

Development Review Committee Members Sign-In

DRC Meeting
November 30, 2018

#	City Department/ Division	Member Name	Member in Attendance (Signature)	Member Telephone Number	Member Email Address
1	Building	Manny Lopez		460-5242	mlopez@coralgables.com
2	Fire	TERRANCE DANIEL Troy Easley		460-5575	teasley@coralgables.com
3	Parking	Kevin Kinney		460-5541	kkinney@coralgables.com
4	Planning and Zoning	Carlos Mindreau		476-7215	cmindreau@coralgables.com
5	Planning and Zoning	Charles Wu	CW	460-5236	cwu@coralgables.com
6	Planning and Zoning	Ramon Trias		460-5211	rtrias@coralgables.com
7	Police	Brian Lawrence		442-1600	blawrence@coralgables.com
8	Hist. Res. & Cultural Arts	Dona Spain		460-5095	dspain@coralgables.com
9	Public Service	Brook Dannemiller		460-5134	bdannemiller@coralgables.com
		Deena Bell - Uweallgnal		460-5165	dbelle@coralgables.com
10	Public Works	Lina Hickman	LH	460-5048	lhickman@coralgables.com
11	Public Works	Mark Brown		460-5049	mbrown@coralgables.com
12	Public Works	Hernes Diaz		460-5037	hdiaz2@coralgables.com
13	Planning and Zoning	Jennifer Garcia		460-5214	jgarcia4@coralgables.com
14	Hist. Res. & Cultural Arts	Catherine Cathers	CC	460-5094	ccathers@coralgables.com
15	Economic Development	Leonard Roberts		460-5314	lroberts@coralgables.com

Development Review Committee Speakers Sign-In

DRC Meeting
November 30, 2018

#	Project Name	Speaker Name(s)	Speaker Firm Name	Speaker Telephone Number	Speaker Email Address
1	1000 POND 301 Madeira	ROBERT BEAMAN	BEAMAN FONT	305-240-5442	ROBERT @BEAMANFONT.COM
2	" " " "	Mario Garcia- Serra	Quaster	305-376- 6061	mgarcia-serra @quaster.com
3					_____ @_____
4					_____ @_____
5					_____ @_____
6					_____ @_____
7					_____ @_____
8					_____ @_____
9					_____ @_____

CITY OF CORAL GABLES

- MEMORANDUM -

TO: RAMON TRIAS
PLANNING AND ZONING DIRECTOR
DEVELOPMENT REVIEW COMMITTEE
(DRC) CHAIRMAN

DATE: NOVEMBER 30, 2018



FROM: DONA M. SPAIN
HISTORICAL RESOURCES AND
CULTURAL ARTS DIRECTOR

SUBJECT: DEVELOPMENT REVIEW
COMMITTEE
HISTORIC PRESERVATION REVIEW
1000 PONCE DE LEON
DR-18-11-2826

1000 Ponce de Leon Blvd. was deemed not historically significant. The determination was done on March 2, 2018 and is valid for eighteen months.

REVIEW COMMENTS



City of Coral Gables
2800 SW 72 Avenue
Miami, FL 33155

Submittal: DRC REVIEW
Department: PUBLIC WORKS
DRC Review Date: 11/30/18

Project Name.: 1000 Ponce
Address: 1000 Ponce de Leon Blvd.
Coral Gables, FL 33134

Comment No.	Type	COMMENT
1	General	All existing damaged sidewalk flags abutting the property shall be replaced. Ensure that existing pedestrian ramps are ADA compliant. Replace as needed. Remove unused driveway approaches.
2	General	Make sure curb and gutter abutting the project have a minimum 0.25-percent slope as per Section 5-1504(M) of the Zoning Code. Replace as needed. Extend existing bump outs to prevent parking within 20-ft of the existing crosswalks in accordance with the Florida Greenbook.
3	Utilities	All storm water runoff shall be retained on site. Provide full size underground facilities master plan, including existing utilities, to the Public Works Department for review. Drainage improvements might be required along the abutting streets. Provide drainage calculations for our review. DERM approval is required for all proposed drainage improvements.
4	Utilities	Provide proposed sewer flow calculations. Additional flow will require hydraulic evaluation manhole to manhole downstream through pump station. Pipes and manholes may require rehab and/or replacement. At a minimum, sewer mains serving the property are to be lined along the property frontage in between manholes. Existing unused sanitary sewer laterals are to be cut, plugged at the main, removed and backfilled. Additional sewer improvements might be required if existing system is not properly sized to handle additional flows.
5	Sanitation	Consider the need for refuse recovery (recycling). Ensure adequate space for recycling dumpsters. Recycling is required by Miami Dade Code Section 15-2.6 and should be incorporated into operations the same as trash/garbage.
6	Sanitation	Garbage receptacles in ROW shall be coupled with recycling receptacles.
7	Sanitation	Coordinate with Waste Management to ensure proper container size and frequency of service on both MSW and Recycling in accordance with the type of usage.
8	Landscaping Services	A tree disposition plan will be required showing existing tree species identification, disposition (remove, relocate, protect), tree protection details, and tree mitigation calculations as required in The City of Coral Gables tree ordinance adopted 2017.
9	Landscaping Services	Hardscape, planting, irrigation, and landscape lighting plans shall be submitted to the Board of Architects and Building Department for review and approval.
10	Landscaping Services	The landscape open space requirement is 10% for this site. Provide either 10% landscaped space, or pervious pavers in plazas, of which 75% can be counted toward this requirement. Refer to Article 5, Development Standards. 50 50
11	Traffic and Sustainability	A traffic impact study will be required if the proposed development will generate 100 or more added (new) peak direction trips to or from the site during the adjacent roadway's peak hours or the development's peak hours. If the development generates less than 100 new trips may require a limited traffic study to address special considerations. Please provide a trip generation letter (template attached). Please note that a new City Ordinance was passed, related to the traffic impact study process (attached).
12	Traffic and Sustainability	Consider electric vehicle charging stations
13	Traffic and Sustainability	This section of Ponce de Leon Blvd is undergoing a redesign within the next few years and will include a median, traffic calming and possible conversion of angle parking to parallel parking. The developer should coordinate with Public Works in the future so their ROW improvements compliment Public Work's plans for the street. At a minimum, developer will be required to construct new curb line and adjust the drainage system accordingly.
14	Traffic and Sustainability	Arcade should be level with adjacent sidewalk

REVIEW COMMENTS



City of Coral Gables
2800 SW 72 Avenue
Miami, FL 33155

Submittal: DRC REVIEW
Department: PUBLIC WORKS
DRC Review Date: 11/30/18

Project Name.: 1000 Ponce
Address: 1000 Ponce de Leon Blvd.
Coral Gables, FL 33134

Comment No.	Type	COMMENT
15	Traffic and Sustainability	Sidewalks through curb cuts should maintain a continuous cross slope
16	Traffic and Sustainability	Consider provisions for bike share location (docked or dockless).
17	Traffic and Sustainability	Install visible bike parking in the ROW. See http://c.ymcdn.com/sites/www.apbp.org/resource/resmgr/Bicycle_Parking/EssentialsofBikeParking_FINA.pdf as reference when selecting bike parking. Bike racks should be located in the proposed plazas near the corners of Phoenetia Ave and Santillane Ave.
18	Traffic and Sustainability	All encroachments in excess of nine inches into the right of way will require commission approval (including tree grates, special treatments on sidewalk, decorative lighting etc.).
19	Traffic and Sustainability	Underground existing power lines along west side of property.
20	Traffic and Sustainability	Provide a photometric analysis along all abutting rights of way. Lighting improvements might be required. All lighting in the ROW shall be LED, 3000k, Coral Gables pole with acorn fixture. You may request additional specifications from the department.
21	Traffic and Sustainability	Recycling is required by Miami Dade Code Section 15-2.6 and should be incorporated into operations the same as trash/garbage
22	Traffic and Sustainability	Sight distances' triangles to be as per Public Works Standards.
23	Engineering	Provide Civil plans including drainage calculations

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2018-09

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, REQUIRING TRAFFIC STUDIES FOR CERTAIN NEW DEVELOPMENTS; PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, ENFORCEABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City Commission accepted the recommendation of the City's Transportation Advisory Board that the City review the traffic impact study procedure developed by the Board in Resolution 2017-213; and

WHEREAS, the City Commission wishes to require that a traffic impact study be conducted whenever a proposed development will generate fifty (50) or more added (new) peak hour two-way trips to or from the site during the adjacent roadway's peak hours or the development's peak hours; and

WHEREAS, the City Commission wishes that any major traffic generator (which may include approved or anticipated developments) must be considered as a potential candidate for traffic impact analysis. Examples include high-density residential areas, offices, retail/commercial hotels, business park, hospitals/medical offices, schools, industrial facilities and stadiums/coliseums; and

WHEREAS, developments generating less than fifty(50) new trips may require a limited traffic study to address special considerations; and

WHEREAS, the traffic-impact study conducted by an applicant provides useful information to determine the impact of the project on the traffic in the area, the City Commission feels that an independent traffic-impact study is preferable in that it provides a fully objective perspective; and

WHEREAS, in order to protect its residents, visitors and businesses, and to ensure the proper mitigation of traffic impacts created by certain new developments, the City Commission feels that the adoption of this ordinance is in the public interest;

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

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

SECTION 2. Chapter 74, Article III, Division 7 of the Code of the City of Coral Gables, Florida, is hereby created to read as follows:

Chapter 74 – Traffic and Vehicles

* * *

Article III. – Stopping, Standing, and Parking

Division 7. – Independent Traffic-Impact Study for Private Developments

Sec. 74-208. – Study Criteria, Process, and Expenses. –

- (a) *Study Criteria.* An independent traffic-impact study shall be required whenever a proposed development will generate fifty (50) or more added (new) peak hour two-way trips to or from the site during the adjacent roadway's peak hours or the development's peak hours. A proposed development that is likely to be a major traffic generator shall be considered as a potential candidate for traffic impact analysis. A development that is likely to be a major traffic generator includes, but is not limited to, high-density residential areas, offices, retail/commercial hotels, business park, hospitals/medical offices, schools, industrial facilities and stadiums/coliseums. Developments generating less than fifty (50) added (new) two-way trips to or from the site may require a limited traffic study to address special considerations. The area for the study shall be determined by the Public Works Director or designee.
- (b) *Exemption.* This Division shall not apply where traffic studies/reports are required pursuant to a specific provision of the City's Zoning Code.
- (c) *Process.* The Public Works Director or designee shall establish a pool of providers. Each provider shall be qualified to conduct independent traffic-impact studies for new developments. The pool shall be established through a competitive process, which will include pricing, and shall be renewed every three (3) years. Once established, the providers shall be chosen on a rotating basis.
- (d) *Conflict of Interest.* Any provider that has materially participated in the development of the application or is currently working for the applicant on any application is prohibited from conducting the independent traffic study for that application.
- (e) *Expenses.*
 - 1. All reasonable expenses incurred in undertaking and conducting the independent traffic-impact study shall be paid by the applicant at the rates set out in the City's continuing contract.
 - 2. Before the study begins, the applicant shall pay an amount equal to fifty percent (50 %) of the expenses estimated by the provider set to perform the study, in accordance with subsection (b) above.
 - 3. After the study is completed, but before any permit may be issued, the applicant shall pay the difference between the amount paid and the actual expenses incurred for the study.
- (f) *Traffic-Impact Study Requirements.* The provider assigned to a particular proposed development shall be present at all public meetings relating to the development. The provider assigned shall follow the standard traffic study

methodology provided by the City which may be adjusted depending on project specifics.

Sec. 74-209. – Applicant’s Option on Delay and Mitigation

- (a) *Option on Delay.* If the traffic-impact study is not completed within fortyfive (45) days after the initial payment is made under Sec. 74-208(e)(2), the applicant may request that the Public Works Director or designee instead rely on the traffic-impact study conducted by the applicant. However, such traffic-impact study must comply in scope, form, and manner of study as determined by the the Public Works Director or designee. The Public Works Director or designee may do so at his or her discretion.
- (b) *Mitigation.* The Applicant shall be responsible for mitigating the adverse traffic impacts identified in the traffic-impact study. If the applicant disagrees with the amount of mitigation necessary, the applicant may appeal the amount to the Public Works Director or designee, City Manager and ultimately to the City Commission.

SECTION 3. The Public Works Director or designee may adopt rules and regulations to carry out the requirements of Division 7.

SECTION 4. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 5. If any section, part of section, paragraph, clause, phrase, or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the City Code, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 7. If the City Code’s Tables of Contents, Supplemental History Table, or other reference portions are affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 8. This ordinance shall become effective upon adoption but implementation of the program shall begin on or before November 27, 2018 in order to allow time to establish a pool of qualified consultants to perform the studies.

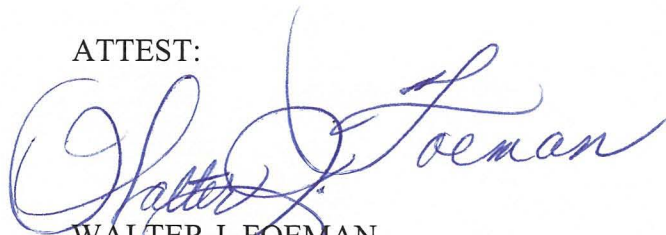
PASSED AND ADOPTED THIS WENTIETH DAY OF MARCH, A.D., 2018.
(Moved: Lago / Seconded: Quesada)
(Yeas: Lago, Mena, Quesada, Keon)
(Majority; (4-1) Vote)
(Nays: Valdes-Fauli)
(Agenda Item: F-2)

APPROVED:

A handwritten signature in blue ink, consisting of a large, stylized letter 'R' that loops around and ends in a long, thin tail extending downwards.

RAUL VALDES-FAULI
MAYOR

ATTEST:

A handwritten signature in blue ink, written in a cursive style that reads 'Walter J. Foeman'.

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

A handwritten signature in blue ink, consisting of stylized initials 'MSR'.

MIRIAM SOLER RAMOS
CITY ATTORNEY

**CITY OF CORAL GABLES
DEVELOPMENT SERVICES DIVISION,
ART IN PUBLIC PLACES AGGREGATE
PROJECT VALUE APPLICATION & INSTRUCTIONS**

OVERVIEW OF THE ART IN PUBLIC PLACES PROGRAM:

The legislative parameters for the City of Coral Gables' *Art In Public Places Program* is governed by Article 3, Division 21, Section 3-2101 *et. seq.* of the City of Coral Gables' Zoning Code. The administrative requirements for the Program are set forth in the *City of Coral Gables' Art In Public Places Program: Funding, Goals, & Implementation Guidelines* (the "Guidelines"), which serves as a companion document to the *Art In Public Places Master Art Plan* and the *Five-Year Work Plan*. "It is the intention of [the *Art In Public Places Program*] to preserve the City's artistic heritage, enhance its character and identity, contribute to economic development and tourism, add beauty and interest to spaces visible to the public and increase opportunities for the public to experience and participate in the arts through the acquisition and installation of world-class art in publicly accessible areas." *Id.* Moreover, pursuant to Article 3, Division 21, Section 2103(A) of the City's Zoning Code:

Two funds [were] established for the Art in Public Places Program . . . The first fund [is] entitled Historic Public Art Fund and [is] funded through payments from budgets of one percent (1%) of Municipal Construction Projects. The second fund [is] entitled Art Acquisition Fund and [is] funded through Art in Public Places Fees as well as one-half percent (½%) of Municipal Construction Projects. Each of these funds [are] interest bearing and revolving and may only be used for the purposes outlined in the Guidelines.

Art. 3, Div. 21, § 2103(A).

THE ART ACQUISITION FUND:

Article 3, Division 21, Section 3-2103(A)(2) of the City of Coral Gables' Zoning Code governs the Art Acquisition Fund and establishes that "[t]he Developer of any Non-Municipal Construction Project with an Aggregate Project Value of one million dollars (\$1,000,000.00) or more and not exempted as provided in subsection C below, shall contribute One percent (1.0%) of the Aggregate Project Value to the Art Acquisition Fund established by the City."¹ City of Coral Gables' Zoning Code, Art. 3, Div. 21, § 3-

¹ It should be noted that in accordance with Article 3, Division 21, Section 3-2103(B), a Developer may "petition to waive the Art in Public Places Fee requirement by one or more of the following: 1. Acquiring or commissioning artwork, which has an appraised value equal to or greater than the amount of the Art in Public Places Fee that otherwise would be required, with such artwork to be incorporated within the Developer's project; or 2. Donating and installing artwork to the City with an appraised value equal to or greater than the amount of the Art in Public Places Fee that otherwise would be required, and providing for the perpetual maintenance of such artwork; or 3. Causing the purchase, designation, restoration, or perpetual maintenance of historically significant buildings in an amount equal to or greater than the amount of the Art in

2103(A)(2). The term “Aggregate Project Value” is defined as “the total of all Construction Cost associated with a particular construction or renovation project regardless of the number of permits associated with the project, or whether it is a phased project.” *Id.* § 3-2106. Likewise, the term “Construction Cost” is defined under the Zoning Code as:

[T]he total cost of a construction or renovation project, as determined by the Building Official in issuing a building permit for construction or renovation plus soft costs of architectural and engineering fees. The Construction Cost includes all labor, structural materials, plumbing, electrical, mechanical, infrastructure, design, permitting, architecture, engineering, lighting, signage, and site work. All construction and renovation costs shall be calculated based on good faith projections for the whole project, and paid as of the date the building permit is issued. This definition is not intended to include the Florida Building Code definition for Construction Cost.

Id. Furthermore, in accordance with Division 21, § 3-2105(A) of the City of Coral Gables’ Zoning Code, “[t]he City shall not issue a building permit for a Municipal or Non-Municipal Construction Project where the Developer has chosen to pay the Art in Public Places Fee until the required contribution has been deposited in the appropriate Fund as described herein and in the Guidelines and Master Art Plan.” *Id.* at § 3-2105(A).

INSTRUCTIONS:

This Application must be completed and submitted to the City’s Development Services Division whenever a developer seeks to pay the Art In Public Places Acquisition Fund Fee or petitions¹ for a waiver in accordance with the requirements of Article 3, Division 21, Section 3-2103(B). To be complete, the *Art In Public Places Aggregate Project Value Application* must include an executed and properly notarized original of the: 1) ***Art In Public Places Aggregate Project Value Warranties, Covenants, Representations, & Conditions Agreement***; and 2) ***Art In Public Places Aggregate Project Value Affidavit***. Please note that the same individual must execute both documents. Additionally, completion of the documents in **BLUE** ink is preferred. Finally, as previously mentioned, once completed the Application should be submitted to the City’s Development Services Division.

Public Places Fee that otherwise would be required; or 4. Causing the purchase of parcels identified in the City’s Parks and Open Space Inventory Analysis in an amount equal to or greater than the amount of the Art in Public Places Fee that otherwise would be required and donating such parcels to the City.” City of Coral Gables’ Zoning Code, Art. 3, Div. 21, § 3-2103(B).

**CITY OF CORAL GABLES
DEVELOPMENT SERVICES DIVISION
ART IN PUBLIC PLACES AGGREGATE
PROJECT VALUE APPLICATION COVER PAGE¹**

PRINTED NAME: _____

TITLE: _____

YOUR COMPANY'S NAME: _____

YOUR COMPANY'S ADDRESS: _____

PROPOSED PROJECT'S ADDRESS: _____

PROPOSED PROJECT'S LEGAL DESCRIPTION: _____

PERMIT APPLICATION NUMBER: _____

AGGREGATE PROJECT VALUE²: \$ _____

APPLICATION SUBMITTED BY:

DEVELOPER'S SIGNATURE

DATE

¹ The individual who signs and submits the *Art In Public Places Aggregate Project Value Application Cover Page* must be the same individual who executes the *Art In Public Places Aggregate Project Value Representations & Conditions Agreement* and the *Art In Public Places Aggregate Project Value Affidavit*.

² Please note that in accordance with Division 21, Section 3-2106 of the City of Coral Gables' Zoning Code, the "aggregate project value" of a proposed development means the total of all construction costs associated with a particular site plan project regardless of the number of permits associated with the project or whether it is a phased project, and the construction costs for purposes of determining the aggregate project value of a proposed development means *the total cost of the construction or renovation work, as determined by the City of Coral Gables' Building Official in issuing a building permit for construction or renovation, and said construction costs includes all labor, structural materials, plumbing, electrical, mechanical, infrastructure, maintenance, insurance, lighting, signage site work, any other costs necessary to maintain the art as approved by the City as well as all soft construction costs (including, but not limited to, engineering and architectural costs)*.

**CITY OF CORAL GABLES
DEVELOPMENT SERVICES DIVISION
ART IN PUBLIC PLACES AGGREGATE PROJECT VALUE
WARRANTIES, COVENANTS, REPRESENTATIONS & CONDITIONS AGREEMENT³**

I, _____, hereby represent, covenant, and warrant that I am the _____ [*insert title*] of _____ [*insert development company's name*], and as such, I serve as the Developer for the property located at _____ and legally described as: _____

_____ (the "Project").

I hereby represent, covenant, and warrant that I have legal authority and legal capacity to act on behalf of the above-described property with regard to the completion, submission, and execution of this Agreement as well as all other documents and/or instruments that must be submitted to the City of Coral Gables (the "City") for purposes of compliance with the City's *Art in Public Places Program's* legislative and administrative requirements.

I additionally represent, covenant, and warrant that I intend to develop the above-described property in the manner described in Permit Application Number _____, submitted to the City's Development Services Division on _____, 20____.

I understand that Division 21, Section 3-2103(A) of the City of Coral Gables' Zoning Code requires developers to contribute one (1.0%) percent of the aggregate project value of non-Municipal projects of one million dollars (\$1,000,000.00) or more (excluding single family homes) to an account designated as the Art in Public Places Trust Fund established by the City. I further understand that this one (1.0%) percent fee fulfills the Art in Public Places fee requirement unless my company is otherwise petitioning for a waiver of said fee in accordance with the requirements of Article 3, Division 21, Section 3-2103(B).

³ The individual who signs the *Art In Public Places Aggregate Project Value Warranties, Covenants, Representations & Conditions Agreement* must be same individual who signs the *Art In Public Places Aggregate Project Value Application Cover Page* and the *Art In Public Places Aggregate Project Value Affidavit*.

Moreover, I understand, acknowledge, and agree that the City will not issue a building permit for a qualified Municipal or Non-Municipal Construction project — where the developer has chosen to pay the Art Acquisition Fund Fee or petitioned for a waiver as stated above — until the required contribution has been deposited in the appropriate fund as described in the City’s Zoning Code and *The City of Coral Gables Art in Public Places Program: Funding, Goals, and Implementation Guidelines*, or the appropriate donation pursuant to the requirements of Article 3, Division 21, Section 3-2103(B) has been made,.

As the Developer, I understand, acknowledge, and agree that pursuant to Division 21, Section 3-2103(A)(2) of the City of Coral Gables’ Zoning Code I must contribute one (1.0%) percent of the aggregate project value of non-Municipal projects of one million dollars (\$1,000,000.00) or more (excluding single family homes) to an account designated as the Art in Public Places Trust Fund established by the City. Moreover, in the case of a petitioned waiver, I understand, acknowledge, and agree that pursuant to Article 3, Division 21, Section 3-2103(B), I must comply with one (1) or more of the four (4) enumerated requirements thereof. Additionally, I understand that, in accordance with Division 21, Section 3-2106 of the City of Coral Gables’ Zoning Code, the aggregate project value of a proposed development means the total of all construction costs associated with a particular site plan project regardless of the number of permits associated with the Project or whether it is a phased Project. I further understand and agree that construction costs for purposes of determining the aggregate project value of a proposed development means *the total cost of the construction or renovation work, as determined by the City of Coral Gables’ Building Official in issuing a building permit for construction or renovation, and that construction costs includes all labor, structural materials, plumbing, electrical, mechanical, infrastructure, maintenance, insurance, lighting, signage site work, any other costs necessary to maintain the art as approved by the City as well as all soft construction costs (including, but not limited to, engineering and architectural costs).*

Based upon the above understandings, acknowledgements and agreements, I hereby represent, covenant, and warrant that the aggregate project value submitted in relation to Permit Application Number _____, for purposes of compliance with the City of Coral Gables’ *Art in Public Places Program*’s legislative and administrative requirements, includes and reflects the total of all construction costs, as outlined above, and such value

specifically includes the total cost of the construction or renovation work, as determined by the City of Coral Gables' Building Official in issuing a building permit for construction or renovation, all costs for and/or associated with: labor, structural materials, plumbing, electrical, mechanical, infrastructure, maintenance, insurance, lighting, signage site work, any other costs necessary to maintain the art as approved by the City as well as all soft construction costs such as engineering and architectural costs.

Moreover, I understand, acknowledge, and agree that should the City determine that any of the representations, covenants, or warranties contained herein or otherwise submitted in relation to Permit Application Number _____ are false, misleading, or inaccurate, then the Building Permit issued based upon such representations, covenants, and/or warranties may be revoked, voided, and nullified. Additionally, I understand, acknowledge, agree, and accept that if said false, misleading, and/or inaccurate representations, covenants, or warranties result in an undervaluation of the aggregate project value, as outlined herein, then I will be required to contribute sufficient funds to an account designated as the Art in Public Places Trust Fund, as referenced above, to mitigate said undervaluation, and the City shall have the sole authority to determine the amount necessary for said mitigation. I also understand, acknowledge, agree, and accept that I may be held personally liable for any costs the City may incur, directly or indirectly, for acting in reliance upon any false, misleading, or inaccurate representations, covenants, or warranties related hereto.

Executed on this ____ day of _____, 20__.

Developer's Signature

Developer's Printed Name

Developer's Title

NOTARIZATION

STATE OF FLORIDA)
COUNTY OF MIAMI DADE)

The foregoing instrument was acknowledged before me this day of _____, in the
year 20 , by _____ who is personally known to me or has
produced _____ as identification.

My Commission Expires:

Notary Public

CITY OF CORAL GABLES
DEVELOPMENT SERVICES DIVISION
ART IN PUBLIC PLACES AGGREGATE PROJECT VALUE AFFIDAVIT⁴

I, _____, having been duly sworn hereby declare and certify under penalty of perjury that I have personal knowledge of the facts outlined below and state as follows:

1. I am the Developer for the project described in Permit Application Number: _____, involving the development of the property legally described as:

_____.
2. I have legal authority and legal capacity to act on behalf of the above-described property with regard to the completion, submission, and execution of this Declaration as well as all other documents and/or instruments that must be submitted to the City of Coral Gables for purposes of compliance with the City of Coral Gables' Art in Public Places legislative and administrative requirements.
3. The aggregate project value for the development project described in Permit Application Number _____ for purposes of compliance with the City of Coral Gables' Art in Public Places legislative and administrative requirements is: \$ _____.
4. The above aggregate project value accounts for, reflects, and includes: the total of all construction costs and, as such, includes the total cost of the construction or renovation work, as determined by the City of Coral Gables' Building Official in issuing a building permit for construction or renovation, as well as all costs for and/or associated with: labor, structural materials, plumbing, electrical, mechanical, infrastructure, maintenance, insurance, lighting, signage site work, any other costs necessary to maintain the art as approved by the City, and all soft construction costs such as engineering and architectural costs.

⁴ The individual who signs the *Art In Public Places Aggregate Project Value Affidavit* must be the same individual who executes the *Art In Public Places Aggregate Project Value Warranties, Covenants, Representations & Conditions Agreement* and the *Art In Public Places Aggregate Project Value Application Cover Page*.

I understand that I am swearing or affirming under oath as to the truthfulness of the claims and assertions made in this Affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Executed on this _____ day of _____, 20__.

Developer's Signature

Developer's Printed Name & Title

**NOTARIZATION FOR ART IN PUBLIC
PLACES AGGREGATE PROJECT VALUE AFFIDAVIT**

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Sworn to and subscribed before me this _____ day of _____, in the year 20____, by
_____ who has taken an oath and is personally known
to me or has produced _____ as identification.

My Commission Expires:

Notary Public

CITY OF CORAL GABLES

- MEMORANDUM -

TO: RAMON TRIAS
PLANNING AND ZONING DIRECTOR
DEVELOPMENT REVIEW COMMITTEE
(DRC) CHAIRMAN

DATE: NOVEMBER 30, 2018

FROM: CATHERINE CATHERS 
ARTS & CULTURE SPECIALIST
HISTORICAL RESOURCES AND
CULTURAL ARTS DEPARTMENT

SUBJECT: DEVELOPMENT REVIEW
COMMITTEE
ART IN PUBLIC PLACES REVIEW
1000 PONCE DE LEON BLVD.

DR-18-11-2826

The Historical Resources and Cultural Arts Department, Art in Public Places Program, has reviewed the "1000 Ponce de Leon Blvd. Level 1" DRC application and has the following comments:

The proposed use of the property/building and estimated cost of the proposed building/project meets the requirement for the Developer to contribute one percent (1.0%) of the Aggregate Project Value to the Art Acquisition Fund.

Developer may seek a waiver of the requirement as outlined in the Zoning Code, Section 3-2103 Art in Public Places Fund Requirements, Waivers, and Exemptions. If the Developer wishes to seek a waiver, they must set up a meeting with Historical Resources and Cultural Arts staff to discuss.

Develop must complete the provided Project Value Application.

CITY OF CORAL GABLES

- MEMORANDUM -

TO: Development Review Committee (DRC) meeting minutes and record **DATE:** November 30, 2018

FROM: Ramon Trias,
DRC Chairman **SUBJECT:** "1000 Ponce"
Development Services
Department Comments

The Development Services Department has reviewed the "1000 Ponce" (1000 Ponce de Leon Boulevard) application package submitted for DRC review. The applicant's request is for Conditional Use with Site Plan Review for an Assisted Living Facility (ALF). The Development Services Department has the following comments:

A. Planning Division Comments.

1. The following additional information is required to be submitted with the Planning Division Application:
 - a. Provide statement indicating compliance with LEED requirements.
 - b. Required concurrency reviews.
 1. Concurrency Impact Statement prepared by the Zoning Division showing there is adequate infrastructure available for the proposed project.
 - c. Art in Public Places. Pursuant to Sec. 3-2104, a proposed Art in Public Places development agreement and recommendation is required.
 - d. Provide required Trip Generation Statement and coordinate with Public Works if Traffic Impact Study is required.
2. Application comments and issues. The following are comments and issues identified that need to be resolved through meetings and discussions with staff before the proposed project is submitted to the Planning and Zoning Division for public hearing reviews:
 - a. Minimum setbacks for Commercial District require 15 feet on both side streets, and 10 feet for the rear. The proposed setbacks are 0'-0". The required setbacks may be reduced by either utilizing the MXD overlay or Mediterranean Bonus Table 3.
 - b. Include percentage of recreation space in Zoning Chart and identify the 30% interior requirement.
 - c. Ensure arcade is 12 feet and consider extending additional shade/cover to corners for residents' comfort.
 - d. Incorporate flare style curb cuts and ensure that sidewalk is continuous and level through driveways.
 - e. Consider opening end of arcade toward abutting neighbor to the southwest for potential future connection.
 - f. Coordinate with Public Works for Phase III of the Ponce de Leon Blvd streetscape design and infill streets on Phoenetia and Santillane.
 - g. Include abutting property's building footprint in site plan.
3. Board of Architects approval. Pursuant to Zoning Code Section 3-405 preliminary Board of Architects approval is required for the requested Mediterranean Bonus prior to the Planning and Zoning Board's consideration of the application.
4. Public Hearing Reviews. The application request for Conditional Use with Site Plan Review will require public hearing review before the Planning and Zoning Board and

- approval by the City Commission at two (2) public hearings.
5. Neighborhood Meeting. Zoning Code Section 3-302(D) states that all applications requiring a public hearing before the Planning and Zoning Board shall conduct a minimum of one (1) public information meeting, a minimum of fourteen (14) days in advance of the Planning and Zoning Board meeting.
- B. DRC Zoning Review. A zoning review has been completed which is intended to identify concerns at the DRC level in order to inform the applicant of any changes that may be necessary to allow further review of the application to proceed (see Attachment A).

Once the applicant has submitted a Planning Division Application that has been determined to be complete by Planning Staff, it will then be distributed to City Departments/Divisions for additional review and comments. The Planning and Zoning Division's comments will be provided in a detailed City Comment Letter with the comments provided by other City Departments. After all City comments have been addressed and the application submittal has been determined to be sufficient by Planning Staff, then the public hearing application can be scheduled for a Planning and Zoning Board meeting. Planning Staff is available to meet and assist with the submittal of the public hearing application and to answer any questions the applicant may have regarding the submittal requirements.

Attachments:

- A. DRC Zoning Review: 301 Madeira.

cc: (via email)

Suramy Cabrera, Development Services Director
Charles Wu, Assistant Development Services Director
Dona Spain, Historical Resources and Cultural Arts Director
Hermes Diaz, Deputy Public Works Director
Brook Dannemiller, Public Service Director
Kevin Kinney, Parking Director
Leonard Roberts, Assistant Economic Development Director
Joshua Nunez, Police Department
Troy Easley, Fire Department
Catherine Cathers, Arts & Culture Specialist
Manuel Lopez, Building Official
Carlos Mindreau, City Architect

DRC Zoning Review: 1000 Ponce

Prepared by Planning Division – 11-30-18

Review based on plans dated – 10-18-18

Existing designations and site data:

Category	Site Info
Property address	1000 Ponce de Leon Blvd.
Property legal description	Lots 8-11, Block 17, Douglas Section
Total site area (sq. ft.)	23,469 sqft
Existing property uses	Office
Existing Comprehensive Plan Future Land Use Map designation(s)	Commercial High-Rise Intensity
Proposed Comprehensive Plan Future Land Use Map designation(s)	(no change)
Existing Zoning Map designation(s)	Commercial (C) District
Proposed Zoning Map designation(s)	(no change)
Eligible to utilize Mixed Use District (MXD) provisions	Eligible to utilize North Ponce de Leon MXD Overlay District provisions.
Within Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes
Restrictive Covenant	Restrictive Covenant required in Lieu of a Unity of Title.

*As per Miami-Dade County Property Appraiser website.

Category	Site Info
Total site area (sq. ft.)	23,469 sqft
Floor area ratio (FAR) permitted – Maximum 3.0 FAR (without Mediterranean bonus)	70,407 sqft
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (with Mediterranean bonus)	82,142 sqft
Floor area ratio (FAR) proposed	3.12 FAR (73,326 sqft)
Building height (feet) permitted	150'-0"
Building height (feet) proposed	67'-0" to top of habitable space

*As per Miami-Dade County Property Appraiser website.

Note: The review provided herein is not a comprehensive analysis and is intended only to identify concerns at the Development Review Committee (DRC) level in order to inform the applicant of any changes that may be necessary to allow further review of the application to proceed.

DRC Zoning Review: 1000 Ponce

Zoning Code Review:

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-401	Conditional Uses	ALF requires conditional use review and approval by the Planning and Zoning Board and City Commission.
Sec. 3-1201	Abandonment and Vacation of Non-Fee Interests	Not applicable.
Sec. 3-2101	Art in Public Places	Art in Public Places development agreement and recommendation from the Historical Resources & Cultural Arts is required.
Section 4-302. Commercial District (C)		
Sec. 4-302.B	Permitted uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.C	Conditional uses.	ALF requires conditional use review and approval by the Planning and Zoning Board and City Commission.
D. Performance Standards		
Sec. 4-302.D.3	<p>Minimum setbacks. The following setbacks shall be provided for all buildings:</p> <p>a. Front:</p> <ul style="list-style-type: none"> 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. <p>b. Side:</p> <ul style="list-style-type: none"> 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. <p>c. Rear:</p> <ul style="list-style-type: none"> i. Abutting a dedicated alley or street: None. ii. Not abutting dedicated alley or street: Ten (10) feet. <p>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.</p>	<p>Adjust side street setbacks to 15 feet.</p> <p>Adjust rear setback abutting neighboring property to 10 feet.</p>

DRC Zoning Review: 1000 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>e. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.</p>	
<p>Sec. 4-302.D.4</p>	<p>Floor area ratio: 3.0.</p>	<p>3.12. Complies if utilizing Mediterranean Bonuses.</p>
<p>Sec. 4-302.D.5</p>	<p>Height. The maximum permitted height is as follows:</p> <p>a. Pursuant to the Comprehensive Plan Map designation and/or Site Specific Zoning regulations.</p> <p>b. C properties shall have a height limitation of three (3) floors or forty-five (45) feet, whichever 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.</p>	<p>Complies.</p> <p><u>Include dimension to the level of the highest point of the building.</u></p>
<p>Sec. 4-302.D.6</p>	<p>Nighttime uses adjacent to a residential district.</p> <p>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.</p> <p>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.</p> <p>c. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM for nighttime uses.</p> <p>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.</p> <p>e. A landscape buffer comprised of a continuous hedge and small trees with a height of at least fourteen (14) feet at intervals of not less than ten (10) feet on centers shall</p>	<p>To be determined.</p>

DRC Zoning Review: 1000 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>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.</p> <p>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.</p> <p>g. Additional criteria for medical clinics.</p> <ul style="list-style-type: none"> 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. <p>h. Overnight accommodations.</p> <p>i. No outdoor facilities, including pools, decks, outdoor dining or</p>	

DRC Zoning Review: 1000 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>drinking facilities which are visible from land designated residential shall be used or operated after 10:00 PM.</p> <p>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.</p> <p>iii. No kitchen with outside venting shall be operated between the hours of 10:00 PM and 6:00 AM.</p>	
Sec. 4-302.D.7	Additional standards for mixed-use development.	Not applicable.
Article 5 – Development Standards.		
Division 6. Design Review Standards		
Sec. 5-601	<p>Purpose and applicability.</p> <p>A. The purpose of these design review standards is to:</p> <ol style="list-style-type: none"> 1. Provide standards and criteria for review of applications for development approval within the City; 2. Promote innovative design with regard to the aesthetics, architectural design, appearances, safety, and function of the built environment in relation to the site, adjacent structure and surrounding community; 3. Promote orderly and harmonious development of the City; 4. Enhance the desirability of residences or investment in the City; 5. Encourage the attainment of the most desirable use of land and improvements; 6. Enhance the desirability of living conditions upon the immediate site or in adjacent areas; 7. Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other; 8. Establish identity, diversity and focus to promote a pedestrian friendly environment; and 9. Encourage the utilization of a variety of architectural attributes and street level amenities to create a sense of place, including the spatial 	To be reviewed and approved by the Board of Architects.

DRC Zoning Review: 1000 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>relationship of buildings and the characteristics created to ensure attractive and functional areas.</p> <p>B. The standards in this Division shall be applicable to applications for development approval within all zoning districts, except as otherwise provided herein.</p>	
<p>Sec. 5-602.A</p>	<p>The Board of Architects shall determine if an application satisfies the following design review standards:</p> <ol style="list-style-type: none"> 1. Whether the color, design, finishes, fenestration, texture, selection of architectural elements of exterior surfaces of the structure are compatible and the relationships of these items in comparison to building base, middle and top with the hierarchy of importance being the base, top and middle. 2. Whether the planning and siting of the various function and structures on-site provides the following: <ol style="list-style-type: none"> a. Creates an intrinsic sense of order between buildings, streets and pedestrian movements and activities. b. Provides a desirable environment for occupants, visitors and the general community. 3. Whether adjacent existing historic features, natural features and street level pedestrian view corridors are appropriately integrated or otherwise protected. 4. Whether the amount and arrangement of open/green space [including urban open space (i.e. plazas) or unimproved areas (i.e. open lawns, etc.)] are appropriate to the design, function and location in relationship to the function of the structures and surrounding properties. 5. Whether sufficient buffering 	<p>To be reviewed and approved by the Board of Architects.</p>

DRC Zoning Review: 1000 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>(including hard and softscape) is provided when non-compatible uses abut or adjoin one another.</p> <p>6. Whether the proposed lighting provides for the safe movement of persons and vehicles, provides security, and minimizes glare and reflection on adjacent properties.</p> <p>7. Whether access to the property and circulation is safe and convenient for pedestrians, cyclists and vehicles, and is designed to interfere as little as possible with traffic flow on these roads and to permit vehicles a prompt and safe ingress/egress to the site.</p> <p>8. Whether waste disposal facilities adversely affect adjacent properties.</p> <p>9. Whether the application provides improvements, public open space, pedestrian amenities which benefit the public.</p> <p>10. Whether the proposed application is in conformity with provisions of this Division.</p>	
<p>Sec. 5-603.A</p>	<p>Except as provided for in Section 5-603(I) all buildings hereinafter constructed or reconstructed, shall be designed in a specific architectural style such as but not limited to Colonial, Venetian, Mediterranean, Italian, French, Bahamian or other identifiable architectural style. All buildings hereinafter altered or added to shall conform to the architectural design of the existing building provided, however, that if the architectural style of the building is being altered then the building shall be designed in a specific architectural style such as but not limited to Colonial, Venetian, Mediterranean, Italian, French, Bahamian or other identifiable architectural style. The Architect shall include a page or pages in the plan which defines the architectural style with text and photographs and provide a statement on how the proposed building complies with the</p>	<p>To be reviewed and approved by the Board of Architects.</p>

DRC Zoning Review: 1000 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>style. It shall be the duty and responsibility of the Board of Architects to determine in each and every case whether or not the submitted plans comply with the type and scale of architecture set forth hereinabove and require from the designing architect such changes as would bring the design into conformity. The Board of Architects shall require such changes in the design of the structure so as to preserve traditional aesthetic treatments and promote design excellence in the community. In considering the design of the building, the Board of Architects shall consider and render a decision as to the adequacy of the following elements in the design concept.</p> <ol style="list-style-type: none"> 1. Awnings and canopies. 2. Colors. 3. Decorative lighting (height, location and style). 4. Doors. 5. Height of building. 6. Impact on adjacent properties of continuous two (2) story walls that are in excess of forty (40%) percent of the site depth. 7. Location of exposed piping, conduits and rainwater leaders. 8. Location of structure on site. 9. Planters. 10. Roofs including materials, color, slope and overhang. 11. Shutters. 12. Site circulation in regard to pedestrian travel, parking, services, grades and landscaping. 13. Texture of surface. 14. Trim. 15. Walls, height, location, materials, and design. 16. Window boxes. 17. Windows (Fenestration). 	
Sec. 5-603.B	The architectural style for a given location, unless specified to the contrary, shall be in harmony with the architecture of its particular neighborhood.	To be reviewed and approved by the Board of Architects.
Sec. 5-603.C	The architectural context of an area includes the height, scale, massing, separation between buildings, and style, in regard to how buildings and structures relate to each other within	To be reviewed and approved by the Board of Architects.

DRC Zoning Review: 1000 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	a specified area.	
Section 5-604. Coral Gables Mediterranean Style Design Standards.		
Sec. 5-604.A.2	Zoning district applicability. These regulations are available for new construction, additions, restorations and/or renovations of existing buildings using all types of architecture styles as described herein provided such property is located within the Multi-Family-2 (MF2), Multi-Family Special Area (MFSA), Commercial (C), Commercial Limited (CL), or Industrial (I) zoning districts, except as otherwise provided herein.	To be reviewed and approved by the Board of Architects.
Sec. 5-604.B – Table 1. Required standards		
Reference #1	<p>Architectural elements on building facades.</p> <p>Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc).</p> <p>Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p><u>Consider various wall openings in the rear of the ground floor.</u></p>
Reference #2	<p>Architectural relief elements at street level.</p> <p>On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level:</p> <ol style="list-style-type: none"> Display windows or retail display area; Landscaping; and/or Architectural relief elements or ornamentation. 	To be reviewed and approved by the Board of Architects.
Reference #3	<p>Architectural elements located on the top of buildings.</p> <p>Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts:</p> <ol style="list-style-type: none"> Air-conditioning equipment room. Elevator shafts. Elevator mechanical equipment rooms. 	To be reviewed and approved by the Board of Architects.

DRC Zoning Review: 1000 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>d. Parapets. Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.</p>	
Reference #4	<p>Bicycle storage. To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.</p>	<p><u>Locate visible bike parking under the proposed arcade for short-term parking, and within the proposed garage for employee or long-term use.</u></p> <p>To be reviewed and approved by the Board of Architects.</p>
Reference #5	<p>Building facades. Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, setbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.</p>	<p>To be reviewed and approved by the Board of Architects.</p>
Reference #6	<p>Building lot coverage. No minimum or maximum building lot coverage is required.</p>	<p>To be reviewed and approved by the Board of Architects.</p>
Reference #7	<p>Drive through facilities. Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.</p>	<p>To be reviewed and approved by the Board of Architects.</p>
Reference #8	<p>Landscape open space area. Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p><u>Coordinate with Public Works regarding existing and infill street trees on Phoenetia and Santillane; as well as Phase III of Ponce de Leon Blvd.</u></p>

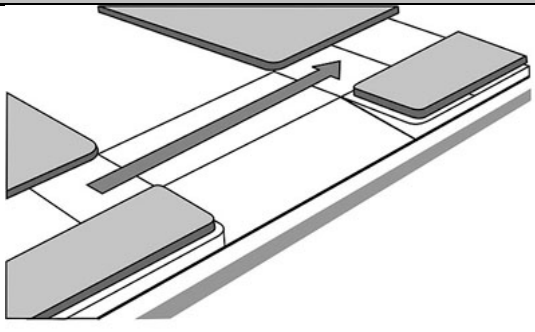
DRC Zoning Review: 1000 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>c. Twenty-five (25%) percent for residential properties.</p> <p>The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.</p>	
Reference #9	<p>Lighting, street.</p> <p>Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Coordinate with Public Works for Phase III of the Ponce de Leon Blvd. streetscape design.</p>
Reference #10	<p>Parking garages.</p> <p>Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages.</p> <p>Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.</p>	<p>To be reviewed and approved by the Board of Architects.</p>
Reference #11	<p>Porte-cocheres.</p> <p>Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.</p>	<p>To be reviewed and approved by the Board of Architects.</p>
Reference #12	<p>Sidewalks/pedestrian access.</p> <p>All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets.</p> <p>Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever</p>	<p>To be reviewed and approved by the Board of Architects.</p>

DRC Zoning Review: 1000 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	possible pathways shall be separated from vehicular traffic.	
Reference #13	Soil, structural. Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.	To be reviewed and approved by Public Service.
Reference #14	Windows on Mediterranean buildings. Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.	To be reviewed and approved by the Board of Architects.
Sec. 5-604.C – Table 2. Architectural and Public Realm Standards		
Reference #1	Arcades and/or loggias. Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.	<p><u>To be reviewed and approved by the Board of Architects.</u></p> <p><u>Widen arcade to 12 feet minimum and incorporate shade at corners for the comfort of the residents.</u></p> <p><u>Consider opening end of arcade toward abutting southwest neighbor and incorporating various wall openings in the rear of the ground floor.</u></p>
Reference #2	Building rooflines. Incorporation of horizontal and vertical changes in the building roofline.	To be reviewed and approved by the Board of Architects.
Reference #3	Building setbacks. Setbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.	To be reviewed and approved by the Board of Architects.
Reference #4	Building towers. The use of towers or similar masses to reduce the mass and bulk of buildings.	To be reviewed and approved by the Board of Architects.
Reference #5	Driveways. Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into	<p><u>To be reviewed and approved by the Board of Architects.</u></p> <p><u>Incorporate flare style curb cuts and ensure sidewalk is continuous and level through driveways.</u></p>

DRC Zoning Review: 1000 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	pedestrian sidewalks and adjoining rights-of-way.	
Reference #6	<p>Lighting of landscaping.</p> <p>Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).</p>	To be reviewed and approved by the Board of Architects.
Reference #7	<p>Materials on exterior building facades.</p> <p>The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.</p>	To be reviewed and approved by the Board of Architects.
Reference #8	<p>Overhead doors.</p> <p>If overhead doors are utilized, the doors are not directed towards residentially zoned properties.</p>	To be reviewed and approved by the Board of Architects.
Reference #9	<p>Paver treatments.</p> <p>Inclusion of paver treatments in all of the following locations:</p> <ol style="list-style-type: none"> a. Driveway entrances minimum of 10% of total paving surface. b. Sidewalks. Minimum of 25% of total ground level paving surface. <p>The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.</p>	<p>To be reviewed and approved by the Board of Architects.</p> <p>Subject to review by Public Works Department.</p>
Reference #10	<p>Pedestrian amenities.</p> <p>Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following:</p> <ol style="list-style-type: none"> a. Benches. b. Expanded sidewalk widths beyond the property line. c. Freestanding information kiosk (no advertising shall be permitted). d. Planter boxes. e. Refuse containers. f. Public art. 	To be reviewed and approved by the Board of Architects.

DRC Zoning Review: 1000 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>g. Water features, fountains and other similar water features. Ground and/or wall mounted. Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.</p>	
Reference #11	<p>Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or streets.</p> <p>Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following:</p> <ul style="list-style-type: none"> a. Minimum of 10 feet in width. b. Include pedestrian amenities as defined herein. <p>In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.</p>	To be reviewed and approved by the Board of Architects.
Reference #12	<p>Underground parking.</p> <p>The use of underground (below grade level) parking, equal in floor area of a minimum of 75% of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.</p>	To be reviewed and approved by the Board of Architects.
Article 5 – Development Standards. Division 9. Assisted Living Facilities (ALF) and Child Care Facilities		
Sec. 5-902.	<p>All Assisted Living Facilities (ALF) in Multi-family or Commercial Districts shall not exceed an FAR of 3.0. Mediterranean bonuses may apply as permitted in these regulations. Maximum permitted number of living units shall be calculated according to the following table (two (2) persons max/unit): Commercial High-Rise Intensity: 180 u/a</p>	Complies. 167 units/acre

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Zoning Code Section	Reference/Provision	Required/Provided
Sec. 5-902.A.	No more than two (2) persons per bedroom, (excluding staff), shall be allowed as a means of determining maximum occupant density per dwelling unit. There shall also be a minimum of eighty (80) square feet per person of bedroom space for each dwelling unit.	Complies.
Sec. 5-902.B.	Minimum off-street parking shall be provided at 0.5 spaces per ALF unit. Group homes shall provide off-street parking according to the requirements established in Article 5, Division 14 of these regulations.	Complies.
Sec. 5-902.C.	Recreational space shall be provided at a minimum of one hundred (100) square feet per resident, of which thirty (30%) percent shall be interior space. Exterior recreational space shall be properly landscaped and buffered for the benefit of both the residents and adjacent properties. A portion of required exterior space shall be provided on the building's front façade to allow for the passive observation of common outdoor areas and public right-of-way by residents.	<p style="text-align: right;">To be determined.</p> <p>Include percentage of recreational space and identify the 30% interior requirement in Zoning chart on sheet CP-0.1.</p>
Sec. 5-902.D.	Facilities shall be aesthetically compatible with the surrounding neighborhood and adjacent properties.	<p style="text-align: right;">To be determined by the Board of Architects.</p> <p>Include abutting property's building footprint in site plan.</p>
Sec. 5-902.E.	Assisted Living Facilities (ALF) shall only be permitted as a conditional use.	ALF requires conditional use review and approval by the Planning and Zoning Board and City Commission.
Article 5 – Development Standards. Division 11. Landscaping		
Sec. 5-1104.A	See Zoning Code Sec. 5-1104.A for general requirements that are applicable to all rights-of-way and private properties within the City.	Compliance required at time of final plan submittal.
Section 5-1105. Landscape requirements.		
Sec. 5-1105.A	Public rights-of-way. Must comply with items 1 thru 6 of Zoning Code Section 5-1105.A.	Requires review and approval by Public Service and Public Works.
Sec. 5-1105.C	Other properties. Must comply with items 1 thru 3 of Zoning Code Section 5-1105.C.	Requires review and approval by Public Service and Public Works.
Section 5-1302. Sustainability Standards.		
Sec. 5-1302.B	Green Building Requirements. The following new construction is required to achieve no less than Leadership in Energy and Environmental Design (LEED) Silver certification, or Silver certification by the Florida Green Building Coalition (FGBC), or under another nationally recognized certification program	<p style="text-align: right;">To be determined.</p> <p>Include Green Building checklist.</p>

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>approved by the City Manager or City Manager’s designee:</p> <ol style="list-style-type: none"> 1. All buildings over 20,000 square feet not owned by the City of Coral Gables. 2. City of Coral Gables buildings and buildings constructed on City of Coral Gables property. This requirement may be waived by the City Manager or City Manager’s designee if it can be demonstrated that compliance with this requirement would create an unreasonable burden on the construction project that would be inconsistent with furtherance of the economic development goals of the city. 3. Commercial and multi-family buildings where the developers of such property request a right-of-way encroachment (except for awnings and signs), abandonment or vacation of right-of-way, mixed use site plan review, planned area development or receiver site for Transfer of Development Rights, which requests require the review of the Planning and Zoning Board and approval of the City Commission. 	
<p>Article 5 – Development Standards. Division 14. Parking, Loading, and Driveway Requirements</p>		
<p>Sec. 5-1402.A</p>	<p>Dimensions and configuration of parking spaces.</p> <ol style="list-style-type: none"> 1. Required parking space dimensions: <ol style="list-style-type: none"> a. Parallel parking spaces: 9 feet by 22 feet. b. Angled parking spaces: 8½ feet by 18 feet. c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code. 2. Wheel stops and curbing. Precast concrete wheel stops or curbing shall be provided for all angled parking spaces that abut a sidewalk such that cars are curbed at 16 ½ feet. The balance of the required depth of the parking spaces between the 	<p>To be determined.</p>

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>wheel stop or curb and the sidewalk shall be clear of obstructions.</p> <p>3. Required aisle widths. Minimum required aisle widths for two-way aisles: 22 feet.</p>	
Sec. 5-1402.B	Dimensions of loading spaces. Loading spaces shall be at least 10 feet wide by 25 feet long, and shall provide at least 14 feet of vertical clearance.	<p>To be determined.</p> <p>Consider reducing the width of the proposed loading area entry.</p>
Sec. 5-1406.A	<p>General.</p> <p>1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade.</p> <p>2. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code.</p>	To be determined.
Sec. 5-1410.A	Tandem spaces. Tandem spaces are permitted as required parking; provided each set of tandem parking spaces are assigned to an individual unit within the building.	To be determined.
Sec. 5-1410.B.2	<p>Vertical parking lifts may utilize the following maximum percentages to satisfy required parking spaces, calculated at two (2) parking spaces per lift, within a building:</p> <p>a. Twenty percent (20%) of the first fifty (50) parking spaces; and,</p> <p>b. Ten percent (10%) from fifty-one (51) spaces to two-hundred (200) spaces; and</p> <p>c. Five (5%) percent thereafter.</p> <p>Vertical parking lift systems shall be limited to two-levels/decks and each lift shall be controlled exclusively by one (1) tenant/unit</p>	To be determined.
Appendix A – Site Specific Zoning Regulations		
Sec. A-40 – Douglas Section.	<p>3. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:</p> <p>e. Lots 8, 9, 10, 11, in Blocks 9, 11, 17, 19, 26, 28, 33, 35 and 40.</p>	Complies.