PRIMARY ZONE:
2100 SINGLE FAMILY RESIDENTIAL
CURRENTLY:
0001 RESIDENTIAL SINGLE FAMILY

PRIMARY ZONE:
2300 ESTATE RESIDENTIAL
CURRENTLY:
0081 VACANT LAND

PRIMARY ZONE:
2300 ESTATE RESIDENTIAL
CURRENTLY:
0081 VACANT LAND

PRIMARY ZONE:
2300 ESTATE RESIDENTIAL
CURRENTLY:
0081 VACANT LAND

PRIMARY ZONE:
2300 ESTATE RESIDENTIAL
CURRENTLY:
0041 EDUCATIONAL PRIVATE

PRIMARY ZONE:
6800 PROFESSIONAL OFFICE
CURRENTLY:
0080 VACANT LAND
GOVERNMENTAL

PALMETTO GOLF COURSE
PRIMARY ZONE:
8900 UNZONED
CURRENTLY:
0047 DADE COUNTY

PASSIVE WALKING TRAIL WITH BENCHES

VACANT LAND, NOT PART OF THE MEDICAL PLAZA AT CORAL REEF PROJECT.

NATIVE TREE (TYPICAL)

PALM TREE (TYPICAL)

NATIVE SHRUB / SCREENING LANDSCAPE (TYPICAL)

PROPERTY LINE

15' BUILDING SETBACK

SOUTWEST 97TH AVENUE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE MIAMI-DADE PUBLIC WORKS DESIGN GUIDELINES AND REQUIREMENTS.

NEW
5 – LEVEL
PARKING GARAGE

PRIVATE DRIVE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FLORIDA – GREENBOOK GUIDELINES AND REQUIREMENTS

EXISTING ZONED STREET LINE

SOUTHWEST 97th AVENUE

CANAL C-100

LIMITS OF 55'–0" SETBACK FROM TOP OF BANK RECOMMENDED, D.E.R.M. (PER OR BK 4135 PG 238).

PRIVATE DRIVE

PROPOSED FIRE TRUCK T–TURN

8 ACCESSIBLE SPACES

BICYCLE RACK

PASS–THRU

TAXI STAND AREA

VALET DROP–OFF

ENTRY CANOPY

PEDESTRIAN PLAZA

WATER FEATURE

NEW
4 – LEVEL
MEDICAL OFFICE
BUILDING

NEW
2 – LEVEL
BUILDING

NEW
4 – LEVEL
MEDICAL OFFICE
BUILDING

LIMITS OF 55'–0" SETBACK FROM TOP OF BANK RECOMMENDED, D.E.R.M. (PER OR BK 4135 PG 238).

EXISTING TOP OF BANK LINE

EXISTING SIDEWALK

± 457'

SOUTHWEST 152nd STREET

TREE LEGEND:

NATIVE TREES

PALM TREES

SHRUBS

NORTH

01 LANDSCAPE PLAN

0 25 50 100

The Medical Plaza at Coral Reef
New Medical Office Buildings and Parking Garage
GSP Project Number 24898.00
September 08, 2006

Landscape Design Criteria
Chapter 18A
CODE
of
MIAMI-DADE COUNTY, FLORIDA

Codified through
Ord. No. 05-147, enacted July 7, 2005.
(Supplement No. 47)

LANDSCAPE LEGEND

Folio Number: 30-5021-000-0266

Location

The property is located at the Northeast corner of the Intersection of Southwest 152nd Street and Southwest 97th Avenue

Zoning

Current Zoning: 2100 - Single Family Residence
CLCU: 0081 - Vacant Land

Proposed Zoning: Office Park District (OPD)

Land Area Requirements

Net Land Area (NLA):	**5.82 Acres**	**253,355 Square Feet**

Open Space Calculation

	REQUIRED	PROVIDED
A. Square Feet of Open Space required by Chapter 33, Section 33-284.35 A, as indicated on Site Plan: Net lot area = 253,355 square feet x 31% = (25% plus increase of 3% per storey above two (2) stories. 25% + 6% (3% x 2 stories) = 31%)	78,540 SF	93,938 SF
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces, 8 x 10 square feet per parking space = 80 SF	80 SF	423 SF
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	78,620 SF	94,018 SF

