

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

Site Design Criteria
 Chapter 33, Article 33E
 CODE
 of
 MIAMI-DADE COUNTY, FLORIDA

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

ZONING 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) for Calculations =	253,355 Square Feet (NLA) (6.82 Acres) (43,560 S.F. = 1 ACRE)
1) Lot Coverage (everything under roof):	127,475 Square Feet (50% of NLA)
Medical Office Building One Area = 26,000 SF	
Medical Office Building Two Area = 25,000 SF	
Accessory Use Area = 9,600 SF	
Parking Garage = 67,875 SF	
Total Lot Coverage (50.16%) = 127,475 SF	127,475 SF
2) Paved Area Coverage:	31,942 Square Feet (12% of NLA)
(Off-street parking, Roads/Drives)	
3) Landscaped Open Space:	93,938 Square Feet (37% of NLA)
(Planting/Lawn areas, Pedestrian walks, Sitting areas, Pedestrian Plaza)	(30% Required Per Table A, Sec. 18A-4) (17% Required Per Section 33-284.33)

Total Land Area Coverage:

253,355 Square Feet (NLA)

Property Setback Requirements

SETBACK:	REQUIRED:	PROVIDED:
North: (Vacant Land-Low Density Residential)	30 Feet (ZONING VARIANCE REQUIRED)	15 Feet
East: (Canal C-100, Miami-Dade County recommended 55 foot setback from Top of Bank (TOB))	55 Feet	55 Feet
South: (Southwest 152nd Street, assumed front street property line)	50 Feet (ZONING VARIANCE REQUIRED)	25 Feet
West: (Southwest 97th Avenue)	15 Feet	15 Feet

Building Height Requirements

HEIGHT:	ALLOWED:	PROPOSED:
(Section 33-284.34)	8 Floors or 100'-0" (whichever is less)	4 Floors

Building Square Footage Requirements

FLOOR AREA RATIO (FAR):	ALLOWED:	PROPOSED:
(Section 33-284.33)	138,881.7 S.F. FAR = .54	221,200 S.F. FAR = .87 (ZONING VARIANCE REQUIRED)

FAR Calculations:

First Level: 253,355 (Site SF) x 0.5 = 126,677.5 SF
 Upper Levels: 253,355 (Site SF) x 0.09 x 3 levels = 68,002.2 SF
Total FAR = .54 (138,881.7 SF/253,355 SF) allowable

Proposed Office Building:

Two New - 4-Story Medical Office Buildings
 First Level: 25,000 SF x 2 SF = 50,000 SF
 Second Level: 25,000 SF x 2 SF = 50,000 SF
 Third Level: 25,000 SF x 2 SF = 50,000 SF
 Fourth Level: 25,000 SF x 2 SF = 50,000 SF
Total Medical Office Building Area = 210,000 SF PROPOSED

Proposed Accessory Use:

Retail (15% of the total gross
 interior square footage,
 Section 33-284.30)
33,199 S.F.
 (15% x 221,200 SF)

Total Project Square Footage:

210,000 Office Building + 10,600 Retail Area = 221,200 SF

Parking Requirements

TOTAL PARKING SPACES:	REQUIRED:	PROPOSED:
(Section 33-284.37) (1 Space per 300 SF Gross) (253,355 Total SF Gross)	739 Total Parking Spaces	1,048 Total Parking Spaces

INCLUDED IN THE TOTAL PARKING SPACES PROVIDED:

STANDARD PARKING SPACES:	708 Standard Spaces	1,020 Standard Spaces
STROLLER PARKING SPACES:	3 Stroller Spaces	4 Stroller Spaces
ACCESSIBLE PARKING SPACES:	19 Accessible Spaces	24 Accessible Spaces

Bicycle Rack Requirements

BICYCLE SPACES:	REQUIRED:	PROPOSED:
(Section 33-122.3)	16 Total Bicycle Parking Spaces (16 Spaces / 1000 Parking Spaces, 4 spaces for each 500 spaces over 1000)	20 Total Bicycle Parking Spaces



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 Firm Certification Numbers
 AAP-000034/EB0003886

CONSULTANTS:

SEAL:

DATE:

DR:

REVISION:

NO.

**ARCHITECTURAL
 SITE PLAN**

SP 1.1

FILE: 24898.00

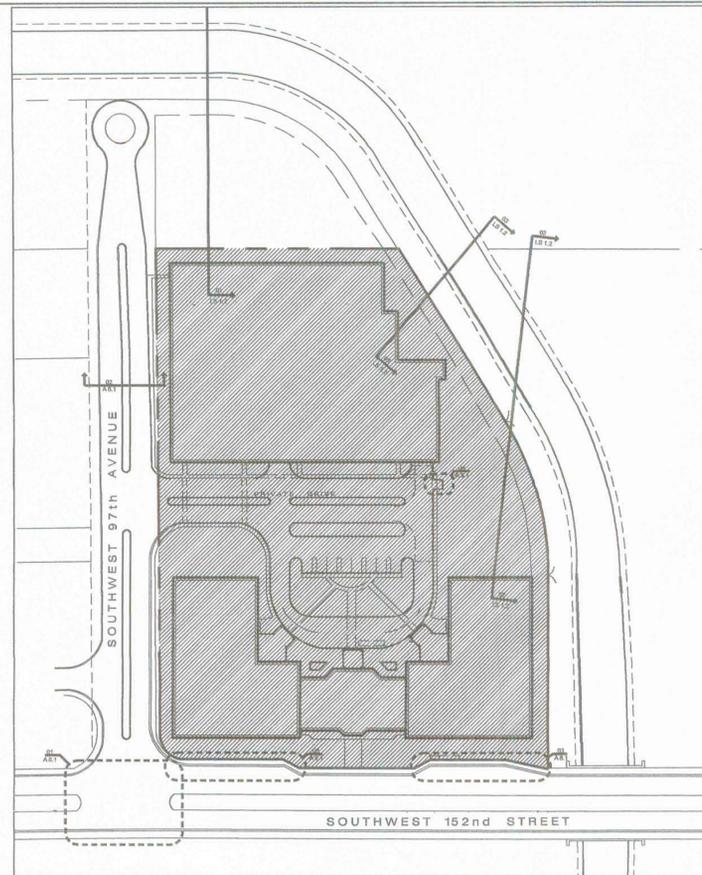
PROJECT: 12/08/06

DATE: 12/08/06

AHCA:

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 ZONING HEADQUARTERS SECTION
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 BY: [Signature]





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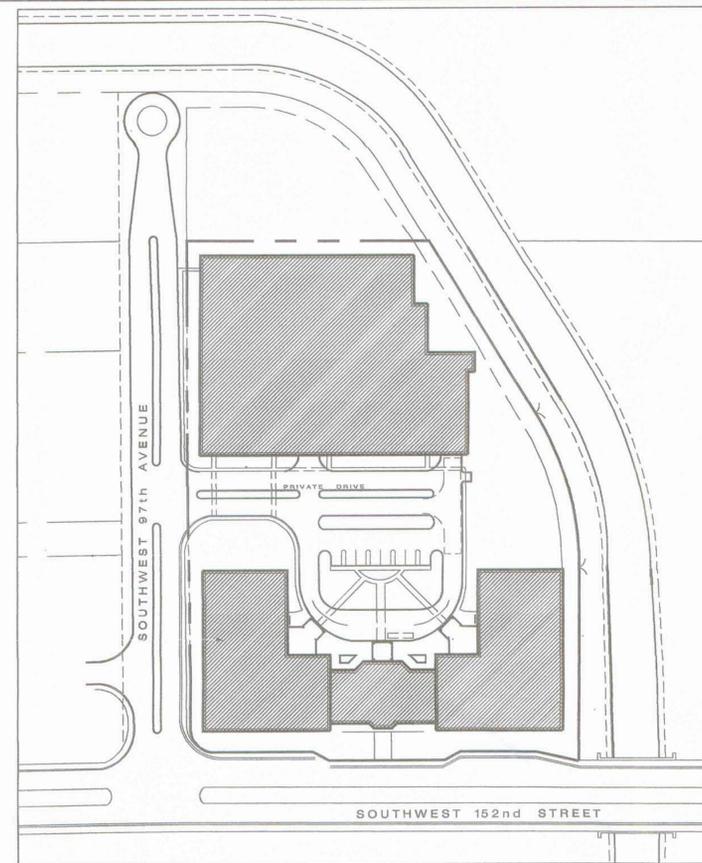
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Zoning
 Current Zoning: 2100 - Single Family Residence
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Proposed Zoning: Office Park District (OPD)

Land Area Requirements
 Net Land Area (NLA) (For Calculations)
 (5.82 Acres) = 253,355 Square Feet

01 ARCHITECTURAL SITE PLAN DIAGRAM



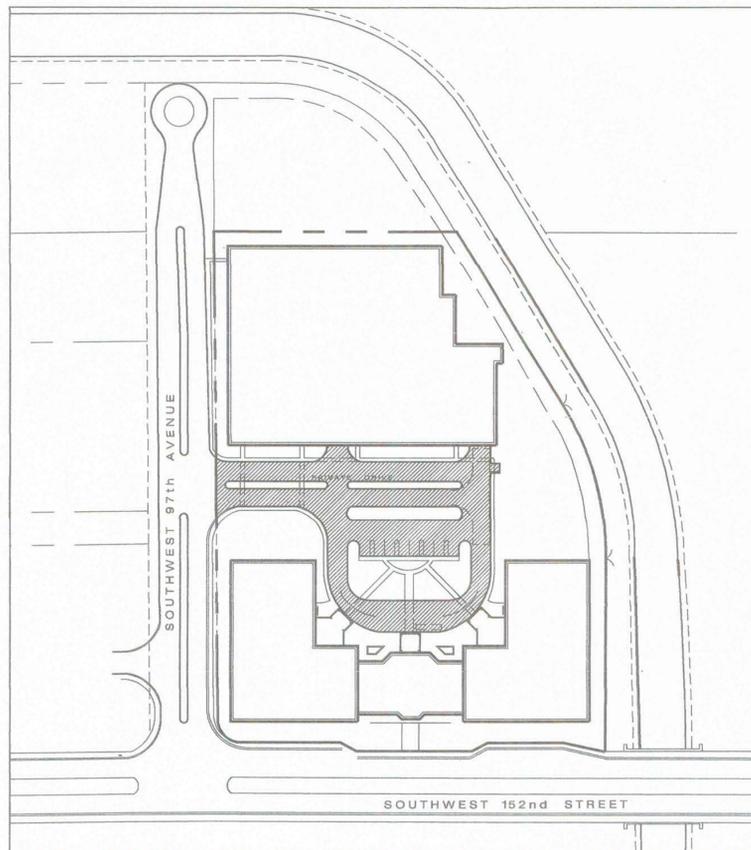
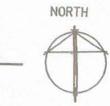
1.) Lot Coverage
 (everything under roof)
 127,475 Square Feet (50% of NLA)

Medical Office Building One Area = 25,000 SF
 Medical Office Building Two Area = 25,000 SF
 Accessory Use Area = 9,600 SF
 Parking Garage = 67,875 SF

Total Lot Coverage = 127,475 SF

Lot Coverage is determined by the ratio of the total square
 footage of each building footprint over the total land-use area.
 Our building footprints, which total
 127,475 square feet, over the NLA of 253,355 square Feet
 equals 50% of the total land use.

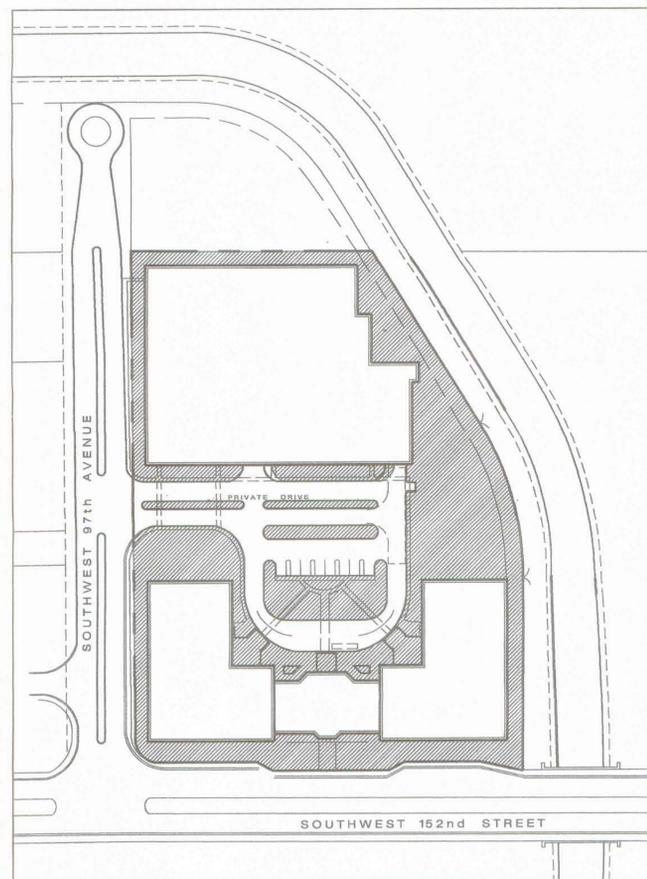
02 LOT COVERAGE DIAGRAM



2) Paved Area Coverage:
 (Off-street parking, Roads/Drives)
 31,942 Square Feet (12% of NLA)

Paved Area Coverage includes off-street parking, ingress
 or egress drives, and private drives, as defined in section
 33-284.35-A. The ratio of paved areas was determined by
 their total square footage of 31,942 sq. ft. over the NLA
 253,355 Square Feet resulting in 12% land use for paved areas.

03 PAVED AREA COVERAGE DIAGRAM



3) Landscaped Open Space (LOS):
 (30% Required Per Table A, Sec. 18A-6)
 (37% Required Per Section 33-284.35)
 (Planting/Lawn areas, Pedestrian walks,
 Sitting areas, Pedestrian Plaza).

37% of 253,355 S.F. Net Land Area (NLA) = 93,741 S.F. TOTAL REQUIRED LOS

PROPOSED LANDSCAPED OPEN SPACE
 Section 33-284.35. Landscaped open space; trees; landscape maintenance.
 (A) [Landscaped open space.]: Areas to be credited toward the landscaped open
 space requirements are categorized as follows:

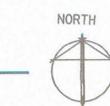
(1) "Not less than eighty (80) percent of the required landscaped open
 space shall be provided at ground level..."
 80% of 93,741 S.F. = 74,992 S.F. **MINIMUM REQUIRED at ground level.**

Coral Reef Project LOS provided at ground level:
 Net Land Area = 253,355 S.F.
 minus
 Building footprint = 127,475 S.F.
 minus
 Paved Areas = 31,942 S.F.
 equals
LOS PROVIDED at ground level = 93,938 S.F.

(2) Does not apply.

SUMMARY:
 Actual Total Landscaped Open Space REQUIRED = 93,741 S.F.
 Actual Total Landscaped Open Space PROVIDED = 93,938 S.F.

04 LANDSCAPED OPEN SPACE DIAGRAM



04-255



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 ANP000034/ES0000306

CONSULTANTS:

**THE MEDICAL PLAZA
 AT CORAL REEF**

SEAL:

NO.	REVISION	DATE

ARCHITECTURAL
 SITE PLAN DIAGRAMS

SP-1.2

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