



## City of Coral Gables Staff Report

<b>Property:</b>	<b><u>Fire House No. 4</u></b>
Applicant:	City of Coral Gables
Application:	Municipal Facility Site Plan
Public Hearing:	City Commission
<b>Date &amp; Time:</b>	<b>September 14, 2021, 9:00 a.m.</b>
Location:	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

### 1. APPLICATION REQUEST

Application request for review of a city-owned facility known as Fire House No. 4 located at 1345 Sunset Drive, Coral Gables, Florida. The Resolution under consideration is as follows:

*A Resolution of the City Commission of Coral Gables, Florida pursuant to Zoning Code Article 1, "General Provisions," Section 1-104 "Jurisdiction and applicability," granting Site Plan approval of a city-owned firehouse, known as Fire House No. 4, legally described as Lots 6 and 19, and the west 25 feet of lots 7 and 18, Block 219, Riviera Section #14, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.*

City Facility review requires one public hearing, and approval via Resolution by the City Commission.

### 2. APPLICATION SUMMARY

#### Project Information

The City is planning to build the new Fire House 4 on Sunset Drive with other civic uses, between Nervia and Trionfo Streets. The Fire House will improve total response time for Fire Rescue services to existing areas of central Coral Gables. To accommodate the location of the new fire house, the City is proposing to change the Future Land Use Map from its current 'Religious/Institutional' land use to 'Public Buildings and Grounds' land use in anticipation of the new Fire House 4 on Sunset Drive. The Zoning will not be changed and will remain as Special Use District.

On February 11, 2020, the City Commission adopted an ordinance to approve the Purchase and Sale Agreement with Riviera Presbyterian Church for the purchase of a portion of the surface parking lot on Sunset Drive for the purpose of establishing a fire house and park using State of Florida grant funds for a portion of the purchase.

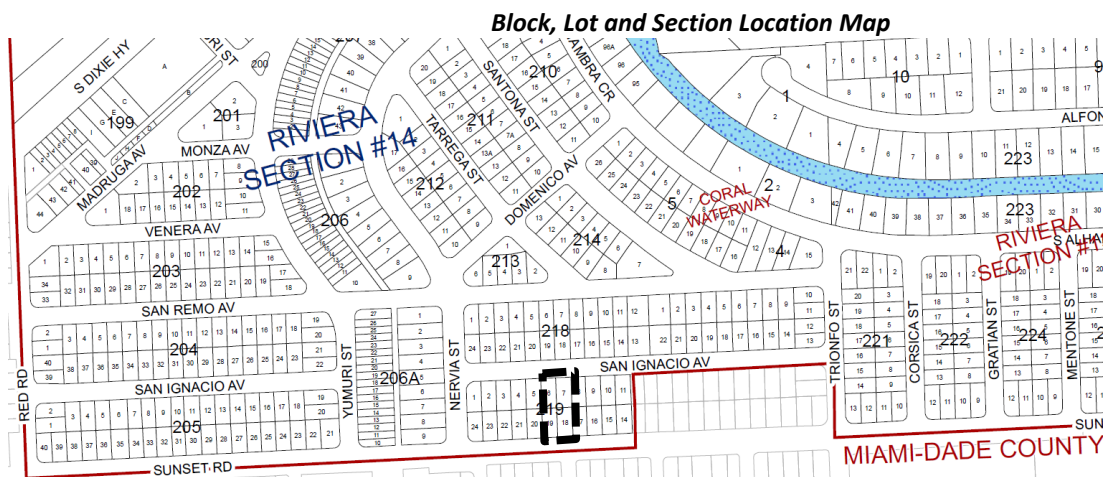
On March 12, 2019, Ordinance No. 2019-13 was adopted which allows City Facilities not to be subject to the Zoning Code and provided the City flexibility in siting or modifying its own City Facilities. Additionally, the approval process authorizes the Commission to review and approve site plan that supports the needs

of the community, with any necessary modification to the zoning regulations. The application package submitted by City’s consultant, Alleguez Architecture, Inc. is provided as Attachment A.

Site Area	15,000 sq. ft. (.34 acres)
FAR	0.36 FAR (5,535 square feet)
Height	40’ (to base of parapet) 44’-10” (top of elevator tower)
Program	<ul style="list-style-type: none"> <li>• 3-story fire rescue building</li> <li>• 2,250 sq. ft. park in rear</li> <li>• 2 bay apparatus</li> </ul>
Parking	9 spaces

**Project Location**

The project site at approximately 15,000 sq. ft. is currently vacant, located on the west parking bay of the adjacent Riviera Presbyterian Church at 1345 Sunset Drive. It abuts the property of the Cocoplum Woman’s Club. It has a Land Use Designation of Religious/Institutional, which is currently being requested to be changed to Public Buildings and Grounds. It is currently zoned Special Use (S) District. Location map shown below:



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

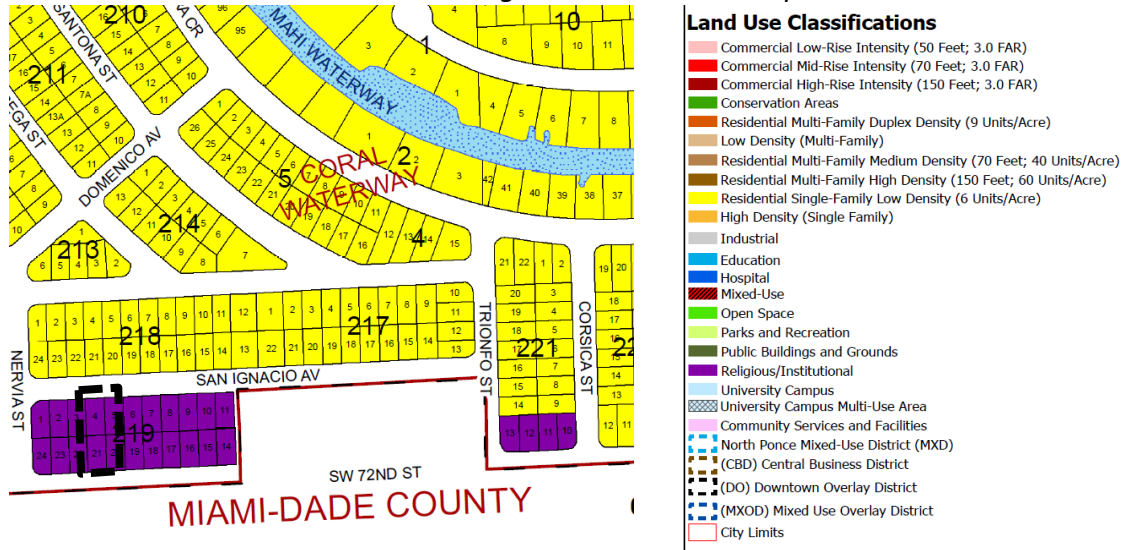
**Existing Property Designations**

Comprehensive Plan Map designation	Religious/Institutional (proposed to be Public Buildings & Grounds)
Zoning Map designation	Special Use
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

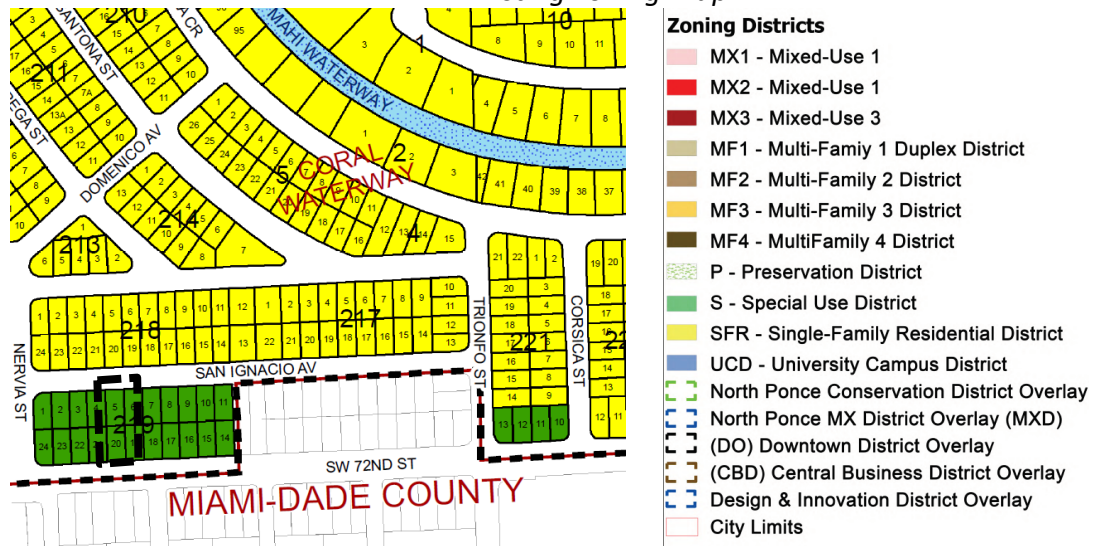
**Surrounding Land Uses**

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Single-Family Residences	Residential Single-Family	Single-Family Residential
South	Single-Family Residences	(N/A)	(N/A)
East	Religious Institution	Religious/Institutional	Special Use (S)
West	Clubhouse	Religious/Institutional	Special Use (S)

*Existing Future Land Use Map*



*Existing Zoning Map*



### 3. REVIEW TIMELINE / PUBLIC NOTICE

#### City Review Timeline

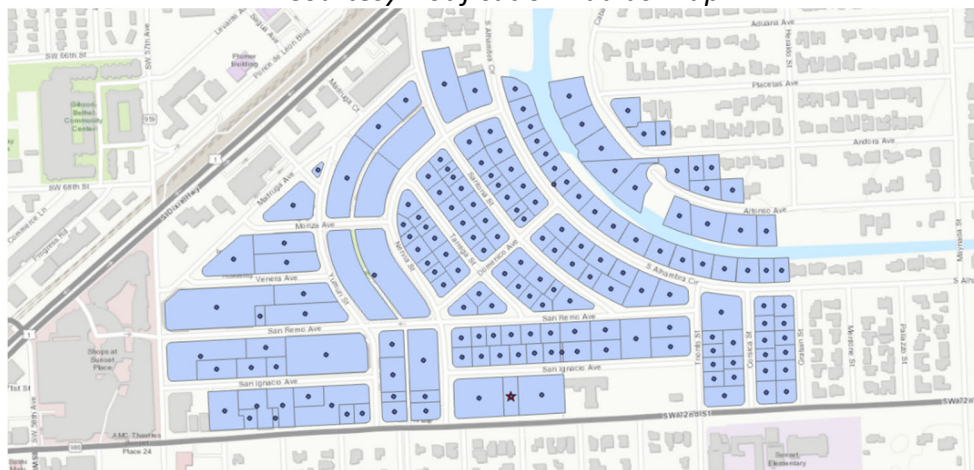
The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Virtual Neighborhood Meeting	04.28.21
Planning and Zoning Board	05.12.21
Board of Architects	06.10.21
Neighborhood Meeting	07.19.21
City Commission	08.24.21

#### Public Notification and Comments

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the property. The notification was sent on July 2, 2021. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. A copy of the legal advertisement and courtesy notice are provided as Attachments B. A map of the notice radius is provided below.

*Courtesy Notification Radius Map*



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

PUBLIC NOTICE	DATE
Legal advertisement	04.30.21
Posted property	04.30.21
Mailed notification	04.23.21
Posted agenda and Staff report on City web page	05.05.21
Legal advertisement	04.30.21
Mailed notification	07.02.21
Posted agenda on City web page	08.17.21

**City Facility Review**

The City of Coral Gables submitted an application for 1345 Sunset Drive, legally described as Lots 6 and 19, and the west 25 feet of Lots 7 and 18, Block 219, Riviera Section #14, commonly known as Fire House No. 4. The new facility will offer fire rescue in a currently under-served part of the city. The Application is for City Facility review for government use.

On March 12, 2019, Ordinance No. 2019-13 was adopted which allows City Facilities not to be subject to the Zoning Code when it supports the needs of the community. The City Commission is now authorized to review and approve a site plan with any modification to the zoning regulations, such as requirements for open space, height, etc.

<b>Standard</b>	<b>Currently Permitted/Required</b>	<b>Proposed</b>
Off-Street Parking Spaces	8	9
Parking location	All parking in rear only	1 parking space in front
Building height	45'-0"	44'-10"
Landscape Open space	35% (5,250 sq. ft.)	21% (3,277 sq. ft.)
Fence height	4 feet max.	8 feet
<b>Setbacks</b>		
	<b>Required</b>	<b>Provided</b>
Front (Sunset Drive)	25 feet	32'-11"
Rear (San Ignacio)	5 feet	74'-9"
Interior Side (East & West)	20% width in total, or 7.5 feet	8'-3" (west) and 11'-11" (east)

**4. FINDINGS OF FACT**

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

The City’s Zoning Code Article 1, “General Provision,” Section 1-104, “Jurisdiction and applicability” provides for the following:

*“At the public hearing, the City Commission shall consider, among other factors, the type of function involved, the public need therefor, the existing land use pattern in the area, alternative locations for the facility and the nature of the impact of the facility on the surrounding property. After considering these factors, the City Commission shall take such action as is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of the City of Coral Gables.”*

*Staff's Findings:* Staff finds the Application satisfies the provisions of the Zoning Code for City Facilities as the intent of building the proposed fire rescue facility is to provide better service and improve total response time for the surrounding neighborhood and the citizens and residents of the City.

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

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

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	<p><b>FLU-1.16.1.</b> The City will continue to work closely with Miami-Dade County on all annexation issues and opportunities for various properties/geographic areas which includes the review and evaluation of the following:</p> <ul style="list-style-type: none"> <li>• Existing projects and applicable future projects or developments.</li> <li>• Continuation of previous granted development review parameters and conditions.</li> <li>• Compatibility and architectural similarities.</li> <li>• Ability to provide adequate levels of service to the unincorporated areas including conducting a service delivery analysis on all City services, including but not limited to:                             <ul style="list-style-type: none"> <li>• Police, emergency and fire services.</li> <li>• Traffic circulation linkages and issues of mutual City/County concern.</li> <li>• Water and wastewater service systems, including intergovernmental coordination issues.</li> <li>• Waste collection.</li> <li>• Utilities.</li> </ul> </li> <li>• Franchise and utility fee dispersion.</li> <li>• Drainage and natural water basins.</li> <li>• Natural features restricting development.</li> <li>• Building Code and Code of Ordinances, with specific emphasis on Code compliance and potential differences in the rules between the local governments.</li> </ul>	Complies
2	<p><b>SAF-1.</b> The City of Coral Gables shall continue to maintain and enhance high level safety and security for residents and visitors due to the City's excellent police and fire protection services, medical and healthcare services and facilities, and emergency preparedness, response, and recovery plans.</p>	Complies
3	<p><b>SAF-1.2.</b> The City will continue to ensure that excellent professionally maintained fire rescue services are provided within the City.</p>	Complies
4	<p><b>SAF-1.2.2.</b> Provide appropriate distribution of emergency service personnel and equipment to strategic locations of the City 24 hours daily, 365 days per year. Provide for distribution of services for building and staffing two new fire stations, one to be located between the existing Fire Stations 2 and 3 and the other new station to be built and located within the Deering Bay area. Both stations shall meet Insurance Services Office (ISO) requirements for response coverage.</p>	Complies
5	<p><b>SAF-1.</b> The City of Coral Gables' shall continue to maintain and enhance high level safety and security for residents and visitors due to the City's excellent police and fire protection services, medical and healthcare services and facilities, and emergency preparedness, response, and recovery plans.</p>	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
6	<b>CIE-1.1.</b> Maintain and enhance public facilities and delivery of services for both existing and future residents and property owners. The City shall allocate resources for the necessary provision, repair, replacement, and/or upgrading facilities and services necessary to maintain locally adopted level of service (LOS) standards.	Complies
7	<b>SAF-1.2.3.</b> Increase the quality delivery of emergency fire and medical services in a timely, safe and efficient manner for all areas of the City 365 days per year.	Complies

*Staff Comments:* Staff's determination that this application is consistent with the CP Goals, Objectives and Policies that are identified above. It meets the city's policy to provide for distribution of services for building and staffing an additional firehouse to be located between the existing fire facilities.

**5 . STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL**

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

*A Resolution of the City Commission of Coral Gables, Florida pursuant to Zoning Code Article 1, "General Provisions," Section 1-104 "Jurisdiction and applicability," granting Site Plan approval of a city-owned firehouse, known as Fire House No. 4, legally described as Lots 6 and 19, and the west 25 feet of lots 7 and 18, Block 219, Riviera Section #14, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.*

Staff recommends **Approval**.

**6 . ATTACHMENTS**

- A. Submittal package.
- B. Courtesy notice.

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

Respectfully submitted,

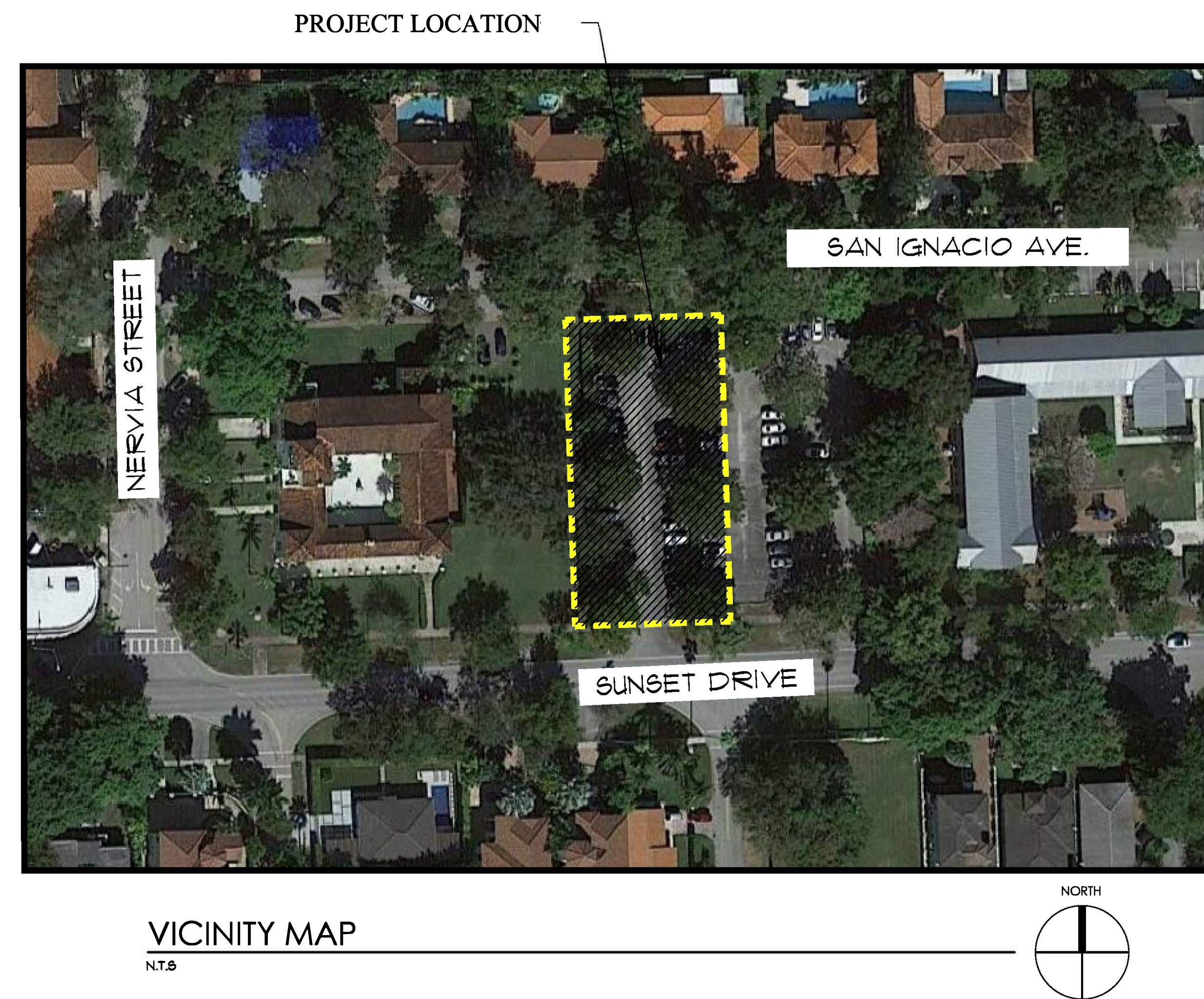


Ramon Trias, PhD, AIA, AICP, LEED AP  
 Assistant Director of Development Services for Planning  
 City of Coral Gables, Florida

# CITY OF CORAL GABLES FIRE HOUSE NO. 4

1345 SUNSET DRIVE - CORAL GABLES, FLORIDA 33143

JUNE 10TH, 2021  
BOARD OF ARCHITECTS SUBMISSION



INDEX OF SHEETS
T001 - COVER SHEET
A100 - ARCHITECTURAL SITE PLAN AND ZONING INFORMATION
A101 - SITE PHOTOGRAPHS
A102 - FLOOR AREA RATIO ANALYSIS
A103 - SITE DETAILS
A104 - SITE DETAILS
A110 - GROUND LEVEL PLAN
A120 - SECOND LEVEL PLAN
A130 - THIRD LEVEL PLAN
A140 - ROOF PLAN
A200 - EXTERIOR ELEVATIONS & NEIGHBORHOOD CONTEXTUAL PHOTOGRAPHS
A201 - EXTERIOR ELEVATIONS & NEIGHBORHOOD CONTEXTUAL PHOTOGRAPHS
A202 - EXTERIOR ELEVATIONS FINISHES
A203 - EXTERIOR ELEVATIONS FINISHES
EX100 - TREE DISPOSITION PLAN



LEED CONSULTANT  
**ECSG ENERGY COST SOLUTIONS GROUP, LLC**  
1925 CALAIS DRIVE, SUITE 6  
MIAMI BEACH, FLORIDA 33141  
TEL. 305.787.4133  
FAX. 786.472.6812



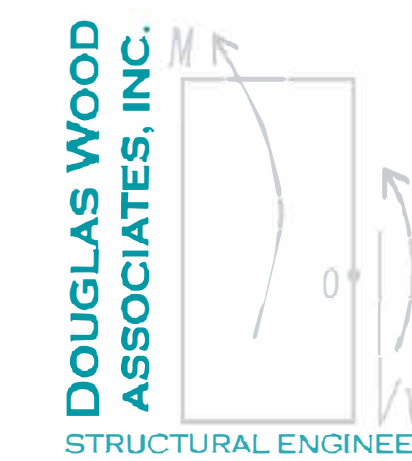
LANDSCAPE ARCHITECT  
**LAURA LLERENA & ASSOCIATES, INC.**  
13170 SW 128th STREET, SUITE 207  
MIAMI, FLORIDA 33186  
TEL. 305.256.1199  
FAX. 305.256.1155



CIVIL ENGINEER  
**SRS ENGINEERING, INC.**  
5001 SW 74th COURT, SUITE 201  
MIAMI, FLORIDA 33155  
TEL. 305.662.8887  
FAX. 305.662.8858



ELEC. MECH. PLUMBING ENGINEER  
**SDM CONSULTING ENGINEERING, INC.**  
135 ALMEIRA AVE.  
CORAL GABLES, FLORIDA 33134  
TEL. 305.446.2788  
FAX. 305.443.5944



STRUCTURAL ENGINEER  
**DOUGLAS WOOD ASSOCIATES, INC.**  
5040 NW 7th STREET, SUITE 820  
MIAMI, FLORIDA 33126  
TEL. 305.461.3054 EXT 300

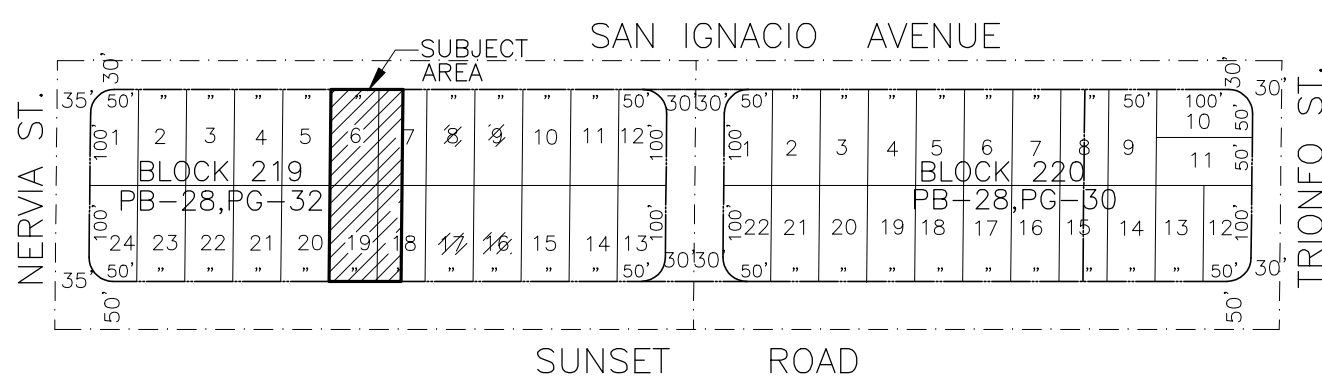


ARCHITECT  
**ALLEGUEZ ARCHITECTURE, INC.**  
7294 SW 48th STREET  
MIAMI, FLORIDA 33155  
TEL. 305.461.4001  
FAX. 305.461.6002

STATEMENT OF COMPLIANCE  
TO THE BEST OF MY KNOWLEDGE THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLETE AND COMPLY WITH THE FLORIDA BUILDING CODE 2020 EDITION.  
PROJECT ARCHITECT

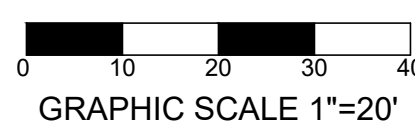


# BOUNDARY & TOPOGRAPHIC SURVEY

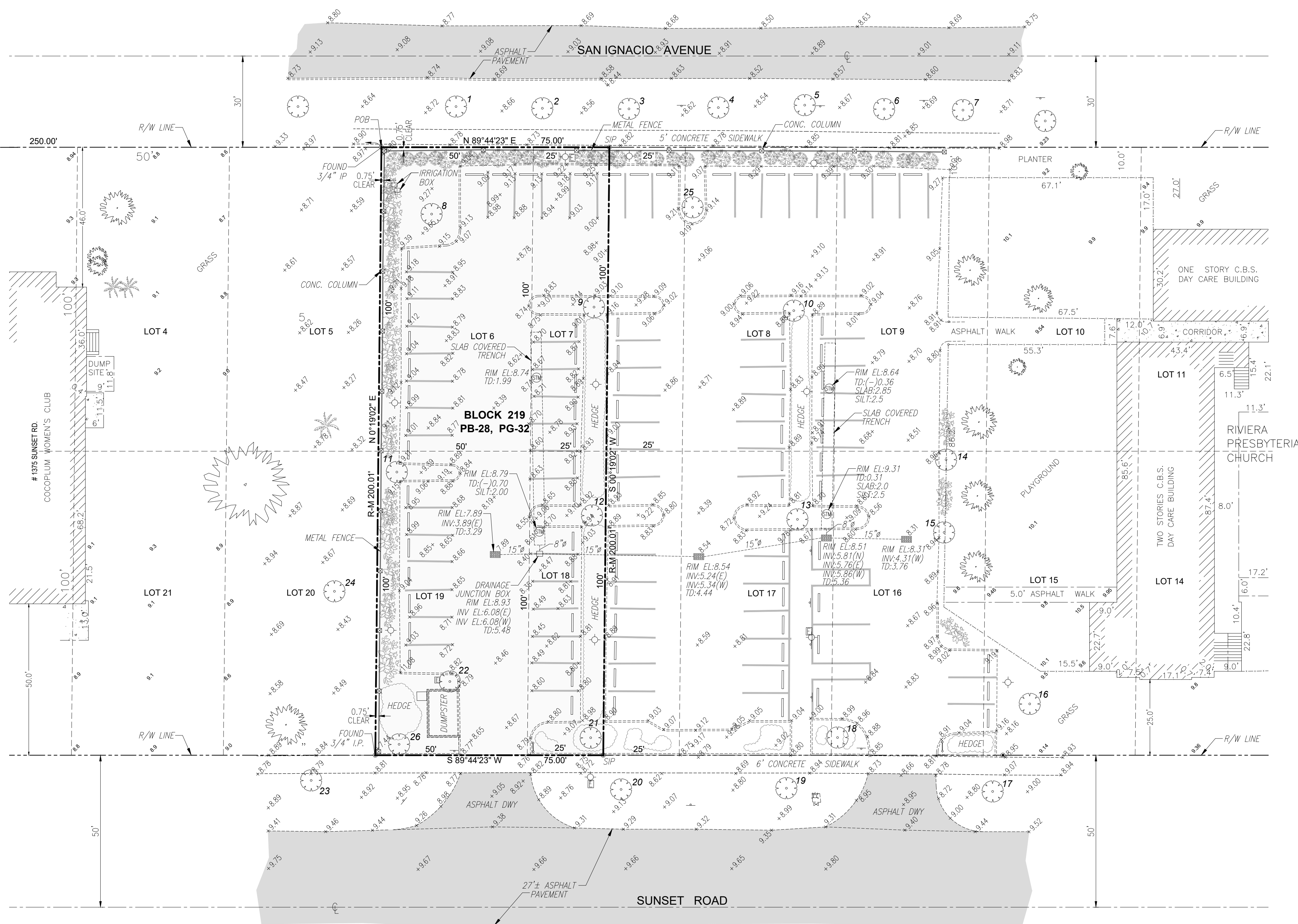


LOCATION MAP

SCALE: 1"=200'



TREE No.	DIAMETER (INCHES)	COMMON NAME
1	12	TREE
2	10	TREE
3	36	TREE
4	10	TREE
5	36	TREE
6	10	TREE
7	24	TREE
8	12	TREE
9	24	TREE
10	24	TREE
11	24	TREE
12	24	TREE
13	24	TREE
14	20	TREE
15	20	TREE
16	12	TREE
17	24	TREE
18	24	TREE
19	24	TREE
20	24	TREE
21	24	TREE
22	6	TREE
23	36	TREE
24	20	OAK
25	24	TREE
26	18	TREE



**LEGEND:**

- ⊕ EXISTING FIRE HYDRANT
- ⊙ EXISTING MANHOLE
- ⊕ EXISTING COMMUNICATION MANHOLE
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING FPL MANHOLE
- ⊕ EXISTING CONCRETE POLE
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING WOOD POLE
- ⊕ EXISTING CATCH BASIN
- ⊕ EXISTING ELECTRIC BOX
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING IRRIGATION VALVE
- ⊕ EXISTING WATER METER
- ⊕ EXISTING SIGN
- ⊕ EXISTING TRAFFIC SIGNAL BOX
- ⊕ EXISTING CLEAN-OUT
- ⊕ EXISTING SPOT LIGHT
- ⊕ EXISTING PARKING METER
- ⊕ EXISTING PRESSURE VACUUM BREAKER
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING SANITARY VALVE
- ⊕ EXISTING TRAFFIC LIGHT POLE
- ⊕ EXISTING WALK LIGHT
- ⊕ EXISTING GUY WIRE ANCHOR
- ⊕ EXISTING ELEVATION
- ⊕ BOTTOM
- ⊕ CENTER LINE
- FDH FOUND DRILL HOLE
- ENC ENCROACHMENT
- ELEC ELECTRIC
- FIP FOUND IRON PIPE
- GH GARBAGE HOLE
- INV INVERT
- FND FOUND NAIL & DISC
- SIP SET IRON PIPE
- SND SET NAIL & DISC
- ONL ON LINE
- R/W LINE RIGHT OF WAY
- WLP WOOD LIGHT POLE
- POB POINT OF BEGINNING
- PROPERTY LINE

**CERTIFIED TO:**

CITY OF CORAL GABLES, A MUNICIPAL CORPORATION  
EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA  
HOLLAND & KNIGHT LLP  
WFG NATIONAL TITLE INSURANCE COMPANY

**SURVEYOR'S NOTES:**

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, OR EASEMENTS OF RECORD.  
  
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.  
  
NORTH ARROW AND BEARINGS ARE REFERRED TO AN ASSUMED VALUE OF S 89°44'23" W, FOR THE CENTER LINE OF SUNSET ROAD, AS PER PLATS OF RECORD (28-30),(28-32)

ELEVATIONS ARE REFERRED TO N.G.V. DATUM (MSL -1929) BASED UPON CITY OF CORAL GABLES BENCH MARK No. 265 LOCATED AT NE CORNER OF SUNSET ROAD AND NERVIA ST. ELEV. 8.60 FT.

ACCORDING TO THE N.F.I.P. MAPS THIS PROPERTY FALLS WITHIN FLOOD ZONE "X", (COMMUNITY PANEL No. 120639-0276-J, REVISED MARCH 2 OF 1994.)

LOCATION OF EXISTING UNDERGROUND UTILITIES HAS NOT BEEN MADE BY THE SURVEYOR, EXCEPT THOSE SHOWN ON THIS MAP.

REPRODUCTIONS OF THIS DRAWING ARE NOT VALID, UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.

**LEGAL DESCRIPTION:**

PART OF RIVERA PRESBYTERIAN CHURCH PARKING LOT:  
  
LOTS 6 AND 19, AND THE WEST 25 FEET OF LOTS 7 AND 18 OF BLOCK 219, OF THE SECOND REVISED PLAT OF CORAL GABLES RIVERA SECTION PART 14, AS RECORDED IN PLAT BOOK 28, AT PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT NO.: FL20173774, ISSUING OFFICE FILE NO.: 032358.00100, ISSUING AGENT: HOLLAND AND KNIGHT LLP, ISSUING OFFICE: 701 BRICKELL AVE, SUITE 3300 MIAMI, FL 33131. PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2020 @ 11:59 PM; THE FOLLOWING COMMENTS REFER TO THOSE ITEMS LISTED IN SCHEDULE B, PART II OF THE AFOREMENTIONED COMMITMENT:

- ITEM 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY OR PLOTTABLE MATTER).
- ITEM 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY OR PLOTTABLE MATTER).
- ITEM 3. INTENTIONALLY DELETED.
- ITEM 4. INTENTIONALLY DELETED.
- ITEM 5. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY OR PLOTTABLE MATTER).
- ITEM 6. INTENTIONALLY DELETED.
- ITEM 7. INTENTIONALLY DELETED.

ITEM 8. TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE. (NOT A SURVEY OR PLOTTABLE MATTER).

ITEM 9. EASEMENTS, DEDICATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE SECOND REVISED PLAT OF CORAL GABLES RIVERA SECTION PART 14, RECORDED IN PLAT BOOK 28, PAGE 32. (ANY MATTERS ON THE HEREIN DESCRIBED PLAT AFFECTING THE SUBJECT PROPERTY IS SHOWN ON THIS SURVEY).

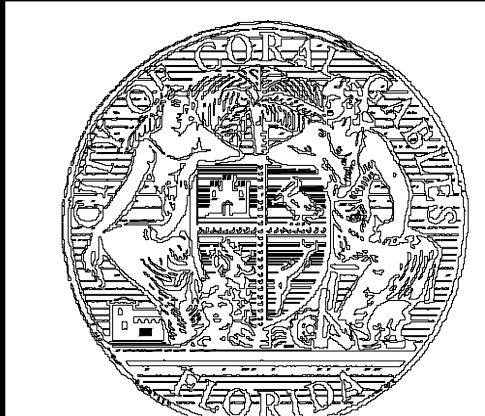
ITEM 10. COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 19103, PAGE 598. (AFFECTS THE SUBJECT PROPERTY 'NOT A SURVEY OR PLOTTABLE MATTER').

ITEM 11. THE FOLLOWING MATTERS DISCLOSED BY SURVEY PREPARED BY JUAN D. MARTINEZ DATED 02-26-2020:

DUMPSTER LOCATED IN THE SOUTHWEST PORTION OF PROPERTY; METAL COVER LOCATED ON LOT 18; CATCH BASIN LOCATED ON LOT 19; IRRIGATION BOX LOCATED IN NORTHEASTERLY PORTION OF PROPERTY. (REFER TO THIS SURVEY).

I HEREBY CERTIFY: THAT THE BOUNDARY SURVEY OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS RECENTLY SURVEYED AND PLATTED UNDER OUR DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN, AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES, AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

BY: JUAN D. MARTINEZ  
PROFESSIONAL SURVEYOR & MAPPER  
CERTIFICATE NO. 4727.  
STATE OF FLORIDA.



DEPARTMENT OF PUBLIC WORKS  
DIVISION OF ENGINEERING

BOUNDARY & TOPOGRAPHIC SURVEY  
RIVERA PRESBYTERIAN CHURCH  
PARKING LOT No. 19

SHEET TITLE

NO.	DATE	REVISIONS	BY:

ENGINEER OR ARCHITECT

CONSULTANT

PRO. NO.	DRAW	CHECK	APPR
-	C.M.	J.M.	J.M.
F.B.	SCALE	DATE	
-	1"=20'	03-18-2020	
SHEET NO.	FILE NO.		
1 OF 1			



**ALLEGUEZ ARCHITECTURE, INC.**  
ARCHITECTURE  
PLANNING INTERIOR DESIGN &  
CONSTRUCTION MANAGEMENT

7294 SW 48TH STREET  
MIAMI, FLORIDA 33155  
tel: 305.461.4001 fax: 305.461.6002  
www.alleguezarchitecture.com  
AA C 002746

CONSULTANTS:  
CIVIL ENGINEER  
**SRS ENGINEERING, INC.**  
5001 SW 74TH COURT, SUITE 201  
MIAMI, FLORIDA 33155  
(305) 662-8887 (FAX) 662-8858

STRUCTURAL ENGINEER  
**DOUGLAS WOOD ASSOCIATES, INC.**  
5040 NW 7th STREET, SUITE 820  
MIAMI, FLORIDA 33126  
(305) 461-3450 EXT. 300

ELEC. MECH. PLUM. ENGINEER  
**SDM CONSULTING ENG.**  
135 ALMEIRA AVENUE  
CORAL GABLES, FLORIDA 33134  
(305) 446-2788 (FAX) 443-9344

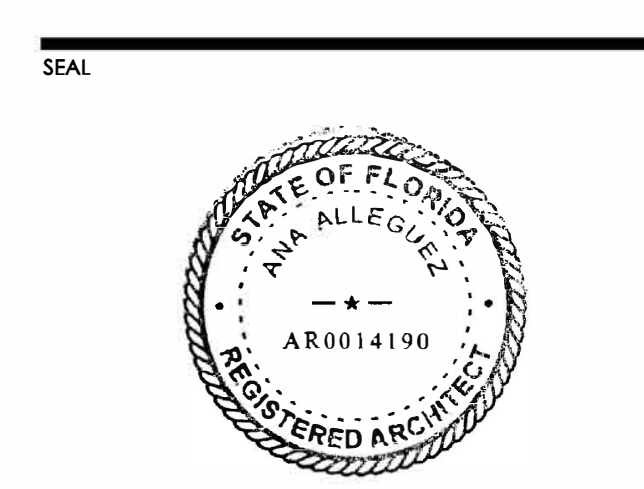
LANDSCAPE ARCHITECT  
**LAURA LLERENA AND ASSOCIATES INC.**  
13170 SW 128TH STREET, SUITE 207  
MIAMI, FLORIDA 33186  
(305) 256-1199 (FAX) 256-1155

LEED CONSULTANT  
**ECSG ENERGY COST SOLUTIONS GROUP, LLC**  
1925 CALAIS DRIVE Suite 6  
MIAMI BEACH, FLORIDA 33141  
(305) 787-4133 FAX (786) 472-6812

PROJECT:  
**CORAL GABLES FIRE HOUSE No. 04**  
1345 SUNSET DRIVE  
CORAL GABLES, FLORIDA 33143

OWNER:  
CITY OF CORAL GABLES  
OWNER'S REP.  
ERNESTO PINO P.A.  
305-460-3004

DRAWING TITLE:  
**ARCHITECTURAL SITE PLAN & ZONING INFORMATION**



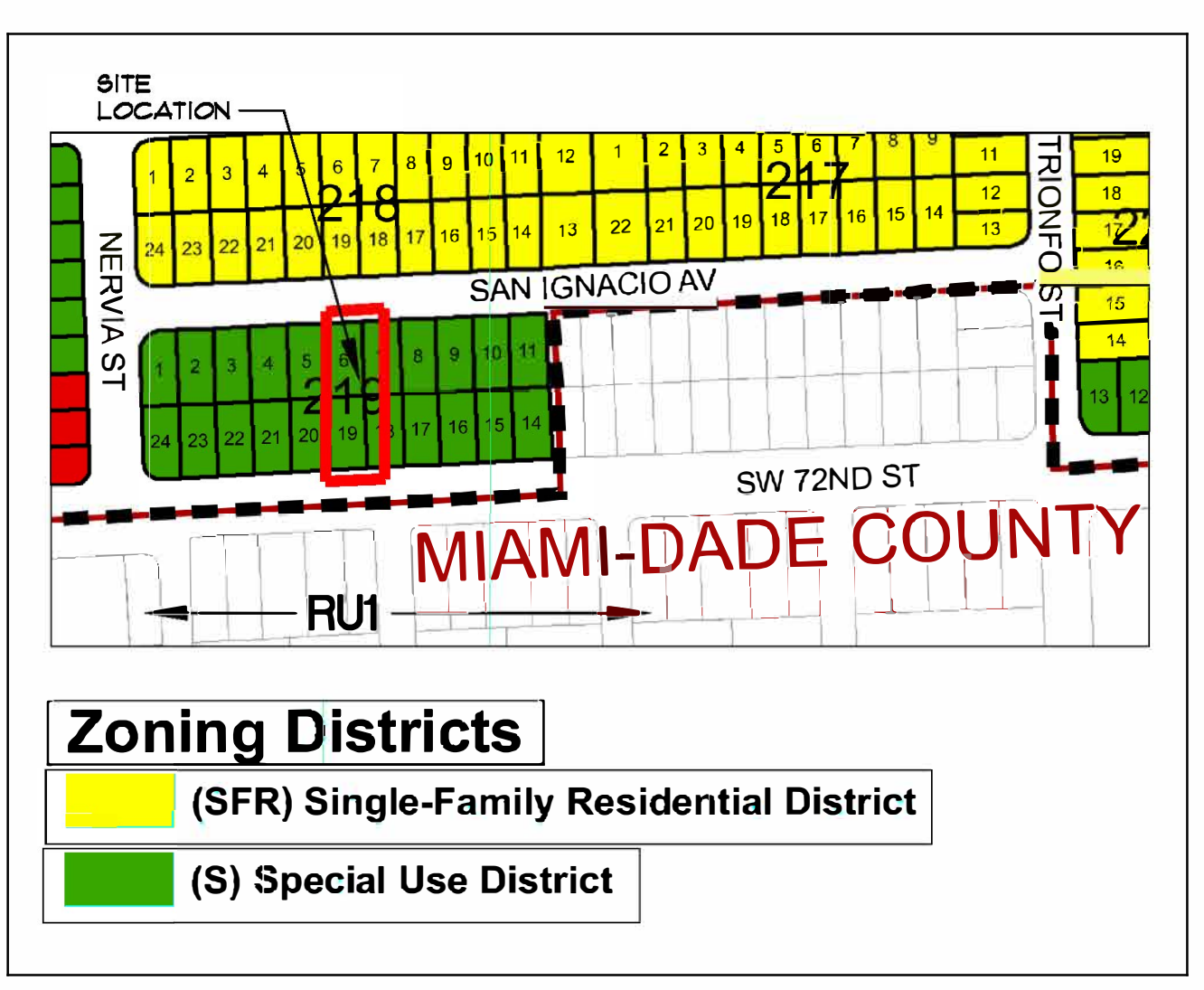
ANA ALLEGUEZ, P.A.  
LICENSE NO. 14190  
DATE: JUNE 10TH, 2021

REVISED:  
CAD DRAWING NAME:  
A100.dwg

SHEET NO.

BOA SUBMITTAL

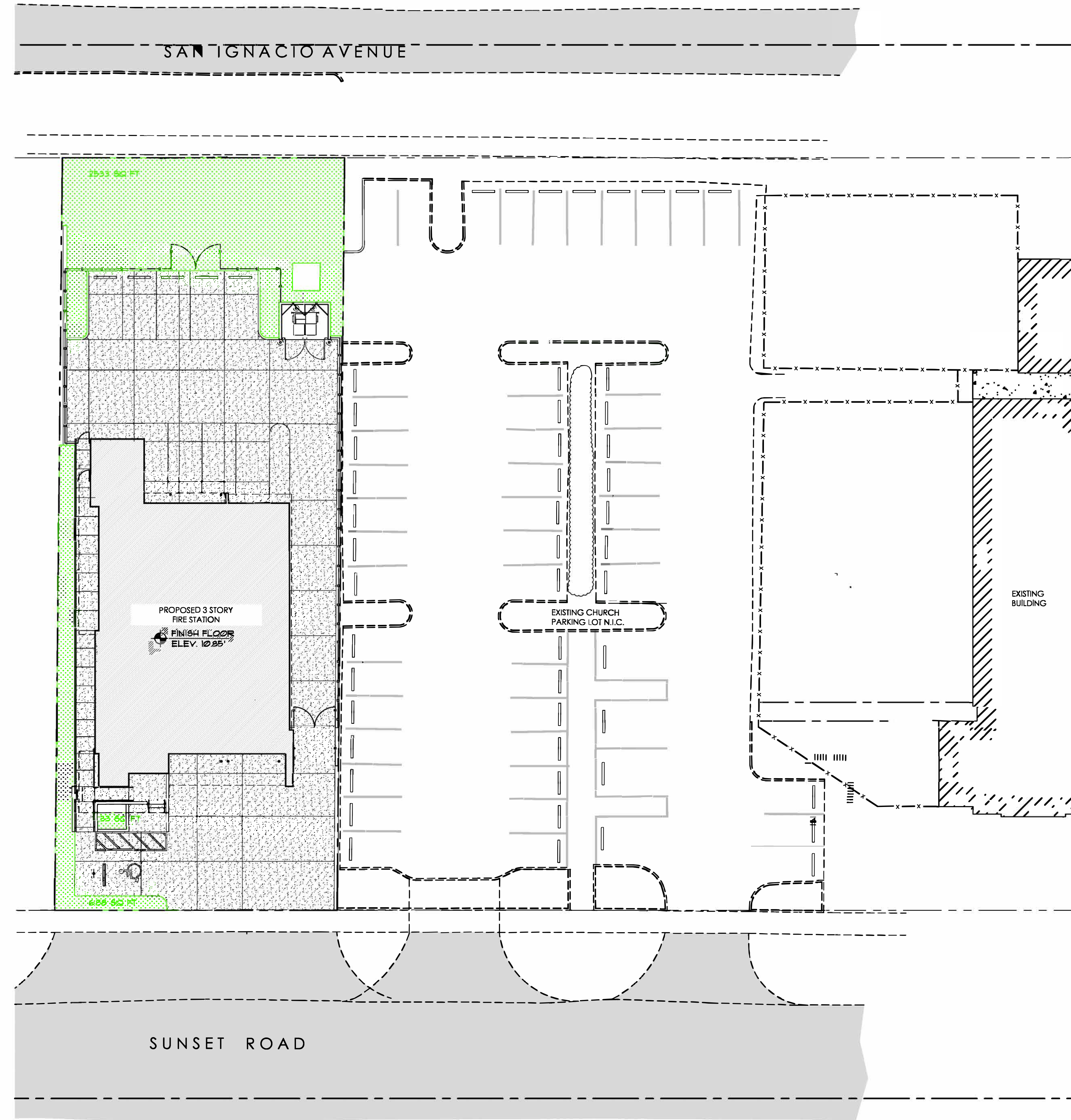
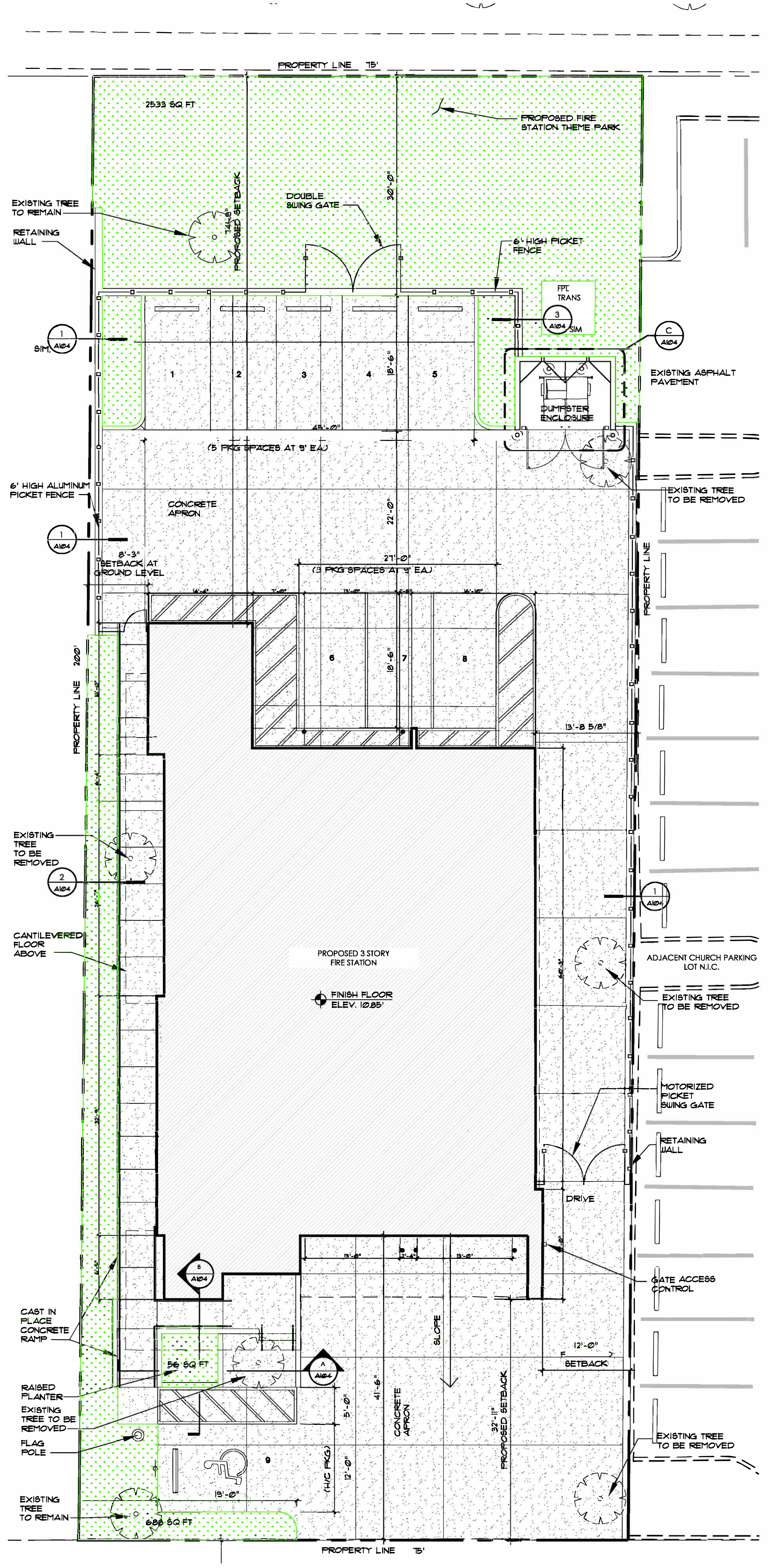
**A100**



BUILDING GROSS AREA	
	PROVIDED
FIRST FLOOR	3,830 SQ. FT.
SECOND MEZZANINE FLOOR	1,918 SQ. FT.
THIRD FLOOR	3,901 SQ. FT.
COVERED BALCONY	286 SQ. FT.
ROOF PENTHOUSE STAIR	283 SQ. FT.
TOTAL AREA	10,218 SQ. FT.

ZONING DATA		
ZONING DISTRICT	SPECIAL USE (S) DISTRICT	
	ALLOWED/ REQUIRED	PROVIDED
LOT AREA		15,200 SQ. FT. 100 %
LOT COVERAGE		
FLOOR AREA RATIO (SEE NOTE 1)	35	5938 SQ.FT. (.36) SEE SHEET A102
PAVED AREA (IMPERVIOUS AREA)		7,916 SQ. FT. 52.71 %
LANDSCAPED OPEN SPACE	35%	3,271 SQ. FT. 21.84 %
<b>SETBACK REQUIREMENTS</b>		
SETBACK TYPE	ALLOWED/ REQUIRED	PROVIDED
FRONT SETBACK (N.W. 11TH AVENUE)	25'-0"	32'-11"
INTERIOR SETBACK (WEST)		8'-3"
INTERIOR SETBACK (EAST) (20% WIDTH IN TOTAL)	15'-0"	11'-11"
REAR SETBACK	5'-0"	14'-9"
MAXIMUM BUILDING HEIGHT	45'-0"	44'-10"
<b>OFF-STREET PARKING CALCULATIONS</b>		
	ALLOWED/ REQUIRED	PROVIDED
1 PKG SPACE/DORMITORY	8 SPACES	9 SPACES

NOTE 1 PER SECTION 3-301, D (4) THE FLOOR AREA RATIO SHALL BE CALCULATED AT 1.0 WHEN NOT ADJACENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICT AND 35 WHEN ADJACENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICT

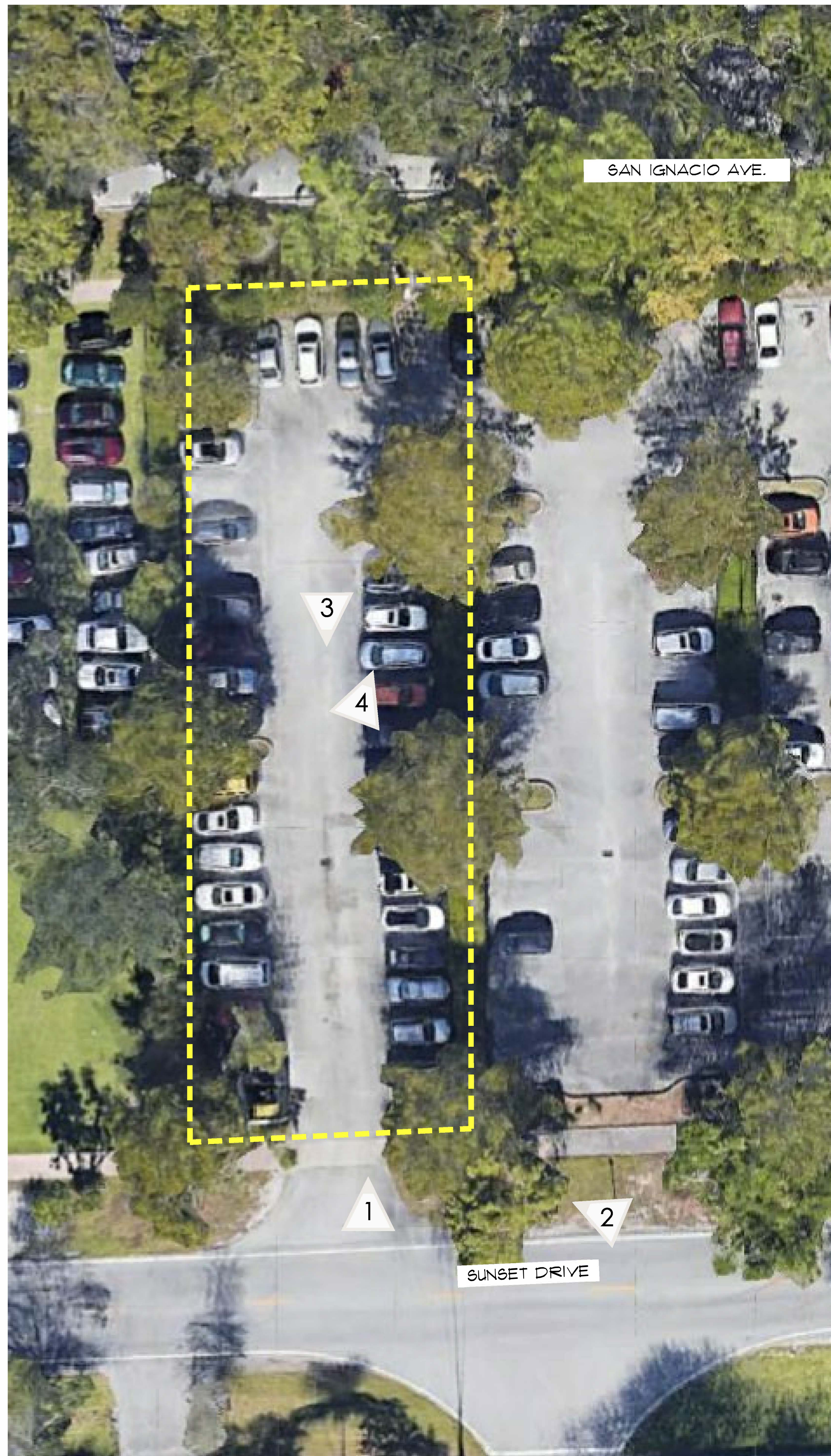


**ENLARGED ARCHITECTURAL SITE PLAN**  
SCALE: 1/8" = 1'-0"

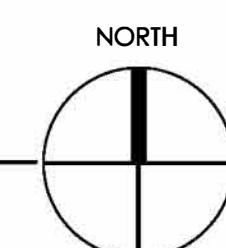
**ARCHITECTURAL SITE PLAN**  
SCALE: 1/16" = 1'-0"

BOA SUBMITTAL

**A100**



SITE PHOTOGRAPH KEY PLAN  
SCALE: NTS



1 LOT ENTRANCE FROM SUNSET DR.



2

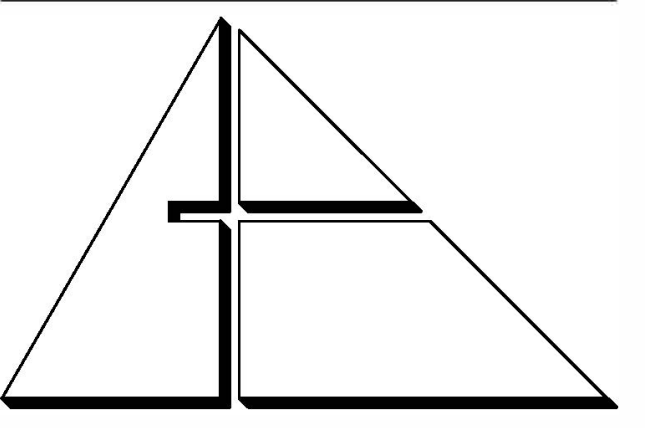


3

INTERIOR LOT VIEWS



4



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ARCHITECTURE  
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CONSTRUCTION MANAGEMENT

7294 SW 48TH STREET  
MIAMI, FLORIDA 33155  
tel: 305.461.4001 fax: 305.461.6002  
www.alleguezarchitecture.com  
AA C 0 0 2 7 4 6

CONSULTANTS:  
CIVIL ENGINEER  
**SRS ENGINEERING, INC.**  
5001 SW 74TH COURT, SUITE 201  
MIAMI, FLORIDA 33155  
(305) 662-8887 (FAX) 662-8858

STRUCTURAL ENGINEER  
**DOUGLAS WOOD ASSOCIATES, INC.**  
5040 NW 7th STREET, SUITE 820  
MIAMI, FLORIDA 33126  
(305) 461-3450 EXT. 300

ELEC. MECH. PLUM. ENGINEER  
**SDM CONSULTING ENG.**  
135 ALMEIRA AVENUE  
CORAL GABLES, FLORIDA 33134  
(305) 446-2788 (FAX) 443-3944

LANDSCAPE ARCHITECT  
**LAURA LLERENA  
AND ASSOCIATES INC.**  
13170 SW 128TH STREET, SUITE 207  
MIAMI, FLORIDA 33186  
(305) 256-1199 (FAX) 256-1155

LEED CONSULTANT  
**ECSG ENERGY COST  
SOLUTIONS GROUP, LLC**  
1925 CALAIS DRIVE Suite 6  
MIAMI BEACH, FLORIDA 33141  
(305) 787-4133 FAX (786) 472-6812

PROJECT:

**CORAL GABLES  
FIRE HOUSE  
No. 04**

1345 SUNSET DRIVE  
CORAL GABLES, FLORIDA 33143

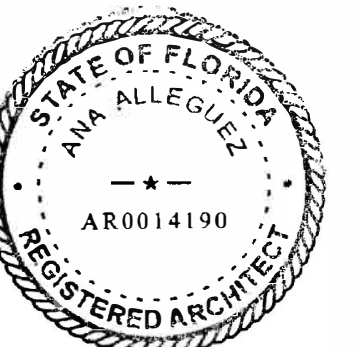
OWNER:  
CITY OF CORAL GABLES

OWNER'S REP.  
ERNESTO PINO P.A.  
305-460-5004

DRAWING TITLE:

SITE  
PHOTOGRAPHS

SEAL:



ANA ALLEGUEZ, P.E.  
LICENSE NO. 14190

DATE: JUNE 10TH, 2021

REVISED:

CAD DRAWING NAME:  
A101.dwg

SHEET NO.

**A101**

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ARCHITECTURE  
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tel: 305.461.4001 fax: 305.461.6002  
www.alleguezarchitecture.com  
A A C 0 0 2 7 4 6

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5001 SW 74TH COURT, SUITE 201  
MIAMI, FLORIDA 33155  
(305) 662-8887 (FAX)

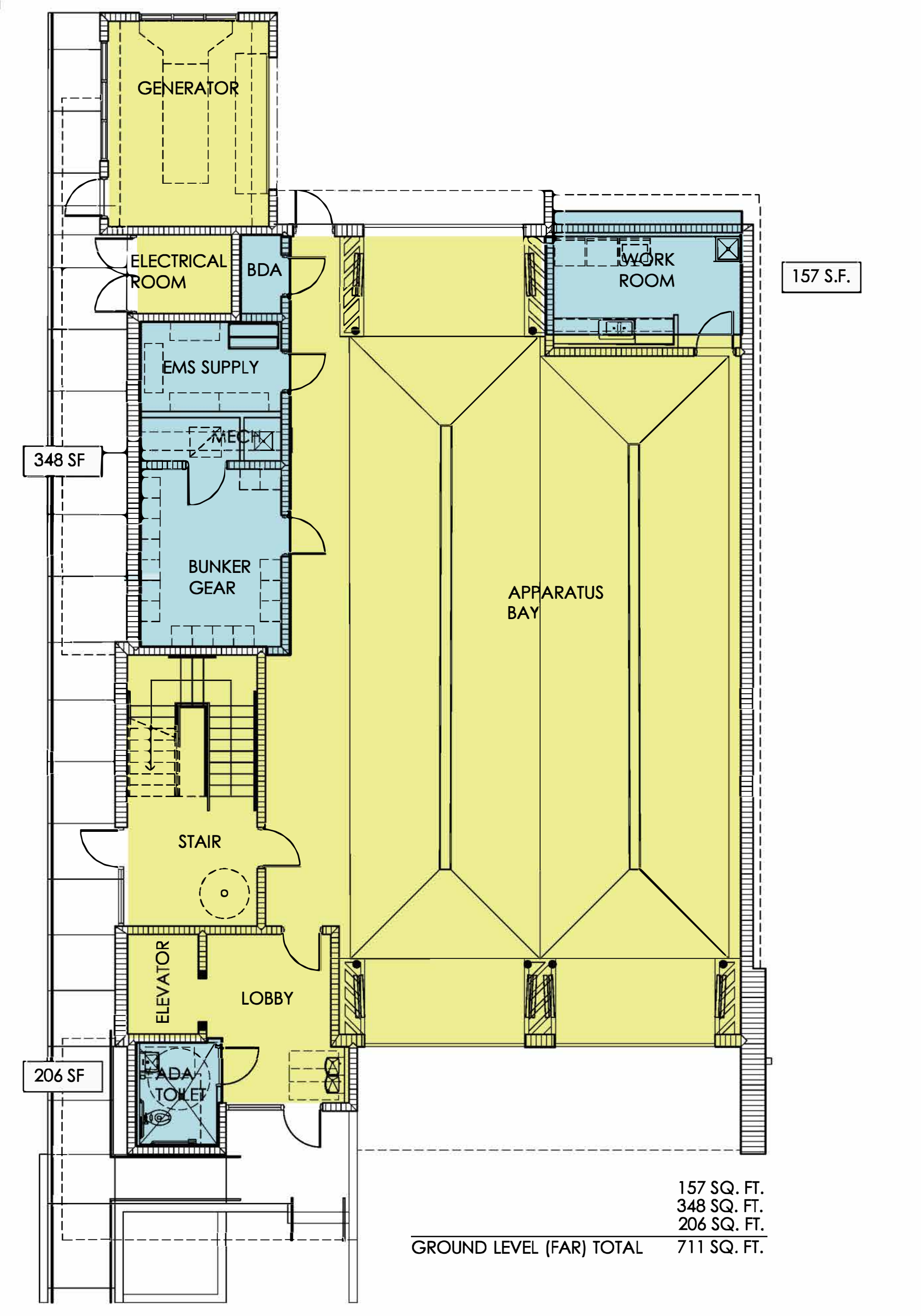
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**DOUGLAS WOOD ASSOCIATES, INC.**  
5040 NW 7th STREET, SUITE 820  
MIAMI, FLORIDA 33126  
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ELEC. MECH. PLUM. ENGINEER  
**SDM CONSULTING ENG.**  
135 ALMEIRA AVENUE  
CORAL GABLES, FLORIDA 33134  
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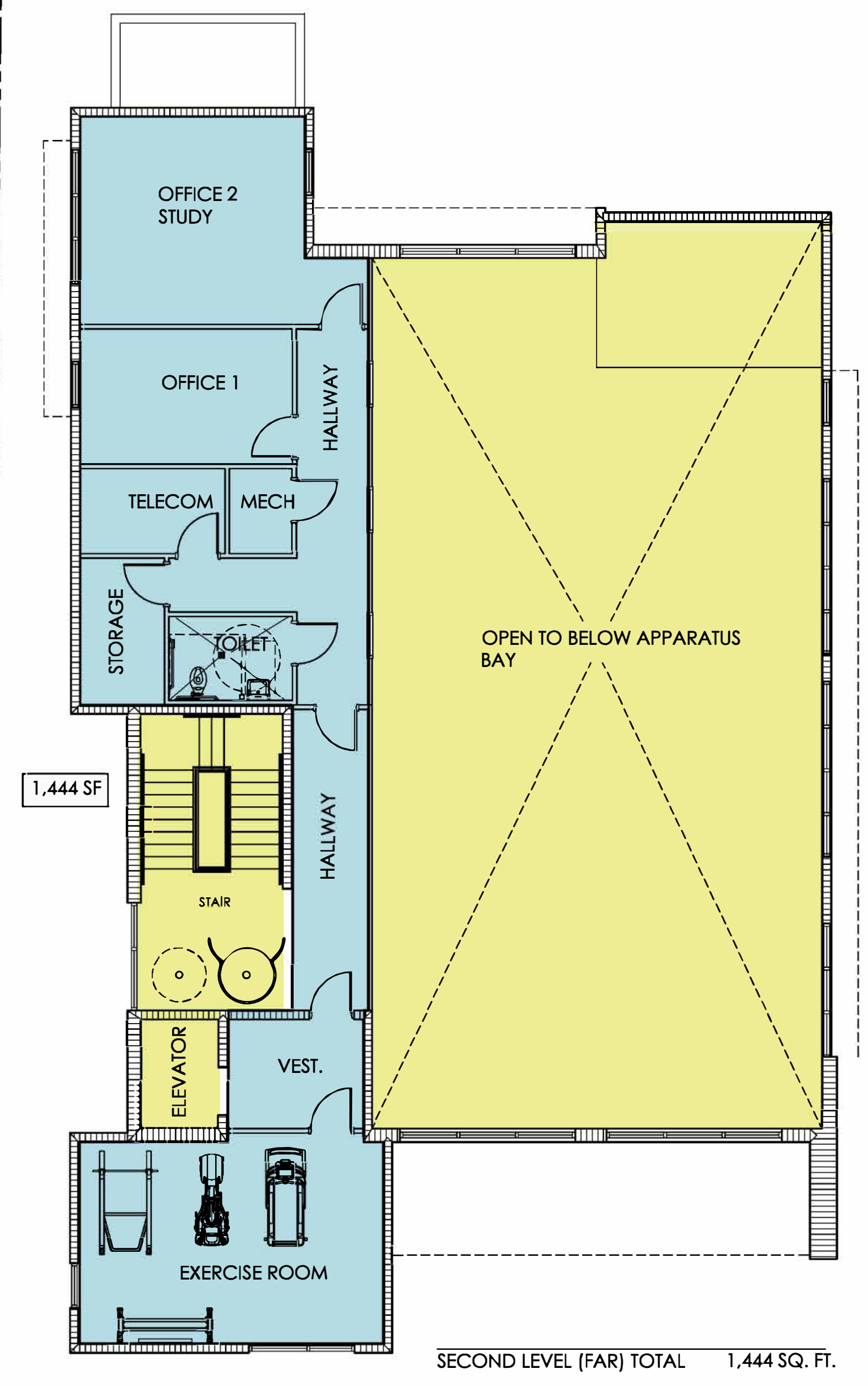
LANDSCAPE ARCHITECT  
**LAURA LLERENA AND ASSOCIATES INC.**  
13170 SW 128TH STREET, SUITE 207  
MIAMI, FLORIDA 33186  
(305) 256-1199 (FAX) 256-1155

LEED CONSULTANT  
**ECSG ENERGY COST SOLUTIONS GROUP, LLC**  
1925 CALAIS DRIVE Suite 6  
MIAMI BEACH, FLORIDA 33141  
(305) 787-4133 FAX (786) 472-6812

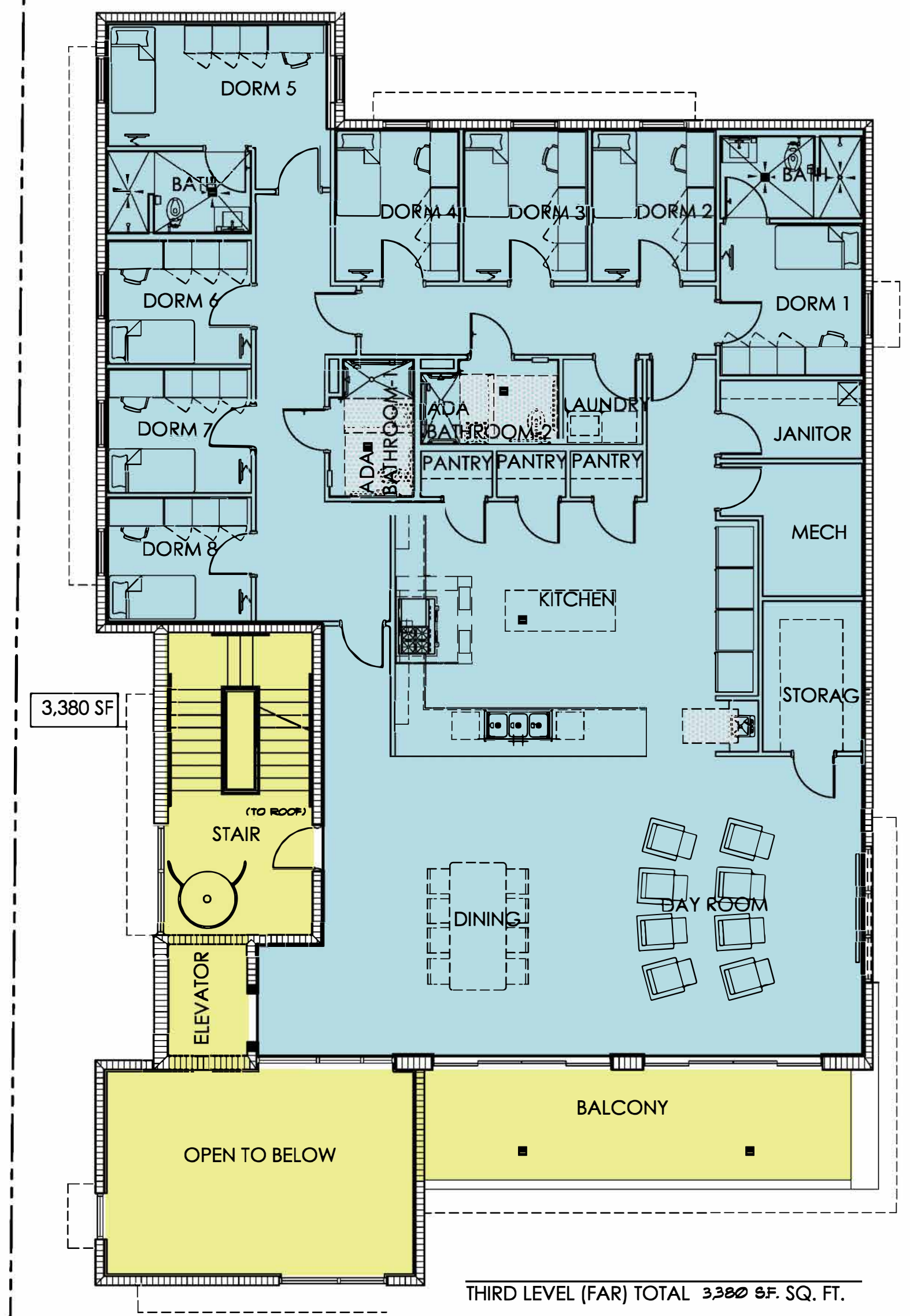
FLOOR AREA RATIO TABLE		
	INCLUDED IN FAR	NOT INCLUDED IN FAR
FIRST FLOOR	711 SQ. FT.	378 SQ. FT.
SECOND FLOOR	1,444 SQ. FT.	474 SQ. FT.
THIRD FLOOR BALCONY	3,380 SQ. FT.	521 SQ. FT.
ROOF		283 SQ. FT.
<b>AREA TOTALS</b>	<b>5,535 SQ. FT.</b>	<b>4,683 SQ. FT.</b>
5,535 SQ. FT. / 15,000 SQ. FT. = .36		



**GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH

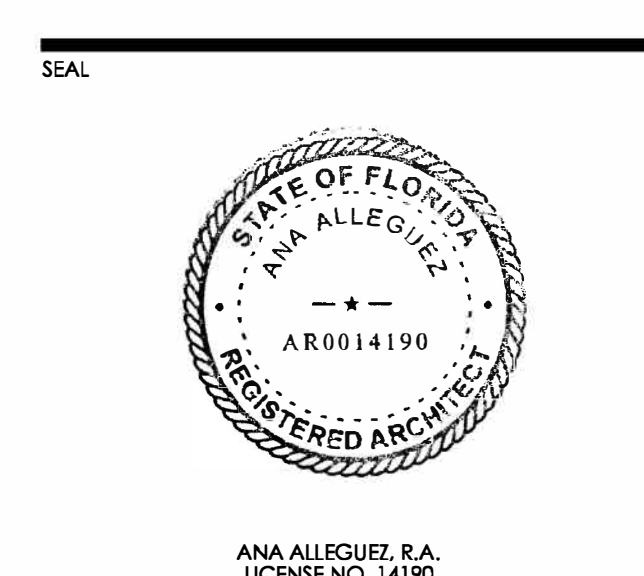


**THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH

PROJECT:  
**CORAL GABLES FIRE HOUSE No. 04**  
1345 SUNSET DRIVE  
CORAL GABLES, FLORIDA 33143

OWNER:  
CITY OF CORAL GABLES  
OWNER'S REP.  
ERNESTO PINO P.A.  
305-460-5004

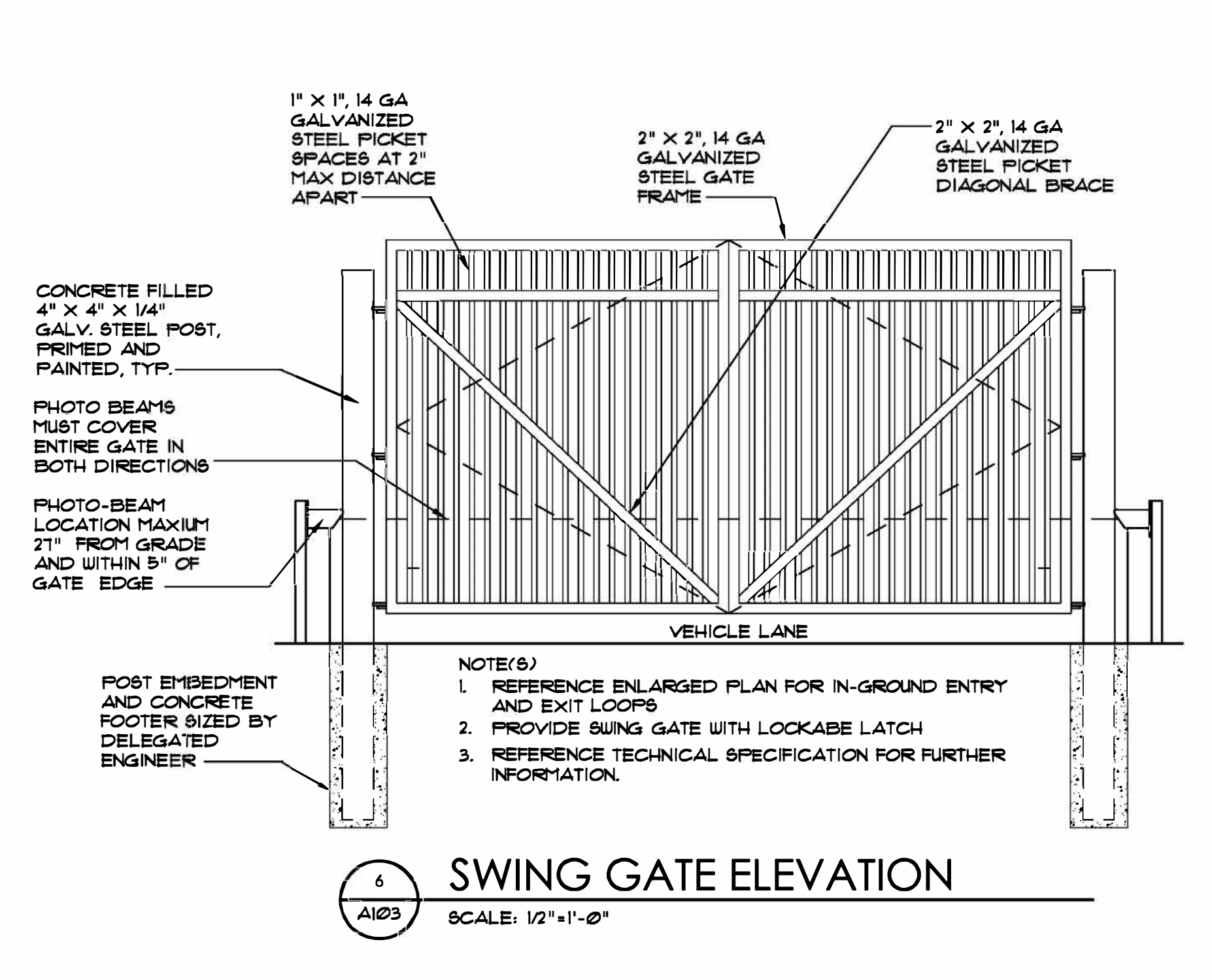
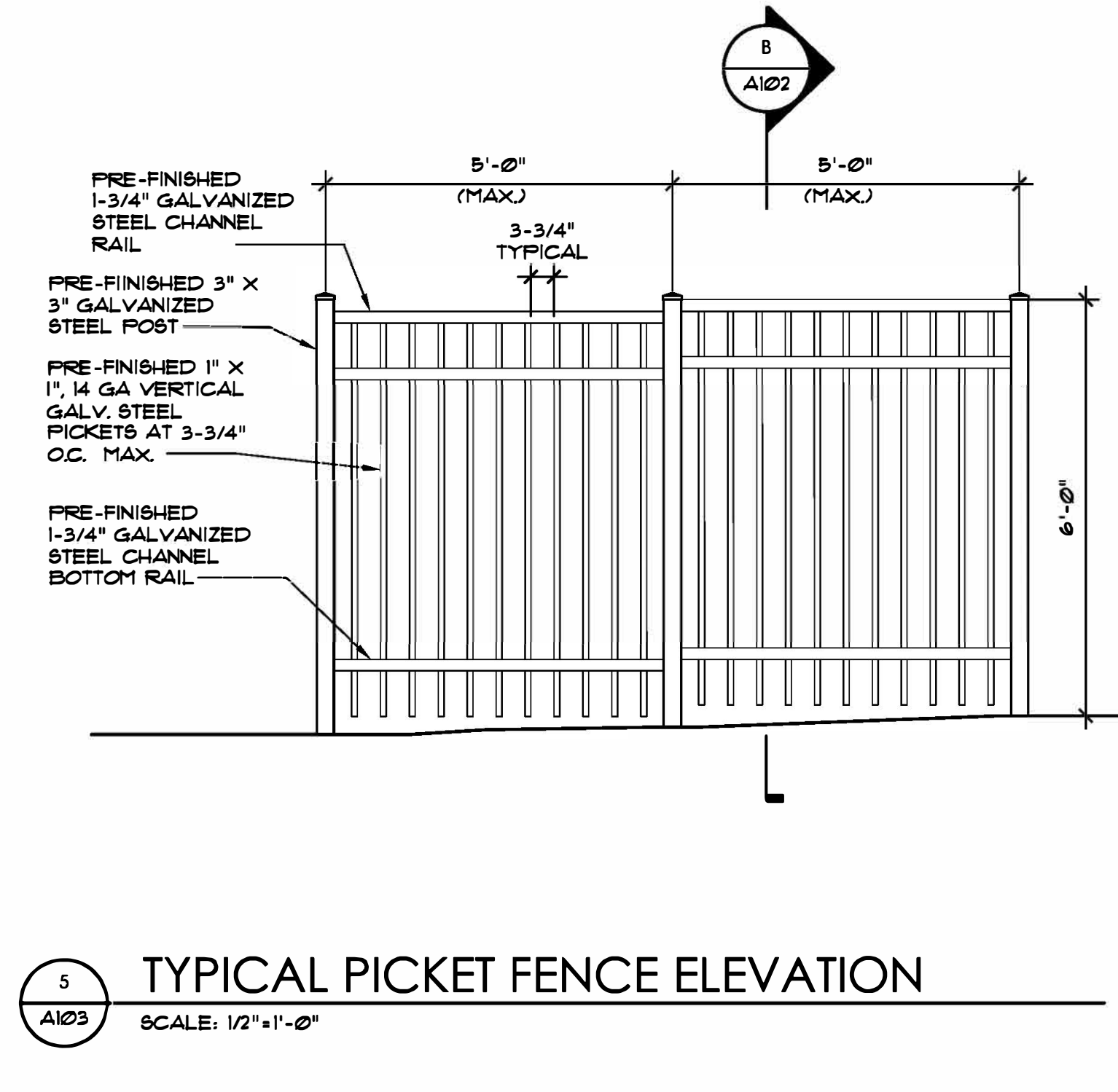
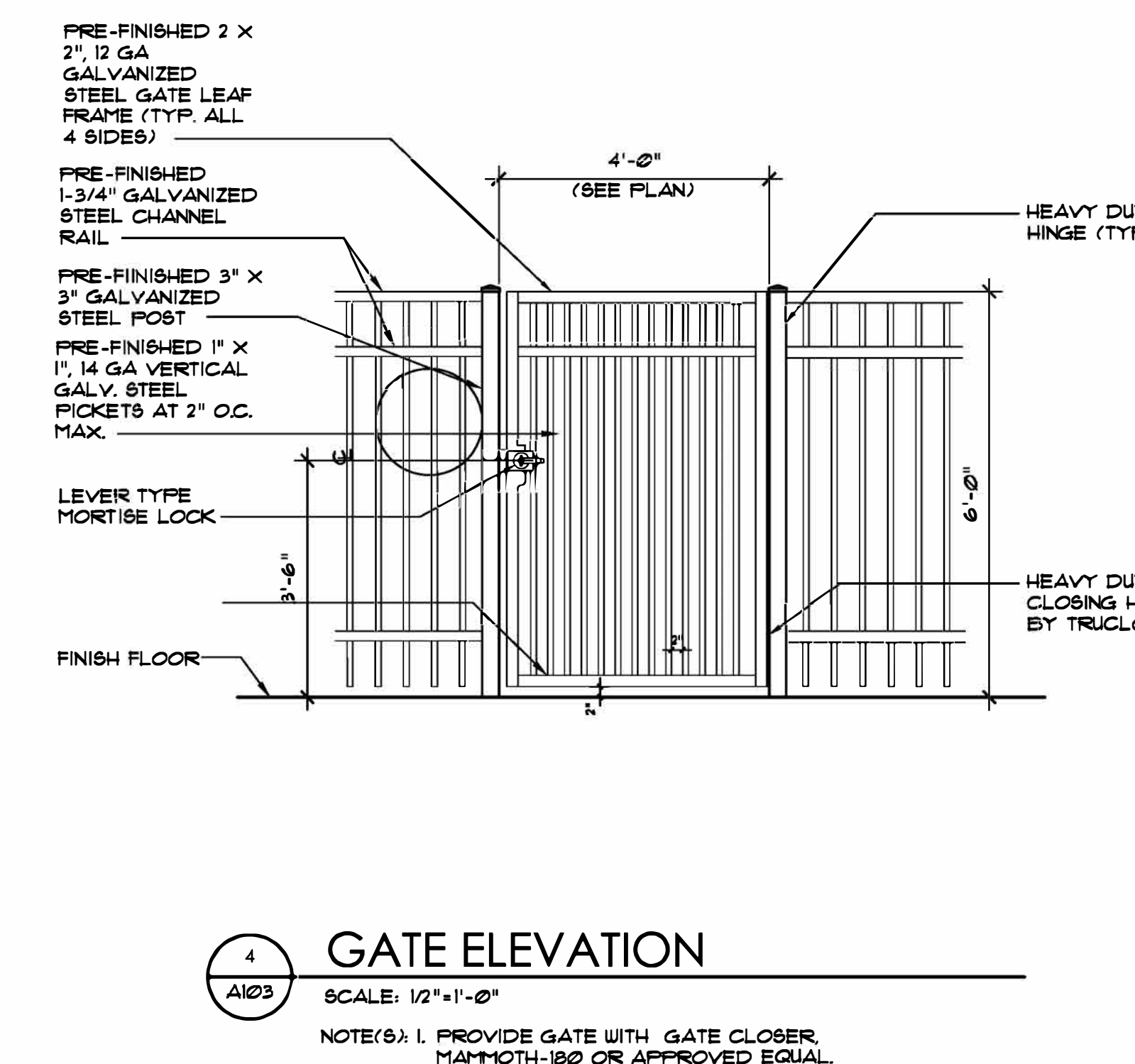
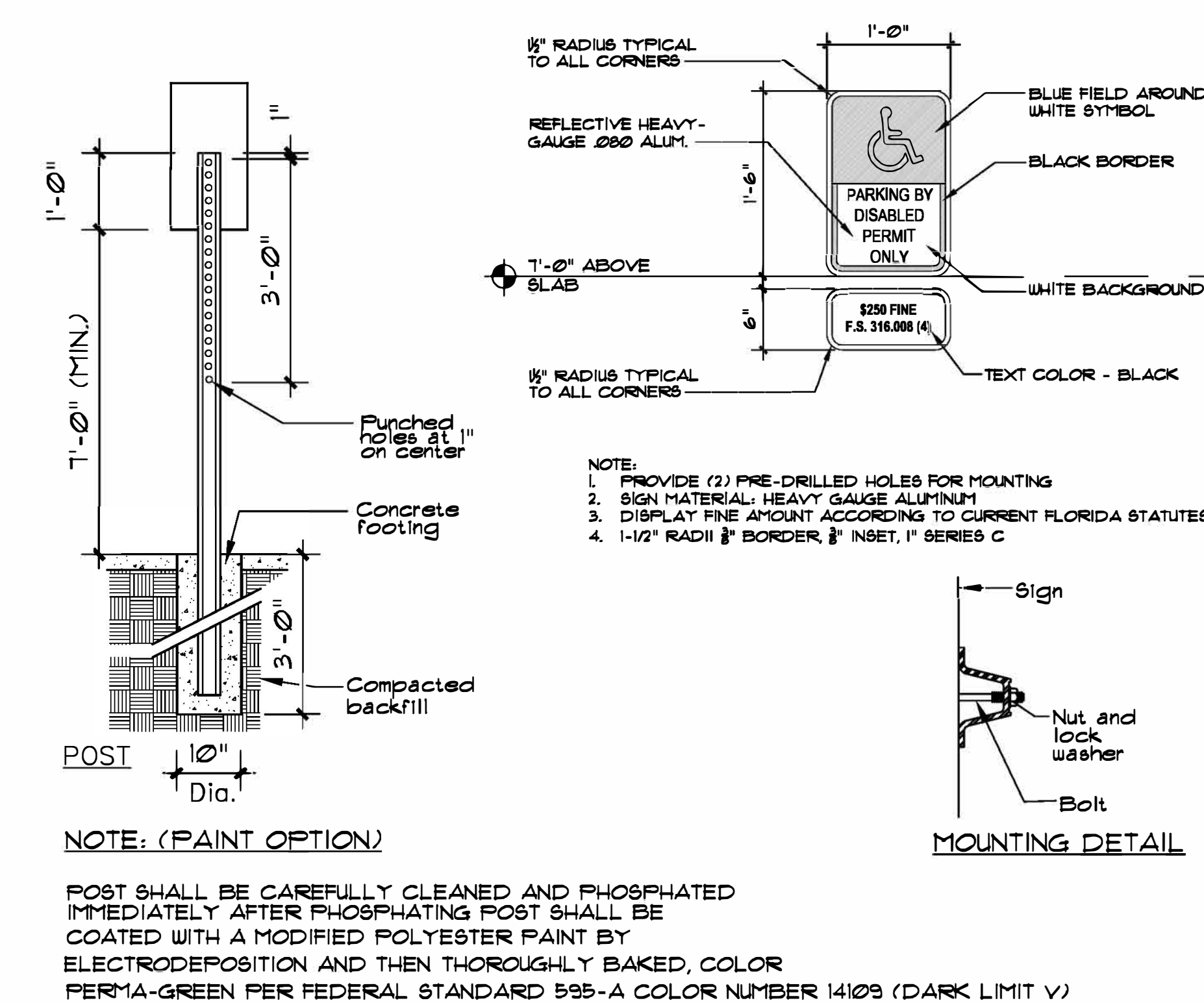
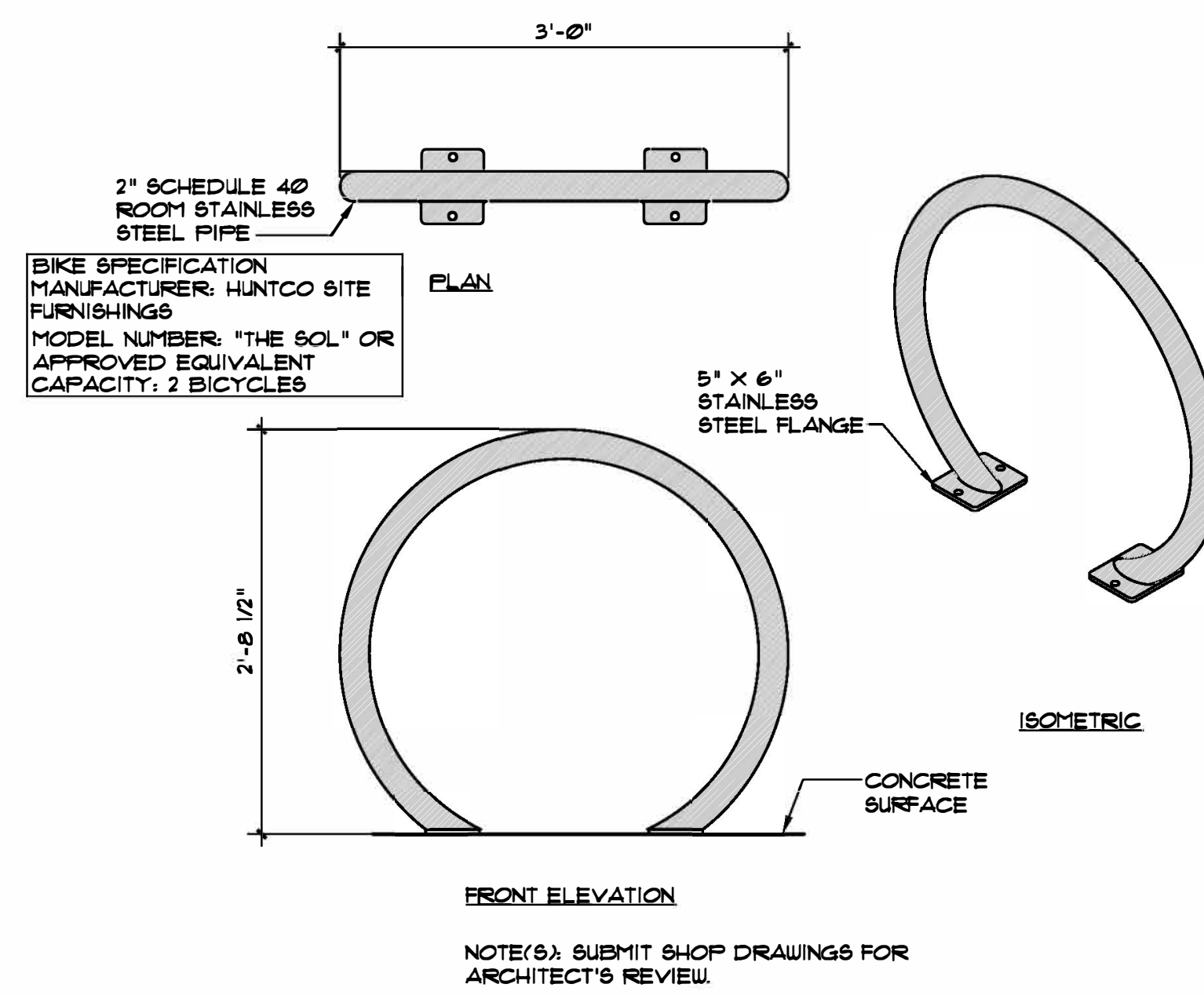
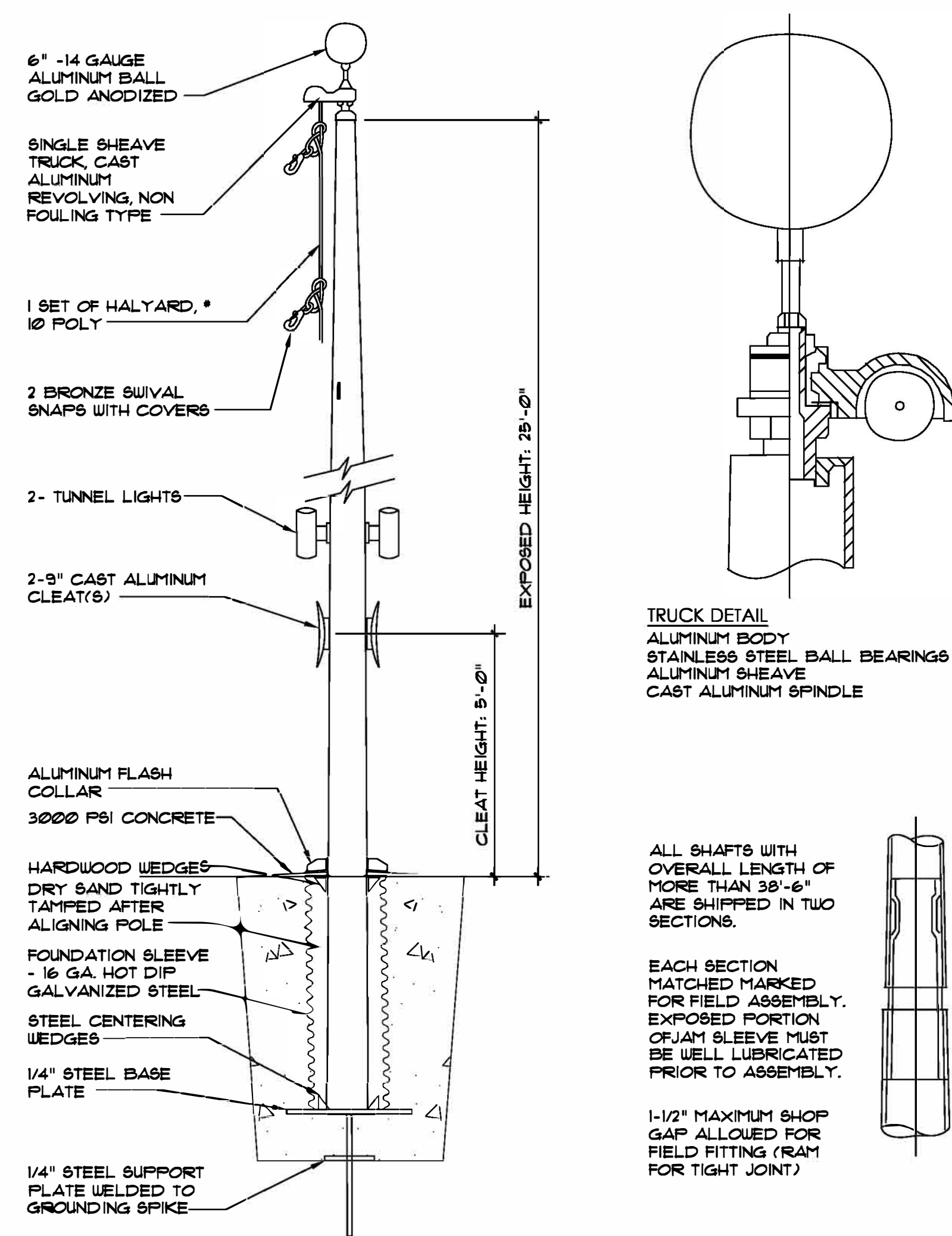
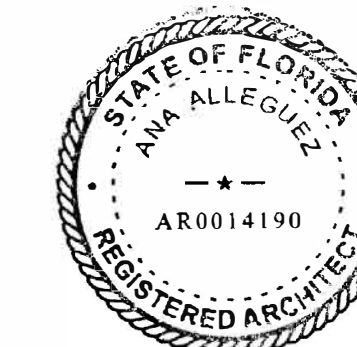
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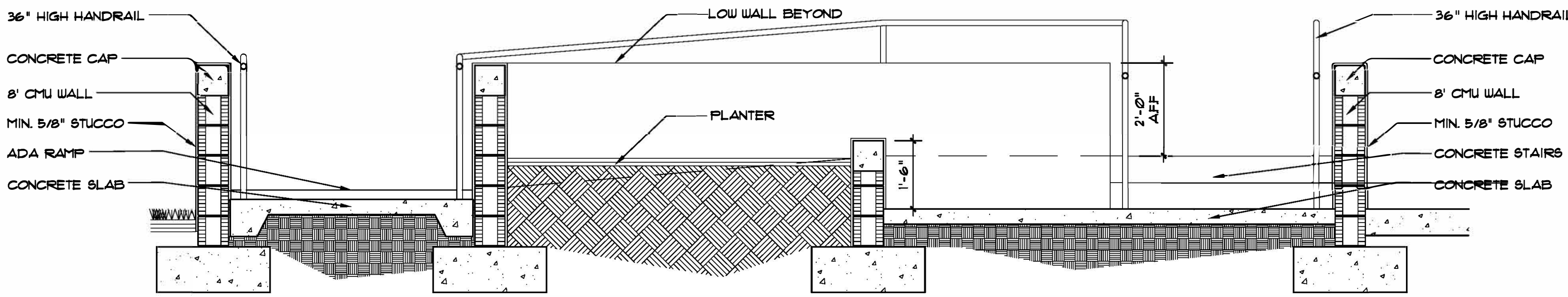
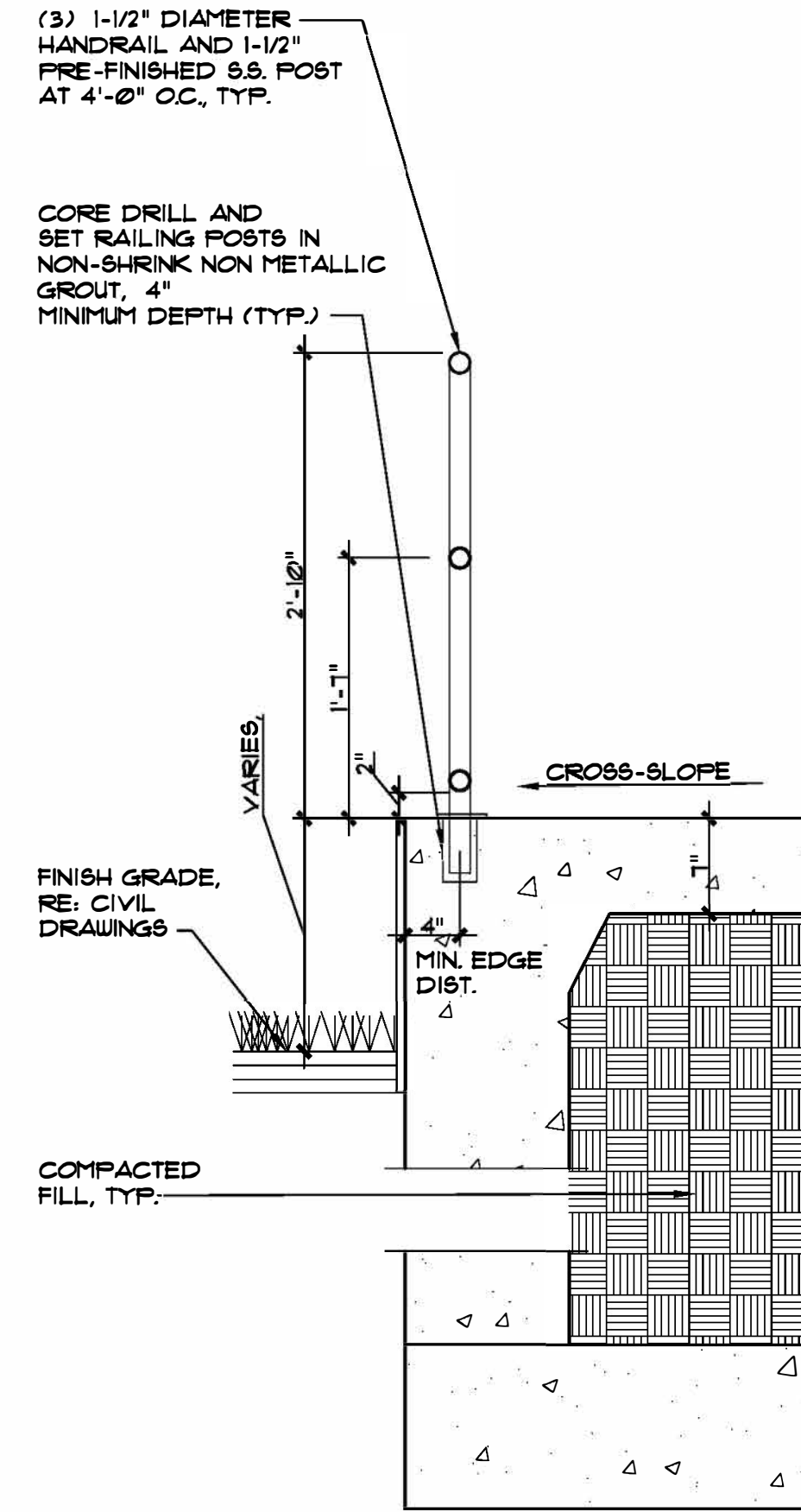
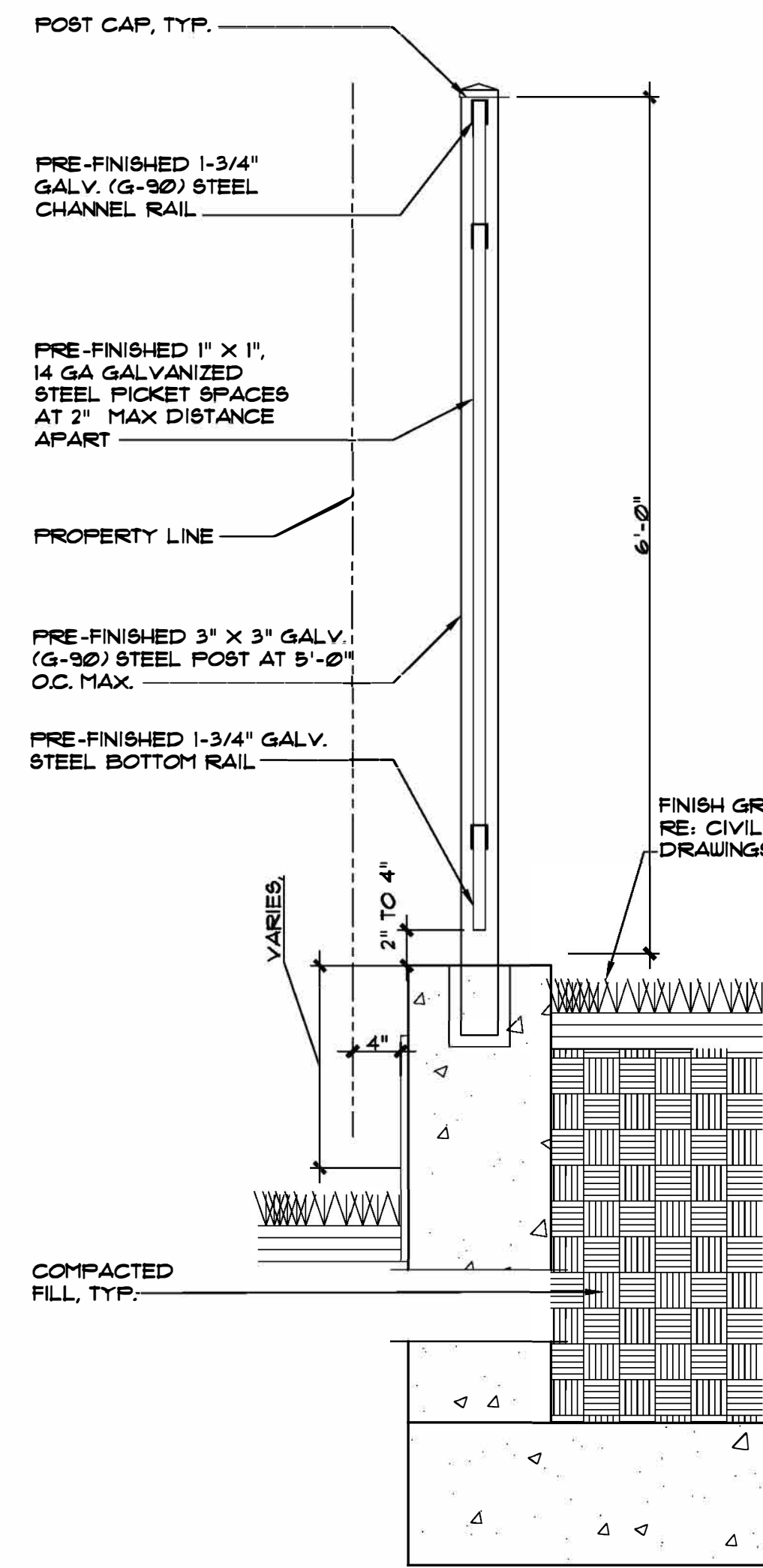
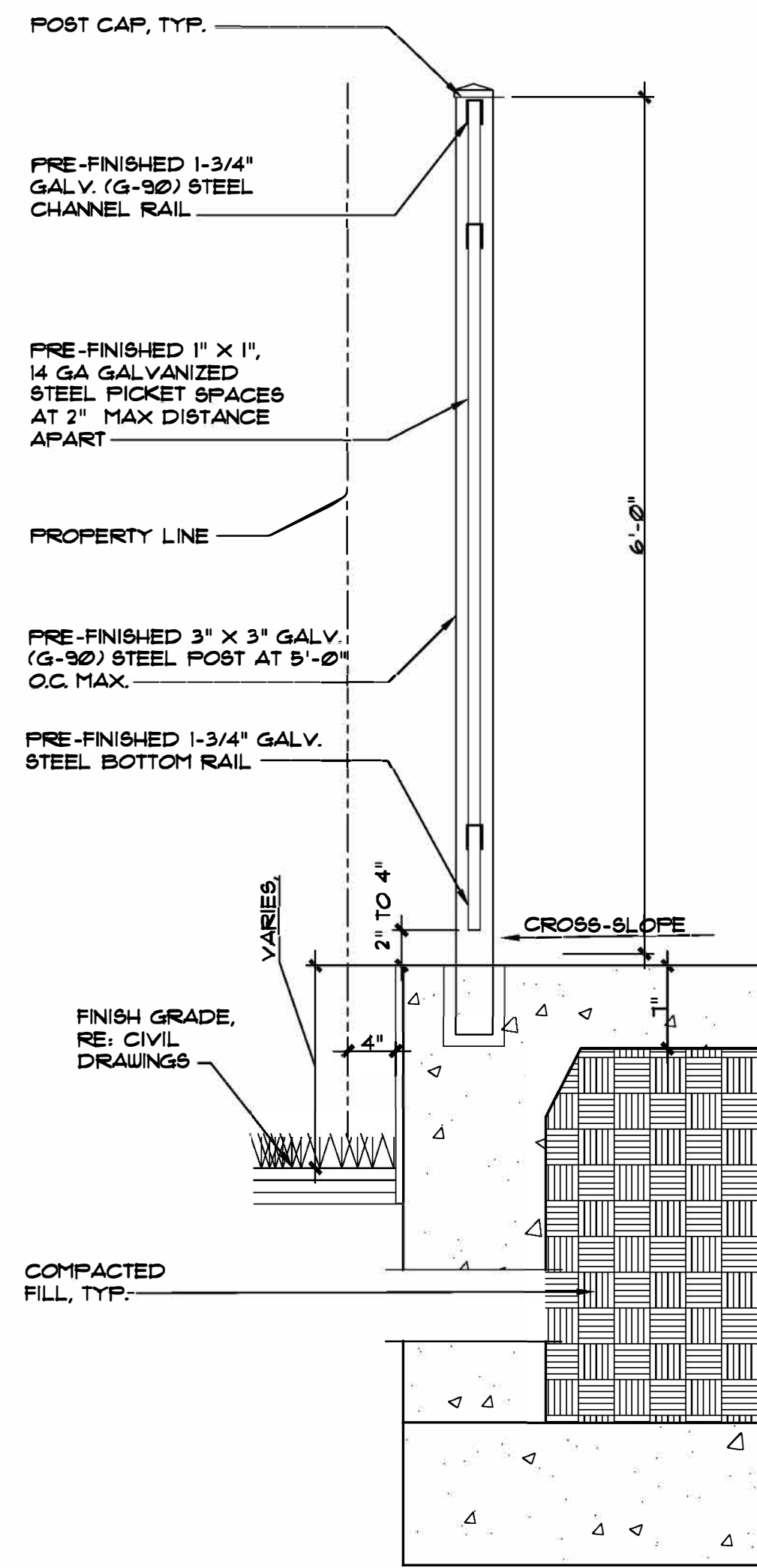


DATE: JUNE 10TH, 2021  
REVISED:  
CAD DRAWING NAME: A110.dwg  
SHEET NO.:

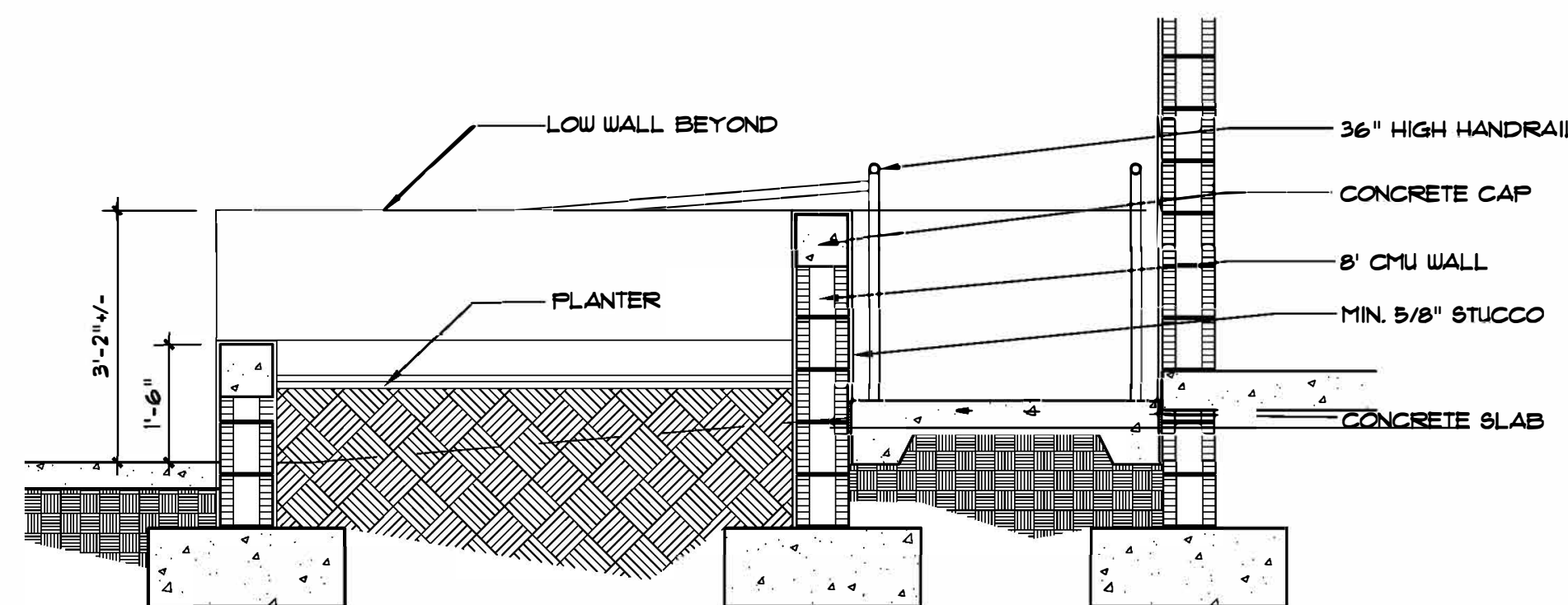
BOA SUBMITTAL

**A102**

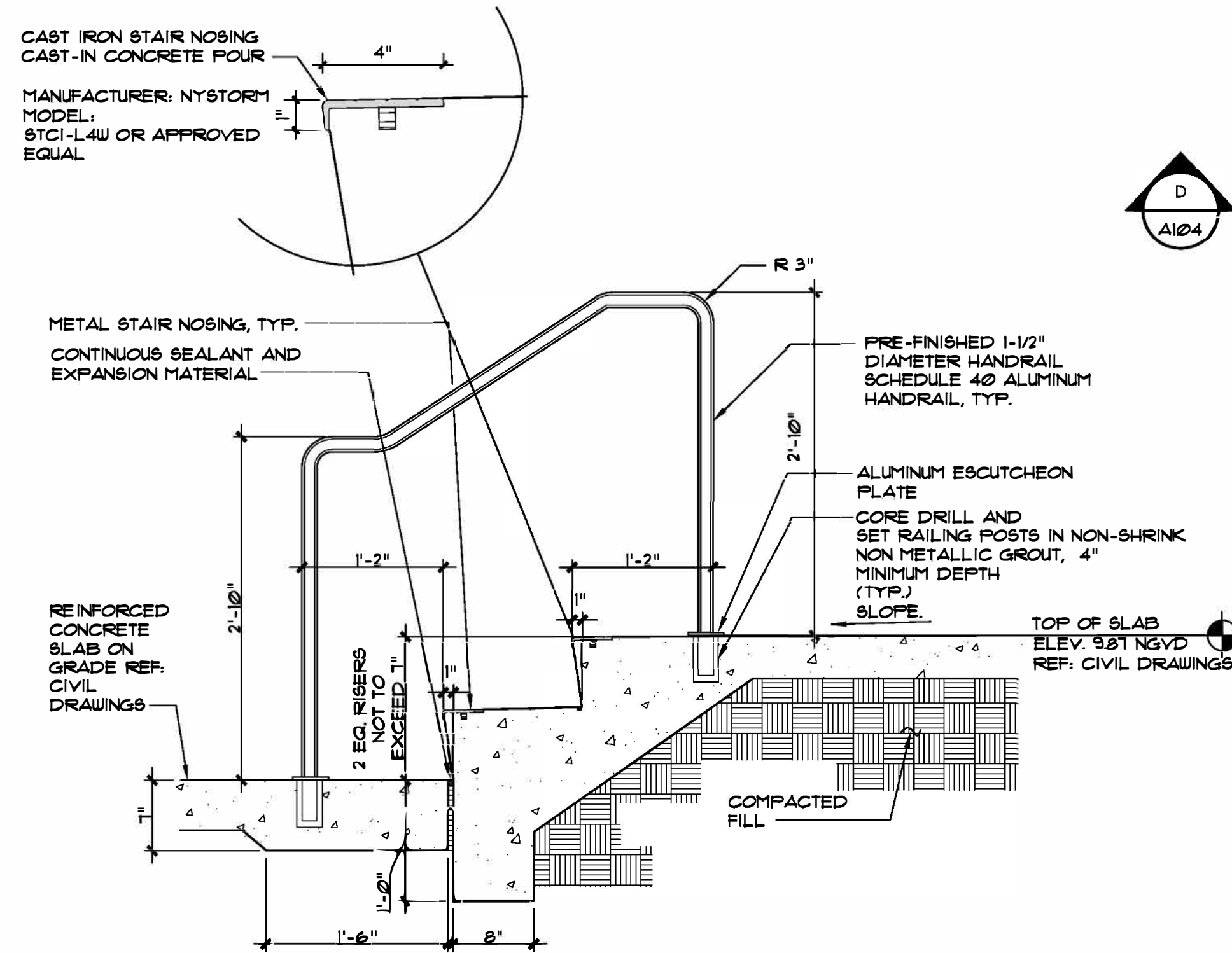




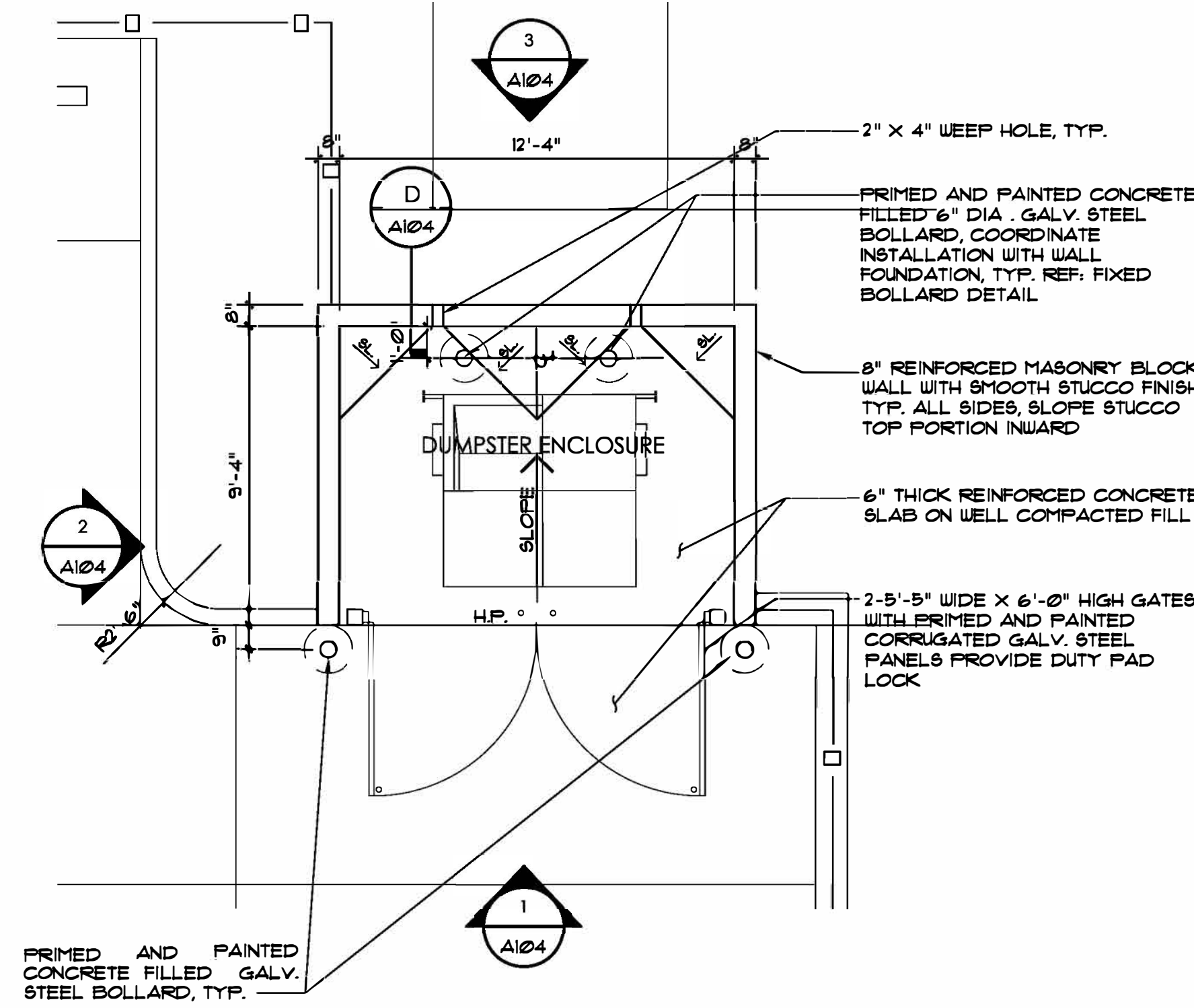
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SCALE: 1/2"=1'-0"



B SECTION  
SCALE: 1/2"=1'-0"

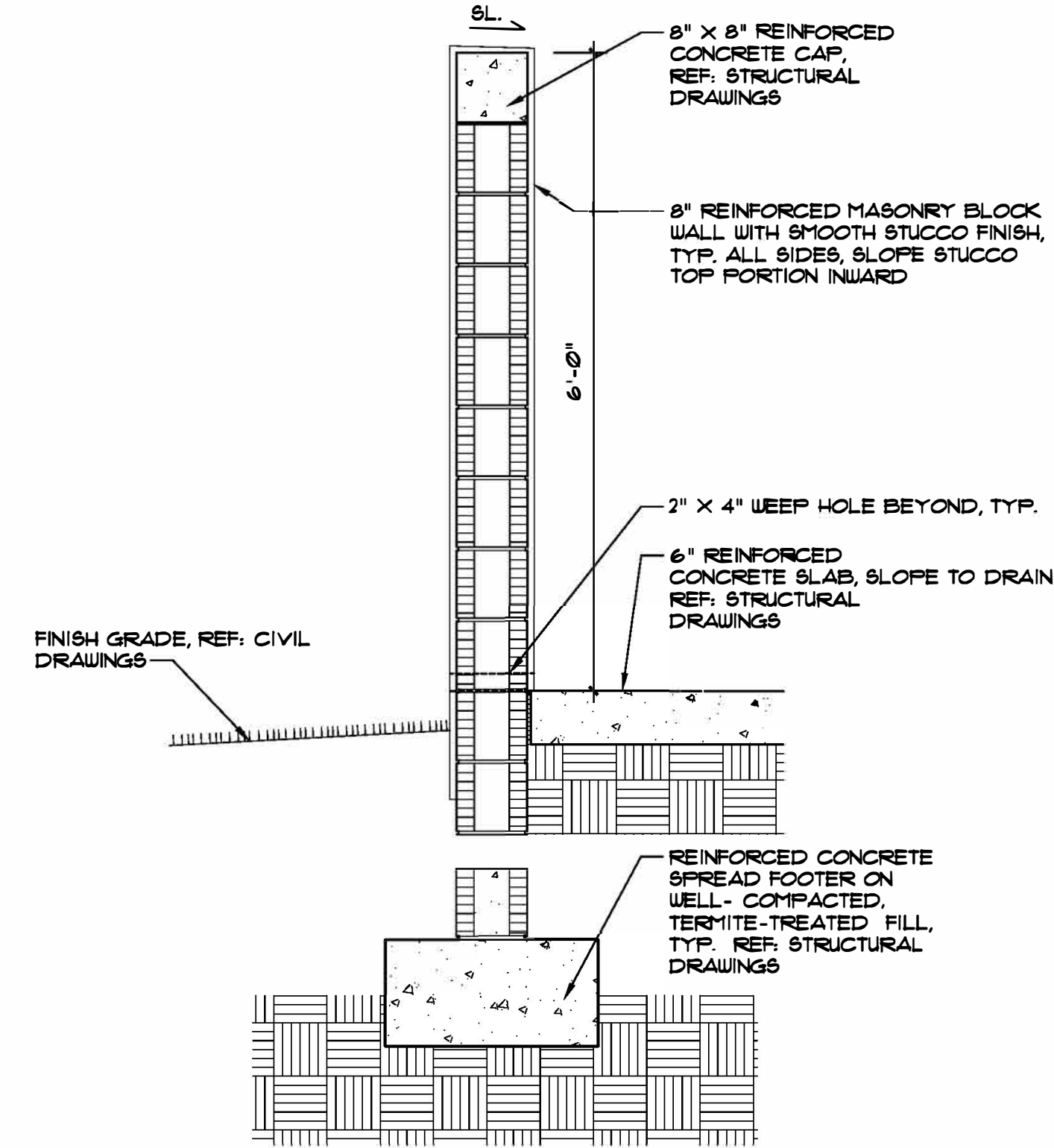


3 STAIR/HANDRAIL DETAIL  
SCALE: 1/4"=1'-0"

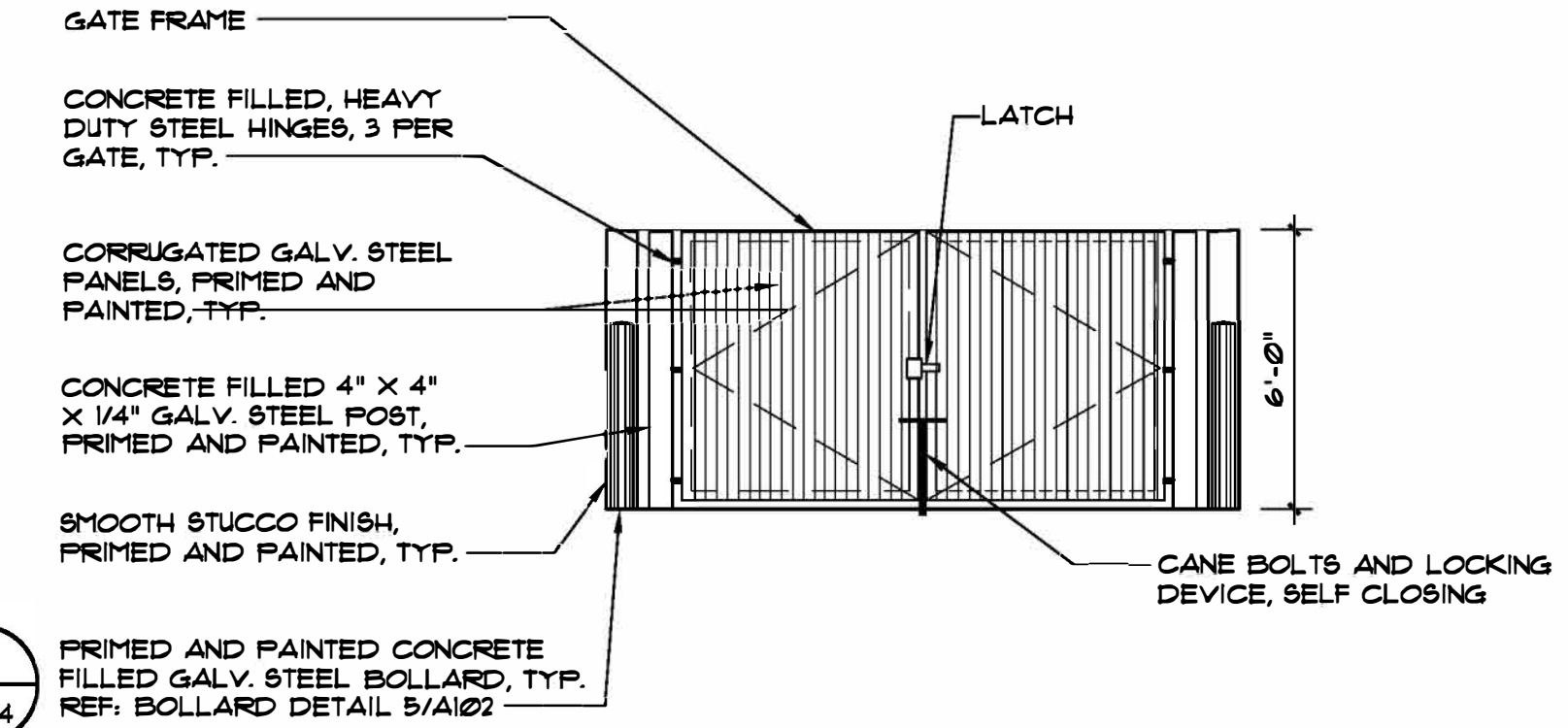


C DUMPSTER ENCLOSURE  
SCALE: 1/4"=1'-0"

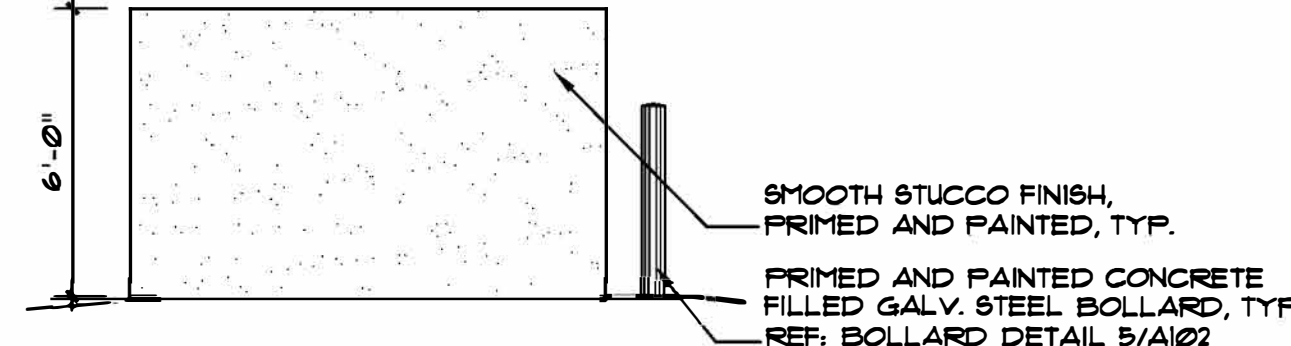
- NOTE(S):
1. PROVIDE BROOM SWEPT FINISH PERPENDICULAR TO WALKWAY
  2. GATES SHALL BE EQUIPPED WITH DROP BOLTS, HEAVY DUTY HINGES AND LATCHES (WITH PADLOCK). DRILL HOLES 2" DEEP IN CONCRETE PAVEMENT ALLOW DROP BOLTS TO HOLD IN CLOSED POSITION AND AT OPEN POSITION ( 90° )
  3. CONTRACTOR SHALL FIELD VERIFY MASONRY OPENING PRIOR TO MANUFACTURING GATES.
  4. SUBMIT GATE SHOP DRAWINGS FOR ARCHITECT'S AND OWNER'S REVIEW.
  5. PROVIDE HOSE BIBBS AT DUMPSTER ENCLOSURE. REF: PLUMBING DUGS.



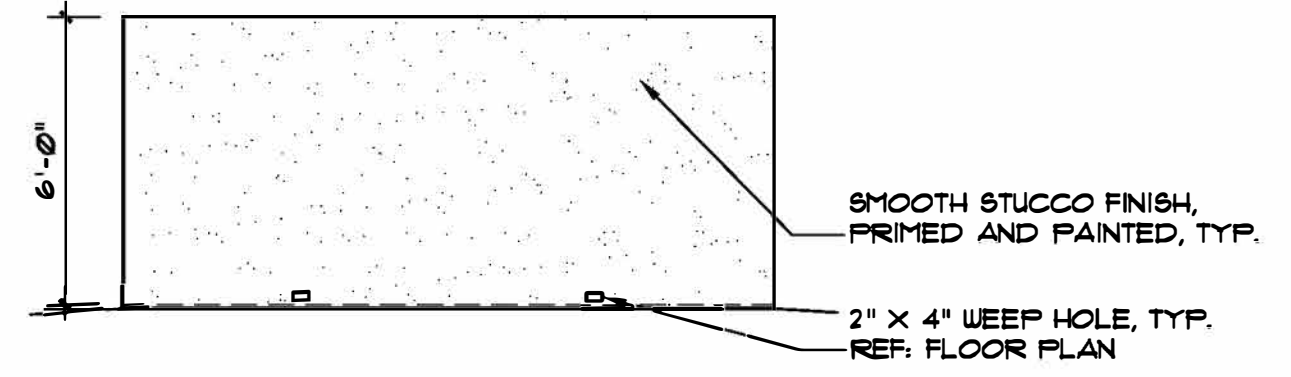
D WALL SECTION  
SCALE: 3/4"=1'-0"



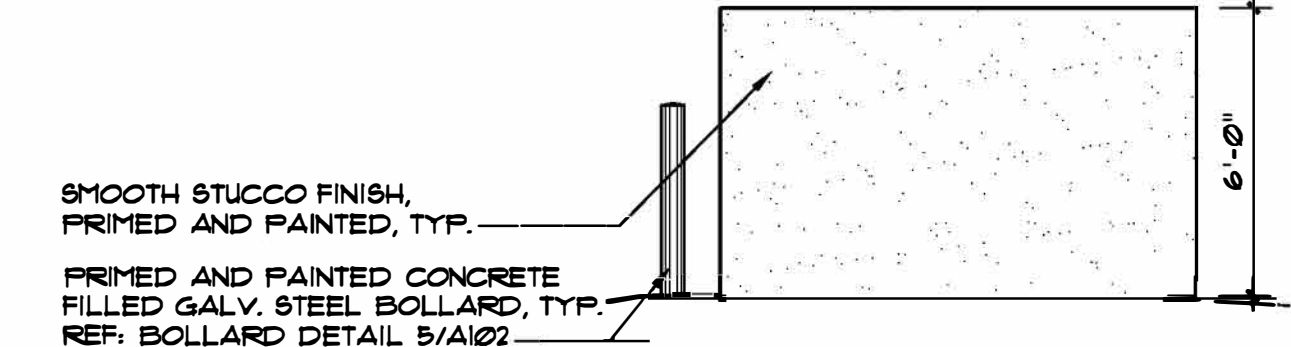
1 FRONT ELEVATION  
SCALE: 1/4"=1'-0"



2 SIDE ELEVATION  
SCALE: 1/4"=1'-0"

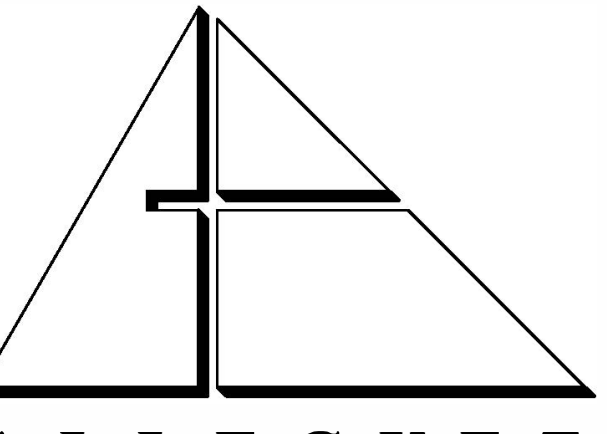


3 REAR ELEVATION  
SCALE: 1/4"=1'-0"



4 SIDE ELEVATION  
SCALE: 1/4"=1'-0"

- GENERAL RAILING NOTES
1. SUBMIT SHOP DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER
  2. GUARDRAIL/HANDRAIL SHALL COMPLY WITH THE FBC LATEST EDITION.
  3. ALL WELDS SHALL BE GROUND SMOOTH
  4. VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION OF ANY MEMBER AND REPORT ANY DISCREPANCIES TO THE ARCHITECT'S OFFICE.
  5. ALL STRUCTURAL ALUMINUM SHALL CONFORM 6061 T-6
  6. ALL ALUMINUM RAILING SHALL HAVE A ARCHITECTURAL ANODIZED CLASS I FINISH (MIN. COATING THICKNESS OF .1 MILS)



ALLEGUEZ ARCHITECTURE, INC.

ARCHITECTURE PLANNING INTERIOR DESIGN & CONSTRUCTION MANAGEMENT

7294 SW 48TH STREET MIAMI, FLORIDA 33155  
tel: 305.461.4001 fax: 305.461.6002  
www.alleguezarchitecture.com  
A.A.C.002746

CIVIL ENGINEER  
SRS ENGINEERING, INC.  
5001 SW 74TH COURT, SUITE 201 MIAMI, FLORIDA 33155  
(305) 662-8887 (FAX)

STRUCTURAL ENGINEER  
DOUGLAS WOOD ASSOCIATES, INC.  
5040 NW 7th STREET, SUITE 820 MIAMI, FLORIDA 33126  
(305) 461-3450 EXT. 300

ELECTRICAL ENGINEER  
SDM CONSULTING ENG.  
135 ALMEIRA AVENUE CORAL GABLES, FLORIDA 33134  
(305) 446-2788 (FAX) 443-3944

LANDSCAPE ARCHITECT  
LAURA LLERENA AND ASSOCIATES INC.  
13170 SW 128TH STREET, SUITE 207 MIAMI, FLORIDA 33186  
(305) 256-1199 (FAX) 256-1155

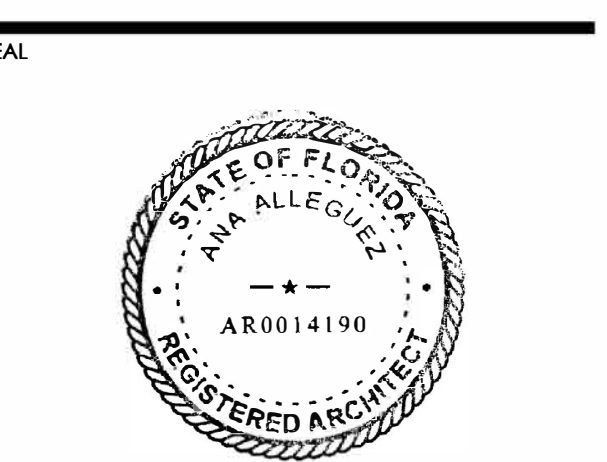
LEED CONSULTANT  
ECSG ENERGY COST SOLUTIONS GROUP, LLC  
1925 CALAIS DRIVE Suite 6 MIAMI BEACH, FLORIDA 33141  
(305) 787-4133 FAX (786) 472-6812

PROJECT:  
**CORAL GABLES FIRE HOUSE No. 04**  
1345 SUNSET DRIVE CORAL GABLES, FLORIDA 33143

OWNER:  
CITY OF CORAL GABLES

OWNER'S REP.  
ERNESTO PINO P.A.  
303-460-3004

DRAWING TITLE:  
SITE DETAILS



DATE:  
JUNE 10TH, 2021

REVISED:

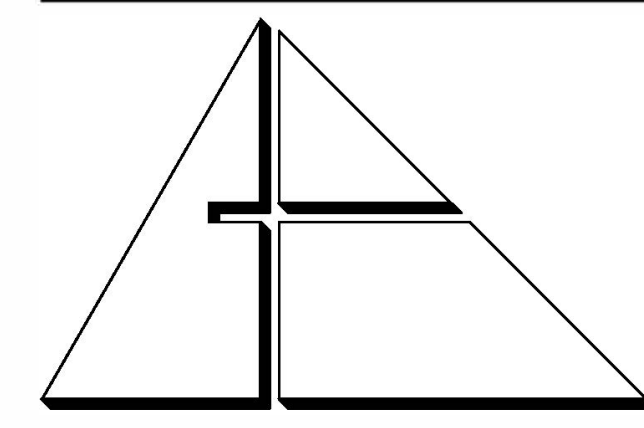
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SHEET NO.

A104

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7294 SW 48TH STREET  
MIAMI, FLORIDA 33155  
tel: 305. 461. 4001 fax: 305. 461. 6002  
www.alleguezarchitecture.com  
A A C 0 0 2 7 4 6

CONSULTANTS:

CIVIL ENGINEER

**SRS ENGINEERING, INC.**

5001 SW 74TH COURT, SUITE 201  
MIAMI, FLORIDA 33155  
(305) 662-8887 (FAX) 662-8858

STRUCTURAL ENGINEER

**DOUGLAS WOOD ASSOCIATES, INC.**

5040 NW 7th STREET, SUITE 820  
MIAMI, FLORIDA 33126  
(305) 461-3450 EXT. 300

ELEC. MECH. PLUM. ENGINEER

**SDM CONSULTING ENG.**

135 ALMEIRA AVENUE  
CORAL GABLES, FLORIDA 33134  
(305) 446-2788 (FAX) 443-5944

LANDSCAPE ARCHITECT

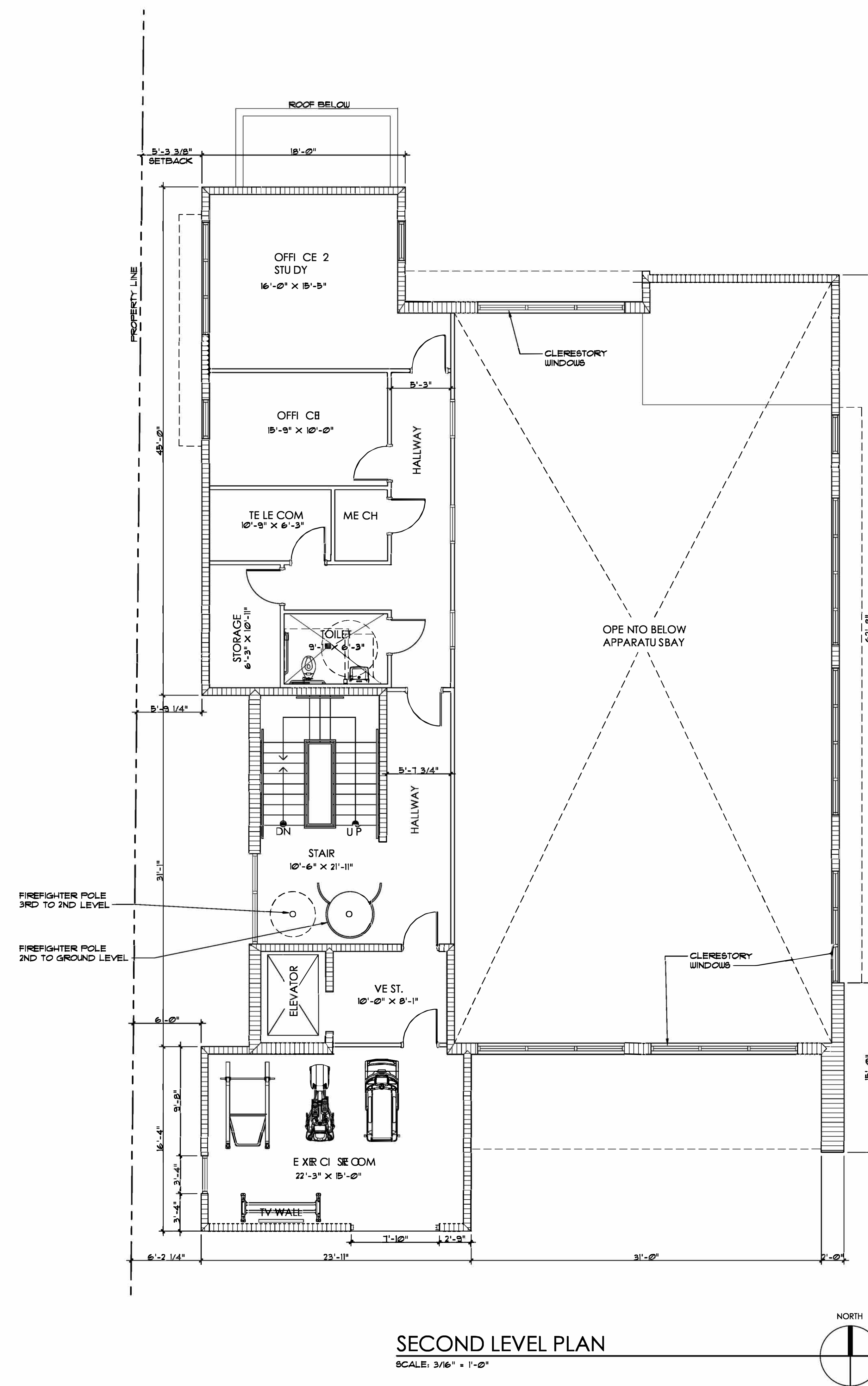
**LAURA LLERENA  
AND ASSOCIATES INC.**

13170 SW 128TH STREET, SUITE 207  
MIAMI, FLORIDA 33186  
(305) 256-1199 (FAX) 256-1155

LEED CONSULTANT

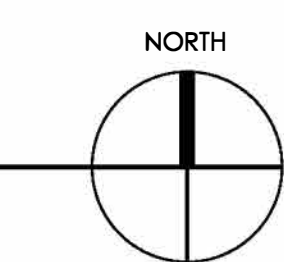
**ECSG ENERGY COST  
SOLUTIONS GROUP, LLC**

1925 CALAIS DRIVE, Suite 6  
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(305) 787-4133 FAX (786) 472-6812



**SECOND LEVEL PLAN**

SCALE: 3/16" = 1'-0"



PROJECT:

**CORAL GABLES  
FIRE HOUSE**

**No. 04**

1345 SUNSET DRIVE  
CORAL GABLES, FLORIDA 33143

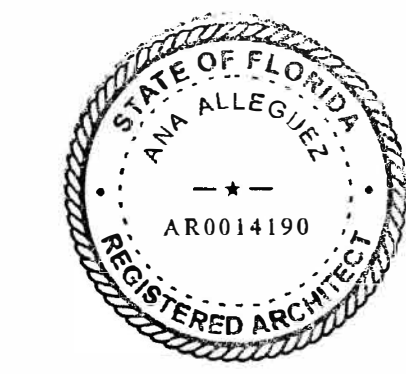
OWNER:  
CITY OF CORAL GABLES

OWNER'S REP.  
ERNESTO PINO P.A.  
305-460-5004

DRAWING TITLE:

**SECOND  
LEVEL PLAN**

SCALE:



ANA ALLEGUEZ, P.A.  
LICENSE NO. 14190

DATE:

JU NE10TH, 2021

REVISED:

CAD DRAWING NAME:

A1 20.cwg

SHEET NO.:

**A120**

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7294 SW 48TH STREET  
MIAMI, FLORIDA 33155  
tel: 305.461.4001 fax: 305.461.6002  
www.alleguezarchitecture.com  
AA C 0 0 2 7 4 6

CONSULTANTS:  
CIVIL ENGINEER  
**SRS ENGINEERING, INC.**  
5001 SW 74TH COURT, SUITE 201  
MIAMI, FLORIDA 33155  
(305) 662-8887 (FAX) 662-8858

STRUCTURAL ENGINEER  
**DOUGLAS WOOD ASSOCIATES, INC.**  
5040 NW 7th STREET, SUITE 820  
MIAMI, FLORIDA 33126  
(305) 461-3450 EXT. 300

ELEC. MECH. PLUM. ENGINEER  
**SDM CONSULTING ENG.**  
135 ALMEIRA AVENUE  
CORAL GABLES, FLORIDA 33134  
(305) 446-2788 (FAX) 443-9444

LANDSCAPE ARCHITECT  
**LAURA LLERENA  
AND ASSOCIATES INC.**  
13170 SW 128TH STREET, SUITE 207  
MIAMI, FLORIDA 33186  
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(305) 787-4133 FAX (786) 472-6812

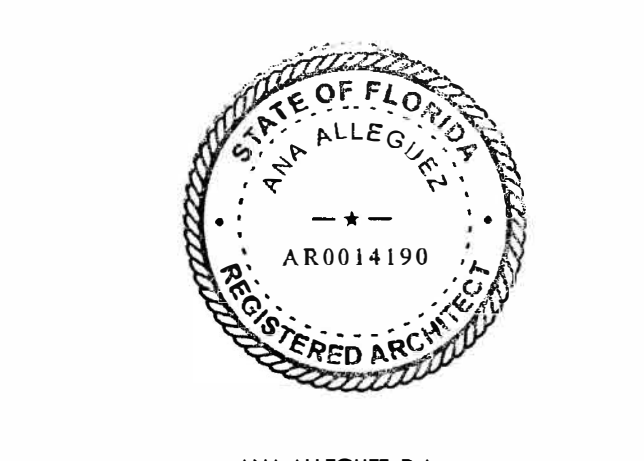
PROJECT:  
**CORAL GABLES  
FIRE HOUSE  
No. 04**  
1345 SUNSET DRIVE  
CORAL GABLES, FLORIDA 33143

OWNER:  
CITY OF CORAL GABLES

OWNER'S REP.  
ERNESTO PINO P.A.  
305-460-5004

DRAWING TITLE:  
**THIRD  
LEVEL PLAN**

SCALE:

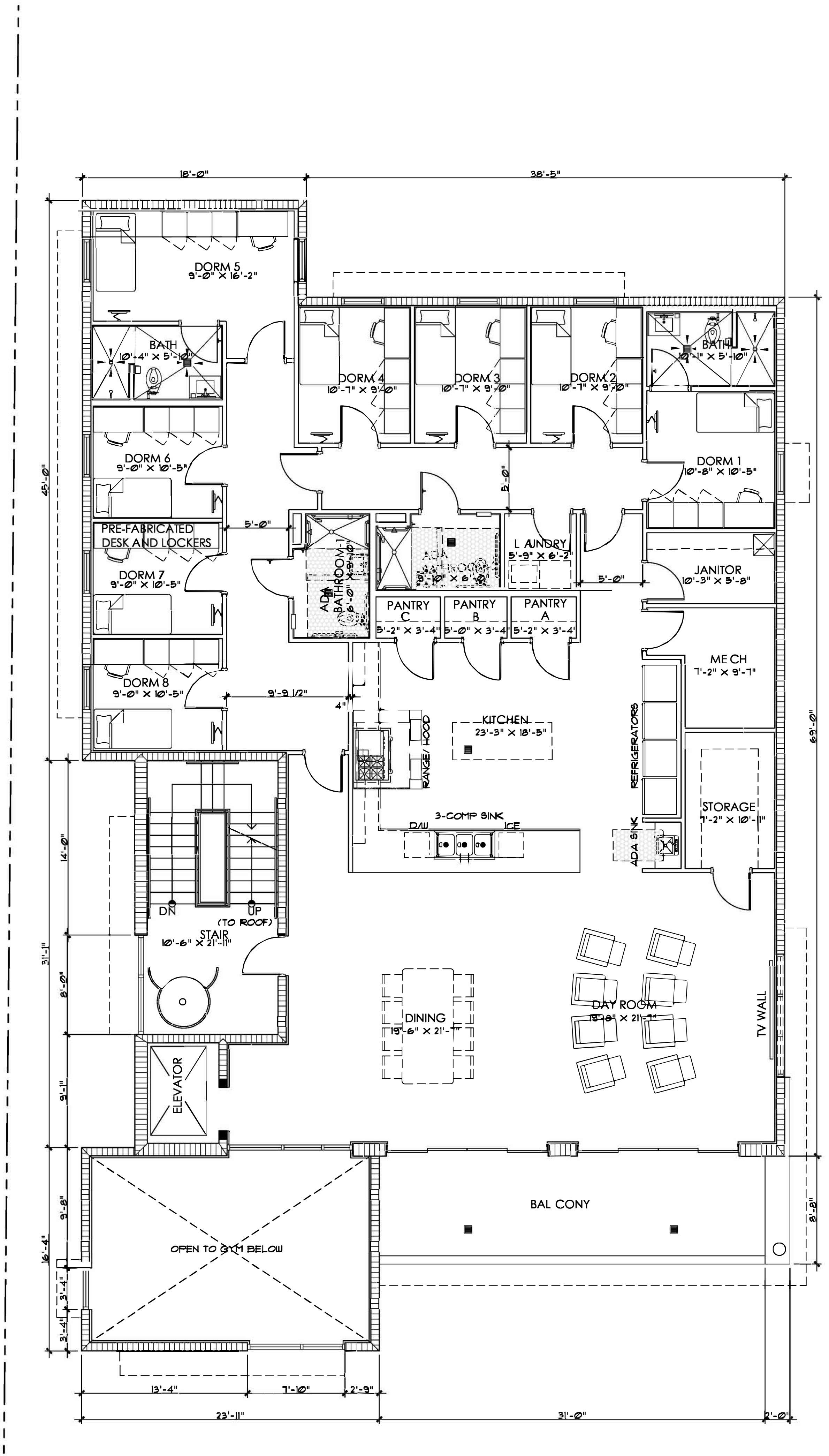


DATE:  
JUNE 10TH, 2021

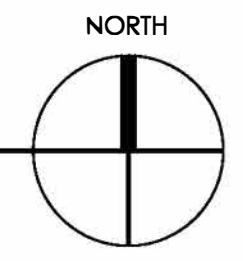
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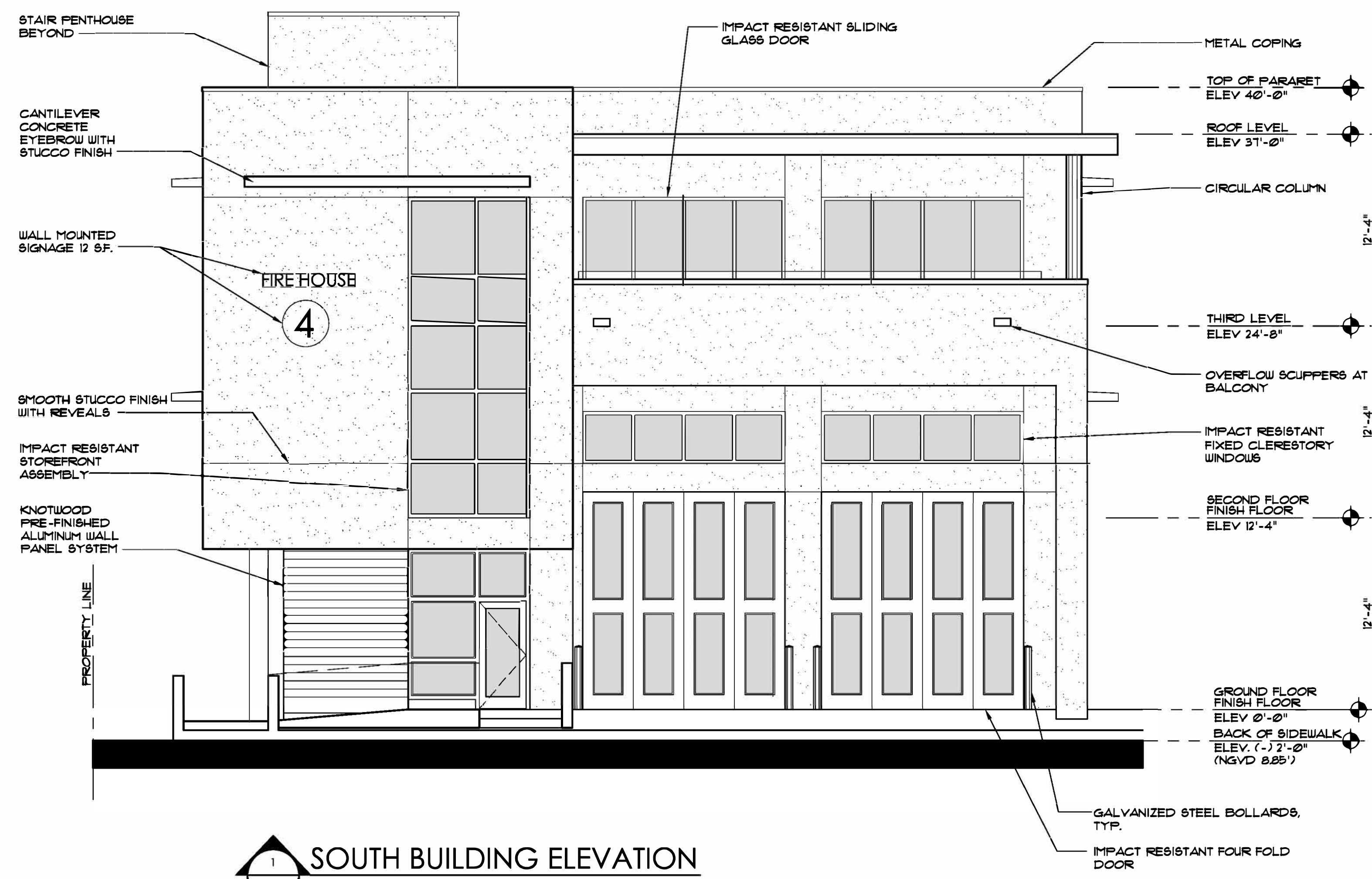
SHEET NO.  
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**THIRD LEVEL**  
SCALE: 3/16" = 1'-0"



BOA SUBMITTAL



**SOUTH BUILDING ELEVATION**  
 SCALE: 3/16" = 1'-0"



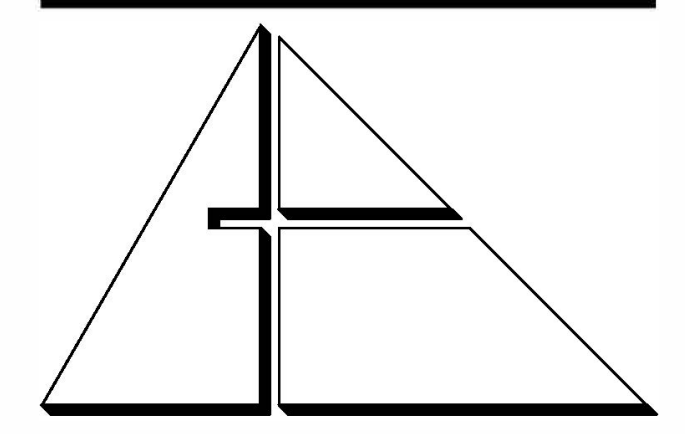
**WEST BUILDING ELEVATION**  
 SCALE: 3/16" = 1'-0"



CONTEXT PHOTOS - SUNSET DRIVE - VIEW SOUTH  
 SCALE: NTS



CONTEXT PHOTOS - PROPERTY WEST OF SITE  
 SCALE: NTS



**ALLEGUEZ ARCHITECTURE, INC.**

ARCHITECTURE  
 PLANNING INTERIOR DESIGN &  
 CONSTRUCTION MANAGEMENT

7294 SW 48TH STREET  
 MIAMI, FLORIDA 33155  
 tel: 305.461.4001 fax: 305.461.6002  
 www.alleguezarchitecture.com  
 A.A.C.002746

CONSULTANTS:  
 CIVIL ENGINEER  
**SRS ENGINEERING, INC.**  
 5001 SW 74TH COURT, SUITE 201  
 MIAMI, FLORIDA 33155  
 (305) 662-8887 (FAX) 662-8858

STRUCTURAL ENGINEER  
**DOUGLAS WOOD ASSOCIATES, INC.**  
 5040 NW 7th STREET, SUITE 820  
 MIAMI, FLORIDA 33126  
 (305) 461-3450 EXT. 300

ELEC. MECH. PLUM. ENGINEER  
**SDM CONSULTING ENG.**  
 135 ALMEIRA AVENUE  
 CORAL GABLES, FLORIDA 33134  
 (305) 446-2788 (FAX) 443-5944

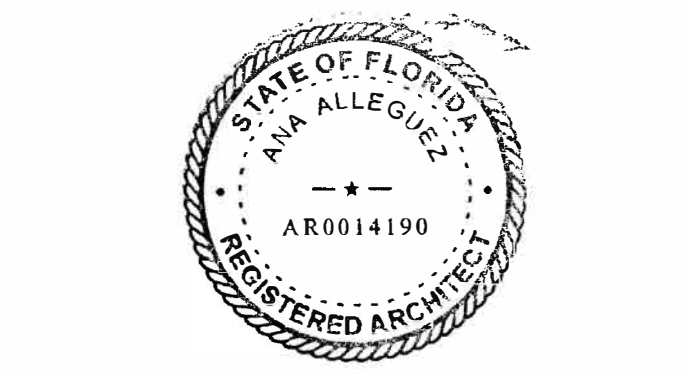
LANDSCAPE ARCHITECT  
**LAURA LLERENA AND ASSOCIATES INC.**  
 13170 SW 128TH STREET, SUITE 207  
 MIAMI, FLORIDA 33186  
 (305) 256-1199 (FAX) 256-1155

LEED CONSULTANT  
**ECSG ENERGY COST SOLUTIONS GROUP, LLC**  
 1925 CALAIS DRIVE, Suite 6  
 MIAMI BEACH, FLORIDA 33141  
 (305) 787-4133 FAX (786) 472-6812

**CORAL GABLES FIRE HOUSE No. 04**  
 1345 SUNSET DRIVE  
 CORAL GABLES, FLORIDA 33143

OWNER:  
 CITY OF CORAL GABLES  
 OWNER'S REP.  
 ERNESTO PINO P.A.  
 305-460-5004

DRAWING TITLE:  
**EXTERIOR ELEVATIONS & CONTEXTUAL PHOTOGRAPHS**



DATE: JUNE 10TH, 2021

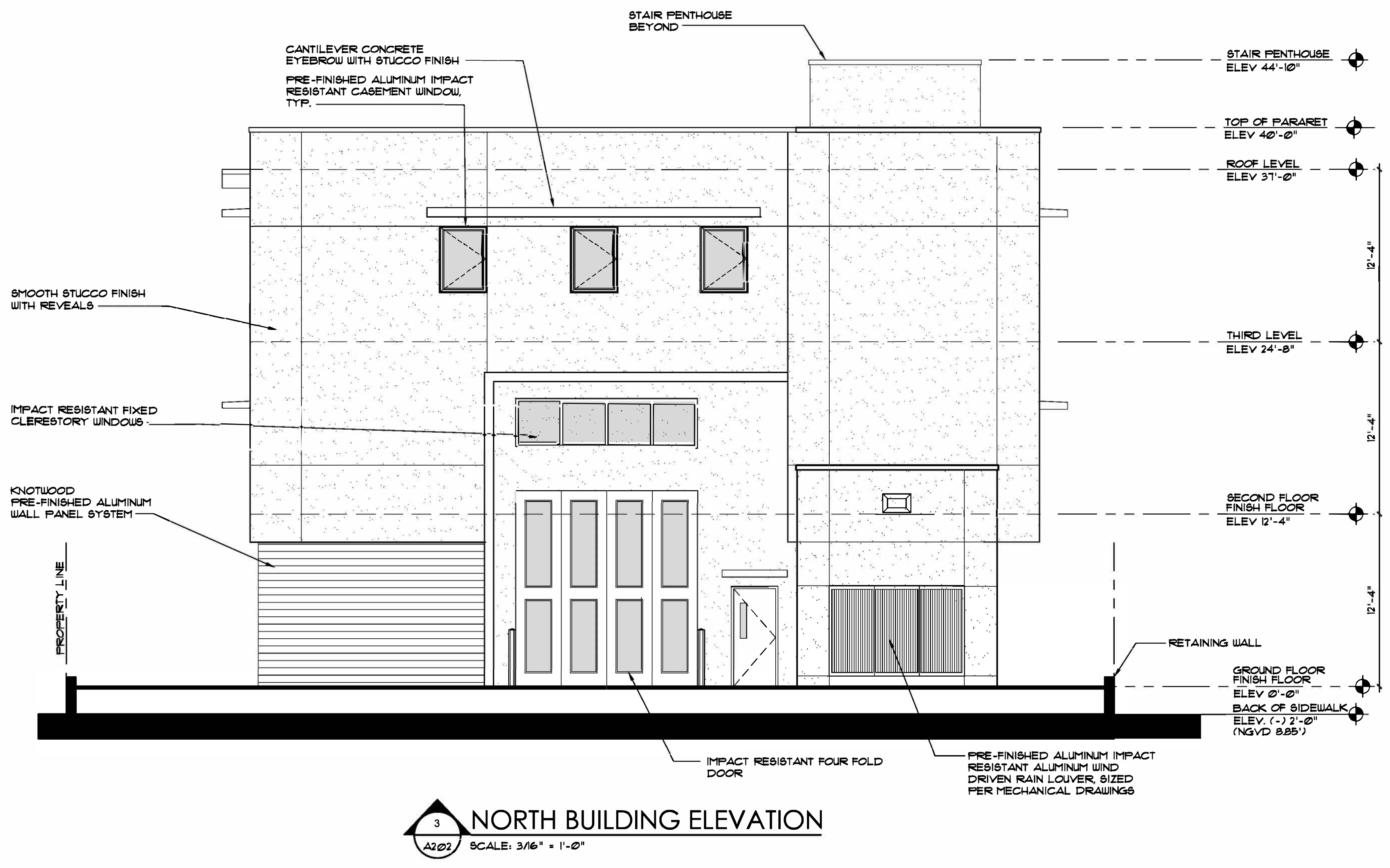
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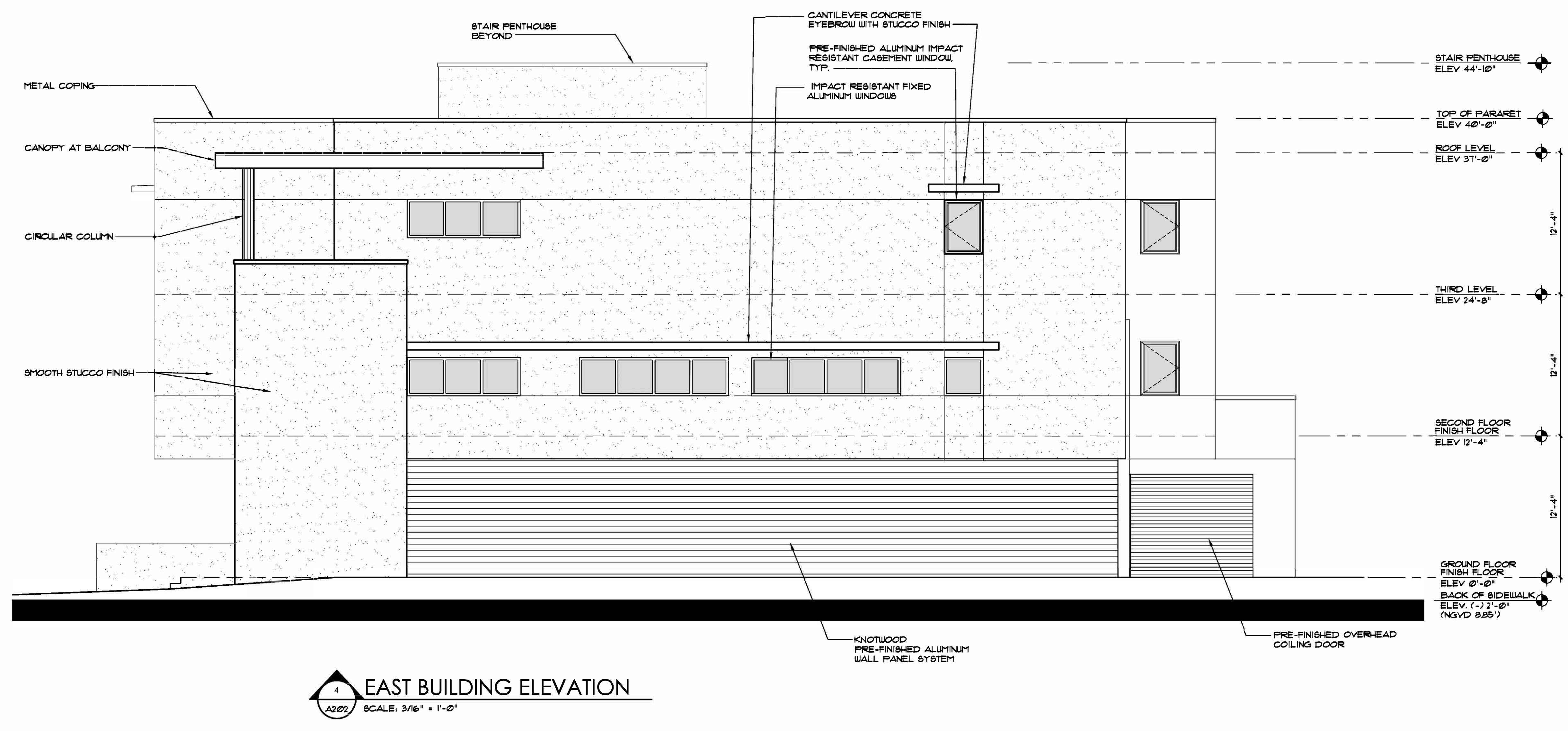
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BOA SUBMITTAL

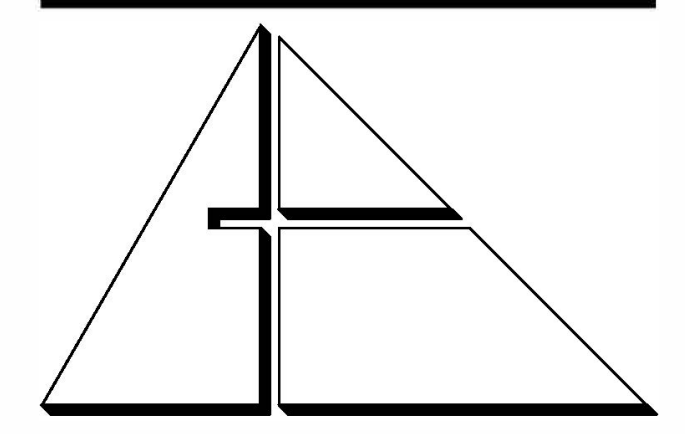
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CONTEXT PHOTOS - SAN IGNACIO AVE. - VIEW NORTH  
SCALE: N.T.A.



CONTEXT PHOTOS - PROPERTY EAST OF SITE  
SCALE: N.T.A.



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PLANNING INTERIOR DESIGN &  
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**DOUGLAS WOOD ASSOCIATES, INC.**  
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MIAMI, FLORIDA 33126  
(305) 461-3450 EXT. 300

ELEC. MECH. PLUM. ENGINEER  
**SDM CONSULTING ENG.**  
135 ALMEIRA AVENUE  
CORAL GABLES, FLORIDA 33134  
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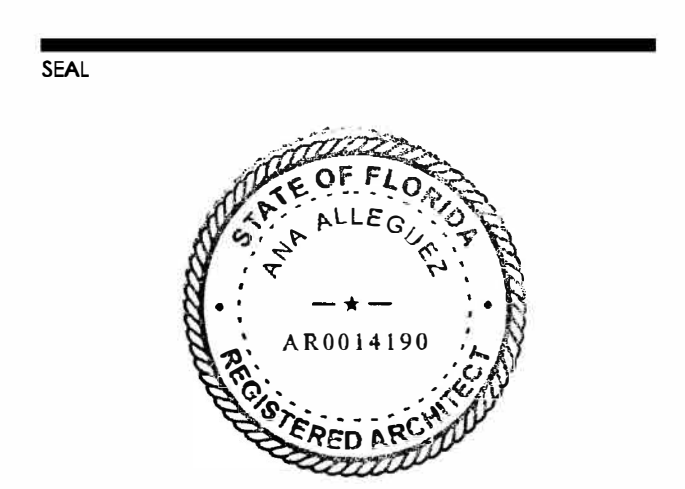
LEED CONSULTANT  
**ECSG ENERGY COST SOLUTIONS GROUP, LLC**  
1925 CALAIS DRIVE, Suite 6  
MIAMI BEACH, FLORIDA 33141  
(305) 787-4133 FAX (786) 472-6812

**CORAL GABLES FIRE HOUSE No. 04**

1345 SUNSET DRIVE  
CORAL GABLES, FLORIDA 33143

OWNER:  
CITY OF CORAL GABLES  
OWNER'S REP.  
ERNESTO PINO R.A.  
305-460-5004

DRAWING TITLE:  
**EXTERIOR ELEVATIONS & CONTEXTUAL PHOTOGRAPHS**



ANA ALLEGUEZ, R.A.  
LICENSE NO. 14190

DATE: JUNE 10TH, 2021

REVISED:

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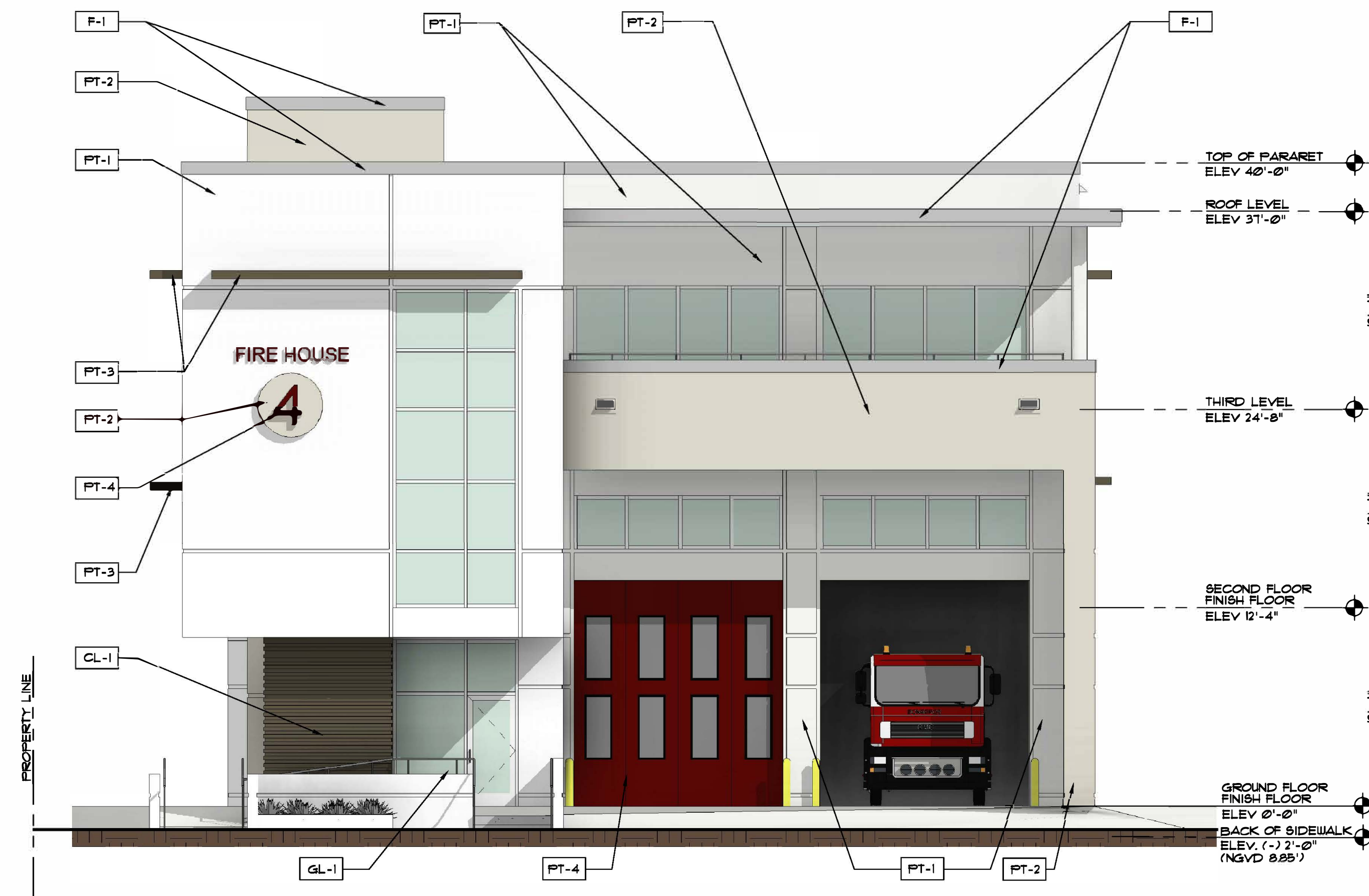
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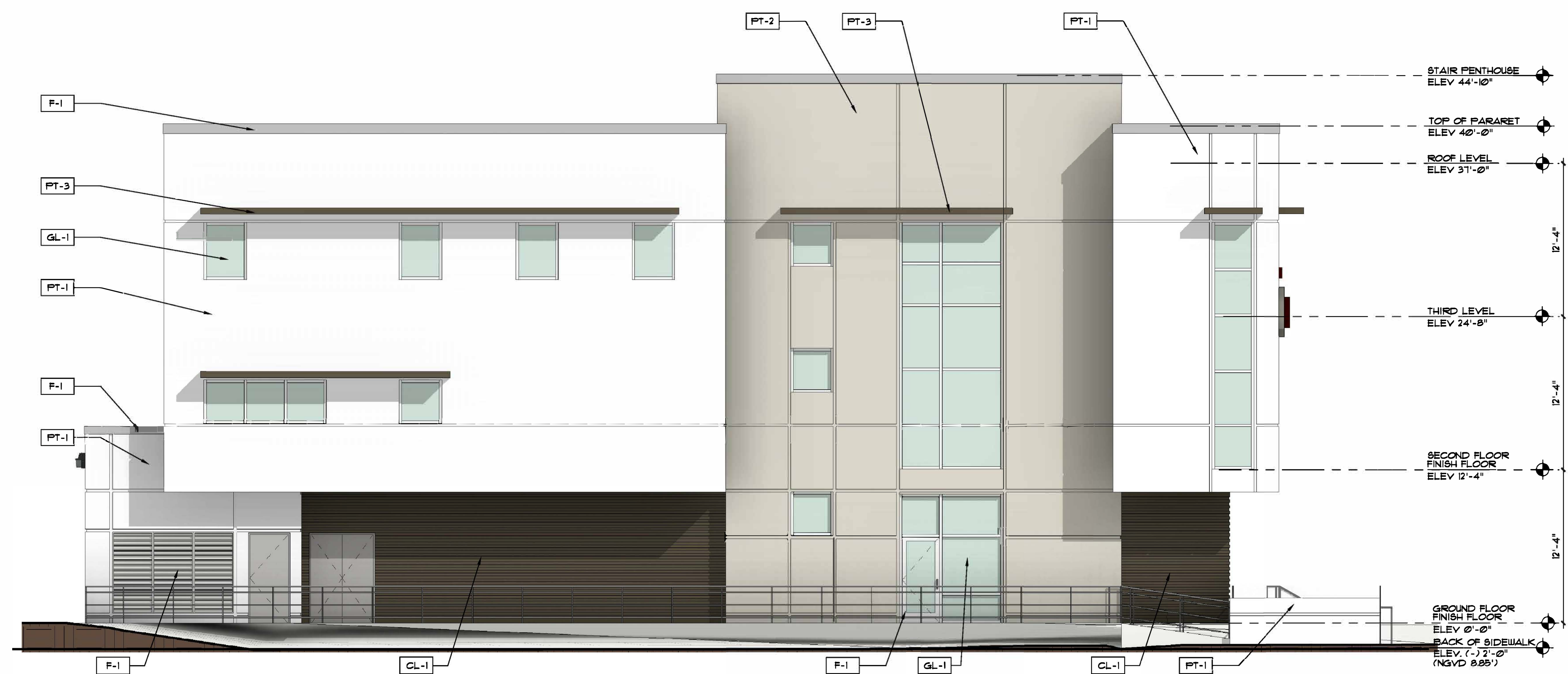
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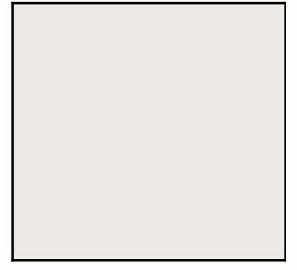
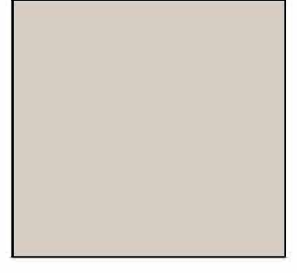
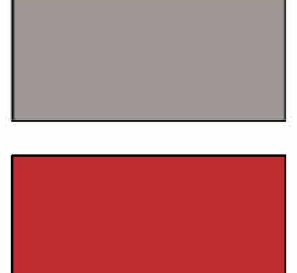
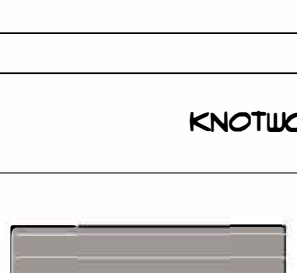
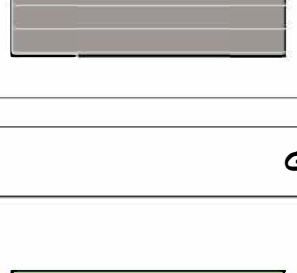
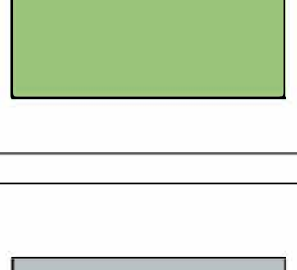
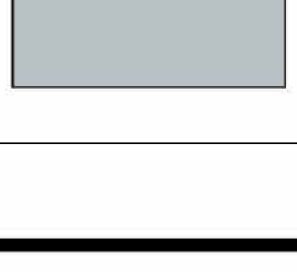
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SCALE: N.T.S.

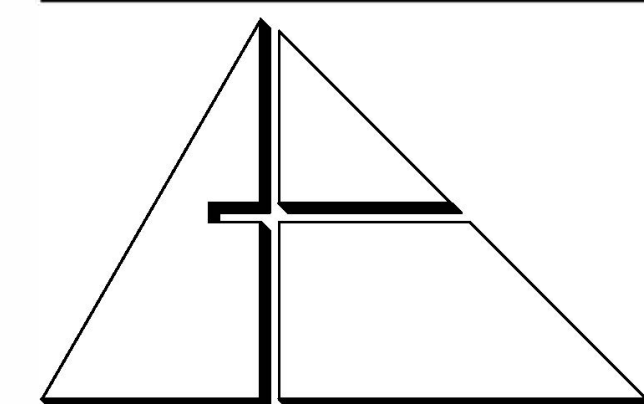


**SOUTH BUILDING ELEVATION**  
SCALE: 3/16" = 1'-0"



**WEST BUILDING ELEVATION**  
SCALE: 3/16" = 1'-0"

PAINT FINISHES	
	PT-1: SNOWBOUND 1004
	PT-2: MODERN GRAY 1632
	PT-3: POLISHED CONCRETE 9161
	PT-4: REAL RED 6868
KNOTWOOD CLADDING	
	CL-1: COLOR: DOVETAIL
GLAZING	
	GL-1: GREEN TINT
	F-1: MILL FINISH METAL



**ALLEGUEZ  
ARCHITECTURE, INC.**

ARCHITECTURE  
PLANNING INTERIOR DESIGN &  
CONSTRUCTION MANAGEMENT

7294 SW 48TH STREET  
MIAMI, FLORIDA 33155  
tel: 305.461.4001 fax: 305.461.6002  
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AA C 0 0 2 7 4 6

CONSULTANTS:  
CIVIL ENGINEER  
**SRS ENGINEERING, INC.**  
5001 SW 74TH COURT, SUITE 201  
MIAMI, FLORIDA 33155  
(305) 662-8887 (FAX) 662-8858

STRUCTURAL ENGINEER  
**DOUGLAS WOOD ASSOCIATES, INC.**  
5040 NW 7th STREET, SUITE 820  
MIAMI, FLORIDA 33126  
(305) 461-3450 EXT. 300

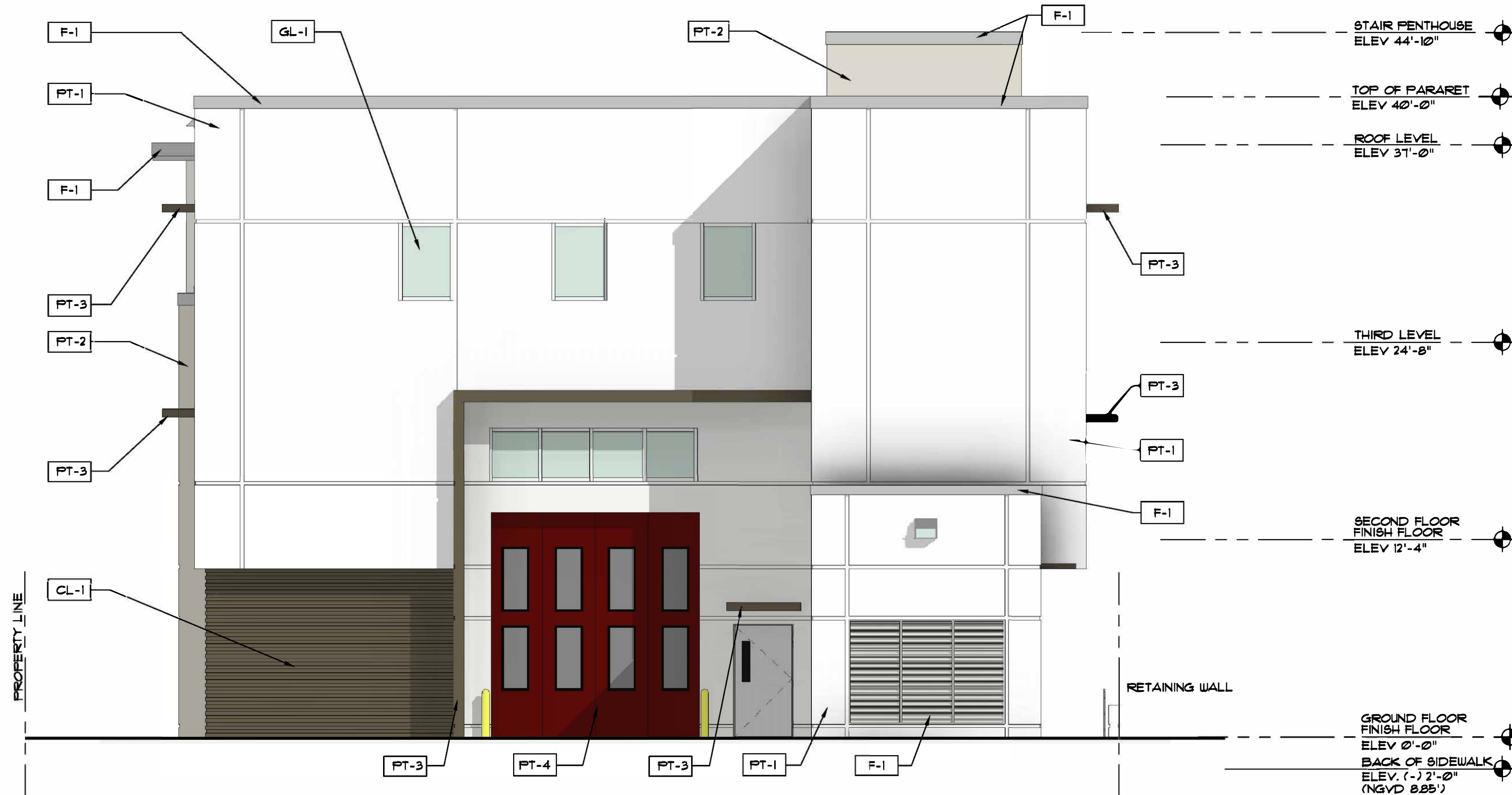
ELEC. MECH. PLUM. ENGINEER  
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135 ALMEIRA AVENUE  
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13170 SW 128TH STREET, SUITE 207  
MIAMI, FLORIDA 33186  
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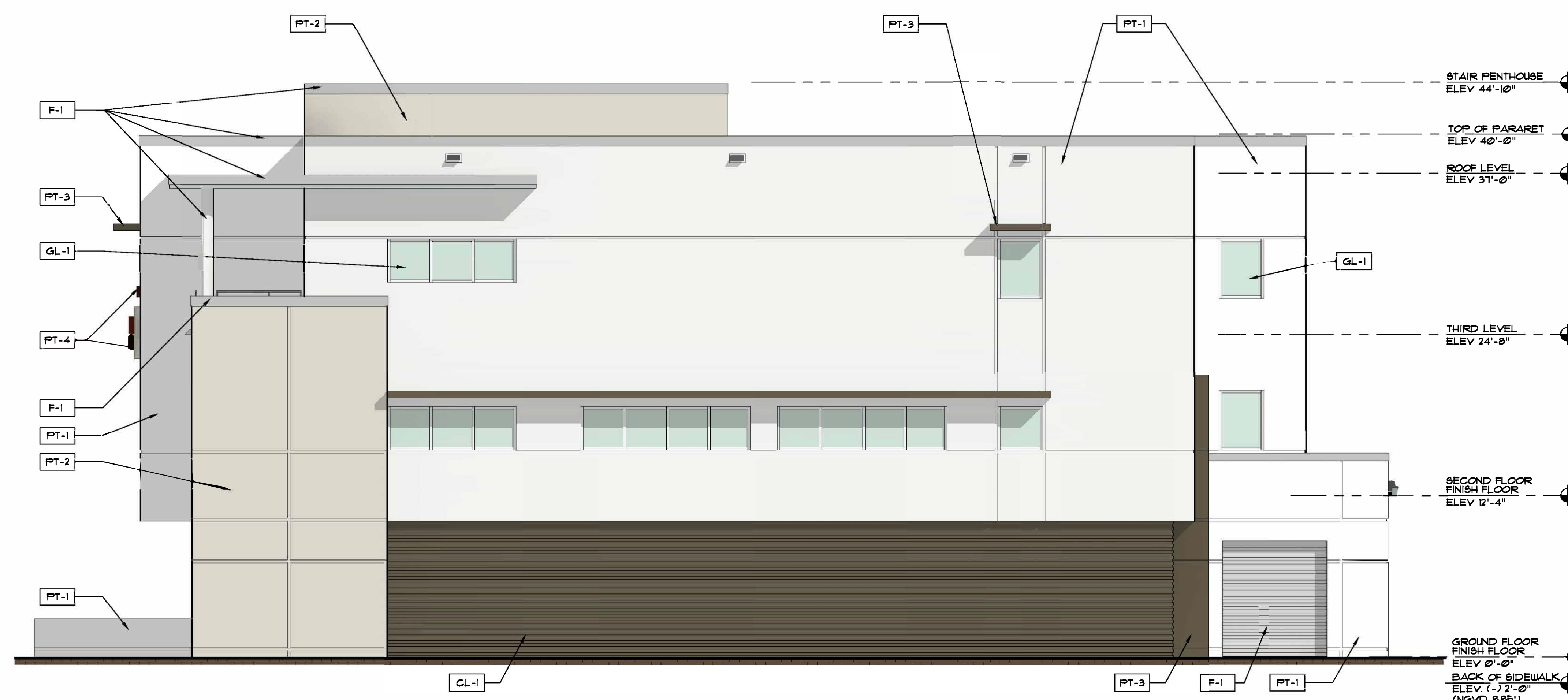


**PERSPECTIVE VIEW**  
SCALE: N.T.S.



**1 NORTH BUILDING ELEVATION**  
SCALE: 3/16" = 1'-0"

PAINT FINISHES	
	FT-1: SNOWBOUND 1004
	FT-2: MODERN GRAY 1632
	FT-3: POLISHED CONCRETE 9161
	FT-4: REAL RED 6060
KNOTWOOD CLADDING	
	CL-1: COLOR DOVETAIL
GLAZING	
	GL-1: GREEN TINT
	F-1: MILL FINISH METAL



**2 EAST BUILDING ELEVATION**  
SCALE: 3/16" = 1'-0"

**CORAL GABLES  
FIRE HOUSE  
No. 04**  
1345 SUNSET DRIVE  
CORAL GABLES, FLORIDA 33143

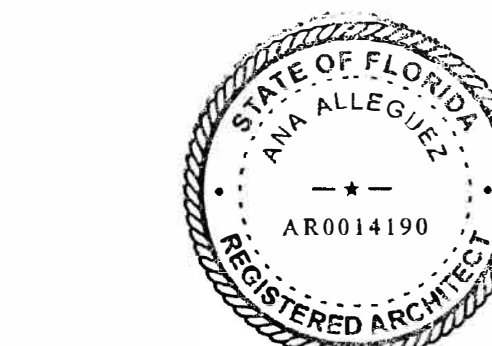
OWNER:  
CITY OF CORAL GABLES

OWNER'S REP.  
ERNESTO PINO P.A.  
305-460-5004

DRAWING TITLE:

**EXTERIOR  
ELEVATION  
FINISHES**

SCALE:



ANA ALLEGUEZ, R.A.  
LICENSE NO. 14190

DATE: JUNE 10TH, 2021

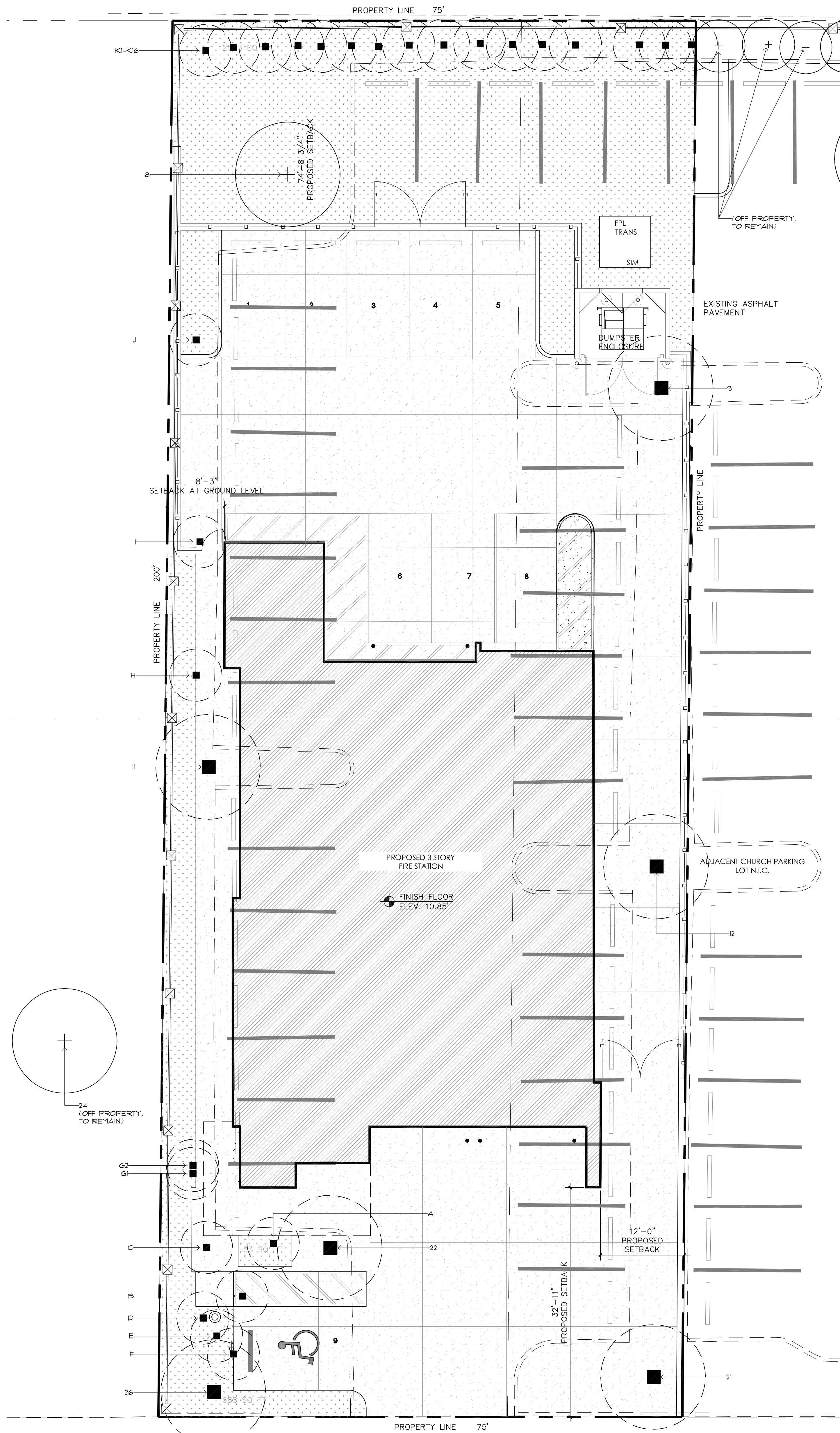
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SHEET NO.:

BOA SUBMITTAL

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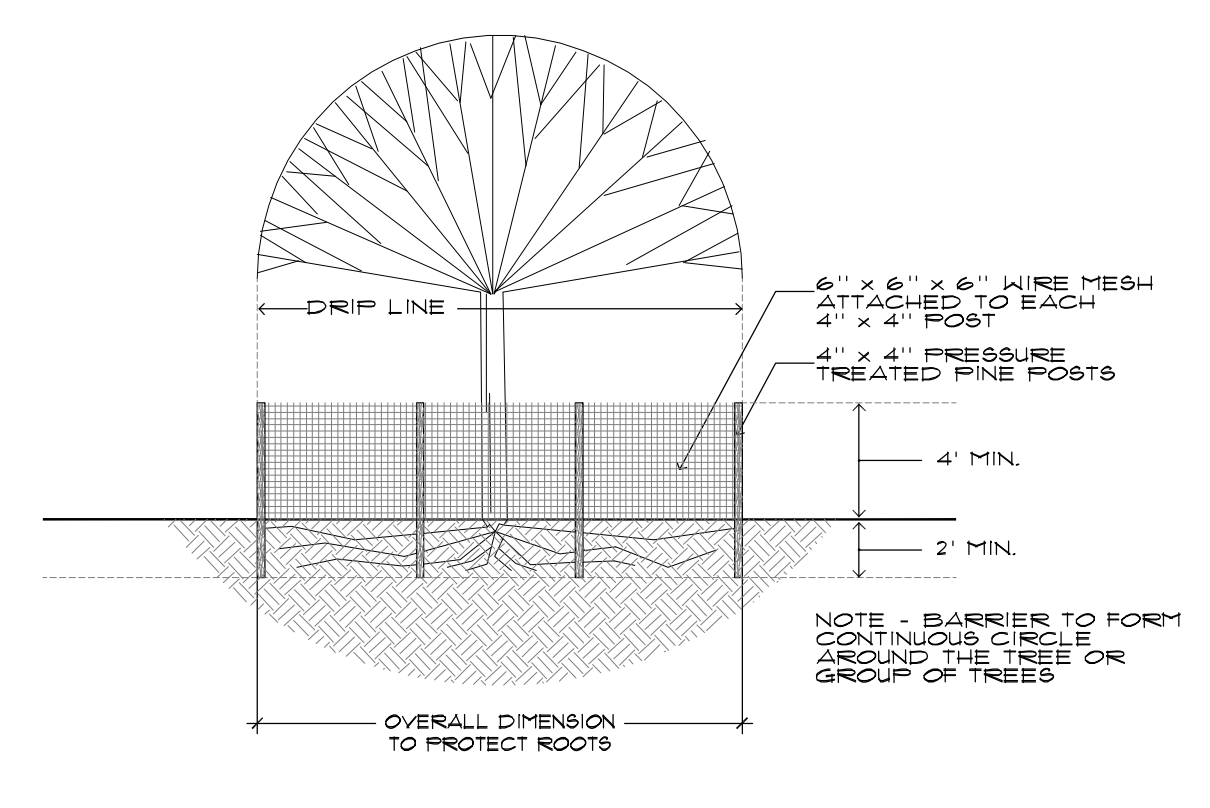
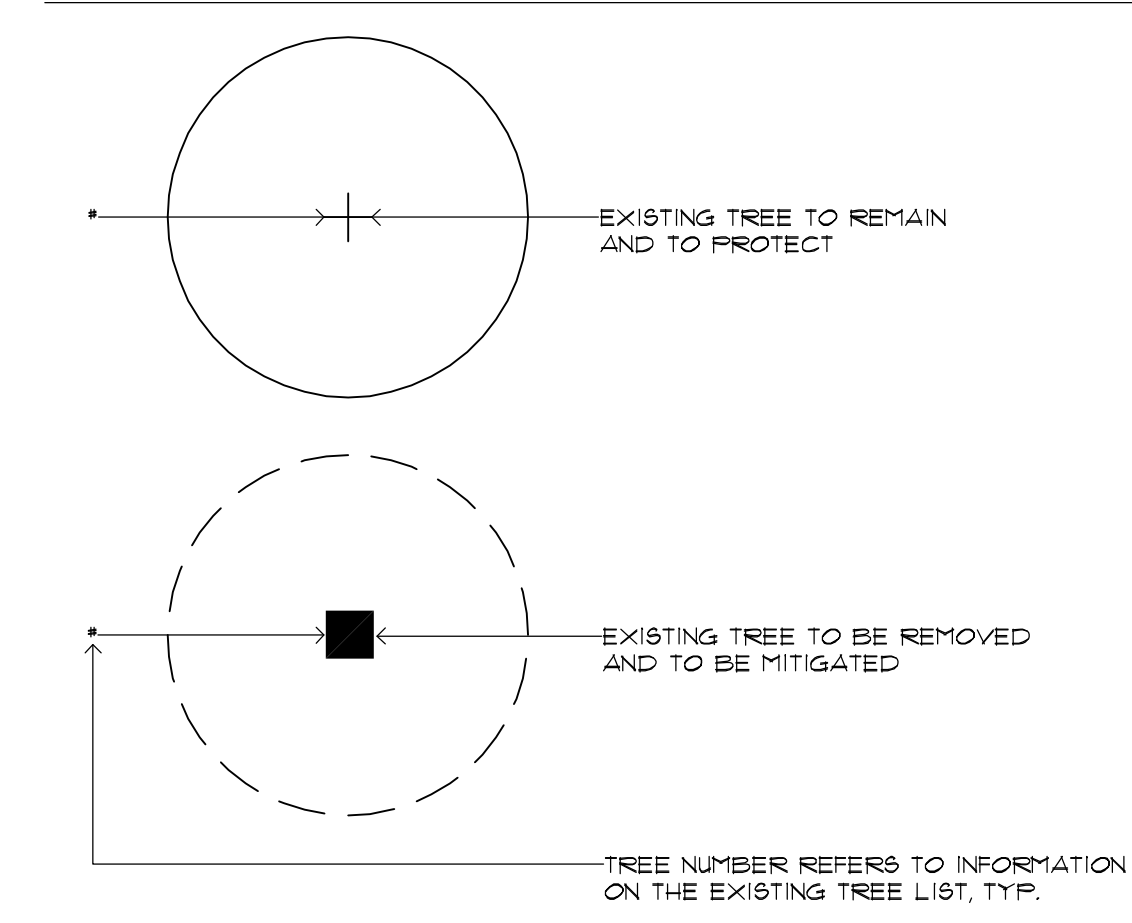


**EXISTING TREE LIST**

Tree #	Common Name	Botanical Name	D.B.H. (Inches)	Ht. (Feet)	Spread (Feet)	Condition	Recommendations	Canopy Loss (Sq. Ft.)	Notes
8	Manogany	Suaresia Mahagoni	12	30	25	Good	To Remain		
9	Manogany	Suaresia Mahagoni	14	35	40	Good	To Be Removed	1256	
11	Manogany	Suaresia Mahagoni	18	35	35	Good	To Be Removed	1924*	Specimen
12	Manogany	Suaresia Mahagoni	24	40	40	Good	To Be Removed	2521*	Specimen
21	Manogany	Suaresia Mahagoni	14	30	25	Good	To Be Removed	431	
22	Manogany	Suaresia Mahagoni	6	35	15	Good	To Be Removed	177	
26	Manogany	Suaresia Mahagoni	16	35	30	Good	To Be Removed	1071	
A	Live Oak	Quercus Virginiana	4	20	8	Fair	To Be Removed	51	
B	Ficus	Ficus Spp.	4	15	5	Fair	To Be Removed	20	
C	Red Stopper	Eugenia Rhombica	9 (Multi-stem)	12	8	Fair	To Be Removed	51	
D	Red Stopper	Eugenia Rhombica	6 (Multi-stem)	12	8	Fair	To Be Removed	20	
E	Red Stopper	Eugenia Rhombica	3	12	8	Fair	To Be Removed	51	
F	Red Stopper	Eugenia Rhombica	9 (Multi-stem)	12	8	Fair	To Be Removed	51	
G1	Red Stopper	Eugenia Rhombica	12 (Multi-stem)	15	10	Poor	To Be Removed	78 (Total, G1 and G2)	Growing within G2
G2	Daphn Holly	Ilex Cassine	12 (Multi-stem)	15	8	Poor	To Be Removed		Growing within G1
H	Red Stopper	Eugenia Rhombica	4	15	8	Fair	To Be Removed	51	
I	Red Stopper	Eugenia Rhombica	16 (Multi-stem)	20	15	Fair	To Be Removed	177	
J	Red Stopper	Eugenia Rhombica	12 (Multi-stem)	12	8	Fair	To Be Removed	51	
K1-K16	Simpson's Stopper	Myrcianthes Fragrans	9-12 (Average)	15-25 (Average)	5-10 (Average)	Fair	To Be Removed	45 Sq. Ft. Each (720 Sq. Ft. Total)	
Total Mitigation Needed (Trees)								17 (500 Sq. Ft. Each)	
Total Mitigation Needed (Sq. Ft.)								8383 Sq. Ft.	

\* Canopy Loss Doubled For Specimen Sized Trees

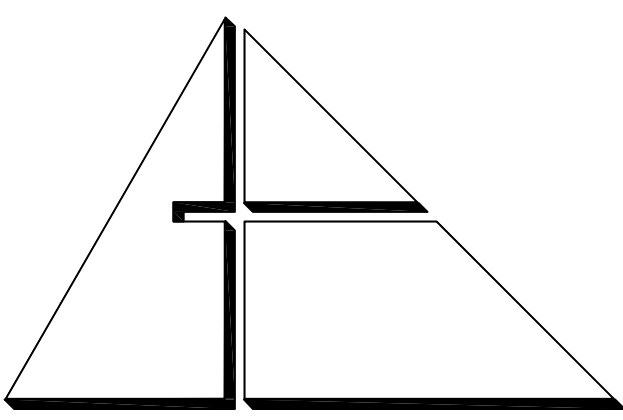
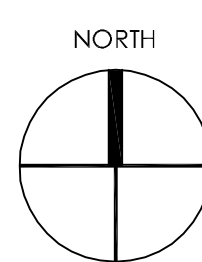
**EXISTING TREE SYMBOL KEY**



**1. WIRE MESH TREE PROTECTION BARRIER DETAIL**  
NOT TO SCALE

**ENLARGED TREE DISPOSITION PLAN**

SCALE: 1/8" = 1'-0"



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**STRUCTURAL ENGINEER**  
**DOUGLAS WOOD ASSOCIATES, INC.**  
5040 NW 7th STREET, SUITE 820  
MIAMI, FLORIDA 33156  
(305) 461-3450 EXT. 300

**ELEC. MECH. PLUM. ENGINEER**  
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135 ALMEIRA AVENUE  
CORAL GABLES, FLORIDA 33134  
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PROJECT:

**CORAL GABLES FIRE HOUSE No. 04**

1345 SUNSET DRIVE  
CORAL GABLES, FLORIDA 33143

OWNER:  
CITY OF CORAL GABLES

OWNER'S REP.  
ERNESTO PINO P.A.  
305.460.2004

DRAWING TITLE:

**TREE DISPOSITION PLAN**

SEAL



DATE: JUNE 10TH, 2021


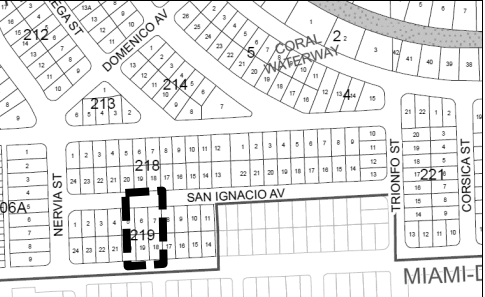
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SHEET NO.

**EX100**

BOA SUBMITTAL

	<h2 style="text-align: center;">City of Coral Gables Notice of Public Hearing</h2>	
<b>Applicant:</b>	<b>City of Coral Gables</b>	
<b>Applications:</b>	<b>1. Change of Land Use 2. Municipal Facility Site Plan Approval</b>	
<b>Property:</b>	<b>Lots 6 and 19, Block 219, Riviera Section #14 (Fire House No. 4)</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>City Commission Tuesday, September 14, 2021, starting at 9 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, FL 33134</b>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the City Commission will conduct a Public Hearing on **Tuesday, August 24, 2021, starting at 9:00 a.m.** The City Commission will be considering the change of land use from 'Religious/Institutional' to 'Public Buildings and Grounds' on Second Reading. The Commission will also take action on the Municipal Facility Site Plan Approval.

In summary, the City of Coral Gables is considering changing the land use and a site plan approval of Fire House No. 4 on Sunset Drive, between Trionfo Street and Nervi Streets. The location is between other civic buildings of Riviera Presbyterian Church on the east, and Cocoplum Women's Club on the west.

Fire House No. 4 will improve total response time for Fire Rescue services to existing areas of central Coral Gables. To accommodate the location of the new fire house, the City is proposing to change the Future Land Use Map from its current 'Religious/Institutional' land use to 'Public Buildings and Grounds' land use in anticipation of the new Fire House No. 4 on Sunset Drive.

The Zoning will not be changed and will remain as Special Use (S) District.

1. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process", Section 14-213, and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for property legally described as Lots 6 and 19, and the west 25 feet of lots 7 and 18, Block 219, Riviera Section #14, Coral Gables, Florida, from Religious/Institutional to Public Buildings and Grounds; providing for a repealer provision, severability clause, and providing for an effective date.
2. A Resolution of the City Commission of Coral Gables, Florida pursuant to Zoning Code Article 1, "General Provisions," Section 1-104 "Jurisdiction and applicability," granting Site Plan approval of a city-owned firehouse, known as Fire House No. 4, legally described as Lots 6 and 19, and the west 25 feet of lots 7 and 18, Block 219, Riviera Section #14, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers.

All interested parties are invited to attend and participate. Please visit the City webpage at [www.coralgables.com](http://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, 405 Biltmore Way, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to [planning@coralgables.com](mailto:planning@coralgables.com), Fax: 305.460.5327 or Phone: 305.460.5211.

Please forward to other interested parties.

The meeting will also be broadcasted live for members of the public to view on the City's website ([www.coralgables.com/cgtv](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

Sincerely,

*City of Coral Gables, Florida*