Lawn Area Calculation

	REQUIRED	PROVIDED
A. Total square feet of landscaped open space required by Chapter 33 =	93,821 SF	94,018 SF
B. Maximum lawn area (St. Augustine sod) permitted = (Chapter 18A, Table A) 30% x 78,620 SF =	23,586 SF	28,205 SF (NOTE: Surplus of 4,619 SF of Lawn Area will be DROUGHT TOLERANT SOD)

Site Irrigation Plan

As required by Chapter 33, an Automatic Site Irrigation System is provided in this project.

Total Calculation of Tree Requirements

A. The number of Trees required per net lot acre: 28 trees x 5.82 acres =	163 Trees
B. Street Trees on SW 97th Avenue: 716 feet divided by 35 feet per tree =	20 Trees
C. Street Trees on SW 152nd Street: 457 feet divided by 35 feet per tree =	13 Trees
Total Trees Required =	**196 Trees**

Tree Calculation Itemized

		REQUIRED	PROVIDED/PROPOSED
D. The number of Trees required per net lot acre: (Chapter 18A, Table A)		28 Trees	
Less the existing number of Trees that meet minimum requirements:	(Minus)	0 Trees	
= 28 Trees x Net Lot Acreage (5.82) =		163 Trees	
E. 30% Palm Trees allowed (two Palms = one Tree) Palms provided = (50 Palms = 25 Trees)		50 Palms	50 Palms
F. Percentage of native Trees required = the number of Trees provided x 30% = 50 Trees		50 Trees	150 Trees
G. Street Trees (max. average spacing of 35' o.c.): 716' linear feet along SW 97th Ave divided by 35 =		20 Trees	20 Trees
H. Street Trees located directly beneath power lines (maximum) average spacing of 25' o.c.): 590 linear feet along SW 152nd Street divided by 25 = (590 feet divided by 35 feet per tree = 16 trees)		24 Palms	24 Palms
I. Total number of Trees =		196 Trees	210 Trees

Shrub Calculation

	REQUIRED	PROVIDED/PROPOSED
A. The total number of Trees required (196 Trees) x 10 = the number of Shrubs required =	1,960 Shrubs	2,050 Shrubs
B. The number of Shrubs required (1,960) Shrubs x 30% = the number of native Shrubs required =	588 Shrubs	620 Shrubs

Tree and Shrub Calculation Notes:
1) Trees (non-palms) as indicated in the Tree Calculations shall be Live Oak, Mahogany, Gumbo Limbo and other varieties of native trees which shall comply with Chapter 18A, regarding spacing, minimum heights and size requirements.
2) Exact species of trees and shrubs, sizes, and locations shall be as shown on the final landscape design drawing and shall comply with Chapter 18A, regarding spacing, minimum heights and size requirements.

RECEIVED
Z04-233
DEC 11 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

G S & P
Design Services For The Built Environment
Nashville Fort Lauderdale
Louisville Tampa Charlotte
Jacksonville Indianapolis
Dallas Columbus Atlanta
Richmond Birmingham

GRESHAM SMITH AND PARTNERS
6030 Hollywood Blvd.
Suite 210
Hollywood, Florida 33024
Phone: 954-981-9100
Fax 954-981-9164
WWW.GSPNET.COM
Firm Certification Numbers
AAF000034/EB0003806

CONSULTANTS:

THE MEDICAL PLAZA AT CORAL REEF

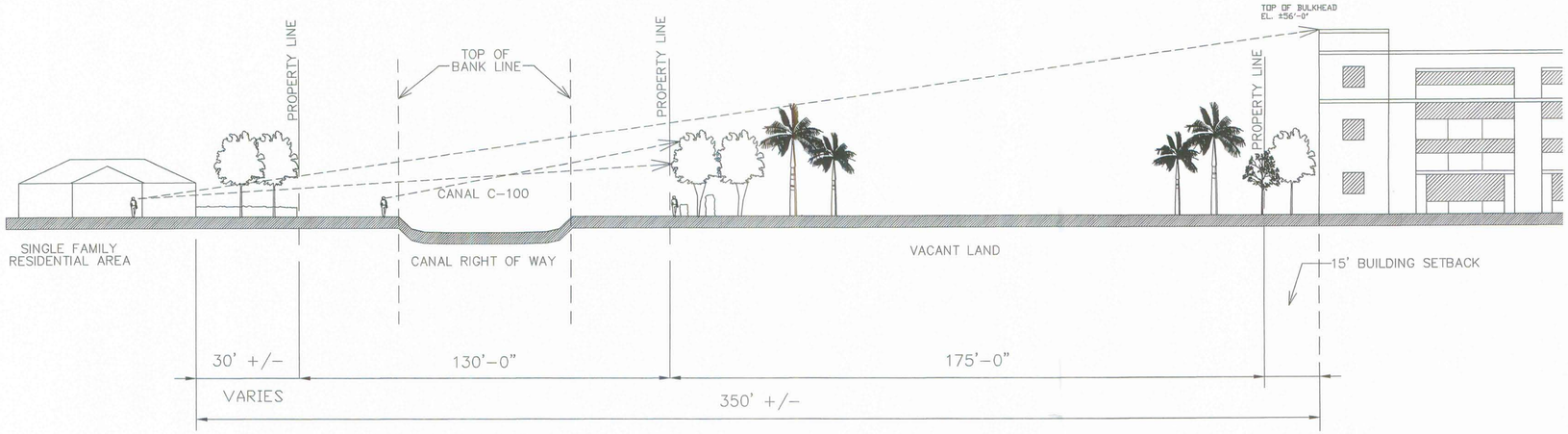
SEAL:

DATE
DR.
REVISION
NO.

LANDSCAPE SITE PLAN

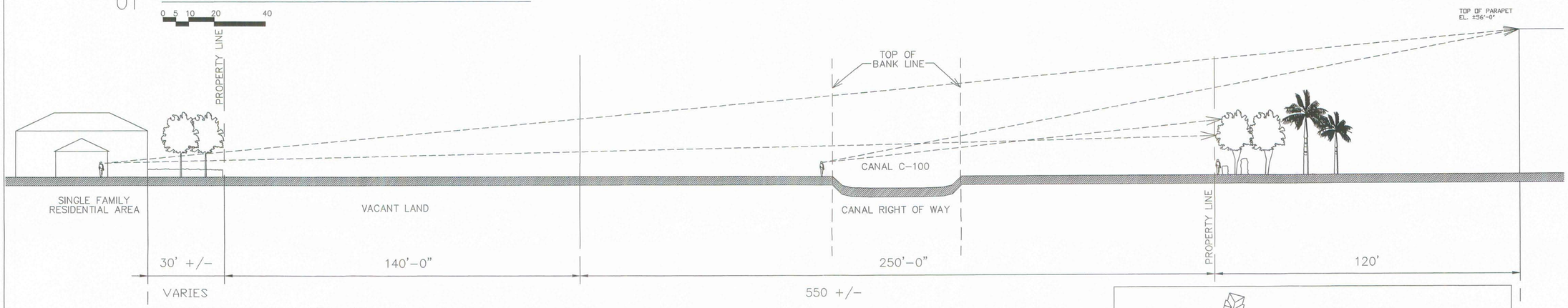
LS 1.1

FILE:
PROJECT: 24898.00
DATE: 12/08/06
AHCA:



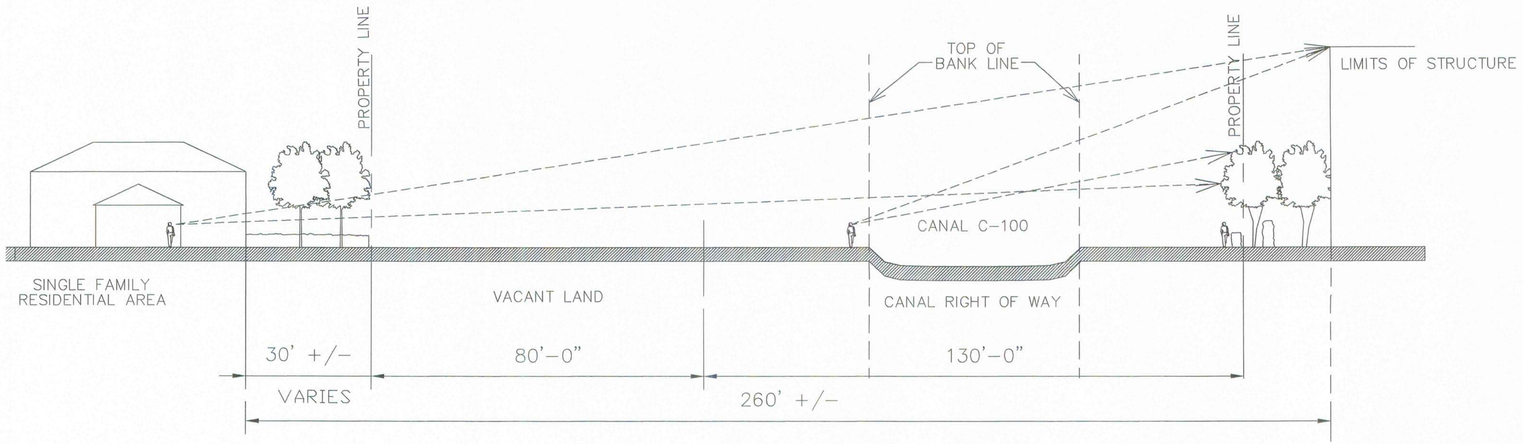
01 "LINE OF SIGHT" DRAWING
SITE SECTION LOOKING EAST

0 5 10 20 40



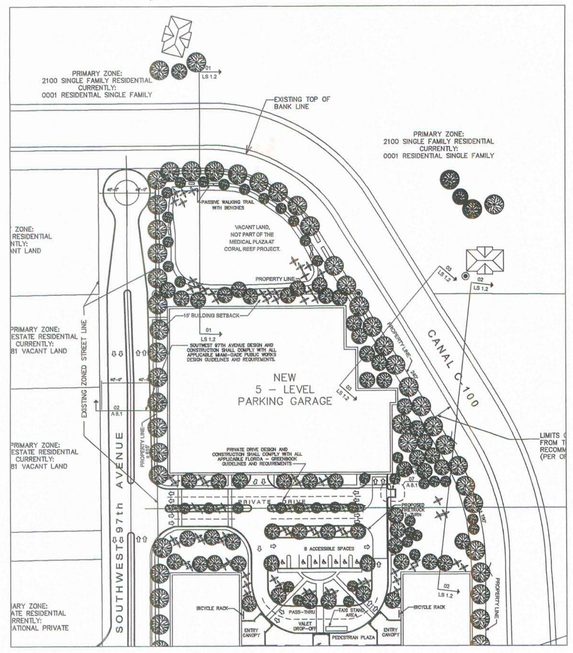
02 "LINE OF SIGHT" DRAWING
SITE SECTION LOOKING EAST

0 5 10 20 40



03 "LINE OF SIGHT" DRAWING
SITE SECTION LOOKING EAST

0 5 10 20 40



KEY PLAN

RECEIVED
DEC 11 2006
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

04-255

G S & P

Design Services For The Built Environment

Nashville Fort Lauderdale
Louisville Tampa Charlotte
Jacksonville Indianapolis
Dallas Columbus Atlanta
Richmond Birmingham

GRESHAM SMITH AND PARTNERS

6030 Hollywood Blvd.
Suite 210
Hollywood, Florida 33024
Phone: 954-981-9100
Fax: 954-981-9164
WWW.GSPNET.COM

Firm Certification Numbers
AAP000234/EB0003886

CONSULTANTS:

THE MEDICAL PLAZA AT CORAL REEF

SEAL:

NO.	REVISION	DR.	DATE

LANDSCAPE
SITE SECTION AND SITE PLAN

LS 1.2

FILE:
PROJECT: 24898.00
DATE: 12/08/06
AHCA: