	City of Coral Gables Planning and Zoning Staff Recommendation
Applicant:	Sunset Place Luxury Holdings, LLC
Application:	Change of Land Use, Change of Zoning and Mixed Use Site Plan Review
Property:	1500 Venera Avenue (Shoma Park Tower)
Public Hearing - Dates/Times/ Location:	Planning and Zoning Board, October 8, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Applications.

This request is for consideration of a change of land use, rezoning and mixed use site plan review for the mixed use project known as "Shoma Park Tower". More specifically, the Ordinances/Resolution under consideration includes the following:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA review)*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and providing for severability, repealer and an effective date. (PZB review)*
3. *A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the mixed use project referred to as "Shoma Park Tower" on the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; including required conditions; providing for an effective date. (PZB review)*

Applications for change of land use and change of zoning require review and recommendation by the Planning and Zoning Board/Local Planning Agency (LPA), and consideration by the City Commission at two (2) advertised public hearings (Ordinance format). Mixed use site plans require review and recommendation by the Planning and Zoning Board, and consideration by the City Commission at one (1) advertised public hearing (Resolution format).

Summary of Applications.

“Sunset Place Luxury Holdings, LLC” (hereinafter referred to as “Applicant”), has submitted an application for change of land use, change of zoning and mixed use site plan review (hereinafter referred to as the “Applications”) for review and consideration at public hearings. The application package submitted by the Applicant is provided as Attachment A.

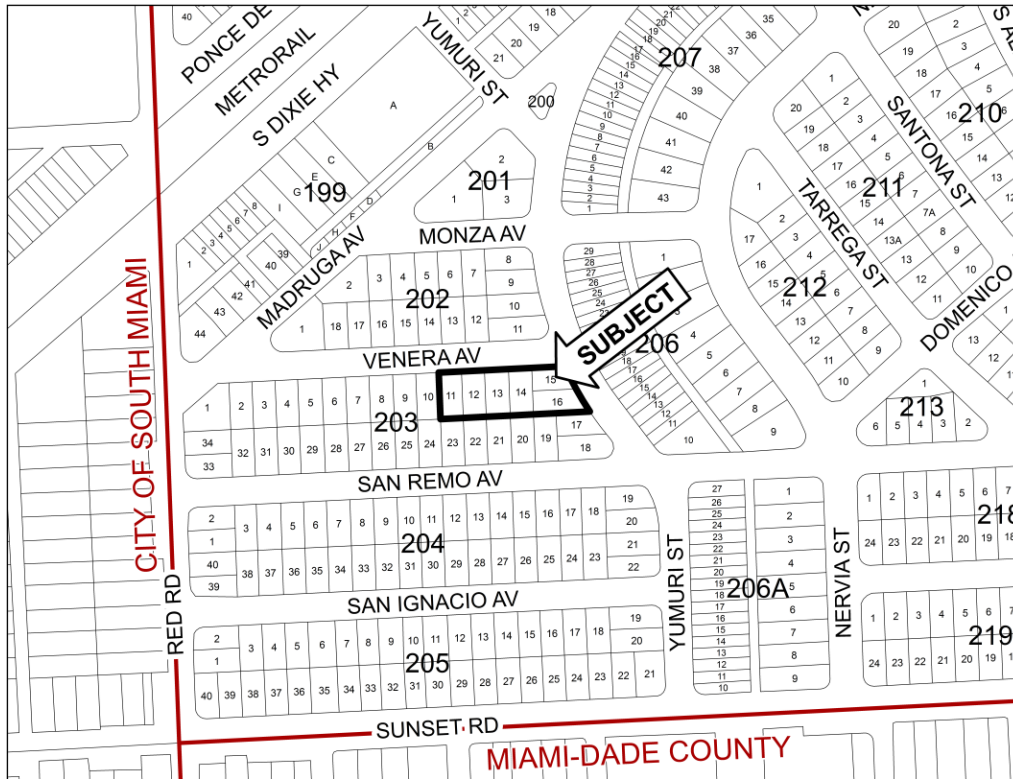
This property is located within the Red Road/Sunset Road commercial district, one block east of Red Road and three blocks north of Sunset Road. Riviera Park is located across Yumuri Street to the east. The site is 0.7 acres (29,802 sq. ft.) in size and has “Residential Multi-Family Medium Density” land use and Multi-Family 2 District (MF2) zoning designations. The property is bounded by Venera Avenue (north), a three (3) story residential multi-family condominium complex (south), Yumuri Street (east) and a mid-rise commercial Whole Foods/office building (west). Currently, a two (2) story residential multi-family building occupies this site.

The proposed mixed use project consists of a nine (9) story/97’-0” mixed use project containing 104,300 sq. ft. and 65 residential units consisting of 16 one-bedroom, 21 two-bedroom and 28 three-bedroom units. The building’s ground floor uses consists of retail use (3,995 sq. ft.), office and lobby uses (2,733 sq. ft.), a café (1,500 sq. ft.) and a commercial fitness center/gym (2,100 sq. ft.). There are 175 parking spaces proposed on two (2) garage levels above the ground floor. Mixed use projects are a conditional use, which requires site plan review at public hearings.

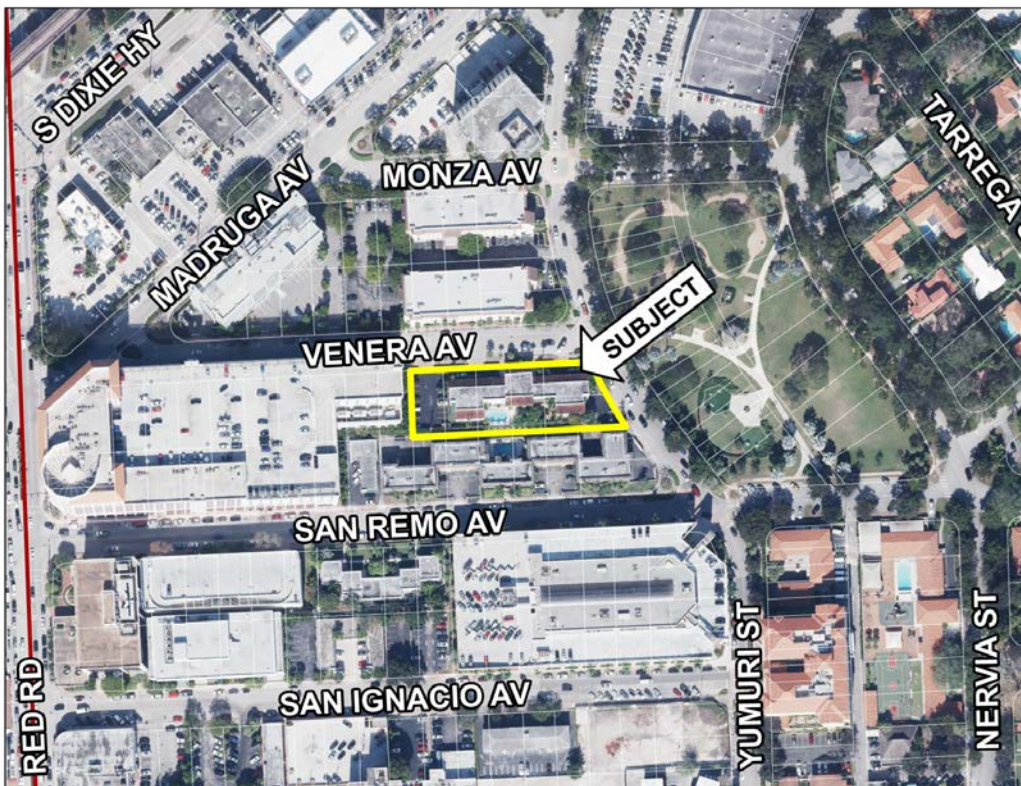
Mixed use projects require commercial land use and zoning designations. Requests have been included with this Application to change the land use of the property from “Residential Multi-Family Medium Density” to “Commercial Mid-Rise Intensity” and the zoning from Multi-Family 2 District (MF2) to Commercial District (C), which are the appropriate commercial designations for this proposed mixed use project.

The property is bounded by Venera Avenue (north) and Yumuri Street (east) as shown on the following location map and aerial photo:

Block, Lot and Section Location Map



Aerial



Site Data and Project Timeline.

Site Data and Surrounding Uses

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

Existing Property Designations

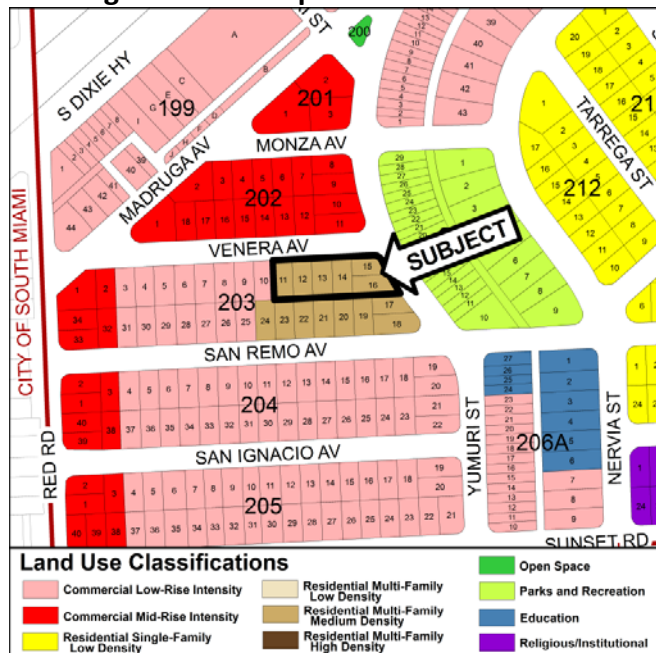
Comprehensive Plan Map designation	Residential Multi-Family Medium Density
Zoning Map designation	Multi-Family 2 District (MF2)
Mixed Use Overlay District (MXOD)	No
Mediterranean Architectural District	Yes
Coral Gables Redevelopment Infill District	Yes

Surrounding Land Uses

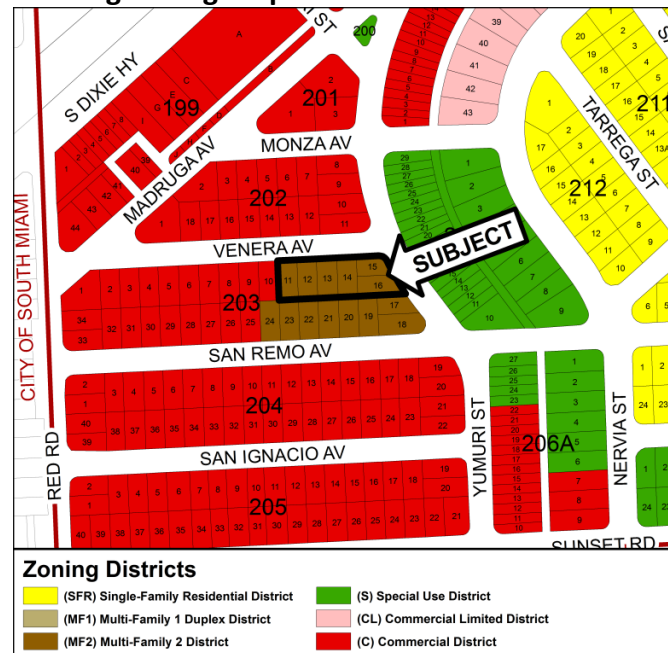
Location	Existing Land Uses	CP Designations	Zoning Designations
North	3 story commercial office building	Commercial Mid-Rise Intensity	Commercial District (C)
South	3 story residential multi-family building	Residential Multi-Family Medium Density	Multi-Family 2 District (MF2)
East	Riviera Park	Parks and recreation	Special Use District (S)
West	Mid-rise Whole Foods/ commercial office building	Commercial Low-Rise Intensity	Commercial District (C)

The property's existing land use and zoning designations are illustrated in the following maps:

Existing Land Use Map



Existing Zoning Map



City Review Timeline

The proposal has undergone the following City reviews:

Type of Review	Date	Result of Review
Development Review Committee	06.27.14	Comments provided to Applicant
Board of Architects	07.24.14	Preliminary approval and approval of Mediterranean architectural bonuses
Planning and Zoning Board	10.08.14	TBD
City Commission (1 st reading – change of land use and zoning)	11.18.14	TBD
City Commission (MXD site plan and 2 nd reading – change of land use and zoning)	TBD	TBD

Proposed Change of Land Use, Change of Zoning and Mixed Use Site Plan Review.

Proposal – Application Contents

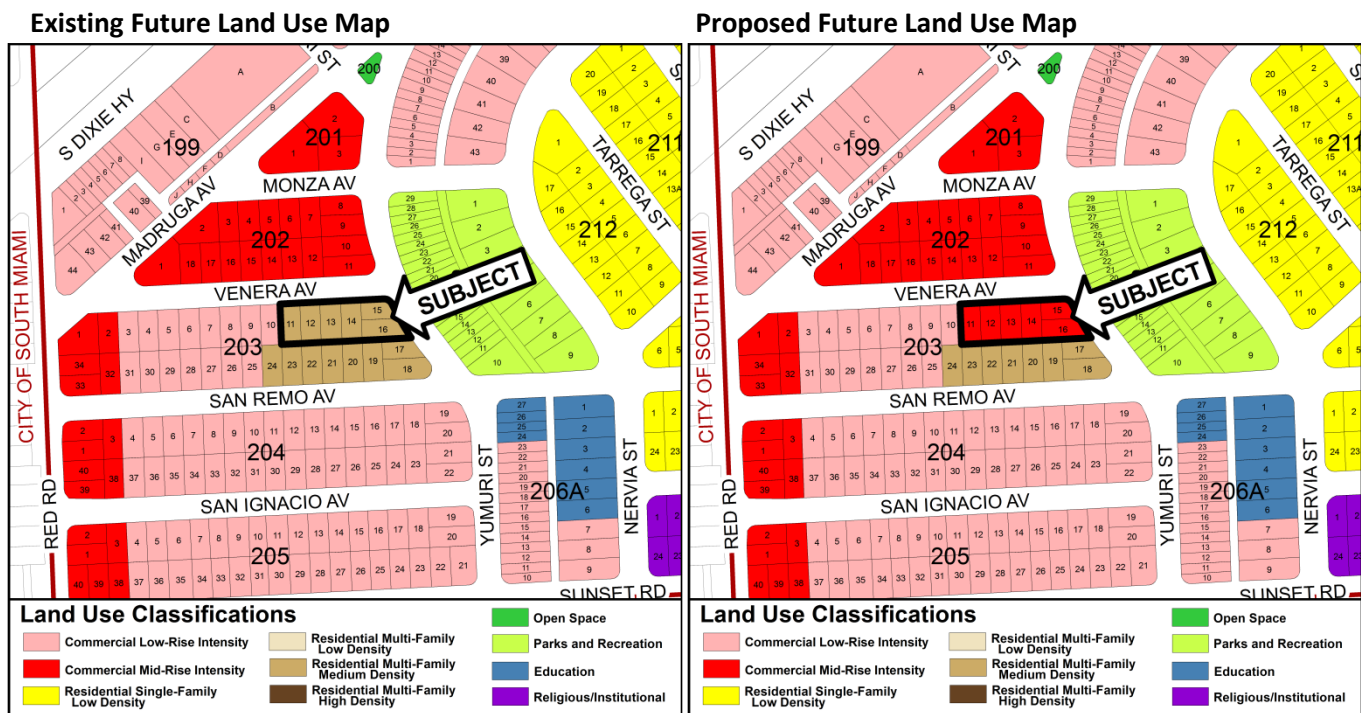
The Application package submitted by the Applicant includes the following (see Attachment A):

- 1) Statement of Use;
- 2) Application;
- 3) Plat;
- 4) Photographs;
- 5) Survey;
- 6) Aerial photographs;
- 7) 3D views;
- 8) Architectural drawings;
- 9) Resolutions, covenants, etc. previously granted;
- 10) Historical Significance letter;
- 11) Concurrency information;
- 12) Lobbyist registration;
- 13) Tax ID; and,
- 14) Traffic study.

Proposal – Change in Land Use and Zoning

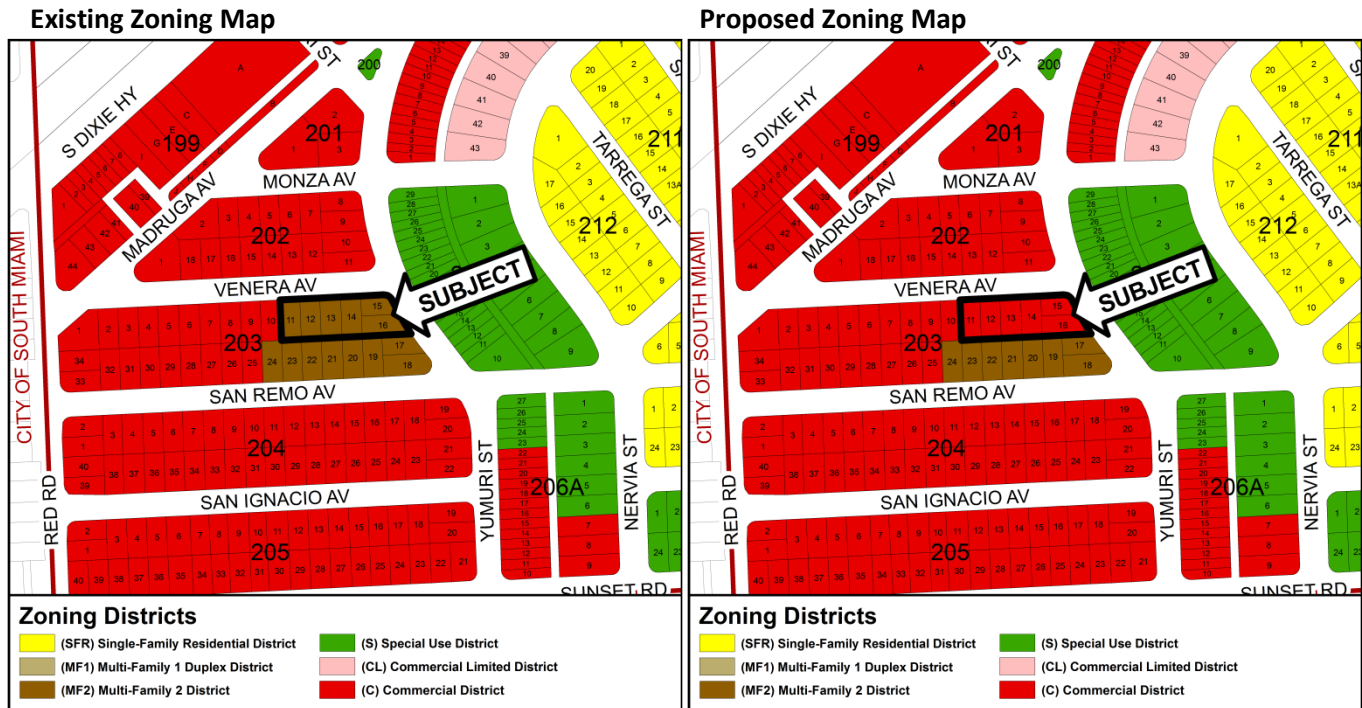
The Applicant is requesting a change to the City’s Future Land Use Map designation from “Residential Multi-Family Medium Density” to “Commercial Mid-Rise Intensity”, and a change of zoning from Multi-Family 2 District (MF2) to Commercial District (C) for the entire property. The change in land use and zoning are the appropriate designations for the proposed mixed use project. A comparison of the

existing Future Land Use Map and Zoning Map designations and the Applicant's requested designations is noted on the following maps:



The Comprehensive Plan's description of the "Commercial Mid-Rise Intensity" land use classification is as follows:

Comprehensive Land Use Plan – "Table FLU-5. Other Land Uses."			
Classification	Description	Density / Intensity	Height
Commercial Use, 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.



The Zoning Code's description of the Commercial District (C) designation is as follows:

City of Coral Gables Zoning Code – “Article 4 - Zoning Districts”			
Designation	Description	Density / Intensity	Height
Commercial District (C)	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 things within the City	When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (F.A.R.) for each use shall be individually determined and the highest of the individual F.A.R. shall be applied to the entire development.	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, whichever is less, within 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.

Proposal – Mixed Use Site Plan

Mediterranean Architectural Style

The project requires Mediterranean architectural style bonuses for building height, setback relief and Floor Area Ratio (FAR). The proposed project received preliminary approval and Mediterranean architectural style approval from the Board of Architects on 07.24.14.

A Preliminary Zoning Analysis was prepared by the Planning and Zoning Division for the project and is provided as Attachment B. A summary of the project is provided in the Applicant's Zoning Information Sheet submitted with the Applicant and is presented in the following tables.

Site Plan Information:

Type	Permitted	Proposed
Total site area	---	29,802 sq. ft. (0.7 acres)
3.5 FAR x total site area	104,307 sq. ft.	---
Total square footage of buildings	---	104,300 sq. ft.
Retail	---	3,995 sq. ft.
Office and lobby	---	2,733 sq. ft.
Restaurant (café)	---	1,500 sq. ft.
Other commercial (fitness gym)	---	2,100 sq. ft.
Building height	Up to 97'-0"	97'-0"
Number of floors	No limitation	9 floors
Residential unit total (maximum density – 125 units/acre)	87 units	65 units
Residential unit mix:		
One bedroom		16 units
Two bedroom		21 units
Three bedroom		28 units

Setbacks:

Type	Required*	Proposed
Front (Yumuri Street)	0'-0" up to 45' and 10"-0' over 45'	Complies
Side street (Venera Avenue)	0'-0" up to 45' and 10"-0' over 45'	Complies
Side interior	0'-0" up to 45' and 10"-0' over 45'	Complies
Rear	0'-0" up to 45' and 10"-0' over 45'	Complies

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

Landscaping:

Location	Required	Provided
Landscape open space (on-site)	Must comply with ZC Section 5-1104 A 1 thru 11	Complies with Zoning Code requirements
Landscape open space (rights-of-way)	Must meet City Streetscape Master Plan requirements	Complies with Zoning Code requirements

Parking:

Onsite parking		
Uses	Required	Proposed
Residential units	128 spaces	128 spaces
Retail use	16 spaces	16 spaces
Office use	9 spaces	9 spaces
Restaurant (café)	15 spaces	15 spaces
Other commercial (fitness gym)	7 spaces	7 spaces
Total on-site project parking	175 spaces	175 spaces
Additional parking above required	---	0 spaces
On-street parking spaces (existing/proposed)	8 spaces	7 spaces
On-street parking spaces net gain/(loss)	---	(1 space)

Site Specific Provisions

There are site specific provisions within Zoning Code Appendix A, "Site Specific regulations" that currently apply to this property. As provided in detail within this report, those site specific provisions require that the site front onto Venera Avenue, restrict the height of apartment buildings on the property not to exceed four (4) stories or forty-five (45) feet, whichever is less, and requires a minimum rear building setback of ten (10) feet.

Zoning Code Appendix A, "Site Specific Regulations" include the following site specific requirements for this property (applicable provisions shown underlined) with Staff comments regarding each:

Section A-89 - Riviera Section Part 14.

A. Facing of lots.

- Lots 15 and 16, Block 203, shall be deemed to face Venera Avenue.
- Lots 17 and 18, Block 203, shall be deemed to face San Remo Avenue.

Staff comment: The property's address and functional front/facing of the building and property address are onto Venera Avenue.

C. Height of buildings.

- No apartment buildings shall be constructed or erected on the following described properties to exceed four (4) stories or forty-five (45) feet in height, whichever is less:
 - All lots and tracts in Blocks 197, 198 and 199.

- b. All lots in Blocks 201 and 202.
- c. Lots 3 through 31, inclusive, Block 203.
- d. Lot 4 through 37, inclusive, Block 204.
- e. Lots 4 through 37, inclusive, Block 205.
- f. Lots 4 through 7, inclusive, Lots 9 through 13, inclusive and a portion of Lot 8, Block 208. (2771)

Staff comment: The site specific provision applies to apartment buildings. The provision is not applicable to the proposed commercial project.

E. *Setbacks-Minimum rear.*

- 1. Lots 11 through 16, inclusive, Block 203-Ten (10) feet.
- 2. Lots 17 through 26, inclusive, Block 203-Ten (10) feet.

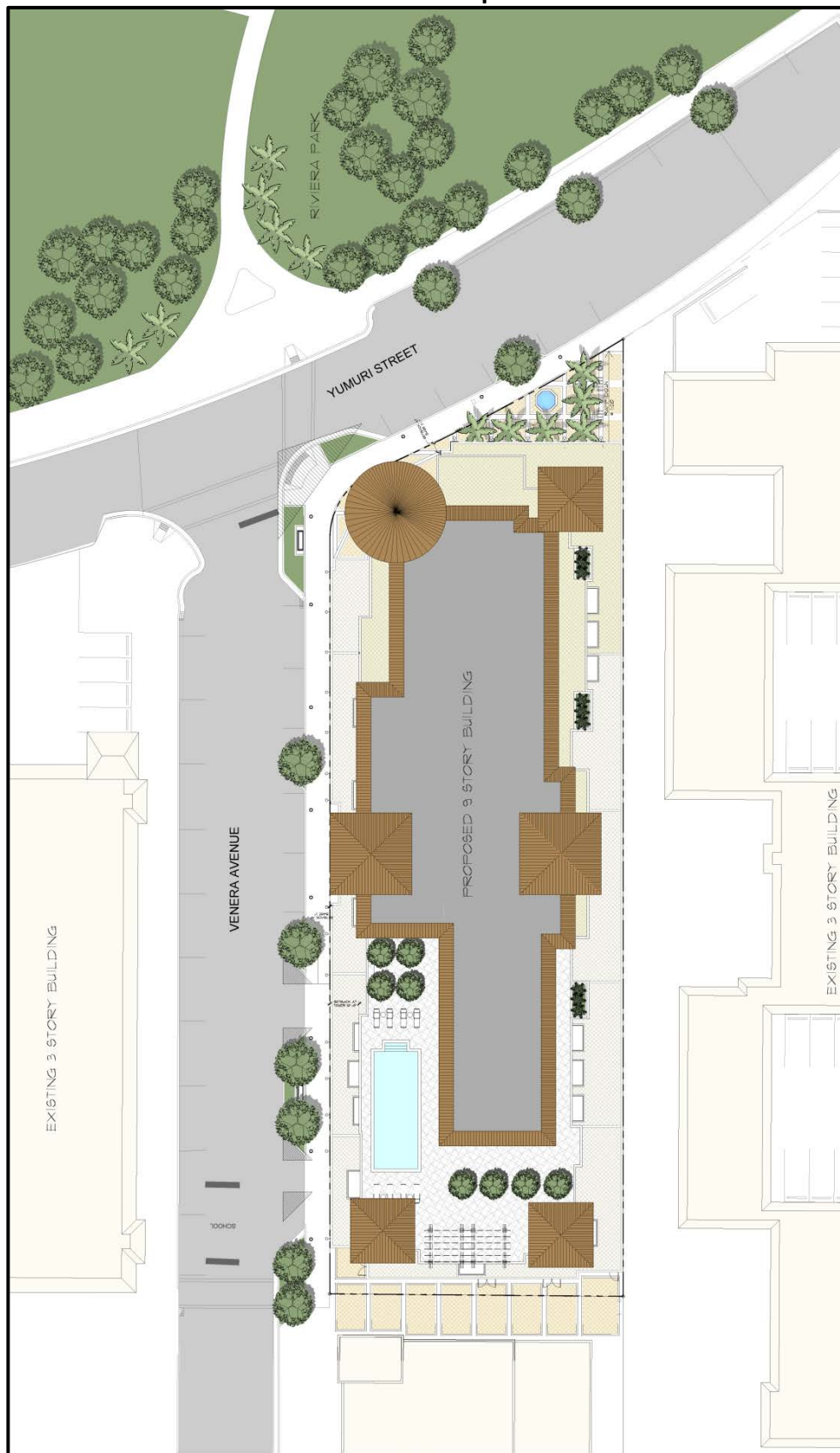
Staff comment: The Applicant is requesting setback relief as is permitted for projects approved for Mediterranean style design bonuses.

The Applicant's proposed site and landscape plan, ground floor plan and building elevations are provided on the following pages.

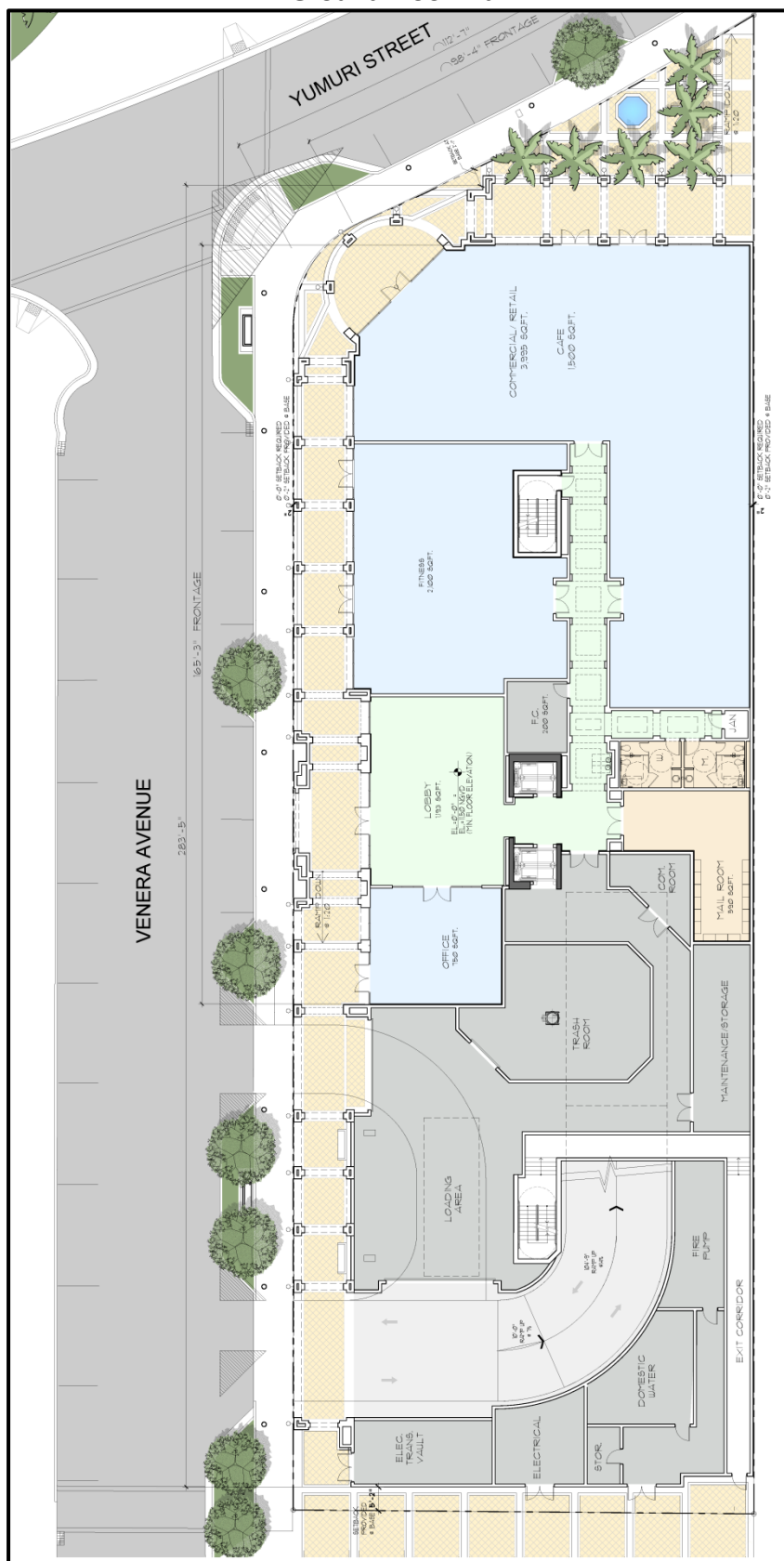
Massing Perspective



Site and Landscape Plan



Ground Floor Plan



North (Venera Avenue) Building Elevation



South (San Remo Avenue) Building Elevation



East (Yumuri Street) Building Elevation



West Building Elevation



Findings of Fact.

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

Findings of Fact- Change of Land Use

The City's responsibility is to evaluate the application for the Change in Land Use with the appropriate provisions of the Zoning Code, and for "Consistency" with the Comprehensive Plan Goals, Objectives and Policies. The proposal is requesting a change to the City's Future Land Use Map designation from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the "Shoma Park Tower" mixed use project.

Zoning Code Section 3-1506 provides the standards for Comprehensive Plan (CP) text and map amendments, as follows:

- A. *Proposed amendments to the Text and Maps of the Comprehensive Land Use Plan shall be reviewed pursuant to the following standards:*
1. *Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.*
 2. *Whether it is internally consistent with Comprehensive Land Use Plan.*
 3. *Its effect on the level of service of public infrastructure.*
 4. *Its effect on environmental resources.*
 5. *Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.*
 6. *Any other effect that the City determines is relevant to the City Commission's decision on the application.*

Staff comments: The standards identified in Section 3-1506 for the proposed CP map amendment are satisfied. The project is consistent with the CP goals, objectives and policies in the Future Land Use, Design and Mobility Elements of the City's Comprehensive Plan as provided herein. This project has been reviewed for compliance with the City's Concurrency Management program. This project will increase the number of available residential multi-family units within an existing commercial district. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. This project is not anticipated to have any impact on existing environmental resources.

Findings of Fact- Change of Zoning

Zoning Code Section 3-1404 provides the standards for review of applicant-initiated zoning district boundary changes (change of zoning), as follows:

- A. *An applicant-initiated district boundary change shall be approved if it is demonstrated that the application satisfies all of the following:*
1. *It is consistent with the Comprehensive Land Use Plan in that it:*
 - a. *Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.*
 - b. *Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.*
 - c. *Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Land Use Plan.*

- d. Does not directly conflict with any objective or policy of the Comprehensive Land Use Plan.
2. Will provide a benefit to the City in that it will achieve two or more of the following objectives:
 - a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by;
 - i. Balancing land uses in a manner that reduces vehicle miles traveled; or,
 - ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty percent (20%); or
 - iii. Increasing the share of trips that use alternative modes of transportation, such as transit rider-ship, walking, or bicycle riding; or,
 - b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values; or,
 - c. Create affordable housing opportunities for people who live or work in the City of Coral Gables; or
 - d. Implement specific objectives and policies of the Comprehensive Land Use Plan; and
3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.

Staff comments: The standards identified in Section 3-1404 for the proposed zoning district boundary changes are satisfied. The Applicant's proposed Commercial District (C) zoning designation is consistent with the commercial designation of the majority of properties in the Red Road/Sunset Road commercial district, and is the appropriate designation for the proposed mixed use project. The project is consistent with the CP goals, objectives and policies in the Administration, Future Land Use, Design and Mobility Elements of the City's Comprehensive Plan as provided herein. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. This project is not anticipated to have any impact on existing environmental resources.

The property would be improved by the Applicant with curb paving and landscaping. This project will increase the number of available residential multi-family units within an existing commercial district, which could provide housing to employees working in the commercial district, resulting in reduced vehicular trips.

Findings of Fact- Mixed Use Site Plan

Mixed Use District (MXD) Purpose and Objectives

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

Zoning Code, Division 2, Overlay and Special Purpose Districts, Section 4-201, "Mixed Use District - Purpose" provides for the following:

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

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

Site Plan Review Criteria

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

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

- A. *“The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.”*

Staff comments: As concluded in this Report, this Application is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant which address the City’s objectives for encouraging mixed use development in the commercial districts of the City.

- B. *“The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area”.*

Staff comments: The subject property is located within the Red Road/Sunset Road commercial district, and mixed use projects are encouraged to locate within the City’s commercial districts. The project is similar and complimentary to existing commercial projects in the Red Road/Sunset Road commercial district, and the property was previously used for residential multi-family use.

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

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

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

Staff comments: The proposed mixed use project is similar and consistent with scale and character of other commercial developments within the Red Road/Sunset Road commercial district and U.S. 1 corridor, both existing and currently under construction. Adding residential dwelling units into the area will provide additional economic support for the surrounding commercial and retail uses. This development is consistent with the proposed zoning and Comprehensive Plan Map designation, and it will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area.

- E. *“The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures”.*

Staff comments: The planned redevelopment of this property as a mixed use project is compatible and complies with the intent of the Zoning Code Mixed Use District design regulations and Comprehensive Plan Mixed Use District (MXD) provisions. The proposed project height and massing is consistent with surrounding Red Road/Sunset Road commercial district properties, and potential future height of the mid-rise multi-family apartment properties located to the south of the project site. The mixed use project would be consistent with the proposed “Commercial, Mid-Rise Intensity” land use and Commercial District (C) zoning designations.

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

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

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

Staff comments: The project site is surrounded by properties with either commercial or multi-family zoning designations, all of which allow for low-rise or mid-rise development. The height of the project is consistent with the property's proposed "Commercial Mid-Rise Intensity" land use designation. The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the City's commercial districts. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the City's commercial districts and the creation of a pedestrian oriented urban environment. The project's ground floor pedestrian amenities enhance the existing and future uses surrounding the property and within the Red Road/Sunset Road commercial district.

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

Staff comments: All vehicular parking for the project and service access is within the confines of the building, and is physically separated from pedestrian circulation around the perimeter of the project. The project's ground floor pedestrian amenities enhance the redevelopment of the area. The project will be required to underground all overhead utilities. In addition, the proposal includes significant public realm improvements (i.e., under and over story landscaping, pedestrian benches, bicycle racks, waste receptacles, etc.) that will provide amenities for pedestrians.

- I. *"The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner".*

Staff comments: The proposed project was reviewed for concurrency, and it was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project.

Traffic Study

The property is located in the Gables Redevelopment Infill District (GRID), which was created to encourage infill development by exempting projects from concurrency analysis for traffic capacity. A Traffic Study was submitted with the Application prepared by David Plummer and Associates and dated August 2014. The Traffic Study has been reviewed by the Public Works Department and all comments have been satisfactorily addressed.

Concurrency Management

This project has been reviewed for compliance with the City's Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. A copy of the CIS is provided with the application for review (see Attachment A).

Public School Concurrency Review

Pursuant to the Educational Element of the City's Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three years of the final approval. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed. A letter was received from the Miami-Dade County Public School Board dated 07.29.14 stating the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met at all three school levels and that school capacity has been reserved for a period of one year. A copy of that letter is provided with the application for review (see Attachment A).

Art in Public Places Program

The Applicant is required to satisfy the City's Art in Public Places program by either providing public art on site, or providing a contribution to the Art in Public Places Fund. The Applicant has indicated that they intend to contribute to the Art in Public Places Fund. If the Applicant should propose to provide public art on-site, the Applicant must comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission. This requirement has been included as a recommended condition of approval.

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

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

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	spaces, and natural resources make the City a very desirable place to work, live and play.	
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	Policy FLU-1.3.3. Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
5.	Policy FLU-1.1.5. Mixed-Use land use classifications (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses) as presented in Table FLU-4., entitled “Mixed-Use land use”.	Complies
6.	Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
7.	Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. 	Complies
8.	Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.	Complies
9.	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
10.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
11.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
12.	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.	Complies
13.	Policy DES-1.1.3. Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine the City's historic character.	Complies
14.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
15.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
16.	Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
17.	Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
18.	Objective DES-1.3. Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
19.	Objective HOU-1.5. Support the infill of housing in association with mixed use development.	Complies
20.	Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
21.	Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
22.	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
23.	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
24.	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
25.	Policy MOB-1.1.8. Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
26.	Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
27.	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: <ul style="list-style-type: none"> •Promote expansion of the City's existing tree canopy. •Provide screening of potentially objectionable uses. •Serve as visual and sound buffers. •Provide a comfortable environment for pedestrian walking (walkability) and other activities. •Improve the visual attractiveness of the urban and residential areas (neighborhoods). 	Complies
28.	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 build-out continues pursuant to the established Comprehensive Plan.	Complies

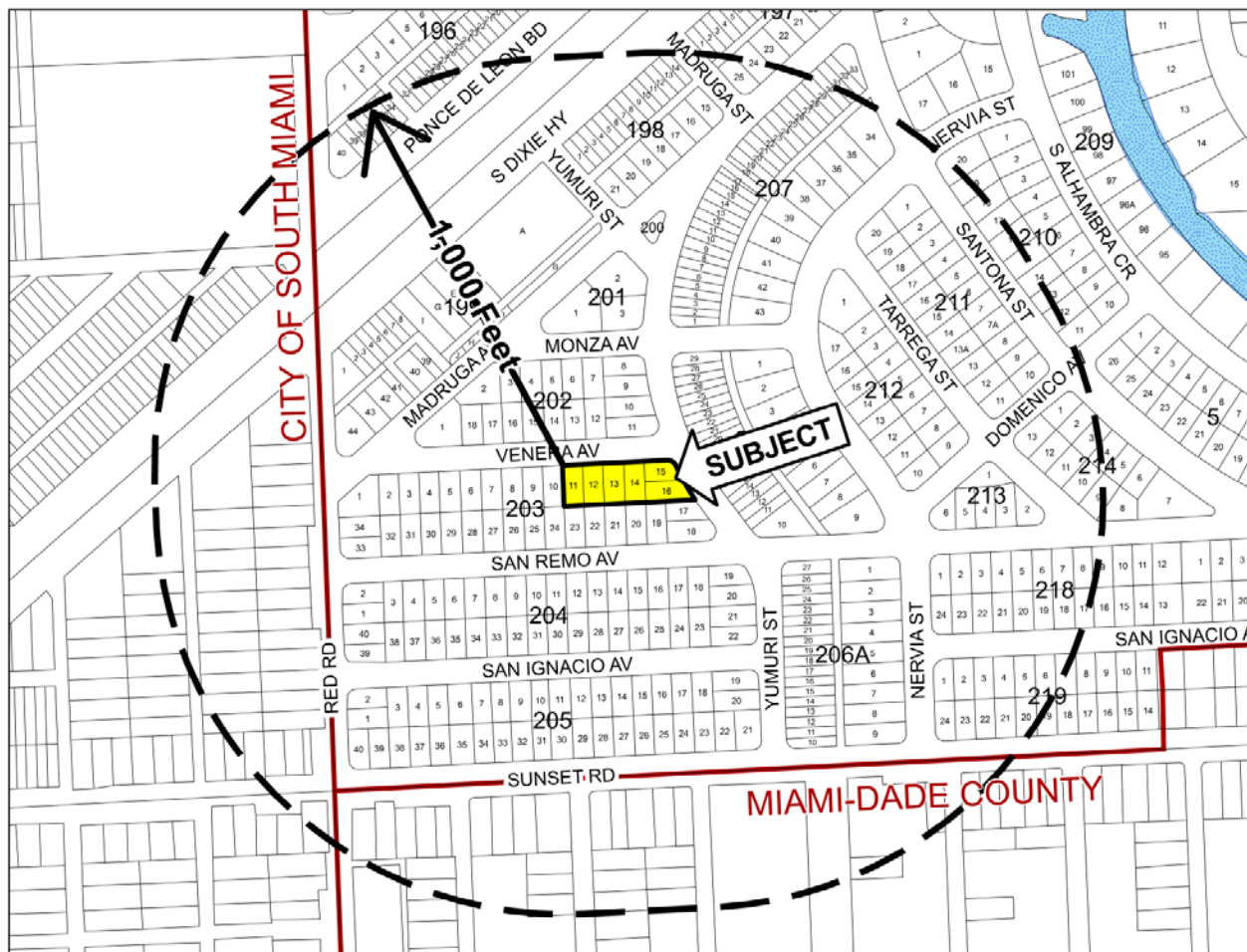
Staff Comments: Staff's determination that this application is "consistent" with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff. The Applicant's plans address the City objectives for encouraging mixed use development in the City's commercial districts.

Public Notification and Comments.

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property. A copy of meeting invitation and attendance list is on file with the Planning Division.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the property. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 368 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments C and D. A map of the notice radius is as follows:

Courtesy Notification Radius Map



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

Public Notice

Type	Date
Applicant's neighborhood meeting	09.23.14
Courtesy notification-1,000 ft. of the property	09.26.14
Posting of property	09.26.14
Legal advertisement	09.26.14
Posted agenda on City web page/City Hall	10.03.14
Posted Staff report on City web page	10.03.14

Staff Recommendation and Conditions of Approval.

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** of the following subject to all of the conditions of approval as specified herein:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA review)*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and providing for severability, repealer and an effective date. (PZB review)*
3. *A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the mixed use project referred to as "Shoma Park Tower" on the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; including required conditions; providing for an effective date. (PZB review)*

Summary of the Basis for Approval

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

Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the change of land use, change of zoning and mixed use project referred to as "Shoma Park Tower" is subject to all of the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:
 - a. Applicant's Planning and Zoning Board submittal package dated 10.08.14, prepared by Behar Font & Partners, P.A.
 - b. Traffic Impact Study, dated August 2014 prepared by David Plummer and Associates.
 - c. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
2. Restrictive covenant. Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
3. Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
 - a. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking space as a result of the project.
 - b. Construction information/contact. Provide written notice to all properties within five hundred (500) feet of the Shoma Park Tower project (1500 Venera Avenue), providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
 - c. Comply with all City requirements for Art in Public Places, which will include either a contribution to the Art in Public Places Fund, or having the proposed artist and public art concept be reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission. The Applicant's compliance with all requirements of the Art in Public Places program shall be coordinated by the Director of Economic Sustainability.
4. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of the Shoma Park Tower project (1500 Venera Avenue) boundaries of any proposed partial street/alley closures as a result of the project's construction activity. Complete street/alley closure shall be prohibited.
5. Prior to the issuance of a Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:
 - a. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Public Service

and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Planning and Parking.

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

A t t a c h m e n t s .

- A. Applicant's Planning and Zoning Board submittal package dated 10.08.14, prepared by Behar Font & Partners, P.A.
- B. 06.20.14 Planning and Zoning Division Preliminary Zoning Analysis.
- C. 09.26.14 Legal notice published.
- D. 09.26.14 Courtesy notice mailed to all property owners within 1,000 feet.

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

Respectfully submitted,



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

SHOMA PARK TOWER

1500 VERENA AVENUE
CORAL GABLES, FLORIDA

BEHAR • FONT

P A R T N E R S , P . A .
ARCHITECTURE • PLANNING • INTERIORS

135 SAN LORENZO AVENUE. SUITE 610. CORAL GABLES, FLORIDA
Tel: 3057405442 • Fax: 3057405443
E-MAIL: info@beharfont.com



PLANNING AND ZONING BOARD

OCTOBER 8th, 2014

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August 20, 2014

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way
2nd Floor
Coral Gables, FL 33134

**Re: Shoma Park Tower - 1500 Venera Avenue / Statement of
Use and Justification**

Dear Mr. Trias:

On behalf of Sunset Place Luxury Holdings, LLC, (the "Applicant"), we respectfully submit this statement of use and justification in connection with the enclosed Planning Division Application (the "Application"). The Applicant proposes to construct a mixed use development named "Shoma Park Tower" (the "Project"), which will be located at 1500 Venera Avenue (the "Property"). The Property is approximately 29,802 square feet/0.6842 acre and is located in Section 14 of the City's Riviera subdivision. The Property currently contains a two-story residential structure with surface parking and very limited amenities.

The Applicant is requesting approval to construct a 65 unit mixed-use residential development on the Property with ground floor retail space. The Applicant proposes to:

1. Amend the City's Future Land Use Map from Residential Multi-Family Medium to Commercial Mid-Rise by submitting a small scale land use plan map amendment application;
2. Amend the City's Zoning Map and rezone the Property from Multi-Family 2 (MF2) to Commercial; and
3. Submit a mixed-use site plan / conditional use application.

Shoma Park Tower is designed in the classical Coral Gables Mediterranean style of architecture begun by George Merrick. The Project will provide various amenities, including a rooftop pool oasis and ground level uses to activate the public realm consisting of fitness and spa

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
August 20, 2014
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areas, offices, commercial/retail/restaurant space, large sidewalks and a palm tree grove overlooking one of Coral Gables' premier neighborhood parks, Riviera Park.

SITE CONTEXT

The Property lies in an area of the City at the edge of the bustling City of South Miami's "downtown" shopping and entertainment area. It is a transition zone between taller commercial and mixed uses to the north, northwest, west, and south and residential neighborhoods to the east. Located in the middle of the Riviera Section #14 between the residential neighborhoods to the east and the proposed Project is Riviera Park. Riviera Park is a large, three-acre municipal park which serves as a well-planned buffer, separating the high commercial uses located on the western side of the park from the residential areas on the eastern side. Riviera Park will be a desirable amenity for residents of Shoma Park Tower with its walking trails, dog friendly features and scenic picnic areas. The park contains tall, mature trees that surround the park property and further buffer the commercial areas to the north, south and west.

The Property is bounded on the north by Venera Avenue and on the east by Yumuri Street. The Property currently contains a two-story residential structure, with a similar 3-story building directly to the south called the Villa San Remo Condominium. These two existing sites form a residential "pocket" in a heavily commercial area which is no longer consistent with the taller buildings around it. The development located to the west of the Property is Plaza San Remo Condominium, a very large mixed use commercial structure that contains a Whole Foods market on the first floor. Across San Remo Street to the south is another large office building which is owned by Baptist Health South Florida. On the north side of Venera Avenue are mid-rise office buildings and south of Riviera Park on Yumuri Street is a large, five story assisted living facility. Numerous other mid and high rise structures are found in the vicinity, especially to the north, west, and south.

DETAILS OF PROJECT

The proposed Project will consist of a single self-contained building, which will be nine stories (97 feet tall) and will contain 65 dwelling units. The ground floor will be generously set back from Venera Avenue on the north and Yumuri Street to the east, which will allow room for ample sidewalks and a covered arcade walkway on these two sides. In addition, there will be a covered entrance feature on the northeast corner of the building and a palm "grove" set in decorative pavement on the east side. On-street parking will be provided on both the north and east sides. A pull-through loading bay will be provided on the north side of the property which will allow these service functions to take place internally and away from the public street.

The ground floor of the building will be used for the residents' amenities and building support facilities including a meeting/social room, kitchen, fitness area, and spa as well as commercial building functions such as the lobby, manager's office, mailroom, and utility rooms. In addition, the entire east side of the Project's ground floor facing Riviera Park will contain commercial space for a possible restaurant use with a view of the Park. With the Park across the street as a back drop and the palm grove setting, Shoma Park Tower creates an active pedestrian experience for residents and visitors to the area. Shoma Park Tower and its "Central Park-like" atmosphere will be a connecting link and pedestrian corridor between the highly dense commercial areas to the west and the park and low rise residential to the east.

BENEFITS OF THE PROPOSED PROJECT

The Application has been prepared and filed with the intent of bringing a new mixed use project with 65 residential units to Riviera Section #14, a mostly commercial area of the City which borders on the City of South Miami's shopping and entertainment area. The Project will benefit the surrounding area by bringing in residents that will utilize the existing businesses. Additionally, due to the close proximity to these businesses, no car is needed taking vehicle trips off the roadways. For example, Shoma Park Tower will be located right next door to Whole Foods, where the residents can walk to get their daily groceries. The quality of life (and work) in the City has propelled demand for both multifamily residential and high end commercial uses in close proximity to work, pedestrian friendly areas, and parks. The Project will help address this demand.

At the same time that the Project brings new growth and excitement to this area of the City, the Project will honor and promote George Merrick's legacy of design. The Project will be designed with Mediterranean architecture reaffirming George Merrick's original vision for the City's design, look and lifestyle. The Applicant and Project architect are fully dedicated to the quality of the Project's design and construction. The elevations as currently proposed will include a beautiful Mediterranean design, ornate architectural features and very high quality materials. Another benefit to the City and the residents and neighbors around Shoma Park Tower, is that the Project will incorporate pedestrian amenities that will create a pedestrian friendly corridor around the Project allowing residents and visitors to connect to the commercial uses to the west, north and south.

The City's Comprehensive Plan and Zoning Code seek to preserve the City's predominantly residential character by concentrating dense commercial uses in certain areas and protecting residential uses by incorporating buffers or by transitioning less intense uses closer to low rise residential. This is precisely what Shoma Park Tower will do. Besides Riviera Park, the Project will serve as an additional buffer of protection for the residential areas to the east, as it will be a very beneficial transition project to the commercial areas to the west.

The Project is consistent and compatible with the surrounding neighborhood, as the area contains mixed use developments with similar heights, densities and intensities. The Project is requesting an amendment to the Future Land Use Map to change it from Residential Multi-Family Medium to Commercial Mid-Rise. The Residential Multi-Family Medium designation allows buildings up to a maximum height of 70 feet and a density of 40 units per acre. An examination of the Future Land Use Map for this area shows that only this Property and its neighbor to the south form a small pocket of residential land use bounded by Commercial to the north, west and south and Parks and Recreation to the east. Amending the Future Land Use Map to Commercial Mid-Rise which permits buildings up to 70 feet tall (or up to 97 feet with architectural incentives) and a maximum floor area ratio of 3.0 (3.5 with architectural incentives), will allow Shoma Park Tower to be built, provide the benefits enumerated above to the City and residents, and achieve the architectural features, pedestrian friendly amenities including large sidewalks, plazas and commercial public space that the City envisions with redevelopment urban infill projects. This change will be consistent with the surrounding area, as the majority of the surrounding areas already have commercial land use and zoning designations.

FUTURE LAND USE MAP AMENDMENT STANDARDS

The Applicant is requesting a Future Land Use Map amendment to Commercial for the Property which will make the land use designation consistent with most of the nearby land. Pursuant to Section 3-1506 of the City's Zoning Code, Shoma Park Tower satisfies the standards for Comprehensive Plan Map Amendments as follows:

1. Shoma Park Tower specifically advances several objectives and policies of the Comprehensive Plan. Shoma Park Tower will strengthen and enhance the City as a vibrant community with a mix of uses including residential, office and commercial (Goal FLU-1). The Project is being designed as a residential mid-rise tower with first floor active uses including a fitness and spa area and commercial/retail/restaurant space. Being across the street from Riviera Park creates a "Central Park" feel and provides neighbors, residents and visitors with a desirable place to work, live and play. Shoma Park Tower will also create an infill redevelopment project which will discourage urban sprawl and encourage the reuse of underutilized parcels (Objective FLU-1.7). The project will replace an older, underutilized residential apartment building with a beautiful Mediterranean designed mixed use development close to employment centers, shopping and recreational parks. Shoma Park Tower's high quality, creative design and compatible site planning will bring new energy and excitement to this area of the City while reaffirming George Merrick's original vision for Coral Gables' design, look and lifestyle (Objective DES-1.1). The Project promotes mixed use development providing housing and commercial services near employment centers, thereby reducing the need to drive (Policy MOB 1.1.1). Shoma Park Tower is less than a block away from a Whole Foods grocery store, steps

away from Riviera Park and a few blocks away from the City's commercial uses and Sunset Place, a large commercial mixed use entertainment and shopping facility. With its generous sidewalks, large setbacks and covered arcades along Venera Avenue and Yumuri Street, the active pedestrian experience around the project encourages walking instead of driving. Shoma Park Tower contains a balance of mixed uses, housing and open space, which will promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.

2. Shoma Park Tower is internally consistent with the Comprehensive Plan as further described in paragraphs 1 – 5 of this section.

3. Shoma Park Tower will dramatically improve the level of service of public infrastructure around the Project, as the surrounding entire area will benefit from the new urban infill Project, including redesigned and constructed sidewalks and upgraded water and sewer service. Based on the concurrency impact statement submitted with the previous DRC application, the Project meets and/or exceeds the level of service and satisfies concurrency. Additionally, the Project is designed as a pedestrian friendly development which encourages residents and visitors to leave their automobiles behind and walk to and from this beautiful development to the commercial projects to the west or to the Riviera Park to the east.

4. Shoma Park Tower will not have any adverse effect on environmental resources. The Property is an urban infill site which currently houses a two story older apartment building.

5. Shoma Park Tower is a mixed use development with uses such as residential, office and commercial. Within the mix of uses there will be many amenities for the residents including a fitness center and spa, a rooftop pool and a meeting/social room with full kitchen facilities. Additionally, there will be a large commercial / retail / restaurant space located on the east side of the ground floor level facing the beautiful park. These uses will provide residents and guests of the City with services that are close to their residences, employment and entertainment. The Project will create a live, work and play environment and opportunities for residents who want to live close to employment and commercial centers without the need for daily automobile use.

In order to create this beautiful, mixed use Mediterranean designed Project with large pedestrian friendly sidewalks and walkable streets, open spaces and amenities for residents, guests and the public, we are requesting a Future Land Use Map amendment to allow flexibility in density/intensity. This process allows the Project architect to create a sleeker, less massive building with amenities which will benefit the City and the neighborhood at large.

REZONING STANDARDS

The Property is located within the Multi-Family 2 (MF2) zoning district. The Property and its adjacent neighbor to the south form a small pocket of residentially zoned property in this area which is surrounded by either Commercial (C) or Parks and Recreation zoning. The Applicant is also requesting a rezoning of the Property to Commercial which will make it consistent with most of the other existing zoning in the area and will facilitate the density needed to construct the Shoma Park Tower project. Pursuant to Section 3-1404, the Applicant satisfies the standards for review of Applicant-initiated district boundary changes as follows:

1. It is consistent with the Comprehensive Plan in that it:

a. *Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.* The proposed rezoning is from Residential Multi-Family 2 (MF2) to Commercial (C). The proposed use is a mixed use development consisting of residential, commercial and office uses. Simultaneously with the rezoning request, the Applicant is requesting a Future Land Use Map amendment to change the underlying land use designation on the Property from Residential Multi-Family Medium to Commercial Mid-Rise. The requested land use designation allows residential uses in a mixed use development. Therefore the land use, zoning and uses will be compatible.

b. *Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.* The Commercial Mid-Rise land use designation allows a maximum floor area ratio of 3.5 and a height of 97 feet with architectural incentives. Shoma Park Tower will not exceed those parameters.

c. *Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan.* A Concurrency Impact Statement was previously issued for this project indicating compliance with all levels of service. As for traffic concurrency, the Project is located within the Gables Redevelopment Infill District (GRID), the City's traffic concurrency exception area.

d. *Does not directly conflict with any objective or policy of the Comprehensive Plan.* The Project will not directly conflict with any known Comprehensive Plan policy or objective, and will in fact, further or implement several of the objectives and policies, as detailed below.

2. Will provide a benefit to the City in that it will achieve two or more of the following objectives:

a. *Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by:*

i. Balancing land uses in a manner that reduces vehicle miles traveled. Shoma Park Tower is a mixed use Project which includes ground floor commercial/retail/office uses which will be open to the public. This will allow building residents and neighbors to find needed goods and services within the Project and the neighborhood rather than having to travel by car to obtain them. In fact, the Project is adjacent to a Whole Foods market where residents can walk to get their daily groceries. This should help reduce vehicle miles traveled in the vicinity of this site. The increased density in the project will also help achieve this goal by concentrating more residents in this more urban area of the city.

ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent. Not applicable to this project.

iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding. Higher urban densities such as will be facilitated by Shoma Park Tower help support mass transit, and in fact make it feasible. Walking and bicycle use will be encouraged by the mix of residential and commercial uses in the Project and by the provision of bike racks. The South Miami and University metro stations are within walking distance and this area is also served by Miami-Dade County bus routes.

b. *Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.* The low-rise, low density residential use on the Property currently is older and lacks amenities and upgraded infrastructure. Shoma Park Tower will be new and will feature an attractive mix of uses in a well-designed building, with a number of on-site amenities. The Project represents a substantial new investment in the neighborhood which should help revitalize the area and attract City residents who enjoy amenities such as employment centers, parks, restaurants and shopping within steps of their homes.

c. *Create affordable housing opportunities for people who live or work in the City of Coral Gables.* Not applicable to this request.

d. *Implement specific objectives and policies of the Comprehensive Plan.* The Project will be consistent and not directly conflict with the goals, objectives or policies of the

Comprehensive Plan. Shoma Park Tower will strengthen and enhance the City as a vibrant community with a mix of uses including residential, office and commercial (Goal FLU-1). The Project is being designed as a residential mid-rise tower with first floor active uses including a fitness and spa area and commercial/retail/restaurant space. Being across the street from Riviera Park creates a "Central Park" feel and provides neighbors, residents and visitors with a desirable place to work, live and play. Shoma Park Tower will also create an infill redevelopment project which will discourage urban sprawl and encourage the reuse of underutilized parcels (Objective FLU-1.7). The project will replace an older, underutilized residential apartment building with a beautiful Mediterranean designed mixed use development close to employment centers, shopping and recreational parks. Shoma Park Tower's high quality, creative design and compatible site planning will bring new energy and excitement to this area of the City while reaffirming George Merrick's original vision for Coral Gables' design, look and lifestyle (Objective DES-1.1). The Project promotes mixed use development providing housing and commercial services near employment centers, thereby reducing the need to drive (Policy MOB 1.1.1). Shoma Park Tower is less than a block away from a Whole Foods grocery store, steps away from Riviera Park and a few blocks away from the City's commercial uses and Sunset Place, a large commercial mixed use entertainment and shopping facility. With its generous sidewalks, large setbacks and covered arcades along Venera Avenue and Yumuri Street, the active pedestrian experience around the project encourages walking instead of driving. Shoma Park Tower contains a balance of mixed uses, housing and open space, which will promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.

3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.

A new, attractive project should add to the value of the neighborhood rather than diminishing property values. Shoma Park Tower represents a substantial investment in this neighborhood with enhanced infrastructure including large sidewalks and public amenities creating an enjoyable and walkable neighborhood close to employment centers, parks and commercial areas.

MIXED USE / CONDITIONAL USE STANDARDS

The approval sought in this Planning application is for a mixed use residential building. Such buildings are permitted in Commercial zoning districts as conditional uses. Section 4-302 of the Zoning Code, Commercial District (C), provides for the approval of mixed use buildings in Commercial districts as conditional uses. The Application complies with the conditional use provisions as follows:

1. The proposed conditional use is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.

The proposed conditional use is for a mixed use building in the Commercial zoning district. Mixed use buildings including residential uses are consistent with Policy FLU 1.1.3, especially Table FLU-2, Commercial Land Uses, of the Comprehensive Plan. In addition, other Comprehensive Plan policies are furthered or effectuated by this Project, as described above in this narrative.

2. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.

The proposed Project is a mixed use, primarily residential building. Other uses and structures in the vicinity contain a mix of commercial, residential and office uses and there is a large, municipal park located to the east of the Property. The Property is currently a residential use. To the north, west and south are numerous mid and high rise structures. The Project will be consistent with the pattern of existing buildings and uses in the area, including such buildings as the Plaza San Remo directly to the west.

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

As noted above, the character of the area consists of mixed uses in mostly mid and high rise buildings. The proposed Shoma Park Tower mixed use project will not conflict with the needs and character of this neighborhood and will in fact, bring new life to the area by providing more residential uses with the new residents tending to patronize nearby businesses and offices.

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

The Project will not adversely affect other property in the area. On the contrary, a new upscale residential tower should have a positive effect on its surroundings. The Property lies in an area of the City which is a transition zone between taller commercial and mixed uses to the north, northwest, west, and south and the residential neighborhoods to the east.

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.

The nature of the surrounding area is a mix of residential, commercial and office uses, generally in mid rise and high rise buildings. The Property today is one of the last low rise (two story) buildings in a part of the City that is a transition zone between lower residential uses and high rise mixed uses. The redevelopment of the Property will bring many more residents and some new commercial uses to this area and will upgrade this site and neighborhood significantly. All of these factors should be beneficial to adjacent uses.

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

The Property is over half an acre in size and its shape and location lend themselves to the design of a residential tower. The site exceeds the code-required minimum property development regulations for mixed use buildings. The site has two prominent street frontages (Venera Avenue and Yumuri Street) and lies across Yumuri Street from Riviera Park. Shoma Park Tower will create a "Central Park-like" feel in the neighborhood with commercial uses fronting the Park and generous sidewalks to activate the pedestrian activity in the area. The Property is well suited to the proposed development.

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

The nature of the Project will be primarily residential and also contain commercial and office uses on the ground floor. The building will be designed to engage the street by providing inviting landscaping, attractive sidewalks, an arcade and ground floor uses open to the public on the first level. These amenities are not currently in place and therefore, the Project will be a great improvement for the community.

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

All vehicular circulation will take place on and from the north side of the building. Public pedestrian circulation will occur on the north and east sides. Parking will be interior to the building, as will loading and trash functions. Thus circulation has been carefully considered by the building's designers.

9. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
August 20, 2014
Page 11

A concurrency impact statement was submitted and a sufficiency finding has been made as part of the earlier DRC review of this Project.

We look forward to your review of Shoma Park Tower's Application. If you have any questions or comments, please feel free to call me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mario Garcia-Serra". The signature is fluid and cursive, with the first name "Mario" being more prominent.

Mario Garcia-Serra

Enclosures

cc: Heidi Davis Knapik, Esq.
James Norquest

MIA_ACTIVE 4236035.1



City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☐ Annexation
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☒ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use - Administrative Review
- ☐ Conditional Use without Site Plan
- ☐ Conditional Use with Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☒ Mixed Use Site Plan
- ☐ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Restrictive Covenants and/or Easements
- ☐ Site Plan
- ☐ Separation/Establishment of a Building Site
- ☐ Subdivision Review for a Tentative Plat and Variance
- ☐ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☒ Zoning Code Map Amendment
- ☐ Zoning Code Text Amendment
- ☐ Other: _____

General information

Street address of the subject property: 1500 Venera Avenue

Property/project name: Shoma Park Tower

Legal description: Lot(s) 11 through 16

Block(s) 203 Section (s) Coral Gables Riviera

Property owner(s): Masoud Shojaee for Sunset Place Luxury Holdings LLC

Property owner(s) mailing address: 3470 NW 82nd Avenue, Suite 988, Doral, FL 33122

Telephone: Business (305) 471-4802

Fax _____

Other _____

Email _____

anibal

@

tcoa.us



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Mario Garcia-Serra, Esq.

Applicant(s)/agent(s) mailing address: Gunster, Brickell World Plaza, 600 Brickell Avenue, Suite 3500, Miami, FL 33131

Telephone: Business (305) 376-6061

Fax (305) 376-6010

Other _____

Email MGarcia-Serra @ gunster.com

Property information

Current land use classification(s): Residential Multi-Family Medium Density

Current zoning classification(s): Multi-family 2 District (MF 2)

Proposed land use classification(s) (if applicable): Commercial Mid-Rise Intensity

Proposed zoning classification(s) (if applicable): Commercial (C)

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- ☒ Aerial.
- ☒ Affidavit providing for property owner's authorization to process application.
- ☐ Annexation supporting materials.
- ☒ Application fees.
- ☒ Application representation and contact information.
- ☐ Appraisal.
- ☒ Architectural/building elevations.
- ☒ Building floor plans.
- ☐ Comprehensive Plan text amendment justification.
- ☒ Comprehensive Plan analysis.
- ☒ Concurrency impact statement.
- ☐ Encroachments plan.
- ☐ Environmental assessment.
- ☒ Historic contextual study and/or historical significance determination.
- ☒ Landscape plan.
- ☒ Lighting plan.
- ☒ Massing model and/or 3D computer model.
- ☒ Miami-Dade County Conflict of Interest and Code of Ethics Lobbyist form.
- ☒ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Parking study.
- ☒ Photographs of property, adjacent uses and/or streetscape.
- ☒ Plat.
- ☒ Property survey and legal description.



City of Coral Gables Planning Division Application

- ☒ Property owners list, notification radius map and two sets of labels.
- ☒ Public Realm Improvements Plan for mixed use projects.
- ☐ Public school preliminary concurrency analysis (residential land use/zoning applications only).
- ☒ Sign master plan.
- ☒ Site plan and supporting information.
- ☒ Statement of use and/or cover letter.
- ☒ Streetscape master plan.
- ☐ Traffic accumulation assessment.
- ☒ Traffic impact statement.
- ☐ Traffic impact study.
- ☐ Traffic stacking analysis.
- ☐ Utilities consent.
- ☐ Utilities location plan.
- ☐ Vegetation survey.
- ☐ Video of the subject property.
- ☒ Zoning Analysis (Preliminary).
- ☐ Zoning Code text amendment justification.
- ☒ Warranty Deed, ^{or} Tax ID
- ☐ Other: _____

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner affirmation and consent

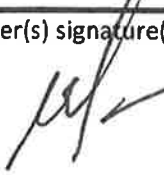
(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.



City of Coral Gables Planning Division Application

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: Masoud Shojaee for Sunset Place Luxury Holdings LLC
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: Title Company of America Law Offices of Anibal J. Duarte-Viera, 3470 NW 82nd Avenue, Suite 988, Doral, FL 33122	
Telephone: (305) 471-4802	Fax:
Email: anibal@tcoa.us	

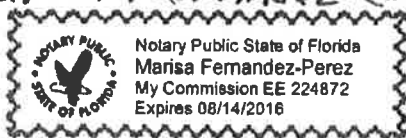
NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 31st day of July by Masoud Shojaee

(Signature of Notary Public - State of Florida)


MARISA FERNANDEZ-PEREZ


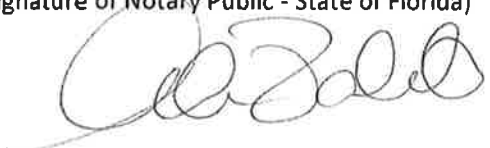



(Print, Type or Stamp Commissioned Name of Notary Public)

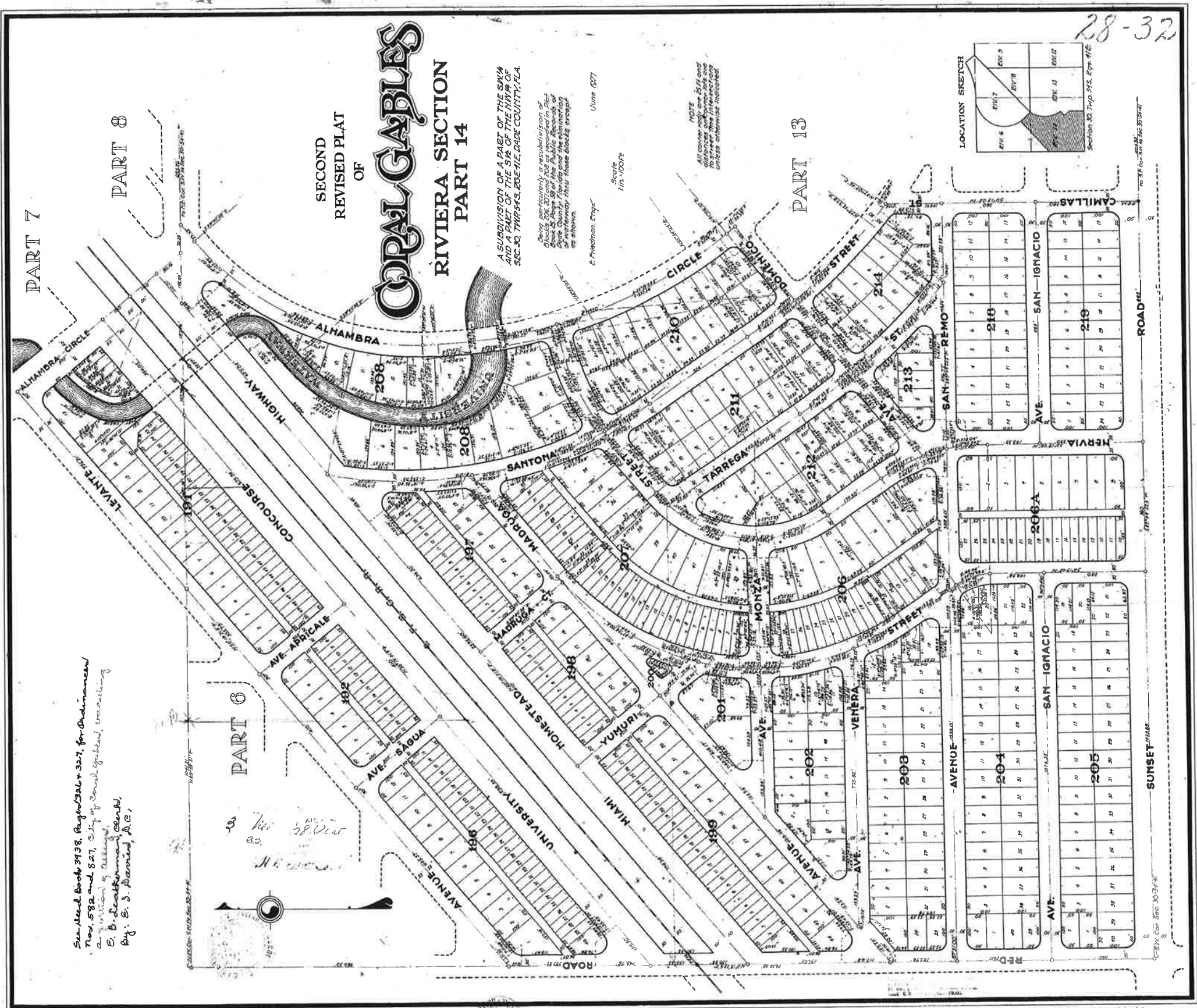
☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Address:			
Telephone:	Fax:	Email:	
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____ by _____ (Signature of Notary Public - State of Florida)			
(Print, Type or Stamp Commissioned Name of Notary Public) <input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			
Applicant(s)/Agent(s) Signature: 		Applicant(s)/Agent(s) Print Name: Mario Garcia-Serra, Esq.	
Address: Gunster, Brickell World Plaza, 600 Brickell Avenue, Suite 3500, Miami, FL 33131			
Telephone: (305) 376-6061	Fax: (305) 376-6010	Email: MGarcia-Serra@gunster.com	
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this <u>1st</u> day of <u>August</u> 20 <u>14</u> by <u>Mario Garcia-Serra</u> (Signature of Notary Public - State of Florida)			
			
(Print, Type or Stamp Commissioned Name of Notary Public) <input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			

April 2014



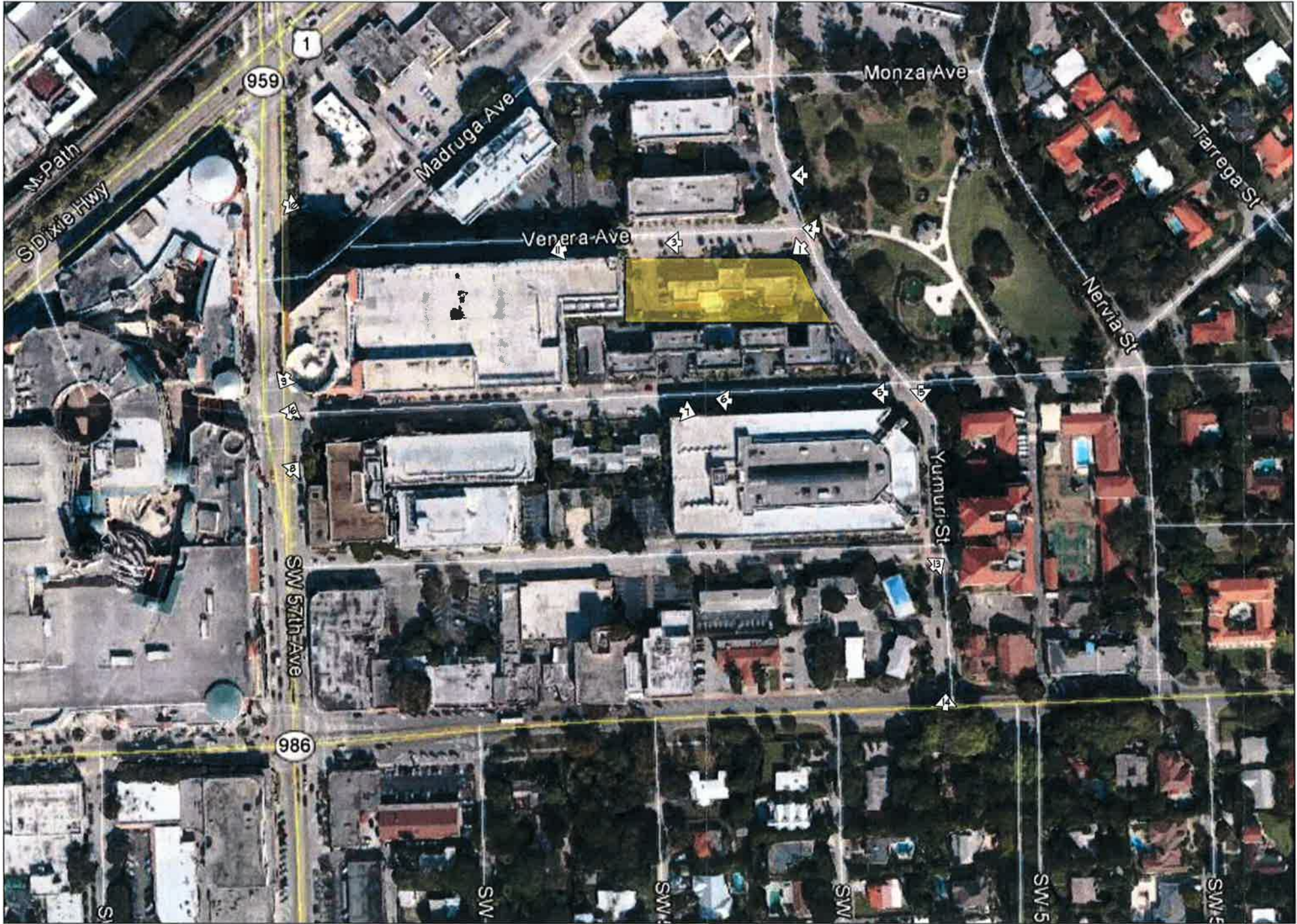
APPROVED: Robert A. ... County Engineer

I certify that the attached plat of RIVIERA SECTION PART 14 is a true and correct map thereof as recently surveyed under my direction and permanent reference monuments have been set as indicated.

SUBSCRIBED AND SWORN TO before me this ... day of ... AD 1927.

This plat was approved by Resolution 119-422 passed and adopted by the City Commissioners of Coral Gables Florida this ... day of ... AD 1927.

This plat is made subject to dedication hereof recorded as to be recorded among the Public Records of Dade County, Florida.



SITE MAPS
SCALE: NTS

BEHAR·FONT
ARCHITECTS, P.A.
ARCHITECTS • INTERIORS • LANDSCAPE

1775 San Antonio Avenue, Suite 610
Coral Gables, Florida 33134
TEL: (305) 857-8822 FAX: (305) 420-5481
E-MAIL: info@beharfont.com

SEAL:

ROBERT BEHAR AR No. 14339

SHOMA PARK TOWER
1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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DATE: 08-20-14
PROJECT NO: 14-011
DRAWING NAME:
SHEET NO:

CP-1.0



PICTURE * 1



PICTURE * 5



PICTURE * 9



PICTURE * 11



PICTURE * 2



PICTURE * 6



PICTURE * 10



PICTURE * 12



PICTURE * 3



PICTURE * 7



PICTURE * 13



PICTURE * 14



PICTURE * 4



PICTURE * 8



PICTURE * 15



PICTURE * 16

CONTEXT PLAN & PICTURES

SCALE: N.T.S.



SEAL:

ROBERT BEHAR AR No. 14339

SHOMA PARK TOWER

1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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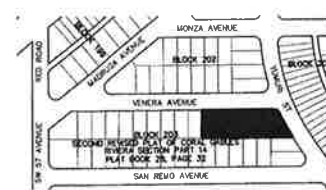
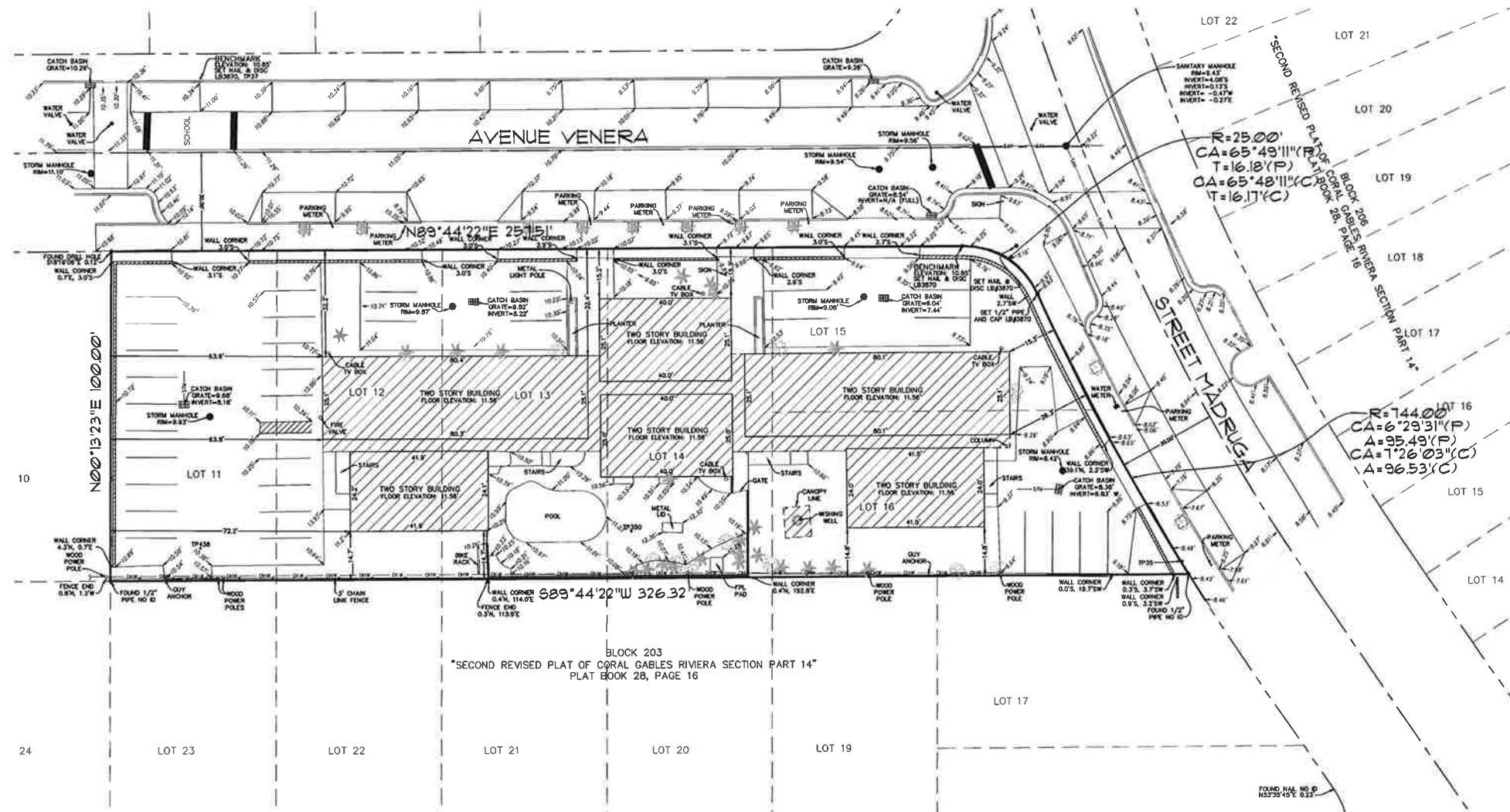
DATE: 08-20-14

PROJECT NO: 14-011

DRAWING NAME

SHEET NO.

CP-3.0



VICINITY MAP
NOT TO SCALE

LEGEND	
	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND WATER LINE
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	CENTERLINE
	OFFICIAL RECORDS BOOK
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	RADIUS
	CENTRAL ANGLE
	ARC LENGTH
	TANGENT LENGTH
	CALCULATED DATA
	PLATTED DATA

LEGAL DESCRIPTION:
LOTS 11, 12, 13, 14, 15 AND 16, BLOCK 203, "SECOND REVISED PLAT OF CORAL GABLES, RIVIERA SECTION PART 14", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- NOTES:
- 1) THIS SITE CONTAINS 29,802 SQUARE FEET (0.6842 ACRES) MORE OR LESS.
 - 2) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929; MIAMI-DADE COUNTY BENCHMARK #P-601; ELEVATION: 10.13 FEET.
 - 3) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; COMMUNITY PANEL NO. 120639 0458L; MAP DATE: 09-11-09.
 - 4) THIS SITE LIES IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA
 - 5) BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 10 BEING N90°00'00"W.
 - 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
 - 8) THIS SITE CONTAINS 41 TOTAL PARKING SPACES (41 REGULAR & 0 HANDICAPPED).
 - 9) THIS SURVEY WAS PREPARED WITH BENEFIT OF TITLE COMMITMENT, AGENT'S FILE NUMBER: A1318426, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF OCTOBER 5, 2013 @ 11:00 PM.
 - 10) THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B-II OF SAID COMMITMENT:
ITEMS 1, 2 & 3 - STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 4 - RESTRICTIONS, CONDITIONS, RESERVATIONS AND EASEMENTS CONTAINED IN PLAT BOOK 28, PAGE 32, AFFECT THIS SITE AS DEPICTED HEREON.
ITEM 5 - TERMS AND CONDITIONS OF EASEMENTS RECORDED IN DEED BOOK 939, PAGE 435, ASSIGNED TO FLORIDA POWER & LIGHT COMPANY BY DEED BOOK 1004, PAGE 496 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
ITEM 6 - TERMS AND CONDITIONS OF EASEMENT RECORDED IN DEED BOOK 939, PAGE 443, ASSIGNED TO CONSUMERS WATER COMPANY BY DEED BOOK 1004, PAGE 499 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
ITEM 7 - TERMS AND CONDITIONS OF EASEMENT RECORDED IN DEED BOOK 839, PAGE 106, ASSIGNED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY DEED BOOK 506, PAGE 37 AFFECTS THIS SITE BUT ARE NOT PLOTTABLE. EASEMENT CONTAINED IN O.R.B. 18308, PAGE 2349 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 8 - UNRECORDED LEASES NOT ADDRESSED.
 - 10) SITE ZONE: MF-2 - MULTI-FAMILY 2 DISTRICT.

CERTIFICATION:

TO: SUNSET PLACE LUXURY HOLDINGS, LLC.; BISCAYNE BANK; TITLE COMPANY OF AMERICA AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a) OF TABLE A THEREOF.

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

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

SUNSET PLACE 800 VENERA AVENUE CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA 33146	
NO.	REVISIONS
BY	
BOUNDARY AND TOPOGRAPHIC SURVEY AND ALTA/ACSM LAND TITLE SURVEY	
PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870	
DRAWN BY: M.J.	
CHECKED BY: J.F.	
SURVEY DATE: 12/03	
FILE: SUNSET PLACE LUXURY HOLDINGS, LLC	
ORDER NO: 51085	

COPYRIGHT 2013 BY PULICE LAND SURVEYORS, INC.
ALL RIGHTS RESERVED. NO PART OF THIS SURVEY
MAY BE REPRODUCED, IN ANY FORM OR BY ANY
MEANS, WITHOUT PERMISSION IN WRITING FROM AN
OFFICER OF PULICE LAND SURVEYORS, INC.





AERIAL PHOTOGRAPH
SITE

SEAL:

ROBERT BEHAR AR No. 14339

SHOMA PARK TOWER
1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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AERIAL PHOTOGRAPH
SITE



AERIAL PHOTOGRAPH
SITE



AERIAL PHOTOGRAPH
SITE



AERIAL PHOTOGRAPH
SITE



SEAL:

ROBERT BEHAR AR No. 14339

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1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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DATE: 08-20-14
PROJECT NO: 14-011
DRAWING NAME:
SHEET NO:

RENDERING

CP-5.1



SEAL:

ROBERT BEHAR AR No. 14339

SHOMA PARK TOWER
1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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LEGAL DESCRIPTION	
LOTS 11, 12, 13, 14, 15, AND 16, BLOCK 203, *SECOND REVISED PLAT OF CORAL GABLES, RIVIERA SECTION PART 14", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	

ZONING INFORMATION	
PROJECT NAME:	SHOMA PARK TOWER
PROPERTY ADDRESS:	1500 VENERA AVENUE - CORAL GABLES
ZONING:	"C"
LAND USE DESIGNATION:	"C"
NET LOT AREA:	29,802 SQ. FT. (0.684 ACRES)

MAXIMUM F.A.R.	ALLOWED/REQUIRED	PROVIDED
CORAL GABLES 29,802 X 3.0	89,406 SQ. FT.	
MEDITERRANEAN BONUS 29,802 X 0.5	14,901 SQ. FT.	
TOTAL	104,307 SQ. FT.	104,300 SQFT

OPEN SPACE	ALLOWED/REQUIRED	PROVIDED
OPEN SPACE 10% OF GROSS AREA	2,981 SQ. FT.	6,326 SQ. FT.

PROPOSED BUILDING F.A.R.		UNIT 1B	UNIT 2B	UNIT 3B	TOTAL
GROUND	9,370 SQFT.				
2 THRU 3 PARKING					
MEZZANINE PARKING					
4TH LEVEL (RESIDENTIAL)	17,335 SQFT.	—	1	9	
5TH LEVEL (RESIDENTIAL)	17,335 SQFT.	4	5	4	
6TH LEVEL (RESIDENTIAL)	17,335 SQFT.	4	5	4	
7TH LEVEL (RESIDENTIAL)	17,335 SQFT.	4	5	4	
8TH LEVEL (RESIDENTIAL)	16,558 SQFT.	4	5	4	
9TH LEVEL (PENTHOUSE)	9,032 SQFT.			3	
TOTAL	104,300 SQFT	16	21	28	65

TOTAL UNITS	65 UNITS
1 BEDROOM UNITS : 16	
2 BEDROOM UNITS : 21	
3 BEDROOM UNITS : 28	

BUILDING SETBACKS (REDUCED SETBACKS FOR MEDBONUS)		
---	--	--

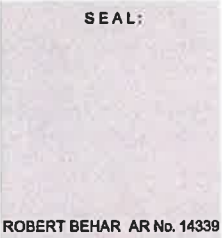
	ALLOWED/REQUIRED	PROVIDED
FRONT (YUMURI STREET)	0'-0" UP TO 45' IN HEIGHT 10'-0" IF OVER 45' IN HEIGHT	2'-1" 10'-0"
STREET SIDE (VENERA AVENUE)	0'-0" UP TO 45' IN HEIGHT 10'-0" IF OVER 45' IN HEIGHT	0'-2" 10'-0"
REAR (ADJ. PROPERTY)	0'-0" UP TO 45' IN HEIGHT 10'-0" IF OVER 45' IN HEIGHT	5'-2" 10'-6"
INTERIOR SIDE (ADJ. PROPERTY)	0'-0"	0'-2" 10'-10"

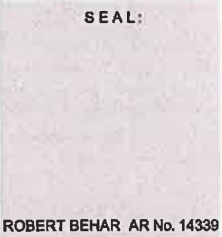
PARKING	ALLOWED/REQUIRED	PROVIDED
1 BEDROOM, 2 BEDROOMS UNITS @ 1.75/UNIT 1 BR= 16 UNITS 2 BR= 21 UNITS TOTAL: 37 UNITS @1.75	64.75	64.75
3 BEDROOMS @ 2.25/ UNIT 3 BR= 28 UNITS TOTAL: 28 UNITS @2.25	63	63
OFFICE PARKING (1 PER 300 SQFT.) 750 SQFT./300 = 2.50	2.55	2.55
OFFICES & LOBBY @ GF =PARKING (1 PER 300 SQFT.) 1,983 SQFT. MAIN LOBBY 1,193 SF. FIRE COMAND 200 SF MAIL ROOM 590 SF.	6.61	6.61
RETAIL PARKING (1 PER 250 SQFT.) 3,995 SQFT./250 = 15.98	15.98	15.98
CAFE PARKING (1 PER 100 SQFT.) 1,500 SQFT.	15	15
FITNESS PARKING (1 PER 300 SQFT.) 2,100 SQFT.	7	7
ADDITIONAL PARKING		
TOTAL	174.89	175
TOTAL HC PARKING 2% of total 174.89 SPACES	3.50	4 "
** INCLUDED IN TOTAL		

LOADING SPACES	ALLOWED/REQUIRED	PROVIDED
	1	1

NET GAIN/LOSS OF ON-STREET PARKING	GAIN	LOSS
EXISTING ON-STREET PARKING = 8 SPACES PROPOSED ON-STREET PARKING = 7 SPACES ON-STREET PARKING GAIN/LOSS = 1 SPACE LOSS	0	1

ZONING CHART

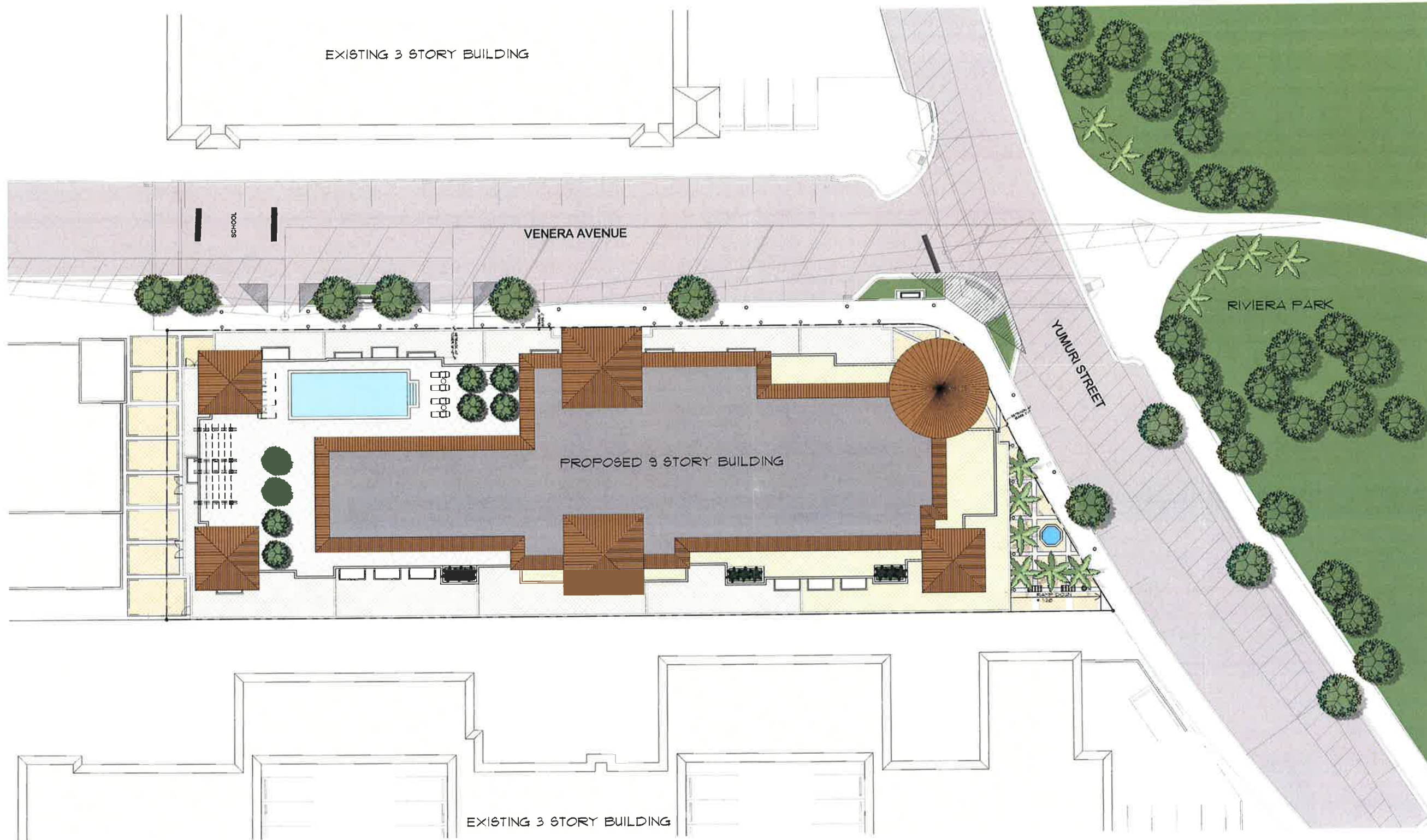




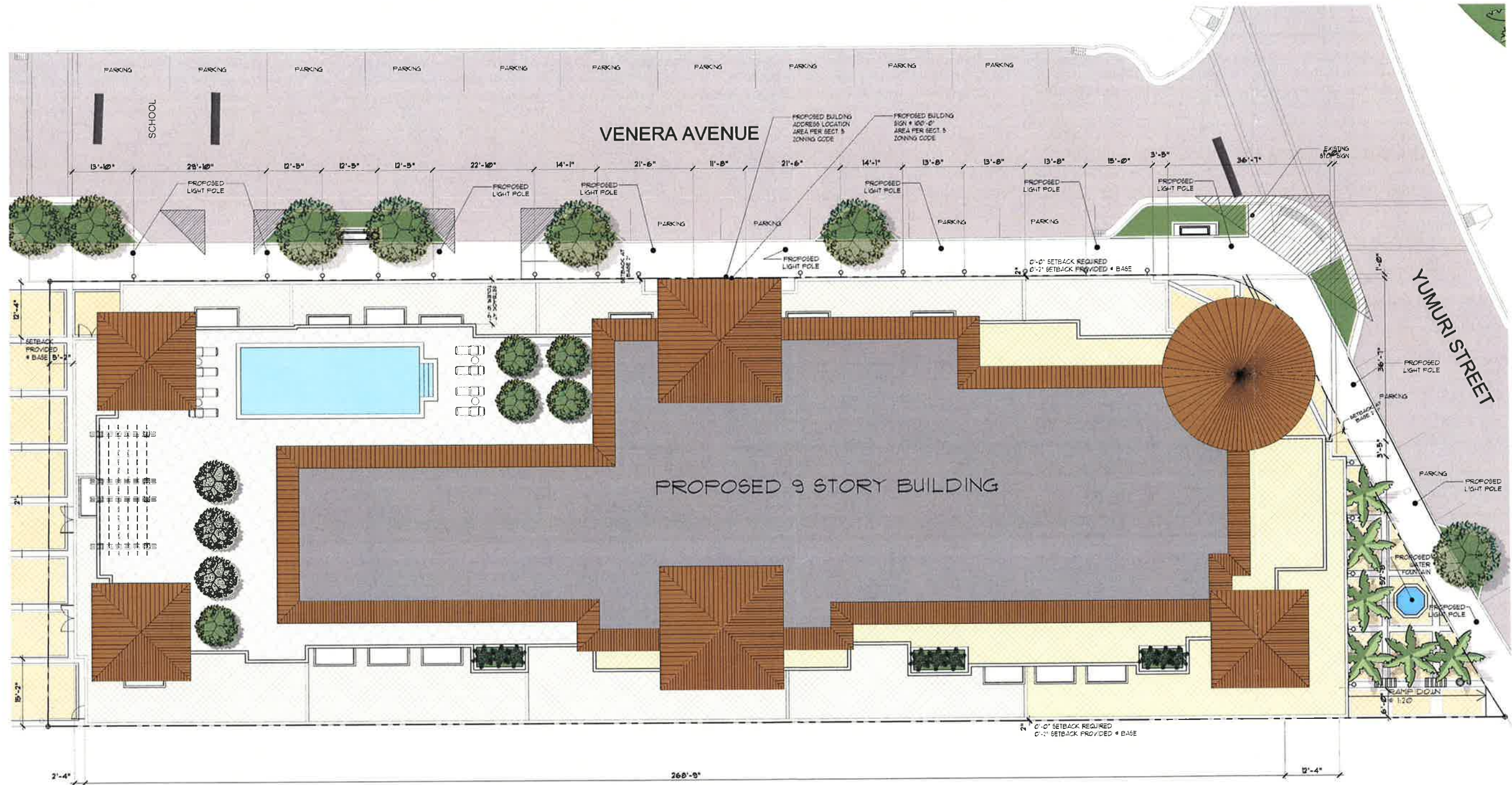
GROUND FLOOR GLAZING PERCENTAGE		
GROUND FLOOR GLAZING TO SOLIDS EQUALS 53%		
DEVELOPMENT STANDARDS	ALLOWED	PROVIDED
DENSITY (AS PER 4-201E.13 CITY OF CORAL GABLES ZONING CODE) UP TO 125 UNITS/ACRE	125 UNITS/ACRE	45 UNITS/ACRE
LANDSCAPED OPEN SPACE	REQUIRED	PROVIDED
(AS PER 5-604 CITY OF CORAL GABLES ZONING CODE) SHALL NOT BE LESS THAN 10% OF MIXED USE PROPERTIES ** REFER TO SHEET A-0.3 MED BONUS	10% OF 29,802 SQFT. 2,981 SQFT.	6,326.4 SQFT. (INCLUDING REG. LEVEL)
LOT COVERAGE	REQUIRED	PROVIDED
(AS PER 5-604- B CITY OF CORAL GABLES ZONING CODE) NO MINIMUM OR MAXIMUM BUILDING LOT COVERAGE IS REQUIRED. ** REFER TO SHEET A-0.3 MED BONUS	NO MINIMUM OR MAXIMUM REQUIRED.	27,337 SQFT.
HEIGHT OF BUILDINGS	97'-0"	
(AS PER 5-604 CITY OF CORAL GABLES ZONING CODE) MAX. HEIGHT: 97'-0"		

MIXED USE PERCENTAGES	REQUIRED	PROVIDED	TOTAL	
(AS PER 4-201D.5 CITY OF CORAL GABLES ZONING CODE) ** REFER TO SHEET A-0.7 GROUND FLOOR (MXD) MIN. 8% TOTAL SQFT. TOTAL F.A.R. 104,307 SQFT. X 0.08= 8,344.56 SQFT. (8%)	8,344.56 SQFT. (8%)		REQUIRED	PROVIDED
		RETAIL: 7,595 SQFT. OFFICE: 750 SQFT.	MIN. 8% TOTAL SQFT. TOTAL F.A.R. 104,307 SQFT. X 0.08=	
		TOTAL: 8,345 SQFT.	8,344.56 SQFT. (8%)	8,345 SQFT. (8%)

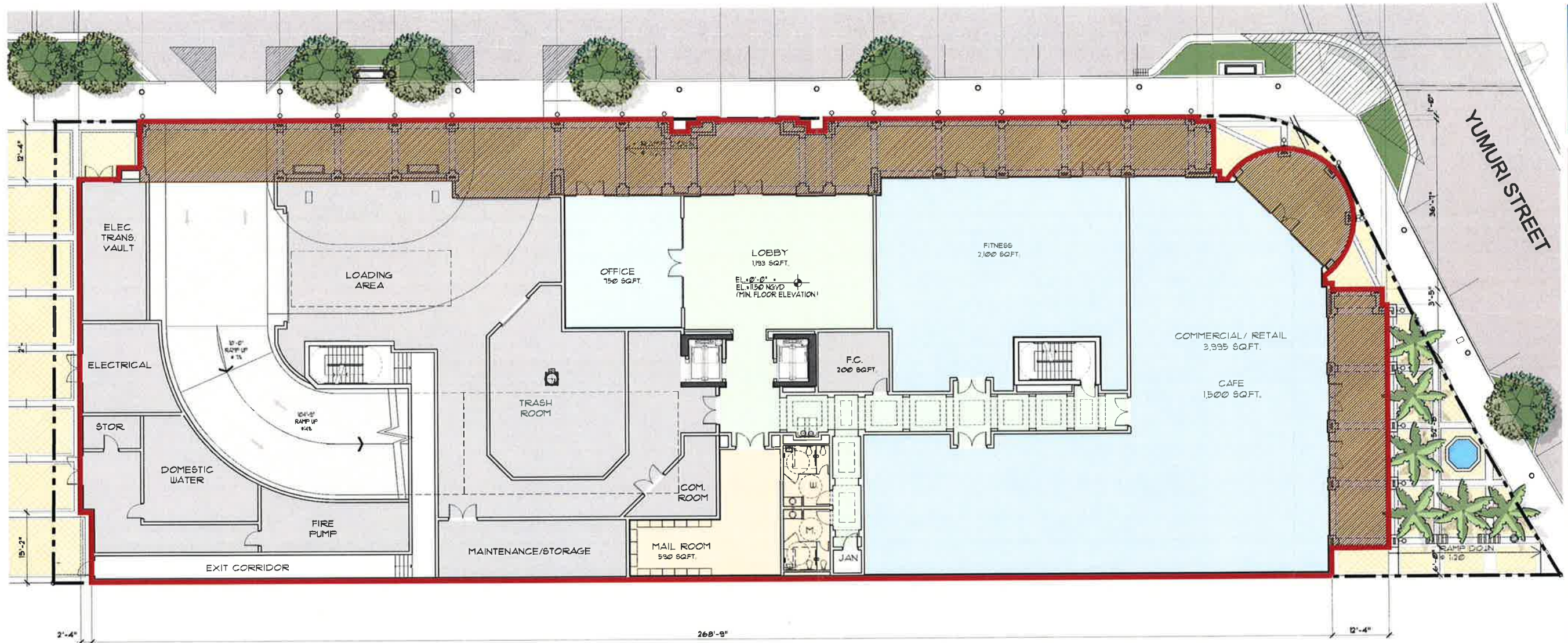
GROUND FLOOR BUILDING FRONTAGE	STREET NAME	REQUIRED FRONTAGE (40%)		PROVIDED
(AS PER 4-201E.10 CITY OF CORAL GABLES ZONING CODE) MIN. 40% OF LINEAR GROUND FLOOR BUILDING FRONTAGE SHALL INCLUDE RETAIL SALES AND SERVICE, OFFICE, OR RESTAURANT OR PUBLIC REALM LAND AREA USES. ** REFER TO SHEET A-0.7 GROUND FLOOR (MXD)	VENERA AVENUE	283'-5" X 0.4=	113'-4"	165'-3"
	YUMURI STREET	112'-7" X 0.4=	45'-0"	86'-8"



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



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



SHOMA PARK TOWER
1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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MEDITERRANEAN STYLE DESIGN			
(REQUIRED STANDARDS) TABLE 1 (ALL REQUIRED)			
REF	TYPE	PROVIDED	NOT PROVIDED
1	ARCHITECTURAL ELEMENTS ON BUILDING FACADES	YES	
2	ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL	YES	
3	ARCHITECTURAL ELEMENTS ON THE TOP OF BLDG	YES	
4	BICYCLE STORAGE	YES	
5	BUILDING FACADES	YES	
6	BUILDING LOT COVERAGE	YES	
7	DRIVE THRU FACILITIES	N/A	
8	LANDSCAPE / OPEN SPACE AREA	YES	
9	STREET LIGHTING	YES	
10	PARKING GARAGES	YES	
11	PORTE-COCHERES	N/A	
12	SIDEWALK / PEDESTRIAN ACCESS	YES	
13	RIGHT-OF-WAY PLANTING REQUIREMENTS	YES	
14	STRUCTURAL SOIL	YES	
15	WINDCOWS ON MEDITERRANEAN BUILDINGS	YES	

- ** THIS SHEET DEPICTS:
- 1- CONTINUOUS SIDEWALKS AT VENERA AVENUE & YUMURI STREET
 - 2- CONTINUOUS PAVED ARCADES
 - 3- PEDESTRIAN ENTRIES FROM VENERA AVENUE & YUMURI STREET

MEDITERRANEAN STYLE DESIGN			
(ARCHITECTURAL AND PUBLIC REALM STANDARDS) TABLE 2 (SIX OF TWELVE REQUIRED)			
REF	TYPE	PROVIDED	NOT PROVIDED
1	ARCADES AND OR / LOGGIAS	YES	
2	BUILDING ROOF LINES	YES	
3	BUILDING STEPS	YES	
4	BUILDING TOWERS	YES	
5	DRIVEWAYS	YES	
6	LIGHTING OF LANDSCAPING	YES	
7	MATERIALS ON EXTERIOR BUILDING FACADES	YES	
8	OVERHEAD DOORS	YES	
9	KEYSTONE PAVEMENT TREATMENT	YES	
10	PEDESTRIAN AMENITIES	YES	
11	PEDESTRIAN PASS-THROUGHS / PASSAGES	N/A	
12	UNDERGROUND PARKING	N/A	

- NOTES:
1. ALL STREETSCAPE IMPROVEMENTS LOCATED WITHIN ROW. (CURBS, PARALLEL PARKING, PLANTERS, ETC.) SHALL BE SUBJECT TO CITY OF CORAL GABLES PUBLIC WORKS AND PUBLIC SERVICE APPROVAL
 2. PROJECT TO COMPLY WITH ALL PUBLIC WORKS AND PUBLIC SERVICE ROW PLANTING REQUIREMENTS OR A PAYMENT MAY BE MADE TO THE APPLICABLE IMPROVEMENTS FUND PER SECTION 5-1105 (A) (2) - (4)
 3. STREETSCAPE AND ALLEY PLANTING TO BE INSTALLED PER PUBLIC WORKS / PUBLIC SERVICE STANDARDS
 4. MIN. WINDOW CASING DEPTH TO BE 4" MEASURED FROM FACE OF BUILDING

MEDITERRANEAN STYLE DESIGN		PROVIDED	NOT PROVIDED	COMMENTS
(OTHER DEVELOPMENT OPTIONS) TABLE 3				
REF	TYPE			
1	BUILDING SET BACKS	N/A		
2	ROW ENCROACHMENTS	N/A		
3	PARKING EXCEPTIONS	N/A		
4	MULTI-FAMILY DENSITY	N/A		

LEGEND	
	TOTAL NET LOT AREA = 29,802 SF.
	TOTAL LOT COVERAGE = 27,365 SF.
	TOTAL ARCADE AREA = 4,402 SF.
	OTHER OPEN AREA = 2,420 SF.

TOTAL GREEN AREA = 6,326.4 SQ.FT.	
GREEN AREA	
GROUND FLOOR	904.53 SQ.FT.
RECREATIONAL FLOOR	5,421.87 SQ.FT.
GREEN AREA REQUIRED 10% OF 29,802 SQ.FT.	2,980.2 SQ.FT.
AREA REQUIRED	2,981 SQ.FT.

SEAL:

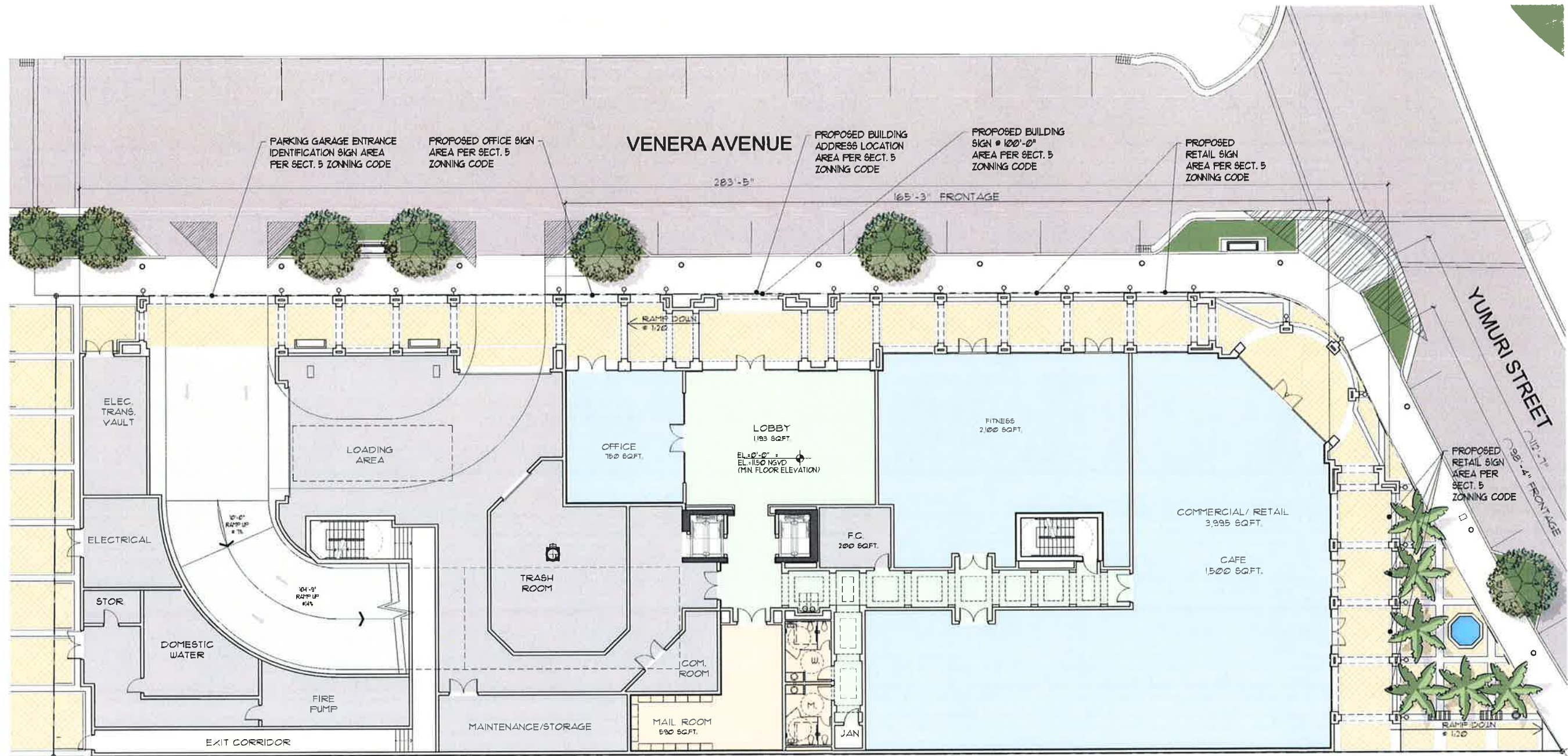
ROBERT BEHAR AR No. 14339

SHOMA PARK TOWER
1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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DATE: 09-20-14
PROJECT NO: 14-011
DRAWING NAME:
SHEET NO:

A-0.4



NOTE: REFER TO BUILDING ELEVATIONS
FOR SIGNS LOCATIONS

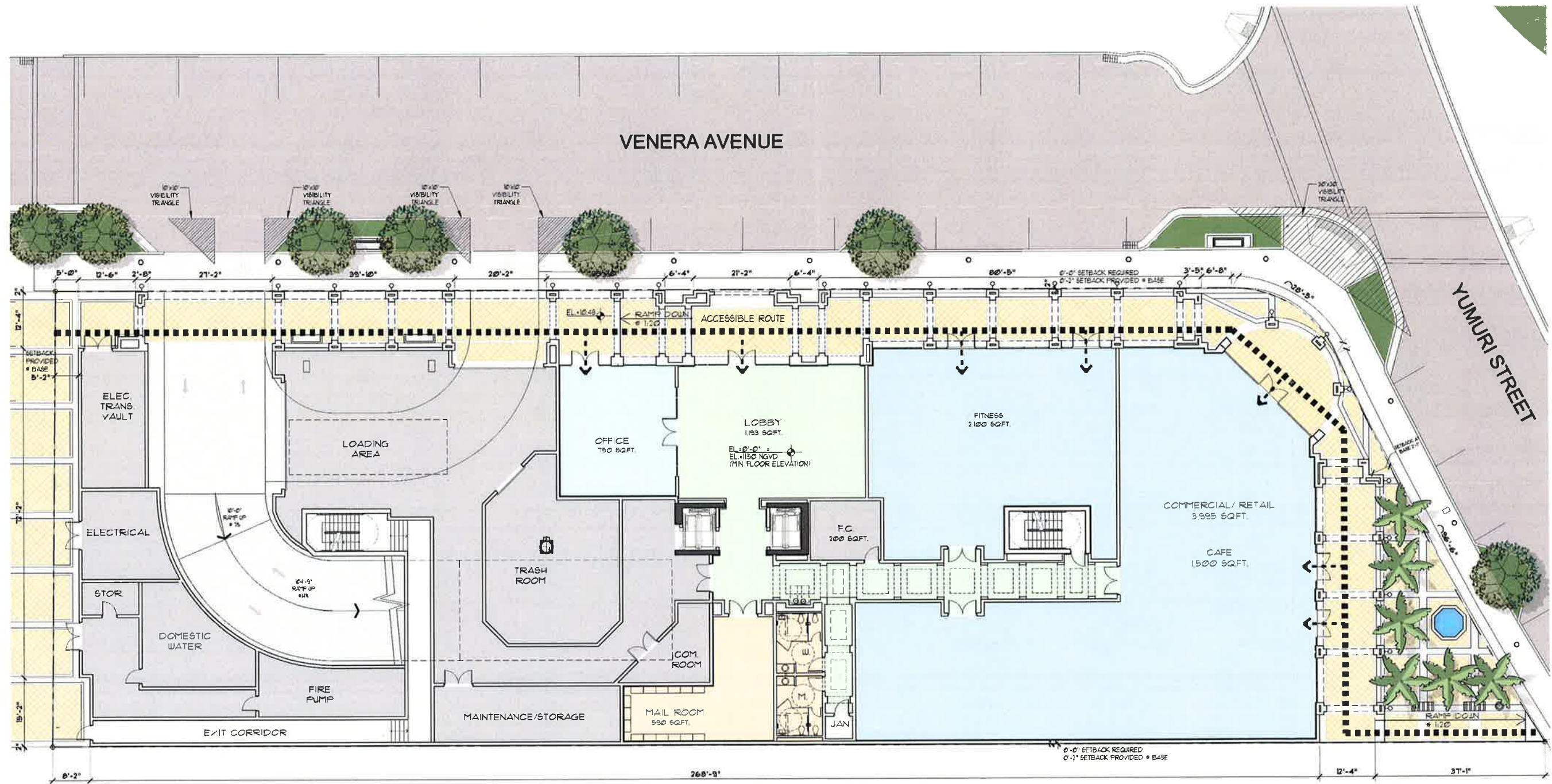
SIGNAGE FLOOR PLAN
SCALE: 3/32"=1'-0"

SEAL:

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SHOMA PARK TOWER
1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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NOTE:

- THE RAINWATER WILL BE RETAINED ON PROPERTY.
- TRIANGLE OF VISIBILITY WILL COMPLY WITH MIAMI DADE STANDARDS.
- RESTAURANT USE NOT PROPOSED.

