

December 3, 2021

City of Coral Gables  
Planning & Zoning Division  
427 Biltmore Way  
Coral Gables, Florida 33134

Re: **301-341 MADEIRA AVE**  
**301-341 Madeira Avenue**  
**Coral Gables, Florida**  
**AB19013562**

The following are the Mediterranean Bonus required standards, Tables 1 and 2:

Table 1 – Required Standards		
Reference Number	Type	Requirements
<b>1</b>	Architectural elements on building facades	Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc). Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.
<b>Requirements satisfied</b>		All sides of the building contain similar exterior architectural relief elements. The building does not have any blank facades and the parking garage includes exterior architectural treatment compatible with the building. See elevations on Sheet A-0.1.6.
<b>2</b>	Architectural relief elements at street level	On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level: a. Display windows or retail display area; b. Landscaping; and/or c. Architectural relief elements or ornamentation.
<b>Requirements satisfied</b>		All building street level facades fronting Madeira Avenue and Salzedo Street include architectural relief elements thru the articulation and natural stone use at entrance porticos at street level live/work units and the landscape. See elevations on Sheet A-0.1.6.

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3	Architectural elements located on the top of buildings.	<p>Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts:</p> <ul style="list-style-type: none"> <li>a. Air-conditioning equipment room.</li> <li>b. Elevator shafts.</li> <li>c. Elevator mechanical equipment rooms.</li> <li>d. Parapets.</li> </ul> <p>Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.</p>
<b>Requirements satisfied</b>		Roof structures are designed as mansard roofs with clay barrel tiles to emphasize the Mediterranean style architecture seen in buildings like the Biltmore Hotel. These roofs are for aesthetic purposes and do not exceed a combined area of 25% of the floor area immediately below.
4	Bicycle storage	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.
<b>Requirements satisfied</b>		213 parking spaces required / 250 = 0.852 (5 bicycle storage spaces required). Bicycle racks are provided within the ground floor parking area and near the building entrance. Total of 40 bicycle spaces provided. See diagram on Sheet A-0.1.1.
5	Building facades	Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.
<b>Requirements satisfied</b>		All facades incorporate vertical breaks, stepbacks, with variations using balconies and windows to reference the harmonious rhythm of the Biltmore facade. See diagrams on Sheet A-0.1.6.
6	Building lot coverage	No minimum or maximum building lot coverage is required.
<b>Requirements satisfied</b>		Acknowledged.
7	Drive through facilities.	Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
<b>Requirements satisfied</b>		No drive through facilities are provided.
8	Landscape open space area.	<p>Each property shall provide the following minimum landscape open area (percentage based upon total lot area):</p> <ul style="list-style-type: none"> <li>a. Five (5%) percent for nonresidential properties;</li> </ul>

		<p>b. Ten (10%) percent for mixed use properties; and</p> <p>c. Twenty-five (25%) percent for residential properties.</p> <p>The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.</p>
<b>Requirements satisfied</b>		<p>Required 25% ground-level landscape open area is satisfied.</p> <p>Required: 25% of Net lot Area (62,474 SQ.FT.) = 15,618.5 SQ.FT.</p> <p>Provided: 25.5% = 15,942 SQ.FT.</p>
<b>9</b>	Lighting street	Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.
<b>Requirements satisfied</b>		Lighting will be provided as required by the City of Coral Gables.
<b>10</b>	Parking garages.	<p>Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages.</p> <p>Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.</p>
<b>Requirements satisfied (Concealed 70% of parking)</b>		Ground Floor parking does not front a primary street. The garage entrance is located on secondary street (Madeira Avenue) and is fully concealed within the structure. Units and amenities surround the parking at the ground level facing the primary frontage (Salzedo Street).
<b>11</b>	Porte-cocheres.	Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
<b>Requirements satisfied</b>		There are no porte-cocheres.
<b>12</b>	Sidewalks/pedestrian access.	<p>All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets.</p> <p>Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc.</p> <p>Wherever possible pathways shall be separated from vehicular traffic.</p>
<b>Requirements satisfied</b>		The building has its main pedestrian entrances oriented towards the corner of Madeira Avenue

		and Salzedo Street with a continuous pedestrian network connecting both building frontages.
13	Soil, structural.	Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.
<b>Requirements satisfied</b>		The project will comply with this requirement.
14	Windows on Mediterranean buildings.	Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.
<b>Requirements satisfied</b>		Window casing is being provided on all four building façades, with a minimum window casing depth of 4 inches or more measured from the face of the building.

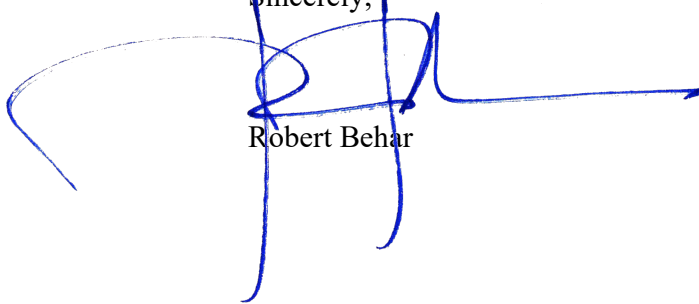
Table 2 – Required Standards		
Reference Number	Type	Requirements
1	Arcades and/or loggias.	Arcades, loggias or covered areas constructed adjacent, parallel, or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, and other walkways thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.
<b>N/A</b>		
2	Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.
<b>Requirements satisfied</b>		The building roof line has vertical and horizontal changes by incorporating changes in height, cornices and changes in roof types from parapets to mansards with clay barrel tiles.
3	Building setbacks.	Setbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.
<b>Requirements satisfied</b>		The building incorporates multiple setbacks along the entire facade providing relief for the building massing. West facade setback is 106'-10", East facade setbacks is 3', North facade setback is 23'-3", and South facade setback is 10' at the tower above the base to further reduce the potential impacts of the building mass.
4	Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.
<b>Requirements satisfied</b>		The building uses towers on the corners, and has also stepped back portions of the facade towards the center of the building in order to reduce the mass of the building.
5	Driveways.	Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb

		cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.
<b>N/A</b>		
<b>6</b>	Lighting of landscaping.	Uplighting of landscaping within and adjacent to pedestrian areas (e.g., sidewalks, plazas, open spaces, and other public spaces).
<b>Requirements satisfied</b>		<b>Uplighting within and adjacent to pedestrian areas will be provided as necessary.</b>
<b>7</b>	Materials on exterior building facades.	The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes the following: marble, granite, keystone, and other types of natural stone.
<b>Requirements satisfied</b>		<b>Natural stone is incorporated at the base of the exterior surface of the building and at the portico elements throughout. See elevations on Sheet A-0.1.8.</b>
<b>8</b>	Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.
<b>Requirements satisfied</b>		<b>There are no overhead doors directed towards residentially zoned properties.</b>
<b>9</b>	Paver treatments.	Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of ten (10%) percent of total paving surface. b. Sidewalks. Minimum of twenty-five (25%) percent of total ground level paving surface.  The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.
<b>Requirements satisfied</b>		<b>Paving treatment will be located along the entire South (Madeira Avenue) and East (Salzedo Street) perimeter of the building and. See site plan on Sheet A-0.1.8.</b>
<b>10</b>	Pedestrian amenities.	<p>Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following:</p> <ul style="list-style-type: none"> <li>a. Benches.</li> <li>b. Expanded sidewalk widths beyond the property line.</li> <li>c. Freestanding information kiosk (no advertising shall be permitted).</li> <li>d. Planter boxes.</li> <li>e. Refuse containers.</li> <li>f. Public art.</li> <li>g. Water features, fountains and other similar water features. Ground and/or wall mounted.</li> </ul> <p>Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.</p>

<b>Requirements satisfied</b>		Pedestrian amenities to be included: benches, expanded sidewalks at Madeira Avenue, refuse containers, and planter boxes. All of the above amenities will be consistent with the City of Coral Gables masterstreetscape plan.
<b>11</b>	Pedestrian pass-throughs/ paseos on properties contiguous to alleys and/or streets.	Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following: <ul style="list-style-type: none"> <li>a. Minimum of ten (10) feet in width.</li> <li>b. Include pedestrian amenities as defined herein.</li> </ul>
<b>N/A</b>		Northern side of the site is Miami Dade County and abuts another property. A pedestrian pass-through is not appropriate for this site.
<b>12</b>	Underground parking.	The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.
<b>N/A</b>		

If you require any additional information, please do not hesitate to contact me.

Sincerely,



Robert Behar