

City of Coral Gables

Planning Department Staff Report

To: Honorable Local Planning Agency (LPA) / Planning and Zoning Board Members

From: Planning Department

Date: September 15, 2010

Subject: **Application No. 07-10-111-P. Change of Land Use.** An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity" for a 1.2 acre parcel legally described as Lots 1-9 and 37-46, Block 10, Crafts Section (272 Valencia Avenue), Coral Gables, Florida; and providing for severability, repealer, codification and an effective date.

Recommendation

The Planning Department, based upon the Findings of Fact contained herein, recommends approval of the following:

An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Commercial Use, Mid-Rise Intensity" to "Commercial Use, High-Rise Intensity" for a 1.2 acre parcel legally described as Lots 1-9 and 37-46, Block 10, Crafts Section (272 Valencia Avenue), Coral Gables, Florida; and providing for severability, repealer, codification and an effective date.

Summary of the Basis for Approval

Staff's support of application for the change in land use is based on compliance with the Comprehensive Plan (CP) as enumerated in the complete Findings of Fact presented herein and the below listed considerations. The application provides the following:

1. Provides for greater opportunity for well designed infill development, thereby discouraging urban sprawl.
2. Promotes development of employment centers within walking distance of established residential neighborhoods, thereby reducing the need to drive.
3. Encourages balanced development in the central business district and adjoining commercial

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areas to promote pedestrian activity, provide design excellence and long term economic and cultural vitality.

4. Provides greater opportunity for construction of quality development that would allow the integration of a variety of land uses and densities in the downtown area.
5. Provides opportunity to more fully utilize the physical characteristics of the site through the planned development of the property.
6. Allows for use and access to a diversity of uses within walking distance, which includes residential, offices, workplaces, downtown/neighborhood commercial, public parking and public open spaces.
7. Provide for infill and redevelopment that provides the following:
 - a. A variety of uses in the area which can be traversed in a ten (10) minute walk which is an area roughly inscribed by a one thousand three hundred and twenty (1,320) foot (1/4 mile) radius from the center.
 - b. Bring within walking distance most of the activities of daily living, residents of all ages may gain independence of movement, thereby reducing the number and length of vehicular trips.
 - c. Provide architectural and design elements focused towards the pedestrian scale as well as an assortment of street level pedestrian amenities.
 - d. Allow for greater flexibility to create landmark opportunities, physically defined squares, plazas, urban passageways, paseos, parks, public open spaces, etc.

Request

The applicant is requesting a change of land use map designation from Commercial Use, Mid-Rise Intensity to Commercial Use, High-Rise Intensity to allow for the future construction of a commercial high-rise office building. No change in zoning is proposed from the current Commercial District (C) zoning designation.

Site plan review and recommendation is not being requested with this application. A conceptual site plan has been submitted with the application intended to provide a representative example of the potential massing for a commercial high-rise office building. However, the parcel can be developed pursuant to the permitted and conditional uses of the existing Commercial District, therefore no requirement exists to limit the parcel to be developed as an office building.

The application package including a statement of use, zoning analysis, location map and survey, existing/proposed land use maps, existing zoning map and a conceptual site plan is provided as Attachment A.

The subject property does have an existing alley bisecting the parcel. The property could be developed with the alley as presently located, however the development of the property would not be developed in manner providing for the highest and best use of the parcels. Future vacation/abandonment/relocation of the existing alley would require future public hearing review with an associated site plan before the Planning and Zoning Board and City Commission per Zoning Code Article 3, Division 12, "Abandonment and Vacations."

This application requires review and recommendation by the Local Planning Agency (Planning and Zoning Board) before consideration by the Commission. This proposal is considered a "small scale" amendment according to the Department of Community Affairs (DCA) thresholds. The DCA only requires submission of the small scale amendments and no formal review is conducted.

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Facts – Background and Proposal

Application	Request
Change of land use	Yes - Commercial Use, Mid-Rise Intensity to Commercial Use, High-Rise Intensity
Comprehensive Plan text amendment	N/A
Change of zoning	N/A - Property remains as Commercial District (C) zoning classification
Zoning Code text amendment	N/A
Site plan review	Future site plan review is required by the PZB/CC if the alley is vacated/abandoned/relocated
Mixed use site plan	N/A
Planned Area Development	N/A
Subdivision Review or Tentative Plat	N/A
Conditional uses	N/A

City Reviews:

City Reviews/Timeline	Date Scheduled/ Reviewed/Approved*
Development Review Committee	Required with application for public alleyway re-location
Board of Architects	Future site plan review is required
Board of Adjustment	N/A
Historic Preservation Board	N/A
Local Planning Agency	09.15.10
Planning and Zoning Board	09.15.10
Street and Alley Vacation Committee	N/A
Public rights-of-way encroachment	N/A
City Commission, 1 st reading	10.12.10
City Commission, 2 nd reading	TBD

*All scheduled dates and times are subject to change without notice.

Existing Property Designations:

Applicable Designations
CLUP Map Designation
Zoning Map Designation
Within Central Business District
Mixed Use District ("C", Commercial only)
Mediterranean Architectural District (citywide)
Coral Gables Redevelopment Infill District (GRID) – TCEA

Surrounding Uses:

Location	Existing Land Uses	CLUP Designations	Zoning Designation
North	1 story US Post Office building	Commercial Use, Mid-Rise Intensity	Commercial District (C)
South	1-2 story commercial buildings	Commercial Use, Mid-Rise Intensity	Commercial District (C)
East	1-2 story commercial buildings	Commercial Use, Mid-Rise Intensity	Commercial District (C)
West	3 story commercial building and 4 level parking garage	Commercial Use, High-Rise Intensity"	Commercial District (C)

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Previous City Approvals

The subject property underwent previous public hearing reviews for the following:

1. Ordinance No. 3315 (adopted 03.24.98) provided for the vacation of the west 100 feet of east/west public alleyway that bisects the property, subject to the relocation of a substitute public alleyway provided to the City.
2. Ordinance No. 3594 (adopted 09.24.02) rescinded Ordinance No. 3315 and rededicated the vacated alleyway for public use due to failure to comply with conditions of approval of Ordinance 3315.

Copies of the referenced Ordinances are provided as Attachment C.

City Department Review

This proposal was reviewed by City Staff at the Development Review Committee (DRC) meeting on 08.27.10. No comments were provided by the DRC. When the property proceeds forward with future development, future DRC review shall be required.

Zoning Code and Comprehensive Plan Analysis

Zoning Code Analysis

The subject property is currently zoned Commercial District (C). See Attachment B for a complete copy of Commercial District (C) Requirements.

Although the subject property is not undergoing a change in zoning or site plan review, please find listed below the Planning Department preliminary zoning analysis to identify future development parameters of the property:

Development requirements – Commercial District (C) provisions		
Zoning Code Provision	Category	
Sec. 4-302 D.1	Minimum parcel of land: Greater than forty-five (45) feet in height shall have a minimum of 200 feet of primary street frontage and minimum land area of 20,000 square feet	Complies
Sec. 4-302 D.2	Minimum parcel dimensions: a. Width. Twenty (25) feet b. Depth. One-hundred (100) feet	Complies
Sec. 4-302 D.4	Floor area ratio: 3.0 FAR without Med. Architectural style bonuses (sq. ft.)	51,982 sq. ft. x 3.0 Far = 155,946 sq. ft.
Sec. 5-604 C. and D.	Floor area ratio: 3.5 FAR with Med. Architectural style bonuses (sq. ft.)	51,982 sq. ft. x 3.5 FAR = 181,937 sq. ft.
Sec. 4-302 D.3	Minimum setbacks without	Front setback:

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Development requirements – Commercial District (C) provisions		
Zoning Code Provision	Category	
	Med. Architectural style bonuses	<p>1. Up to 15' feet in height: None 2. The portion of a building above 15' shall be set back 10' from the property line</p> <p>Side setback: 1. Interior side: Up to 45' in height – 0', greater than 45' in height – 15' plus 1' of additional setback for each 3' of height above 45' 2. Side street: 15'</p> <p>Rear setback: 1. Abutting a dedicated alley or street: None 2. Not abutting dedicated alley or street: 10'</p>
Sec. 5-604 H.1	Minimum setbacks with Med. Architectural style bonuses	<p>Front setback: 0' Side setback: 0' Rear setback: 0'</p>
Sec. 4-302 D.3	Balconies	Cantilevered open balconies may project into the required setback areas a max. six (6) feet.
Sec. A-36 B.4 Sec. A-63 A.4 Sec. 5-604 C. and D.	Height. The maximum permitted height is as pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific Zoning regulations as provided for in Appendix A of the Zoning Code.	<p>Zoning Code: 13 stories / max. 150' height Comp Plan: 150' height Med bonus allows up to 3 additional stories (13.5' each) for a maximum height of 190.5' height.</p>
Sec. 5-1105 C.1	Required on-site landscaping: 10% of site area (sq. ft.)	51,982 sq. ft. x .10 = 5,198 sq. ft.
Sec. 4-302 D.6	Nighttime use requirements for properties adjacent to a residential district	Property is not adjacent to residential district

Listing of permitted and conditional uses - Commercial District (C)

The subject property could be developed as-of-right or would be required to undergo conditional use public hearing review dependent upon the future intended use of the property. A listing of the permitted use and conditional uses is as follows:

"B. Permitted uses. The following uses are permitted subject to the standards in this Section and other applicable regulations in Article 5:

1. Accessory uses.
2. Alcoholic beverage sales.
3. Animal grooming and boarding.
4. Assisted living facilities.
5. Automobile service station.
6. Camps.
7. Community center.
8. Congregate care.
9. Day care.

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10. Drive through facilities not abutting or adjacent to SFR, MF1, MF2, and MFSA zoning districts.
11. Educational facilities.
12. Funeral home.
13. Government uses.
14. Indoor recreation/entertainment.
15. Medical clinic.
16. Municipal facilities.
17. Nighttime uses.
18. Nursing homes.
19. Offices.
20. Overnight accommodations.
21. Parking garages.
22. Parking lots.
23. Public transportation facility.
24. Restaurants.
25. Restaurants, fast food.
26. Retail sales and services.
27. Swimming pools as an accessory use.
28. Temporary uses.
29. TV/radio studios.
30. Utility/infrastructure facilities.
31. Vehicle sales/displays.
32. Vehicle service, major.
33. Veterinary offices."

"C. Conditional uses. The following uses are permitted as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

1. Drive through facilities abutting and/or adjacent to SFR, MF1, MF2, and MFSA zoning districts.
2. Heliport.
3. Marina facilities
4. Mixed use building(s).
5. Outdoor recreation/entertainment.
6. Private yacht basin."

Comprehensive Plan (CP) Analysis

This section evaluates the application for consistency with the CP. A comparison of the current Commercial Use, Mid-Rise Intensity to the proposed Commercial Use, High-Rise Intensity is as follows:

Current Comprehensive Plan Future Land Use Element designation parameters			
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.

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Proposed Comprehensive Plan Future Land Use Element designation parameters			
Commercial High-Rise Intensity.	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

Planning Staff review finds the application is consistent and promotes the following CP elements: Future Land Use Element, Design Element, and Mobility Element. Specifically, Staff finds the requests are consistent with the following CP Goals, Objective and Policies;

"Future Land Use Element

Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.

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.

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.
- Intensity/Density of the use.
- Access and parking.
- Landscaping and buffering.

Objective FLU-1.8. Continue to ensure land and resources are made available which are suitable for utility facilities and other infrastructure required to support proposed development. This Objective shall be achieved through the implementation of the following policies:

Objective FLU-1.9. Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.

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.

Policy FLU-1.9.2. Encourage the detailed planning of downtown, which is defined as the central business district, to establish sound economic, aesthetic and land use principles for effective utilization of both public and private resources.

Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.

Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.

Design Element

Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.

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.

Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.

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.

Objective DES-1.2. Preserve the Coral Gables Mediterranean design and architecture.

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.

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.

Mobility Element

Goal MOB-1. Provide accessible, attractive, economically viable transportation options that meet the needs of the residents, employers, employees and visitors through a variety of

methods.

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.

Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

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.

Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.

Policy MOB-1.1.4. Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers, downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.

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 bulbouts, 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.

Policy MOB-2.2.5. As a vibrant mature City located in rapidly growing Miami-Dade County, the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City's GRID. – The City shall research the following:

- *The possible expansion and upgrade of the current trolley system to other destinations within the City which may include a northern extension beyond 8th Street and connection to the University of Miami campus.*
- *Potential development incentives and/or economic incentives to promote trolley ridership.*
- *Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walkability.*

Objective MOB-2.8. The City shall plan and ensure development of a transportation system that preserves environmentally sensitive areas, conserves energy and natural resources, and maintains and enhances community aesthetic values.

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.*

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- Provide a comfortable environment for pedestrian walking (walkability) and other activities.
- Improve the visual attractiveness of the urban and residential areas (neighborhoods).

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 urban center as buildout continues pursuant to the established Comprehensive Plan and Map.”

Findings of Facts

Staff analysis of the application finds the request is in conformance with the Comprehensive Plan. Staff's conclusion is based upon the following "Findings of Fact":

1. The proposal is consistent with and furthers the Goals, Policies and Objectives of the Comprehensive Plan and furthers the purpose of these regulations and other City ordinances and actions designed to implement the Comprehensive Plan.
2. The proposed future use of the property is consistent with the property's existing Commercial District (C) zoning designation is compatible with existing and planned uses in the Central Business District.
3. The development of this property as "infill" is in character with surrounding commercial uses of the Central Business District.
4. The proposed use will not adversely or unreasonably affect the use of other properties in the area.
5. 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.
6. The proposed development of this property will allow for commercial uses consistent with neighboring Central Business District properties.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.
8. The proposed future use will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.
9. Future vacation/abandonment/relocation of the existing alley would require future public hearing review with an associated site plan before the Planning and Zoning Board and City Commission per Zoning Code Article 3, Division 12, "Abandonment and Vacations."

Public Notification/Comments

A total of 513 courtesy notices were mailed within 1,000 feet of the subject property. In addition, the following has been completed to solicit input and provide notice of the application:

Type	Explanation
Courtesy notification to property owners within 1,000 feet of the property	08.25.10
Newspaper ad published	09.03.10
Posted property	09.02.10
Posted agenda on City web page/City Hall	08.31.10
Posted Staff report on City web page	09.10.10

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The listing of property owners who returned the notification/comment form, including the date received, property owners name, address, object/no objection/no comment and verbatim comments are attached as Attachment D.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "ERJ".

Eric Riel, Jr.
Planning Director

Attachments:

- A. Applicant's submittal package
- B. Commercial District (C) zoning regulations
- C. Copies of Ordinances No. 3315 and 3594
- D. Public comments

SILVER ARROW OFFICE BUILDING



ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:
Design Consultant
Thomas A. Spain

PROJECT NAME:
SILVER ARROW
OFFICE BUILDING
300 Almeria Avenue
CORAL GABLES, FLORIDA 33143
OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue,
Coral Gables FL 33143

SCHEMATIC
ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:
REVISIONS:
No. Date Description
ALL DRAWING AND WRITTEN MATERIALS
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THE ARCHITECT AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN
CONSENT.
SEAL:
SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
Cover
SCALE:
SHEET No.:
A0.1

ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:
Design Consultant
Thomas A. Spain

PROJECT NAME:
SILVER ARROW
OFFICE BUILDING
300 Almeria Avenue
CORAL GABLES, FLORIDA 33143
OWNER INFORMATION:
BROCKWAY LTD, LLLP
300 Almeria Avenue,
Coral Gables FL 33134

SCHEMATIC
ISSUE DATE: AUGUST 09, 2010
PROJECT No: 2010-5
DRAWN BY: APPROVED BY:
REVISIONS:
No. Date Description

ALL DRAWING AND WRITTEN MATERIALS
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THE ARCHITECT AND MAY ONLY BE
DUPLICATED WITH THEIR WRITTEN
CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

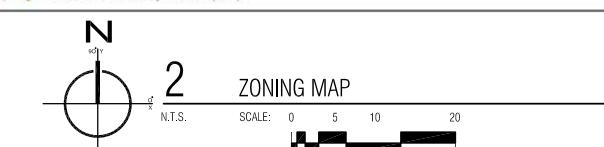
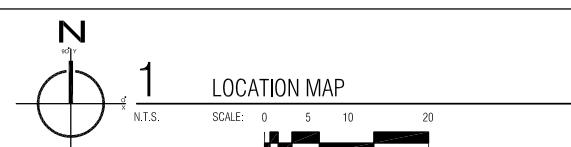
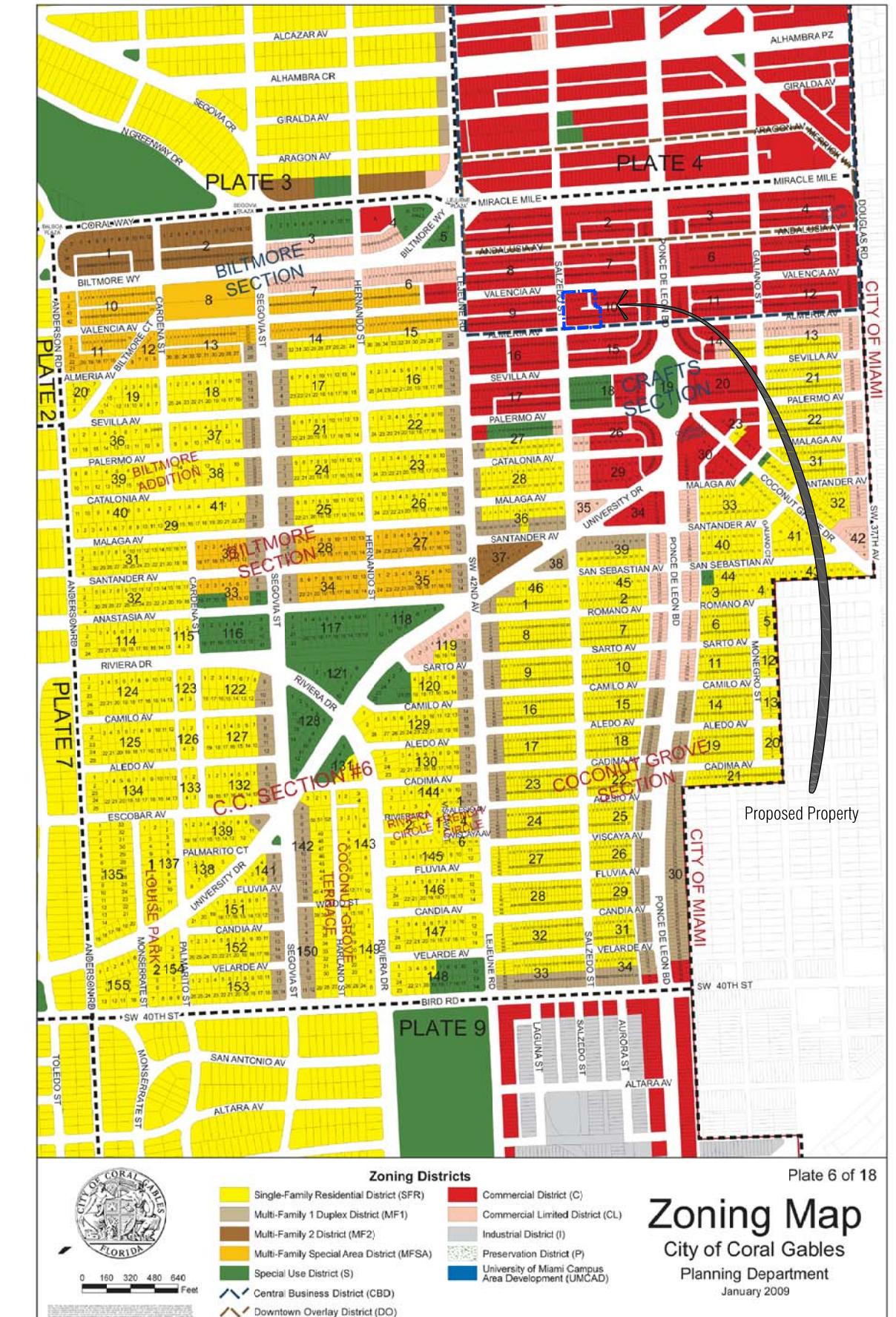
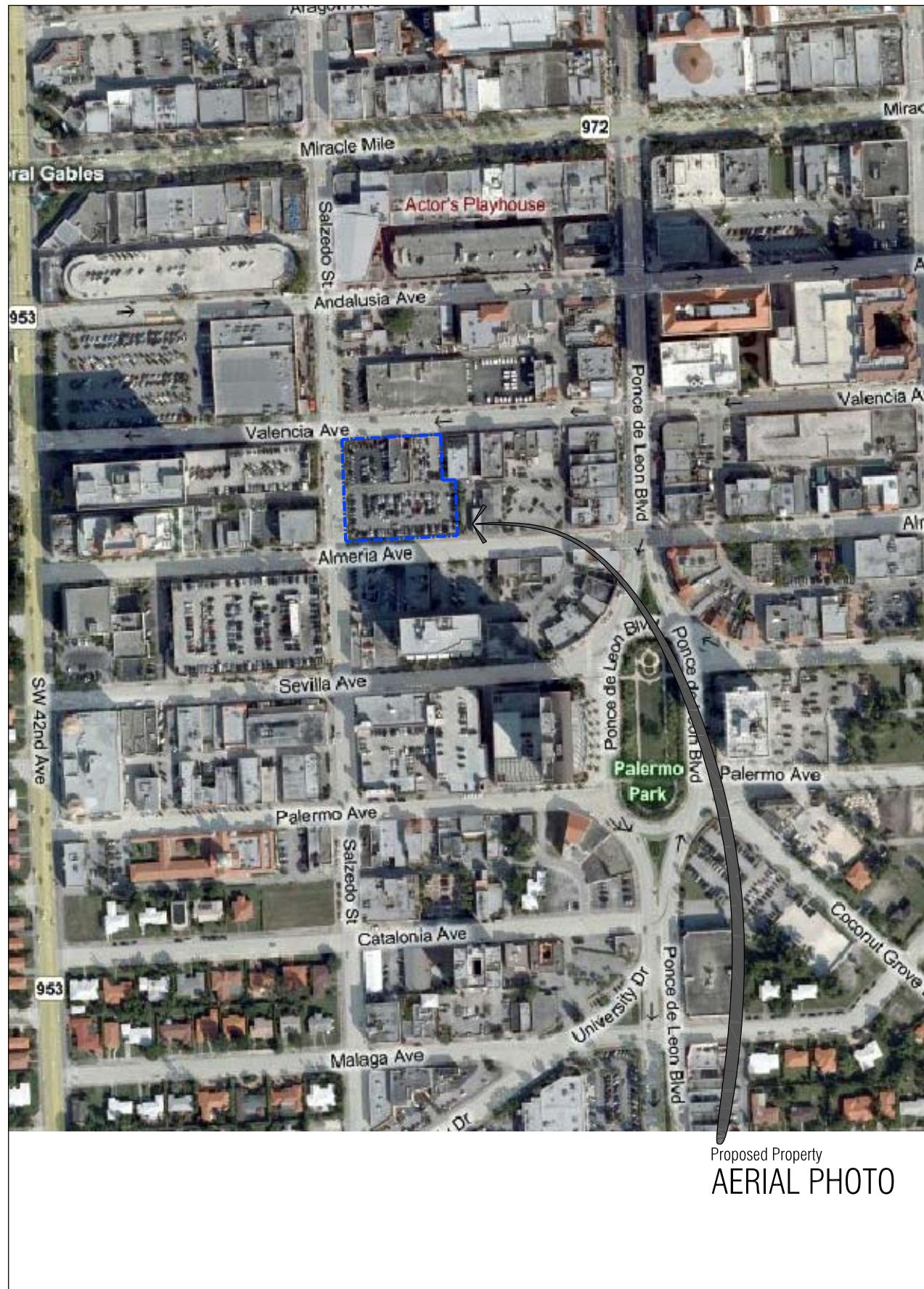
SHEET TITLE:
Zoning Information &
Mediterranean
Bonus Table
SCALE: N.T.S.
SHEET No.: A0.2

PROPOSED ZONING INFORMATION			
City:	CORAL GABLES, FL.		
Property tax folio no.	Parcel A 03-4117-005-2680 26,000 sq.ft. Parcel B 03-4117-005-2330 11,000 sq.ft. Parcel C 03-4117-005-2340 4,000 sq.ft. Parcel D 03-4117-005-2350 2,500 sq.ft. Parcel E 03-4117-005-2370 5,000 sq.ft. Parcel Alley 3,476 sq.ft.		
Property address	300 Almeria Avenue, Coral Gables FL 33134		
Property owner	BROCKWAY LTD, LLLP 300 Almeria Avenue, Coral Gables, Florida 33134 Off: ---		
Property Legal Description	Parcel A C GAB CRAFTS SEC PB 10-40 LOTS 37 THRU 46 BLK 10 & S10FT OF ALLEY LYG N & ADJ CLOSED PER ORD 3315 LOT SIZE 26000 SQ FT OR 12575-1395 1284 5 Parcel B CORAL GABLES CRAFTS SEC PB 10-40 LOTS 1 TO 4 INC BLK 10 & N10FT OF ALLEY LYG S & ADJ CLOSED PER ORD 3315 LOT SIZE 100.000 X 110 Parcel C CORAL GABLES CRAFTS SEC PB 10-40 LOTS 5 & 6 BLK 10 LOT SIZE 5000 SQ FT OR 19689-1485 0501 6 OR 19689-1485 0501 03 Parcel D CORAL GABLES CRAFTS SEC PB 10-40 LOT 7 BLK 10 LOT SIZE 25.000 X 100 F/A/U 03-4117-005-2340 OR 15082-1330 0691 5 Parcel E CORAL GABLES CRAFTS SEC PB 10-40 LOTS 8 & 9 BLK 10 LOT SIZE 50.000 X 100 OR 15082-1330 0691 5 OR 15082-1330 0691 01		
Applicable codes	Florida Building Code 2007 EDITION Florida Fire Prevention Code NFPA 101, 2003 Zoning Code of Coral Gables, Florida		
Zoning Classification	"C" Commercial. High Rise Intensity (Proposed)		
Site Area:	GROSS: s.f. Parcels A+B+C+D+E+Alley 51,976.00 NET: s.f. 51,976.00 GROSS ACREAGE: 1 acre = 43,560 s.f. 1.19 acre NET ACREAGE: 1 acre = 43,560 s.f. 1.19 acre		
Parcel land	Allowed Height Parcel A+B+C+D+E 51,976.00 sq.ft. (see MED BONUS) 190'-6" feet 169'-0" feet 150' + 13'-6" + 27'-0"		
Setbacks Requirements	Required (see MED BONUS) feet feet West (Front) 0'-0" first 15' then 10'-0" 10'-0" 49'-0" East (Rear) Abutting alley 10'-0" 10'-0" 0'-0" North (Street Side) 15'-0" 15'-0" 0'-0" South (Street Side) 15'-0" 15'-0" 0'-0"		
F.A.R.	Permitted sq.ft. Provided sq.ft. 3.0 3.0x51,976.00 155,928.00 0.2x51,976.00 table 1 MED Bonus 10,395.20 0.3x51,976.00 table 2 MED Bonus 15,592.80 181,916.00 181,900.00		
Landscape Open Space	NonResidential Properties Required sq.ft. Provided sq.ft. Open space = 5% of lot 51,976.00 x 5% 2,598.80 10,932.00		
Parking Requirements	Retail 1/250 sq.ft. Office 1/300 sq.ft. Required Provided Ground Floor 14,400.00 sq.ft. 57.6 Second Floor / Parking Third Floor / Parking Fourth Floor / Parking Fifth Floor / Parking Sixth Floor / Parking Seventh Floor / Parking Eighth Floor / Parking Ninth Floor 36,600 sq.ft. 122.0 Tenth Floor 31,000 sq.ft. 103.3 Eleventh Floor 27,900 sq.ft. 93.0 Twelfth Floor 24,600 sq.ft. 82.0 Thirteenth Floor 24,600 sq.ft. 82.0 Fourteenth Floor 22,800 sq.ft. 76.0 TOTAL 17,700.00 sq.ft. 167,500 sq.ft. 615.9 620		

1 ZONING INFORMATION
N.T.S. SCALE: 0 5 10 20

PROPOSED MEDITERRANEAN BONUS			
Table 1			
Required Standards - Nonresidential (All Required)	Provided	Not	Det / Sheet Provided
1a. Architectural elements on building facades. (See screens, columns, canopies all bldg elevations)	X		
1b. Architectural relief elements at street level. (See ornamentation and landscape areas at street level)	X		
1c. Architectural elements located on top of building. (See A/C equipment room, elevator shaft tower & building parapets all bldg. elevation dwgs.)	X		
1d. Bicycle Storage. (See bicycle rack at grade level)	X		
1e. Building facades. (See general building elevations for break lines, stepbacks and massing variations)	X		
1f. Building lot coverage. (No minimum or maximum lot coverage is required)	X		
1g. Drive thru facilities. (See bank drive thru at ground level)	X		
1h. Landscape open space area. (See a minimum of 5% of landscape area at ground level, and elevated roof terrace)	X		
1l. Street lighting. (See Lighting site-lite and parking level, subject to review and approval by dept. of Public Works)	X		
1j. Parking garages. (See Parking facility surrounded by by retail and pedestrian access to adjacent streets)	X		
1k. Porte-cochere. (See alley/auto court entry at Ground Floor)	X		
1l. Rights-of-way improvements. (See Site plan)	X		
1m. Rights-of-way planting requirements.	X		
1n. Sanitation and service areas for restaurants.		X	
1o. Sidewalks/pedestrian access. (See pedestrian access from sidewalk)	X		
1p. Structural soil. (See Landscape Plans for Structural soil at sidewalk planter areas)	X		
1q. Windows on Mediterranean Buildings. (Refer to general dwgs. elevation and window schedule details)	X		
Table 2			
Architectural & Public Realm Standards (six of twelve Required)	Provided	Not	Det / Sheet Provided
2a. Arcades and/or Loggias. (See building main entry)	X		
2b. Building rooflines. (See general building elevations and sections-elevations)	X		
2c. Building Stepback. (See building stepback and recess @ building elevations)	X		
2d. Building Towers. (See building Towers @ building elevations)	X		
2e. Driveways. (See driveway for garage entrance)	X		
2f. Lighting of Landscape. (See landscape drawings, details and electrical drawings)	X		
2g. Materials on exterior building facades. (See general building elevations and building material legend)	X		
2h. Overhead doors.		X	
2l. Paver treatment. (See Walkway entry & Auto court pavement treatment @ site plan)	X		
2l. Pedestrian amenities. (See Fountain, Bench, Refuse Cont., Planter Box @ Site Plan)	X		
2k. Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or streets (See pedestrian pass-through)	X		
2l. Underground parking.		X	

2 MEDITERRANEAN BONUSES COMPLIANCE
N.T.S. SCALE: 0 5 10 20



ARCHITECT:
Bellin & Pratt
architects, LLC
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285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

THE INFLUENCE OF THE ENVIRONMENT ON THE

11. *Leucosia* (Leucosia) *leucostoma* (Fabricius) (Fig. 11)

PROJECT NAME:

**300 Almeria Avenue
CORAL GABLES, FLORIDA 33143**

SCHEMATIC

ISSUE DATE: AUGUST 09, 2010

PROJECT No.: 2010-5

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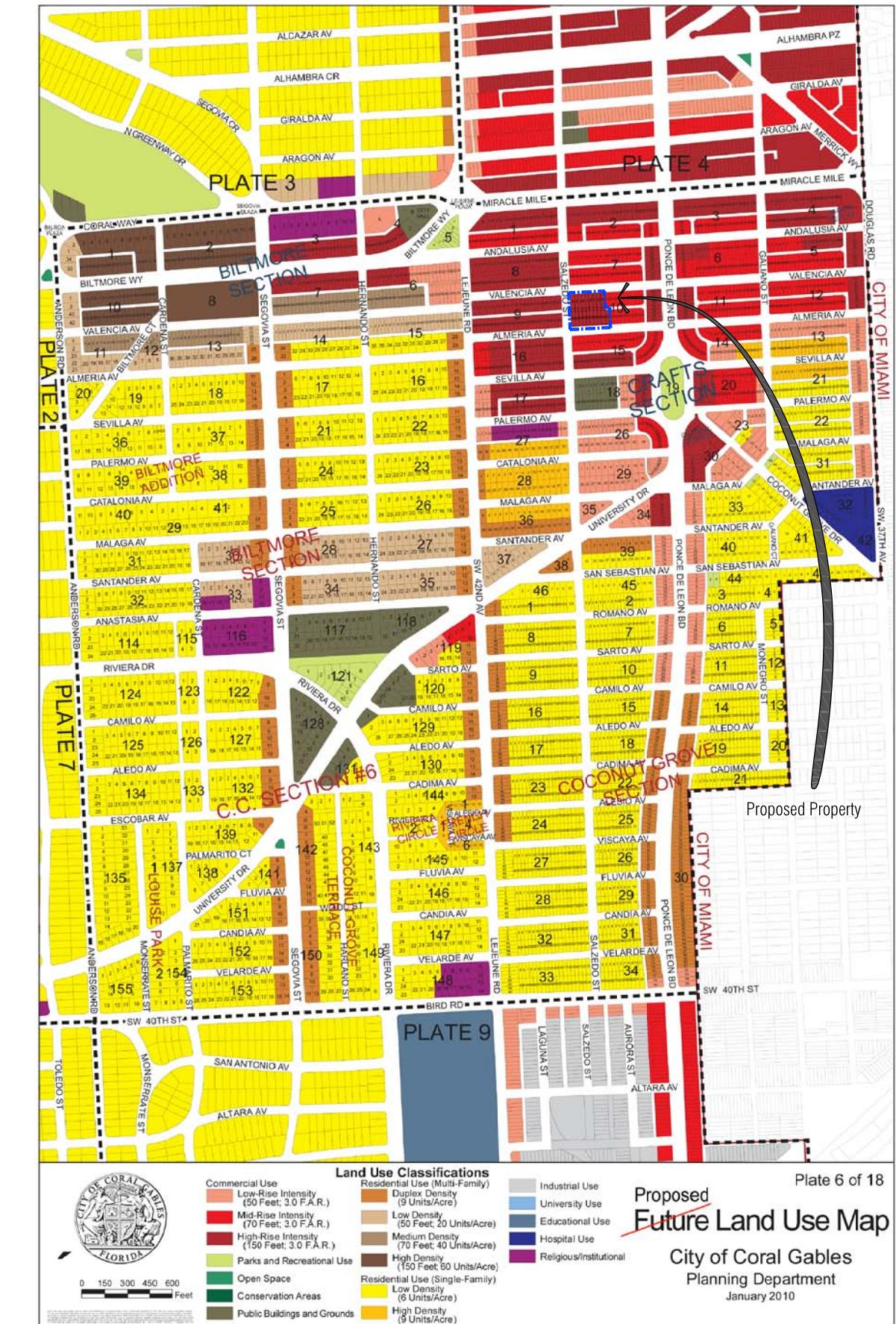
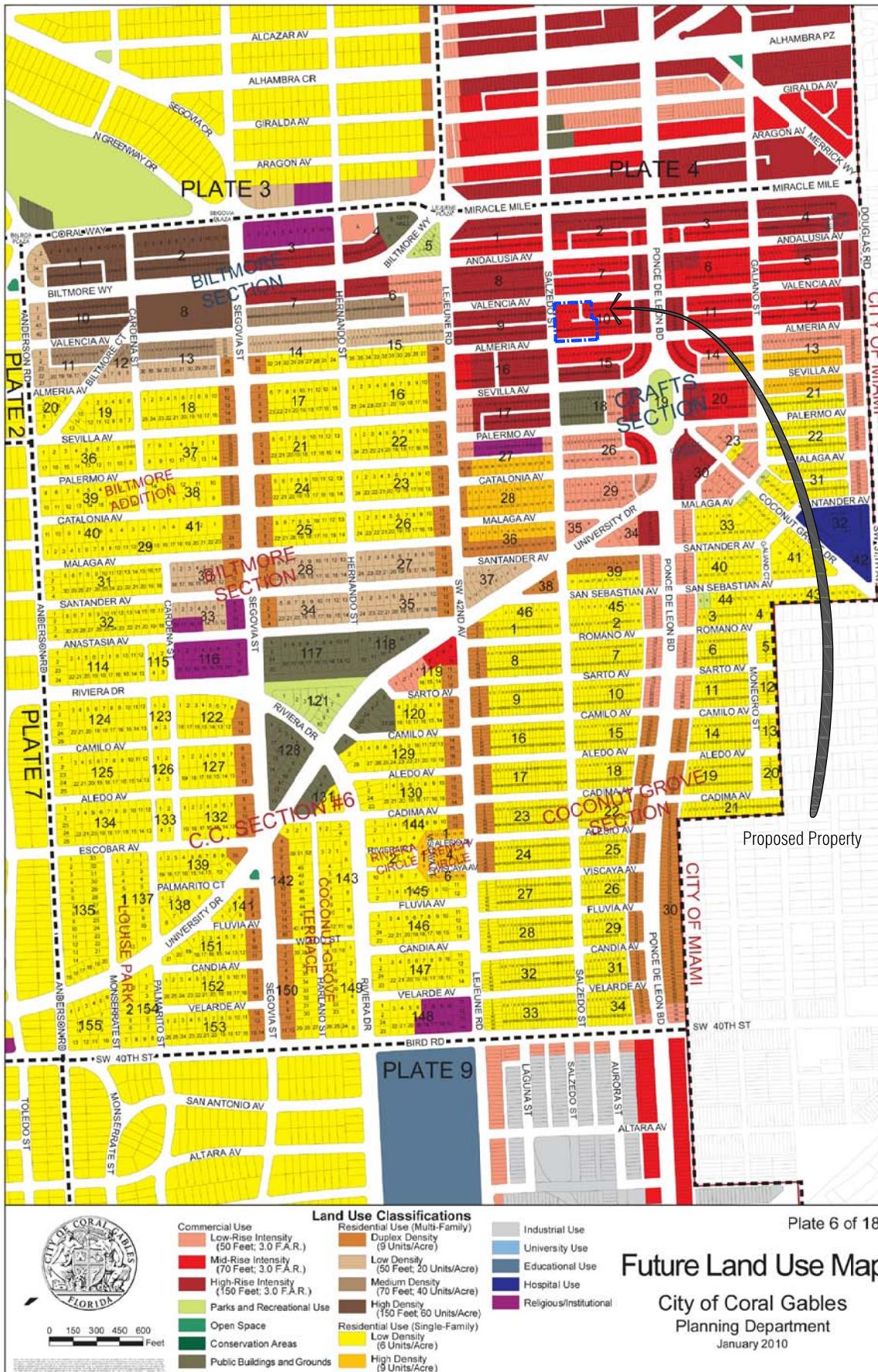
SHEET TITLE: Location Map & City of Coral Gables

of Coral Gables
Zoning Map
SCALE: N.T.S.

SHEET No. 1

SHEET NO.:

A0 3



ARCHITECT:
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Glenn H Pratt, AIA, AR-9608

CONSULTANTS:
Design Consultant
Thomas A. Spain

11. *Leucosia* (Leucosia) *leucostoma* (Fabricius) (Fabricius, 1775: 100. Type locality: *India*).