GENERAL ACCESSIBILITY NOTES:

ALL ACCESSIBLE ROUTES ARE 44" MIN. CLEAR WIDTH, WITH A MAX. SLOPE 1 : 20 AND MAX. CROSS SLOPE 1 : 50.

LEGEND

..... ACCESSIBILITY ROUTE

ACCESSIBILITY FLOOR PLAN
PEDESTRIAN CIRCULATION

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

DATE: 08-20-14
PROJECT NO: 14-011
DRAWING NAME:
SHEET NO:

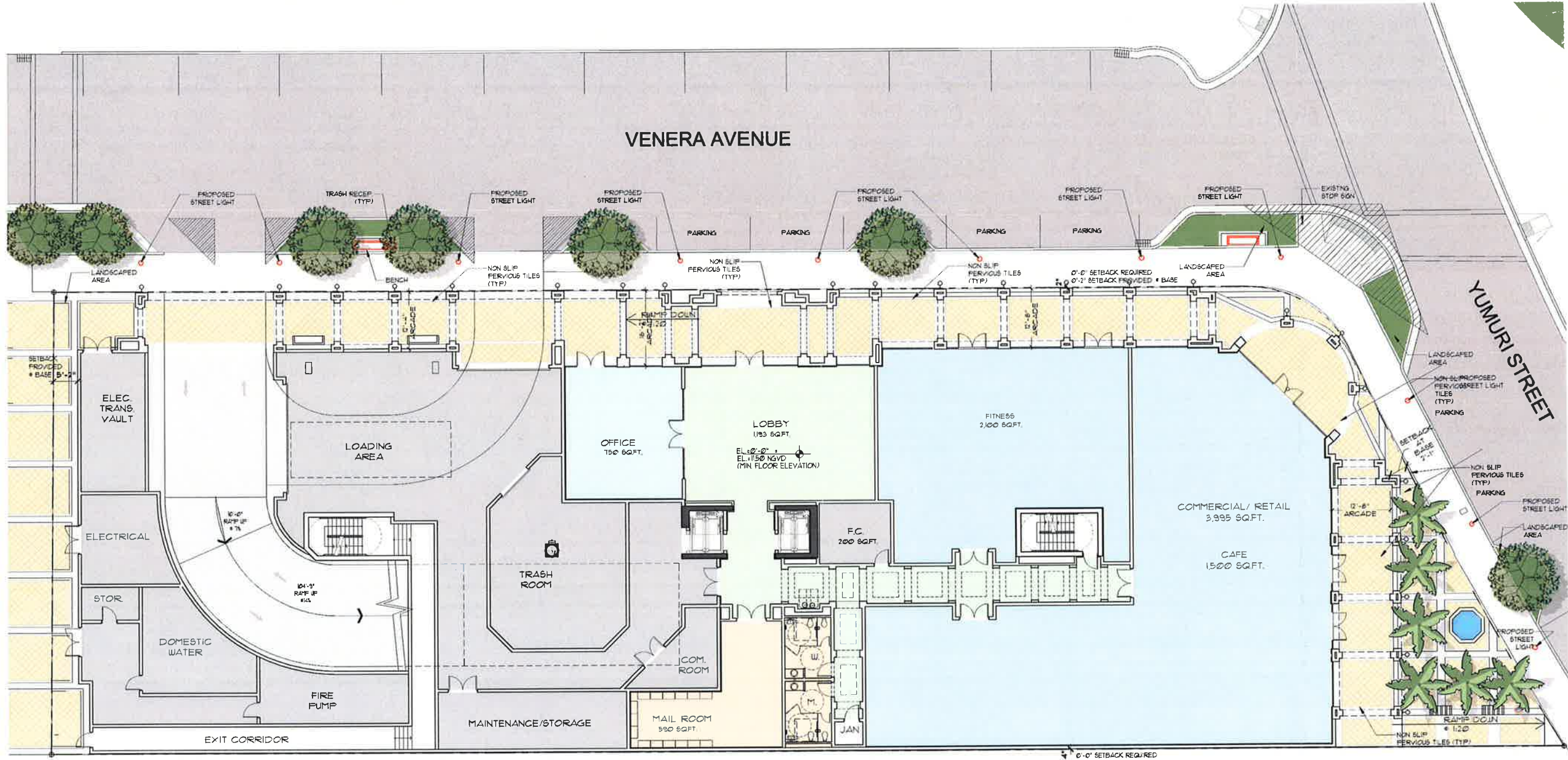
A-0.5

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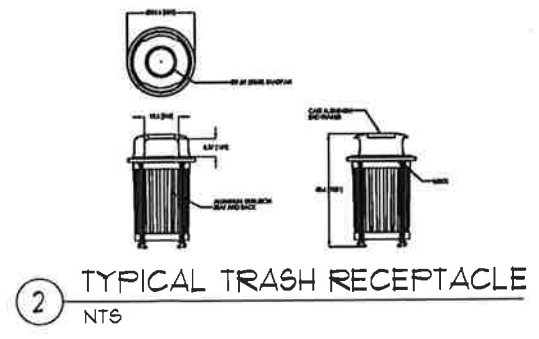
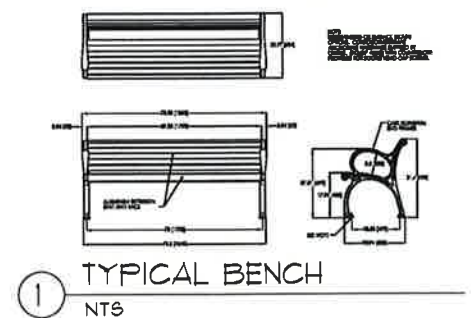


ENCROACHMENT

NOTE:

1. ALL AWNINGS/CANOPIES AND BUILDING SIGNAGE WILL BE UNDER A SEPARATE PERMIT.

2. ALL SURROUNDING LANDSCAPED AREAS TO BE IRRIGATED AND REFLECTED ON BUILDING UTILITY MASTER.

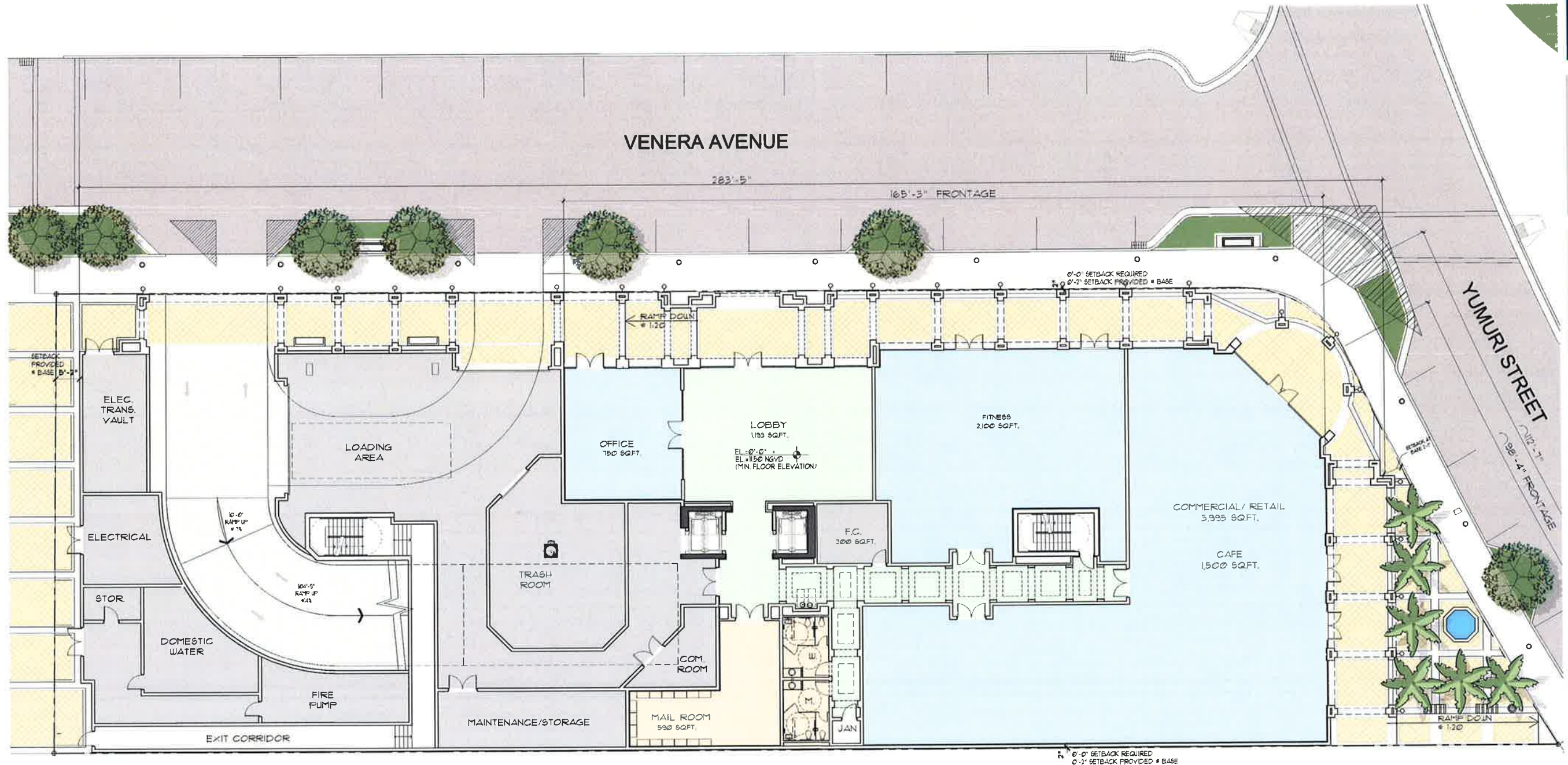


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CORAL GABLES, FLORIDA

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MIXED USE PERCENTAGES REQUIREMENT
AS PER 4-2010S CITY OF CORAL GABLES ZONING CODE

8% OF BUILDING SQUARE FOOTAGE

TOTAL F.A.R. 83,406 SQFT. X 0.08 = 1,152.48 SQFT.

MED. BONUS 14,901 SQFT. X 0.08 = 1,192.08 SQFT.

104,307 SQFT. X 0.08 = 8,344.56 SQFT.

REQUIRED

PROVIDED

COMMERCIAL AREA:

RETAIL 1,535 SQFT.

OFFICE 750 SQFT.

TOTAL 8,345 SQFT.

TOTAL 8,345 SQFT. (8%)

GROUND FLOOR BUILDING FRONTAGE

SECONDARY STREETS

STREET	REQUIRED FRONTAGE = 40%	PROVIDED
VENERA AVENUE	283'-5" X 0.4 = 113'-4"	165'-3"
YUMURI STREET	112'-7" X 0.4 = 45'-0"	86'-8"

LEGEND

RETAIL AND OFFICE AREA

LOBBY AREA

GROUND FLOOR PLAN (MXD)
SCALE: 3/32" = 1'-0"

DATE: 08-20-14
PROJECT NO: 14-011
DRAWING NAME:
SHEET NO:

A-0.7

SEAL:

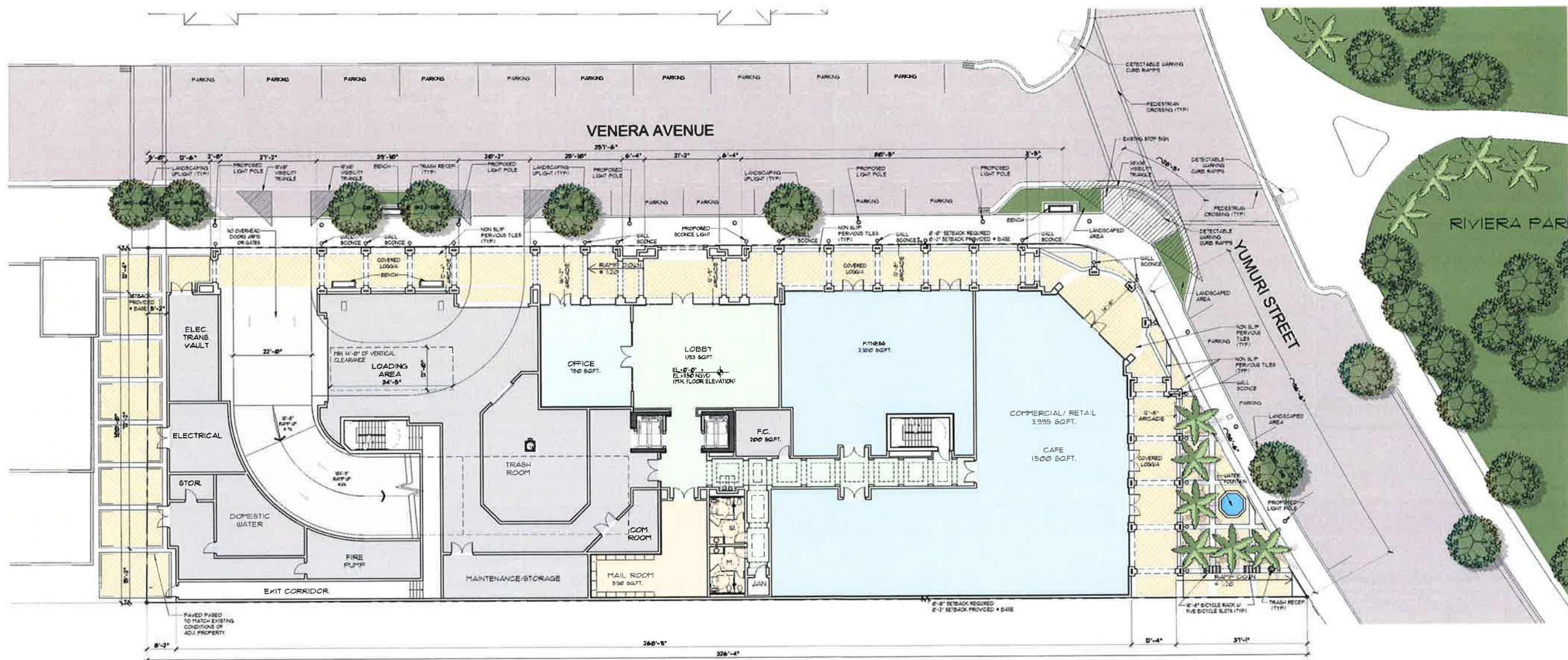
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SHOMA PARK TOWER
1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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DATE: 06-20-14
PROJECT NO: 14-011
DRAWING NAME:
SHEET NO:

A-1.0



NOTE:
ALL LIGHTING TO FACE AWAY FROM ADJACENT PROPERTY.
LIGHTING ON PRIVATE TERRACES TO BE MIN. REQUIRED BY CODE.

GROUND FLOOR GLAZING PERCENTAGE

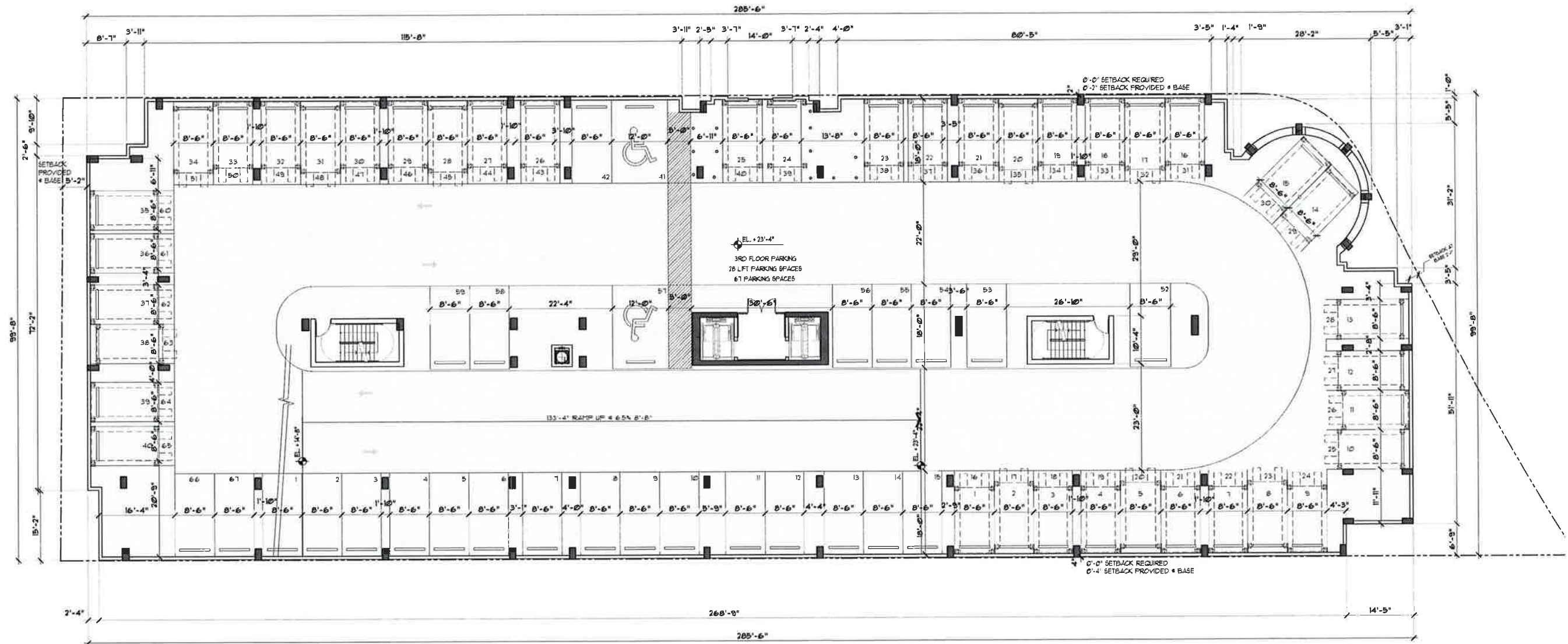
GROUND FLOOR GLAZING TO SOLIDS EQUALS 53%



GROUND FLOOR PLAN

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





3RD FLOOR - PARKING PLAN
SCALE: 3/32" = 1'-0"

SEAL:

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SHOMA PARK TOWER
1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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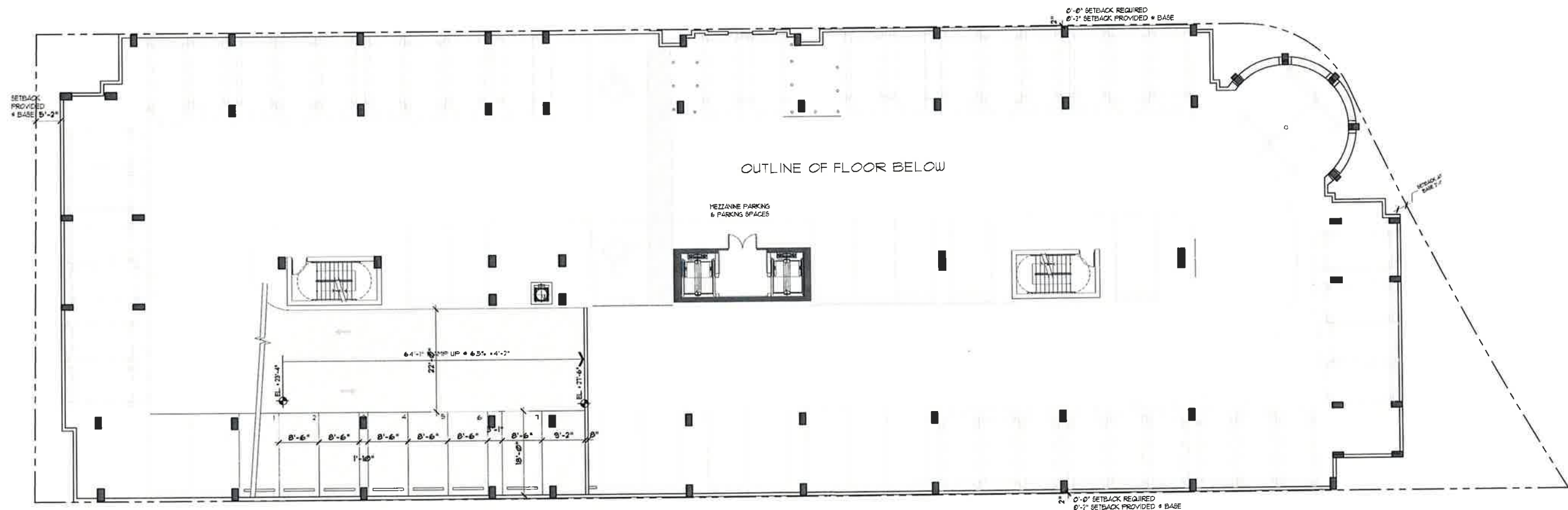
DATE: 09-20-14
PROJECT NO: 14-011
DRAWING NAME:
SHEET NO:

A-1.2

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A-1.3



MEZZANINE FLOOR - PARKING PLAN

SEAL:

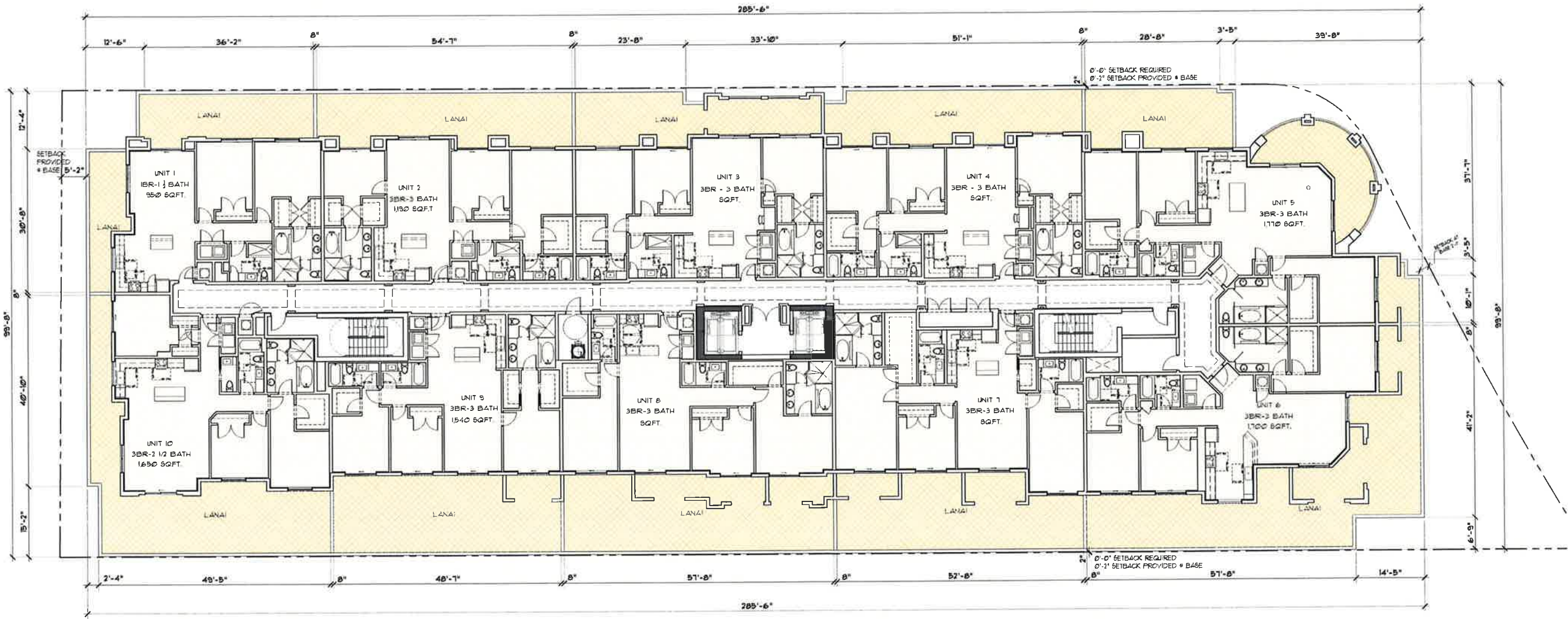
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SHOMA PARK TOWER
1500 VENERA AVENUE
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PROJECT NO.: 14-011
DRAWING NAME:
SHEET NO:

A-1.4



NOTE:
ALL LIGHTING TO FACE AWAY FROM ADJACENT PROPERTY.
LIGHTING ON PRIVATE TERRACES TO BE MIN. REQUIRED BY CODE.

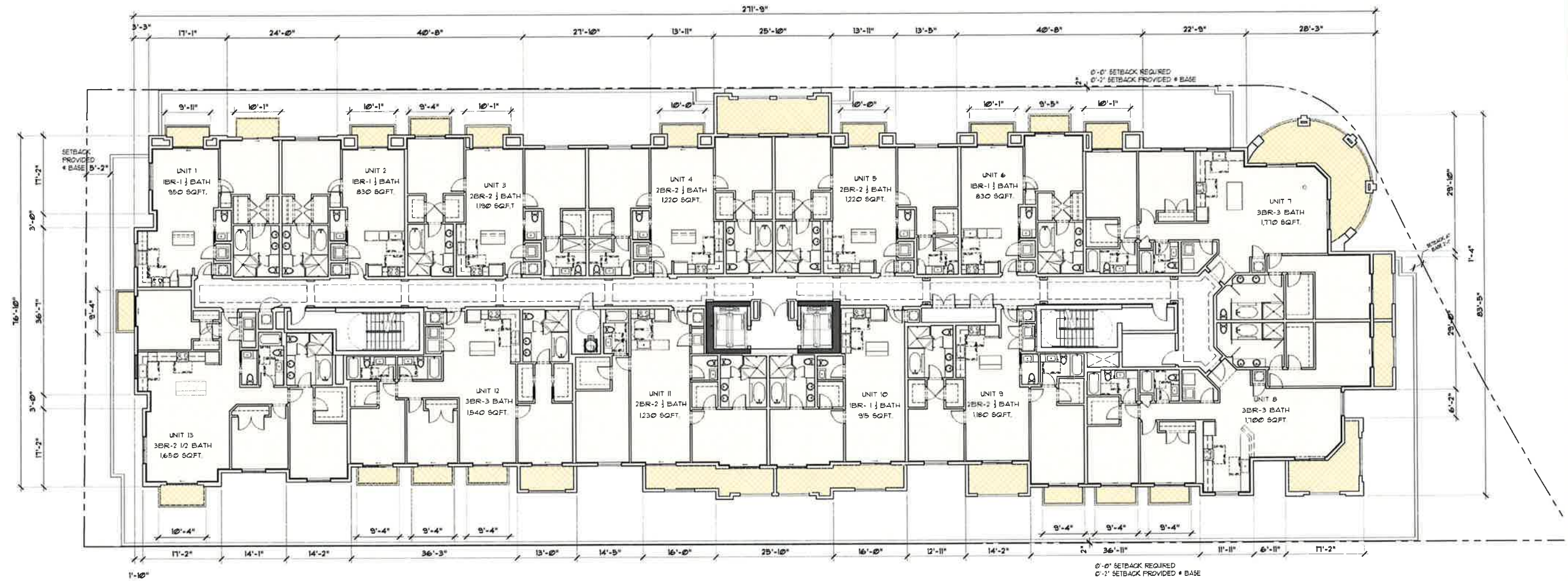
4TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

SEAL:

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1500 VENERA AVENUE
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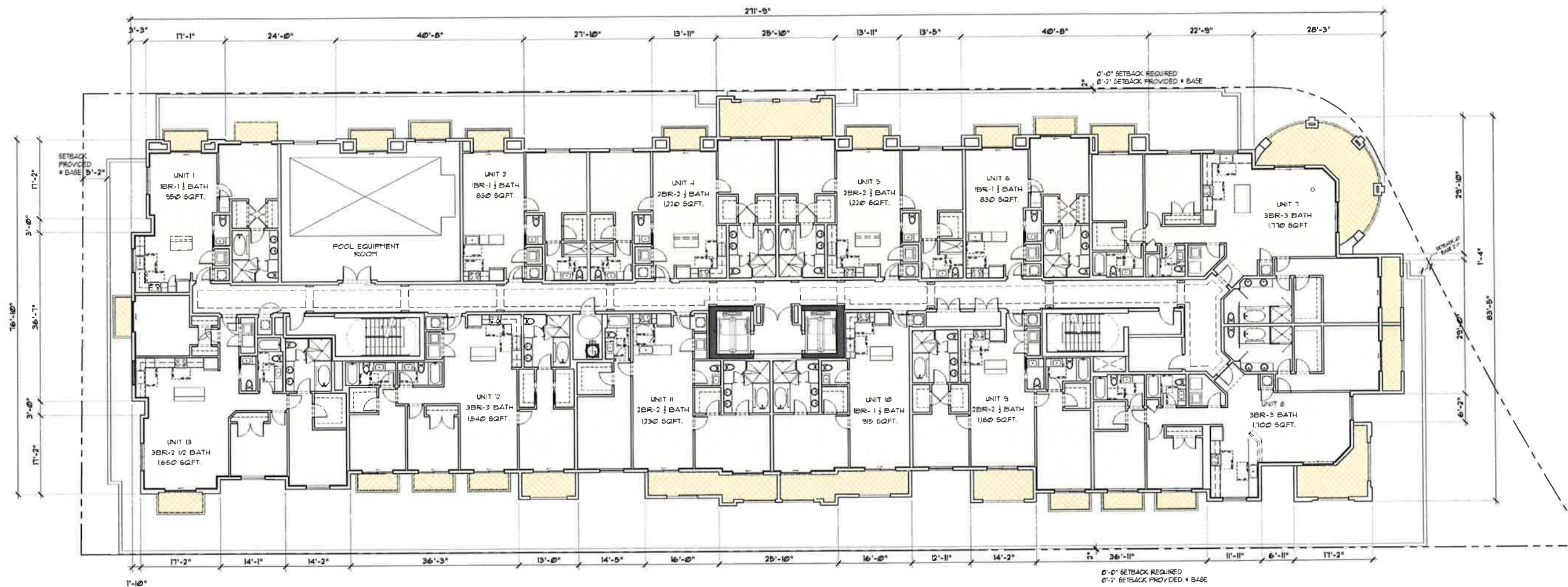
TYPICAL RESIDENTIAL FLOOR PLAN

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

UNITS: 13

DATE: 08-20-14
PROJECT NO: 14-011
DRAWING NAME:
SHEET NO:

A-1.5



8TH FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 UNITS: 12

SHOMA PARK TOWER
 1500 VENERA AVENUE
 CORAL GABLES, FLORIDA

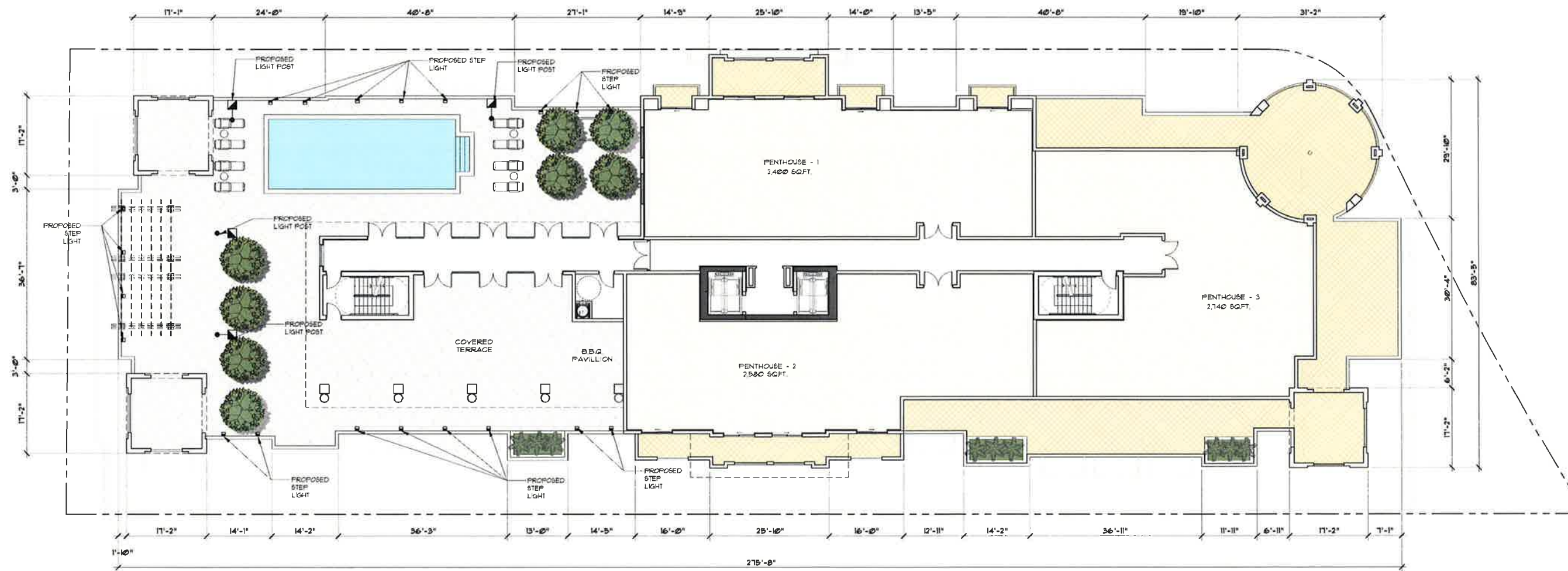
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SEAL:

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1500 VENERA AVENUE
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NOTE:
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LIGHTING ON PRIVATE TERRACES TO BE MIN. REQUIRED BY CODE.

RECREATIONAL FLOOR PLAN
SCALE: 3/32" = 1'-0"
UNITS: 3

DATE: 08-20-14
PROJECT NO: 14-011
DRAWING NAME:
SHEET NO:

A-1.7

ROBERT BEHAR AR No. 14339

1500 VENERA AVENUE
CORAL GABLES, FLORIDA

A-1.8





SHOMA PARK TOWER
1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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1 NORTH ELEVATION (VENERA AVENUE)
SCALE: NTS

SEAL:

ROBERT BEHAR AR No. 14339

SHOMA PARK TOWER
1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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1 SOUTH ELEVATION
SCALE: N.T.S.

DATE: 08-20-14
PROJECT NO.: 14-011
DRAWING NAME:
SHEET NO:

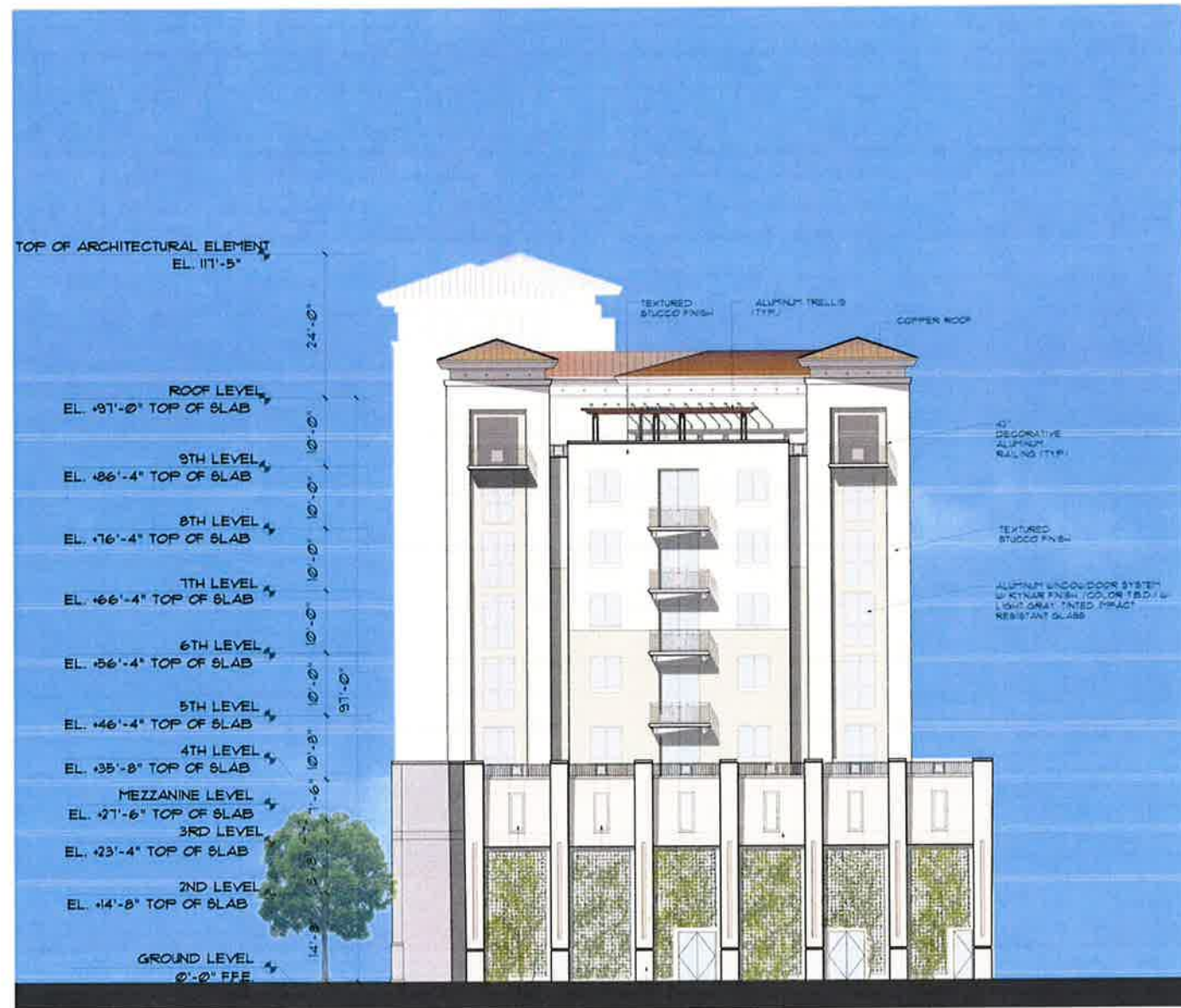
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SEAL:

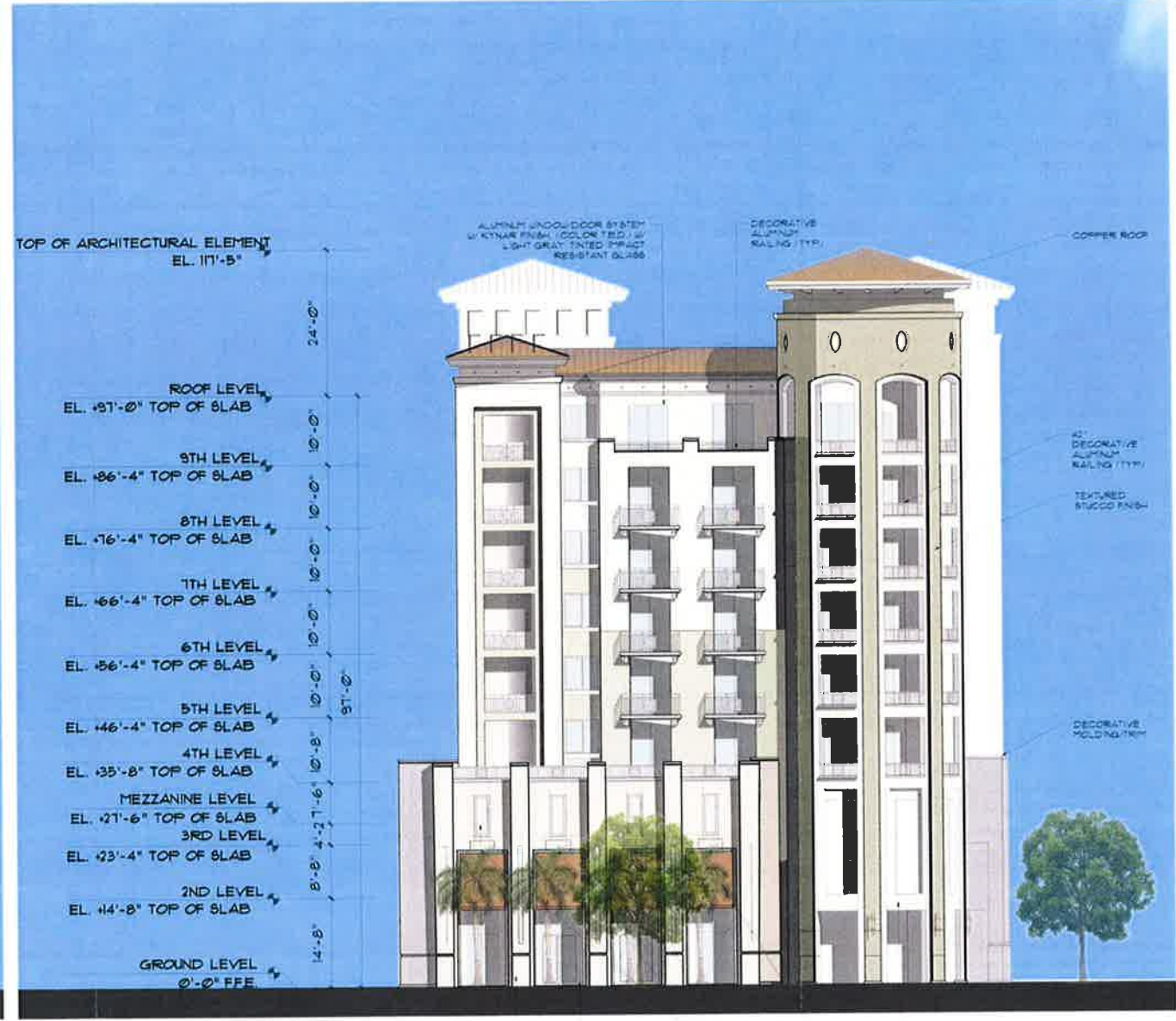
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SHOMA PARK TOWER
1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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1 WEST ELEVATION
SCALE: N.T.S.



2 EAST ELEVATION
SCALE: N.T.S.

DATE: 06-20-14
PROJECT NO.: 14-011
DRAWING NAME:
SHEET NO.:

A-2.2

SEAL:

ROBERT BEHAR AR No. 14339

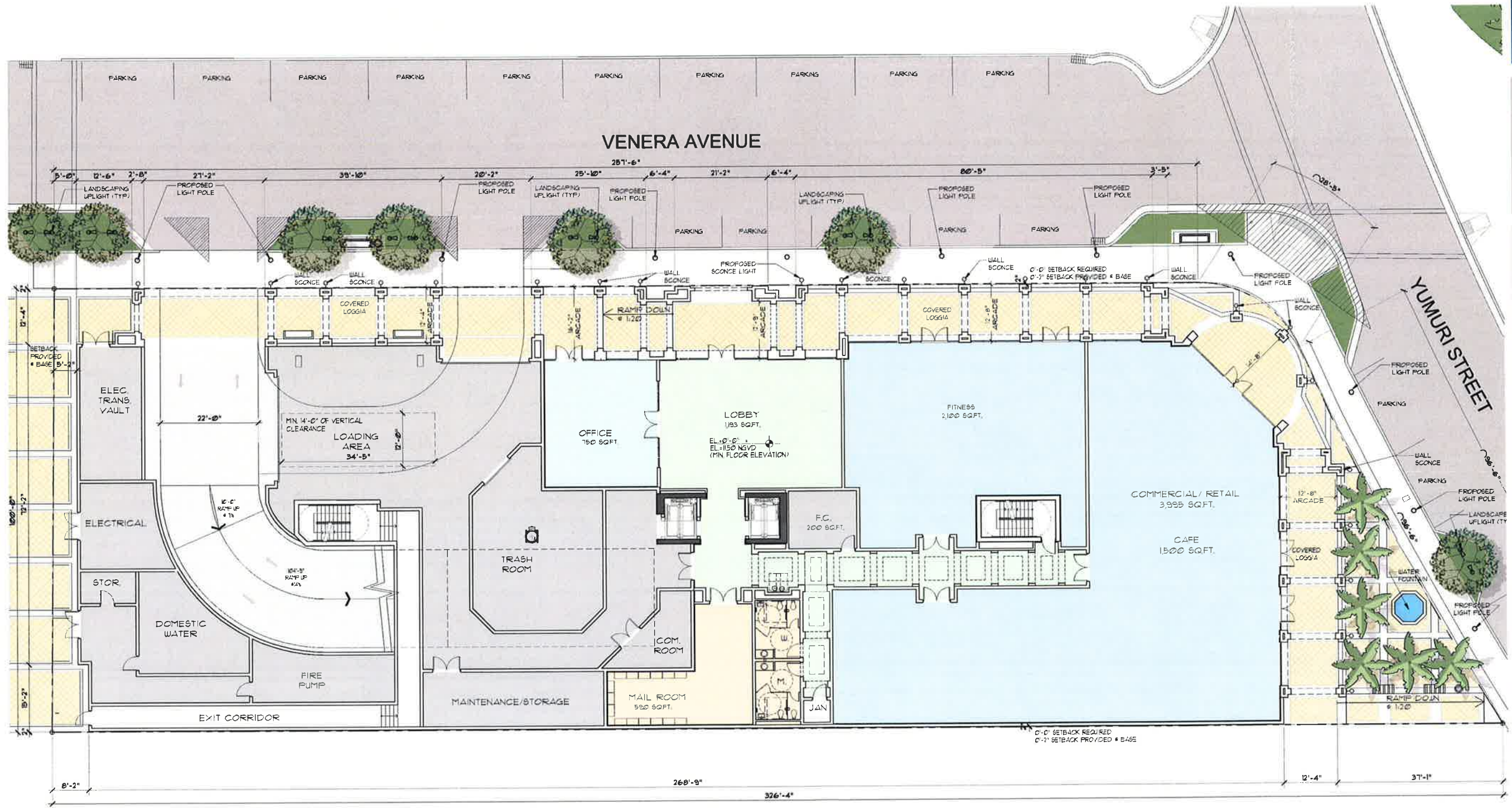
SHOMA PARK TOWER

1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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DATE: 08.20.14
PROJECT NO: 14-011
DRAWING NAME:
SHEET NO:

E-1.0



NOTE:
ALL LIGHTING TO FACE AWAY FROM ADJACENT PROPERTY.
LIGHTING ON PRIVATE TERRACES TO BE MIN. REQUIRED BY CODE.

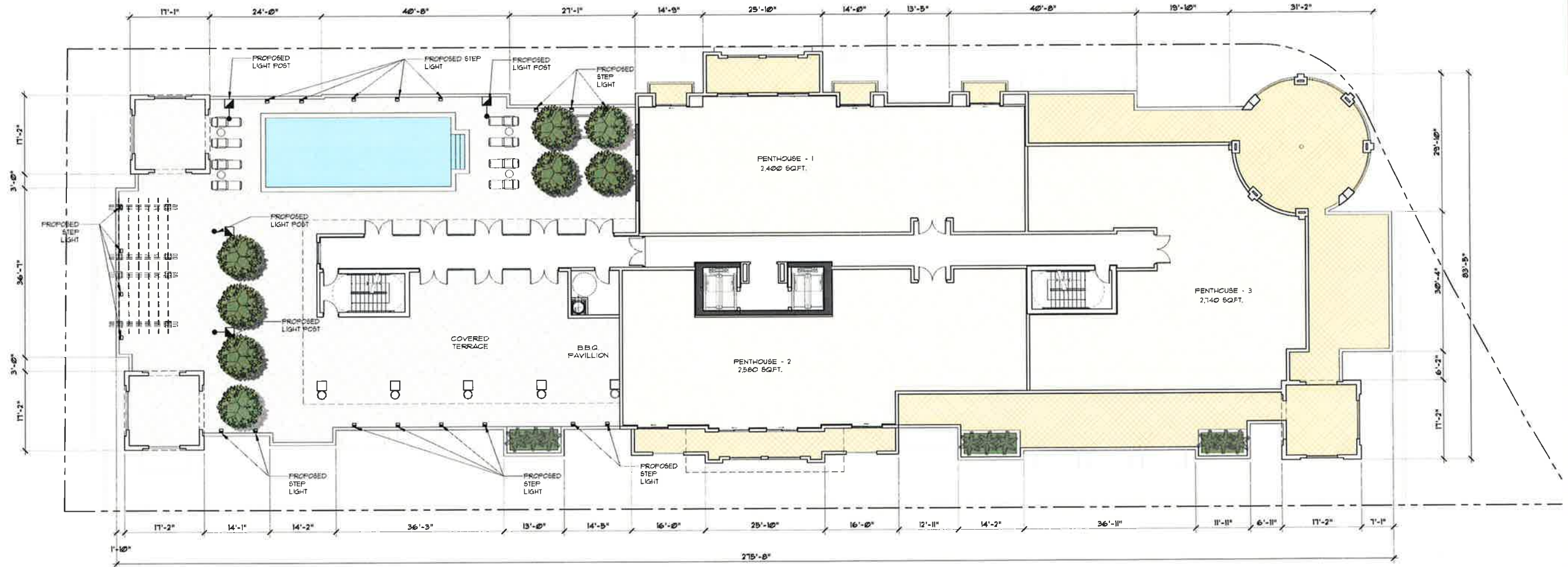
GROUND FLOOR LIGHTING PLAN
SCALE: 3/32"=1'-0"

SEAL:

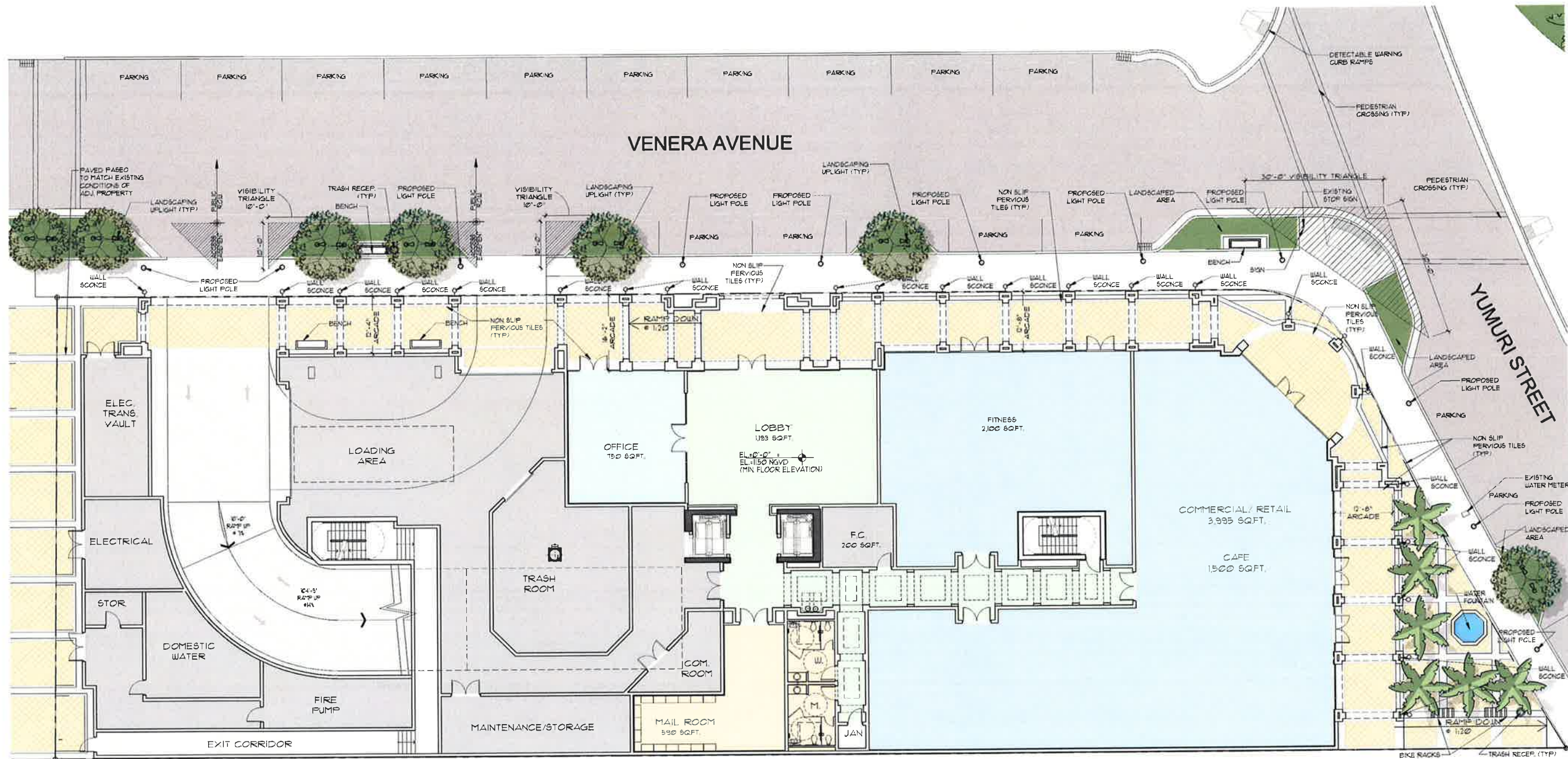
ROBERT BEHAR AR No. 14339

SHOMA PARK TOWER
1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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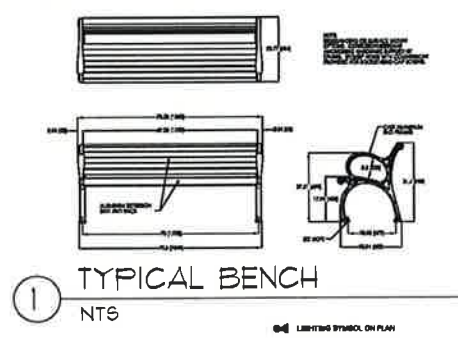
NOTE:
ALL LIGHTING TO FACE AWAY FROM ADJACENT PROPERTY.
LIGHTING ON PRIVATE TERRACES TO BE MIN. REQUIRED BY CODE.



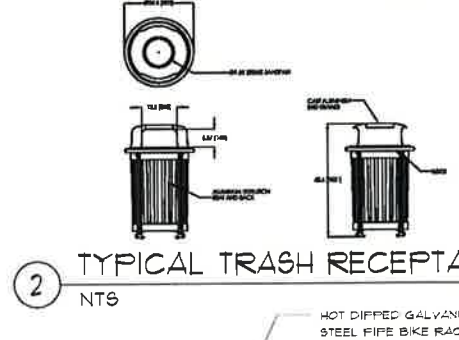
SHOMA PARK TOWER

1500 VENERA AVENUE
CORAL GABLES, FLORIDA

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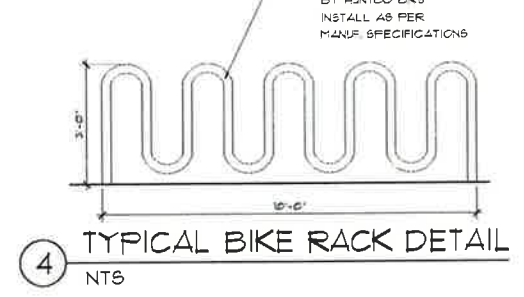
1 TYPICAL BENCH
NTS



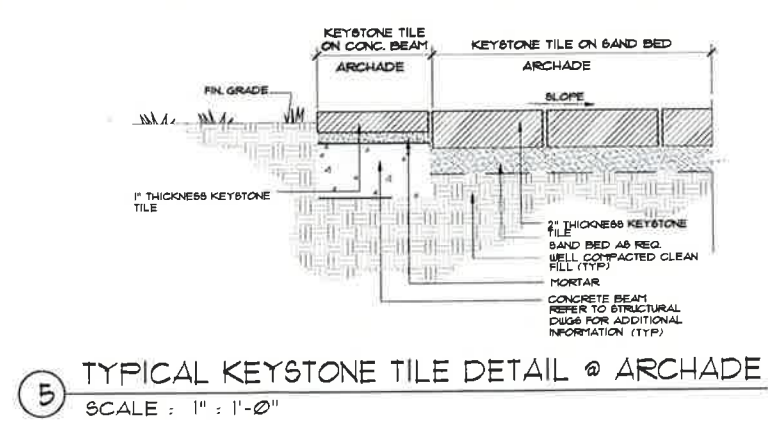
2 TYPICAL TRASH RECEPTACLE
NTS



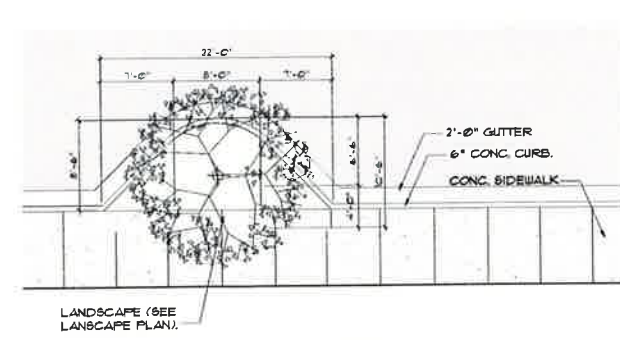
3 TYPICAL LANDSCAPING UPLIGHT
NTS



4 TYPICAL BIKE RACK DETAIL
NTS



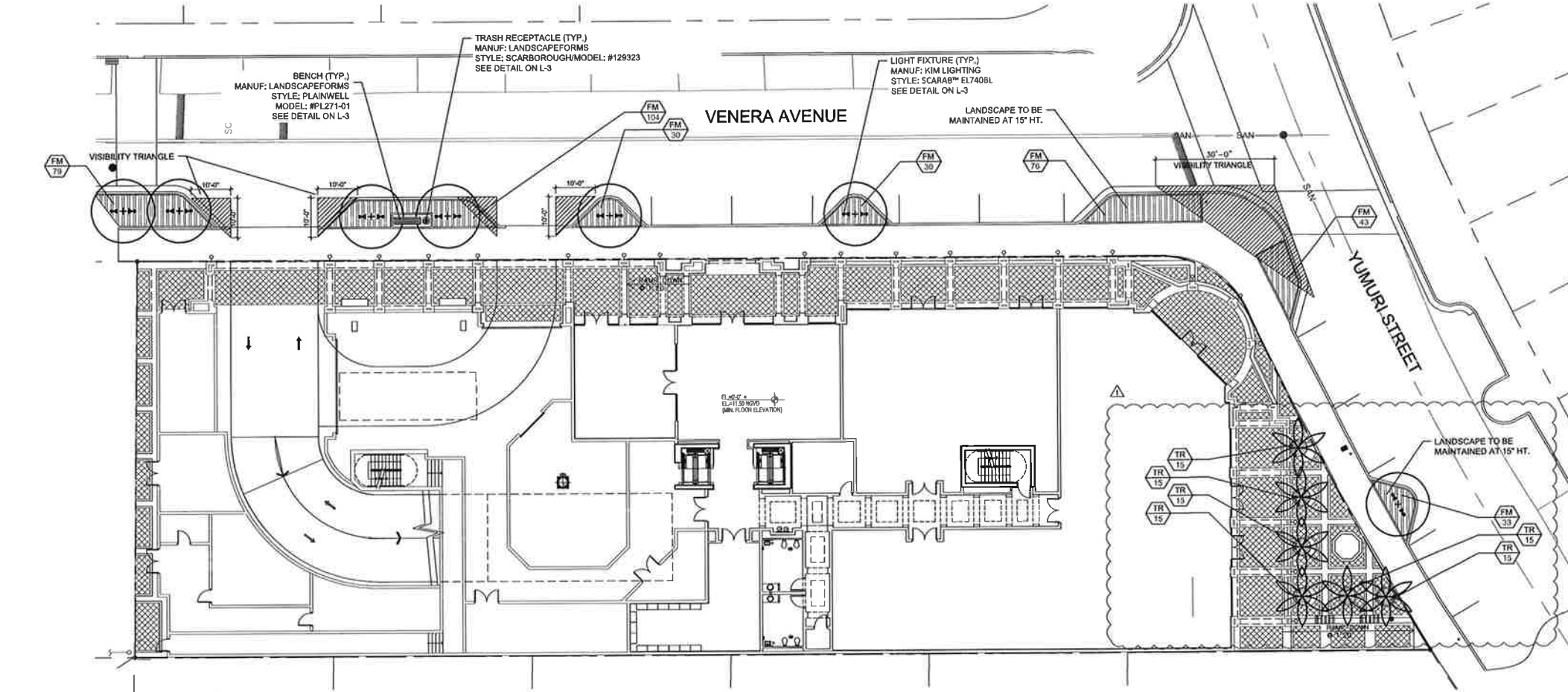
5 TYPICAL KEYSTONE TILE DETAIL @ ARCHADE
SCALE: 1" = 1'-0"



6 TYPICAL BUMP OUT DETAIL
SCALE: 1/8" = 1'-0"

NOTE:
1. ALL AWNINGS/CANOPIES AND BUILDING SIGNAGE WILL BE UNDER A SEPARATE PERMIT.
2. ALL SURROUNDING LANDSCAPED AREAS TO BE IRRIGATED AND REFLECTED ON BUILDING UTILITY METER.

PUBLIC REALM PLAN
SCALE: 3/32" = 1'-0"



GROUND LEVEL LANDSCAPE PLAN
SCALE: 1/16"=1'-0"

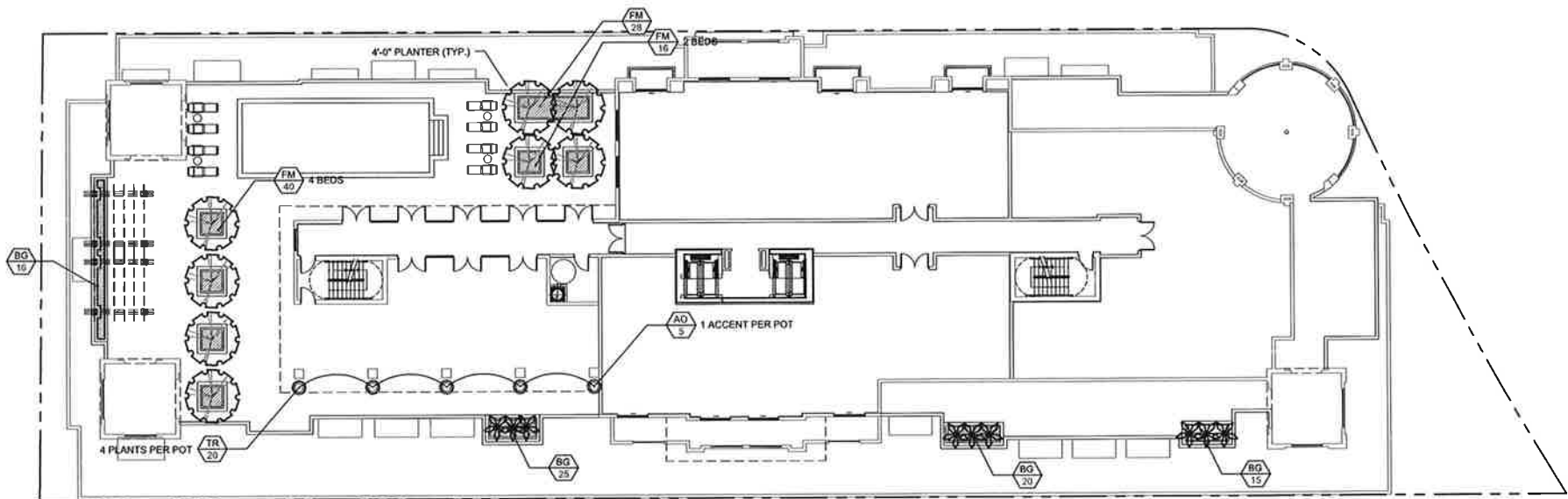
ON-SITE LANDSCAPE LIST			
TREES/PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
	9	Ligustrum japonicum	10' HT. X 10" SPR., MULTI TRUNK
		JAPANESE PRIVET	F.G.
	6	*Roystonea elata	12' G.W. 26-28' O.A. HT.
		ROYAL PALM	F.G., MATCHED HTS.
	9	Veitchia montgomeryana 'single'	12' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
AO	5	Alcazarrea odorata	2' O.A. HT.
		BROMELIAD SP.	9" POT
BG	76	Bougainvillea 'New River'	18" HT. X 18" SPR. / 18" O.C.
		PURPLE BOUGAINVILLEA	3 GAL.
FM	84	Ficus microcarpa 'Green Island'	18" HT. X 18" SPR. / 18" O.C.
		GREEN ISLAND FICUS	3 GAL.
TR	110	Trachelospermum asiaticum 'Minima'	18" HT. X 18" SPR. / 15" O.C.
		Small Leaf Confederate Jasmine	1 GAL. VERY FULL

* DENOTES NATIVE SPECIES

OFF-SITE LANDSCAPE LIST			
TREES/PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
	7	*Quercus virginiana	22' HT. X 10" SPR. 6"-8" CAL. MAX.
		LIVE OAK	F.G., 6' CLEAR TRUNK
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
FM	395	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 18" O.C.
		GREEN ISLAND FICUS	3 GAL.

* DENOTES NATIVE SPECIES



LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan			
Zoning District: "C" COMMERCIAL		Net Lot Area 0.684 acres 29,802 s.f.	
OPEN SPACE		REQUIRED	PROVIDED
A. Square Feet of open space required by Article 6, Development Standards:			
Net lot area = 29,802 s.f. x 10 % = 2,981 s.f.		2,981	6,326.4 (Includes Rec Level)
TREES			
A. No. of Trees required: 28 x .884 = 20		20	20
B. % Palms Allowed: No. Trees required x 25% =		5	5
C. % Natives required: No. Trees required x 30% =		6	6
STREET TREES (maximum average spacing of 35' o.c.):			
B. 189' linear feet along Venera Avenue =		6	6
C. 80' linear feet along Madruga Street =		2	1
D. Total Trees Required		28	27
SHRUBS			
A. No. trees required x 10= No. of shrubs allowed		280	275
ESTIMATED TOTAL COST (\$250/TREE) = \$250.00			




RECREATIONAL LEVEL LANDSCAPE PLAN

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

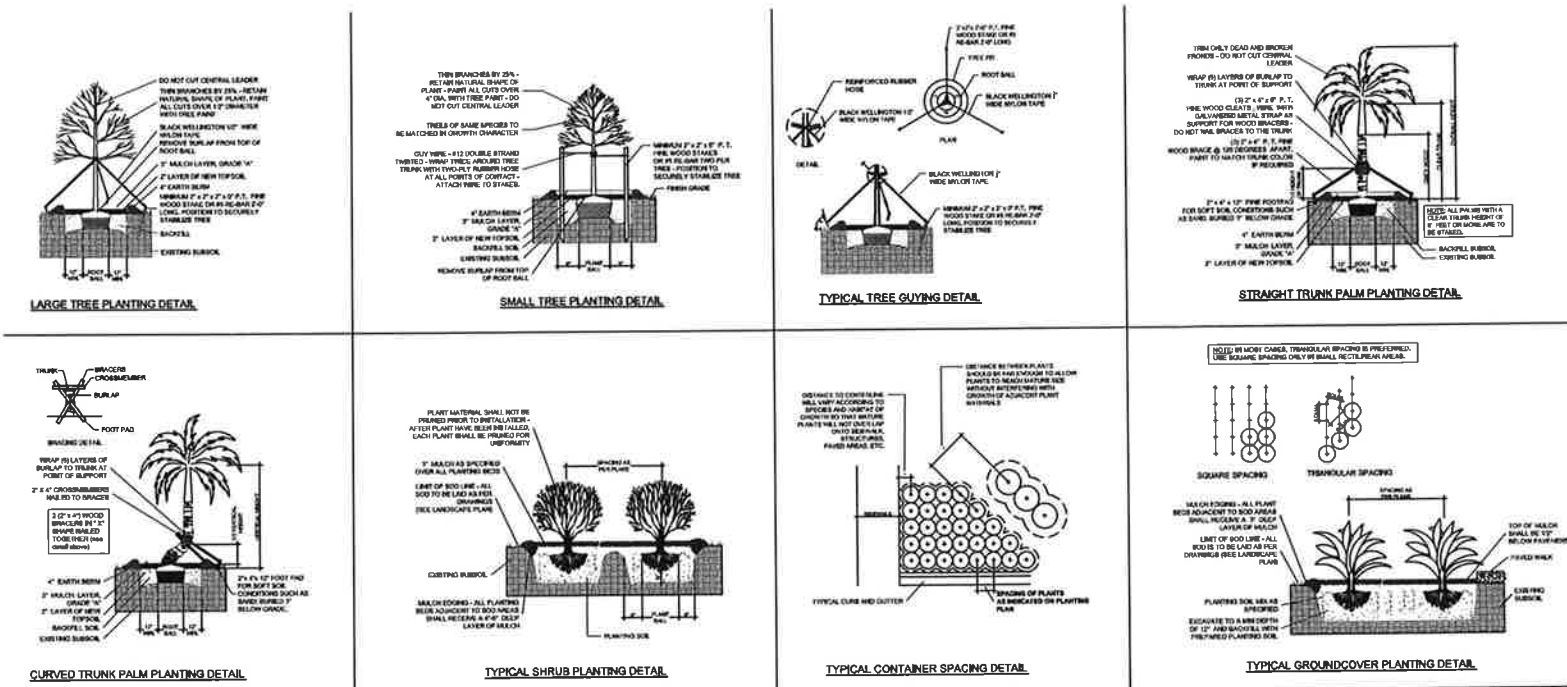
ON-SITE LANDSCAPE LIST

TREES/PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
	9	Ligustrum japonicum	10' HT. X 10' SPR., MULTI TRUNK
		JAPANESE PRIVET	F.G.
	7	Roystonea elata	12' G.W. 28-28' O.A. HT.
		ROYAL PALM	F.G., MATCHED HTS.
	7	Veitchia montgomeryana 'single'	12' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
AO	5	Alcantarea odorata	2' O.A. HT.
		BROMELIAD SP.	9" POT
BG	76	Bougainvillea 'New River'	18" HT. X 18" SPR. / 18" O.C.
		PURPLE BOUGAINVILLEA	3 GAL.
FM	84	Ficus microcarpa 'Green Island'	18" HT. X 18" SPR. / 18" O.C.
		GREEN ISLAND FICUS	3 GAL.
TR	125	Trachelospermum asiaticum 'Minima'	18" HT. X 18" SPR. / 15" O.C.
		Small Leaf Confederate Jasmine	1 GAL. VERY FULL

OFF-SITE LANDSCAPE LIST

TREES/PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
	7	*Quercus virginiana	22' HT. X 10' SPR. 6"-8" CAL. MAX.
		LIVE OAK	F.G., 6' CLEAR TRUNK
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
FM	395	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 18" O.C.
		GREEN ISLAND FICUS	3 GAL.

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan			
Zoning District: "C" COMMERCIAL	Net Lot Area	0.684	acres 29,802 s.f.
OPEN SPACE	REQUIRED	PROVIDED	
A. Square Feet of open space required by Article 5, Development Standards: Net lot area = 29,802 s.f. x 10 % = 2,981 s.f.	2,981	6,326.4 (Includes Rec Level)	
TREES			
A. No. of Trees required: 28 x .684 = 20	20	20	
B. % Palms Allowed: No. Trees required x 25% =	5	4	
C. % Natives required: No. Trees required x 30% =	6	7	
STREET TREES (maximum average spacing of 35' o.c.):			DEFICIENCY
B. 189 linear feet along Venera Avenue =	6	6	n/a
C. 60 linear feet along Madruga Street =	2	1	-1
D. Total Trees Required	28	27	-1
ESTIMATED TOTAL COST (\$250/TREE) = \$250.00			
SHRUBS			
A. No. trees required x 10= No. of shrubs allowed	280	290	



PLANTING NOTES:

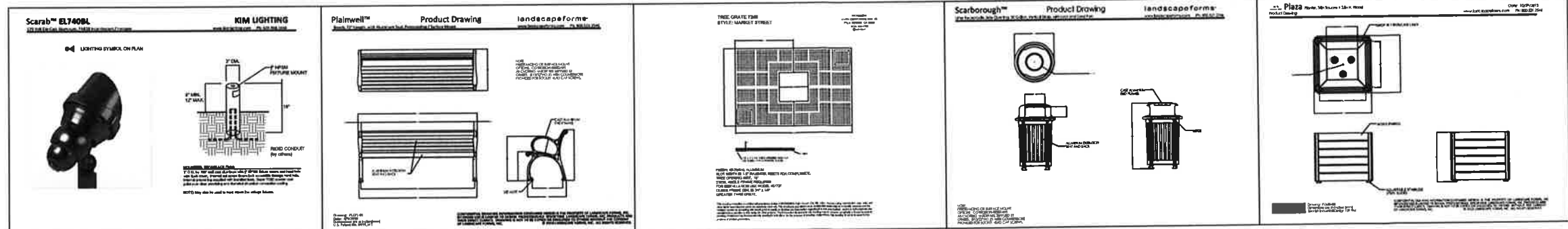
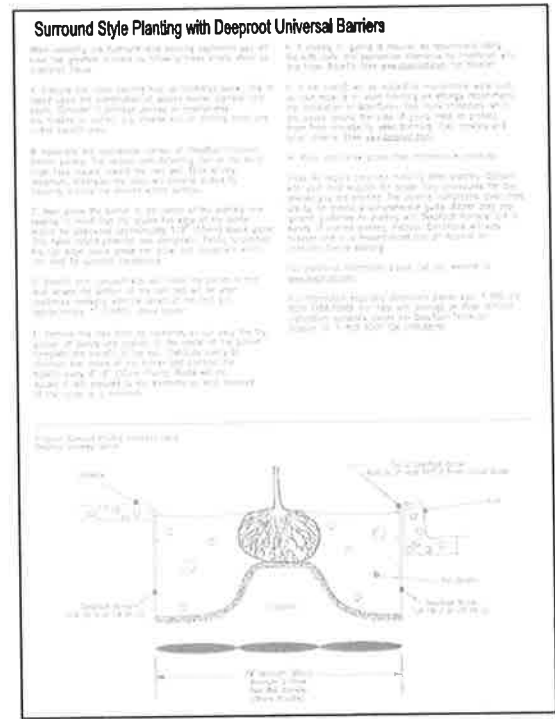
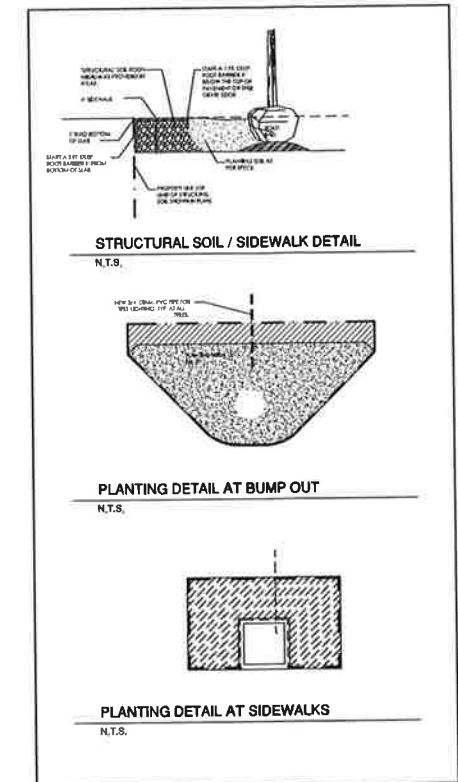
- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Metaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pellets", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine "Floratan" solid sod. See limit on plan. All areas marked "Bahia Grass" shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etc. are to be brought to the attention of the Landscape Architect for clarification prior to installation.



WITKIN HULTS GROUP DESIGN

307 SOUTH 21st Avenue, Fort Lauderdale, FL 33311
Phone: 954.923.9601 Fax: 954.923.9609
www.witkinhultsdesign.com

SHOMA TOWER PARK

1500 VENERA AVE - CORAL GABLES, FLORIDA

LANDSCAPE DETAILS

Project:

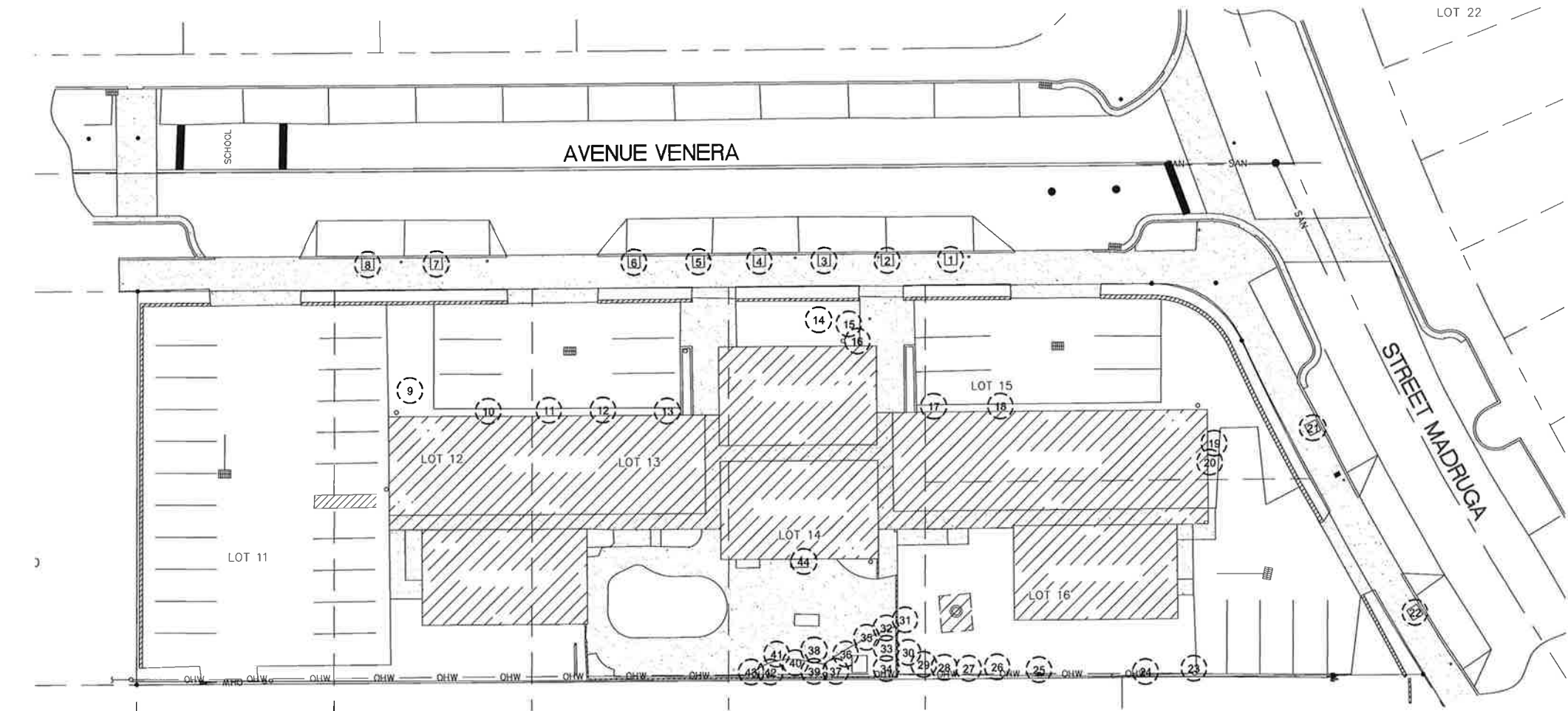
Revisions:

Scale:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: LANDSCAPE DETAILS
Date: 06/05/2014
Scale: NTS
Drawn by: JR
Sheet No.:
Cad Id.: 2014-029

L-3



TREE DISPOSITION PLAN
SCALE: 1/16"=1'-0"

SHOMA TOWER PARK TREE DISPOSITION								
TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	HEIGHT (FT.)	SPREAD (FT.)	LEAFY AREA (SQ. FT.)	CONDITION	DISPOSITION	AREA
1	CABBAGE PALM	Sabal palmetto	25	8	12	FAIR	REMOVE	50.24
2	CABBAGE PALM	Sabal palmetto	25	8	9	FAIR	REMOVE	50.24
3	CABBAGE PALM	Sabal palmetto	25	8	10	FAIR	REMOVE	50.24
4	CABBAGE PALM	Sabal palmetto	25	8	12	FAIR	REMOVE	50.24
5	CABBAGE PALM	Sabal palmetto	25	8	12	FAIR	REMOVE	50.24
6	CABBAGE PALM	Sabal palmetto	25	8	12	FAIR	REMOVE	50.24
7	CABBAGE PALM	Sabal palmetto	25	8	12	FAIR	REMOVE	50.24
8	CABBAGE PALM	Sabal palmetto	25	8	12	FAIR	REMOVE	50.24
9	SOLITARY PALM	Phycosperma elegans	30	4	6	GOOD	REMOVE	12.56
10	TRAVELER TREE	Ravenala madagascariensis	25	8	12	GOOD	REMOVE	50.24
11	CABBAGE PALM	Sabal palmetto	25	8	12	GOOD	REMOVE	50.24
12	TRAVELER TREE	Ravenala madagascariensis	25	4	10	POOR	REMOVE	12.56
13	UMBRELLA TREE	Schefflera actinophylla	25	4	8	POOR	REMOVE	12.56
14	SOLITARY PALM	Phycosperma elegans	27	5	8	GOOD	REMOVE	19.625
15	SOLITARY PALM	Phycosperma elegans	24	5	8	GOOD	REMOVE	19.625
16	CABBAGE PALM	Sabal palmetto	5	5	10	POOR	REMOVE	19.625
17	TRAVELER TREE	Ravenala madagascariensis	25	12	10	FAIR	REMOVE	113.04
18	PINK TRUMPET TREE	Tabebuia heterophylla	30	5	10	POOR	REMOVE	19.625
19	UMBRELLA TREE	Schefflera actinophylla	25	10	9	POOR	REMOVE	78.5
20	CABBAGE PALM	Sabal palmetto	8	5	12	POOR	REMOVE	19.625
21	MAHOGANY TREE	Sesbania mahagani	25	20	12	GOOD	REMOVE	314
22	MAHOGANY TREE	Sesbania mahagani	18	15	8	GOOD	REMOVE	176.525
23	FIG TREE w/ CABBAGE PALM	Ficus spp. w/ Sabal palmetto	30	20	24	POOR	REMOVE	314
24	ROYAL PONGAMIA	Delonix regia	30	20	10	POOR	REMOVE	314
25	MONTGOMERY PALM	Veitchia montgomeryana	14	5	8	GOOD	REMOVE	19.625
26	MONTGOMERY PALM	Veitchia montgomeryana	16	5	8	GOOD	REMOVE	19.625
27	MONTGOMERY PALM	Veitchia montgomeryana	18	5	8	GOOD	REMOVE	19.625
28	MONTGOMERY PALM	Veitchia montgomeryana	20	5	8	GOOD	REMOVE	19.625
29	UMBRELLA TREE	Schefflera actinophylla	20	16	12	FAIR	REMOVE	176.525
30	MONTGOMERY PALM CLUMP	Veitchia montgomeryana	18	10	15	FAIR	REMOVE	78.5
31	MONTGOMERY PALM	Veitchia montgomeryana	15	5	8	GOOD	REMOVE	19.625
32	MONTGOMERY PALM	Veitchia montgomeryana	20	5	8	GOOD	REMOVE	19.625
33	MONTGOMERY PALM	Veitchia montgomeryana	18	5	8	GOOD	REMOVE	19.625
34	MONTGOMERY PALM	Veitchia montgomeryana	16	5	8	GOOD	REMOVE	19.625
35	UMBRELLA TREE	Schefflera actinophylla	25	8	8	GOOD	REMOVE	50.24
36	MONTGOMERY PALM	Veitchia montgomeryana	16	5	8	GOOD	REMOVE	19.625
37	PINK TRUMPET TREE	Tabebuia heterophylla	20	8	8	FAIR	REMOVE	28.28
38	UMBRELLA TREE	Schefflera actinophylla	20	20	15	GOOD	REMOVE	314
39	MONTGOMERY PALM	Veitchia montgomeryana	18	5	8	GOOD	REMOVE	19.625
40	MONTGOMERY PALM	Veitchia montgomeryana	18	5	8	GOOD	REMOVE	19.625
41	MONTGOMERY PALM	Veitchia montgomeryana	18	5	8	GOOD	REMOVE	19.625
42	MONTGOMERY PALM	Veitchia montgomeryana	16	5	8	GOOD	REMOVE	19.625
43	OAK TREE	Quercus virginiana	15	8	5	FAIR	REMOVE	50.24
44	CHRISTMAS PALM	Veitchia merrillii	12	8	8	GOOD	REMOVE	28.28
TOTAL								2929.82

WITKIN HULTS
DESIGN GROUP
INCORPORATED
phone: 954.923.9881 fax: 954.923.9889
www.witkindesign.com

SHOMA TOWER PARK
1500 VENERA AVE - CORAL GABLES, FLORIDA
TREE DISPOSITION

Project:

Revisions:

Seal:

Lic. # LA0000889
Member: A.S.I.A.

Drawing: TREE DISPOSITION
Date: 08/19/2014
Scale: SEE LEFT
Drawn by: JR
Sheet No.:

TD-1
Cad Id.: 2014-029

Norquest, Jim

From: Davis, Yolande [YDavis@coralgables.com]
Sent: Friday, May 09, 2014 11:40 AM
To: Norquest, Jim
Subject: RE: 1500 Venera Avenue

Good Morning Jim:

Thank you for your patience. I researched 1500 Venera Avenue and found nothing. It is quite possible that this address was brought up during one of our lower boards meetings. However, if this item wasn't brought to the City Commission, there is no way of our office having a record.

If you have any additional information, other than the address, I will be more than happy to research same.

Have a wonderful weekend.

Yoli

From: Norquest, Jim [mailto:JNorquest@gunster.com]
Sent: Wednesday, May 07, 2014 5:31 PM
To: Davis, Yolande
Subject: 1500 Venera Avenue

I would like to request a search of your records for any ordinances, resolutions, covenants, development agreements, etc. associated with this property. Please feel free to call me if you have any questions regarding this request. Thank you very much for your time.



GUNSTER

FLORIDA'S LAW FIRM FOR BUSINESS

James K. Norquest, AICP, Planner
777 South Flagler Drive, Suite 500 East
West Palm Beach, FL 33401
P 561-650-0651 F 561-671-2569
gunster.com
Email me: JNorquest@gunster.com

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<http://www.gunster.com/terms-of-use/>



The City of Coral Gables

Historical Resources Department

June 3, 2014

Sunset Place Luxury Holdings, LLC
3470 NW 82nd Avenue, Suite 988
Doral, FL 33122

Re: 1500 Venera Avenue, Lots 11 Thru 16 INC Block 203, Coral Gables Riviera Section 14,
2nd REV PB 28-32

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

1500 Venera Avenue, Lots 11 Thru 16 INC Block 203, Coral Gables Riviera Section 14, 2nd REV PB 28-32, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

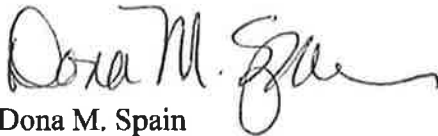
Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does

not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period.

Upon expiration of the six-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dona M. Spain", with a stylized flourish at the end.

Dona M. Spain
Historic Preservation Officer

cc: Mario Garcia-Serra, Esq., Gunster, One Biscayne Tower, 2 South Biscayne Blvd.,
Suite 3400, Miami, FL 33131
Craig Leen, City Attorney
Bridgette Thornton, Deputy City Attorney
Jane Tompkins, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
William Miner, Building Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File

CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Information Statement

This Concurrency Information Statement is for informational purposes only and reflects the availability of public services only at the time statement is issued.

The available capacity for each public service is monitored and updated as development orders are issued by the city, and the applicant cannot be assured that the necessary public services will be available for a development order (e.g. any change in use) at a future date.



SHOMA PARK TOWER
1500 VENERA AVE
Coral Gables, FL

Multi Family Dwellings: 62 units
Department Store: 3400 Sq.Ft.
General Office: 1000 Sq.Ft.
STATUS=P

Date Printed: 7/22/2014
Development Order: 0
Record Number: 3250
Assoc. Demolition Record: 0

Zones:

Traffic	Fire Protection	Flood Protection	Parks and Recreation
51	201	X-500	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	568			OK	Within Urban Infill Area
Golf Course	0.0103333385	47.41	0.379323459	OK	
Tennis Courts	0.103333323	40.35	3.793233082	OK	
Racquetball Courts	0.013485	6.23	0.49509	OK	
Basketball Courts	0.04433	15.34	1.62752	OK	
Ball Diamonds	0.027745	6.27	1.01853	OK	
Playing Fields	0.027745	7.27	1.01853	OK	
Swimming Pools	0.0031	3.13	0.11075	OK	
Equipped Playing Areas	0.031	6.34	1.1385	OK	
Special Recreation Facilities	0.465	93.84	16.609	OK	
Neighborhood Parks (acres)	0.11625	5.62	4.2682	OK	
Mini Parks (acres)	0.0062	0.97	0.2276	OK	
Open Space (acres)	0.0155	1.53	0.5699	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: \$190.31
Application Date: 7/22/2014
Expiration Date: N/A

Statement Issued by:

Comments: CONSTRUCT (62) MULTI-FAMILY UNITS, (3,401) SQ. FT. RETAIL AND (765) SQ. FT. OFFICE

Although the purposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and will be assessed.



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board

Perla Tabares Hantman, Chair
Dr. Lawrence S. Feldman, Vice Chair
Dr. Dorothy Bendross-Mindingall
Susie V. Castillo
Carlos L. Curbelo
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Dr. Marta Pérez
Raquel A. Regalado

July 29, 2014

VIA ELECTRONIC MAIL

Robert Behar, Principal
Behar Font & Partners, P.A.
4533 Ponce de Leon Boulevard
Coral Gables, Florida 33146

reception@beharfont.com

**RE: PUBLIC SCHOOL CONCURRENCY DETERMINATION
SHOMA PARK TOWER- DR-14-06-2961
LOCATED AT 1500 VENERA AVENUE
SP0314072201075 - FOLIO NO. : 0341080072020**

Dear Applicant:

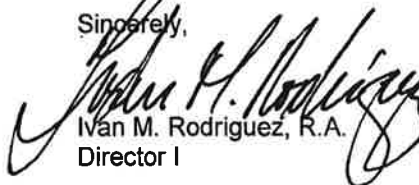
Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and as such, capacity has been reserved for a one year period, under Master Concurrency Number **MA0314072201075**.

The reservation term for this Site Plan will expire on **July 28, 2015**. Concurrency reservation may be extended for additional one-year periods, provided: 1) City of Coral Gables confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net; and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by the City of Coral Gables.

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,



Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L-046

Enclosure

cc: Mr. Ana Rijo-Conde
Mr. Michael A. Levine
Ms. Vivian G. Villaamil
City of Coral Gables
School Concurrency Master File

Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • Planning, Design & Sustainability
School Board Administration Building • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number:
Date Application Received:
Type of Application:

SP0314072201075
7/22/2014 12:59:36 PM
Site Plan

Local Government (LG): Coral Gables
LG Application Number: DR-14-06-2961
Sub Type: Redevelopment

Applicant's Name:
Address/Location:
Master Folio Number:
Additional Folio Number(s):

Shoma Park Tower
1500 Venera Avenue
0341080072020

PROPOSED # OF UNITS 65

SINGLE-FAMILY DETACHED UNITS: 0

SINGLE-FAMILY ATTACHED UNITS: 0

MULTIFAMILY UNITS: 65

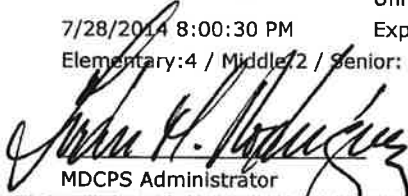

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5401	SUNSET EL - GEORGE CARVER EL - CORAL GABLES EL	156	4	4	YES	Current CSA
962	CORAL GABLES PREPARATORY ACADEMY (MID COMP)	0	2	0	NO	Current CSA
962	CORAL GABLES PREPARATORY ACADEMY (MID COMP)	0	2	0	NO	Current CSA Five Year Plan
6741	PONCE DE LEON MIDDLE	98	2	2	YES	Current CSA
7071	CORAL GABLES SENIOR	-452	2	0	NO	Current CSA
7071	CORAL GABLES SENIOR	140	2	2	YES	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of 21.13% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number:	<u>MA0314072201075</u>	Total Number of Units:	<u>65</u>
Issue Date:	<u>7/28/2014 8:00:30 PM</u>	Expiration Date:	<u>7/28/2015 8:00:30 PM</u>
Capacity Reserved:	<u>Elementary: 4 / Middle: 2 / Senior: 2</u>		
 MDCPS Administrator		 MDCPS Authorized Signature	

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax /
concurrency@dadeschools.net



**CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name Mario Garcia-Serra LOBBYIST

Print Your Business Name, if applicable Gunster

Business Telephone Number 305-376-6061

Business Address Brickell World Plaza, 600 Brickell Avenue, Suite 3500, Miami, FL 33131
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 59-1450702

State the extent of any business or professional relationship you have with any current member of the City Commission.

None

PRINCIPAL REPRESENTED:

NAME Masoud Shojaee COMPANY NAME, IF APPLICABLE Sunset Place Luxury Holdings, LLC
BUSINESS ADDRESS 3470 NW 82nd Ave., Ste. 988, Doral, FL 33122 TELEPHONE NO.: 305-471-4802

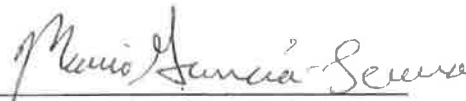
ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APPLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

I Mario Garcia-Serra hereby swear or affirm under penalty of per-
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-
11, governing Lobbying and that all of the facts contained in this Registration
Application are true and that I agree to pay the \$150.00 Annual Lobbyist Regis-
tration Fee.


Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Mario Garcia-Serra to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 6th

☒ Personally Known

☐ Produced ID

\$150.00 Fee Paid _____

Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

For Office Use Only

Data Entry Date: _____, 20____.

Entered By: _____



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name Mario Garcia-Serra
LOBBYIST

Print Your Business Name Gunster

Business Telephone Number 305-376-6061

Business Address Brickell World Plaza, 600 Brickell Ave., Suite 3500, Miami, FL 33131
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Sunset Place Luxury Holdings, LLC

Principal Address: 3470 NW 82nd Avenue, Suite 988, Doral, FL 33122 Telephone Number: 305-471-4802

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: **(Separate Application is required for each specific issue)**

Land use and zoning issues for property located at 1500 Venera Avenue, Coral Gables, FL,
specifically to appear before the City's Boards and attend meetings with City staff
and elected officials on behalf of Sunset Place Luxury Holdings, LLC

I Mario Garcia-Serra hereby swear or affirm under penalty of per-
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11, governing Lobbying.

Mario Garcia-Serra
Signature of Lobbyist

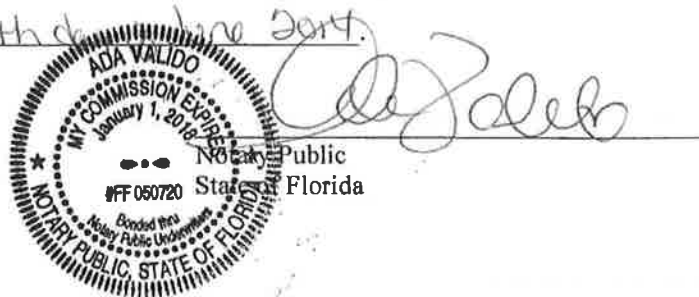
6/4/14
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Mario Garcia-Serra to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 6th day of June 2014.

☒ Personally Known
☐ Produced ID



For Office Use Only	
Data Entry Date: _____, 20____.	Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.



**CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name Robert Behar
LOBBYIST
Print Your Business Name, if applicable Behar Font & Partners, P.A.
Business Telephone Number 305.740.5442
Business Address 135 San Lorenzo Avenue, Suite 610, Coral Gables, Florida 33146
ADDRESS CITY, STATE ZIP CODE
Federal ID#: 65-0369320

State the extent of any business or professional relationship you have with any current member of the City Commission.

PRINCIPAL REPRESENTED:

NAME Sunset Place Luxury Holdings, LLC COMPANY NAME, IF APPLICABLE _____
BUSINESS ADDRESS 3470 NW 82 Avenue, Suite 988 TELEPHONE NO.: 305.471.4802
Doral, Florida 33122

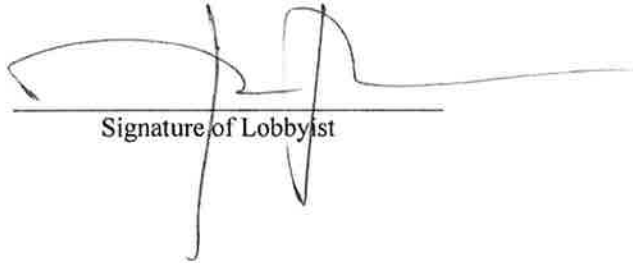
ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APPLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

I Robert Behar hereby swear or affirm under penalty of per-
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-
11, governing Lobbying and that all of the facts contained in this Registration
Application are true and that I agree to pay the \$150.00 Annual Lobbyist Regis-
tration Fee.


Signature of Lobbyist

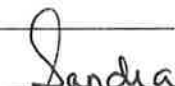
STATE OF FLORIDA)
)
COUNTY OF DADE)

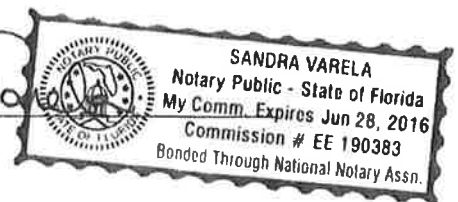
BEFORE ME personally appeared Robert Behar to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this _____.

☒ Personally Known

☐ Produced ID


Notary Public
State of Florida



\$150.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

For Office Use Only

Data Entry Date: _____, 20____.

Entered By: _____



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name Robert Behar
LOBBYIST

Print Your Business Name Behar Font & Partners, P.A.

Business Telephone Number 305.740.5442

Business Address 135 San Lorenzo Avenue, Suite 610, Coral Gables, FL. 33146
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

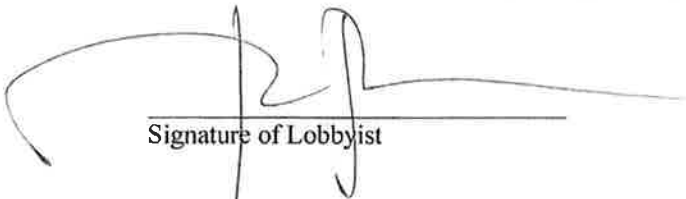
Principal Name: Sunset Place Holdings, LLC.

Principal Address: 3470 NW 82 Ave., Suite 988, Doral, Florida 33122 Telephone Number: 305.471.4802

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: **(Separate Application is required for each specific issue)**

Planning & Zoning Board

I Robert Behar hereby swear or affirm under penalty of per-
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11, governing Lobbying.



Signature of Lobbyist

2/12/2014

Date


STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME personally appeared Robert Behar to me well known and known to me to be the person
described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said in-
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 2/19/2014.

☒ Personally Known

☐ Produced ID



Notary Public
State of Florida



For Office Use Only

Data Entry Date: _____, 20____.

Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/19/2014

Property Information	
Folio:	03-4130-009-1040
Property Address:	1500 VENERA AVE <
Owner	SUNSET PLACE LUXURY HOLDINGS LLC
Mailing Address	3470 NW 82 AVE STE 988 DORAL , FL 33122
Primary Zone	5002 HOTELS & MOTELS - GENERAL High Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	40 / 40 / 0
Floors	2
Living Units	40
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	16,528 Sq.Ft
Lot Size	29,900 Sq.Ft
Year Built	1965



Assessment Information			
Year	2014	2013	2012
Land Value	\$1,345,500	\$1,345,500	\$1,495,000
Building Value	\$3,044,500	\$1,189,500	\$832,824
XF Value	\$0	\$0	\$43,404
Market Value	\$4,390,000	\$2,535,000	\$2,371,228
Assessed Value	\$4,390,000	\$2,535,000	\$2,328,960

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction			\$42,268
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,390,000	\$2,535,000	\$2,328,960
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,390,000	\$2,535,000	\$2,371,228
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,390,000	\$2,535,000	\$2,328,960
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,390,000	\$2,535,000	\$2,328,960

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp> (<http://www.miamidade.gov/info/disclaimer.asp>)

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/19/2014

Property Information

Folio: 03-4130-009-1040

Property Address: 1500 VENERA AVE

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	A-13	5002	Square Ft.	29,900.00	

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1965			16,528	

Extra Features			
Description	Year Built	Units	Calc Value
Patio - Brick, Tile, Flagstone	1965	2,123	
Paving - Asphalt	1965	11,000	
Pool COMM AVG 3-6' dpth, tile 15x30 av size	1965	450	
Wall - CBS unreinforced	1965	1,904	

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/19/2014

Property Information

Folio: 03-4130-009-1040

Property Address: 1500 VENERA AVE

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	A-13	5002	Square Ft.	29,900.00	

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1965			16,528	

Extra Features			
Description	Year Built	Units	Calc Value
Patio - Brick, Tile, Flagstone	1965	2,123	
Paving - Asphalt	1965	11,000	
Pool COMM AVG 3-6' dpth, tile 15x30 av size	1965	450	
Wall - CBS unreinforced	1965	1,904	

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/19/2014

Property Information

Folio: 03-4130-009-1040

Property Address: 1500 VENERA AVE

Roll Year 2012 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	A-13	5002	Square Ft.	29,900.00	

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1965			16,528	\$832,824

Extra Features			
Description	Year Built	Units	Calc Value
Paving - Asphalt	1965	11,000	\$11,715
Patio - Brick, Tile, Flagstone	1965	2,123	\$13,502
Pool COMM AVG 3-6' dpth, tile 15x30 av size	1965	450	\$12,780
Wall - CBS unreinforced	1965	1,904	\$5,407

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp> (<http://www.miamidade.gov/info/disclaimer.asp>)

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/19/2014

Property Information

Folio: 03-4130-009-1040

Property Address: 1500 VENERA AVE

Full Legal Description

30 54 41

CORAL GABLES RIVIERA SECTION 14

2ND REV PB 28-32

LOTS 11 THRU 16 INC BLK 203

LOT SIZE IRREGULAR

OR 16693-0866 0195 4

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
11/25/2013	\$5,650,000	28959-1495	Qual by exam of deed
01/01/1995	\$0	16693-0866	Qual by exam of deed
06/01/1977	\$675,000	09747-1366	2008 and prior year sales; Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp> (<http://www.miamidade.gov/info/disclaimer.asp>)

Version:

David Plummer
& Associates

SHOMA PARK

TOWER

Traffic Study



August 2014

SHOMA PARK

TOWER

Traffic Study

PREPARED FOR:

Sunset Place Luxury Holdings, LLC

PREPARED BY:

David Plummer & Associates

DATE:

August 2014

DPA JOB #:

14194



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EXECUTIVE SUMMARY

The Shoma Park Tower project will be located on the southwest corner of the Venera Avenue / Yumuri Street intersection in Coral Gables, Florida. The site is located within the Gables Re-development Infill District (GRID), the city's traffic concurrency exception area. The proposed development will replace an existing 40 apartment units with 65 residential condominium units and 3,401 SF of retail space. Access to and from the site will be provided on a two-way driveway located on Venera Avenue. This traffic study is consistent with the methodology previously discussed with and agreed to by the city of Coral Gables Public Works Department. Project buildout is anticipated in 2016.

An assessment of the traffic impacts associated with the proposed project was performed in accordance with the requirements of the city of Coral Gables. The analysis shows that the project would not adversely impact the intersections that were analyzed within the study area.

1.0 INTRODUCTION

1.1 Project Background

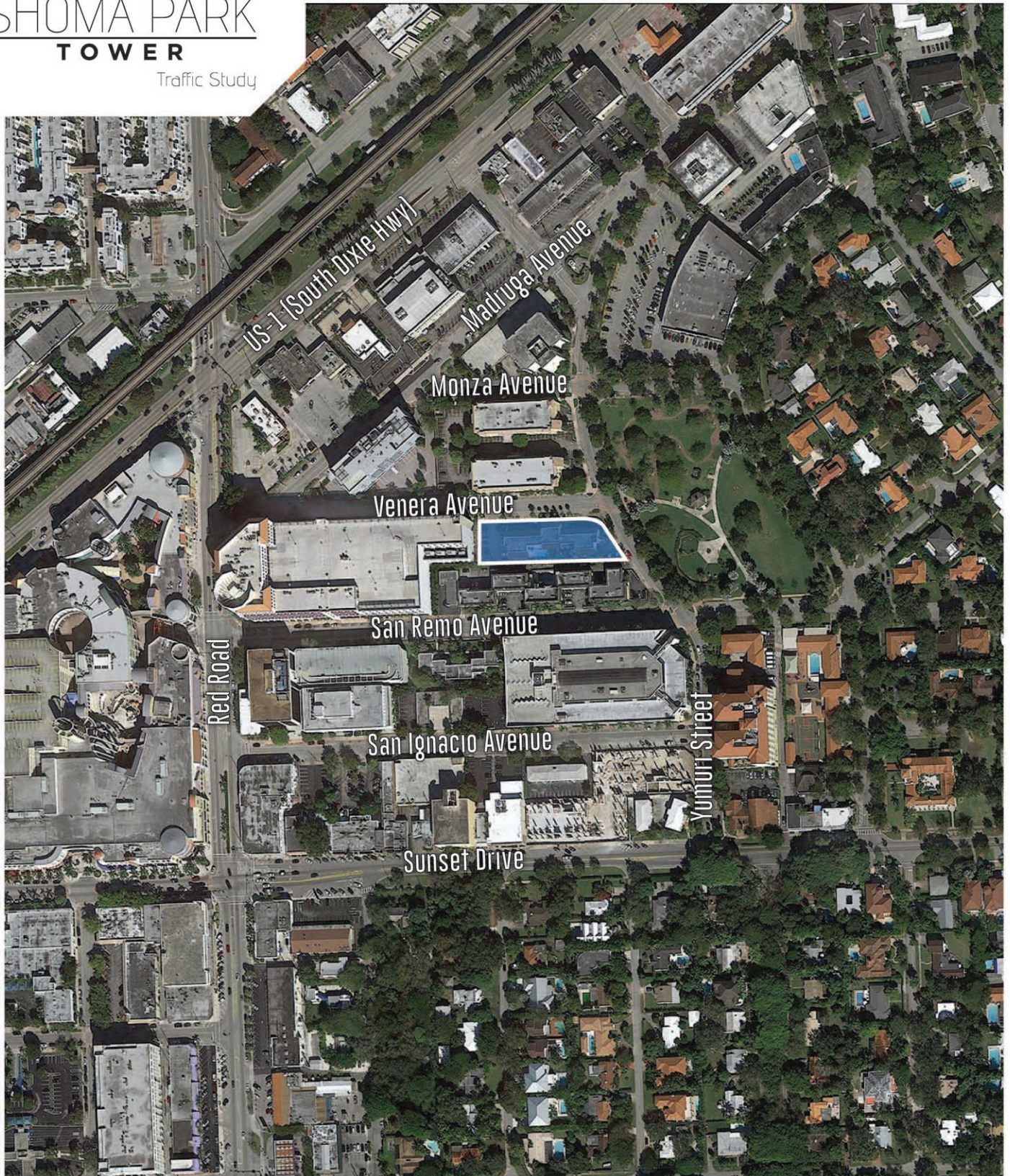
The Shoma Park Tower project will be located on the southwest corner of the Venera Avenue / Yumuri Street intersection in Coral Gables, Florida (See Exhibit 1). The site is located within the Gables Re-development Infill District (GRID), the city's traffic concurrency exception area. The proposed development will replace an existing 40 apartment units with 65 residential condominium units and 3,401 SF of retail space. Access to and from the site will be provided on a two-way driveway located on Venera Avenue. See Appendix A for site plan. This traffic study is consistent with the methodology previously discussed with and agreed to by the city of Coral Gables Public Works Department. Project buildout is anticipated in 2016.

1.2 Study Objective

The purpose of the study is to provide a traffic study that meets the requirements of the city of Coral Gables for the project. This study includes vehicular flow, trip generation, and intersection analyses.

SHOMA PARK TOWER

Traffic Study



■ Project Location

EXHIBIT 1 LOCATION MAP

1.3 Study Area and Methodology

The analysis undertaken follows the study methodology previously discussed with and approved by the city of Coral Gables Public Works Department (See Appendix B). A synopsis of the methodology is as follows:

- Traffic Counts (Intersections) – Two-hour turning movement counts were collected for the AM (7-9 AM) and PM (4-6 PM) hours on July 15, 2014 at the following intersections:
 - SW 57th Avenue (Red Road) / San Remo Avenue (S)
 - SW 57th Avenue (Red Road) / Madruga Avenue (U)
 - Madruga Avenue /Yumuri Street (U)
 - Venera Avenue /Yumuri Street (U)
 - Sunset Drive /Yumuri Street (S)
- Background Traffic. Average Annual Daily Traffic (AADT) volumes were reviewed to determine the appropriate background growth applicable to this area. This growth rate was applied to existing traffic counts to establish future traffic conditions without project for the anticipated project buildout year.
- Committed Developments. The city was consulted to determine any committed development in the vicinity of the project site. Traffic associated with these projects was considered in the analysis.
- Project Traffic. Trip generation for the project was estimated using trip generation information published by the Institute of Transportation Engineers (ITE) publication Trip Generation Manual, 9th Edition. Net new external project traffic was assigned to the adjacent street network using the appropriate cardinal distribution from the Miami-Dade 2035 Long Range Transportation Plan, published by the Metropolitan Planning Organization.
- Future Traffic Conditions. Project traffic was combined with projections of future traffic without project. Intersection capacity analysis was performed for this condition.

2.0 DATA COLLECTION

Data collection for this study included roadway characteristics, intersection traffic counts, signal timing, and seasonal adjustment factors. The data collection effort is described in the following sections.

2.1 Roadway Characteristics

SW 57th Avenue (Red Road)

SW 57th Avenue is a minor arterial that provides north/south access throughout Miami-Dade County. Within the study area, SW 57 Avenue is a two-way, four-lane, divided roadway. On-street parking is provided on the east side of the roadway within the study area. Miami-Dade County has jurisdiction on this roadway. The speed limit is not posted within the study limits.

Venera Avenue

Venera Avenue is a local roadway that provides east/west access within the study area. Venera Avenue is a two-way, two-lane, undivided roadway with on-street parking on both sides of the roadway. The city of Coral Gables operates and maintains Venera Avenue. The posted speed limit is 30 mph.

Yumuri Street

Yumuri Street is a local roadway that provides north/south access within the study area. Yumuri Street is a two-way, two-lane, undivided roadway with on-street parking on both sides of the roadway. The city of Coral Gables operates and maintains Yumuri Street. The posted speed limit is 30 mph.

San Remo Avenue

San Remo Avenue is a local roadway that provides east/west access within the study area. San Remo Avenue is a two-way, two-lane, undivided roadway with on-street parking on both sides of the roadway. The city of Coral Gables operates and maintains San Remo Avenue. The speed limit is not posted within the study limits.

SW 72nd Street (Sunset Drive)

Sunset Drive is a minor arterial that provides east/west access throughout Miami-Dade County. Sunset Drive is a two-way, two-lane, undivided roadway with on-street parking on the north side of the roadway within the study area. Miami-Dade County has jurisdiction on this roadway. The speed limit is not posted within the study limits.

Madrugá Avenue

Madrugá Avenue is a local roadway that provides east/west access within the study area. Madrugá Avenue is a two-way, two-lane, undivided roadway with on-street parking on both sides of the roadway. The city of Coral Gables operates and maintains Madrugá Avenue. The posted speed limit is 30 mph.

2.2 Traffic Counts

Vehicle turning movement counts were taken on July 15, 2014 at the study intersections during the AM and PM peak periods. The counts were adjusted to reflect average annual daily traffic conditions using the latest weekly volume adjustment factors obtained from FDOT. A weekly volume adjustment factor (Miami-Dade County South) of 1.04 corresponding to the date of the counts was used. Traffic counts are provided in Appendix C. Turning movement counts will be recounted once the school year begins to reflect traffic associated with schools arrival/dismissal within the study area.

2.3 Intersection Data

Signal timing data was obtained from Miami-Dade County for the signalized intersections analyzed in this study. This information was used for the signal phasing and timing required for the intersection capacity analysis. A field survey was also conducted to obtain the intersection lane configurations to be used in the intersection analysis. Exhibit 2 shows the existing lane configurations at the analyzed intersections. Existing volumes for the morning and afternoon peak hour at the intersections analyzed are shown in Exhibit 3. Signal timings are also provided in Appendix C.



EXHIBIT 2 EXISTING LANE CONFIGURATIONS



EXHIBIT 3 EXISTING AM / PM PEAK HOUR TRAFFIC VOLUMES

2.4 Walking / Other Modes of Transportation

Pedestrian activity is an essential element within the study area. The South Miami and University Metrorail stations are within walking distance. This area is also serviced by Miami-Dade transit bus routes. The Shops at Sunset Place is located directly west of Red Road. The project site is located in an area where pedestrian activity is common between existing site and surrounding properties.

2.5 Intersection Capacity Analysis

The Synchro software was used to perform intersection capacity analysis at the analyzed intersections. Synchro is a macroscopic analysis and optimization software application that implements the Intersection Capacity Utilization method for determining intersection capacity. Synchro also supports the Highway Capacity Manual's methodology for signalized / un-signalized intersections. Exhibit 4 shows the resulting LOS for existing conditions during morning and afternoon peak hours. It should be noted that the eastbound approach of the Red Road and San Remo Avenue intersection is a private driveway and was not included in the intersection capacity analysis. All the intersections currently operate within the city's LOS standards (LOS E+50). Analysis worksheets are included in Appendix D.

Exhibit 4
Existing Intersection Capacity Analysis
Weekday AM and PM Peak Hour Conditions

Intersection	Signalized/ Unsignalized	Direction	AM Peak LOS	PM Peak LOS	LOS Standard*
SW 57 th Avenue (Red Road) / San Remo Avenue	S	NB SB WB <i>Overall</i>	A A E A	A A E B	E + 50 E + 50 E + 50 E + 50
SW 57 th Avenue (Red Road) / Madruga Avenue	U	WB	C	E	E + 50
Madruga Avenue / Yumuri Street	U	NB SB EB WB	A A A A	A A A A	E + 50 E + 50 E + 50 E + 50
Venera Avenue / Yumuri Street	U	EB	B	B	E + 50
Sunset Drive / Yumuri Street	S	SB EB WB <i>Overall</i>	B B B B	B B B B	E + 50 E + 50 E + 50 E + 50

Source: David Plummer & Associates

*LOS standard is based on the city's Comprehensive Plan (E +50 for roads within ½ mile of commuter rails).

3.0 PLANNED AND PROGRAMED ROADWAY IMPROVEMENTS

The 2014 Miami-Dade County Transportation Improvement Program (TIP) and the 2035 Long Range Transportation Program were reviewed to identify any programmed or planned projects within the limits of the study area established. These documents show no officially programmed or planned capacity improvement projects within the study area.

4.0 FUTURE TRAFFIC CONDITIONS

4.1 Background Traffic and Committed Developments

Average Daily Traffic counts published by the Miami-Dade Public Works Department and the FDOT were reviewed to determine historic growth in the area. This analysis indicated that traffic has decreased in the past years. However, a conservative 1.0% annual growth rate was used for this study. Historic growth rate documentation is included in Appendix C.

The city was consulted to determine any committed development in the vicinity of the project site. One committed development was considered for estimating future traffic volumes in this study: 1515 Sunset Drive. Exhibit 5 provides a tabulation of AM and PM peak hour trips generated by the committed development, along with the approved land uses. Committed development information is included in Appendix E.

Exhibit 5
Committed Development Trip Generation*

Project	ITE Land Use	Size/Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
	Office Building Land Use 710	61,539 SF	114	16	130	25	122	147
	Transit/Pedestrian Trips	10%	-11	-2	-13	-3	-12	-15
Net External Trips (Committed Development)			103	14	117	22	110	132

* Committed development documentation is included in Appendix D.

4.2 Future without Project Intersection Capacity Analysis

Future without project conditions was obtained by adding background traffic with committed development trips. All the intersections continue to operate within the city's LOS standards (LOS E+50). Exhibit 6 shows the projected turning movements for future without project traffic.

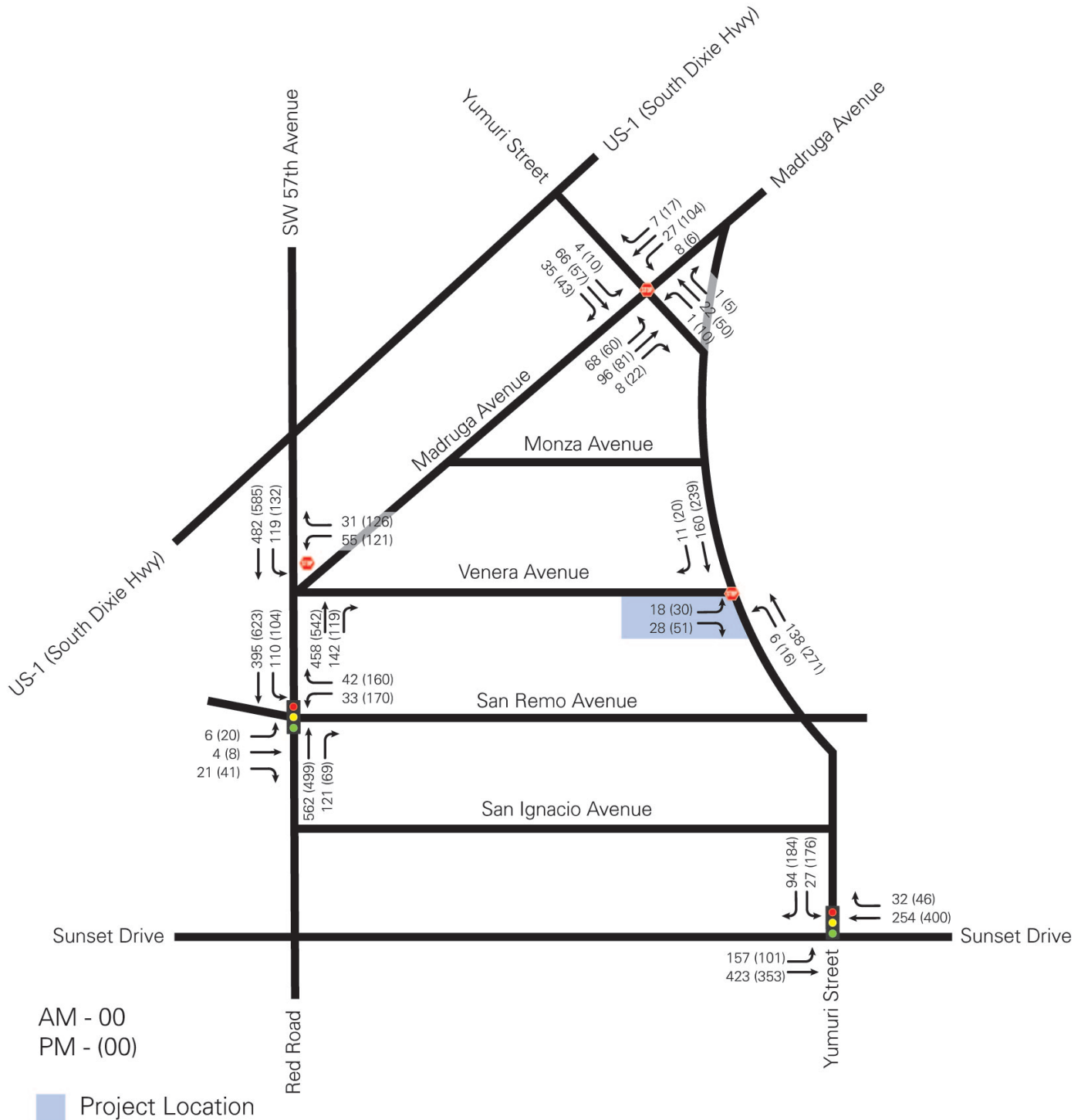


EXHIBIT 6

FUTURE WITHOUT PROJECT PEAK HOUR TRAFFIC VOLUMES

Exhibit 7 shows the resulting LOS for morning and afternoon peak conditions for future without project. Capacity worksheets are included in Appendix D.

Exhibit 7
Future without Project Intersection Capacity Analysis
Weekday AM and PM Peak Hour Conditions

Intersection	Signalized/ Unsignalized	Direction	AM Peak LOS	PM Peak LOS	LOS Standard*
SW 57 th Avenue (Red Road) / San Remo Avenue	S	NB SB WB <i>Overall</i>	A A E A	A A E B	E + 50 E + 50 E + 50 E + 50
SW 57 th Avenue (Red Road) / Madruga Avenue	U	WB	D	E + 7	E + 50
Madruga Avenue / Yumuri Street	U	NB SB EB WB	A A A A	A A A A	E + 50 E + 50 E + 50 E + 50
Venera Avenue / Yumuri Street	U	EB	B	B	E + 50
Sunset Drive / Yumuri Street	S	SB EB WB <i>Overall</i>	B B B B	B B B B	E + 50 E + 50 E + 50 E + 50

Source: David Plummer & Associates

*LOS standard is based on the city's Comprehensive Plan (E +50 for roads within ½ mile of commuter rails).

4.3 Project Trip Generation

Trip generation for the proposed project and the existing use was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. This manual provides gross trip generation rates and/or equations by land use type. These rates and equations estimate vehicle trip ends at a free-standing site's driveways. See Appendix F for project trip generation worksheets.

The project site is located in an area where pedestrian activity is common between the existing site and surrounding properties. The University and South Miami Metrorail stations are within walking distance. This area is also serviced by Miami-Dade transit bus routes. A 10% adjustment was applied to the trip generation of the existing and proposed uses to account for other modes of transportation. The project trip generation summary is provided in Exhibit 8.

Exhibit 8 Project Trip Generation Summary

Proposed ITE Land Use Designation ¹	Size/Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
Residential Condominium (Land Use 230)	65 DU	6	31	37	28	14	42
Specialty Retail Center (Land Use 826)	3,401 SF	0	0	0	4	5	19
Subtotal Gross Trips		6	31	37	32	19	51
Transit/Pedestrian Trips	10%	-1	-3	-4	-3	-2	-5
Net External Trips (Proposed)		5	28	33	29	17	46

Existing ITE Land Use Designation ¹	Size/Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
Apartment (Land Use 220)	40 DU	5	18	23	26	14	40
Transit/Pedestrian Trips	10%	-0	-2	-2	-3	-1	-4
Net External Trips (Existing)		5	16	21	23	13	36

Proposed Uses	5	28	33	29	17	46
Existing Uses	-5	-16	-21	-23	-13	-36
Net New External Trips	0	12	12	6	4	10

¹ Based on ITE Trip Generation Manual, Ninth Edition,

4.4 Project Trip Assignment

Project traffic was distributed and assigned to the study area using the Cardinal Distribution for TAZ 1086 shown in Exhibit 9. The Cardinal Distribution gives a generalized distribution of trips from a TAZ to other parts of Miami-Dade County. For estimating trip distribution for the project traffic, consideration was given to conditions such as the roadway network accessed by the project traffic, roadways available to travel in the desired direction, and attractiveness of traveling on a specific roadway. Project trip distribution for the proposed project is shown in Exhibit 10.

Exhibit 9
Cardinal Distribution (TAZ 1086)

Direction	Distribution
NNE	20.82%
ENE	9.28%
ESE	1.13%
SSE	2.49%
SSW	14.60%
WSW	27.11%
WNW	11.87%
NNW	12.71%
Total	100.00%

Source: *Miami Urban Area Transportation Study*

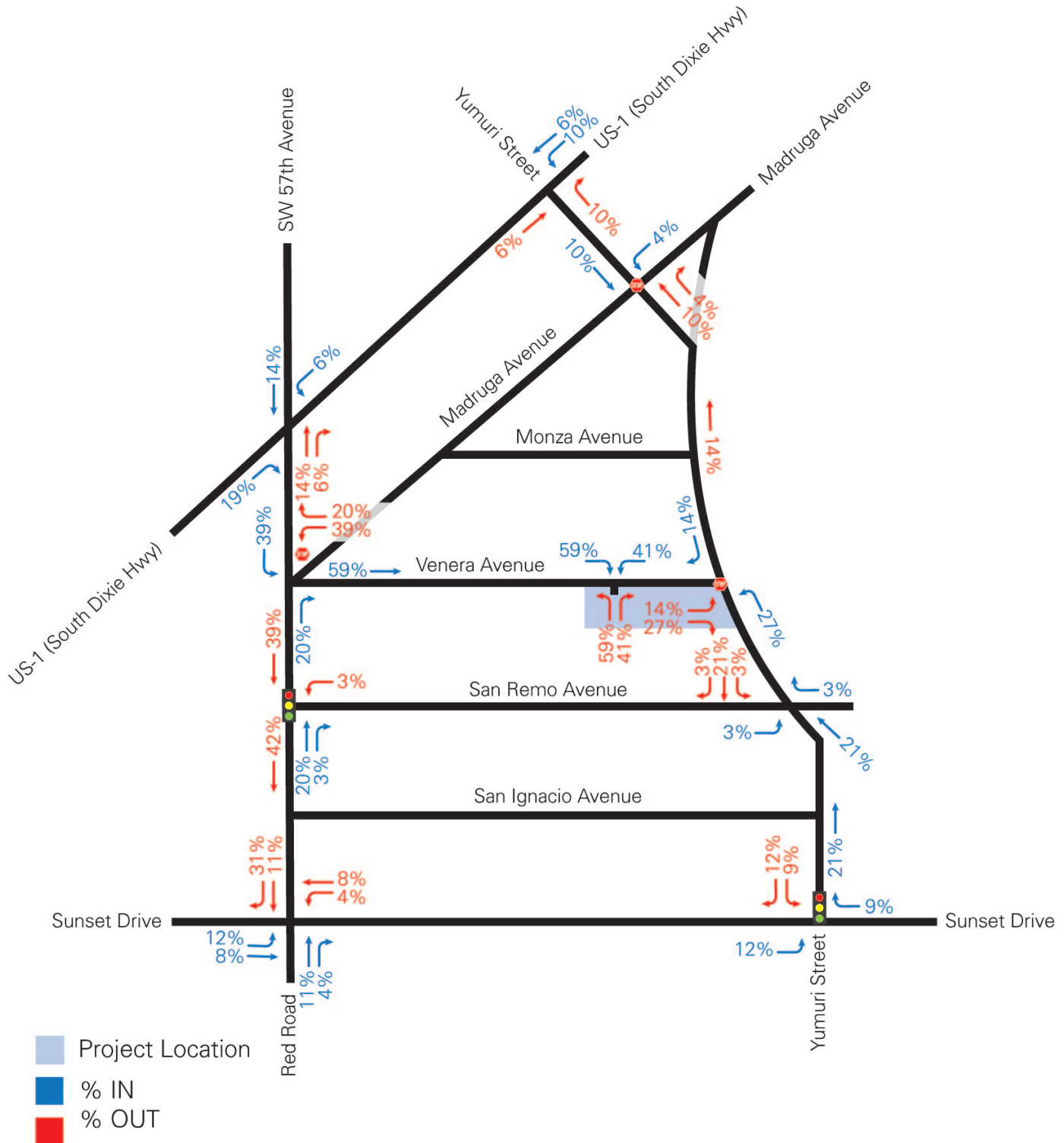


EXHIBIT 10 PROJECT TRIP DISTRIBUTION

4.5 Future With Project Intersection Capacity Analysis

The trip assignments in the previous section, traffic projections for the project, committed developments and background growth were combined to obtain future traffic with project at the analyzed intersections. All intersections analyzed are projected to operate within the city's LOS standard during the morning and afternoon peak periods. Exhibit 11 shows the projected turning movement volumes for future with project. Exhibit 12 shows the resulting LOS for the morning and afternoon peak conditions for future with project. Capacity worksheets are included in Appendix D.

It should be noted that the proposed project is located within the city of Coral Gables Redevelopment and Infill District (GRID), which is a Transportation Concurrency Area established by the city to promote development within its boundaries. In essence, this ordinance establishes that roadways within the geographical area of the GRID are exempt from the citywide traffic LOS Standards.

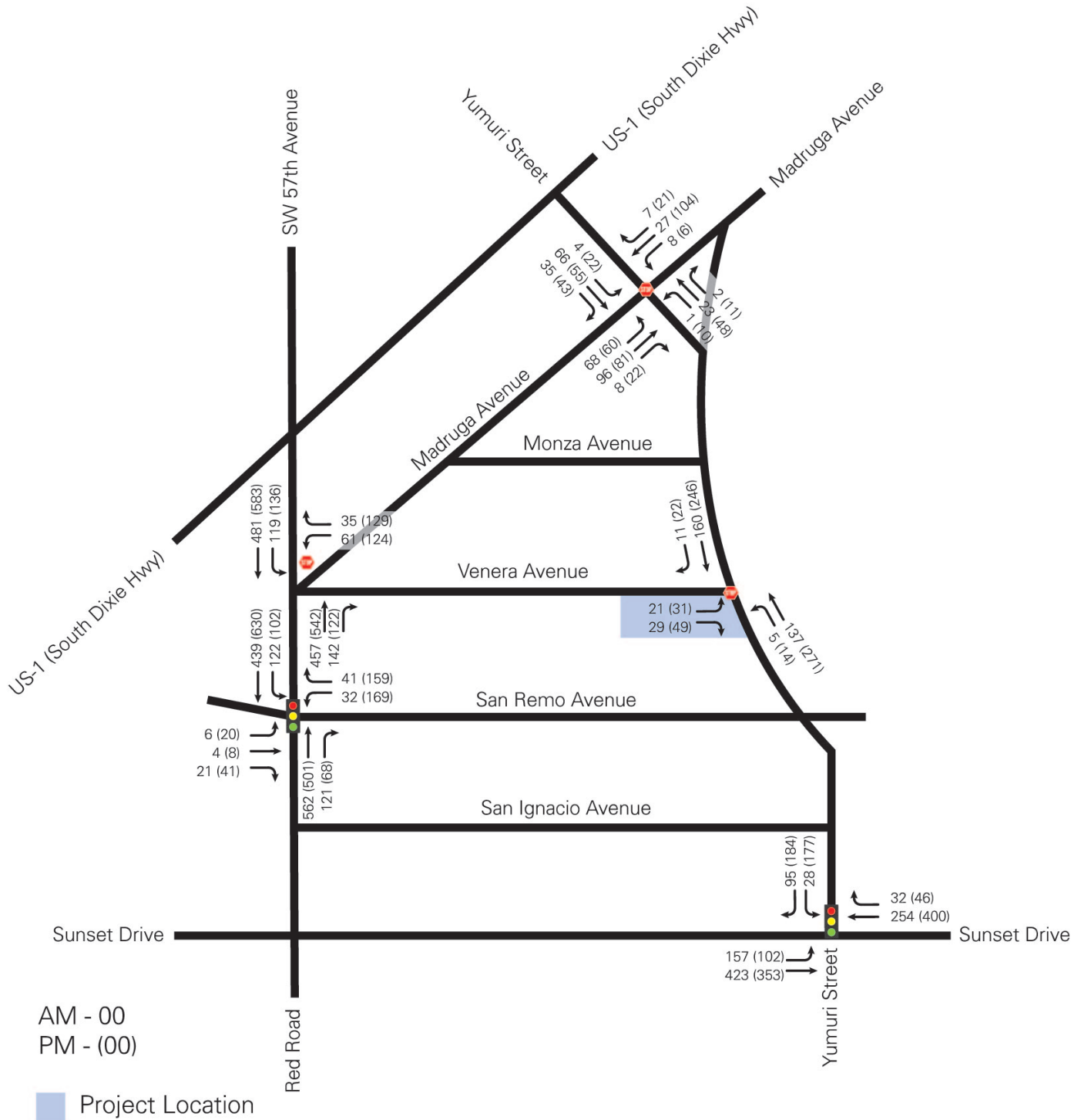


EXHIBIT 11

FUTURE WITH PROJECT PEAK HOUR TRAFFIC VOLUMES

Exhibit 12
Future with Project Intersection Capacity Analysis
Weekday AM and PM Peak Hour Conditions

Intersection	Signalized/ Unsignalized	Direction	AM Peak LOS	PM Peak LOS	LOS Standard*
SW 57 th Avenue (Red Road) / San Remo Avenue	S	NB	A	A	E + 50
		SB	A	A	E + 50
		WB	E	E	E + 50
		<i>Overall</i>	A	B	E + 50
SW 57 th Avenue (Red Road) / Madruga Avenue	U	WB	D	E + 15	E + 50
Madruga Avenue / Yumuri Street	U	NB	A	A	E + 50
		SB	A	A	E + 50
		EB	A	A	E + 50
		WB	A	A	E + 50
Venera Avenue / Yumuri Street	U	EB	B	B	E + 50
Sunset Drive / Yumuri Street	S	SB	B	B	E + 50
		EB	B	B	E + 50
		WB	B	B	E + 50
		<i>Overall</i>	B	B	E + 50

Source: David Plummer & Associates

*LOS standard is based on the city's Comprehensive Plan (E +50 for roads within ½ mile of commuter rails).

Appendix A

Site Plan

5.0 CONCLUSIONS

An assessment of the traffic impacts associated with the proposed project was performed in accordance with the requirements of the city of Coral Gables. The analysis shows that the project would not adversely impact the intersections that were analyzed within the study area.

Shoma Park Tower _Aug 2014

SEAL:

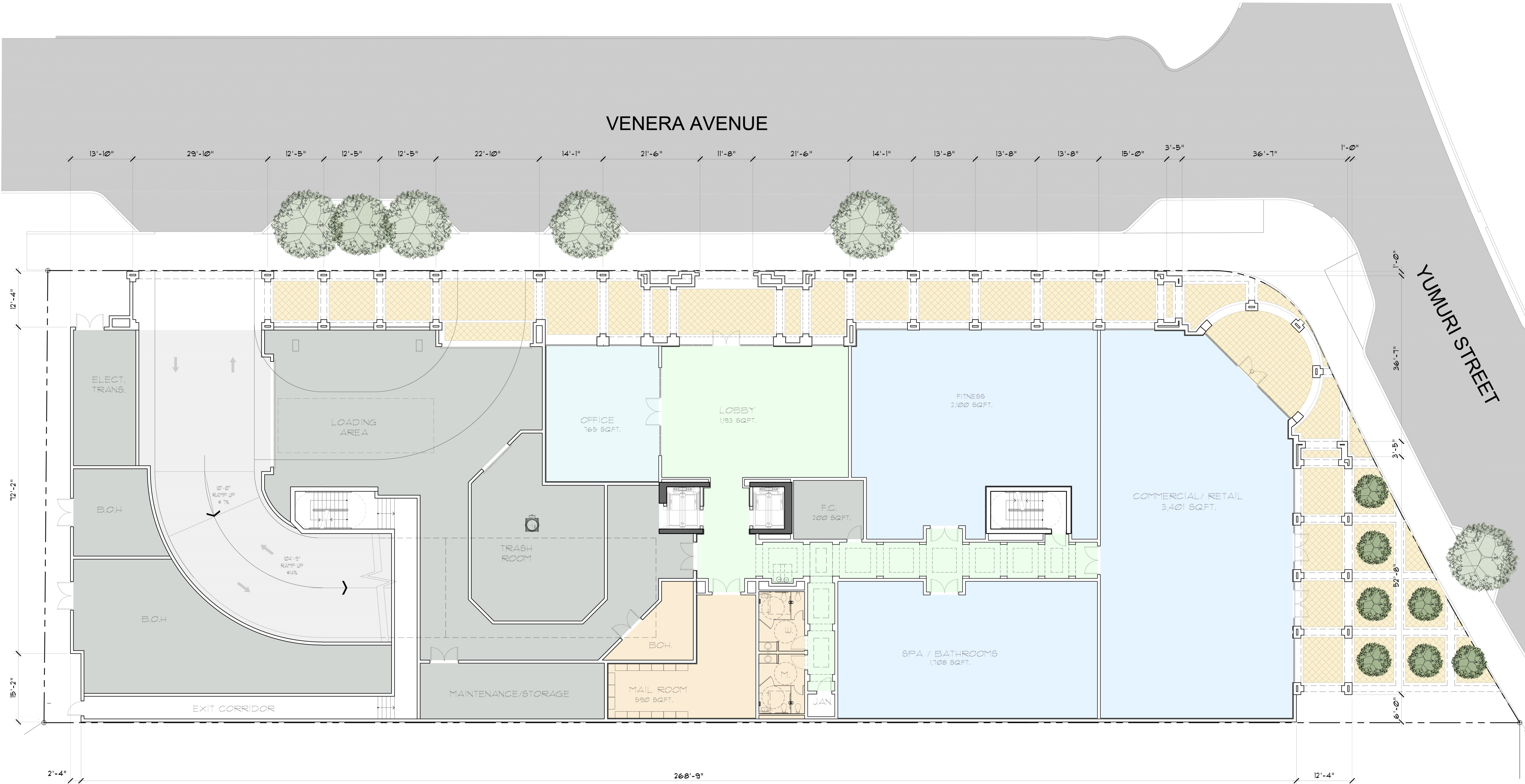
ROBERT BEHAR AR No. 14339

SHOMA PARK TOWER
1500 VERENA AVENUE
CORAL GABLES, FLORIDA

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DATE: 06-06-14
PROJECT NO: 14-011
DRAWING NAME:
SHEET NO:

A-1.0



GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

Appendix B

Methodology

Shoma Park Tower Traffic Analysis Methodology

July 1, 2014

DPA will undertake a Traffic Impact Analysis as required by the City of Coral Gables. The analyses are for the existing conditions, future conditions with committed development, and the future conditions with project and committed developments.

The site is located on the southwest corner of the Venera Avenue / Yumuri Street intersection in Coral Gables, FL.

Existing Site: Residential

Proposed Plan: 65 residential units with retail on the ground floor

The methodology is outlined below:

- Traffic Counts (Intersections) – Two-hour turning movement counts will be collected for the AM (7-9 AM) and PM (4-6 PM) hours on a typical weekday at the following intersections:
 - SW 57th Avenue (Red Road) / San Remo Avenue (S)
 - SW 57th Avenue (Red Road) / Madruga Avenue (U)
 - Madruga Avenue / Yumuri Street (U)
 - Venera Avenue / Yumuri Street (U)
 - Sunset Drive / Yumuri Street (S)

S= Signalized
U=Un-signalized

- Signal Location and Timing – Existing signal phasing and timing for the signalized intersection will be obtained from Miami-Dade County.
- Trip Generation – project trips will be estimated using trip generation information published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition.

- Trip Distribution / Trip Assignment – Net new external project traffic will be assigned to the adjacent street network using the appropriate cardinal distribution from the Miami-Dade Long Range Transportation Plan Update, published by the Metropolitan Planning Organization. Normal traffic patterns will also be considered when assigning project trips.
- Background Traffic - Available Florida Department of Transportation (FDOT) and Miami-Dade County (MDC) counts will be consulted to determine a growth factor consistent with historical annual growth in the area. The growth factor will be applied to the existing traffic volumes to establish background traffic
- Future Transportation Projects – The 2013 TIP and the 2035 LRTP will be reviewed and considered in the analysis at project build-out.
- Committed Developments – The 1515 Sunset project will be added as committed development.
- Intersection analysis will be done using Highway Capacity Software (HCS) based on the 2010 Highway Capacity Manual (HCM). Operation analysis at driveways providing access to/from the site will also be conducted.

QUEUING ANALYSIS

If a gated parking entrance is proposed, a queuing analysis will be required. The potential queue will be calculated based on the peak hour traffic published by ITE's Trip Generation, 9th Edition. The project trip generation for the PM peak hour (the critical inbound hour) will be used for the analysis. The processing time will be determined based on data provided by the gate manufacture. Data collected and processing time calculation will be included in the study.

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Appendix C
Data Collection
Traffic Volumes
Signal Timings
Historic Background Growth

Traffic Volumes

TURNING MOVEMENT COUNTS

Project Name: Shoma Park Tower
Location: Madruga Avenue & Yumuri Street
Observer: Traffic Survey Specialists, Inc.

Project Number: 14194
Count Date: 7/15/2014
Day of Week: Tuesday

		Yumuri Street								Madruga Avenue								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
07:00 AM	07:15 AM	0	2	1	3	0	5	1	6	13	14	2	29	1	7	2	10	48
07:15 AM	07:30 AM	0	3	0	3	1	11	3	15	8	17	1	26	2	4	0	6	50
07:30 AM	07:45 AM	0	4	0	4	0	9	8	17	16	19	2	37	0	1	0	1	59
07:45 AM	08:00 AM	0	4	0	4	1	8	5	14	12	22	2	36	0	3	1	4	58
08:00 AM	08:15 AM	0	6	0	6	1	15	17	33	19	29	4	52	0	5	2	7	98
08:15 AM	08:30 AM	0	5	0	5	1	13	11	25	19	26	1	46	2	7	2	11	87
08:30 AM	08:45 AM	0	5	0	5	2	17	10	29	18	21	0	39	1	10	2	13	86
08:45 AM	09:00 AM	1	10	0	11	2	27	11	40	23	33	3	59	2	13	4	19	129

AM PEAK PERIOD TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

		Yumuri Street								Madruga Avenue								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
07:00 AM	09:00 AM	1	20	1	21	4	55	34	93	67	94	8	168	4	26	7	37	290
PEAK HOUR FACTOR					0.61				0.79				0.83				0.66	0.78

Note: 2013 FDOT Seasonal Weekly Volume Factor = 1.04

TURNING MOVEMENT COUNTS

Project Name: Shoma Park Tower
Location: Madruga Avenue & Yumuri Street
Observer: Traffic Survey Specialists, Inc.

Project Number: 14194
Count Date: 7/15/2014
Day of Week: Tuesday

		Yumuri Street								Madruga Avenue								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	04:15 PM	4	9	0	13	3	15	8	26	16	24	7	47	2	32	9	43	129
04:15 PM	04:30 PM	5	9	0	14	3	15	15	33	22	17	6	45	2	19	1	22	114
04:30 PM	04:45 PM	3	5	0	8	0	15	8	23	14	16	5	35	0	28	7	35	101
04:45 PM	05:00 PM	1	8	0	9	3	10	8	21	9	25	7	41	1	17	2	20	91
05:00 PM	05:15 PM	1	15	1	17	2	15	6	23	12	17	4	33	1	28	5	34	107
05:15 PM	05:30 PM	2	10	0	12	4	11	11	26	9	12	5	26	1	28	5	34	98
05:30 PM	05:45 PM	2	7	0	9	2	16	16	34	15	19	5	39	2	24	4	30	112
05:45 PM	06:00 PM	2	10	0	12	3	6	9	18	16	22	3	41	1	21	0	22	93

PM PEAK PERIOD TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

		Yumuri Street								Madruga Avenue								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND								GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	06:00 PM	10	38	1	49	10	54	42	106	59	79	22	160	5	102	17	125	332
PEAK HOUR FACTOR					0.79				0.78				0.89				0.70	0.84

Note: 2013 FDOT Seasonal Weekly Volume Factor = 1.04

TURNING MOVEMENT COUNTS

Project Name: Shoma Park Tower
Location: SW 57th Avenue (Red Road) & Madruga Avenue
Observer: Traffic Survey Specialists, Inc.

Project Number: 14194
Count Date: 7/15/2014
Day of Week: Tuesday

		SW 57th Avenue (Red Road)								Madruga Avenue								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
07:00 AM	07:15 AM	0	96	24	120	13	70	0	83	0	0	0	0	6	0	8	14	217
07:15 AM	07:30 AM	0	76	24	100	13	77	0	90	0	0	0	0	5	0	2	7	197
07:30 AM	07:45 AM	0	72	28	100	29	92	0	121	0	0	0	0	5	0	4	9	230
07:45 AM	08:00 AM	0	96	38	134	25	102	0	127	0	0	0	0	9	0	8	17	278
08:00 AM	08:15 AM	0	109	46	155	40	118	0	158	0	0	0	0	21	0	3	24	337
08:15 AM	08:30 AM	0	142	25	167	36	106	0	142	0	0	0	0	16	0	7	23	332
08:30 AM	08:45 AM	0	136	37	173	27	116	0	143	0	0	0	0	15	0	15	30	346
08:45 AM	09:00 AM	0	131	45	176	41	161	0	202	0	0	0	0	27	0	11	38	416

AM PEAK PERIOD TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

		SW 57th Avenue (Red Road)								Madruga Avenue								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
07:00 AM	09:00 AM	0	446	139	585	116	438	0	554	0	0	0	0	54	0	30	84	1,169
PEAK HOUR FACTOR					0.95				0.80				NA				0.76	0.86

Note: 2013 FDOT Seasonal Weekly Volume Factor = 1.04

TURNING MOVEMENT COUNTS

Project Name: Shoma Park Tower
Location: SW 57th Avenue (Red Road) & Madruga Avenue
Observer: Traffic Survey Specialists, Inc.

Project Number: 14194
Count Date: 7/15/2014
Day of Week: Tuesday

		SW 57th Avenue (Red Road)								Madruga Avenue								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	04:15 PM	0	124	27	151	36	135	0	171	0	0	0	0	28	0	27	55	377
04:15 PM	04:30 PM	0	132	34	166	32	124	0	156	0	0	0	0	29	0	31	60	382
04:30 PM	04:45 PM	0	122	26	148	34	108	0	142	0	0	0	0	32	0	30	62	352
04:45 PM	05:00 PM	0	105	34	139	28	150	0	178	0	0	0	0	24	0	30	54	371
05:00 PM	05:15 PM	0	146	24	170	25	138	0	163	0	0	0	0	35	0	31	66	399
05:15 PM	05:30 PM	0	133	23	156	28	131	0	159	0	0	0	0	28	0	32	60	375
05:30 PM	05:45 PM	0	104	30	134	38	146	0	184	0	0	0	0	28	0	26	54	372
05:45 PM	06:00 PM	0	114	27	141	27	156	0	183	0	0	0	0	25	0	32	57	381

PM PEAK PERIOD TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

		SW 57th Avenue (Red Road)								Madruga Avenue								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND								GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	06:00 PM	0	510	117	627	129	566	0	695	0	0	0	0	119	0	124	243	1,446
PEAK HOUR FACTOR					0.88				0.94				NA				0.90	0.96

Note: 2013 FDOT Seasonal Weekly Volume Factor = 1.04

TURNING MOVEMENT COUNTS

Project Name: Shoma Park Tower
Location: SW 57th Avenue (Red Road) & San Remo Avenue
Observer: Traffic Survey Specialists, Inc.

Project Number: 14194
Count Date: 7/15/2014
Day of Week: Tuesday

		SW 57th Avenue (Red Road)								San Remo Avenue								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
07:00 AM	07:15 AM	0	118	19	137	17	62	0	79	1	1	3	5	3	0	4	7	228
07:15 AM	07:30 AM	0	92	18	110	15	68	0	83	1	0	4	5	3	0	6	9	207
07:30 AM	07:45 AM	0	94	21	115	16	80	0	96	1	0	4	5	7	0	6	13	229
07:45 AM	08:00 AM	0	130	37	167	32	87	0	119	1	2	3	6	5	0	5	10	302
08:00 AM	08:15 AM	0	144	26	170	26	116	0	142	1	3	6	10	8	0	9	17	339
08:15 AM	08:30 AM	0	159	31	190	26	97	0	123	2	1	7	10	9	0	10	19	342
08:30 AM	08:45 AM	0	156	46	202	31	105	0	136	4	0	4	8	11	0	19	30	376
08:45 AM	09:00 AM	0	163	30	193	48	145	0	193	1	0	8	9	17	0	17	34	429

AM PEAK PERIOD TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

		SW 57th Avenue (Red Road)								San Remo Avenue									
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL	
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL		
07:00 AM	09:00 AM	0	549	119	668	110	395	0	505	6	4	20	30	33	0	40	72	1,242	
PEAK HOUR FACTOR					0.93				0.77				0.93				0.74	0.87	

Note: 2013 FDOT Seasonal Weekly Volume Factor = 1.04

TURNING MOVEMENT COUNTS

Project Name: Shoma Park Tower
Location: SW 57th Avenue (Red Road) & San Remo Avenue
Observer: Traffic Survey Specialists, Inc.

Project Number: 14194
Count Date: 7/15/2014
Day of Week: Tuesday

		SW 57th Avenue (Red Road)								San Remo Avenue								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	04:15 PM	0	123	18	141	27	145	0	172	3	4	4	11	39	0	29	68	392
04:15 PM	04:30 PM	0	132	16	148	19	142	0	161	3	2	3	8	25	0	39	64	381
04:30 PM	04:45 PM	0	115	21	136	30	119	0	149	1	0	9	10	49	0	34	83	378
04:45 PM	05:00 PM	0	127	19	146	29	151	0	180	3	5	7	15	44	0	22	66	407
05:00 PM	05:15 PM	0	117	14	131	21	152	0	173	11	2	14	27	51	0	48	99	430
05:15 PM	05:30 PM	0	107	16	123	19	143	0	162	5	1	17	23	40	0	41	81	389
05:30 PM	05:45 PM	0	101	18	119	20	156	0	176	3	1	8	12	37	0	30	67	374
05:45 PM	06:00 PM	0	97	8	105	27	158	0	185	9	1	14	24	36	0	38	74	388

PM PEAK PERIOD TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

		SW 57th Avenue (Red Road)								San Remo Avenue								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	06:00 PM	0	478	68	545	100	606	0	706	20	8	40	68	167	0	146	313	1,465
PEAK HOUR FACTOR					0.92				0.92				0.69				0.83	0.93

Note: 2013 FDOT Seasonal Weekly Volume Factor = 1.04

TURNING MOVEMENT COUNTS

Project Name: Shoma Park Tower
Location: Sunset Drive & Yumuri Street
Observer: Traffic Survey Specialists, Inc.

Project Number: 14194
Count Date: 7/15/2014
Day of Week: Tuesday

		Yumuri Street								Sunset Drive								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
07:00 AM	07:15 AM	0	0	0	0	5	0	8	13	12	64	0	76	0	22	1	23	112
07:15 AM	07:30 AM	0	0	0	0	3	0	14	17	10	82	0	92	0	31	0	31	140
07:30 AM	07:45 AM	0	0	0	0	3	0	14	17	14	83	0	97	0	38	3	41	155
07:45 AM	08:00 AM	0	0	0	0	5	0	24	29	21	103	0	124	0	54	6	60	213
08:00 AM	08:15 AM	0	0	0	0	6	0	20	26	19	113	0	132	0	59	3	62	220
08:15 AM	08:30 AM	0	0	0	0	9	0	28	37	39	113	0	152	0	83	10	93	282
08:30 AM	08:45 AM	0	0	0	0	6	0	34	40	33	124	0	157	0	92	7	99	296
08:45 AM	09:00 AM	0	0	0	0	11	0	21	32	44	116	0	160	0	99	12	111	303

AM PEAK PERIOD TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

		Yumuri Street								Sunset Drive								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
07:00 AM	09:00 AM	0	0	0	0	25	0	85	110	100	415	0	515	0	249	22	270	646
PEAK HOUR FACTOR					NA				0.84				0.94				0.82	0.91

Note: 2013 FDOT Seasonal Weekly Volume Factor = 1.04

TURNING MOVEMENT COUNTS

Project Name: Shoma Park Tower
Location: Sunset Drive & Yumuri Street
Observer: Traffic Survey Specialists, Inc.

Project Number: 14194
Count Date: 7/15/2014
Day of Week: Tuesday

		Yumuri Street								Sunset Drive								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	04:15 PM	0	0	0	0	37	0	31	68	23	91	0	114	0	63	6	69	251
04:15 PM	04:30 PM	0	0	0	0	44	0	39	83	30	78	0	108	0	107	23	130	321
04:30 PM	04:45 PM	0	0	0	0	35	0	40	75	27	101	0	128	0	93	5	98	301
04:45 PM	05:00 PM	0	0	0	0	36	0	52	88	21	90	0	111	0	117	10	127	326
05:00 PM	05:15 PM	0	0	0	0	49	0	56	105	18	76	0	94	0	96	11	107	306
05:15 PM	05:30 PM	0	0	0	0	54	0	38	92	20	77	0	97	0	86	13	99	288
05:30 PM	05:45 PM	0	0	0	0	47	0	49	96	24	82	0	106	0	95	8	103	305
05:45 PM	06:00 PM	0	0	0	0	30	0	42	72	28	71	0	99	0	96	10	106	277

PM PEAK PERIOD TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

		Yumuri Street								Sunset Drive								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND								GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	06:00 PM	0	0	0	0	173	0	180	353	99	346	0	446	0	392	45	436	843
PEAK HOUR FACTOR					NA				0.84				0.86				0.89	0.96

Note: 2013 FDOT Seasonal Weekly Volume Factor = 1.04

TURNING MOVEMENT COUNTS

Project Name: Shoma Park Tower
Location: Venera Avenue & Yumuri Street
Observer: Traffic Survey Specialists, Inc.

Project Number: 14194
Count Date: 7/15/2014
Day of Week: Tuesday

		Yumuri Street								Venera Avenue								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
07:00 AM	07:15 AM	1	21	0	22	0	19	1	20	3	0	1	4	0	0	0	0	46
07:15 AM	07:30 AM	2	16	0	18	0	19	5	24	1	0	4	5	0	0	0	0	47
07:30 AM	07:45 AM	1	19	0	20	0	23	2	25	1	0	7	8	0	0	0	0	53
07:45 AM	08:00 AM	0	29	0	29	0	38	2	40	3	0	6	9	0	0	0	0	78
08:00 AM	08:15 AM	0	22	0	22	0	30	2	32	10	0	6	16	0	0	0	0	70
08:15 AM	08:30 AM	2	38	0	40	0	41	0	41	7	0	8	15	0	0	0	0	96
08:30 AM	08:45 AM	3	43	0	46	0	54	4	58	3	0	9	12	0	0	0	0	116
08:45 AM	09:00 AM	3	69	0	72	0	50	5	55	6	0	11	17	0	0	0	0	144

AM PEAK PERIOD TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

		Yumuri Street								Venera Avenue								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
07:00 AM	09:00 AM	6	134	0	140	0	142	11	153	18	0	27	45	0	0	0	0	338
PEAK HOUR FACTOR					0.63				0.80				0.88				NA	0.74

Note: 2013 FDOT Seasonal Weekly Volume Factor = 1.04

TURNING MOVEMENT COUNTS

Project Name: Shoma Park Tower
Location: Venera Avenue & Yumuri Street
Observer: Traffic Survey Specialists, Inc.

Project Number: 14194
Count Date: 7/15/2014
Day of Week: Tuesday

		Yumuri Street								Venera Avenue								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	04:15 PM	3	58	0	61	0	70	12	82	11	0	11	22	0	0	0	0	165
04:15 PM	04:30 PM	6	66	0	72	0	52	2	54	7	0	18	25	0	0	0	0	151
04:30 PM	04:45 PM	4	60	0	64	0	56	6	62	8	0	10	18	0	0	0	0	144
04:45 PM	05:00 PM	5	48	0	53	0	60	3	63	6	0	13	19	0	0	0	0	135
05:00 PM	05:15 PM	7	76	0	83	0	60	3	63	5	0	13	18	0	0	0	0	164
05:15 PM	05:30 PM	1	64	0	65	0	63	4	67	8	0	7	15	0	0	0	0	147
05:30 PM	05:45 PM	2	58	0	60	0	58	3	61	5	0	14	19	0	0	0	0	140
05:45 PM	06:00 PM	2	52	0	54	0	41	5	46	6	0	10	16	0	0	0	0	116

PM PEAK PERIOD TURNING MOVEMENT COUNT SUMMARY ANNUAL AVERAGE DAILY TRAFFIC CONDITIONS

		Yumuri Street								Venera Avenue								
TIME INTERVAL		NORTHBOUND				SOUTHBOUND				EASTBOUND								GRAND TOTAL
		L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL	
04:00 PM	06:00 PM	16	251	0	266	0	239	20	259	29	0	50	79	0	0	0	0	604
PEAK HOUR FACTOR					0.87				0.80				0.84				NA	0.90

Note: 2013 FDOT Seasonal Weekly Volume Factor = 1.04

SAN REMO AVENUE & SW 57TH AVENUE
CORAL GABLES, FLORIDA
COUNTED BY: ISIDRO GONZALEZ
SIGNALIZED

Traffic Survey Specialists, Inc.
624 Gardenia Terrace
Delray Beach, Florida 33444
Phone (561) 272-3255

Site Code : 00140154
Start Date: 07/15/14
File I.D. : SANR57AV
Page : 1

ALL VEHICLES

SW 57TH AVENUE					SAN REMO AVENUE					SW 57TH AVENUE					SUNSET PLACE					
From North					From East					From South					From West					
	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total			
Date 07/15/14																				
07:00	0	17	62	0	0	3	0	4	0	0	118	19	0	1	1	3	228			
07:15	0	15	68	0	0	3	0	6	1	0	91	18	0	1	0	4	207			
07:30	0	16	80	0	0	7	0	6	0	0	94	21	0	1	0	4	229			
07:45	1	31	87	0	0	5	0	5	0	0	130	37	0	1	2	3	302			
Hr Total	1	79	297	0	0	18	0	21	1	0	433	95	0	4	3	14	966			
08:00	0	26	116	0	0	7	1	9	0	0	144	26	0	1	3	6	339			
08:15	0	26	96	1	0	9	0	10	0	0	159	31	1	1	1	7	342			
08:30	0	31	105	0	0	11	0	19	0	0	156	46	0	4	0	4	376			
08:45	0	48	145	0	0	17	0	17	0	0	163	30	0	1	0	8	429			
Hr Total	0	131	462	1	0	44	1	55	0	0	622	133	1	7	4	25	1486			
----- * BREAK * -----																				
16:00	0	27	145	0	0	39	0	29	0	0	123	18	0	3	4	4	392			
16:15	0	19	142	0	0	25	0	39	0	0	132	16	0	3	2	3	381			
16:30	2	27	119	1	0	49	0	34	0	1	114	21	0	1	0	9	378			
16:45	1	27	151	1	0	44	0	22	0	0	127	19	0	3	5	7	407			
Hr Total	3	100	557	2	0	157	0	124	0	1	496	74	0	10	11	23	1558			
17:00	0	21	152	0	0	51	0	48	0	0	117	14	0	11	2	14	430			
17:15	0	19	143	0	1	39	0	41	0	0	107	16	0	5	1	17	389			
17:30	1	19	156	0	0	34	3	30	0	0	101	18	0	3	1	8	374			
17:45	0	27	158	0	0	35	1	38	0	0	97	8	0	9	1	14	388			
Hr Total	1	86	609	0	1	159	4	157	0	0	422	56	0	28	5	53	1581			
TOTAL	5	396	1925	3	1	378	5	357	1	1	1973	358	1	49	23	115	5591			

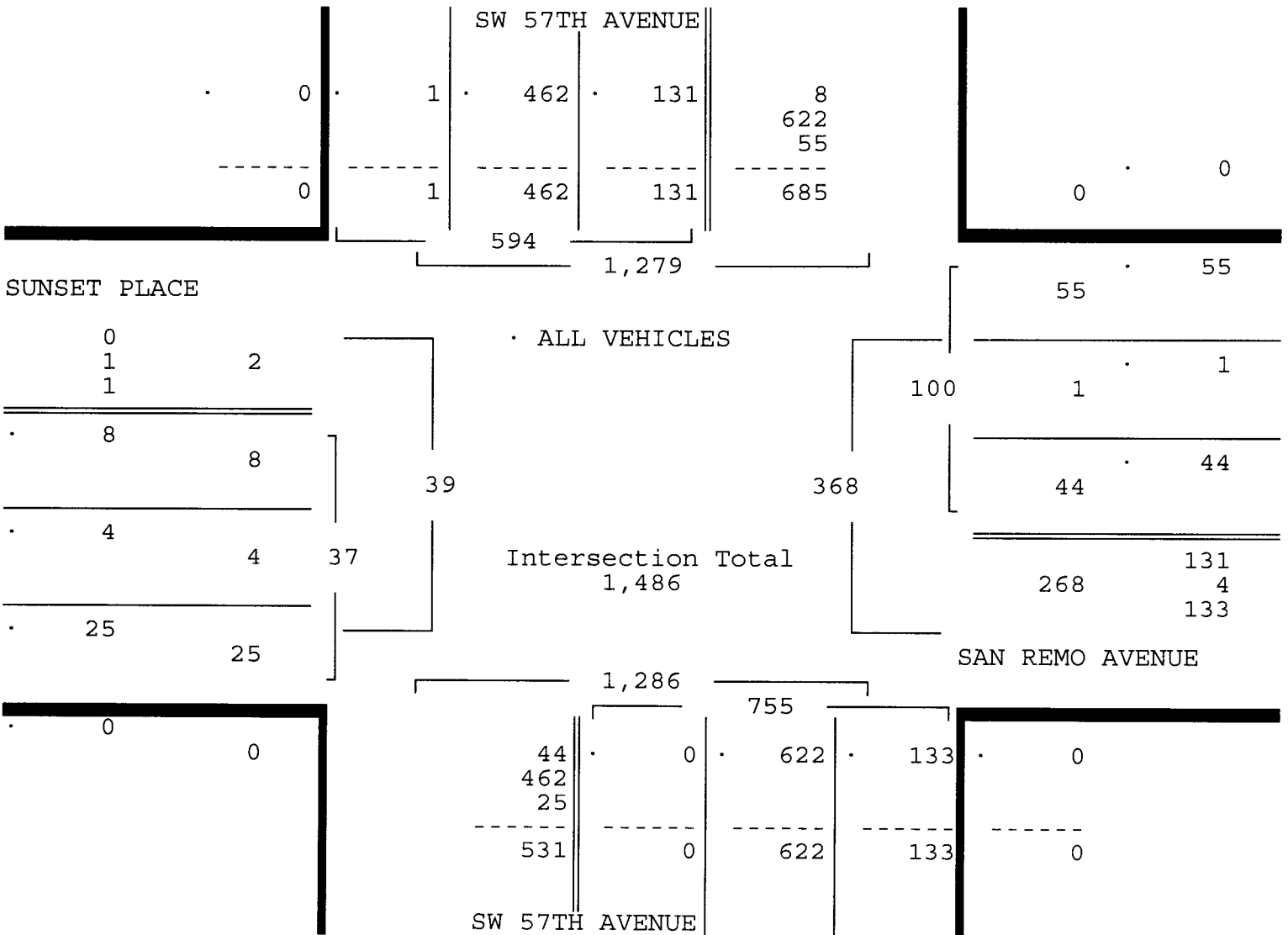
SAN REMO AVENUE & SW 57TH AVENUE
 CORAL GABLES, FLORIDA
 COUNTED BY: ISIDRO GONZALEZ
 SIGNALIZED

Traffic Survey Specialists, Inc.
 624 Gardenia Terrace
 Delray Beach, Florida 33444
 Phone (561) 272-3255

Site Code : 00140154
 Start Date: 07/15/14
 File I.D. : SANR57AV
 Page : 2

ALL VEHICLES

SW 57TH AVENUE					SAN REMO AVENUE					SW 57TH AVENUE					SUNSET PLACE					
From North					From East					From South					From West					
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		Total
Date 07/15/14																				
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 07/15/14																				
Peak start 08:00					08:00					08:00					08:00					
Volume	0	131	462	1	0	44	1	55		0	0	622	133		1	7	4	25		
Percent	0%	22%	78%	0%	0%	44%	1%	55%		0%	0%	82%	18%		3%	19%	11%	68%		
Pk total	594				100					755					37					
Highest	08:45				08:45					08:30					08:00					
Volume	0	48	145	0	0	17	0	17		0	0	156	46		0	1	3	6		
Hi total	193				34					202					10					
PHF	.77				.74					.93					.92					



SAN REMO AVENUE & SW 57TH AVENUE
 CORAL GABLES, FLORIDA
 COUNTED BY: ISIDRO GONZALEZ
 SIGNALIZED

Traffic Survey Specialists, Inc.
 624 Gardenia Terrace
 Delray Beach, Florida 33444
 Phone (561) 272-3255

Site Code : 00140154
 Start Date: 07/15/14
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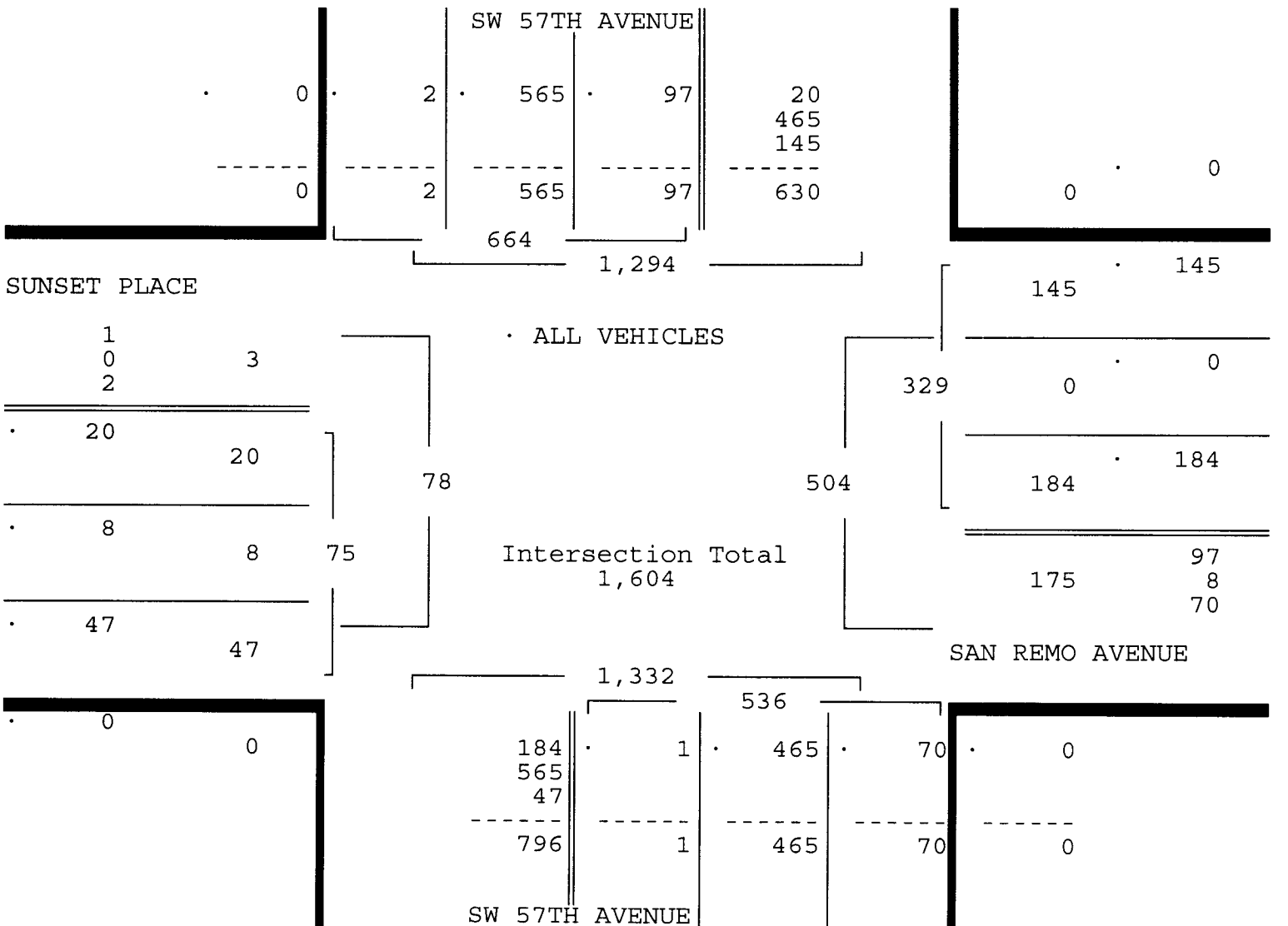
ALL VEHICLES

SW 57TH AVENUE From North				SAN REMO AVENUE From East				SW 57TH AVENUE From South				SUNSET PLACE From West				Total
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	

Date 07/15/14

Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 07/15/14

Peak start	16:30				16:30				16:30				16:30							
Volume	3	94	565	2	1	183	0	145	0	1	465	70	0	20	8	47				
Percent	0%	14%	85%	0%	0%	56%	0%	44%	0%	0%	87%	13%	0%	27%	11%	63%				
Pk total	664					329					536					75				
Highest	16:45				17:00				16:45				17:00							
Volume	1	27	151	1	0	51	0	48	0	0	127	19	0	11	2	14				
Hi total	180					99					146					27				
PHF	.92					.83					.92					.69				



Traffic Survey Specialists, Inc.

SAN REMO AVENUE & SW 57TH AVENUE
CORAL GABLES, FLORIDA
COUNTED BY: ISIDRO GONZALEZ
SIGNALIZED

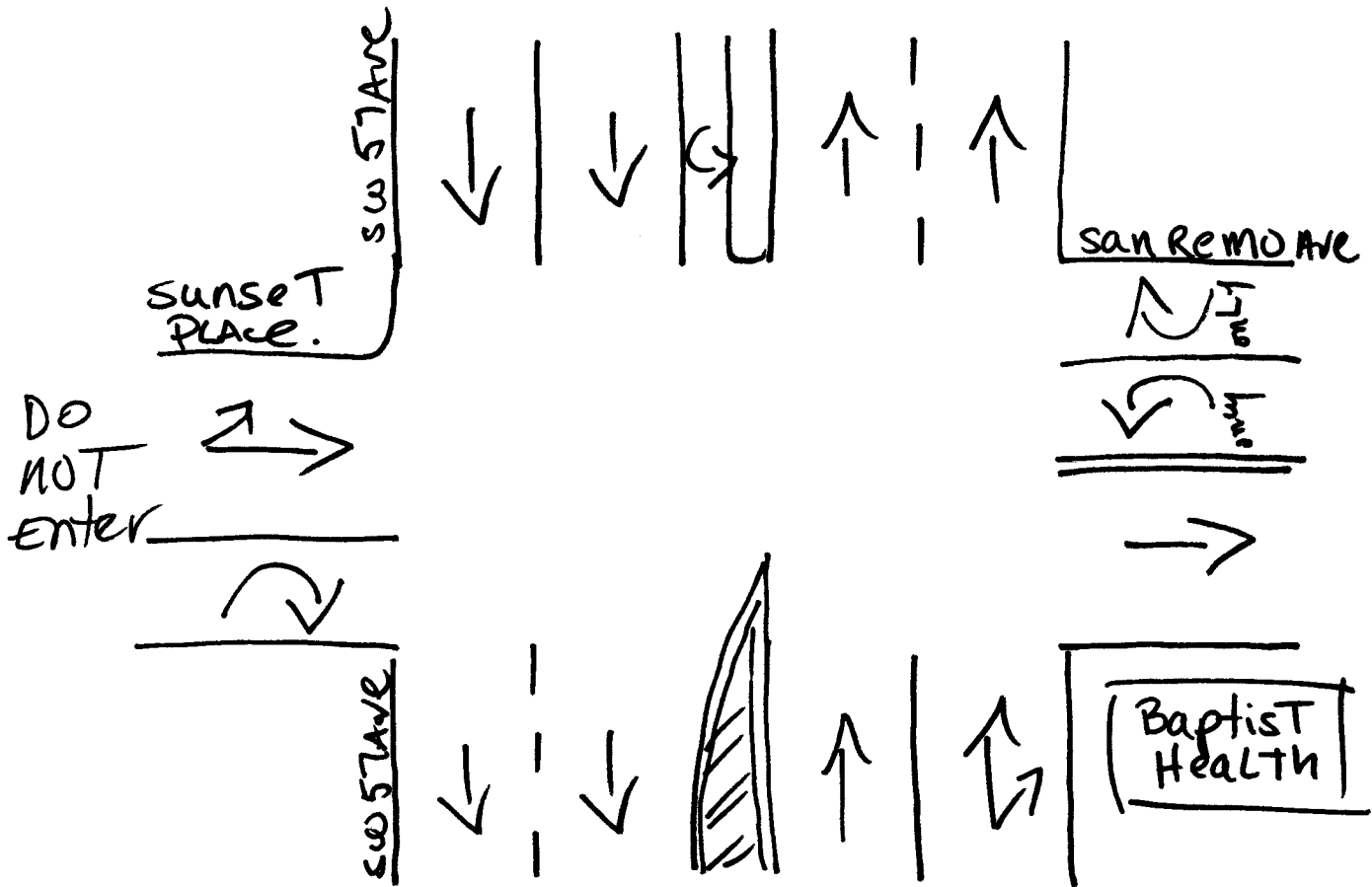
624 Gardenia Terrace
Delray Beach, Florida 33444
Phone (561) 272-3255

Site Code : 00140154
Start Date: 07/15/14
File I.D. : SANR57AV
Page : 1

PEDESTRIANS

SW 57TH AVENUE From North				SAN REMO AVENUE From East				SW 57TH AVENUE From South				SUNSET PLACE From West					
Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Total	
Date 07/15/14																	
07:00	0	0	0	8	0	0	0	0	0	0	0	21	0	0	0	0	29
07:15	0	0	0	5	0	0	0	0	0	0	0	11	0	0	0	0	16
07:30	0	0	0	9	0	0	0	0	0	0	0	16	0	0	0	0	25
07:45	0	0	0	7	0	0	0	0	0	0	0	24	0	0	0	0	31
Hr Total	0	0	0	29	0	0	0	0	0	0	0	72	0	0	0	0	101
08:00	0	0	0	5	0	0	0	3	0	0	0	17	0	0	0	2	27
08:15	0	0	0	12	0	0	0	6	0	0	0	41	0	0	0	0	59
08:30	0	0	0	11	0	0	0	0	0	0	0	21	0	0	0	1	33
08:45	0	0	0	10	0	0	0	4	0	0	0	24	0	0	0	4	42
Hr Total	0	0	0	38	0	0	0	13	0	0	0	103	0	0	0	7	161
* BREAK *																	
16:00	0	0	0	18	0	0	0	9	0	0	0	14	0	0	0	1	42
16:15	0	0	0	15	0	0	0	0	0	0	0	12	0	0	0	0	27
16:30	0	0	0	20	0	0	0	1	0	0	0	12	0	0	0	0	33
16:45	0	0	0	20	0	0	0	5	0	0	0	14	0	0	0	0	39
Hr Total	0	0	0	73	0	0	0	15	0	0	0	52	0	0	0	1	141
17:00	0	0	0	23	0	0	0	8	0	0	0	36	0	0	0	5	72
17:15	0	0	0	15	0	0	0	5	0	0	0	25	0	0	0	5	50
17:30	0	0	0	18	0	0	0	7	0	0	0	22	0	0	0	3	50
17:45	0	0	0	17	0	0	0	3	0	0	0	6	0	0	0	3	29
Hr Total	0	0	0	73	0	0	0	23	0	0	0	89	0	0	0	16	201
TOTAL	0	0	0	213	0	0	0	51	0	0	0	316	0	0	0	24	604

North ↑



CORAL Gables, Florida

July 15, 2014

drawn by: Luis Palomino
Signalized

Traffic Survey Specialists, Inc.

MADRUGA AVENUE & SW 57TH AVENUE
CORAL GABLES, FLORIDA
COUNTED BY: EDIE SAPORITTO
NOT SIGNALIZED

624 Gardenia Terrace
Delray Beach, Florida 33444
Phone (561) 272-3255

Site Code : 00140154
Start Date: 07/15/14
File I.D. : MADR57AV
Page : 1

ALL VEHICLES

SW 57TH AVENUE				MADRUGA AVENUE				SW 57TH AVENUE				-----					
From North				From East				From South				From West					
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total	
Date 07/15/14 -----																	
07:00	1	12	70	0	0	6	0	8	0	0	96	24	0	0	0	0	217
07:15	0	13	77	0	0	5	0	2	0	0	76	24	0	0	0	0	197
07:30	0	29	92	0	0	5	0	4	0	0	72	28	0	0	0	0	230
07:45	0	25	102	0	0	9	0	8	1	0	95	38	0	0	0	0	278
Hr Total	1	79	341	0	0	25	0	22	1	0	339	114	0	0	0	0	922
08:00	0	40	118	0	0	21	0	3	0	0	109	46	0	0	0	0	337
08:15	1	35	106	0	0	16	0	7	2	0	140	25	0	0	0	0	332
08:30	1	26	116	0	0	15	0	15	0	0	136	37	0	0	0	0	346
08:45	0	41	161	0	0	27	0	11	0	0	131	45	0	0	0	0	416
Hr Total	2	142	501	0	0	79	0	36	2	0	516	153	0	0	0	0	1431
----- * BREAK * -----																	
16:00	0	36	135	0	0	28	0	27	3	0	121	27	0	0	0	0	377
16:15	3	29	124	0	0	29	0	31	2	0	130	34	0	0	0	0	382
16:30	0	34	108	0	0	32	0	30	1	0	121	26	0	0	0	0	352
16:45	0	28	150	0	0	24	0	30	2	0	103	34	0	0	0	0	371
Hr Total	3	127	517	0	0	113	0	118	8	0	475	121	0	0	0	0	1482
17:00	0	25	138	0	0	35	0	31	0	0	146	24	0	0	0	0	399
17:15	0	28	131	0	0	28	0	32	3	0	130	23	0	0	0	0	375
17:30	2	36	146	0	0	28	0	26	0	0	104	30	0	0	0	0	372
17:45	1	26	156	0	0	25	0	32	1	0	113	27	0	0	0	0	381
Hr Total	3	115	571	0	0	116	0	121	4	0	493	104	0	0	0	0	1527

TOTAL	9	463	1930	0	0	333	0	297	15	0	1823	492	0	0	0	0	5362

Traffic Survey Specialists, Inc.

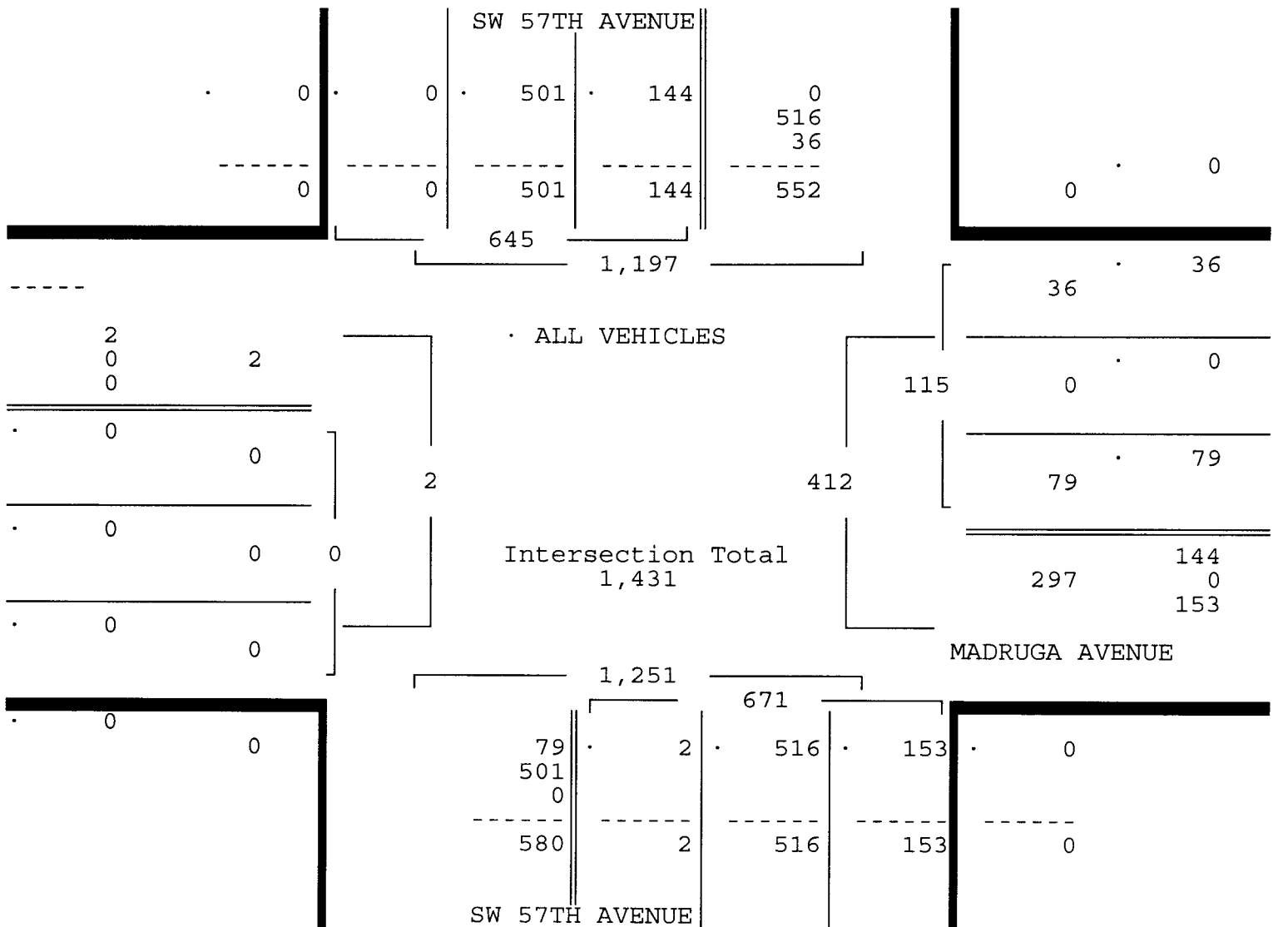
MADRUGA AVENUE & SW 57TH AVENUE
CORAL GABLES, FLORIDA
COUNTED BY: EDIE SAPORITTO
NOT SIGNALIZED

624 Gardenia Terrace
Delray Beach, Florida 33444
Phone (561) 272-3255

Site Code : 00140154
Start Date: 07/15/14
File I.D. : MADR57AV
Page : 2

ALL VEHICLES

SW 57TH AVENUE					MADRUGA AVENUE					SW 57TH AVENUE					-----					
From North					From East					From South					From West					
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		
Date 07/15/14 -----																				
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 07/15/14																				
Peak start 08:00					08:00					08:00					08:00					
Volume	2	142	501	0	0	79	0	36		2	0	516	153		0	0	0	0		
Percent	0%	22%	78%	0%	0%	69%	0%	31%		0%	0%	77%	23%		0%	0%	0%	0%		
Pk total	645				115					671					0					
Highest	08:45				08:45					08:45					07:00					
Volume	0	41	161	0	0	27	0	11		0	0	131	45		0	0	0	0		
Hi total	202				38					176					0					
PHF	.80				.76					.95					.0					



Traffic Survey Specialists, Inc.

MADRUGA AVENUE & SW 57TH AVENUE
CORAL GABLES, FLORIDA
COUNTED BY: EDIE SAPORITTO
NOT SIGNALIZED

624 Gardenia Terrace
Delray Beach, Florida 33444
Phone (561) 272-3255

Site Code : 00140154
Start Date: 07/15/14
File I.D. : MADR57AV
Page : 3

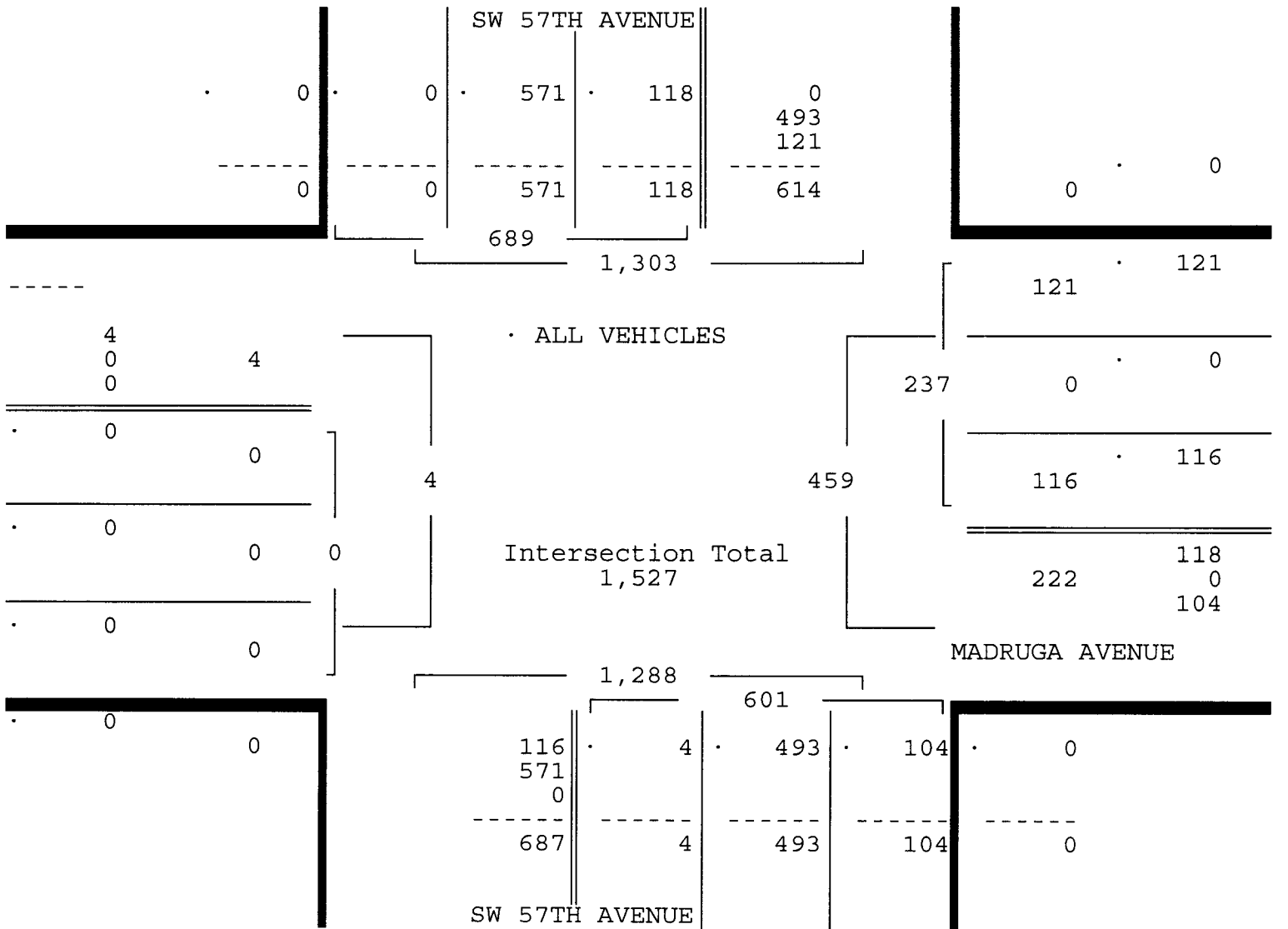
ALL VEHICLES

SW 57TH AVENUE From North				MADRUGA AVENUE From East				SW 57TH AVENUE From South				From West				Total
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	

Date 07/15/14

Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 07/15/14

Peak start	17:00				17:00				17:00				17:00			
Volume	3	115	571	0	0	116	0	121	4	0	493	104	0	0	0	0
Percent	0%	17%	83%	0%	0%	49%	0%	51%	1%	0%	82%	17%	0%	0%	0%	0%
Pk total	689				237				601				0			
Highest	17:30				17:00				17:00				07:00			
Volume	2	36	146	0	0	35	0	31	0	0	146	24	0	0	0	0
Hi total	184				66				170				0			
PHF	.94				.90				.88				.0			



Traffic Survey Specialists, Inc.

MADRUGA AVENUE & SW 57TH AVENUE

624 Gardenia Terrace

Site Code : 00140154

CORAL GABLES, FLORIDA

Delray Beach, Florida 33444

Start Date: 07/15/14

COUNTED BY: EDIE SAPORITTO

Phone (561) 272-3255

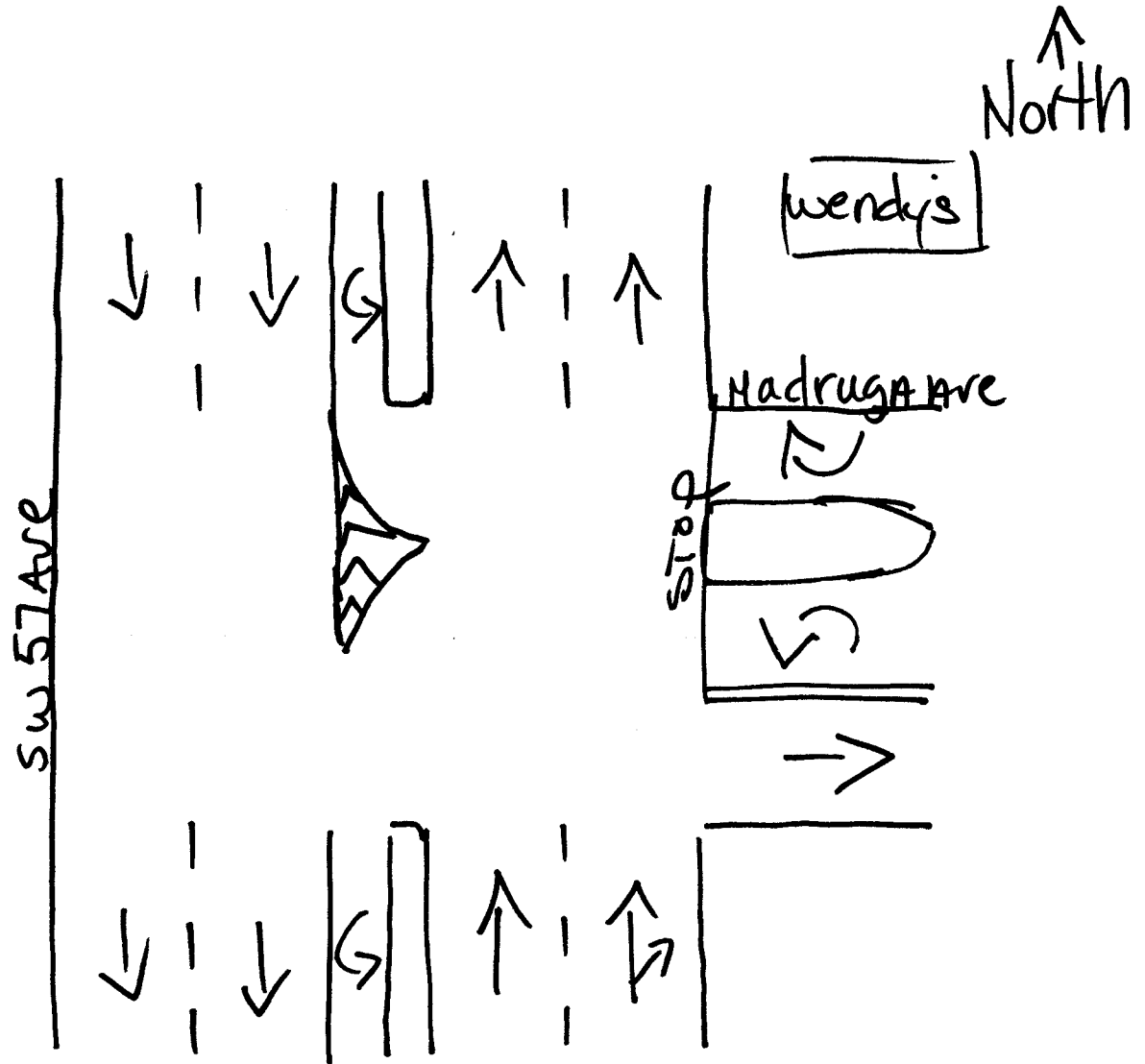
File I.D. : MADR57AV

NOT SIGNALIZED

Page : 1

PEDESTRIANS

Date	SW 57TH AVENUE From North				MADRUGA AVENUE From East				SW 57TH AVENUE From South				----- From West				Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07/15/14																	
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
Hr Total	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3
08:00	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	2
08:15	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
08:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0	0	3
* BREAK *																	
16:00	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	8
16:15	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
16:30	0	0	0	4	0	0	0	0	0	0	0	8	0	0	0	0	12
16:45	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
Hr Total	0	0	0	10	0	0	0	0	0	0	0	16	0	0	0	0	26
17:00	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	5
17:15	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	3	0	0	0	0	0	0	0	1	0	0	0	0	4
Hr Total	0	0	0	3	0	0	0	0	0	0	0	8	0	0	0	0	11
TOTAL	0	0	0	14	0	0	0	0	0	0	0	29	0	0	0	0	43



CORAL Gables, Florida

July 15, 2014

drawn by: Luis Palomino

NOT Signalized

Traffic Survey Specialists, Inc.

MADRUGA AVENUE & YUMURI STREET
CORAL GABLES, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

624 Gardenia Terrace
Delray Beach, Florida 33444
Phone (561) 272-3255

Site Code : 00140154
Start Date: 07/15/14
File I.D. : MADRYUMU
Page : 1

ALL VEHICLES

YUMURI STREET From North					MADRUGA AVENUE From East				YUMURI STREET From South				MADRUGA AVENUE From West							
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right	Total	
Date 07/15/14 -----																				
07:00	0	0	5	1		0	1	7	2		0	0	2	1		0	13	14	2	48
07:15	0	1	11	3		0	2	4	0		0	0	3	0		0	8	17	1	50
07:30	0	0	9	8		0	0	1	0		0	0	4	0		0	16	19	2	59
07:45	0	1	8	5		0	0	3	1		0	0	4	0		0	12	22	2	58
Hr Total	0	2	33	17		0	3	15	3		0	0	13	1		0	49	72	7	215
08:00	0	1	15	17		0	0	5	2		0	0	6	0		0	19	29	4	98
08:15	0	1	13	11		1	1	7	2		0	0	5	0		0	19	26	1	87
08:30	0	2	17	10		0	1	10	2		0	0	5	0		0	18	21	0	86
08:45	0	2	27	11		0	2	13	4		0	1	10	0		0	23	33	3	129
Hr Total	0	6	72	49		1	4	35	10		0	1	26	0		0	79	109	8	400
----- * BREAK * -----																				
16:00	1	2	15	8		0	2	32	9		0	4	9	0		0	16	24	7	129
16:15	0	3	15	15		0	2	19	1		1	4	9	0		1	21	17	6	114
16:30	0	0	15	8		0	0	28	7		0	3	5	0		0	14	16	5	101
16:45	0	3	10	8		0	1	17	2		0	1	8	0		0	9	25	7	91
Hr Total	1	8	55	39		0	5	96	19		1	12	31	0		1	60	82	25	435
17:00	0	2	15	6		0	1	28	5		0	1	15	1		0	12	17	4	107
17:15	0	4	11	11		0	1	28	5		0	2	10	0		0	9	12	5	98
17:30	0	2	16	16		0	2	24	4		0	2	7	0		1	14	19	5	112
17:45	0	3	6	9		0	1	21	0		0	2	10	0		0	16	22	3	93
Hr Total	0	11	48	42		0	5	101	14		0	7	42	1		1	51	70	17	410

TOTAL	1	27	208	147		1	17	247	46		1	20	112	2		2	239	333	57	1460

MADRUGA AVENUE & YUMURI STREET
 CORAL GABLES, FLORIDA
 COUNTED BY: LUIS PALOMINO
 NOT SIGNALIZED

Traffic Survey Specialists, Inc.
 624 Gardenia Terrace
 Delray Beach, Florida 33444
 Phone (561) 272-3255

Site Code : 00140154
 Start Date: 07/15/14
 File I.D. : MADRYUMU
 Page : 2

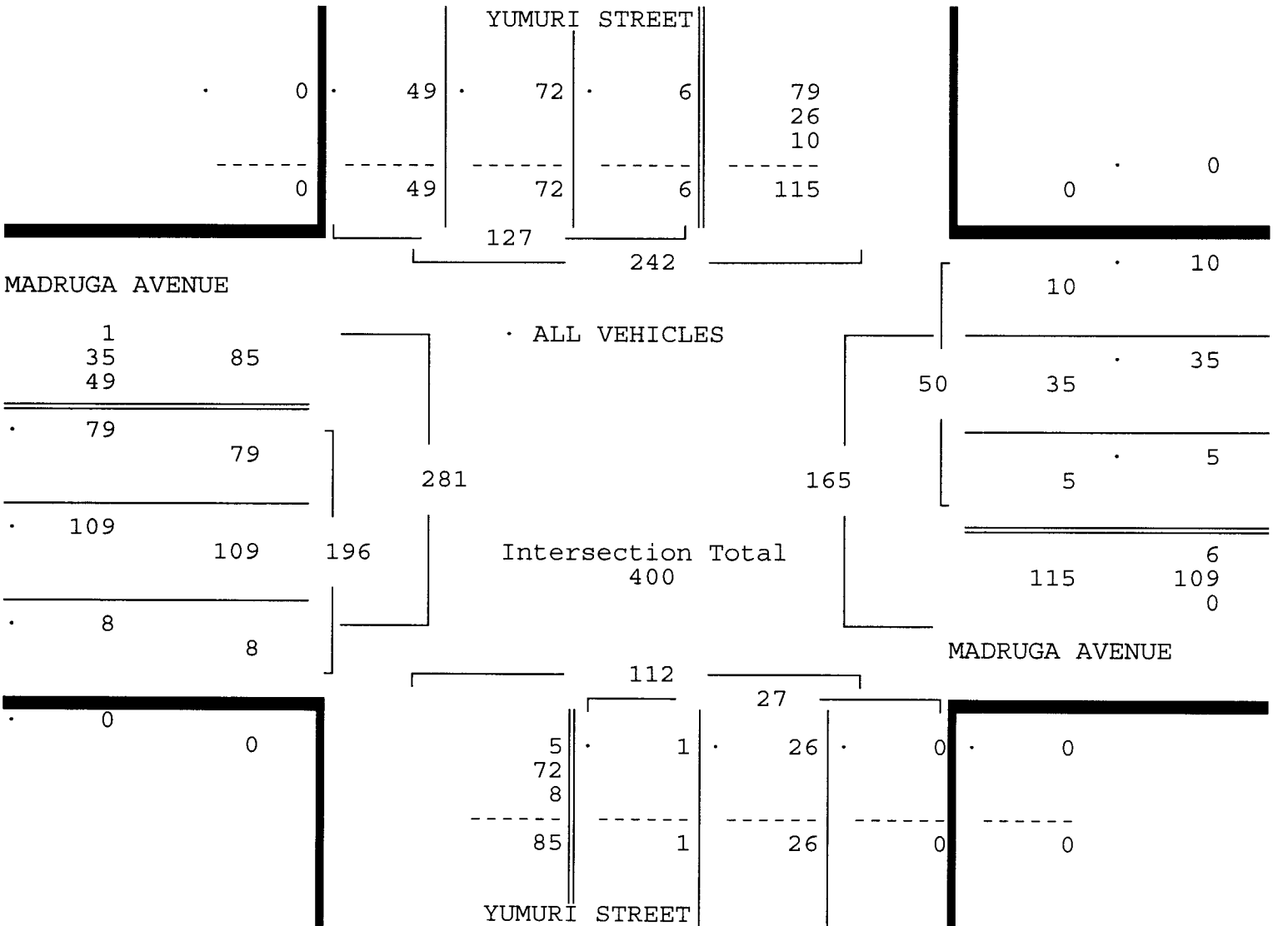
ALL VEHICLES

YUMURI STREET From North				MADRUGA AVENUE From East				YUMURI STREET From South				MADRUGA AVENUE From West				Total
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	

Date 07/15/14

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 07/15/14

Peak start 08:00	08:00				08:00				08:00				08:00			
Volume	0	6	72	49	1	4	35	10	0	1	26	0	0	79	109	8
Percent	0%	5%	57%	39%	2%	8%	70%	20%	0%	4%	96%	0%	0%	40%	56%	4%
Pk total	127				50				27				196			
Highest	08:45				08:45				08:45				08:45			
Volume	0	2	27	11	0	2	13	4	0	1	10	0	0	23	33	3
Hi total	40				19				11				59			
PHF	.79				.66				.61				.83			



Traffic Survey Specialists, Inc.

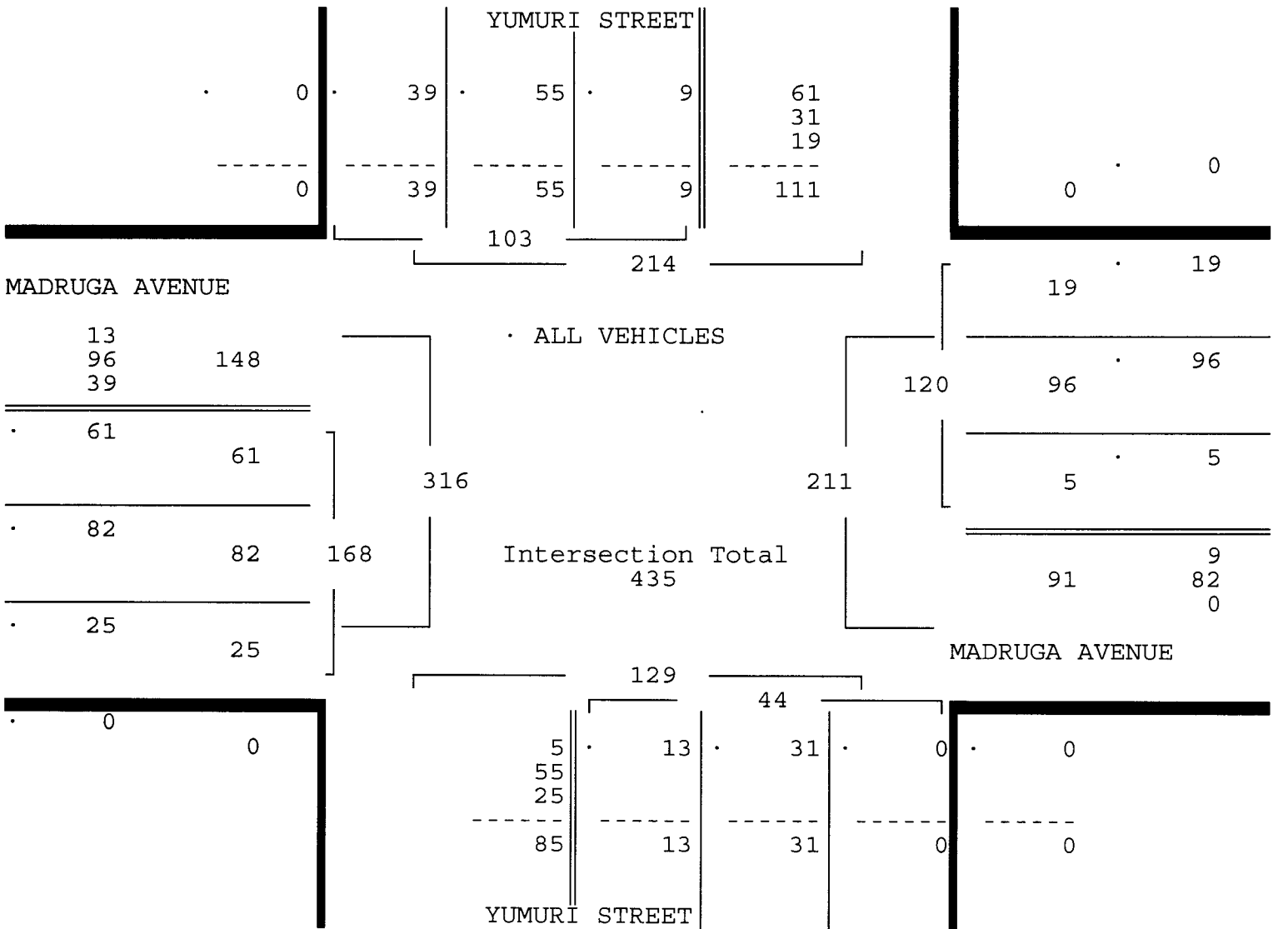
MADRUGA AVENUE & YUMURI STREET
CORAL GABLES, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

624 Gardenia Terrace
Delray Beach, Florida 33444
Phone (561) 272-3255

Site Code : 00140154
Start Date: 07/15/14
File I.D. : MADRYUMU
Page : 3

ALL VEHICLES

YUMURI STREET					MADRUGA AVENUE				YUMURI STREET				MADRUGA AVENUE							
From North					From East				From South				From West							
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		Total
Date 07/15/14 -----																				
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 07/15/14																				
Peak start 16:00					16:00				16:00				16:00							
Volume	1	8	55	39	0	5	96	19	1	12	31	0	1	60	82	25				
Percent	1%	8%	53%	38%	0%	4%	80%	16%	2%	27%	70%	0%	1%	36%	49%	15%				
Pk total	103				120				44				168							
Highest	16:15				16:00				16:15				16:00							
Volume	0	3	15	15	0	2	32	9	1	4	9	0	0	16	24	7				
Hi total	33				43				14				47							
PHF	.78				.70				.79				.89							



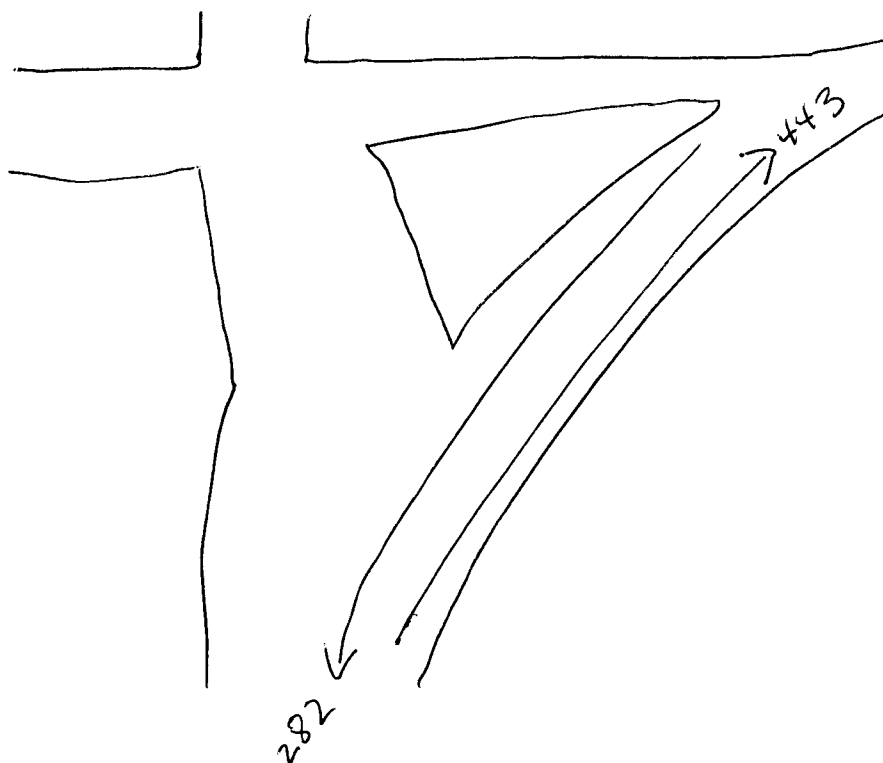
MADRUGA AVENUE & YUMURI STREET
CORAL GABLES, FLORIDA
COUNTED BY: LUIS PALOMINO
NOT SIGNALIZED

Traffic Survey Specialists, Inc.
624 Gardenia Terrace
Delray Beach, Florida 33444
Phone (561) 272-3255

Site Code : 00140154
Start Date: 07/15/14
File I.D. : MADRYUMU
Page : 1

YUMURI BYPASS

Date 07/15/14	YUMURI STREET From North				MADRUGA AVENUE From East				YUMURI STREET From South				MADRUGA AVENUE From West				Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00	0	0	0	0	5	0	0	0	0	0	4	0	0	0	0	0	9
07:15	0	0	0	0	6	0	0	0	0	0	6	0	0	0	0	0	12
07:30	0	0	0	0	9	0	0	0	0	0	6	0	0	0	0	0	15
07:45	0	0	0	0	16	0	0	0	0	0	11	0	0	0	0	0	27
Hr Total	0	0	0	0	36	0	0	0	0	0	27	0	0	0	0	0	63
08:00	0	0	0	0	17	0	0	0	0	0	16	0	0	0	0	0	33
08:15	0	0	0	0	21	0	0	0	0	0	15	0	0	0	0	0	36
08:30	0	0	0	0	21	0	0	0	0	0	23	0	0	0	0	0	44
08:45	0	0	0	0	15	0	0	0	0	0	34	0	0	0	0	0	49
Hr Total	0	0	0	0	74	0	0	0	0	0	88	0	0	0	0	0	162
* BREAK *																	
16:00	0	0	0	0	22	0	0	0	0	0	43	0	0	0	0	0	65
16:15	0	0	0	0	20	0	0	0	0	0	47	0	0	0	0	0	67
16:30	0	0	0	0	26	0	0	0	0	0	45	0	0	0	0	0	71
16:45	0	0	0	0	21	0	0	0	0	0	33	0	0	0	0	0	54
Hr Total	0	0	0	0	89	0	0	0	0	0	168	0	0	0	0	0	257
17:00	0	0	0	0	23	0	0	0	0	0	48	0	0	0	0	0	71
17:15	0	0	0	0	21	0	0	0	0	0	40	0	0	0	0	0	61
17:30	0	0	0	0	22	0	0	0	0	0	42	0	0	0	0	0	64
17:45	0	0	0	0	17	0	0	0	0	0	30	0	0	0	0	0	47
Hr Total	0	0	0	0	83	0	0	0	0	0	160	0	0	0	0	0	243
TOTAL	0	0	0	0	282	0	0	0	0	0	443	0	0	0	0	0	725



MADRUGA AVENUE & YUMURI STREET
 CORAL GABLES, FLORIDA
 COUNTED BY: LUIS PALOMINO
 NOT SIGNALIZED

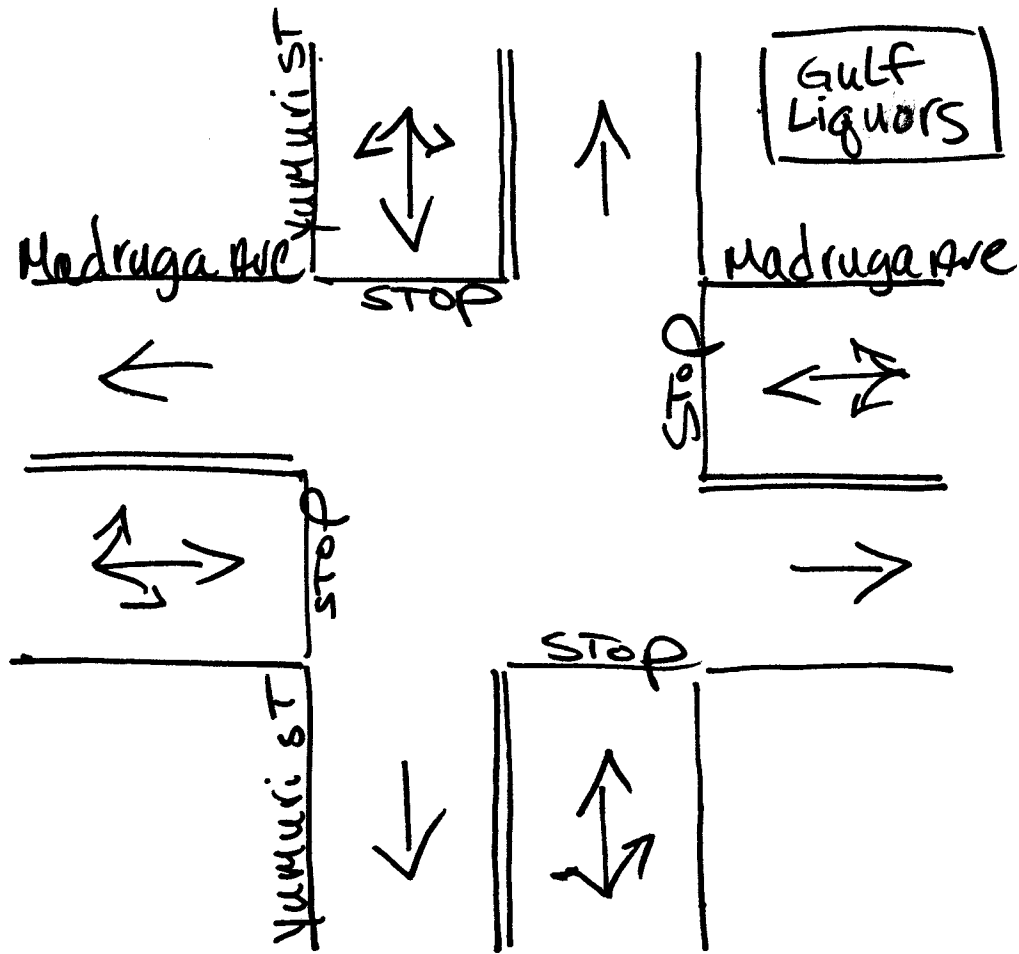
Traffic Survey Specialists, Inc.
 624 Gardenia Terrace
 Delray Beach, Florida 33444
 Phone (561) 272-3255

Site Code : 00140154
 Start Date: 07/15/14
 File I.D. : MADRYUMU
 Page : 1

PEDESTRIANS

Date 07/15/14	YUMURI STREET From North				MADRUGA AVENUE From East				YUMURI STREET From South				MADRUGA AVENUE From West				Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0	3	6
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	1	0	0	0	1	0	0	0	2	0	0	0	3	7
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
08:30	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
08:45	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
Hr Total	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	1	4
* BREAK *																	
16:00	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
16:15	0	0	0	2	0	0	0	1	0	0	0	1	0	0	0	0	4
16:30	0	0	0	2	0	0	0	0	0	0	0	1	0	0	0	0	3
16:45	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	2
Hr Total	0	0	0	4	0	0	0	2	0	0	0	4	0	0	0	0	10
17:00	0	0	0	9	0	0	0	3	0	0	0	4	0	0	0	0	16
17:15	0	0	0	2	0	0	0	0	0	0	0	4	0	0	0	1	7
17:30	0	0	0	4	0	0	0	1	0	0	0	0	0	0	0	4	9
17:45	0	0	0	0	0	0	0	3	0	0	0	3	0	0	0	0	6
Hr Total	0	0	0	15	0	0	0	7	0	0	0	11	0	0	0	5	38
TOTAL	0	0	0	20	0	0	0	10	0	0	0	20	0	0	0	9	59

↑
North



Coral Gable Florida
July 15, 2014
drawn by: Luis Palomino
NOT Signalized

VENERA AVENUE & YUMURI STREET
 CORAL GABLES, FLORIDA
 COUNTED BY: AMBER PALOMINO
 NOT SIGNALIZED

Traffic Survey Specialists, Inc.
 624 Gardenia Terrace
 Delray Beach, Florida 33444
 Phone (561) 272-3255

Site Code : 00140154
 Start Date: 07/15/14
 File I.D. : VENEYUMU
 Page : 1

ALL VEHICLES

YUMURI STREET					-----					YUMURI STREET					VENERA AVENUE					
From North					From East					From South					From West					
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total				
Date 07/15/14 -----																				
07:00	0	0	19	1	0	0	0	0	0	1	21	0	0	3	0	1	46			
07:15	0	0	19	5	0	0	0	0	0	2	16	0	0	1	0	4	47			
07:30	0	0	23	2	0	0	0	0	0	1	19	0	0	1	0	7	53			
07:45	0	0	38	2	0	0	0	0	0	0	29	0	0	3	0	6	78			
Hr Total	0	0	99	10	0	0	0	0	0	4	85	0	0	8	0	18	224			
08:00	0	0	30	2	0	0	0	0	0	0	22	0	0	10	0	6	70			
08:15	0	0	41	0	0	0	0	0	0	2	38	0	0	7	0	8	96			
08:30	0	0	54	4	0	0	0	0	0	3	43	0	0	3	0	9	116			
08:45	0	0	50	5	0	0	0	0	1	2	69	0	0	6	0	11	144			
Hr Total	0	0	175	11	0	0	0	0	1	7	172	0	0	26	0	34	426			
----- * BREAK * -----																				
16:00	0	0	70	12	0	0	0	0	0	3	58	0	0	11	0	11	165			
16:15	0	0	52	2	0	0	0	0	0	6	66	0	0	7	0	18	151			
16:30	0	0	56	6	0	0	0	0	0	4	60	0	0	8	0	10	144			
16:45	0	0	60	3	0	0	0	0	0	5	48	0	0	6	0	13	135			
Hr Total	0	0	238	23	0	0	0	0	0	18	232	0	0	32	0	52	595			
17:00	0	0	60	3	0	0	0	0	0	7	76	0	0	5	0	13	164			
17:15	0	0	63	4	0	0	0	0	0	1	64	0	0	8	0	7	147			
17:30	0	0	58	3	0	0	0	0	0	2	58	0	0	5	0	14	140			
17:45	0	0	41	5	0	0	0	0	0	2	52	0	0	6	0	10	116			
Hr Total	0	0	222	15	0	0	0	0	0	12	250	0	0	24	0	44	567			

TOTAL	0	0	734	59	0	0	0	0	1	41	739	0	0	90	0	148	1812			

VENERA AVENUE & YUMURI STREET
 CORAL GABLES, FLORIDA
 COUNTED BY: AMBER PALOMINO
 NOT SIGNALIZED

Traffic Survey Specialists, Inc.
 624 Gardenia Terrace
 Delray Beach, Florida 33444
 Phone (561) 272-3255

Site Code : 00140154
 Start Date: 07/15/14
 File I.D. : VENYUMU
 Page : 2

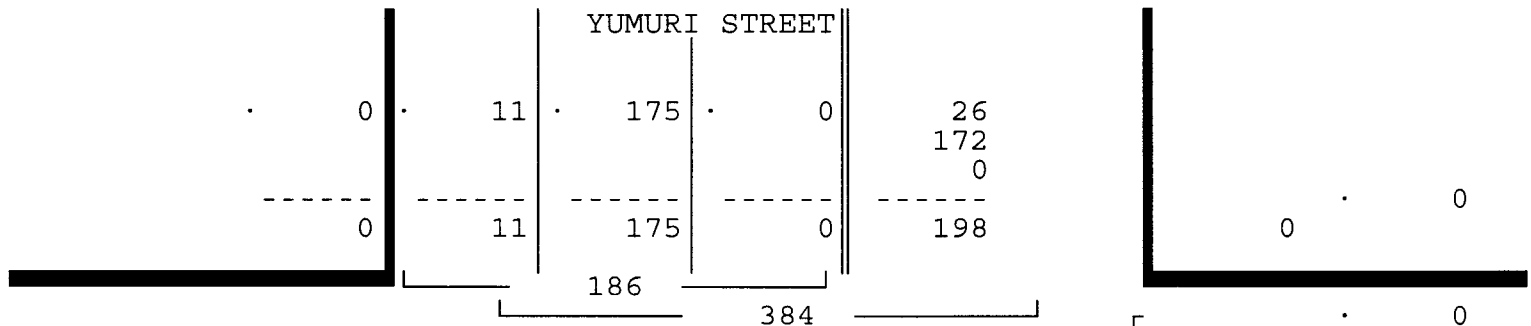
ALL VEHICLES

YUMURI STREET				-----				YUMURI STREET				VENERA AVENUE				Total
From North				From East				From South				From West				
UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	

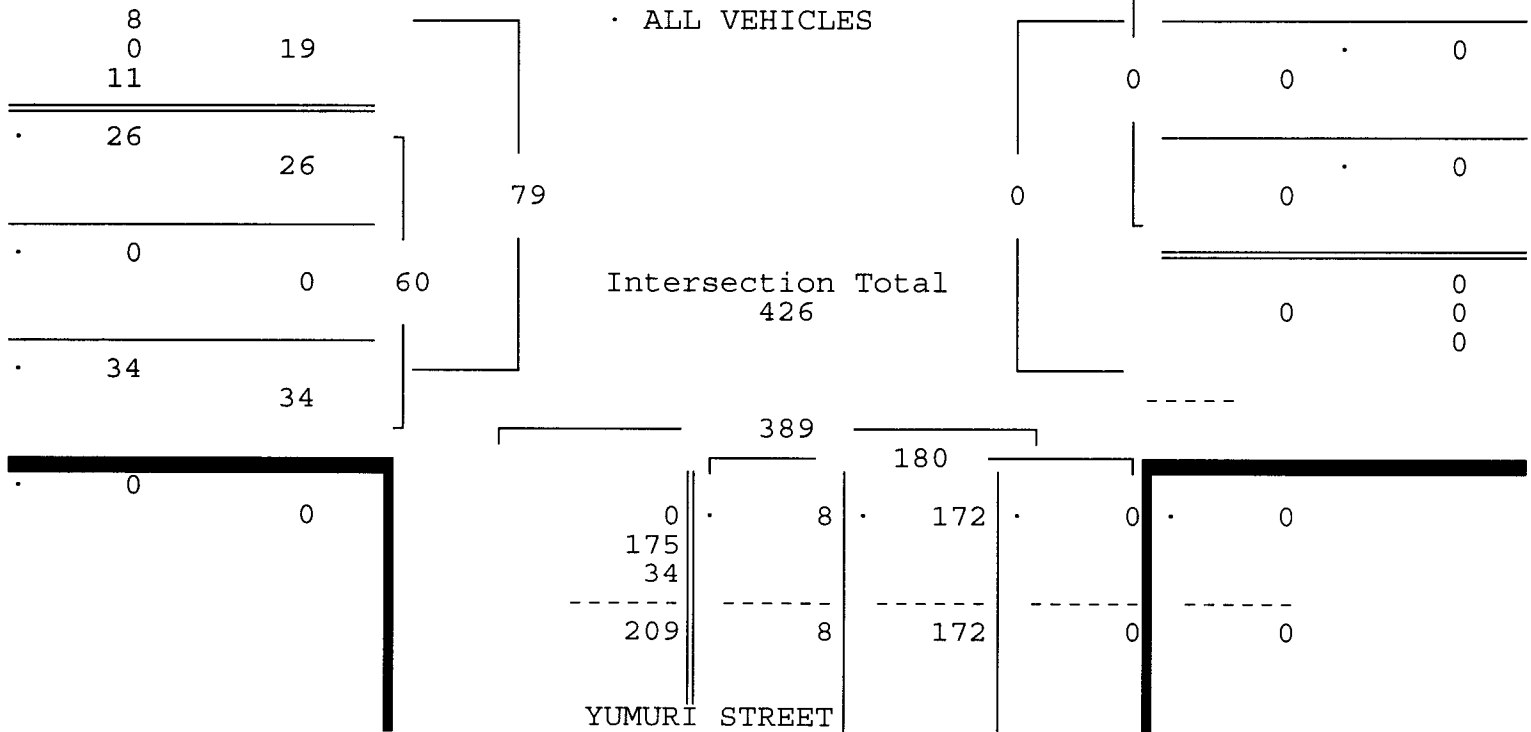
Date 07/15/14

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 07/15/14

Peak start 08:00	08:00				08:00				08:00				08:00			
Volume	0	0	175	11	0	0	0	0	1	7	172	0	0	26	0	34
Percent	0%	0%	94%	6%	0%	0%	0%	0%	1%	4%	96%	0%	0%	43%	0%	57%
Pk total	186				0				180				60			
Highest	08:30				07:00				08:45				08:45			
Volume	0	0	54	4	0	0	0	0	1	2	69	0	0	6	0	11
Hi total	58				0				72				17			
PHF	.80				.0				.62				.88			



VENERA AVENUE



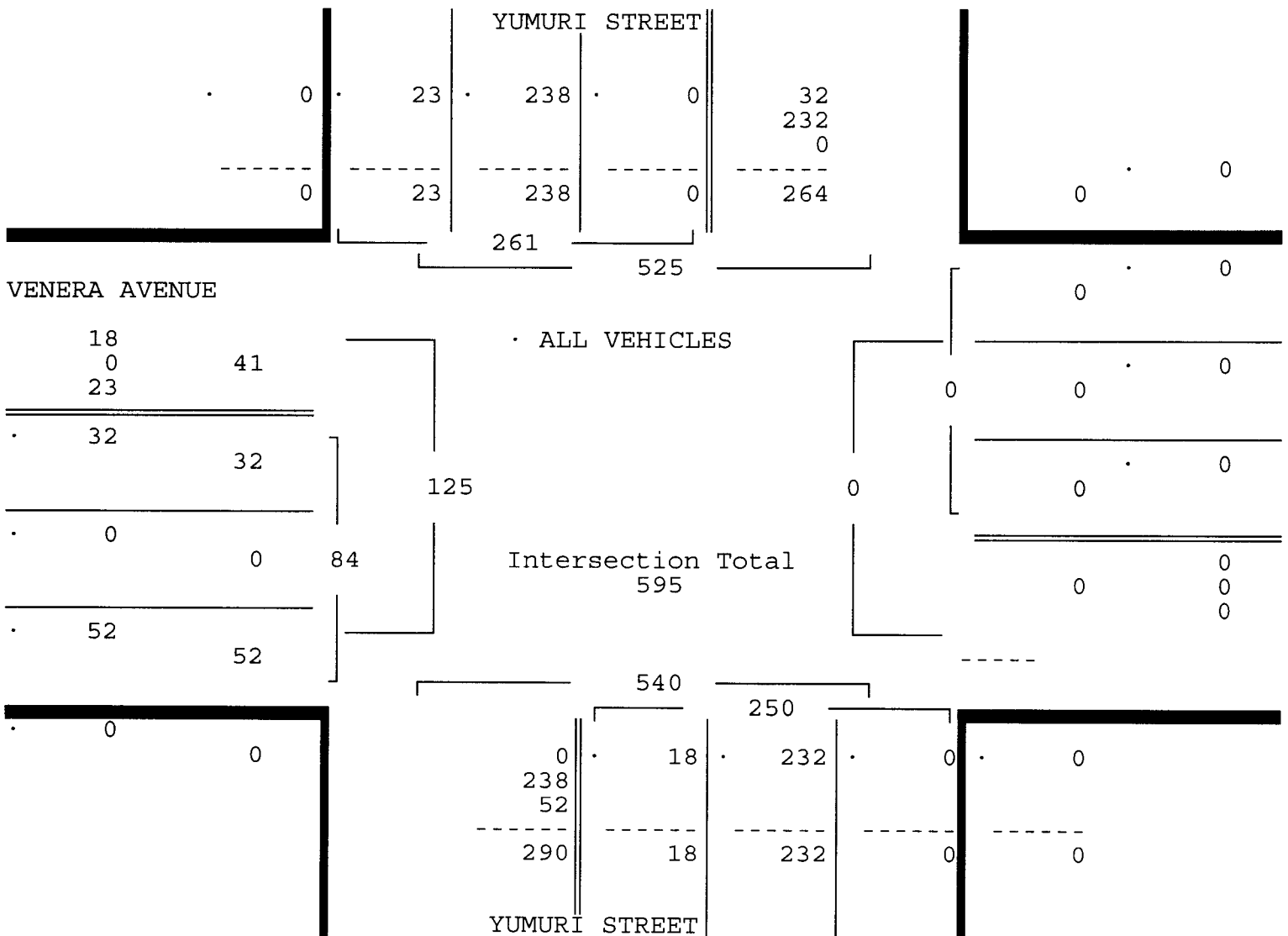
VENERA AVENUE & YUMURI STREET
CORAL GABLES, FLORIDA
COUNTED BY: AMBER PALOMINO
NOT SIGNALIZED

Traffic Survey Specialists, Inc.
624 Gardenia Terrace
Delray Beach, Florida 33444
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Site Code : 00140154
Start Date: 07/15/14
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ALL VEHICLES

YUMURI STREET					-----					YUMURI STREET					VENERA AVENUE					Total
From North					From East					From South					From West					
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		
Date 07/15/14 -----																				
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 07/15/14																				
Peak start 16:00					16:00					16:00					16:00					
Volume	0	0	238	23	0	0	0	0	0	0	18	232	0	0	32	0	52			
Percent	0%	0%	91%	9%	0%	0%	0%	0%	0%	0%	7%	93%	0%	0%	38%	0%	62%			
Pk total	261				0					250				84						
Highest	16:00				07:00					16:15				16:15						
Volume	0	0	70	12	0	0	0	0	0	0	6	66	0	0	7	0	18			
Hi total	82				0					72				25						
PHF	.80				.0					.87				.84						



VENERA AVENUE & YUMURI STREET
 CORAL GABLES, FLORIDA
 COUNTED BY: AMBER PALOMINO
 NOT SIGNALIZED

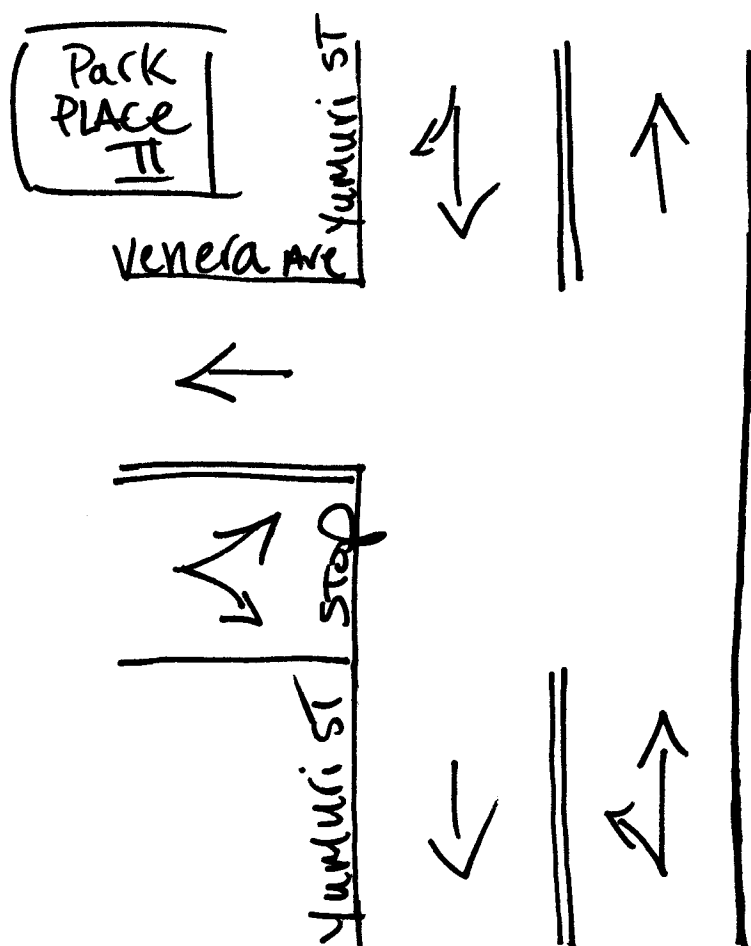
Traffic Survey Specialists, Inc.
 624 Gardenia Terrace
 Delray Beach, Florida 33444
 Phone (561) 272-3255

Site Code : 00140154
 Start Date: 07/15/14
 File I.D. : VENYUMU
 Page : 1

PEDESTRIANS

Date 07/15/14	YUMURI STREET From North				----- From East				YUMURI STREET From South				VENERA AVENUE From West				Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
07:15	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
07:30	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	1	3
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	1	5
08:00	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	3
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	4
* BREAK *																	
16:00	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	2
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
16:45	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Hr Total	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	1	5
17:00	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Hr Total	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	2
TOTAL	0	0	0	0	0	0	0	0	0	0	0	11	0	0	0	5	16

↑
North



Coral Gables, Florida
July 15, 2014
drawn by: Luis Palomino
NOT Signalized

SUNSET DRIVE & YUMURI STREET
 CORAL GABLES, FLORIDA
 COUNTED BY: RALPH ESPADA
 SIGNALIZED

Traffic Survey Specialists, Inc.
 624 Gardenia Terrace
 Delray Beach, Florida 33444
 Phone (561) 272-3255

Site Code : 00140154
 Start Date: 07/15/14
 File I.D. : SUSNYUMU
 Page : 1

ALL VEHICLES

YUMURI STREET From North					SUNSET DRIVE From East				----- From South				SUNSET DRIVE From West					
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Total
Date 07/15/14 -----																		
07:00	0	5	0	8	0	0	22	1	0	0	0	0	0	0	12	64	0	112
07:15	0	3	0	14	0	0	31	0	0	0	0	0	0	0	10	82	0	140
07:30	0	3	0	14	0	0	38	3	0	0	0	0	0	0	14	83	0	155
07:45	0	5	0	24	0	0	54	6	0	0	0	0	0	0	21	103	0	213
Hr Total	0	16	0	60	0	0	145	10	0	0	0	0	0	0	57	332	0	620
08:00	0	6	0	20	0	0	59	3	0	0	0	0	0	0	19	113	0	220
08:15	0	9	0	28	0	0	83	10	0	0	0	0	0	0	39	113	0	282
08:30	0	6	0	34	0	0	92	7	0	0	0	0	0	0	33	124	0	296
08:45	0	11	0	21	0	0	99	12	0	0	0	0	0	0	44	116	0	303
Hr Total	0	32	0	103	0	0	333	32	0	0	0	0	0	0	135	466	0	1101
----- * BREAK * -----																		
16:00	0	37	0	31	0	0	63	6	0	0	0	0	0	0	23	91	0	251
16:15	0	44	0	39	0	0	107	23	0	0	0	0	0	0	30	78	0	321
16:30	0	35	0	40	0	0	93	5	0	0	0	0	0	0	27	101	0	301
16:45	0	36	0	52	0	0	117	10	0	0	0	0	0	0	21	90	0	326
Hr Total	0	152	0	162	0	0	380	44	0	0	0	0	0	0	101	360	0	1199
17:00	0	49	0	56	0	0	96	11	0	0	0	0	0	0	18	76	0	306
17:15	0	54	0	38	0	0	86	13	0	0	0	0	0	0	20	77	0	288
17:30	0	47	0	49	0	0	95	8	0	0	0	0	0	0	24	82	0	305
17:45	0	30	0	42	0	0	96	10	0	0	0	0	0	0	28	71	0	277
Hr Total	0	180	0	185	0	0	373	42	0	0	0	0	0	0	90	306	0	1176

TOTAL	0	380	0	510	0	0	1231	128	0	0	0	0	0	0	383	1464	0	4096

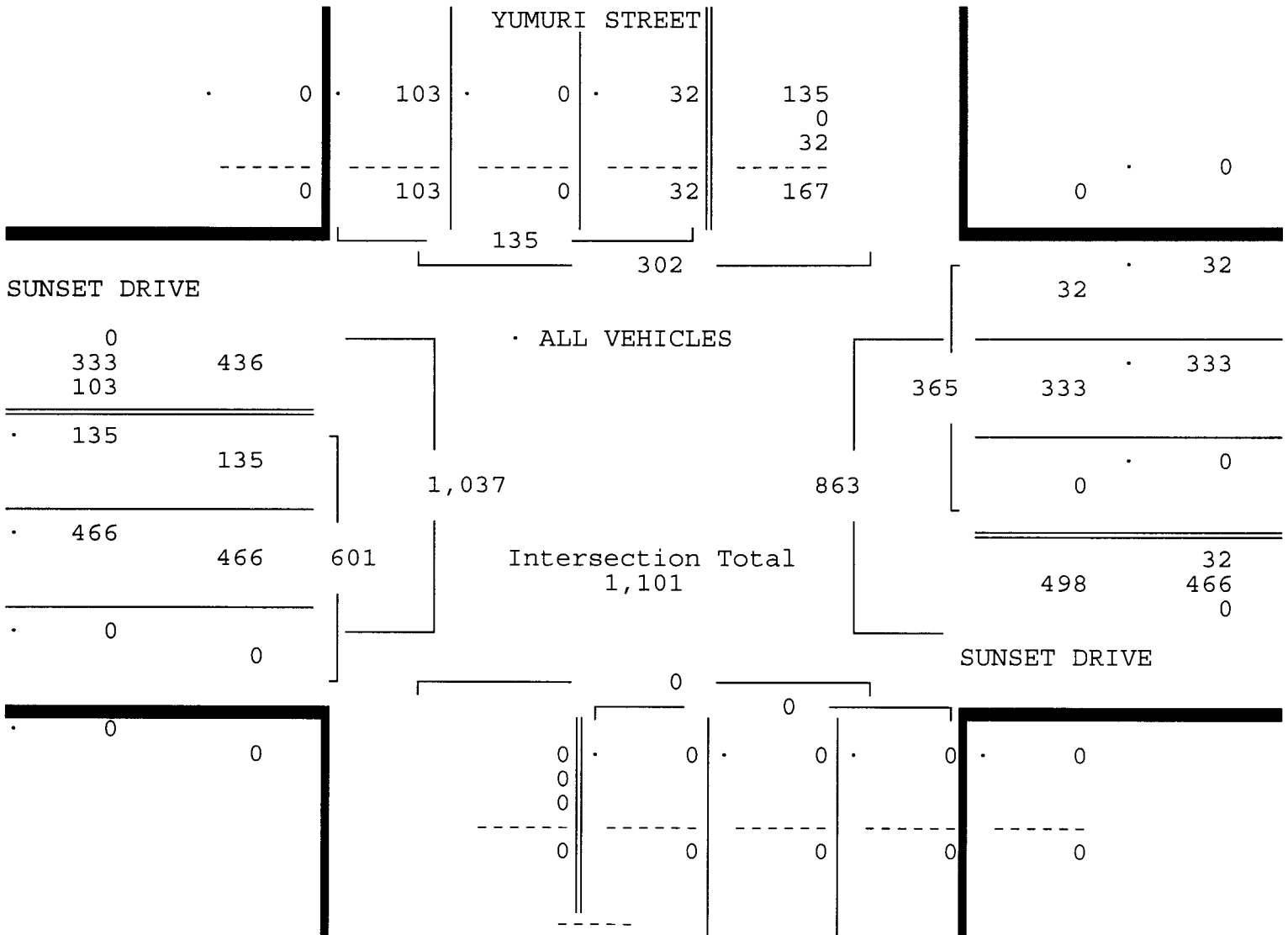
SUNSET DRIVE & YUMURI STREET
 CORAL GABLES, FLORIDA
 COUNTED BY: RALPH ESPADA
 SIGNALIZED

Traffic Survey Specialists, Inc.
 624 Gardenia Terrace
 Delray Beach, Florida 33444
 Phone (561) 272-3255

Site Code : 00140154
 Start Date: 07/15/14
 File I.D. : SUSNYUMU
 Page : 2

ALL VEHICLES

YUMURI STREET					SUNSET DRIVE				-----				SUNSET DRIVE						
From North					From East				From South				From West						
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right	Total
Date 07/15/14 -----																			
Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 07/15/14																			
Peak start 08:00					08:00				08:00				08:00						
Volume	0	32	0	103	0	0	333	32	0	0	0	0	0	0	135	466	0		
Percent	0%	24%	0%	76%	0%	0%	91%	9%	0%	0%	0%	0%	0%	0%	22%	78%	0%		
Pk total	135				365				0					601					
Highest	08:30				08:45				07:00					08:45					
Volume	0	6	0	34	0	0	99	12	0	0	0	0	0	0	44	116	0		
Hi total	40				111				0					160					
PHF	.84				.82				.0					.94					



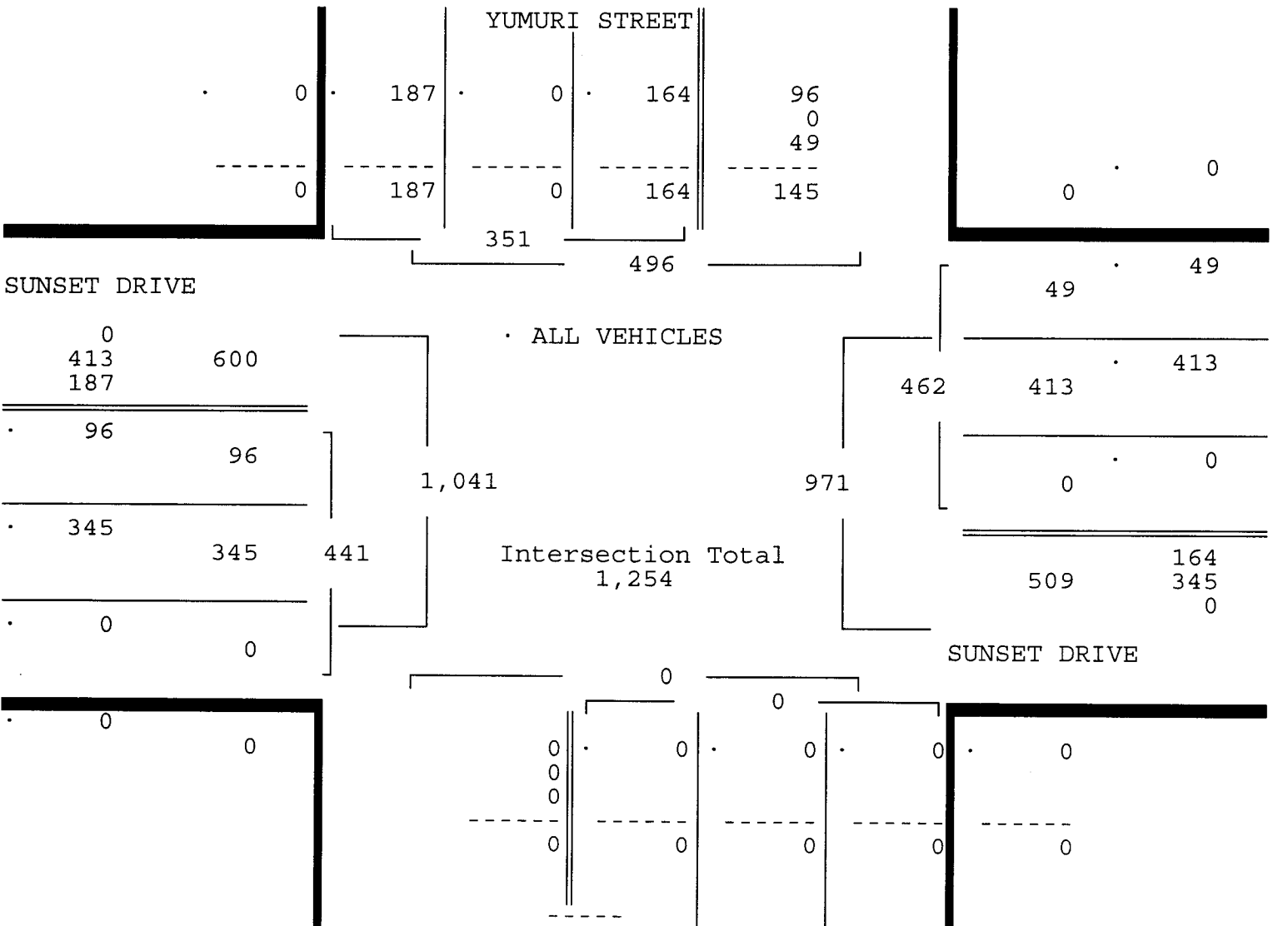
SUNSET DRIVE & YUMURI STREET
 CORAL GABLES, FLORIDA
 COUNTED BY: RALPH ESPADA
 SIGNALIZED

Traffic Survey Specialists, Inc.
 624 Gardenia Terrace
 Delray Beach, Florida 33444
 Phone (561) 272-3255

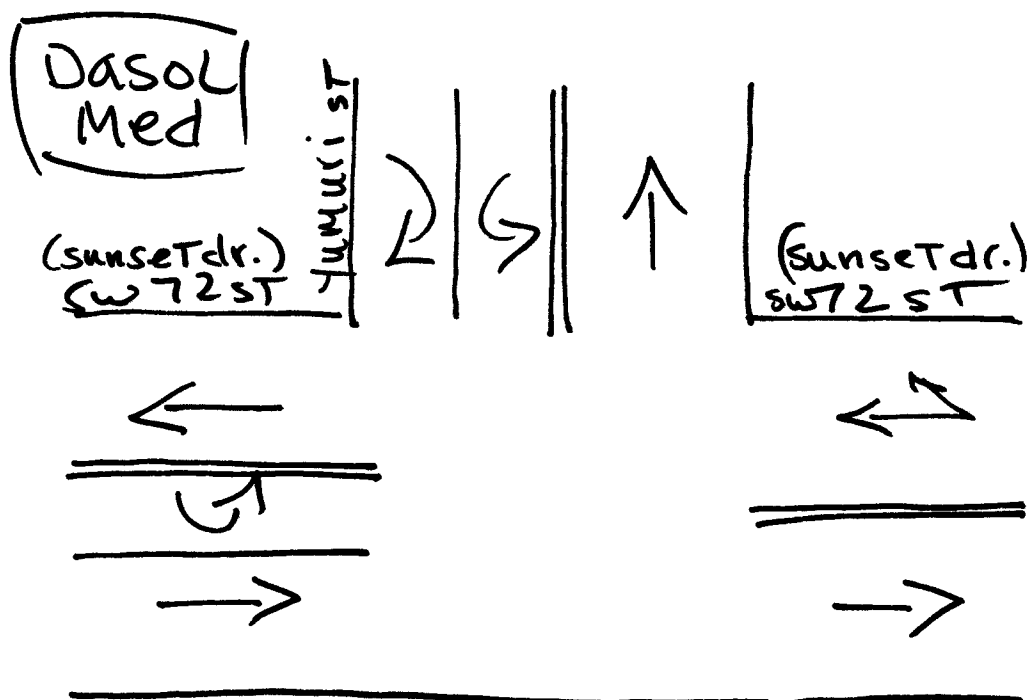
Site Code : 00140154
 Start Date: 07/15/14
 File I.D. : SUSNYUMU
 Page : 3

ALL VEHICLES

YUMURI STREET					SUNSET DRIVE				-----				SUNSET DRIVE						
From North					From East				From South				From West						
UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right		UTurn	Left	Thru	Right	Total
Date 07/15/14 -----																			
Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 07/15/14																			
Peak start 16:15					16:15				16:15				16:15						
Volume	0	164	0	187	0	0	413	49	0	0	0	0	0	96	345	0			
Percent	0%	47%	0%	53%	0%	0%	89%	11%	0%	0%	0%	0%	0%	22%	78%	0%			
Pk total	351				462				0					441					
Highest	17:00				16:15				07:00					16:30					
Volume	0	49	0	56	0	0	107	23	0	0	0	0	0	27	101	0			
Hi total	105				130				0					128					
PHF	.84				.89				.0					.86					



↑
North



Coral Gables, Florida
July 15, 2014
drawn by: Luis Palomino
signalized

Signal Timings

TOD Schedule Report
for 5128: Red Rd&San Remo Av

Print Date:
5/4/2014

Print Time:
8:30 AM

<u>Asset</u>	<u>Intersection</u>	<u>TOD Schedule</u>	<u>Op Mode</u>	<u>Plan #</u>	<u>Cycle</u>	<u>Offset</u>	<u>TOD Setting</u>	<u>Active PhaseBank</u>	<u>Active Maximum</u>
5128	Red Rd&San Remo Av	DOW-1		N/A	0	0	N/A	0	Max 0

Splits

<u>PH 1</u>	<u>PH 2</u>	<u>PH 3</u>	<u>PH 4</u>	<u>PH 5</u>	<u>PH 6</u>	<u>PH 7</u>	<u>PH 8</u>
-	SBT	-	WBT	-	NBT	WBL	EBT
0	0	0	0	0	0	0	0



Active Phase Bank: Phase Bank 1

<u>Phase</u>	<u>Walk</u>	<u>Don't Walk</u>	<u>Min Initial</u>	<u>Veh Ext</u>	<u>Max Limit</u>	<u>Max 2</u>	<u>Yellow</u>	<u>Red</u>
<u>Phase Bank</u>								
	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	1 2 3	
1 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
2 SBT	7 - 7 - 7	11 - 11 - 11	7 - 7 - 7	1 - 1 - 1	30 - 30 - 30	0 - 30 - 30	4	0.5
3 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
4 WBT	7 - 7 - 7	15 - 15 - 15	15 - 7 - 7	2.5 - 2.5 - 2.5	13 - 13 - 13	53 - 13 - 13	4	0.5
5 -	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0 - 0 - 0	0	0
6 NBT	7 - 7 - 7	11 - 11 - 11	7 - 7 - 7	1 - 1 - 1	30 - 30 - 30	0 - 30 - 30	4	0.5
7 WBL	0 - 0 - 0	0 - 0 - 0	5 - 5 - 5	2 - 2 - 2	5 - 5 - 5	23 - 5 - 5	3	0
8 EBT	7 - 7 - 7	15 - 15 - 15	15 - 7 - 7	2.5 - 2.5 - 2.5	13 - 13 - 13	35 - 13 - 13	4	0.5

Last In Service Date: unknown

Permitted Phases

12345678

Default	-2-4-678
External Permit 0	-2-4-6-8
External Permit 1	-2-4-6-8
External Permit 2	-2-4-6-8

		<u>Green Time</u>										
<u>Current</u>			1	2	3	4	5	6	7	8		
<u>TOD Schedule</u>	<u>Plan</u>	<u>Cycle</u>	-	SBT	-	WBT	-	NBT	WBL	EBT	<u>Ring Offset</u>	<u>Offset</u>
	1	120	0	87	0	25	0	87	7	15	0	43
	2	100	0	67	0	25	0	67	6	16	0	20
	3	140	0	91	0	41	0	91	16	22	0	39
	4	150	0	117	0	25	0	117	7	15	0	25
	5	130	0	94	0	28	0	94	6	19	0	35
	6	180	0	129	0	43	0	129	15	25	0	63
	7	90	0	65	0	17	0	65	0	17	0	28
	8	130	0	90	0	32	0	90	9	20	0	31
	11	130	0	92	0	30	0	92	9	18	0	66
	12	120	0	88	0	24	0	88	6	15	0	42
	13	80	0	55	0	17	0	55	0	17	0	54
	14	140	0	103	0	29	0	103	8	18	0	51
	15	115	0	82	0	25	0	82	6	16	0	51
	16	115	0	82	0	25	0	82	6	16	0	51
	17	180	0	119	0	53	0	119	23	27	0	94
	18	115	0	82	0	25	0	82	6	16	0	51
	19	130	0	90	0	32	0	90	9	20	0	31
	20	160	0	113	0	39	0	113	13	23	0	112
	21	150	0	105	0	35	0	105	8	26	0	51
	23	140	0	91	0	41	0	91	16	22	0	39
	25	150	0	104	0	38	0	104	13	22	0	115

<u>Local TOD Schedule</u>			
<u>Time</u>	<u>Plan</u>	<u>DOW</u>	
0000	13	Su	S
0000	Free	M T W Th F	
0100	Free	Su	S
0130	Free	M T W Th F	
0200	Free	Su	S
0530	Free	M T W Th F	
0600	17	M T W Th F	
0630	7	Su	S
0830	11	Su	S
0930	20	M T W Th F	
1400	21	Su	S
1530	6	M T W Th F	
1830	14	M T W Th F	
1900	1	M T W Th F	
2000	2	M T W Th F	
2200	7	M T W Th F	
2300	13	Su M T W Th F S	

<u>Current Time of Day Function</u>			
<u>Time</u>	<u>Function</u>	<u>Settings *</u>	<u>Day of Week</u>
0000	TOD OUTPUTS	-----	Su S
0100	TOD OUTPUTS	---5---1	Su S
0630	TOD OUTPUTS	-----	Su S

<u>Local Time of Day Function</u>			
<u>Time</u>	<u>Function</u>	<u>Settings *</u>	<u>Day of Week</u>
0000	TOD OUTPUTS	-----	Su S
0000	TOD OUTPUTS	---5---1	M T W ThF
0100	TOD OUTPUTS	---5---1	Su S
0625	TOD OUTPUTS	-----	M T W ThF
0630	TOD OUTPUTS	-----	Su S

<u>* Settings</u>	
Blank - FREE - Phase Bank 1, Max 1	
Blank - Plan - Phase Bank 1, Max 2	
1 - Phase Bank 2, Max 1	
2 - Phase Bank 2, Max 2	
3 - Phase Bank 3, Max 1	
4 - Phase Bank 3, Max 2	
5 - EXTERNAL PERMIT 1	
6 - EXTERNAL PERMIT 2	
7 - X-PED OMIT	
8 - TBA	

<i>No Calendar Defined/Enabled</i>

Current Time of Day Function			
<u>Time</u>	<u>Function</u>	<u>Settings *</u>	<u>Day of Week</u>
0000	TOD OUTPUTS	-----	SuM T W ThF S
0530	TOD OUTPUTS	-----3--	M T W ThF
0630	TOD OUTPUTS	-----2-	M T W ThF
0900	TOD OUTPUTS	-----3--	M T W ThF
1500	TOD OUTPUTS	-----2-	M T W ThF
1900	TOD OUTPUTS	-----3--	M T W ThF
2000	TOD OUTPUTS	-----1	M T W ThF

Local Time of Day Function			
<u>Time</u>	<u>Function</u>	<u>Settings *</u>	<u>Day of Week</u>
0000	TOD OUTPUTS	-----	SuM T W ThF S
0530	TOD OUTPUTS	-----3--	M T W ThF
0600	TOD OUTPUTS	-----1	Su S
0630	TOD OUTPUTS	-----2-	M T W ThF
0900	TOD OUTPUTS	-----3--	M T W ThF
1000	TOD OUTPUTS	-----3--	Su S
1500	TOD OUTPUTS	-----2-	M T W ThF
1900	TOD OUTPUTS	-----3--	M T W ThF
2000	TOD OUTPUTS	-----1	M T W ThF
2000	TOD OUTPUTS	-----1	Su S

* Settings
Blank - FREE - Phase Bank 1, Max 1
Blank - Plan - Phase Bank 1, Max 2
1 - Phase Bank 2, Max 1
2 - Phase Bank 2, Max 2
3 - Phase Bank 3, Max 1
4 - Phase Bank 3, Max 2
5 - EXTERNAL PERMIT 1
6 - EXTERNAL PERMIT 2
7 - X-PED OMIT
8 - TBA

No Calendar Defined/Enabled

Historic Background Growth

14194

Shoma Park Tower

Background Growth Rate

Station	Location	2008	2009	2010	2011	2012	2013
0127	SR 5/US-1 400' E SW 57 Ave	82,000	78,000	77,000	79,500	82,000	74,000
0034	SR 959/Red Rd 200' N SR 5 /US-1	23,500	23,000	22,000	24,500	23,500	21,400
2552	SR 959/Red Rd 200' S Bird Rd	17,200	17,500	17,600	16,700	17,900	18,000
9800	SR 5/US-1 S Granada Blvd	77,000	78,000	83,500	81,500	77,500	74,000
0521	SR 5/US-1 200' S Grand Av	77,500	78,500	87,000	86,500	83,000	85,000
0164	SR 5/US-1 200' S SW 80 St	85,000	78,000	86,500	87,500	90,000	79,000
Total		362,200	353,000	373,600	376,200	373,900	351,400
Yearly Growth			-2.5%	5.8%	0.7%	-0.6%	-6.0%
Growth Trend							-0.5%

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 9800 - SR 5/US-1, 200' S GRANADA BLVD @R-178

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2013	74000 C	N	40000	S 34000	9.00	58.90	4.80
2012	77500 C	N	39500	S 38000	9.00	59.70	3.80
2011	81500 C	N	42000	S 39500	9.00	58.20	5.70
2010	83500 C	N	43000	S 40500	7.87	58.27	5.70
2009	78000 C	N	38500	S 39500	7.98	59.96	5.20
2008	77000 C	N	39000	S 38000	8.07	66.31	5.40
2007	76500 C	N	36000	S 40500	7.90	63.12	5.30
2006	80500 C	N	40000	S 40500	7.39	58.66	4.00
2005	79500 C	N	39500	S 40000	7.70	65.70	7.20
2004	86000 C	N	46500	S 39500	8.20	67.10	7.20
2003	81500 C	N	38500	S 43000	8.10	72.30	2.30
2002	80000 C	N	38500	S 41500	9.20	68.00	3.00
2001	86000 C	N	45500	S 40500	8.20	53.50	2.80
2000	78000 C	N	40000	S 38000	8.20	53.10	2.80
1999	78500 C	N	40000	S 38500	9.10	52.70	2.40
1998	81000 C	N	39000	S 42000	9.30	52.70	1.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 0127 - SR 5/US-1, 400' E OF SW 57 AVE.

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2013	74000	C	N 37500		S 36500	9.00	58.90	5.00
2012	82000	C	N 41000		S 41000	9.00	59.70	5.10
2011	79500	C	N 40000		S 39500	9.00	58.20	3.90
2010	77000	C	N 39000		S 38000	7.87	58.27	4.30
2009	78000	C	N 39000		S 39000	7.98	59.96	4.90
2008	82000	C	N 41500		S 40500	8.07	66.31	3.70
2007	82500	C	N 42000		S 40500	7.90	63.12	3.50
2006	79000	C	N 40000		S 39000	7.39	58.66	8.00
2005	81000	C	N 41500		S 39500	7.70	65.70	5.50
2004	92500	C	N 48500		S 44000	8.20	67.10	4.90
2003	89000	C	N 45000		S 44000	8.10	72.30	3.40
2002	84000	C	N 44000		S 40000	9.20	68.00	4.30
2001	87500	C	N 42000		S 45500	8.20	53.50	3.00
2000	81500	C	N 42500		S 39000	8.20	53.10	3.20
1999	76500	C	N 39500		S 37000	9.10	52.70	4.90
1998	89000	C	N 44000		S 45000	9.30	52.70	3.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 0164 - SR 5/US-1, 200' S DAVIS ST/SW 80 ST

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2013	79000 C	N	38000	S 41000	9.00	58.90	5.00
2012	90000 C	N	43000	S 47000	9.00	59.70	5.10
2011	87500 C	N	44500	S 43000	9.00	58.20	3.90
2010	86500 C	N	43000	S 43500	7.87	58.27	4.30
2009	78000 C	N	40000	S 38000	7.98	59.96	4.90
2008	85000 C	N	43500	S 41500	8.07	66.31	3.70
2007	81500 C	N	41000	S 40500	7.90	63.12	3.50
2006	82000 C	N	40000	S 42000	7.39	58.66	8.00
2005	84500 C	N	41500	S 43000	7.70	65.70	5.50
2004	99000 C	N	50500	S 48500	8.20	67.10	4.90
2003	97000 C	N	50000	S 47000	8.10	72.30	3.40
2002	89000 C	N	45500	S 43500	9.20	68.00	4.30
2001	87000 F	N	43000	S 44000	8.20	53.50	3.00
2000	87000 C	N	43000	S 44000	8.20	53.10	3.20
1999	77000 C	N	37500	S 39500	9.10	52.70	4.90
1998	70500 C	N	34500	S 36000	9.30	52.70	3.30

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 0521 - SR 5/US-1, 200' S GRAND AV(CORAL GABLES)

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2013	85000	C	N 46000	S 39000	9.00	58.90	5.00
2012	83000	C	N 42000	S 41000	9.00	59.70	5.10
2011	86500	C	N 43500	S 43000	9.00	58.20	3.90
2010	87000	C	N 42500	S 44500	7.87	58.27	4.30
2009	78500	C	N 39000	S 39500	7.98	59.96	4.90
2008	77500	C	N 38000	S 39500	8.07	66.31	3.70
2007	85000	C	N 40500	S 44500	7.90	63.12	3.50
2006	78000	C	N 39500	S 38500	7.39	58.66	8.00
2005	80000	C	N 42000	S 38000	7.70	65.70	5.50
2004	93500	C	N 45500	S 48000	8.20	67.10	4.90
2003	84000	C	N 42500	S 41500	8.10	72.30	3.40
2002	89500	C	N 43500	S 46000	9.20	68.00	4.30
2001	85500	C	N 43500	S 42000	8.20	53.50	3.00
2000	84000	C	N 43000	S 41000	8.20	53.10	3.20
1999	90500	C	N 45000	S 45500	9.10	52.70	4.90
1998	82500	C	N 40500	S 42000	9.30	52.70	3.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 2552 - SR959/SW57AVE/RED ROAD, 200'S OF BIRD ROAD/SR 976

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2013	18000 C	N	9400	S	8600	9.00	58.90	4.10
2012	17900 C	N	8900	S	9000	9.00	59.70	5.20
2011	16700 C	N	8300	S	8400	9.00	58.20	4.50
2010	17600 C	N	8700	S	8900	7.87	58.27	3.30
2009	17500 C	N	8700	S	8800	7.98	59.96	5.20
2008	17200 C	N	8900	S	8300	8.07	66.31	5.30
2007	19000 C	N	9200	S	9800	7.90	63.12	4.80
2006	17000 C	N	8100	S	8900	7.39	58.66	7.40
2005	18700 C	N	9300	S	9400	7.70	65.70	2.40
2004	19900 C	N	10000	S	9900	8.20	67.10	8.00
2003	19300 C	N	9600	S	9700	8.10	72.30	3.70
2002	18700 C	N	9300	S	9400	9.20	68.00	3.80
2001	19500 C	N	9700	S	9800	8.20	53.50	3.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 0034 - SR 959/RED RD/SW 57 AV, 200' N SR 5/US-1

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2013	21400 C	N	9400	S 12000	9.00	58.90	5.40
2012	23500 C	N	11000	S 12500	9.00	59.70	10.00
2011	24500 C	N	11500	S 13000	9.00	58.20	3.20
2010	22000 C	N	11500	S 10500	7.87	58.27	3.20
2009	23000 C	N	11500	S 11500	7.98	59.96	4.50
2008	23500 F	N	12000	S 11500	8.07	66.31	5.80
2007	23500 C	N	12000	S 11500	7.90	63.12	5.80
2006	22500 C	N	10500	S 12000	7.39	58.66	13.10
2005	20500 C	N	10000	S 10500	7.70	65.70	11.90
2004	20400 C	N	9900	S 10500	8.20	67.10	11.90
2003	22000 C	N	11000	S 11000	8.10	72.30	3.30
2002	22500 C	N	11500	S 11000	9.20	68.00	3.60
2001	19400 C	N	9400	S 10000	8.20	53.50	2.40
2000	23500 C	N	11500	S 12000	8.20	53.10	3.00
1999	22000 C	N	10500	S 11500	9.10	52.70	2.30
1998	27500 C	N	11500	S 16000	9.30	52.70	1.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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Appendix D




















Intersection Capacity Analysis

Worksheets

Existing Conditions

HCM 2010 Signalized Intersection Capacity Analysis
6: Red Road & San Remo Avenue

14194 Existing AM
7/28/2014

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	6	4	20	33	0	40	0	549	119	110	395	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1863	1863	0	1863	0	1863	1900	1863	1863	0
Adj Flow Rate, veh/h	6	4	22	35	0	32	0	590	128	118	425	0
Adj No. of Lanes	0	1	1	1	0	1	0	2	0	1	2	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	0	2	0	2	2	2	2	0
Opposing Right Turn Influence	Yes			Yes			No			Yes		
Cap, veh/h	39	0	39	95	0	0	0	2403	520	663	3096	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.02	0.02	0.02	0.03	0.00	0.00	0.00	0.87	0.87	0.87	0.87	0.00
Ln Grp Delay, s/veh	73.6	0.0	83.1	73.7	0.0	0.0	0.0	1.8	1.9	2.8	1.4	0.0
Ln Grp LOS	E		F	E				A	A	A	A	
Approach Vol, veh/h		32			35			718			543	
Approach Delay, s/veh		80.1			73.7			1.9			1.7	
Approach LOS		F			E			A			A	
Timer:		1	2	3	4	5	6	7	8			
Assigned Phs			2	3	4		6					
Case No			8.0	1.2	7.0		6.0					
Phs Duration (G+Y+Rc), s			133.0	6.8	7.7		133.0					
Change Period (Y+Rc), s			4.0	3.0	4.0		4.0					
Max Green (Gmax), s			129.0	15.0	25.0		129.0					
Max Allow Headway (MAH), s			4.0	3.8	4.5		4.0					
Max Q Clear (g_c+I1), s			7.1	4.9	4.0		11.6					
Green Ext Time (g_e), s			5.3	0.0	0.1		5.3					
Prob of Phs Call (p_c)			1.00	0.76	0.73		1.00					
Prob of Max Out (p_x)			0.00	0.00	0.00		0.00					
Left-Turn Movement Data												
Assigned Mvmt			5	3	7		1					
Mvmt Sat Flow, veh/h			0	1774	0		731					
Through Movement Data												
Assigned Mvmt			2		4		6					
Mvmt Sat Flow, veh/h			2840		0		3632					
Right-Turn Movement Data												
Assigned Mvmt			12		14		16					
Mvmt Sat Flow, veh/h			594		1583		0					
Left Lane Group Data												
Assigned Mvmt		0	5	3	7	0	1	0	0			
Lane Assignment				(Pr/Pm)	L+T							
Lanes in Grp		0	0	1	1	0	1	0	0			

HCM 2010 Signalized Intersection Capacity Analysis
6: Red Road & San Remo Avenue

14194 Existing AM
7/28/2014

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	2.6	0.0	0.0	0.0	1.2	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.15	0.00	0.00	0.00	0.22	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	0
Lane Assignment	T+R		R					
Lanes in Grp	0	1	0	1	0	0	0	0
Grp Vol (v), veh/h	0	338	0	22	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1572	0	1583	0	0	0	0
Q Serve Time (g_s), s	0.0	5.1	0.0	2.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	5.1	0.0	2.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.38	0.00	1.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1375	0	39	0	0	0	0
V/C Ratio (X)	0.00	0.25	0.00	0.56	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1375	0	268	0	0	0	0
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	1.5	0.0	71.1	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.4	0.0	12.0	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	1.9	0.0	83.1	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	2.2	0.0	0.9	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	0.1	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	2.3	0.0	1.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.14	0.00	0.34	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0





















Intersection Summary

HCM 2010 Ctrl Delay	5.6
HCM 2010 LOS	A

HCM 2010 Signalized Intersection Capacity Analysis

6: Red Road & San Remo Avenue

7/28/2014

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	20	8	40	167	0	146	0	478	68	100	606	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1863	1863	0	1863	0	1863	1900	1863	1863	0
Adj Flow Rate, veh/h	21	8	41	172	0	141	0	493	70	103	625	0
Adj No. of Lanes	0	1	1	1	0	1	0	2	0	1	2	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	0	2	0	2	2	2	2	0
Opposing Right Turn Influence	Yes			Yes			No			Yes		
Cap, veh/h	41	0	60	242	0	0	0	2305	326	668	2760	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.04	0.04	0.04	0.11	0.00	0.00	0.00	0.78	0.78	0.78	0.78	0.00
Ln Grp Delay, s/veh	91.2	0.0	85.2	71.9	0.0	0.0	0.0	4.8	4.8	6.6	4.7	0.0
Ln Grp LOS	F		F	E				A	A	A	A	
Approach Vol, veh/h		70			172			563			728	
Approach Delay, s/veh		87.7			71.9			4.8			4.9	
Approach LOS		F			E			A			A	
Timer:		1	2	3	4	5	6	7	8			
Assigned Phs			2	3	4		6					
Case No			8.0	1.2	7.0		6.0					
Phs Duration (G+Y+Rc), s			123.0	19.8	9.8		123.0					
Change Period (Y+Rc), s			4.0	3.0	4.0		4.0					
Max Green (Gmax), s			119.0	23.0	27.0		119.0					
Max Allow Headway (MAH), s			3.9	3.8	4.6		3.9					
Max Q Clear (g_c+I1), s			8.8	16.6	5.9		14.4					
Green Ext Time (g_e), s			5.3	0.2	0.2		5.3					
Prob of Phs Call (p_c)			1.00	1.00	0.95		1.00					
Prob of Max Out (p_x)			0.00	0.11	0.00		0.00					
Left-Turn Movement Data												
Assigned Mvmt			5	3	7		1					
Mvmt Sat Flow, veh/h			0	1774	0		844					
Through Movement Data												
Assigned Mvmt			2		4		6					
Mvmt Sat Flow, veh/h			3048		0		3632					
Right-Turn Movement Data												
Assigned Mvmt			12		14		16					
Mvmt Sat Flow, veh/h			418		1583		0					
Left Lane Group Data												
Assigned Mvmt		0	5	3	7	0	1	0	0			
Lane Assignment				(Pr/Pm)	L+T							
Lanes in Grp		0	0	1	1	0	1	0	0			

HCM 2010 Signalized Intersection Capacity Analysis

6: Red Road & San Remo Avenue

7/28/2014

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	3.4	0.0	0.0	0.0	3.5	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.20	0.00	0.00	0.00	0.63	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data












Assigned Mvmt	0	12	0	14	0	16	0	0
Lane Assignment	T+R		R					
Lanes in Grp	0	1	0	1	0	0	0	0
Grp Vol (v), veh/h	0	269	0	41	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1603	0	1583	0	0	0	0
Q Serve Time (g_s), s	0.0	6.8	0.0	3.9	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	6.8	0.0	3.9	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.26	0.00	1.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1250	0	60	0	0	0	0
V/C Ratio (X)	0.00	0.21	0.00	0.68	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1250	0	280	0	0	0	0
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	4.4	0.0	72.5	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.4	0.0	12.8	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	4.8	0.0	85.2	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	3.0	0.0	1.7	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.2	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	3.1	0.0	1.9	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.18	0.00	0.63	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 2010 Ctrl Delay	16.2
HCM 2010 LOS	B












HCM 2010 Signalized Intersection Summary
9: Sunset Drive & Yumuri Street

Existing AM
7/24/2014

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Volume (veh/h)	100	415	249	22	25	85		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.90		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1900	1863	1863		
Adj Flow Rate, veh/h	110	456	274	24	27	93		
Adj No. of Lanes	1	1	1	0	1	1		
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	431	779	478	42	688	553		
Arrive On Green	0.08	0.42	0.28	0.28	0.39	0.39		
Sat Flow, veh/h	1774	1863	1689	148	1774	1425		
Grp Volume(v), veh/h	110	456	0	298	27	93		
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1837	1774	1425		
Q Serve(g_s), s	2.0	9.7	0.0	7.2	0.5	2.2		
Cycle Q Clear(g_c), s	2.0	9.7	0.0	7.2	0.5	2.2		
Prop In Lane	1.00			0.08	1.00	1.00		
Lane Grp Cap(c), veh/h	431	779	0	520	688	553		
V/C Ratio(X)	0.25	0.59	0.00	0.57	0.04	0.17		
Avail Cap(c_a), veh/h	536	1626	0	1603	688	553		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	10.8	11.6	0.0	15.8	9.8	10.3		
Incr Delay (d2), s/veh	0.3	0.7	0.0	1.0	0.1	0.7		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	1.0	5.1	0.0	3.7	0.3	2.2		
LnGrp Delay(d),s/veh	11.1	12.3	0.0	16.8	9.9	11.0		
LnGrp LOS	B	B		B	A	B		
Approach Vol, veh/h		566	298		120			
Approach Delay, s/veh		12.0	16.8		10.8			
Approach LOS		B	B		B			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				26.6		25.0	7.0	19.6
Change Period (Y+Rc), s				5.0		5.0	3.0	5.0
Max Green Setting (Gmax), s				45.0		20.0	7.0	45.0
Max Q Clear Time (g_c+l1), s				11.7		4.2	4.0	9.2
Green Ext Time (p_c), s				5.4		0.3	0.1	5.4
Intersection Summary								
HCM 2010 Ctrl Delay			13.3					
HCM 2010 LOS			B					

HCM 2010 Signalized Intersection Summary
9: Sunset Drive & Yumuri Street

14194 Existing PM
7/28/2014

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Volume (veh/h)	99	346	392	45	173	180		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.90		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1900	1863	1863		
Adj Flow Rate, veh/h	103	360	408	47	180	188		
Adj No. of Lanes	1	1	1	0	1	1		
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	379	885	578	67	621	499		
Arrive On Green	0.07	0.48	0.35	0.35	0.35	0.35		
Sat Flow, veh/h	1774	1863	1640	189	1774	1425		
Grp Volume(v), veh/h	103	360	0	455	180	188		
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1829	1774	1425		
Q Serve(g_s), s	1.9	7.2	0.0	12.3	4.2	5.6		
Cycle Q Clear(g_c), s	1.9	7.2	0.0	12.3	4.2	5.6		
Prop In Lane	1.00			0.10	1.00	1.00		
Lane Grp Cap(c), veh/h	379	885	0	644	621	499		
V/C Ratio(X)	0.27	0.41	0.00	0.71	0.29	0.38		
Avail Cap(c_a), veh/h	472	1467	0	1441	621	499		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	10.9	9.8	0.0	16.0	13.4	13.9		
Incr Delay (d2), s/veh	0.4	0.3	0.0	1.4	1.2	2.2		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	1.0	3.7	0.0	6.5	2.3	5.2		
LnGrp Delay(d),s/veh	11.3	10.1	0.0	17.4	14.6	16.1		
LnGrp LOS	B	B		B	B	B		
Approach Vol, veh/h		463	455		368			
Approach Delay, s/veh		10.3	17.4		15.4			
Approach LOS		B	B		B			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				32.1		25.0	7.0	25.1
Change Period (Y+Rc), s				5.0		5.0	3.0	5.0
Max Green Setting (Gmax), s				45.0		20.0	7.0	45.0
Max Q Clear Time (g_c+l1), s				9.2		7.6	3.9	14.3
Green Ext Time (p_c), s				6.0		0.9	0.1	5.9
Intersection Summary								
HCM 2010 Ctrl Delay			14.3					
HCM 2010 LOS			B					

Intersection												
Intersection Delay, s/veh	8.5											
Intersection LOS	A											
Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEU	NEL	NET	NER
Vol, veh/h	0	4	55	34	0	1	20	1	0	67	94	8
Peak Hour Factor	0.92	0.78	0.78	0.78	0.92	0.78	0.78	0.78	0.92	0.78	0.78	0.78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	5	71	44	0	1	26	1	0	86	121	10
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	SE	NW	NE
Opposing Approach	NW	SE	SW
Opposing Lanes	1	1	1
Conflicting Approach Left	SW	NE	SE
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NE	SW	NW
Conflicting Lanes Right	1	1	1
HCM Control Delay	8.1	7.8	8.9
HCM LOS	A	A	A

Lane	NELn1	NWLn1	SELn1	SWLn1
Vol Left, %	40%	5%	4%	11%
Vol Thru, %	56%	91%	59%	70%
Vol Right, %	5%	5%	37%	19%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	169	22	93	37
LT Vol	94	20	55	26
Through Vol	8	1	34	7
RT Vol	67	1	4	4
Lane Flow Rate	217	28	119	47
Geometry Grp	1	1	1	1
Degree of Util (X)	0.257	0.036	0.144	0.058
Departure Headway (Hd)	4.388	4.656	4.36	4.414
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	823	772	826	814
Service Time	2.388	2.665	2.365	2.426
HCM Lane V/C Ratio	0.264	0.036	0.144	0.058
HCM Control Delay	8.9	7.8	8.1	7.7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1	0.1	0.5	0.2

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement	SWU	SWL	SWT	SWR
Vol, veh/h	0	4	26	7
Peak Hour Factor	0.92	0.78	0.78	0.78
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	5	33	9
Number of Lanes	0	0	1	0

Approach	SW
Opposing Approach	NE
Opposing Lanes	1
Conflicting Approach Left	NW
Conflicting Lanes Left	1
Conflicting Approach Right	SE
Conflicting Lanes Right	1
HCM Control Delay	7.7
HCM LOS	A

Lane

Intersection												
Intersection Delay, s/veh	8.7											
Intersection LOS	A											
Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEU	NEL	NET	NER
Vol, veh/h	0	10	54	42	0	10	38	1	0	59	79	22
Peak Hour Factor	0.92	0.84	0.84	0.84	0.92	0.84	0.84	0.84	0.92	0.84	0.84	0.84
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	12	64	50	0	12	45	1	0	70	94	26
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	SE	NW	NE
Opposing Approach	NW	SE	SW
Opposing Lanes	1	1	1
Conflicting Approach Left	SW	NE	SE
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NE	SW	NW
Conflicting Lanes Right	1	1	1
HCM Control Delay	8.5	8.4	9
HCM LOS	A	A	A

Lane	NELn1	NWLn1	SELn1	SWLn1
Vol Left, %	37%	20%	9%	4%
Vol Thru, %	49%	78%	51%	82%
Vol Right, %	14%	2%	40%	14%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	160	49	106	124
LT Vol	79	38	54	102
Through Vol	22	1	42	17
RT Vol	59	10	10	5
Lane Flow Rate	190	58	126	148
Geometry Grp	1	1	1	1
Degree of Util (X)	0.24	0.079	0.16	0.185
Departure Headway (Hd)	4.53	4.896	4.566	4.514
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	792	730	785	794
Service Time	2.561	2.935	2.6	2.547
HCM Lane V/C Ratio	0.24	0.079	0.161	0.186
HCM Control Delay	9	8.4	8.5	8.6
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.9	0.3	0.6	0.7

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement	SWU	SWL	SWT	SWR
Vol, veh/h	0	5	102	17
Peak Hour Factor	0.92	0.84	0.84	0.84
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	6	121	20
Number of Lanes	0	0	1	0

Approach	SW
Opposing Approach	NE
Opposing Lanes	1
Conflicting Approach Left	NW
Conflicting Lanes Left	1
Conflicting Approach Right	SE
Conflicting Lanes Right	1
HCM Control Delay	8.6
HCM LOS	A

Lane

Intersection						
Int Delay, s/veh	1.3					
Movement	NBT	NBR	SBL	SBT	SWL	SWR
Vol, veh/h	446	139	116	438	30	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	-	120	-	0	50
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	519	162	135	509	35	63
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	680	0	1123	340
Stage 1	-	-	-	-	599	-
Stage 2	-	-	-	-	524	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	908	-	199	656
Stage 1	-	-	-	-	511	-
Stage 2	-	-	-	-	559	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	908	-	169	656
Mov Cap-2 Maneuver	-	-	-	-	169	-
Stage 1	-	-	-	-	511	-
Stage 2	-	-	-	-	476	-
Approach	NB		SB		SW	
HCM Control Delay, s					18.5	
HCM LOS					C	
Minor Lane/Major Mvmt	NBT	NBR	SBL	SBT	SWLn1	SWLn2
Capacity (veh/h)	-	-	908	-	169	656
HCM Lane V/C Ratio	-	-	0.149	-	0.206	0.096
HCM Control Delay (s)	-	-	9.7	-	31.8	11.1
HCM Lane LOS	-	-	A	-	D	B
HCM 95th %tile Q(veh)	-	-	1	-	1	0

Intersection

Int Delay, s/veh 6.7

Movement	NBT	NBR	SBL	SBT	SWL	SWR
Vol, veh/h	510	117	129	566	119	124
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	-	120	-	0	50
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	531	122	134	590	124	129

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	653
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.22
Pot Cap-1 Maneuver	-	-	930
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	930
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	NB	SB	SW
HCM Control Delay, s			42.9
HCM LOS			E

Minor Lane/Major Mvmt	NBT	NBR	SBL	SBT	SWLn1	SWLn2
Capacity (veh/h)	-	-	930	-	163	669
HCM Lane V/C Ratio	-	-	0.144	-	0.76	0.193
HCM Control Delay (s)	-	-	9.5	-	75.5	11.7
HCM Lane LOS	-	-	A	-	F	B
HCM 95th %tile Q(veh)	-	-	1	-	5	1

Intersection

Int Delay, s/veh 1.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	18	27	6	134	142	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	74	74	74	74	74	74
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	36	8	181	192	15

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	396	199	207 0
Stage 1	199	-	- -
Stage 2	197	-	- -
Critical Hdwy	6.42	6.22	4.12 -
Critical Hdwy Stg 1	5.42	-	- -
Critical Hdwy Stg 2	5.42	-	- -
Follow-up Hdwy	3.518	3.318	2.218 -
Pot Cap-1 Maneuver	609	842	1364 -
Stage 1	835	-	- -
Stage 2	836	-	- -
Platoon blocked, %			- -
Mov Cap-1 Maneuver	605	842	1364 -
Mov Cap-2 Maneuver	605	-	- -
Stage 1	835	-	- -
Stage 2	830	-	- -

Approach	EB	NB	SB
HCM Control Delay, s	10.4	0.3	
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1364	-	728	-	-
HCM Lane V/C Ratio	0.006	-	0.084	-	-
HCM Control Delay (s)	7.7	0	10.4	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection

Int Delay, s/veh 1.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	29	50	16	251	239	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	32	56	18	279	266	22

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	591	277	288 0
Stage 1	277	-	- -
Stage 2	314	-	- -
Critical Hdwy	6.42	6.22	4.12 -
Critical Hdwy Stg 1	5.42	-	- -
Critical Hdwy Stg 2	5.42	-	- -
Follow-up Hdwy	3.518	3.318	2.218 -
Pot Cap-1 Maneuver	470	762	1274 -
Stage 1	770	-	- -
Stage 2	741	-	- -
Platoon blocked, %			- -
Mov Cap-1 Maneuver	462	762	1274 -
Mov Cap-2 Maneuver	462	-	- -
Stage 1	770	-	- -
Stage 2	728	-	- -




















Approach	EB	NB	SB
HCM Control Delay, s	11.8	0.5	
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1274	-	615	-	-
HCM Lane V/C Ratio	0.014	-	0.143	-	-
HCM Control Delay (s)	7.9	0	11.8	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Future without Project Conditions

HCM 2010 Signalized Intersection Capacity Analysis
6: Red Road & San Remo Avenue

14194 Without Project AM
7/28/2014

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	6	4	21	33	0	42	0	562	121	122	428	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1863	1863	0	1863	0	1863	1900	1863	1863	0
Adj Flow Rate, veh/h	6	4	23	35	0	34	0	604	130	131	460	0
Adj No. of Lanes	0	1	1	1	0	1	0	2	0	1	2	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	0	2	0	2	2	2	2	0
Opposing Right Turn Influence	Yes			Yes			No			Yes		
Cap, veh/h	39	0	40	95	0	0	0	2406	517	653	3095	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.03	0.03	0.03	0.03	0.00	0.00	0.00	0.87	0.87	0.87	0.87	0.00
Ln Grp Delay, s/veh	73.6	0.0	83.7	73.7	0.0	0.0	0.0	1.9	1.9	3.0	1.4	0.0
Ln Grp LOS	E		F	E				A	A	A	A	
Approach Vol, veh/h		33			35			734			591	
Approach Delay, s/veh		80.6			73.7			1.9			1.8	
Approach LOS		F			E			A			A	
Timer:		1	2	3	4	5	6	7	8			
Assigned Phs			2	3	4		6					
Case No			8.0	1.2	7.0		6.0					
Phs Duration (G+Y+Rc), s			133.0	6.8	7.7		133.0					
Change Period (Y+Rc), s			4.0	3.0	4.0		4.0					
Max Green (Gmax), s			129.0	15.0	25.0		129.0					
Max Allow Headway (MAH), s			4.0	3.8	4.5		4.0					
Max Q Clear (g_c+I1), s			7.2	4.9	4.1		12.5					
Green Ext Time (g_e), s			5.7	0.0	0.1		5.7					
Prob of Phs Call (p_c)			1.00	0.76	0.74		1.00					
Prob of Max Out (p_x)			0.00	0.00	0.00		0.00					
Left-Turn Movement Data												
Assigned Mvmt			5	3	7		1					
Mvmt Sat Flow, veh/h			0	1774	0		720					
Through Movement Data												
Assigned Mvmt			2		4		6					
Mvmt Sat Flow, veh/h			2844		0		3632					
Right-Turn Movement Data												
Assigned Mvmt			12		14		16					
Mvmt Sat Flow, veh/h			591		1583		0					
Left Lane Group Data												
Assigned Mvmt		0	5	3	7	0	1	0	0			
Lane Assignment				(Pr/Pm)	L+T							
Lanes in Grp		0	0	1	1	0	1	0	0			

HCM 2010 Signalized Intersection Capacity Analysis
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3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	2.6	0.0	0.0	0.0	1.4	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.16	0.00	0.00	0.00	0.24	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data





















Assigned Mvmt	0	12	0	14	0	16	0	0
Lane Assignment	T+R		R					
Lanes in Grp	0	1	0	1	0	0	0	0
Grp Vol (v), veh/h	0	346	0	23	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1572	0	1583	0	0	0	0
Q Serve Time (g_s), s	0.0	5.2	0.0	2.1	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	5.2	0.0	2.1	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.38	0.00	1.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1375	0	40	0	0	0	0
V/C Ratio (X)	0.00	0.25	0.00	0.58	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1375	0	268	0	0	0	0
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	1.5	0.0	71.1	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.4	0.0	12.6	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	1.9	0.0	83.7	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	2.2	0.0	0.9	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	0.1	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	2.4	0.0	1.1	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.14	0.00	0.35	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 2010 Ctrl Delay	5.5
HCM 2010 LOS	A

HCM 2010 Signalized Intersection Capacity Analysis
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	20	8	41	170	0	160	0	499	69	104	623	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1863	1863	0	1863	0	1863	1900	1863	1863	0
Adj Flow Rate, veh/h	21	8	42	175	0	155	0	514	71	107	642	0
Adj No. of Lanes	0	1	1	1	0	1	0	2	0	1	2	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	0	2	0	2	2	2	2	0
Opposing Right Turn Influence	Yes			Yes			No			Yes		
Cap, veh/h	41	0	61	245	0	0	0	2307	317	651	2753	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.04	0.04	0.04	0.11	0.00	0.00	0.00	0.78	0.78	0.78	0.78	0.00
Ln Grp Delay, s/veh	91.5	0.0	85.4	72.3	0.0	0.0	0.0	4.9	5.0	6.9	4.8	0.0
Ln Grp LOS	F		F	E				A	A	A	A	
Approach Vol, veh/h		71			175			585			749	
Approach Delay, s/veh		87.9			72.3			5.0			5.1	
Approach LOS		F			E			A			A	
Timer:		1	2	3	4	5	6	7	8			
Assigned Phs			2	3	4		6					
Case No			8.0	1.2	7.0		6.0					
Phs Duration (G+Y+Rc), s			123.0	20.1	9.9		123.0					
Change Period (Y+Rc), s			4.0	3.0	4.0		4.0					
Max Green (Gmax), s			119.0	23.0	27.0		119.0					
Max Allow Headway (MAH), s			3.9	3.8	4.6		3.9					
Max Q Clear (g_c+I1), s			9.2	16.9	6.0		15.3					
Green Ext Time (g_e), s			5.5	0.2	0.2		5.5					
Prob of Phs Call (p_c)			1.00	1.00	0.95		1.00					
Prob of Max Out (p_x)			0.00	0.14	0.00		0.00					
Left-Turn Movement Data												
Assigned Mvmt			5	3	7		1					
Mvmt Sat Flow, veh/h			0	1774	0		827					
Through Movement Data												
Assigned Mvmt			2		4		6					
Mvmt Sat Flow, veh/h			3059		0		3632					
Right-Turn Movement Data												
Assigned Mvmt			12		14		16					
Mvmt Sat Flow, veh/h			408		1583		0					
Left Lane Group Data												
Assigned Mvmt		0	5	3	7	0	1	0	0			
Lane Assignment				(Pr/Pm)	L+T							
Lanes in Grp		0	0	1	1	0	1	0	0			

HCM 2010 Signalized Intersection Capacity Analysis
6: Red Road & San Remo Avenue

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3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	3.5	0.0	0.0	0.0	3.7	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.21	0.00	0.00	0.00	0.66	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	0
Lane Assignment	T+R		R					
Lanes in Grp	0	1	0	1	0	0	0	0
Grp Vol (v), veh/h	0	279	0	42	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1604	0	1583	0	0	0	0
Q Serve Time (g_s), s	0.0	7.2	0.0	4.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	7.2	0.0	4.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.25	0.00	1.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1248	0	61	0	0	0	0
V/C Ratio (X)	0.00	0.22	0.00	0.69	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1248	0	279	0	0	0	0
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	4.6	0.0	72.6	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.4	0.0	12.8	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	5.0	0.0	85.4	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	3.1	0.0	1.8	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.2	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	3.2	0.0	2.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.19	0.00	0.65	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0












Intersection Summary

HCM 2010 Ctrl Delay	16.2
HCM 2010 LOS	B

HCM 2010 Signalized Intersection Summary
9: Sunset Drive & Yumuri Street












14194 Without Project AM

7/28/2014

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Volume (veh/h)	157	423	254	32	27	94		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.90		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1900	1863	1863		
Adj Flow Rate, veh/h	173	465	279	35	30	103		
Adj No. of Lanes	1	1	1	0	1	1		
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	452	820	471	59	662	532		
Arrive On Green	0.09	0.44	0.29	0.29	0.37	0.37		
Sat Flow, veh/h	1774	1863	1623	204	1774	1425		
Grp Volume(v), veh/h	173	465	0	314	30	103		
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1827	1774	1425		
Q Serve(g_s), s	3.3	10.0	0.0	7.9	0.6	2.6		
Cycle Q Clear(g_c), s	3.3	10.0	0.0	7.9	0.6	2.6		
Prop In Lane	1.00			0.11	1.00	1.00		
Lane Grp Cap(c), veh/h	452	820	0	531	662	532		
V/C Ratio(X)	0.38	0.57	0.00	0.59	0.05	0.19		
Avail Cap(c_a), veh/h	518	1565	0	1535	662	532		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	11.0	11.2	0.0	16.3	10.7	11.3		
Incr Delay (d2), s/veh	0.5	0.6	0.0	1.1	0.1	0.8		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	1.7	5.2	0.0	4.1	0.3	2.6		
LnGrp Delay(d),s/veh	11.6	11.8	0.0	17.3	10.8	12.1		
LnGrp LOS	B	B		B	B	B		
Approach Vol, veh/h		638	314		133			
Approach Delay, s/veh		11.7	17.3		11.8			
Approach LOS		B	B		B			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				28.6		25.0	8.0	20.6
Change Period (Y+Rc), s				5.0		5.0	3.0	5.0
Max Green Setting (Gmax), s				45.0		20.0	7.0	45.0
Max Q Clear Time (g_c+l1), s				12.0		4.6	5.3	9.9
Green Ext Time (p_c), s				5.6		0.3	0.1	5.7
Intersection Summary								
HCM 2010 Ctrl Delay			13.4					
HCM 2010 LOS			B					

HCM 2010 Signalized Intersection Summary
9: Sunset Drive & Yumuri Street

14194 Without Project PM
7/28/2014

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Volume (veh/h)	101	353	400	46	176	184		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.90		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1900	1863	1863		
Adj Flow Rate, veh/h	105	368	417	48	183	192		
Adj No. of Lanes	1	1	1	0	1	1		
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	378	895	587	68	615	494		
Arrive On Green	0.07	0.48	0.36	0.36	0.35	0.35		
Sat Flow, veh/h	1774	1863	1641	189	1774	1425		
Grp Volume(v), veh/h	105	368	0	465	183	192		
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1829	1774	1425		
Q Serve(g_s), s	2.0	7.4	0.0	12.6	4.3	5.9		
Cycle Q Clear(g_c), s	2.0	7.4	0.0	12.6	4.3	5.9		
Prop In Lane	1.00			0.10	1.00	1.00		
Lane Grp Cap(c), veh/h	378	895	0	655	615	494		
V/C Ratio(X)	0.28	0.41	0.00	0.71	0.30	0.39		
Avail Cap(c_a), veh/h	468	1452	0	1426	615	494		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	10.9	9.7	0.0	16.0	13.7	14.2		
Incr Delay (d2), s/veh	0.4	0.3	0.0	1.4	1.2	2.3		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	1.0	3.9	0.0	6.6	2.3	5.4		
LnGrp Delay(d),s/veh	11.3	10.0	0.0	17.4	15.0	16.5		
LnGrp LOS	B	B		B	B	B		
Approach Vol, veh/h		473	465		375			
Approach Delay, s/veh		10.3	17.4		15.8			
Approach LOS		B	B		B			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				32.7		25.0	7.1	25.7
Change Period (Y+Rc), s				5.0		5.0	3.0	5.0
Max Green Setting (Gmax), s				45.0		20.0	7.0	45.0
Max Q Clear Time (g_c+l1), s				9.4		7.9	4.0	14.6
Green Ext Time (p_c), s				6.2		1.0	0.1	6.0
Intersection Summary								
HCM 2010 Ctrl Delay			14.4					
HCM 2010 LOS			B					

Intersection												
Intersection Delay, s/veh	8.6											
Intersection LOS	A											
Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEU	NEL	NET	NER
Vol, veh/h	0	4	66	35	0	1	22	1	0	68	96	8
Peak Hour Factor	0.92	0.78	0.78	0.78	0.92	0.78	0.78	0.78	0.92	0.78	0.78	0.78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	5	85	45	0	1	28	1	0	87	123	10
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	SE	NW	NE
Opposing Approach	NW	SE	SW
Opposing Lanes	1	1	1
Conflicting Approach Left	SW	NE	SE
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NE	SW	NW
Conflicting Lanes Right	1	1	1
HCM Control Delay	8.3	7.9	9.1
HCM LOS	A	A	A

Lane	NELn1	NWLn1	SELn1	SWLn1
Vol Left, %	40%	4%	4%	19%
Vol Thru, %	56%	92%	63%	64%
Vol Right, %	5%	4%	33%	17%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	172	24	105	42
LT Vol	96	22	66	27
Through Vol	8	1	35	7
RT Vol	68	1	4	8
Lane Flow Rate	221	31	135	54
Geometry Grp	1	1	1	1
Degree of Util (X)	0.271	0.04	0.165	0.067
Departure Headway (Hd)	4.426	4.707	4.411	4.496
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	814	761	814	797
Service Time	2.445	2.732	2.43	2.521
HCM Lane V/C Ratio	0.271	0.041	0.166	0.068
HCM Control Delay	9.1	7.9	8.3	7.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1.1	0.1	0.6	0.2

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement	SWU	SWL	SWT	SWR
Vol, veh/h	0	8	27	7
Peak Hour Factor	0.92	0.78	0.78	0.78
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	10	35	9
Number of Lanes	0	0	1	0

Approach SW

Opposing Approach	NE
Opposing Lanes	1
Conflicting Approach Left	NW
Conflicting Lanes Left	1
Conflicting Approach Right	SE
Conflicting Lanes Right	1
HCM Control Delay	7.8
HCM LOS	A

Lane

Intersection												
Intersection Delay, s/veh	8.8											
Intersection LOS	A											
Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEU	NEL	NET	NER
Vol, veh/h	0	10	57	43	0	10	50	5	0	60	81	22
Peak Hour Factor	0.92	0.84	0.84	0.84	0.92	0.84	0.84	0.84	0.92	0.84	0.84	0.84
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	12	68	51	0	12	60	6	0	71	96	26
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	SE	NW	NE
Opposing Approach	NW	SE	SW
Opposing Lanes	1	1	1
Conflicting Approach Left	SW	NE	SE
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NE	SW	NW
Conflicting Lanes Right	1	1	1
HCM Control Delay	8.6	8.5	9.2
HCM LOS	A	A	A

Lane	NELn1	NWLn1	SELn1	SWLn1
Vol Left, %	37%	15%	9%	5%
Vol Thru, %	50%	77%	52%	82%
Vol Right, %	13%	8%	39%	13%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	163	65	110	127
LT Vol	81	50	57	104
Through Vol	22	5	43	17
RT Vol	60	10	10	6
Lane Flow Rate	194	77	131	151
Geometry Grp	1	1	1	1
Degree of Util (X)	0.248	0.105	0.168	0.193
Departure Headway (Hd)	4.598	4.884	4.618	4.586
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	780	731	774	780
Service Time	2.637	2.93	2.66	2.626
HCM Lane V/C Ratio	0.249	0.105	0.169	0.194
HCM Control Delay	9.2	8.5	8.6	8.7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1	0.4	0.6	0.7

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement	SWU	SWL	SWT	SWR
Vol, veh/h	0	6	104	17
Peak Hour Factor	0.92	0.84	0.84	0.84
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	7	124	20
Number of Lanes	0	0	1	0

Approach SW

Opposing Approach	NE
Opposing Lanes	1
Conflicting Approach Left	NW
Conflicting Lanes Left	1
Conflicting Approach Right	SE
Conflicting Lanes Right	1
HCM Control Delay	8.7
HCM LOS	A

Lane

Intersection

Int Delay, s/veh 2.1

Movement	NBT	NBR	SBL	SBT	SWL	SWR
Vol, veh/h	458	142	119	482	55	31
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	-	120	-	0	50
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	533	165	138	560	64	36

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	698
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.22
Pot Cap-1 Maneuver	-	-	894
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	894
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	NB	SB	SW
HCM Control Delay, s			31.6
HCM LOS			D

Minor Lane/Major Mvmt	NBT	NBR	SBL	SBT	SWLn1	SWLn2
Capacity (veh/h)	-	-	894	-	156	647
HCM Lane V/C Ratio	-	-	0.155	-	0.41	0.056
HCM Control Delay (s)	-	-	9.8	-	43.2	10.9
HCM Lane LOS	-	-	A	-	E	B
HCM 95th %tile Q(veh)	-	-	1	-	2	0

Intersection

Int Delay, s/veh 8.1

Movement	NBT	NBR	SBL	SBT	SWL	SWR
Vol, veh/h	542	119	132	585	121	126
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	-	120	-	0	50
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	565	124	138	609	126	131

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	689
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.22
Pot Cap-1 Maneuver	-	-	901
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	901
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	NB	SB	SW
HCM Control Delay, s			53.3
HCM LOS			F

Minor Lane/Major Mvmt	NBT	NBR	SBL	SBT	SWLn1	SWLn2
Capacity (veh/h)	-	-	901	-	149	652
HCM Lane V/C Ratio	-	-	0.153	-	0.846	0.201
HCM Control Delay (s)	-	-	9.7	-	96.5	11.9
HCM Lane LOS	-	-	A	-	F	B
HCM 95th %tile Q(veh)	-	-	1	-	6	1

Intersection

Int Delay, s/veh 1.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	18	28	6	138	160	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	74	74	74	74	74	74
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	38	8	186	216	15

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	427	224	231 0
Stage 1	224	-	- -
Stage 2	203	-	- -
Critical Hdwy	6.42	6.22	4.12 -
Critical Hdwy Stg 1	5.42	-	- -
Critical Hdwy Stg 2	5.42	-	- -
Follow-up Hdwy	3.518	3.318	2.218 -
Pot Cap-1 Maneuver	584	815	1337 -
Stage 1	813	-	- -
Stage 2	831	-	- -
Platoon blocked, %			- -
Mov Cap-1 Maneuver	580	815	1337 -
Mov Cap-2 Maneuver	580	-	- -
Stage 1	813	-	- -
Stage 2	825	-	- -

Approach	EB	NB	SB
HCM Control Delay, s	10.6	0.3	
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1337	-	703	-	-
HCM Lane V/C Ratio	0.006	-	0.088	-	-
HCM Control Delay (s)	7.7	0	10.6	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection

Int Delay, s/veh 1.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	30	51	16	271	247	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	57	18	301	274	22

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	623	286	297 0
Stage 1	286	-	- -
Stage 2	337	-	- -
Critical Hdwy	6.42	6.22	4.12 -
Critical Hdwy Stg 1	5.42	-	- -
Critical Hdwy Stg 2	5.42	-	- -
Follow-up Hdwy	3.518	3.318	2.218 -
Pot Cap-1 Maneuver	450	753	1264 -
Stage 1	763	-	- -
Stage 2	723	-	- -
Platoon blocked, %			- -
Mov Cap-1 Maneuver	442	753	1264 -
Mov Cap-2 Maneuver	442	-	- -
Stage 1	763	-	- -
Stage 2	711	-	- -





















Approach	EB	NB	SB
HCM Control Delay, s	12.1	0.4	
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1264	-	597	-	-
HCM Lane V/C Ratio	0.014	-	0.151	-	-
HCM Control Delay (s)	7.9	0	12.1	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	1	-	-

Future with Project Conditions

HCM 2010 Signalized Intersection Capacity Analysis
6: Red Road & San Remo Avenue

14194 With Project AM
7/28/2014

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	6	4	21	32	0	41	0	562	121	122	439	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1863	1863	0	1863	0	1863	1900	1863	1863	0
Adj Flow Rate, veh/h	6	4	23	34	0	33	0	604	130	131	472	0
Adj No. of Lanes	0	1	1	1	0	1	0	2	0	1	2	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	2	2	2	0	2	0	2	2	2	2	0
Opposing Right Turn Influence	Yes			Yes			No			Yes		
Cap, veh/h	39	0	40	94	0	0	0	2407	517	653	3096	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.03	0.03	0.03	0.03	0.00	0.00	0.00	0.87	0.87	0.87	0.87	0.00
Ln Grp Delay, s/veh	73.6	0.0	83.7	73.6	0.0	0.0	0.0	1.9	1.9	3.0	1.4	0.0
Ln Grp LOS	E		F	E				A	A	A	A	
Approach Vol, veh/h		33			34			734			603	
Approach Delay, s/veh		80.6			73.6			1.9			1.8	
Approach LOS		F			E			A			A	
Timer:		1	2	3	4	5	6	7	8			
Assigned Phs			2	3	4		6					
Case No			8.0	1.2	7.0		6.0					
Phs Duration (G+Y+Rc), s			133.0	6.8	7.7		133.0					
Change Period (Y+Rc), s			4.0	3.0	4.0		4.0					
Max Green (Gmax), s			129.0	15.0	25.0		129.0					
Max Allow Headway (MAH), s			4.0	3.8	4.5		4.0					
Max Q Clear (g_c+I1), s			7.2	4.8	4.1		12.5					
Green Ext Time (g_e), s			5.8	0.0	0.1		5.8					
Prob of Phs Call (p_c)			1.00	0.75	0.74		1.00					
Prob of Max Out (p_x)			0.00	0.00	0.00		0.00					
Left-Turn Movement Data												
Assigned Mvmt			5	3	7		1					
Mvmt Sat Flow, veh/h			0	1774	0		720					
Through Movement Data												
Assigned Mvmt			2		4		6					
Mvmt Sat Flow, veh/h			2844		0		3632					
Right-Turn Movement Data												
Assigned Mvmt			12		14		16					
Mvmt Sat Flow, veh/h			591		1583		0					
Left Lane Group Data												
Assigned Mvmt		0	5	3	7	0	1	0	0			
Lane Assignment				(Pr/Pm)	L+T							
Lanes in Grp		0	0	1	1	0	1	0	0			

HCM 2010 Signalized Intersection Capacity Analysis
6: Red Road & San Remo Avenue

14194 With Project AM
7/28/2014





















3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	2.6	0.0	0.0	0.0	1.4	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.16	0.00	0.00	0.00	0.25	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data

Assigned Mvmt	0	12	0	14	0	16	0	0
Lane Assignment	T+R		R					
Lanes in Grp	0	1	0	1	0	0	0	0
Grp Vol (v), veh/h	0	346	0	23	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1572	0	1583	0	0	0	0
Q Serve Time (g_s), s	0.0	5.2	0.0	2.1	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	5.2	0.0	2.1	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.38	0.00	1.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1375	0	40	0	0	0	0
V/C Ratio (X)	0.00	0.25	0.00	0.58	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1375	0	268	0	0	0	0
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	1.5	0.0	71.1	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.4	0.0	12.6	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	1.9	0.0	83.7	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	2.2	0.0	0.9	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.2	0.0	0.1	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	2.4	0.0	1.1	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.14	0.00	0.35	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 2010 Ctrl Delay	5.4
HCM 2010 LOS	A

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	20	8	41	169	0	159	0	501	68	102	630	0
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q, veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj (A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1900	1863	1863	1863	0	1863	0	1863	1900	1863	1863	0
Adj Flow Rate, veh/h	21	8	42	174	0	154	0	516	70	105	649	0
Adj No. of Lanes	0	1	1	1	0	1	0	2	0	1	2	0
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	0	2	0	2	2	2	2	0
Opposing Right Turn Influence	Yes			Yes			No			Yes		
Cap, veh/h	41	0	61	244	0	0	0	2314	313	651	2755	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prop Arrive On Green	0.04	0.04	0.04	0.11	0.00	0.00	0.00	0.78	0.78	0.78	0.78	0.00
Ln Grp Delay, s/veh	91.4	0.0	85.3	72.2	0.0	0.0	0.0	4.9	5.0	6.8	4.8	0.0
Ln Grp LOS	F		F	E				A	A	A	A	
Approach Vol, veh/h		71			174			586			754	
Approach Delay, s/veh		87.8			72.2			4.9			5.1	
Approach LOS		F			E			A			A	
Timer:		1	2	3	4	5	6	7	8			
Assigned Phs			2	3	4		6					
Case No			8.0	1.2	7.0		6.0					
Phs Duration (G+Y+Rc), s			123.0	20.0	9.9		123.0					
Change Period (Y+Rc), s			4.0	3.0	4.0		4.0					
Max Green (Gmax), s			119.0	23.0	27.0		119.0					
Max Allow Headway (MAH), s			3.9	3.8	4.6		3.9					
Max Q Clear (g_c+I1), s			9.2	16.8	6.0		15.1					
Green Ext Time (g_e), s			5.6	0.2	0.2		5.6					
Prob of Phs Call (p_c)			1.00	1.00	0.95		1.00					
Prob of Max Out (p_x)			0.00	0.13	0.00		0.00					
Left-Turn Movement Data												
Assigned Mvmt			5	3	7		1					
Mvmt Sat Flow, veh/h			0	1774	0		826					
Through Movement Data												
Assigned Mvmt			2		4		6					
Mvmt Sat Flow, veh/h			3067		0		3632					
Right-Turn Movement Data												
Assigned Mvmt			12		14		16					
Mvmt Sat Flow, veh/h			402		1583		0					
Left Lane Group Data												
Assigned Mvmt		0	5	3	7	0	1	0	0			
Lane Assignment				(Pr/Pm)	L+T							
Lanes in Grp		0	0	1	1	0	1	0	0			

HCM 2010 Signalized Intersection Capacity Analysis
6: Red Road & San Remo Avenue

14194 With Project PM
7/28/2014

3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	3.5	0.0	0.0	0.0	3.8	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.21	0.00	0.00	0.00	0.67	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Right Lane Group Data












Assigned Mvmt	0	12	0	14	0	16	0	0
Lane Assignment	T+R		R					
Lanes in Grp	0	1	0	1	0	0	0	0
Grp Vol (v), veh/h	0	280	0	42	0	0	0	0
Grp Sat Flow (s), veh/h/ln	0	1606	0	1583	0	0	0	0
Q Serve Time (g_s), s	0.0	7.2	0.0	4.0	0.0	0.0	0.0	0.0
Cycle Q Clear Time (g_c), s	0.0	7.2	0.0	4.0	0.0	0.0	0.0	0.0
Prot RT Sat Flow (s_R), veh/h/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prot RT Eff Green (g_R), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Prop RT Outside Lane (P_R)	0.00	0.25	0.00	1.00	0.00	0.00	0.00	0.00
Lane Grp Cap (c), veh/h	0	1250	0	61	0	0	0	0
V/C Ratio (X)	0.00	0.22	0.00	0.69	0.00	0.00	0.00	0.00
Avail Cap (c_a), veh/h	0	1250	0	280	0	0	0	0
Upstream Filter (I)	0.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	0.0	4.6	0.0	72.6	0.0	0.0	0.0	0.0
Incr Delay (d2), s/veh	0.0	0.4	0.0	12.8	0.0	0.0	0.0	0.0
Initial Q Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	0.0	5.0	0.0	85.3	0.0	0.0	0.0	0.0
1st-Term Q (Q1), veh/ln	0.0	3.1	0.0	1.8	0.0	0.0	0.0	0.0
2nd-Term Q (Q2), veh/ln	0.0	0.1	0.0	0.2	0.0	0.0	0.0	0.0
3rd-Term Q (Q3), veh/ln	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile Back of Q Factor (f_B%)	0.00	1.00	0.00	1.00	0.00	1.00	0.00	0.00
%ile Back of Q (50%), veh/ln	0.0	3.3	0.0	2.0	0.0	0.0	0.0	0.0
%ile Storage Ratio (RQ%)	0.00	0.19	0.00	0.65	0.00	0.00	0.00	0.00
Initial Q (Qb), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Final (Residual) Q (Qe), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Delay (ds), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Q (Qs), veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sat Cap (cs), veh/h	0	0	0	0	0	0	0	0
Initial Q Clear Time (tc), h	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary

HCM 2010 Ctrl Delay	16.1
HCM 2010 LOS	B












HCM 2010 Signalized Intersection Summary
9: Sunset Drive & Yumuri Street

14194 With Project AM
7/28/2014

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Volume (veh/h)	157	423	254	32	28	95		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.90		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1900	1863	1863		
Adj Flow Rate, veh/h	173	465	279	35	31	104		
Adj No. of Lanes	1	1	1	0	1	1		
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	452	820	471	59	662	532		
Arrive On Green	0.09	0.44	0.29	0.29	0.37	0.37		
Sat Flow, veh/h	1774	1863	1623	204	1774	1425		
Grp Volume(v), veh/h	173	465	0	314	31	104		
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1827	1774	1425		
Q Serve(g_s), s	3.3	10.0	0.0	7.9	0.6	2.6		
Cycle Q Clear(g_c), s	3.3	10.0	0.0	7.9	0.6	2.6		
Prop In Lane	1.00			0.11	1.00	1.00		
Lane Grp Cap(c), veh/h	452	820	0	531	662	532		
V/C Ratio(X)	0.38	0.57	0.00	0.59	0.05	0.20		
Avail Cap(c_a), veh/h	518	1565	0	1535	662	532		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	11.0	11.2	0.0	16.3	10.7	11.3		
Incr Delay (d2), s/veh	0.5	0.6	0.0	1.1	0.1	0.8		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	1.7	5.2	0.0	4.1	0.3	2.6		
LnGrp Delay(d),s/veh	11.6	11.8	0.0	17.3	10.8	12.2		
LnGrp LOS	B	B		B	B	B		
Approach Vol, veh/h		638	314		135			
Approach Delay, s/veh		11.7	17.3		11.9			
Approach LOS		B	B		B			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				28.6		25.0	8.0	20.6
Change Period (Y+Rc), s				5.0		5.0	3.0	5.0
Max Green Setting (Gmax), s				45.0		20.0	7.0	45.0
Max Q Clear Time (g_c+l1), s				12.0		4.6	5.3	9.9
Green Ext Time (p_c), s				5.6		0.3	0.1	5.7
Intersection Summary								
HCM 2010 Ctrl Delay			13.4					
HCM 2010 LOS			B					

HCM 2010 Signalized Intersection Summary
9: Sunset Drive & Yumuri Street

14194 With Project PM
7/28/2014

								
Movement	EBL	EBT	WBT	WBR	SBL	SBR		
Lane Configurations								
Volume (veh/h)	102	353	400	46	177	184		
Number	7	4	8	18	1	16		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00		
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.90		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1900	1863	1863		
Adj Flow Rate, veh/h	106	368	417	48	184	192		
Adj No. of Lanes	1	1	1	0	1	1		
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	379	895	587	68	614	494		
Arrive On Green	0.07	0.48	0.36	0.36	0.35	0.35		
Sat Flow, veh/h	1774	1863	1641	189	1774	1425		
Grp Volume(v), veh/h	106	368	0	465	184	192		
Grp Sat Flow(s),veh/h/ln	1774	1863	0	1829	1774	1425		
Q Serve(g_s), s	2.0	7.4	0.0	12.6	4.4	5.9		
Cycle Q Clear(g_c), s	2.0	7.4	0.0	12.6	4.4	5.9		
Prop In Lane	1.00			0.10	1.00	1.00		
Lane Grp Cap(c), veh/h	379	895	0	654	614	494		
V/C Ratio(X)	0.28	0.41	0.00	0.71	0.30	0.39		
Avail Cap(c_a), veh/h	468	1452	0	1426	614	494		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	10.9	9.7	0.0	16.0	13.8	14.3		
Incr Delay (d2), s/veh	0.4	0.3	0.0	1.4	1.2	2.3		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	1.0	3.9	0.0	6.6	2.4	5.4		
LnGrp Delay(d),s/veh	11.3	10.0	0.0	17.4	15.0	16.6		
LnGrp LOS	B	B		B	B	B		
Approach Vol, veh/h		474	465		376			
Approach Delay, s/veh		10.3	17.4		15.8			
Approach LOS		B	B		B			
Timer	1	2	3	4	5	6	7	8
Assigned Phs				4		6	7	8
Phs Duration (G+Y+Rc), s				32.7		25.0	7.1	25.7
Change Period (Y+Rc), s				5.0		5.0	3.0	5.0
Max Green Setting (Gmax), s				45.0		20.0	7.0	45.0
Max Q Clear Time (g_c+l1), s				9.4		7.9	4.0	14.6
Green Ext Time (p_c), s				6.2		1.0	0.1	6.0
Intersection Summary								
HCM 2010 Ctrl Delay			14.4					
HCM 2010 LOS			B					

Intersection												
Intersection Delay, s/veh	8.6											
Intersection LOS	A											
Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEU	NEL	NET	NER
Vol, veh/h	0	4	66	35	0	1	23	2	0	68	96	8
Peak Hour Factor	0.92	0.78	0.78	0.78	0.92	0.78	0.78	0.78	0.92	0.78	0.78	0.78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	5	85	45	0	1	29	3	0	87	123	10
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	SE	NW	NE
Opposing Approach	NW	SE	SW
Opposing Lanes	1	1	1
Conflicting Approach Left	SW	NE	SE
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NE	SW	NW
Conflicting Lanes Right	1	1	1
HCM Control Delay	8.3	7.9	9.1
HCM LOS	A	A	A

Lane	NELn1	NWLn1	SELn1	SWLn1
Vol Left, %	40%	4%	4%	19%
Vol Thru, %	56%	88%	63%	64%
Vol Right, %	5%	8%	33%	17%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	172	26	105	42
LT Vol	96	23	66	27
Through Vol	8	2	35	7
RT Vol	68	1	4	8
Lane Flow Rate	221	33	135	54
Geometry Grp	1	1	1	1
Degree of Util (X)	0.272	0.043	0.165	0.067
Departure Headway (Hd)	4.433	4.688	4.416	4.505
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	811	765	813	796
Service Time	2.451	2.712	2.435	2.528
HCM Lane V/C Ratio	0.273	0.043	0.166	0.068
HCM Control Delay	9.1	7.9	8.3	7.9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1.1	0.1	0.6	0.2

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement	SWU	SWL	SWT	SWR
Vol, veh/h	0	8	27	7
Peak Hour Factor	0.92	0.78	0.78	0.78
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	10	35	9
Number of Lanes	0	0	1	0

Approach	SW
Opposing Approach	NE
Opposing Lanes	1
Conflicting Approach Left	NW
Conflicting Lanes Left	1
Conflicting Approach Right	SE
Conflicting Lanes Right	1
HCM Control Delay	7.9
HCM LOS	A

Lane

Intersection												
Intersection Delay, s/veh	8.9											
Intersection LOS	A											
Movement	SEU	SEL	SET	SER	NWU	NWL	NWT	NWR	NEU	NEL	NET	NER
Vol, veh/h	0	22	55	43	0	10	48	11	0	60	81	22
Peak Hour Factor	0.92	0.84	0.84	0.84	0.92	0.84	0.84	0.84	0.92	0.84	0.84	0.84
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	26	65	51	0	12	57	13	0	71	96	26
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	SE	NW	NE
Opposing Approach	NW	SE	SW
Opposing Lanes	1	1	1
Conflicting Approach Left	SW	NE	SE
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NE	SW	NW
Conflicting Lanes Right	1	1	1
HCM Control Delay	8.8	8.5	9.3
HCM LOS	A	A	A

Lane	NELn1	NWLn1	SELn1	SWLn1
Vol Left, %	37%	14%	18%	5%
Vol Thru, %	50%	70%	46%	79%
Vol Right, %	13%	16%	36%	16%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	163	69	120	131
LT Vol	81	48	55	104
Through Vol	22	11	43	21
RT Vol	60	10	22	6
Lane Flow Rate	194	82	143	156
Geometry Grp	1	1	1	1
Degree of Util (X)	0.251	0.111	0.186	0.2
Departure Headway (Hd)	4.648	4.863	4.676	4.615
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	770	734	764	775
Service Time	2.691	2.917	2.723	2.661
HCM Lane V/C Ratio	0.252	0.112	0.187	0.201
HCM Control Delay	9.3	8.5	8.8	8.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	1	0.4	0.7	0.7

Intersection

Intersection Delay, s/veh

Intersection LOS

Movement	SWU	SWL	SWT	SWR
Vol, veh/h	0	6	104	21
Peak Hour Factor	0.92	0.84	0.84	0.84
Heavy Vehicles, %	2	2	2	2
Mvmt Flow	0	7	124	25
Number of Lanes	0	0	1	0

Approach SW

Opposing Approach	NE
Opposing Lanes	1
Conflicting Approach Left	NW
Conflicting Lanes Left	1
Conflicting Approach Right	SE
Conflicting Lanes Right	1
HCM Control Delay	8.8
HCM LOS	A

Lane

Intersection

Int Delay, s/veh 2.4

Movement	NBT	NBR	SBL	SBT	SWL	SWR
Vol, veh/h	457	142	119	481	61	35
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	-	120	-	0	50
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	531	165	138	559	71	41

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	697
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.22
Pot Cap-1 Maneuver	-	-	895
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	895
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	NB	SB	SW
HCM Control Delay, s			32.9
HCM LOS			D

Minor Lane/Major Mvmt	NBT	NBR	SBL	SBT	SWLn1	SWLn2
Capacity (veh/h)	-	-	895	-	157	648
HCM Lane V/C Ratio	-	-	0.155	-	0.452	0.063
HCM Control Delay (s)	-	-	9.8	-	45.6	10.9
HCM Lane LOS	-	-	A	-	E	B
HCM 95th %tile Q(veh)	-	-	1	-	2	0

Intersection						
Int Delay, s/veh	8.8					
Movement	NBT	NBR	SBL	SBT	SWL	SWR
Vol, veh/h	542	122	136	583	124	129
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	-	120	-	0	50
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	565	127	142	607	129	134
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	692	0	1215	346
Stage 1	-	-	-	-	628	-
Stage 2	-	-	-	-	587	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	899	-	174	650
Stage 1	-	-	-	-	494	-
Stage 2	-	-	-	-	519	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	899	-	147	650
Mov Cap-2 Maneuver	-	-	-	-	147	-
Stage 1	-	-	-	-	494	-
Stage 2	-	-	-	-	437	-
Approach	NB		SB		SW	
HCM Control Delay, s					57.2	
HCM LOS					F	
Minor Lane/Major Mvmt	NBT	NBR	SBL	SBT	SWLn1	SWLn2
Capacity (veh/h)	-	-	899	-	147	650
HCM Lane V/C Ratio	-	-	0.158	-	0.879	0.207
HCM Control Delay (s)	-	-	9.8	-	104.3	12
HCM Lane LOS	-	-	A	-	F	B
HCM 95th %tile Q(veh)	-	-	1	-	6	1

Intersection

Int Delay, s/veh 1.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	21	29	5	137	160	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	74	74	74	74	74	74
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	39	7	185	216	15

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	423	224	231 0
Stage 1	224	-	- -
Stage 2	199	-	- -
Critical Hdwy	6.42	6.22	4.12 -
Critical Hdwy Stg 1	5.42	-	- -
Critical Hdwy Stg 2	5.42	-	- -
Follow-up Hdwy	3.518	3.318	2.218 -
Pot Cap-1 Maneuver	588	815	1337 -
Stage 1	813	-	- -
Stage 2	835	-	- -
Platoon blocked, %			- -
Mov Cap-1 Maneuver	584	815	1337 -
Mov Cap-2 Maneuver	584	-	- -
Stage 1	813	-	- -
Stage 2	830	-	- -

Approach	EB	NB	SB
HCM Control Delay, s	10.7	0.3	
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1337	-	699	-	-
HCM Lane V/C Ratio	0.005	-	0.097	-	-
HCM Control Delay (s)	7.7	0	10.7	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection

Int Delay, s/veh 1.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	31	49	14	271	246	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	34	54	16	301	273	24

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	618	286	298 0
Stage 1	286	-	- -
Stage 2	332	-	- -
Critical Hdwy	6.42	6.22	4.12 -
Critical Hdwy Stg 1	5.42	-	- -
Critical Hdwy Stg 2	5.42	-	- -
Follow-up Hdwy	3.518	3.318	2.218 -
Pot Cap-1 Maneuver	453	753	1263 -
Stage 1	763	-	- -
Stage 2	727	-	- -
Platoon blocked, %			- -
Mov Cap-1 Maneuver	446	753	1263 -
Mov Cap-2 Maneuver	446	-	- -
Stage 1	763	-	- -
Stage 2	716	-	- -

Approach	EB	NB	SB
HCM Control Delay, s	12.1	0.4	
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1263	-	594	-	-
HCM Lane V/C Ratio	0.012	-	0.15	-	-
HCM Control Delay (s)	7.9	0	12.1	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	1	-	-

Appendix E

Committed Development Information

Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes (Unadjusted for Internal Trips)

Project: Shoma Park Tower
Phase:

Open Date: 07/14/2014
Analysis Date: 07/14/2014

Description: Committed Development #14194

ITE:Land Use	24 Hour Two-Way Volume	AM Pk Hour		PM Pk Hour	
		Enter	Exit	Enter	Exit
710: General Office Building 61.5384 Th.Sq.Ft. GFA [E]	908	114	16	25	122
<hr/>					
Total Driveway Volume	908	114	16	25	122
Total Peak Hour Pass-By Trips		0	0	0	0
Total Peak Hour Vol. Added to Adjacent Streets		114	16	25	122

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC

DISPLAY THIS CARD ON FRONT OF JOB
NO INSPECTION WILL BE MADE UNLESS PERMIT CARD IS
DISPLAYED AND APPROVED PLANS ARE READILY AVAILABLE.

PERMIT ID: 64234
CUSTOMER #: 016001



CITY OF CORAL GABLES
PUBLIC WORKS DEPARTMENT
PUBLIC WORKS PERMIT

2800 SW 72nd AVENUE
MIAMI, FLORIDA 33155
(305) 460-5026 or 5025

Site Address: 1515 SUNSET DR
CORAL GABLES, FL 33143-5878

PERMIT NUMBER: **BL-10-09-4191**

PARCEL NUMBER: **03-4130-009-1560**

Project Name: SUNSET OFFICE CENTER

Legal Description:

PB 28-32 CORAL GABLES RIVIERA SEC 14 2ND REV BLK 205 W9FT LOT 23 & ALL LOTS 24 THRU 27 & E19.40FT LOT 28
LOT SIZE 22840 SQUARE FEET OR 17852-4235 1097 1 - TEXACO INC TAX DEPT STATEWIDE STATIONS INC

Applicant:

1515 SUNSET LLC

133 SEVILLA

CORAL GABLES, FL 33134

Owner:

1515 SUNSET LLC
133 SEVILLA
CORAL GABLES, FL 33134

Contractor:

ARELLANO CONSTRUCTION
7051 SW 12 ST
MIAMI, FL 33144

Bus License: CGCA08520

Expires: 08/31/2014

State License:

Project Description: ***INCLUSIVE***REVISED FROM A (4 TO A 5) STORY COMMERCIAL OFFICE / RETAIL
BUILDING***SIMPLIFIED*** REVISED FROM A (5 TO A 7) LEVEL PARKING, COVERED
WALKWAYS, BALCONIES, ROOF TOP TRELLIS, LANDSCAPE\$12,000,000

DATE OF LAST ROUTING	09/06/2012
# OF NEW RESIDENTIAL UNITS	0
# OF STORIES	4
BUILDING REVIEW	N
OFFICE	61538.4
CONCURRENCY REVIEW	N
FIRE REVIEW	N
ELECTRICAL REVIEW	N
RETAIL	0
BANK	0

This department must have: 24 hrs. notice for all inspections
(305) 460-5026 or 5025 (fax) 460-5086

**FAILURE TO OBTAIN ALL REQUIRED
INSPECTIONS WILL RESULT IN AUTOMATIC
REJECTION OF WORK**

FEES

COMMERCIAL NEW	366,012.66
ART ACQUISITION FUND	120,000.00
FIRE - NEW BLDGS, ALTER, REPA	1,684.00
CERTIFICATE OF OCCUP/COMPL	152.25
DOCUMENT PRESERVATION FEE	619.15
ORDINANCE 2006-27 FILING FEE	427.00
THRESHOLD BLDG FEE	37,925.07
BLDG INSP CERT & FL CONSTR IN	6,030.19
RADON GAS TRUST FEE	6,030.19

TOTAL: **\$538,885.51**

Issued Date: 09/07/2012

Expiration Date: 12/08/2014

CALL BEFORE YOU DIG FOR ALL UTILITY LOCATES
SUNSHINE STATE ONE CALL
1-800-432-4770



*** REQUIREMENTS & CONDITIONS SHEETS ARE PART OF THIS PERMIT**
CALL THE AUTOMATED REQUEST SYSTEM TO SCHEDULE AN INSPECTION: 305-722-8700
SCHEDULE AN INSPECTION VIA THE WEB: WWW.CORALGABLES.COM

Appendix F

Project Trip Generation

Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes (Unadjusted for Internal Trips)

Project: Shoma Park Tower
Phase:

Open Date: 07/14/2014
Analysis Date: 07/14/2014

Description: Proposed #14194

	24 Hour Two-Way Volume	AM Pk Hour	PM Pk Hour
ITE:Land Use		Enter	Exit
230: Residential Condominium / Townhouse 65 Dwelling Units [E]	442	6	31
826: Specialty Retail Center 3.401 Th.Sq.Ft. GFA [C]	151	0	0
Total Driveway Volume	593	6	31
Total Peak Hour Pass-By Trips		0	0
Total Peak Hour Vol. Added to Adjacent Streets		6	31

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC

Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes (Unadjusted for Internal Trips)

Project: Shoma Park Tower
Phase:

Open Date: 07/14/2014
Analysis Date: 07/14/2014

Description: Existing #14194

	24 Hour Two-Way Volume	AM Pk Hour Enter	Exit	PM Pk Hour Enter	Exit
<hr/>					
220: Apartments 40 Dwelling Units [E]	366	5	18	26	14
<hr/>					
Total Driveway Volume	366	5	18	26	14
Total Peak Hour Pass-By Trips		0	0	0	0
Total Peak Hour Vol. Added to Adjacent Streets		5	18	26	14

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC

David Plummer & Associates

1750 Ponce De Leon Boulevard
Coral Gables, Florida 33134

P: 305.447.0900

F: 305.444.4986

Dpa@dplummer.com

[Www.dplummer.com](http://www.dplummer.com)

DRC Zoning Review: Shoma Park Tower

Prepared by Planning Division – 06.20.2014 (revised)

Review based on plans dated 06.06.14

Existing designations and site data:

Category	Site Info
Property address	1500 Venera Avenue
Property legal description	Lots 11-16, Block 203, Riviera Section Part 14
Total site area (sq. ft.)	29,802 sq. ft. (see Survey)
Existing property uses	Multi-Family Apartment Building
Existing Comprehensive Plan Future Land Use Map designation(s)	Residential Use, Multi-Family Medium Density
Proposed Comprehensive Plan Future Land Use Map designation(s)	Commercial Use, Mid-Rise Intensity
Existing Zoning Map designation(s)	MF2; Multi-Family 2 District
Proposed Zoning Map designation(s)	C; Commercial District
Eligible to utilize Mixed Use District (MXD) provisions	Eligible to utilize Individual MXD Building provisions.
Within Central Business District (CBD)	No
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.

Category	Site Info
Total site area (sq. ft.)	29,802 sq. ft. (see Survey)
Floor area ratio (FAR) permitted – Maximum 3.0 FAR (without Mediterranean bonus)	89,406 sq. ft.
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (with Mediterranean bonus)	104,307 sq. ft.
Floor area ratio (FAR) proposed	104,300 sq. ft.
Building height (feet) permitted	70 feet as-of-right; 97 feet with Mediterranean bonus
Building height (feet) proposed	97' - 0" (applying for Mediterranean bonus)

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: Shoma Park Tower

Zoning Code Review:

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-401	Conditional Uses	Requires conditional use review by the Planning and Zoning Board (PZB) and approval by the City Commission (CC).
Sec. 3-1201	Abandonment and Vacation of Non-Fee Interests	Not applicable.
Sec. 3-2001	Art in Public Places	To be determined. Pursuant to Sec. 3-2004, a proposed Art in Public Places development agreement and recommendation from Economic Sustainability is required for PZB review.
Section 4-201. Mixed Use District (MXD)		
Sec. 4-201.A.7.e.i.	MXD development permitted within (C) Commercial and (I) Industrial Districts only	Complies.
Sec. 4-201.B	Permitted Uses	Complies.
Sec. 4-201.C	Conditional Uses	Conditional uses require review by the PZB and approval by the CC.
D. Performance Standards		
Sec. 4-201.D.2	Minimum site area for an MXD project/building. Twenty-thousand (20,000) square feet	Complies. Site Area: 29,802 sq. ft. (see Survey)
Sec. 4-201.D.4	Lot coverage. No minimum or maximum.	Complies.
Sec. 4-201.D.5	Mixed use percentages. Provide a minimum of eight (8%) percent of the total square footage of the building square footage (not including parking garage square footage) or the entire ground floor, whichever is greater, of permitted ground floor uses. Remaining portions of the building may be uses permitted in the underlying zoning designations as modified by these regulations.	Complies.
E. Building regulations.		
Sec. 4-201.E.2	Encroachments for balconies, awnings, etc. Subject to applicable regulations.	Subject to applicable regulations.
Sec. 4-201.E.4	Floors. No minimum or maximum required.	Complies.
Sec. 4-201.E.5	Floor-to-floor height. The minimum floor-to-floor height shall be permitted as regulated per the Building Code.	Floor-to-floor height to be approved by the Building Official.
Sec. 4-201.E.7	Heights of architectural elements, etc.	Complies. Maximum permitted height with architectural

DRC Zoning Review: Shoma Park Tower

Zoning Code Section	Reference/Provision	Required/Provided
	<p>The maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows:</p> <ul style="list-style-type: none"> • Commercial Limited District: Up to and including 15 feet. • Industrial and Commercial Districts: Up to and including 25 feet. • Manufacturing uses: Up to and including 10 feet. 	<p>elements: 122 feet.</p> <p>Proposed height with architectural elements: 117' – 5"</p>
Sec. 4-201.E.9	Number of buildings per site. No minimum or maximum required.	Complies.
Sec. 4-201.E.10	Ground floor building frontage on primary streets. Minimum 50% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses.	Complies.
Sec. 4-201.E.11	Ground floor building frontage on secondary streets. Minimum 40% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses.	<p>Complies.</p> <p>Secondary Street: Yumuri Street.</p> <p>The use identified as "Commercial / Retail" on Sheet A-1.0, "Ground Floor Plan", comprises the majority of the linear ground floor building frontage.</p>
Sec. 4-201.E.12	Retail frontage on alleys. No minimum or maximum required.	Complies.
Sec. 4-201.E.13	Residential density. Up to a maximum of 125 units per acre except for properties in the Central Business District (CBD) and the North and South Industrial Mixed Use Districts. There shall be no density limitations in the CBD and the North and South Industrial Mixed Use Districts.	<p>Complies.</p> <p>Maximum residential density permitted: 125 units/acre.</p> <p>Site Area: 0.68 Acres (29,802 sq. ft.).</p> <p>Maximum residential units permitted: 125 X 0.68 = 86 units.</p> <p>Residential units proposed: 65 units.</p>
Sec. 4-201.E.14	<p>Setbacks (buildings).</p> <p>Front: Up to 45 feet in height: None. If over 45 feet in height: 10 feet.</p> <p>Side: Interior side: None.</p> <p>Side street: 15 feet.</p> <p>Rear: Abutting a dedicated alley or street: None. No abutting alley or street: 10 feet.</p> <p>Balconies: Cantilevered open balconies may project into the required setback areas a maximum of 6 feet.</p> <p>Applicants and property owners</p>	<p>Complies.</p> <p>Setbacks may be reduced to zero (0) feet on all sides pursuant to Sec.5-604.H.1.</p> <p>Subject to setback reduction provisions below.</p>

DRC Zoning Review: Shoma Park Tower

Zoning Code Section	Reference/Provision	Required/Provided
	<p>desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations.</p>	
<p>Sec. 4-201.E.15</p>	<p>Setback reductions and vertical building setbacks.</p> <p>Reduction in setbacks. Setbacks may be reduced subject to the following standards: Minimum percentage of open space. A minimum of 50% of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on the private property. The open space is subject to the following:</p> <ul style="list-style-type: none"> • Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the adjacent rights-of-way. • Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be 500 square feet. • Include both hard and softscape landscape improvements and pedestrian amenities. • Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of 13 feet. Additional height may be recommended. • Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations. <p>Vertical building setbacks. A vertical building setback of a minimum of 10 feet shall be provided at a maximum height of 45 feet on all façades. Additional vertical building setbacks may be required by City Architect and Board of Architects to further reduce the potential impacts of the building bulk and mass.</p>	<p>Complies.</p>
<p>F. Design regulations.</p>		
<p>Sec. 4-201.F.2</p>	<p>Architectural relief and elements shall be provided on all sides of</p>	<p>Complies.</p>

DRC Zoning Review: Shoma Park Tower

Zoning Code Section	Reference/Provision	Required/Provided
	buildings and include similar architectural features as to those provided on the front façade. No blank walls shall be permitted unless required pursuant to applicable Fire and Life Safety Code requirements.	
Sec. 4-201.F.3	Building support services. All mechanical, electrical and other associated support service areas shall be located entirely within the structure.	Complies.
Sec. 4-201.F.4	Facades in excess of 150 feet in length, shall incorporate design features with the use of, but not limited to the following items: (a) Breaks, stepbacks or variations in bulk/massing at a minimum of 100 foot intervals. (b) Use of architectural relief and elements.	Complies.
Sec. 4-201.F.5	Lighting (street). Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following: • Light fixtures/poles up to thirty-five (35) feet in height. • Subject to all other applicable City code provisions.	Complies.
Sec. 4-201.F.6	Lighting (building). External illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission.	Complies.
Sec. 4-201.F.7	Lighting (landscaping). Lighting in the form of uplighting of landscaping is encouraged.	Complies. Provide any proposed landscaping uplighting in lighting plan.
Sec. 4-201.F.8	Outdoor storage. The storage of materials, goods, merchandise, and equipment for the purpose of display and/or sales outside the confines of any buildings or structures is prohibited.	To be regulated by Code Enforcement.
Sec. 4-201.F.9	Overhead doors. Overhead doors shall not face or be directed towards residential properties and/or adjacent rights-of-way abutting residentially zoned properties.	Complies.
Sec. 4-201.F.10	Paver treatments. Paver treatments shall be included in the following locations: • Driveway entrances. • Crosswalks. • Sidewalks. Minimum of 25% of paving surface.	To be reviewed and approved by Public Service and Public Works.
Sec. 4-201.F.11	Parking garages. Parking garages shall include exterior architectural	To be reviewed and approved by the Board of Architects.

DRC Zoning Review: Shoma Park Tower

Zoning Code Section	Reference/Provision	Required/Provided
	treatments compatible with buildings or structures which occupy the same development and/or street.	
Sec. 4-201.F.12	Pedestrian access orientation. All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.	Complies.
Sec. 4-201.F.13	Pedestrian amenities. Pedestrian amenities shall be provided on both private property and/or public open spaces including but not limited to the following: benches, information kiosks, lighting, bike racks, refuse containers, sidewalk pavement treatments, statuary, street crosswalk paver treatments, wall mounted fountains, water fountains and other similar water features. All pedestrian amenities shall be permanently secured to the ground surface. Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.	Complies.
Sec. 4-201.F.14	Pedestrian design features for building frontages (street level only). On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included: <ul style="list-style-type: none"> • Display windows or retail display area; • Landscaping; and/or, • Architectural building design features. The intent is to create pedestrian and shopper interest, preclude inappropriate or inharmonious design, preclude blank walls of building faces, and prohibit windows from being permanently obstructed.	Complies.
Sec. 4-201.F.15	Pedestrian pass-throughs/paseo. Pedestrian pass-throughs shall be provided for each 250 linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following: <ul style="list-style-type: none"> • Minimum of 10 feet in width. • Include pedestrian amenities as defined herein. In lieu of providing one (1) pass through of ten (10) feet every two hundred and fifty (250) feet of building frontage, two (2) pass-	Complies.

DRC Zoning Review: Shoma Park Tower

Zoning Code Section	Reference/Provision	Required/Provided
	throughs can be combined to provide one (1), twenty (20) foot wide pass-through.	
Sec. 4-201.F.16	Porte-cocheres. Porte-cocheres are prohibited on front property line or primary street.	Complies.
Sec. 4-201.F.17	Rooftop screening. All mechanical, electrical, cellular antennas and other similar roof top building support services shall be entirely screened from public view subject to the discretion and approval from the Board of Architects for design and screening material. Landscaping may be used as a screening material at the discretion of the Board of Architects.	To be reviewed and approved by the Board of Architects.
G. Landscaping.		
Sec. 4-201.G.1	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.	See review provided under Article 5, Division 11 below.
H. Parking/vehicle storage.		
Sec. 4-201.H.1	Bicycle storage. To encourage the use of bicycles a minimum of one 10 foot bicycle rack for each 250 parking spaces or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site plan review.	Complies.
Sec. 4-201.H.2	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.	To be regulated by Code Enforcement.
Sec. 4-201.H.3	Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street intersections and points of pedestrian crossing.	To be reviewed and approved by Public Works.
Sec. 4-201.H.4	Loading/unloading areas. Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14. All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed when not in use and after hours.	Complies.
Sec. 4-201.H.6	On-street parking. On-street parking must be provided on both sides of the street on all primary streets, unless	To be approved by Parking, Public Service and Public Works.

DRC Zoning Review: Shoma Park Tower

Zoning Code Section	Reference/Provision	Required/Provided
	<p>encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis.</p> <p>On-street parking shall not be included as satisfying the required parking requirements.</p> <p>On-street parking is encouraged on alleys.</p> <p>Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.</p>	
Sec. 4-201.H.7	<p>Parking garages.</p> <p>Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages.</p> <p>Parking facilities shall accommodate pedestrian access to all adjacent streets and alleys.</p>	Complies.
Sec. 4-201.H.8	Parking space limitations. Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement markings, etc., are permitted.	Complies.
Sec. 4-201.H.9	Residential uses. Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.	<p>Complies.</p> <p>See Sheet A-0.0, "Zoning Chart".</p>
Sec. 4-201.H.10	Surface parking areas. Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.	Complies.
I. Sanitation and service areas.		
Sec. 4-201.I.1	General. In accordance with Article 5, Division 17.	
J. Signs.		
Sec. 4-201.J.1	General. In accordance with Article 5, Division 19.	<p>To be determined.</p> <p>Provide Signage Plan indicating size and location of all proposed exterior signage.</p>
K. Streets and alleys.		
Sec. 4-201.K.1	Streets and alleys. Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria	Not applicable.

DRC Zoning Review: Shoma Park Tower

Zoning Code Section	Reference/Provision	Required/Provided
	and procedure in Article 3, Division 12.	
Sec. 4-201.K.2	<p>Driveways.</p> <p>Vehicular access to parking garages shall be from a side street or alley. Vehicular egress/ingress, including but not limited to driveways, service drives, drive-throughs, etc., may be permitted from a primary street and shall be evaluated as part of site plan review based upon the project design in relation to existing surrounding circulation. Valet access points are exempt from these provisions.</p> <p>Vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one (1) curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.</p>	<p>Complies.</p> <p>Does not comply.</p> <p>However, proposed driveway for service access recommended by Public Works Director.</p>
Sec. 4-201.K.3	<p>Sidewalks.</p> <p>Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking garage entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.</p> <p>Sidewalks shall be located on both sides of all streets with a minimum of four (4) foot unobstructed clear area. The clear area shall be unobstructed by utility poles, fire hydrants, benches, trash receptacles, newspaper stands, light poles, planter boxes, telephone booths or other similar temporary or permanent structures (traffic signage shall be exempt from the above regulations).</p> <p>Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two (2) curb cuts and/or ramps at each street intersection.</p>	Complies.
L. Utilities.		
Sec. 4-201.L.1	Underground utilities. All utilities	Condition of approval.

DRC Zoning Review: Shoma Park Tower

Zoning Code Section	Reference/Provision	Required/Provided
	shall be installed underground in accordance with the provisions of Article 5, Division 22.	Provide plan or statement indicating that all utilities will be installed underground.
Sec. 4-201.L.2	Above ground utilities. Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in accordance with the provisions of Article 5, Divisions 11 and 18. Screening materials may include landscaping, walls, fencing, etc., to achieve one hundred (100%) percent opacity. Approval of type of screening shall be determined at time of site plan review.	Complies.
M. Miscellaneous.		
Sec. 4-201.M.1	Configuration of land. The parcel proposed for development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation.	Complies.
Sec. 4-201.M.2	Easements. The City may, as a condition of approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission.	Complies.
Sec. 4-201.M.3	Encroachments into public rights-of-way. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following: <ul style="list-style-type: none"> The property owners shall be responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, including but not limited to the following: landscaping (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets, etc. subject to all the provisions for which the development was approved as may be amended. The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or 	Complies. The property owners shall be responsible for liability insurance, local taxes, and maintenance of any and all encroachments.

DRC Zoning Review: Shoma Park Tower

Zoning Code Section	Reference/Provision	Required/Provided
	property.	
Sec. 4-201.M.4	Live work units. <ul style="list-style-type: none"> Each live work unit, including the garage (if applicable), shall be separated by walls from other live work units or other uses in the building, and shall have the ability to construct separate entrances to each use in the future. 	Not applicable.
Sec. 4-201.M.6	Transfer of density and floor area ratio within the site plan. The density and floor area ratio may be transferred throughout the contiguous unified parcel.	Complies.
Section 4-302. Commercial District (C)		
Sec. 4-302.B	Permitted uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.C	Conditional uses.	Mixed use building. Conditional uses require review and approval by the PZB and CC.
Sec. 4-302.D	Performance standards.	Proposed mixed-use building must comply with Performance Standards for mixed-use development. See review provided under "Section 4-201. Mixed Use District (MXD)" above.
Sec. 4-302.D.7. Additional standards for mixed-use development.		
Sec. 4-302.D.7.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.	Complies.
Sec. 4-302.D.7.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.	Complies.
Sec. 4-302.D.7.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.	Complies.
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	Compliance required at time of final plan submittal.

DRC Zoning Review: Shoma Park Tower

Zoning Code Section	Reference/Provision	Required/Provided
	private properties within the City.	
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.
Article 5 – Development Standards. Division 14. Parking, Loading, and Driveway Requirements		
Sec. 5-1402.A	<p>Dimensions and configuration of parking spaces.</p> <ol style="list-style-type: none"> Required parking space dimensions: <ol style="list-style-type: none"> Parallel parking spaces: 9 feet by 22 feet. Angled parking spaces: 8½ feet by 18 feet. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code. Wheel stops and curbing. Precast concrete wheel stops or curbing shall be provided for all angled parking spaces that abut a sidewalk such that cars are curbed at 16 ½ feet. The balance of the required depth of the parking spaces between the wheel stop or curb and the sidewalk shall be clear of obstructions. Required aisle widths. Minimum required aisle widths for two-way aisles: 22 feet. 	<p>To be determined.</p> <p>Determination requires full-size set of plans for review.</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>Determination requires full-size set of plans for review.</p>
Sec. 5-1406.A	<p>General.</p> <ol style="list-style-type: none"> 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. 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>Complies.</p> <p>Triangles of visibility indicating compliance are provided on Sheet L-1.</p>
Sec. 5-1409	Amount of required parking.	Complies.

DRC Zoning Review: Shoma Park Tower

Zoning Code Section	Reference/Provision	Required/Provided
	(List parking requirements for each proposed use as specified in Zoning Code Section 5-1409. Amount of required parking)	Amount of required parking and provided indicating compliance is provided within applicant's submittal package on Sheet A-0.1.
Appendix A – Site Specific Zoning Regulations		
Section A-89 - Riviera Section Part 14	<p>A. Facing of lots.</p> <ol style="list-style-type: none"> 1. Lots 15 and 16, Block 203, shall be deemed to face Venera Avenue. <p>C. Height of buildings.</p> <ol style="list-style-type: none"> 2. No apartment buildings shall be constructed or erected on the following described properties to exceed four (4) stories or forty-five (45) feet in height, whichever is less: <ol style="list-style-type: none"> c. Lots 3 through 31, inclusive, Block 203. <p>E. Setbacks-Minimum rear.</p> <ol style="list-style-type: none"> 1. Lots 11 through 16, inclusive, Block 203-Ten (10) feet. 	
Previously Adopted Conditions of Approval		
Ordinance No. 1438	A masonry wall between the apartment property and commercial parking on adjacent property shall be constructed and maintained by the owner of Lots 11 to 16, inclusive, Block 203, "Riviera Section Part 14".	



MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review t/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES LOCAL PLANNING AGENCY
PUBLIC HEARING - OCTOBER 8, 2014

in the XXXX Court,
was published in said newspaper in the issues of

09/26/2014

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

26 day of SEPTEMBER, A.D. 2014

(SEAL)

MARIA MESA personally known to me



CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

CITY PUBLIC HEARING DATES/TIMES **LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD WEDNESDAY, OCTOBER 8, 2014, 6:00 - 9:00 P.M.**

LOCATION **CITY COMMISSION CHAMBERS, CITY HALL, 405 BILTMORE WAY, CORAL GABLES, FLORIDA, 33134**

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

Items 1 and 2 are related.

1. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the construction of a commercial office building referred to as "Ofizzina", including a drive-through bank facility, for the portion of the property legally described as Lots 6 and 7, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 5, "Development Standards", Division 1, "Accessory Uses", Section 5-115, "Drive-throughs, walk-up windows, and automatic teller machines (ATM)", for a drive-through bank facility on property designated Commercial District (C) adjacent to a Multi-Family 2 District (MF2) zoned district, and legally described as Lots 6-10, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and including required conditions; providing for severability, repealer and an effective date.

Items 3 through 5 are related.

3. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venere Avenue), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA review)

4. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and providing for severability, repealer and an effective date.
5. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the mixed use project referred to as "Shoma Park Tower" on the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.
6. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)" for the mixed use project referred to as "4311 Ponce" on the property legally described as Lots 36-43, Block 5, Industrial Section (4225 and 4311 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for an effective date.
7. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City Of Coral Gables Official Zoning Code: Amending Article 8, "Definitions" by providing definitions related to medical marijuana uses; amending Article 4, "Zoning Districts", to restrict the location of medical marijuana uses; Amending Article 5 "Development Standards", by providing development standards for medical marijuana uses; affirming that the City will only approve uses that are legal under federal law; providing for severability, repealer, codification, and an effective date.



All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

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

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2008-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Walter Carlson, Assistant City Planner at 305.460.5211, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

9/26

14-3-324/2352719M

	<p align="center">City of Coral Gables Courtesy Public Hearing Notice</p> <p align="center">September 26, 2014</p>	
Applicant:	Sunset Place Luxury Holdings, LLC	
Application:	Change of Land Use, Change of Zoning and Mixed Use Site Plan Review	
Property:	1500 Venera Avenue, Coral Gables, Florida	
Public Hearing - Date/Time/ Location:	Local Planning Agency/Planning and Zoning Board, October 8, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a Public Hearing on October 8, 2014 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA review)*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and providing for severability, repealer and an effective date. (PZB review)*
3. *A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the mixed use project referred to as "Shoma Park Tower" on the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; including required conditions; providing for an effective date. (PZB review)*

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida