	City of Coral Gables **Planning and Zoning Staff Recommendation**
Applicant:	**Codina CG,LLC**
Application:	**Mixed Use Site Plan Review and Receipt of Transfer of Development Rights (TDRs)**
Property:	**2020 Salzedo Street**
Public Hearing - Dates/Time/ Location:	**Planning and Zoning Board** **February 12, 2014, 6:00 – 9:00 p.m.,** **City Commission Chambers, City Hall,** **405 Biltmore Way, Coral Gables, Florida, 33134**

Application Request.

Mixed use site plan review and the receipt of Transfer Development Rights (TDRs) for the mixed use project referred to as "2020 Salzedo Street", as follows:

1. *A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the construction of a mixed use project referred to as "2020 Salzedo Street" on the property legally described as Lots 13-37 and the east 7' of lot 38, Block 18, Section K (2020 Salzedo Street), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal description on file at the City)*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for the mixed use project referred to as "2020 Salzedo Street", on the property legally described as Lots 13-37 and the east 7' of lot 38, Block 18, Section K (2020 Salzedo Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date. (Legal description on file at the City)*

Mixed use site plans and the receipt of TDRs require review by the Planning and Zoning Board and City Commission. City Commission approval of a mixed use site plan requires review at one (1) advertised public hearing (via Resolution). Receipt of TDRs requires Commission review at two (2) public hearings (via Ordinance).

Summary of Application.

Codina CG, LLC (hereinafter referred to as "Applicant"), has submitted an application (hereinafter referred to as the "Application") for mixed use site plan review and the receipt of Transfer of Development Rights for consideration at public hearings pursuant to and in accordance with the City of Coral Gables Zoning Code Mixed Use District (MXD) and Transfer of Development Rights (TDRs) provisions, and the Comprehensive Plan (CP) Mixed Use District (MXD) provisions.

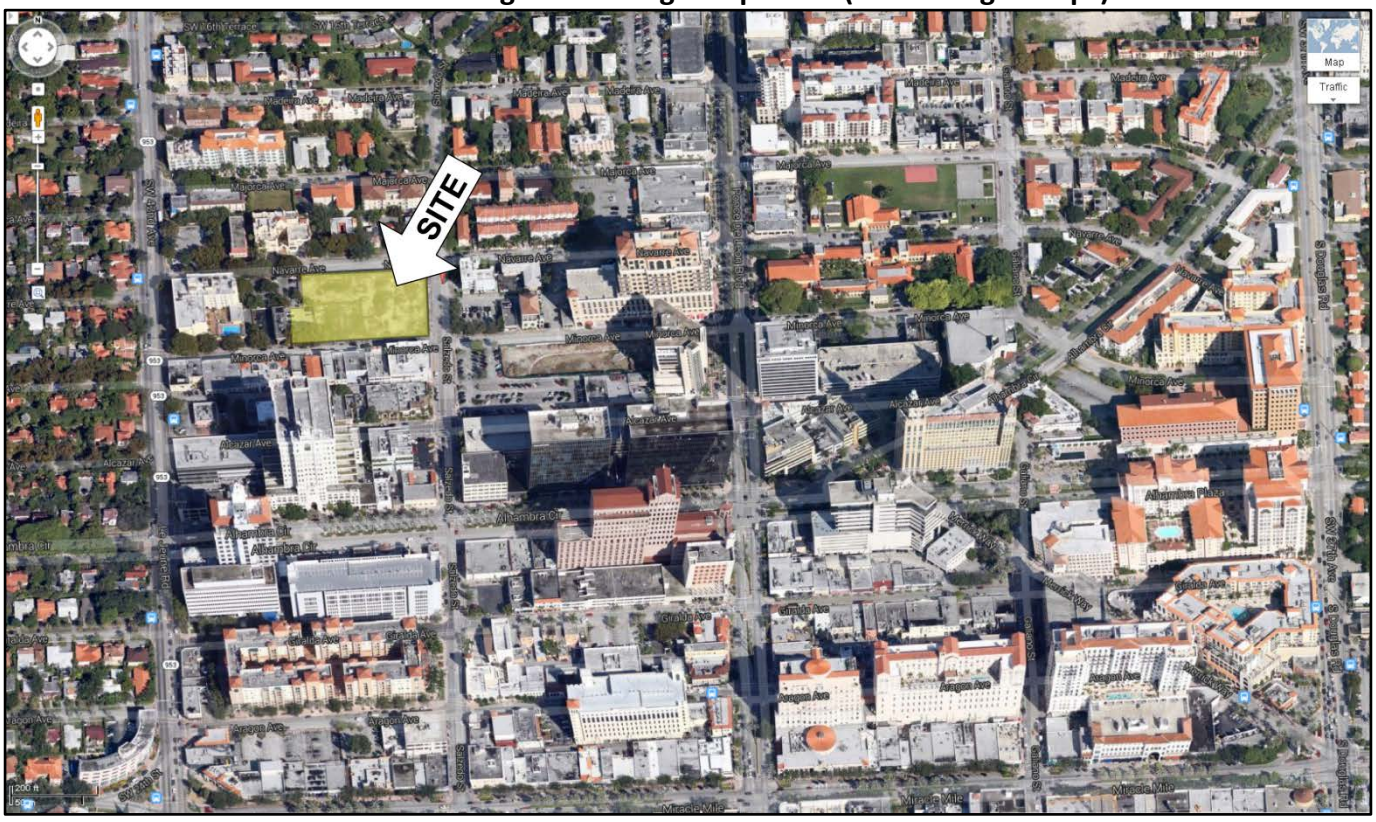
This property is located within the City's Central Business District (CBD), and is approximately one and one-half acres (71,142 sq. ft.) in size. The proposed mixed use project consists of a four (4) story/60'-0" office building containing 47,853 sq. ft. located on the southeast corner of the property, and a sixteen (16) story/189'-8" multi-family residential building containing 214 apartment units located along the north side of the site. A seven (7) story/77'-0" parking garage containing 559 parking spaces and roof-top amenities for building residents including a pool is located on the west side of the property. A public paseo passes through the project from Minorca Avenue to Navarre Avenue, and an internal open air courtyard can be accessed from Salzedo Street through a covered at grade loggia.

Twelve (12) public parking spaces are proposed on a separate surface parking lot behind the project in the southwest corner of the property (Lot 37 and east 7' of Lot 38). The public parking lot would be accessed from Minorca Avenue and is intended to mitigate the loss of on-street parking created by the project. The Applicant has included the area of the surface parking lot towards the FAR calculation permitted for the proposed mixed-use project. The Applicant has indicated that there will be either a lease or easement granted to the City which will allow the City to maintain and run the parking lot for the City's benefit. That agreement between the Applicant and City has not been finalized.

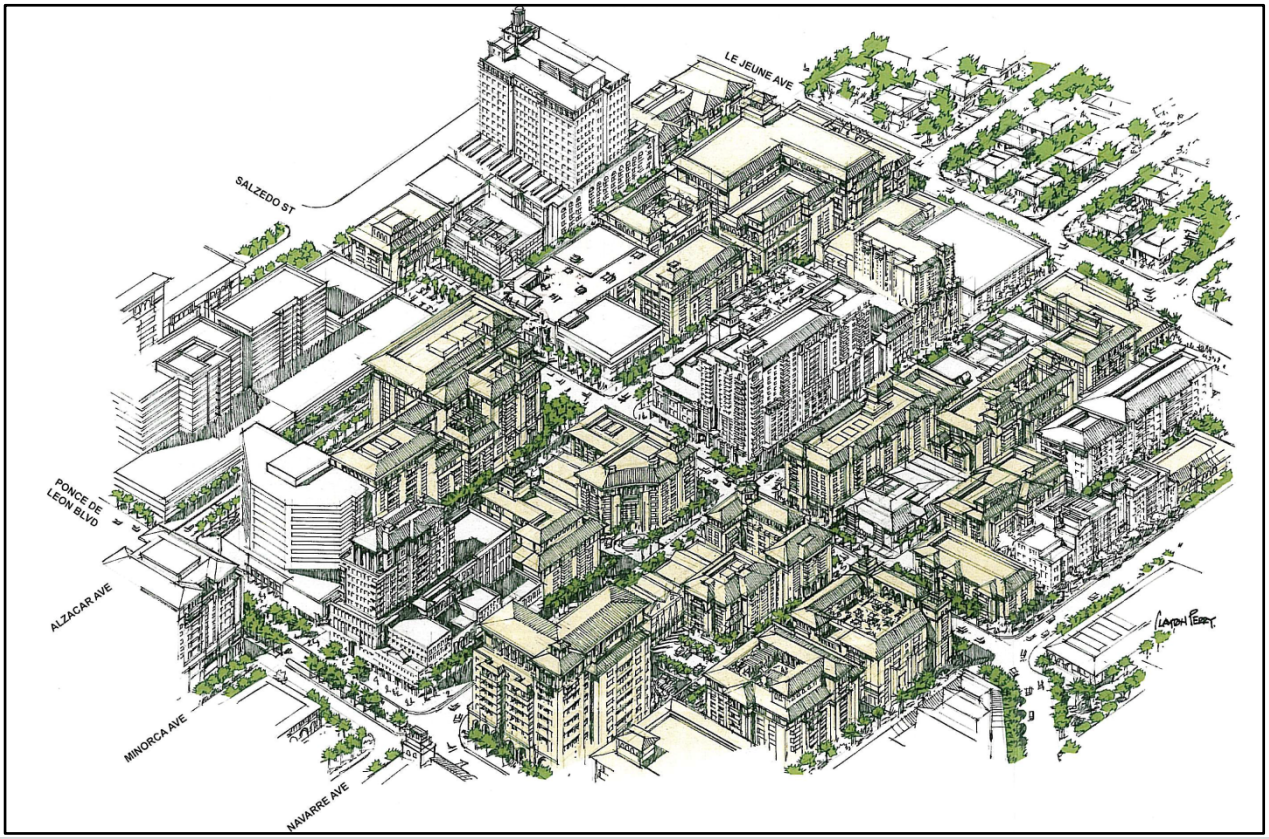
The Applicant is proposing to purchase 53,356 sq. ft. of unused development rights from five (5) historically designated properties for this project. Transfer of Development Rights from historic properties may increase the allowed FAR of a receiving property by no more than 25%. The additional Transfer of Development Rights (TDRs) would increase the project's permitted maximum size from 248,997 sq. ft. to 300,890 sq. ft. (4.23 FAR), which is less than the maximum potential FAR under this program.

Ordinance No. 3607 (adopted on 12.17.02) approved a change of land use from mid-rise multi-family and commercial development to high-rise commercial development on Lots 13-34 of the property. Lots 35-37 and east 7' of Lot 38 have been added to the site since that approval. A concurrent request for a mixed use project referred to as the "Gables Rental Apartment-Hotel" (later referred to as "The St. George") was also approved for Lots 13-34 of the property by Ordinance No. 3608 (adopted on 12.17.02). That project consisted of 3,481 sq. ft. of ground floor commercial space, 123 unit extended stay hotel and 99 residential units. Ordinance No. 3608 limited the site to a maximum permitted building height of ninety-seven (97'-0") feet, and included a condition of approval that any increase in height shall require Planning and Zoning Board and City Commission review and approval.

Aerial with 45 degree Building Perspective (from Google Maps)



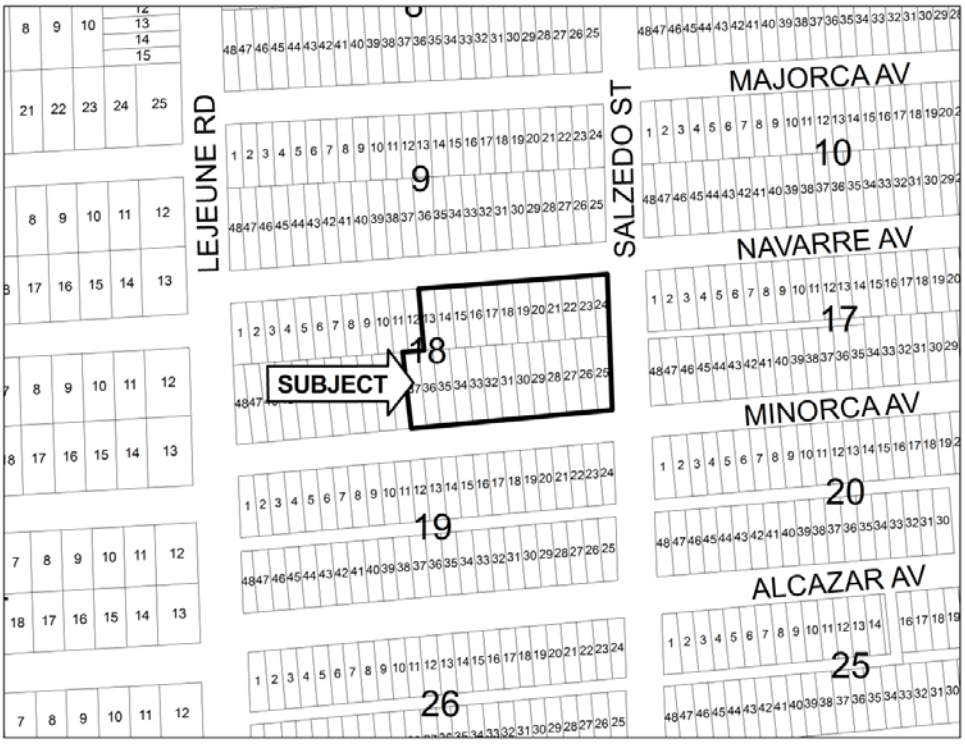
Applicant's Diagram of Potential Development in Vicinity



Applicant's 3D Model inserted into the 3D Model Prepared by City Staff

The property is bounded by Navarre Avenue (north), Minorca Avenue (south) and Salzedo Street (east), as shown on the following location map and aerial photo:

Block, Lot and Section Location Map



Aerial

Site Data and Project Timeline.

Site Data and Surrounding Uses

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

Existing Property Designations

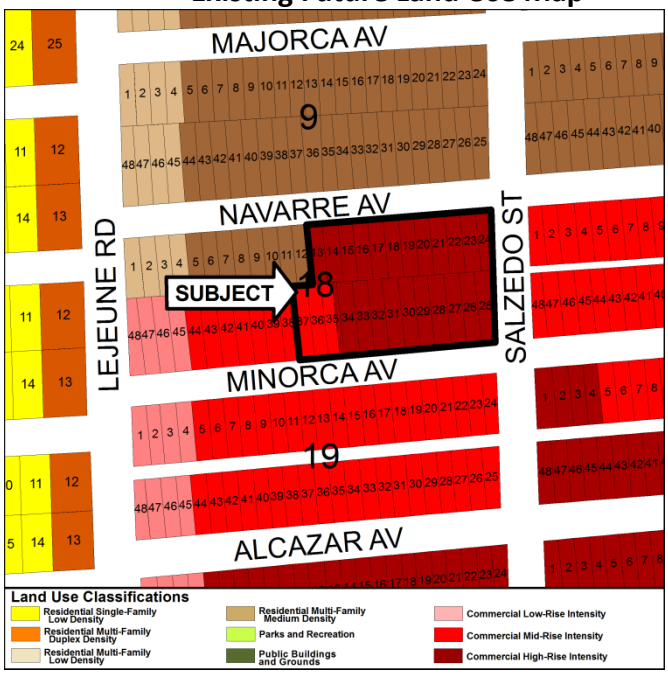
Comprehensive Plan Map designation	"Commercial High-Rise Intensity" and "Commercial Mid-Rise Intensity"
Zoning Map designation	Commercial (C)
Within Central Business District	Yes
Within a designated Mixed-Use Overlay District (MXOD)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

Surrounding Land Uses

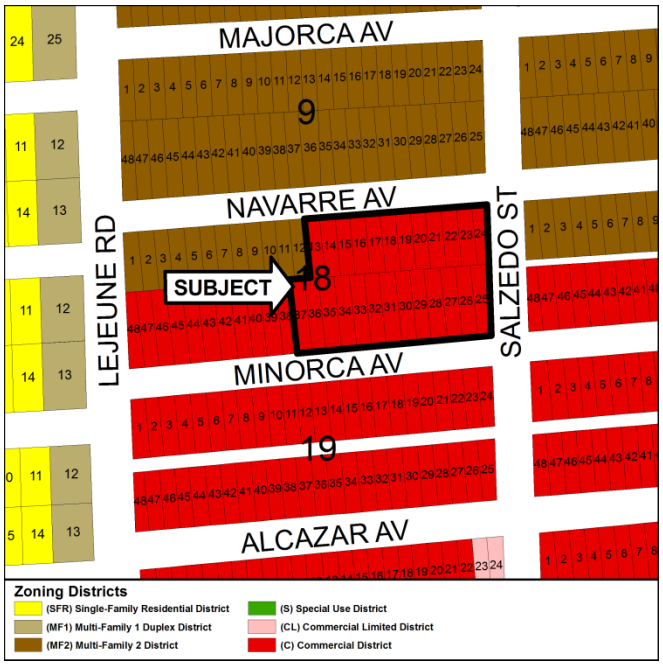
Location	Existing Land Uses	CP Designations	Zoning Designations
North	1-5 story apartment buildings (5 buildings)	"Residential Multi-Family Medium Density"	Multi-Family 2 (MF2)
South	2-3 story commercial buildings (5 buildings)	"Commercial Mid-Rise Intensity"	Commercial (C)
East	4 story apartment building and surface parking	"Commercial Mid-Rise Intensity"	Commercial (C) and Multi-Family 2 (MF2)
West	6 story hotel and surface parking	"Commercial Mid-Rise Intensity" and "Residential Multi-Family Medium Density"	Commercial (C) and Multi-Family 2 (MF2)

There are no changes proposed to the property's existing land use or zoning designations, as illustrated in the following maps:

Existing Future Land Use Map



Existing Zoning Map



City Review Timeline

The proposal has undergone the following City reviews:

Type of Review	Date	Result of Review
Development Review Committee	06.29.12 and 06.28.13	Comments provided to Applicant
Board of Architects	12.19.13 and 02.06.14	Preliminary approval and approval of Mediterranean architectural bonuses
Historic Preservation Board	01.16.14	Approval of sending sites
Planning and Zoning Board	02.12.14	TBD
City Commission (1st reading – receipt of TDRs)	02.25.14	TBD
City Commission (2nd reading – MXD site plan and receipt of TDRs)	TBD	TBD

Proposed Mixed Use Project.

Legislative History

A mixed use project referred to as the "Gables Rental Apartment-Hotel" (later referred to as "The St. George") was previously approved on this property. That project consisted of 3,481 sq. ft. of ground floor commercial space, 123 unit extended stay hotel and 99 residential units. The project was limited to

a maximum building height of ninety-seven (97) feet (mid-rise). The following ordinances were approved for that project (copies of ordinances provided in Attachment A):

1. Ordinance No. 3607 (adopted 12.17.02) – Approved change of land use from "Residential Use (Multi-Family) Medium Density" and "Commercial Use, Mid-Rise Intensity" (each max. 8 stories/97'-0" with Mediterranean bonuses) to "Commercial Use, High-Rise Intensity" (max. 16 stories/190'-6" with Mediterranean bonuses) on the entire property (Lots 13-34) to allow a mixed use project with ten (10) stories/97'-0" vs. a maximum eight (8) stories/97'-0" allowed for a mid-rise development.
2. Ordinance No. 3608 (adopted 12.17.02) – Approved change of zoning from "XA-15", Apartment to "CB", Commercial for north half of property, and approved proposed mixed use project on the entire property (Lots 13-34) subject to conditions of approval itemized in the ordinance. Commercial zoning is required for a mixed use project. One of the conditions of approval was that the maximum permitted building height shall be ninety-seven (97) feet to top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval.
3. Ordinance No. 2008-13 (adopted 05.27.08) – Amended conditions of approval contained in Ordinance No. 3608 removing a provision restricting the maximum length of stay for hotel occupants, and allowing commercial space in place of a restaurant on the ground floor of the project. All other originally required conditions of approval remained the same.

The previous ordinances included zoning designations that are no longer used in the current Zoning Code. The zoning designations were updated in 2007 as a part of the Zoning Code re-write.

Applicant's Proposal – Mixed Use Project

The Application package submitted by the Applicant includes the following (see Attachment A):

1) Cover letter;
2) Application;
3) Survey;
4) Building plans and elevations;
5) Hardscape and landscape plans;
6) Utility relocation plan;
7) Aerial and site photos;
8) Traffic study;
9) TDR sending sites; and,
10) Preliminary Zoning Analysis.

Mediterranean Architectural Style

The proposed project received preliminary approval and approval of Mediterranean architectural bonuses from the Board of Architects on 12.19.13 and 02.06.14.

A Preliminary Zoning Analysis (PZA) was prepared by Planning and Zoning Division Staff to determine compliance with the Zoning Code which is included with the Applicant's submittal package. The Applicant's responses to issues that were identified by City staff are included with the PZA (see Attachment A).

A summary of the project is provided in the Applicant's Zoning Information Sheet submitted with the Applicant and is presented in the following tables.

Site plan information:

Type	Permitted		Proposed	
Total site area	71,142 sq. ft. (1.6 acres)		71,142 sq. ft. (1.6 acres)	
3.5 FAR x total site area (with Mediterranean bonuses)	248,997 sq. ft.		248,997 sq. ft.	
4.375 x total site area (with additional TDRs)	311,246 sq. ft.		---	
Additional square footage permitted with TDRs	62,249 sq. ft.		---	
Additional square footage granted by Historic Preservation Board			53,356 sq. ft.	
Total square footage of proposed project	---		300,890 sq. ft.	
Retail square footage	---		4,643 sq. ft.	
Office square footage	---		32,795 sq. ft.	
Leasing office square footage	---		1,490 sq. ft.	
Building height (with Mediterranean bonuses)	Lots 13-34	Lots 35-38	Lots 13-34	Lots 35-38
	Up to 190'-6"	Up to 97'-0"	189'-0"	60'-0" and 77'-0"
Number of floors	No limitation up to 150'-0", max. 3 floors above 150'-0"	No limitation	Complies	Complies
Residential unit total	No limitation on units per acre		214 units (134 units per acre)	
Residential unit mix:				
Studio	6 units			
One bedroom	100 units			
Two bedroom	88 units			
Three bedroom	20 units			

Setbacks:

Type	Required*	Proposed
Front (Salzedo Street)	0 ft.	Complies
Side streets (Navarre and Minorca Avenues)	0 ft.	Complies
Side interior	0 ft.	Complies

** Setback relief may be awarded for MXD projects approved for Mediterranean style design bonuses.*

Landscaping:

Location	Required	Provided
Landscape open space (on-site) – min. 10% of property area (7,108 sq. ft.)	Must comply with ZC Section 5-1104 A 1 thru 11	7,264 sq. ft.
Landscape open space (rights-of-way)	Must meet City Streetscape Master Plan requirements	Required to comply with Zoning Code requirements at time of permit

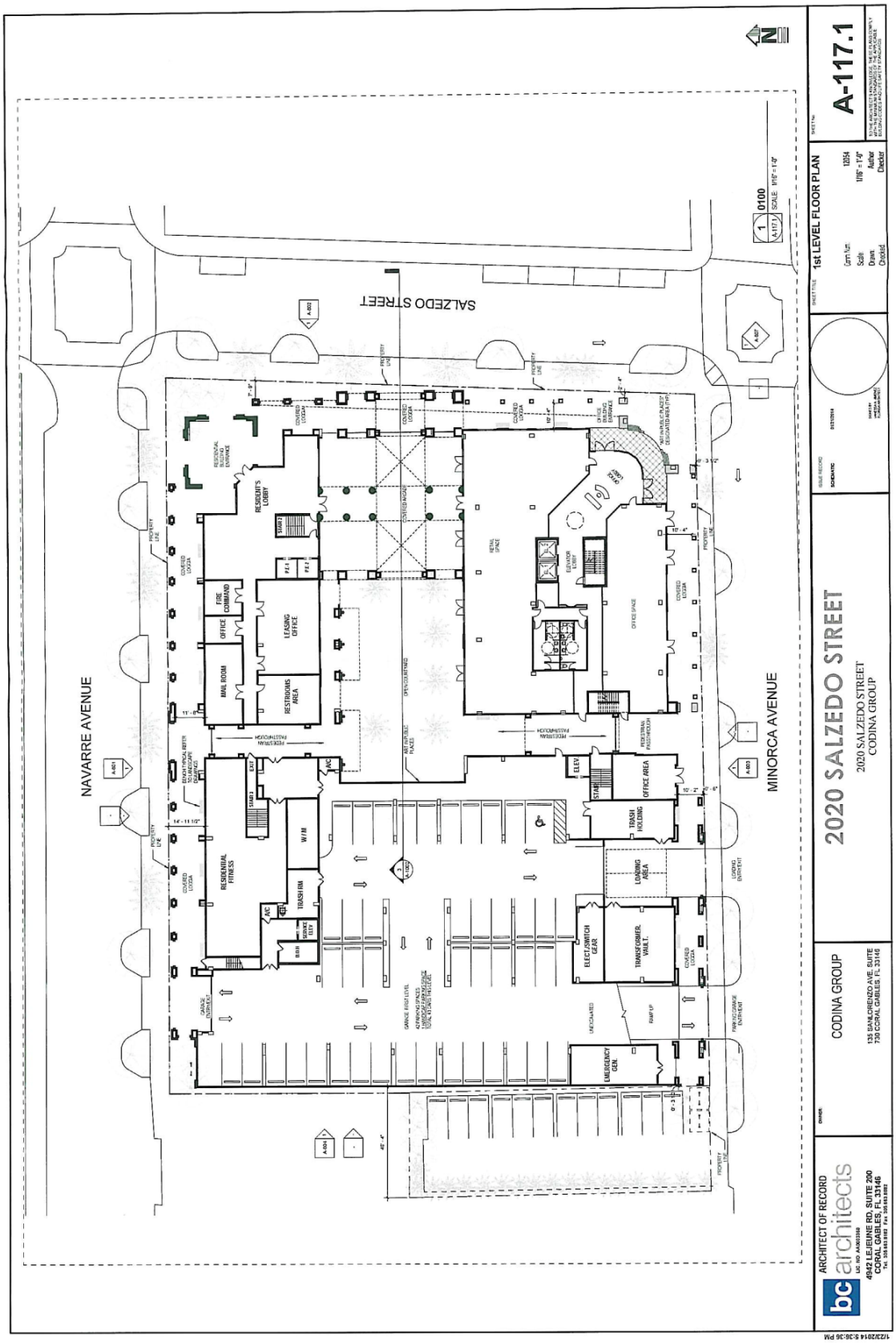
Parking:

Onsite parking		
Uses	**Required**	**Proposed**
Residential units	385 spaces	424 spaces
Retail	19 spaces	19 spaces
Offices	109 spaces	110 spaces
Leasing office	6 spaces	6 spaces
Total off-street parking spaces	519 spaces	559 spaces
Additional parking provided	---	40 spaces

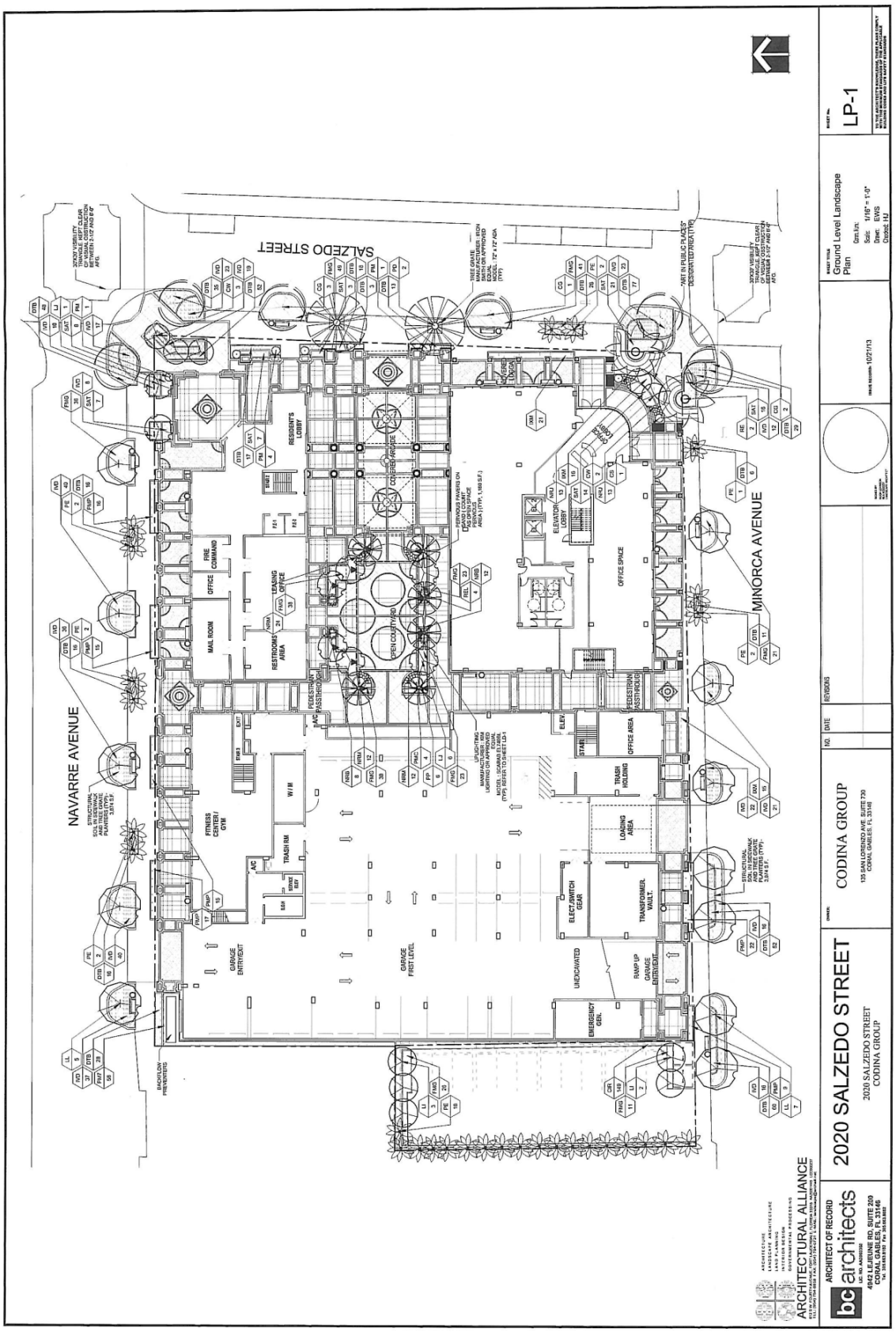
On-street and proposed public parking			
Category	**Existing parking**	**Parking resulting from project**	**Parking spaces Gain/(loss)**
Existing on-street metered spaces	29 spaces	15 spaces	(14 spaces)
Proposed surface public parking lot	0	12 spaces	12 spaces
Total	29 spaces	27 spaces	(2 spaces)

The Applicant's proposed site plans, ground floor plan, public realm/landscape plan, and building elevations are provided on the following pages:

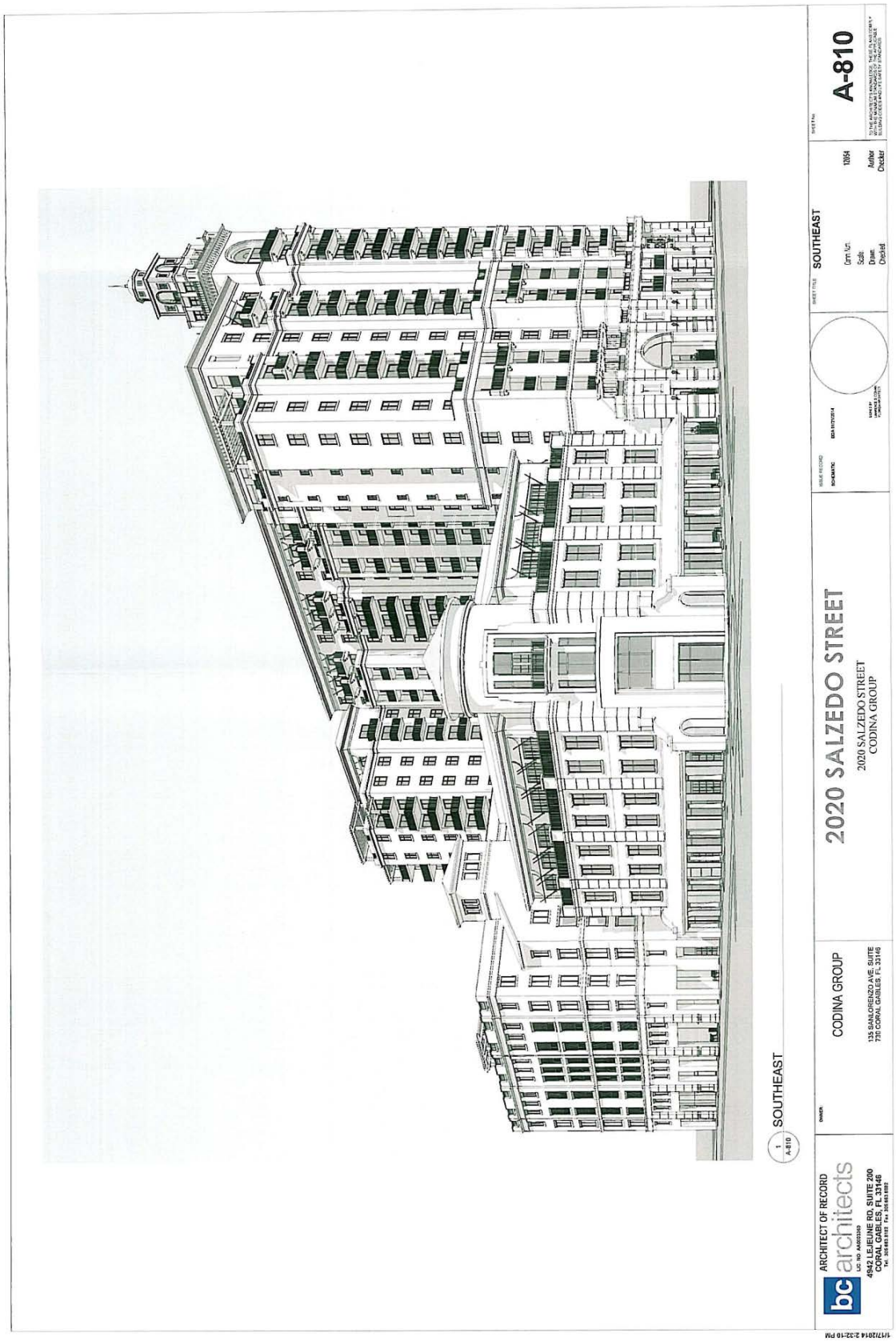
First Floor Site Plan



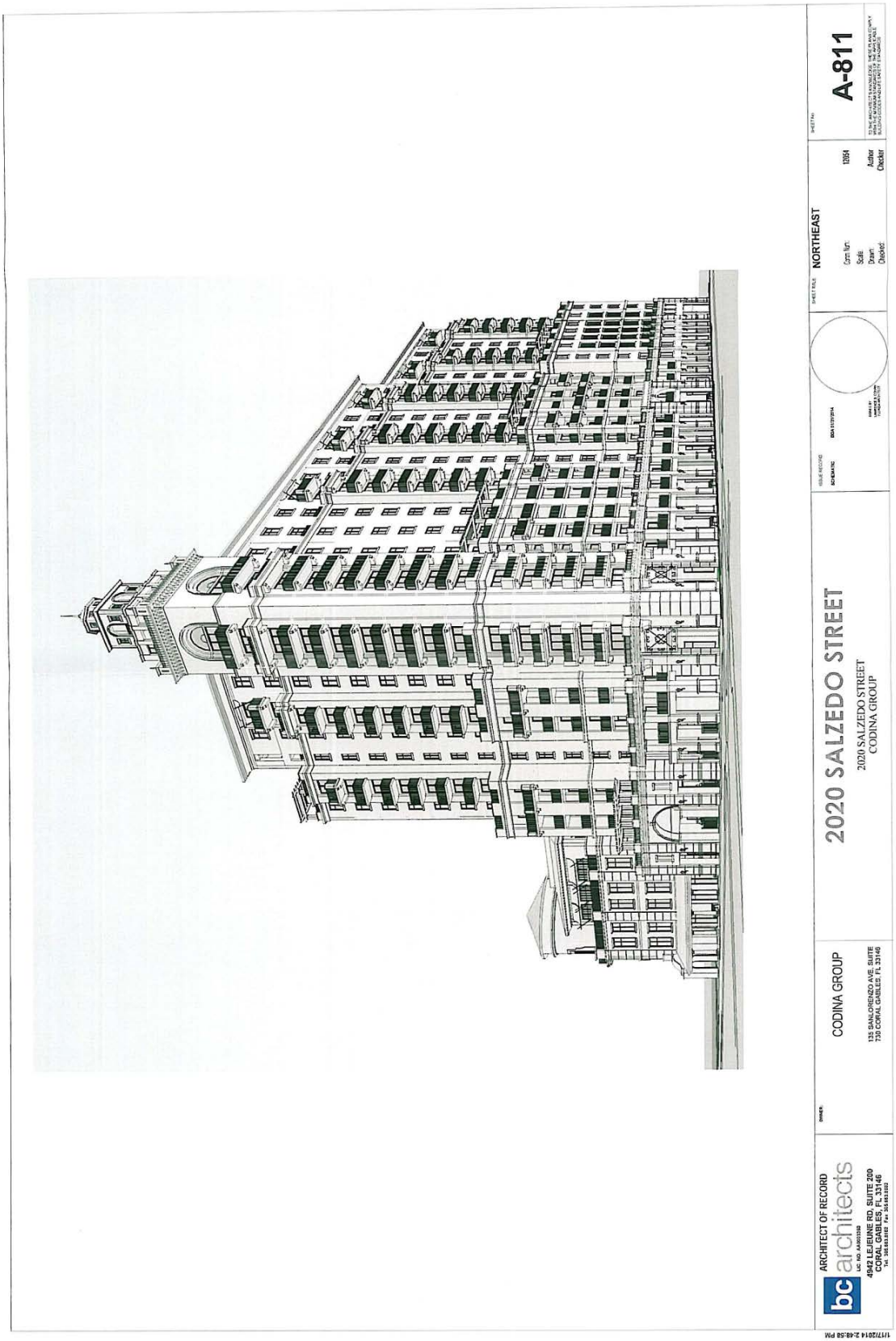
Landscape Plan



Southeast Perspective



Northeast Perspective



Findings of Fact.

This section of the Report presents City Staff's evaluation of the Application and Findings of Fact. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies, compliance with the Zoning Code and other applicable portions of the City Code.

Findings of Fact- Mixed Use Site Plan

Mixed Use District (MXD) Purpose and Objectives

The current MXD Zoning Code provisions were adopted by Ordinance No. 2004-04 on 01.13.04 and subsequently revised and readopted as a part of the comprehensive Zoning Code rewrite. The MXD was created as a "voluntary" overlay zoning designation that is supplemental to the underlying zoning designations and other applicable City regulations. Property owners who choose to develop under these regulations and secure site plan approval are regulated by the underlying zoning district, Zoning Code and Comprehensive Plan.

Section 4-201 of the Zoning Code states the purpose of the MXD district is as follows:

1. *Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other regulations.*
2. *Provide for residential uses at higher densities in exchange for public realm improvements.*
3. *Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.*
4. *Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.*
5. *Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces.*
6. *By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.*
7. *Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment.*

Staff comments: The compliance of the Applicant's plans with the MXD requirements and performance standards set out in Zoning Code Section 4-201 (D) through (M) has been evaluated and is provided in the Preliminary Zoning Analysis prepared by the Planning and Zoning Division included with the Application package provided as Attachment A. That analysis and the Applicant's responses indicate that the proposal satisfies the Code's requirements for a mixed use project.

Site Plan Review Criteria

Section 3-406 of the Zoning Code states that the Planning and Zoning Board shall review applications for conditional use (site plan review) and provide a recommendation to the City Commission whether they should grant approval, grant approval subject to specific conditions or deny the application. The Planning and Zoning Division, Planning and Zoning Board and City Commission may recommend such conditions to an approval that are necessary to ensure compliance with the standards set forth in Section 3-408.

The Applicant's plans have been compared to the site plan review criteria set out in Zoning Code Section 3-408 as follows:

A. *"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."*

   Staff comments: 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's objectives for encouraging mixed use development in the Central Business District (CBD).

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".*

   Staff comments: The subject property is located within the CBD which allows and is intended to encourage the development of mixed use projects. The project is similar and complimentary to existing mixed-use projects in the CBD, and a mixed use project was previously approved on this property.

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

   Staff comments: The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the CBD and the creation of a pedestrian oriented urban environment. The introduction of residential dwelling units into the area will provide the economic support for the surrounding commercial and retail uses. The project's ground floor pedestrian amenities enhance the existing uses within the CBD. The project is required to underground all overhead utilities. In addition, the proposal includes public realm improvements (i.e., under and over story landscaping, pedestrian benches, bicycle racks, waste receptacle, etc.) that will provide amenities for pedestrians.

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

Staff comments: The proposed mixed use project is similar and consistent with previous mixed use projects approved within the CBD and along the North Ponce corridor. Adding residential dwelling units into the area will provide additional economic support for the surrounding commercial and retail uses. This development is consistent with the underlying CP designation as it will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area.

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".*

Staff comments: The planned redevelopment of this property as a mixed use project is compatible and complies with the intent of the Zoning Code Mixed Use District design regulations and Comprehensive Plan Mixed Use District (MXD) provisions. The proposed project height and massing is consistent with surrounding CBD properties, and potential future height of the mid-rise multi-family apartment properties located to the north of the project site. The proposal is consistent with the property's underlying "Commercial, High-Rise Intensity" land use and Commercial (C) zoning designations.

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

Staff comments: The subject property is larger than the minimum 20,000 square foot size required for an individual mixed use project (not located within a designated MXD Overlay District). The Preliminary Zoning Analysis prepared by the Planning and Zoning Division included with the Application package is provided as Attachment A. That analysis and the Applicant's responses indicate that the proposal satisfies the Code's requirements for a mixed use project.

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

Staff comments: The project site is surrounded by properties with either commercial or multi-family zoning designations, all of which allow for mid-rise development (70'-0" as-of-right, 97'-0" with Mediterranean bonuses). The height of the project is consistent with the property's underlying "Commercial, High-Rise Intensity" land use designation. The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the CBD. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the CBD and the creation of a pedestrian oriented urban environment. The project's ground floor pedestrian amenities enhance the existing and future uses surrounding the property and within the CBD.

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

Staff comments: All vehicular parking for the project and service access is within the confines of the building, and is physically separated from pedestrian circulation around the perimeter of the project. A proposed surface parking lot for public parking would reduce on-street parking congestion in the

immediate area of the project. The project's ground floor pedestrian amenities enhance the redevelopment of the area. The project will be required to underground all overhead utilities. In addition, the proposal includes significant public realm improvements (i.e., under and over story landscaping, pedestrian benches, bicycle racks, waste receptacles, etc.) that will provide amenities for pedestrians.

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".

Staff comments: The proposed project was reviewed 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.

Receipt of Transfer of Development Rights (TDRs)

Properties selling unused development rights, or TDRs (referred to as sending site) must be historically designated, zoned Commercial (C) and located within the City's CBD. Property purchasing the TDRs (referred to as receiver sites) must be zoned C, Commercial and also located within the CBD. The Zoning Code's stated purpose for the transfer/sending of unused development rights is to encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties within the CBD.

There were five (5) historically designated properties that provided the 53,356 sq. ft. of TDRs required for the proposed mixed-use project. Those historically designated properties included the following:

1. 280 Alhambra Circle (25,804 sq. ft.)
2. 300 Alhambra Circle (10,757 sq. ft.)
3. 320 Miracle Mile (10,708 sq. ft.)
4. 2312 Ponce de Leon Boulevard (1,529 sq. ft.)
5. 2320 Ponce de Leon Boulevard (4,558 sq. ft.)

A maintenance plan is required for all sending sites in order to sell TDRs. Maintenance plans were submitted by the Applicant which were reviewed and approved by the Historic Preservation Board (HPB) on 01.16.14. A copy of the Historical Resources Department staff report that was provided to the HPB for the sending sites and the Certificates of Transfer of Development Rights that were issued are included with the Application provided as Attachment A.

Section 3-1005 and 3-1006 of the Zoning Code establishes the requirements for the use of TDRs on receiver sites. Those provisions state that the Planning and Zoning Board and City Commission may recommend conditions of approval that are necessary to ensure compliance with the criteria and standards as specified in the Zoning Code.

The Applicant's plans comply with both provisions of Section 3-1005, as follows:

A. *"Use of TDRs on receiver sites. The receiving sites shall be located within the boundaries of the CBD and designated commercial zoning".*

Staff comments: The receiving site is located within the CBD, and is zoned (C) Commercial.

B. "Maximum TDR floor area ratio (FAR) increase on receiver sites. An increase of up to twenty-five percent (25%) of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR may be permitted".

Staff comments: The TDRs proposed for the receiver site is less than the maximum twenty-five (25%) percent of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR permitted by the Zoning Code.

The Applicant's plans have been compared to the review criteria and standards set out in Zoning Code Section 3-1006, as follows:

A. "An application to transfer development rights to a receiver site shall be reviewed subject to all of the following":

1. *"In conformance with any applicable conditions of approval pursuant to the Certificate of TDRs."*

   Staff comments: There are no applicable conditions of approval pursuant to the Certificate of TDRs, therefore this provision is not applicable.

2. *"Board of Architects review and approval subject to Article 5, Division 6, Design Review Standards."*

   Staff comments: The proposed project received preliminary approval and approval of Mediterranean architectural bonuses from the Board of Architects on 12.19.13 and 02.06.14.

3. *"If the receiving site is within five hundred (500) feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property".*

   Staff comments: The receiving site is located within five hundred (500) feet of a local historic landmark. On 01.16.14, the Historic Preservation Board (HPB) reviewed and approved the proposed receiving site plan. The Historical Resources Department staff report and Certificates of Transfer of Development Rights are provided in Attachment A.

4. *"Planning and Zoning Board review and recommendation and City Commission review to determine if the application satisfies all of the following":*

a. *"Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses".*

Staff comments: The Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses" are being administered.

b. *"The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest".*

Staff comments: The height of the project is consistent with the property's underlying "Commercial, High-Rise Intensity" land use designation. The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the CBD. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the CBD and the creation of a pedestrian oriented urban environment. The project's ground floor pedestrian amenities enhance the existing and future uses surrounding the property and within the CBD.

c. *"The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment".*

Staff comments: The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the CBD and the creation of a pedestrian oriented urban environment. The introduction of residential dwelling units into the area will provide economic support for the surrounding commercial and retail uses. The project's ground floor pedestrian amenities enhance the existing uses within the CBD. The project is required to underground all overhead utilities. In addition, the proposal includes public realm improvements (i.e., under and over story landscaping, pedestrian benches, bicycle racks, waste receptacle, etc.) that will provide amenities for pedestrians.

d. *"The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan".*

Staff comments: 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's objectives for encouraging mixed use development in the Central Business District (CBD).

Traffic Study

This property falls within the Gables Redevelopment Infill District (GRID). 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.

The Public Works Department and their consultant reviewed the updated Traffic Impact Study (TIS), dated January 24, 2014, which is associated with the project. The TIS identified the westbound approach of Salzedo Street/Minorca Avenue intersection degrading from LOS C in the existing condition to LOS E in the future condition with the project during the pm peak hour. The installation of a mini-roundabout is recommended at the intersection of Salzedo Street and Minorca Avenue to provide the appropriate traffic mitigation for the project if determined by the Public Works Director to be warranted, and has been included in the conditions of approval.

Concurrency Management

This project has been reviewed for compliance with the City's Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. The CIS is on file with the City and available for review.

Public School Concurrency Review

Pursuant to the Educational Element of the City's Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three years of the final approval. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed.

A recommended condition of approval has been included that requires a letter be received from the Miami-Dade County Public School Board stating the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met prior to the issuance of a building permit for the project.

Art in Public Places Program

The plans submitted with the Application package indicate the proposed location for public art intended to satisfy the City's Art in Public Places program. However, no proposed art work has been submitted or approved. The Applicant must comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission.

This requirement has been included as a recommended condition of approval.

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

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are consistent:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	**Goal FLU-1.** Protect, strengthen, and enhance the City 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.	**Objective FLU-1.2.** Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4 .	**Policy FLU-1.3.3.** Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
5 .	**Policy FLU-1.1.5.** Mixed-Use land use classifications (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses) as presented in Table FLU-4., entitled "Mixed-Use land use".	Complies
6 .	**Policy FLU-1.7.1.** Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
7 .	**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: • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways.	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	• Intensity/Density of the use. • Access and parking. • Landscaping and buffering.	
8 .	**Policy FLU-1.9.1.** Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.	Complies
9 .	**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
10.	**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
11.	**Goal DES-1.** Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
12.	**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
13.	**Policy DES-1.1.3.** Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine the City's historic character.	Complies
14.	**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
15.	**Policy DES-1.1.6.** Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
16.	**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
17.	**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
18.	**Objective DES-1.3.** Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
19.	**Objective HOU-1.5.** Support the infill of housing in association with mixed use development.	Complies
20.	**Policy HOU-1.5.2.** Encourage residential mixed use as a means of increasing housing	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	
21.	**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
22.	**Policy MOB-1.1.1.** Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
23.	**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
24.	**Policy MOB-1.1.3.** Locate higher density development along transit corridors and near multimodal stations.	Complies
25.	**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 encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
26.	**Policy MOB-1.1.8.** Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
27.	**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
28.	**Policy MOB-2.8.1.** The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: • Promote expansion of the City's existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability)/activities. • Improve the visual attractiveness of the urban and residential areas.	Complies
29.	**Policy MOB-2.8.2.** The City is its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way and private properties since the urban fabric will be transformed into a significant	Complies

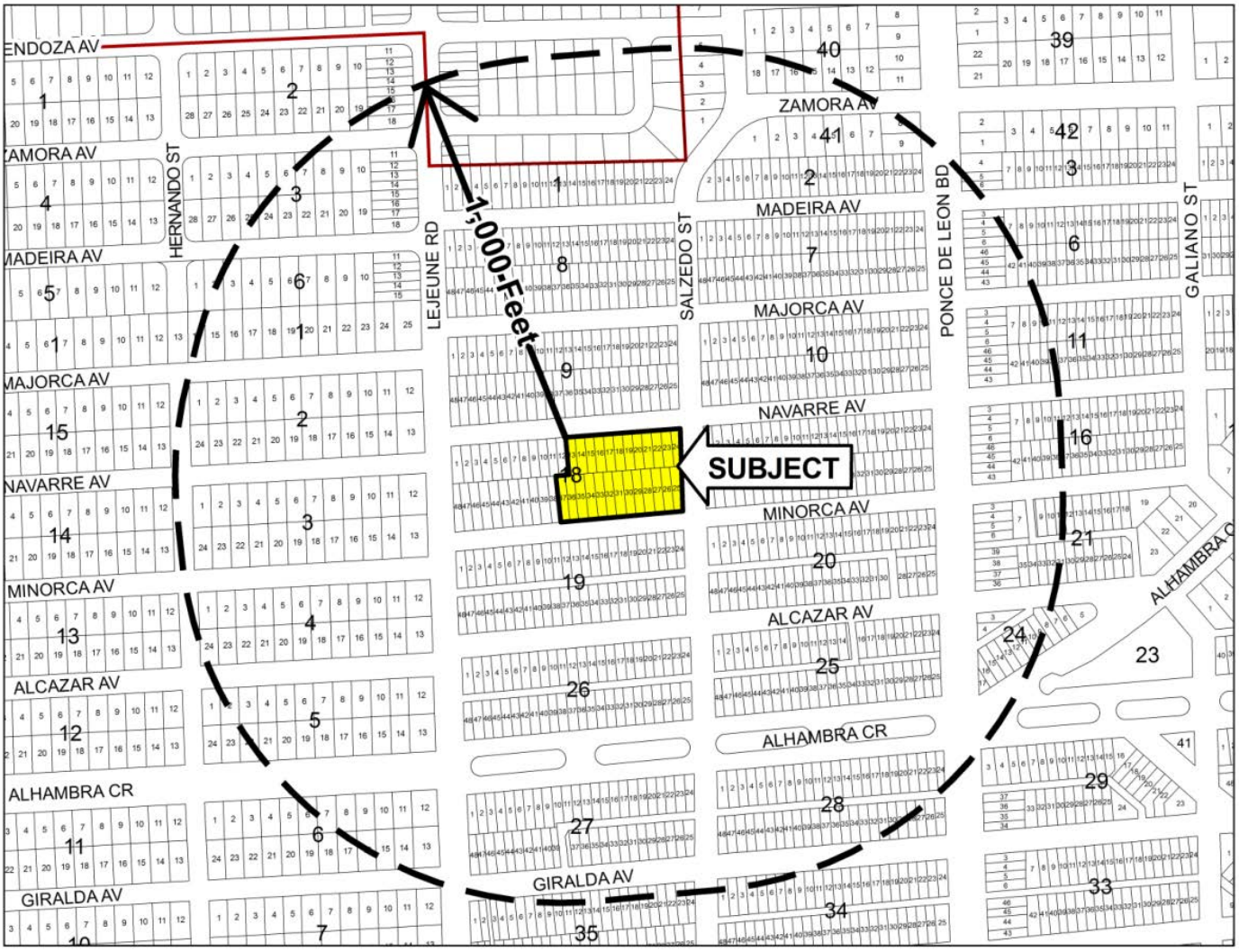
Ref. No.	CP Goal, Objective and Policy	Staff Review
	urban center as build-out continues pursuant to the established Comprehensive Plan.	
30.	**Objective HIS-5.1.** Encourage historic preservation efforts through the promotion, creation, and/or establishment of economic incentives; continue with the established ad-valorem tax incentive program for historic properties; and offer incentives to owners of significant historic resources as a means of encouraging the preservation of historic resources.	Complies
31.	**Policy HIS-5.1.2.** The City shall continue its current use and documentation of Transfer of Development Rights (TDRs) to provide for the preservation and protection of historic landmarks, properties or areas. The City shall examine the possible expansion of the TDR district or creation of other TDR districts and possible amendments to the program to provide for additional incentives to promote historic and cultural preservation.	Complies

Staff Comments: Staff's has determined the Application is "consistent" with the CP's Goals, Objectives and Policies identified herein. Compliance is achieved subject to the conditions of approval recommended by Staff and satisfaction of all applicable MXD Zoning Code and Comprehensive Plan requirements.

Public Notification and Comments.

The Applicant completed the mandatory neighborhood meeting on 01.28.14 with notification to all property owners within 1,000 feet of the property boundary. The Zoning Code requires courtesy notification be provided to all property owners within 1,000 feet of the MXD project boundary (see below map). The notice identifies the application filed, proposed public hearing dates/times, opportunity to submit comments and location where the application file can be reviewed. A total of 723 notices were mailed. Public comments received shall be provided to the Board at the public hearing. A copy of the legal advertisement and courtesy notice are provided as Attachments B and C.

Courtesy Notification Radius Map



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

Public Notice

Type	Date
Applicant neighborhood meeting	01.28.14
Courtesy notification - 1,000 feet of the property	01.30.14
Posting of property	01.30.14
Legal advertisement	01.30.14
Posted agenda on City web page/City Hall	02.07.14
Posted Staff report on City web page	02.07.14

Staff Recommendation and Conditions of Approval.

The Planning Division based upon the complete Findings of Fact contained within this Report recommends **approval** of the following with the conditions of approval as specified herein:

1. *A Resolution of the City Commission of Coral Gables, Florida requesting mixed-use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the construction of a mixed use project referred to as "2020 Salzedo Street" on the property legally described as Lots 13-37 and the east 7' of lot 38, Block 18, Section K (2020 Salzedo Street), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal description on file at the City)*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for the mixed use project referred to as "2020 Salzedo Street", on the property legally described as Lots 13-37 and the east 7' of lot 38, Block 18, Section K (2020 Salzedo Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date. (Legal description on file at the City)*

Summary of the Basis for Approval

Consistency with the Comprehensive Plan Goals, Objective and Polices. Staff's support of the Application for mixed use site plan review and receipt of TDRs is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented within this Staff Report.

Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the mixed use project referred to as "2020 Salzedo Street" and receipt of Transfer Development Rights (TDRs) subject to all of the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with the following:
   a. Applicant's Plan Submittal Package dated 02.12.14 prepared by BC Architects.
   b. Traffic Impact Study, dated 01.24.14 prepared by Richard Garcia & Associates, Inc.
   c. Initial Application submittal as amended via the City review process and all representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
2. Restrictive covenant. Within 30 days of approval, the property owner, its successors or assigns shall submit a draft restrictive covenant for City Attorney review/approval outlining all conditions of

approval as approved by the City Commission. Failure to submit the covenant within the specified time frame shall render the approval void unless said time frame for submittal of the covenant is extended by the City Attorney after good cause as to why the time frame should be extended.

3. Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
   a. Construction information/contact.
      1) Contact person. Provide written notice to all properties within five hundred (500) feet of the 2020 Salzedo Street project, 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.
      2) Agree to provide written notice. Provide a minimum of 72 hour written notice to all properties impacted by any proposed partial street closures as a result of the project's construction activity. Complete street closure shall be prohibited.
   b. On-street parking. Provide a lease or easement agreement which will provide to the City a total of twelve (12) spaces on the proposed surface parking lot located on Lot 37 and east 7' of Lot 38 of the property. The twelve (12) spaces shall be discounted towards the loss of a total of fourteen (14) on-street parking spaces resulting from the project. The final number of on-street parking spaces lost resulting from the project shall be determined and confirmed by the Director of Parking. Payment shall be provided by Applicant according to established City requirements for the net loss of all on-street parking spaces contiguous to the project.
   c. The installation of vehicular security arm at the Navarre Avenue parking garage entrance shall be evaluated by the City to determine the impact of the installation on pedestrian and vehicular circulation. Installation of the proposed vehicular traffic arm at that location shall be subject to review and approval by the Directors of Public Works and Planning and Zoning.
   d. Public school concurrency review is required prior to final Board of Architects review. A letter must be provided from the Miami-Dade County Public School Board stating the proposed project had been reviewed and that the required Level of Service (LOS) standard has been met.
4. The Applicant shall comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission. The Applicant's compliance with all requirements of the Art in Public Places program shall be coordinated by the Director of Economic Sustainability.
5. Passenger valet parking. All valet operations, including but not limited to valet parking stations, valet stacking, vehicular valet circulation, etc. shall be prohibited on any public rights-of-way adjoining the subject property.
6. Prior to the issuance of any final Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:
   a. Traffic improvements. Provide the following traffic analysis and improvements, subject to the Public Works Director's review and approval:
      1. Future with project intersection analysis at the Salzedo Street/Minorca Avenue intersection with a mini-roundabout.
      2. Subject to the Public Works Director's review and approval of condition 6.a.1, install a mini-roundabout at the intersection of Salzedo Street and Minorca Avenue.

b. Right-of-way and public realm improvements. Installation of 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, Public Service and Planning and Zoning. 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, Public Service, Planning and Parking.
c. Undergrounding of overhead utilities. In accordance with Zoning Code Article 4 "Zoning Districts", more specifically, Section 4-201, "Mixed use District (MXD)," and Article 4, "Zoning Districts," Table 1, sub-section L, "Utilities", the Applicant shall submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.

Attachments.

A. Applicant's Submittal Package.
B. 01.30.14 Legal notice published.
C. 01.30.14 Courtesy notice mailed to all property owners within 1,000 feet of the MXD project boundary.

Please visit the City's webpage at www.coralgables.com to view all Application plans and 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 Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,

Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

1 Cover Letter

2 Application Form

3 Owner's Representatives

4 Building Plans and Elevations

5 Hardscape and Landscaping Plans

6 Utility Relocation Plan

7 Survey

8 Aerial and Site Photos

9 Traffic Study

10 Ordinances

11 Lobbyist Registration

12 Zoning Analysis

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Guilford & Associates, P.A.

Attorneys at Law

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SUITE 201
CORAL GABLES, FLORIDA 33134

TEL (305) 446-8411
FAX (305) 445-0563

January 24, 2014

Mr. Ramon Trias
Director of Planning and Zoning
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: **2020 Salzedo Street / Proposed Mixed-Use Development**

Dear Mr. Trias:

This firm represents Codina CG, LLC, the owner of the property located at 2020 Salzedo Street, relative to a proposed mixed-use development to be located on the property. The developer is seeking Mixed-Use Site Plan Approval and Transfer of Development Rights for the receiving site from the City of Coral Gables for the above described property.

As a means of background, the property is currently vacant and has been for some time. Previously, the property was used as a surface parking lot and three small office buildings. The property itself consists of over one and one-half acres (71,142 square feet) and is bounded by Salzedo Street to the East, Minorca Avenue to the South, Navarre Avenue to the North and an existing Courtyard Marriott to the West. The property is zoned commercial and has a comprehensive land use designation of high intensity commercial. It is located within the northern boundary of the Central Business District.

The proposed development consists of a forty-seven eight hundred fifty three (47,853) square foot commercial building located on the Southeast portion of the property. The North portion of the property will be developed with a sixteen (16) story apartment complex consisting of two hundred fourteen (214) apartment units. The parking garage is located to the west of the buildings. Between the office building and the apartment complex is a large open air court yard. The development is arranged in order to locate the commercial component next to the existing commercial buildings on Minorca Avenue and the residential component to abut the residential district to the north.

As previously provided, we will be requesting site plan review from the Planning and Zoning Board and City Commission. In addition, the development will take advantage of Transfer

Development Rights in the amount of fifty three thousand three hundred fifty six and one-half (53,356.5) square feet. As such, we have received approval from the Historic Preservation Board to allow the transfer from five (5) historically designated properties located in the central business district and will require approval from the Planning and Zoning Board for the receiving site. There are no variances being requested as part of this development.

This application has been reviewed by the Development Review Committee on June 28, 2013 and has been approved by the Board of Architects on December 19, 2013. The Historic Preservation Board reviewed the application as it applied to the transfer of development rights for the sending sites and approved the application on January 16, 2014.

If you have any questions or need any additional information regarding this application, please do not hesitate to contact me. We would sincerely appreciate your favorable recommendation of this application.

Very sincerely,
Guilford & Associates, P.A.

F.W. Zeke Guilford, Esq.

RESIDENTIAL
A Codina-Carr Company

MEMORANDUM

TO: Ramon Trias
FROM: Andrew Frey
CC: Armando Codina, Ana-Marie Codina Barlick, Andy Burnham, Mike Getz, Zeke Guilford
DATE: February 3, 2014
RE: 2020 Salzedo "Art in Public Places" Process

As we have previously discussed, our 2020 Salzedo community will be required to comply with the City's "art in public places" (AIPP) requirement. The AIPP for the community will consist of three components; (1) courtyard video projection and sound system, (2) street sculpture, and (3) artistic outdoor floor. Below is an outline of the process planned to comply with the requirement:

- Meet with City Department of Economic Sustainability (ES) to initiate process.
- Courtyard AV system
  - Work with consultants to conceptually design first-class outdoor video projection and sound system for occasional classic and independent films and video art.
  - Present conceptual plan to ES and relevant committee for approval.
  - Finalize design and construct system in courtyard.
- Street Sculpture
  - Select artist to provide street sculpture.
  - Work with artist to develop conceptual design.
  - Present conceptual design to ES and relevant committee for approval.
  - Engineer and construct location for sculpture as noted on approved plans.
  - Artist completes sculpture, and sculpture installed.
- Artistic Outdoor Floor
  - Select artist to provide artistic outdoor floor, similar to the work of artist Michele Oka Doner at the airport or Jose Bedia at the Arsht Center.
  - Work with artist to develop conceptual design.
  - Present conceptual design to ES and relevant committee for approval.
  - Finalize design and construct floor.
- Document soft and hard costs for projection, sound, sculpture, and floor.
- Obtain final approval from ES.

If you have any questions and would like to discuss please contact me at 786 453 3015.

Justification in Changes to Prior Conditions

In December 2002, the Coral Gables City Commission approved Ordinance 3608 regarding a mixed use site plan that was to be developed on the property. That approval contained certain conditions. As with all site plan approvals, the approval was tied to a specific project.

The project at that time consisted of an extended stay hotel and apartments. The plans also called out for a height limitation and shared parking based upon those specific plans. The project was never constructed and the new owner desires to build a different project.

Pursuant to the Ordinance, the conditions of approval are permitted to be changed so long as the developer obtains the approval of the Planning and Zoning Board and the City Commission and this is what we are requesting. The proposed project complies with the City Comprehensive Plan and Zoning Code.

Surface Parking Lot

When presented with the original preliminary site plan for 2020 Salzedo, the City Manager expressed his desire not to lose income from the parking meters that would be lost due to buildings, garage and loading entrances. When we expressed our willingness to replace the income (as we have done previously, e.g. 355 Alhambra) and the City Manager expressed his desire not only to replace the income, but also not to lose parking spaces for the neighborhood.

The applicant spent several months in the pursuit of an additional site to the west of 2020 Salzedo. The applicant bought an existing building (351 Minorca Avenue), demolished it, and swapped the resulting land for land from the owner of the Courtyard Marriott to create the proposed parking lot. This lot replaces on street parking spaces that would otherwise be lost, and would allow the City to continue to meter those parking spaces.

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: 2020 Salzedo Street

Property/project name: N/A

Legal description: Lot(s) 13-37

Block(s) 28 Section (s) Coral Gables Section K

Property owner(s): Codina CG, LLC

Property owner(s) mailing address: 135 San Lorenzo Avenue, Suite 750 Coral Gables, FL 33146

Telephone: Business 305-529-1300 Fax 305-529-1301

Other _____ Email aburnham @ ccresfl.com

Applicant(s)/agent(s): Guilford & Associates, P.A.

Applicant(s)/agent(s) mailing address: 400 University Drive, Suite 201, Coral Gables, FL 33134

Telephone: Business 305-446-8411 Fax 305-445-0563

Other _____ Email zguilford @ guilfordassoc.com

Property information

Current land use classification(s): Commercial High-Rise Intensity

Current zoning classification(s): Commercial

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 Divison 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.
- ☒ Miami-Dade County Conflict of Interest and Code of Ethics Lobbyist form.
- ☒ 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. Three (3) hard copies of the entire application shall be submitted including all the items identified in the preapplication conference.
2. Digital media copies. Twelve (12) compact discs (CD ROMs) of the entire application including all 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.

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:
K. Lawrence Gragg	K. Lawrence Gragg For Codina CG, LLC
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: 135 San Lorenzo Avenue #730 Coral Gables, FL 33146

Telephone: 305-448-0353 | Fax: 305-448-0354 | Email: lgragg@codina.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 2 day of January 2014 by K. Lawrence Gragg

(Signature of Notary Public - State of Florida)

Andrea B. Connor

ANDREA B. CONNOR
MY COMMISSION # EE 071628
EXPIRES: March 7, 2015
Bonded Thru Notary Public Underwriters

(Print, Type or Stamp Commissioned Name of Notary Public)

☑ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

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)

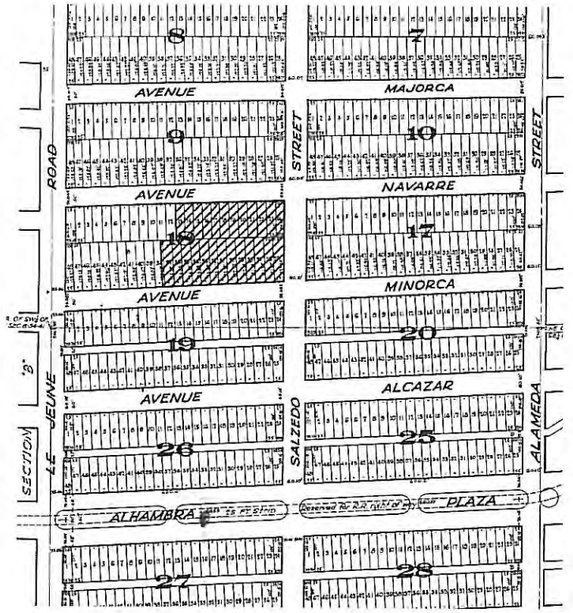
(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name: GUILFORD & ASSOCIATES, P.A.
Address: 400 UNIVERSITY DRIVE CORAL GABLES, FL 33134	
Telephone: 305-446-8411	Fax: 305-446-0563	Email: ZGUILFORD@GUILFORDASSOC.COM

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 _____



LEGAL DESCRIPTION:

PARCEL "A"
LOTS 13 THRU 35 AND THE EAST 13.01 FEET OF LOT 36, BLOCK 18, "CORAL GABLES SECTION K", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33,OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL "B"
THE WEST 11.99 FEET OF LOT 36, ALL OF LOT 37 AND THE EAST 7.00 FEET OF LOT 38, BLOCK 18, "CORAL GABLES SECTION K", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33,OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: WEST RIGHT OF WAY OF SALZEDO STREET = SOUTH

NOTE: THIS SKETCH AND DESCRIPTION DOES NOT REPRESENT A BOUNDARY SUR\

PARCELS A AND B F

LEGEND

AC	AIR CONDITIONER	F.H.	FIRE HYDRANT	P.C.C.	POINT OF COMPOUND CURVATURE
AVE.	AVENUE	I.C.V.	IRRIGATION CONTROL VALVE	P.C.P.	PERMANENT CONTROL POINT
(*)	BOULEVARD	I.P.	IRON PIPE	PLS	PROFESSIONAL LAND SURVEYOR
	BENCH MARK	F.P.L.	FLORIDA POWER & LIGHT	PSM	PROFESSIONAL SURVEYOR AND MAPPER
	CABLE TELEVISION BOX	F.I.R.	FOUND IRON PIPE	PL	PROPERTY LINE
	CATCH BASIN	FND.	FOUND IRON ROD	P.O.B.	POINT OF BEGINNING
	CONCRETE BLOCK STRUCTURE	L	FOUND	P.O.C.	POINT OF COMMENCEMENT
CHB	CHORD BEARING	(L)	ARC LENGTH	P.R.C.	POINT OF REVERSE CURVATURE
CH	CHORD DISTANCE	L.P.	LEGAL	P.R.M.	PERMANENT REFERENCE MONUMENT
COR	CORNER	LB	LIGHT POLE	P.T.	POINT OF TANGENCY
CT	COURT	LS	LICENSED BUSINESS	R	RADIUS
C	CENTERLINE	(M)	LAND SURVEYOR	(R)	RECORD
CL	CLEAR	NGVD	MEASURED	R/E	RIM ELEVATION
CONC.	CONCRETE	NO ID.	NATIONAL GEODETIC VERTICAL DATUM	R/W	RIGHT-OF-WAY
C.O.	CLEAN OUT	NO.	NOT IDENTIFIABLE	SAN.	SANITARY
E.B.	ELECTRIC BOX	NTS	NUMBER	S.I.P.	SET IRON PIPE
ELEV.	ELEVATION	O.R.B	NOT TO SCALE	S.I.R.	SET IRON ROD
ENCR.	ENCROACHMENT	ON PL	OFFICIAL RECORD BOOK	ST.	STREET
E.R.P.	ELEVATION REFERENCE POINT	O.U.L	ON PROPERTY LINE	T	TANGENT
F.F.	FINISH FLOOR	P.C.	OVERHEAD UTILITY LINES	T.B.M	TEMPORARY BENCH MARK
			POINT OF CURVATURE	TEL.	TELEPHONE

TYP.	TYPICAL		
U.E.	UTILITY EASEMENT		
W.M	WATER METER		
W.V.	WATER VALVE		
W.U.P.	WOOD UTILITY POLE		

SYMBOLS

	CONCRETE
---U---	OVERHEAD UTILITY LINES
-x-x-x-	WIRE FENCE
-+-+-+-	WOOD FENCE
	PROPERTY CORNER
~~	WATER FLOW
9.60	EXISTING GRADE ELEVATION
9.60	PROPOSED GRADE ELEVATION
	WATER VALVE
	SIGN
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	FIRE HYDRANT
	LIGHTING FIXTURE
	FIRE DEPARTMENT CONNECTION

FLOOD ZONE: X
MAP & PANEL= 12086C0294
COMMUNITY No.: 120639
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= N/A
B.M. # 285 ELEV. = 11.10 (CITY OF CORAL GABLES. P.K. NAIL & BRASS WASHER @ SOUTHWEST CORNER OF SALZEDO STREET & MADEIRA AVENUE)

PROPERTY OF: CODINA CG, LLC

317 MINORCA AVENUE
320 NAVARRE AVENUE
CORAL GABLES, FLORIDA 33134

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SPECIFIC PURPOSE SURVEY

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.

