

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 6 COC 25035-2809 09 2006 4			
APPLICABLE	FLORIDA BUILDING CODE: RESIDENTIAL "2014 EDITION"			
CODES	ZONING CODE OF CORAL GABLES, FLORIDA			
	FLORIDA FIRE PREVENTION CODE: NFPA 101, 2003			
ZONING CLASIFICATION	MF2 - Multi-Family 2 District (North Ponce Neighborhood Conservation Overlay District)			
SITE AREA		REQUIRED	PROVIDED	
	NET SQ.FT.	20,000 SQ.FT. Min.	39,597 SQ.FT	
	GROSS ACREAGE: 1 Acre = 43,560 SQ.FT.		0.909 Acres	
	NET ACREAGE: 1 Acre = 43,560 SQ.FT.		0.909 Acres	
LOT SIZE		REQUIRED	PROVIDED	
	LOT WIDTH	-	360'-0"	
	LOT DEPTH	-	110'-0"	
DENSITY		ACTUAL #	ALLOWED	PROVIDED
MF-2	40 UNITS PER ACRE	-	-	-
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.	91 D.U.

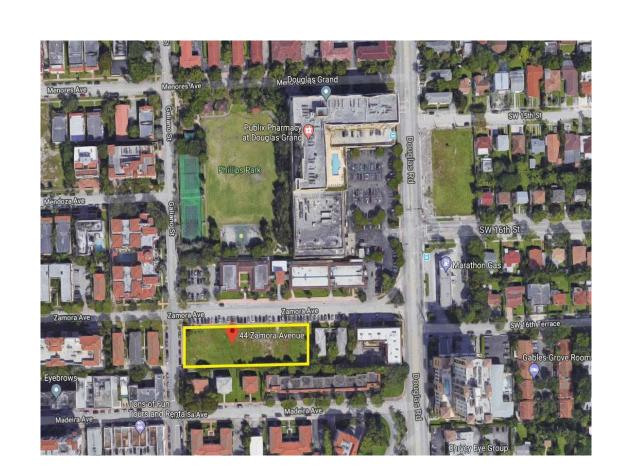
SETBACKS		REQUIRED	PROVIDED
First two (2) Floors. Buildings with a height greater than forty-five (45) feet.	FRONT (North - 44 Zamora Avenue)	8'-0"	8'-0"
	SIDE STREET (West - Galiano Street)	8'-0"	16'-4 1/2"
	REAR (South)	5'-0"	5'-0" (ACCESSORY DECK)
	INTERIOR SIDE (East)	5'-0"	5'-0" (ACCESSORY DECK)
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) Additional MED Bonus Height	MAXIMUM HEIGHT	70'-0"	73'-8"
	MAXIMUM HEIGHT WITH ARCHITECTURAL INCENTIVES	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%)
LANDSACAPE STANDARDS		REQUIRED	PROVIDED
	25% of the Lot Area (Minimum)	9,899.25 SQ.FT.	12,756.63 SQ.FT. (32.22%)

FLOOR AREA RATIO (FAR)		PERMITED	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.	
Aadditional 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 FAI	₹	
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 BELIF, 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



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:

No.	Description	Date

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SEAL:

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

DAVID FUENTES AR-97043

SHEET TITLE:

Site Plan, Zoning info & Building data

SCALE: As indicated