

ZC Case No. 04-14 / 01-31TE – Florida Rock Project Profile – Tabulation of Development Data

Standard	CG/W-2	CG/C-3-C PUD	PUD Stage I	Previous Proposal (12/11/2006)	Current Proposal
Lot Area:	253,500 sq.ft.	253,500 sq.ft.	253,500 sq.ft.	253,500 sq.ft.	253,500 sq.ft.
Uses:	medium density mixed use	High bulk major business and employment	Residential / commercial	Residential/ office/retail/hotel / park	Residential/ office/retail/hotel / park
Number of Buildings:	n/a	n/a	2 min.	4	4
Height:	70 ft. max.	130 ft. max.	109 – 130 ft.	92 - 112 ft.	92 - 130 ft.
Floor Area Ratio:	5.0 max.	8.0 max.	6.0 max.	4.4 (per Design Guidelines)	4.4 (per Design Guidelines)
Square Feet of GFA:	1,267,500sq.ft.	2,020,800 sq.ft.	1,647,750 sq.ft.	1,115,400, sq.ft. ¹	1,115,400 sq.ft. ²
Max. Commercial:	507,000 sq.ft.	2,020,800 sq.ft.	1,647,750 sq.ft.	642,394 sq.ft.	545,777 sq.ft.
Lot Occupancy:	75%;	100% max.	58%	57.2%	58.6% ³
Square Feet:	190,125 sq.ft.	253,500 sq.ft.		147,005 sq.ft.	149,431 sq. ft.
outdoors:	n/a	50% min. of rec. space = 9,689 sq.ft.	not specified	13,691 sq.ft (70%)	18,500 sq.ft.
Rear yard (res. bldgs):	3" / ft. of ht. (32.5 ft.) min.	2.5" / ft. of ht. min. (27.08 ft.) min.	not specified	75 ft	50 ft. ⁴
Side yard:	8' min. if provided	2" / ft. of ht. min. if provided (15.34 – 18.7 ft.)	not specified	conforming	conforming
Waterfront Setback:	75 ft. min.	not required	n/a	75 ft. min.	50 ft. min. ⁵
Open court width:	4" / ft. of ht. (36.7 ft.)	3" / ft. of ht. min. (27.5 ft.)	not specified	3 closed and 1 open court non-conforming	1 - irregularly shaped, conforming
Closed court width:		4" / ft. of ht. min. (36.7 ft.)	not specified		1 - conforming
Court area:		2 x width ²	not specified		conforming
Roof Structures:					
setback:	18.5' min.		not specified	2 buildings – conforming, 2 buildings non-conforming	3 buildings – conforming, 1 building (EOB tower)– non - conforming
height:	18.5' max.		not specified	4 buildings conforming	4 buildings conforming
number of:	1 / building-		not specified	2 building conforming, 2 buildings conforming	3 buildings– conforming, 1 building – non - conforming
Parking:					
Residential:	1 / 3 d.u. = 82	1 / 4 d.u. = 62 min.	1 / 1,000 sq.ft.	211	348
Commercial Office:	1 / 1,800 sq.ft. > 2,000 sq.ft. = 257 min.			639	378
Commercial Retail:	1 / 750 sq.ft. > 2,000 sq.ft. = 103 min.			44	103
Hotel:	1/2 rooms + meeting area. = 140	1 / 4 rooms + 1/300 sq.ft of largest meeting area. = 80 min.		153	181

¹ 608,145 sq.ft. office, 61,759* sq.ft. retail; 203,291 sq.ft. residential (160 units); 242,448 sq.ft. Hotel (240 rooms). *an error was discovered on the tabulation shown on the submission document. The corrected number shown here has increased by 243 sq.ft.

² 464,937 sq.ft. office, 80,840 sq.ft. retail ; 323,433sq.ft. residential apartments (248 units); 246.190 sq.ft. hotel (including 240 rooms, conferencing and support facilities + approx. 15,000 sq. ft. of Hotel retail).

³ Due to enclosed projections into the 75' setback zone along the esplanade above the ground level, there are additional outdoor covered areas that count in the coverage calculation, thereby slightly increasing the lot coverage percentage.

⁴ Due to enclosed projections into the 75' setback zone along the esplanade above the ground level, there are additional outdoor covered areas that reduce the depth of the continuous rear yard.

⁵ The CG Overlay requires 75 feet, but allows 50 feet by special exception. Most of the length of the project exceeds the 75 foot setback.

ZC Case No. 04-14 / 01-31TE – Florida Rock Project Profile – Tabulation of Development Data

Standard	CG/W-2	CG/C-3-C PUD	PUD Stage I	Previous Proposal (12/11/2006)	Current Proposal
Total:	582 min.	502 min.	1,495	1,047	1,010
Bicycle Parking:	5% # retail/office spaces required = 25 min.		not specified	20 (5.1%)	min 25
Loading Berths	hotel/function- 1 @ 55' + 2 @ 30' deep + 2 @ 20' = 5 retail - 6 @ 30' deep + 3 @ 20' =9office - 6 @ 30' = 6 residential: - 1 @ 55' + 1 @ 20' = 2 Total of 2@55', 14@30', 8SD@20'		not specified	13 total	2@55' 12@30' =14 total + 8SD@20'