PROFESSIONAL SURVEYING AND M
LANNES & GARCIA
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (
385 ALHAMBRA CIRCLE - SUIT
CORAL GABLES, FLORIDA 33
PH (305) 666-7909 FAX (305

FIELD DATE:05-20-2013	SCALE: 1" = 20'	DRAWN BY: M. PIO	D

PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 9:27:40 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
4942 LEJEUNE RD, SUITE 200
CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

OWNER:
CODINA GROUP
135 SANLORENZO AVE, SUITE
730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD:
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE: SOUTHEAST

Comm. Num.: 12054
Scale:
Drawn: Author
Checked: Checker

SHEET No.
A-810

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
4942 LEJEUNE RD, SUITE 200
CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

OWNER:
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730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE: NORTHEAST

Comm. Num.: 12054
Scale:
Drawn: Author
Checked: Checker

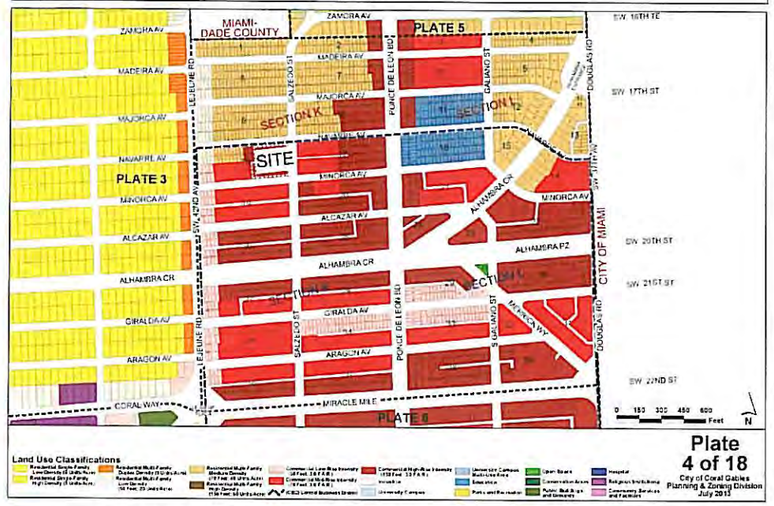
SHEET No.: A-811

TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

2/3/2014 9:27:54 AM

PLANNING AND ZONING SUBMITTAL 02-12-2014

1 CORAL GABLES FUTURE LAND USE MAP



2 BIRD'S EYE VIEW

3 GENERAL SITE INFORMATION

PROPERTY ADDRESS	2020 SALZEDO STREET, CORAL GABLES FL	LOT AREA
LEGAL DESCRIPTION	PARCEL "A" LOTS 13 THRU 35 AND EAST 13.01 FEET OF LOT 36, BLOCK 18, "CORAL GABLES SECTION K", ACCORDING TO THE PLAT THEREOF,AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	65,586 SQ. FT. (1.51 ACRES)
	PARCEL "B" THE WEST 11.99 FEET OF LOT 36, ALL OF LOT 37 AND THE EAST 7.00 FEET OF LOT 38, BLOCK 18, "CORAL GABLES SECTION K", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	5,522 SQ. FT. (0.13 ACRES)
TOTAL LOT AREA		71,108 SQ. FT. (1.64 ACRES)

4 ZONING INFORMATION

ZONING DISTRICT	(C) COMMERCIAL
OVERLAY	(CBD) CENTRAL BUSINESS DISTRIC
ADDITIONAL UNDERLYING DESIGNATION	(MXD) MIXED USE (INDIVIDUAL BUILDING)
ADDITIONAL UNDERLYING DESIGNATION	LEVEL 2 MEDITERRANEAN BONUS.

5 FLOOR AREA (F.A.R.)

LOT AREA	COMMERCIAL ZONE F.A.R.	MEDITERRANEAN BONUS LVL. 2	TDR F.A.R. INCREASE ALLOWED 25%	ALLOWED	PROVIDED
71,108 SQ. FT.	3	.5	.25		
			62,219.5 SQ.FT.		
	213,324 SQ. FT.	35,554	ACTUAL APPROVED 53,356.5 SQ.FT.	302,234.5 SQ. FT.	
			FAR NOT TO EXCEED 4.25 71,108 X 4.25	302,209 SQ. FT.	300,890 SQ. FT.

6 MIXED USE BUILDING REQUIREMENTS

	SECTION 4-201, TABLE 1	REQUIRED	PROVIDED
MIXED USE PERCENTAGES	MINIMUM 6% PERCENT OF TOTAL SQ. FT. OF BUILDING SQ. FT. OR ENTIRE GROUND FLOOR, WHICH EVER IS GREATER OF PERMITTED GROUND FLOOR USES.	8% = 24,071 SQ. FT.	34,056 SQ. FT.

REFER TO SHEET A-002 FOR GROUND LEVEL AREA CALCULATIONS

7 HEIGHT RESTRICTIONS

DESCRIPTION	CP MAP DESIGNATION	MAX. AS PERSECTION 5-604	ADD. FEET FOR MEDITERRANEAN ARC. STYLE	ALLOWED	PROVIDED
MAX. HEIGHT	150'	163'-6"	27'-0"	190'-6"	189'-8"
EXCLUSION FROM HEIGHT	AS PER 5-604 REQUIRED STANDARDS,TABLE 1, REF. #3: ORNAMENTAL STRUCTURES NOT TO EXCEED 25'-0"			25-0"	22'-10"

8 SETBACKS

DESCRIPTION	LOCATION	ZONING CODE	REQUIRED	PROVIDED
FRONT STREET (EAST)	SALZEDO STREET	ALLOWED REDUCTIONS TO ZERO (0) AS PER 5-604 TABLE 3, No.1 LEVEL 2 BONUS	0'-0"	1'-6"
SIDE STREET (NORTH)	NAVARRE AVENUE			3.5"
SIDE STREET (SOUTH)	MINORCA AVENUE			3.5"
INTERIOR SIDE	NONE			N/A
REAR (WEST)	NOT ABUTTING DEDICATED ALLEY OR STREET			2'-7"

REFER TO SHEET A-002 FOR GROUND LEVEL GRAPHIC DIMENSIONS

9 OPEN SPACE SETBACK REDUCTION AT GROUND LEVEL

AREA RECEIVED FROM SETBACK	ZONING CODE	DESCRIPTION	MINIMUM REQUIRED OPEN SPACE	PROVIDED OPEN SPACE
8,415 SQ. FT.	5-604 TABLE 3	LOGGIA	25% = 2,103 SQ. FT.	82% = 6,908 SQ. FT.
		BUILDING		18% = 1,507 SQ. FT.

REFER TO SHEET A-002 FOR GROUND LEVEL GRAPHIC DIMENSIONS

10 BUILDING FRONTAGE

LOCATION	DESCRIPTION	FRONTAGE	REQUIRED	PROVIDED
NAVARRE AVENUE	SECONDARY STREET	267'-6"	40% = 115'-8"	218'-7" (76%)
SALZEDO STREET	PRIMARY STREET/AV.	219'-11"	50% = 109'-11 1/2"	193'-9" (89%)
MINORCA AVENUE	SECONDARY STREET	286'-7"	40% = 115'-8"	155'-9" (54.3%)

REFER TO SHEET A-002 FOR GROUND LEVEL GRAPHIC DIMENSIONS

11 PARKING DATA

DESCRIPTION	VALUE	ZONING CODE	REQUIRED		PROVIDED
RESIDENTIAL	1.75 SPACES PER STUDIO UNIT	5-1409	6 x 1.75 = 10.5	384.5	424
	1.75 SPACES PER ONE BEDROOM UNIT	5-1409	100 x 1.75 =175		
	1.75 SPACES PER TWO BEDROOM UNIT	5-1409	88 x 1.75 = 154		
	2.25 SPACES PER THREE BEDROOM UNIT	5-1409	20 x 2.25 = 45		
RETAIL	1 SPACE FOR EVERY 250 SQ. FT.	5-1409	4,643 SQ. FT. / 250 = 18.6		19
OFFICES	1 SPACES FOR EVERY 300 SQ. FT.	5-1409	32,795 SQ. FT. / 300 = 109.3		110
LEASING OFFICE	1 SPACE FOR EVERY 250 SQ. FT.	5-1409	1,490 SQ. FT. / 250 = 5.96		6
TOTAL OFF-STREET PARKING SPACES			518.36		559
TOTAL HC PARKING IN LOT	2% OF TOTAL	5-1409	559 X .02 = 11.18		15
ON-STREET PARKING SPACES	EXISTING METERED PARKING SPACES = 29 EXISTING PARKING SPACES TO BE REMOVED DUE TO CITY OF CORAL GABLES MASTER LANDSCAPING PLAN = 18				ON-STREET = 15 ADJACENT LOT = 12
BIKE PARKING SPACES			5 x 559 / 250 = 11.18		21

12 TOTAL BUILDING GROSS AREA

DESCRIPTION	VALUE	TOTAL
RESIDENTIAL	214 UNITS NET LEASABLE AREA (NLSF)	211,521 SQ. FT.
	UNIT BALCONIES	28,403 SQ. FT.
	COMMON AREAS	45,228 SQ. FT.
	LEASING OFFICE	1,060 SQ. FT.
	BACK OF HOUSE	2,567 SQ. FT.
	COMMON TERRACES AND LANDSCAPE (POOL DECK AND 15th LEVEL TERRACE	17,689 SQ. FT.
	AMENITIES	4,669 SQ. FT.
OFFICE	NET LEASABLE AREA	30,617 SQ. FT.
	RESTROOMS AND COMMON AREAS	7,005 SQ. FT.
	TERRACES	1,785 SQ. FT.
RETAIL	NET LEASABLE AREA	4,643 SQ. FT.
PARKING GARAGE		193,076 SQ. FT.
TOTAL		548,263 SQ. FT.

13 RESIDENTIAL DENSITY

DESCRIPTION	COUNT	LOT AREA	PROVIDED
STUDIO	6 UNITS (2.80%)	1.64 ACRES	NO DENSITY LIMITATION APPLIES WITHIN THE CENTRAL BUSINESS DISTRICT (CBD) 214 UNITS TOTAL
1 BEDROOM	100 UNITS (46.73%)		
2 BEDROOM	88 UNITS (41.12%)		
3 BEDROOM	20 UNITS (9.35%)		
TOTAL	214 UNITS		

14 LANDSCAPE OPEN SPACE

DESCRIPTION	AREA	ALLOWED / REQUIRED	PROVIDED
PARCEL A	65,586 SQ. FT. (1.51 ACRES)	10% LOT AREA FOR MIXED USE PROPERTIES 71,108 X 10% = 7,108 SQ. FT.	7,264 SQ. FT.
PARCEL B	5,522 SQ. FT. (0.13 ACRES)		
TOTAL COMBINED	71,108 SQ. FT. (1.64 ACRES)		
OPEN SPACE	75% MAX. 7,108 X 75% = 5,331 SQ. FT.	3,436 SQ. FT. AT GROUND LEVEL	
		1,179 SQ. FT. PERVIOUS PAVERS AT GROUND LVL. (16.2%)	
		2,649 SQ. FT. PLANTERS AT REC. LEVEL	

REFER TO SHEET LP-3 FOR COMPLETE LANDSCAPE CALCULATIONS

PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 9:02:11 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
4942 LEJEUNE RD, SUITE 200
CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

OWNER:
CODINA GROUP
135 SANLORENZO AVE, SUITE 730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014
SIGNED BY VANESSA JIMENEZ FLORIDA ARCHITECT

SHEET TITLE **ZONING ANALYSIS**

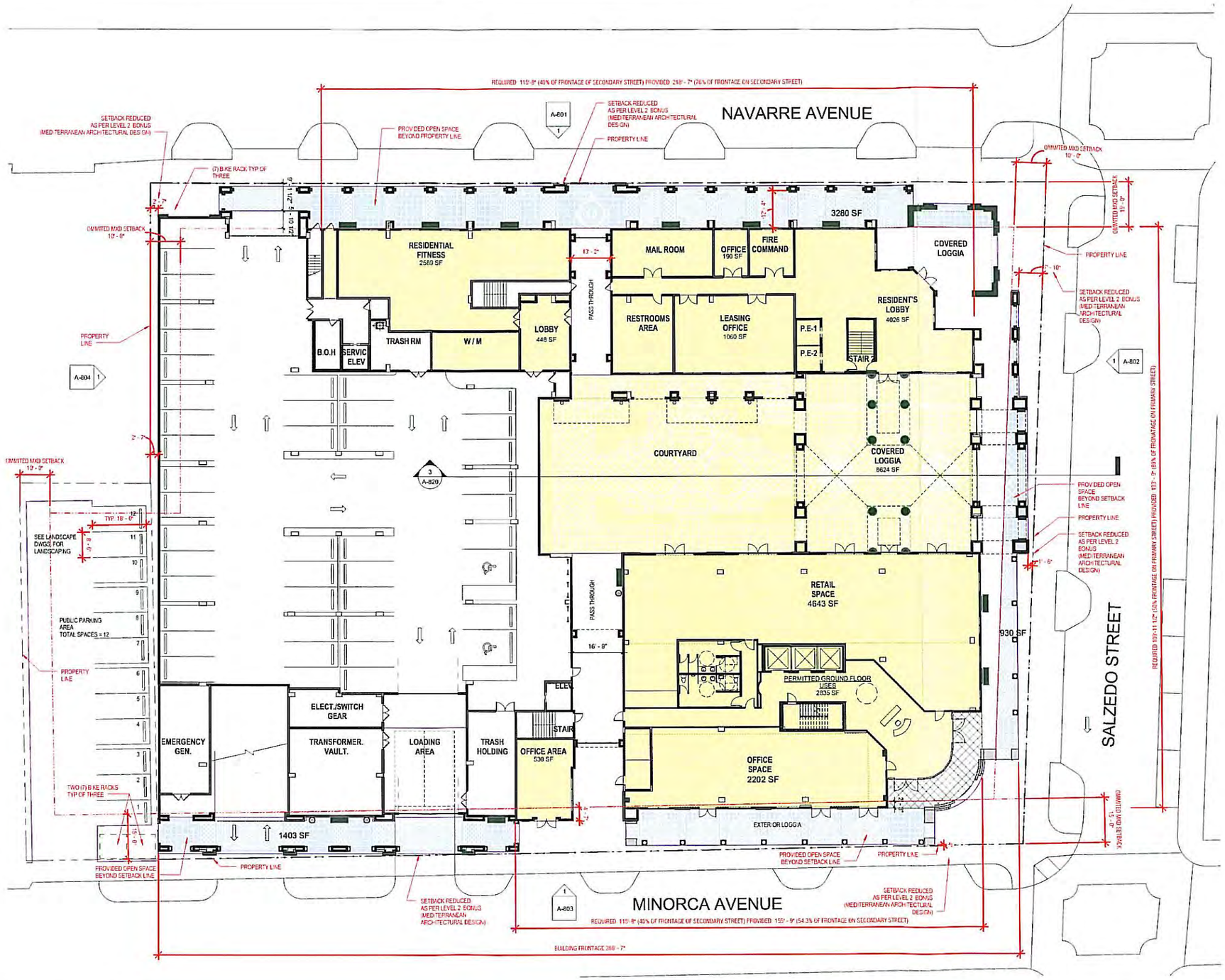
Comm. Num: 12054
Scale: 1/4" = 1'-0"
Drawn: Author
Checked: Checker

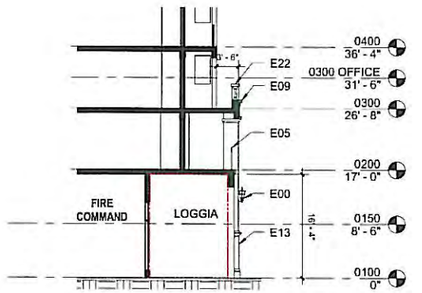
SHEET No **A-00**

TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

MDX

- LOGGIA BEYOND PL
- PERMITTED GROUND FLOOR USES





2 A-002 TYPICAL LOGGIA WALL SECTION

SCALE: 3/32" = 1'-0"

PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 9:02:26 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
4942 LEJEUNE RD, SUITE 200
CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

OWNER:
CODINA GROUP
135 SANLORENZO AVE, SUITE 730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

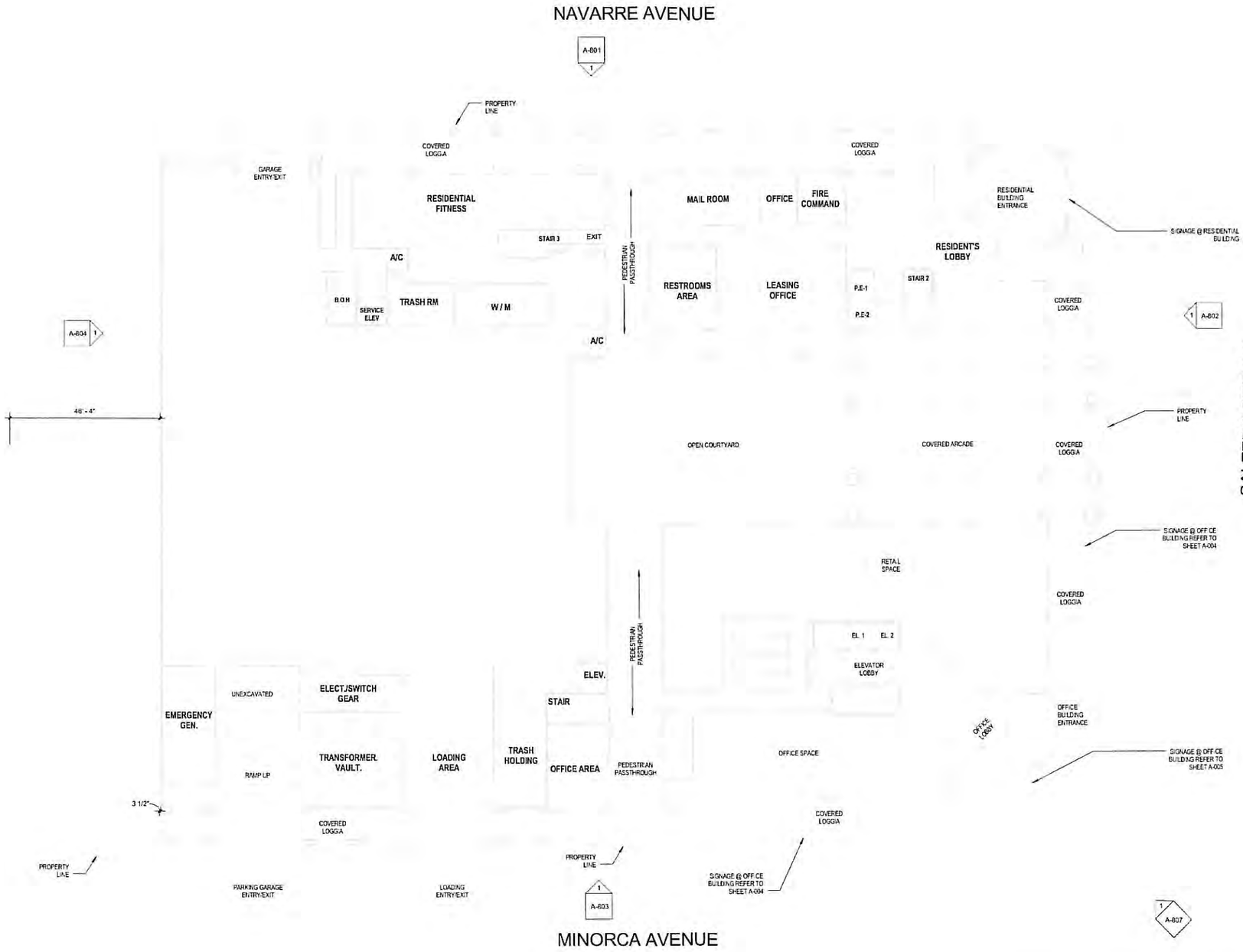
SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE
MXD AND SETBACK PLAN 1st LEVEL

Comm Num:	12054
Scale:	As indicated
Drawn:	Author
Checked:	Checker

SHEET No:
A-002

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 9:02:44 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003350
4942 LEJEUNE RD, SUITE 200
CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

OWNER:
CODINA GROUP
135 SANLORENZO AVE, SUITE
730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

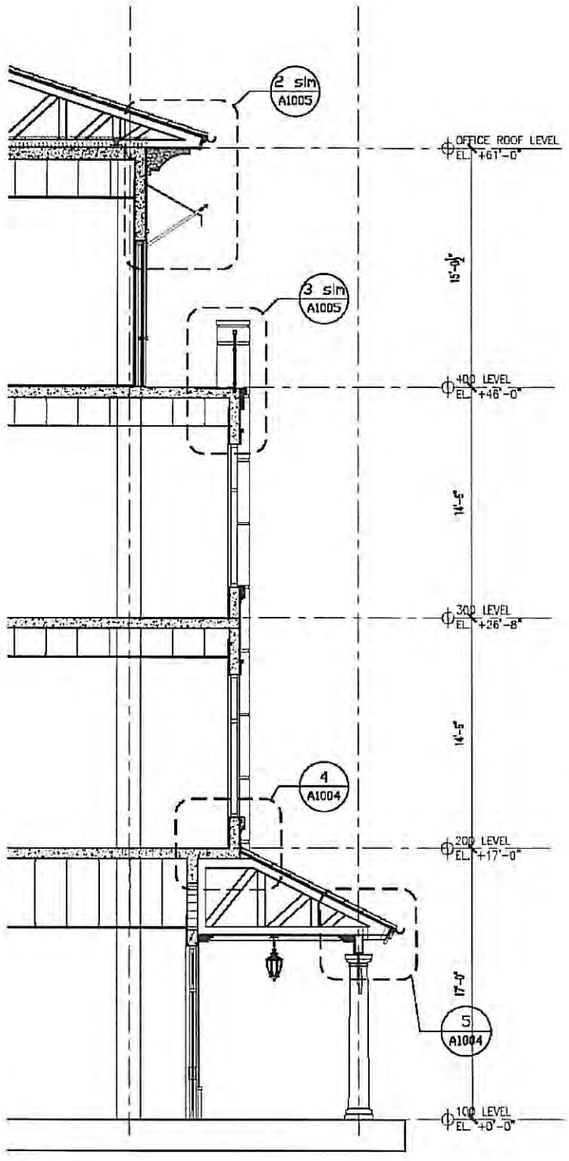
SIGNATURE
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE
SIGNAGE PLAN 1st LEVEL PLAN

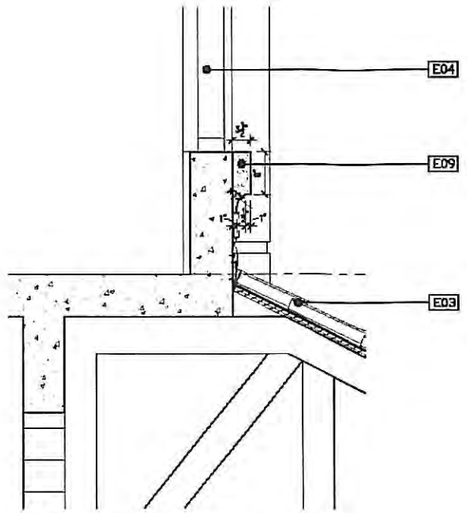
Comm Num:	12054
Scale:	1/16" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No.
A-003

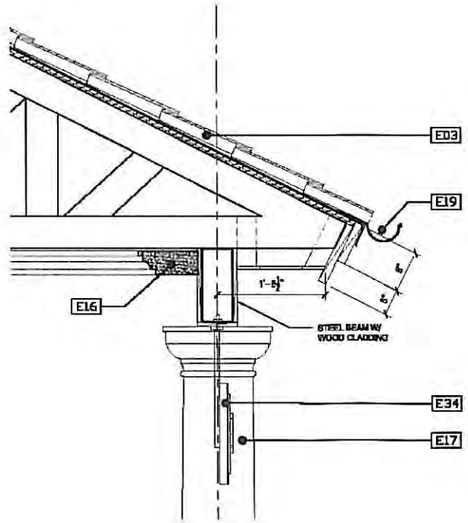
TO THE ARCHITECTS KNOWLEDGE THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



1 A1004 SECTION 1/4" = 1'-0"



4 A1004 LOGGIA ROOF DETAIL 1" = 1'-0"

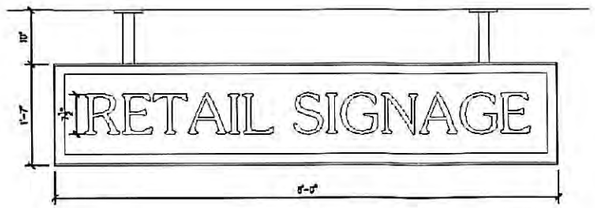


5 A1004 LOGGIA ROOF DETAIL 1" = 1'-0"

ELEVATION LEGEND	
E01	MASONRY: CMU/CONCRETE SUBSTRATE W/TEXTURED STUCCO & PAINT FINISH
E02	MASONRY: CMU/CONCRETE SUBSTRATE W/LIGHTLY TEXTURED STUCCO & PAINT FINISH
E03	CLAY BARREL TILE "SPANISH S" ROOF SYSTEM. WITH PAINTED WOOD FASCIA
E04	ALUMINUM FRAME WINDOW & DOOR SYSTEM WITH ESP/POWDER COAT FINISH. ALL TO COMPLY W/ IMPACT GLAZING REQUIREMENTS FOR LARGE MISSILE RESISTANCE
E05	DECORATIVE ALUMINUM PICKET RAILING WITH ESP/POWDER COAT FINISH.
E06	ALUMINUM TRELLIS WITH ESP/POWDER COAT FINISH.
E07	WEATHERPROOF ALUM. LOUVER ASSEMBLY W/ BIRD SCREEN AND ESP/POWDER COAT FINISH TO MEET WIND LOAD & IMPACT REQUIREMENTS
E08	RAISED TEXTURED STUCCO FINISH
E09	RAISED STUCCO BAND/MOULDING
E10	STUCCO REVEALS
E11	DECORATIVE ALUMINUM BRACKET WITH ESP/POWDER COAT FINISH
E12	RAISED STUCCO WINDOW SILL
E13	IMITATION KEYSTONE BASE
E14	IMITATION KEYSTONE FIBER REINFORCED CONCRETE CORNICE / MOULDING
E15	FIBER REINFORCED CONCRETE CORNICE / MOULDING
E16	FIBER REINFORCED CONCRETE BRACKETS
E17	NOT USED
E18	FABRIC AWNINGS W/ PAINTED ALUM FRAME
E19	GUTTER & DOWNSPOUTS
E20	IMITATION KEYSTONE FIBER REINFORCED CONCRETE BRACKETS
E21	PRECAST KEYSTONE CLADDING
E22	PRECAST CONCRETE CAP
E23	DECORATIVE ALUMINUM GATE WITH ESP/POWDER COAT FINISH
E24	DECORATIVE RECESSED STUCCO PANEL
E25	STUCCO REVEAL PATTERN
E26	NOT USED
E27	ALUM. FRAMED METAL SCREEN WITH ESP/POWDER COAT FINISH
E28	EXPOSED ALUMINUM RAFTERS WITH ESP/POWDER COAT FINISH
E29	DECORATIVE CERAMIC TILE FOUNTAIN
E30	DECORATIVE GREEN WALL WIRE TRELLIS SYSTEM
E31	ALUMINUM FRAMED FABRIC AWNING
E32	DECORATIVE ALUMINUM BRACKET WITH ESP/POWDER COAT FINISH
E33	RECESSED STUCCO PANEL
E34	ALUMINUM TENANT SIGNAGE

NOTE : ALL WINDOWS TO HAVE A 4" MIN. CASING DEPTH

SVBsdfBVDFBDF



6 A1004 LOGGIA SIGNAGE DETAIL 1" = 1'-0"

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2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

CODINA GROUP
135 SAN LORENZO AVE. SUITE 730
CORAL GABLES, FL 33146

NO.	DATE	REVISIONS

SHEET BY: VARONA BARRIO

SHEET TITLE

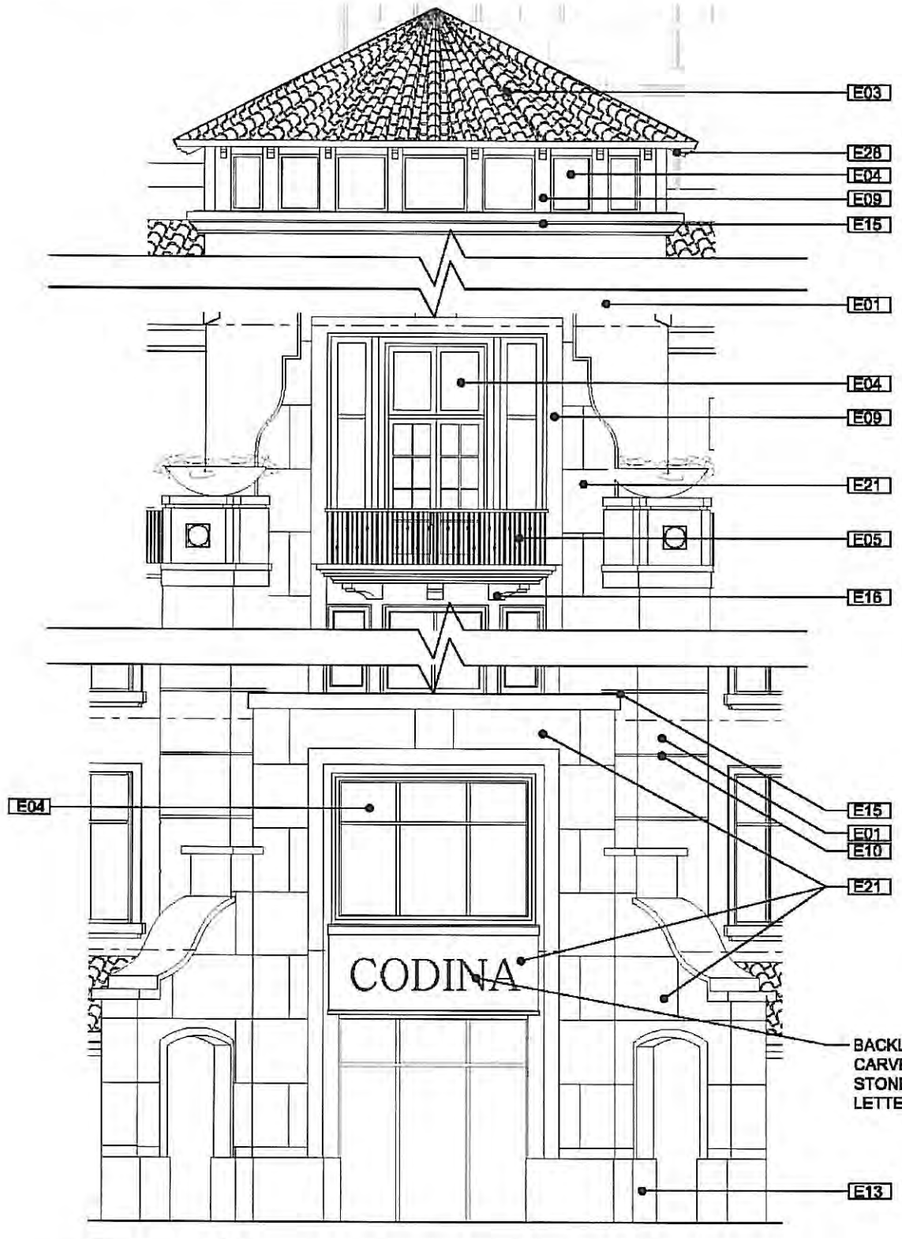
Const. Bus.:
Studio:
Drawn:
Checked:

SHEET No. 01/21/2014

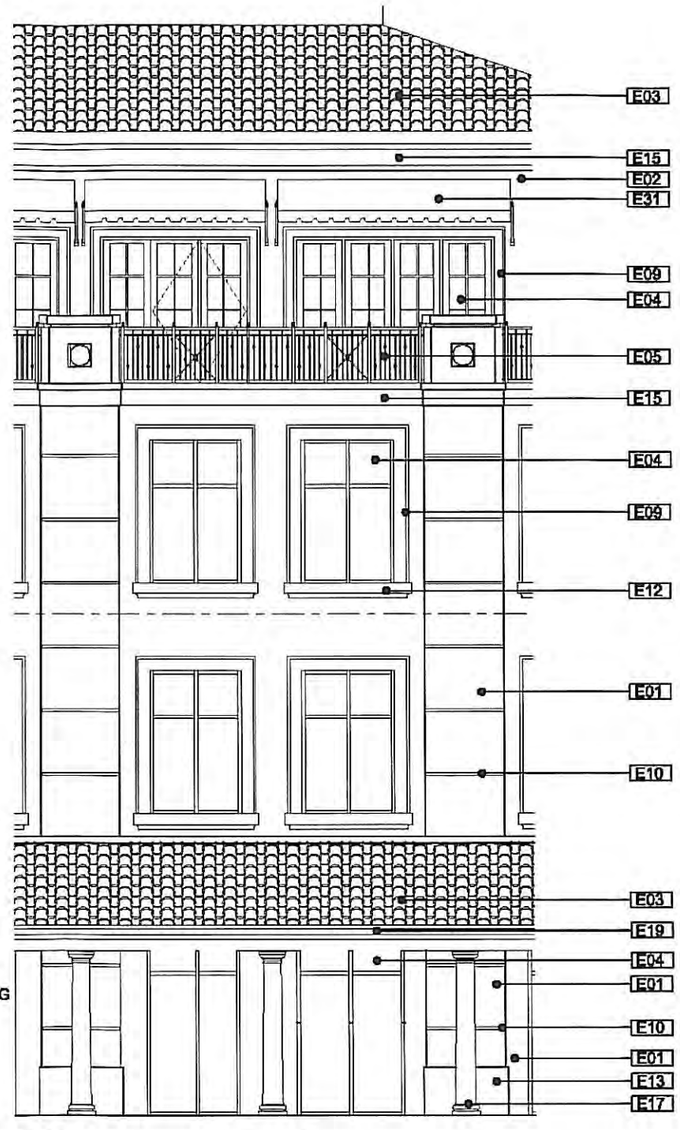
A-004

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS SUPPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY REGULATIONS

PLANNING AND ZONING SUBMITTAL 02-12-2014



1 A903 OFFICE BUILDING (ENLARGED PARTIAL ELEVATION)
1/4" = 1'-0"



2 A903 OFFICE BUILDING (ENLARGED PARTIAL ELEVATION)
1/4" = 1'-0"

ELEVATION LEGEND

E01	MASONRY: CMU/CONCRETE SUBSTRATE W/TEXTURED STUCCO & PAINT FINISH
E02	MASONRY: CMU/CONCRETE SUBSTRATE W/LIGHTLY TEXTURED STUCCO & PAINT FINISH
E03	CLAY BARREL TILE "SPANISH S" ROOF SYSTEM, WITH PAINTED WOOD FASCIA
E04	ALUMINUM FRAME WINDOW & DOOR SYSTEM WITH ESP/POWDER COAT FINISH, ALL TO COMPLY W/ IMPACT GLAZING REQUIREMENTS FOR LARGE MISSILE RESISTANCE
E05	DECORATIVE ALUMINUM PICKET RAILING WITH ESP/POWDER COAT FINISH.
E06	ALUMINUM TRELLIS WITH ESP/POWDER COAT FINISH.
E07	WEATHERPROOF ALUM. LOUVER ASSEMBLY W/ BIRD SCREEN AND ESP/POWDER COAT FINISH TO MEET WIND LOAD & IMPACT REQUIREMENTS
E08	RAISED TEXTURED STUCCO FINISH
E09	RAISED STUCCO BAND/MOULDING
E10	STUCCO REVEALS
E11	DECORATIVE ALUMINUM BRACKET WITH ESP/POWDER COAT FINISH
E12	RAISED STUCCO WINDOW SILL
E13	IMITATION KEYSTONE BASE
E14	IMITATION KEYSTONE FIBER REINFORCED CONCRETE CORNICE / MOULDING
E15	FIBER REINFORCED CONCRETE CORNICE / MOULDING
E16	FIBER REINFORCED CONCRETE BRACKETS
E17	NOT USED
E18	FABRIC AWNINGS W/ PAINTED ALUM FRAME
E19	GUTTER & DOWNSPOUTS
E20	IMITATION KEYSTONE FIBER REINFORCED CONCRETE BRACKETS
E21	PRECAST KEYSTONE CLADDING
E22	PRECAST CONCRETE CAP
E23	DECORATIVE ALUMINUM GATE WITH ESP/POWDER COAT FINISH
E24	DECORATIVE RECESSED STUCCO PANEL
E25	STUCCO REVEAL PATTERN
E26	NOT USED
E27	ALUM. FRAMED METAL SCREEN WITH ESP/POWDER COAT FINISH
E28	EXPOSED ALUMINUM RAFTERS WITH ESP/POWDER COAT FINISH
E29	DECORATIVE CERAMIC TILE FOUNTAIN
E30	DECORATIVE GREEN WALL WIRE TRELLIS SYSTEM
E31	ALUMINUM FRAMED FABRIC AWNING
E32	DECORATIVE ALUMINUM BRACKET WITH ESP/POWDER COAT FINISH
E33	RECESSED STUCCO PANEL
E34	ALUMINUM TENANT BIGNAGE

NOTE : ALL WINDOWS TO HAVE A 4" MIN. CASING DEPTH

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2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

CODINA GROUP
135 SAN LORENZO AVE. SUITE 730
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NO.	DATE	REVISIONS

Date:
Scale:
Drawn:
Checked:

01/21/2014

A-005

PLANNING AND ZONING SUBMITTAL 02-12-2014

PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 9:02:50 AM

ARCHITECT OF RECORD
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730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

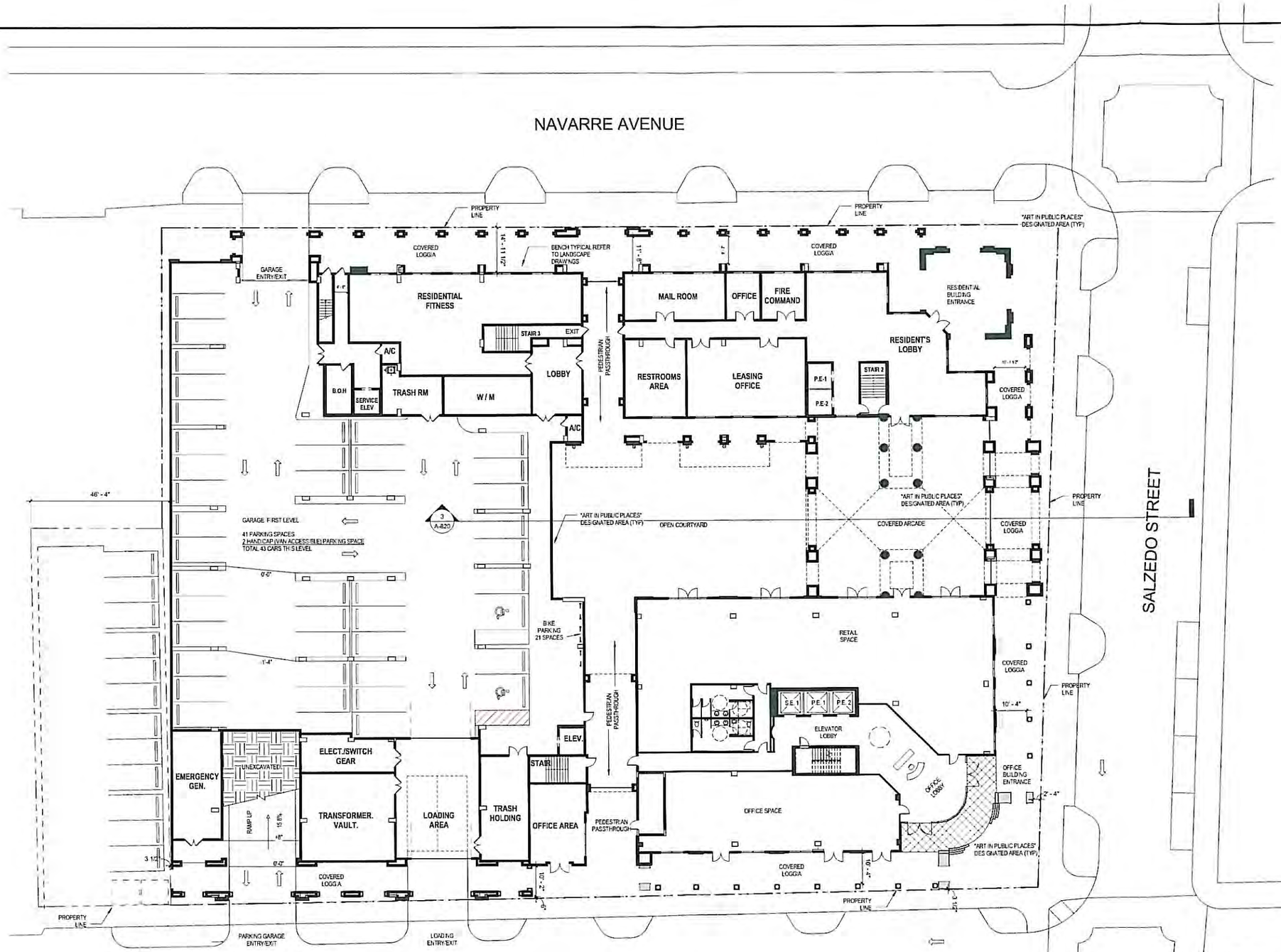
SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE: SITE PLAN

Comm. Num: 12054
Scale:
Drawn: Author
Checked: Checker

SHEET No.
A-117.0

TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 9:03:05 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
4942 LEJEUNE RD, SUITE 200
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OWNER:
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135 SANLORENZO AVE, SUITE
730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

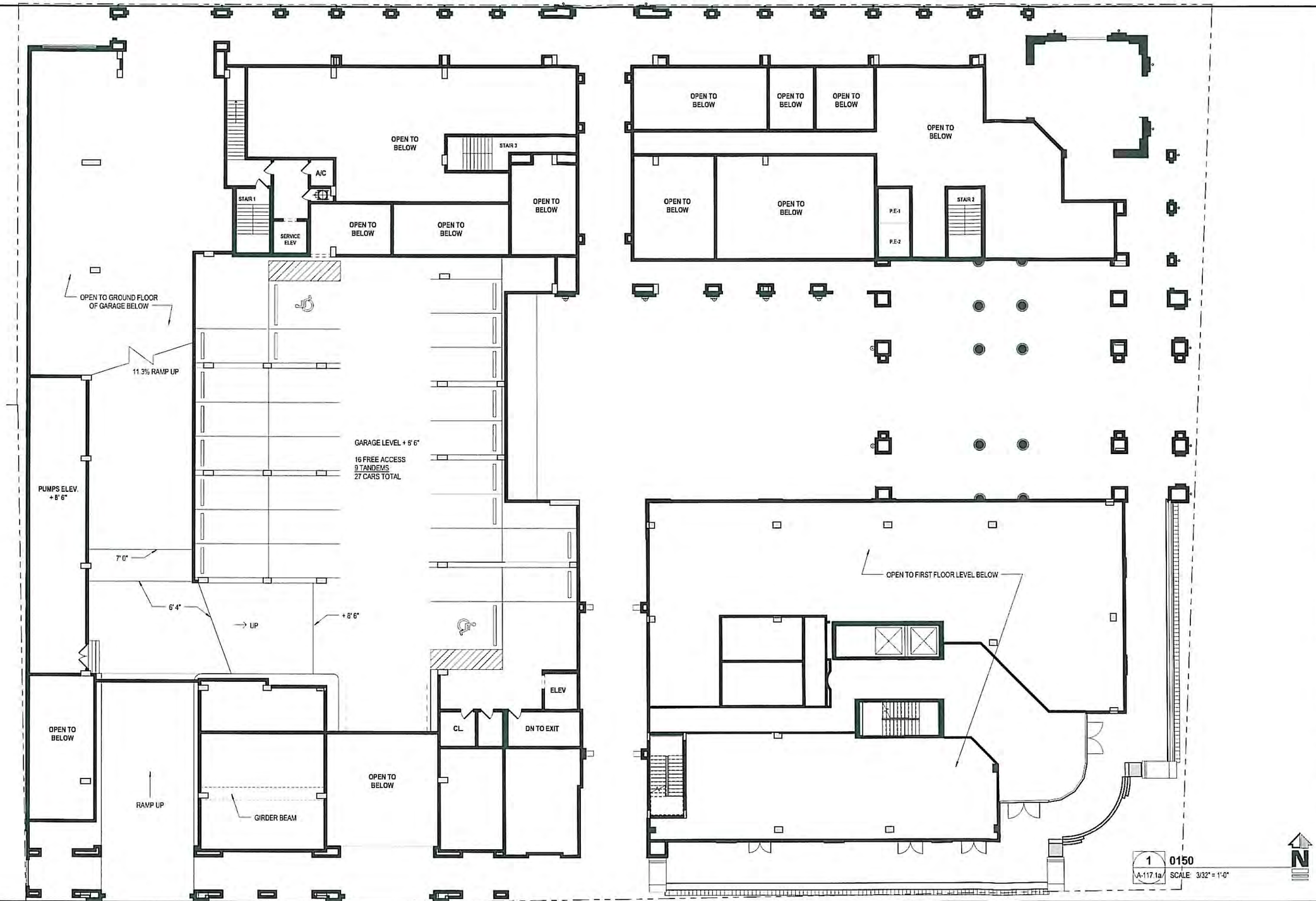
SIGNED BY VANESSA JUNCHEZ FLORIDA ARCHITECT

SHEET TITLE: 1st LEVEL FLOOR PLAN

Comp Num:	12054
Scale:	1/16" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No: A-117.1

TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:10:30 AM

ARCHITECT OF RECORD
bc architects
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135 SANLORENZO AVE, SUITE
730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

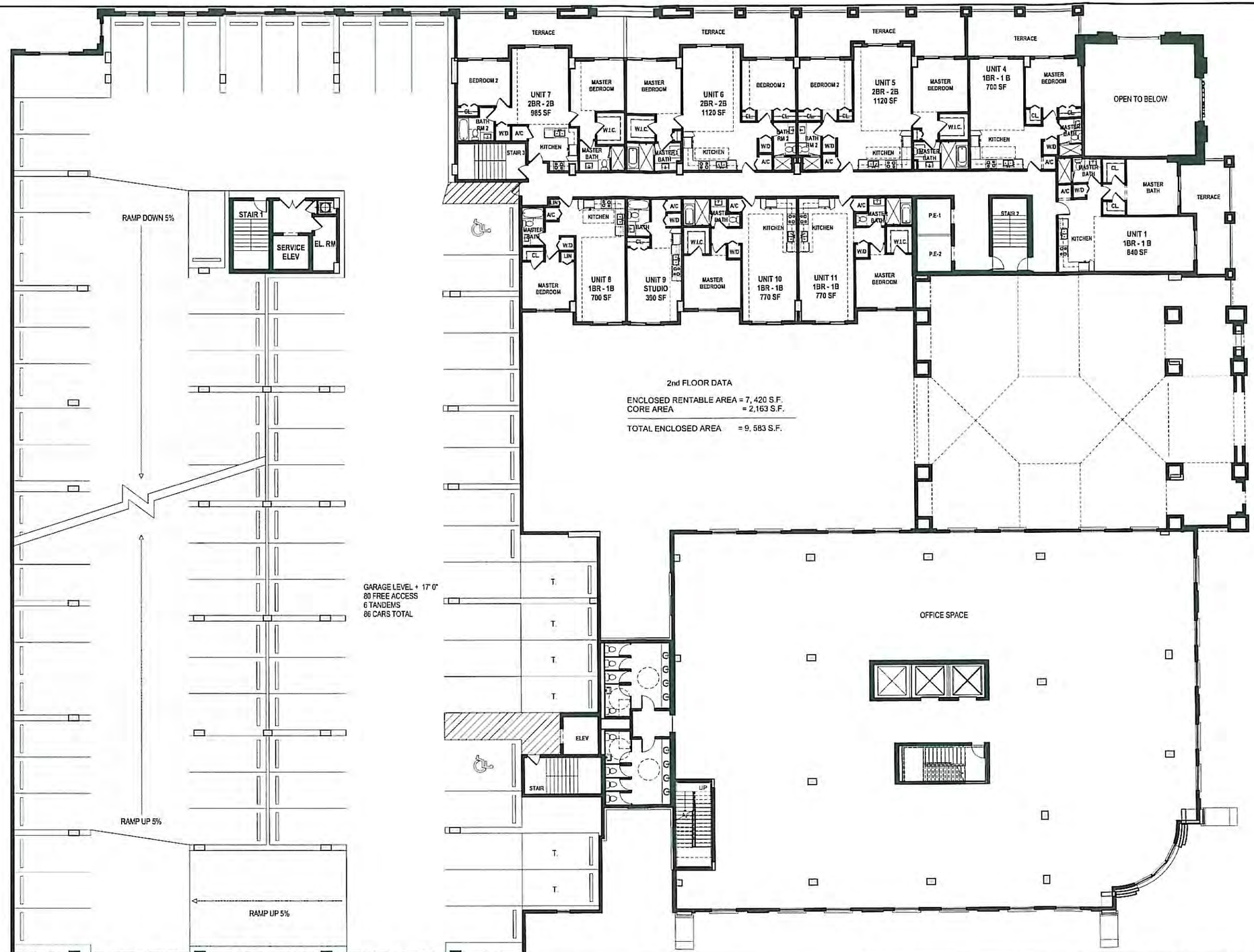
SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE: 1.5 LEVEL FLOOR PLAN

Comm Num:	12054
Scale:	3/32" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No.: A-117.1a

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:10:46 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
4942 LEJEUNE RD, SUITE 200
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730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE: 2nd LEVEL FLOOR PLAN

Comm Num.:	12054
Scale:	3/32" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No.: A-117.2

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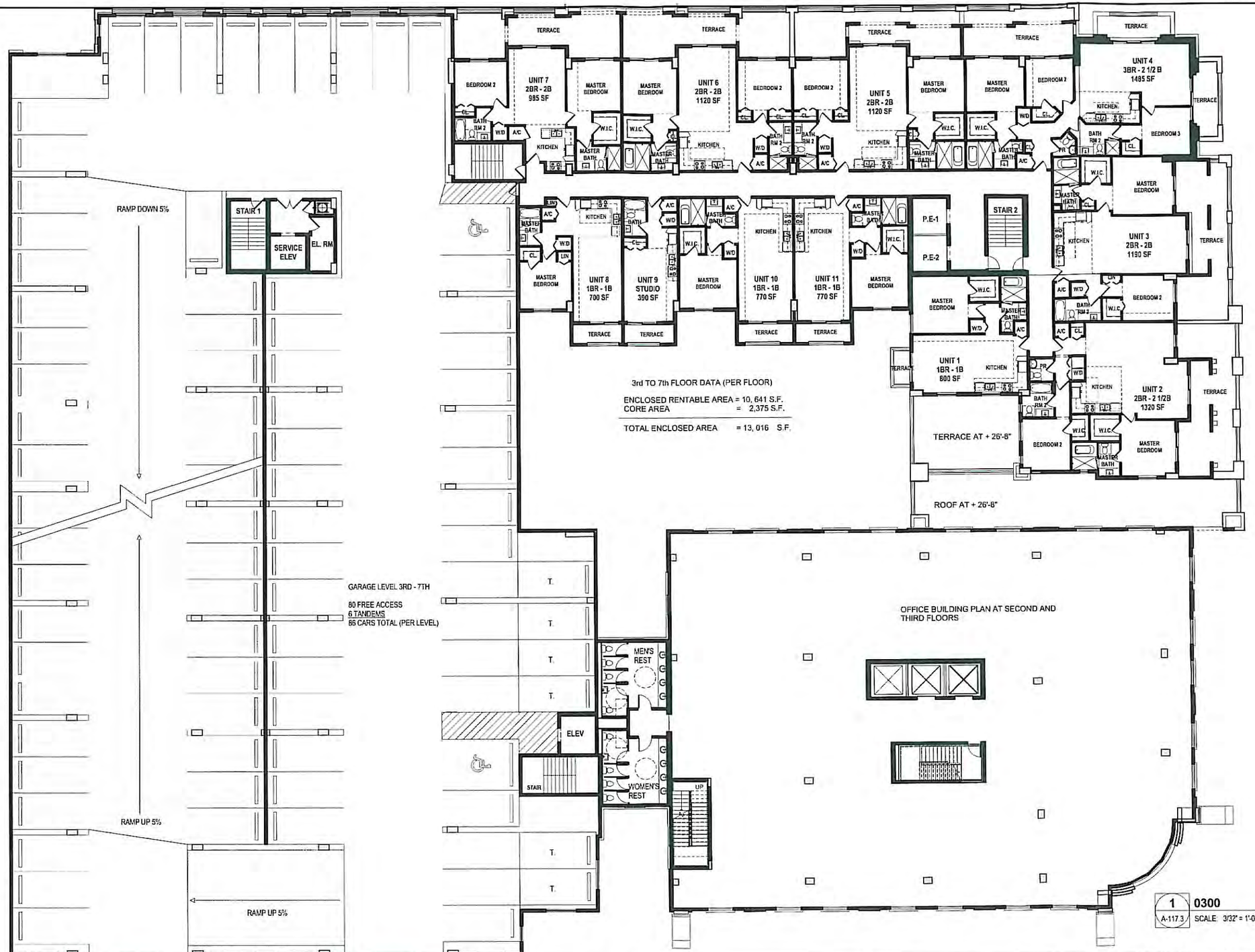

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:10:59 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003350
4942 LEJEUNE RD, SUITE 200
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OWNER:
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135 SANLORENZO AVE, SUITE 730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

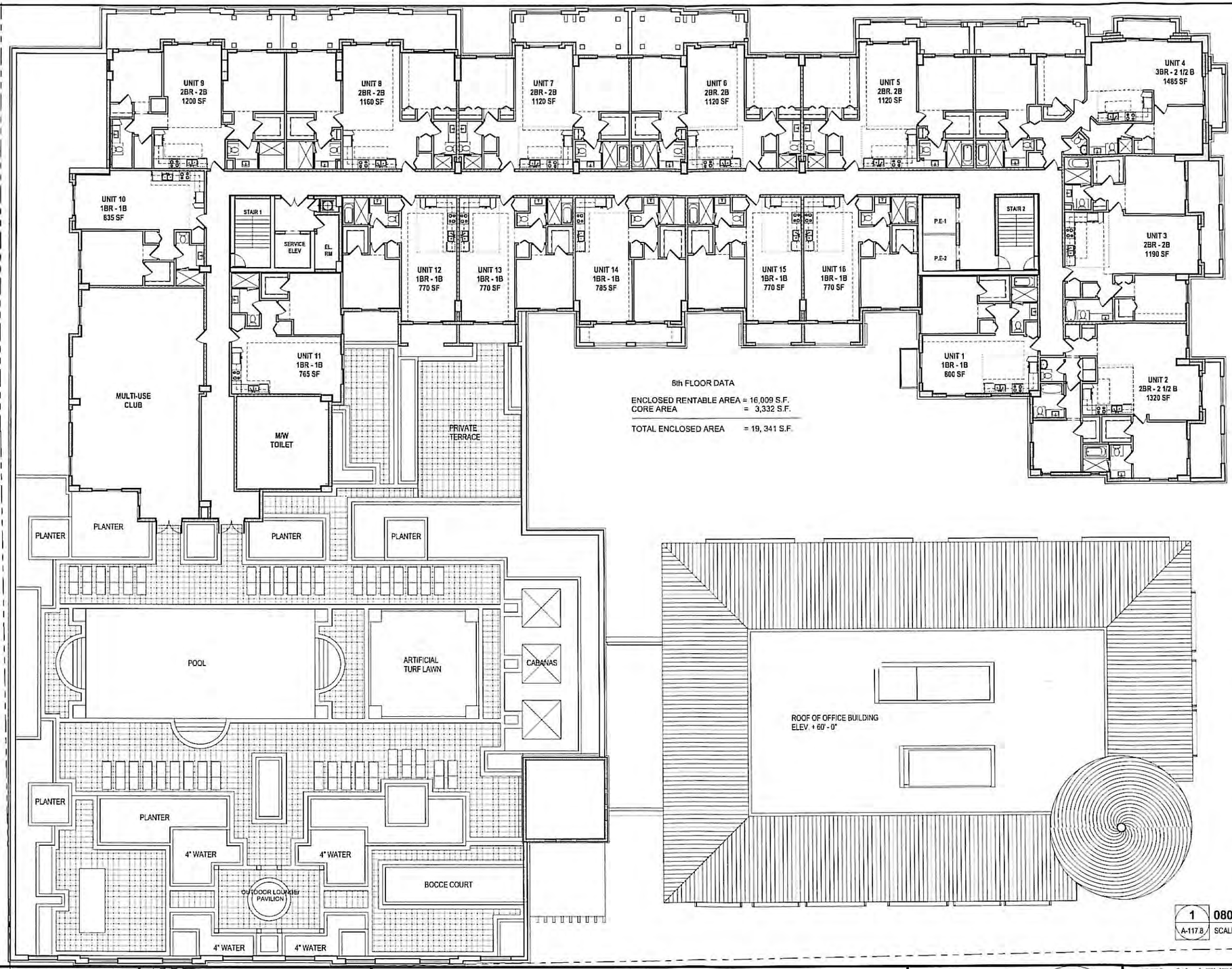
SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE: 3rd-7th LEVEL FLOOR PLAN

Comm Num:	12054
Scale:	3/32" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No: A-117.3

TO THE ARCHITECTS KNOWLEDGE: THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:11:10 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
4942 LEJEUNE RD, SUITE 200
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135 SANLORENZO AVE, SUITE
730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

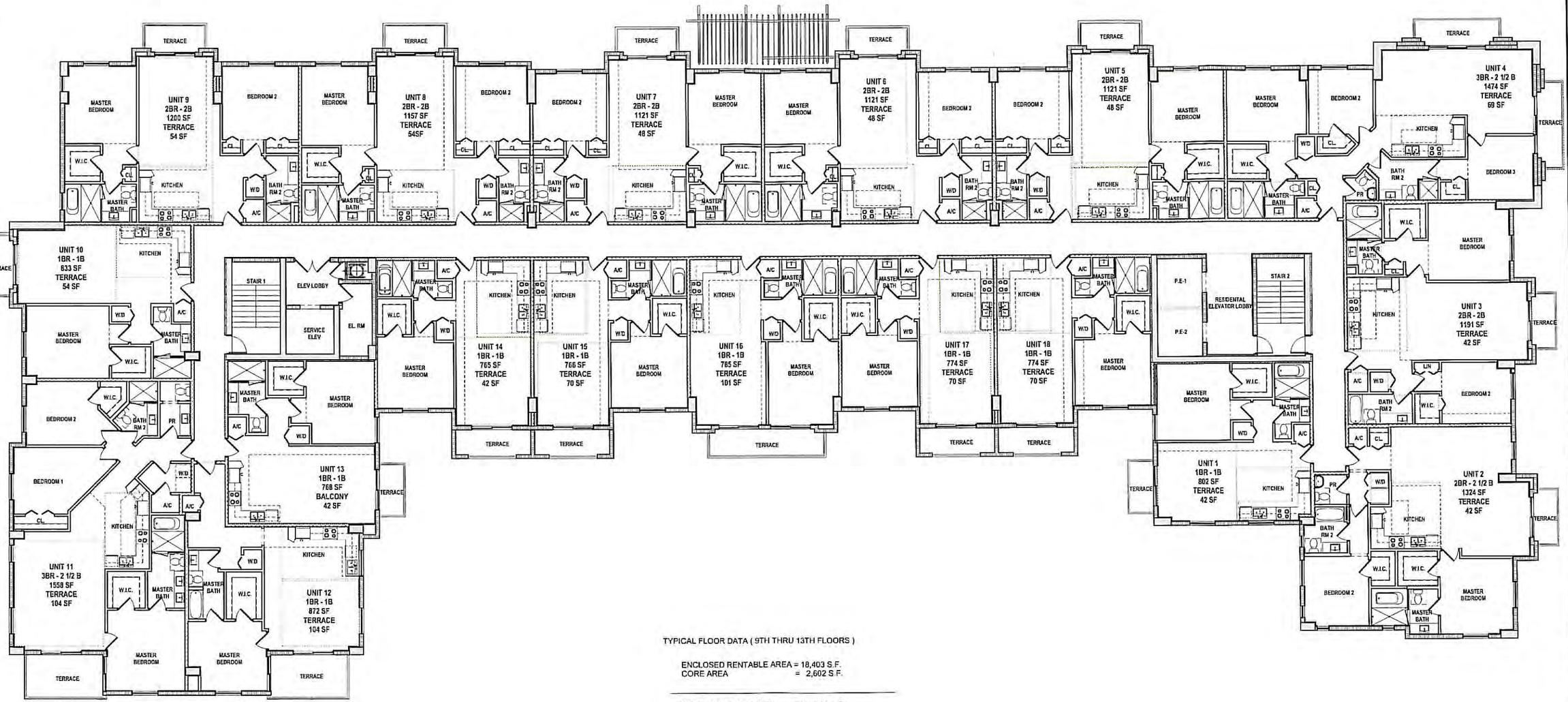
SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE: 8th LEVEL FLOOR PLAN (REC)

Conn Num:	12054
Scale:	3/32" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No.: A-117.8

TO THE ARCHITECTS KNOWLEDGE THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



TYPICAL FLOOR DATA (9TH THRU 13TH FLOORS)

ENCLOSED RENTABLE AREA = 18,403 S.F.
CORE AREA = 2,602 S.F.

TOTAL ENCLOSED AREA = 21, 039 S.F.

N

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:11:18 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
4942 LEJEUNE RD, SUITE 200
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135 SANLORENZO AVE, SUITE
730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD:
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE: 9th-13th LEVEL FLOOR PLAN

Comm Num:	12054
Scale:	1/8" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No.: A-117.9

TO THE ARCHITECTS KNOWLEDGE THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

TYPICAL FLOOR DATA

ENCLOSED RENTABLE AREA = 17, 910 S.F.
CORE AREA = 2,644 S.F.

TOTAL ENCLOSED AREA = 20, 554 S.F.

1 / A-117.14 — 1400
SCALE: 3/32" = 1'-0"

N

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:11:24 AM

ARCHITECT OF RECORD
bc architects
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730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

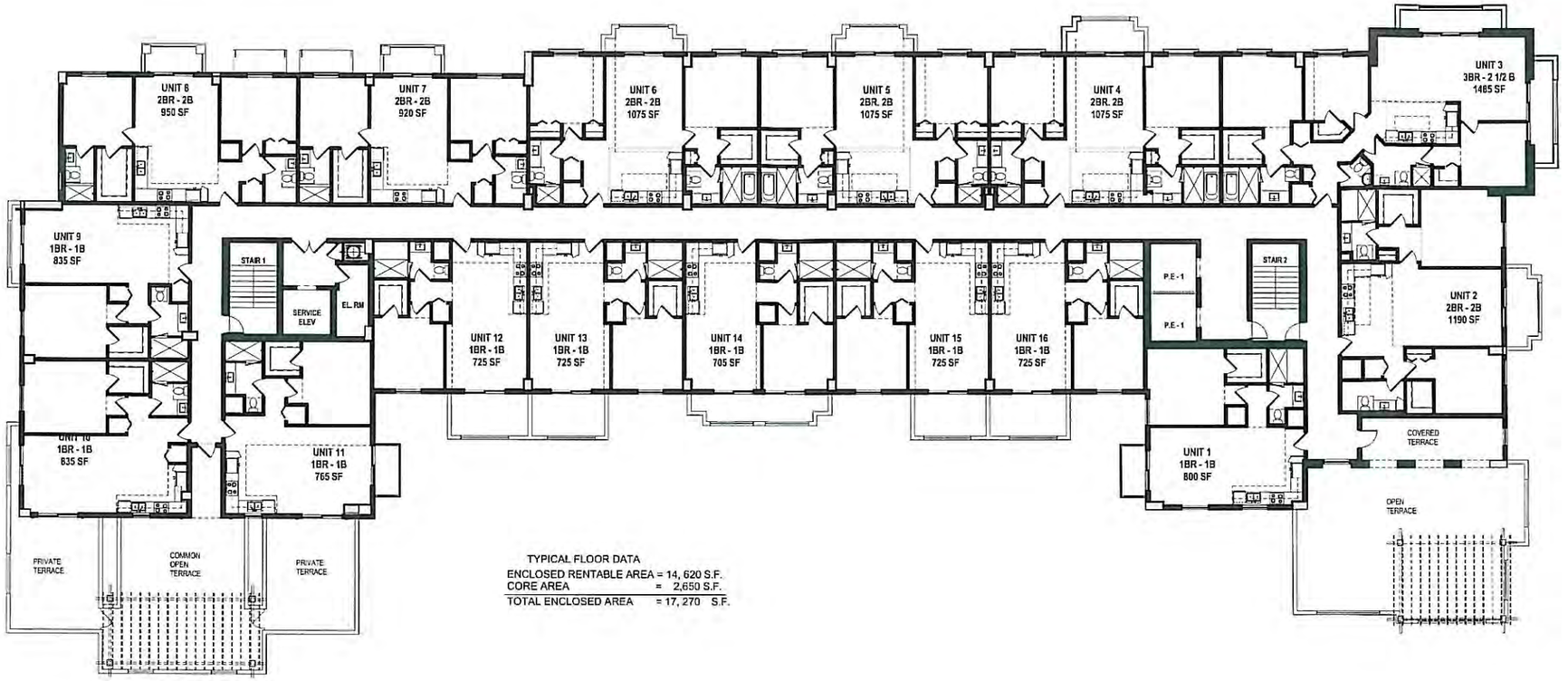
SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE: 14th LEVEL FLOOR PLAN

Comm Num:	12054
Scale:	3/32" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No: A-117.14

TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



TYPICAL FLOOR DATA

ENCLOSED RENTABLE AREA	=	14, 620 S.F.
CORE AREA	=	2,650 S.F.
TOTAL ENCLOSED AREA	=	17, 270 S.F.

1 / A-117.15 — 1500

SCALE: 3/32" = 1'-0"

N

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:11:31 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
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OWNER:
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2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

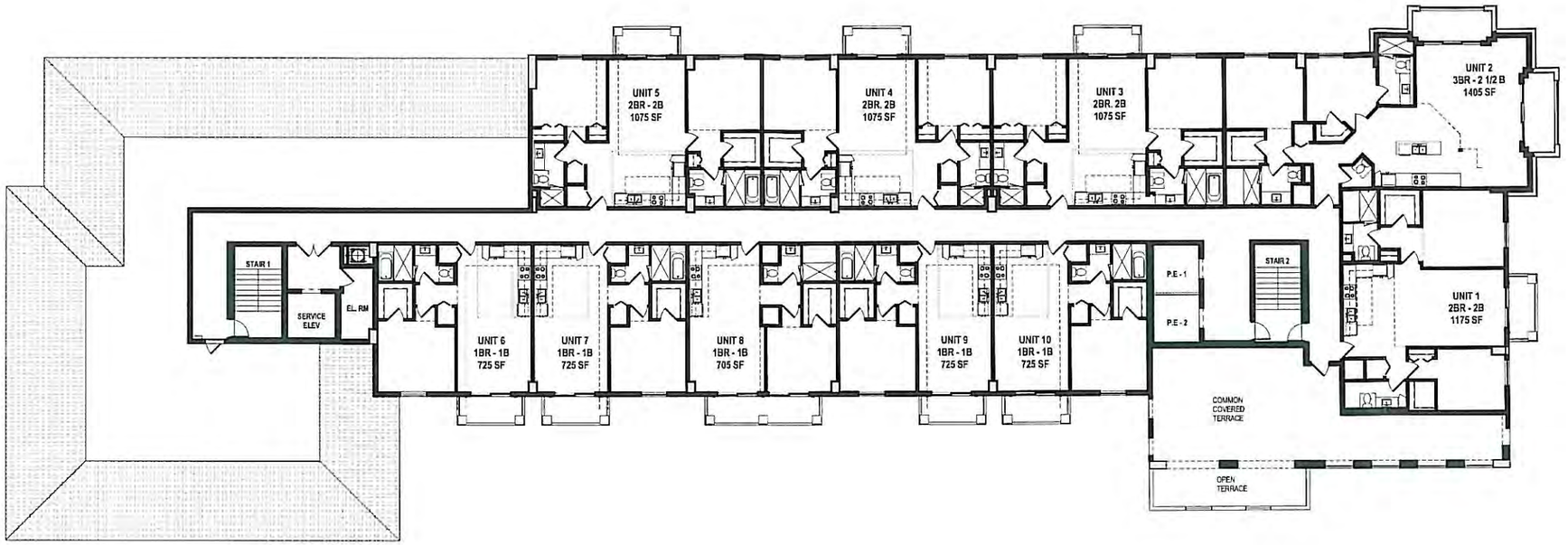
SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE: 15th LEVEL FLOOR PLAN

Comm Num:	12054
Scale:	3/32" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No.
A-117.15

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



TYPICAL FLOOR DATA

ENCLOSED RENTABLE AREA	=	9, 441 S.F.
CORE AREA	=	2,444 S.F.
TOTAL ENCLOSED AREA	=	11, 885 S.F.

