



November 10, 2021

**CITY OF CORAL GABLES  
DEVELOPMENT SERVICES – BOARD OF ARCHITECTS**  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, Florida 33134

**Re: Regency Tower – Coral Gables:  
Project address : 2601 Salzedo Street, Coral Gables, Fl. 33134  
Permit No. : n/a**

Dear Mr. or Mrs. BOA official:

The Regency Residences Tower pays tribute to the assemblage of rich architectural styles in Coral Gables. Below please find our Mediterranean Bonus Qualification letter for the above referenced project.

**B. Development bonus standards.**

1. Required standards. Applications shall be required to satisfy all of the requirements of Articles 2 and 3 and in Table 1, "Required Standards" in order to secure bonuses based upon the applicable residential, and MX districts designations.

**Table 1. Required standards**

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 (g., Fire and Life Safety Code or other applicable code).

Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.

Project, provides architectural relief elements on all sides of buildings.  
Parking garage will include exterior architectural treatments.

## **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.

Project provides landscaping relief elements, refer to ground floor plan and elevations

## **3. Architectural elements located on the top of buildings.**

Exclusion from height. The following shall be excluded from computation of building height in MX Districts:

- a. Air-conditioning equipment room.
- b. Elevator shafts.
- c. Elevator mechanical equipment rooms.
- d. Parapets.

Roof structures used only for ornamental and aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.

Ornamental center tower Roof structure complies with required height.

## **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.

Bicycle racks provided at ground floor level, refer to floor plans.

## **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.

Refer to exterior elevations, there are stepbacks and massing variations.

## **6. Building lot coverage.**

No minimum or maximum building lot coverage is required.

N/A

**7. Drive through facilities.**

Drive through facilities including banking facilities, restaurants, pharmacies, dry cleaners or other drive-through businesses 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.

No drive through facilities provided.

**8. Landscape open space area.**

Each property shall provide the following minimum ground-level 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 upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, planter boxes, planters and other ground-floor locations.

Refer to zoning calculations sheet A3.2, complies.

**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. The location / spacing, and other specifications shall be subject to review and approval by the Department of Public Works.

Refer to landscaping floor plans for lighting.

**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.

Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.

**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.

No porte cocheres are provided.

**12. Sidewalks/ pedestrian access.**

All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets.

Pedestrian pathways or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances and other structures. Wherever possible pathways shall be separated from vehicular traffic.

Main pedestrian entrances are facing streets, refer to ground floor plan.

### **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.

Refer to landscaping plans. Provided.

### **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.

All windows to have 4" casing depth, complies.

Mixed Use Districts (MX1, MX2 and MX3 Districts) shall satisfy a minimum of eight (8) of the twelve (12) qualifications in Table 2.

## **Table 2. Architectural and Public Realm Standards**

### **1. Arcades and/or loggias.**

Arcades, loggias or covered areas constructed adjacent, parallel, or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, and other walkways thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.

Pedestrian loggias and arcades are provided at ground level, refer to floor plan.

### **2. Building rooflines.**

Incorporation of horizontal and vertical changes in the building roofline.

Complies, refer to exterior elevations.

### **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.

The project provides massing stepbacks, but does not comply with the dimensions noted, so we are not claiming this point.

#### **4. Building towers.**

The use of towers or similar masses to reduce the mass and bulk of buildings.

Refer to exterior elevations a central tower is been provided.

#### **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.

Not compliant. Two entrances are been proposed along Almeria avenue. Refer to ground floor plan.

#### **6. Lighting of landscaping.**

Uplighting of landscaping within and/or adjacent to pedestrian areas (g., sidewalks, plazas, open spaces, and other public spaces).

Provided, refer to landscaping drawings.

#### **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 the following: marble, granite, keystone, and other types of natural stone.

Project is using natural materials and will comply with BOA requirements.

#### **8. Overhead doors.**

If overhead doors are utilized, the doors are not directed towards residentially zoned properties.

Overhead doors will be recessed into parking ramp area, they are not fronting any residential zoned properties.

#### **9. Paver treatments.**

Inclusion of paver treatments in all of the following locations:

- a. Driveway entrances minimum of ten (10%) percent of total paving surface.
- b. Sidewalks. Minimum of twenty-five (25%) percent of total ground level paving surface.

The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.

Pavers will be provided at all pedestrian areas, refer to landscaping drawings.

#### **10. Pedestrian amenities.**

Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the 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.

Complies, refer to landscaping drawings.

#### **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 ten (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.

Project is providing a pedestrian paseo along east side of property, refer to ground floor plans.

#### **12. Underground parking.**

The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.

N/A.

Option standards. Applications for bonuses may also utilize the following development options for Level 1 and/or Level 2 bonuses as is provided in Table 3:

#### **Table 3. Other development options**

##### **1. Building setback reductions.**

Reduction in setbacks. Setbacks may be reduced to zero (0) foot setbacks on all property lines subject to the following standards:

a. Minimum open space. A minimum of twenty-five (25%) percent of the total ground stories square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on private property.

b. The minimum square footage of allowable ground stories open space (i.e. plazas) shall be four hundred (400) square feet.

c. Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, and pedestrian pass-throughs adjacent/contiguous to the adjacent rights of-way.

d Applicants, property owners, successors or assigns desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions in setbacks are only permitted subject to these regulations.

Project is requesting setback reductions, refer to ground floor plan for provided space.

**2. Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way.**

Encroachments up to a maximum of ten (10) feet into public rights-of-way (not including alleys) may be permitted for the placement of a street level pedestrian arcade/loggia as a part of an adjacent building subject shall satisfy the following regulations:

- a. Encroachment. The total amount of encroachment shall be evaluated based upon the total width of the contiguous rights-of-way. Rights-of-way less than sixty (60) feet or less may be approved for less than the maximum ten (10) feet.
- b. Minimum percentage of open space. A minimum fifty (50%) percent of the total ground stories square footage encroachment requested must be provided as publicly accessible open space and landscape area on private property. The open space is subject to the following:
  - Types of open space. Types of open space shall be in the form of open arcades/loggia, courtyards, plazas, pedestrian pass-throughs or open atriums adjacent/contiguous to the adjacent rights-of-way.
  - Minimum area. Minimum square footage of allowable open space shall be five hundred (500) square feet.
  - Landscape. Include both hard and softscape landscape improvements and pedestrian amenities as defined herein.
  - Vertical volume. As a minimum include a vertical volume of space equal from street level to the first story's height or eighteen (18) feet, whichever is greater. Increase/decrease in height may be reviewed/approved as a part of approval.
  - Maximum arcade/loggia lengths. Encroachments of up to eighty (80%) percent of the entire linear length of the building are permitted. Encroachment of the entire length may be requested subject to review and approval at the time of site plan review. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and mass.
  - Vertical encroachment. Structure shall be limited to the following:
    - Forty-five (45) feet on sixty (60) foot rights-of-way.
    - Eighteen (18) feet on rights-of-way less than thirty (30) feet.
    - The encroachment shall be structurally supported entirely from the adjoining private property.
- c. All applicable costs for improvements and/or relocation to utilities, sanitary sewer, storm water, and other associated infrastructure improvements as a result of the request shall be the responsibility of the property owner.
- d. On street parking displaced as a result of the encroachment shall be provided as public parking spaces within the proposed development and compensation for the removed spaces shall be subject to the established City provisions. The building shall include City's public parking signage on the exterior portions of the building to clearly identify public parking spaces are available within the facility. The total number and location of the signage shall be determined at the time of application review.
- e. 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 property of all surrounding public rights-of-way, including the following: landscaping; (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets; and other elements are subject to all the provisions for which the development was approved as may be amended.
  - Responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.
  - In the event that the owner or any assign and successor shall at any time after approval of the site plan fail to maintain the areas in reasonable order and condition in accordance with the approval, these regulations, City Code or other applicable local, state and federal requirements, the City shall implement appropriate measures pursuant to applicable City provisions.
- f. Encroachments and the total amount of encroachment shall require review and approval pursuant to applicable City provisions.

N/A.

**3. Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only).**

Any new building construction or restoration/renovation of a building located in the Central Business District which is designed as Coral Gables Mediterranean Architectural Design as provided for in Article 5-201. and satisfies all other provisions of this Article, may be exempted from off-street parking requirements if the FAR of such building(s) does not exceed 1.45.

Property owners, successors and/or assigns shall be limited to the above use restriction in perpetuity. The above provisions shall be enforced via a restrictive covenant or other acceptable means as determined by the City Attorney, subject to City Attorney review and final approval prior to the issuance of a certificate of occupancy for the building.

N/A.

**4. Multi-family residential density bonus for Mediterranean Architectural Design buildings.**

A twenty-five (25%) percent residential density bonus may be awarded to the permitted residential density if the proposed building is designed as Coral Gables Mediterranean Architectural Design as provided for in Article 5-201. and satisfies all other provisions of this Article.

N/A.

Should there be any questions, please feel free to contact me at the contact info below.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew James', with a stylized flourish at the end.

Andrew James, **NCARB**  
Principal

**NICHOLS BROSCH WURST WOLFE & ASSOCIATES INC.**

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