PROJECT NAME:
**SILVER ARROW
OFFICE BUILDING**

CONSENT.
SEAL: 

SHEET TITLE:
Future Land Use
Map & Proposed
Land use Map
SCALE:
N.T.S.
SHEET No.:
A0.4

ARCHITECT:
Bellin & Pratt
 architects, LLC
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 coral gables . florida . 33134
 tel 305.447.1927
 fax 305.443.5986
 Marshall Bellin AR-5564
 Glenn H Pratt, AIA, AR-9608

CONSULTANTS:
 Design Consultant
 Thomas A. Spain

PROJECT NAME:
SILVER ARROW
OFFICE BUILDING
 300 Almeria Avenue
 CORAL GABLES, FLORIDA 33143
OWNER INFORMATION:
 BROCKWAY LTD, LLLP
 300 Almeria Avenue,
 Coral Gables FL 33143

SCHEMATIC
ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5
DRAWN BY:
APPROVED BY:

REVISIONS:
 No. Date Description

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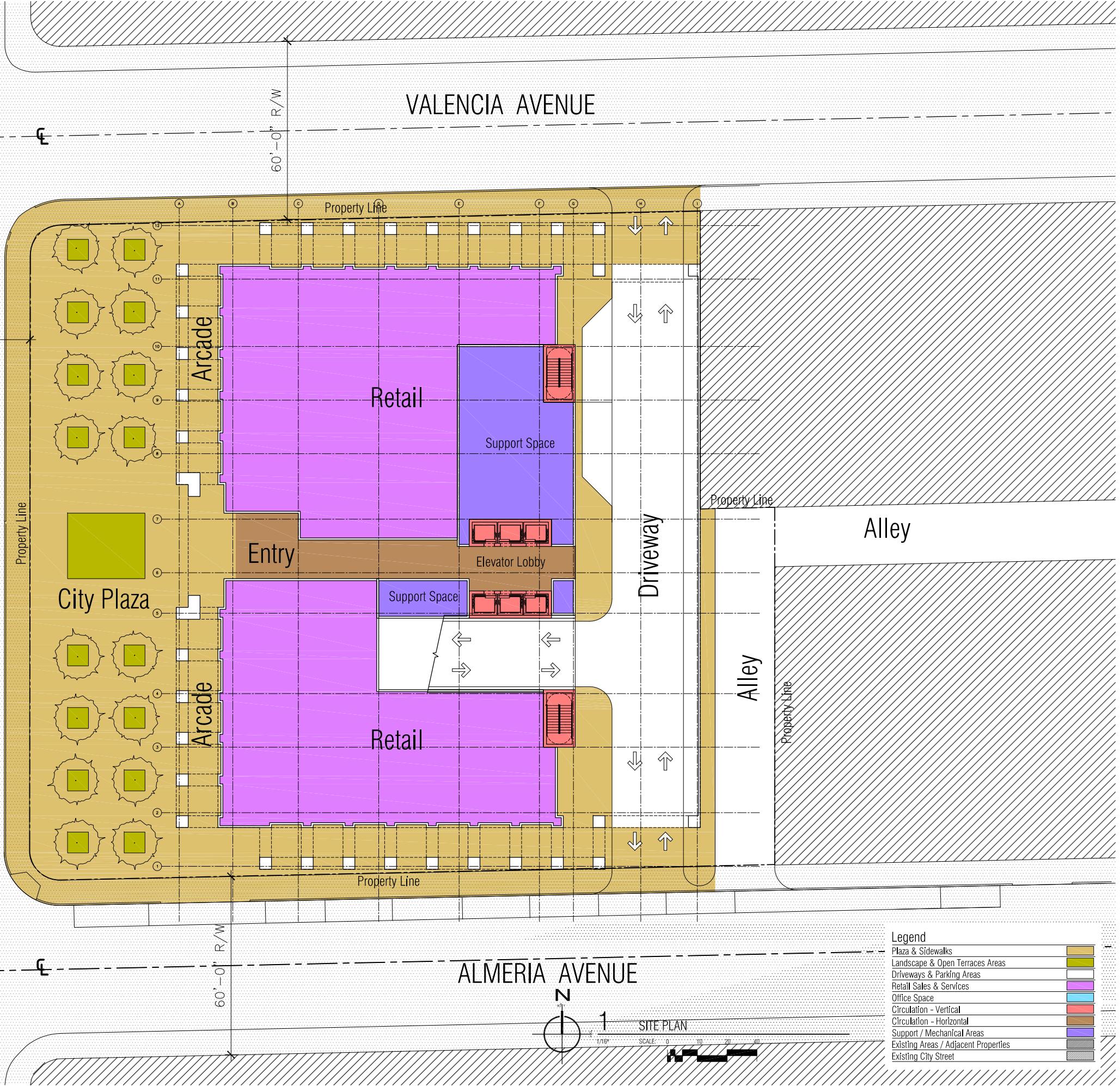
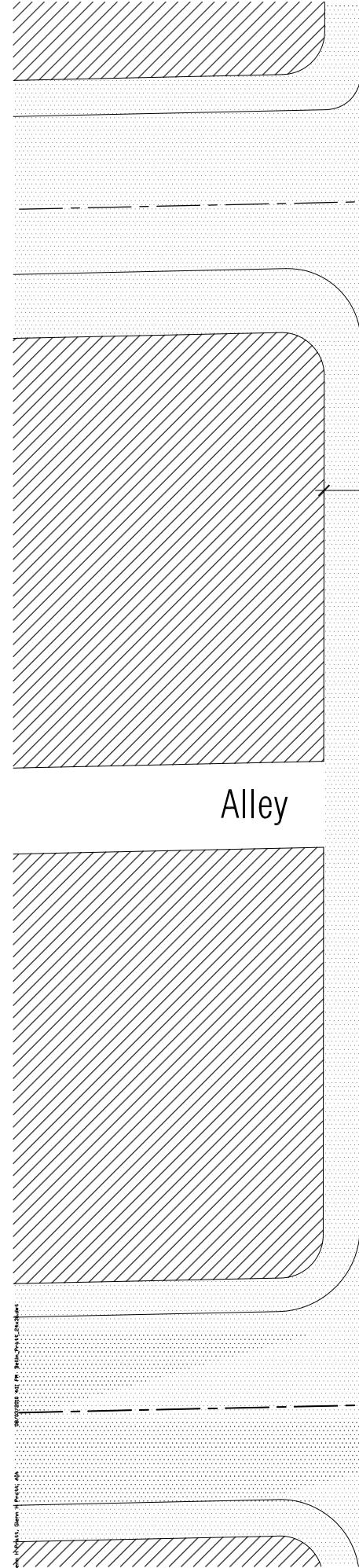
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 Marshall Bellin AR-5564
 Glenn H Pratt, AIA, AR-9608

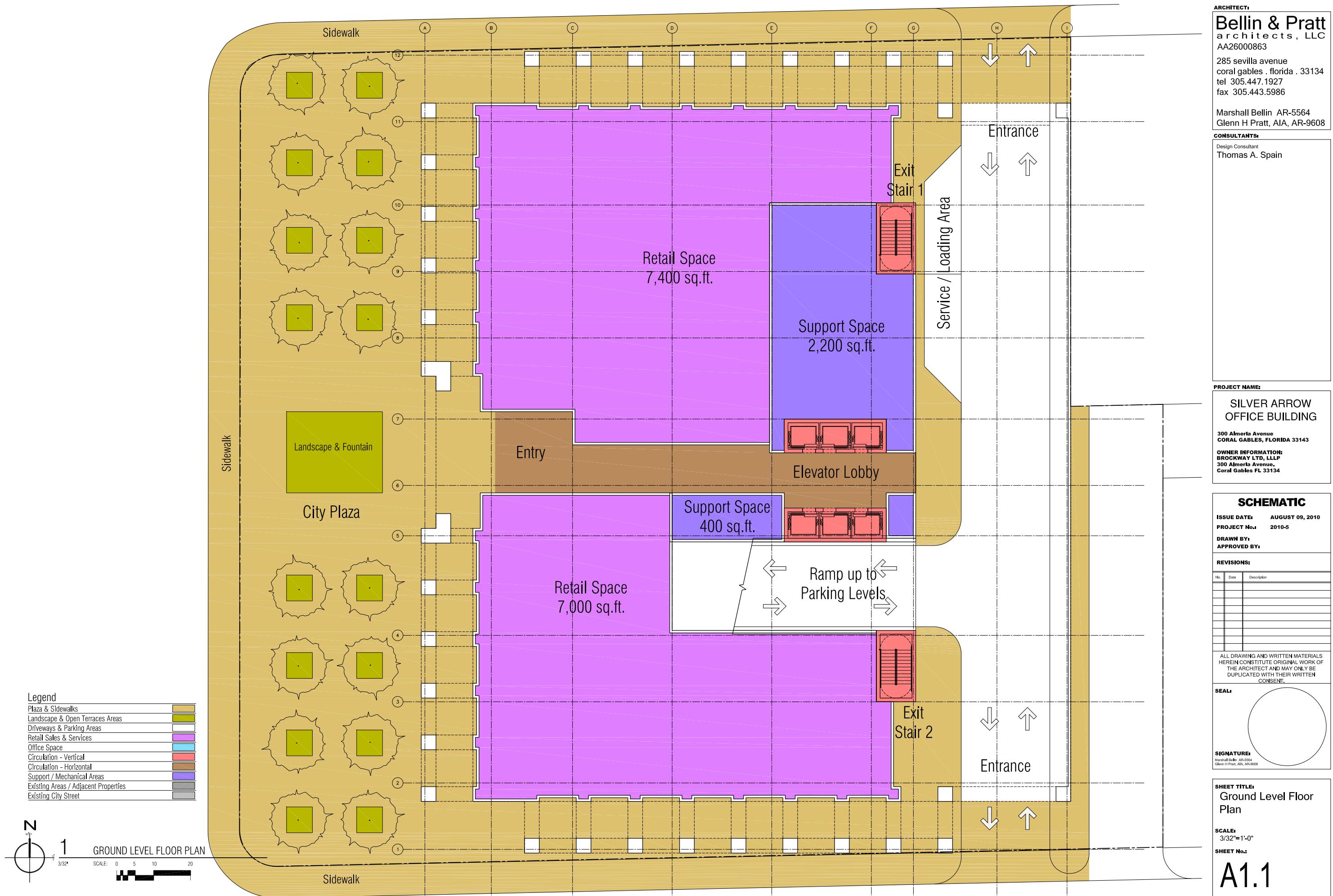
SHEET TITLE:
Site Plan

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

SHEET No.:

A1.0





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CONSULTANTS:
Design Consultant
Thomas A. Spain

1. *What is the primary purpose of the study?* (e.g., to evaluate the effectiveness of a new treatment, to describe a population, to compare two groups, to predict an outcome, to explore a phenomenon)

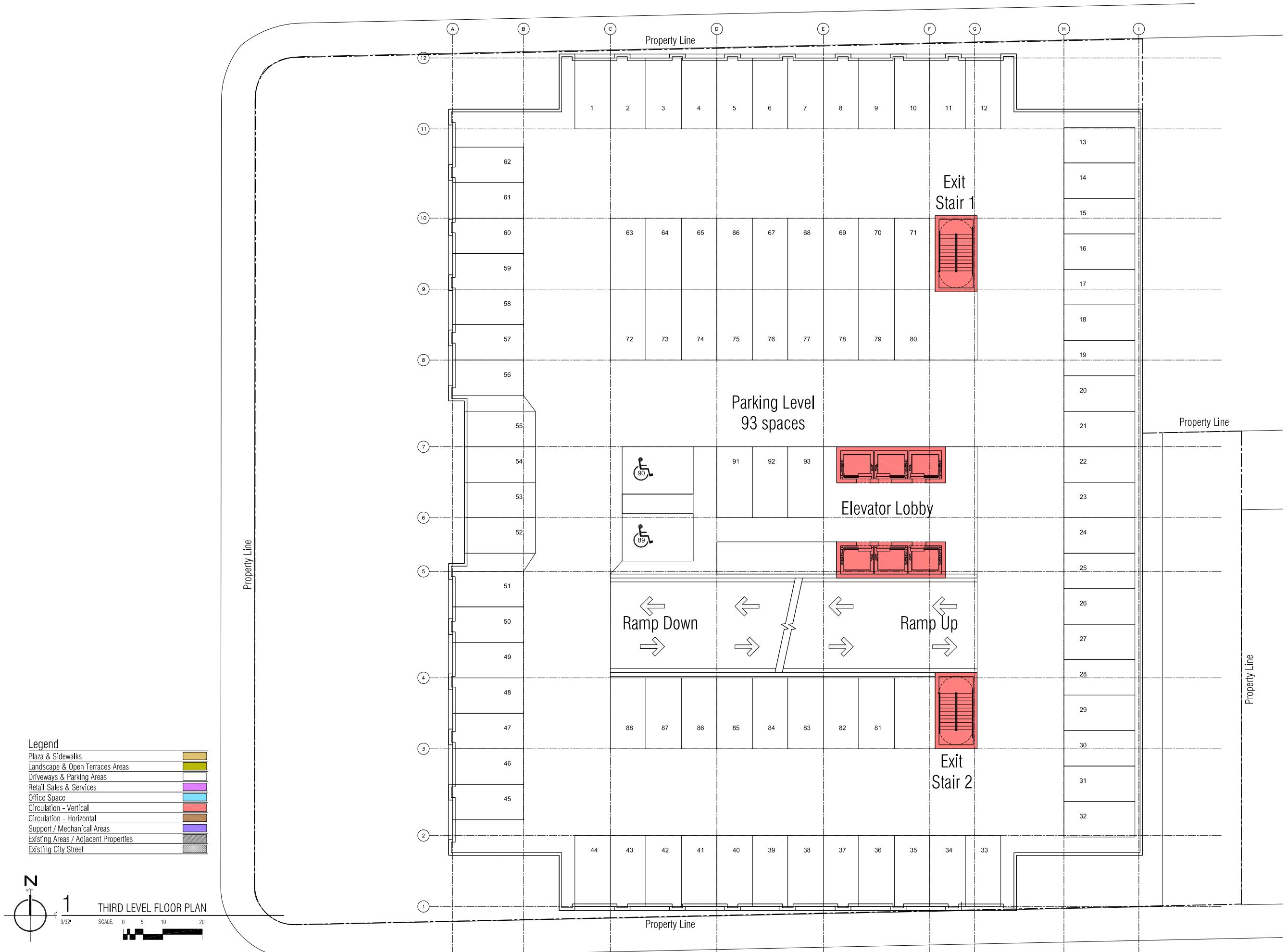
PROJECT NAME:
**SILVER ARROW
OFFICE BUILDING**
100 Almeria Avenue
CORAL GABLES, FLORIDA 33143
OWNER INFORMATION:
ROCKWAY LTD, LLLP
100 Almeria Avenue,
Coral Gables FL 33134

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HEET TITLE:
Third Level Floor
Plan

CALE:
3/32"=1'-0"
HEET No.:

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CONSULTANTS:
Design Consultant
Thomas A. Spain

**SILVER ARROW
OFFICE BUILDING**

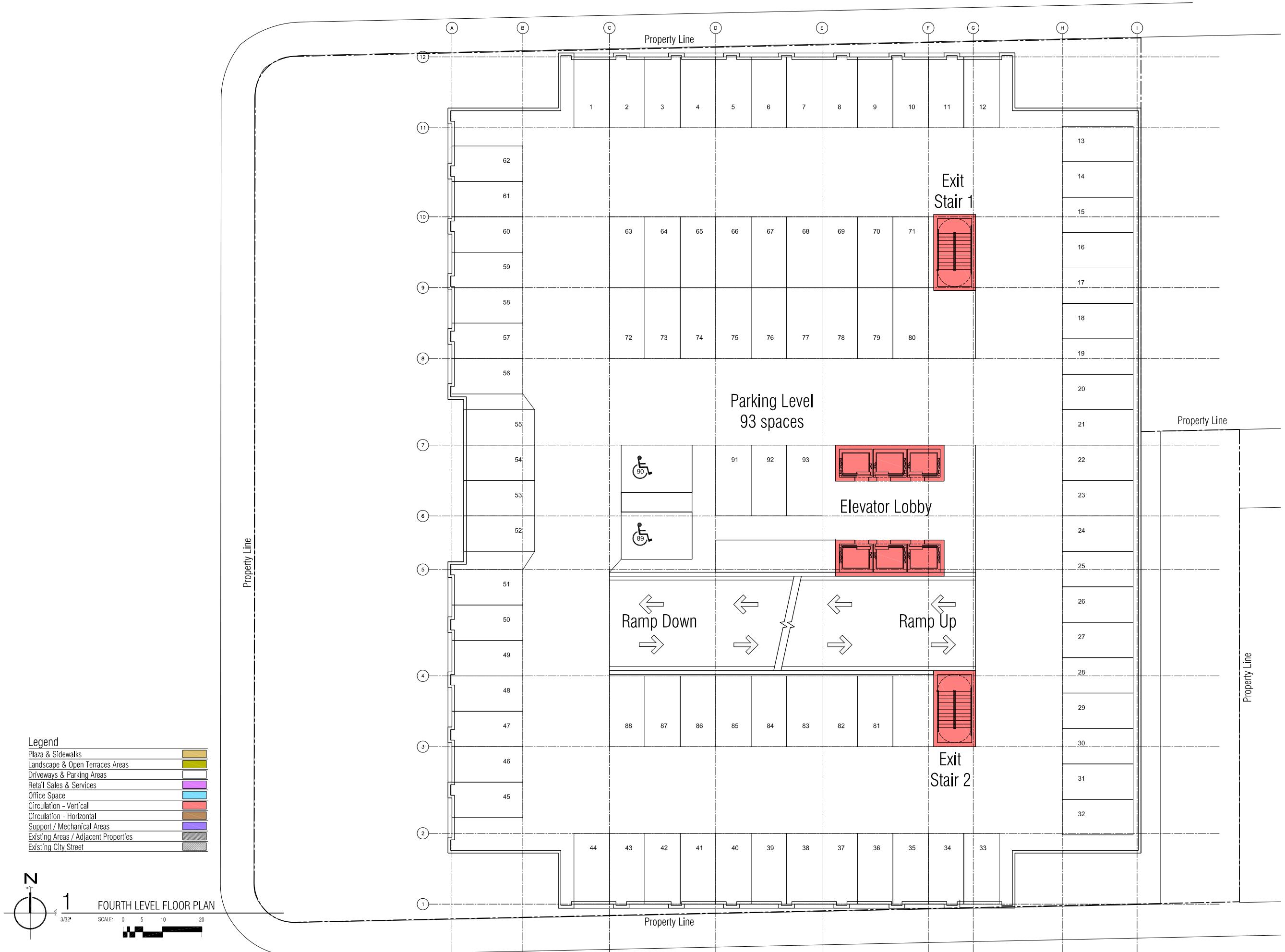
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HEET TITLE:
Fourth Level Floor
Plan

CALE:
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HEET No.:

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PROJECT NAME:

00 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
ROCKWAY LTD, LLLP
00 Almeria Avenue.

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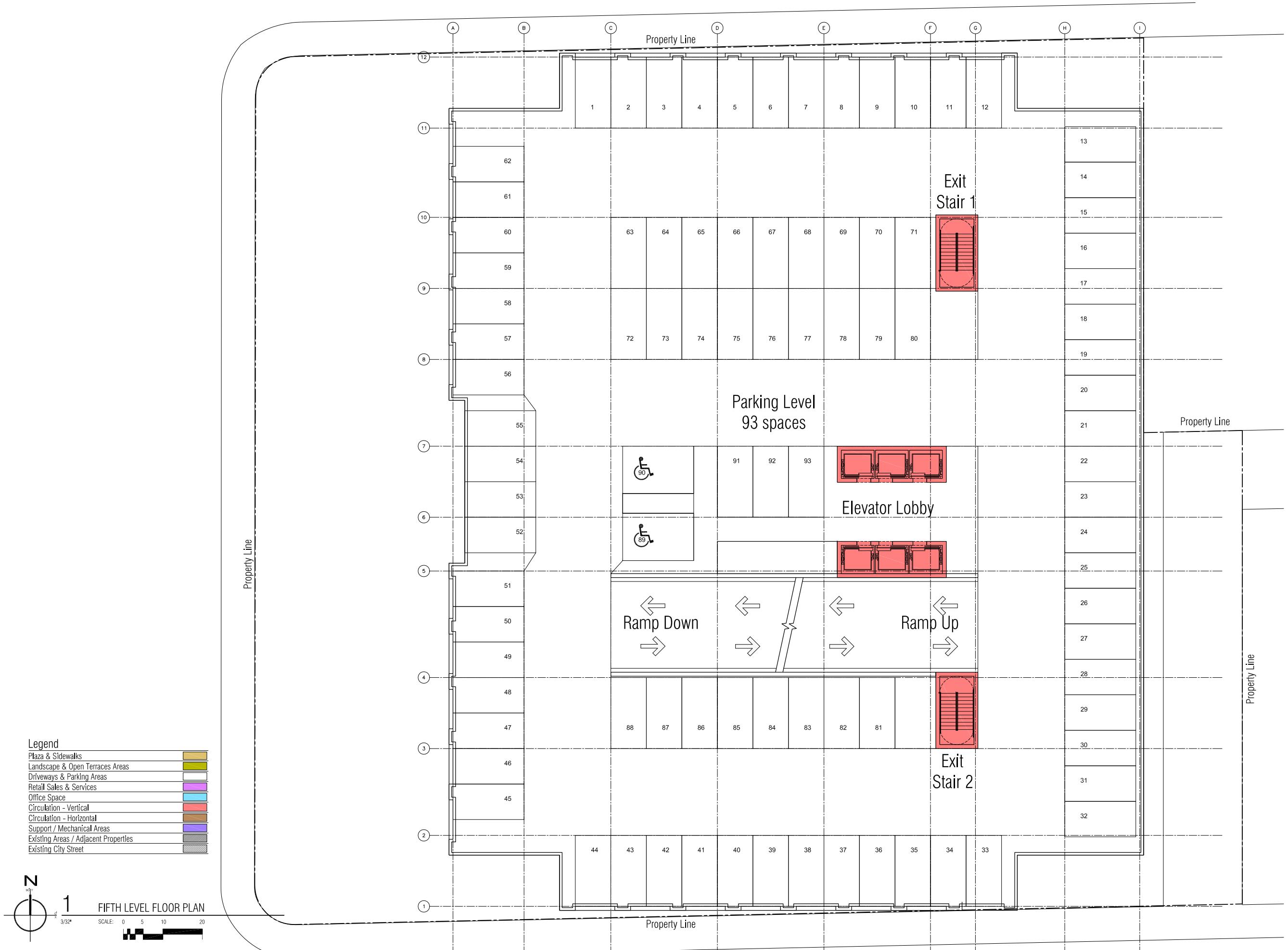
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shall Bell AR-5564

HEET TITLE:

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CONSULTANTS

**SILVER ARROW
OFFICE BUILDING**

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ISSUE DATE: AUGUST 09, 2010
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HEET TITLE:
Sixth Level Floor
Plan

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HEET No.:

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PROJECT NAME:

00 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
ROCKWAY LTD, LLLP
00 Almeria Avenue.

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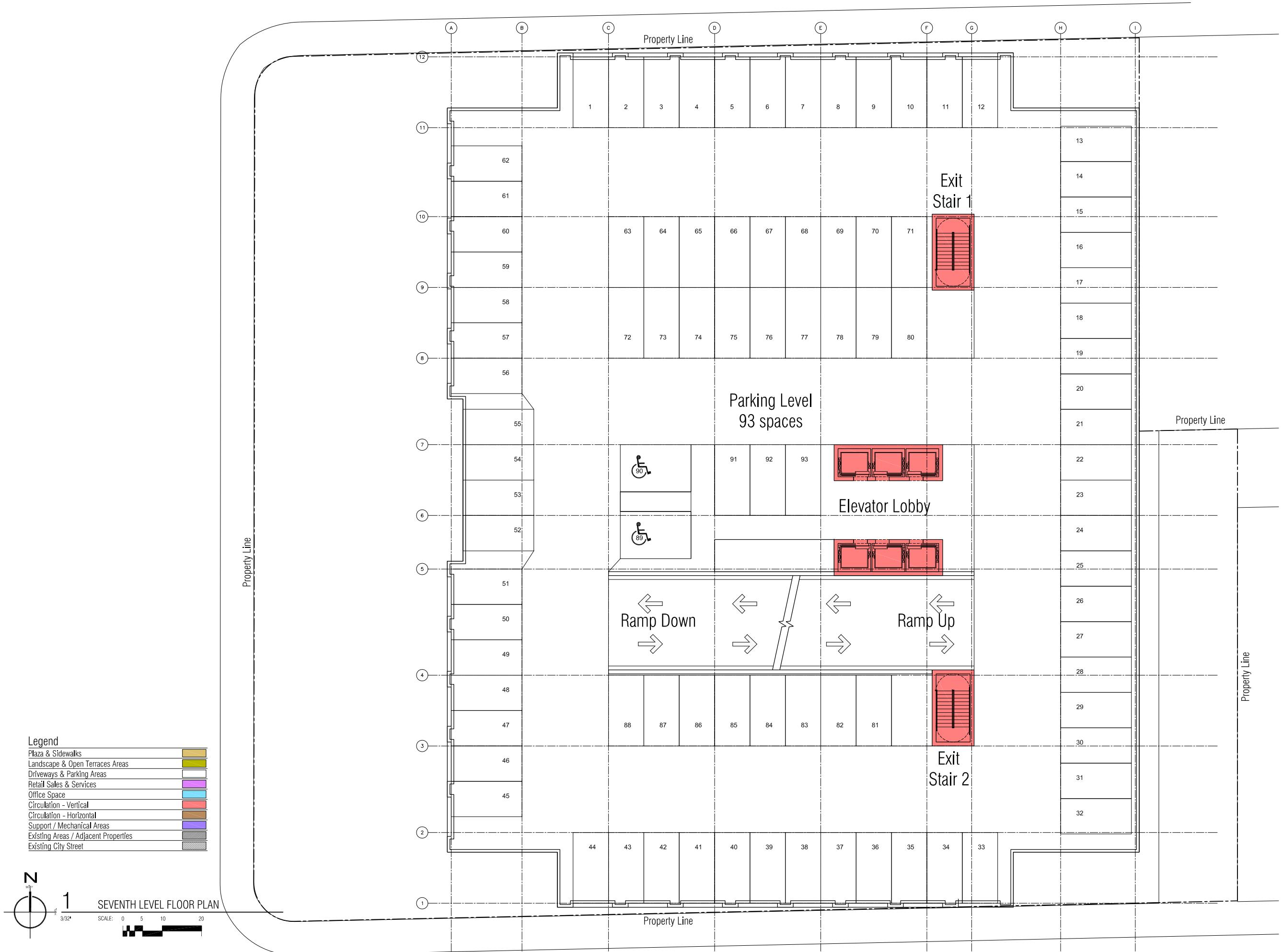
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DUPLICATED WITH THEIR WRITTEN
CONSENT.

HEET TITLE:
Seventh Level Floor
Plan

SCALE:
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Design Consultant
Thomas A. Spain

PROJECT NAME:

**SILVER ARROW
OFFICE BUILDING**

00 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
ROCKWAY LTD, LLLP
00 Almeria Avenue.

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ISSUE DATE: AUGUST 09, 2010
PROJECT No.: 2010-5

DRAWN BY:

REVISIONS:

Page 1 of 1

11. *What is the primary purpose of the U.S. Constitution?*

11. *What is the primary purpose of the following statement?*

11. *What is the primary purpose of the following sentence?*

ANSWER

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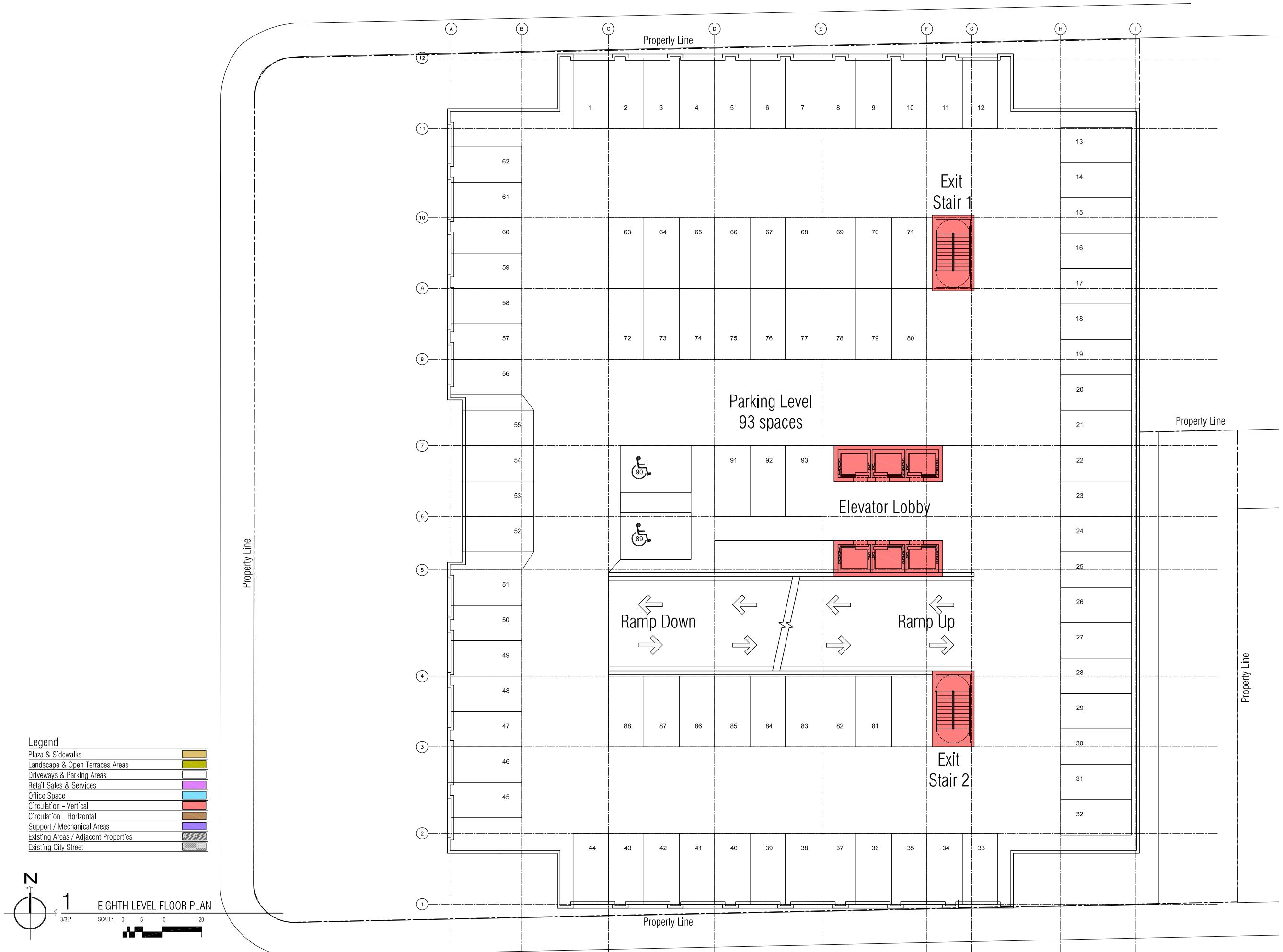
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HEET TITLE: Eighth Level Floor Plan

Plan

CALENDAR

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Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

Design Consultant
Thomas A. Spain

1. *What is the relationship between the two concepts of the self?*

PROJECT NAME:
**SILVER ARROW
OFFICE BUILDING**
800 Almeria Avenue
CORAL GABLES, FLORIDA 33143
OWNER INFORMATION:
BROCKWAY LTD, LLLP
800 Almeria Avenue,
Coral Gables FL 33134

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ISSUE DATE: AUGUST 09, 2010

PROJECT No. I 2010-5

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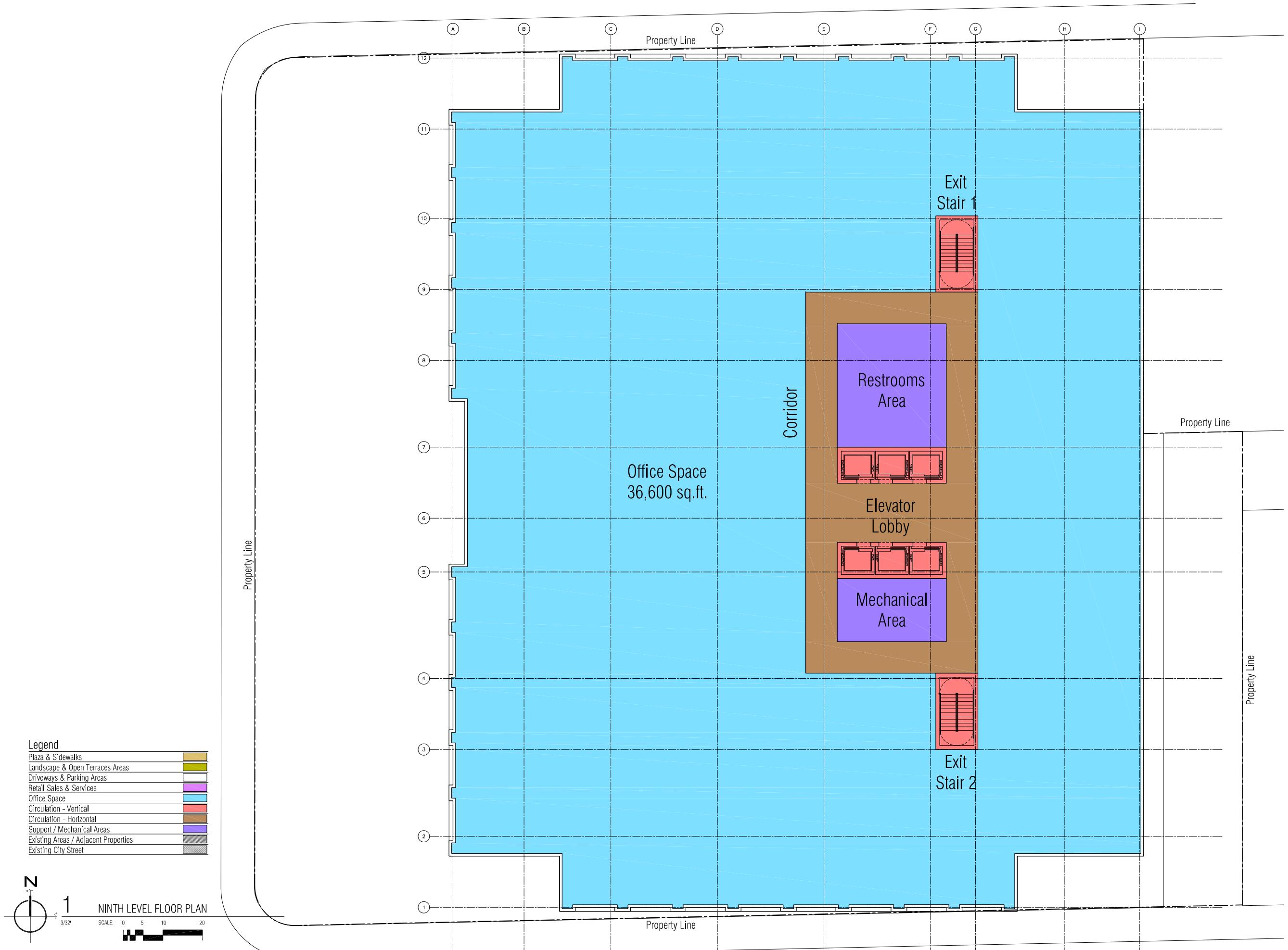
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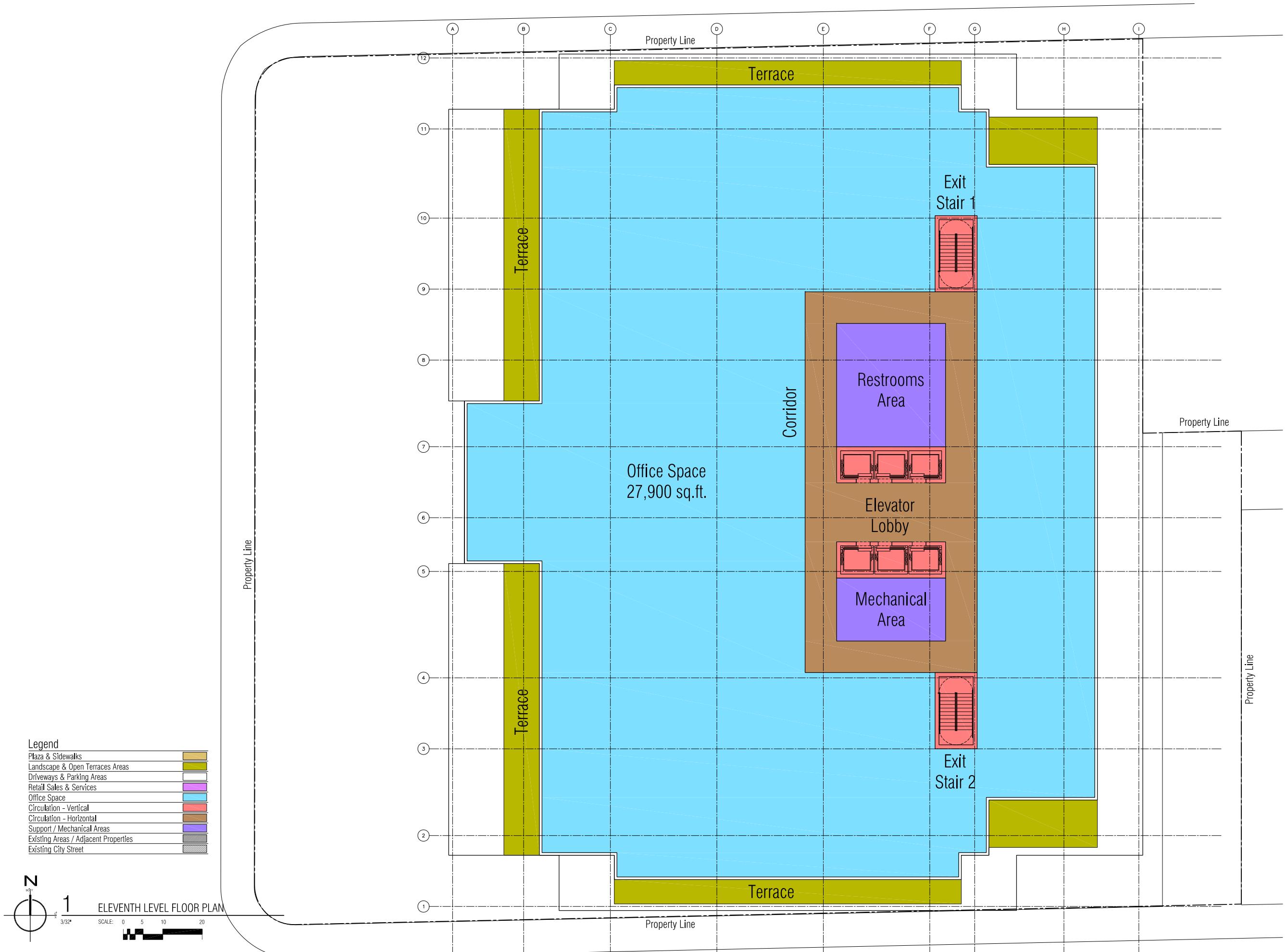
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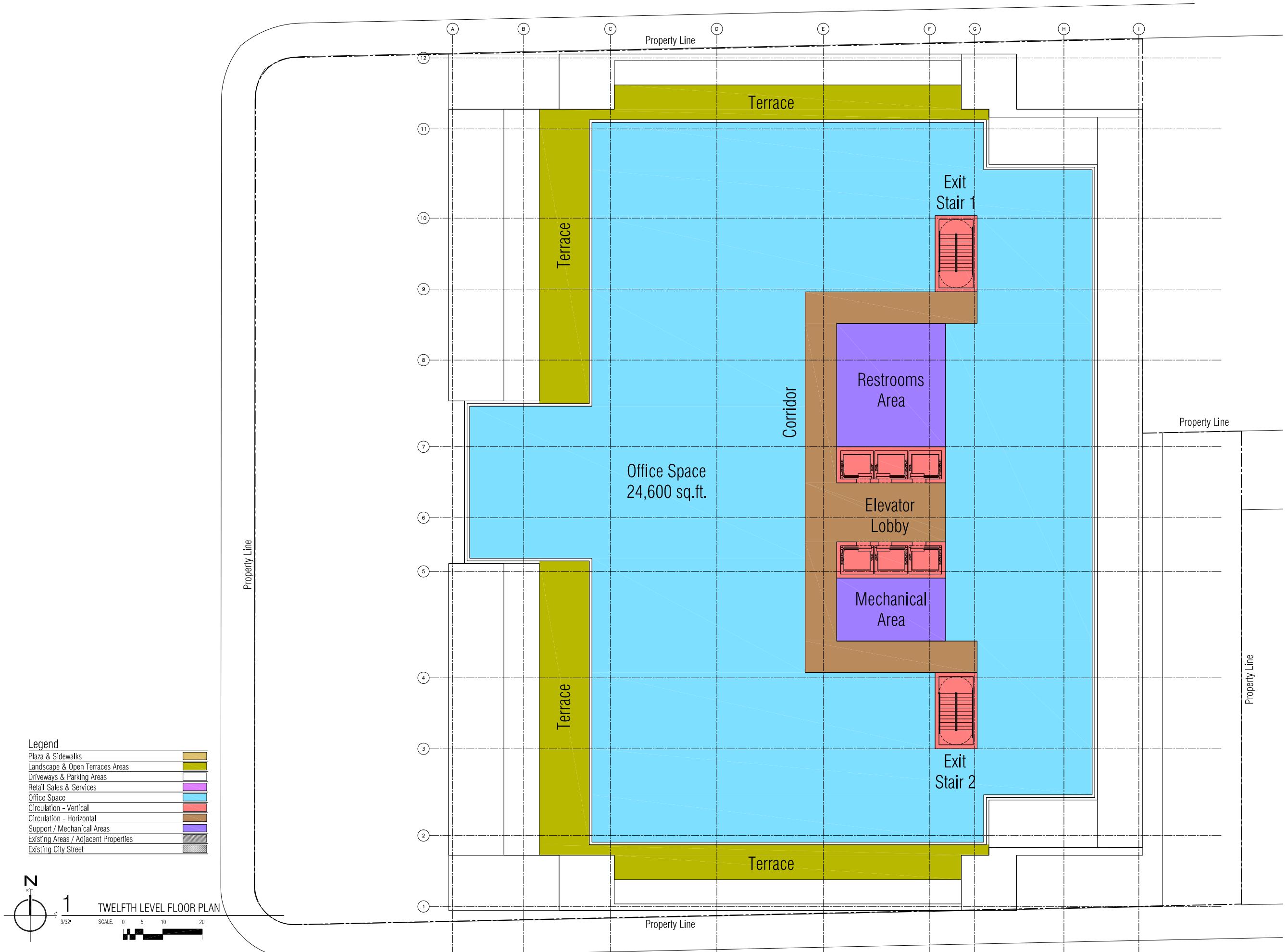
HEET TITLE: Ninth Level Floor Plan

CALEI
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HEET No.:







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CONSULTANTS

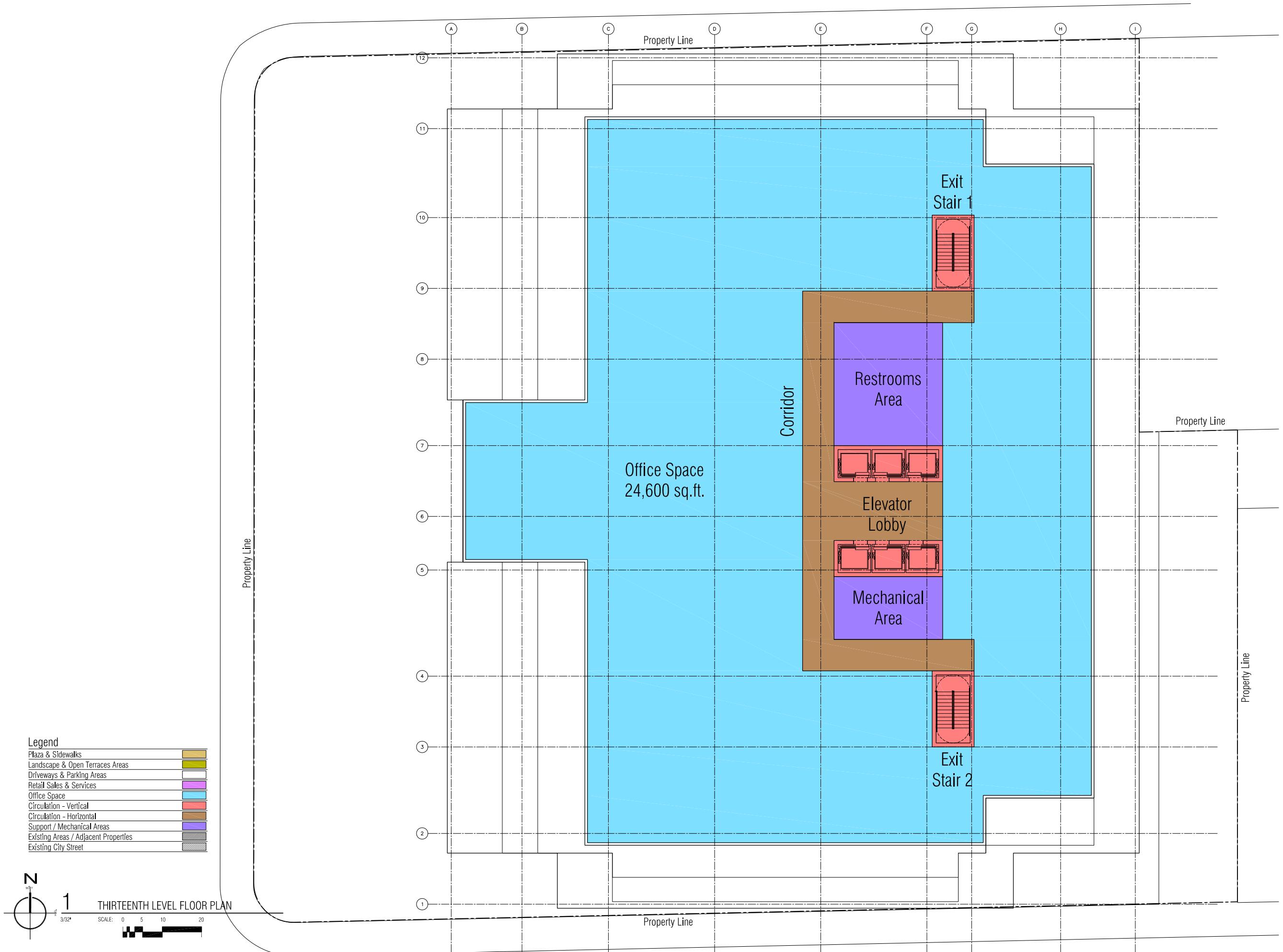
PROJECT NAME:
**SILVER ARROW
OFFICE BUILDING**
800 Almeria Avenue
CORAL GABLES, FLORIDA 33143
OWNER INFORMATION:
BROCKWAY LTD, LLLP
800 Almeria Avenue,
Coral Gables FL 33134

CONSENT.
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SIGNATURE:
Marshall Bell AR-5564

HEET TITLE:
Thirteenth Level
Floor Plan
Office Areas
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Glen H Pratt, AIA, AR-9608

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Thomas A. Spain

**SILVER ARROW
OFFICE BUILDING**

100 Almeria Avenue
CORAL GABLES, FLORIDA 33143

OWNER INFORMATION:
ROCKWAY LTD, LLLP
100 Almeria Avenue,
Coral Gables FL 33134

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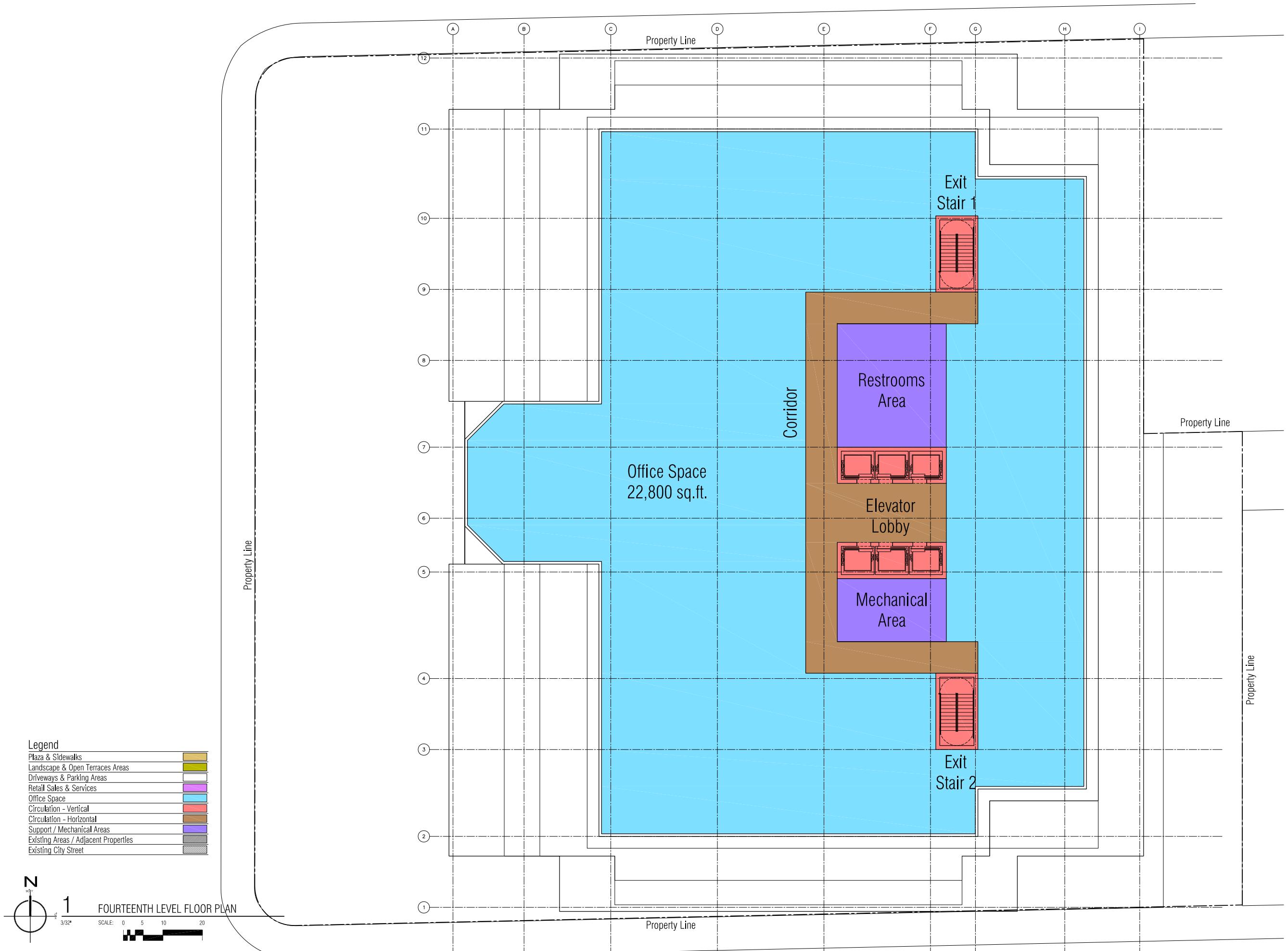
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Fourteenth Level
Floor Plan
Office Areas
CALE:
3/32"=1'-0"

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ARTICLE 4 - ZONING DISTRICTS

3. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM.
4. Windows and doors facing land designated as a residential district shall be opaque or shall be provided with shades, screens, or drapes to screen illumination from within the building.
5. A landscape buffer comprised of a continuous hedge, at a minimum height of six (6) feet at time of planting, and small trees with a height of at least fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along any property line of a nighttime use which has a common property line with property designated as a residential district, or is separated only by an alley.
6. Signage which is visible from land designated as a residential district shall not be illuminated between the hours of 10:00 PM and 6:00 AM.
7. Additional criteria for medical clinics:
 - a. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
 - b. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a residential district.
 - c. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.
 - d. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients at one time may remain overnight in any medical clinic, regardless of the number of medical personnel affiliated with such clinic.
 - e. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.
 - f. All doors in the medical clinic that face a residential district shall remain closed at all times between the hours of 10:00 PM and 6:00 AM.
 - g. No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district.
 - h. Compliance with all applicable federal, state, and local laws, including, without limitation, all licensing requirements.
8. Overnight accommodations and restaurants.
 - a. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated between the hours of 10:00 PM and 8:00 AM weekdays and 10:00 PM and 8:00 AM on weekends.
 - b. No music (live or recorded) shall be performed or played except within an enclosed building between the hours of 8:00 PM and 6:00 AM.
 - c. No kitchen with outside venting shall be directed toward residential districts and shall not be operated between the hours of 10:00 PM and 6:00 AM.

Section 4-302. Commercial District (C).

- A. Purpose and applicability. The purpose of the Commercial (C) District is to provide convenient access to higher intensity goods and services throughout the City in conjunction with providing economic stability without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively impacting the safe and efficient movement of people and

ARTICLE 4 - ZONING DISTRICTS

things within the City.

B. Permitted uses. The following uses are permitted subject to the standards in this Section and other applicable regulations in Article 5:

1. Accessory uses, buildings or structures as follows:
 - a. Flagpoles.
 - b. Fountains.
 - c. Planters.
 - d. Reflecting pool(s).
2. Alcoholic beverage sales.
3. Animal grooming and boarding.
4. Assisted living facilities.
5. Automobile service station.
6. Camps.
7. Community center.
8. Congregate care.
9. Day care.
10. Drive through facilities not abutting or adjacent to SFR, MF1, MF2, and MFSA zoning districts.
11. Educational facilities.
12. Funeral home.
13. Government uses.
14. Indoor recreation/entertainment.
15. Medical clinic.
16. Municipal facilities.
17. Nighttime uses.
18. Nursing homes.
19. Offices.
20. Overnight accommodations.
21. Parking garages.
22. Parking lots.