1 / A-117.16 1600
SCALE: 3/32" = 1'-0"

N

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:11:37 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003350
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730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

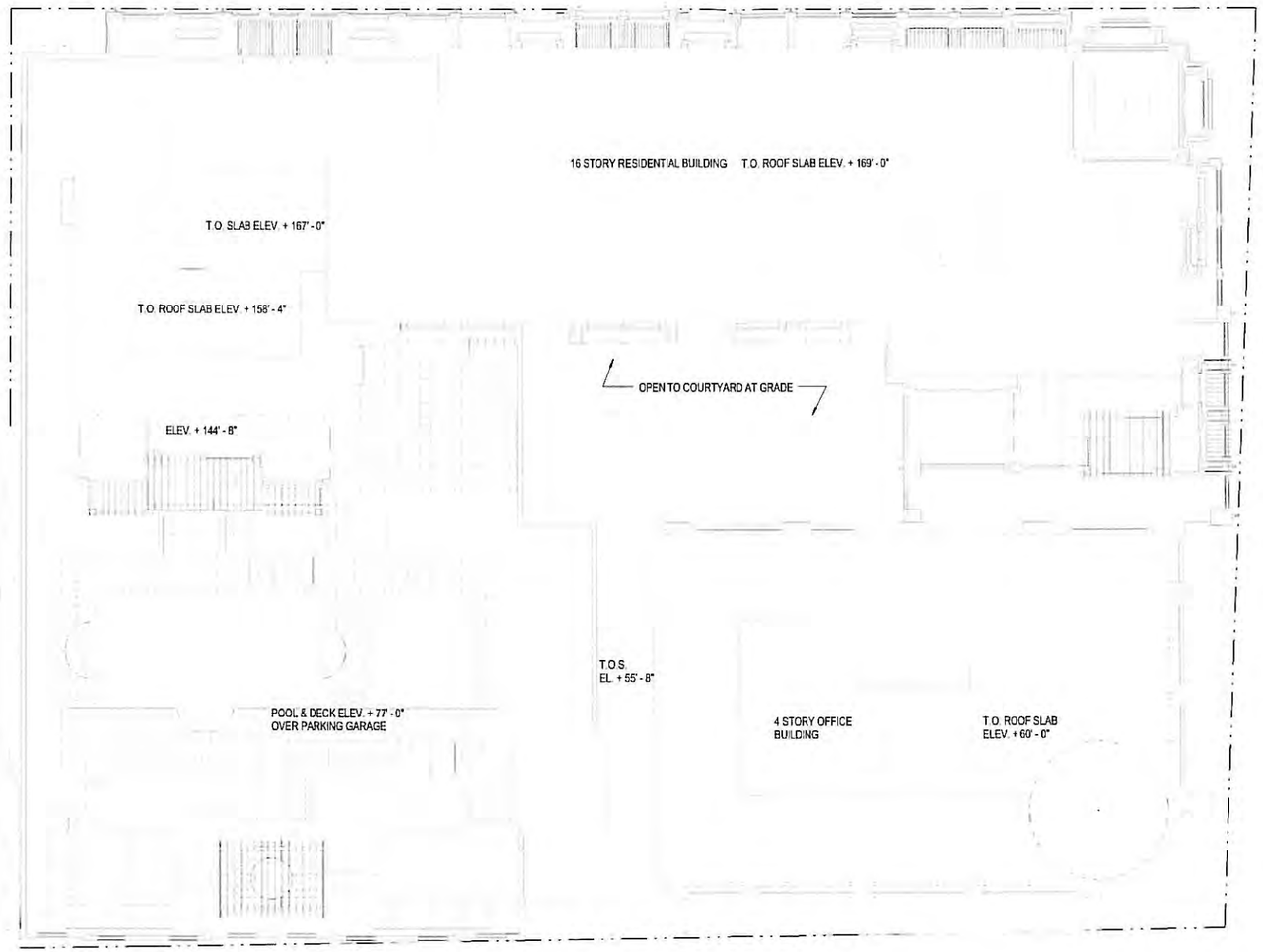
SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

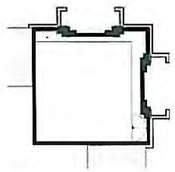
SHEET TITLE: 16th LEVEL FLOOR PLAN

Comm Num:	12054
Scale	3/32" = 1'-0"
Drawn:	Author
Checked:	Checker

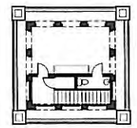
SHEET No: A-117.16

TO THE ARCHITECT'S KNOWLEDGE THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS





2 PENTHOUSE LOFT
A-117.17 SCALE: 1/16" = 1'-0"



3 PENTHOUSE TERRACE
A-117.17 SCALE: 1/16" = 1'-0"

4 CUPOLA ROOF
A-117.17 SCALE: 1/16" = 1'-0"

1 ROOF PLAN
A-117.17 SCALE: 1/16" = 1'-0"

N

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:13:24 AM

ARCHITECT OF RECORD
bc architects
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4942 LEJEUNE RD, SUITE 200
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OWNER:
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2020 SALZEDO STREET

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CODINA GROUP

ISSUE RECORD
SCHEMATIC PLANNING AND ZONING SUBMITTAL 02-12-2014

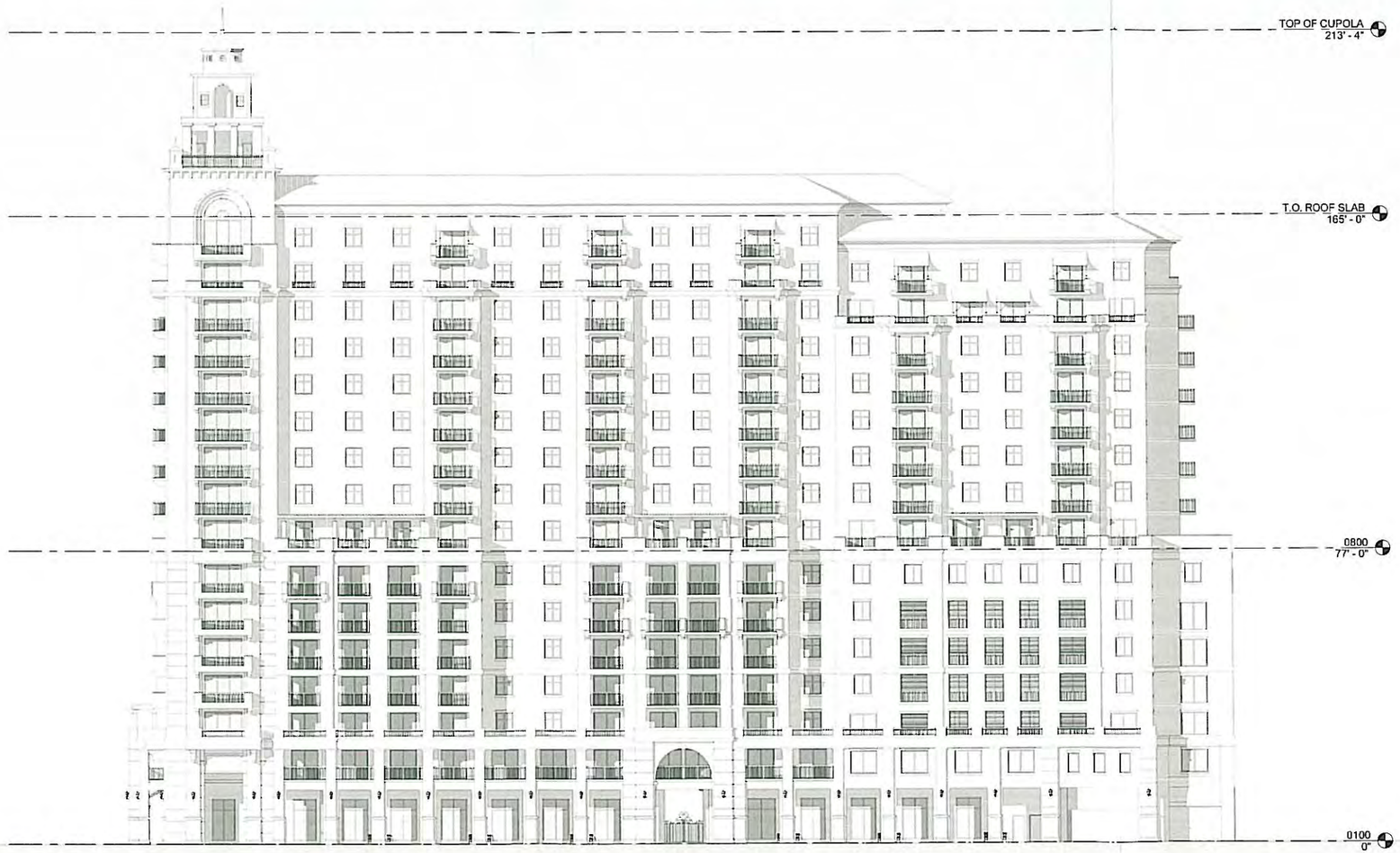
SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE: ROOF PLAN

Comm. Num.: 12054
Scale: 1/16" = 1'-0"
Drawn: Author
Checked: Checker

SHEET No.: A-117.17

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



1 / A-801 **NORTH ELEVATION / NAVARRE AVE**
SCALE: 1/16" = 1'-0"

PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 10:25:40 AM

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SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02.12.2014

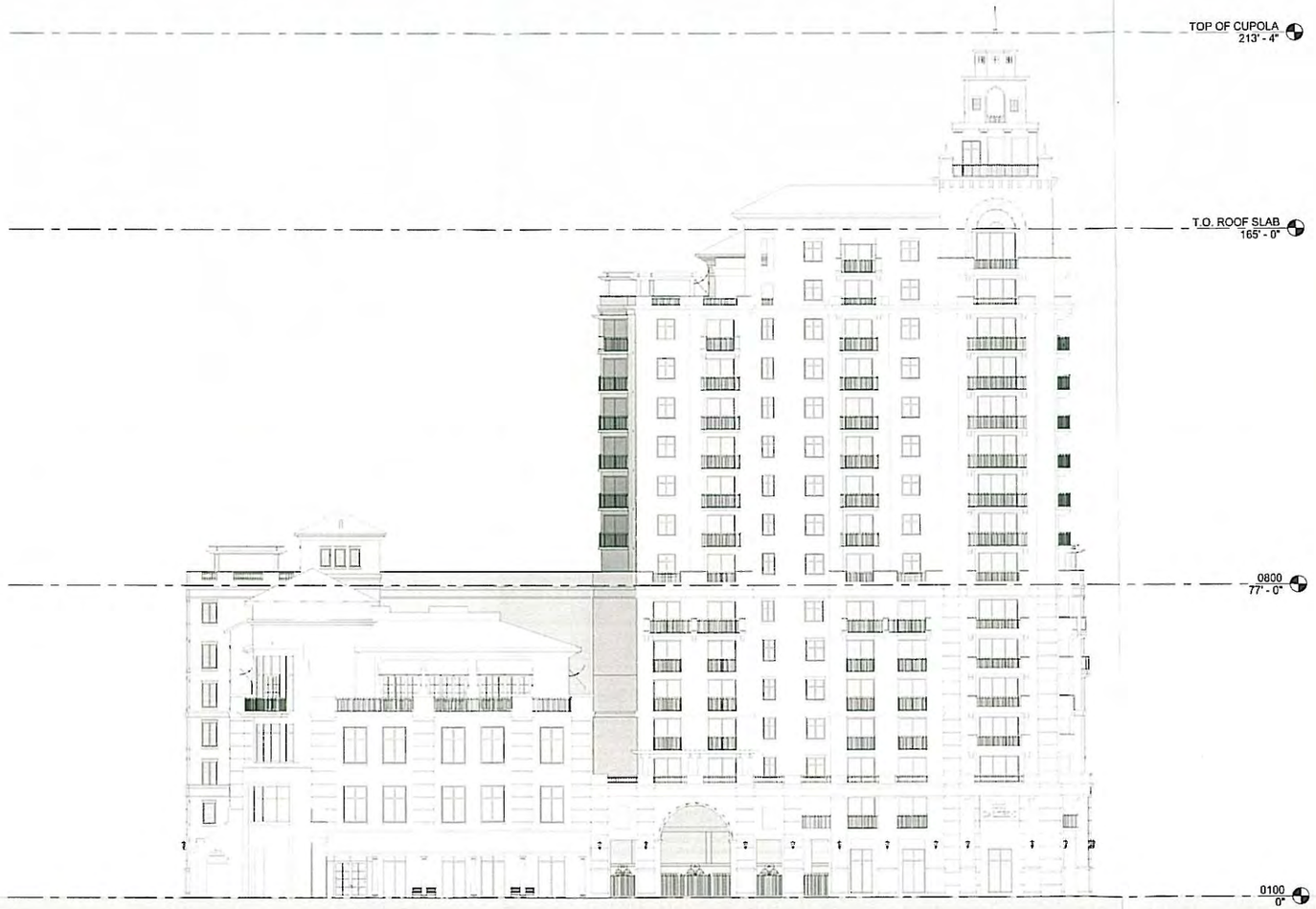
SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE: NORTH ELEVATION/ NAVARRE AVE

Comm Num:	12054
Scale:	1/16" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No.: A-801

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



1 / A-802 **EAST ELEVATION / SALZEDO ST.**
SCALE 1/16" = 1'-0"

PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 10:01:28 AM

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OWNER:
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2020 SALZEDO STREET
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SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE: EAST ELEVATION / SALZEDO ST

Comm Num.:	12054
Scale:	1/16" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No.: A-802

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

1 SOUTH ELEVATION / MINORCA AVE
A-803 SCALE 1/16" = 1'-0"

PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 9:49:51 AM

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ISSUE RECORD
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

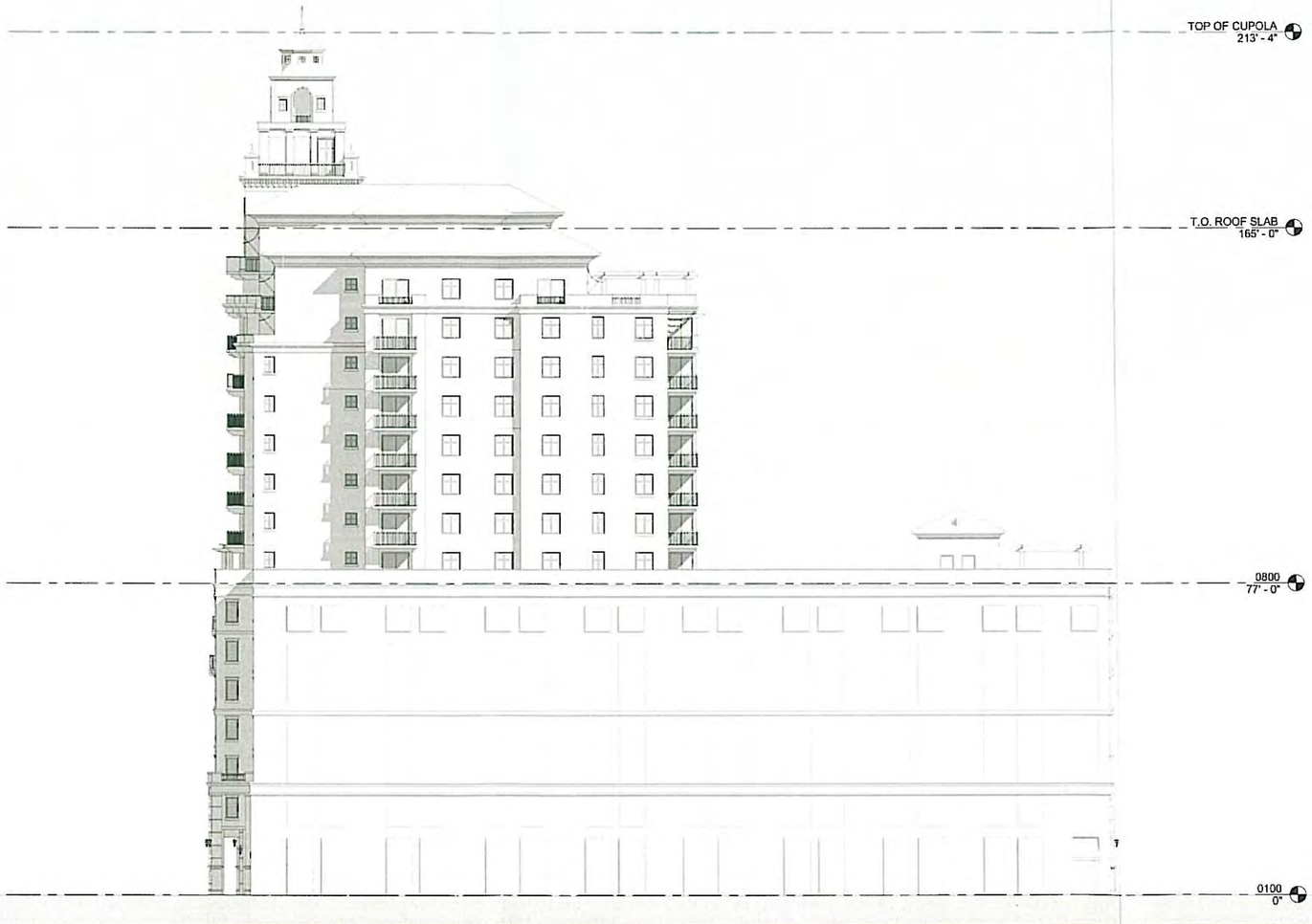
SIGNED BY VANESSA A. PEREZ-C FLORIDA ARCHITECT

SHEET TITLE: SOUTH ELEVATION / MINORCA AVE

Comm Num.:	12054
Scale:	1/16" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No.: A-803

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



1 **WEST ELEVATION**
A-804 SCALE: 1/16" = 1'-0"

PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 9:51:12 AM

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ISSUE RECORD
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

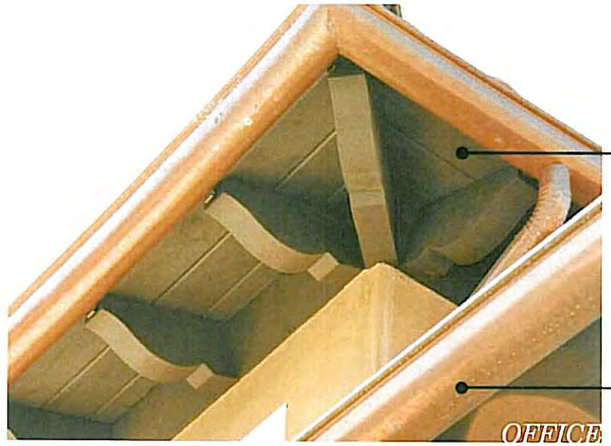
SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE **WEST ELEVATION**

Comm Num.:	12054
Scale:	1/16" = 1'-0"
Drawn:	Author
Checked:	Checker

SHEET No.
A-804

TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



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1/31/2014 9:28:16 AM

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SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

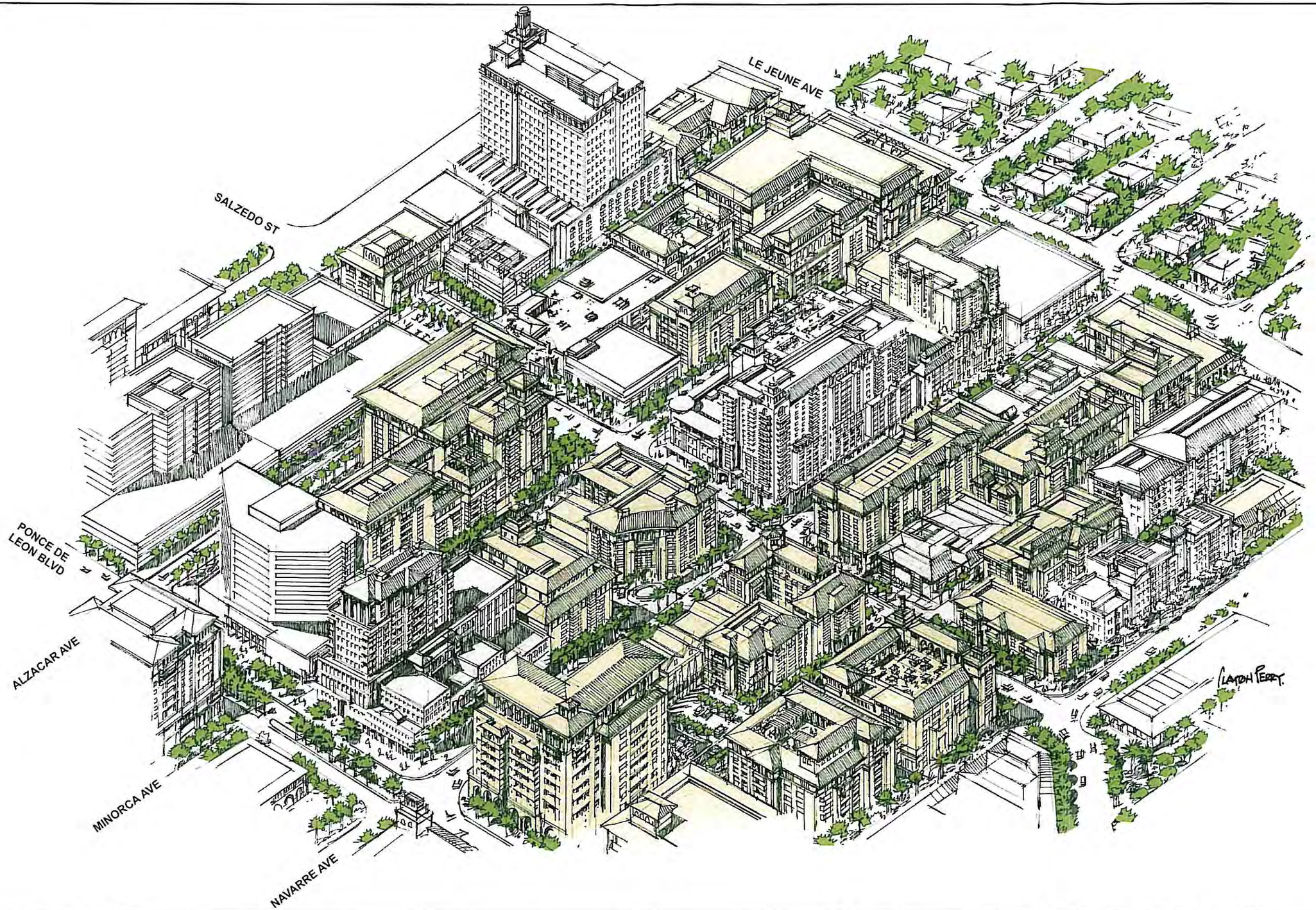
SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE: MATERIAL

Comm.Num:	12054
Scale:	N.T.S.
Drawn:	Author
Checked:	Checker

SHEET No.
A-1010

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



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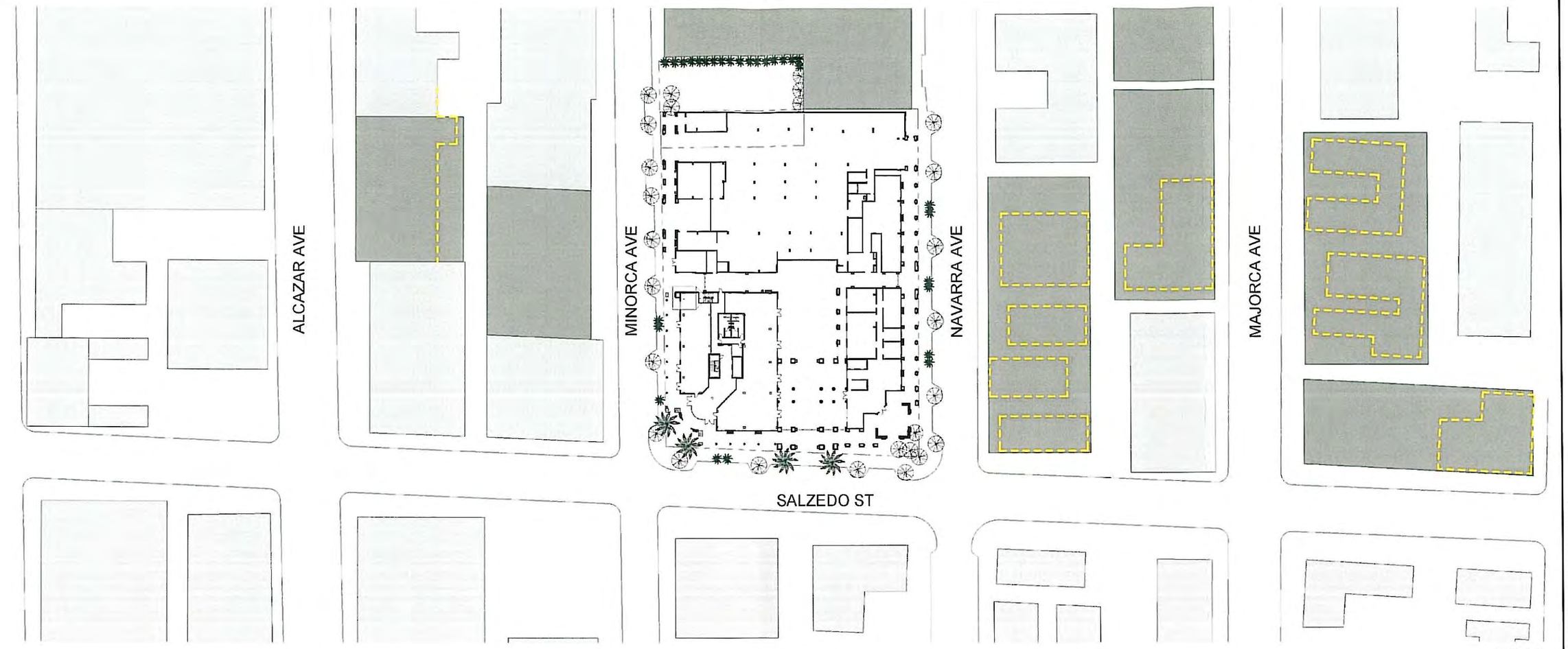
SIGNED BY
VANESSA JIMENEZ
FLORIDA ARCHITECT

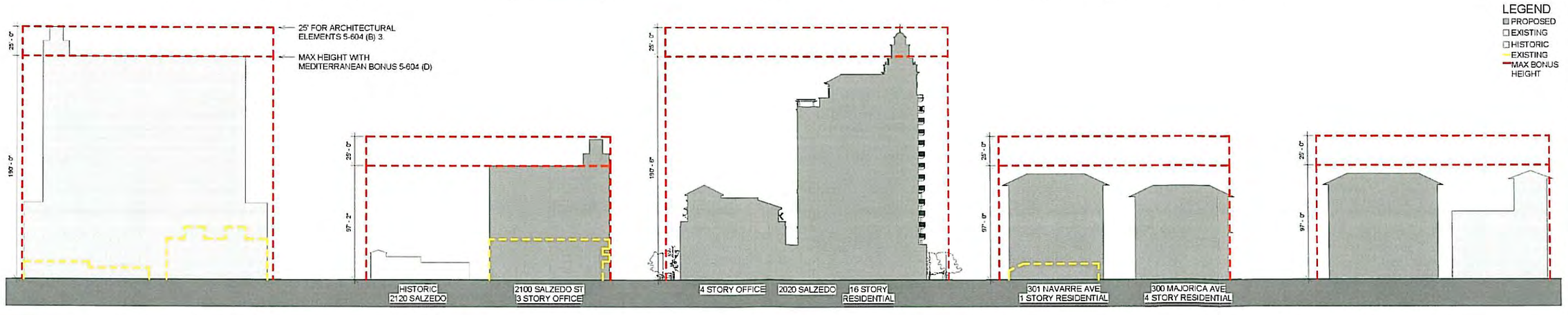
SHEET TITLE: BIRD'S EYE VIEW

Comm. Num:	12054
Scale:	N.T.S.
Drawn:	Author
Checked:	Checker

SHEET No.
CE-3

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS





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1/31/2014 9:28:25 AM

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2020 SALZEDO STREET

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CODINA GROUP

ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

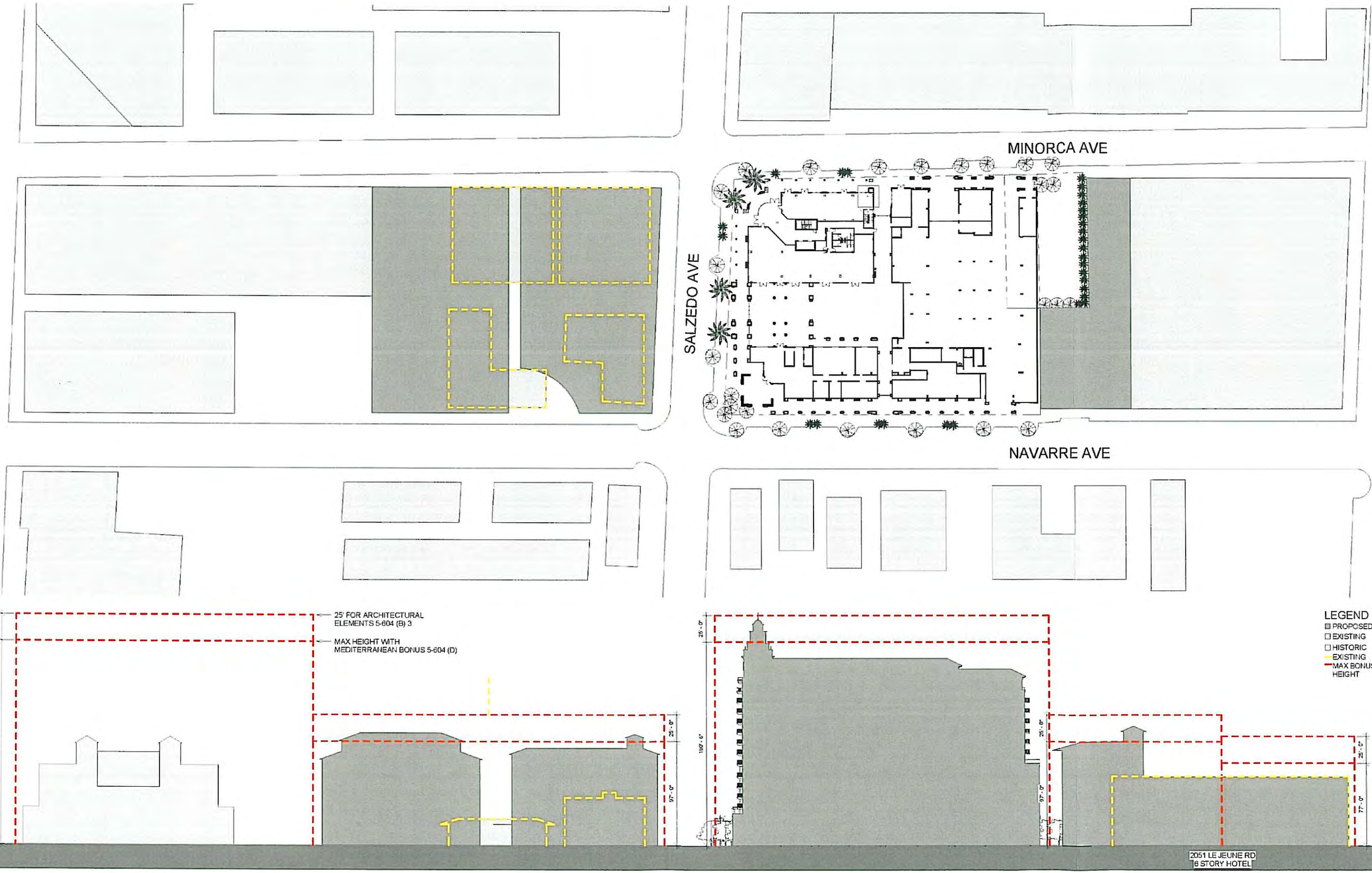
SIGNED BY VANESSA A. JIMENEZ FLORIDA ARCHITECT

SHEET TITLE: NORTH-SOUTH SECTION

Comm.Num.: 12054
Scale: 1" = 40'-0"
Drawn: Author
Checked: Checker

SHEET No.: CE-1

TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



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2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY VANESSA A. JUVENEZ FLORIDA ARCHITECT

SHEET TITLE: EAST-WEST SECTION

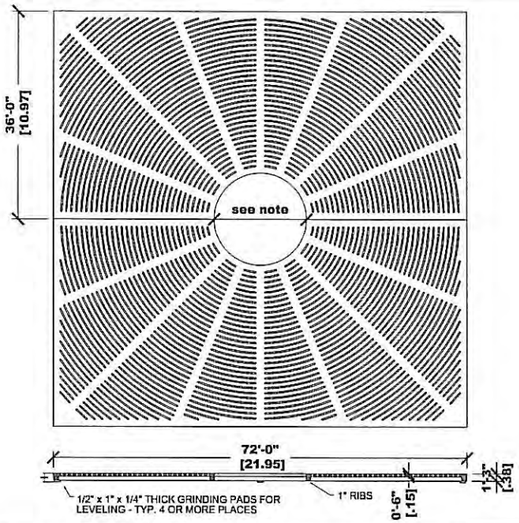
Comm. Num: 12054
Scale: 1" = 40'-0"
Drawn: Author
Checked: Checker

SHEET No.: CE-2

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

1/31/2014 9:28:34 AM

PLANNING AND ZONING SUBMITTAL 02-12-2014



7202
OLYMPIAN
TREE GRATE

72" x 72" tree grate in two sections.

1/4 Maximum slot opening for pedestrian safety and A.D.A Compliance.

Cast from 100% recycled Iron, Aluminum,or Bronze for pedestrian loads only.

Tree opening:
16",26",36"
Grates can be orderd with or later expanded to these openings. please specify when ordering.

Finish: unfinished or Black dip or Enamel paint or Polyurethane Paint or Powder coat
Specify finish and color

Use frame model: 7200F

Weight:
Iron= 640lb/ 291 Kg
Aluminum=234 lb/106 Kg

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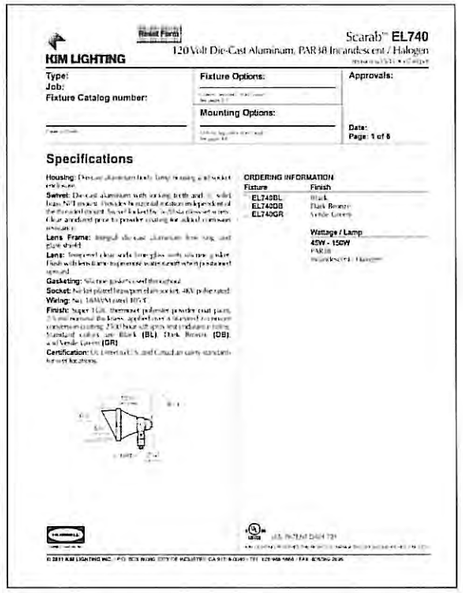
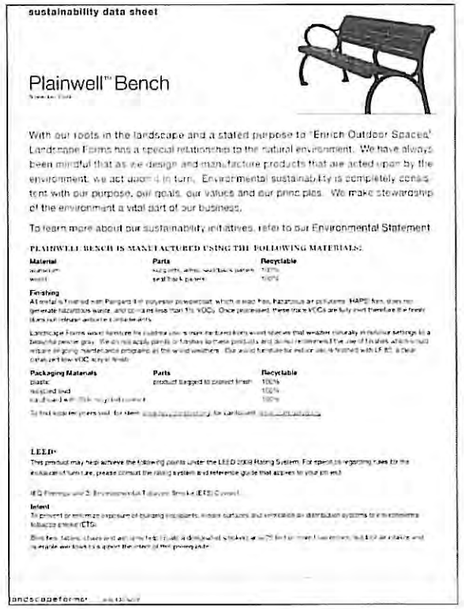
41-701 Corporate Way #3
Palm Desert, CA 92260
800.338.4766

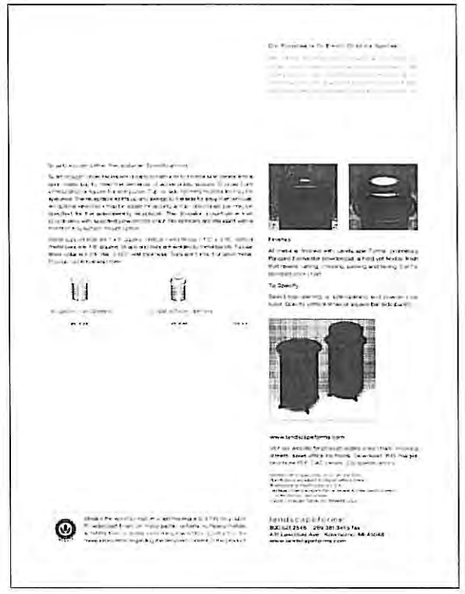
1 L100 PROPOSED TREE GRATE 1
NTS



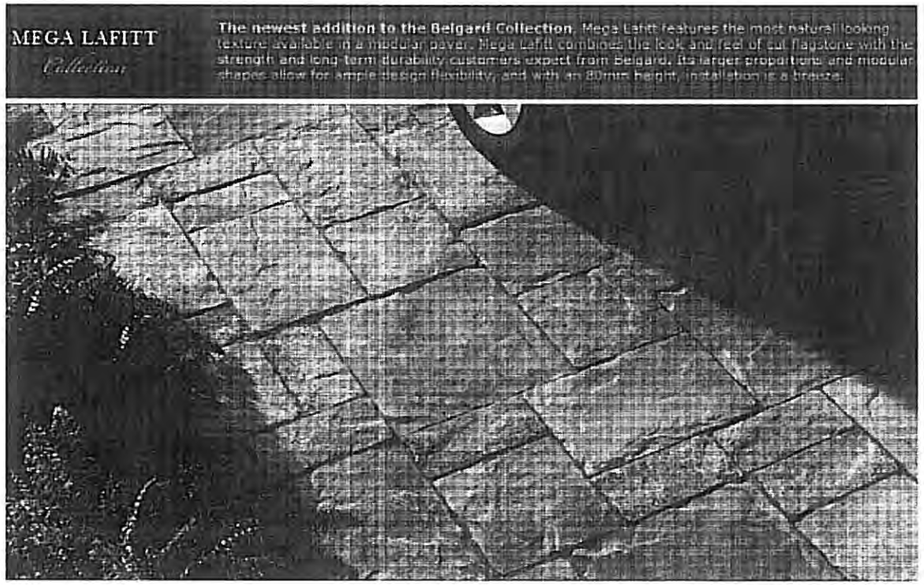
2 L100 PROPOSED UPLIGHT FIXTURE
NTS



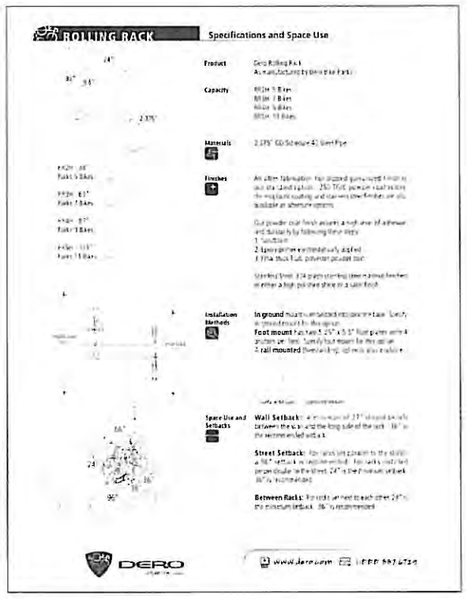
3 L100 PROPOSED METAL BENCH
NTS



4 L100 PROPOSED LITTER RECEPTACLE
NTS



5 L100 PROPOSED CONCRETE PAVER
NTS



6 L100 PROPOSED BIKE RACK
NTS

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING
ARCHITECTURAL ALLIANCE
912 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315-1446 LC0000237
TEL: (954) 764-8558 FAX: (954) 764-3731 E-MAIL: landscape@archall.net

PLANNING AND ZONING SUBMITTAL 02-12-2014

ARCHITECT OF RECORD
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2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

OWNER:
CC RESIDENTIAL
135 SAN LORENZO AVE. SUITE 730
CORAL GABLES, FL 33146

NO.	DATE	REVISIONS

SIGNED BY: KEVIN JOHNSON FLA #2302 LANDSCAPE ARCHITECT

ISSUE RECORD: 02/21/14

SHEET TITLE
Hardscape Details Plan
Comm Num:
Scale: AS NOTED
Drawn: EWS
Checked: HJ

SHEET No.
LD-1

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

OVERALL SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS QTY	TYPE	VOLTS	MOUNTING	REMARKS
⊙	POLE LIGHT (STREET)	ARCHITECTURAL AREA LIGHTING	FDS-RB-SAL-45-LED-MTB-F3I-TRA IM SILVER P422 2-4PA-12' Pole in Matte Silver	13	240V, 32.9W 3SLED-BW	240	GRADE	MATTE BLACK FINISH POLE ROUND ALUMINUM MODEL HEIGHT 12' HT.
◁	WALL PACK LIGHTING	BEGA	6597MH	2	70W ED-17 MH	120	MOUNTED AT 12' ABOVE F.F.	COLOR TBD
▼	LANDSCAPE UPLIGHT	KIM	EL740EL	10	45W PAR38 HALOGEN	120	GRADE	BLACK FINISH

NAVARRE AVENUE

SALZEDO STREET

GARAGE ENTRY/EXIT

EXIT

PEDESTRIAN PASSTHROUGH

OPEN COURTYARD

COVERED ARCADE

GARAGE FIRST LEVEL

UPLIGHTING MANUFACTURER : KIM LIGHTING OR APPROVED EQUAL MODEL : SCARAB EL740BL (TYP). REFER TO SHEET LD-1

RETAIL SPACE

COVERED LOGGA

EL 1

EL 2

ELEVATOR LOBBY

OFFICE LOBBY

UNEXCAVATED

OFFICE SPACE

PEDESTRIAN PASSTHROUGH

RAMP UP GARAGE ENTRY/EXIT

*ART IN PUBLIC PLACE DESIGNATED AREA

MINORCA AVENUE

PLANNING AND ZONING SUBMITTAL 02-12-2014

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INTERIOR DESIGN
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ARCHITECTURAL ALLIANCE

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2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

OWNER:
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CORAL GABLES, FL 33146

NO.	DATE	REVISIONS

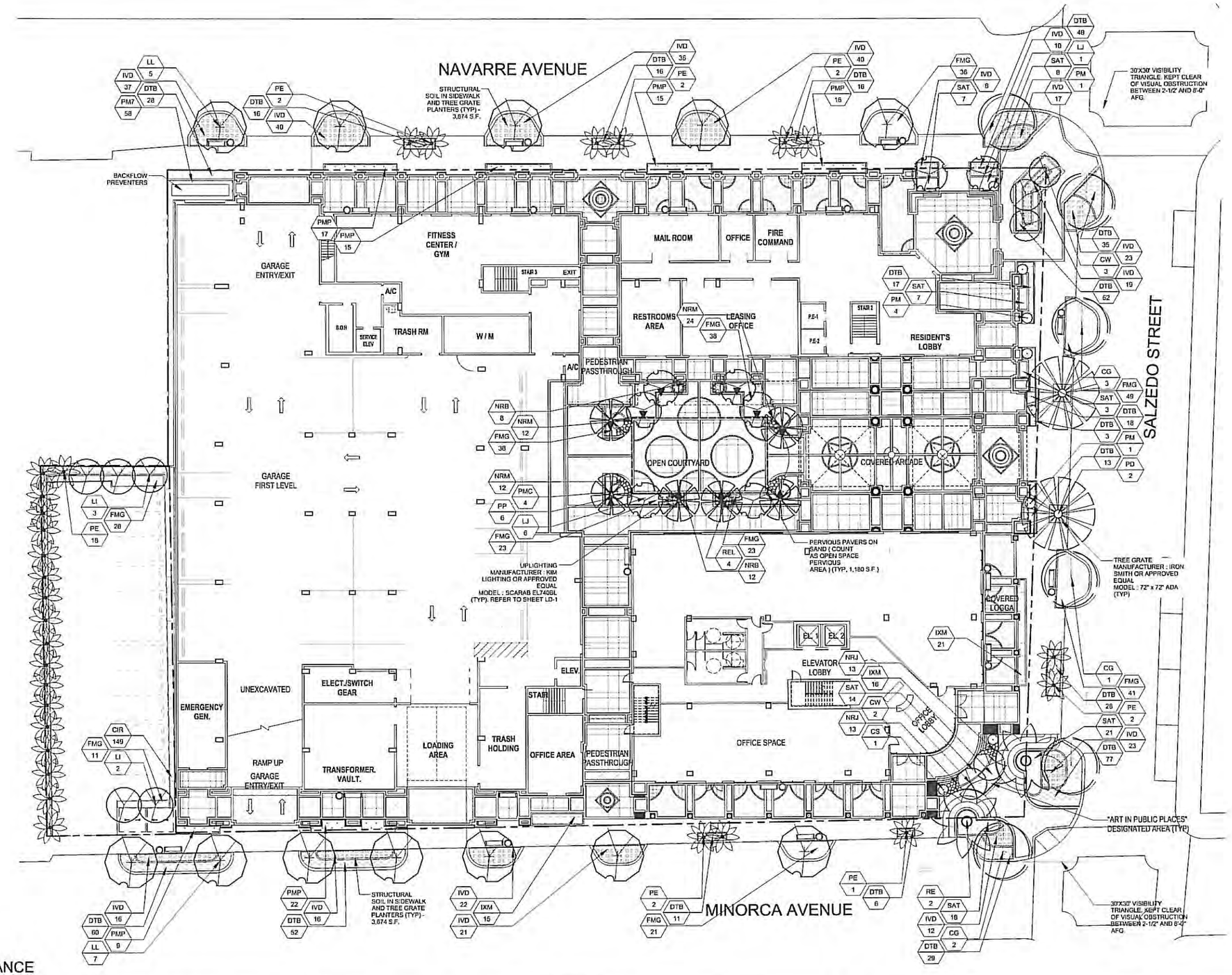
ISSUE RECORD: 02/21/14

SHEET TITLE
Landscape Lighting Plan

Comm Num:
Scale: 1/16" = 1'-0"
Drawn: EWS
Checked: HJ

SHEET No.
LL-1

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



PLANNING AND ZONING SUBMITTAL 02-12-2014

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LANDSCAPE ARCHITECTURE
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INTERIOR DESIGN
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2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

OWNER:
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CORAL GABLES, FL 33146

NO.	DATE	REVISIONS

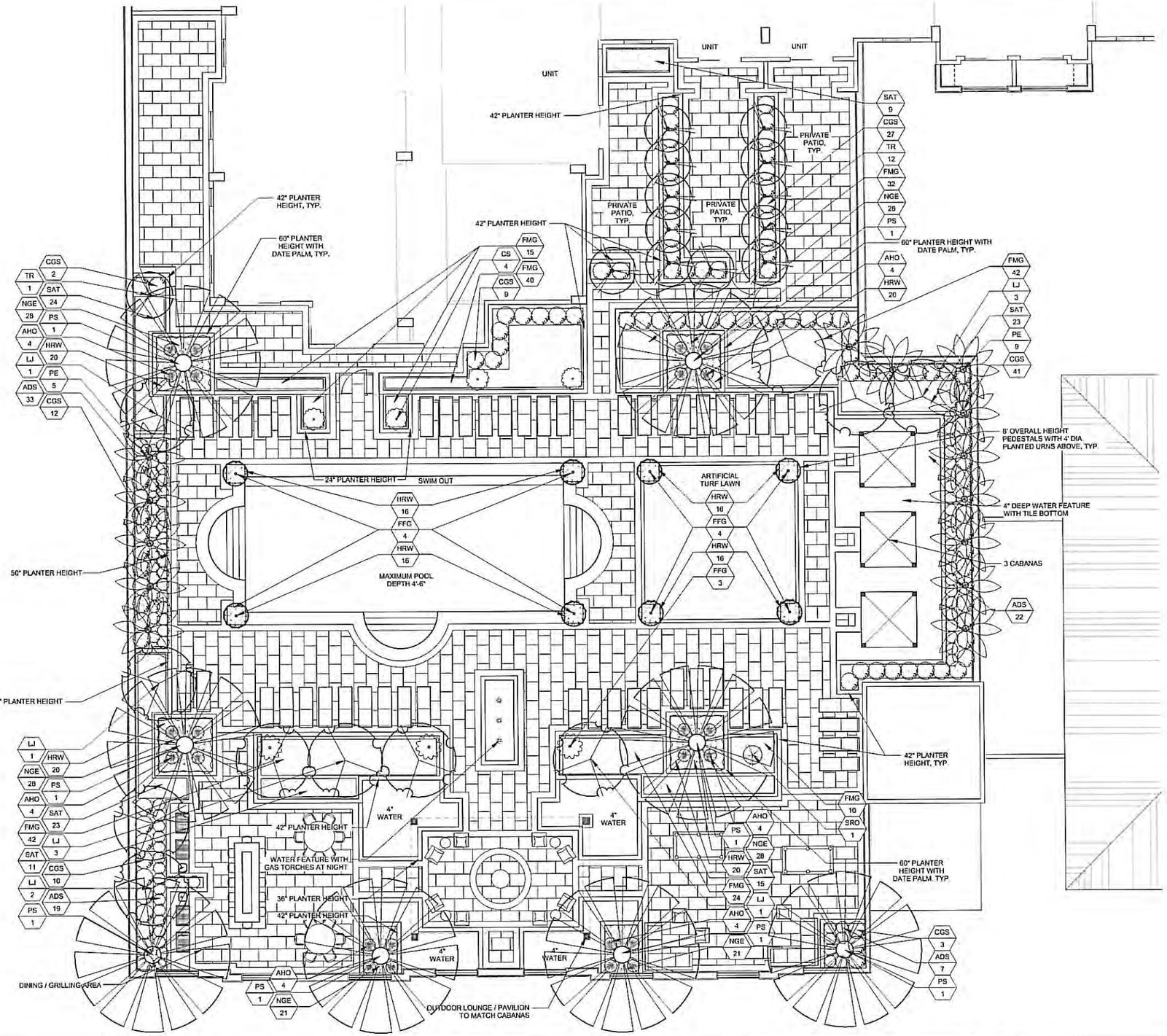
SIGNED BY: HUGO BUSCH, RLA #0001837, LANDSCAPE ARCHITECT

ISSUE RECORD: 02-12-2014

SHEET TITLE
Ground Level Landscape Plan
Comm. Num.:
Scale: 1/16" = 1'-0"
Drawn: EWS
Checked: HJ

SHEET No.
LP-1

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



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CODINA GROUP

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CORAL GABLES, FL 33146

NO.	DATE	REVISIONS

SIGNED BY
ALEX LEMBERG
FLA #0026201
LANDSCAPE ARCHITECT

ISSUE RECORD: 02/21/14

SHEET TITLE
Pool Level Landscape Plan
Comp Num:
Scale: 1/8" = 1'-0"
Drawn: EWS
Checked: HJ

SHEET No.
LP-2

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Six inches (6") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 110% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floratam' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's Not Below It's Below.
Call 811 two business days before digging.

LANDSCAPE REQUIREMENTS - CITY OF CORAL GABLES

R.O.W. LANDSCAPING REQUIREMENTS : Per Section 5-1105 A of Coral Gables Zoning Code.

STREET TREES : 1 Tree per 35'-0" of ROW Frontage
SHRUBS : 1 Shrubs per LF of ROW.

REQUIRED TREES : (Minimum planting size 16' bg , 3-1/2" caliper)

Navarre Avenue	: 299.55' - 25' Driveway	= 275'
Salzedo Avenue	: 220.83' - 25' Ped. Access	= 196'
Minorca Avenue	: 332.0' - 82' Accessways	= 250'
TOTAL	: 721'	

REQUIRED : 721' / 35' = 20.6 Trees (30% native species min.)
PROVIDED : 18 Trees, 5 Palms (counted 3:1), 67% Native

% PALMS PERMITTED TO COUNT AS STREET TREES:
3:1 basis x 25%

20.6 x 0.25 = 5.15

Permitted : 5 (15 at 3:1 basis)
Provided : 5

REQUIRED SHRUBS :

Navarre Avenue	: 275'
Salzedo Avenue	: 196'
Minorca Avenue	: 250'
TOTAL	: 721'

REQUIRED : 721' / 1' O.C. = 721 Shrubs (30% native species min.)

PROVIDED : 794 Shrubs (263 Dwarf Yaupon Holly, 33% Native)

VUA LANDSCAPE BUFFER REQUIREMENTS :

1 TREE PER 25' OF PROPERTY LINE REQUIRED

169' L.F. / 25 = 6.76
REQUIRED: 7 TREES

PROVIDED: 7 TREES (18 SOLITAIRE PALMS & 1 CRAPE MYRTLE)

(1) SHRUB PER 2' OF LINEAL PROPERTY LINE REQUIRED

269 L.F. / 2 = 134.5
REQUIRED: 135 SHRUBS
PROVIDED: 135 SHRUBS (85 'RED-TIP' COCOPLUM & 50 JAPANESE YEW

INTERIOR LANDSCAPE REQUIREMENTS:
MIN. 10 SQUARE FEET OF INTERIOR LANDSCAPE AREA FOR EACH PARKING SPACE REQUIRED

12 PARKING SPACES x 10 S.F. = 120
REQUIRED: 120 SQ. FT. INTERIOR LANDSCAPE AREA

PROVIDED: 243 S.F.

1 LARGE SHADE TREE PER 100 SQ. FT. OF REQUIRED INTERIOR LANDSCAPE AREA REQUIRED

120 SQ. FT. / 100 = 1.2
REQUIRED: 1 TREE

PROVIDED: 2 TREES (2 CRAPE MYRTLES)

(10) SHRUBS FOR EACH ONE-HUNDRED SQUARE FEET OF INTERIOR LANDSCAPING

120 SQ. FT. / 10 = 12
REQUIRED: 12 SHRUBS

PROVIDED: 37 SHRUBS (FICUS 'GREEN ISLAND')

PRIVATE AREA LANDSCAPING SCHEDULE : Per Section 5-1105 C of Coral Gables Zoning Code (Landscape legend information required to be permanently affixed to plan.

Zoning District: C with CBD overlay
Net Lot Area: 1.63 acres / 71,108 s.f.

OPEN SPACE: Plazas, courtyards, arcades, and loggias paved with a pervious material may be considered open space and count as such towards the open space up to 75% maximum

Net lot area = 71,108 s.f. x 10% = 7,111 s.f.

REQUIRED:	7,111 S.F. (Maximum pervious paver area = 5,333 s.f.)
PROVIDED:	3,436 s.f. at ground level
	2,649 s.f. planters at rec. level
	1,179 s.f. pervious pavers at ground level (16.2%)
	7,264 s.f. total

LARGE SHADE TREES: Minimum planting size 12' OA, 2" caliper.
No. of trees required: 28 per acre, 28 x 1.63 acres = 45.64

REQUIRED:	46 trees (30% minimum native species required)
PROVIDED:	40 trees + 12 allowed palms = 52 total trees
	(33% native, 12 Florida Thatch Palms & 5 White Geiger Trees)

MAXIMUM % OF SHADE TREES ALLOWED TO BE SUBSTITU TED WITH PALMS:
No. of trees required x 25% = 45.64 x 0.25 = 11.41

ALLOWED:	12 palms
PROVIDED:	12 (12 Thrinax radiata, Florida Thatch Palms)

SHRUBS:
No. of shrubs required: 224 per acre = 224 x 1.63 acres = 365.12

REQUIRED:	365 Shrubs (30% minimum native species of required = 110 Natives Required)
PROVIDED:	1,338 Shrubs (252 Native)

PART 2 - PRODUCTS

2.1 STRUCTURAL SOIL

A. Provide a Structural Soil mix using the two components listed below that will meet the ASTM standards as follows:

N. Stalite Expanded Slate 80%
Sandy Clay Loam * 20%
*Percentages of sand and clay can vary to meet testing requirements

1. Air Filled Porosity 10% - 15% by volume

2. Water Retention (ASTM D2325) at 0.1 bar minimum of 10% - 12% by volume, up to 30%

3. Permeability (Hydraulic Conductivity - (ASTM D2434 or D5084) Minimum 1"/hr - 2" per hour

2.2 Structural Soil Components

A. 3/4" Stalite Rotary Kiln Expanded Slate

1. ASTM C29 Unit Dry Weight loose (45 lbs/cf to 55 lbs/cf)
Saturated Surface Loose (72 lbs/cf to 80 lbs/cf)

2. ASTM C127 Specific Gravity to meet 1.45 to 1.65 Dry Bulk

3. ASTM C330 to meet the ASTM Gradation 3/4" - #4 size

3/4" to #4
Sieve Size % Passing
1" 100
3/4" 90 - 100
3/8" 10-50
#4 0 - 10

4. Test for degradation loss using Los Angeles Abrasion testing in accordance with ASTM C 131 modified method Fall 1 1/2lbs. No more than 25% of the weight of the aggregate must be lost to degradation

I. Texture

40% 45% sand

15% 25% silt

20% 33% clay

2% 5% Organic matter

2.2 MIXING OFFSITE

A. Structural Soil

1. Mechanically mix the sand and loam thoroughly if mixing is necessary to meet the specifications

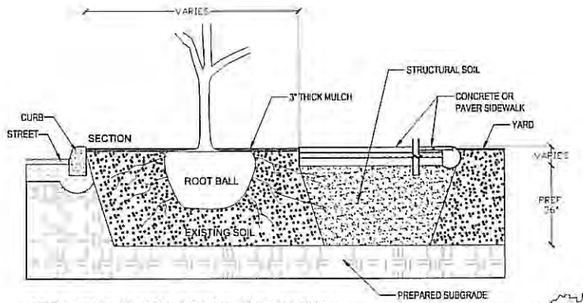
2. Saturate the 3/4" Expanded Slate with water and mechanically mix the sandy clay loam until the stone particles are completely coated.

A. When stockpiling the finished mix, cover the pile with a plastic tarp to prevent drying out or soil separation from rain.

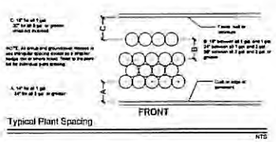
5. Install the mix within 48 hours of mixing.

PLANT LIST

Code		Drought	QTY.	Botanical Name / Common Name	Specifications
TREES / PALMS					
CG		V	6	Caesalpinia granadulo / Bridalveil Tree	B&B Field Grown, 16' X 5-6', 3.5" Cal., single straight leader.
CW	(N)	V	5	Cordia bossieri / White Geiger	B&B Field Grown, 12' X 5-6', 2" Cal., single straight leader.
CS		M	5	Cupressus sempervirens / Italian Cypress	30 Gal., 12' OA., 2" Cal., full to ground, matched.
LI		V	5	Lagerstroemia indica 'Muskogee' / Lavendar Crape Myrtle	B&B Field Grown, 12' X 5-6', 2" Cal., single straight leader.
LJ		M	18	Ligustrum japonicum / Tree Ligustrum	B&B Field Grown, 12' X 10', multi-trunked, 2" cal. DBH min.
LL	(N)	V	12	Lysiloma latisiliquum / Wild Tamarind	B&B Field Grown, 16' X 5-6', 3.5" Cal., single straight leader.
PD		V	2	Phoenix dactylifera 'Medjool' / Medjool Date Palm	B&B Field Grown, 10' CT (Nut Included), FI, Fancy, Specimen, Heavy Cal.
PE		V	43	Ptychosperma elegans / Solitaire Palm	B&B feld Grown, 14' OA, 3" Cal., single trunks
PM		M	10	Podocarpus macrophyllus / Podocarpus	45 Gal., 12' OA., 2" Cal., full to ground, matched.
PP		V	6	Ptychosperma macarthurii / Macarthur Palm	B&B feld Grown, 14' OA, 3" Cal., multi - trunk
PS		V	8	Phoenix sylvestris / Silver Date palm	B&B Field Grown, 8' CT., 10" Cal., Matched - Florida Fancy
RE	(N)	M	2	Roystonea elata / Florida Royal Palm	B&B Field Grown, 10' GW., Florida Fancy Matched
TR	(N)	V	13	Thrinax radiata / Florida Thatch Palm	B&B Field Grown, 12' OA., Single-Heavy.
ACCENTS / SHRUBS / GROUND COVERS					
ADS		V	81	Asparagus densiflorus 'Springeri' / Asparagus Fern	3 Gal., 2' OC
AHO		M	24	Aechmea 'Hacienda' / Giant Orange Vase	3 Gal., Specimen, as shown
CGS	(N)	V	104	Clusia guttifera / Small Leaf Clusia	7 Gal., 36" OA., as shown
CI R	(N)	M	149	Chrysobalanus icaco / 'Red Tip' Cocoplum	3 Gal., 24" OA, 2' OC
DTB		M	525	Dianella tasmanica / Blueberry Flax Lilly	3 Gal., 18" OA., 2' OC., Full.
FFG		V	11	Furcraea foetida / Giant False Agave	7 Gal., specimen
FMG		V	511	Ficus microcarpa / Green Island Ficus	3 Gal., 18-24" OA, 2' OC
HRW		M	144	Hemigraphis repanda / Waffle Plant - Red Ivy	1 Gal., 18" OC.
IVD	(N)	V	340	Ilex vomitoria 'Schillings Dwarf / Dwarf Ilex Holly	3 Gal., 18" OA., 18" OC
IXM		M	52	Ixora coccinea 'Maui' / Maui Ixora	3 Gal., 18" OA., 20" OC.
NGE		V	154	Neoregelia sp. 'Green Apples' / Green Apples Bromeliad	1 Gal., 12" OA., 20" OC.
NRB		V	20	Neoregelia sp. 'Royal Burgandy' / Burgandy Bromeliad	1 Gal., 12" OA., 20" OC.
NRJ		V	26	Neoregelia sp. 'Johannis' / Johannis Bromeliad	1 Gal., 12" OA., 20" OC.
NRM		V	48	Neoregelia sp. 'Malbec' / Malbec Bromeliad	1 Gal., 12" OA., 15" OC.
PM7		M	58	Podocarpus macrophyllus / Podocarpus	7 Gal., 4' OA., 2' OC., Full to base
PMC		M	4	Podocarpus macrophyllus / Podocarpus	30 Gal., 6-8 OA, Full to base, planted as shown
PMP		M	94	Podocarpus macrophyllus 'Pringles Dwarf / Dwarf Podocarpus	3 Gal., 20" OA, 2' OC., Full to base
REL		M	4	Rhapis excelsa / Lady Palm	7 Gal., 5' Ht., planted as shown
SAT		M	183	Schefflera arboricola 'Trinette' / Tricolor Schefflera	3 Gal., 24" OA., 2' OC.,
SRO		M	1	Strelitzia reginae / Orange Bird of Paradise	15 Gal., 36"+ OA, Specimen planted as shown
MISCELLANEOUS					
SOD		M		Stenotaphrum secundatum / St. Augustine 'Floratam'	Solid application - no gaps between seams
SOIL				50/50 Soil Mix	Sand / Topsoil
		(N)		Florida Native Plant Species	
		L		Low Drought Tolerance	
		M		Moderate Drought Tolerance	
		V		Very Drought Tolerant	

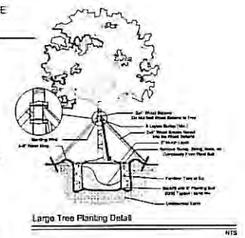


STRUCTURAL SOIL DETAIL AND NOTES

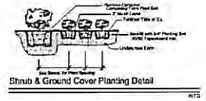


Typical Plant Spacing NTS

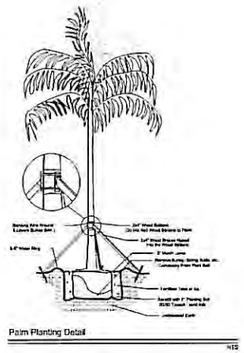
Small Tree Planting Detail NTS



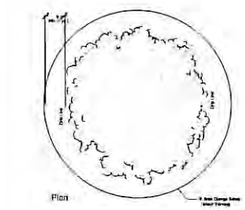
Large Tree Planting Detail NTS



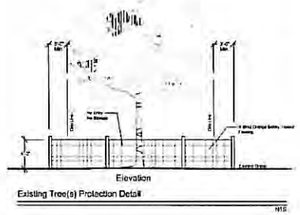
Shrub & Ground Cover Planting Detail NTS



Palm Planting Detail NTS



Plan



Elevation

Existing Tree(s) Protection Detail NTS

PLANNING AND ZONING SUBMITTAL 02-12-2014

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING

ARCHITECTURAL ALLIANCE
812 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315 AA26001446 LC0000237
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bc architects
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Tel. 305.663.8182 Fax 305.663.8832

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

OWNER:
CC RESIDENTIAL
135 SAN LORENZO AVE. SUITE 730
CORAL GABLES, FL 33146

NO.	DATE	REVISIONS

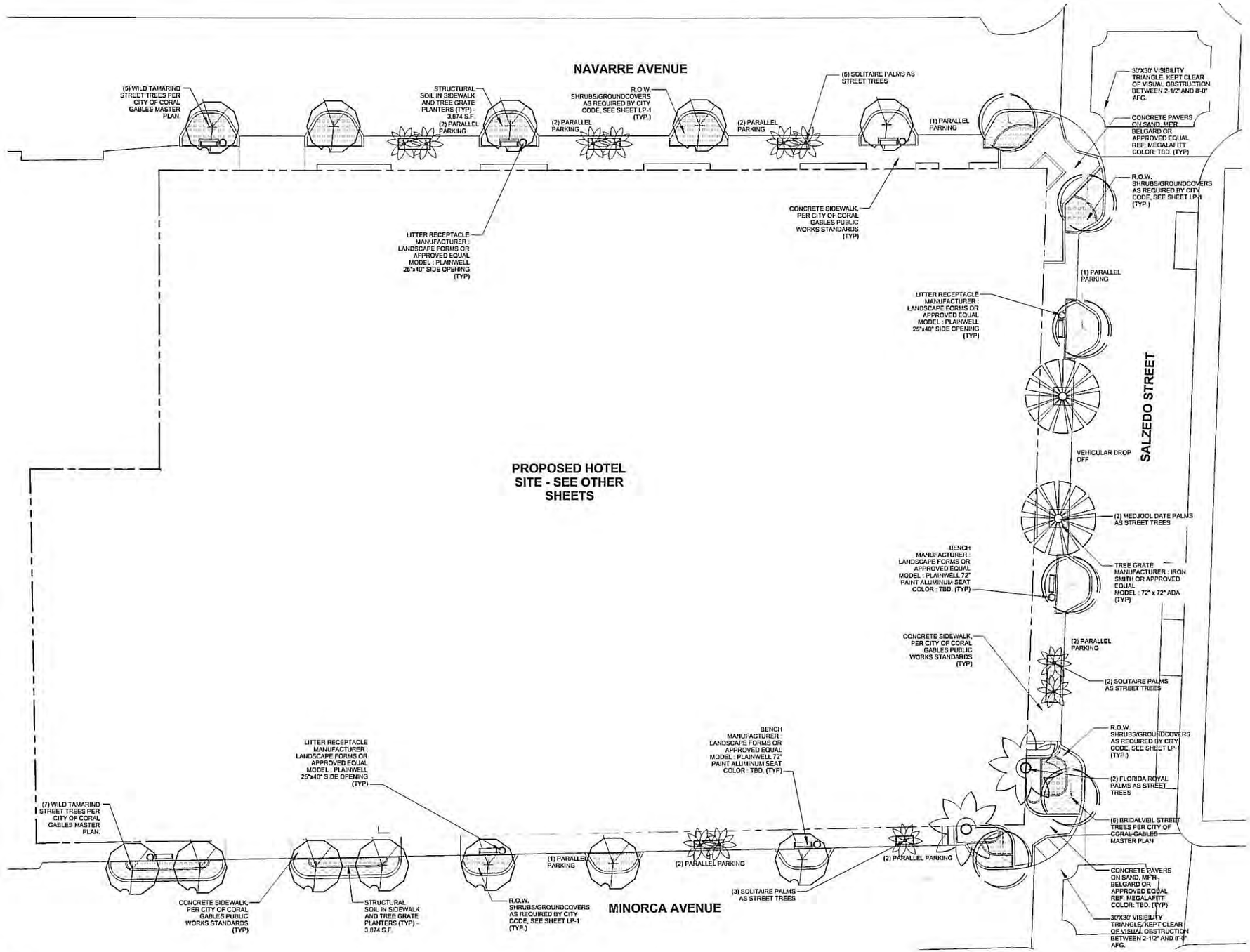
SIGNED BY: ALEX ARANGO, R.L.A. #0002624, LANDSCAPE ARCHITECT

ISSUE RECORD: 02/21/14

SHEET TITLE
Landscape Plant List, Details, and Notes
Comm. Num.:
Scale: AS NOTED
Drawn: EWS
Checked: HJ

SHEET No.
LP-3

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



PLANNING AND ZONING SUBMITTAL 02-12-2014

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING

ARCHITECTURAL ALLIANCE
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2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

OWNER:
CC RESIDENTIAL
135 SAN LORENZO AVE. SUITE 730
CORAL GABLES, FL 33146

NO.	DATE	REVISIONS

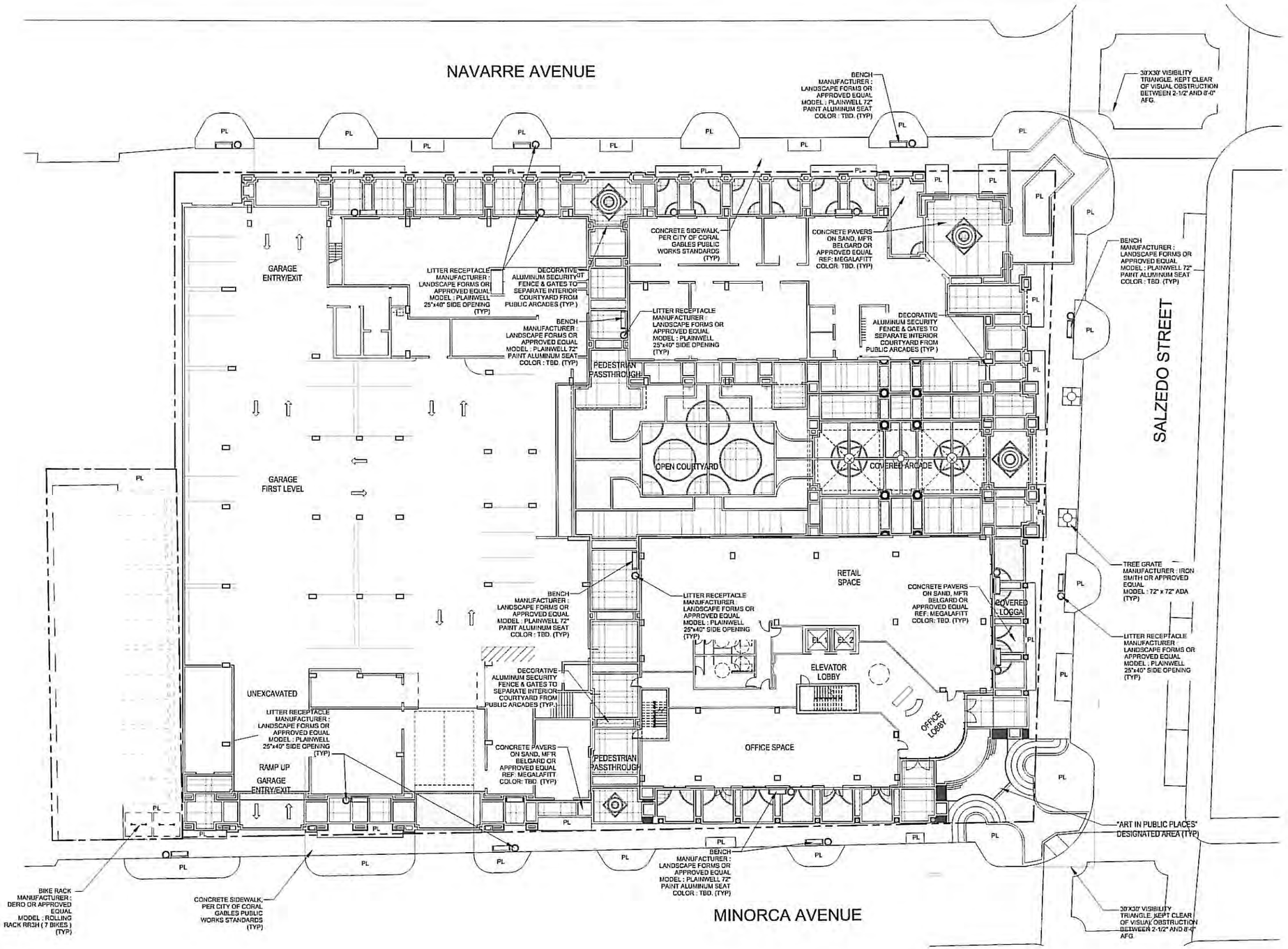
ISSUE RECORD: 02/21/14

SHEET TITLE
Streetscape Master Plan

Cont. Num.
Scale: 1/16" = 1'-0"
Drawn: EWS
Checked: HJ

SHEET No.
MP-1

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



PLANNING AND ZONING SUBMITTAL 02-12-2014

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING

ARCHITECTURAL ALLIANCE
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2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

OWNER:
CC RESIDENTIAL
135 SAN LORENZO AVE. SUITE 730
CORAL GABLES, FL 33146

NO.	DATE	REVISIONS

SEALED BY ALEJANDRO BLANCO LANDSCAPE ARCHITECT

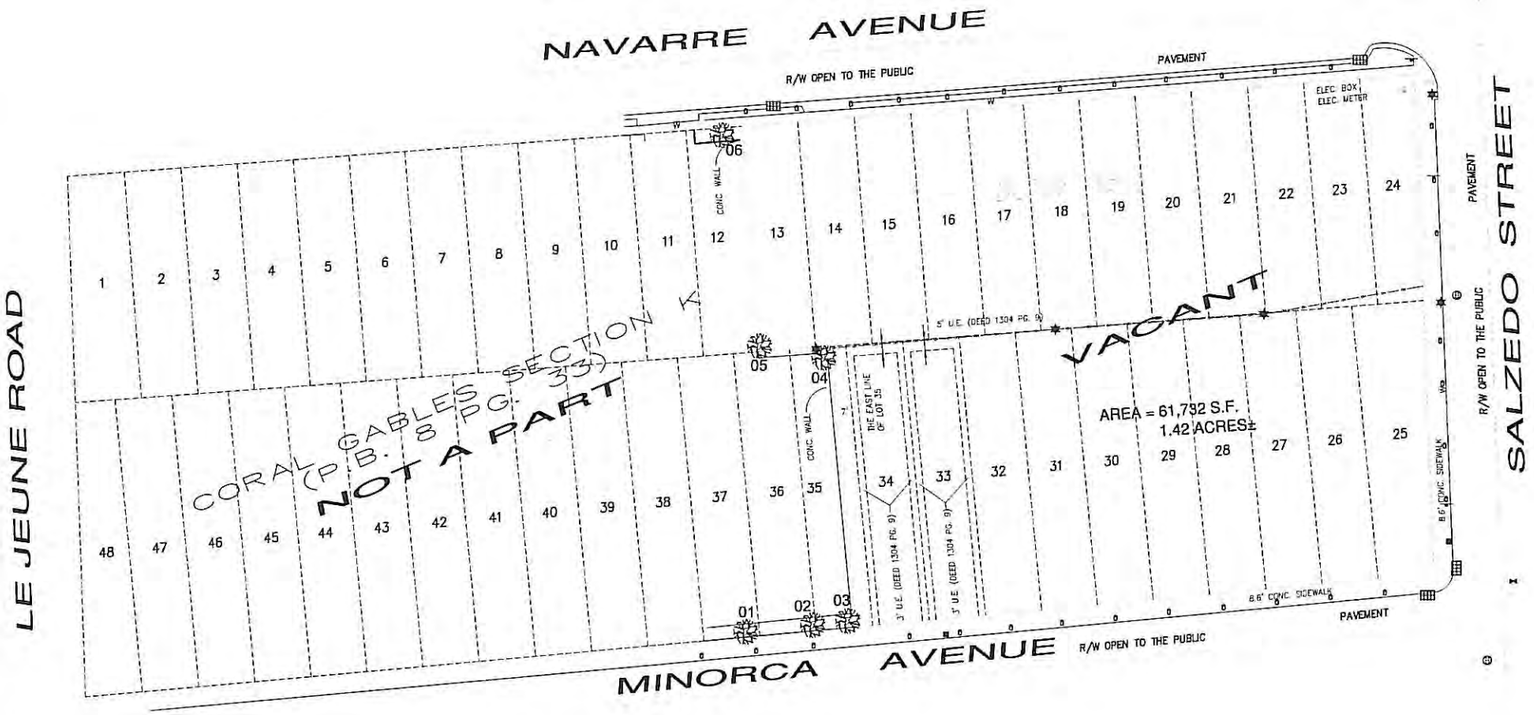
ISSUE RECORD: 02/21/14

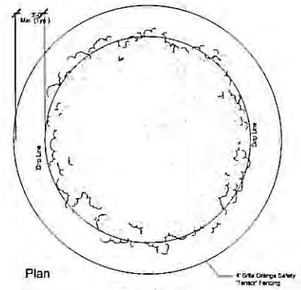
SHEET TITLE
Public Realm Improvements Plan

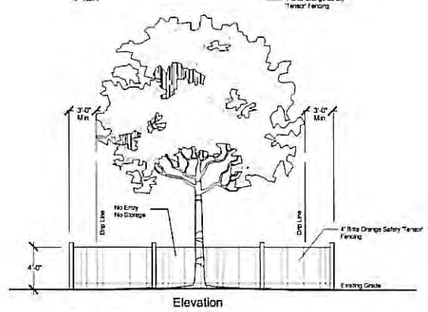
Corel Run:
Scale: 1/16" = 1'-0"
Drawn: EWS
Checked: HJ

SHEET No.
PR-1

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS







Elevation

Existing Tree(s) Protection Detail

NTS

TREE DISPOSITION LIST

#	Species	Native	DBH	Remain	Remove	Relocate	Cond.
01	Sweitenia mahagoni / West Indies Mahogany	X	24"		X		75%
02	Sweitenia mahagoni / West Indies Mahogany	X	24"		X		75%
03	Sweitenia mahagoni / West Indies Mahogany	X	32"		X		75%
04	Sweitenia mahagoni / West Indies Mahogany	X	24"		X		60%
05	Sweitenia mahagoni / West Indies Mahogany	X	30"		X		55%
06	Sweitenia mahagoni / West Indies Mahogany	X	24"	X			65%

PLANNING AND ZONING SUBMITTAL 02-12-2014

ARCHITECTURE
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ARCHITECT OF RECORD
bc architects
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CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8682

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

OWNER:
CC RESIDENTIAL
135 SAN LORENZO AVE. SUITE 730
CORAL GABLES, FL 33146

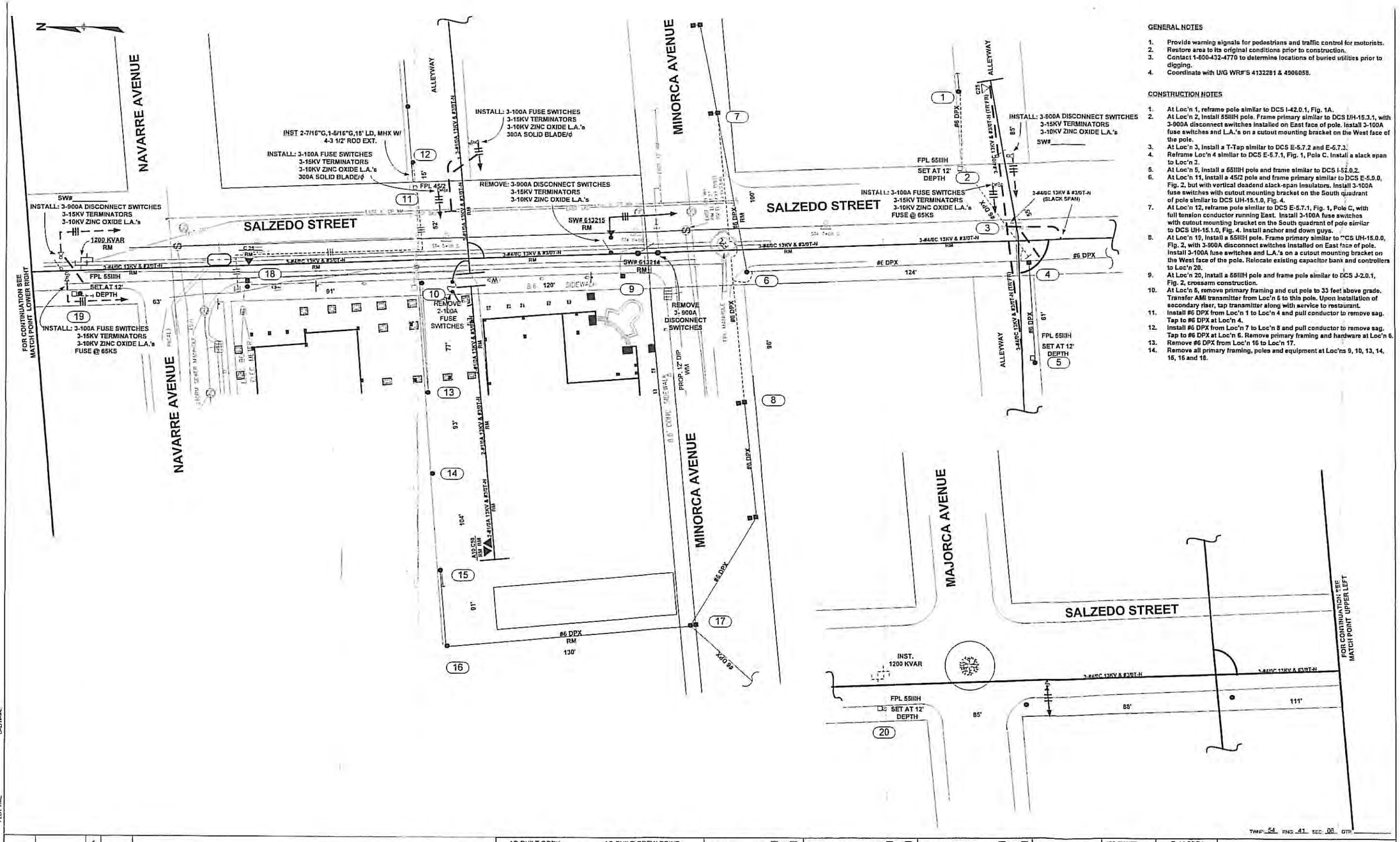
NO.	DATE	REVISIONS

ISSUE RECORD: 02/21/14

SHEET TITLE
Tree Disposition Plan
Comm. Num.:
Scale: 1" = 30'-0"
Drawn: EWS
Checked: HJ

SHEET No.
TS-1

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS



GENERAL NOTES

1. Provide warning signals for pedestrians and traffic control for motorists.
2. Restore area to its original conditions prior to construction.
3. Contact 1-800-432-4770 to determine locations of buried utilities prior to digging.
4. Coordinate with U/G WR#'S 4132281 & 4906058.

CONSTRUCTION NOTES

1. At Loc'n 1, reframe pole similar to DCS I-42.0.1, Fig. 1A.
2. At Loc'n 2, install 55IIIH pole. Frame primary similar to DCS UH-15.3.1, with 3-900A disconnect switches installed on East face of pole. Install 3-100A fuse switches and L.A.'s on a cutout mounting bracket on the West face of the pole.
3. At Loc'n 3, install a T-Tap similar to DCS E-5.7.2 and E-5.7.3.
4. Reframe Loc'n 4 similar to DCS E-5.7.1, Fig. 1, Pole C. Install a slack span to Loc'n 3.
5. At Loc'n 5, install a 55IIIH pole and frame similar to DCS I-52.0.2.
6. At Loc'n 11, install a 45/2 pole and frame primary similar to DCS E-5.9.0, Fig. 2, but with vertical deadend slack-span insulators. Install 3-100A fuse switches with cutout mounting bracket on the South quadrant of pole similar to DCS UH-15.1.0, Fig. 4.
7. At Loc'n 12, reframe pole similar to DCS E-5.7.1, Fig. 1, Pole C, with full tension conductor running East. Install 3-100A fuse switches with cutout mounting bracket on the South quadrant of pole similar to DCS UH-15.1.0, Fig. 4. Install anchor and down guys.
8. At Loc'n 10, Install a 55IIIH pole. Frame primary similar to DCS UH-15.0.0, Fig. 2, with 3-900A disconnect switches installed on East face of pole. Install 3-100A fuse switches and L.A.'s on a cutout mounting bracket on the West face of the pole. Relocate existing capacitor bank and controllers to Loc'n 20.
9. At Loc'n 20, Install a 55IIIH pole and frame pole similar to DCS J-2.0.1, Fig. 2, crossarm construction.
10. At Loc'n 5, remove primary framing and cut pole to 33 feet above grade. Transfer AMI transmitter from Loc'n 6 to this pole. Upon installation of secondary riser, tap transmitter along with service to restaurant.
11. Install #6 DPX from Loc'n 1 to Loc'n 4 and pull conductor to remove sag. Tap to #6 DPX at Loc'n 4.
12. Install #6 DPX from Loc'n 7 to Loc'n 8 and pull conductor to remove sag. Tap to #6 DPX at Loc'n 6. Remove primary framing and hardware at Loc'n 6.
13. Remove #6 DPX from Loc'n 16 to Loc'n 17.
14. Remove all primary framing, poles and equipment at Loc'ns 9, 10, 13, 14, 15, 16 and 18.

AS-BUILT COPY — AS-BUILT CREW PRINT

Initials / Cert. Date / Foreman's Signature / Date

Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on ROS.

Supervisor's Signature / Date

All required ground rods Have been driven & verified to be within FPL standards. Values are shown at all locations.

Easement?	YES ☐ NO ☒	Survey/Stake?	YES ☒ NO ☐
Tree Work?	YES ☐ NO ☒	Designer/Stake?	YES ☐ NO ☒
Trees Access?	YES ☒ NO ☐	Tree Staking Req'd?	YES ☐ NO ☒
Map Posting?	YES ☒ NO ☐	Trench Feet	
DDBS		Work with EMO?	YES ☐ NO ☒
Posted by		CT/Special Mtr?	YES ☐ NO ☒
		Duct Bank Feet	

PERMIT RECORD

CITY	DR. DIST.	COUNTY AIR	STATE RD	FAA
WMD	RR XING	COUNTY RD.	TRANSM.	

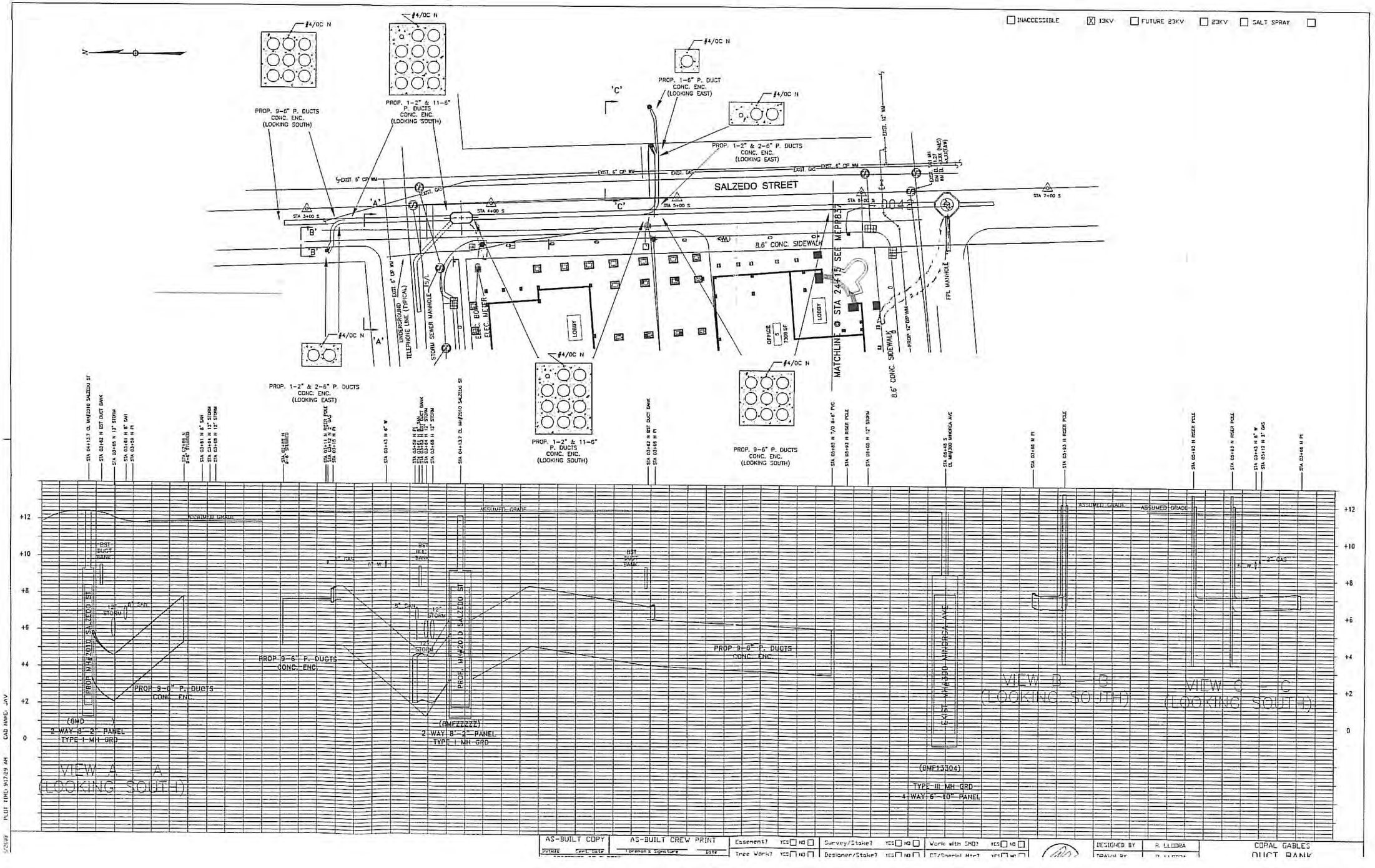
Telephone Required? YES ☐ NO ☒ CATV Required? YES ☐ NO ☒

JOB OWNER	R. LLODRA	CONVERT SECTION OF OH FEEDER TO UG v/o 2020 SALZEDO STREET CORAL GABLES	
PHONE	305-377-6012		
DESIGNED BY	R. LLODRA		
DRAWN BY	RFL		
DATE	01/30/13		
MAP NO.	AJ-0246		
0 N.T.S.		DWG NO	SHEET 1 OF 1

TWP. 54 RNG. 41 SEC. 06 QTR.

CAD NAME: PLOT TIME: LOT DATE:

5			
4			
3			
2			
1			

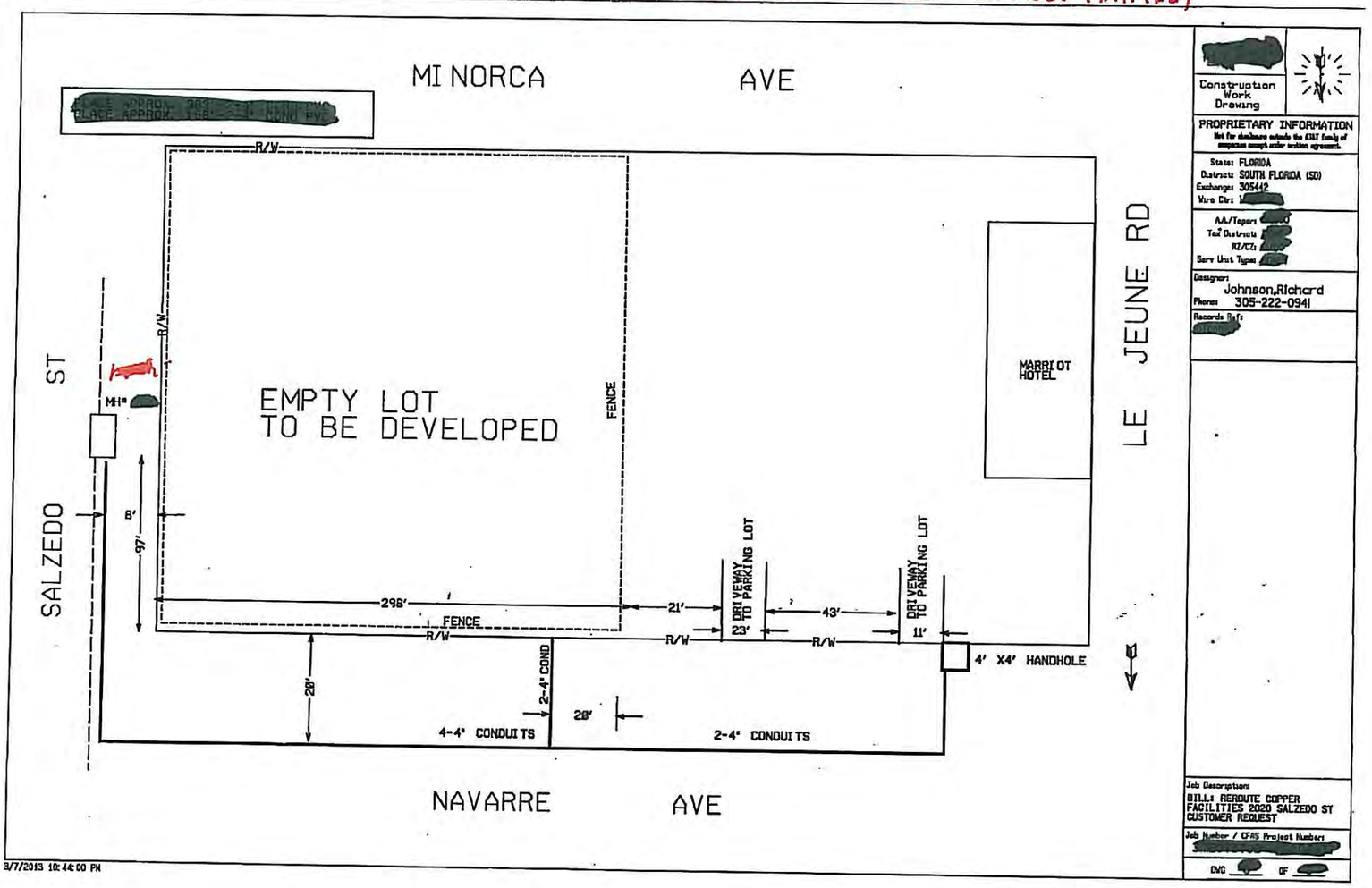


AS-BUILT COPY	AS-BUILT CREW PRINT	Easement? YES NO	Survey/Stake? YES NO	Work with SMO? YES NO		DESIGNED BY	R. LLODRA
Initials Cert. Date	Foreman's Signature Date	Tree Work? YES NO	Designer/Stake? YES NO	GT/Special Mtg? YES NO		DRAWN BY	R. LLODRA

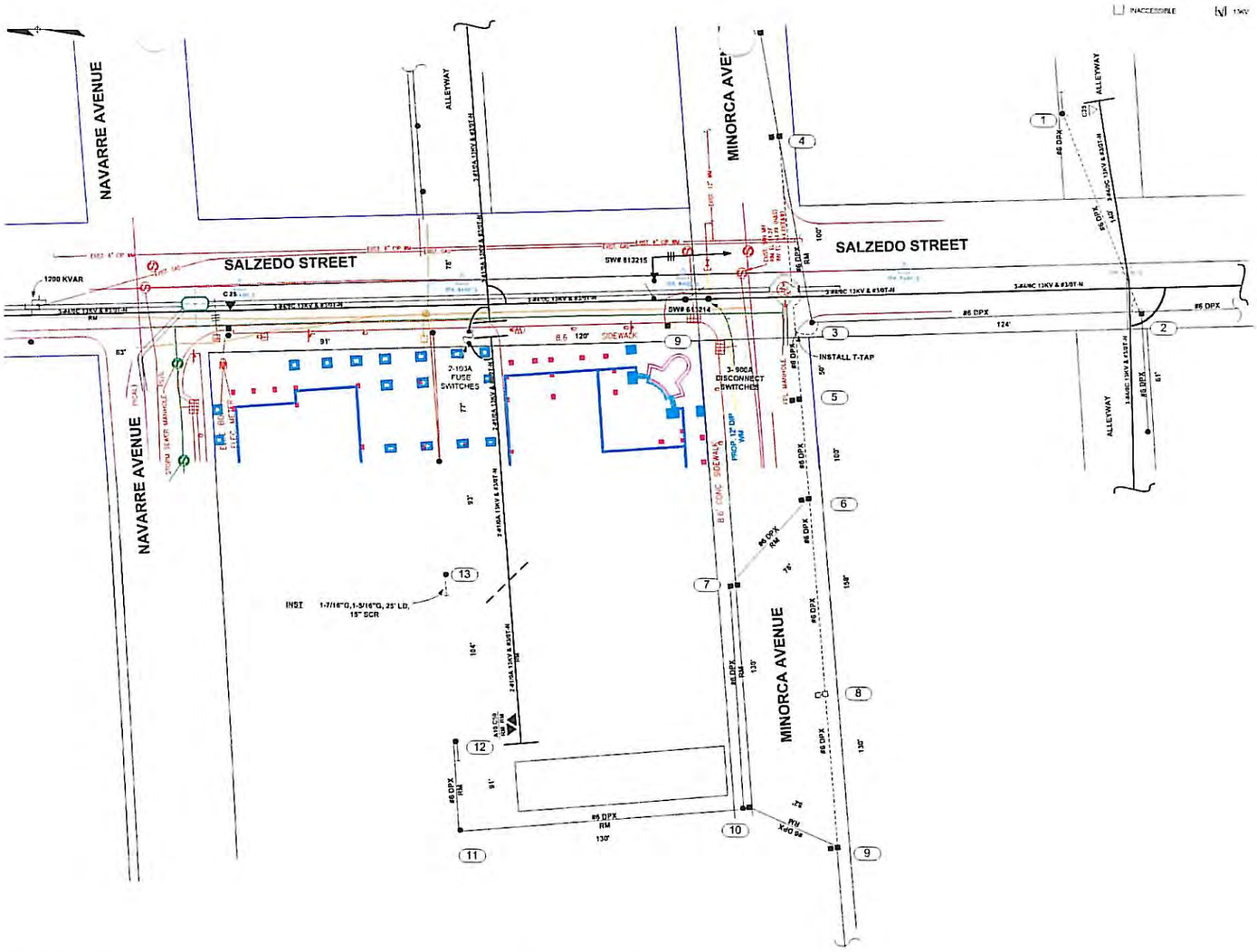
CORAL GABLES
DUCT BANK

CAD NAME: JAV
PLOT TIME: 947:29 AM

ALL MEASUREMENTS ARE APPROXIMATELY



☐ INACCESSIBLE ☒ 13KV ☐ FUTURE 23KV ☐ 23KV ☐ SALT SPR



GEN ES

1. warning signals for pedestrians and
2. Restore area to its original conditions prior t
3. Contact 1-800-432-4770 to determine locatio digging.

CONSTRUCTION NOTES

1. At Loc'n 1, install 25 KVA transformer and re DCS I-42.0.1, Fig. 1A
2. AT Loc'n 8, Install 30S concrete street light p luminaire on a six foot bracket.
3. Install #6 DPX street light conductor from Lo Energize new circuit by installing a T-Tap to conductor at Loc'n 3.
4. At Loc'n 3, Install a T-Tap similar to DCS E-5
5. Rehome Loc'n 13 similar to DCS E-9.0.0, Fig.
6. Remove conductors from Loc'ns 6 to 7, 7 to 12 to 13.
7. Remove all poles and equipment from Loc'ns

NO	DATE	REVISION
5		
4		
3		
2		
1		

AS-BUILT COPY — AS-BUILT CREW PRINT

Job CERTIFIED COMPLETED as shown on this AS BUILT print. Estimate changes shown on ROS.

Supervisor's Signature Date

All required ground rods have been driven & verified to be within FPL standards. Values are shown at all locations.

Foreman's Signature Date

Easement?	YES ☐ NO ☐	Survey Data?	YES ☐ NO ☐
Tree Work?	YES ☐ NO ☐	Designer Data?	YES ☐ NO ☐
Trees Access?	YES ☐ NO ☐	Tree Sticking Req'd?	YES ☐ NO ☐
Map Pending?	YES ☐ NO ☐	Trench Feet	
DEMS		Prolaid By	

Work with SMO? YES ☐ NO ☐
CT/Special Mtr? YES ☐ NO ☐
Dead Bank Feet

PRIMARY	CITY	DR. EST.	COUNTY AIR	STATE RD.	FAA
	WND	RR XING	COUNTY RD.	TRANTAK	

Telephone Request? YES ☐ NO ☐ CATV Request? YES ☐ NO ☐

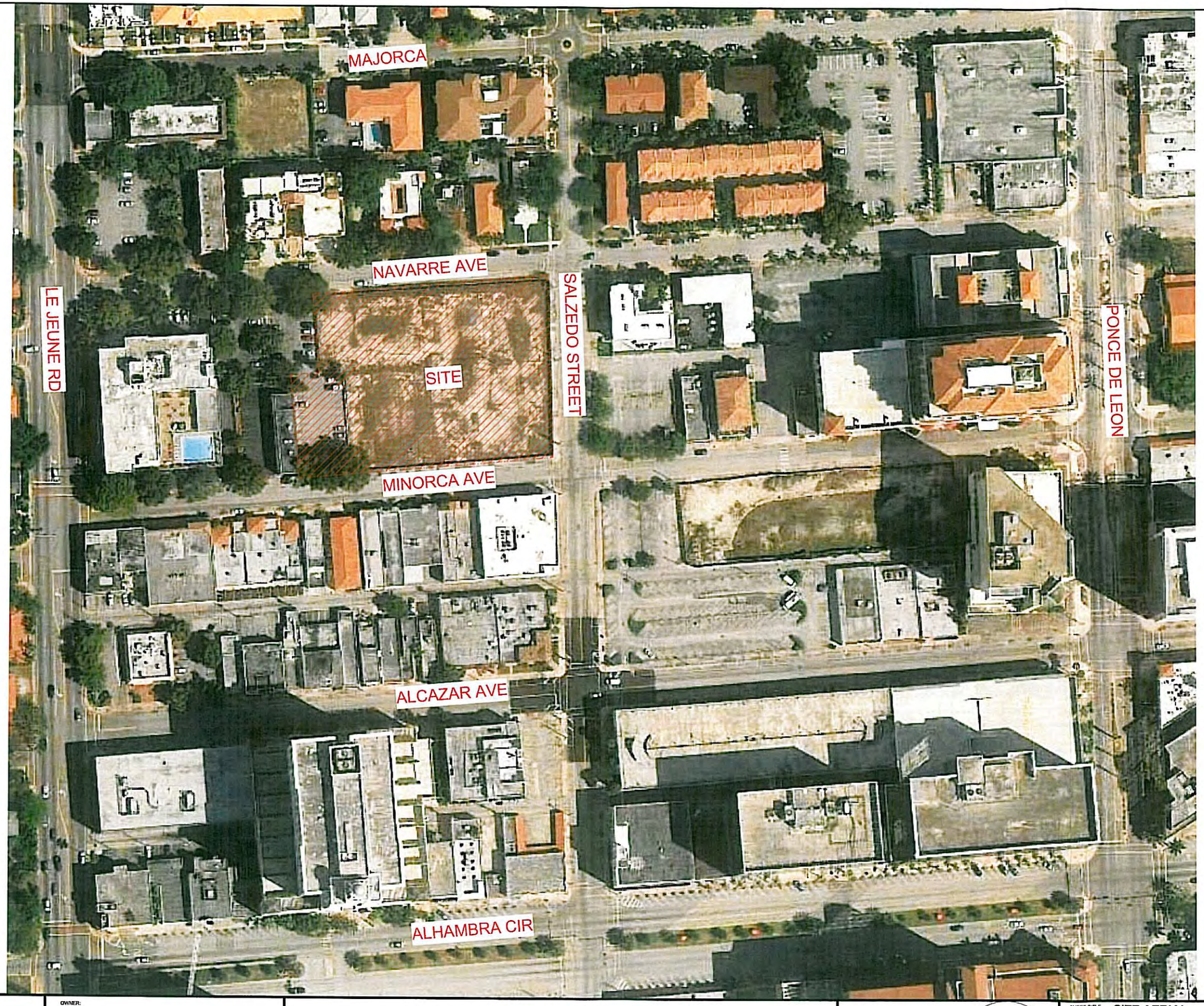
FPL

JOB OWNER	R. LLODRA
PHONE	305-377-6012
DESIGNED BY	R. LLODRA
DRAWN BY	RFL
DATE	04/26/13
MAP NO	A2-0246

N.T.S. SCALE

RELOCATE STRE
W/o 2020 SALZ
CORAL

DWG NO SHE
WR 5022901 WP D0



PLANNING AND ZONING SUBMITTAL 02-12-2014

2/3/2014 9:12:49 AM

ARCHITECT OF RECORD
bc architects
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CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

OWNER:
CODINA GROUP
135 SANLORENZO AVE, SUITE
730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC
PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE
SITE AERIAL

Comm. Num: 12054
Scale: 1" = 60'-0"
Drawn: Author
Checked: Checker

SHEET No.
ST-3

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

SITE PHOTOGRAPHS (CONTEXT TO NORTH - SOUTH ELEVATIONS)

SITE PHOTOGRAPHS (CONTEXT TO SOUTH - NORTH ELEVATIONS)

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:29:55 AM

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2020 SALZEDO STREET
2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY VANESSA A. PEREZ FLORIDA ARCHITECT

SHEET TITLE: SITE PHOTOGRAPHS

Comm. Num:	12054
Scale:	N.T.S.
Drawn:	Author
Checked:	Checker

SHEET No.
ST-3

TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

SITE PHOTOGRAPHS (CONTEXT PERSPECTIVE FROM LE JEUNE & NAVARRE - LOOKING SOUTH - EAST)

SITE PHOTOGRAPHS (CONTEXT PERSPECTIVE FROM SALZEDO & NAVARRE - LOOKING SOUTH - WEST)

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 9:39:03 AM

ARCHITECT OF RECORD
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OWNER:
CODINA GROUP
135 SANLORENZO AVE, SUITE
730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY
VANESSA A. JIMENEZ
FLORIDA ARCHITECT

SHEET TITLE: SITE PHOTOGRAPHS

Comm. Num:	12054
Scale:	N.T.S.
Drawn:	Author
Checked:	Checker

SHEET No.: ST-4

TO THE ARCHITECTS KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

Traffic Impact Study Update

2020 Salzedo Street

Coral Gables, Florida

January 24th, 2014

RGA Richard Garcia & Associates, Inc.

Engineer's Certification

I, Richard Garcia, P.E. # 54886, certify that I currently hold an active Professional Engineers License in the State of Florida and am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. In addition, the firm Richard Garcia & Associates, Inc. holds a Certificate of Authorization # 9592 in the State of Florida. I further certify that this report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. and that all statements, conclusions and recommendations made herein are true and correct to the best of my knowledge and ability.

Project Description: 2020 Salzedo Street – Traffic Impact Study

Project Location: 2020 Salzedo Street
Coral Gables, Florida

01/24/2014

Florida Registration No, 54886 Date

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Appendix 1: Trip Generation
Appendix 2: Trip Distribution / Assignment
Appendix 3: Signal Timing, Background Growth & Adjustment Factor
Appendix 4: Traffic Counts (TMC's)
Appendix 5: Level of Service (LOS)

Introduction

The purpose of this study is to evaluate the traffic impacts associated with the updated development program for the proposed mixed-use project. The subject site is located at 2020 Salzedo Street in the City of Coral Gables, Florida. This site is currently vacant whereas the proposed mixed-use development consists of an apartment complex, office and retail space.

In order to evaluate the traffic impacts related to the subject project, Level of Service (LOS) analyses were performed for the existing condition and proposed future condition with project traffic at the most impacted intersections. In addition, the proposed vehicular access points (i.e. driveways) were also evaluated for LOS. The LOS analysis was performed consistent with the 2010 Highway Capacity Manual methodology by utilizing the latest build of the Synchro 8 software.

Lastly, this report also follows the procedure adopted by the Institute of Transportation Engineer's (ITE) Trip Generation and Traffic Impact Studies Manual. In summary, this document includes the following:

- Trip Generation
- Trip Distribution
- Trip Assignment
- Traffic Counts
- Existing Condition LOS
    - Intersection
- Proposed Condition LOS
    - Intersection
    - Driveways
- Conclusion/Recommendations

Project Description / Location

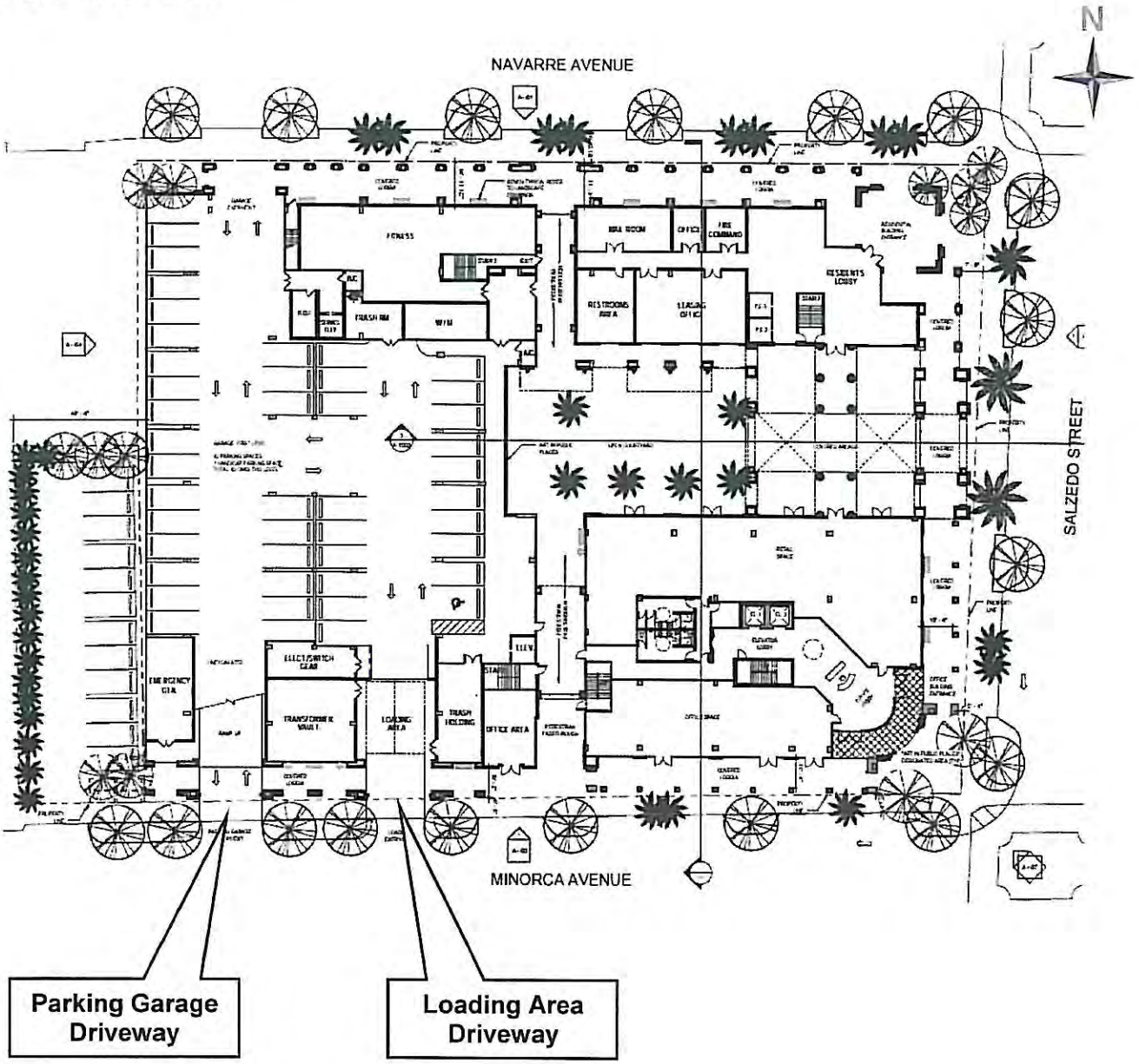
The subject site is located on the northwest corner of Salzedo Street and Minorca Avenue within the City of Coral Gables limits. This site is currently vacant and surrounded by land uses such as office, residential and retail which makes the subject project compatible for this location. The following land uses, as identified by the Institute of Transportation Engineers (ITE), most closely resemble the mixed-use project. These land uses (LU) is as follows:

- LU 220: Apartment with 214 Dwelling Units
- LU 710: General Office with 30,617 Square Feet
- LU 826: Specialty Retail with 4,643 Square Feet

Moreover, this project has intended to provide two (2) vehicular access points on Minorca Avenue. The west driveway will provide vehicular access to the parking garage while the east driveway is for the loading area. Figure 1 depicts the site's location map while Figure 2 is the site plan provided for illustrative purposes.

Figure 1: Location Map

Figure 2: Site Plan



Existing Condition 2012

This section of the report identifies operational and geometric characteristics of the most impacted intersections by the subject project. The purpose of this section is to provide a basis of comparison to future conditions.

Traffic Counts

Manual Turning Movement Counts (TMC's) were taken at the following intersections:

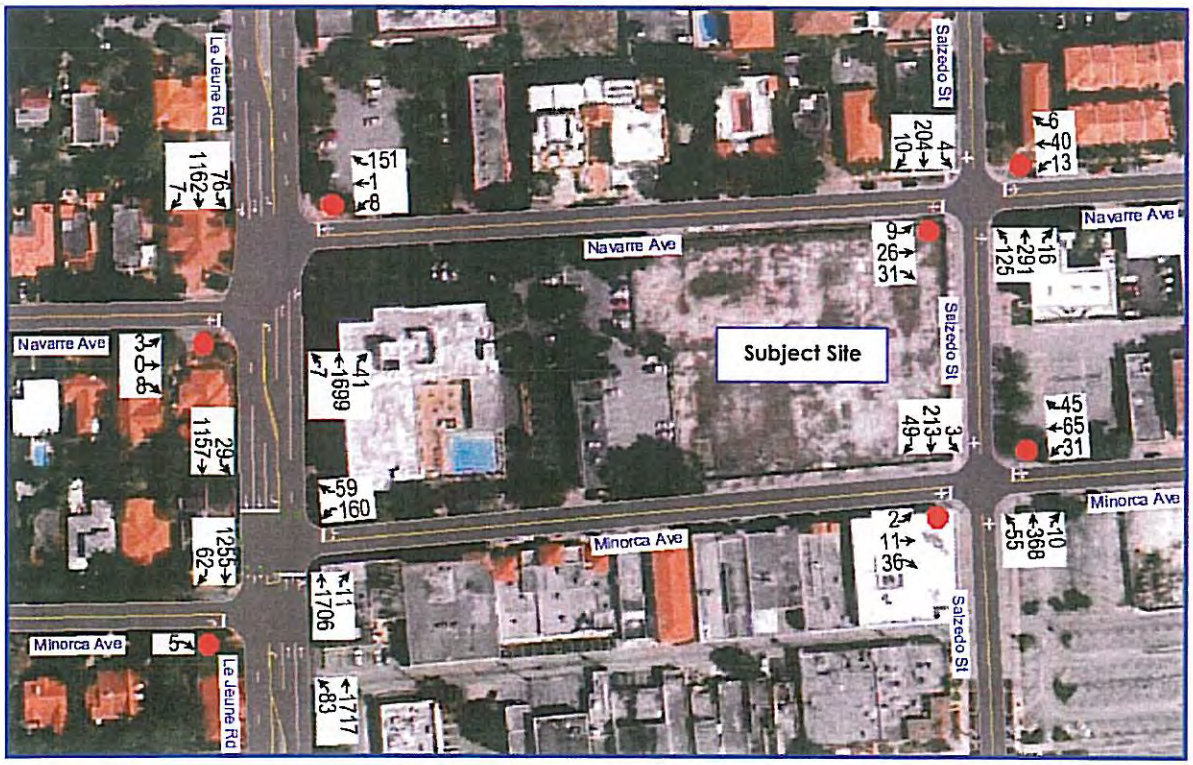
- Le Jeune Road (SR 953 / SW 42nd Avenue) & Navarre Avenue
- Le Jeune Road (SR 953 / SW 42nd Avenue) & Minorca Avenue
- Salzedo Street & Navarre Avenue
- Salzedo Street & Minorca Avenue

The turning movement counts were taken on Wednesday, May 9th, 2012 during the roadway's AM peak period of 7:00 AM to 9:00 AM and PM peak period of 4:00 PM to 6:00 PM. Subsequently, the AM and PM peak hour volumes were determined and adjusted for seasonal variations by utilizing the 2011 Florida Department of Transportation (FDOT) Seasonal Factor.

Figures 3 and 4 are graphical representations of the existing seasonally adjusted AM and PM peak hour turning movement counts (TMC's), respectively.

Figure 3: Existing Seasonally Adjusted AM Peak Hour TMC's

Figure 4: Existing Seasonally Adjusted PM Peak Hour TMC's



Intersection Level of Service (LOS)

Using the existing seasonally adjusted traffic volumes, intersection Level of Service (LOS) analyses were performed for the existing AM and PM peak hour condition. These analyses were performed consistent with the operational traffic characteristics (i.e. lane geometry, traffic control, etc.) at the time data collection took place and following the 2010 Highway Capacity Manual (HCM) methodology. Based on our analyses, the intersections within the study area yielded overall **LOS A** for the **AM peak hour** and **LOS B or better** for the **PM peak hour**. Moreover, **all the approaches** at the intersections yielded **acceptable LOS**. Table 2 summarizes the LOS results while Appendix 5 contains the supporting documentation

Table 2: Existing Intersection LOS

Existing AM Peak Hour Condition		Intersection Approach								Overall	
Location	Intersection Control	Eastbound		Westbound		Northbound		Southbound			
		LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)
Le Jeune Road & Navarre Avenue	Two-Way Stop	D	33.1	D	25.4	A	0.0	A	1.2	A	1.6
Le Jeune Road & Minorca Avenue	Signalized	D	34.3*	E	70.0	A	1.3	A	1.2	A	1.4
Salzedo Street & Navarre Avenue	Two-Way Stop	B	12.7	B	13.7	A	1.0	A	0.1	A	5.2
Salzedo Street & Minorca Avenue	Two-Way Stop	C	17.3	C	15.6	A	0.6	A	0.8	A	4.4
Existing PM Peak Hour Condition		**Intersection Approach**								Overall	
Location	Intersection Control	Eastbound		Westbound		Northbound		Southbound			
		LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)
Le Jeune Road & Navarre Avenue	Two-Way Stop	D	29.1	C	20.3	A	0.0	A	1.1	A	1.6
Le Jeune Road & Minorca Avenue	Signalized	B	10.2*	D	43.7	A	9.8	A	6.9	B	11.1
Salzedo Street & Navarre Avenue	Two-Way Stop	C	16.8	C	22.2	A	3.0	A	0.2	A	4.9
Salzedo Street & Minorca Avenue	Two-Way Stop	B	12.6	C	23.8	A	1.0	A	0.1	A	5.0

Notes: * EB approach is not controlled by traffic signal. Approach has stop control and legally allows right turn movements only.

Project Traffic

This section of the report describes the analysis for estimating the traffic associated with the subject project. The trip generation analysis summarized below was performed consistent with the methodology described in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 2nd Edition.

Trip Generation

The trip generation characteristics for the proposed mixed-use project were obtained from **ITE's Trip Generation Manual, 9th Edition**. The trip generation analysis was performed for the AM and PM peak hour utilizing the ITE's land uses that most closely resemble the subject project.

The trip generation calculations for the **AM peak hour** yielded **182 gross vehicle trips** and the **PM peak hour** resulted in **212 gross vehicle trips**. As you may notice, these vehicle trips are likely to be reduced based on the rate and extent of project's internalization, transit and pedestrian usage, since neither of these reductions were utilized in the analysis as a conservative approach. The ITE rates and percentages for the AM and PM peak hour are included in Appendix 1. Table 3 below summarizes the trip generation results.

Table 3: AM & PM Peak Hour Trip Generation Summary

LAND USE (LU)	UNITS	AM / PM PEAK HOUR					
		ITE LU CODE	PEAK HOUR	ITE TRIP GENERATION RATE/EQN	TRIPS IN	TRIPS OUT	TRIPS TOTAL
Proposed							
Apartment	214 D.U.	220	AM	0.51	22	88	110
			PM	0.62	86	47	133
General Office	30.617 Th.Sq.Ft.	710	AM	1.56	42	6	48
			PM	1.49	8	38	46
Specialty Retail *	4.643 Th.Sq.Ft.	826	AM	Ln(T)=0.61Ln(X)+2.24	15	9	24
			PM	T=2.40(X)+21.48	15	18	33
Total Gross Vehicle Trips					**79** / **109**	**103** / **103**	**182** / **212**

NOTES:

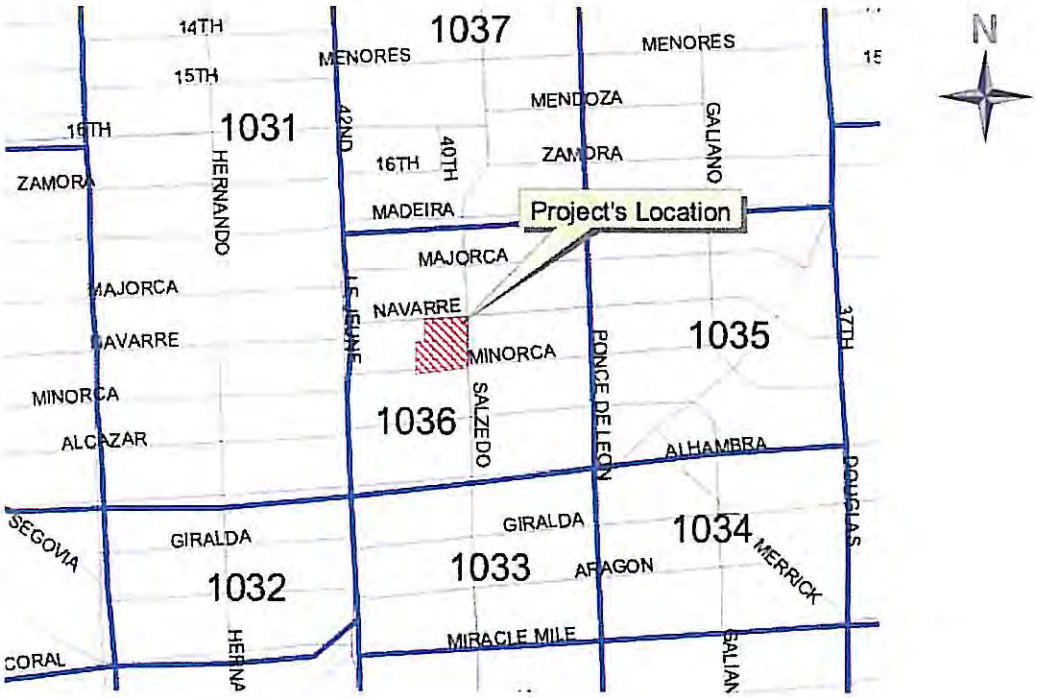
Sources: ITE Trip Generation, 9th Edition & ITE Trip Generation Handbook, 2nd Edition.

* Since ITE does not provide AM data for Specialty Retail (LU 826), the ITE data from LU 820 (Shopping Center) was used to estimate AM peak hour trips.

Trip Distribution

The subject project is located within the Traffic Analysis Zone (TAZ) 1036 as assigned by the Metropolitan Planning Organization's (MPO) on the Miami-Dade Transportation Plan (to the Year 2035) Directional Trips Distribution Report, October 2009. The corresponding traffic distribution percentages were determined by interpolating between the 2005 TAZ and 2035 TAZ data for the design year of 2016. As such, the AM and PM peak hour vehicle trips were distributed consistent with the resulting distribution percentages of TAZ 1036. Figure 5 below depicts the TAZ map for the study area.

Figure 5: Traffic Analysis Zone Map



The traffic distribution percentages being assigned to the eight (8) cardinal directions are outlined in Table 4 below. As previously mentioned, this TAZ distribution was based on interpolation of the 2005 and 2035 Directional Trip Distribution Report from the Miami-Dade 2035 Long Range Transportation Plan for the design year of 2016. Appendix 2 includes the supporting documentation.

Table 4: Directional Trip Distribution Percentages

DIRECTION	DISTRIBUTION PERCENTAGES (%)		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR
	2005	2035	2016
NNE	12.99	10.88	12.22
ENE	15.13	12.93	14.32
ESE	4.85	7.57	5.85
SSE	8.18	13.15	10.00
SSW	13.74	19.84	15.98
WSW	17.49	14.34	16.34
WNW	11.37	9.55	10.70
NNW	16.27	11.75	14.61
TOTAL	100.00	100.00	100.00

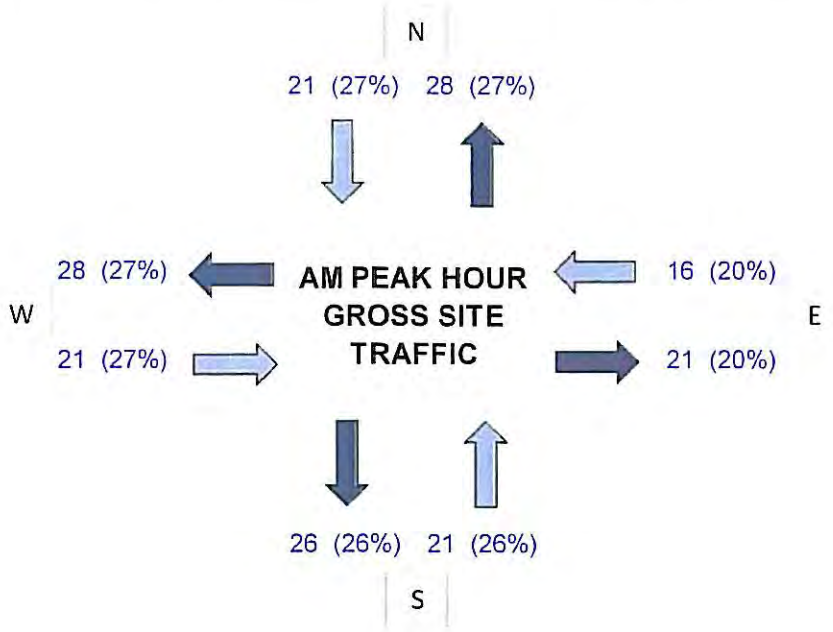
Project Trip Assignments

The gross vehicle trips have been further distributed into the four quadrants. Table 5 includes the traffic distribution with the corresponding assignments to the North, South, East and West while Figure 6 depicts the ingress and egress trips. Lastly, Figures 7 and 8 depict the vehicle trips assigned to the intersections within the study area and project driveways for the AM and PM peak hour, respectively.

Table 5: Directional Trip Assignments

DIRECTION	DISTRIBUTION	AM PEAK HOUR			PM PEAK HOUR		
		IN	OUT	TOTAL	IN	OUT	TOTAL
NORTH	26.83%	21	28	49	29	28	57
EAST	20.17%	16	21	37	22	21	43
SOUTH	25.98%	21	26	47	28	26	54
WEST	27.04%	21	28	49	30	28	58
	100.00%	79	103	182	109	103	212

Figure 6: AM & PM Peak Hour - Ingress & Egress Gross Vehicle Trips



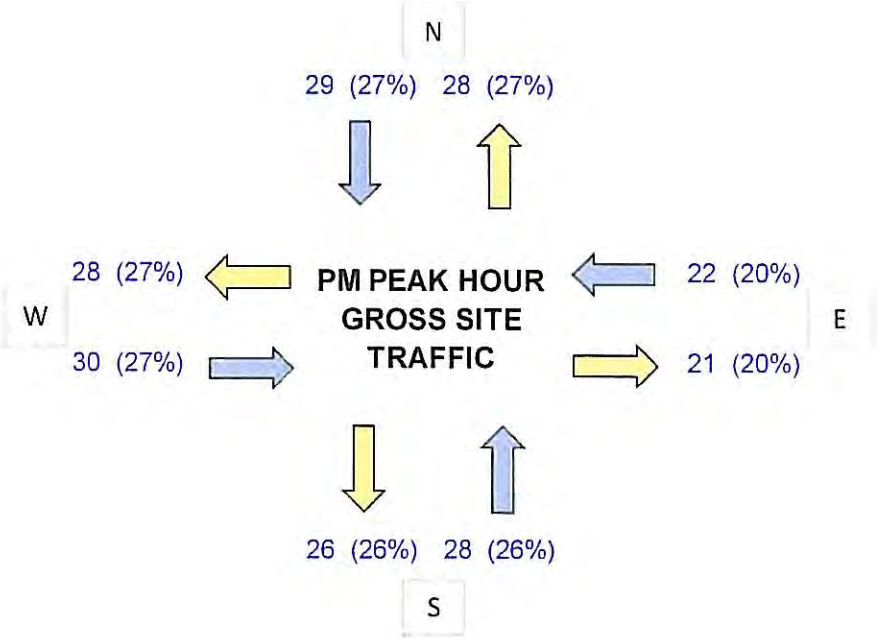


Figure 7: AM Peak Hour Site Traffic

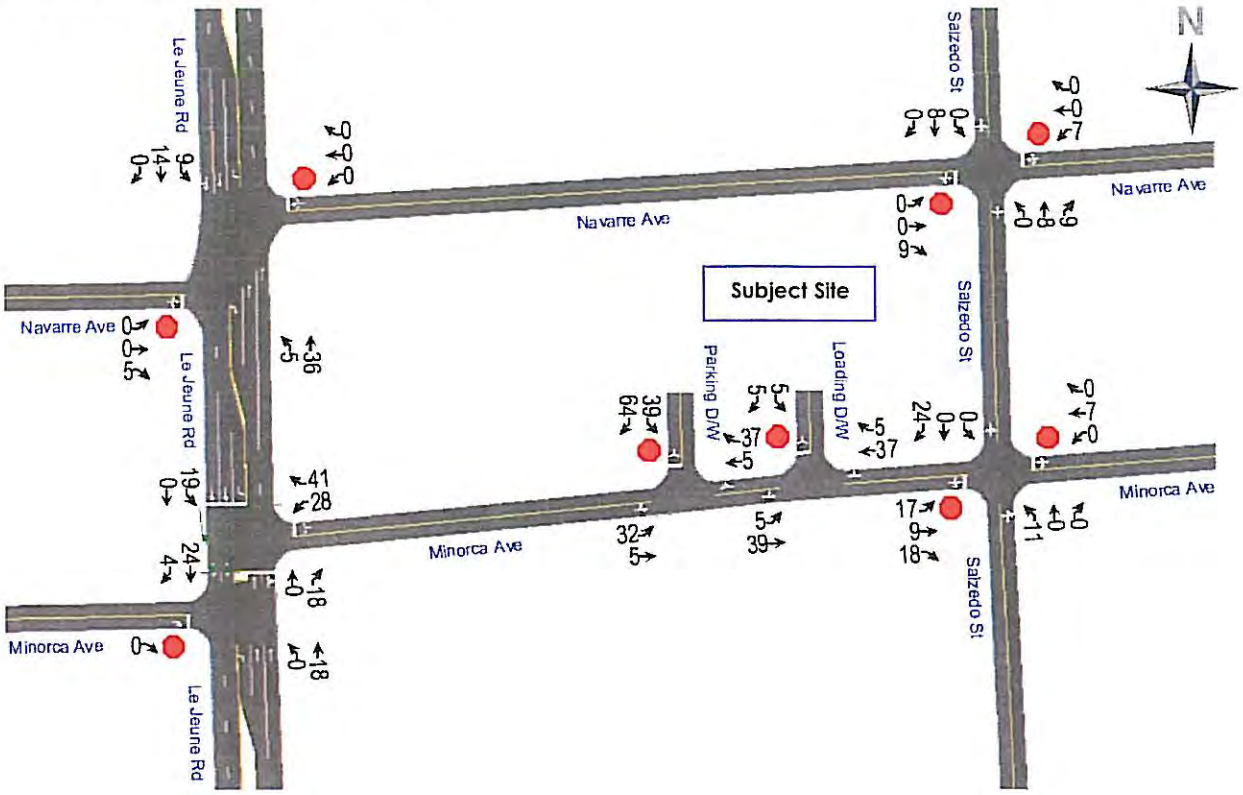
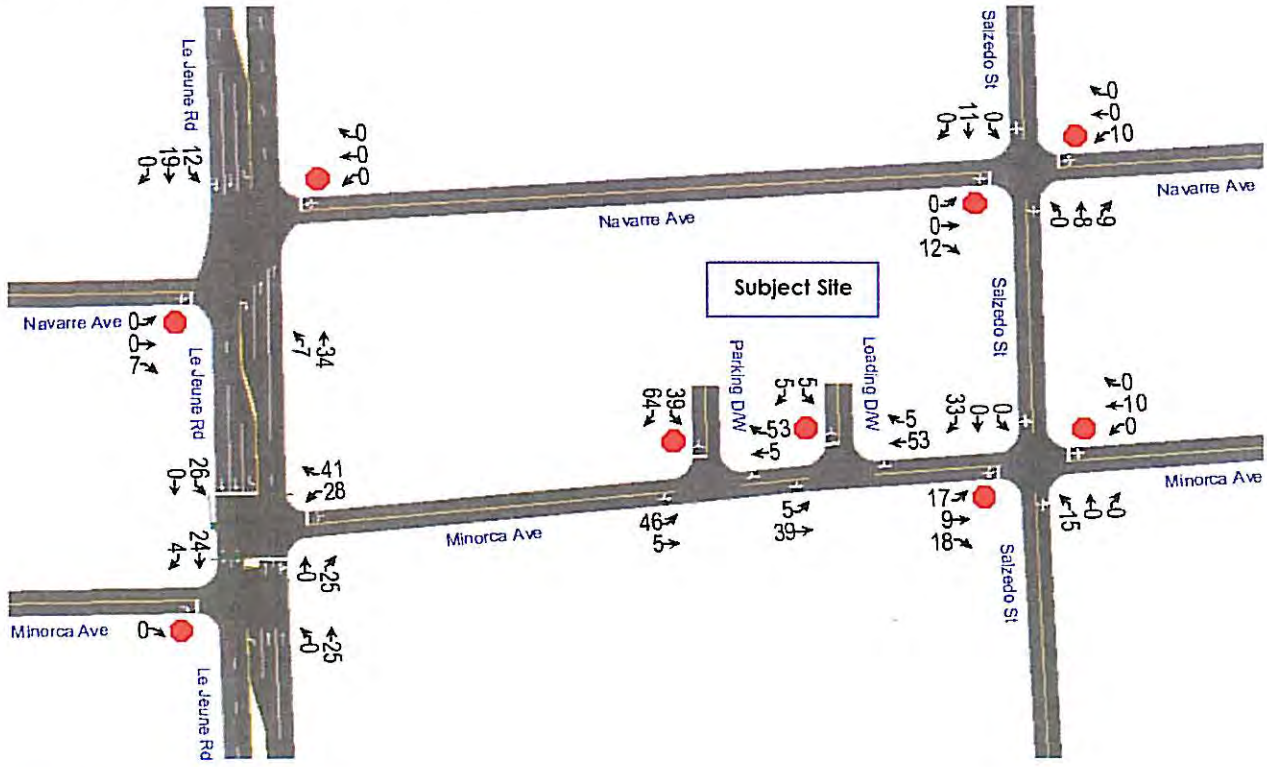


Figure 8: PM Peak Hour Site Traffic



Proposed Condition 2016

The proposed condition includes traffic growth trends and project traffic. The following sections describe the parameters utilized to calculate the proposed peak hour volumes.

Background Growth

In order to address future background growth within the project's vicinity, a growth rate analysis was performed using the 2012 Historical AADT Report data from the Florida Department of Transportation's Count Station 0024 and 0025 (SR 953/Le Jeune Road). This analysis yielded a negative growth rate.

Similarly, a growth rate was also calculated based on trips documented in the Miami-Dade County SERPM travel demand traffic model for the subject project TAZ 1036. This analysis resulted in a growth rate of 1.68 percent and therefore, was applied to the existing traffic counts to estimate the future traffic volumes. Please note that the existing traffic was grown with a compounded rate over four years (4) to estimate the future volumes in 2016. Appendix 3 includes the data and analysis performed to determine the growth rate.

Committed Development

The City of Coral Gables staff was contacted to obtain any committed developments within this project's study area. At the time, staff could not identify any projects. However, during the review process any committed developments identified will be incorporated into the proposed condition analysis.

Future AM & PM Peak Hour Volumes

The existing traffic counts for the intersections previously identified were augmented with the background growth and the project traffic to develop the volumes for the proposed condition with project in 2016. The calculations of the future volumes for each movement are contained in Appendix 4. Figures 9 and 10 depict the proposed AM and PM peak hour volumes with project traffic, respectively.

Figure 9: Proposed Future AM Peak Hour Volumes (2016)

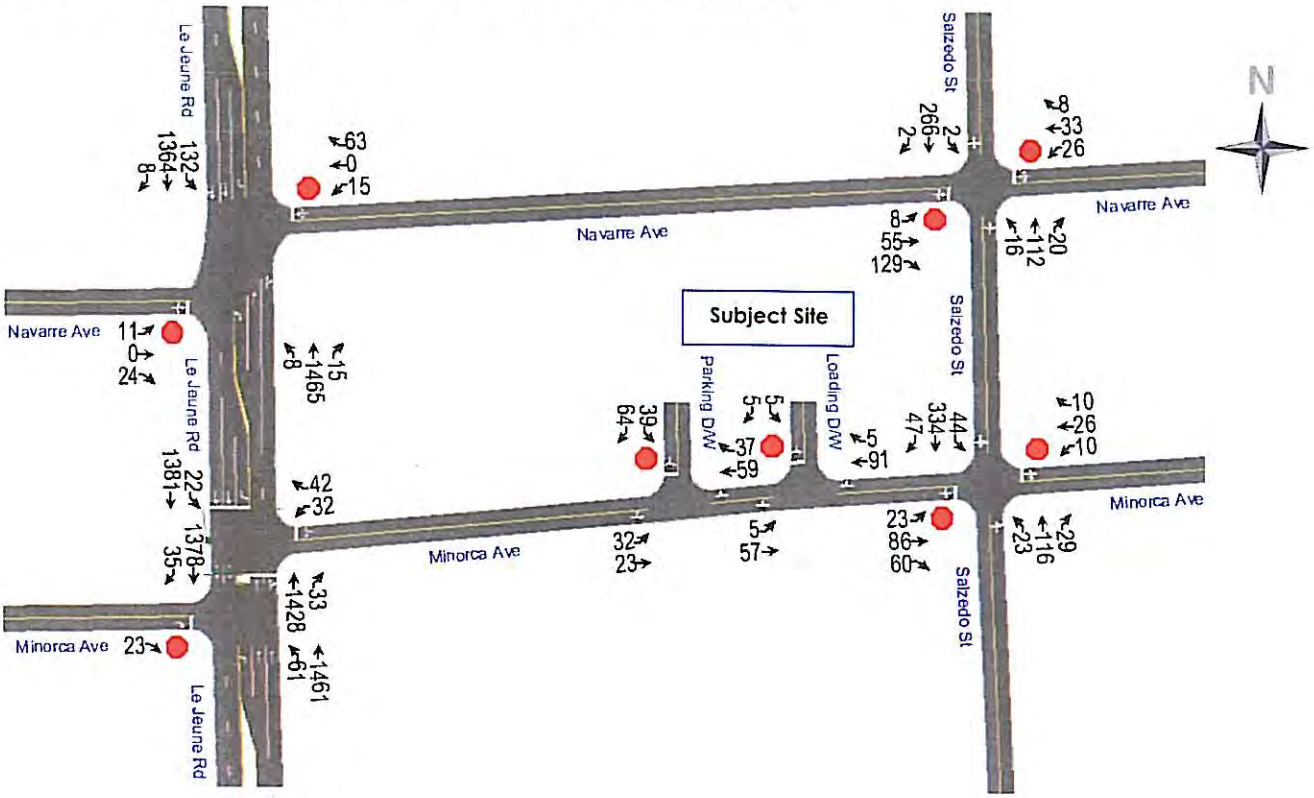
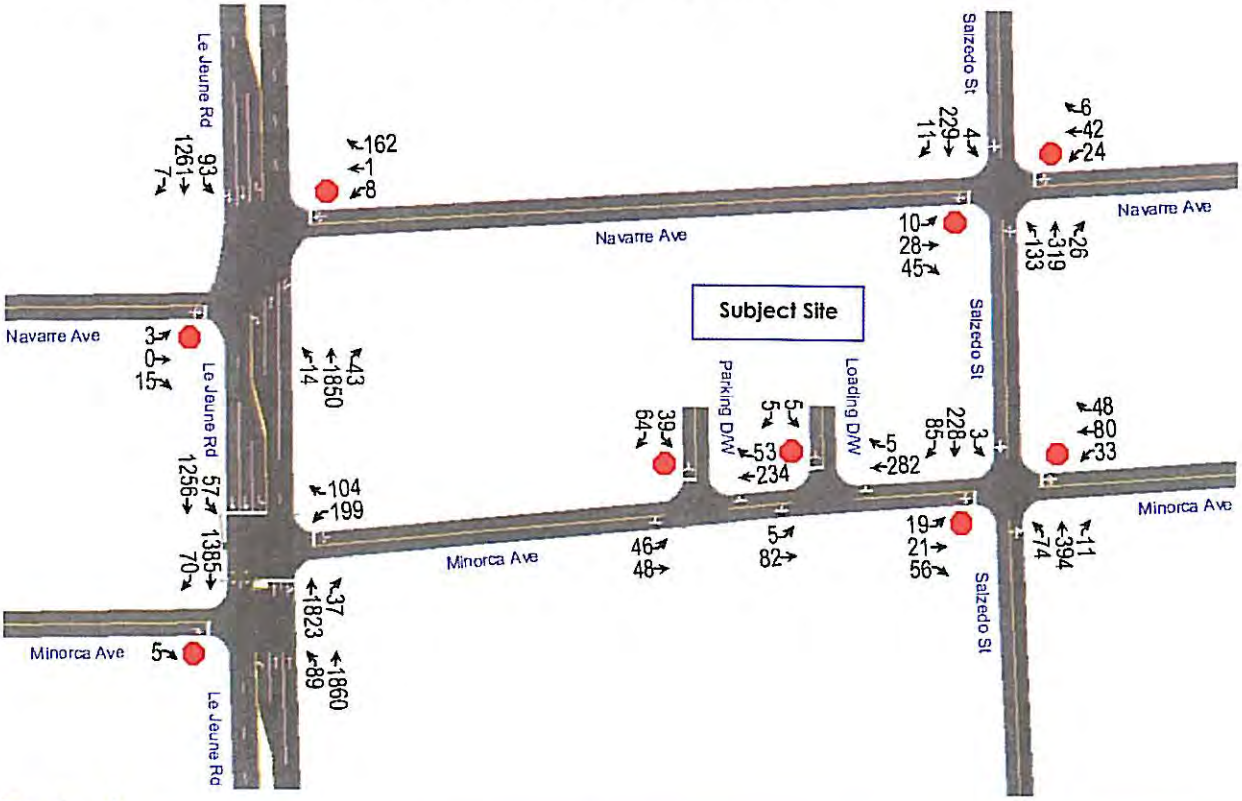


Figure 10: Proposed Future PM Peak Hour Volumes (2016)



Intersection Level of Service (LOS)

Using the proposed AM and PM peak hour volumes, Level of Service (LOS) analyses were performed to evaluate the future LOS and operation at the most impacted intersections and project's driveways. Based on our analyses, the most impacted intersections will operate at LOS A during the future AM peak hour and LOS B or better during the future PM peak hour condition. In fact, the intersections within the study area will maintain the existing LOS for the future condition with project traffic in 2016. Lastly, the driveway analysis yielded LOS A for both the AM and PM peak hour condition. Table 6 summarizes the LOS results while Appendix 5 includes the Synchro software sheets.

Table 6: Future Intersection LOS

Proposed AM Peak Hour Condition with Project Traffic		Intersection Approach								Overall	
Location	Intersection Control	Eastbound		Westbound		Northbound		Southbound			
		LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)
Le Jeune Road & Navarre Avenue	Two-Way Stop	E	44.1	E	38.1	A	0.1	A	1.6	A	2.3
Le Jeune Road & Minorca Avenue	Signalized	B	11.3 *	E	61.7	A	2.7	A	2.5	A	4.1
Salzedo Street & Navarre Avenue	Two-Way Stop	B	13.7	C	15.6	A	0.9	A	0.1	A	5.7
Salzedo Street & Minorca Avenue	Two-Way Stop	C	24.1	C	18.8	A	1.1	A	0.8	A	6.8
Parking Garage Driveway & Minorca Avenue	Two-Way Stop	A	4.4	A	0.0	N/A	N/A	A	9.7	A	4.9
Loading Driveway & Minorca Avenue	Two-Way Stop	A	0.6	A	0.0	N/A	N/A	A	9.2	A	0.8
Proposed PM Peak Hour Condition with Project Traffic		**Intersection Approach**								Overall	
Location	Intersection Control	Eastbound		Westbound		Northbound		Southbound			
		LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)
Le Jeune Road & Navarre Avenue	Two-Way Stop	D	33.0	E	36.3	A	0.1	A	1.6	A	2.6
Le Jeune Road & Minorca Avenue	Signalized	B	10.2 *	D	42.7	B	15.8	B	12.4	B	16.9
Salzedo Street & Navarre Avenue	Two-Way Stop	C	18.6	D	29.8	A	2.3	A	0.1	A	5.5
Salzedo Street & Minorca Avenue	Two-Way Stop	C	20.8	E	37.9	A	1.3	A	0.1	A	8.3
Parking Garage Driveway & Minorca Avenue	Two-Way Stop	A	4.0	A	0.0	N/A	N/A	B	12.0	A	3.3
Loading Driveway & Minorca Avenue	Two-Way Stop	A	0.5	A	0.0	N/A	N/A	B	10.8	A	0.4

Notes: * EB approach is not controlled by traffic signal. Approach has stop control and legally allows right turn movements only.

Conclusion

The results documented in this report indicated that the most impacted intersections by the subject project are operating adequately and will continue to have an acceptable Level of Service during the proposed AM and PM peak hour condition with project traffic in 2016. Therefore, it is fair to conclude that the subject project will not pose a negative traffic impact within the study area.

Appendix 1: Trip Generation

TABLE A1

2020 Salzedo Street

TRIP GENERATION ANALYSIS - AM & PM PEAK HOUR

LAND USE (LU)	UNITS	ITE LU CODE	PEAK HOUR	ITE TRIP GENERATION RATE/EQN	AM / PM PEAK HOUR TRIPS %	IN	%	OUT	TOTAL
Proposed									
Apartment	214 D.U.	220	AM	0.51	20%	22	80%	88	110
			PM	0.62	65%	86	35%	47	133
General Office	30.617 Th.Sq.Ft.	710	AM	1.56	88%	42	12%	6	48
			PM	1.49	17%	8	83%	38	46
Specialty Retail *	4.643 Th.Sq.Ft.	826	AM	Ln(T)=0.61Ln(X)+2.24	62%	15	38%	9	24
			PM	T=2.40(X)+21.48	44%	15	56%	18	33
Total Gross Vehicle Trips					**43%** / **51%**	**79** / **109**	**57%** / **49%**	**103** / **103**	**182** / **212**

NOTES:

Sources: ITE Trip Generation, 9th Edition & ITE Trip Generation Handbook, 2nd Edition.

* Since ITE does not provide AM data for Specialty Retail (LU 826), the ITE data from LU 820 (Shopping Center) was used to estimate AM peak hour trips.

Apartment
(220)

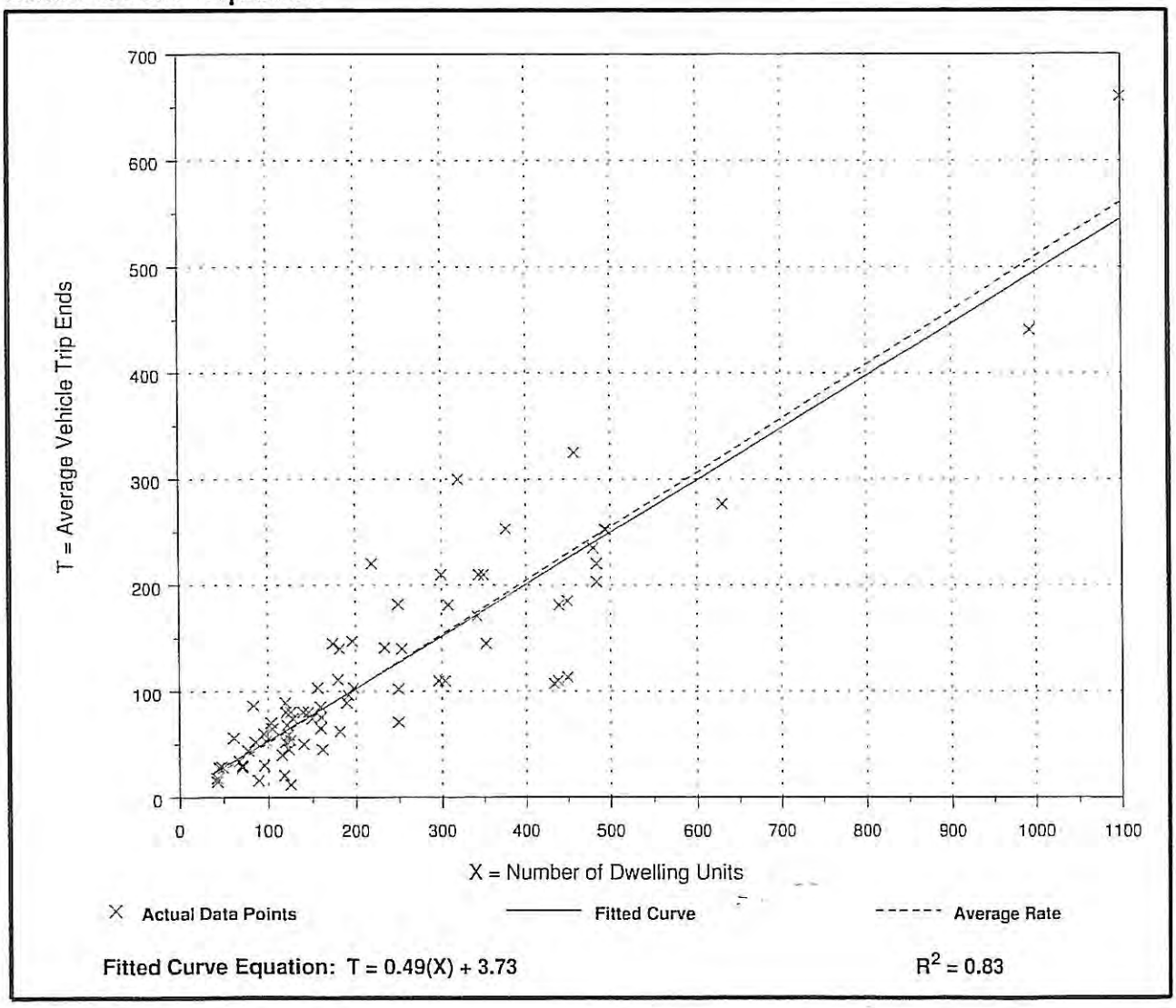
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 78
Avg. Number of Dwelling Units: 235
Directional Distribution: 20% entering, 80% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.10 - 1.02	0.73

Data Plot and Equation



Fitted Curve Equation: T = 0.49(X) + 3.73

$R^2 = 0.83$

Apartment
(220)

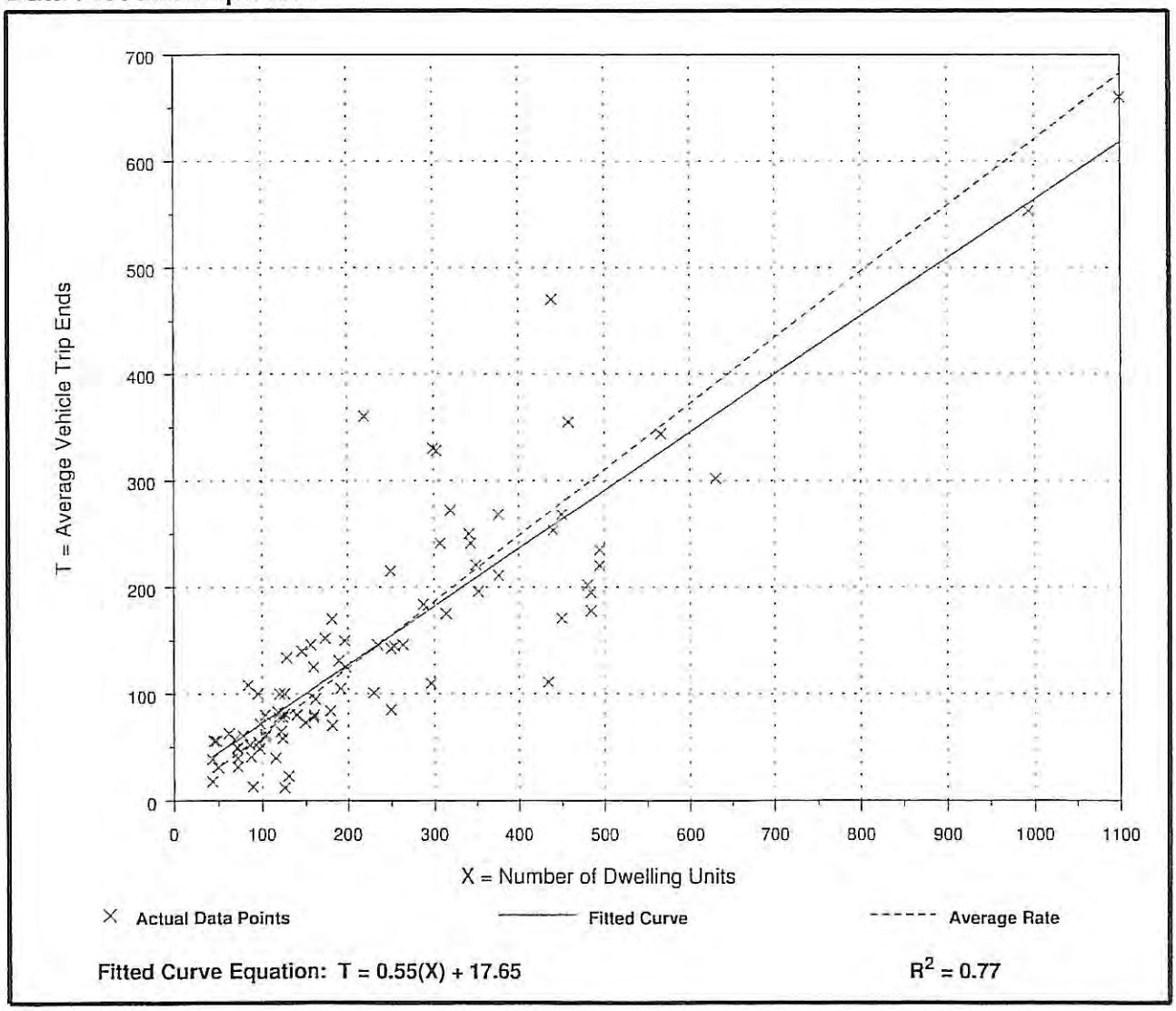
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 90
Avg. Number of Dwelling Units: 233
Directional Distribution: 65% entering, 35% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.62	0.10 - 1.64	0.82

Data Plot and Equation



Fitted Curve Equation: T = 0.55(X) + 17.65

R^2 = 0.77

General Office Building
(710)

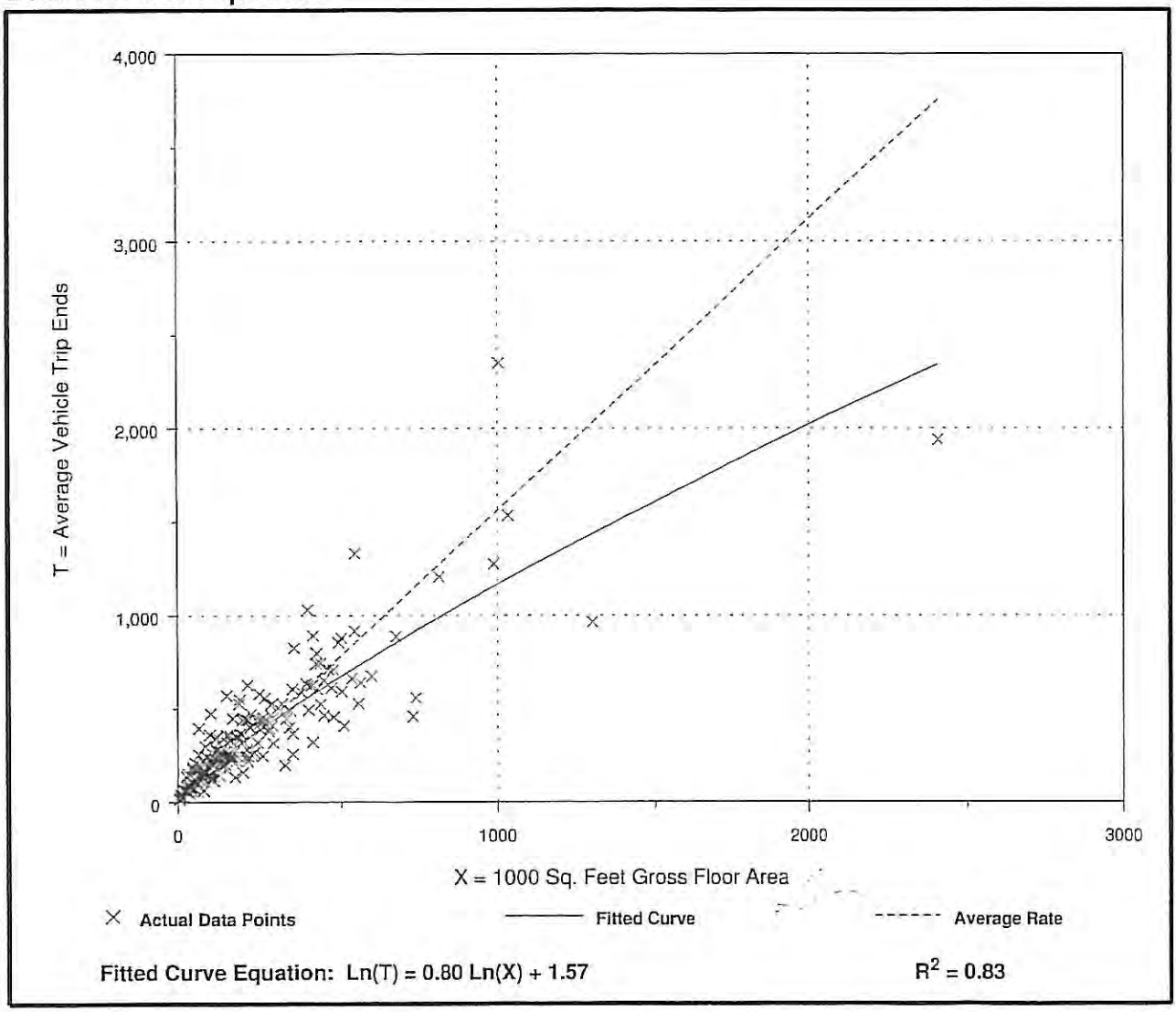
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour

Number of Studies: 218
Average 1000 Sq. Feet GFA: 222
Directional Distribution: 88% entering, 12% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.56	0.60 - 5.98	1.40

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.80 Ln(X) + 1.57

R^2 = 0.83

General Office Building
(710)

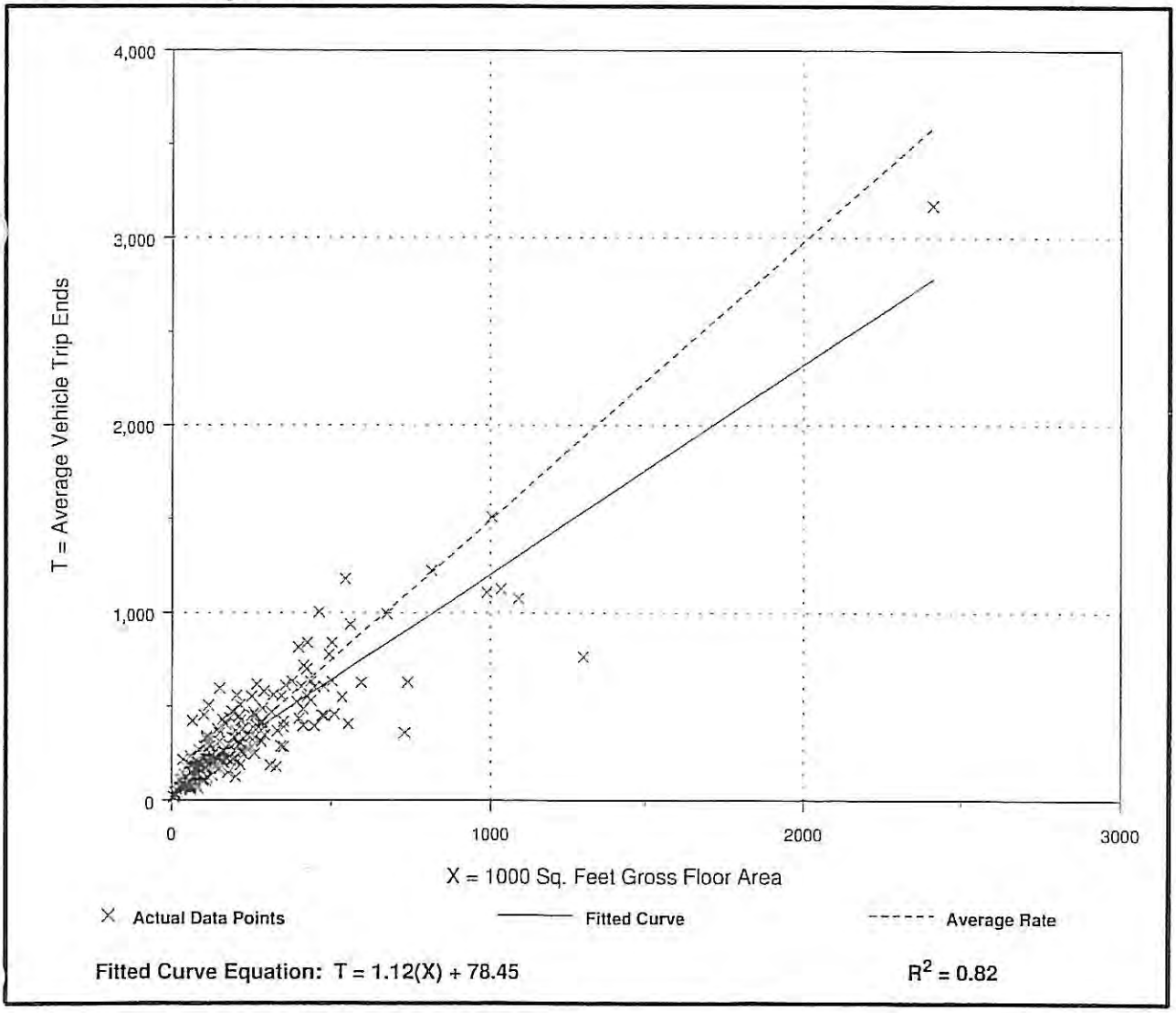
Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Floor Area**
On a: **Weekday,**
P.M. Peak Hour

Number of Studies: 236
Average 1000 Sq. Feet GFA: 215
Directional Distribution: 17% entering, 83% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.49	0.49 - 6.39	1.37

Data Plot and Equation



Fitted Curve Equation: $T = 1.12(X) + 78.45$

$R^2 = 0.82$

Shopping Center
(820)

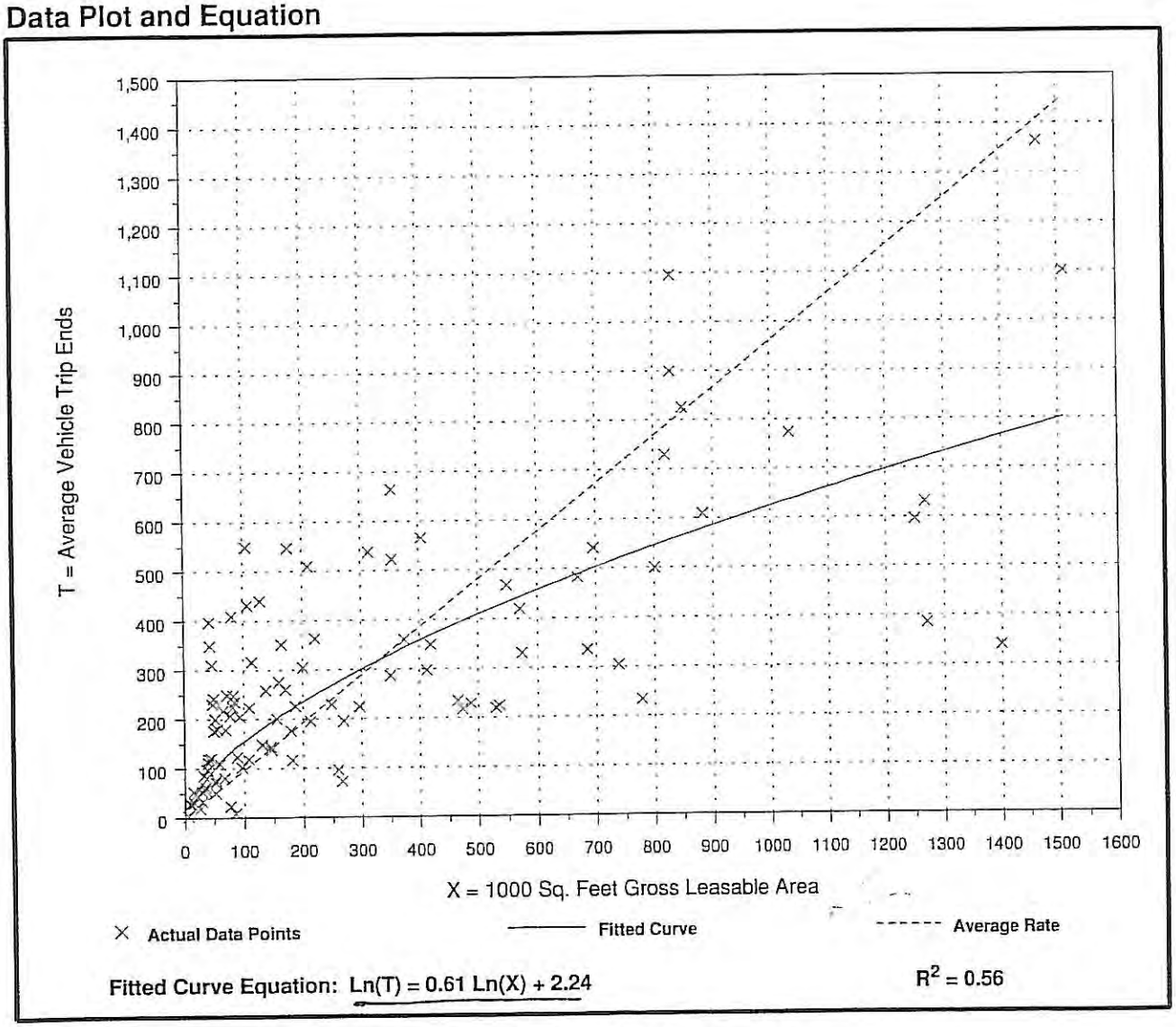
Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Leasable Area**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 104
Average 1000 Sq. Feet GLA: 310
Directional Distribution: 62% entering, 38% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
0.96	0.10 - 9.05	1.31

Data Plot and Equation



Fitted Curve Equation: $Ln(T) = 0.61\ Ln(X) + 2.24$

$R^2 = 0.56$

UTILIZED TO ESTIMATE TRIPS FOR LU 826

Specialty Retail Center
(826)

Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Leasable Area**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

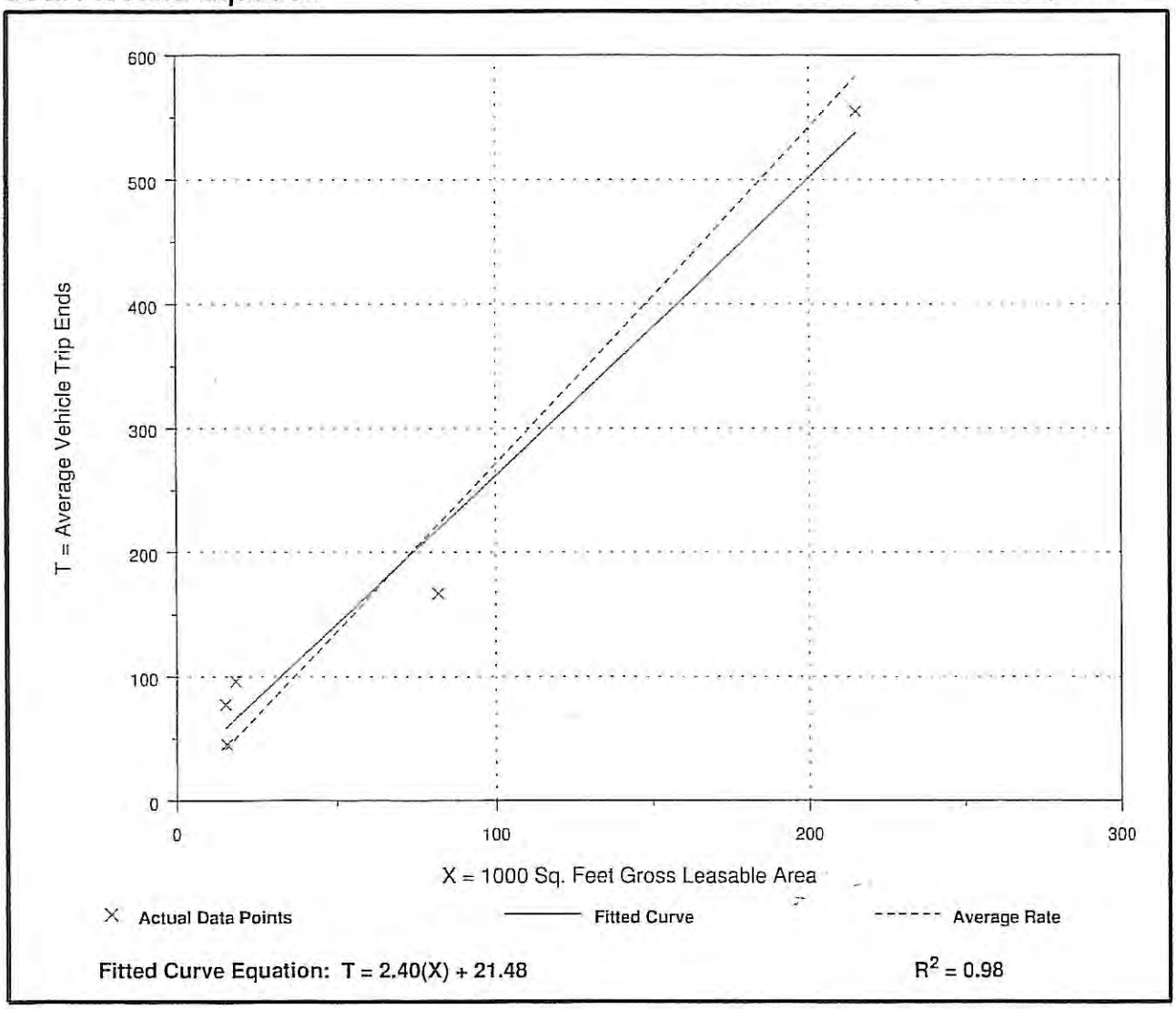
Number of Studies: 5
Average 1000 Sq. Feet GLA: 69
Directional Distribution: 44% entering, 56% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
2.71	2.03 - 5.16	1.83

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Fitted Curve Equation: T = 2.40(X) + 21.48

$R^2 = 0.98$

Appendix 2: Trip Distribution / Assignment

AM Peak Hour Gross Site Traffic

2020 Salzedo Street

2020 Salzedo Street

PM Peak Hour Gross Site Traffic

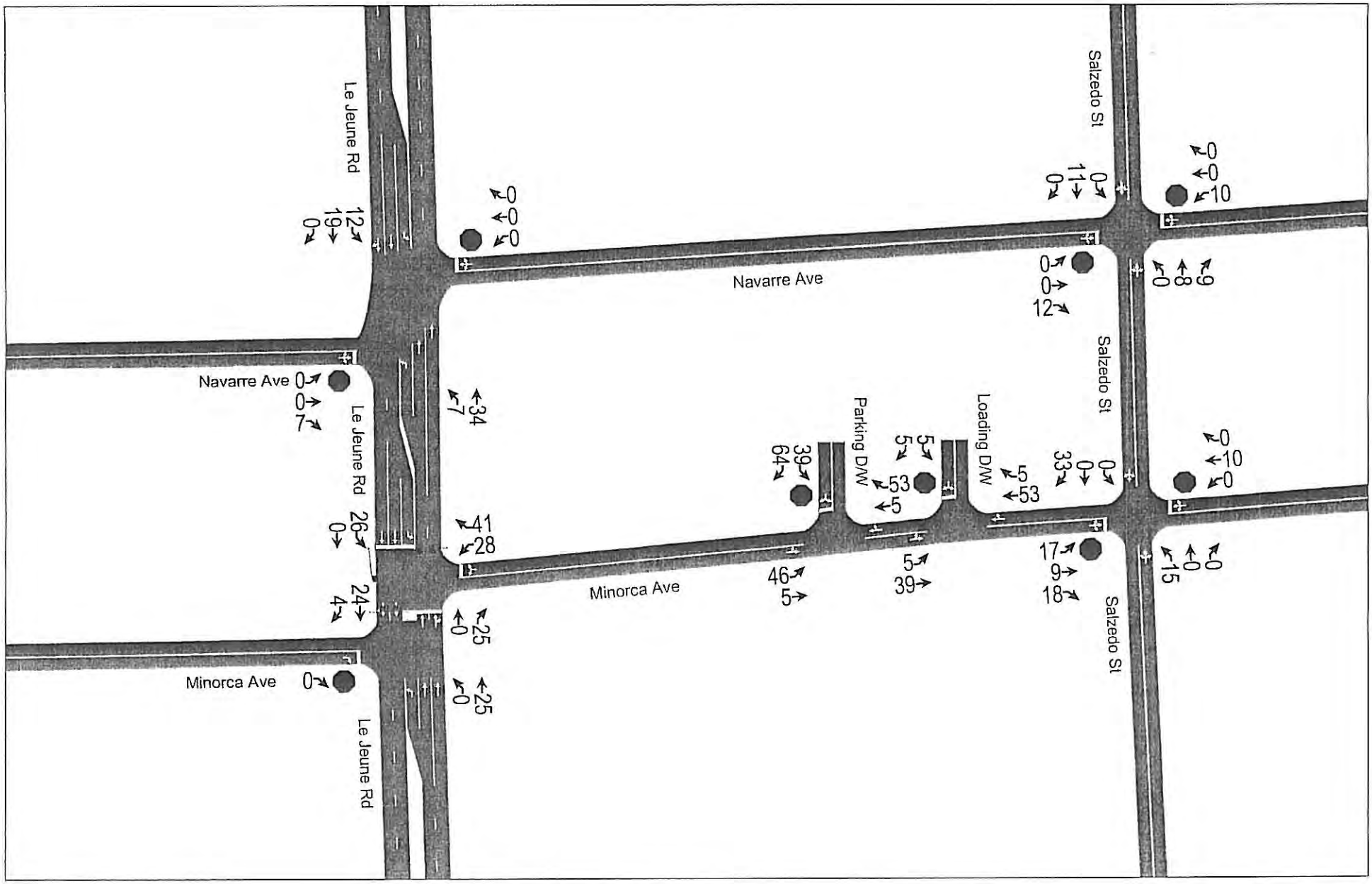


TABLE: A2

2020 Salzedo Street
Project Quadrant Distribution (AM Peak Hour)
(TAZ 1036)

DIRECTION	DISTRIBUTION (%) DESIGN YEAR	DIRECTION	DISTRIBUTION	AM PEAK HOUR		
				IN	OUT	TOTAL
NNE	12.22	NORTH	26.83%	21	28	49
ENE	14.32					
ESE	5.85	EAST	20.17%	16	21	37
SSE	10.00					
SSW	15.98	SOUTH	25.98%	21	26	47
WSW	16.34					
WNW	10.70	WEST	27.04%	21	28	49
NNW	14.61					
TOTAL	100.00		100.00%	79	103	182

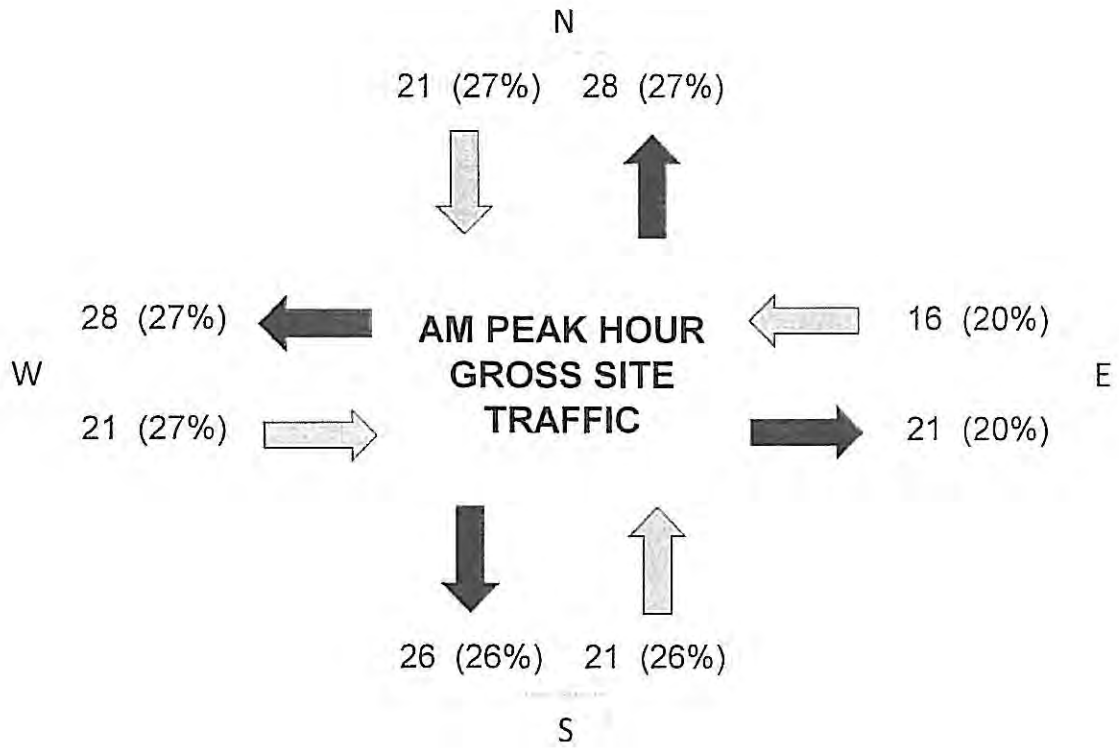


TABLE: A2-1

2020 Salzedo Street
Project Cardinal Distribution (AM Peak Hour)
(TAZ 1036)

DIRECTION	DISTRIBUTION PERCENTAGES (%)			AM PEAK HOUR		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR	IN	OUT	TOTAL
	2005	2035	2016			
NNE	12.99	10.88	12.22	10	13	23
ENE	15.13	12.93	14.32	11	15	26
ESE	4.85	7.57	5.85	5	6	11
SSE	8.18	13.15	10.00	8	10	18
SSW	13.74	19.84	15.98	13	16	29
WSW	17.49	14.34	16.34	13	17	30
WNW	11.37	9.55	10.70	8	11	19
NNW	16.27	11.75	14.61	11	15	26
TOTAL	100.00	100.00	100.00	79	103	182

Note:

Based on Miami-Dade Transportation Plan (to the Year 2035) Directional Trip Distribution Report, October 2009. Since the current data is only available for the model years 2005 and 2035, the eight (8) cardinal directions were interpolated to the design year of 2016.

TABLE: A2-2

AM PEAK HOUR	IN	OUT	TOTAL
VOLUME:	79	103	182
PERCENT:	43.41%	56.59%	(Calculated)

DIRECTION	DISTRIBUTION %	INGRESS		EGRESS		TOTAL
		CALCULATED	USED	CALCULATED	USED	
NNE	12.22	9.6509	10	12.5828	13	23
ENE	14.32	11.3154	11	14.7530	15	26
ESE	5.85	4.6194	5	6.0228	6	11
SSE	10.00	7.9018	8	10.3024	10	18
SSW	15.98	12.6216	13	16.4560	16	29
WSW	16.34	12.9047	13	16.8251	17	30
WNW	10.70	8.4551	8	11.0237	11	19
NNW	14.61	11.5440	11	15.0510	15	26
TOTAL	100.00	79.01290333	79	103.0168233	103	182

TABLE: A3

2020 Salzedo Street
Project Quadrant Distribution (PM Peak Hour)
(TAZ 1036)

DIRECTION	DISTRIBUTION (%) DESIGN YEAR	DIRECTION	DISTRIBUTION	PM PEAK HOUR		
				IN	OUT	TOTAL
NNE	12.22	NORTH	26.83%	29	28	57
ENE	14.32					
ESE	5.85	EAST	20.17%	22	21	43
SSE	10.00					
SSW	15.98	SOUTH	25.98%	28	26	54
WSW	16.34					
WNW	10.70	WEST	27.04%	30	28	58
NNW	14.61					
TOTAL	100.00		100.00%	109	103	212

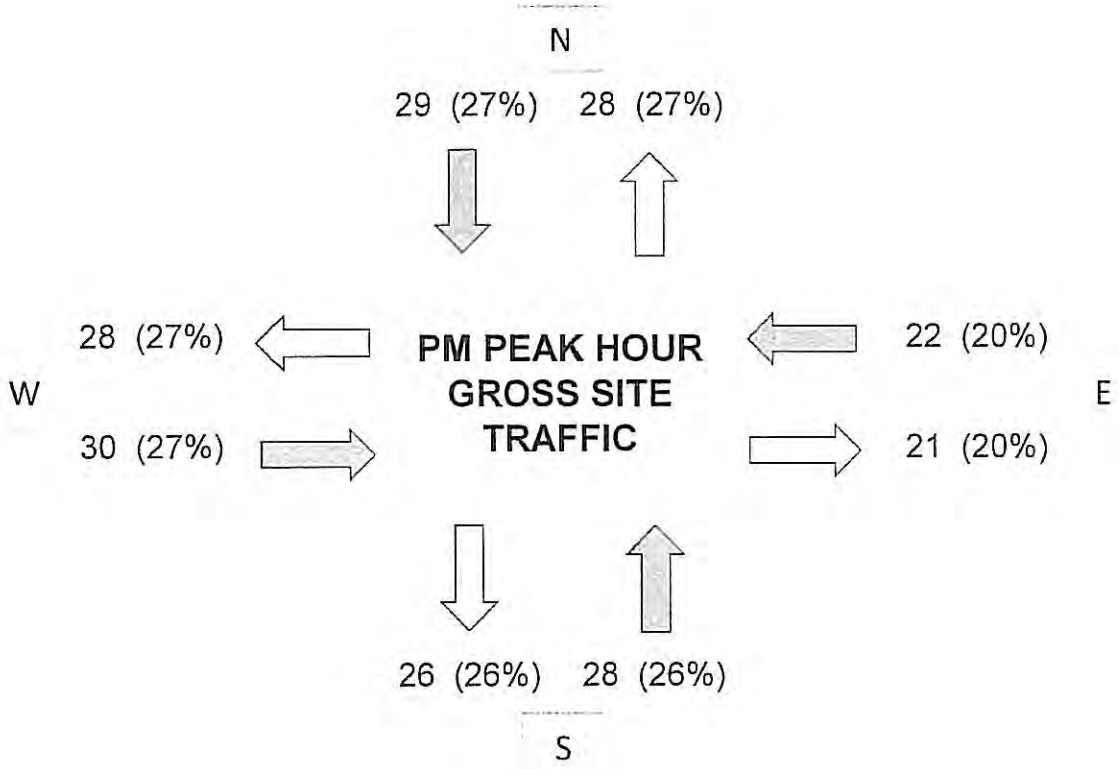


TABLE: A3-1

2020 Salzedo Street

Project Cardinal Distribution (PM Peak Hour)

(TAZ 1036)

DIRECTION	DISTRIBUTION PERCENTAGES (%)			PM PEAK HOUR		
	MIAMI-DADE LRTP MODEL YEAR		DESIGN YEAR	IN	OUT	TOTAL
	2005	2035	2016			
NNE	12.99	10.88	12.22	13	13	26
ENE	15.13	12.93	14.32	16	15	31
ESE	4.85	7.57	5.85	6	6	12
SSE	8.18	13.15	10.00	11	10	21
SSW	13.74	19.84	15.98	17	16	33
WSW	17.49	14.34	16.34	18	17	35
WNW	11.37	9.55	10.70	12	11	23
NNW	16.27	11.75	14.61	16	15	31
TOTAL	100.00	100.00	100.00	109	103	212

Note:

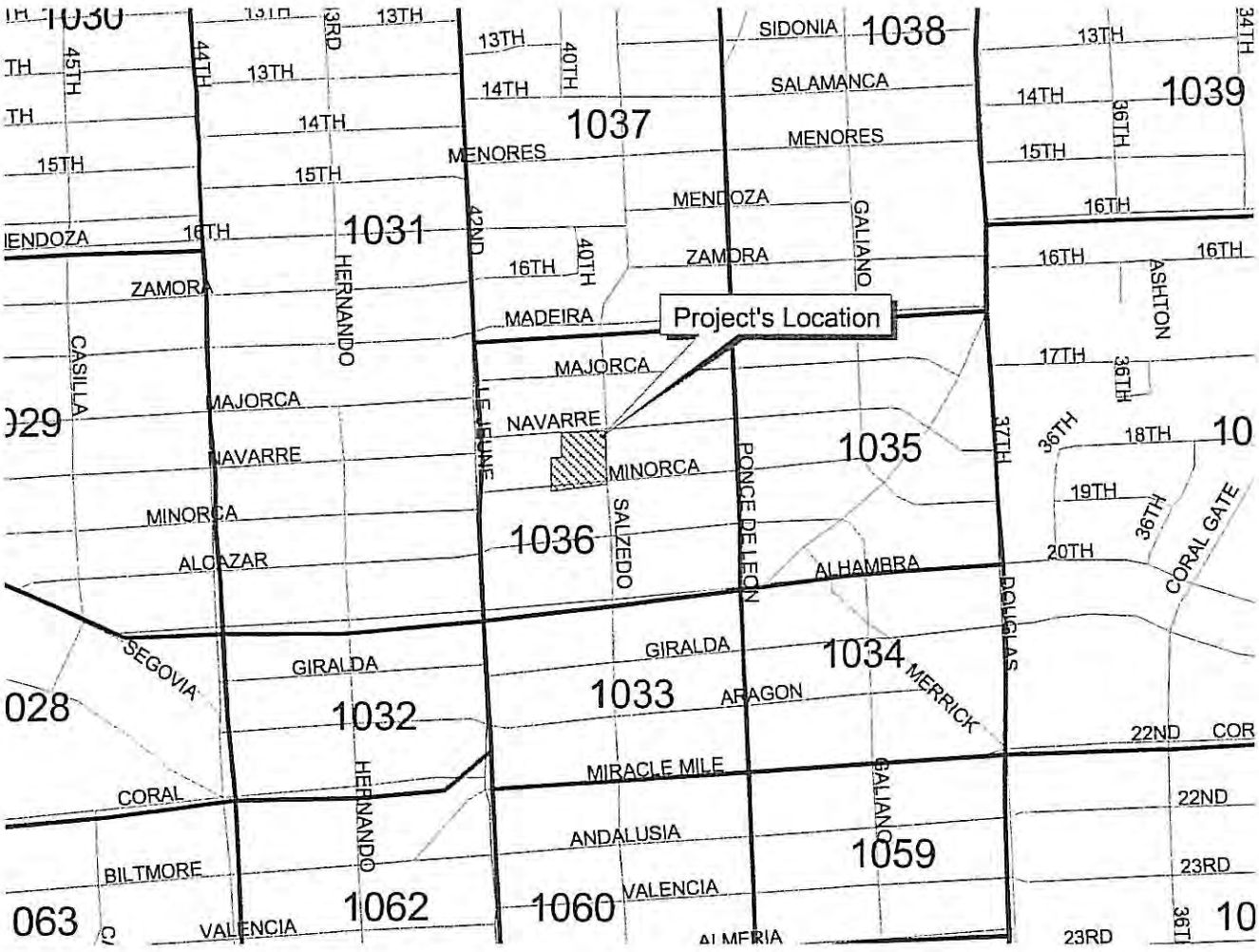
Based on Miami-Dade Transportation Plan (to the Year 2035) Directional Trip Distribution Report, October 2009. Since the current data is only available for the model years 2005 and 2035, the eight (8) cardinal directions were interpolated to the design year of 2016.

TABLE: A3-2

PM PEAK HOUR	IN	OUT	TOTAL
VOLUME:	109	103	212
PERCENT:	51.42%	48.58%	(Calculated)

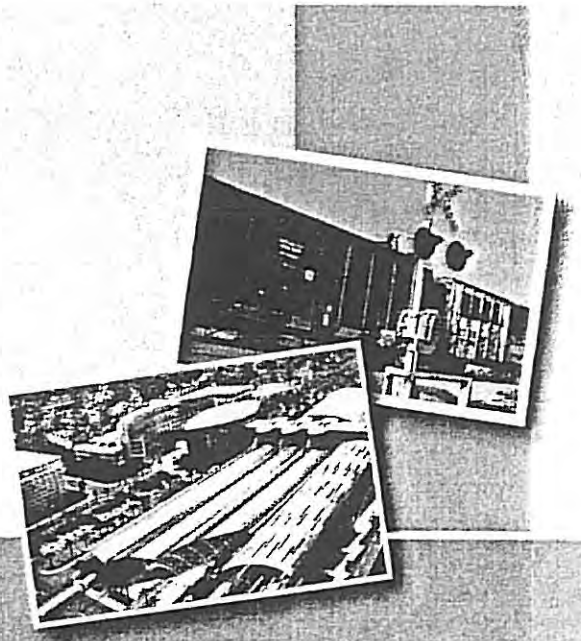
DIRECTION	DISTRIBUTION %	INGRESS		EGRESS		TOTAL
		CALCULATED	USED	CALCULATED	USED	
NNE	12.22	13.3158	13	12.5828	13	26
ENE	14.32	15.6124	16	14.7530	15	31
ESE	5.85	6.3736	6	6.0228	6	12
SSE	10.00	10.9025	11	10.3024	10	21
SSW	15.98	17.4146	17	16.4560	16	33
WSW	16.34	17.8052	18	16.8251	17	35
WNW	10.70	11.6659	12	11.0237	11	23
NNW	14.61	15.9278	16	15.0510	15	31
TOTAL	100.00	109.0178033	109	103.0168233	103	212

Traffic Analysis Zone (TAZ)

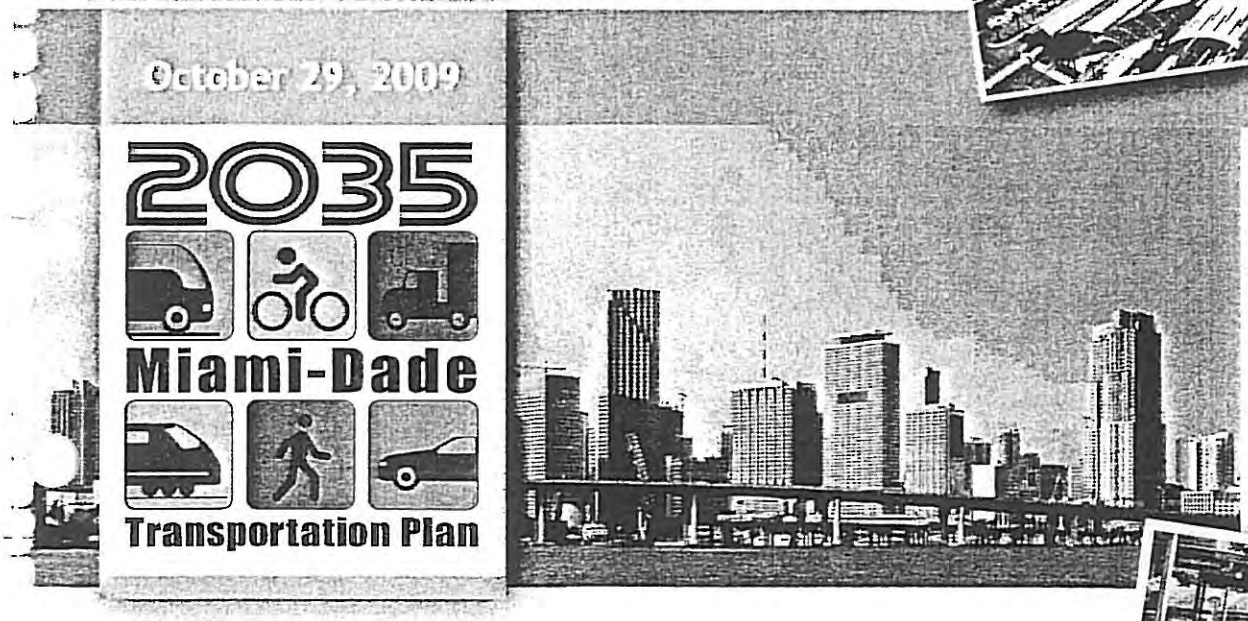


Miami-Dade 2035 Long Range Transportation Plan

Directional Trip Distribution Report



October 29, 2009



Prepared by:

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In association with:

Advanced Transportation Engineering Consultants

AECOM Consult

Charesse Chester and Associates

Citilabs

Metropolitan Center at Florida International University

Strategy Solutions

MIAMI-DADE 2005 DIRECTIONAL DISTRIBUTION SUMMARY											
ORIGIN ZONE			CARDINAL DIRECTIONS								
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	TOTAL
		PERCENT	13.98	14.21	4.35	7.05	17.85	18.48	9.79	14.3	
1009	3709	TRIPS	56	66	17	24	66	106	72	68	475
		PERCENT	11.79	13.89	3.58	5.05	13.89	22.32	15.16	14.32	
1010	3710	TRIPS	867	935	428	477	886	787	480	870	5,730
		PERCENT	15.13	16.32	7.47	8.32	15.46	13.73	8.38	15.18	
1011	3711	TRIPS	300	351	166	158	182	173	156	291	1,777
		PERCENT	16.88	19.75	9.34	8.89	10.24	9.74	8.78	16.38	
1012	3712	TRIPS	526	617	351	247	510	544	375	713	3,883
		PERCENT	13.55	15.89	9.04	6.36	13.13	14.01	9.66	18.36	
1013	3713	TRIPS	398	516	250	195	321	401	183	410	2,674
		PERCENT	14.88	19.3	9.35	7.29	12	15	6.84	15.33	
1014	3714	TRIPS	599	851	410	362	464	470	272	806	4,234
		PERCENT	14.15	20.1	9.68	8.55	10.96	11.1	6.42	19.04	
1015	3715	TRIPS	474	649	358	360	654	652	367	607	4,121
		PERCENT	11.5	15.75	8.69	8.74	15.87	15.82	8.91	14.73	
1016	3716	TRIPS	1114	1497	1095	612	1256	987	723	1662	8,946
		PERCENT	12.45	16.73	12.24	6.84	14.04	11.03	8.08	18.58	
1017	3717	TRIPS	900	828	353	532	1086	1057	684	899	6,339
		PERCENT	14.2	13.06	5.57	8.39	17.13	16.67	10.79	14.18	
1018	3718	TRIPS	552	777	290	315	434	397	242	666	3,673
		PERCENT	15.03	21.15	7.9	8.58	11.82	10.81	6.59	18.13	
1019	3719	TRIPS	270	434	200	174	222	273	185	370	2,128
		PERCENT	12.69	20.39	9.4	8.18	10.43	12.83	8.69	17.39	
1020	3720	TRIPS	301	476	124	220	340	402	260	389	2,512
		PERCENT	11.98	18.95	4.94	8.76	13.54	16	10.35	15.49	
1021	3721	TRIPS	1890	2416	659	819	1935	2079	1523	1913	13,234
		PERCENT	14.28	18.26	4.98	6.19	14.62	15.71	11.51	14.46	
1022	3722	TRIPS	780	1436	310	533	567	423	689	1047	5,785
		PERCENT	13.48	24.82	5.36	9.21	9.8	7.31	11.91	18.1	
1023	3723	TRIPS	362	567	320	338	305	382	275	535	3,084
		PERCENT	11.74	18.39	10.38	10.96	9.89	12.39	8.92	17.35	
1024	3724	TRIPS	514	805	498	412	475	663	445	728	4,540
		PERCENT	11.32	17.73	10.97	9.07	10.46	14.6	9.8	16.04	
1025	3725	TRIPS	401	577	449	228	567	420	336	428	3,406
		PERCENT	11.77	16.94	13.18	6.69	16.65	12.33	9.86	12.57	
1026	3726	TRIPS	538	652	460	277	437	398	363	583	3,708
		PERCENT	14.51	17.58	12.41	7.47	11.79	10.73	9.79	15.72	
1027	3727	TRIPS	929	1176	759	455	783	622	787	948	6,459
		PERCENT	14.38	18.21	11.75	7.04	12.12	9.63	12.18	14.68	
1028	3728	TRIPS	187	315	230	122	141	165	192	185	1,537
		PERCENT	12.17	20.49	14.96	7.94	9.17	10.74	12.49	12.04	
1029	3729	TRIPS	126	290	188	91	81	107	127	145	1,155
		PERCENT	10.91	25.11	16.28	7.88	7.01	9.26	11	12.55	
1030	3730	TRIPS	266	523	286	287	206	183	269	314	2,334
		PERCENT	11.4	22.41	12.25	12.3	8.83	7.84	11.53	13.45	
1031	3731	TRIPS	341	614	197	387	297	250	306	405	2,797
		PERCENT	12.19	21.95	7.04	13.84	10.62	8.94	10.94	14.48	
1032	3732	TRIPS	88	161	88	38	96	105	90	111	777
		PERCENT	11.33	20.72	11.33	4.89	12.36	13.51	11.58	14.29	
1033	3733	TRIPS	834	947	360	415	876	1134	699	1077	6,342
		PERCENT	13.15	14.93	5.68	6.54	13.81	17.88	11.02	16.98	
1034	3734	TRIPS	2050	1905	665	858	2362	2953	1821	2513	15,127
		PERCENT	13.55	12.59	4.4	5.67	15.61	19.52	12.04	16.61	
1035	3735	TRIPS	1166	1323	309	765	1467	1790	1112	1525	9,457
		PERCENT	12.33	13.99	3.27	8.09	15.51	18.93	11.76	16.13	
1036	3736	TRIPS	1572	1831	587	990	1663	2117	1376	1969	12,105
		PERCENT	12.99	15.13	4.85	8.18	13.74	17.49	11.37	16.27	
1037	3737	TRIPS	562	913	271	583	499	594	535	730	4,687
		PERCENT	11.99	19.48	5.78	12.44	10.65	12.67	11.41	15.57	
1038	3738	TRIPS	1677	2198	667	1151	1971	2001	1700	1973	13,338
		PERCENT	12.57	16.48	5	8.63	14.78	15	12.75	14.79	
1039	3739	TRIPS	660	1172	241	391	998	796	824	961	6,043
		PERCENT	10.92	19.39	3.99	6.47	16.51	13.17	13.64	15.9	
1040	3740	TRIPS	686	810	212	346	703	849	589	925	5,120
		PERCENT	13.4	15.82	4.14	6.76	13.73	16.58	11.5	18.07	

MIAMI-DADE 2035 DIRECTIONAL DISTRIBUTION SUMMARY											
			CARDINAL DIRECTIONS								
ORIGIN ZONE			NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	TOTAL
		PERCENT	9.4	20.07	7.1	11.48	17.5	16.95	5.65	11.84	
1021	3721	TRIPS	1508	2053	714	961	1639	1596	969	1568	11,008
		PERCENT	13.7	18.65	6.49	8.73	14.89	14.5	8.8	14.24	
1022	3722	TRIPS	806	1178	867	885	709	813	368	1113	6,739
		PERCENT	11.96	17.48	12.87	13.13	10.52	12.06	5.46	16.52	
1023	3723	TRIPS	357	535	496	443	500	372	248	595	3,546
		PERCENT	10.07	15.09	13.99	12.49	14.1	10.49	6.99	16.78	
1024	3724	TRIPS	574	691	464	237	820	905	717	993	5,401
		PERCENT	10.63	12.79	8.59	4.39	15.18	16.76	13.28	18.39	
1025	3725	TRIPS	702	666	483	199	530	489	355	722	4,146
		PERCENT	16.93	16.06	11.65	4.8	12.78	11.79	8.56	17.41	
1026	3726	TRIPS	455	506	499	342	570	491	390	558	3,811
		PERCENT	11.94	13.28	13.09	8.97	14.96	12.88	10.23	14.64	
1027	3727	TRIPS	1083	1120	647	479	501	582	815	1220	6,447
		PERCENT	16.8	17.37	10.04	7.43	7.77	9.03	12.64	18.92	
1028	3728	TRIPS	196	327	205	242	204	263	189	176	1,802
		PERCENT	10.88	18.15	11.38	13.43	11.32	14.59	10.49	9.77	
1029	3729	TRIPS	145	178	240	296	117	72	124	99	1,271
		PERCENT	11.41	14	18.88	23.29	9.21	5.66	9.76	7.79	
1030	3730	TRIPS	428	546	163	341	419	194	428	298	2,817
		PERCENT	15.19	19.38	5.79	12.11	14.87	6.89	15.19	10.58	
1031	3731	TRIPS	870	918	332	228	399	207	368	498	3,820
		PERCENT	22.77	24.03	8.69	5.97	10.45	5.42	9.63	13.04	
1032	3732	TRIPS	102	145	60	70	165	115	109	173	939
		PERCENT	10.86	15.44	6.39	7.45	17.57	12.25	11.61	18.42	
1033	3733	TRIPS	1006	1099	304	480	1459	1568	1024	1385	8,325
		PERCENT	12.08	13.2	3.65	5.77	17.53	18.83	12.3	16.64	
1034	3734	TRIPS	2690	3083	725	1569	4341	3521	2005	2907	20,841
		PERCENT	12.91	14.79	3.48	7.53	20.83	16.89	9.62	13.95	
1035	3735	TRIPS	1570	2456	584	1220	2118	1825	1120	1775	12,668
		PERCENT	12.39	19.39	4.61	9.63	16.72	14.41	8.84	14.01	
1036	3736	TRIPS	2038	2422	1418	2463	3716	2686	1788	2201	18,732
		PERCENT	10.88	12.93	7.57	13.15	19.84	14.34	9.55	11.75	
1037	3737	TRIPS	635	835	370	506	1016	603	701	810	5,476
		PERCENT	11.6	15.25	6.76	9.24	18.55	11.01	12.8	14.79	
1038	3738	TRIPS	1920	2763	660	894	3242	2276	2567	3019	17,341
		PERCENT	11.07	15.93	3.81	5.16	18.7	13.12	14.8	17.41	
1039	3739	TRIPS	906	1284	314	385	950	1100	833	1475	7,247
		PERCENT	12.5	17.72	4.33	5.31	13.11	15.18	11.49	20.35	
1040	3740	TRIPS	803	812	113	296	866	1189	897	1050	6,026
		PERCENT	13.33	13.47	1.88	4.91	14.37	19.73	14.89	17.42	
1041	3741	TRIPS	1064	1419	397	587	1338	1345	810	1253	8,213
		PERCENT	12.96	17.28	4.83	7.15	16.29	16.38	9.86	15.26	
1042	3742	TRIPS	1341	1422	289	313	1381	1582	1383	1553	9,264
		PERCENT	14.48	15.35	3.12	3.38	14.91	17.08	14.93	16.76	
1043	3743	TRIPS	1648	1485	122	202	662	1115	952	1666	7,852
		PERCENT	20.99	18.91	1.55	2.57	8.43	14.2	12.12	21.22	
1044	3744	TRIPS	1153	1014	99	197	730	1414	1022	1498	7,127
		PERCENT	16.18	14.23	1.39	2.76	10.24	19.84	14.34	21.02	
1045	3745	TRIPS	1084	1524	391	481	1103	1394	1081	1102	8,160
		PERCENT	13.28	18.68	4.79	5.89	13.52	17.08	13.25	13.5	
1046	3746	TRIPS	958	1020	340	93	797	1393	1494	993	7,088
		PERCENT	13.52	14.39	4.8	1.31	11.24	19.65	21.08	14.01	
1047	3747	TRIPS	1411	996	29	86	305	547	729	1132	5,235
		PERCENT	26.95	19.03	0.55	1.64	5.83	10.45	13.93	21.62	
1048	3748	TRIPS	887	811	429	421	916	1284	1029	888	6,665
		PERCENT	13.31	12.17	6.44	6.32	13.74	19.26	15.44	13.32	
1049	3749	TRIPS	2208	1025	25	80	306	766	973	1960	7,343
		PERCENT	30.07	13.96	0.34	1.09	4.17	10.43	13.25	26.69	
1050	3750	TRIPS	300	139	6	15	65	149	122	226	1,022
		PERCENT	29.35	13.6	0.59	1.47	6.36	14.58	11.94	22.11	
1051	3751	TRIPS	644	128	21	17	23	380	325	432	1,970
		PERCENT	32.69	6.5	1.07	0.86	1.17	19.29	16.5	21.93	
1052	3752	TRIPS	6615	1784	116	125	997	2567	1972	3681	17,857
		PERCENT	37.04	9.99	0.65	0.7	5.58	14.38	11.04	20.61	
1053	3753	TRIPS	1770	1039	217	32	783	841	837	1197	6,716
		PERCENT	26.35	15.47	3.23	0.48	11.66	12.52	12.46	17.82	
1054	3754	TRIPS	1709	1201	64	171	1313	2147	1430	1900	9,935

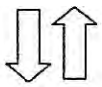
Appendix 3: Signal Timing, Background Growth & Adjustment Factor

MIAMI-DADE ATMS
SIGNAL DATA SHEET

Signal Asset ID: 3786
Signal Location: Le Jeune Road & Minorca Avenue
Analysis Period: (AM) / PM (Circle One)
Local Time of Day Schedule: 5 Plan
Local Time of Day Function: - Setting (Blank or Number#)

Signal Settings: -
(i.e. Blank, Plan #1 – Phase Bank 1, Max 1)

Cycle Length: 130 seconds
Offset: 11 seconds

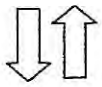
PHASE:	Φ1	Φ2		
				
G(w)	-	-		
G(f)	-	-		
G(g)	86	34		
G(total)	86	34		
Y	4	4		
R	1	1		
SPLIT	91	39		

MIAMI-DADE ATMS
SIGNAL DATA SHEET

Signal Asset ID: 3786
Signal Location: Le Jeune Road & Minorca Avenue
Analysis Period: AM / (PM) (Circle One)
Local Time of Day Schedule: 7 Plan
Local Time of Day Function: - Setting (Blank or Number#)

Signal Settings: -
(i.e. Blank, Plan #1 – Phase Bank 1, Max 1)

Cycle Length: 100 seconds
Offset: 63 seconds

PHASE:	Φ1	Φ2		
				
G(w)	-	-		
G(f)	-	-		
G(g)	76	14		
G(total)	76	14		
Y	4	4		
R	1	1		
SPLIT	81	19		

TOD Schedule Report

for 3786: LeJeune Rd&Minorca Av

Print Date: 5/2/2012

Print Time: 10:53 AM

Asset	Intersection	TOD Schedule	Op Mode	Plan #	Cycle	Offset	TOD Setting	Active PhaseBank	Active Maximum
3786	LeJeune Rd&Minorca Av	DOW-4		N/A	0	0	N/A	0	Max 0

Splits

PH 1	PH 2	PH 3	PH 4	PH 5	PH 6	PH 7	PH 8
-	SBT	-	WBT	-	NBT	-	-
0	0	0	0	0	0	0	0

Active Phase Bank: Phase Bank 1

Phase	Walk (Phase Bank 1 2 3)	Don't Walk (1 2 3)	Min Initial (1 2 3)	Veh Ext (1 2 3)	Max Limit (1 2 3)	Max 2 (1 2 3)	Yellow	Red
1 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
2 SBT	0 - 0 - 0	0 - 0 - 0	16 - 16 - 16	1 - 1 - 1	40 - 40 - 40	0 - 40 - 40	4	1
3 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
4 WBT	5 - 5 - 5	9 - 9 - 9	7 - 7 - 7	2.5 - 2.5 - 2.5	16 - 16 - 16	30 - 20 - 20	4	0.7
5 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
6 NBT	0 - 0 - 0	0 - 0 - 0	16 - 16 - 16	1 - 1 - 1	40 - 40 - 40	0 - 40 - 40	4	1
7 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
8 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0

Current TOD Schedule	Plan	Cycle	Green Time 1 -	2 SBT	3 -	4 WBT	5 -	6 NBT	7 -	8 -	Ring Offset	Offset
	3	90	0	66	0	14	0	66	0	0	0	31
	4	70	0	46	0	14	0	46	0	0	0	53
AM →	5	130	0	86	0	34	0	86	0	0	0	11
	6	90	0	66	0	14	0	66	0	0	0	10
PM →	7	100	0	76	0	14	0	76	0	0	0	63
	8	100	0	76	0	14	0	76	0	0	0	81
	12	80	0	56	0	14	0	56	0	0	0	21
	14	75	0	49	0	16	0	49	0	0	0	72

Last In Service Date: unknown

Permitted Phases

	12345678
Default	-2-4-6--
External Permit 0	------
External Permit 1	------
External Permit 2	------

Local TOD Schedule

Time	Plan	DOW
0000	14	Su M T W Th F S
0030	Flash	M T W Th F
0100	Flash	Su S
0200	Flash	M T W Th F
0300	Flash	Su S
0600	14	Su M T W Th F S
0700	5	M T W Th F
0930	6	M T W Th F
1000	6	Su S
1600	7	M T W Th F
1900	12	M T W Th F
2100	14	M T W Th F
2200	14	Su S

TABLE: A4

2020 Salzedo Street

Growth Rate Calculation - Based on MPO Trips for Project's TAZ 607

Year		Total Trips	Total Growth	Number of Years	Growth / Year	Growth Rate
MPO Model	2005	12,105	2,430	11	220.9	1.68%
MPO Model	2035	18,732				
Design Year	2016	14,535				

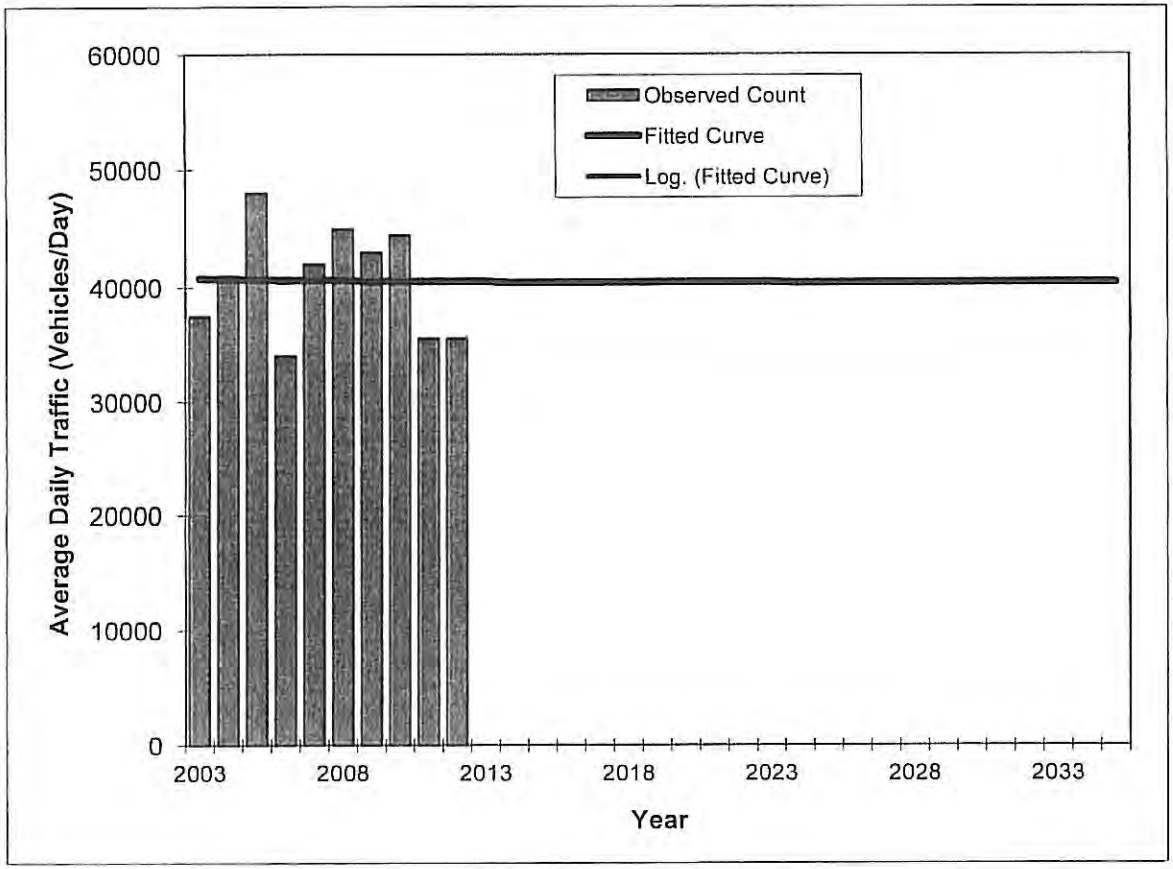
Notes:
Design year trips were estimated by interpolation and utilizing the MPO trips for 2005 & 2035.
Growth rate was calculated utilizing the 2005 MPO trips and Design year trips.
Input Values

Traffic Trends - V2.0

SR 953/ LEJEUNE RD -- 200' S CORAL WAY/SR 972

PIN#	973215-1
Location	1

County:	Miami (87)
Station #:	0024
Highway:	SR 953/ LEJEUNE RD



Year	Traffic (ADT/AADT) Count*	Trend**
2003	37500	40800
2004	41000	40700
2005	48000	40700
2006	34000	40600
2007	42000	40600
2008	45000	40600
2009	43000	40500
2010	44500	40500
2011	35500	40500
2012	35500	40500
2014 Opening Year Trend		
2014	N/A	40400
2015 Mid-Year Trend		
2015	N/A	40400
2016 Design Year Trend		
2016	N/A	40400
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

Trend R-squared:	0.06%
Compounded Annual Historic Growth Rate:	-0.08%
Compounded Growth Rate (2012 to Design Year):	-0.06%
Printed:	22-Jan-14

Decaying Exponential Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2012 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 0024 - SR 953/LEJEUNE RD, 200' S CORAL WAY/SR 972

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2012	35500 C	N 18000	S 17500	9.00	50.70	4.00
2011	35500 C	N 18000	S 17500	9.00	50.20	5.70
2010	44500 C	N 22000	S 22500	7.87	50.27	3.80
2009	43000 C	N 22500	S 20500	7.98	50.96	3.20
2008	45000 C	N 23500	S 21500	8.07	66.31	3.50
2007	42000 C	N 22000	S 20000	7.90	63.12	4.70
2006	34000 C	N 15000	S 19000	7.39	58.66	7.20
2005	48000 F	N 21500	S 26500	7.70	65.70	5.50
2004	41000 C	N 18500	S 22500	8.20	67.10	9.00
2003	37500 C	N 20000	S 17500	8.10	72.30	5.00
2002	39000 C	N 17500	S 21500	9.20	68.00	4.30
2001	39000 C	N 20500	S 18500	8.20	53.50	5.70
2000	40500 C	N 21000	S 19500	8.20	53.10	4.30
1999	49000 C	N 28000	S 21000	9.10	52.70	4.40
1998	41000 C	N 21000	S 20000	9.30	52.70	6.10
1997	35500 C	N 19500	S 16000	9.10	64.50	4.20

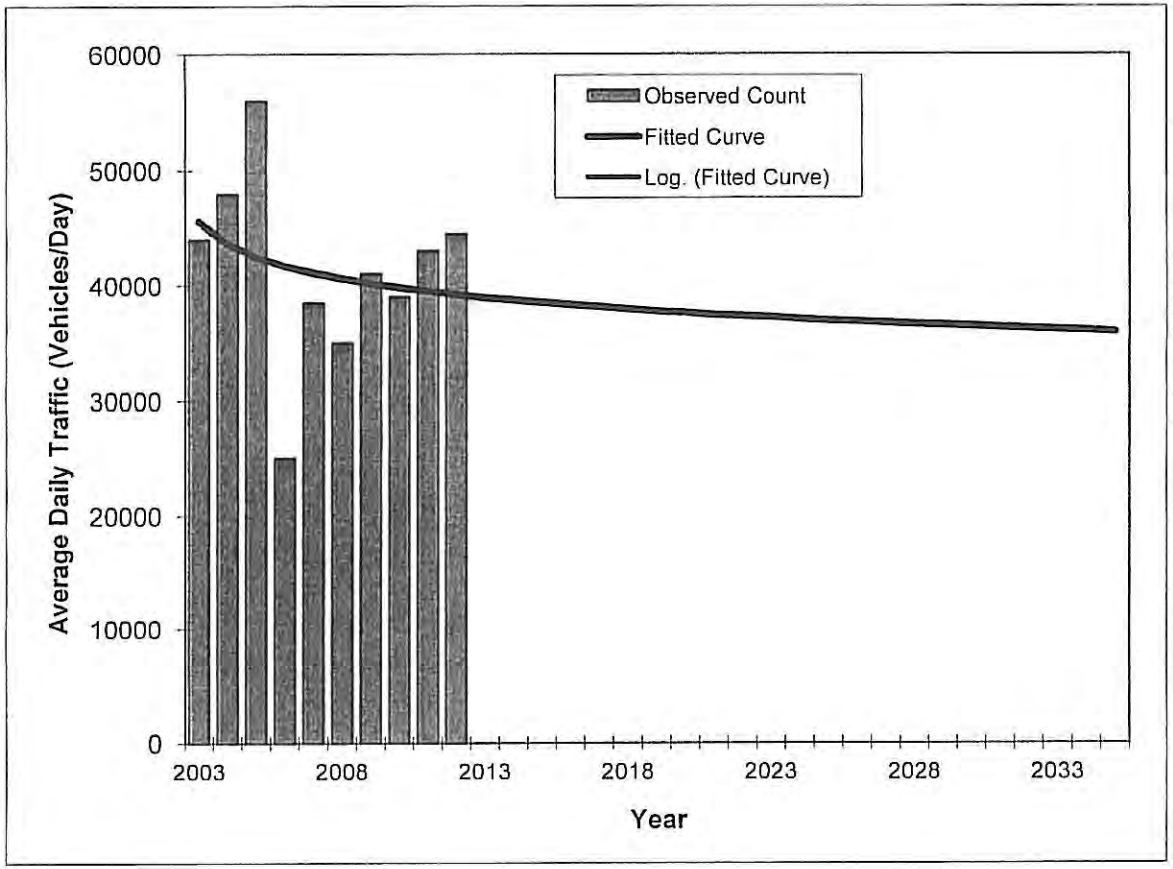
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V2.0

SR 953/ LEJEUNE RD -- 200' S SW 8 ST/SR 90

PIN#	973215-1
Location	1

County:	Miami (87)
Station #:	0025
Highway:	SR 953/ LEJEUNE RD



Year	Traffic (ADT/AADT) Count*	Trend**
2003	44000	45600
2004	48000	43700
2005	56000	42500
2006	25000	41700
2007	38500	41100
2008	35000	40600
2009	41000	40200
2010	39000	39800
2011	43000	39500
2012	44500	39200
2014 Opening Year Trend		
2014	N/A	38700
2015 Mid-Year Trend		
2015	N/A	38500
2016 Design Year Trend		
2016	N/A	38300
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

Trend R-squared:	6.16%
Compounded Annual Historic Growth Rate:	-1.67%
Compounded Growth Rate (2012 to Design Year):	-0.58%
Printed:	22-Jan-14

Decaying Exponential Growth Option

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2012 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 0025 - SR 953/LEJEUNE RD, 200' S SW 8 ST/SR 90

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2012	44500 C	N 22000	S 22500	9.00	59.70	4.00
2011	43000 C	N 21000	S 22000	9.00	58.20	5.70
2010	39000 C	N 19500	S 19500	7.87	58.27	3.00
2009	41000 C	N 21000	S 20000	7.98	59.96	3.20
2008	35000 C	N 17000	S 18000	8.07	66.31	3.50
2007	38500 C	N 19500	S 19000	7.90	63.12	4.70
2006	25000 C	N 11000	S 14000	7.39	58.66	7.20
2005	56000 F	N 28000	S 28000	7.70	65.70	5.50
2004	48000 C	N 24000	S 24000	8.20	67.10	9.00
2003	44000 C	N 21500	S 22500	8.10	72.30	5.00
2002	43000 C	N 20500	S 22500	9.20	68.00	4.30
2001	42500 C	N 20500	S 22000	8.20	53.50	5.70
2000	62000 C	N 37500	S 24500	8.20	53.10	4.30
1999	49000 C	N 23500	S 25500	9.10	52.70	4.40
1998	45000 C	N 21500	S 23500	9.30	52.70	6.10
1997	42500 C	N 21000	S 21500	9.10	64.60	4.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

2011 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 8701 MIAMI-DADE SOUTH

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2011 - 01/01/2011	1.01	1.04
2	01/02/2011 - 01/08/2011	1.01	1.04
3	01/09/2011 - 01/15/2011	1.01	1.04
4	01/16/2011 - 01/22/2011	1.00	1.03
5	01/23/2011 - 01/29/2011	0.99	1.02
* 6	01/30/2011 - 02/05/2011	0.98	1.01
* 7	02/06/2011 - 02/12/2011	0.98	1.01
* 8	02/13/2011 - 02/19/2011	0.97	1.00
* 9	02/20/2011 - 02/26/2011	0.97	1.00
*10	02/27/2011 - 03/05/2011	0.97	1.00
*11	03/06/2011 - 03/12/2011	0.97	1.00
*12	03/13/2011 - 03/19/2011	0.97	1.00
*13	03/20/2011 - 03/26/2011	0.97	1.00
*14	03/27/2011 - 04/02/2011	0.97	1.00
*15	04/03/2011 - 04/09/2011	0.97	1.00
*16	04/10/2011 - 04/16/2011	0.98	1.01
*17	04/17/2011 - 04/23/2011	0.98	1.01
*18	04/24/2011 - 04/30/2011	0.98	1.01
19	05/01/2011 - 05/07/2011	0.99	1.02
20	05/08/2011 - 05/14/2011	0.99	1.02
21	05/15/2011 - 05/21/2011	1.00	1.03
22	05/22/2011 - 05/28/2011	1.00	1.03
23	05/29/2011 - 06/04/2011	1.00	1.03
24	06/05/2011 - 06/11/2011	0.99	1.02
25	06/12/2011 - 06/18/2011	0.99	1.02
26	06/19/2011 - 06/25/2011	1.00	1.03
27	06/26/2011 - 07/02/2011	1.01	1.04
28	07/03/2011 - 07/09/2011	1.01	1.04
29	07/10/2011 - 07/16/2011	1.02	1.05
30	07/17/2011 - 07/23/2011	1.02	1.05
31	07/24/2011 - 07/30/2011	1.02	1.05
32	07/31/2011 - 08/06/2011	1.02	1.05
33	08/07/2011 - 08/13/2011	1.02	1.05
34	08/14/2011 - 08/20/2011	1.02	1.05
35	08/21/2011 - 08/27/2011	1.02	1.05
36	08/28/2011 - 09/03/2011	1.01	1.04
37	09/04/2011 - 09/10/2011	1.01	1.04
38	09/11/2011 - 09/17/2011	1.01	1.04
39	09/18/2011 - 09/24/2011	1.01	1.04
40	09/25/2011 - 10/01/2011	1.02	1.05
41	10/02/2011 - 10/08/2011	1.02	1.05
42	10/09/2011 - 10/15/2011	1.02	1.05
43	10/16/2011 - 10/22/2011	1.02	1.05
44	10/23/2011 - 10/29/2011	1.02	1.05
45	10/30/2011 - 11/05/2011	1.01	1.04
46	11/06/2011 - 11/12/2011	1.01	1.04
47	11/13/2011 - 11/19/2011	1.01	1.04
48	11/20/2011 - 11/26/2011	1.01	1.04
49	11/27/2011 - 12/03/2011	1.01	1.04
50	12/04/2011 - 12/10/2011	1.01	1.04
51	12/11/2011 - 12/17/2011	1.01	1.04
52	12/18/2011 - 12/24/2011	1.01	1.04
53	12/25/2011 - 12/31/2011	1.01	1.04

* PEAK SEASON

Appendix 4: Traffic Counts (TMC's)

TABLE: A5

2020 Salzedo Street

INTERSECTION APPROACH VOLUMES - AM PEAK HOUR

INTERSECTION NO.	1 INTERSECTION NAME	2 APPROACH	3 MOVEMENT	4 AM PEAK HR COUNT	5 DATE OF COUNT	6 PHF	7 SF	8 AM PEAK SEASONALLY ADJUSTED **(EXISTING) (2012)**	9 BACKGROUND GROWTH @ 1.68% FOR PROJECT BUILD-OUT OF 2016 (4 YEAR GROWTH)	10 NET TRAFFIC W/O PROJECT	11 SITE TRAFFIC (VPH)	12 TOTAL TRAFFIC (VPH) **(PROPOSED) (2016)**
1	Le Jeune Road & Navarre Avenue	SOUTHBOUND	SBR	8	Wednesday, May 09, 2012	0.936	0.99	8	1	8	0	8
			SBT	1,276			0.99	1,263	87	1,350	14	1,364
			SBL	116			0.99	115	8	123	9	132
			TOTAL	**1,400**				**1,386**	**96**	**1,482**	**23**	**1,505**
		WESTBOUND	WBR	60			0.99	59	4	63	0	63
			WBT	0			0.99	0	0	0	0	0
			WBL	14			0.99	14	1	15	0	15
			TOTAL	**74**				**73**	**5**	**78**	**0**	**78**
		NORTHBOUND	NBR	14			0.99	14	1	15	0	15
			NBT	1,350			0.99	1,337	92	1,429	36	1,465
			NBL	3			0.99	3	0	3	5	8
			TOTAL	**1,367**				**1,353**	**93**	**1,447**	**41**	**1,488**
		EASTBOUND	EBR	18			0.99	18	1	19	5	24
			EBT	0			0.99	0	0	0	0	0
			EBL	10			0.99	10	1	11	0	11
			TOTAL	**28**				**28**	**2**	**30**	**5**	**35**
	TOTAL			***2,869***				***2,840***	***196***	***3,036***	***69***	***3,105***
2	Le Jeune Road & Minorca Avenue	SOUTHBOUND	SBR	27	Wednesday, May 09, 2012	0.938	0.99	27	2	29	4	33
			SBT	1,282			0.99	1,269	87	1,357	24	1,381
			SBL	3			0.99	3	0	3	19	22
			TOTAL	**1,312**				**1,299**	**90**	**1,388**	**47**	**1,435**
		WESTBOUND	WBR	1			0.99	1	0	1	41	42
			WBT	2			0.99	2	0	2	0	2
			WBL	2			0.99	2	0	2	28	30
			TOTAL	**5**				**5**	**0**	**5**	**69**	**74**
		NORTHBOUND	NBR	14			0.99	14	1	15	18	33
			NBT	1,349			0.99	1,336	92	1,428	0	1,428
			NBL	58			0.99	57	4	61	0	61
			TOTAL	**1,421**				**1,407**	**97**	**1,504**	**18**	**1,522**
		EASTBOUND	EBR	8			0.99	8	1	23	0	23
			EBT	1			0.99	1	0	0	0	0
			EBL	13			0.99	13	1	0	0	0
			TOTAL	**22**				**22**	**2**	**23**	**0**	**23**
	TOTAL			***2,760***				***2,732***	***188***	***2,921***	***134***	***3,055***

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TABLE: A5

2020 Salzedo Street

INTERSECTION APPROACH VOLUMES - AM PEAK HOUR

INTERSECTION NO.	1 INTERSECTION NAME	2 APPROACH	3 MOVEMENT	4 AM PEAK HR COUNT	5 DATE OF COUNT	6 PHF	7 SF	8 AM PEAK SEASONALLY ADJUSTED **(EXISTING) (2012)**	9 BACKGROUND GROWTH @ 1.68% FOR PROJECT BUILD-OUT OF 2016 (4 YEAR GROWTH)	10 NET TRAFFIC W/O PROJECT	11 SITE TRAFFIC (VPH)	12 TOTAL TRAFFIC (VPH) **(PROPOSED) (2016)**
3	Salzedo Street & Navarre Avenue	SOUTHBOUND	SBR	2	Wednesday, May 09, 2012	0.903	0.99	2	0	2	0	2
			SBT	244			0.99	242	17	258	8	266
			SBL	2			0.99	2	0	2	0	2
			TOTAL	**248**				**246**	**17**	**262**	**8**	**270**
		WESTBOUND	WBR	8			0.99	8	1	8	0	8
			WBT	31			0.99	31	2	33	0	33
			WBL	18			0.99	18	1	19	7	26
			TOTAL	**57**				**56**	**4**	**60**	**7**	**67**
		NORTHBOUND	NBR	10			0.99	10	1	11	9	20
			NBT	98			0.99	97	7	104	8	112
			NBL	15			0.99	15	1	16	0	16
			TOTAL	**123**				**122**	**8**	**130**	**17**	**147**
		EASTBOUND	EBR	113			0.99	112	8	120	9	129
			EBT	52			0.99	51	4	55	0	55
			EBL	8			0.99	8	1	8	0	8
			TOTAL	**173**				**171**	**12**	**183**	**9**	**192**
	TOTAL			***601***				***595***	***41***	***636***	***41***	***677***
4	Salzedo Street & Minorca Avenue	SOUTHBOUND	SBR	22	Wednesday, May 09, 2012	0.858	0.99	22	2	23	24	47
			SBT	316			0.99	313	22	334	0	334
			SBL	42			0.99	42	3	44	0	44
			TOTAL	**380**				**376**	**26**	**402**	**24**	**426**
		WESTBOUND	WBR	9			0.99	9	1	10	0	10
			WBT	18			0.99	18	1	19	7	26
			WBL	9			0.99	9	1	10	0	10
			TOTAL	**36**				**36**	**2**	**38**	**7**	**45**
		NORTHBOUND	NBR	27			0.99	27	2	29	0	29
			NBT	110			0.99	109	8	116	0	116
			NBL	11			0.99	11	1	12	11	23
			TOTAL	**148**				**147**	**10**	**157**	**11**	**168**
		EASTBOUND	EBR	40			0.99	40	3	42	18	60
			EBT	73			0.99	72	5	77	9	86
			EBL	6			0.99	6	0	6	17	23
			TOTAL	**119**				**118**	**8**	**126**	**44**	**170**
	TOTAL			***683***				***676***	***47***	***723***	***86***	***809***

Notes:

1 Intersection Name
2 Intersection Approach
3 Intersection Approach Movement
4 TMC data provided by RGA, Inc.
5 Date of Count
6 Peak Hour Factor
7 Seasonal Factor obtained from FDOT
8 Seasonally Adjusted TMC = Count * SF (These are the volumes utilized in the existing condition intersection LOS).
9 A 1.68 percent background growth was utilized with a project build-out of 2016.
10 Proposed Traffic w/o Project = Seasonally Adjusted TMC + Backgound
11 Site traffic assignment.
12 Total Traffic = Net Traffic + Site Traffic (These are the volumes utilized in the proposed intersection LOS analysis)

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TABLE: A6

2020 Salzedo Street

INTERSECTION APPROACH VOLUMES - PM PEAK HOUR

INTERSECTION NO.	1 INTERSECTION NAME	2 APPROACH	3 MOVEMENT	4 PM PEAK HR COUNT	5 DATE OF COUNT	6 PHF	7 PSCF	8 PM PEAK SEASONALLY ADJUSTED **(EXISTING) (2012)**	9 BACKGROUND GROWTH @ 1.68% FOR PROJECT BUILD-OUT OF 2016 (4 YEAR GROWTH)	10 NET TRAFFIC W/O PROJECT	11 SITE TRAFFIC (VPH)	12 TOTAL TRAFFIC (VPH) **(PROPOSED) (2016)**
1	Le Jeune Road & Navarre Avenue	SOUTHBOUND	SBR	7	Wednesday, May 09, 2012	0.969	0.99	7	0	7	0	7
			SBT	1,174			0.99	1,162	80	1,242	19	1,261
			SBL	77			0.99	76	5	81	12	93
			TOTAL	**1,258**				**1,245**	**86**	**1,331**	**31**	**1,362**
		WESTBOUND	WBR	153			0.99	151	10	162	0	162
			WBT	1			0.99	1	0	1	0	1
			WBL	8			0.99	8	1	8	0	8
			TOTAL	**162**				**160**	**11**	**171**	**0**	**171**
		NORTHBOUND	NBR	41			0.99	41	3	43	0	43
			NBT	1,716			0.99	1,699	117	1,816	34	1,850
			NBL	7			0.99	7	0	7	7	14
			TOTAL	**1,764**				**1,746**	**120**	**1,867**	**41**	**1,908**
		EASTBOUND	EBR	8			0.99	8	1	8	7	15
			EBT	0			0.99	0	0	0	0	0
			EBL	3			0.99	3	0	3	0	3
			TOTAL	**11**				**11**	**1**	**12**	**7**	**19**
	TOTAL			***3,195***				***3,163***	***218***	***3,381***	***79***	***3,460***
2	Le Jeune Road & Minorca Avenue	SOUTHBOUND	SBR	5	Wednesday, May 09, 2012	0.961	0.99	5	0	5	4	9
			SBT	1,164			0.99	1,152	79	1,232	24	1,256
			SBL	29			0.99	29	2	31	26	57
			TOTAL	**1,198**				**1,186**	**82**	**1,268**	**54**	**1,322**
		WESTBOUND	WBR	60			0.99	59	4	63	41	104
			WBT	58			0.99	57	4	61	0	61
			WBL	104			0.99	103	7	110	28	138
			TOTAL	**222**				**220**	**15**	**235**	**69**	**304**
		NORTHBOUND	NBR	11			0.99	11	1	12	25	37
			NBT	1,723			0.99	1,706	118	1,823	0	1,823
			NBL	84			0.99	83	6	89	0	89
			TOTAL	**1,818**				**1,800**	**124**	**1,924**	**25**	**1,949**
		EASTBOUND	EBR	5			0.99	5	0	5	0	5
			EBT	0			0.99	0	0	0	0	0
			EBL	0			0.99	0	0	0	0	0
			TOTAL	**5**				**5**	**0**	**5**	**0**	**5**
	TOTAL			***3,243***				***3,211***	***221***	***3,432***	***148***	***3,580***

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TABLE: A6

2020 Salzedo Street

INTERSECTION APPROACH VOLUMES - PM PEAK HOUR

INTERSECTION NO.	1	2	3	4	5	6	7	8	9	10	11	12
	INTERSECTION NAME	APPROACH	MOVEMENT	PM PEAK HR COUNT	DATE OF COUNT	PHF	PSCF	PM PEAK SEASONALLY ADJUSTED **(EXISTING) (2012)**	BACKGROUND GROWTH @ 1.68% FOR PROJECT BUILD-OUT OF 2016 (4 YEAR GROWTH)	NET TRAFFIC W/O PROJECT	SITE TRAFFIC (VPH)	TOTAL TRAFFIC (VPH) **(PROPOSED) (2016)**
3	Salzedo Street & Navarre Avenue	SOUTHBOUND	SBR	10	Wednesday, May 09, 2012	0.921	0.99	10	1	11	0	11
			SBT	206			0.99	204	14	218	11	229
			SBL	4			0.99	4	0	4	0	4
			TOTAL	**220**				**218**	**15**	**233**	**11**	**244**
		WESTBOUND	WBR	6			0.99	6	0	6	0	6
			WBT	40			0.99	40	3	42	0	42
			WBL	13			0.99	13	1	14	10	24
			TOTAL	**59**				**58**	**4**	**62**	**10**	**72**
		NORTHBOUND	NBR	16			0.99	16	1	17	9	26
			NBT	294			0.99	291	20	311	8	319
			NBL	126			0.99	125	9	133	0	133
			TOTAL	**436**				**432**	**30**	**461**	**17**	**478**
		EASTBOUND	EBR	31			0.99	31	2	33	12	45
			EBT	26			0.99	26	2	28	0	28
			EBL	9			0.99	9	1	10	0	10
			TOTAL	**66**				**65**	**5**	**70**	**12**	**82**
	TOTAL			***781***				***773***	***53***	***826***	***50***	***876***
4	Salzedo Street & Minorca Avenue	SOUTHBOUND	SBR	49	Wednesday, May 09, 2012	0.917	0.99	49	3	52	33	85
			SBT	215			0.99	213	15	228	0	228
			SBL	3			0.99	3	0	3	0	3
			TOTAL	**267**				**264**	**18**	**283**	**33**	**316**
		WESTBOUND	WBR	45			0.99	45	3	48	0	48
			WBT	66			0.99	65	5	70	10	80
			WBL	31			0.99	31	2	33	0	33
			TOTAL	**142**				**141**	**10**	**150**	**10**	**160**
		NORTHBOUND	NBR	10			0.99	10	1	11	0	11
			NBT	372			0.99	368	25	394	0	394
			NBL	56			0.99	55	4	59	15	74
			TOTAL	**438**				**434**	**30**	**464**	**15**	**479**
		EASTBOUND	EBR	36			0.99	36	2	38	18	56
			EBT	11			0.99	11	1	12	9	21
			EBL	2			0.99	2	0	2	17	19
			TOTAL	**49**				**49**	**3**	**52**	**44**	**96**
	TOTAL			***896***				***887***	***61***	***948***	***102***	***1,050***

Notes:

1 Intersection Name
2 Intersection Approach
3 Intersection Approach Movement
4 TMC data provided by RGA, Inc.
5 Date of Count
6 Peak Hour Factor
7 Seasonal Factor obtained from FDOT
8 Seasonally Adjusted TMC = Count * SF (These are the volumes utilized in the existing condition intersection LOS).
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10 Proposed Traffic w/o Project = Seasonally Adjusted TMC + Backgound
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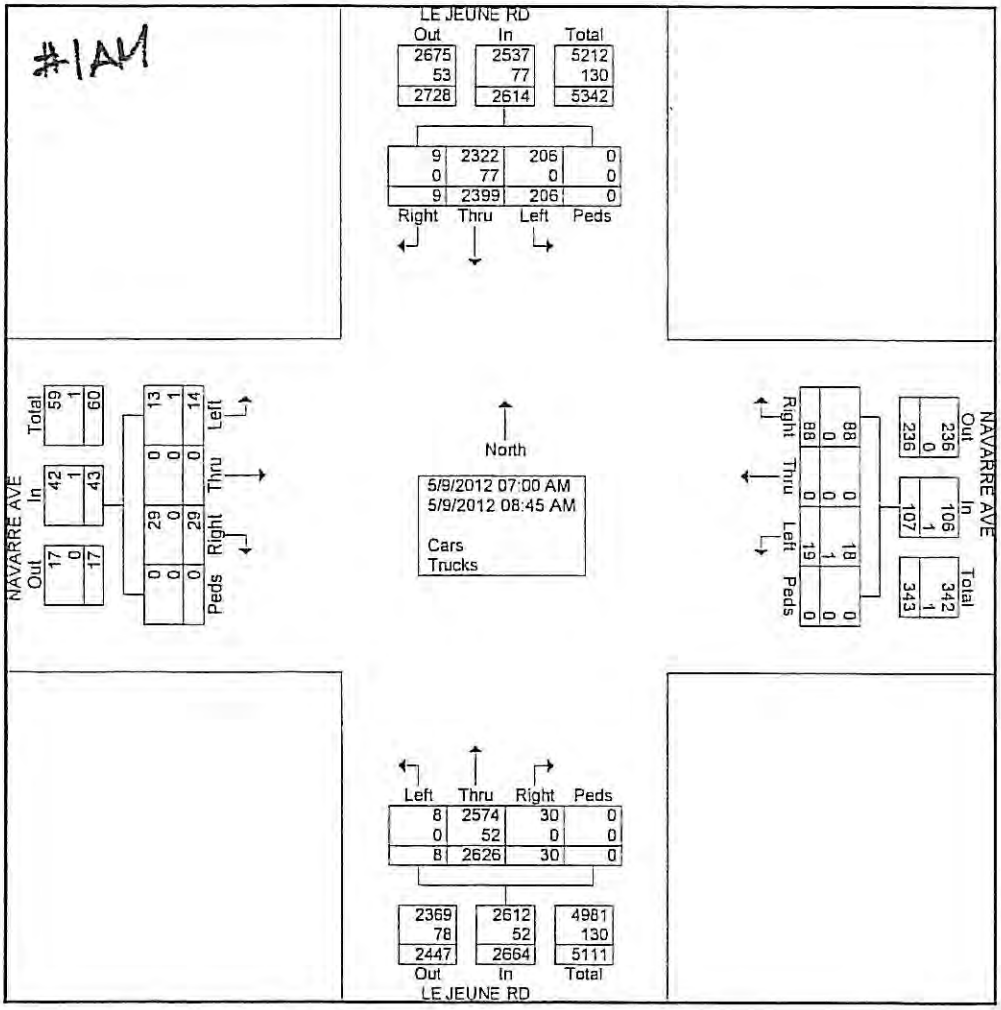
File Name : Le Jeune Rd & Navarre Ave_AM
Site Code :
Start Date : 5/9/2012
Page No : 1

Groups Printed- Cars - Trucks

	LE JEUNE RD Southbound					NAVARRE AVE Westbound					LE JEUNE RD Northbound					NAVARRE AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	1	304	11	0	316	7	0	1	0	8	3	302	0	0	305	3	0	2	0	5	634
07:15 AM	0	254	13	0	267	3	0	0	0	3	5	341	2	0	348	5	0	1	0	6	624
07:30 AM	0	317	22	0	339	5	0	1	0	6	3	309	0	0	312	3	0	1	0	4	661
07:45 AM	5	328	13	0	346	6	0	4	0	10	2	285	2	0	289	4	0	4	0	8	653
Total	6	1203	59	0	1268	21	0	6	0	27	13	1237	4	0	1254	15	0	8	0	23	2572
08:00 AM	2	314	35	0	351	17	0	6	0	23	1	386	0	0	387	3	0	2	0	5	766
08:15 AM	1	352	37	0	390	16	0	1	0	17	4	313	1	0	318	7	0	2	0	9	734
08:30 AM	0	282	31	0	313	21	0	3	0	24	7	366	0	0	373	4	0	2	0	6	716
08:45 AM	0	248	44	0	292	13	0	3	0	16	5	324	3	0	332	0	0	0	0	0	640
Total	3	1196	147	0	1346	67	0	13	0	80	17	1389	4	0	1410	14	0	6	0	20	2856
Grand Total	9	2399	206	0	2614	88	0	19	0	107	30	2626	8	0	2664	29	0	14	0	43	5428
Apprch %	0.3	91.8	7.9	0		82.2	0	17.8	0		1.1	98.6	0.3	0		67.4	0	32.6	0		
Total %	0.2	44.2	3.8	0	48.2	1.6	0	0.4	0	2	0.6	48.4	0.1	0	49.1	0.5	0	0.3	0	0.8	
Cars	9	2322	206	0	2537	88	0	18	0	106	30	2574	8	0	2612	29	0	13	0	42	5297
% Cars	100	96.8	100	0	97.1	100	0	94.7	0	99.1	100	98	100	0	98	100	0	92.9	0	97.7	97.6
Trucks	0	77	0	0	77	0	0	1	0	1	0	52	0	0	52	0	0	1	0	1	131
% Trucks	0	3.2	0	0	2.9	0	0	5.3	0	0.9	0	2	0	0	2	0	0	7.1	0	2.3	2.4



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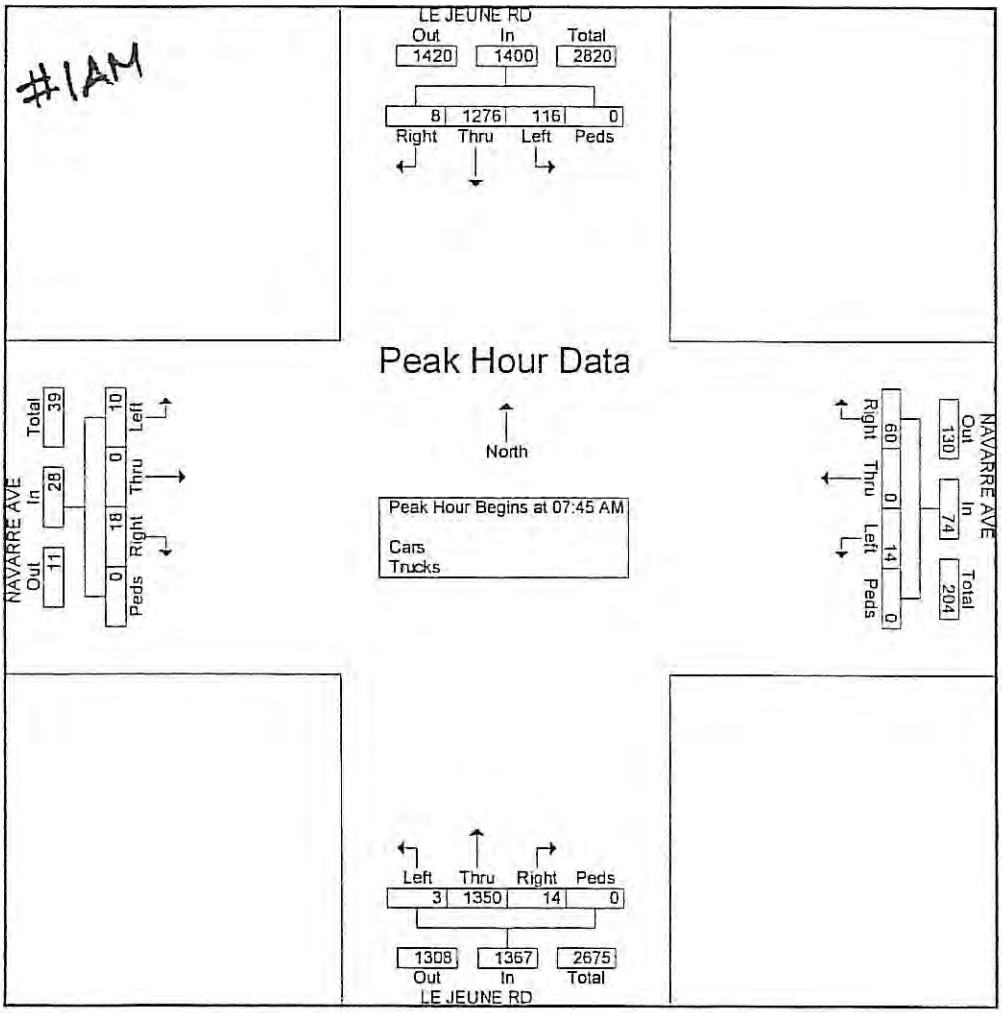
Page No : 2

	LE JEUNE RD Southbound					NAVARRE AVE Westbound					LE JEUNE RD Northbound					NAVARRE AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:45 AM																					
07:45 AM	**5**	328	13	0	346	6	0	4	0	10	2	285	**2**	0	289	4	0	**4**	0	8	653
08:00 AM	2	314	35	0	351	17	0	**6**	0	23	1	**386**	0	0	**387**	3	0	2	0	5	**766**
08:15 AM	1	**352**	**37**	0	**390**	16	0	1	0	17	4	313	1	0	318	**7**	0	2	0	**9**	734
08:30 AM	0	282	31	0	313	**21**	0	3	0	**24**	**7**	366	0	0	373	4	0	2	0	6	716
Total Volume	8	1276	116	0	1400	60	0	14	0	74	14	1350	3	0	1367	18	0	10	0	28	2869
% App. Total	0.6	91.1	8.3	0		81.1	0	18.9	0		1	98.8	0.2	0		64.3	0	35.7	0		
PHF	.400	.906	.784	.000	.897	.714	.000	.583	.000	.771	.500	.874	.375	.000	.883	.643	.000	.625	.000	.778	.936



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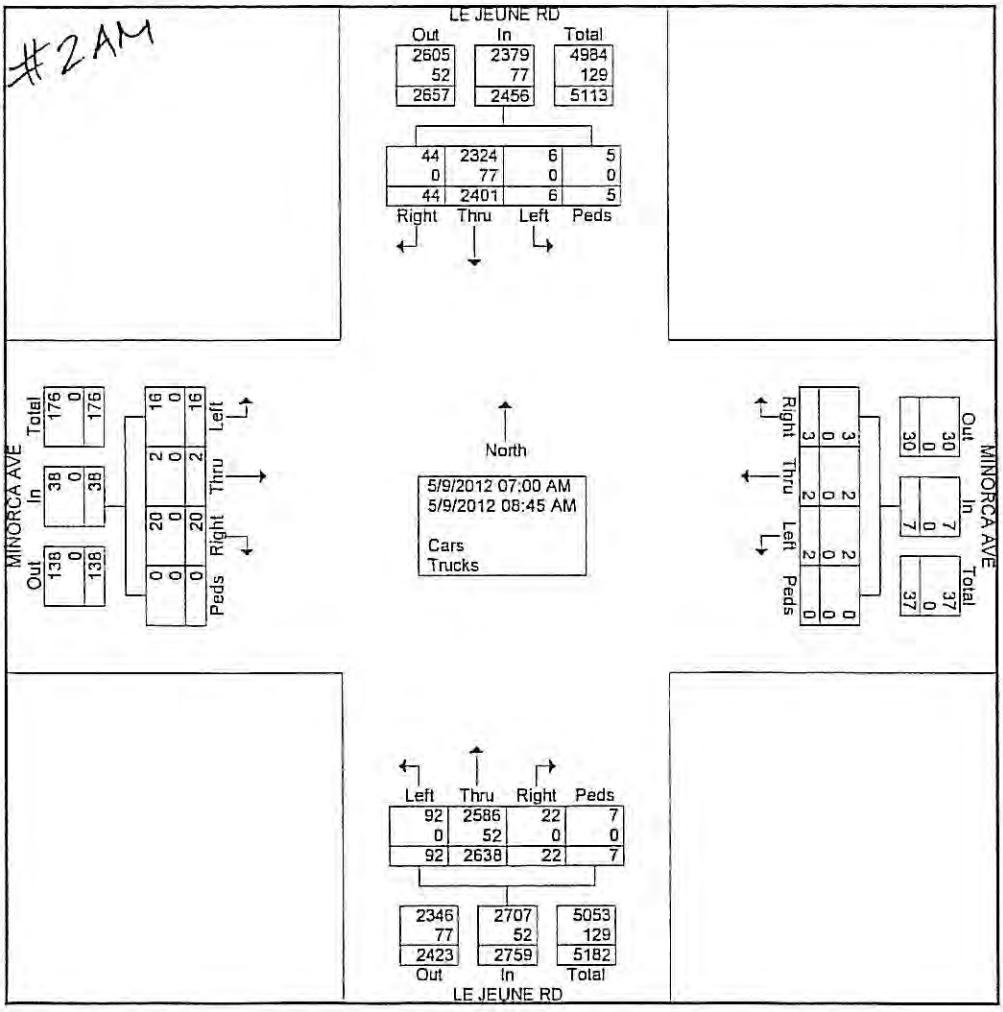
	LE JEUNE RD Southbound					MINORCA AVE Westbound					LE JEUNE RD Northbound					MINORCA AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	2	302	2	0	306	0	0	0	0	0	2	304	4	1	311	2	0	1	0	3	620
07:15 AM	2	257	0	1	260	0	0	0	0	0	0	347	6	1	354	3	1	0	0	4	618
07:30 AM	4	318	1	2	325	0	0	0	0	0	3	311	10	2	326	3	0	0	0	3	654
07:45 AM	7	327	0	0	334	1	0	2	0	3	4	281	8	1	294	2	0	5	0	7	638
Total	15	1204	3	3	1225	1	0	2	0	3	9	1243	28	5	1285	10	1	6	0	17	2530
08:00 AM	3	318	1	1	323	0	0	0	0	0	0	383	28	0	411	0	0	3	0	3	737
08:15 AM	12	343	2	0	357	0	0	0	0	0	4	317	9	1	331	1	0	1	0	2	690
08:30 AM	5	294	0	1	300	0	2	0	0	2	6	368	13	0	387	5	1	4	0	10	699
08:45 AM	9	242	0	0	251	2	0	0	0	2	3	327	14	1	345	4	0	2	0	6	604
Total	29	1197	3	2	1231	2	2	0	0	4	13	1395	64	2	1474	10	1	10	0	21	2730
Grand Total	44	2401	6	5	2456	3	2	2	0	7	22	2638	92	7	2759	20	2	16	0	38	5260
Apprch %	1.8	97.8	0.2	0.2		42.9	28.6	28.6	0		0.8	95.6	3.3	0.3		52.6	5.3	42.1	0		
Total %	0.8	45.6	0.1	0.1	46.7	0.1	0	0	0	0.1	0.4	50.2	1.7	0.1	52.5	0.4	0	0.3	0	0.7	
Cars	44	2324	6	5	2379	3	2	2	0	7	22	2586	92	7	2707	20	2	16	0	38	5131
% Cars	100	96.8	100	100	96.9	100	100	100	0	100	100	98	100	100	98.1	100	100	100	0	100	97.5
Trucks	0	77	0	0	77	0	0	0	0	0	0	52	0	0	52	0	0	0	0	0	129
% Trucks	0	3.2	0	0	3.1	0	0	0	0	0	0	2	0	0	1.9	0	0	0	0	0	2.5



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File Name : Le Jeune Rd & Minorca Ave_AM
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Start Date : 5/9/2012
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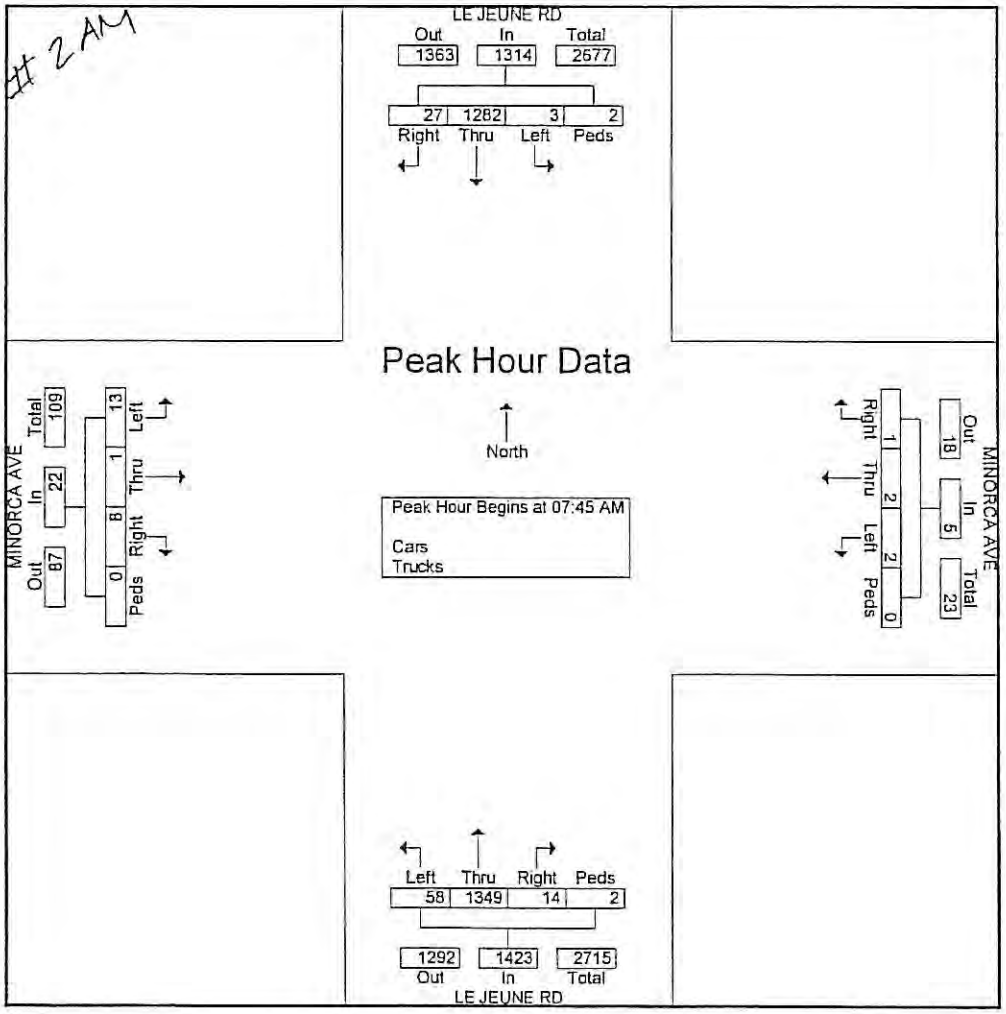
	LE JEUNE RD Southbound					MINORCA AVE Westbound					LE JEUNE RD Northbound					MINORCA AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:45 AM																					
07:45 AM	7	327	0	0	334	1	0	2	0	3	4	281	8	1	294	2	0	5	0	7	638
08:00 AM	3	318	1	1	323	0	0	0	0	0	0	383	28	0	411	0	0	3	0	3	737
08:15 AM	12	343	2	0	357	0	0	0	0	0	4	317	9	1	331	1	0	1	0	2	690
08:30 AM	5	294	0	1	300	0	2	0	0	2	6	368	13	0	387	5	1	4	0	10	699
Total Volume	27	1282	3	2	1314	1	2	2	0	5	14	1349	58	2	1423	8	1	13	0	22	2764
% App. Total	2.1	97.6	0.2	0.2		20	40	40	0		1	94.8	4.1	0.1		36.4	4.5	59.1	0		
PHF	.563	.934	.375	.500	.920	.250	.250	.250	.000	.417	.583	.881	.518	.500	.866	.400	.250	.650	.000	.550	.938



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File Name : Salzedo St & Navarre Ave_AM
Site Code :
Start Date : 5/9/2012
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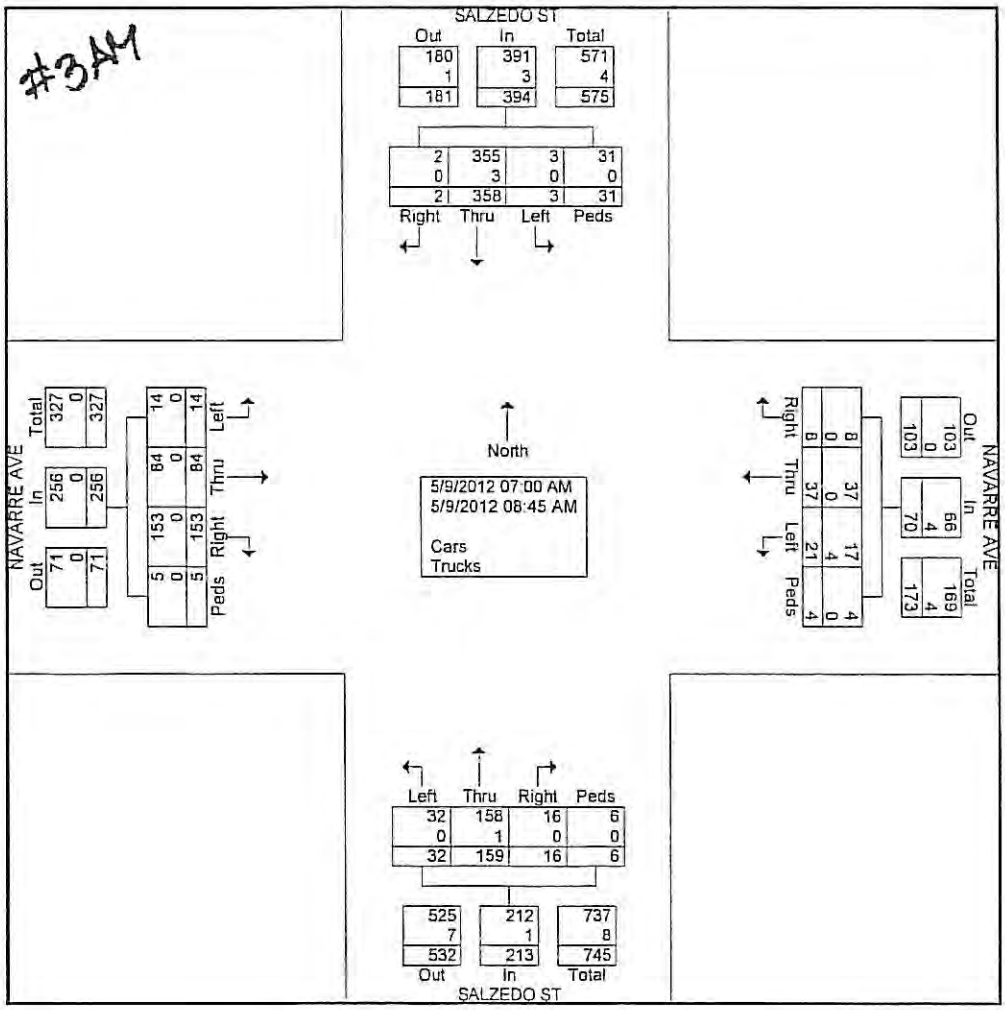
Groups Printed- Cars - Trucks

	SALZEDO ST Southbound					NAVARRE AVE Westbound					SALZEDO ST Northbound					NAVARRE AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	0	15	0	7	22	0	0	2	1	3	0	5	5	2	12	7	4	2	0	13	50
07:15 AM	0	17	0	3	20	0	0	1	0	1	1	8	2	1	12	7	9	0	1	17	50
07:30 AM	0	33	0	4	37	0	3	0	1	4	1	16	6	0	23	16	14	2	0	32	96
07:45 AM	0	49	1	5	55	0	3	0	0	3	4	32	4	0	40	10	5	2	1	18	116
Total	0	114	1	19	134	0	6	3	2	11	6	61	17	3	87	40	32	6	2	80	312
08:00 AM	0	62	1	3	66	4	7	1	0	12	5	24	3	1	33	15	16	0	1	32	143
08:15 AM	0	72	0	4	76	2	8	7	1	18	1	24	3	1	29	34	12	1	2	49	172
08:30 AM	1	57	0	2	60	1	8	4	1	14	1	29	4	0	34	27	12	5	0	44	152
08:45 AM	1	53	1	3	58	1	8	6	0	15	3	21	5	1	30	37	12	2	0	51	154
Total	2	244	2	12	260	8	31	18	2	59	10	98	15	3	126	113	52	8	3	176	621
Grand Total	2	358	3	31	394	8	37	21	4	70	16	159	32	6	213	153	84	14	5	256	933
Apprch %	0.5	90.9	0.8	7.9		11.4	52.9	30	5.7		7.5	74.6	15	2.8		59.8	32.8	5.5	2		
Total %	0.2	38.4	0.3	3.3	42.2	0.9	4	2.3	0.4	7.5	1.7	17	3.4	0.6	22.8	16.4	9	1.5	0.5	27.4	
Cars	2	355	3	31	391	8	37	17	4	66	16	158	32	6	212	153	84	14	5	256	925
% Cars	100	99.2	100	100	99.2	100	100	81	100	94.3	100	99.4	100	100	99.5	100	100	100	100	100	99.1
Trucks	0	3	0	0	3	0	0	4	0	4	0	1	0	0	1	0	0	0	0	0	8
% Trucks	0	0.8	0	0	0.8	0	0	19	0	5.7	0	0.6	0	0	0.5	0	0	0	0	0	0.9



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File Name : Salzedo St & Navarre Ave_AM
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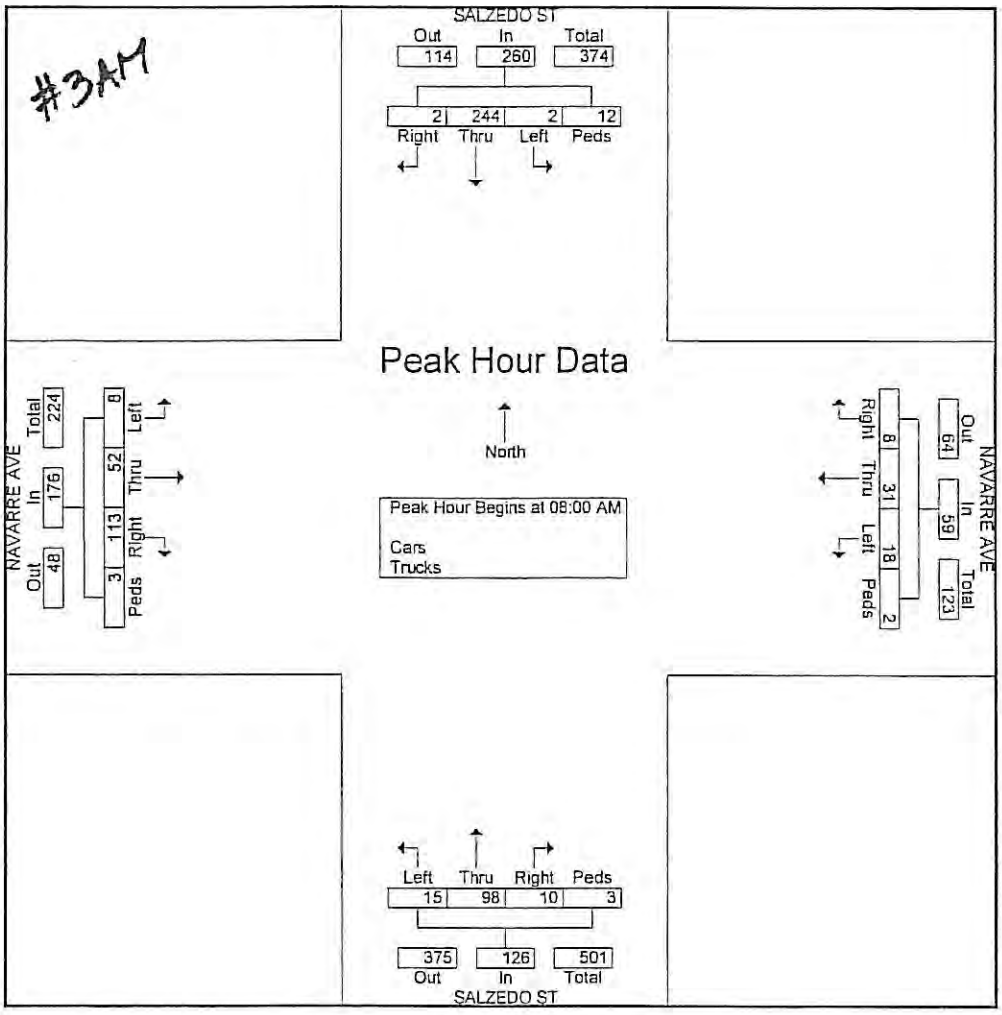
	SALZEDO ST Southbound					NAVARRE AVE Westbound					SALZEDO ST Northbound					NAVARRE AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	62	1	3	66	4	7	1	0	12	5	24	3	1	33	15	16	0	1	32	143
08:15 AM	0	72	0	4	76	2	8	7	1	18	1	24	3	1	29	34	12	1	2	49	172
08:30 AM	1	57	0	2	60	1	8	4	1	14	1	29	4	0	34	27	12	5	0	44	152
08:45 AM	1	53	1	3	58	1	8	6	0	15	3	21	5	1	30	37	12	2	0	51	154
Total Volume	2	244	2	12	260	8	31	18	2	59	10	98	15	3	126	113	52	8	3	176	621
% App. Total	0.8	93.8	0.8	4.6		13.6	52.5	30.5	3.4		7.9	77.8	11.9	2.4		64.2	29.5	4.5	1.7		
PHF	.500	.847	.500	.750	.855	.500	.969	.643	.500	.819	.500	.845	.750	.750	.926	.764	.813	.400	.375	.863	.903



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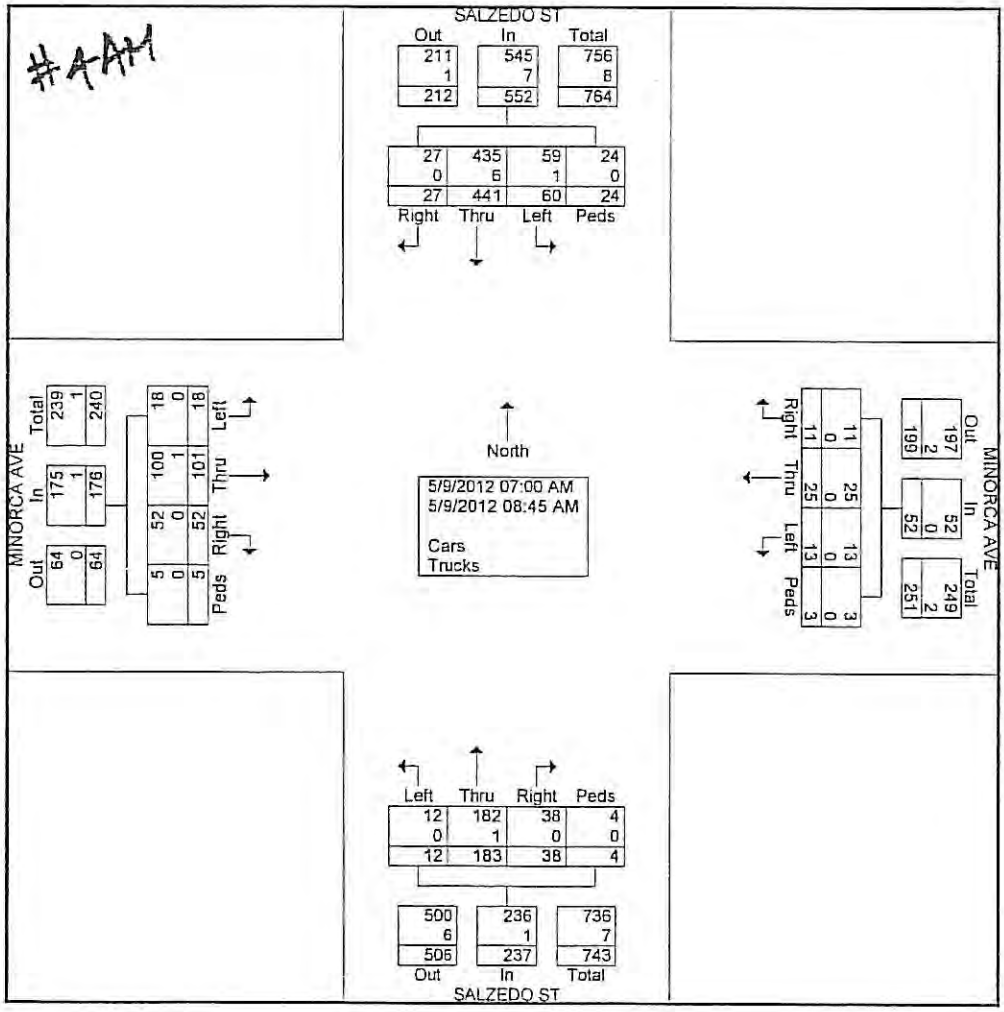
Groups Printed- Cars - Trucks

	SALZEDO ST Southbound					MINORCA AVE Westbound					SALZEDO ST Northbound					MINORCA AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	2	16	3	5	26	0	0	1	1	2	2	8	1	1	12	2	6	1	1	10	50
07:15 AM	1	17	6	3	27	0	4	0	0	4	3	11	0	0	14	1	5	2	1	9	54
07:30 AM	1	39	5	4	49	1	1	1	0	3	1	20	0	1	22	3	5	4	1	13	87
07:45 AM	1	53	4	3	61	1	2	2	1	6	5	34	0	0	39	6	12	5	0	23	129
Total	5	125	18	15	163	2	7	4	2	15	11	73	1	2	87	12	28	12	3	55	320
08:00 AM	5	68	2	2	77	5	5	2	0	12	1	25	3	0	29	10	15	2	1	28	146
08:15 AM	9	91	18	4	122	0	6	1	0	7	10	29	1	1	41	8	24	1	0	33	203
08:30 AM	4	75	11	2	92	3	5	3	1	12	11	29	4	0	44	8	17	3	0	28	176
08:45 AM	4	82	11	1	98	1	2	3	0	6	5	27	3	1	36	14	17	0	1	32	172
Total	22	316	42	9	389	9	18	9	1	37	27	110	11	2	150	40	73	6	2	121	697
Grand Total	27	441	60	24	552	11	25	13	3	52	38	183	12	4	237	52	101	18	5	176	1017
Apprch %	4.9	79.9	10.9	4.3		21.2	48.1	25	5.8		16	77.2	5.1	1.7		29.5	57.4	10.2	2.8		
Total %	2.7	43.4	5.9	2.4	54.3	1.1	2.5	1.3	0.3	5.1	3.7	18	1.2	0.4	23.3	5.1	9.9	1.8	0.5	17.3	
Cars	27	435	59	24	545	11	25	13	3	52	38	182	12	4	236	52	100	18	5	175	1008
% Cars	100	98.6	98.3	100	98.7	100	100	100	100	100	100	99.5	100	100	99.6	100	99	100	100	99.4	99.1
Trucks	0	6	1	0	7	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	9
% Trucks	0	1.4	1.7	0	1.3	0	0	0	0	0	0	0.5	0	0	0.4	0	1	0	0	0.6	0.9



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File Name : Salzedo St & Minorca Ave_AM
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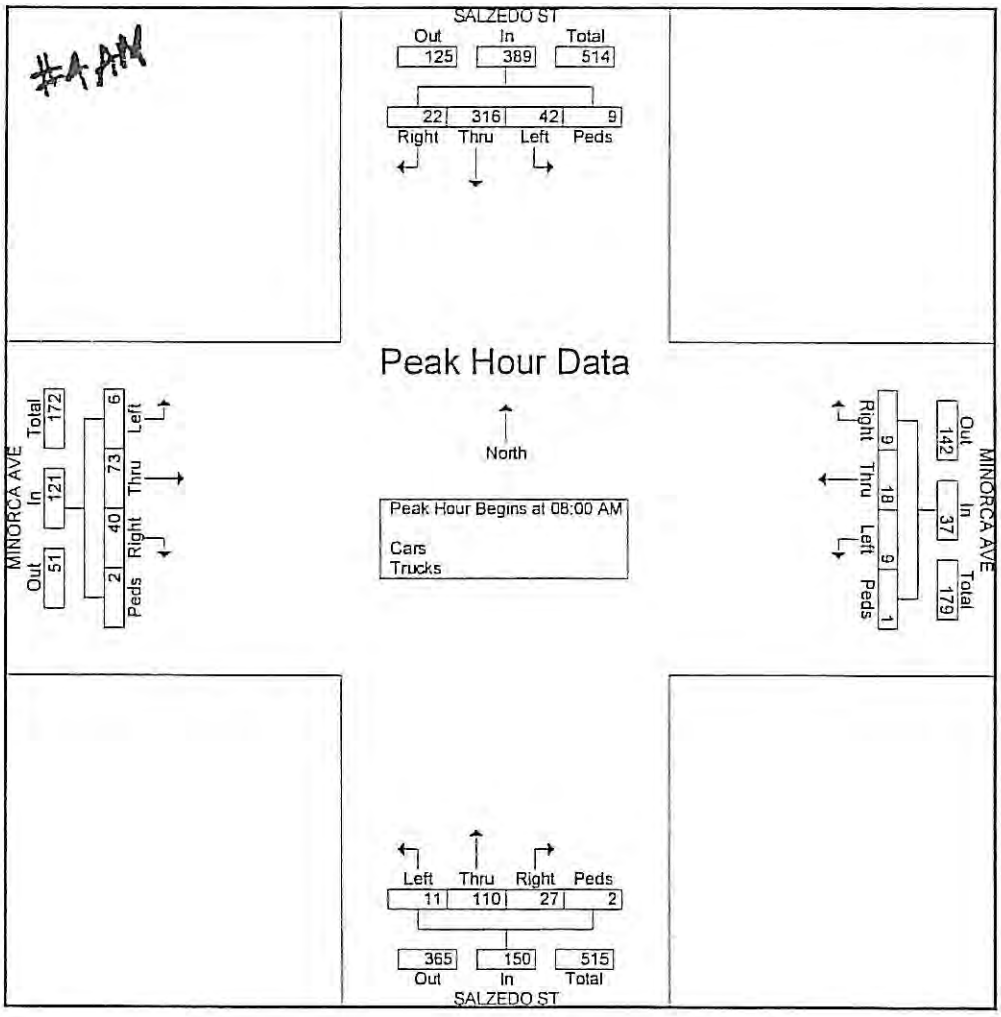
	SALZEDO ST Southbound					MINORCA AVE Westbound					SALZEDO ST Northbound					MINORCA AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	5	68	2	2	77	**5**	5	2	0	**12**	1	25	3	0	29	10	15	2	1	28	146
08:15 AM	**9**	**91**	**18**	**4**	**122**	0	**6**	1	0	7	10	**29**	1	**1**	41	8	**24**	1	0	**33**	**203**
08:30 AM	4	75	11	2	92	3	5	**3**	**1**	12	**11**	29	**4**	0	**44**	8	17	**3**	0	28	176
08:45 AM	4	82	11	1	98	1	2	3	0	6	5	27	3	1	36	**14**	17	0	1	32	172
Total Volume	22	316	42	9	389	9	18	9	1	37	27	110	11	2	150	40	73	6	2	121	697
% App. Total	5.7	81.2	10.8	2.3		24.3	48.6	24.3	2.7		18	73.3	7.3	1.3		33.1	60.3	5	1.7		
PHF	.611	.868	.583	.563	.797	.450	.750	.750	.250	.771	.614	.948	.688	.500	.852	.714	.760	.500	.500	.917	.858



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File Name : Le Jeune Rd & Navarre Ave_PM
Site Code :
Start Date : 5/9/2012
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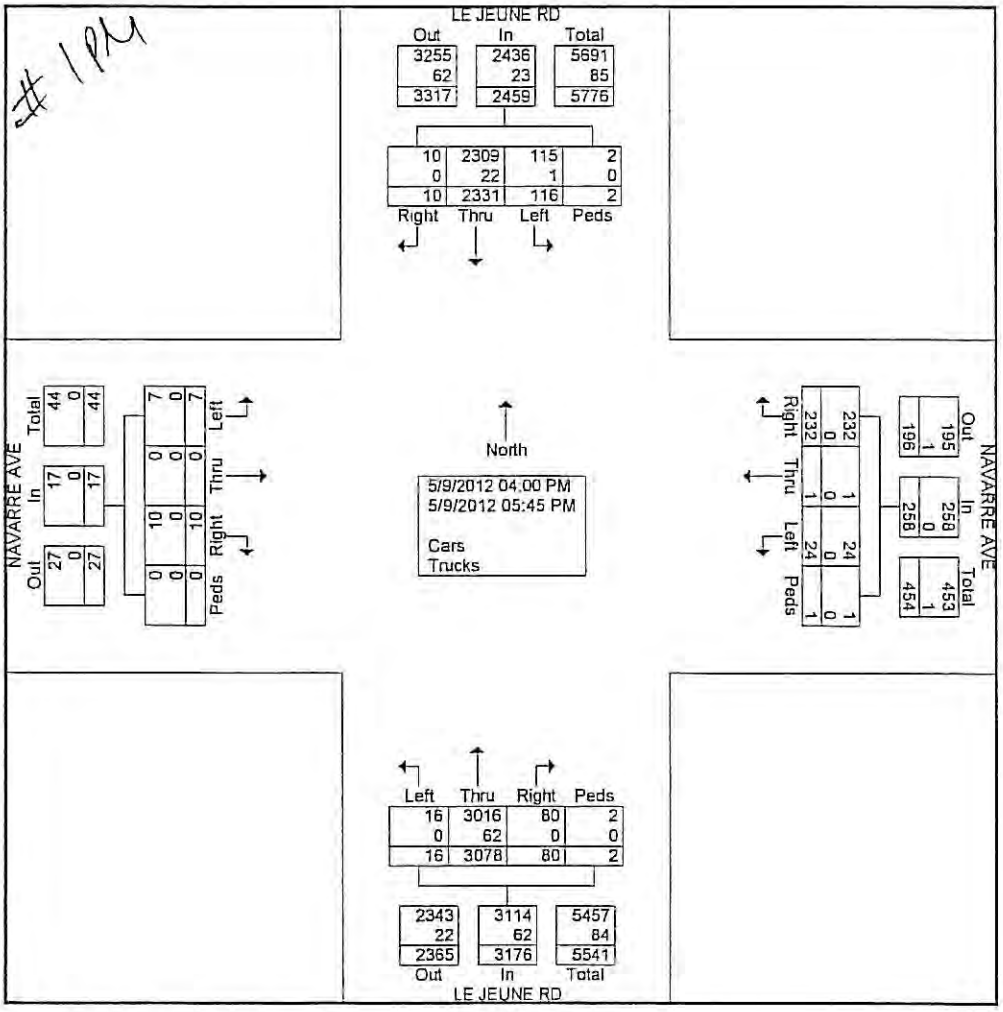
Groups Printed- Cars - Trucks

	LE JEUNE RD Southbound					NAVARRE AVE Westbound					LE JEUNE RD Northbound					NAVARRE AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	1	285	14	0	300	15	0	5	0	20	11	325	2	1	339	1	0	2	0	3	662
04:15 PM	2	291	3	0	296	13	0	3	0	16	9	316	3	0	328	0	0	2	0	2	642
04:30 PM	0	293	10	0	303	32	0	2	0	34	12	382	2	0	396	1	0	0	0	1	734
04:45 PM	0	288	12	1	301	19	0	6	0	25	7	339	2	0	348	0	0	0	0	0	674
Total	3	1157	39	1	1200	79	0	16	0	95	39	1362	9	1	1411	2	0	4	0	6	2712
05:00 PM	3	292	18	0	313	46	0	4	1	51	10	429	1	0	440	1	0	1	0	2	806
05:15 PM	1	290	27	1	319	49	0	1	0	50	13	436	3	1	453	2	0	1	0	3	825
05:30 PM	3	290	21	0	314	29	1	3	0	33	10	422	1	0	433	3	0	0	0	3	783
05:45 PM	0	302	11	0	313	29	0	0	0	29	8	429	2	0	439	2	0	1	0	3	784
Total	7	1174	77	1	1259	153	1	8	1	163	41	1716	7	1	1765	8	0	3	0	11	3198
Grand Total	10	2331	116	2	2459	232	1	24	1	258	80	3078	16	2	3176	10	0	7	0	17	5910
Apprch %	0.4	94.8	4.7	0.1		89.9	0.4	9.3	0.4		2.5	96.9	0.5	0.1		58.8	0	41.2	0		
Total %	0.2	39.4	2	0	41.6	3.9	0	0.4	0	4.4	1.4	52.1	0.3	0	53.7	0.2	0	0.1	0	0.3	
Cars	10	2309	115	2	2436	232	1	24	1	258	80	3016	16	2	3114	10	0	7	0	17	5825
% Cars	100	99.1	99.1	100	99.1	100	100	100	100	100	100	98	100	100	98	100	0	100	0	100	98.6
Trucks	0	22	1	0	23	0	0	0	0	0	0	62	0	0	62	0	0	0	0	0	85
% Trucks	0	0.9	0.9	0	0.9	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	1.4



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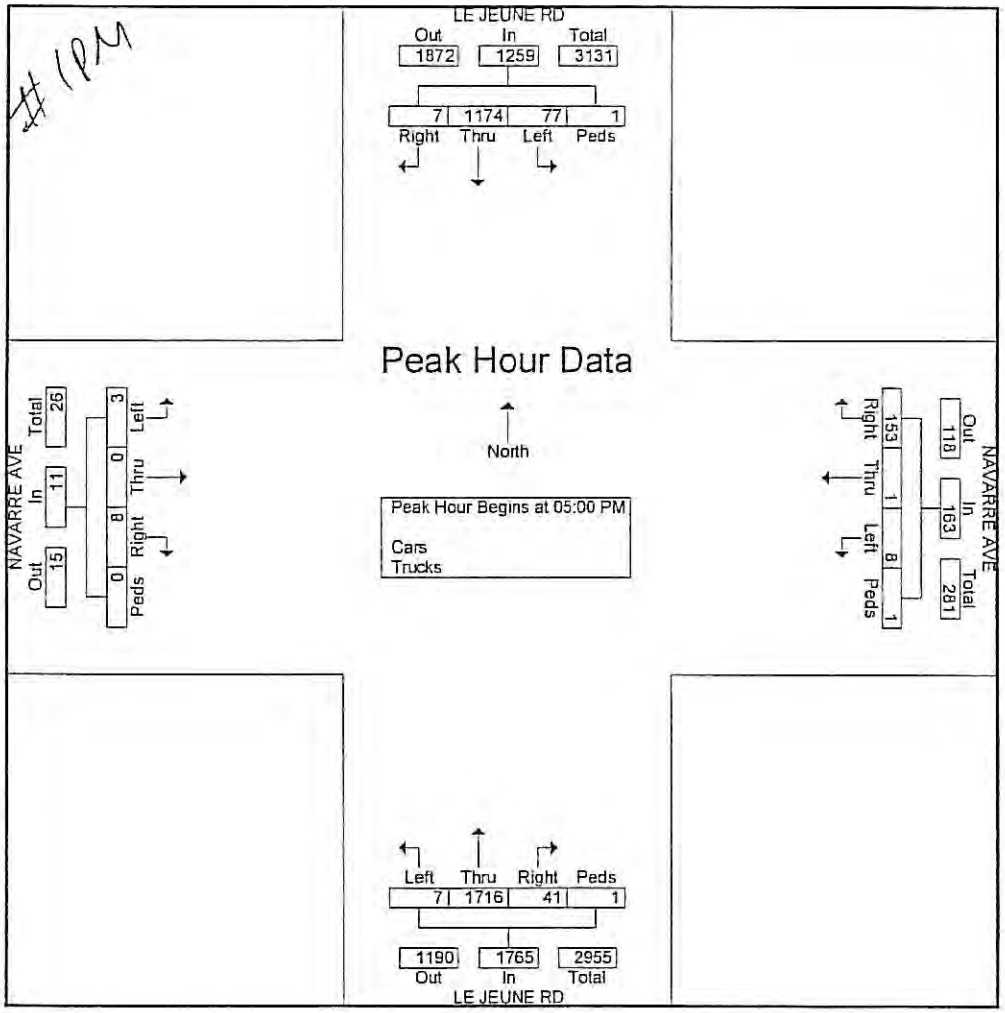
	LE JEUNE RD Southbound					NAVARRE AVE Westbound					LE JEUNE RD Northbound					NAVARRE AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	3	292	18	0	313	46	0	4	1	51	10	429	1	0	440	1	0	1	0	2	806
05:15 PM	1	290	**27**	1	**319**	**49**	0	1	0	50	**13**	**436**	**3**	1	**453**	2	0	1	0	**3**	**825**
05:30 PM	3	290	21	0	314	29	**1**	3	0	33	10	422	1	0	433	**3**	0	0	0	3	783
05:45 PM	0	**302**	11	0	313	29	0	0	0	29	8	429	2	0	439	2	0	1	0	3	784
Total Volume	7	1174	77	1	1259	153	1	8	1	163	41	1716	7	1	1765	8	0	3	0	11	3198
% App. Total	0.6	93.2	6.1	0.1		93.9	0.6	4.9	0.6		2.3	97.2	0.4	0.1		72.7	0	27.3	0		
PHF	.583	.972	.713	.250	.987	.781	.250	.500	.250	.799	.788	.984	.583	.250	.974	.667	.000	.750	.000	.917	.969



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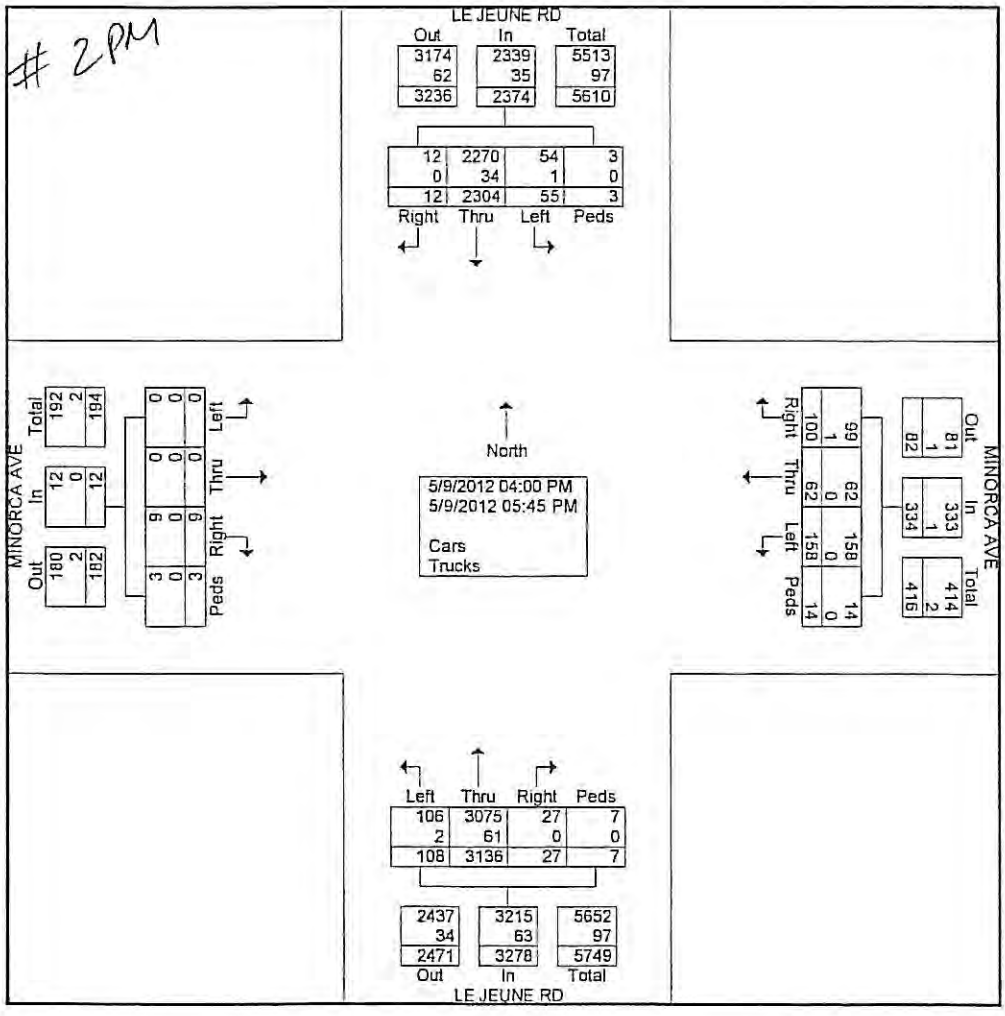
Groups Printed- Cars - Trucks

	LE JEUNE RD Southbound					MINORCA AVE Westbound					LE JEUNE RD Northbound					MINORCA AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	0	293	7	1	301	9	0	7	3	19	5	340	3	0	348	1	0	0	0	1	669
04:15 PM	5	275	5	0	285	9	1	12	0	22	5	336	6	0	347	2	0	0	0	2	656
04:30 PM	1	298	9	0	308	10	3	16	0	29	4	394	11	2	411	1	0	0	1	2	750
04:45 PM	1	274	5	0	280	12	0	19	5	36	2	343	4	0	349	0	0	0	2	2	667
Total	7	1140	26	1	1174	40	4	54	8	106	16	1413	24	2	1455	4	0	0	3	7	2742
05:00 PM	0	291	5	0	296	16	12	27	1	56	1	429	19	0	449	2	0	0	0	2	803
05:15 PM	5	253	8	0	266	20	21	33	1	75	3	437	24	1	465	1	0	0	0	1	807
05:30 PM	0	295	7	2	304	10	8	20	4	42	2	427	19	3	451	2	0	0	0	2	799
05:45 PM	0	325	9	0	334	14	17	24	0	55	5	430	22	1	458	0	0	0	0	0	847
Total	5	1164	29	2	1200	60	58	104	6	228	11	1723	84	5	1823	5	0	0	0	5	3256
Grand Total	12	2304	55	3	2374	100	62	158	14	334	27	3136	108	7	3278	9	0	0	3	12	5998
Apprch %	0.5	97.1	2.3	0.1		29.9	18.6	47.3	4.2		0.8	95.7	3.3	0.2		75	0	0	25		
Total %	0.2	38.4	0.9	0.1	39.6	1.7	1	2.6	0.2	5.6	0.5	52.3	1.8	0.1	54.7	0.2	0	0	0.1	0.2	
Cars	12	2270	54	3	2339	99	62	158	14	333	27	3075	106	7	3215	9	0	0	3	12	5899
% Cars	100	98.5	98.2	100	98.5	99	100	100	100	99.7	100	98.1	98.1	100	98.1	100	0	0	100	100	98.3
Trucks	0	34	1	0	35	1	0	0	0	1	0	61	2	0	63	0	0	0	0	0	99
% Trucks	0	1.5	1.8	0	1.5	1	0	0	0	0.3	0	1.9	1.9	0	1.9	0	0	0	0	0	1.7



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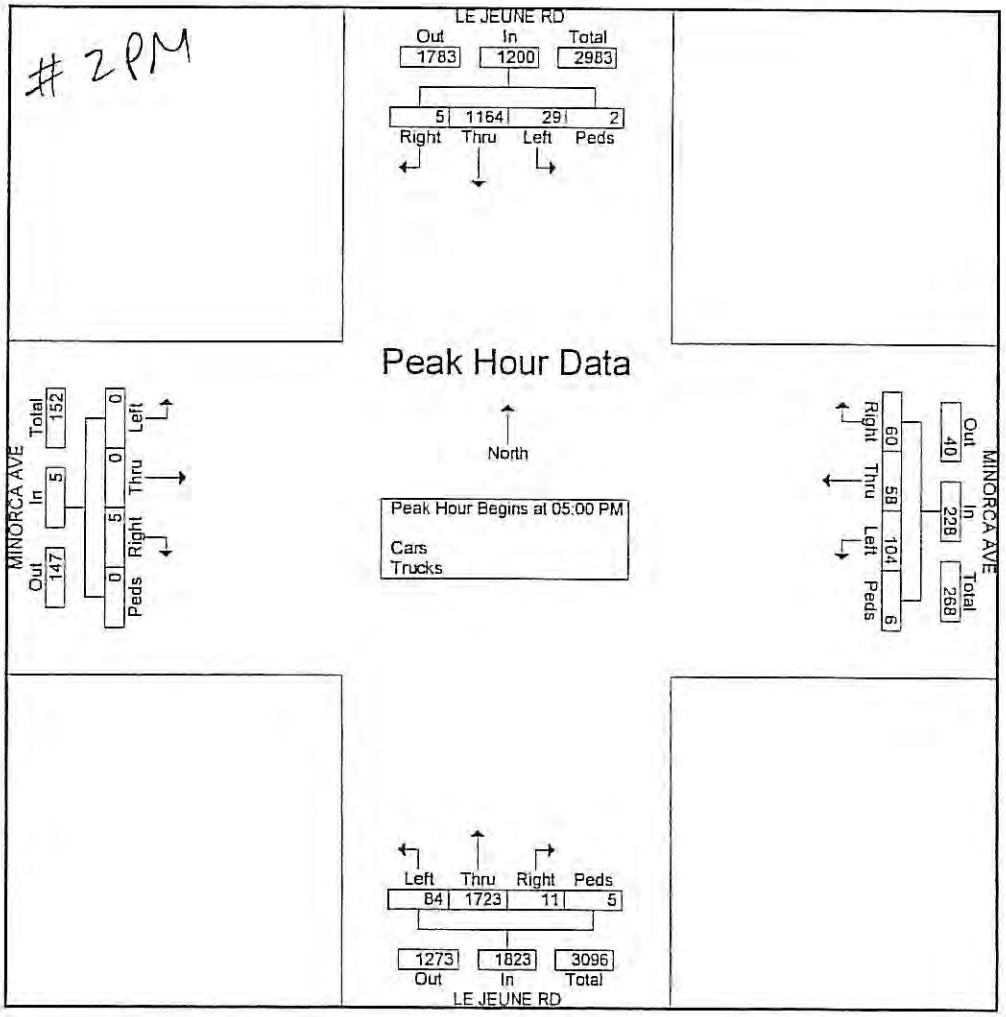
File Name : Le Jeune Rd & Minorca Ave_PM
Site Code : 00000000
Start Date : 5/9/2012
Page No : 2

	LE JEUNE RD Southbound					MINORCA AVE Westbound					LE JEUNE RD Northbound					MINORCA AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	291	5	0	296	16	12	27	1	56	1	429	19	0	449	2	0	0	0	2	803
05:15 PM	5	253	8	0	266	20	21	33	1	75	3	437	24	1	465	1	0	0	0	1	807
05:30 PM	0	295	7	2	304	10	8	20	4	42	2	427	19	3	451	2	0	0	0	2	799
05:45 PM	0	325	9	0	334	14	17	24	0	55	5	430	22	1	458	0	0	0	0	0	847
Total Volume	5	1164	29	2	1200	60	58	104	6	228	11	1723	84	5	1823	5	0	0	0	5	3256
% App. Total	0.4	97	2.4	0.2		26.3	25.4	45.6	2.6		0.6	94.5	4.6	0.3		100	0	0	0		
PHF	.250	.895	.806	.250	.898	.750	.690	.788	.375	.760	.550	.986	.875	.417	.980	.625	.000	.000	.000	.625	.961



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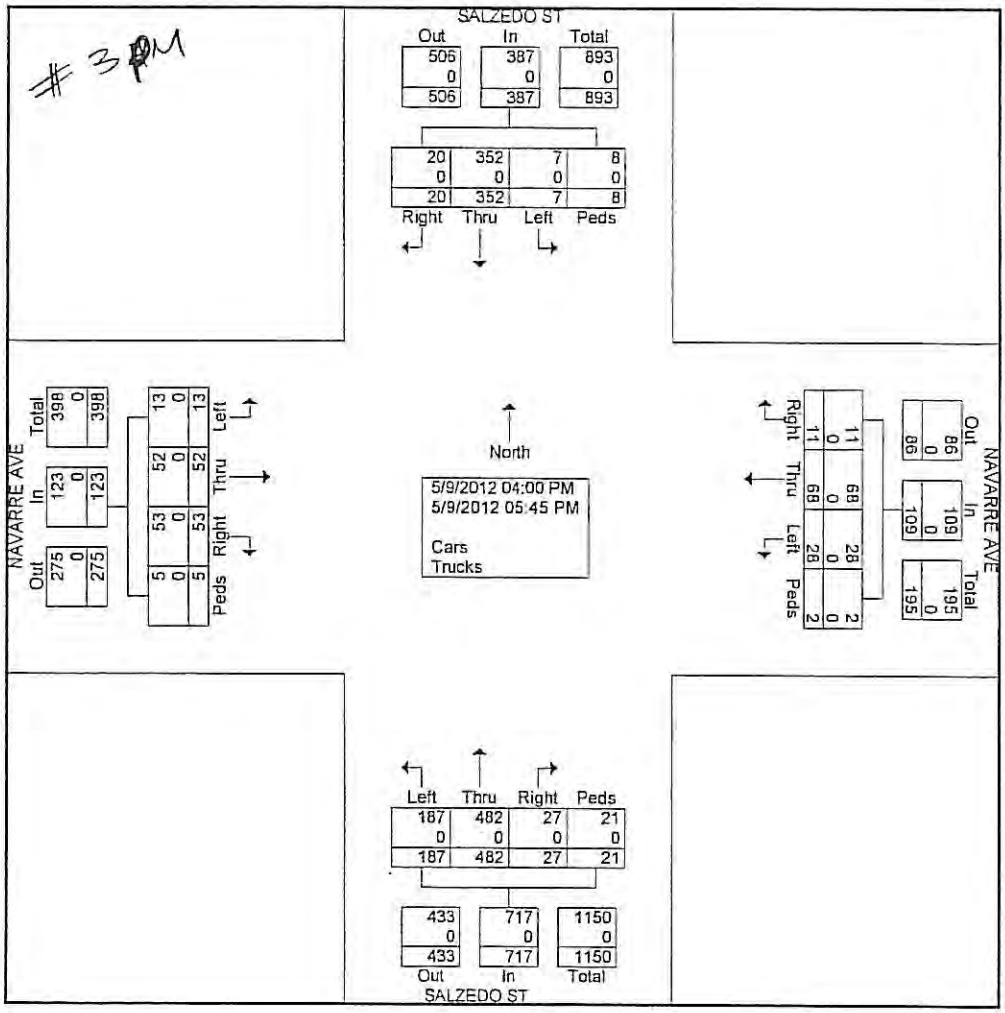
File Name : Salzedo St & Navarre Ave_PM
Site Code : 00000000
Start Date : 5/9/2012
Page No : 1

Groups Printed- Cars - Trucks

	SALZEDO ST Southbound					NAVARRE AVE Westbound					SALZEDO ST Northbound					NAVARRE AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	2	31	1	3	37	0	7	2	1	10	1	47	12	1	61	3	6	2	1	12	120
04:15 PM	2	29	2	2	35	1	8	2	0	11	6	42	11	4	63	2	7	0	2	11	120
04:30 PM	4	44	0	0	48	2	5	5	0	12	2	47	20	3	72	4	9	0	0	13	145
04:45 PM	2	42	0	1	45	2	8	6	1	17	2	52	18	1	73	13	4	2	1	20	155
Total	10	146	3	6	165	5	28	15	2	50	11	188	61	9	269	22	26	4	4	56	540
05:00 PM	4	61	0	0	65	1	10	1	0	12	5	77	36	2	120	11	6	1	1	19	216
05:15 PM	4	45	2	0	51	3	9	8	0	20	3	81	43	0	127	9	6	1	0	16	214
05:30 PM	1	49	0	0	50	2	12	4	0	18	5	80	20	3	108	6	9	4	0	19	195
05:45 PM	1	51	2	2	56	0	9	0	0	9	3	56	27	7	93	5	5	3	0	13	171
Total	10	206	4	2	222	6	40	13	0	59	16	294	126	12	448	31	26	9	1	67	796
Grand Total	20	352	7	8	387	11	68	28	2	109	27	482	187	21	717	53	52	13	5	123	1336
Apprch %	5.2	91	1.8	2.1		10.1	62.4	25.7	1.8		3.8	67.2	26.1	2.9		43.1	42.3	10.6	4.1		
Total %	1.5	26.3	0.5	0.6	29	0.8	5.1	2.1	0.1	8.2	2	36.1	14	1.6	53.7	4	3.9	1	0.4	9.2	
Cars	20	352	7	8	387	11	68	28	2	109	27	482	187	21	717	53	52	13	5	123	1336
% Cars	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



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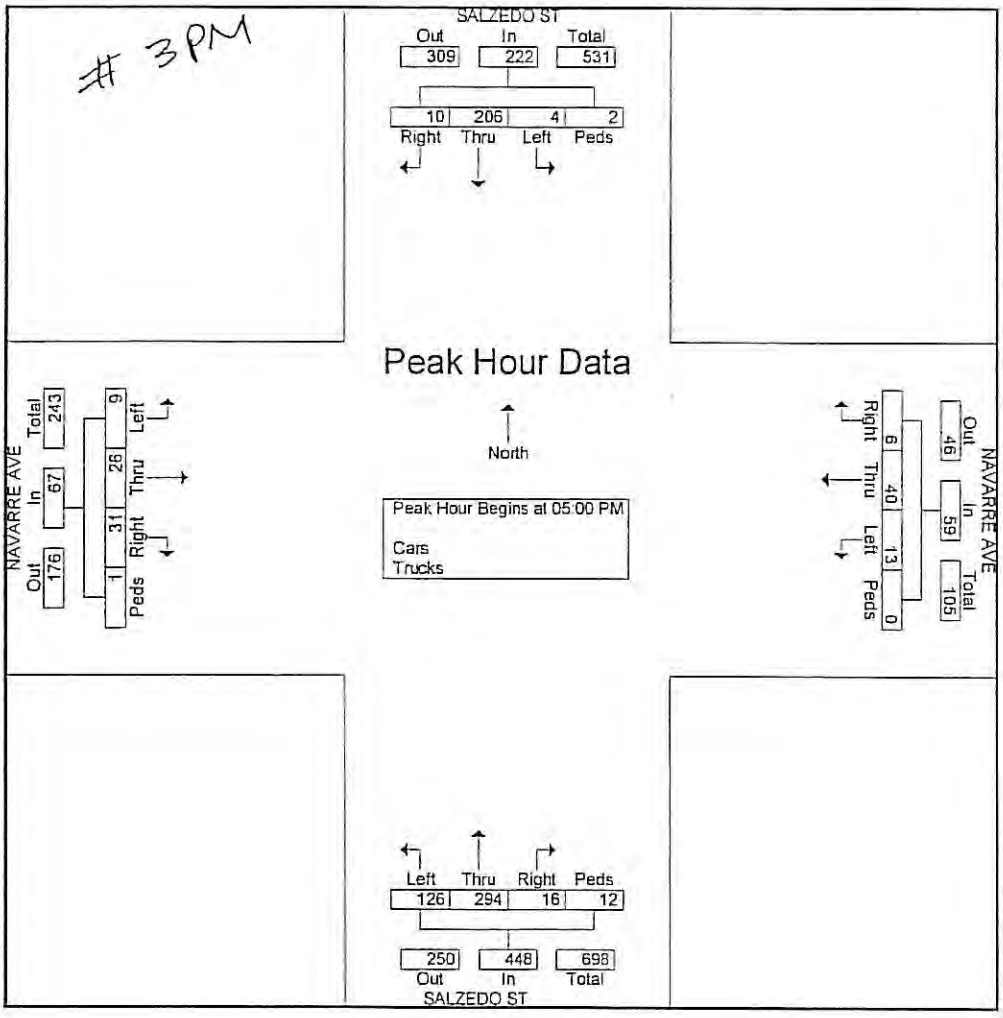
File Name : Salzedo St & Navarre Ave_PM
Site Code : 00000000
Start Date : 5/9/2012
Page No : 2

	SALZEDO ST Southbound					NAVARRE AVE Westbound					SALZEDO ST Northbound					NAVARRE AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	4	61	0	0	65	1	10	1	0	12	5	77	36	2	120	11	6	1	1	19	216
05:15 PM	4	45	2	0	51	3	9	8	0	20	3	81	43	0	127	9	6	1	0	16	214
05:30 PM	1	49	0	0	50	2	12	4	0	18	5	80	20	3	108	6	9	4	0	19	195
05:45 PM	1	51	2	2	56	0	9	0	0	9	3	56	27	7	93	5	5	3	0	13	171
Total Volume	10	206	4	2	222	6	40	13	0	59	16	294	126	12	448	31	26	9	1	67	796
% App. Total	4.5	92.8	1.8	0.9		10.2	67.8	22	0		3.6	65.6	28.1	2.7		46.3	38.8	13.4	1.5		
PHF	.625	.844	.500	.250	.854	.500	.833	.406	.000	.738	.800	.907	.733	.429	.882	.705	.722	.563	.250	.882	.921



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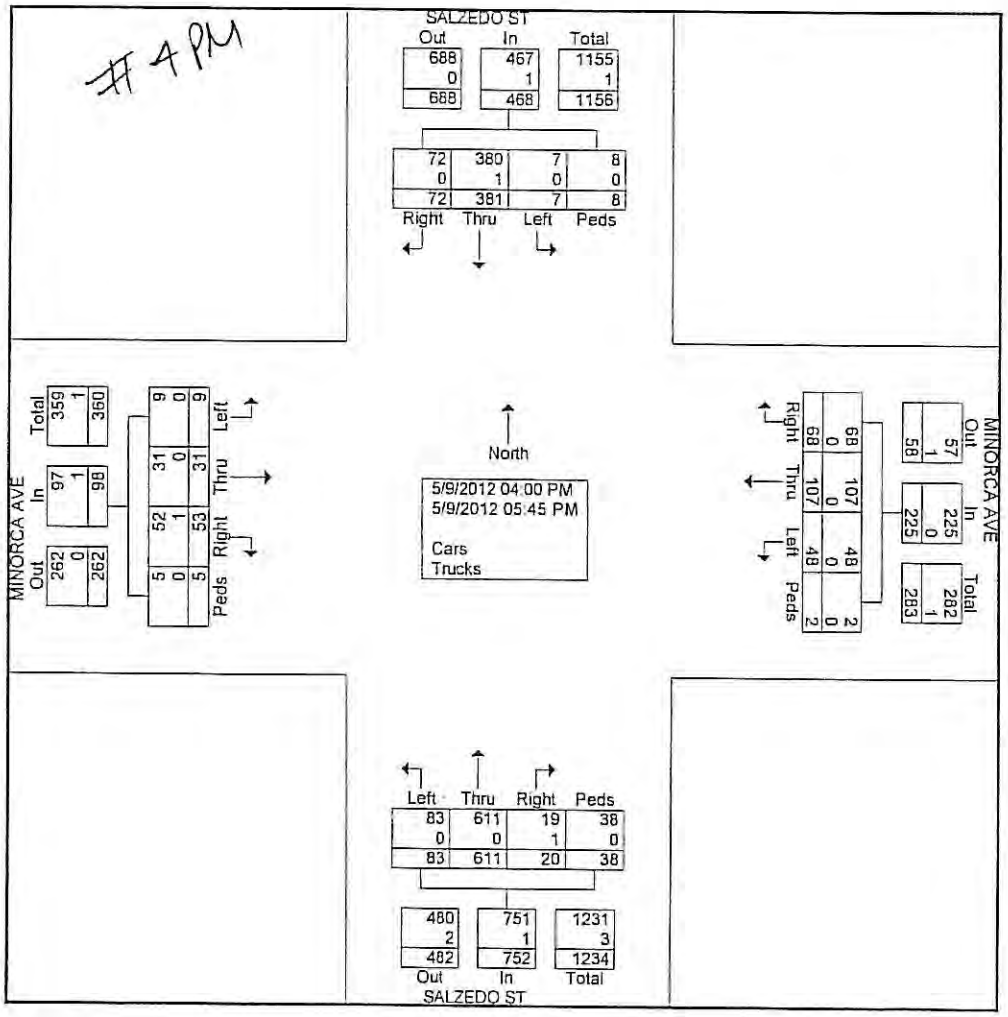
Site Code : 00000000
Start Date : 5/9/2012
Page No : 1

Groups Printed- Cars - Trucks

	SALZEDO ST Southbound					MINORCA AVE Westbound					SALZEDO ST Northbound					MINORCA AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	Right	Thru	Left	Peds	App Total	Int. Total
04:00 PM	4	32	1	3	40	4	7	6	0	17	2	58	7	2	69	2	6	2	2	12	138
04:15 PM	4	32	0	1	37	6	10	7	0	23	0	50	3	5	58	7	5	2	0	14	132
04:30 PM	5	45	2	0	52	9	17	0	0	26	2	58	7	7	74	2	6	2	0	10	162
04:45 PM	10	57	1	1	69	4	7	4	0	15	6	73	10	4	93	6	3	1	0	10	187
Total	23	166	4	5	198	23	41	17	0	81	10	239	27	18	294	17	20	7	2	46	619
05:00 PM	15	63	1	0	79	15	11	12	0	38	1	98	18	5	122	5	3	0	0	8	247
05:15 PM	11	54	1	0	66	13	23	5	0	41	3	106	21	1	131	9	1	1	3	14	252
05:30 PM	13	51	1	2	67	14	12	13	2	41	4	88	8	3	103	8	4	1	0	13	224
05:45 PM	10	47	0	1	58	3	20	1	0	24	2	80	9	11	102	14	3	0	0	17	201
Total	49	215	3	3	270	45	66	31	2	144	10	372	56	20	458	36	11	2	3	52	924
Grand Total	72	381	7	8	468	68	107	48	2	225	20	611	83	38	752	53	31	9	5	98	1543
Apprch %	15.4	81.4	1.5	1.7		30.2	47.6	21.3	0.9		2.7	81.2	11	5.1		54.1	31.6	9.2	5.1		
Total %	4.7	24.7	0.5	0.5	30.3	4.4	6.9	3.1	0.1	14.6	1.3	39.6	5.4	2.5	48.7	3.4	2	0.6	0.3	6.4	
Cars	72	380	7	8	467	68	107	48	2	225	19	611	83	38	751	52	31	9	5	97	1540
% Cars	100	99.7	100	100	99.8	100	100	100	100	100	95	100	100	100	99.9	98.1	100	100	100	99	99.8
Trucks	0	1	0	0	1	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1	3
% Trucks	0	0.3	0	0	0.2	0	0	0	0	0	5	0	0	0	0.1	1.9	0	0	0	1	0.2



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File Name : Salzedo St & Minorca Ave_PM
Site Code : 00000000
Start Date : 5/9/2012
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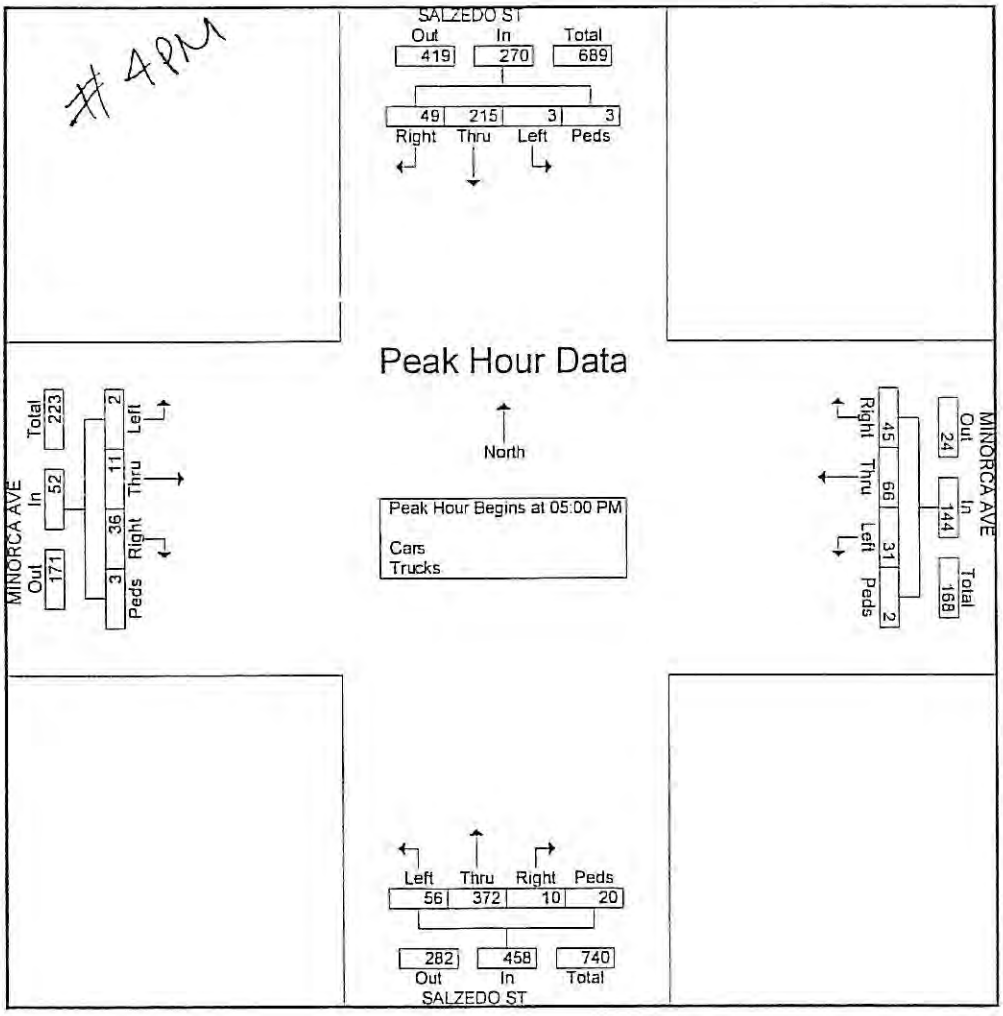
	SALZEDO ST Southbound					MINORCA AVE Westbound					SALZEDO ST Northbound					MINORCA AVE Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	**15**	**63**	**1**	0	**79**	**15**	11	12	0	38	1	98	18	5	122	5	3	0	0	8	247
05:15 PM	11	54	1	0	66	13	**23**	5	0	**41**	3	**106**	**21**	1	**131**	9	1	1	**3**	14	**252**
05:30 PM	13	51	1	**2**	67	14	12	**13**	**2**	41	**4**	88	8	3	103	8	**4**	1	0	13	224
05:45 PM	10	47	0	1	58	3	20	1	0	24	2	80	9	**11**	102	**14**	3	0	0	**17**	201
Total Volume	49	215	3	3	270	45	66	31	2	144	10	372	56	20	458	36	11	2	3	52	924
% App. Total	18.1	79.6	1.1	1.1		31.2	45.8	21.5	1.4		2.2	81.2	12.2	4.4		69.2	21.2	3.8	5.8		
PHF	.817	.853	.750	.375	.854	.750	.717	.596	.250	.878	.625	.877	.667	.455	.874	.643	.688	.500	.250	.765	.917



Appendix 5: Level of Service (LOS)

TABLE: A7

2020 Salzedo Street

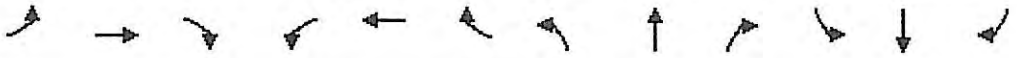
Intersection LOS Summary - AM & PM Peak Hour

Existing AM Peak Hour Condition		Intersection Approach								Overall	
Location	Intersection Control	Eastbound		Westbound		Northbound		Southbound			
		LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)
Le Jeune Road & Navarre Avenue	Two-Way Stop	D	33.1	D	25.4	A	0.0	A	1.2	A	1.6
Le Jeune Road & Minorca Avenue	Signalized	D	34.3*	E	70.0	A	1.3	A	1.2	A	1.4
Salzedo Street & Navarre Avenue	Two-Way Stop	B	12.7	B	13.7	A	1.0	A	0.1	A	5.2
Salzedo Street & Minorca Avenue	Two-Way Stop	C	17.3	C	15.5	A	0.6	A	0.8	A	4.4
Proposed AM Peak Hour Condition with Project Traffic		**Intersection Approach**								Overall	
Location	Intersection Control	Eastbound		Westbound		Northbound		Southbound			
		LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)
Le Jeune Road & Navarre Avenue	Two-Way Stop	E	44.1	E	38.1	A	0.1	A	1.6	A	2.3
Le Jeune Road & Minorca Avenue	Signalized	B	11.3*	E	61.7	A	2.7	A	2.5	A	4.1
Salzedo Street & Navarre Avenue	Two-Way Stop	B	13.7	C	15.6	A	0.9	A	0.1	A	5.7
Salzedo Street & Minorca Avenue	Two-Way Stop	C	24.1	C	18.8	A	1.1	A	0.8	A	6.8
Parking Garage Driveway & Minorca Avenue	Two-Way Stop	A	4.4	A	0.0	N/A	N/A	A	9.7	A	4.9
Loading Driveway & Minorca Avenue	Two-Way Stop	A	0.6	A	0.0	N/A	N/A	A	9.2	A	0.8
Existing PM Peak Hour Condition		**Intersection Approach**								Overall	
Location	Intersection Control	Eastbound		Westbound		Northbound		Southbound			
		LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)
Le Jeune Road & Navarre Avenue	Two-Way Stop	D	29.1	C	20.3	A	0.0	A	1.1	A	1.6
Le Jeune Road & Minorca Avenue	Signalized	B	10.2*	D	43.7	A	9.8	A	6.9	B	11.1
Salzedo Street & Navarre Avenue	Two-Way Stop	C	16.8	C	22.2	A	3.0	A	0.2	A	4.9
Salzedo Street & Minorca Avenue	Two-Way Stop	B	12.6	C	23.8	A	1.0	A	0.1	A	5.0
Proposed PM Peak Hour Condition with Project Traffic		**Intersection Approach**								Overall	
Location	Intersection Control	Eastbound		Westbound		Northbound		Southbound			
		LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)	LOS	Delay (s)
Le Jeune Road & Navarre Avenue	Two-Way Stop	D	33.0	E	36.3	A	0.1	A	1.6	A	2.6
Le Jeune Road & Minorca Avenue	Signalized	B	10.2*	D	42.7	B	15.8	B	12.4	B	16.9
Salzedo Street & Navarre Avenue	Two-Way Stop	C	18.6	D	29.8	A	2.3	A	0.1	A	5.5
Salzedo Street & Minorca Avenue	Two-Way Stop	C	20.8	E	37.9	A	1.3	A	0.1	A	8.3
Parking Garage Driveway & Minorca Avenue	Two-Way Stop	A	4.0	A	0.0	N/A	N/A	B	12.0	A	3.3
Loading Driveway & Minorca Avenue	Two-Way Stop	A	0.5	A	0.0	N/A	N/A	B	10.8	A	0.4

Notes: * EB approach is not controlled by traffic signal. Approach has stop control and legally allows right turn movements only.

2020 Salzedo Street

Existing AM Peak Hour Condition

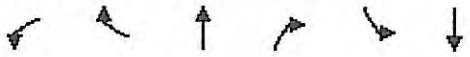


Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↰	↑↑		↰	↑↑↱	
Volume (veh/h)	10	0	18	14	0	59	3	1337	14	115	1263	8
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	11	0	19	15	0	63	3	1422	15	122	1344	9
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)								281				
pX, platoon unblocked	0.93	0.93		0.93	0.93	0.93				0.93		
vC, conflicting volume	2373	3036	676	2372	3033	719	1352			1437		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	2329	3039	676	2328	3035	559	1352			1328		
tC, single (s)	*5.0	6.5	*5.0	*5.0	6.5	*5.0	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	84	100	97	80	100	89	99			75		
cM capacity (veh/h)	68	9	570	74	9	597	505			482		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	30	78	3	948	489	122	896	456
Volume Left	11	15	3	0	0	122	0	0
Volume Right	19	63	0	0	15	0	0	9
cSH	157	253	505	1700	1700	482	1700	1700
Volume to Capacity	0.19	0.31	0.01	0.56	0.29	0.25	0.53	0.27
Queue Length 95th (ft)	17	31	0	0	0	25	0	0
Control Delay (s)	33.1	25.4	12.2	0.0	0.0	15.0	0.0	0.0
Lane LOS	D	D	B			B		
Approach Delay (s)	33.1	25.4	0.0			1.2		
Approach LOS	D	D						

Intersection Summary			
Average Delay	1.6		
Intersection Capacity Utilization	58.7%	ICU Level of Service	B
Analysis Period (min)	15		

* User Entered Value



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	4	1	1336	15	3	1296
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.0		5.0		5.0	5.0
Lane Util. Factor	1.00		0.95		1.00	0.95
Frt	0.97		1.00		1.00	1.00
Flt Protected	0.96		1.00		0.95	1.00
Satd. Flow (prot)	1743		3533		1770	3539
Flt Permitted	0.96		1.00		0.18	1.00
Satd. Flow (perm)	1743		3533		335	3539
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	4	1	1421	16	3	1379
RTOR Reduction (vph)	1	0	0	0	0	0
Lane Group Flow (vph)	4	0	1437	0	3	1379
Turn Type	Prot		NA		Perm	NA
Protected Phases	8		2			6
Permitted Phases					6	
Actuated Green, G (s)	1.4		118.6		118.6	118.6
Effective Green, g (s)	1.4		118.6		118.6	118.6
Actuated g/C Ratio	0.01		0.91		0.91	0.91
Clearance Time (s)	5.0		5.0		5.0	5.0
Vehicle Extension (s)	3.0		3.0		3.0	3.0
Lane Grp Cap (vph)	18		3223		305	3228
v/s Ratio Prot	c0.00		c0.41			0.39
v/s Ratio Perm					0.01	
v/c Ratio	0.22		0.45		0.01	0.43
Uniform Delay, d1	63.8		0.8		0.5	0.8
Progression Factor	1.00		1.00		1.00	1.00
Incremental Delay, d2	6.2		0.4		0.1	0.4
Delay (s)	70.0		1.3		0.6	1.2
Level of Service	E		A		A	A
Approach Delay (s)	70.0		1.3			1.2
Approach LOS	E		A			A

Intersection Summary			
HCM 2000 Control Delay	1.4	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.44		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	10.0
Intersection Capacity Utilization	49.1%	ICU Level of Service	A
Analysis Period (min)	15		

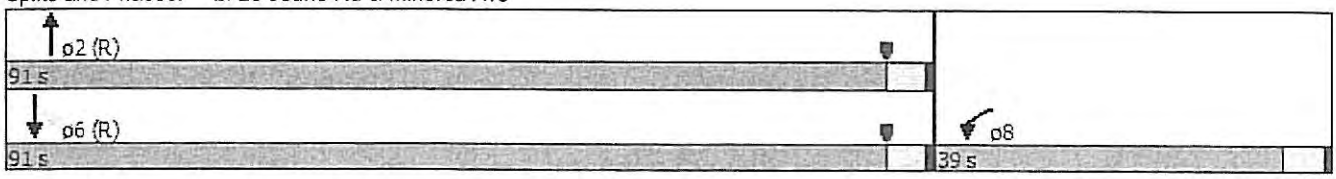
c Critical Lane Group

Lane Group	WBL	NBT	SBL	SBT
Lane Configurations				
Volume (vph)	4	1336	3	1296
Turn Type	Prot	NA	Perm	NA
Protected Phases	8	2		6
Permitted Phases			6	
Detector Phase	8	2	6	6
Switch Phase				
Minimum Initial (s)	4.0	4.0	4.0	4.0
Minimum Split (s)	21.0	21.0	21.0	21.0
Total Split (s)	39.0	91.0	91.0	91.0
Total Split (%)	30.0%	70.0%	70.0%	70.0%
Yellow Time (s)	4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	None	C-Min	C-Min	C-Min
Act Effct Green (s)	5.9	126.6	126.6	126.6
Actuated g/C Ratio	0.05	0.97	0.97	0.97
v/c Ratio	0.06	0.42	0.01	0.40
Control Delay	55.8	0.9	0.7	0.8
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	55.8	0.9	0.7	0.8
LOS	E	A	A	A
Approach Delay	55.8	0.9		0.8
Approach LOS	E	A		A

Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 130
Offset: 11 (8%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow
Natural Cycle: 55
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.42
Intersection Signal Delay: 0.9 — Intersection LOS: A
Intersection Capacity Utilization 49.1% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 2: Le Jeune Rd & Minorca Ave



Lane Group	WBL	NBT	SBL	SBT
Lane Group Flow (vph)	5	1437	3	1379
v/c Ratio	0.06	0.42	0.01	0.40
Control Delay	55.8	0.9	0.7	0.8
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	55.8	0.9	0.7	0.8
Queue Length 50th (ft)	3	0	0	0
Queue Length 95th (ft)	17	114	1	106
Internal Link Dist (ft)	591	1		201
Turn Bay Length (ft)			65	
Base Capacity (vph)	456	3441	326	3447
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.01	0.42	0.01	0.40

Intersection Summary

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	14	8	58	1337	1271	29
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	15	9	62	1422	1352	31
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)					69	
pX, platoon unblocked	0.94	0.94	0.94			
vC, conflicting volume	2202	691	1383			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	2153	549	1283			
tC, single (s)	*5.0	*5.0	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	85	99	88			
cM capacity (veh/h)	102	607	505			

Direction, Lane #	EB 1	NB 1	NB 2	NB 3	SB 1	SB 2
Volume Total	23	62	711	711	901	482
Volume Left	15	62	0	0	0	0
Volume Right	9	0	0	0	0	31
cSH	146	505	1700	1700	1700	1700
Volume to Capacity	0.16	0.12	0.42	0.42	0.53	0.28
Queue Length 95th (ft)	14	10	0	0	0	0
Control Delay (s)	34.3	13.1	0.0	0.0	0.0	0.0
Lane LOS	D	B				
Approach Delay (s)	34.3	0.5			0.0	
Approach LOS	D					

Intersection Summary				
Average Delay	0.6			
Intersection Capacity Utilization	52.7%	ICU Level of Service		A
Analysis Period (min)	15			

* User Entered Value

Intersection	
Int Delay, s/veh	5.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Vol, veh/h	8	51	112	18	31	8	15	97	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	57	124	20	34	9	17	108	11

Major/Minor	Minor2			Minor1			Major1		
Conflicting Flow All	442	426	270	512	423	113	271	0	0
Stage 1	274	274	-	147	147	-	-	-	-
Stage 2	168	152	-	365	276	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-
Pot Cap-1 Maneuver	526	520	769	472	522	940	1292	-	-
Stage 1	732	683	-	856	775	-	-	-	-
Stage 2	834	772	-	654	682	-	-	-	-
Platoon blocked, %								-	-
Mov Cap-1 Maneuver	488	512	769	358	514	940	1292	-	-
Mov Cap-2 Maneuver	488	512	-	358	514	-	-	-	-
Stage 1	722	682	-	844	764	-	-	-	-
Stage 2	778	761	-	502	681	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	12.7	13.7	1
HCM LOS	B	B	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1292	-	-	654	479	1469	-	-
HCM Lane V/C Ratio	0.013	-	-	0.291	0.132	0.002	-	-
HCM Control Delay (s)	7.8	0	-	12.7	13.7	7.5	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.2	0.5	0	-	-

Intersection	
Int Delay, s/veh	

Movement	SBL	SBT	SBR
Vol, veh/h	2	242	2
Conflicting Peds, #/hr	0	0	0
Sign Control	Free	Free	Free
RT Channelized	-	-	None
Storage Length	-	-	-
Veh in Median Storage, #	-	0	-
Grade, %	-	0	-
Peak Hour Factor	90	90	90
Heavy Vehicles, %	2	2	2
Mvmt Flow	2	269	2

Major/Minor	Major2		
Conflicting Flow All	119	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.12	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.218	-	-
Pot Cap-1 Maneuver	1469	-	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	1469	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	SB
HCM Control Delay, s	0.1
HCM LOS	

Minor Lane/Major Mvmt

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Vol, veh/h	6	72	40	9	18	9	11	109	27
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	84	47	10	21	10	13	127	31

Major/Minor	Minor2			Minor1			Major1		
Conflicting Flow All	658	658	377	708	655	142	390	0	0
Stage 1	474	474	-	168	168	-	-	-	-
Stage 2	184	184	-	540	487	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-
Pot Cap-1 Maneuver	378	384	670	350	386	906	1169	-	-
Stage 1	571	558	-	834	759	-	-	-	-
Stage 2	818	747	-	526	550	-	-	-	-
Platoon blocked, %								-	-
Mov Cap-1 Maneuver	342	363	670	257	365	906	1169	-	-
Mov Cap-2 Maneuver	342	363	-	257	365	-	-	-	-
Stage 1	564	533	-	824	750	-	-	-	-
Stage 2	777	738	-	394	526	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	17.3	15.6	0.6
HCM LOS	C	C	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1169	-	-	428	382	1422	-	-
HCM Lane V/C Ratio	0.011	-	-	0.321	0.11	0.034	-	-
HCM Control Delay (s)	8.1	0	-	17.3	15.6	7.6	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.4	0.4	0.1	-	-

Intersection	
Int Delay, s/veh	

Movement	SBL	SBT	SBR
Vol, veh/h	42	313	22
Conflicting Peds, #/hr	0	0	0
Sign Control	Free	Free	Free
RT Channelized	-	-	None
Storage Length	-	-	-
Veh in Median Storage, #	-	0	-
Grade, %	-	0	-
Peak Hour Factor	86	86	86
Heavy Vehicles, %	2	2	2
Mvmt Flow	49	364	26

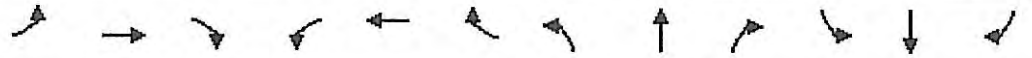
Major/Minor	Major2		
Conflicting Flow All	158	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.12	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.218	-	-
Pot Cap-1 Maneuver	1422	-	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	1422	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	SB
HCM Control Delay, s	0.8
HCM LOS	

Minor Lane/Major Mvmt

2020 Salzedo Street

Existing PM Peak Hour Condition

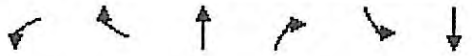


Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	3	0	8	8	1	151	7	1699	41	76	1162	7
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	3	0	8	8	1	156	7	1752	42	78	1198	7
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)								281				
pX, platoon unblocked	0.74	0.74		0.74	0.74	0.74				0.74		
vC, conflicting volume	2405	3166	603	2551	3149	897	1205			1794		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	2194	3225	603	2392	3202	154	1205			1368		
tC, single (s)	*5.0	6.5	*5.0	*5.0	*5.0	*5.0	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	94	100	99	86	95	78	99			79		
cM capacity (veh/h)	54	5	612	58	22	694	575			368		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	11	165	7	1168	626	78	799	407
Volume Left	3	8	7	0	0	78	0	0
Volume Right	8	156	0	0	42	0	0	7
cSH	161	399	575	1700	1700	368	1700	1700
Volume to Capacity	0.07	0.41	0.01	0.69	0.37	0.21	0.47	0.24
Queue Length 95th (ft)	6	50	1	0	0	20	0	0
Control Delay (s)	29.1	20.3	11.3	0.0	0.0	17.4	0.0	0.0
Lane LOS	D	C	B			C		
Approach Delay (s)	29.1	20.3	0.0			1.1		
Approach LOS	D	C						

Intersection Summary			
Average Delay	1.6		
Intersection Capacity Utilization	72.7%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	160	59	1706	11	29	1157
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.0		5.0		5.0	5.0
Lane Util. Factor	1.00		0.95		1.00	0.95
Frt	0.96		1.00		1.00	1.00
Flt Protected	0.96		1.00		0.95	1.00
Satd. Flow (prot)	1732		3536		1770	3539
Flt Permitted	0.96		1.00		0.08	1.00
Satd. Flow (perm)	1732		3536		153	3539
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	167	61	1777	11	30	1205
RTOR Reduction (vph)	12	0	1	0	0	0
Lane Group Flow (vph)	216	0	1787	0	30	1205
Turn Type	Prot		NA		Perm	NA
Protected Phases	8		2			6
Permitted Phases					6	
Actuated Green, G (s)	18.4		71.6		71.6	71.6
Effective Green, g (s)	18.4		71.6		71.6	71.6
Actuated g/C Ratio	0.18		0.72		0.72	0.72
Clearance Time (s)	5.0		5.0		5.0	5.0
Vehicle Extension (s)	3.0		3.0		3.0	3.0
Lane Grp Cap (vph)	318		2531		109	2533
v/s Ratio Prot	c0.12		c0.51			0.34
v/s Ratio Perm					0.20	
v/c Ratio	0.68		0.71		0.28	0.48
Uniform Delay, d1	38.0		8.2		5.0	6.1
Progression Factor	1.00		1.00		1.00	1.00
Incremental Delay, d2	5.7		1.7		6.2	0.6
Delay (s)	43.7		9.8		11.2	6.8
Level of Service	D		A		B	A
Approach Delay (s)	43.7		9.8			6.9
Approach LOS	D		A			A

Intersection Summary			
HCM 2000 Control Delay	11.1	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.70		
Actuated Cycle Length (s)	100.0	Sum of lost time (s)	10.0
Intersection Capacity Utilization	68.3%	ICU Level of Service	C
Analysis Period (min)	15		

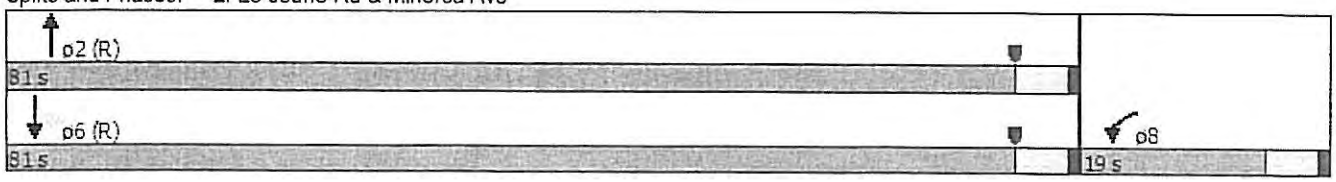
c Critical Lane Group

Lane Group	WBL	NBT	SBL	SBT
Lane Configurations				
Volume (vph)	160	1706	29	1157
Turn Type	Prot	NA	Perm	NA
Protected Phases	8	2		6
Permitted Phases			6	
Detector Phase	8	2	6	6
Switch Phase				
Minimum Initial (s)	4.0	4.0	4.0	4.0
Minimum Split (s)	21.0	21.0	21.0	21.0
Total Split (s)	19.0	81.0	81.0	81.0
Total Split (%)	19.0%	81.0%	81.0%	81.0%
Yellow Time (s)	4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	None	C-Min	C-Min	C-Min
Act Effct Green (s)	18.4	71.6	71.6	71.6
Actuated g/C Ratio	0.18	0.72	0.72	0.72
v/c Ratio	0.69	0.71	0.28	0.48
Control Delay	46.5	10.6	13.5	7.2
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	46.5	10.6	13.5	7.2
LOS	D	B	B	A
Approach Delay	46.5	10.6		7.3
Approach LOS	D	B		A

Intersection Summary

Cycle Length: 100
Actuated Cycle Length: 100
Offset: 63 (63%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow
Natural Cycle: 60
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.71
Intersection Signal Delay: 11.9 — Intersection LOS: B
Intersection Capacity Utilization 68.3% — ICU Level of Service C
Analysis Period (min) 15

Splits and Phases: 2: Le Jeune Rd & Minorca Ave



Lane Group	WBL	NBT	SBL	SBT
Lane Group Flow (vph)	228	1788	30	1205
v/c Ratio	0.69	0.71	0.28	0.48
Control Delay	46.5	10.6	13.5	7.2
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	46.5	10.6	13.5	7.2
Queue Length 50th (ft)	126	311	6	157
Queue Length 95th (ft)	204	410	26	208
Internal Link Dist (ft)	591	1		201
Turn Bay Length (ft)			65	
Base Capacity (vph)	333	2692	116	2694
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.68	0.66	0.26	0.45

Intersection Summary

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	0	5	83	1717	1255	62
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	0	5	88	1827	1335	66
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)					69	
pX, platoon unblocked	0.85	0.85	0.85			
vC, conflicting volume	2458	701	1401			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	2364	300	1123			
tC, single (s)	6.8	*5.0	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	83			
cM capacity (veh/h)	21	697	526			

Direction, Lane #	EB 1	NB 1	NB 2	NB 3	SB 1	SB 2
Volume Total	5	88	913	913	890	511
Volume Left	0	88	0	0	0	0
Volume Right	5	0	0	0	0	66
cSH	697	526	1700	1700	1700	1700
Volume to Capacity	0.01	0.17	0.54	0.54	0.52	0.30
Queue Length 95th (ft)	1	15	0	0	0	0
Control Delay (s)	10.2	13.2	0.0	0.0	0.0	0.0
Lane LOS	B	B				
Approach Delay (s)	10.2	0.6			0.0	
Approach LOS	B					

Intersection Summary				
Average Delay	0.4			
Intersection Capacity Utilization	50.8%	ICU Level of Service		A
Analysis Period (min)	15			

* User Entered Value

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Volume (veh/h)	9	26	31	13	40	6	125	291	16	4	204	10
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	10	28	34	14	43	7	136	316	17	4	222	11
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	861	841	227	880	838	325	233			334		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	861	841	227	880	838	325	233			334		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	96	90	96	93	84	99	90			100		
cM capacity (veh/h)	221	269	812	217	271	716	1335			1226		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	72	64	470	237
Volume Left	10	14	136	4
Volume Right	34	7	17	11
cSH	376	273	1335	1226
Volume to Capacity	0.19	0.23	0.10	0.00
Queue Length 95th (ft)	17	22	8	0
Control Delay (s)	16.8	22.2	3.0	0.2
Lane LOS	C	C	A	A
Approach Delay (s)	16.8	22.2	3.0	0.2
Approach LOS	C	C		

Intersection Summary				
Average Delay	4.9			
Intersection Capacity Utilization	49.9%	ICU Level of Service	A	
Analysis Period (min)	15			

Intersection	
Int Delay, s/veh	5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Vol, veh/h	2	11	36	31	65	45	55	368	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	12	39	34	71	49	60	400	11

Major/Minor	Minor2			Minor1			Major1		
Conflicting Flow All	850	795	258	815	816	405	285	0	0
Stage 1	265	265	-	525	525	-	-	-	-
Stage 2	585	530	-	290	291	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-
Pot Cap-1 Maneuver	280	320	781	296	311	646	1277	-	-
Stage 1	740	689	-	536	529	-	-	-	-
Stage 2	497	527	-	718	672	-	-	-	-
Platoon blocked, %								-	-
Mov Cap-1 Maneuver	201	300	781	259	291	646	1277	-	-
Mov Cap-2 Maneuver	201	300	-	259	291	-	-	-	-
Stage 1	695	687	-	503	497	-	-	-	-
Stage 2	370	495	-	668	670	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	12.6	23.8	1
HCM LOS	B	C	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1277	-	-	529	342	1148	-	-
HCM Lane V/C Ratio	0.047	-	-	0.101	0.448	0.003	-	-
HCM Control Delay (s)	8	0	-	12.6	23.8	8.1	0	-
HCM Lane LOS	A	A	-	B	C	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	2.2	0	-	-

Intersection	
Int Delay, s/veh	

Movement	SBL	SBT	SBR
Vol, veh/h	3	213	49
Conflicting Peds, #/hr	0	0	0
Sign Control	Free	Free	Free
RT Channelized	-	-	None
Storage Length	-	-	-
Veh in Median Storage, #	-	0	-
Grade, %	-	0	-
Peak Hour Factor	92	92	92
Heavy Vehicles, %	2	2	2
Mvmt Flow	3	232	53

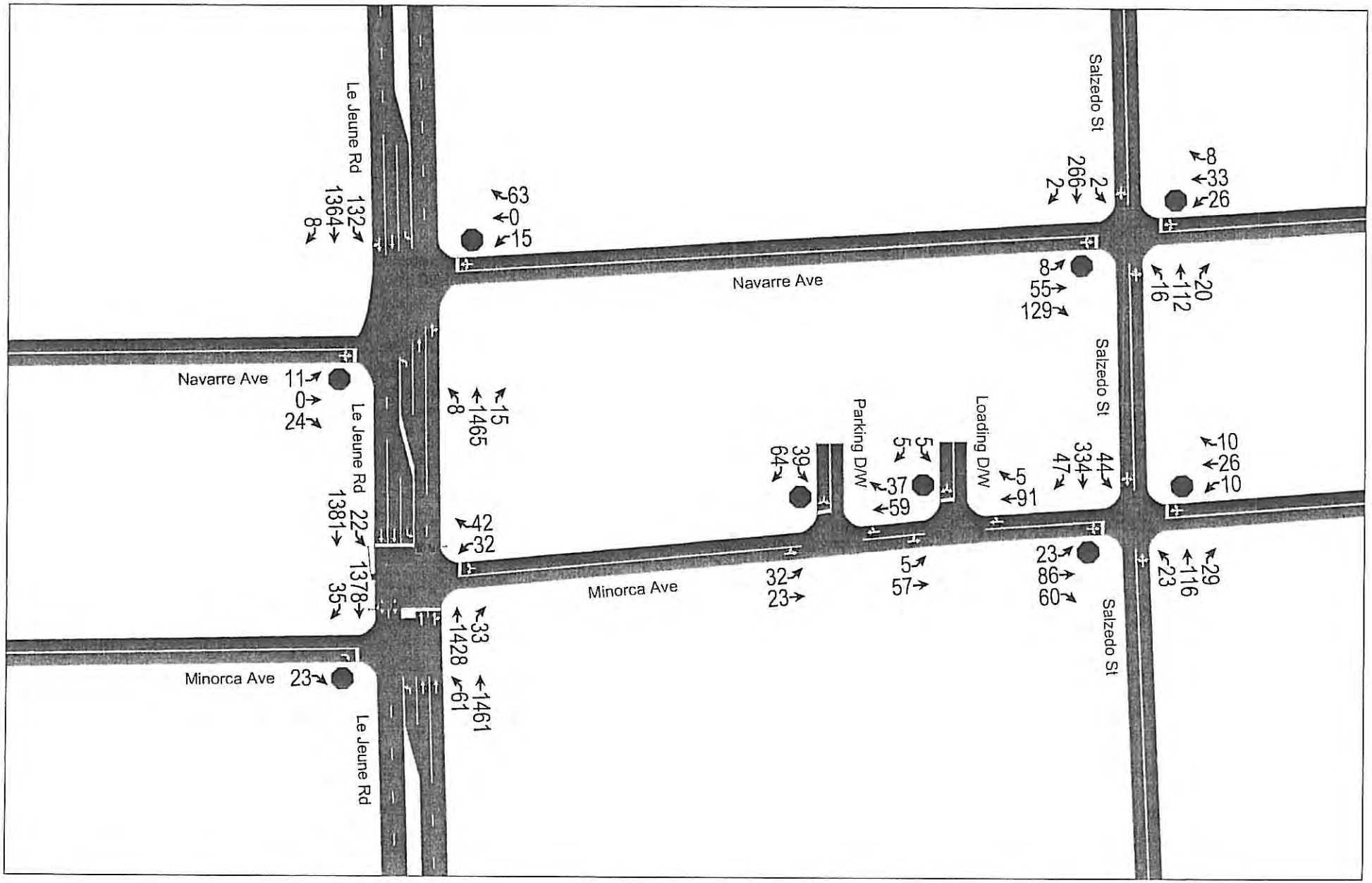
Major/Minor	Major2		
Conflicting Flow All	411	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.12	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.218	-	-
Pot Cap-1 Maneuver	1148	-	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	1148	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

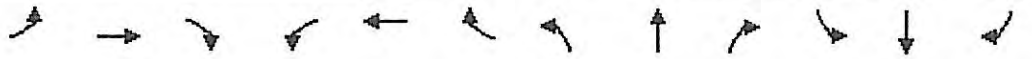
Approach	SB
HCM Control Delay, s	0.1
HCM LOS	

Minor Lane/Major Mvmt

2020 Salzedo Street

Proposed AM Peak Hour w/ Project





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	11	0	24	15	0	63	8	1465	15	132	1364	8
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	12	0	26	16	0	67	9	1559	16	140	1451	9
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)								281				
pX, platoon unblocked												
vC, conflicting volume	2599	3328	730	2615	3324	787	1460			1574		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	2599	3328	730	2615	3324	787	1460			1574		
tC, single (s)	*5.0	6.5	*5.0	*5.0	6.5	*5.0	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	76	100	95	69	100	87	98			66		
cM capacity (veh/h)	48	5	541	52	5	511	459			414		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	37	83	9	1039	535	140	967	492
Volume Left	12	16	9	0	0	140	0	0
Volume Right	26	67	0	0	16	0	0	9
cSH	128	189	459	1700	1700	414	1700	1700
Volume to Capacity	0.29	0.44	0.02	0.61	0.31	0.34	0.57	0.29
Queue Length 95th (ft)	28	51	1	0	0	37	0	0
Control Delay (s)	44.1	38.1	13.0	0.0	0.0	18.1	0.0	0.0
Lane LOS	E	E	B			C		
Approach Delay (s)	44.1	38.1	0.1			1.6		
Approach LOS	E	E						

Intersection Summary				
Average Delay	2.3			
Intersection Capacity Utilization	63.7%	ICU Level of Service	B	
Analysis Period (min)	15			

* User Entered Value

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	32	42	1428	33	22	1381
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.0		5.0		5.0	5.0
Lane Util. Factor	1.00		0.95		1.00	0.95
Frt	0.92		1.00		1.00	1.00
Flt Protected	0.98		1.00		0.95	1.00
Satd. Flow (prot)	1683		3527		1770	3539
Flt Permitted	0.98		1.00		0.15	1.00
Satd. Flow (perm)	1683		3527		280	3539
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	34	45	1519	35	23	1469
RTOR Reduction (vph)	42	0	1	0	0	0
Lane Group Flow (vph)	37	0	1553	0	23	1469
Turn Type	Prot		NA		Perm	NA
Protected Phases	8		2			6
Permitted Phases					6	
Actuated Green, G (s)	7.4		112.6		112.6	112.6
Effective Green, g (s)	7.4		112.6		112.6	112.6
Actuated g/C Ratio	0.06		0.87		0.87	0.87
Clearance Time (s)	5.0		5.0		5.0	5.0
Vehicle Extension (s)	3.0		3.0		3.0	3.0
Lane Grp Cap (vph)	95		3054		242	3065
v/s Ratio Prot	c0.02		c0.44			0.42
v/s Ratio Perm					0.08	
v/c Ratio	0.38		0.51		0.10	0.48
Uniform Delay, d1	59.1		2.1		1.3	2.0
Progression Factor	1.00		1.00		1.00	1.00
Incremental Delay, d2	2.6		0.6		0.8	0.5
Delay (s)	61.7		2.7		2.0	2.5
Level of Service	E		A		A	A
Approach Delay (s)	61.7		2.7			2.5
Approach LOS	E		A			A

Intersection Summary			
HCM 2000 Control Delay	4.1	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.50		
Actuated Cycle Length (s)	130.0	Sum of lost time (s)	10.0
Intersection Capacity Utilization	53.2%	ICU Level of Service	A
Analysis Period (min)	15		

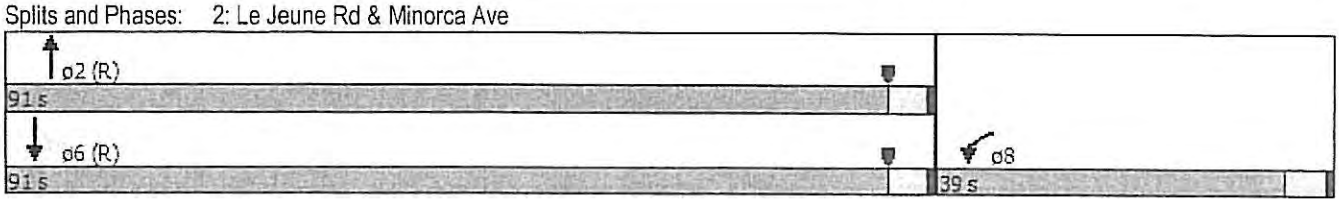
c Critical Lane Group

Lane Group	WBL	NBT	SBL	SBT
Lane Configurations				
Volume (vph)	32	1428	22	1381
Turn Type	Prot	NA	Perm	NA
Protected Phases	8	2		6
Permitted Phases			6	
Detector Phase	8	2	6	6
Switch Phase				
Minimum Initial (s)	4.0	4.0	4.0	4.0
Minimum Split (s)	21.0	21.0	21.0	21.0
Total Split (s)	39.0	91.0	91.0	91.0
Total Split (%)	30.0%	70.0%	70.0%	70.0%
Yellow Time (s)	4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	None	C-Min	C-Min	C-Min
Act Effct Green (s)	8.5	114.6	114.6	114.6
Actuated g/C Ratio	0.07	0.88	0.88	0.88
v/c Ratio	0.52	0.50	0.09	0.47
Control Delay	40.4	2.9	2.7	2.8
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	40.4	2.9	2.7	2.8
LOS	D	A	A	A
Approach Delay	40.4	2.9		2.8
Approach LOS	D	A		A

Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 130
Offset: 11 (8%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow
Natural Cycle: 55
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.52
Intersection Signal Delay: 3.8 — Intersection LOS: A
Intersection Capacity Utilization 53.2% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 2: Le Jeune Rd & Minorca Ave



Lane Group	WBL	NBT	SBL	SBT
Lane Group Flow (vph)	79	1554	23	1469
v/c Ratio	0.52	0.50	0.09	0.47
Control Delay	40.4	2.9	2.7	2.8
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	40.4	2.9	2.7	2.8
Queue Length 50th (ft)	28	123	2	111
Queue Length 95th (ft)	78	202	9	184
Internal Link Dist (ft)	305	1		201
Turn Bay Length (ft)			65	
Base Capacity (vph)	473	3110	246	3119
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.17	0.50	0.09	0.47

Intersection Summary

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	0	23	61	1461	1378	35
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	25	66	1588	1498	38
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)					69	
pX, platoon unblocked	0.90	0.90	0.90			
vC, conflicting volume	2443	768	1536			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	2383	526	1377			
tC, single (s)	*5.0	*5.0	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	96	85			
cM capacity (veh/h)	74	595	446			

Direction, Lane #	EB 1	NB 1	NB 2	NB 3	SB 1	SB 2
Volume Total	25	66	794	794	999	537
Volume Left	0	66	0	0	0	0
Volume Right	25	0	0	0	0	38
cSH	595	446	1700	1700	1700	1700
Volume to Capacity	0.04	0.15	0.47	0.47	0.59	0.32
Queue Length 95th (ft)	3	13	0	0	0	0
Control Delay (s)	11.3	14.5	0.0	0.0	0.0	0.0
Lane LOS	B	B				
Approach Delay (s)	11.3	0.6			0.0	
Approach LOS	B					

Intersection Summary				
Average Delay	0.4			
Intersection Capacity Utilization	49.3%	ICU Level of Service		A
Analysis Period (min)	15			

* User Entered Value

Intersection	
Int Delay, s/veh	5.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	8	55	129	26	33	8	16	112	20	2	266	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	61	143	29	37	9	18	124	22	2	296	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	495	483	297	574	473	136	298	0	0	147	0	0
Stage 1	301	301	-	171	171	-	-	-	-	-	-	-
Stage 2	194	182	-	403	302	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	485	483	742	430	490	913	1263	-	-	1435	-	-
Stage 1	708	665	-	831	757	-	-	-	-	-	-	-
Stage 2	808	749	-	624	664	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	446	474	742	308	481	913	1263	-	-	1435	-	-
Mov Cap-2 Maneuver	446	474	-	308	481	-	-	-	-	-	-	-
Stage 1	697	664	-	818	745	-	-	-	-	-	-	-
Stage 2	749	737	-	456	663	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.7	15.6	0.9	0.1
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1263	-	-	624	414	1435	-	-
HCM Lane V/C Ratio	0.014	-	-	0.342	0.18	0.002	-	-
HCM Control Delay (s)	7.9	0	-	13.7	15.6	7.5	0	-
HCM Lane LOS	A	A	-	B	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.5	0.6	0	-	-

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	23	86	60	10	26	10	23	116	29	44	334	47
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	27	100	70	12	30	12	27	135	34	51	388	55

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	744	740	416	808	750	152	443	0	0	169	0	0
Stage 1	518	518	-	205	205	-	-	-	-	-	-	-
Stage 2	226	222	-	603	545	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	331	345	637	299	340	894	1117	-	-	1409	-	-
Stage 1	541	533	-	797	732	-	-	-	-	-	-	-
Stage 2	777	720	-	486	519	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	286	320	637	191	315	894	1117	-	-	1409	-	-
Mov Cap-2 Maneuver	286	320	-	191	315	-	-	-	-	-	-	-
Stage 1	526	507	-	775	712	-	-	-	-	-	-	-
Stage 2	715	701	-	331	494	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.1	18.8	1.1	0.8
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1117	-	-	381	315	1409	-	-
HCM Lane V/C Ratio	0.024	-	-	0.516	0.17	0.036	-	-
HCM Control Delay (s)	8.3	0	-	24.1	18.8	7.7	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	2.8	0.6	0.1	-	-

Intersection	
Int Delay, s/veh	4.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	32	23	59	37	39	64
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	27	69	44	46	75

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	113	0	-	0	193	91
Stage 1	-	-	-	-	91	-
Stage 2	-	-	-	-	102	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1476	-	-	-	796	967
Stage 1	-	-	-	-	933	-
Stage 2	-	-	-	-	922	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1476	-	-	-	775	967
Mov Cap-2 Maneuver	-	-	-	-	775	-
Stage 1	-	-	-	-	933	-
Stage 2	-	-	-	-	898	-

Approach	EB	WB	SB
HCM Control Delay, s	4.4	0	9.7
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1476	-	-	-	884
HCM Lane V/C Ratio	0.026	-	-	-	0.137
HCM Control Delay (s)	7.5	0	-	-	9.7
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.5

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	5	57	91	5	5	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	67	107	6	6	6

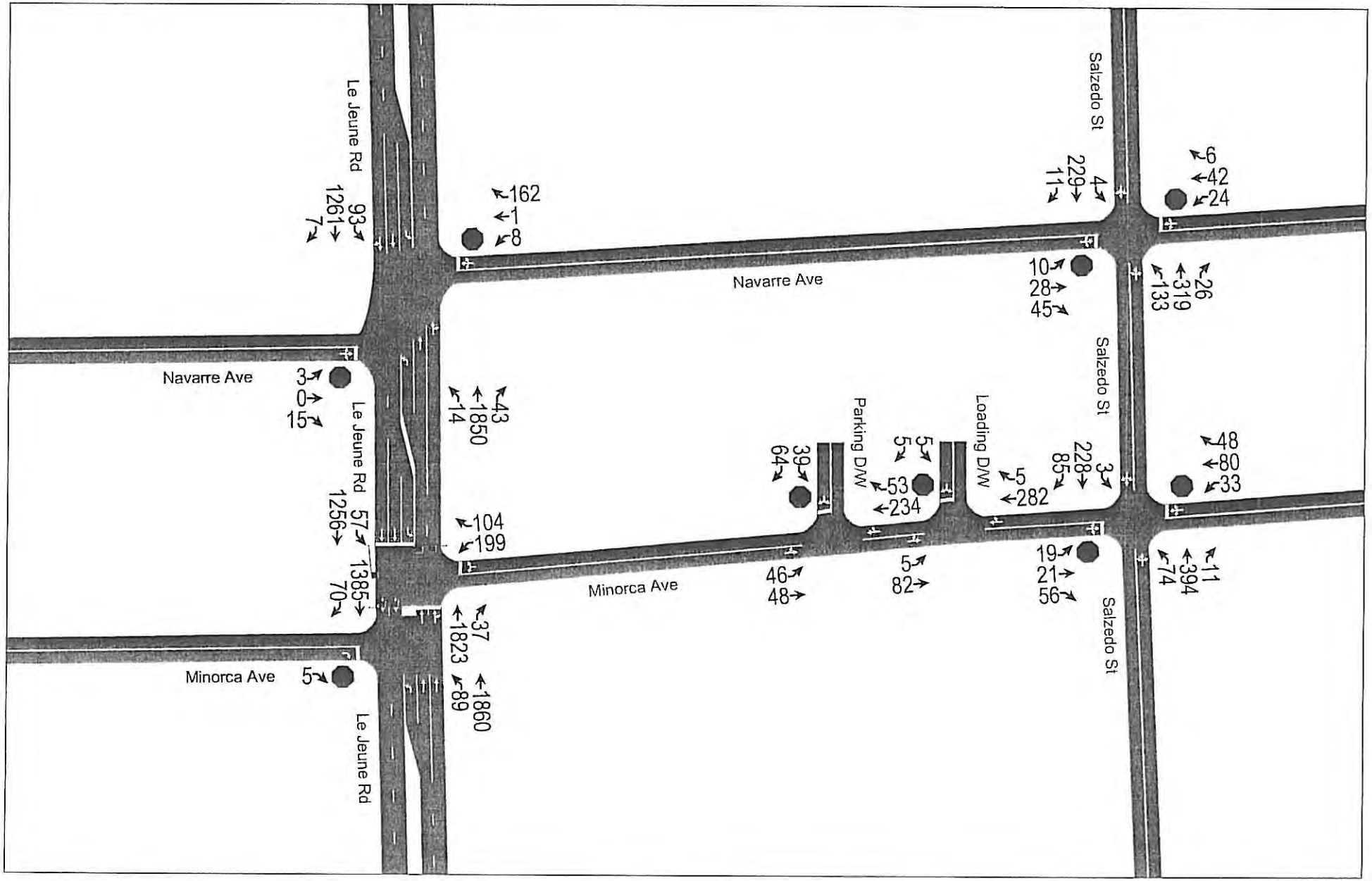
Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	113	0	-	0	189	110
Stage 1	-	-	-	-	110	-
Stage 2	-	-	-	-	79	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1476	-	-	-	800	943
Stage 1	-	-	-	-	915	-
Stage 2	-	-	-	-	944	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1476	-	-	-	797	943
Mov Cap-2 Maneuver	-	-	-	-	797	-
Stage 1	-	-	-	-	915	-
Stage 2	-	-	-	-	940	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	9.2
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1476	-	-	-	864
HCM Lane V/C Ratio	0.004	-	-	-	0.014
HCM Control Delay (s)	7.4	0	-	-	9.2
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

2020 Salzedo Street

Proposed PM Peak Hour w/ Project



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↰	↑↑		↰	↑↑	
Volume (veh/h)	3	0	15	8	1	162	14	1850	43	93	1261	7
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	3	0	15	8	1	167	14	1907	44	96	1300	7
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)								281				
pX, platoon unblocked	0.89	0.89		0.89	0.89	0.89				0.89		
vC, conflicting volume	2645	3476	654	2815	3457	976	1307			1952		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	2601	3536	654	2792	3515	721	1307			1820		
tC, single (s)	*5.0	6.5	*5.0	*5.0	*5.0	*5.0	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	90	100	97	79	94	66	97			68		
cM capacity (veh/h)	31	3	582	39	16	484	525			296		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	19	176	14	1271	680	96	867	441
Volume Left	3	8	14	0	0	96	0	0
Volume Right	15	167	0	0	44	0	0	7
cSH	147	284	525	1700	1700	296	1700	1700
Volume to Capacity	0.13	0.62	0.03	0.75	0.40	0.32	0.51	0.26
Queue Length 95th (ft)	11	95	2	0	0	34	0	0
Control Delay (s)	33.0	36.3	12.0	0.0	0.0	22.9	0.0	0.0
Lane LOS	D	E	B			C		
Approach Delay (s)	33.0	36.3	0.1			1.6		
Approach LOS	D	E						

Intersection Summary			
Average Delay	2.6		
Intersection Capacity Utilization	79.0%	ICU Level of Service	D
Analysis Period (min)	15		

* User Entered Value

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	199	104	1823	37	57	1256
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.0		5.0		5.0	5.0
Lane Util. Factor	1.00		0.95		1.00	0.95
Frt	0.95		1.00		1.00	1.00
Flt Protected	0.97		1.00		0.95	1.00
Satd. Flow (prot)	1720		3529		1770	3539
Flt Permitted	0.97		1.00		0.06	1.00
Satd. Flow (perm)	1720		3529		112	3539
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	207	108	1899	39	59	1308
RTOR Reduction (vph)	17	0	2	0	0	0
Lane Group Flow (vph)	298	0	1936	0	59	1308
Turn Type	Prot		NA		Perm	NA
Protected Phases	8		2			6
Permitted Phases					6	
Actuated Green, G (s)	23.4		66.6		66.6	66.6
Effective Green, g (s)	23.4		66.6		66.6	66.6
Actuated g/C Ratio	0.23		0.67		0.67	0.67
Clearance Time (s)	5.0		5.0		5.0	5.0
Vehicle Extension (s)	3.0		3.0		3.0	3.0
Lane Grp Cap (vph)	402		2350		74	2356
v/s Ratio Prot	c0.17		c0.55			0.37
v/s Ratio Perm					0.53	
v/c Ratio	0.74		0.82		0.80	0.56
Uniform Delay, d1	35.5		12.4		11.9	8.9
Progression Factor	1.00		1.00		1.00	1.00
Incremental Delay, d2	7.2		3.4		58.3	0.9
Delay (s)	42.7		15.8		70.2	9.8
Level of Service	D		B		E	A
Approach Delay (s)	42.7		15.8			12.4
Approach LOS	D		B			B

Intersection Summary			
HCM 2000 Control Delay	16.9	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.80		
Actuated Cycle Length (s)	100.0	Sum of lost time (s)	10.0
Intersection Capacity Utilization	77.3%	ICU Level of Service	D
Analysis Period (min)	15		

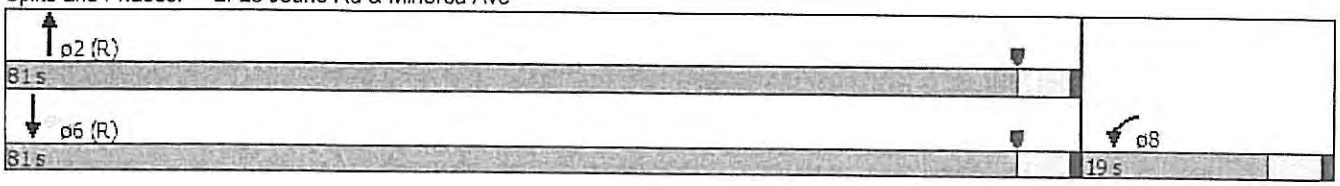
c Critical Lane Group

Lane Group	WBL	NBT	SBL	SBT
Lane Configurations				
Volume (vph)	199	1823	57	1256
Turn Type	Prot	NA	Perm	NA
Protected Phases	8	2		6
Permitted Phases			6	
Detector Phase	8	2	6	6
Switch Phase				
Minimum Initial (s)	4.0	4.0	4.0	4.0
Minimum Split (s)	21.0	21.0	21.0	21.0
Total Split (s)	19.0	81.0	81.0	81.0
Total Split (%)	19.0%	81.0%	81.0%	81.0%
Yellow Time (s)	4.0	4.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.0	5.0	5.0	5.0
Lead/Lag				
Lead-Lag Optimize?				
Recall Mode	None	C-Min	C-Min	C-Min
Act Effct Green (s)	23.4	66.6	66.6	66.6
Actuated g/C Ratio	0.23	0.67	0.67	0.67
v/c Ratio	0.75	0.82	0.80	0.56
Control Delay	49.3	15.5	74.5	9.6
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	49.3	15.5	74.5	9.6
LOS	D	B	E	A
Approach Delay	49.3	15.5		12.4
Approach LOS	D	B		B

Intersection Summary

Cycle Length: 100
Actuated Cycle Length: 100
Offset: 63 (63%), Referenced to phase 2:NBT and 6:SBTL, Start of Yellow
Natural Cycle: 60
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.82
Intersection Signal Delay: 17.2 — Intersection LOS: B
Intersection Capacity Utilization 77.3% — ICU Level of Service D
Analysis Period (min) 15

Splits and Phases: 2: Le Jeune Rd & Minorca Ave



Lane Group	WBL	NBT	SBL	SBT
Lane Group Flow (vph)	315	1938	59	1308
v/c Ratio	0.75	0.82	0.80	0.56
Control Delay	49.3	15.5	74.5	9.6
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	49.3	15.5	74.5	9.6
Queue Length 50th (ft)	172	447	25	216
Queue Length 95th (ft)	#407	355	#51	171
Internal Link Dist (ft)	305	1		201
Turn Bay Length (ft)			65	
Base Capacity (vph)	419	2683	85	2689
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.75	0.72	0.69	0.49

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	0	5	89	1860	1385	70
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	5	97	2022	1505	76
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)					69	
pX, platoon unblocked	0.80	0.80	0.80			
vC, conflicting volume	2748	791	1582			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	2686	245	1231			
tC, single (s)	*5.0	*5.0	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	79			
cM capacity (veh/h)	44	691	451			

Direction, Lane #	EB 1	NB 1	NB 2	NB 3	SB 1	SB 2
Volume Total	5	97	1011	1011	1004	578
Volume Left	0	97	0	0	0	0
Volume Right	5	0	0	0	0	76
cSH	691	451	1700	1700	1700	1700
Volume to Capacity	0.01	0.21	0.59	0.59	0.59	0.34
Queue Length 95th (ft)	1	20	0	0	0	0
Control Delay (s)	10.2	15.2	0.0	0.0	0.0	0.0
Lane LOS	B	C				
Approach Delay (s)	10.2	0.7			0.0	
Approach LOS	B					

Intersection Summary				
Average Delay	0.4			
Intersection Capacity Utilization	54.7%	ICU Level of Service		A
Analysis Period (min)	15			

* User Entered Value

Intersection	
Int Delay, s/veh	5.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	10	28	45	24	42	6	133	319	26	4	229	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	30	49	26	46	7	145	347	28	4	249	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	940	928	255	953	920	361	261	0	0	375	0	0
Stage 1	264	264	-	650	650	-	-	-	-	-	-	-
Stage 2	676	664	-	303	270	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	244	268	784	239	271	684	1303	-	-	1183	-	-
Stage 1	741	690	-	458	465	-	-	-	-	-	-	-
Stage 2	443	458	-	706	686	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	183	229	784	179	232	684	1303	-	-	1183	-	-
Mov Cap-2 Maneuver	183	229	-	179	232	-	-	-	-	-	-	-
Stage 1	637	687	-	393	399	-	-	-	-	-	-	-
Stage 2	334	393	-	630	683	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.6	29.8	2.3	0.1
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1303	-	-	354	222	1183	-	-
HCM Lane V/C Ratio	0.111	-	-	0.255	0.353	0.004	-	-
HCM Control Delay (s)	8.1	0	-	18.6	29.8	8.1	0	-
HCM Lane LOS	A	A	-	C	D	A	A	-
HCM 95th %tile Q(veh)	0.4	-	-	1	1.5	0	-	-

Intersection	
Int Delay, s/veh	8.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR
Vol, veh/h	19	21	56	33	80	48	74	394	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2
Mvmt Flow	21	23	61	36	87	52	80	428	12

Major/Minor	Minor2			Minor1			Major1		
Conflicting Flow All	966	902	294	937	942	434	340	0	0
Stage 1	301	301	-	595	595	-	-	-	-
Stage 2	665	601	-	342	347	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-
Pot Cap-1 Maneuver	234	277	745	245	263	622	1219	-	-
Stage 1	708	665	-	491	492	-	-	-	-
Stage 2	449	489	-	673	635	-	-	-	-
Platoon blocked, %								-	-
Mov Cap-1 Maneuver	144	252	745	195	239	622	1219	-	-
Mov Cap-2 Maneuver	144	252	-	195	239	-	-	-	-
Stage 1	646	663	-	448	449	-	-	-	-
Stage 2	303	446	-	595	633	-	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	20.8	37.9	1.3
HCM LOS	C	E	

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1219	-	-	331	277	1120	-	-
HCM Lane V/C Ratio	0.066	-	-	0.315	0.632	0.003	-	-
HCM Control Delay (s)	8.2	0	-	20.8	37.9	8.2	0	-
HCM Lane LOS	A	A	-	C	E	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	1.3	3.9	0	-	-

Intersection	
Int Delay, s/veh	

Movement	SBL	SBT	SBR
Vol, veh/h	3	228	85
Conflicting Peds, #/hr	0	0	0
Sign Control	Free	Free	Free
RT Channelized	-	-	None
Storage Length	-	-	-
Veh in Median Storage, #	-	0	-
Grade, %	-	0	-
Peak Hour Factor	92	92	92
Heavy Vehicles, %	2	2	2
Mvmt Flow	3	248	92

Major/Minor	Major2		
Conflicting Flow All	440	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	4.12	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	2.218	-	-
Pot Cap-1 Maneuver	1120	-	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	1120	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	SB
HCM Control Delay, s	0.1
HCM LOS	

Minor Lane/Major Mvmt

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	46	48	234	53	39	64
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	54	56	275	62	46	75

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	338	0	-	0	471	306
Stage 1	-	-	-	-	306	-
Stage 2	-	-	-	-	165	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1221	-	-	-	551	734
Stage 1	-	-	-	-	747	-
Stage 2	-	-	-	-	864	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1221	-	-	-	526	734
Mov Cap-2 Maneuver	-	-	-	-	526	-
Stage 1	-	-	-	-	747	-
Stage 2	-	-	-	-	824	-

Approach	EB	WB	SB
HCM Control Delay, s	4	0	12
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1221	-	-	-	638
HCM Lane V/C Ratio	0.044	-	-	-	0.19
HCM Control Delay (s)	8.1	0	-	-	12
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.7

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	5	82	282	5	5	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	96	332	6	6	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	338	0	-	0	443	335
Stage 1	-	-	-	-	335	-
Stage 2	-	-	-	-	108	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1221	-	-	-	572	707
Stage 1	-	-	-	-	725	-
Stage 2	-	-	-	-	916	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1221	-	-	-	569	707
Mov Cap-2 Maneuver	-	-	-	-	569	-
Stage 1	-	-	-	-	725	-
Stage 2	-	-	-	-	911	-

Approach	EB	WB	SB
HCM Control Delay, s	0.5	0	10.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1221	-	-	-	631
HCM Lane V/C Ratio	0.005	-	-	-	0.019
HCM Control Delay (s)	8	0	-	-	10.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3607

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF "THE CITY OF CORAL GABLES COMPREHENSIVE PLAN", BY REQUESTING A CHANGE OF LAND USE ON LOTS 13-34 AND EAST 7 FEET OF LOT 34, BLOCK 18, SECTION "K", (NO ADDRESS) BOUNDED BY SALZEDO STREET AND NAVARRE AVENUE AND MINORCA AVENUE), FROM "RESIDENTIAL USE (MULTI-FAMILY) MEDIUM DENSITY" AND COMMERCIAL USE, MID-RISE INTENSITY", TO "COMMERCIAL USE, HIGH-RISE INTENSITY; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Application No. 08-01-020-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 13-34 and East 7 feet of Lot 35, Block 18, Section "K", (no address-bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), shall be changed from "Residential Use (Multi-Family) Medium Density" and "Commercial Use, Mid-Rise Intensity", to "Commercial Use, High-Rise Intensity" to permit construction of a proposed mixed-use project to be known as the "Gables Rental Apartment-Hotel" consisting of a 3,481 square foot restaurant, 123 unit extended stay hotel and 99 residential units; and

WHEREAS, after notice duly published and notification of all property owners of record within one thousand (1,000) feet, public hearings were held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on March 13, 2002, July 24, 2002 and October 9, 2002, at which hearings all interested persons were afforded the opportunity to be heard; and

WHEREAS, the Local Planning Agency (Planning and Zoning Board) at their meeting of October 9, 2002, considered and recommended approval to the City Commission on the applicant's request; and

WHEREAS, pursuant to the provisions of Chapter 163.3187 Florida Statutes, the City Commission held a public hearing on November 12, 2002 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 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, attached thereto and by reference made a part thereof, 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 13-34 and east 7 feet of Lot 35, Block 18, Section "K", (no address-bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Florida from "Residential Use (Multi-Family) Medium Density" and Commercial Use, Mid-Rise Intensity", to "Commercial Use, High-Rise Intensity".

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency.

SECTION 3. That this ordinance shall become effective as provided by Florida

PASSED AND ADOPTED THIS 17TH DAY OF DECEMBER,A.D., 2002.
(Moved by Vice Mayor Withers/Seconded by Commissioner Kerdyk)
(Commissioner Anderson/Commissioner Cabrera, voting no)
(3/2 Vote)

DONALD D. SLESNICK II
MAYOR

ATTEST:

YOLANDA AGUILAR
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2005 MAY 25 AM 9:37

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3608

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS THE "ZONING CODE", BY PROVIDING FOR A CHANGE OF ZONING FROM "XA-15", APARTMENT TO "CB", COMMERCIAL ON LOTS 13-24, AND MIXED-USE SITE PLAN REVIEW ON LOTS 13-34 AND EAST 7 FEET OF LOT 35, BLOCK 18, SECTION "K", (NO ADDRESS – BOUNDED BY SALZEDO STREET AND NAVARRE AVENUE AND MINORCA AVENUE), CORAL GABLES FLORIDA; SUBJECT TO CERTAIN CONDITIONS; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application Nos. 08-01-020-P and 12-01-030-P were submitted for approval for a change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and requesting site plan review on Lots 13-34 and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Florida, to permit the construction of a proposed commercial mixed-use project to known as the "Gables Rental Apartment-Hotel" consisting of a 3,481 square foot ~~restaurant~~, 123 unit extended stay hotel and 99 residential units; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1,000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on March 13, 2002, July 24, 2002 and October 9, 2002 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 the proposed mixed-use project; and

WHEREAS, the Planning and Zoning Board at their regular meeting of October 9, 2002, considered and recommended approval to the City Commission on the applicant's requests; and

WHEREAS, the City Commission at its regular meeting of November 12, 2002 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. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code", and in particular Section 3-5, which requires that all proposed plans for commercial mixed-use projects receive Commission approval, the change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and the site plan review on Lots 13-34, and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Dade County, Florida, shall be and are hereby

approved subject to the following conditions:

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:

   a) Site plan, building elevations and building program prepared by Cohen, Freedman, Encinosa & Associates, dated October 2, 2002.
   b) Landscape plan prepared by Fuster Design Associates, P.A. dated September 16, 2002.
   c) Traffic Impact study prepared by Transport Analysis Professionals, Inc. dated September 2001, and revised on February 27, 2002.
   d) All representations and exhibits prepared and provided to the Planning Department as a part of the application package (as amended) dated October 2, 2002.

2. All conditions of approval recommended by the City Commission shall be included within a Restrictive Covenant to be reviewed and approved 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) Apply for and secure administrative review and approval for building setback relief (0' setback proposed) as permitted for approved Mediterranean buildings located within the City's Central Business District (CBD) pursuant to Zoning Code Section 28-5 (a) 2.
   b) Review and approval of proposed landscape encroachments by the City's Landscape Encroachment Review Committee.
   c) The deficit for sewage capacity and public parks facilities identified by the City's Concurrency Impact Statement is resolved, as specified and approved by the Public Works and Building and Zoning Directors.
   d) Submission and approval from the Building and Zoning Department of a construction parking and traffic management plan.
   e) Off street parking spaces may not be reserved, assigned, identified and/or designated for a certain use, business or individual for any parking spaces in both parking facilities in any way other than that which is otherwise required for disabled or delivery vehicles, and as permitted in item k) herein.
   f) Payment shall be provided by applicant, it successors or assigns according to established City requirements for the loss of two (2) on-street parking spaces resulting from this proposed project.
   g) The commercial portion of the mixed-use project will be an extended stay hotel, which shall meet all Zoning Code's provisions for extended stay hotels established in Section 3-6 (ff) (Ordinance No. 3458).
   h) Any future valet service shall meet all City requirements, shall utilize the proposed circle/drop-off area on Salzedo Street, and shall store all vehicles in building's garage in area designated for hotel guests.
   i) The applicant shall pay all costs and associated expenses for the relocation of the mid-block pedestrian crosswalk to the intersection of Minorca Avenue and Salzedo Street.

j) Both hotel guests and apartment residents shall have access to the 4th floor recreation deck.

k) Applicant shall only be permitted to provide a total of fifty-nine (59) public parking spaces for attendant parking, with the remainder dedicated to the project's proposed commercial and residential uses.

l) Two parking spaces shall be dedicated for loading and deliveries for the residential component of the project by small delivery vehicles. Movers utilizing large tractors – trailers for deliveries to residential apartment units shall be required to use the loading docks facility on the building's south side and internal corridor to the freight elevator located on the north side of the building. The location and total size shall be subject to review and approval by the Parking Director.

4. The maximum permitted building height shall be ninety-seven (97) feet to top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval.

5. The 59 parking spaces for public shall be attended parking available from 8:00 a.m. to 6:00 p.m. Monday through Friday, at City rates, as amended from time to time, as provided for in a ten year period or when the construction of Lot No. 6 occurs, whichever occurs (from the issuance of the Certificate of Occupancy of the property).

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS 17TH DAY OF DECEMBER, A.D., 2002.

(Motion moved by Vice Mayor Withers/Seconded by Commissioner Kerdyk)
(Commissioner Anderson/Commissioner Cabrera voting no)
(3/2 Vote)

APPROVED:

DONALD D. SLESNICK, II
MAYOR

ATTEST:

YOLANDA AGUILAR
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2008-13

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES AMENDING PREVIOUSLY APPROVED ORDINANCE NO. 3608, WHICH APPROVED A MIXED-USE PROJECT (GABLES RENTAL APARTMENT HOTEL/ST. GEORGE) ON LOTS 13-34 AND EAST 7 FEET OF LOT 35, BLOCK 18, SECTION "K" [BOUNDED BY NAVARRE AVENUE (NORTH), MINORCA AVENUE (SOUTH) AND SALZEDO STREET (EAST)], CORAL GABLES, FLORIDA; WHEREAS THE APPLICANT DESIRES TO AMEND TWO CONDITIONS WHICH INCLUDE THE REMOVAL OF A SELF-IMPOSED PROVISION RESTRICTING THE MAXIMUM LENGTH OF STAY FOR HOTEL OCCUPANTS AND A MODIFICATION TO PROVIDE COMMERCIAL USE IN PLACE OF A RESTAURANT ON THE GROUND FLOOR, THE APPROVAL AND ALL OTHER CONDITIONS OF APPROVAL CONTAINED IN ORDINANCE NO. 3608 AND THE RESTRICTIVE COVENANT SHALL REMAIN IN EFFECT; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application Nos. 08-01-020-P and 12-01-030-P were submitted for approval for a change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and requesting site plan review on Lots 13-34 and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Florida, to permit the construction of a proposed commercial mixed-use project to known as the "Gables Rental Apartment-Hotel" consisting of a 3,481 square feet of commercial space, 123 unit extended stay hotel and 99 residential units; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1,000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on March 13, 2002, July 24, 2002 and October 9, 2002 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 the proposed mixed-use project; and

WHEREAS, the Planning and Zoning Board at their regular meeting of October 9, 2002, considered and recommended approval to the City Commission on the applicant's requests; and

WHEREAS, the City Commission at its regular meeting of November 12, 2002 recommended approval of the change in zoning and site plan on first reading; and

WHEREAS, the applicant requested two (2) amendments to the conditions of approval including an amendment to the site plan to provide general commercial use in place of the previously

specified restaurant use on the ground floor and removal of the self-imposed condition pertaining only to the length of stay for extended-stay hotel occupants provided in the Declaration of Restrictive Covenants; all other extended-stay and suite hotel provisions of the previous (Archived) Zoning Code, specifically Section 3-6(ff), shall remain in effect; and

WHEREAS, the Planning and Zoning Board on April 9, 2008 reviewed and recommended approval of the amendment to previously approved Ordinance No. 3608 with all other previously required conditions of approval to remain in effect (vote: 5-0); and

WHEREAS, the City Commission on May 13, 2008 held a public hearing to amend previously approved Ordinance No. 3608 and approved the amendment to the conditions of approval (vote: 5-0);

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

SECTION 1. The foregoing 'Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code", and in particular Section 3-5, which requires that all proposed plans for commercial mixed-use projects receive Commission approval, the change of zoning from "XA-15", Apartment to "CB", Commercial on Lots 13-24, and the site plan review on Lots 13-34, and East 7 feet of Lot 35, Block 18, Section "K", (no address – bounded by Salzedo Street and Navarre Avenue and Minorca Avenue), Coral Gables, Dade County, Florida, shall be and are hereby approved subject to the following conditions:

1. Construction of the proposed project shall be in conformance with the following documents as modified subject to the conditions contained herein:
   a) Site plan, building elevations and building program prepared by Cohen, Freedman, Encinosa & Associates, dated October 2, 2002.
   b) Landscape plan prepared by Fuster Design Associates, P.A. dated September 16, 2002.
   c) Traffic Impact study prepared by Transport Analysis Professionals, Inc. dated September 2001, and revised on February 27, 2002.
   d) All representations and exhibits prepared and provided to the Planning Department as a part of the application package (as amended) dated October 2, 2002.

2. All conditions of approval recommended by the City Commission shall be included within a Restrictive Covenant to be reviewed and approved 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) Apply for and secure administrative review and approval for building setback relief (0' setback proposed) as permitted for approved Mediterranean buildings located within the City's Central Business District (CBD) pursuant to Zoning Code Section 28-5 (a) 2.

b) Review and approval of proposed landscape encroachments by the City's Landscape Encroachment Review Committee.
c) The deficit for sewage capacity and public parks facilities identified by the City's Concurrency Impact Statement is resolved, as specified and approved by the Public Works and Building and Zoning Directors.
d) Submission and approval from the Building and Zoning Department of a construction parking and traffic management plan.
e) Off street parking spaces may not be reserved, assigned, identified and/or designated for a certain use, business or individual for any parking spaces in both parking facilities in any way other than that which is otherwise required for disabled or delivery vehicles, and as permitted in item k) herein.
f) Payment shall be provided by applicant, it successors or assigns according to established City requirements for the loss of two (2) on-street parking spaces resulting from this proposed project.
g) The commercial portion of the mixed-use project will be an extended stay hotel, which shall meet all Zoning Code's provisions for extended stay hotels established in Section 3-6 (ff) (Ordinance No. 3458).
h) Any future valet service shall meet all City requirements, shall utilize the proposed circle/drop-off area on Salzedo Street, and shall store all vehicles in building's garage in area designated for hotel guests.
i) The applicant shall pay all costs and associated expenses for the relocation of the mid-block pedestrian crosswalk to the intersection of Minorca Avenue and Salzedo Street.
j) Both hotel guests and apartment residents shall have access to the 4th floor recreation deck.
k) Applicant shall only be permitted to provide a total of fifty-nine (59) public parking spaces for attendant parking, with the remainder dedicated to the project's proposed commercial and residential uses.
l) Two parking spaces shall be dedicated for loading and deliveries for the residential component of the project by small delivery vehicles. Movers utilizing large tractors – trailers for deliveries to residential apartment units shall be required to use the loading docks facility on the building's south side and internal corridor to the freight elevator located on the north side of the building. The location and total size shall be subject to review and approval by the Parking Director.

4. The maximum permitted building height shall be ninety-seven (97) feet to top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval.

4. The 59 parking spaces for public shall be attended parking available from 8:00 a.m. to 6:00 p.m. Monday through Friday, at City rates, as amended from time to time, as provided for in a ten year period or when the construction of Lot No. 6 occurs, whichever occurs (from the issuance of the Certificate of Occupancy of the property).

SECTION 3. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

SECTION 4. That this ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-SEVENTH DAY OF MAY, A.D., 2008.
(Moved: Anderson / Seconded: Kerdyk)
(Yeas: Anderson, Cabrera, Kerdyk, Withers, Slesnick)
(Unanimous: 5-0 Vote)
(Agenda Item: E-2)

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

The City of Coral Gables

Historical Resources Department

STAFF REPORT

TRANSFER OF DEVELOPMENT RIGHTS

REVIEW OF 2020 SALZEDO STREET
(RECEIVING SITE)

Owner: Codina CG, LLC

Legal Description: Lots 13 through 37 inclusive, Block 18 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County

Siting: The building site is located on the west side of Salzedo Street with Navarre Avenue to the north and Minorca Avenue to the south. There is an existing Courtyard Marriott to the west.

Historic property within 500 feet of proposal: 2120 Salzedo Street, a Local Historic Landmark, legally described as Lots 25 to 30 inclusive, Block 19 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Record of Miami-Dade County, Florida

BACKGROUND / EXISTING CONDITIONS

On August 30, 1924 more than 600 structures were permitted for construction. The Mediterranean building located at 2120 Salzedo Street (301-305 Alcazar Avenue) was one of them – Permit Number 41. Designed by an unknown architect with H. George Fink as an associate architect, the building housed the Parker Art Printing Association, one of the first local publishers. The building was designated as a local historic landmark on October 20, 2005 based on architecture, historic and cultural significance. This building is located within 500 feet of the proposed Receiving Site (2020 Salzedo Street). Therefore, per Section 3-1006 of the Coral Gables Zoning Code, the Historic Preservation Board's review and approval of the proposed development is required to determine if the proposal adversely affects the historic, architectural, or aesthetic character of the historic property.

The proposed development located at 2020 Salzedo Street received Board of Architects preliminary approval on December 19, 2013 with the following conditions:

- Study scale and detail of tower
- Detail window placement within wall thickness
- Study strengthening of cornice line
- Provide detail of grill at parking levels
- Study scale / proportion of arcade
- Study alternate elevation of central portion of building elevation

Please refer to the aerial photograph on Page ST-1 of the Board of Architects submittal which shows the location of the historic property (2120 Salzedo Street) in relation to the proposed development.

STAFF OBSERVATIONS

The proposed development consists of a forty-seven thousand eight hundred fifty three (47,853) square foot office building located on the southeast portion of the property. The north portion of the proposed building will be a sixteen (16) story apartment complex consisting of two hundred eleven (211) apartments. The parking garage is located to the west of the buildings. Between the office building and the apartment complex there is a large open air courtyard. The proposal includes 53,356 square feet of transferred development rights from the following five historic buildings – 280 Alhambra Circle, 300 Alhambra Circle, 320 Miracle Mile, 2312 Ponce de Leon Blvd., and 2320 Ponce de Leon Blvd.

Navarre Avenue is the northern boundary of the Central Business District. The components of the proposed building are oriented on the site in order to have the commercial portion of the building on the Minorca Avenue side of the building that has commercial buildings across the street. The tall residential component is on Navarre Street with the residential district to the north. Although the Board of Architects placed conditions on their approval, those conditions are specific in nature and should not affect the overall massing of the proposal.

Please refer to page CE-1 of the Board of Architects submittal which shows the street plan of the immediate area and a north-south section with 2120 Salzedo Street (the historic property) and the proposed development. The section drawing in particular clearly demonstrates the proposed building within the context of the neighborhood. This proposal does not appear to adversely affect the historic, architectural, or aesthetic character of the historic property at 2120 Salzedo Street.

Please note that there are three Planning and Zoning Board reviews that are required for this proposal. One is a "Mixed Use Site Plan Review." Another is a "Transfer of Development Rights Receiving Site Plan Review." In addition, on December 17, 2002 the City Commission approved a site plan on this site with the following condition: "The maximum permitted building height of ninety-seven (97) feet to the top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval."

STAFF RECOMMENDATION

Staff recommends a motion to determine that the proposal does not adversely affect the historic, architectural, or aesthetic character of the historic property located at 2120 Salzedo Street and a motion to APPROVE the proposal with the understanding that it requires further review and approval by the Planning and Zoning Board and the City Commission.

Respectfully submitted,

Dona M. Spain
Historic Preservation Officer

Attachments
2020 Salzedo Street - Board of Architects Submittal
2020 Salzedo Street – Board of Architects Comments

2120 SALZEDO ST.
HISTORIC LANDMARK

300 ALHAMBRA
CIRCLE

280-290
ALHAMBRA CIRCLE

320 MIRACLE MILE

2312
PONCE DE LEON BLVD.

2322
PONCE DE LEON BLVD.

PLANNING AND ZONING SUBMITTAL 02-12-2014

1/31/2014 10:32:49 AM

ARCHITECT OF RECORD
bc architects
LIC. NO. AA0003360
4942 LEJEUNE RD, SUITE 200
CORAL GABLES, FL 33146
Tel. 305.663.8182 Fax 305.663.8882

OWNER:
CODINA GROUP
135 SANLORENZO AVE, SUITE
730 CORAL GABLES, FL 33146

2020 SALZEDO STREET

2020 SALZEDO STREET
CODINA GROUP

ISSUE RECORD
SCHEMATIC — PLANNING AND ZONING SUBMITTAL 02-12-2014

SIGNED BY
VANESSA A. PRINCE
FLORIDA ARCHITECT

SHEET TITLE: TDR

Comm.Num.	12054
Scale:	N.T.S.
Drawn:	Author
Checked:	Checker

SHEET No.
ST-1

TO THE ARCHITECT'S KNOWLEDGE, THESE PLANS COMPLY WITH THE MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES AND LIFE SAFETY STANDARDS

The City of Coral Gables

Historical Resources Department

TDR 2014-001
January 16, 2014

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS
FOR THE PROPERTY AT
280 ALHAMBRA CIRCLE
A LOCAL HISTORIC LANDMARK

SENDING SITE

Proposal:	The application requests approval of the maintenance plan, authorization for the transfer of unused development rights, and the issuance of Certificates of Transfer
Owner:	C Alhambra LLC
Legal Description:	Lots 1 to 4 inclusive, Block 28 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat book 8, Page 33 of the Public Records of Miami-Dade County, Florida
Date of Construction:	1922
Date of Designation:	May 20, 2004
Siting:	The building is located on the southeast corner of the intersection of Alhambra Circle and Salzedo Street
Unused Development Rights Available for Transfer:	25,804.5 square feet (please see attached chart provided by applicant)
Amount requested to be transferred:	25,804.5 square feet

RECEIVING SITE – 2020 SALZEDO STREET

Owner: Codina CG, LLC

Legal Description: Lots 13 through 37 inclusive, Block 18 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County

BACKGROUND / EXISTING CONDITIONS

Built in 1922, the building at 280 Alhambra Circle is located on one of downtown Coral Gables' more prominent streets. The earliest record found on file is permit number 22 which cites H. George Fink as the architect for the renovations to the building, then known as "The Coral Gables Garage." The building housed the City's first automobile dealership and service center. Worth St. Claire, a relative by marriage to the Merrick family, assumed management of the garage in 1924. Mr. St. Claire was also involved in the early development of Coral Gables, assisting with the farming of the plantation until 1916 with Reverend Solomon Merrick and was an integral part of George Merrick's development team.

The property remained a car dealership with changing ownership until 1948-1949 when it became Loffler Brothers Oyster House. It remained a restaurant under the name New England Oyster House from 1964 until 1980 when it was purchased by Sidney Savelle.

280 Alhambra Circle was designated as a Local Historic Landmark on May 20, 2004 based on its historical, cultural, and architectural significance

STAFF OBSERVATIONS

The attached Existing Building Condition Report analyzing 280 Alhambra Circle is dated July 19, 2013 and was done by M. Stephen Krysowaty of CBP Construction Consultants, LLC. This report evaluates the general condition of the building and site, identifies those areas that require remedial work and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is of good quality, well designed and constructed, in good condition and receiving above average maintenance. There is no need for immediate repairs. The report recommends that the roof should be replaced every 20 years and the building should be painted every 5 years. The Stabilization / Maintenance Plan recommends an annual examination of the barrel tile roof, vent screened openings, columns and exterior base with repairs to be done as required. It also notes that there are minor stains on the column and exterior base that should be painted.

STAFF RECOMMENDATION

The Historic Preservation Staff has reviewed the results of the current conditions assessment and recommends **APPROVAL** of the issuance of a Certificate of Transfer for 25,804.5 square feet from 280 Alhambra Circle. Staff also recommends **APPROVAL** of the maintenance plan and authorization for the transfer of unused development rights.

Respectfully submitted,

Dona M. Spain
Historic Preservation Officer

Attachments:
TDR Layout Plan 2020 Salzedo 07-22-13

The City of Coral Gables

Historical Resources Department

TDR 2014-002
January 16, 2014

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS
FOR THE PROPERTY AT
300 ALHAMBRA CIRCLE
A LOCAL HISTORIC LANDMARK

SENDING SITE

Proposal:	The application requests approval of the maintenance plan, authorization for the transfer of unused development rights, and the issuance of Certificates of Transfer
Owner:	Café Demetrio Inc.
Legal Description:	Lots 23 and 24, Block 27 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida
Date of Construction:	1924
Date of Designation:	August 21, 2003
Siting:	The building is located on the southwest corner of the intersection of Alhambra Circle and Salzedo Street.
Unused Development Rights Available for Transfer:	15,139.5 square feet (please see attached chart provided by applicant)
Amount requested to be transferred:	10,757.0 square feet

P.O. Box 141549 Coral Gables, Florida 33114-1549 Phone (305) 460-5093 Fax (305) 460-5097

RECEIVING SITE – 2020 SALZEDO STREET

Owner: Codina CG, LLC

Legal Description: Lots 13 through 37 inclusive, Block 18 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County

BACKGROUND / EXISTING CONDITIONS

Although no original plans exist for the building at 300 Alhambra Circle, an early photograph circa 1924 shows the occupant of the building to be the Coral Gables branch of the Miami Daily Newspaper. At the time the building was being built, the newspaper was owned by James Cox, Sr. Mr. Cox built a large business, Cox Enterprises, which exists today with headquarters in Atlanta. He was governor of the State of Ohio and ran unsuccessfully for the U. S. Presidency with Franklin D. Roosevelt as a running mate in 1920. The local newspaper was later renamed to the Miami News and is the predecessor of the Miami Herald.

300 Alhambra Circle, a one-story Mediterranean style building, was designated as a Local Historic Landmark on August 21, 2003 based on its architecture, historic and cultural significance.

STAFF OBSERVATIONS

The attached Existing Building Condition Report analyzing 300 Alhambra Circle is dated July 19, 2013 and was done by M. Stephen Krysowaty of CBP Construction Consultants, LLC. This report evaluates the general condition of the building and site, identifies those areas that require remedial work and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is in very good condition with the need of some minor immediate repairs to the west exterior wall stucco. The report recommends that the roof should be replaced every 20 years and the building should be painted every 5 years. The Stablization / Maintenance Plan recommends an annual examination of the barrel tile roof, stucco finish above entrance, window openings, metal gates and exterior wall at courtyard. There is evidence of minor damage to the roof, white stains on the stucco finish, minor uneven stucco edge surfaces around the window openings, rust stains on the metal gate, and minor stucco cracks. These items should be repaired.

Please note that on December 19, 2013, the Historic Preservation Board approved the construction of an approximately 736 square feet one-story addition, the installation of fabric canopies and exterior light and interior renovations for this building (COA(ST)2013-020).

STAFF RECOMMENDATION

The Historic Preservation Staff has reviewed the results of the current conditions assessment and recommends **APPROVAL** of the issuance of a Certificate of Transfer for 10,757.0 square feet from 300 Alhambra Circle. Staff also recommends **APPROVAL** of the maintenance plan and authorization for the transfer of unused development rights.

Respectfully submitted,

Dona M. Spain
Historic Preservation Officer

Attachments:
TDR Layout Plan 2020 Salzedo 07-22-13

The City of Coral Gables

Historical Resources Department

TDR 2014-003
January 16, 2014

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS
FOR THE PROPERTY AT
320 MIRACLE MILE
A LOCAL HISTORIC LANDMARK

SENDING SITE

Proposal:	The application requests approval of the maintenance plan, authorization for the transfer of unused development rights, and the issuance of Certificates of Transfer
Owner:	LRE Properties LLC
Legal Description:	Lots 15 and 16, Block 1 of Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida
Date of Construction:	1925
Date of Designation:	March 20, 2008
Siting:	The property is located on two interior lots. The primary elevation faces North onto Miracle Mile (Coral Way).
Unused Development Rights Available for Transfer:	10,708 square feet (please see attached chart provided by applicant)
Amount requested to be transferred:	10,708 square feet

P.O. Box 141549 Coral Gables, Florida 33114-1549 Phone (305) 460-5093 Fax (305) 460-5097

RECEIVING SITE – 2020 SALZEDO STREET

Owner: Codina CG, LLC

Legal Description: Lots 13 through 37 inclusive, Block 18 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County

BACKGROUND / EXISTING CONDITIONS

Originally known as 310-312 Coral Way, the building at 320 Miracle Mile was originally designed by architect Robert A. Taylor in 1925 for a company named Sutherland-Allen, Inc. and was among the first commercial structures in the City.

320 Miracle Mile was designated as a Local Historic Landmark on March 20, 2008 based on its historic, cultural and architectural significance.

STAFF OBSERVATIONS

The attached Existing Building Condition Report analyzing 320 Miracle Mile is dated July 15, 2013 and was done by M. Stephen Krysowaty of CBP Construction Consultants, LLC. This report evaluates the general condition of the building and site, identifies those areas that require remedial work and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is in very good condition with no need of immediate repairs. The report recommends that the roof should be replaced every 20 years and the building should be painted every 5 years. The Stabilization / Maintenance Plan recommends an annual examination of the balcony railing, barrel tile roof, pilaster column capital, storefront system and window shutters. It also notes that there is minor damage on the pilaster column capital which requires repair.

Please note that the Historic Preservation Board approved an addition to this building and it was renovated in 2010 (COA(SP)2008-21).

STAFF RECOMMENDATION

The Historic Preservation Staff has reviewed the results of the current conditions assessment and recommends **APPROVAL** of the issuance of a Certificate of Transfer for 10,708.0 square feet from 320 Miracle Mile. Staff also recommends **APPROVAL** of the maintenance plan and authorization for the transfer of unused development rights.

Respectfully submitted,

Dona M. Spain
Historic Preservation Officer

Attachments:
TDR Layout Plan 2020 Salzedo 07-22-13

The City of Coral Gables

Historical Resources Department

TDR 2014-004
January 16, 2014

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS
FOR THE PROPERTY AT
2312 PONCE DE LEON BOULEVARD
A LOCAL HISTORIC LANDMARK

SENDING SITE

Proposal:	The application requests approval of the maintenance plan, authorization for the transfer of sale of unused development rights, and the issuance of Certificates of Transfer
Owner:	2312 Ponce Holdings, LLC
Legal Description:	North 25 feet of Lots 25, 26, 27, and 28, Block 34, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida
Date of Construction:	1926
Date of Designation:	May 20, 2004
Siting:	The building is located on the north 25 feet of four contiguous lots. The primary elevation faces east onto Ponce de Leon Boulevard. To the immediate north is an alley and to the immediate south of the building is another structure (2320 Ponce de Leon Boulevard)
Unused Development Rights Available for Transfer:	1,782.5 square feet (please see attached chart provided by applicant)
Amount requested to be transferred:	1,529.0 square feet

RECEIVING SITE – 2020 SALZEDO STREET

Owner: Codina CG, LLC

Legal Description: Lots 13 through 37 inclusive, Block 18 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County

BACKGROUND / EXISTING CONDITIONS

Designed by Dudley St. Clair Donnelly, the building was commissioned by Chesbrough-Glover, a real estate firm that had its offices on the second floor of the building. At the time the building opened it was hailed as one of the premier office structures in Coral Gables.

2312 Ponce de Leon Boulevard was designated with 2320 Ponce de Leon Boulevard as a Local Historic Landmark on May 20, 2004 based on its architecture and historical significance.

STAFF OBSERVATIONS

The attached Existing Building Condition Report analyzing 2312 Ponce de Leon Boulevard is dated July 19, 2013 and was done by M. Stephen Krysowaty of CBP Construction Consultants, LLC. This report evaluates the general condition of the building and site, identifies those areas that require remedial work and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is of good quality, well designed and contructed, in good condition and receiving above average maintenance. There is no need for immediate repair. The report recommends that the roof should be replaced every 20 years and the building should be painted every 5 years. The Stabilization / Maintenance Plan recommends an annual examination of the fabric awning, barrel tile roof, exterior wood doors, storefront system and windows, precast cornice, precast window sills, and the exterior wall at the top right corner of the west façade. It also notes that the precast windows sills are in fair condition and should be cleaned as required. The exterior wall at the top right corner of the west façade is in poor to fiar condition and should be patched and repaired.

STAFF RECOMMENDATION

The Historic Preservation Staff has reviewed the results of the current conditions assessment and recommends **APPROVAL** of the issuance of a Certificate of Transfer for 1,529.0 square feet from 2312 Ponce de Leon Boulevard. Staff also recommends **APPROVAL** of the maintenance plan and authorization for the transfer of unused development rights.

Respectfully submitted,

Dona M. Spain
Historic Preservation Officer

Attachments:
TDR Layout Plan 2020 Salzedo 07-22-13

The City of Coral Gables

Historical Resources Department

TDR 2014-005
January 16, 2014

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS
FOR THE PROPERTY AT
2320 PONCE DE LEON BLVD
A LOCAL HISTORIC LANDMARK

SENDING SITE

Proposal:	The application requests approval of the maintenance plan, authorization for the transfer of sale of unused development rights, and the issuance of Certificates of Transfer
Owner:	2320 Ponce Holding LLC
Legal Description:	North 25 feet of the South 75 feet of Lots 25 to 28 inclusive, Block 34 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida
Date of Construction:	1926
Date of Designation:	May 20, 2004
Siting:	The building is located on the north 25 feet of the south 75 feet of four contiguous lots. The primary elevation faces east onto Ponce de Leon Boulevard. There are structures located to the immediate north (2312-2314 Ponce de Leon Boulevard) and south (2326-2328 Ponce de Leon Blvd) of the building
Unused Development Rights Available for Transfer:	5,314.5 square feet (please see attached chart provided by applicant)
Amount requested to be transferred:	4,558.0 square feet

RECEIVING SITE – 2020 SALZEDO

Owner: Codina CG, LLC

Legal Description: Lots 13 through 37 inclusive, Block 18 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County

BACKGROUND / EXISTING CONDITIONS

Designed by J. Philip Turner, the Mediterranean styled building was commissioned by businessman Gilbert H. Chaplin. Mr. Chaplin partnered with Joe Whitely to create Joe Whitely and Chaplin, Inc., a real estate agency that dealt with homes and business properties. Their offices were in the building. It was also the home of Spoehr's, a store that sold and manufactured candies, was a tea room and a soda fountain, and the Mandarin Trading Company, a store that sold oriental furniture.

2320 Ponce de Leon Boulevard was designated with 2312 Ponce de Leon Boulevard on May 20, 2004 based on its architecture and historical significance.

STAFF OBSERVATIONS

The attached Existing Building Condition Report analyzing 2320 Ponce de Leon Boulevard is dated July 19, 2013 and was done by M. Stephen Krysowaty of CBP Construction Consultants, LLC. This report evaluates the general condition of the building and site, identifies those areas that require remedial work and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is of good quality, well designed and contructed, in good condition and receiving above average maintenance. There is no need for immediate repair. The report recommends that the roof should be replaced every 20 years and the building should be painted every 5 years. The Stabilization / Maintenance Plan recommends an annual examination of the decorative exterior wood elements, barrel tile roof, exterior wood doors, storefront system and windows, and the precast moldings and brackets. It also notes that minor repainting is required on the exterior wood doors.

STAFF RECOMMENDATION

The Historic Preservation Staff has reviewed the results of the current conditions assessment and recommends **APPROVAL** of the issuance of a Certificate of Transfer for 4,558.0 square feet from 2320 Ponce de Leon Boulevard. Staff also recommends **APPROVAL** of the maintenance plan and authorization for the transfer of unused development rights.

Respectfully submitted,

Dona M. Spain
Historic Preservation Officer

Attachments:
TDR Layout Plan 2020 Salzedo 07-22-13

Response to City's Zoning Analysis

1. Building Height – While an existing Ordinance limits the height to 97 feet, the Comprehensive Plan provides for High-Intensity Commercial allowing 197 feet. Furthermore, the existing Ordinance provides that the height may be changed through the public hearing process.

2. Mixed Use Percentages (4-201.D.5) – We have included certain portions under the loggia, which could be used as part of the ground floor uses in our calculations. As such, there is 34,056 square feet of ground floor uses. Whereas the Zoning Code requires 24, 071 square feet.

3. Height of Architectural Elements (4-201.D.7) – This provision does not apply to this building. The developer is availing itself of the Mediterranean design bonuses. Pursuant to Section 5-604.B.3 air conditioning equipment, elevator equipment, elevator room and parapets are excluded from height. Further, as this property is located within the Central Business District, architectural elements can be one third the allowable height of the building and therefore we comply with this requirement.

4. Ground Floor Building Frontage on Secondary Street (4-201.E.11) – We believe that we meet this criteria. There is a fitness center located on Navarre Avenue, which constitutes a retail service. The Zoning Code does not differentiate between a public and private use. Further, we do not believe that the Zoning Code intended to locate public uses against a residential neighborhood. Finally, Navarre Avenue side of the building contains a loggia and paseo which are public realm land area that need to be included in the calculations.

5. Vertical Building Stepbacks (4-201.E.15) – In reviewing this building, one needs to take into account the Mediterranean Bonus. Pursuant to Section 5-604 provides for stepbacks on a building façade at the base, middle and or top to reduce the potential impacts of bulk and mass. We have set back the building at the base middle and top and therefore comply with this provision.

6. Pedestrian Amenities (4-201.F.13) – Pedestrian Amenities are shown on page A-002 and LD-1.

7. Pedestrian Design Features for Building Frontages (4-201.F.14) – The front or primary street is Salzedo and therefore this comment does not apply. However, there is pedestrian features located along Minorca in the form of loggia and proposed retail uses. The combination of pedestrian features and a loading dock are not mutually exclusive. We must located the loading dock somewhere and we felt it was more appropriate on the commercial side of the property.

8. Bicycle Storage (4-201.H.1) – Bicycle storage is shown on page A-00 of the architectural plans. The Zoning Code requires that the development provide 15 bicycle spaces and we are providing 21.

9. Loading/Unloading Areas (4-201.H.4) – We comply with this requirement as the loading area is fully enclosed with an overhead door. There are numerous other mixed-use developments that have their loading area facing the street.

10. Parking Garages (4-201.H.7) – It is impossible to fully surround the ground floor parking with retail. It is a code requirement that the FPL vault face the street. Furthermore, the approved, proposed mixed-use project located on LeJeune Road has ground floor parking and is not surrounded by retail. In addition, Section 5-604.B.10 of the Zoning Code provides that ground floor parking shall be fully enclosed within the structure and/**or** surrounded by retail. We are fully enclosed.

    Further, there is access to Navarre Avenue from parking level 1.5. There is an elevator and stairs located at the south side of the garage that will lead to the courtyard and paseo to Navarre Avenue.

11. Driveways (4-201.K.2) – The Zoning Code provision in questions is aspirational by it use of the word "should" and therefore does not require only one curb cut.

12. Bicycle Racks (5-604.B.4) – Bicycle racks are now shown on plan A-00.

13. Pedestrian Amenities (5-604.C.10) – Pedestrian Amenities are shown on plan A-00.

14. Pedestrian Pass-through (5-604.C.11) – Pedestrian pass through are now shown on the plans.

DRC Preliminary Zoning Analysis: 2020 Salzedo Street

Prepared by Planning Division – 12.30.13
Review based on plans dated 10.21.13

Existing designations and site data:

Category	Site Info
Property address	2020 Salzedo Street
Property legal description	
Total site area (sq. ft.)	70,184 sq. ft.*
Existing property uses	All uses demolished for previously approved development.
Comprehensive Plan Future Land Use Map designation(s)	
Zoning Map designation	(C) Commercial District
Within Mixed Use District (MXD)	Yes
Within Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes
Restrictive Covenant	Restrictive Covenant required in Lieu of a Unity of Title.

*As per Miami-Dade County Property Appraiser website.

Category	Site Info
Total site area (sq. ft.)	70,184 sq. ft.*
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (without TDRs)	245,644 sq. ft.
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (with TDRs)	307,055 sq. ft.
Floor area ratio (FAR) proposed	302,336 sq. ft. (as indicated on Application Submittal Binder page A-00)
Building height (feet) permitted	97 feet maximum to top of the flat roof (see O-2008-13).
Building height (feet) proposed	**Does not comply.** 185 feet.

*As per Miami-Dade County Property Appraiser website.

Zoning Code Review:

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-401	Conditional Uses	Requires conditional use review and approval by the Planning and Zoning Board and City Commission.
Sec. 3-1201	Abandonment and Vacation of Non-Fee Interests	Not applicable.
Sec. 3-2001	Art in Public Places	Requires review by Economic Sustainability.
Section 4-201. Mixed Use District (MXD)		
Sec. 4-201.A.7.e.i.	MXD development permitted within (C) Commercial and (I) Industrial Districts only	Complies.
Sec. 4-201.B	Permitted Uses	See list of permitted uses.
Sec. 4-201.C	Conditional Uses	See list of conditional uses.
D. Performance Standards		
Sec. 4-201.D.2	Minimum site area for an MXD project/building. Twenty-thousand (20,000) square feet	Complies.
Sec. 4-201.D.3	Minimum site area for an MXD project/building within North and South Industrial MXDs as defined on the Official Zoning Map. Greater than forty-five (45) feet in height shall provide a minimum of one-hundred (100) feet of primary street frontage and a minimum site area of ten-thousand (10,000) square feet.	Not applicable.
Sec. 4-201.D.4	Lot coverage. No minimum or maximum.	Complies.
Sec. 4-201.D.5	Mixed use percentages. Provide min. 8% total sq. ft., or entire ground floor, whichever is greater, as ground floor uses.	**Does not comply.** Ground floor uses proposed are not permitted "Ground floor uses" (see ZC Sec. 4-201 B.4)
E. Building regulations.		
Sec. 4-201.E.2	Encroachments for balconies, awnings, etc. Subject to applicable regulations.	
Sec. 4-201.E.4	Floors. No minimum or maximum required.	Complies
Sec. 4-201.E.5	Floor-to-floor height. The minimum floor-to-floor height shall be permitted as regulated per the Building Code.	Floor-to-floor height to be approved by the Building Official.
Sec. 4-201.E.7	Heights of architectural elements,	**Does not comply.**

	etc. The maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows: • Commercial Limited District: Up to and including 15 feet. • Industrial and Commercial Districts: Up to and including 25 feet. • Manufacturing uses: Up to and including 10 feet.	
Sec. 4-201.E.9	Number of buildings per site. No minimum or maximum required.	Complies
Sec. 4-201.E.10	Ground floor building frontage on primary streets. Minimum 50% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses.	Complies
Sec. 4-201.E.11	Ground floor building frontage on secondary streets. Minimum 40% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses.	**Does not comply.** Uses located on Navarre Ave frontage are dedicated to residential portion of building.
Sec. 4-201.E.12	Retail frontage on alleys. No minimum or maximum required.	Complies.
Sec. 4-201.E.13	Residential density. Up to a maximum of 125 units per acre except for properties in the Central Business District (CBD) and the North and South Industrial Mixed Use Districts. There shall be no density limitations in the CBD and the North and South Industrial Mixed Use Districts.	Complies.
Sec. 4-201.E.14	Setbacks (buildings). Front: Up to 45 feet in height: None. If over 45 feet in height: 10 feet. Side: Interior side: None. Side street: 15 feet. Rear: Abutting a dedicated alley or street: None. No abutting alley or street: 10 feet. Balconies: Cantilevered open	Front: Does not comply, may be reduced to 0 feet by utilizing MXD setback reduction and/or Med bonus. Side: Interior side: Not applicable Side street: Does not comply, may be reduced to 0 feet by utilizing MXD setback reduction and/or Med bonus.

	balconies may project into the required setback areas a maximum of 6 feet. Applicants and property owners desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations.	Rear: Does not comply, may be reduced to 0 feet by utilizing MXD setback reduction and/or Med bonus. Balconies: **To be determined. Insufficient architectural drawings provided.**
Sec. 4-201.E.15	Setback reductions and vertical building stepbacks. Reduction in setbacks. Setbacks may be reduced subject to the following standards: Minimum percentage of open space. A minimum of 50% of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on the private property. The open space is subject to the following: • Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the adjacent rights-of-way. • Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be 500 square feet. • Include both hard and softscape landscape improvements and pedestrian amenities. • Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of 13 feet. Additional height may be recommended. • Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations. Vertical building stepbacks. A vertical building stepback of a	Reduction in setbacks: **To be determined.** Must show hard and softscape landscape improvements and pedestrian amenities to be provided within proposed courtyard. Vertical building stepbacks: **Does not comply.**

	minimum of 10 feet shall be provided at a maximum height of 45 feet on all façades. Additional vertical building stepbacks may be required by City Architect and Board of Architects to further reduce the potential impacts of the building bulk and mass.	No vertical building stepback provided on western façade.
F. Design regulations.		
Sec. 4-201.F.2	Architectural relief and elements shall be provided on all sides of buildings and include similar architectural features as to those provided on the front façade. No blank walls shall be permitted unless required pursuant to applicable Fire and Life Safety Code requirements.	Complies.
Sec. 4-201.F.3	Building support services. All mechanical, electrical and other associated support service areas shall be located entirely within the structure.	Complies.
Sec. 4-201.F.4	Facades in excess of 150 feet in length, shall incorporate design features with the use of, but not limited to the following items: (a) Breaks, stepbacks or variations in bulk/massing at a minimum of 100 foot intervals. (b) Use of architectural relief and elements.	Complies.
Sec. 4-201.F.5	Lighting (street). Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following: • Light fixtures/poles up to thirty-five (35) feet in height. • Subject to all other applicable City code provisions.	**To be determined. Lighting plan not provided.**
Sec. 4-201.F.6	Lighting (building). External illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission.	**To be determined. Lighting plan not provided.**
Sec. 4-201.F.7	Lighting (landscaping). Lighting in the form of uplighting of landscaping is encouraged.	**To be determined. Lighting plan not provided.**
Sec. 4-201.F.8	Outdoor storage. The storage of materials, goods, merchandise, and equipment for the purpose of	To be regulated by Code Enforcement.

	display and/or sales outside the confines of any buildings or structures is prohibited.	
Sec. 4-201.F.9	Overhead doors. Overhead doors shall not face or be directed towards residential properties and/or adjacent rights-of-way abutting residentially zoned properties.	Complies.
Sec. 4-201.F.10	Paver treatments. Paver treatments shall be included in the following locations: • Driveway entrances. • Crosswalks. • Sidewalks. Minimum of 25% of paving surface.	To be reviewed and approved by Public Service and Public Works.
Sec. 4-201.F.11	Parking garages. Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.	To be reviewed and approved by Board of Architects, Public Service and Public Works.
Sec. 4-201.F.12	Pedestrian access orientation. All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.	Complies.
Sec. 4-201.F.13	Pedestrian amenities. Pedestrian amenities shall be provided on	**Does not comply.**
	both private property and/or public open spaces including but not limited to the following: benches, information kiosks, lighting, bike racks, refuse containers, sidewalk pavement treatments, statuary, street crosswalk paver treatments, wall mounted fountains, water fountains and other similar water features. All pedestrian amenities shall be permanently secured to the ground surface. Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.	No pedestrian amenities shown on provided plans. Requires Public Service review to verify that amenities are consistent with the City Public Realm Design Manual.
Sec. 4-201.F.14	Pedestrian design features for building frontages (street level only). On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included:	**Does not comply.** Loading dock with overhead doors proposed on Minorca Ave.

	• Display windows or retail display area; • Landscaping; and/or, • Architectural building design features. The intent is to create pedestrian and shopper interest, preclude inappropriate or inharmonious design, preclude blank walls of building faces, and prohibit windows from being permanently obstructed.	
Sec. 4-201.F.15	Pedestrian pass-throughs/paseo. Pedestrian pass-throughs shall be provided for each 250 linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following: • Minimum of 10 feet in width. • Include pedestrian amenities as defined herein. In lieu of providing one (1) pass through of ten (10) feet every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1), twenty (20) foot wide pass-through.	**Does not comply.** Pedestrian pass-through provided, however, plans do not show any pedestrian amenities within pass-through.
Sec. 4-201.F.16	Porte-cocheres. Porte-cocheres	Complies.
	are prohibited on front property line or primary street.	
Sec. 4-201.F.17	Rooftop screening. All mechanical, electrical, cellular antennas and other similar roof top building support services shall be entirely screened from public view subject to the discretion and approval from the Board of Architects for design and screening material. Landscaping may be used as a screening material at the discretion of the Board of Architects.	Subject to approval by Board of Architects.
G. Landscaping.		
Sec. 4-201.G.1	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.	See review provided under Article 5, Division 11 below.
H. Parking/vehicle storage.		
Sec. 4-201.H.1	Bicycle storage. To encourage the use of bicycles a minimum of	**Does not comply.**

	one 10 foot bicycle rack for each 250 parking spaces or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site plan review.	No bicycle racks provided.
Sec. 4-201.H.2	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.	To be regulated by Code Enforcement.
Sec. 4-201.H.3	Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street intersections and points of pedestrian crossing.	To be reviewed and approved by Public Works.
Sec. 4-201.H.4	Loading/unloading areas. Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14. All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed when not in use and after hours.	**Does not comply.** Loading area proposed is open to Minorca Ave and not fully enclosed on all sides within the building.
Sec. 4-201.H.6	On-street parking. On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis. On-street parking shall not be included as satisfying the required parking requirements. On-street parking is encouraged on alleys. Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.	To be approved by Parking, Public Service and Public Works.

Sec. 4-201.H.7	Parking garages. Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages. Parking facilities shall accommodate pedestrian access to all adjacent streets and alleys.	**Does not comply.** Ground floor parking is proposed fronting on Navarre Ave that is not buffered by retail. Ground floor parking is proposed fronting on Minorca Ave that is enclosed within the structure, but not buffered by retail. Parking level 1.5 does not provide pedestrian access to Navarre Ave.
Sec. 4-201.H.8	Parking space limitations. Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement markings, etc., are permitted.	Complies.
Sec. 4-201.H.9	Residential uses. Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.	See parking calculations.
Sec. 4-201.H.10	Surface parking areas. Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.	Complies.
Sec. 4-201.H.11	Valet parking areas. If valet parking is desired, the valet parking drop-off areas shall be provided on private property. Tandem and/or stacking of parking are prohibited.	Valet parking, if utilized, must located entirely on private property and is prohibited from parking in proposed tandem parking spaces.
I. Sanitation and service areas.		
Sec. 4-201.I.1	General. In accordance with Article 5, Division 17.	See review provided under Article 5, Division 17 below.
J. Signs.		
Sec. 4-201.J.1	General. In accordance with Article 5, Division 19.	**To be determined. Signage plan not provided.**
K. Streets and alleys.		
Sec. 4-201.K.1	Streets and alleys. Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria and procedure in Article 3, Division 12.	Complies.
Sec. 4-201.K.2	Driveways. Vehicular access to parking garages shall be from a side street or alley. Vehicular egress/ingress, including but not	**Does not comply.** Minorca Ave contains two curb cuts, one for the parking garage and one for a loading area. Internalize access to loading area in order to reduce curb cuts on Minorca Ave to one.

	limited to driveways, service drives, drive-throughs, etc., may be permitted from a primary street and shall be evaluated as part of site plan review based upon the project design in relation to existing surrounding circulation. Valet access points are exempt from these provisions. Vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one (1) curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	
Sec. 4-201.K.3	Sidewalks. Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking garage entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever possible pathways shall be separated from vehicular traffic. Sidewalks shall be located on both sides of all streets with a minimum of four (4) foot unobstructed clear area. The clear area shall be unobstructed by utility poles, fire hydrants, benches, trash receptacles, newspaper stands, light poles, planter boxes, telephone booths or other similar temporary or permanent structures (traffic signage shall be exempt from the above regulations). Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two (2) curb cuts and/or ramps at each street intersection.	**To be determined. Determination requires full-size set of plans for review.** Handicap access to be reviewed by Public Works.

L. Utilities.		
Sec. 4-201.L.1	Underground utilities. All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.	To be reviewed and approved by Public Works.
Sec. 4-201.L.2	Above ground utilities. Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in accordance with the provisions of Article 5, Divisions 11 and 18. Screening materials may include landscaping, walls, fencing, etc., to achieve one hundred (100%) percent opacity. Approval of type of screening shall be determined at time of site plan review.	**To be determined. Need to show all proposed utilities and mechanical equipment with required screening. Determination requires full-size set of plans for review.**
M. Miscellaneous.		
Sec. 4-201.M.1	Configuration of land. The parcel proposed for development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation.	Complies.
Sec. 4-201.M.2	Easements. The City may, as a condition of approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission.	To be determined by City Commission.
Sec. 4-201.M.3	Encroachments into public rights-of-way. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following: • The property owners shall be responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, including but not limited to the following: landscaping (hard and	To be reviewed and approved by Public Works.

	softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets, etc. subject to all the provisions for which the development was approved as may be amended. • The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.	
Sec. 4-201.M.4	Live work units. • Each live work unit, including the garage (if applicable), shall be separated by walls from other live work units or other uses in the building, and shall have the ability to construct separate entrances to each use in the future.	Not applicable. No live-work units proposed.
Sec. 4-201.M.6	Transfer of density and floor area ratio within the site plan. The density and floor area ratio may be transferred throughout the contiguous unified parcel.	Complies.
Section 4-302. Commercial District (C)		
Sec. 4-302.B	Permitted uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.C	Conditional uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.D	Performance standards.	Proposed mixed-use building must comply with Performance Standards for mixed-use developments in overlay district. See review provided under "Section 4-201. Mixed Use District (MXD)" above.
Section 5-604. Coral Gables Mediterranean Style Design Standards.		
Sec. 5-604.A.2	Zoning district applicability. These regulations are available for new construction, additions, restorations and/or renovations of existing buildings using all types of architecture styles as described herein provided such property is located within the Multi-Family-2 (MF2), Multi-Family Special Area (MFSA), Commercial (C), Commercial Limited (CL), or Industrial (I) zoning districts, except as otherwise provided herein.	Complies.

Sec. 5-604.B – Table 1. Required standards		
Reference #1	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.	To be reviewed and approved by the Board of Architects.
Reference #2	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.	To be reviewed and approved by the Board of Architects.
Reference #3	Architectural elements located on the top of buildings. Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts: a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. 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	To be reviewed and approved by the Board of Architects.

	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.	
Reference #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.	**Does not comply.** No bicycle racks shown on provided plans.
Reference #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.	Complies.
Reference #6	Building lot coverage. No minimum or maximum building lot coverage is required.	Complies.
Reference #7	Drive through facilities.	Not applicable. No drive-through facilities proposed.
	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.	
Reference #8	Landscape open space area. Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. The total area shall be based	Complies. Lot area: 70,184 sq. ft. x 10% = 7,018 sq. ft. required Provided: 7,123 sq. ft. (as indicated on Application Submittal Binder page A-00)

	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.	
Reference #9	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.	To be reviewed and approved by the Board of Architects.
Reference #10	Parking garages. 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.	Complies.
	Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.	
Reference #11	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.	Not applicable.
Reference #12	Sidewalks/pedestrian access. All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and	To be reviewed and approved by the Board of Architects.

	shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.	
Reference #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.	To be reviewed and approved by Public Service.
Reference #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.	To be reviewed and approved by the Board of Architects.
Sec. 5-604.C – Table 2. Architectural and Public Realm Standards		
Reference #1	Arcades and/or loggias. Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. 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.	To be reviewed and approved by the Board of Architects.
Reference #2	Building rooflines. Incorporation of horizontal and vertical changes in the building roofline.	To be reviewed and approved by the Board of Architects.
Reference #3	Building stepbacks. Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.	To be reviewed and approved by the Board of Architects.
Reference #4	Building towers.	To be reviewed and approved by the Board of Architects.

	The use of towers or similar masses to reduce the mass and bulk of buildings.	
Reference #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.	**Does not comply.** Minorca Ave contains two curb cuts, one for the parking garage and one for a loading area. Internalize access to loading area in order to reduce curb cuts on Minorca Ave to one.
Reference #6	Lighting of landscaping. Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).	To be reviewed and approved by the Board of Architects.
Reference #7	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 but not limited to the following: marble, granite, keystone, etc.	To be reviewed and approved by the Board of Architects.
Reference #8	Overhead doors. If overhead doors are utilized, the doors are not directed towards residentially zoned properties.	Complies.
Reference #9	Paver treatments. Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of 10% of total paving surface. b. Sidewalks. Minimum of 25% 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.	To be reviewed and approved by the Board of Architects.
Reference #10	Pedestrian amenities. Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the	**Does not comply.** Pedestrian amenities not shown on provided plans. To be reviewed and approved by Public

	following: a. Benches. b. Expanded sidewalk widths beyond the property line. c. Freestanding information kiosk (no advertising shall be permitted). d. Planter boxes. e. Refuse containers. f. Public art. g. Water features, fountains and other similar water features. Ground and/or wall mounted. Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.	Services.
Reference #11	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: a. Minimum of 10 feet in width. b. Include pedestrian amenities as defined herein. In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.	**Does not comply.** Pedestrian pass-through provided is sufficient in width and location; however, no pedestrian amenities are shown on provided plans.
Reference #12	Underground parking. The use of underground (below grade level) parking, equal in floor area of a minimum of 75% of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting	Not applicable.

	structure and includes all areas utilized for the storage of vehicles and associated a circulation features.	
Article 5 – Development Standards. Division 11. Landscaping		
Sec. 5-1104.A	See Zoning Code Sec. 5-1104.A for general requirements that are applicable to all rights-of-way and private properties within the City.	Compliance required at time of final plan submittal.
Section 5-1105. Landscape requirements.		
Sec. 5-1105.A	Public rights-of-way. Must comply with items 1 thru 6 of Zoning Code Section 5-1105.A.	Requires review and approval by Public Service and Public Works.
Sec. 5-1105.B	Single-family residential properties. Must comply with items 1 thru 2 of Zoning Code Section 5-1105.B.	Not applicable.
Sec. 5-1105.C	Other properties. Must comply with items 1 thru 3 of Zoning Code Section 5-1105.C.	Requires review and approval by Public Service and Public Works.
Article 5 – Development Standards. Division 14. Parking, Loading, and Driveway Requirements		
Sec. 5-1402.A	Dimensions and configuration of parking spaces. 1. Required parking space dimensions: a. Parallel parking spaces: 9 feet by 22 feet. b. Angled parking spaces: 8½ feet by 18 feet. c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code. 2. Wheel stops and curbing. Precast concrete wheel stops or curbing shall be provided for all angled parking spaces that abut a sidewalk such that cars are curbed at 16 ½ feet. The balance of the required depth of the parking spaces between the wheel stop or curb and the sidewalk shall be clear of obstructions. 3. Required aisle widths. Minimum required aisle widths for two-way aisles: 22 feet.	**To be determined. Determination requires full-size set of plans for review.**
Sec. 5-1402.B	Dimensions of loading spaces. Loading spaces shall be at least 10 feet wide by 25 feet long, and	**To be determined. Determination requires full-size set of plans for review.**

	shall provide at least 14 feet of vertical clearance.	
Sec. 5-1406.A	General. 1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade. 2. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code.	**To be determined. Determination requires full-size set of plans for review.**
Sec. 5-1409	Amount of required parking. Multi-family dwellings. Efficiency, one (1) and two (2) bedroom units – 1.75 spaces per unit. Three (3) or more bedroom units – 2.25 spaces per unit. Offices. One (1) space per three hundred (300) square feet of floor area. Retail sales and services. One (1) space per two-hundred-and-fifty (250) square feet of floor area.	Complies. 194 efficiency, one (1) and two (2) bedroom units proposed (194 x 1.75): **340 spaces** + 20 three (3) or more bedroom units proposed (20 x 2.25): **45 spaces** + 35,000 sq. ft. of office area /300 sq. ft.: **117 spaces** + 4,700 sq. ft. of retail area/250 sq. ft.: **19 spaces** **Total required parking: 521 spaces** **Total parking provided: 550 spaces**

Attachment B

CITY OF CORAL GABLES
PLANNING DEPARTMENT

2014 FEB -4 AM 9:09

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 M. ZALDIVAR, who on oath says that he or she is the LEGAL CLERK, 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

CITY OF CORAL GABLES - PUBLIC HEARING 2/12/14
APPLICANT - CODINA CG, LLC

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

01/30/2014

SEE ATTACHED

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.

Sworn to and subscribed before me this

30 day of JANUARY A.D. 2014

B. Thomas

(SEAL)

M. ZALDIVAR personally known to me

B. THOMAS
Notary Public - State of Florida
My Comm. Expires Nov 2, 2017
Commission # FF 034747
Bonded Through National Notary Assn.

CITY OF CORAL GABLES
PLANNING DEPARTMENT

2014 FEB -4 AM 9:09

CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING

Applicant:	**Codina CG, LLC**
Application:	**Mixed Use Site Plan Review and Receipt of Transfer of Development Rights (TDRs)**
Property:	**2020 Salzedo Street, Coral Gables, Florida**
Public Hearing - Date/Time/ Location:	**Local Planning Agency/Planning and Zoning Board, February 12, 2014, 6:00 - 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134**

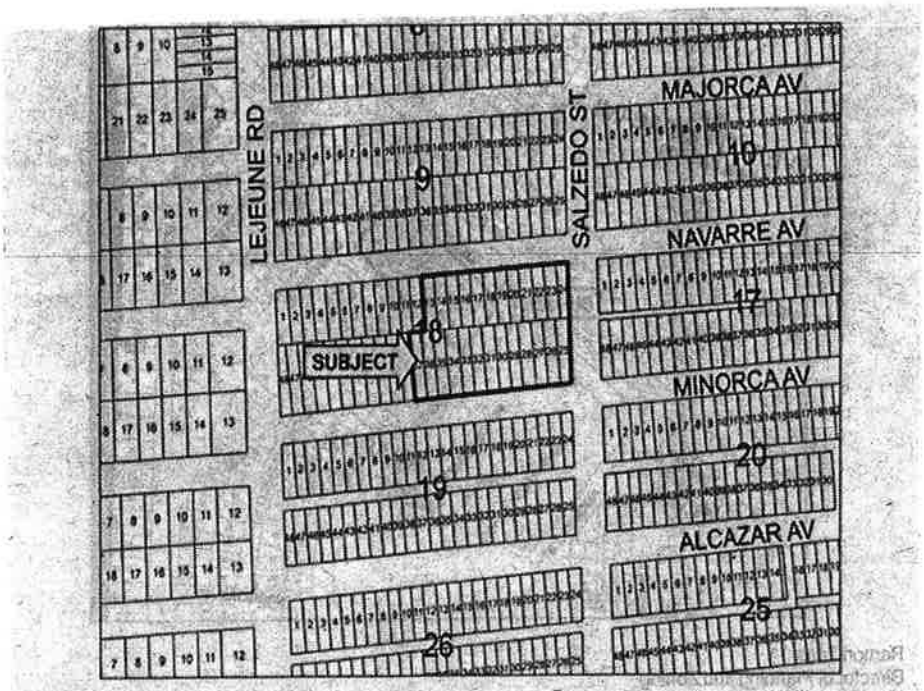
PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a Public Hearing on February 12, 2014 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. *A Resolution of the City Commission of Coral Gables, Florida requesting mixed-use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts",. Section 4-201, "Mixed Use District (MXD)", for the construction of a mixed use project referred to as "2020 Salzedo Street" on the property legally described as Lots 13-37 and the east 7' of lot 38, Block 18, Section K (2020 Salzedo Street), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal description on file at the City)*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for the mixed use project referred to as "2020 Salzedo Street", on the property legally described as Lots 13-37 and the east 7' of lot 38, Block 18, Section K (2020 Salzedo Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date. (Legal description on file at the City)*

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. 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 Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211.

CITY OF CORAL GABLES
PLANNING DEPARTMENT

2014 FEB -4 AM 9:09



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

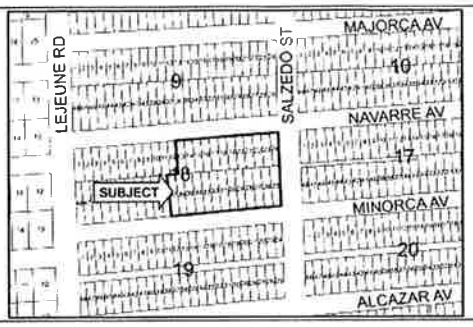
Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City 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. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Walter Carlson, Assistant City Planner at 305.460.5211, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

1/30 14-3-386/2225236M

Attachment C

City of Coral Gables Courtesy Public Hearing Notice

January 30, 2014



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1. *A Resolution of the City Commission of Coral Gables, Florida requesting mixed-use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the construction of a mixed use project referred to as "2020 Salzedo Street" on the property legally described as Lots 13-37 and the east 7' of lot 38, Block 18, Section K (2020 Salzedo Street), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal description on file at the City)*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for the mixed use project referred to as "2020 Salzedo Street", on the property legally described as Lots 13-37 and the east 7' of lot 38, Block 18, Section K (2020 Salzedo Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date. (Legal description on file at the City)*

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. 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 Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida