood Meeting
- C. 08.17.18 Courtesy notice mailed to all property owners within 1,000 feet of the property
- D. 08.17.18 Legal notice.

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

Respectfully submitted,



Ramon Trias
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

**Planning and Zoning Division Application
44 Zamora**



Planning and Zoning Division Application

44 Zamora

Application	Tab 1
Statement of Use	Tab 2
Survey, Site Map, Aerial, Floor Plans, Elevations, and Landscape Plan	Tab 3
Traffic Impact Study	Tab 4
Application Representation and Contact Information	Tab 5
Art in Public Places Statement	Tab 6
Warranty Deed	Tab 7
Plat	Tab 8
Ordinances and Resolutions	Tab 9
Concurrency Analysis	Tab 10



City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

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

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

General information

Street address of the subject property: 24, 28 and 44 Zamora Avenue

Property/project name: 44 Zamora

Legal description: Lot(s) Lots 1 through 7, inclusive

Block(s) 43 Section (s) Douglas

Property owner(s): TWJ Zamora LLC

Property owner(s) mailing address: 100 South Biscayne Boulevard, Suite 900, Miami, FL 33131

Telephone: Business 305-358-7710 Fax _____

Other _____ Email dwarhaft @ fecr.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Mario Garcia-Serra

Applicant(s)/agent(s) mailing address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131

Telephone: Business 305-376-6061 Fax _____

Other _____ Email mgarcia-serra @ gunster.com

Property information

Current land use classification(s): Multi-Family Medium Density Residential

Current zoning classification(s): MF2

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

Supporting information (to be completed by Planning Staff)

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

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



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

Application submittal requirements

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

Applicant/agent/property owner affirmation and consent


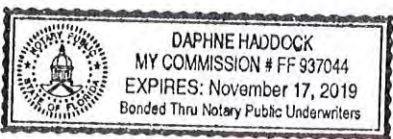
(I) (We) affirm and certify to all of the following:

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



City of Coral Gables Planning Division Application

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

Property owner(s) signature(s): 	Property owner(s) print name: DEAN WARHAFT on behalf of TWJ Zamora LLC
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 100 South Biscayne Blvd., Suite 900, Miami FL 33131	
Telephone: 305-358-7710	Fax: 305-358-1619 Email: dwarhaft@fecn.com
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF <u>Miami Dade</u> The foregoing instrument was acknowledged before me this <u>30th</u> day of <u>May 2018</u> by <u>Daphne Haddock</u> (Signature of Notary Public - State of Florida)	
	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone: Fax: Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this _____ day of _____ by _____
 (Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature: <i>Mario Garcia-Serra</i>	Applicant(s)/Agent(s) Print Name: Mario Garcia-Serra
---	---

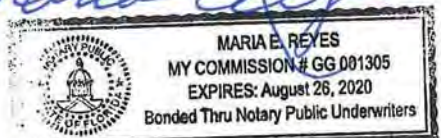
Address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131

Telephone: 305-376-6061 Fax: Email: mgarcia-serra@gunster.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this 30 day of May 2018 by Mario Garcia-Serra
 (Signature of Notary Public - State of Florida)

Maria E. Reyes



(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

June 4, 2018

VIA HAND DELIVERY

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: 44 Zamora Avenue / Planning Division Application / Statement of Use for Conditional Use Site Plan Approval

Dear Mr. Trias:

On behalf of TWJ Zamora LLC, (the "Applicant"), we respectfully submit this Statement of Use in connection with the enclosed Planning Division Application for a proposed multifamily residential development to be located at 24, 28 and 44 Zamora Avenue (the "Property") which will require Conditional Use with Site Plan approval. The Property is currently vacant and is legally described as Lots 1 through 7, inclusive, Block 43, of the Revised Plat of Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, in the Public Records of Miami-Dade County, Florida. The Property is approximately 39,597 square feet (0.909 acres) in size and is identified by the following Miami-Dade Tax Folio Numbers: 03-4108-009-4350, 03-4108-009-4379, and 03-4108-009-4380.

Pursuant to the City's Future Land Use Map, a copy of the relevant section of which is attached as **Exhibit A**, the Property is designated Residential Multi-Family Medium Density. Pursuant to the City's Zoning Map, a copy of the relevant section of the Zoning Map is attached as **Exhibit B**, the Property is zoned (MF2) Multi-Family 2 District and is located within the geographic area where the Residential Infill Regulations are applicable. The Applicants propose to construct a multifamily residential development on the Property, consisting of 91 dwelling units (the "Project"). The Project will be among the first projects to utilize the recently adopted Residential Infill Regulations, ("RIR"), which were established, in part, to provide greater housing opportunities within close proximity to transit, employment centers, parks and schools and to promote pedestrian activity through proper design, including streetscape and landscape. The Project will accomplish both of the objectives by increasing the availability of high-quality housing in the area and by providing the appropriate landscaping streetscape to encourage pedestrian activity.

We respectfully submit that the Project complies with the applicable conditional use criteria as set forth in Section 3-408 of the Zoning Code as follows:

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

The Project will provide greater housing opportunities in a strategic area of the City which is in close proximity to transit, employment centers, parks, and schools, and will help to ensure adequate housing to satisfy the community needs for existing and future residents. The Project's close proximity to numerous retail centers and Phillips Park, as well as its accessibility to Metrobus services and the Coral Gables Trolley will help to promote and encourage pedestrian activity. The Project's Mediterranean architecture design will also support the Coral Gables Mediterranean brand and create an engaging streetscape for both future tenants of the Project and other residents of the City.

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

The proposed multifamily residential use is consistent with the Property's Future Land Use and Zoning designations, is appropriate to the Property, and is compatible with both existing uses in the area as well as with planned uses in accordance with the City's vision for the North Ponce area.

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

The proposed conditional use is compatible with the needs and character of the neighborhood and City.

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

The Project will not adversely or unreasonably affect the use of other property in the area, but rather will help to increase property values in the North Ponce area by developing vacant land and enhancing the quality of the neighborhood's design and the presence of Coral Gables Mediterranean architecture.

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

As explained above, the proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures. The Project is located within one block of Douglas Road, one of the City's main thoroughfares, and in close proximity to several existing large multifamily

developments, including the Douglas Grand and Gables View condominium buildings, as well as several other lower scale apartment buildings.

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

The Property, which is nearly one acre in size and fits in the standard rectangular shape, accommodates all RIR performance and architecture standards and requirements.

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

The Project will help to improve the health, safety and general welfare of the community by upgrading the streetscape abutting the Property, encouraging pedestrian activity, and adhering to the RIR's clear and unified landscape standards.

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

In accordance with the RIR parking driveway and parking placement standards, off-street parking for the Project is set back over thirty (30) feet from the front property line and is screened with habitable liner space and landscaping. Furthermore, in response to comments received after the Development Review Committee meeting, the driveways have been revised so as to have flare curb cuts in order to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights of way.

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

As indicated in the enclosed concurrency and traffic analyses, the Project will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner. The Project will maintain all required levels of service and complies with traffic concurrency requirements.

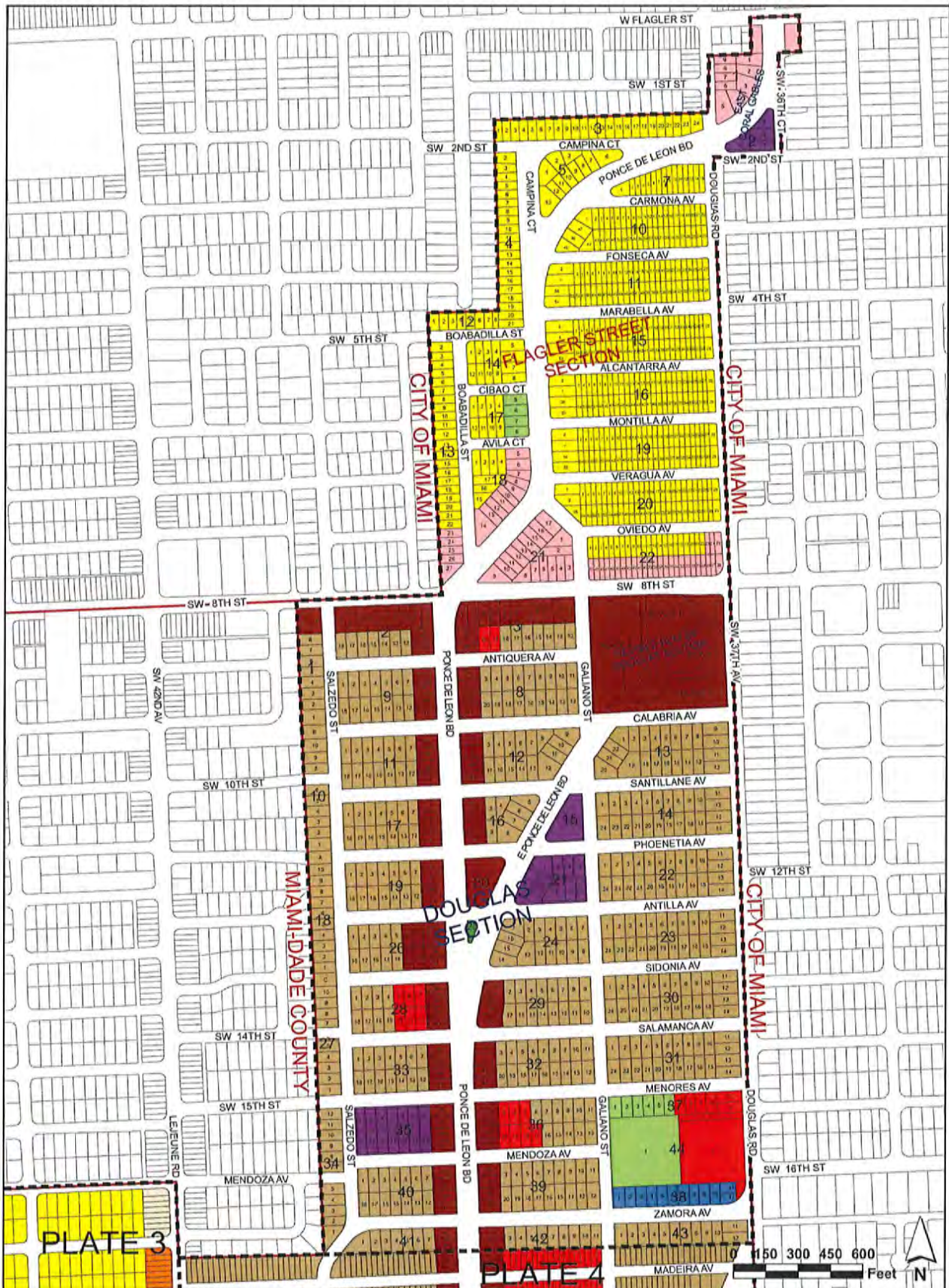
Accordingly, we respectfully request your favorable consideration of this Conditional Use with Site Plan application and look forward to working with you on this exciting project and doing our part to realize the City's vision for a revitalized North Ponce area. If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter.

Sincerely,



Mario Garcia-Serra

Exhibit A



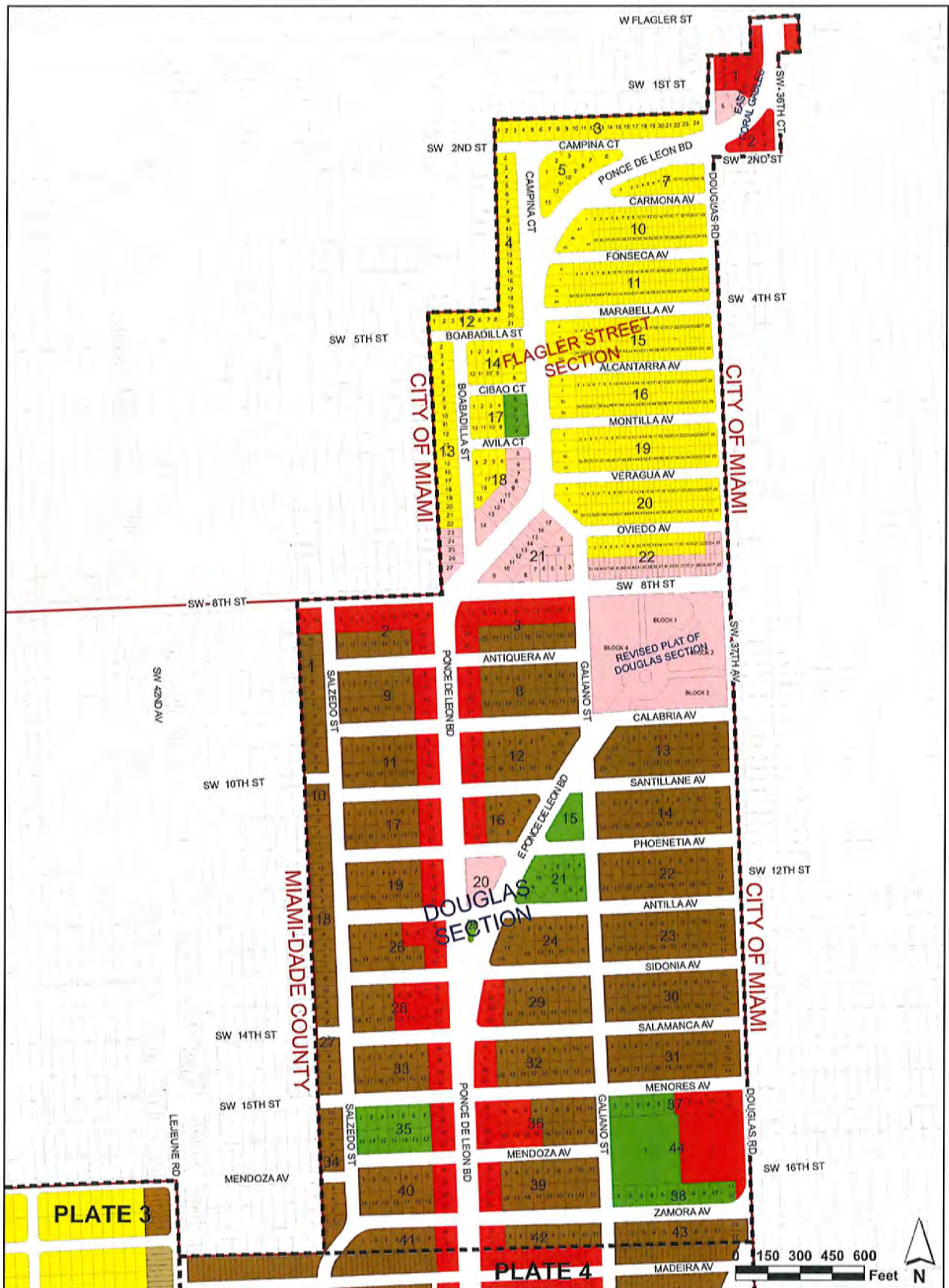
Future Land Use Map

Land Use Classifications

- | | | | |
|--|---|----------------------------------|-----------------------------------|
| Residential Single-Family Low Density (6 Units/Acre) | Residential Multi-Family High Density (150 Feet; 60 Units/Acre) | University Campus | Conservation Areas |
| Residential Single-Family High Density (9 Units/Acre) | Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.) | University Campus Multi-Use Area | Public Buildings and Grounds |
| Residential Multi-Family Duplex Density (9 Units/Acre) | Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.) | Education | Hospital |
| Residential Multi-Family Low Density (50 Feet; 20 Units/Acre) | Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.) | Parks and Recreation | Religious/Institutional |
| Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre) | Industrial | Open Space | Community Services and Facilities |

Plate 5 of 18
 City of Coral Gables
 Planning & Zoning Division
 July 2013

Exhibit B



Zoning Map

Zoning Districts

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

Plate
5 of 18
 City of Coral Gables
 Planning & Zoning Division
 November 2014

NEW RESIDENTIAL MULTI-FAMILY APARTMENT

FOR:

TWJ ZAMORA LLC

AT:

44 Zamora Avenue
Coral Gables FL 33134



ARCHITECT:



285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant
Address
Phone
Fax
e-mail

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CONSENT OF BELLIN & PRATT ARCHITECTS, LLC.

PROJECT NAME:

NEW RESIDENTIAL MULTI-FAMILY APARTMENT

PROPERTY ADDRESS
44 Zamora Avenue
Coral Gables, FL 33134

OWNER INFORMATION
TWJ ZAMORA LLC

Planning & Zoning Board

ISSUE DATE: 08/08/2018
PROJECT No.: 2011-15
DRAWN BY: T.C. & D.F.
APPROVED BY: M.B. & G.P.

REVISIONS:

No.	Description	Date

ALL DRAWINGS AND WRITTEN MATERIALS
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DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

SIGNATURE:
MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:

Cover

SCALE: 1" = 1'-0"

SHEET No.:

C01.1



MASSING VIEW FROM ZAMORA AVENUE | NORTH VIEW

NEW RESIDENTIAL MULTI-FAMILY APARTMENT
44 ZAMORA AVENUE, CORAL GABLES FL. 33134



AA2600863



MASSING VIEW FROM ZAMORA AVENUE & GALIANO STREET CORNER | NORTH-WEST VIEW

NEW RESIDENTIAL MULTI-FAMILY APARTMENT
44 ZAMORA AVENUE, CORAL GABLES FL. 33134



AA2600863



MASSING VIEW FROM ZAMORA AVENUE & GALIANO STREET CORNER | NORTH-WEST VIEW

NEW RESIDENTIAL MULTI-FAMILY APARTMENT
44 ZAMORA AVENUE, CORAL GABLES FL. 33134





MASSING VIEW FROM ZAMORA AVENUE & GALIANO STREET CORNER | NORTH-WEST VIEW

NEW RESIDENTIAL MULTI-FAMILY APARTMENT
44 ZAMORA AVENUE, CORAL GABLES FL. 33134



AA2600863



MASSING VIEW FROM ZAMORA AVENUE | NORTH-EAST VIEW

NEW RESIDENTIAL MULTI-FAMILY APARTMENT
44 ZAMORA AVENUE, CORAL GABLES FL. 33134



AA2600863



MASSING VIEW FROM GALIANO STREET | SOUTH-WEST VIEW

NEW RESIDENTIAL MULTI-FAMILY APARTMENT
44 ZAMORA AVENUE, CORAL GABLES FL. 33134





MASSING VIEW | SOUTH-EAST VIEW

NEW RESIDENTIAL MULTI-FAMILY APARTMENT
44 ZAMORA AVENUE, CORAL GABLES FL. 33134





MAIN ENTRY | NORTH VIEW

NEW RESIDENTIAL MULTI-FAMILY APARTMENT
44 ZAMORA AVENUE, CORAL GABLES FL. 33134





PARKING GARAGE ENTRANCE | NORTH VIEW

NEW RESIDENTIAL MULTI-FAMILY APARTMENT
44 ZAMORA AVENUE, CORAL GABLES FL. 33134

bellin
pratt &
puentes
architects llc

AA2600863



PLAZA | NORTH - WEST CORNER VIEW

NEW RESIDENTIAL MULTI-FAMILY APARTMENT
44 ZAMORA AVENUE, CORAL GABLES FL. 33134

bellin
pratt &
puentes
architects llc

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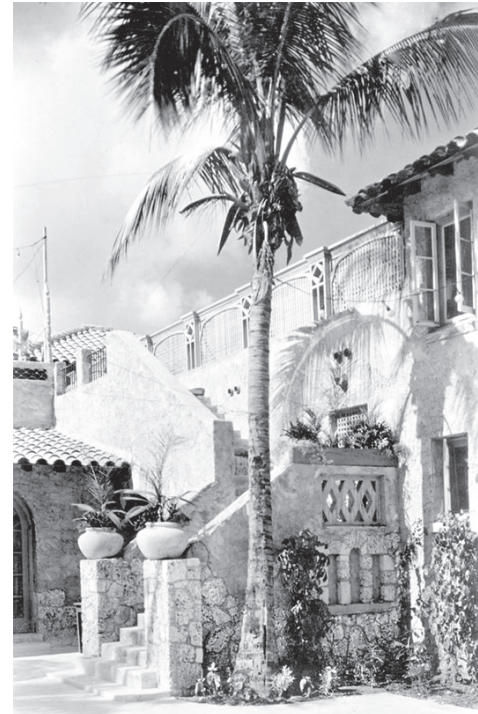


PLAZA | NIGHT VIEW FROM NORTH - WEST CORNER

NEW RESIDENTIAL MULTI-FAMILY APARTMENT
44 ZAMORA AVENUE, CORAL GABLES FL. 33134

bellin
pratt &
puentes
architects llc

AA2600863



HISTORICAL REFERENCE

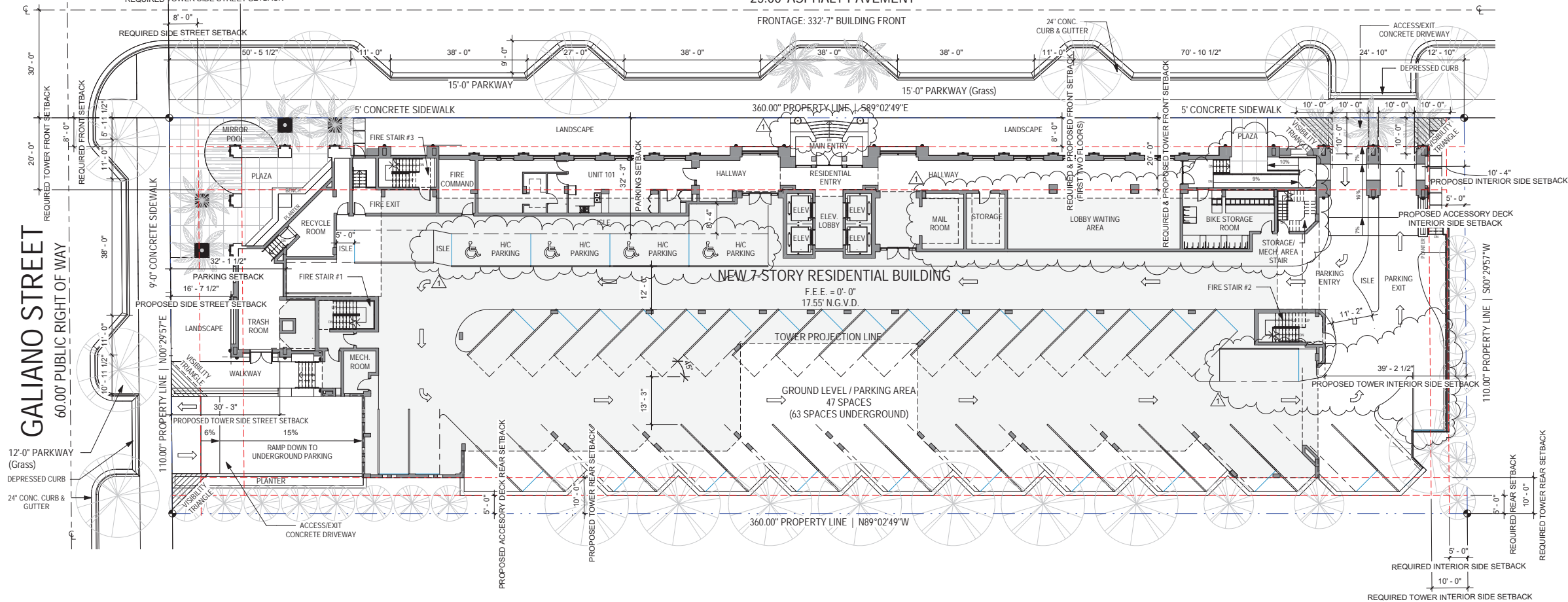
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
44 ZAMORA AVENUE, CORAL GABLES FL. 33134



AA2600863

ZAMORA AVENUE

60.00' PUBLIC RIGHT OF WAY
25.00' ASPHALT PAVEMENT



1 Site Plan
1/16" = 1'-0"

CITY		CITY OF CORAL GABLES	
PROPERTY TAX FOLIO		03-4108-009-4350; 03-4108-009-4379; & 03-4108-009-4380	
PROPERTY ADDRESS		44 Zamora, Miami, FL 33134-4122	
PROPERTY OWNER		TWJ ZAMORA LLC 100 S BISCAYNE BLVD STE 900 MIAMI, FL 33131	
LEGAL DESCRIPTION		8 54 41 CORAL GABLES DOUGLAS SEC PB 25-69 LOTS 1 TO 7 INC BLK 43 LOT SIZE 360,000 X 110 OR 21213-2854 0503 & CDC 25035-2809 09 2006 4	
APPLICABLE CODES		FLORIDA BUILDING CODE: RESIDENTIAL "2014 EDITION" ZONING CODE OF CORAL GABLES, FLORIDA FLORIDA FIRE PREVENTION CODE: NFPA 101, 2003	
ZONING CLASSIFICATION		MF-2 - Multi-Family 2 District (North Ponce Neighborhood Conservation Overlay District)	
SITE AREA	NET SQ.FT.	20,000 SQ.FT. Min.	39,597 SQ.FT.
	GROSS ACRES:	1 Acre = 43,560 SQ.FT.	0.909 Acres
	NET ACRES:	1 Acre = 43,560 SQ.FT.	0.909 Acres
LOT SIZE	LOT WIDTH	360'-0"	
	LOT DEPTH	110'-0"	
	LOT AREA	39,600 SQ.FT.	
DENSITY	MF-2	40 UNITS PER ACRE	91 D.U.
	MF-2 (Overlay District)	PER NORTH PONCE NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT: 0.909 ACRES X 100 UNITS PER ACRE	90.9 D.U. Round up 91 D.U.

ZONING INFORMATION			
SETBACKS	REQUIRED	PROVIDED	
First two (2) Floors. Buildings with a height greater than forty-five (45) feet.	FRONT (North - 44 Zamora Avenue)	8'-0"	8'-0"
	SIDE STREET (West - Galiano Street)	8'-0"	16'-4 1/2"
	REAR (South)	5'-0"	5'-0" (ACCESSORY DECK)
	INTERIOR SIDE (East)	5'-0"	5'-0" (ACCESSORY DECK)
Above 2nd Floor. Buildings with a height greater than forty-five (45) feet.	TOWER FRONT (North - 44 Zamora Avenue)	20'-0"	20'-0"
	TOWER SIDE STREET (West - Galiano Street)	20'-0"	30'-3"
	TOWER REAR (South)	10'-0"	10'-0"
	TOWER INTERIOR SIDE (East)	10'-0"	39'-2 1/2"
Parking Setback from the Front & Side Street Property Line. Buildings with a height greater than forty-five (45) feet.	PARKING SETBACK (North - 44 Zamora Avenue)	30'-0"	32'-3"
	PARKING SETBACK (West - Galiano Street)	20'-0"	32'-1 1/2"
FRONTAGE	REQUIRED	PROVIDED	
FRONT (North - 44 Zamora Avenue)	100'-0" Min.	322'-7"	
MAXIMUM HEIGHT	ALLOWED	PROVIDED	
MF-2 (Overlay District)	70'-0"	73'-8"	
Additional MED Bonus Height	100'-0"	93'-4"	
LOT COVERAGE	ALLOWED	PROVIDED	
35% OF LOT (NO MIN. OR MAX. WITH MED BONUS)	13,858.95 SQ.FT.	24,971.39 SQ.FT. (63.06%)	
LANDSCAPE STANDARDS	REQUIRED	PROVIDED	
25% of the Lot Area (Minimum)	9,899.25 SQ.FT.	11,960.93 SQ.FT. (30.21%)	

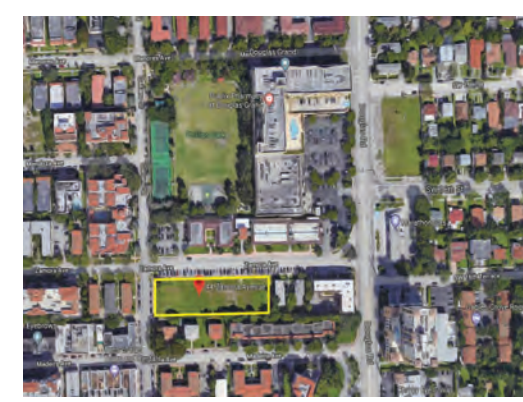
FLOOR AREA RATIO (FAR)		PERMITTED	PROVIDED
UNDERGROUND FLOOR			115.87 SQ.FT.
GROUND FLOOR			2,327.47 SQ.FT.
SECOND FLOOR			19,831.77 SQ.FT.
THIRD FLOOR			14,679.52 SQ.FT.
FOURTH FLOOR			15,430.84 SQ.FT.
FIFTH FLOOR			15,436.40 SQ.FT.
SIXTH FLOOR			15,436.40 SQ.FT.
SEVENTH FLOOR			15,436.40 SQ.FT.
FAR 2.0	39,597 SQ.FT. x 2.0	79,194.0 SQ.FT.	
Additional 0.5 Med Bonus	39,597 SQ.FT. x 0.5	19,798.5 SQ.FT.	
TOTAL FAR SQ.FT.		98,992.5 SQ.FT.	+/- 98,694.68 SQ.FT.
+/-1,427 SQ.FT. under FAR			
PARKING		REQUIRED	PROVIDED
2 BEDROOMS UNITS @ 1.75 x 23 (UNITS) = 40.25 Spaces (41 Spaces)		41 Spaces	
1 BEDROOM UNITS @ 1.00 x 68 (UNITS) = 68.00 Spaces (68 Spaces)		68 Spaces	
TOTAL PARKING		109 Spaces	110 Spaces

ARCHITECT'S THRESHOLD BUILDING STATEMENT - FS Ch 533.79(7)(d); FBC 110.8.4.4.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF MIAMI IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES.

SCOPE OF WORK

1. NEW RESIDENTIAL BUILDING



Location Map



285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:
Consultant
Address
Phone
Fax
e-mail

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PROJECT NAME:
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
PROPERTY ADDRESS
44 Zamora Avenue
Coral Gables, FL 33134
OWNER INFORMATION
TWJ ZAMORA LLC

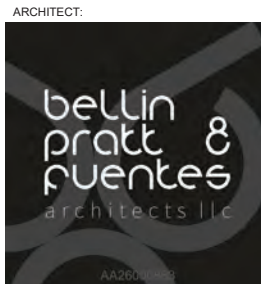
Planning & Zoning Board
ISSUE DATE: 08/08/2018
PROJECT No.: 2011-15
DRAWN BY: T.C.
APPROVED BY: M.B. G.P.D.F.

No.	Description	Date
1	BOA Comments	06/14/2018

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SEAL:
6/14/2018
2:35:40
PM
STATE OF FLORIDA
GLENN H. PRATT
ARCHITECT
AR-9608

SHEET TITLE:
Site Plan, Zoning info & Building data
SCALE: As indicated
SHEET No.:
A0.1



285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:
Consultant
Address
Phone
Fax
e-mail

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PROJECT NAME:
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
PROPERTY ADDRESS
44 Zamora Avenue
Coral Gables, FL 33134
OWNER INFORMATION
TWJ ZAMORA LLC

Planning & Zoning Board
ISSUE DATE: 08/08/2018
PROJECT No.: 2011-15
DRAWN BY: Author
APPROVED BY: Approver

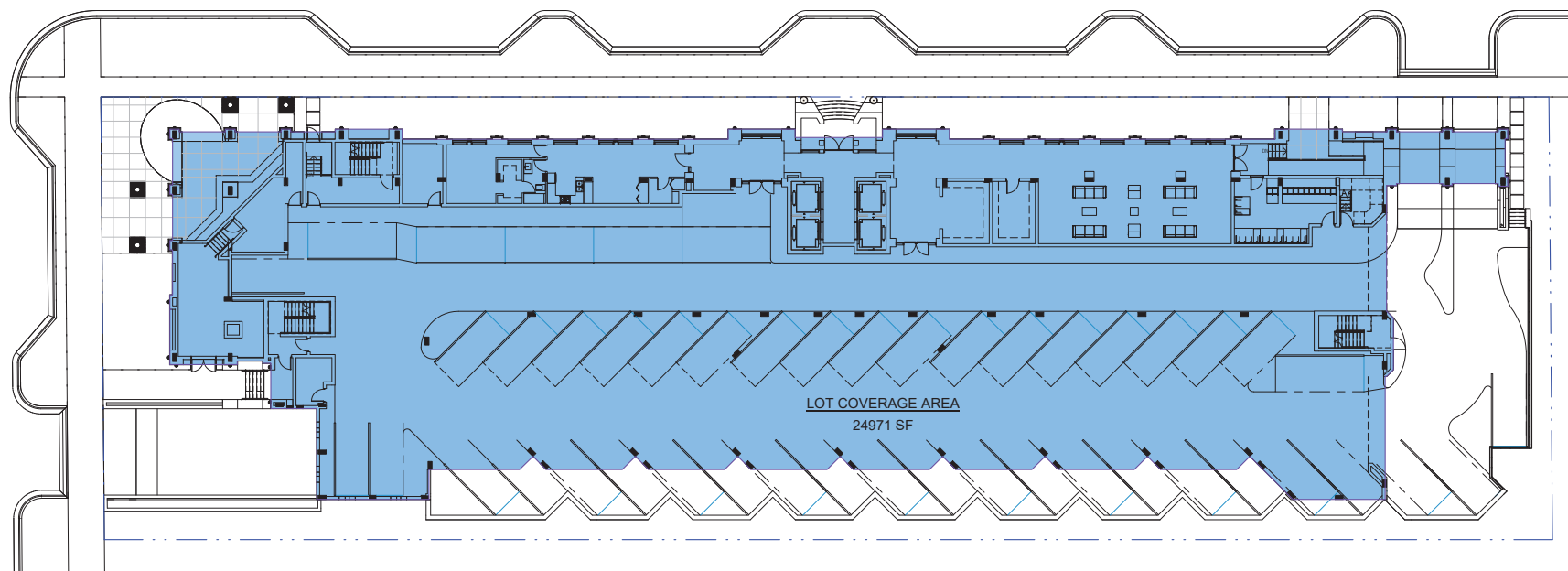
REVISIONS:

No.	Description	Date
1	BOA Comments	06/14/2018

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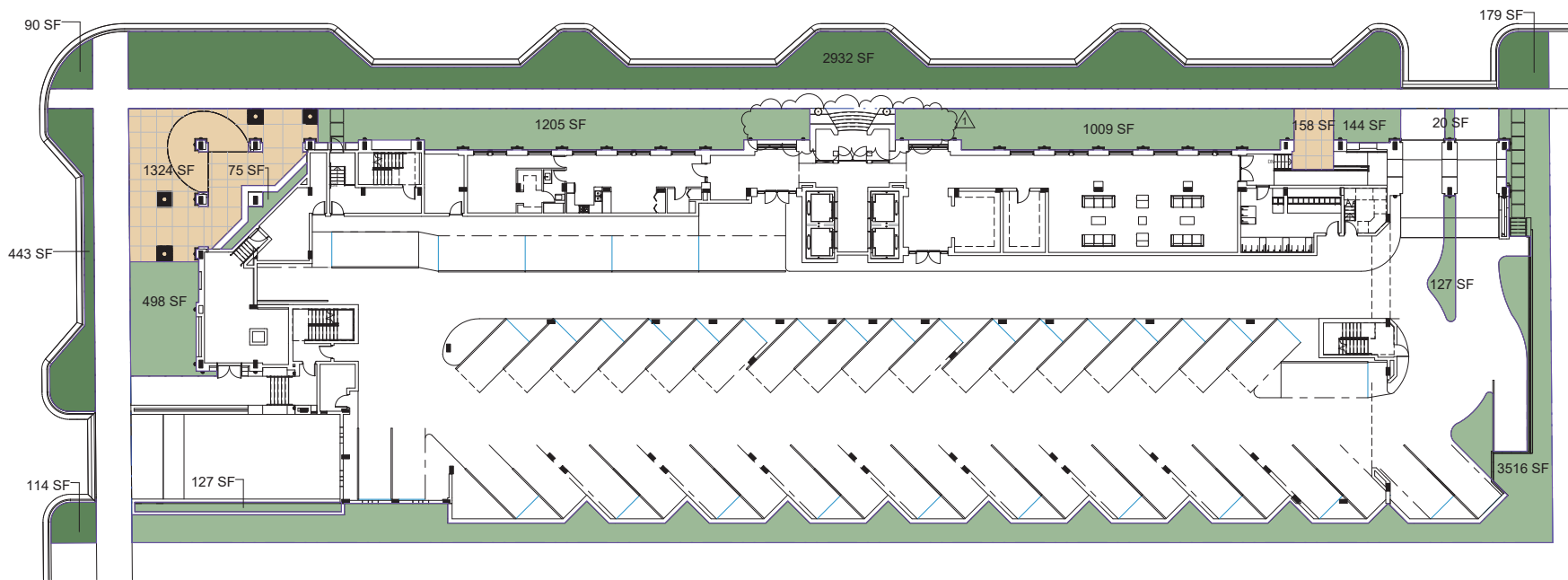
SHEET TITLE:
Diagrams
SCALE: **1" = 20'-0"**
SHEET No.:
A0.2



Legend
■ LOT COVERAGE AREA
 Calculating...

LOT COVERAGE AREA			
Name	Area	Percent	Required Lot Coverage
LOT COVERAGE AREA	24,971.39 SF	63.06%	-

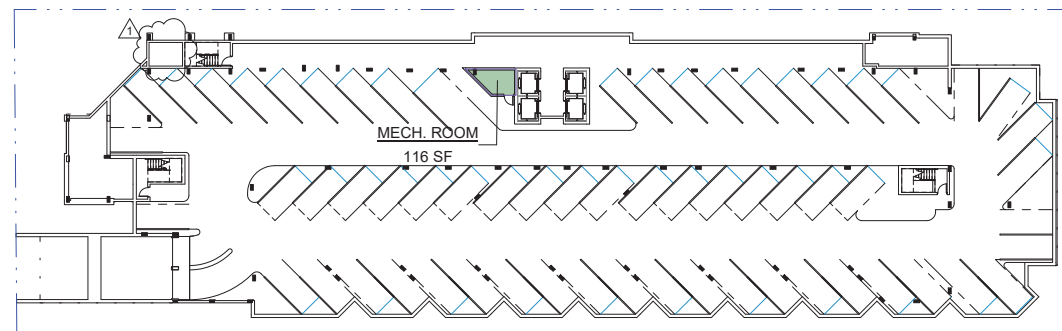
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1" = 20'-0"



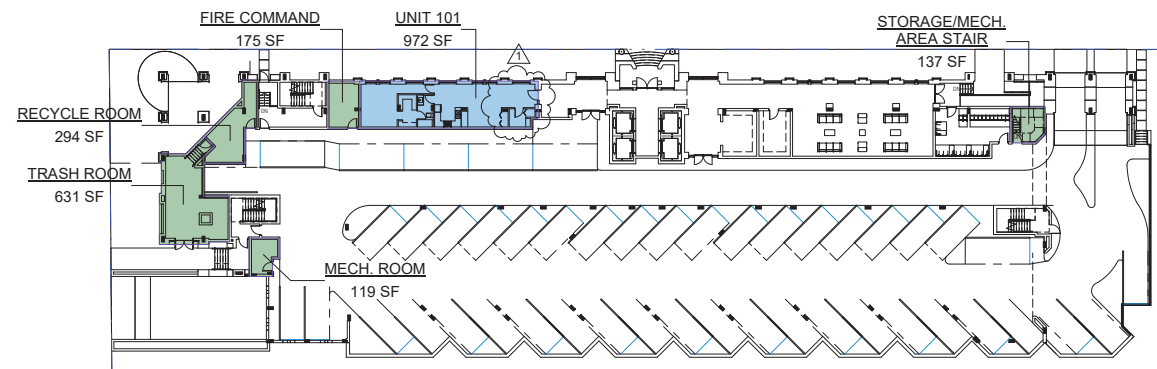
Landscape Area Legend
■ Area
■ Parkway
■ Plaza
 Calculating...

LANDSCAPE AREA	
Area	Percent
Area	19.51 SF 0.05%
	74.92 SF 0.19%
	127.07 SF 0.32%
	127.35 SF 0.32%
	143.54 SF 0.36%
	498.05 SF 1.26%
	1,009.32 SF 2.55%
	1,205.38 SF 3.04%
	3,515.84 SF 8.88%
	6,720.98 SF 16.97%
Parkway	89.57 SF 0.23%
	114.08 SF 0.29%
	179.31 SF 0.45%
	442.72 SF 1.12%
	2,932.48 SF 7.41%
	3,758.16 SF 9.49%
Plaza	157.53 SF 0.40%
	1,324.27 SF 3.34%
	1,481.79 SF 3.74%
Total	11,960.93 SF 30.21%

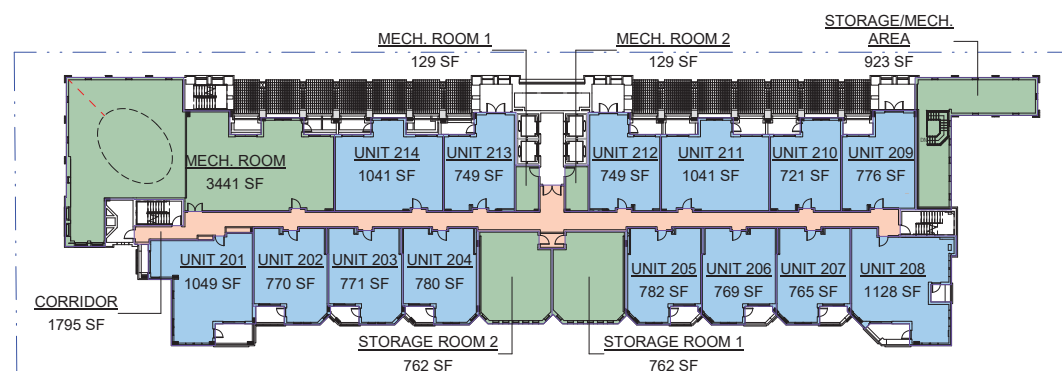
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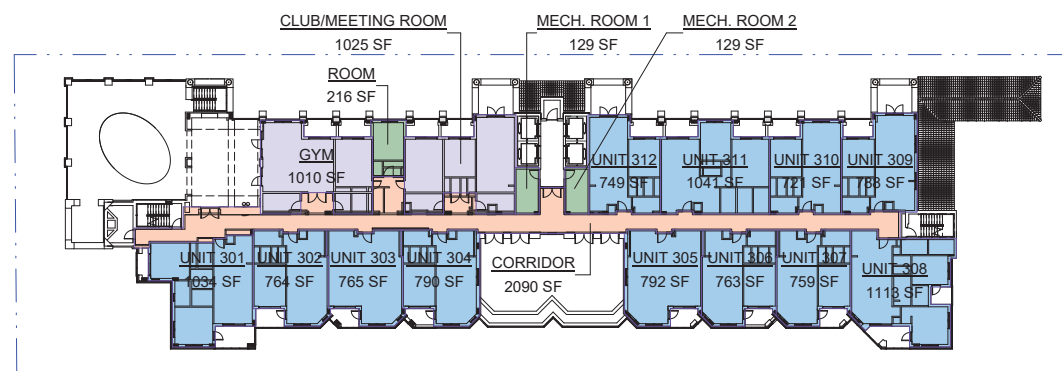
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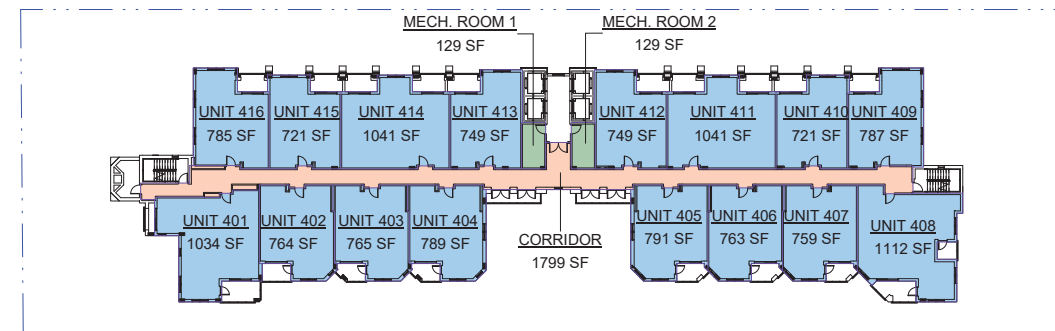
2 Ground Level
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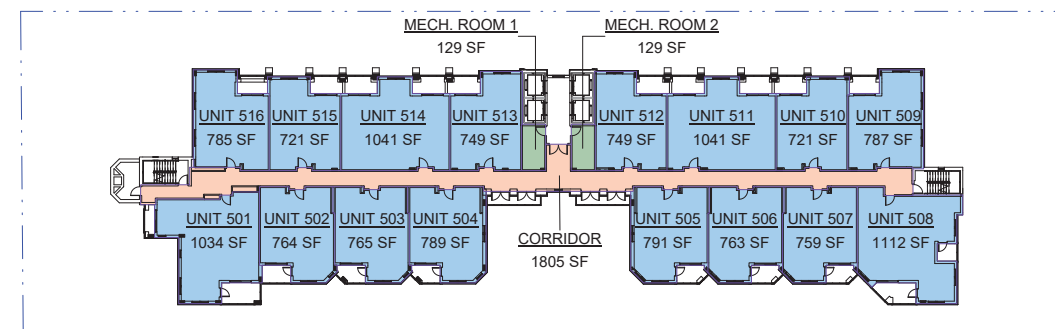
3 2nd Level
1" = 30'-0"



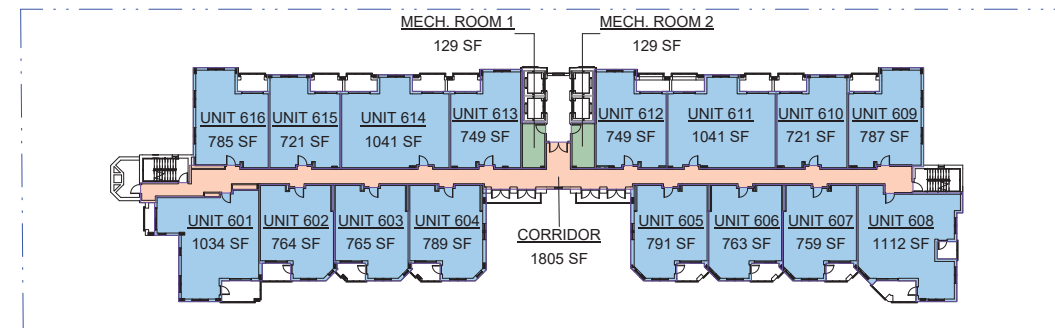
4 3rd Level
1" = 30'-0"



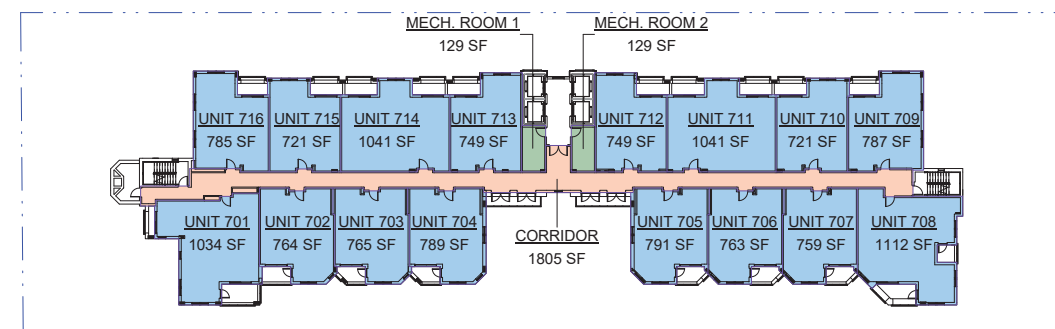
5 4th Level
1" = 30'-0"



6 5th Level
1" = 30'-0"



7 6th Level
1" = 30'-0"



8 7th Level
1" = 30'-0"

ARCHITECT:



285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant
Address
Phone
Fax
e-mail

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**Planning & Zoning
Board**

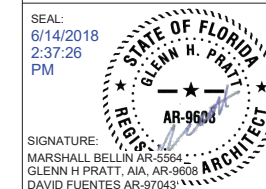
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6/14/2018
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SIGNATURE:
MARSHALL BELLIN AR-5584
GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:
FAR Calculation

SCALE: 1" = 30'-0"

SHEET No.:

A0.3

6/14/2018 2:37:50 PM

FAR REQUIREMENT			
Lot Area	FAR Factor	FAR Allowed	FAR Provided
39,597 SF	2.5	98,993 SF	98,694.68 SF

FAR CALCULATION	
Name	Area

MECH. ROOM	115.87 SF
Underground Level	115.87 SF

FIRE COMMAND	174.74 SF
MECH. ROOM	118.93 SF
RECYCLE ROOM	294.00 SF
STORAGE/MECH. AREA	137.46 SF
STAIR	
TRASH ROOM	630.56 SF
UNIT 101	971.78 SF
Ground Level	2,327.47 SF

CORRIDOR	1,794.81 SF
MECH. ROOM	3,440.81 SF
MECH. ROOM 1	129.46 SF
MECH. ROOM 2	129.46 SF
STORAGE ROOM 1	761.60 SF
STORAGE ROOM 2	761.52 SF
STORAGE/MECH. AREA	922.78 SF
UNIT 201	1,049.19 SF
UNIT 202	770.12 SF
UNIT 203	771.06 SF
UNIT 204	779.51 SF
UNIT 205	782.28 SF
UNIT 206	768.80 SF
UNIT 207	765.36 SF
UNIT 208	1,127.88 SF
UNIT 209	776.25 SF
UNIT 210	721.20 SF
UNIT 211	1,040.72 SF
UNIT 212	749.41 SF
UNIT 213	748.85 SF
UNIT 214	1,040.72 SF
2nd Level	19,831.77 SF

CLUB/MEETING ROOM	1,024.75 SF
CORRIDOR	2,089.67 SF
GYM	1,010.04 SF
MECH. ROOM 1	129.46 SF
MECH. ROOM 2	129.46 SF
ROOM	216.46 SF
UNIT 301	1,033.84 SF
UNIT 302	764.47 SF
UNIT 303	765.42 SF
UNIT 304	789.78 SF
UNIT 305	791.60 SF
UNIT 306	762.79 SF
UNIT 307	759.35 SF
UNIT 308	1,112.70 SF
UNIT 309	788.41 SF
UNIT 310	721.20 SF
UNIT 311	1,040.72 SF
UNIT 312	749.41 SF
3rd Level	14,679.52 SF

CORRIDOR	1,798.65 SF
MECH. ROOM 1	129.46 SF
MECH. ROOM 2	129.46 SF
UNIT 401	1,034.31 SF
UNIT 402	764.47 SF
UNIT 403	765.42 SF
UNIT 404	789.43 SF
UNIT 405	791.25 SF
UNIT 406	762.79 SF
UNIT 407	759.35 SF
UNIT 408	1,112.35 SF
UNIT 409	787.47 SF
UNIT 410	721.20 SF
UNIT 411	1,040.72 SF
UNIT 412	749.41 SF
UNIT 413	748.85 SF
UNIT 414	1,040.72 SF
UNIT 415	720.96 SF
UNIT 416	784.58 SF
4th Level	15,430.84 SF

FAR CALCULATION	
Name	Area

CORRIDOR	1,804.68 SF
MECH. ROOM 1	129.46 SF
MECH. ROOM 2	129.46 SF
UNIT 501	1,033.84 SF
UNIT 502	764.47 SF
UNIT 503	765.42 SF
UNIT 504	789.43 SF
UNIT 505	791.25 SF
UNIT 506	762.79 SF
UNIT 507	759.35 SF
UNIT 508	1,112.35 SF
UNIT 509	787.47 SF
UNIT 510	721.20 SF
UNIT 511	1,040.72 SF
UNIT 512	749.41 SF
UNIT 513	748.85 SF
UNIT 514	1,040.72 SF
UNIT 515	720.96 SF
UNIT 516	784.58 SF
5th Level	15,436.40 SF

CORRIDOR	1,804.68 SF
MECH. ROOM 1	129.46 SF
MECH. ROOM 2	129.46 SF
UNIT 601	1,033.84 SF
UNIT 602	764.47 SF
UNIT 603	765.42 SF
UNIT 604	789.43 SF
UNIT 605	791.25 SF
UNIT 606	762.79 SF
UNIT 607	759.35 SF
UNIT 608	1,112.35 SF
UNIT 609	787.47 SF
UNIT 610	721.20 SF
UNIT 611	1,040.72 SF
UNIT 612	749.41 SF
UNIT 613	748.85 SF
UNIT 614	1,040.72 SF
UNIT 615	720.96 SF
UNIT 616	784.58 SF
6th Level	15,436.40 SF

CORRIDOR	1,804.68 SF
MECH. ROOM 1	129.46 SF
MECH. ROOM 2	129.46 SF
UNIT 701	1,033.84 SF
UNIT 702	764.47 SF
UNIT 703	765.42 SF
UNIT 704	789.43 SF
UNIT 705	791.25 SF
UNIT 706	762.79 SF
UNIT 707	759.35 SF
UNIT 708	1,112.35 SF
UNIT 709	787.47 SF
UNIT 710	721.20 SF
UNIT 711	1,040.72 SF
UNIT 712	749.41 SF
UNIT 713	748.85 SF
UNIT 714	1,040.72 SF
UNIT 715	720.96 SF
UNIT 716	784.58 SF
7th Level	15,436.40 SF
Total FAR	98,694.68 SF

ARCHITECT:



285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant
Address
Phone
Fax
e-mail

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OWNER INFORMATION
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**Planning & Zoning
Board**

ISSUE DATE: 08/08/2018
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APPROVED BY: Approver

REVISIONS:

No.	Description	Date
1	BOA Comments	06/14/2018

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SIGNATURE:
MARSHALL BELLIN AR-5584
GLENN H PRATT, AIA, AR-9608 ARCHITECT
DAVID FUENTES AR-97043

SHEET TITLE:
FAR Calculation

SCALE:
SHEET No.:

A0.4

Coral Gables Mediterranean Style Design Standards			
Table No 1			
Project Complied with all Categories in Table 1			
Complies (An "X" means the Project Complies with requirement)			
Complies	Reference No.	Type	Comments
X	1.1	Architectural elements on building facades	COMPLIES: See decorative reveal and molding in all building elevations (Building elevation sheet A2.1, A2.2 & A2.3). Also see 3D Views A0.5 & A0.6
X	1.2	Architectural relief elements at street level.	COMPLIES: See Ground floor plan A1.2 and Building Elevation sheets A2.1, A2.2 & A2.3. Also see 3D Views A0.5 & A0.6. Similar architectural relief elements are provided on all sides adjoining pedestrian sidewalks. Architectural relief elements also include building frontarcade, decorative paving treatments, and site & street landscaping.
X	1.3	Architectural elements located on the top of buildings.	COMPLIES: See corners of main tower, parapet features & decorative elements on top of the building at Building Elevations A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6
X	1.4	Bicycle Storage.	COMPLIES: See A-1.1. A bicycle rack for a minimum of five bicycles will be provided in the covered ground floor area.
X	1.6	Building Facades	COMPLIES: See exterior mass variations & break lines at Building elevations A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. The project also stepback different plans as vertical break to comply with this provision.
X	1.7	Building lot coverage.	COMPLIES: Permissive provision.
X	1.8	Drive through facilities.	DOES NOT COMPLY: No drive through.
X	1.9	Landscape open space area.	COMPLIES: The project will have landscape open space that exceeds the minimum requirement of twenty-five percent for residential projects.
X	1.10	Lighting, street.	COMPLIES: The project will provide right-of-way street lighting as allowed, required and approved by the Public Works Department.
X	1.11	Parking garages.	COMPLIES: See floor plans A1.1 & A1.2. The proposed parking at ground floor is not seen from the primary street in compliance with this provision.
X	1.12	Porte-cocheres.	COMPLIES: See Ground floor plan A1.2 & Building elevations A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. The project have a Porte-Cochere on Zamora Avenue to comply with this provision.
X	1.13	Sidewalk/pedestrian access	COMPLIES: See site plan A0.1, and Building elevations A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. Pedestrian access is provided at street level from Zamora Avenue & Galiano Street.
X	1.14	Soil, structural.	COMPLIES: All right of way planting areas will utilize structural soil.
X	1.15	Windows on Mediterranean buildings.	COMPLIES: All windows will have a minimum spacing depth of four inches.

Coral Gables Mediterranean Style Design Standards			
Table No 2			
Project Complied with 10 of 12 in table 2			
Complies (An "X" means the Project Complies with requirement) 8 out of 12 required			
Complies	Reference No.	Type	Comments
X	2.1	Arcades and/or loggias.	COMPLIES: See Ground Floor Plan A1.2, and Building elevation sheets A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. The project has an arcade at the ground level that provides pedestrian protection. See the provided Urban Plaza at the corner of Zamora Avenue & Galiano Street.
X	2.2	Building rooflines.	COMPLIES: See Building Elevation sheets A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. The project utilizes the corner towers, stair towers and center massing for vertical changes in the pedestal mass as well of the corner tower and bay window towers for vertical changes in the residential tower to comply with this provision.
X	2.3	Building step backs.	COMPLIES: See Ground floor plan A1.2, Pool level A1.4, Building elevations A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. The building steps from the principal facade, and utilizes a vertical step back on all street elevations, as well as the step back of the lower & upper residential levels.
X	2.4	Building towers.	COMPLIES: See Building elevations A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. The building corners & stair tower elements in conjunction with the entry feature comply with this provision.
X	2.5	Driveways	COMPLIES: See Site Plan A0.1. The building consolidates all the vehicular entrances on Zamora Avenue and Galiano Street
X	2.6	Lighting of landscaping.	COMPLIES: Up lighting of landscaping within and/or adjacent to pedestrian areas will be provided.
X	2.7	Materials on exterior building facades.	COMPLIES: Decorative keystone piece on top of pilasters and planters at the base of the Building comply with this provision.
X	2.8	Overhead doors.	COMPLIES: Overhead doors are not provided.
X	2.9	Paver treatments	COMPLIES: See Site Plan A0.1. Driveway Entrances will have a minimum of ten percent of paver treatment, and sidewalks will have a minimum of twenty five percent of paver treatment.
X	2.10	Pedestrian amenities.	COMPLIES: See Ground Floor Plan A1.2, and Building elevations A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. The project will have at a minimum our pedestrian amenities. To include: Benches, Reuse Containers, Water Features, and Expanded sidewalk widths beyond the property line.
X	2.11	Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or streets.	DOES NOT COMPLY: There are no any pedestrian pass-throughs/paseos.
X	2.12	Underground parking.	COMPLIES: See Underground Floor Plan A1.1.

Coral Gables Mediterranean Style Design Standards			
Table No 3			
(An "X" means the Project utilizes the option)			
Complies	Reference No.	Type	Comments
X	3.1	Building setback reductions.	
X	3.2	Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way	
X	3.3	Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only).	
X	3.4	Multi-family residential density bonus for Mediterranean Architectural Design buildings.	



1 3D View from Zamora Avenue and Galiano Street Corner - MED



285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:
Consultant
Address
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ISSUE DATE: 08/08/2018
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DRAWN BY: T.C.
APPROVED BY: M.B. G.P. D.F.

REVISIONS:

No.	Description	Date

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6/14/2018
3:03:51 PM
STATE OF FLORIDA
GLENN H. PRATT
AR-9608
ARCHITECT

SHEET TITLE:
3D VIEW & MED BONUS
SCALE:
SHEET No.:
A0.5

Coral Gables Mediterranean Style Design Standards			
Table No 1			
Project Complied with all Categories in Table 1			
Complies (An "X" means the Project Complies with requirement)			
Complies Reference No.	Residential	Type	Comments
X	1.1	X	Architectural elements on building facades COMPLIES: See decorative reveal and molding in all building elevations (Building elevation sheet A2.1, A2.2 & A2.3). Also see 3D Views A0.5 & A0.6)
X	1.2	X	Architectural relief elements at street level. COMPLIES: See Ground floor plan A1.2 and Building Elevation sheets A2.1, A2.2 & A2.3. Also see 3D Views A0.5 & A0.6. Similar architectural relief elements are provided on all sides adjoining pedestrian sidewalks. Architectural relief elements also include building frontarcade, decorative paving treatments, and site & street landscaping.
X	1.3	X	Architectural elements located on the top of buildings. COMPLIES: See corners of main tower, parapet features & decorative elements on top of the building at Building Elevations A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6
X	1.4	X	Bicycle Storage. COMPLIES: See A-1.1. A bicycle rack for a minimum of five bicycles will be provided in the covered ground floor area.
X	1.6	X	Building Facades COMPLIES: See exterior mass variations & break lines at Building elevations A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. The project also stepback different plans as vertical break to comply with this provision.
X	1.8	X	Building lot coverage. COMPLIES: Permissive provision.
	1.7	X	Drive through facilities. DOES NOT COMPLY: No drive through.
X	1.8	X	Landscape open space area. COMPLIES: The project will have landscape open space that exceeds the minimum requirement of twenty-five percent for residential projects.
X	1.9	X	Lighting, street. COMPLIES: The project will provide right-of-way street lighting as allowed, required and approved by the Public Works Department.
X	110	X	Parking garages. COMPLIES: See floor plans A1.1 & A1.2. The proposed parking at ground floor is not seen from the primary street in compliance with this provision.
X	111	X	Porte-cocheres. COMPLIES: See Ground floor plan A1.2 & Building elevations A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. The project have a Porte-Cochere on Zamora Avenue to comply with this provision.
X	112	X	Sidewalk/pedestrian access COMPLIES: See site plan A0.1, and Building elevations A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. Pedestrian access is provided at street level from Zamora Avenue & Galliano Street.
X	113	X	Soil, structural. COMPLIES: All right of way planting areas will utilize structural soil
X	114	X	Windows on Mediterranean buildings. COMPLIES: All windows will have a minimum spacing depth of four inches.
Coral Gables Mediterranean Style Design Standards			
Table No 2			
Project Complied with 10 of 12 in table 2			
Complies (An "X" means the Project Complies with requirement) 8 out of 12 required			
Complies Reference No.	Residential	Type	Comments
X	2.1	X	Arcades and/or loggias. COMPLIES: See Ground Floor Plan A1.2, and Building elevation sheets A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. The project has an arcade at the ground level that provides pedestrian protection. See the provided Urban Plaza at the corner of Zamora Avenue & Galliano Street.
X	2.2	X	Building rooflines. COMPLIES: See Building Elevation sheets A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. The project utilizes the corner towers, stair towers and center massing for vertical changes in the pedestal mass as well of the corner tower and bay window towers for vertical changes at the residential tower to comply with this provision.
X	2.3	X	Building step backs. COMPLIES: See Ground floor plan A1.2, Pool level A1.4, Building elevations A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. The building steps from the principal facade, and utilizes a vertical step back on all street elevations, as well as the step back of the lower & upper residential levels.
X	2.4	X	Building towers. COMPLIES: See Building elevations A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. The building corners & stair tower elements in conjunction with the entry feature comply with this provision.
X	2.5	X	Driveways COMPLIES: See Site Plan A0.1. The building consolidates all the vehicular entrances on Zamora Avenue and Galliano Street
X	2.6	X	Lighting of landscaping. COMPLIES: Up lighting of landscaping within and/or adjacent to pedestrian areas will be provided.
X	2.7	X	Materials on exterior building facades. COMPLIES: Decorative keystone piece on top of pilasters and planters at the base of the Building comply with this provision.
	2.8	X	Overhead doors. COMPLIES: Overhead doors are not provided.
X	2.9	X	Paver treatments COMPLIES: See Site Plan A0.1. Driveway Entrances will have a minimum of ten percent of paver treatment, and sidewalks will have a minimum of twenty five percent of paver treatment.
X	210	X	Pedestrian amenities. COMPLIES: See Ground Floor Plan A1.2, and Building elevations A2.1, A2.2 & A2.3, and 3D Views A0.5 & A0.6. The project will have at a minimum our pedestrian amenities. To include: Benches, Refuse Containers, Water Features, and Expanded sidewalk widths beyond the property line.
	211	X	Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or streets. DOES NOT COMPLY: There are no any pedestrian pass-throughs/paseos.
X	212	X	Underground parking. COMPLIES: See Underground Floor Plan A1.1.
Coral Gables Mediterranean Style Design Standards			
Table No 3			
(An "X" means the Project utilizes the option)			
Complies Reference No.	Residential	Type	Comments
	1.1		Building setback reductions.
	1.2		Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way
	1.3		Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only).
X	1.4	X	Multi-family residential density bonus for Mediterranean Architectural Design buildings.



1 3D View from South-East Corner - MED



285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:
Consultant
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Fax
e-mail

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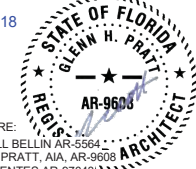
PROJECT NAME:
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
PROPERTY ADDRESS
44 Zamora Avenue
Coral Gables, FL 33134
OWNER INFORMATION
TWJ ZAMORA LLC

Planning & Zoning Board
ISSUE DATE: 08/08/2018
PROJECT No.: 2011-15
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APPROVED BY: Approver

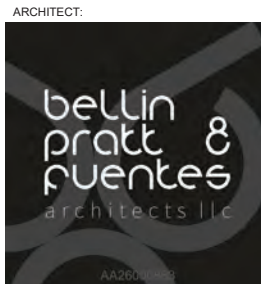
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SIGNATURE:
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GLENN H PRATT, AIA, AR-9608 ARCHITECT
DAVID FUENTES AR-97043

SHEET TITLE:
3D VIEW & MED BONUS
SCALE:
SHEET No.:
A0.6



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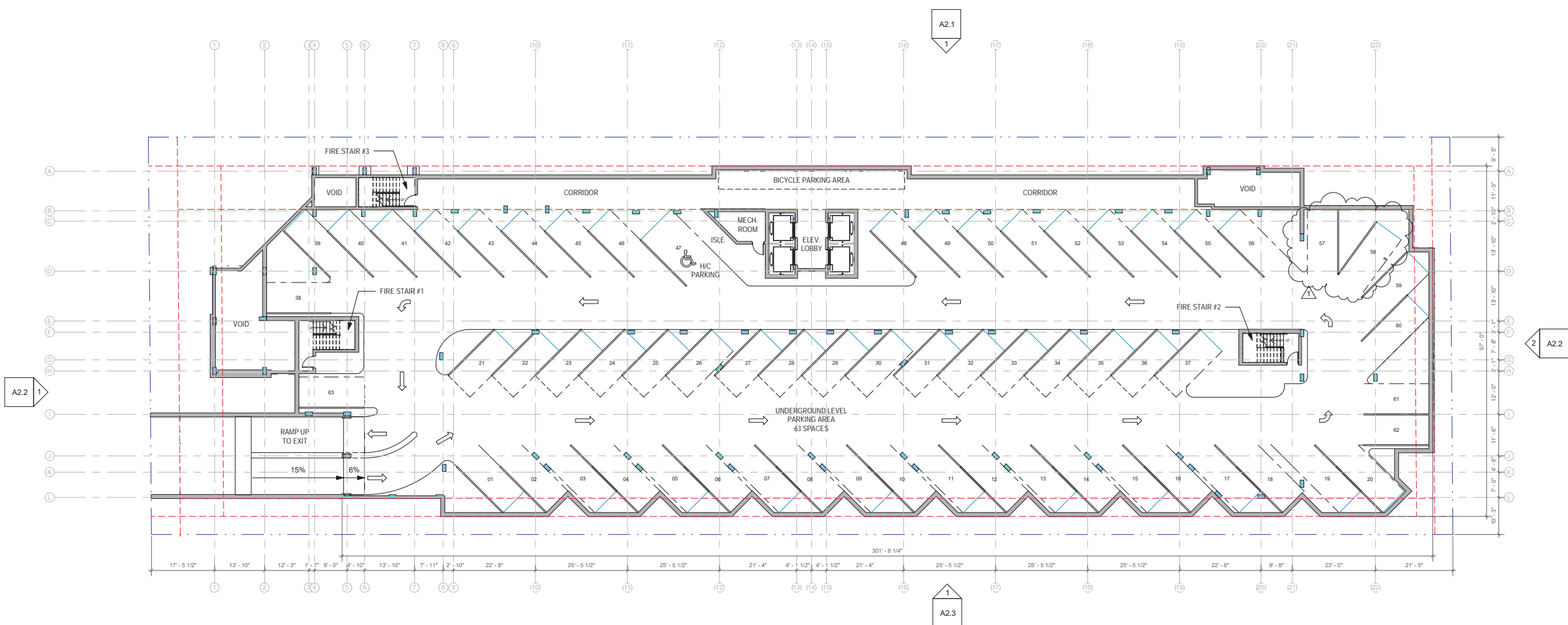
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SHEET TITLE:
Underground Parking Floor Plan
SCALE: 1/16" = 1'-0"
SHEET No.:
A1.1



1 Underground Level
1/16" = 1'-0"



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PROJECT No.: 2011-15
DRAWN BY: D.F.
APPROVED BY: G.P. & M.B.

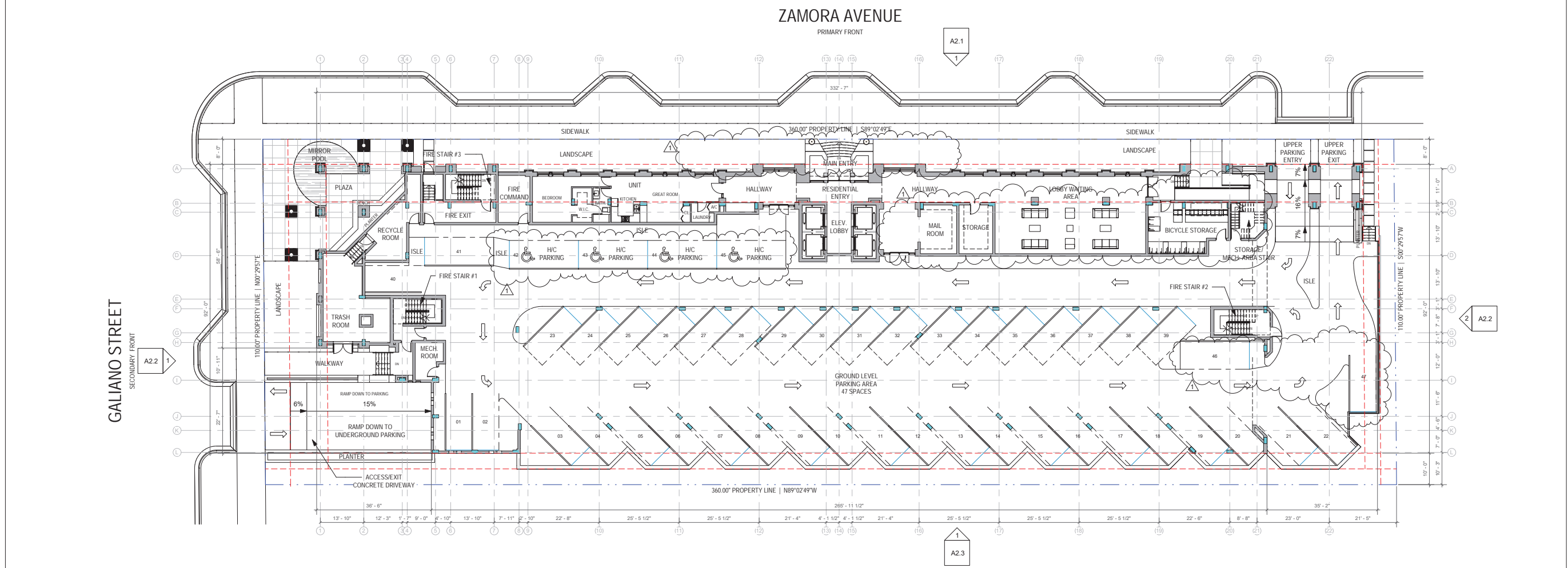
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SHEET TITLE:
Ground Floor Plan
SCALE: 1/16" = 1'-0"
SHEET No.:
A1.2



1 Ground Level
1/16" = 1'-0"

6/14/2018 2:39:27 PM

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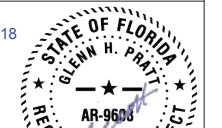
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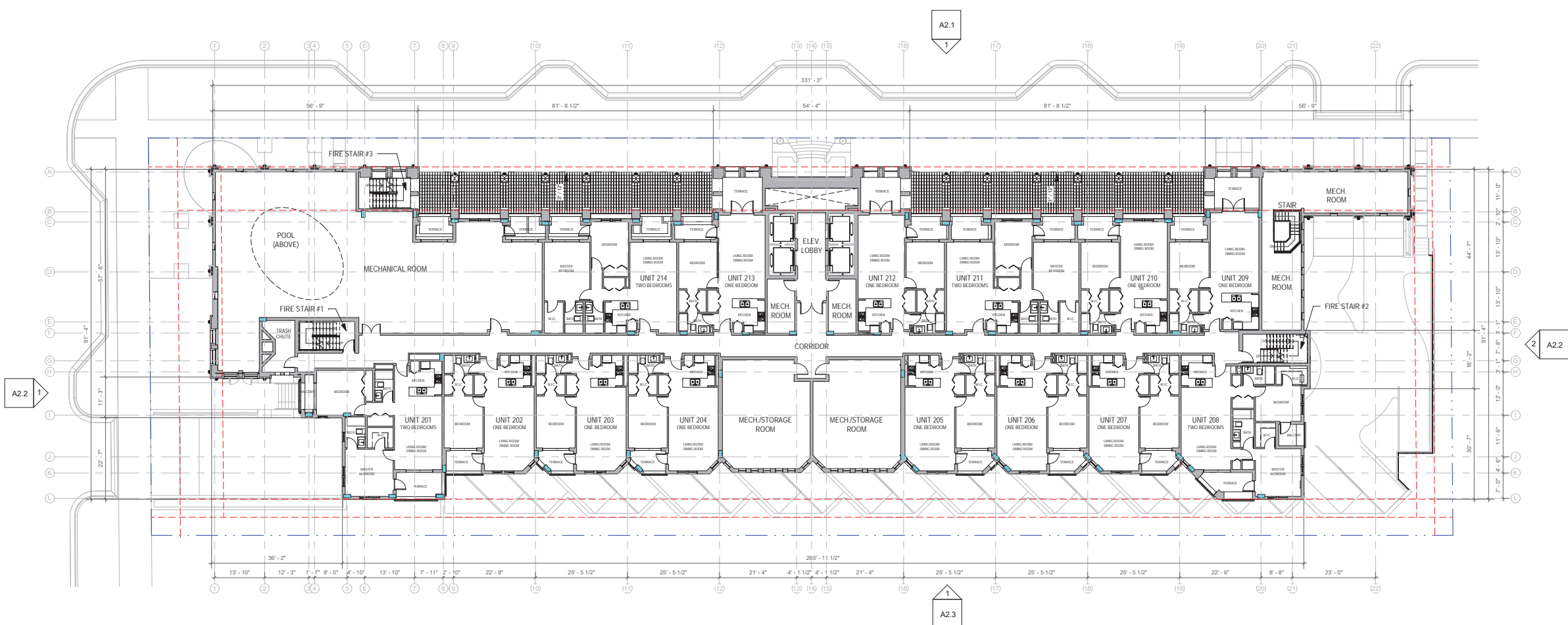
SIGNATURE:
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GLENN H PRATT, AIA, AR-9608 ARCHITECT
DAVID FUENTES AR-97043

SHEET TITLE:
**Second Floor
Plan**

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

SHEET No.:

A1.3



1 2nd Level
1/16" = 1'-0"

6/14/2018 2:39:51 PM

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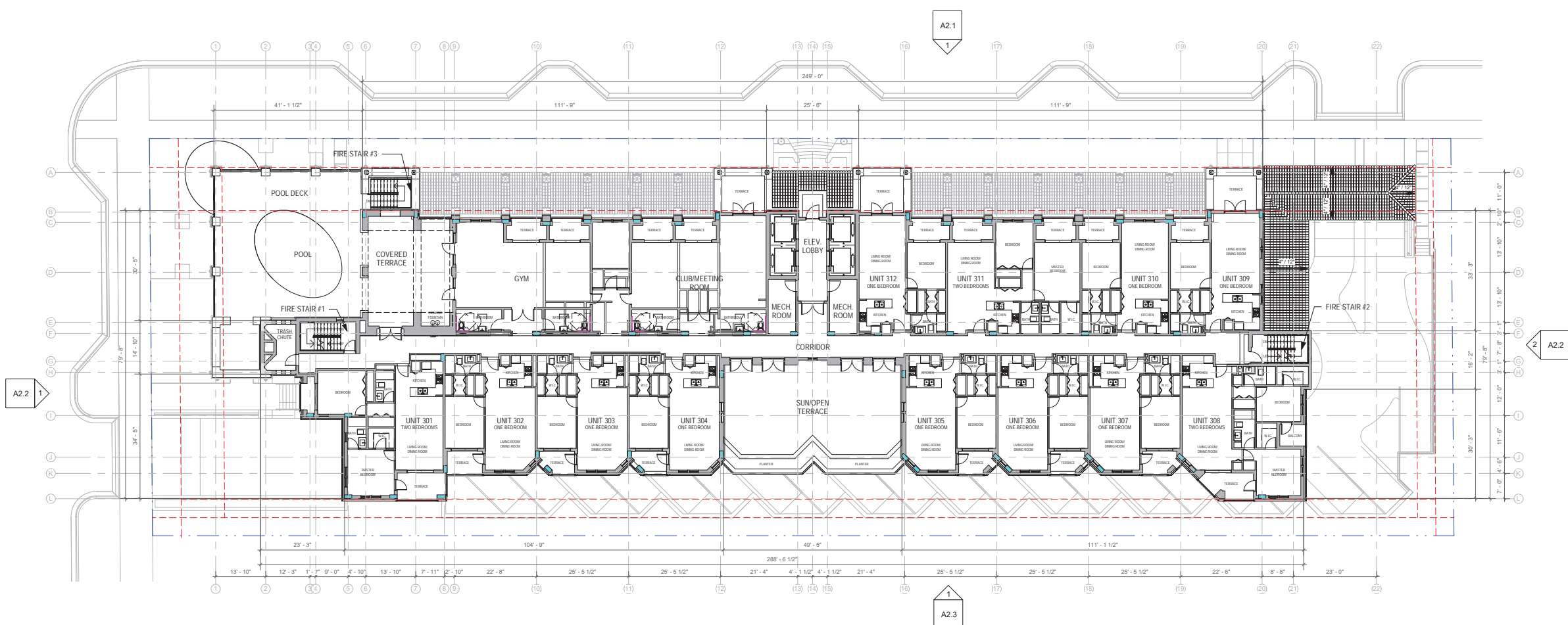
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SHEET TITLE:
Third Floor Plan

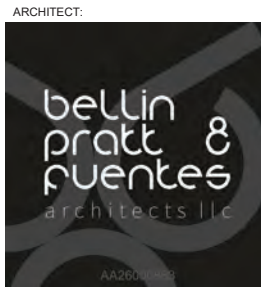
SCALE: **1/16" = 1'-0"**
SHEET No.:

A1.4



1
3rd Level
1/16" = 1'-0"

6/14/2018 2:40:25 PM



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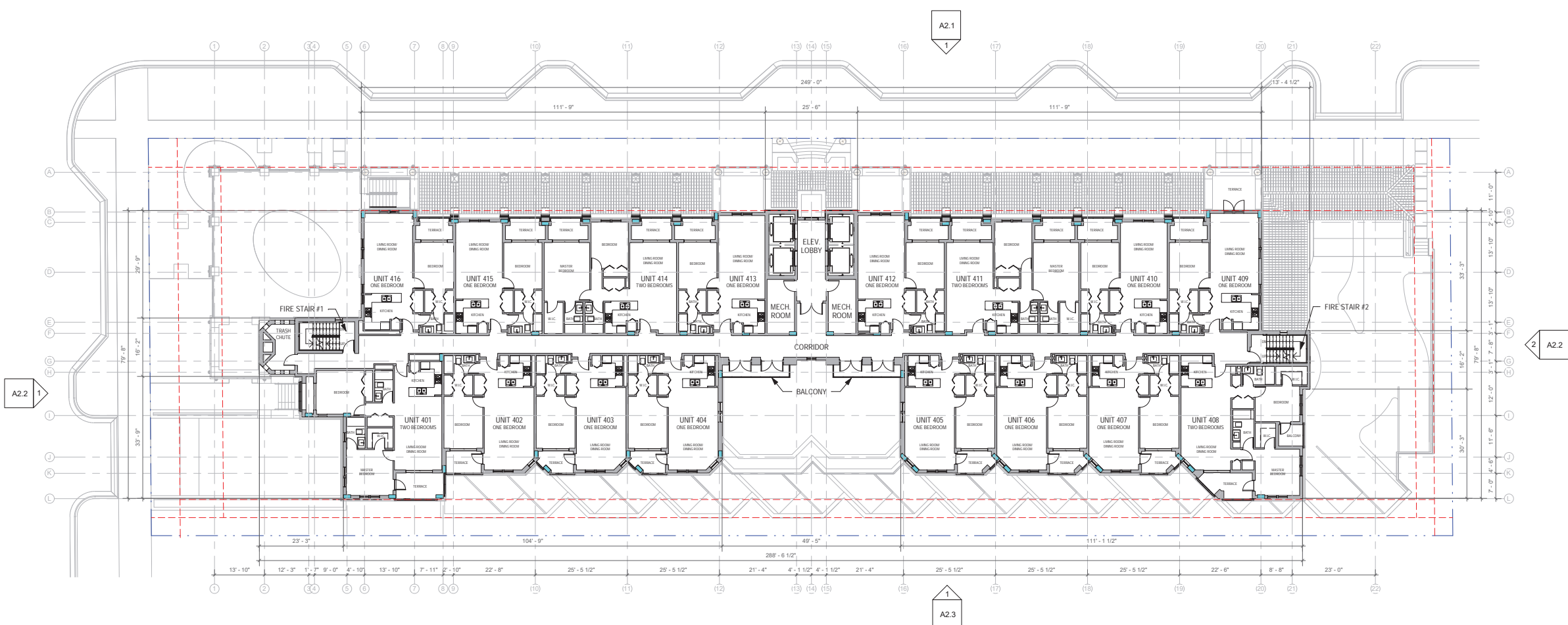
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SHEET TITLE:
Fourth Floor Plan / Typical Floor Plan
SCALE: 1/16" = 1'-0"
SHEET No.:
A1.5



1 4th Level / Typical Floor Plan
1/16" = 1'-0"

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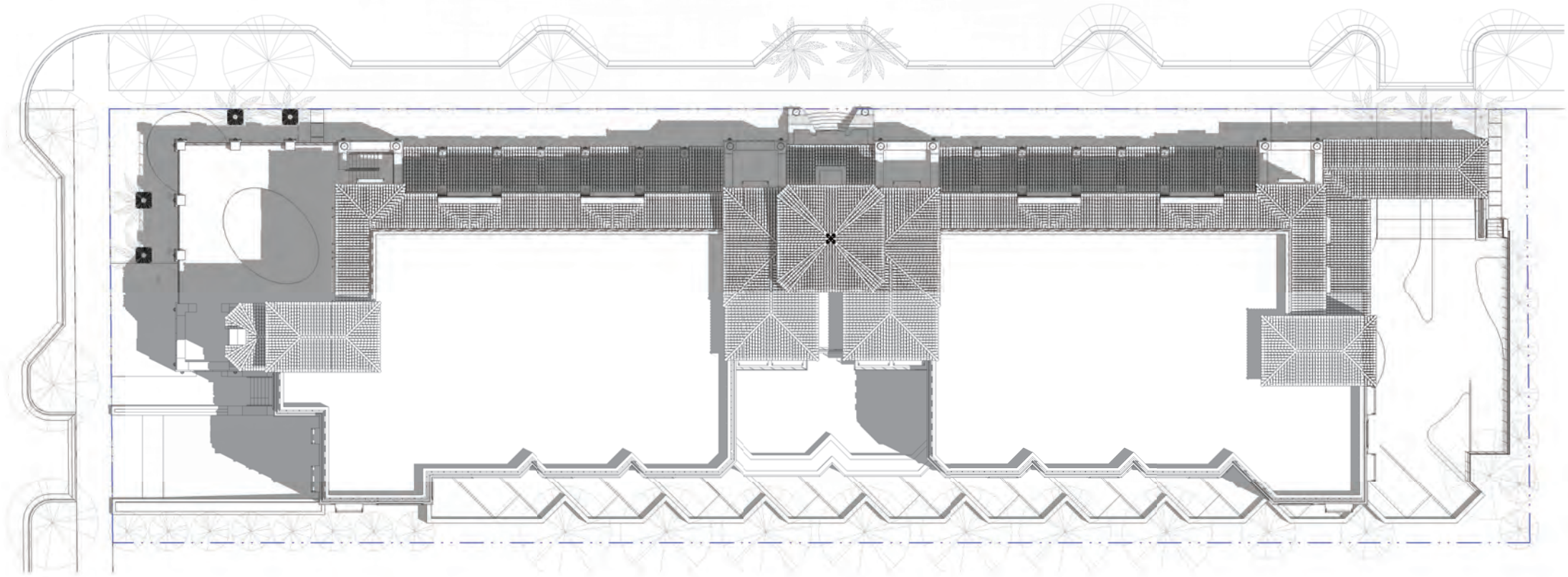
SHEET TITLE:
Roof Plan

SCALE: **1/16" = 1'-0"**
SHEET No.:

A1.6



1 Roof Level
1/16" = 1'-0"



1 General Roof Plan
1/16" = 1'-0"

6/14/2018 2:42:34 PM

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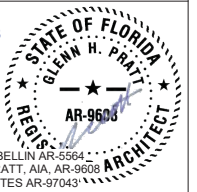
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DAVID FUENTES AR-97043

SHEET TITLE:
**General Roof
Plan**

SCALE: 1/16" = 1'-0"
SHEET No.:

A1.7

ARCHITECT:



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SHEET TITLE:

**Building
Elevations**

SCALE: **As indicated**

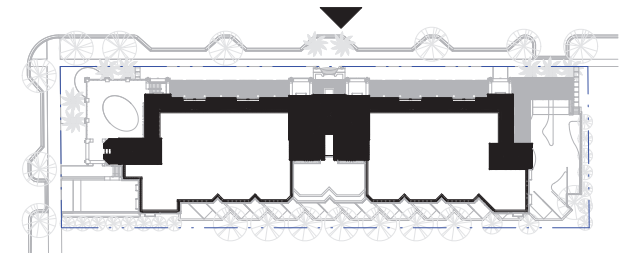
SHEET No.:

A2.1



1 Zamorra Avenue Elevation - North
1/16" = 1'-0"

ELEVATION NOTES	
NUMBER	DESCRIPTION
0501	Aluminum Railling 42" A.F.F.E. to reject 4" objects. Submit shop drawings for approval prior fabrication
0502	Decorative Aluminum Vent/Grill Panel (color to be selected by Architect)
0615	Finished & Painted Wood Fascia
0620	Decorative Precast Molding
0626	Decorative Precast Element
0701	Barrel "S" Roof Tile
0710	Decorative Gables Roof Ventilation
0801	Impact Resistance Aluminum Casement Glass Window
0804	Impact Resistance Aluminum Sliding Glass Door
0810	Impact Resistance Aluminum Swing Glass Door
0824	Impact Resistance Curtain Wall Glass System
0905	3/4" Smooth Stucco Finish
0920	Stucco Finish on Decorative Concrete Cast
1002	Decorative Aluminum Canvas Awning
1008	Cast Stone/Pre-cast Concrete Decorative Bowl
1204	Outdoor Bench
1601	Decorative Wall Mounted Light Fixture



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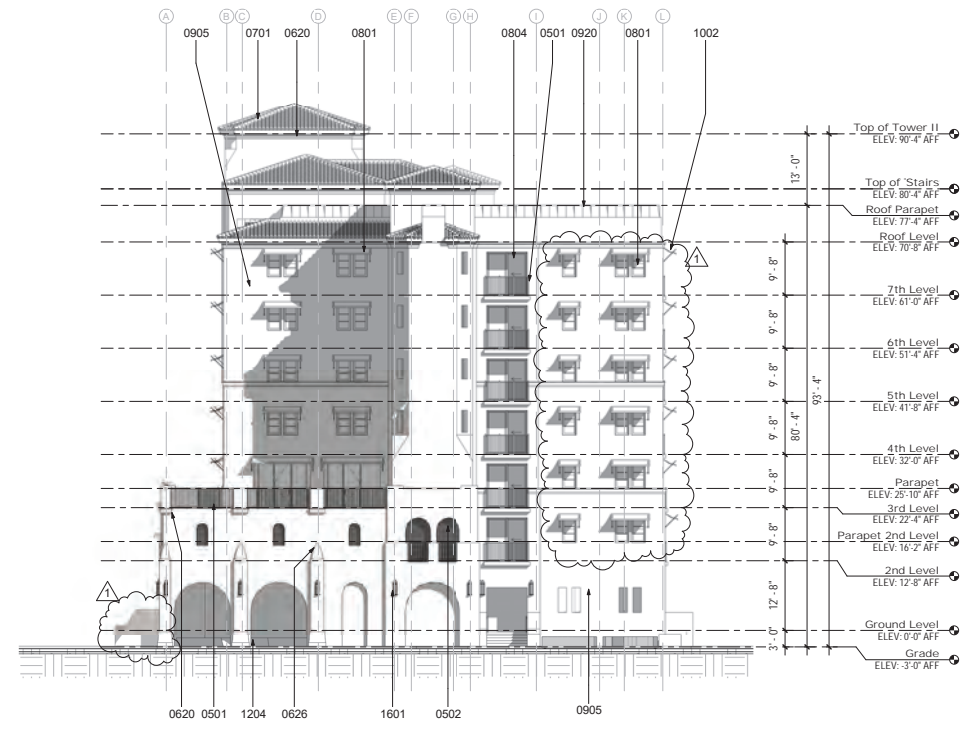
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No.	Description	Date
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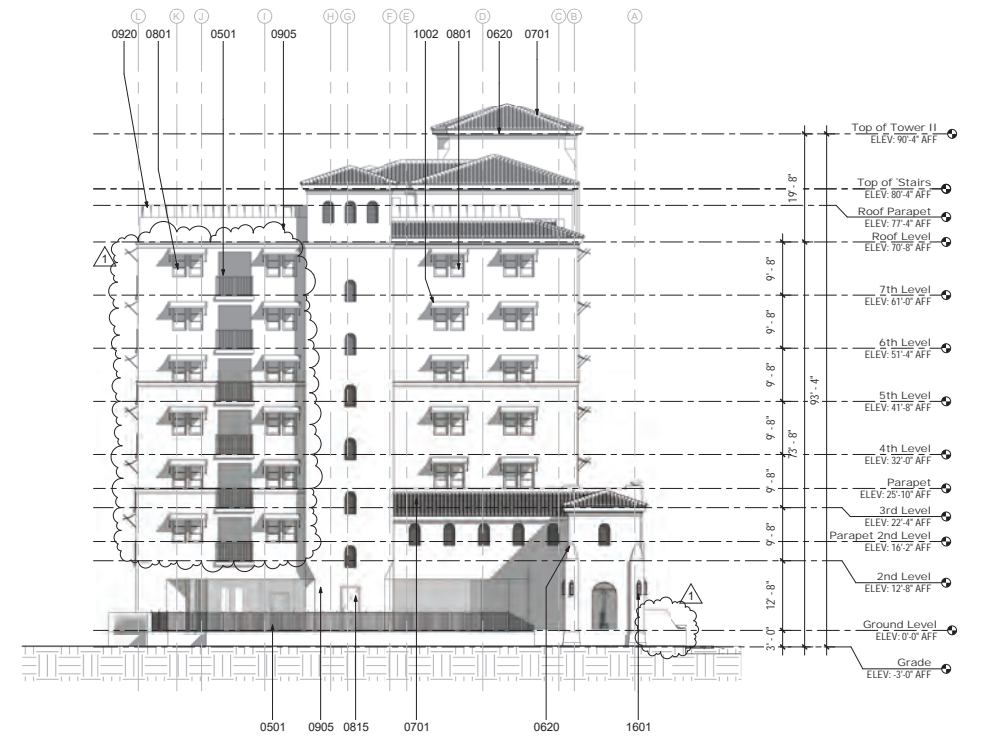
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GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:
Building Elevations
SCALE: **As indicated**
SHEET No.:
A2.2

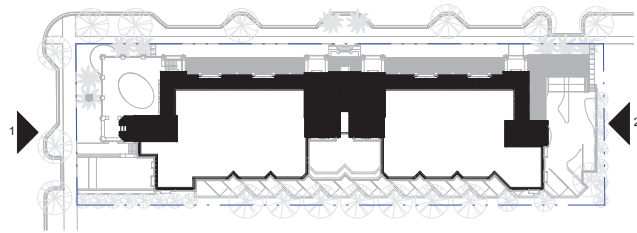


1 Galiano Street Elevation - West
1/16" = 1'-0"



2 Interior Elevation - East
1/16" = 1'-0"

ELEVATION NOTES	
NUMBER	DESCRIPTION
0501	Aluminum Railing 42" A.F.F.E. to reject 4" objects. Submit shop drawings for approval prior fabrication
0502	Decorative Aluminum Vent/Grill Panel (color to be selected by Architect)
0620	Decorative Precast Molding
0626	Decorative Precast Element
0701	Barrel "S" Roof Tile
0801	Impact Resistance Aluminum Casement Glass Window
0804	Impact Resistance Aluminum Sliding Glass Door
0815	Hollow Core Metal Door on Metal Frame
0905	3/4" Smooth Stucco Finish
0920	Stucco Finish on Decorative Concrete Cast
1002	Decorative Aluminum Canvas Awning
1204	Outdoor Bench
1601	Decorative Wall Mounted Light Fixture



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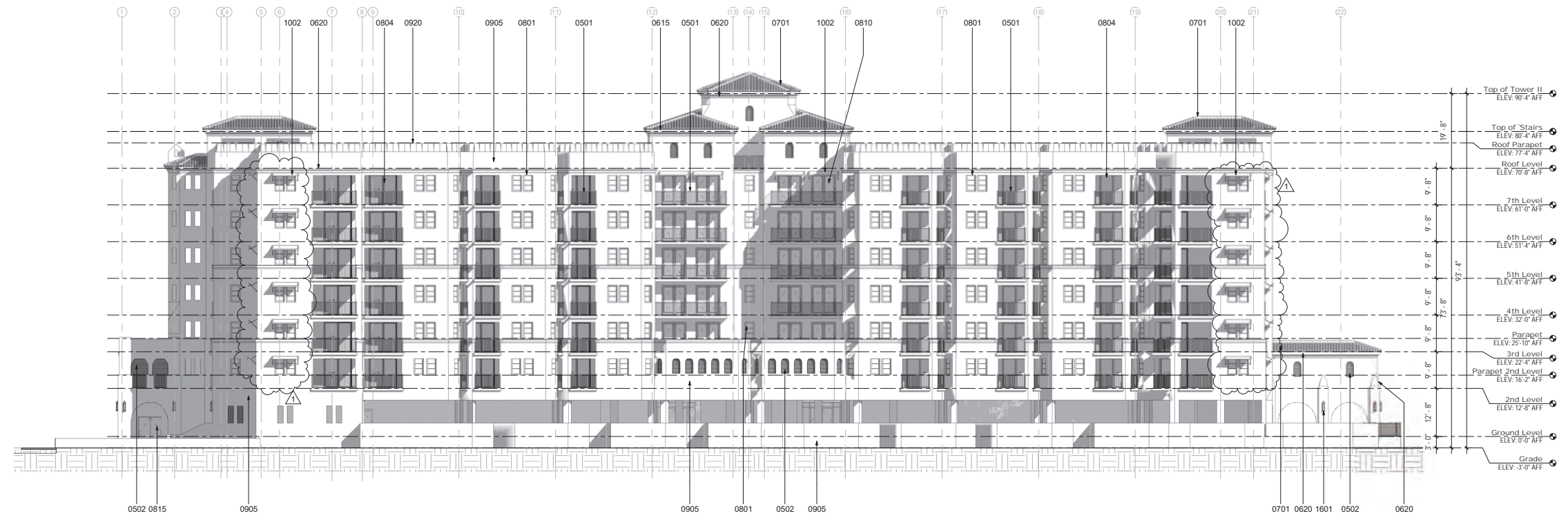
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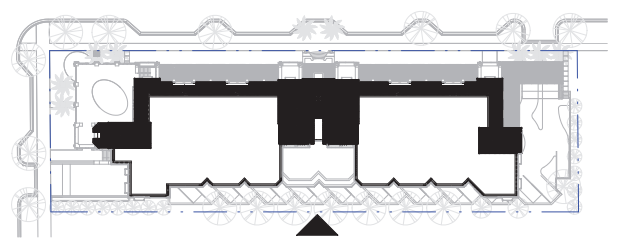
SEAL:
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SHEET TITLE:
Building Elevations
SCALE: **As indicated**
SHEET No.:
A2.3



1 Rear Elevation - South
1/16" = 1'-0"

ELEVATION NOTES	
NUMBER	DESCRIPTION
0501	Aluminum Railing 42" A.F.F.E. to reject 4" objects. Submit shop drawings for approval prior fabrication
0502	Decorative Aluminum Vent/Grill Panel (color to be selected by Architect)
0615	Finished & Painted Wood Fascia
0620	Decorative Precast Molding
0701	Barrel "S" Roof Tile
0801	Impact Resistance Aluminum Casement Glass Window
0804	Impact Resistance Aluminum Sliding Glass Door
0810	Impact Resistance Aluminum Swing Glass Door
0815	Hollow Core Metal Door on Metal Frame
0905	3/4" Smooth Stucco Finish
0920	Stucco Finish on Decorative Concrete Cast
1002	Decorative Aluminum Canvas Awning
1601	Decorative Wall Mounted Light Fixture





1 3D View from Zamora Avenue and Galiano Street Corner

6/14/2018 2:48:17 PM

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Coral Gables, FL 33134
OWNER INFORMATION
TWJ ZAMORA LLC

**Planning & Zoning
Board**

ISSUE DATE: 08/08/2018
PROJECT No.: 2011-15
DRAWN BY: T. C.
APPROVED BY: M.B. & G.P.

REVISIONS:

No.	Description	Date
1	BOA Comments	06/14/2018

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PM

SIGNATURE:
MARSHALL BELLIN AR-5584
GLENN H PRATT, AIA, AR-9608 ARCHITECT
DAVID FUENTES AR-97043

SHEET TITLE:
Exterior Views

SCALE:
SHEET No.:
A8.1



1 3D View from Zamora Avenue

6/14/2018 2:50:15 PM

ARCHITECT:



285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant
Address
Address
Phone
Fax
e-mail

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PROJECT NAME:
NEW RESIDENTIAL MULTI-FAMILY APARTMENT

PROPERTY ADDRESS
44 Zamora Avenue
Coral Gables, FL 33134
OWNER INFORMATION
TWJ ZAMORA LLC

Planning & Zoning Board

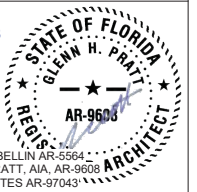
ISSUE DATE: 08/08/2018
PROJECT No.: 2011-15
DRAWN BY: T. C.
APPROVED BY: M.B. G.P. D.F.

REVISIONS:

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1	BOA Comments	06/14/2018

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SIGNATURE:
MARSHALL BELLIN AR-5584
GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:
Exterior Views

SCALE:

SHEET No.:

A8.2



1 3D View from Galiano Street

6/14/2018 2:50:52 PM

ARCHITECT:



285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

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Fax
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PROJECT NAME:
**NEW RESIDENTIAL
MULTI-FAMILY
APARTMENT**

PROPERTY ADDRESS
44 Zamora Avenue
Coral Gables, FL 33134
OWNER INFORMATION
TWJ ZAMORA LLC

**Planning & Zoning
Board**

ISSUE DATE: 08/08/2018
PROJECT No.: 2011-15
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

No.	Description	Date
1	BOA Comments	06/14/2018

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GLENN H PRATT, AIA, AR-9608 ARCHITECT
DAVID FUENTES AR-97043

SHEET TITLE:
Exterior Views

SCALE:
SHEET No.:
A8.3



1 3D View from South-East Corner

6/14/2018 2:51:37 PM

ARCHITECT:



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coral gables, florida, 33134
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CONSULTANTS:

Consultant
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PROJECT NAME:
NEW RESIDENTIAL MULTI-FAMILY APARTMENT

PROPERTY ADDRESS
44 Zamora Avenue
Coral Gables, FL 33134
OWNER INFORMATION
TWJ ZAMORA LLC

Planning & Zoning Board

ISSUE DATE: 08/08/2018
PROJECT No.: 2011-15
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

No.	Description	Date
1	BOA Comments	06/14/2018

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STATE OF FLORIDA
GLENN H. PRATT
AR-9608
SIGNATURE:
MARSHALL BELLIN AR-5584
GLENN H PRATT, AIA, AR-9608 ARCHITECT
DAVID FUENTES AR-97043

SHEET TITLE:
Exterior Views

SCALE:
SHEET No.:
A8.4



1 3D View - Aerial View from Zamora Avenue & Galiano Street Corner

6/14/2018 2:52:06 PM

ARCHITECT:



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coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant
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PROJECT NAME:
**NEW RESIDENTIAL
MULTI-FAMILY
APARTMENT**

PROPERTY ADDRESS
44 Zamora Avenue
Coral Gables, FL 33134
OWNER INFORMATION
TWJ ZAMORA LLC

**Planning & Zoning
Board**

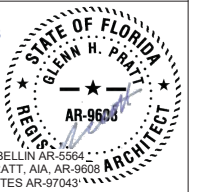
ISSUE DATE: 08/08/2018
PROJECT No.: 2011-15
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

No.	Description	Date
1	BOA Comments	06/14/2018

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GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:
Exterior Views

SCALE:
SHEET No.:
A8.5



1 3D View - Aerial View from Zamora Avenue

6/14/2018 2:53:10 PM

ARCHITECT:



285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant
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e-mail

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PROJECT NAME:
**NEW RESIDENTIAL
MULTI-FAMILY
APARTMENT**

PROPERTY ADDRESS
44 Zamora Avenue
Coral Gables, FL 33134
OWNER INFORMATION
TWJ ZAMORA LLC

**Planning & Zoning
Board**

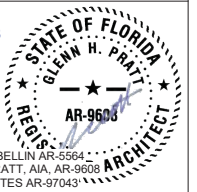
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SIGNATURE:
MARSHALL BELLIN AR-5584
GLENN H PRATT, AIA, AR-9608 ARCHITECT
DAVID FUENTES AR-97043

SHEET TITLE:
Exterior Views

SCALE:

SHEET No.:

A8.6



1 3D View - Aerial View from Galiano Street

6/14/2018 2:53:45 PM

ARCHITECT:



285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant
Address
Phone
Fax
e-mail

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PROJECT NAME:
**NEW RESIDENTIAL
MULTI-FAMILY
APARTMENT**

PROPERTY ADDRESS
44 Zamora Avenue
Coral Gables, FL 33134

OWNER INFORMATION
TWJ ZAMORA LLC

**Planning & Zoning
Board**

ISSUE DATE: 08/08/2018
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SIGNATURE:
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GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:
Exterior Views

SCALE:
SHEET No.:

A8.7



1 3D View - Aerial View from South-East Corner

6/14/2018 2:54:18 PM

ARCHITECT:



285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant
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PROJECT NAME:
**NEW RESIDENTIAL
MULTI-FAMILY
APARTMENT**

PROPERTY ADDRESS
44 Zamora Avenue
Coral Gables, FL 33134

OWNER INFORMATION
TWJ ZAMORA LLC

**Planning & Zoning
Board**

ISSUE DATE: 08/08/2018
PROJECT No.: 2011-15
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APPROVED BY: Approver

REVISIONS:

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SIGNATURE:
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GLENN H PRATT, AIA, AR-9608 ARCHITECT
DAVID FUENTES AR-97043

SHEET TITLE:
Exterior Views

SCALE:
SHEET No.:
A8.8

ARCHITECT:



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coral gables, florida, 33134
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CONSULTANTS:

Consultant
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PROJECT NAME:
**NEW RESIDENTIAL
MULTI-FAMILY
APARTMENT**

PROPERTY ADDRESS
44 Zamora Avenue
Coral Gables, FL 33134
OWNER INFORMATION
TWJ ZAMORA LLC

**Planning & Zoning
Board**

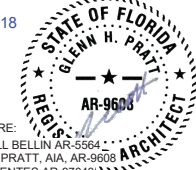
ISSUE DATE: 08/08/2018
PROJECT No.: 2011-15
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

No.	Description	Date

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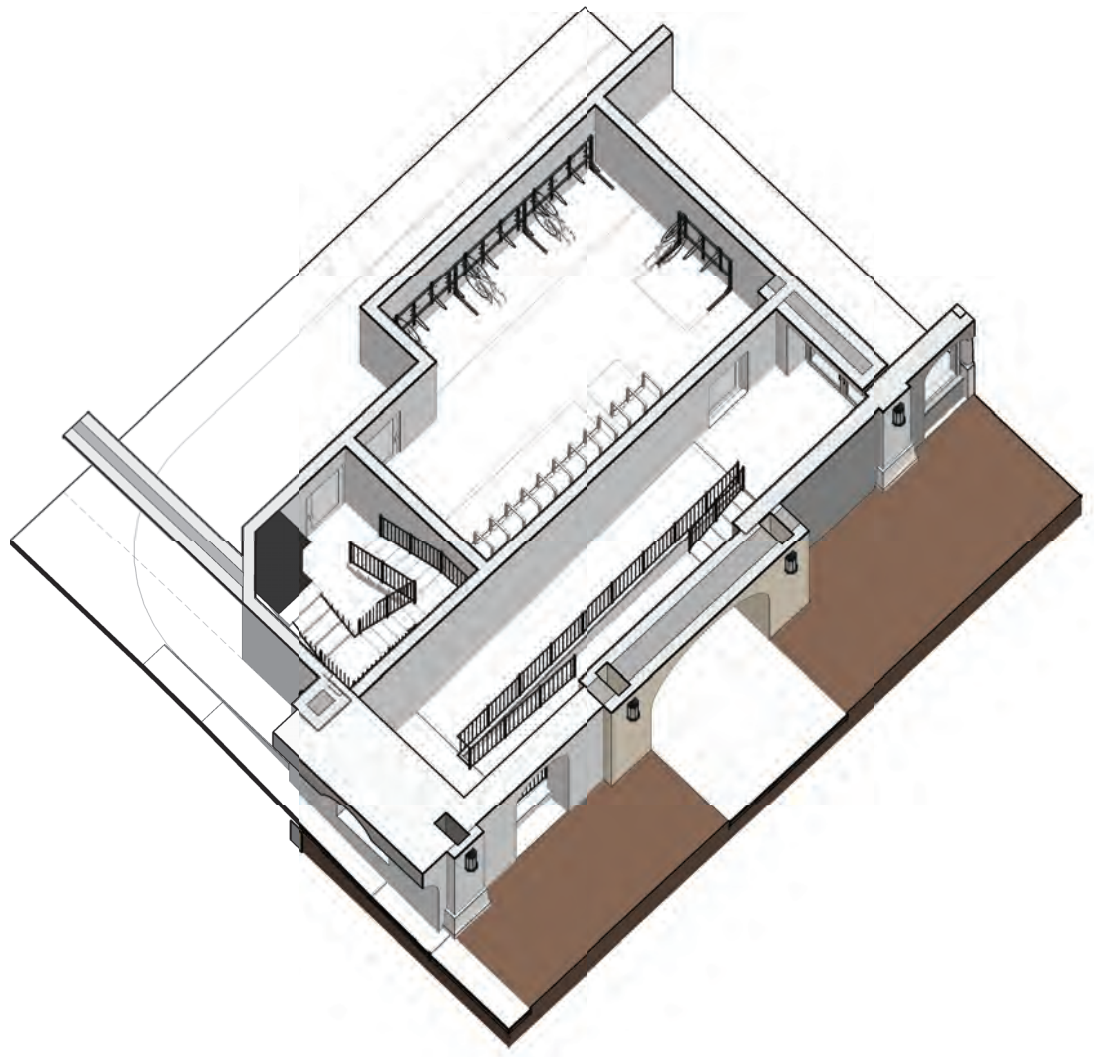
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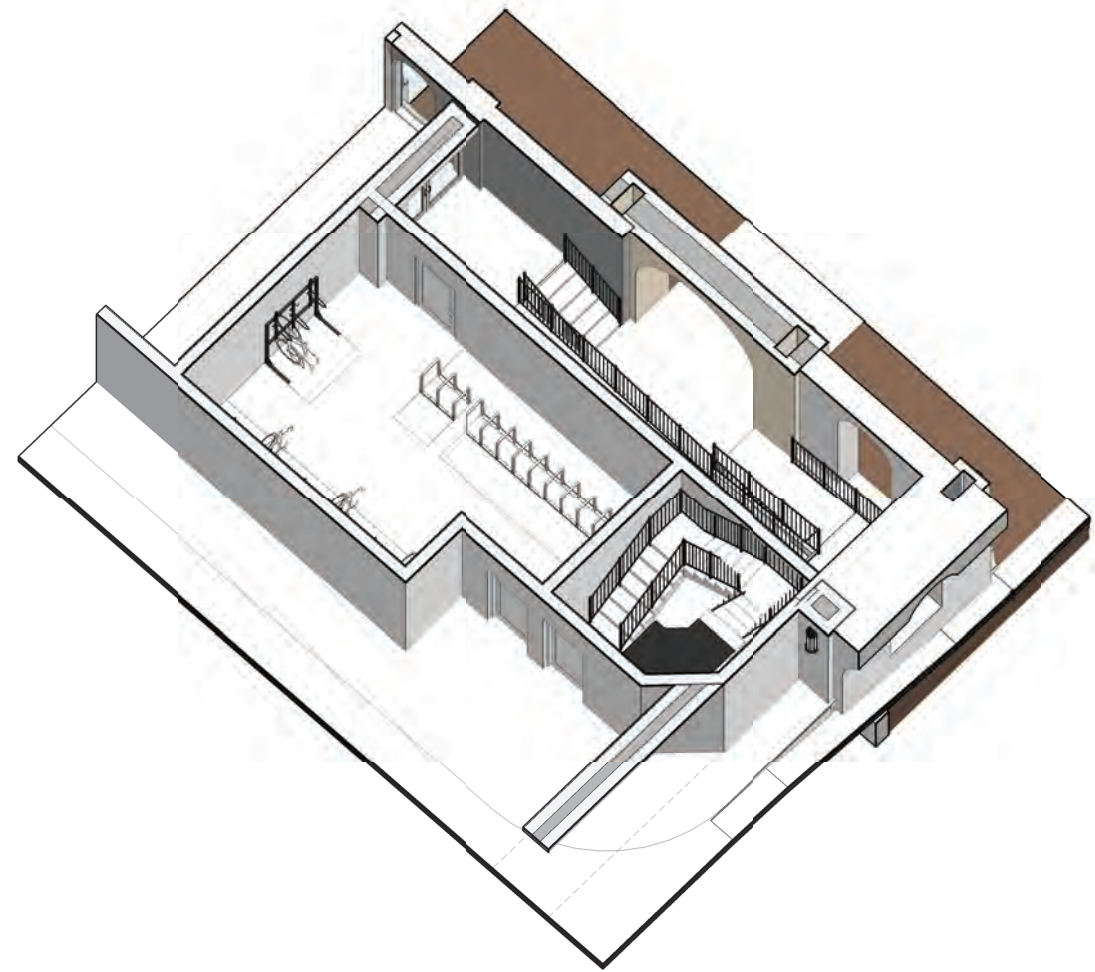
SIGNATURE:
MARSHALL BELLIN AR-5584
GLENN H PRATT, AIA, AR-9608 ARCHITECT
DAVID FUENTES AR-97043

SHEET TITLE:
**3D Isometric
Views**

SCALE:
SHEET No.:
A8.9



1 3D Isometric - Bike Storage Room View



2 3D Isometric - Bike Storage Room View 2

Traffic study will be provided separately once complete.

Contact Information

Applicant and Property Owner

TWJ ZAMORA LLC
100 South Biscayne Blvd., Suite 900
Miami, FL 33131
305-358-7710
dwarhaft@fecr.com

Agent and Attorney

Mario Garcia-Serra
Gunster
Brickell World Plaza
600 Brickell Avenue, Suite 3500
Miami, FL 33131
305-376-6061
mgarcia-serra@gunster.com

Architect:

Glenn H. Pratt, AIA
Bellin Pratt & Fuentes Architects, LLC
285 Sevilla Avenue 2nd Floor
Coral Gables, Florida 33134
305-447-1927
glenn@bpfarchitects.com

Project Traffic Engineer

Kimley-Horn
600 North Pine Island Road, Suite 450
Plantation, FL 33324
954-535-5106
John.McWilliams@kimley-horn.com

MIA_ACTIVE 4747160.1

June 7, 2018

VIA HAND DELIVERY

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: 44 Zamora Avenue / Art in Public Places Statement

Dear Mr. Trias:

Pursuant to Coral Gables Zoning Code Section 3-2103.D., and on behalf of TWJ Zamora LLC, (the "Applicant"), as part of the multifamily residential development proposed on the property located at 44 Zamora Avenue, please be advised that the Applicant intends to petition the City Commission for approval to incorporate public art into the project. The Applicant will work with the City to ensure that the Art in Public Places installed in the project meets the requirements of Coral Gables Zoning Code Section 3-2104. If you have any questions regarding this matter, please do not hesitate to contact me at (305) 376-6061.

Sincerely,



Mario Garcia-Serra

cc: Ms. Catherine Cathers

MIA_ACTIVE 4751865.1



Record and return to:
 Kerry E. Rosenthal, Esq./Emh
 Rosenthal Rosenthal Rasco Kaplan, LLC
 20900 N.E. 30th Avenue, Suite 600
 Aventura, FL 33180

CFN 20090932845
 OR 8k 27134 Pgs 0156 - 1577 (2pgs)
 RECORDED 12/30/2009 14:41:35
 DEED DOC TAX 6,000.00
 SURTAX 4,500.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
 Jorge L. Lopez-Garcia

Jorge Luis Lopez-Garcia, P.A.
 1450 Madruga Avenue Suite 408
 Miami, FL 33146
 305-662-2525
 File Number: 09-3988-RE
 Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 14 day of December, 2009 between Zamora Holdings, LLC, a Florida limited liability company whose post office address is 200 S. Biscayne Boulevard, Suite 4440, Miami, FL 33131, grantor, and TWJ Zamora, LLC, a Florida limited liability company whose post office address is 100 S. Biscayne Blvd, Suite 900, Miami, FL 33131, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lots 1, 2, 3, 4, 5, 6 and 7, Block 43, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, in the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4108-009-4350/03-4108-009-4379/03-4108-009-4380

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

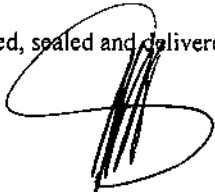
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimes

Signed, sealed and delivered in our presence:



Witness Name: Jorge L. Lopez-Garcia

Maricela Velazquez
Witness Name: Maricela Velazquez

Zamora Holdings, LLC, a Florida limited liability company

By: Moises Cosio Espinosa, Manager

(Corporate Seal)

State of Florida
County of Miami-Dade

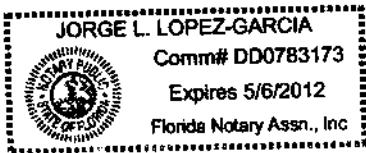
The foregoing instrument was acknowledged before me this 16TH day of December, 2009 by Moises Cosio Espinosa, Manager of Zamora Holdings, LLC, a Florida limited liability company on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

[Notary Seal]

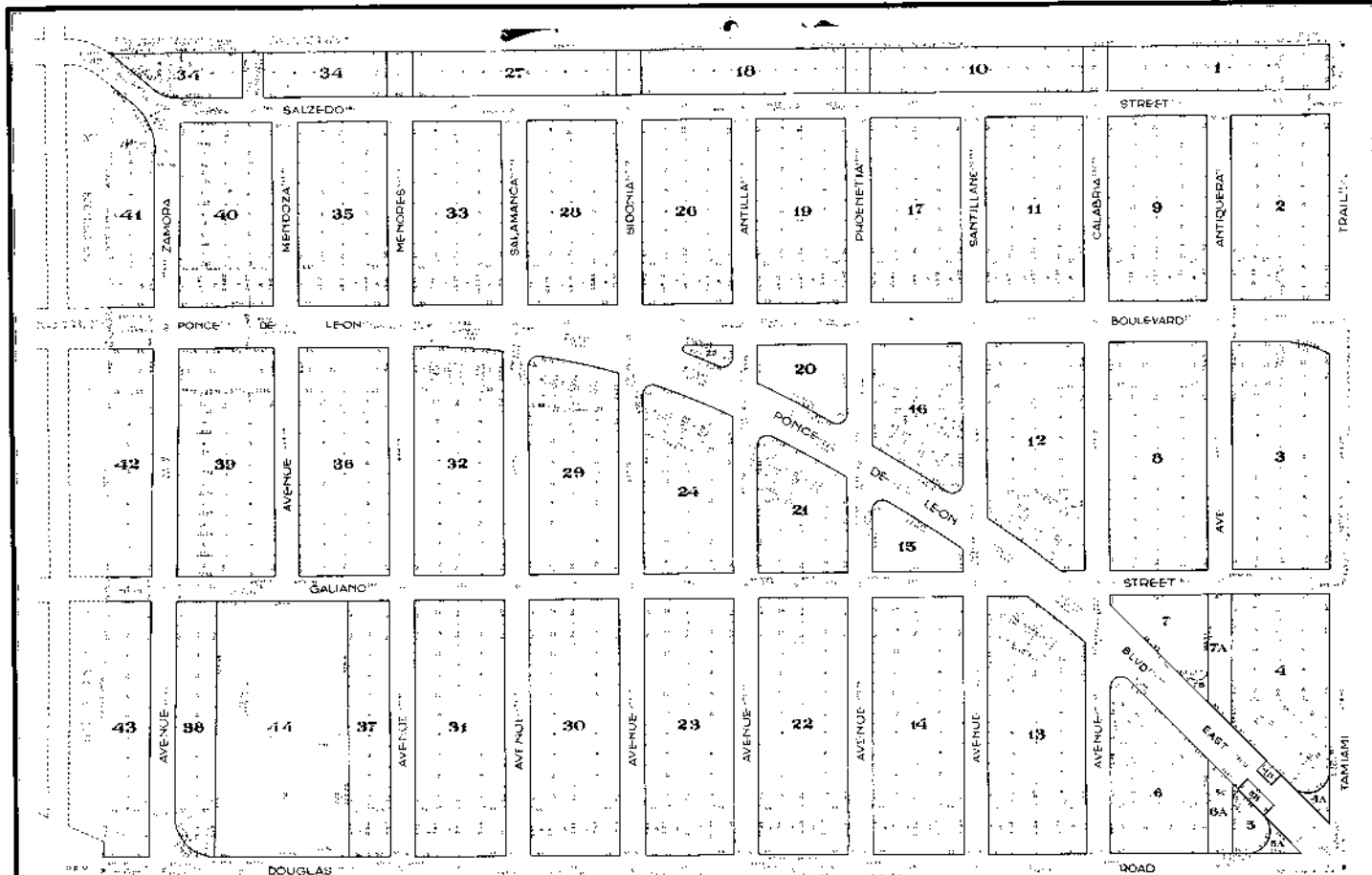
Jorge L. Lopez-Garcia
Notary Public

Printed Name: _____

My Commission Expires: _____



12-2-14



REVISED PLAT OF
CORAL GABLES
 DOUGLAS SECTION

For Revision of this Plat
 made in its office under
 authority of Council on Long Plat
 No. 1000, 1914, Page 262
 B. P. Spachman, Clerk
 By M. B. Reed, etc.

11 Oct 1914
 11/10



1914-15

1914-15

1914-15

1914-15

1914-15

1914-15

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. O-2003-34

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES AMENDING THE FUTURE LAND MAP OF "THE CITY OF CORAL GABLES COMPREHENSIVE PLAN", BY REQUESTING A CHANGE OF LAND USE ON LOTS 1-5, BLOCK 43, DOUGLAS SECTION (44 ZAMORA AVENUE), CORAL GABLES, FLORIDA, FROM "RELIGIOUS/INSTITUTIONAL" TO "RESIDENTIAL USE (MULTI-FAMILY) MEDIUM DENSITY"; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Application No. 02-03-094-P was submitted for approval in order to amend the Future Land Use Map of the "City of Coral Gables Comprehensive Plan" in order to provide that Lots 1-5, shall be changed from "Religious/Institutional" to "Residential Use (Multi Family) Medium Density" to permit the construction of an eight (8) story multi-family building with residential units; and

WHEREAS, the change of land use is necessary to redevelop the site with a residential, multi-family project; and

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code (hereinafter referred to as Code) has designated the Planning and Zoning Board as the Local Planning Agency; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within one thousand (1000) feet, public hearings were held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on July 9, 2002 and August 25, at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, pursuant to the provisions of Chapter 163.3187 Florida Statutes, the City Commission held a public hearing on September 23, 2003 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading; and

WHEREAS, this request is considered a small scale amendment, and would not require review by the Department of Community Affairs for review and comment;

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

SECTION 1. That the recitals and findings contained in the preamble to this Ordinance are hereby adopted by reference thereto and incorporated as if fully set forth in this Section.

SECTION 2. That the request for a land use amendment to the "City of Coral Gables Comprehensive Plan," and in particular that portion of the Future Land Use Element, known as the Future Land Use Map of Coral Gables, shall be and it is hereby amended to show henceforth a change in the Future Land Use by changing the "Land Use Category" on Lots 1-5, Block 43, Douglas Section, (44 Zamora Avenue), Coral Gables, Florida, from "Religious/Institutional" to "Residential Use (Multi-Family) Medium Density".

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

Section 5. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the work ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

PASSED AND ADOPTED THIS TWENTY FIRST DAY OF OCTOBER, A.D., 2003.

(Moved: Withers/Seconded: Anderson)

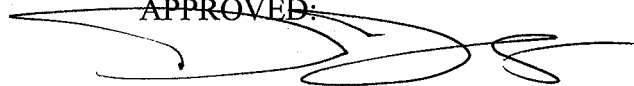
(Yeas: Cabrera, Kerdyk, Withers, Slesnick)

(Nays: Anderson)

(4/1 Vote)

(Agenda Item No. E-2)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2003-35

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING A CHANGE OF ZONING FROM "SA-13", SPECIAL USE TO "A-13", APARTMENT ON LOTS 1-5, AND SITE PLAN APPROVAL ON LOTS 1-7, BLOCK 43, DOUGLAS SECTION, (44 ZAMORA AVENUE), AND INCLUDING REQUIRED CONDITIONS OF APPROVAL; PROVIDING A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 02-03-094-P was submitted for approval FOR A CHANGE OF ZONING FROM "SA-13", Apartment on Lots 1-5, and site plan review on Lots 1-7 (entire site), Block 43, Douglas Section (44 Zamora Avenue), Coral Gables, Florida, to permit the construction of a proposed project consisting of an eight (8) story multi-family building with 45 residential units known as "La Plaza de Zamora"; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within on thousand (1000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on July 9 and August 25, 2003, at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, the change of zoning and site plan review are required to permit the construction of a residential, multi-family project; and

WHEREAS, the City Commission at its regular meeting of September 23, 2003 recommended approval of the change in zoning and site plan on first reading;

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

SECTION 1. The recitals and findings contained in the Preamble to this Ordinance are adopted by reference and incorporated as if fully set forth in this Section.

SECTION 2. The proposed change of zoning from "SA-13", Special Use to "A-13", Apartment and site plan for "La Plaza de Zamora" submitted in accordance with the requirements of Article 25, "Planning and Zoning Board" of the Zoning Code (hereinafter referred to as Code) shall be and are hereby approved with the following conditions:

1. Installation of site improvements shall be in conformance with the following documents as modified:

- a) Site plan, building elevations and building program prepared by Marshall Bellin and Associates Inc., dated June 24, 2003 and revised August 13, 2003.
 - b) Landscape plan prepared by Michael Bedell, dated June 24, 2003.
 - c) Traffic Impact study prepared by Transport Analysis Professionals, Inc., dated January 27, 2003.
 - d) All representations and exhibits prepared and provided to the Planning Department as a part of the application package submitted February 4, 2003.
2. All conditions of approval recommended by the City Commission shall be included with a Restrictive Covenant prepared by the applicant with final review and approval by the City Attorney.
3. Prior to the issuance of any building permits for the project, the applicant, its successors or assigns, shall adhere to the following conditions:
- a) Secure approval from the City Commission for all encroachments into public right-of-way, specifically, the proposed curb, paving and landscape improvements related to the provisions of on-street parking.
 - b) All landscaped areas shall be irrigated with 100% coverage.
 - c) Maintain all landscaping as detailed on the landscape plan, and replace all dead or non-complying plant materials in accordance with the plant materials identified on the approved landscape plan.

SECTION 3. All rights, actions, proceedings and contracts of the City, including the Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing Code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of session, paragraph, clause, phrase or work of the Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

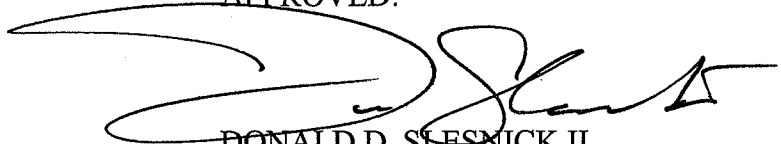
SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the work ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 7. This ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-FIRST DAY OF OCTOBER, A.D.,
2003.

(Moved: Kerdyk/Seconded: Withers)
(Yeas: Kerdyk, Withers, Cabrera, Slesnick)
(Nays: Anderson)
(Majority (4/1) Vote)
(Agenda Item E-3)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Information Statement

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

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



TWJ Zamora LLC
44 Zamora Avenue
Coral Gables, FL

Multi Family Dwellings: 91 units
STATUS=P

Date Printed: 6/5/2018
Development Order: 0
Record Number: 3279
Assoc. Demolition Record: 0

Zones:

Trffic	Fire Protection	Flood Protection	Parks and Recreation
33	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	637			OK	Within Urban Infill Area
Golf Course	0.0151666743	47.41	0.4726235057	OK	
Tennis Courts	0.1516666515	40.35	4.7262329887	OK	
Racquetball Courts	0.0197925	6.23	0.6168465	OK	
Basketball Courts	0.065065	15.34	2.027777	OK	
Ball Diamonds	0.0407225	6.27	1.2690405	OK	
Playing Fields	0.0407225	7.27	1.2690405	OK	
Swimming Pools	0.00455	3.13	0.13729	OK	
Equipped Playing Areas	0.0455	6.34	1.4184	OK	
Special Recreation Facilities	0.6825	93.84	20.59	OK	
Neighborhood Parks (acres)	0.170625	5.62	5.317825	OK	
Mini Parks (acres)	0.0091	0.97	0.28358	OK	
Open Space (acres)	0.02275	1.53	0.70985	OK	
Water Flow (gpm)	500	3000	500	OK	

Application Fee: \$190.31
Application Date: 6/5/2018
Expiration Date: N/A

Statement Issued by:

Comments: PROPOSED NEW DEVELOPMENT - (91) UNITS MULTI-FAMILY APARTMENT BUILDING

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



Writer's E-Mail Address: MGarcia-Serra@gunster.com

August 2, 2018

INVITATION TO NEIGHBORHOOD MEETING

RE: 44 Zamora Avenue

Dear Neighboring Property Owner,

On behalf of TWJ Zamora LLC, I would like to invite you to an informational meeting at which the project team will make a presentation of the new multifamily residential project proposed for the site located at 44 Zamora Avenue. The meeting will take place on the date and time and at the location indicated below:

Wednesday, August 15, 2018, at 6:00pm
Courtyard by Marriott Miami Coral Gables
Alcazar East Room
2051 S. LeJeune Road
Coral Gables, Florida

We look forward to meeting with you.

Sincerely,

Mario Garcia-Serra

MIA_ACTIVE 4769480.1

Minutes for 44 Zamora Neighborhood Meeting



The meeting commenced at approximately 6:05 pm in the Alcazar East Room at the Courtyard by Marriott Miami Coral Gables located at 2051 South LeJeune Road. The following individuals were in attendance on behalf of the project team:

- Jerry Hollo, Property Owner and Developer
- Dean Warhaft, Property Owner and Developer
- Mario Garcia-Serra, Project Zoning Counsel
- Jennifer Fine, Project Zoning Counsel
- Glenn Pratt, Project Architect
- Marshall Bellin, Project Architect
- David Fuentes, Project Architect
- John McWilliams, Project Traffic Consultant
- Ali Hanes, Project Traffic Consultant

Approximately 15 neighboring property owners were in attendance. Mr. Garcia-Serra commenced the meeting with a brief overview of the surrounding area and a description of the proposed project. Mr. Pratt then explained how the historical elements in the North Ponce area, including the nearby former Coral Gables Military Academy building, have been incorporated into the proposed building's Mediterranean architectural design, including arched features and colonnades. Mr. Pratt went on to present video renderings of the project.

Certain neighboring property owners in attendance asked questions regarding the proposed height of the building and the number of parking spaces provided. Ms. Barbara Bloom and Ms. Aurelia Falero expressed concerns regarding the loss of on-street parking spaces and the amount of visitor parking provided on site. Mr. Garcia-Serra and Mr. Pratt clarified that the existing paved swale area along the South side of Zamora Avenue is not an official Code compliant City on-street parking area, and, accordingly, the on-street parallel parking spaces which have been incorporated into the project at the request of the City of Coral Gables Public Works Department will result in a gain of approximately 10 legal parking spaces, rather than a loss of on-street parking. Furthermore, both Mr. Garcia-Serra and Mr. Pratt explained that the number of parking spaces proposed as part of the project actually complies with the number of parking spaces required by the City of Coral Gables Zoning Code for a project of this size. Another neighboring property owner asked whether the units would be rental or condominium units, to which Mr. Warhaft responded that the proposed project is for rental units. Overall, the design and scale of the project was well-received and complimented.

The formal presentation concluded at approximately 7:10 pm. A few members of the public stayed to have discussions with individual project team members and to ask further questions regarding the presentation and proposed project.

	<p style="text-align: center;">City of Coral Gables Courtesy Public Hearing Notice</p> <p style="text-align: center;">August 16, 2018</p>	
Applicant:	TWJ Zamora LLC	
Application:	Conditional Use with Site Plan Review	
Property:	44 Zamora	
Public Hearing - Date/Time/ Location:	Planning & Zoning Board August 29, 2018, 6:00 p.m. - 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the Planning & Zoning Board will conduct a Public Hearing on August 29, 2018 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-208.A.3(a), "Residential Infill Regulations (RIR)," for a multi-family building on property zoned Multi-Family 2 (MF2) legally described as lots 1 thru 7, Block 43 of Douglas Section (24, 28, and 44 Zamora Avenue), Coral Gables, Florida; including required conditions; providing for severability, repealer, and an effective date.

This application has been submitted by TWJ Zamora LLC for a residential multi-family building located at 24, 28, and 44 Zamora Avenue, within the geographic area where Residential Infill Regulations are applicable. The project consists of 91 dwelling units with underground parking. The proposed building height is 7-stories at approximately 100 feet high with architectural projections.

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

Sincerely,

City of Coral Gables, Florida

MIAMI DAILY BUSINESS REVIEW

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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

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

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
PLANNING AND ZONING BOARD - AUG 29, 2018

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

08/17/2018

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

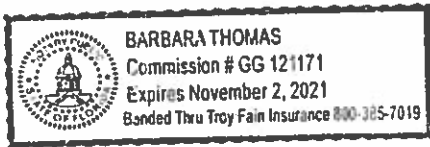
Guillermo Garcia

Sworn to and subscribed before me this
17 day of AUGUST, A.D. 2018

Barbara Thomas

(SEAL)

GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

City Public Hearing Local Planning Agency / Planning and Zoning
Dates/Times Board Wednesday, August 29, 2018, 6:00 - 8:00 p.m.
Location City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

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

1. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-208.A.3(a), "Residential Infill Regulations (RIR)," for a multi-family building on property zoned Multi-Family 2 (MF2) legally described as Lots 1 thru 7, Block 43 of Douglas Section (24, 28, and 44 Zamora Avenue), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-302, "Commercial District" requiring conditional use review for schools located within a Commercial zoning district; providing for severability, repealer, codification, and an effective date.
3. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses" and Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-302, "Commercial District" for a school on property zoned Commercial District for the property legally described as Lots 17 thru 24, Block 17, Coral Gables Section "K" (2000 Ponce de Leon Blvd), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 5, "Development Standards," Division 14, "Parking, Loading, and Driveway Requirements," Section 5-1405, "Landscaping, screening, and design" requiring additional screening on parking garages; providing for severability, repealer, codification, and an effective date.

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

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

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 296.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

8/17

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