ARTICLE 4 - ZONING DISTRICTS

- 23. Public transportation facility.
- 24. Restaurants.
- 25. Restaurants, fast food.
- 26. Retail sales and services.
- 27. Swimming pools as an accessory use.
- 28. Temporary uses.
- 29. TV/radio studios.
- 30. Utility/infrastructure facilities.
- 31. Vehicle sales/displays.
- 32. Vehicle service, major.
- 33. Veterinary offices.

C. Conditional uses. The following uses are permitted as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this Section and other applicable regulations in Article 5:

- 1. Drive through facilities abutting and/or adjacent to SFR, MF1, MF2, and MFSA zoning districts.
- 2. Heliport.
- 3. Marina facilities.
- 4. Mixed use building(s).
- 5. Outdoor recreation/entertainment.
- 6. Private yacht basin.

D. Performance standards.

- 1. Minimum parcel of land:
 - a. Less than forty-five (45) feet in height shall be a minimum two-thousand-five-hundred (2,500) square feet.
 - b. Greater than forty-five (45) feet in height shall have a minimum of two-hundred (200) feet of primary street frontage and minimum land area of twenty-thousand (20,000) square feet.
- 2. Minimum parcel dimensions:
 - a. Width. Twenty (25) feet.
 - b. Depth. One-hundred (100) feet.
- 3. Minimum setbacks. The following setbacks shall be provided for all buildings:

ARTICLE 4 - ZONING DISTRICTS

- a. Front:
 - i. Up to fifteen (15) feet in height: None.
 - ii. The portion of a building above fifteen (15) feet shall be set back ten (10) feet from the property line at the lower of: a) a cornice line above fifteen (15) feet; b) the top of a parking pedestal; or c) forty (40) feet.
- b. Side:
 - i. Interior side: Up to forty-five (45) feet in height – zero (0) feet, greater than forty-five (45) feet in height – fifteen (15) feet plus one (1) foot of additional setback for each three (3) feet of height above forty-five (45) feet.
 - ii. Side street: Fifteen (15) feet.
- c. Rear:
 - i. Abutting a dedicated alley or street: None.
 - ii. Not abutting dedicated alley or street: Ten (10) feet.
- d. Setback from canal, waterway, lake or bay: On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.
- e. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.

- 4. Floor area ratio: 3.0.
- 5. Height. The maximum permitted height is as follows:
 - a. Pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific Zoning regulations.
 - b. C properties shall have a height limitation of three (3) floors or forty-five (45) feet, which ever is less, within one-hundred (100) feet of an adjacent, abutting or contiguous (including streets, waterways, or alleys) SFR and/or MF1 property, as measured from the C property line.
- 6. Nighttime uses adjacent to a residential district.
 - a. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a height of a minimum of four (4) feet at time of installation so that vehicle headlamps cannot illuminate land which is designated as a residential district.
 - b. No patron or customer access for nighttime uses which is visible from land designated as a residential district shall be available for use from the hours of 8:00 PM to 6:00 AM.
 - c. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM for nighttime uses.
 - d. Windows and doors facing land designated as a residential district shall be opaque or shall be provided with shades, screens, or drapes to screen illumination from within the building.
 - e. A landscape buffer comprised of a continuous hedge and small trees with a height of at least

ARTICLE 4 - ZONING DISTRICTS

fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along any property line of a nighttime use which has a common property line with property designated as a residential district, or is separated only by an alley.

- f. Signage which is visible from land designated as a residential district shall not be illuminated between the hours of 10:00 PM and 6:00 AM.
- g. Additional criteria for medical clinics.
 - i. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.
 - ii. Overnight stays shall be prohibited on Saturday or Sunday on property that abuts a residential district.
 - iii. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.
 - iv. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients at one time may remain overnight in any medical clinic, regardless of the number of medical personnel affiliated with such clinic.
 - v. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.
 - vi. All doors in the medical clinic that face a residential district shall remain closed at all times between the hours of 10:00 PM and 6:00 AM.
 - vii. No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district.
 - viii. Compliance with all applicable federal, state, and local laws, including, without limitation, all licensing requirements.
- h. Overnight accommodations.
 - i. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated after 10:00 PM.
 - ii. No music (live or recorded) shall be performed or played except within in an enclosed building between the hours of 8:00 PM and 6:00 AM.
 - iii. No kitchen with outside venting shall be operated between the hours of 10:00 PM and 6:00 AM.

7. Additional standards for mixed-use development.

- a. Mix of uses. In order to encourage the creative mix of uses, all mixed-use developments shall have at least eight (8%) percent or the entire ground floor of retail commercial and/or office uses. The remaining portions of the building may be uses permitted in the underlying zoning designations.
- b. Floor area ratio. When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (FAR) for each use shall be individually determined and the highest of the individual FAR shall be applied to the entire development.
- c. Ground floor treatment. Ground floor treatment for all Mixed-Use development shall be pedestrian oriented, and shall detail the percent glazing to solids, pedestrian-oriented landscaping and other features when submitting to the Board of Architects and Planning and Zoning Board.

Section 4-303. Industrial District (I).

- A. Purpose. The purpose of the Industrial (I) District is to accommodate related industrial uses in the City.
- B. Permitted uses. The following uses are permitted in the I District subject to the standards in this

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO 3315

AN ORDINANCE VACATING WEST 100 FEET OF EAST/WEST ALLEY LYING BETWEEN LOTS 1-4 AND 43-46 BLOCK 10, CRAFTS SECTION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 10 AT PAGE 40 OF PUBLIC RECORDS OF DADE COUNTY FLORIDA, PROVIDING FOR SUBSTITUTE ALLEY, SETTING FORTH TERMS AND CONDITIONS, AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH

WHEREAS, the purpose of this Ordinance is to vacate a portion of the east/west alley in Block 10, crafts Section, more particularly described herein and to provide a substitute alley as described herein, and

WHEREAS, the street and Alley vacation Committee at a meeting held on January 13, 1998 recommended the vacation of such portion of alley, and

WHEREAS, it is felt that the vacation of said alley and the provision of the substitute alley are in the interest of public health, safety, order, convenience, comfort, prosperity and general welfare, and

WHEREAS, the City Commission held a public hearing on February 17, 1998, to consider the vacation of said alley at which hearing all interested persons were afforded the opportunity to be heard, and the proposed ordinance was approved on first reading,

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

SECTION 1 That a portion of the east/west alley 20 feet in width lying between Lots 1-4 and 43-46, Block 10, Crafts Section, coral Gables, Florida, and being more particularly hereinafter described shall be and it is hereby vacated, abandoned and discontinued for the purpose for which it was dedicated to public use subject to the terms and conditions as hereinafter set forth

Begin at the Southwest corner of said Lot 1, thence run N88° 45' 20" E, along the South lines of said Lots 1 thru 4, for 100 06 feet to the Southeast corner of said Lot 4, thence run S00° 02' 36" w, along the Southerly extension of the East line of said Lot 6, for 20 00 feet to the Northeast corner of said Lot 43, thence run S88° 45' 20"W, along the North lines of said Lots 46 thru 46, for 100 07 feet to the Northwest corner of said Lot 46, thence run N00° 04' 11"E, along the Northerly extension of the west line of said Lot 46, for 20 01 feet to the Point of Beginning

SECTION 2 That the alley herein vacated shall be subject to the following terms and conditions

(a) That the owner of record, by proper instrument, shall grant a substitute public alley to the City of coral Gables and any and all applicable utility companies to be used for utility purposes including storm and sanitary sewers and for use as a passageway for City vehicles and the general public Said dedicated alley being legally described as follows

A portion of Lots 7 and 8, Block 10, of the Plat of coral cables Crafts section, as recorded in Plat Book 10, at Page 40 of the Public Records of Dade County, Florida, lying and being in Coral Gables, Dade County, Florida, and being more particularly described as follows

Commence at the Southwest corner of said Lot 7, thence run N88° 45' 20"E, along the South line of said Lot 7, for 1 51 feet to the Point of Beginning, thence run N00° or 24"E, parallel to and 23 5 feet Westerly of, as measured at right angles to, the East line of said Lot 7, for 100 00 feet, thence run N88° 45' 06"E, along the North line of said Lot 7, for 20 00 feet, thence run S00° or 24"W parallel to and 3 50 feet Westerly of, as measured at right angles to the East line of said Lot 7, for 85 00 feet, thence run S45° 36' 04"E for 20 97 feet, thence run S88° 45' 20"W, along the south line of said Lots 8 and 7 for 35 00 feet to the point of Beginning

- (b) That the dedicated alley described hereinabove in Section 2(a) shall be constructed in accordance with the specifications of the Public works Department of the City and the plans for such construction shall be submitted to and shall be subject to approval by the Public Works Department. The permits and inspections for such construction shall be handled in the same manner as the paving for streets and alleys
- (c) That the City shall have the right to exercise the same control over the dedicated alley described heremabove in section 2 (a) and the acceptance and approval of such substitute shall in no way relieve the applicant from complying with any and all regulations pertaining to alleys including but not limited to the building, zoning and other applicable regulations
- (d) That the dedicated alley described heremabove in Section 2 (a) shall at all times be kept free and clear of any and all encroachments and obstructions, including but not limited to, motor vehicles, trucks, trailers, debris, stoops, waste containers, and the like, and the City shall have the authority to monitor and enforce same
- (e) That a vertical clearance extending the full length and width of the dedicated alley shall be provided above the dedicated alley described heremabove in Section 2 (a)
- (f) That the City shall be compensated by the Applicant in an amount equal to the revenue loss for the permanent removal of the parking spaces along Valencia Avenue on an annual basis paid one year in advance
- (g) That easement rights shall be granted to the affected utilities in the vacated alley described hereinabove in section 1 of this ordinance
- (h) That the costs of removal and/or relocation of any and all utilities, including storm and sanitary sewers, installation of any required drainage facilities, removal of curbs or abandoned concrete approaches and sidewalks and the paving and construction of the substitute alley heremabove described shall be borne by the applicant, whose action necessitates such expense

- (i) That the use of the vacated property shall be limited to the same uses to which the adjacent properties are zoned
- (j) That the reversionary rights to the portion of the alley vacated shall revert to the owners abutting on each side of the vacated alley
- (k) That the vacation of the alley shall not become effective until such time as the substitute ~~alley~~ is conveyed and the permits and approvals required for the associated project are granted

SECTION 5 That this ordinance shall become void if said approvals and permits lapse prior to the commencement of construction

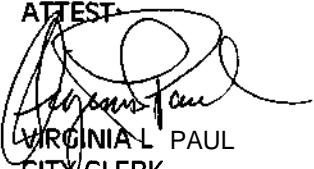
SECTION 4 That all ordinances or part of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency

PASSED AND ADOPTED ON THIS TWENTY-FOURTH DAY OF MARCH, A.D., 1998

(Kerdyk/Barker(5)
(Clerk's Item NO 22)

RAÚL J. VALDÉS-FAJU
MAYOR

ATTEST:


VIRGINIA L. PAUL
CITY CLERK

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3594

AN ORDINANCE RESCINDING ORDINANCE NO. 3315 WHICH VACATED THE WEST 100 FEET OF EAST/WEST ALLEY LYING BETWEEN LOTS 1-4 AND 43-46, BLOCK 10, CRAFTS SECTION, FOR FAILURE OF APPLICANT TO MEET THE CONDITIONS OF THE ORDINANCE; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Ordinance No. 3315 was passed and adopted on March 24, 1998 for the purpose of vacating a portion of the east/west alley in Block 10, Crafts Section, and provided for a substitute alley; and

WHEREAS, the Applicant, Ussery Motors, has failed to comply with the conditions imposed in the ordinance.

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

Section 1. That Ordinance No. 3315 which was passed and adopted on March 24, 1998 is hereby rescinded for failure of the Applicant to comply with the conditions imposed in the ordinance.

Section 2. That the alley vacated by the ordinance is hereby rededicated to public use.

Section 3. That the City further releases the property legally described in the ordinance which had been designated for substitute public alley purposes.

Section 4. That all ordinances or part of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-FOURTH DAY OF SEPTEMBER, A.D., 2002.

(Motion: Anderson/Second: Kerdyk)
(Yea: Anderson, Cabrera, Kerdyk, Withers, Slesnick)
(Clerk's Item No. 14)

DONALD D. SLESNICK II
MAYOR

ATTEST:

JASON A. PLEMMONS
ACTING CITY CLERK

September 10, 2010
City of Coral Gables - Planning Department
Letters Received from Property Owners
Application No. 07-10-111-P (272 Valencia Avenue - Change of Land Use)

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.	09 08 10	Alle Inc. - Esther Ehlert Pres. 3305 Granada Blvd Coral Gables, FL 33134	X		Too BIG not in the interest of Coral Gables. Zoning is in place for a reason and should not be tampered with to indulge individuals
2.	09 03 10	John L. Briggie, DDS 368 Sevilla Ave Coral Gables, FL 33134	X		Projected increase in commercial traffic & subsequent lack of <u>adequate on street parking</u> for increased traffic (customers)
3.	09 02 10	B.R.E. Holding Co. (Peter Blitstein) 285 Sevilla Ave Coral Gables, FL 33134		X	

9/9/2010 3:57 PM

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