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4-20-2026

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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
- ☑ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use - Administrative Review
- ☑ Conditional Use with Site Plan
- ☐ Conditional Use without Site Plan
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
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- ☑ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Restrictive Covenants and/or Easements
- ☐ Separation/Establishment of a Building Site
- ☐ Site Plan
- ☐ 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: 110 Phoenetia Avenue

Property/project name: _____

Legal description: Lot(s) 1 through 10

Block(s) 21 Section (s) Coral Gables Douglas Section

Property owner(s): Century Crystal Group, LLC

Property owner(s) mailing address: 1805 Ponce de Leon Boulevard, Suite 100 Coral Gables, FL 33134

Telephone: Business _____ Fax _____

Other _____ Email _____

City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Jorge L. Navarro, Esq. (Legal Representative)

Applicant(s)/agent(s) mailing address: 333 SE 1 Avenue, Suite 4400

Telephone: Business 305-579-0821 Fax _____

Other _____ Email navarrojo@gtlaw.com

Property information

Current land use classification(s): Religious Institutional

Current zoning classification(s): Special Use District

Proposed land use classification(s) (if applicable): Mixed Use Land Use

Proposed zoning classification(s) (if applicable): MX-2, North Ponce MXD Overlay District with PAD Designation

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.

- [x] Aerial.
- [x] Affidavit providing for property owner's authorization to process application.
- [ ] Annexation supporting materials.
- [ ] Application fees.
- [x] Application representation and contact information.
- [ ] Appraisal.
- [x] Architectural/building elevations.
- [x] Art in Public Places plan or statement.
- [x] Building floor plans.
- [x] Comprehensive Plan analysis.
- [ ] Comprehensive Plan text amendment justification.
- [ ] Concurrency impact statement.
- [ ] Encroachments plan.
- [ ] Environmental assessment.
- [x] Historic contextual study and/or historical significance determination.
- [x] Landscape plan.
- [ ] Lighting plan.
- [ ] Massing model and/or 3D computer model.
- [x] City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- [ ] Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- [ ] Parking study.
- [x] Photographs of property, adjacent uses and/or streetscape.
- [ ] Plat.

- [x] Property owners list, notification radius map and two sets of labels.
- [x] Property survey and legal description.
- [ ] 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.
- [x] Statement of use and/or cover letter.
- [ ] Streetscape master plan.
- [ ] Traffic accumulation assessment.
- [x] Traffic impact statement.
- [ ] Traffic impact study.
- [ ] Traffic stacking analysis.
- [ ] Utilities consent.
- [ ] Utilities location plan.
- [ ] Vegetation survey.
- [ ] Video of the subject property.
- [x] Warranty Deed.
- [ ] Zoning Analysis (Preliminary).
- [ ] Zoning Code text amendment justification.
- [ ] 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 copy. One (1) thumb-drive of the entire application including all 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.

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.

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:
Tatiana Pino	Name: TATIANA PINO as MANAGER of CENTURY CRYSTAL GROUP LLC
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: 1805 Ponce de Leon Boulevard, Suite 100
Coral Gables, FL 33134

Telephone: 305-599-8100	Fax:	Email: tpino@chbsfl.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 4 day of March 2026 by Tatiana Pino

(Signature of Notary Public - State of Florida)

Sandra M Albo
Sandra Maria Albo

NOTARY PUBLIC STATE OF FLORIDA
Expires 4/26/2028
Sandra Maria Albo
My Commission HH 476768

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

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

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name: Name: Steven D. Fifield as Manager of FRC REALITY, INC.
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address: 600 W Jackson Blvd, Suite 600
Chicago, IL 60661

Telephone:	Fax:	Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 6th day of March by Steven D. Fifield
(Signature of Notary Public - State of ~~Florida~~ Illinois, County of Cook)

Luciana Zanella Tytenicz

OFFICIAL SEAL
LUCIANA ZANELLA TYTENICZ
Notary Public - State of Illinois
Commission No. 1007467
My Commission Expires 03/28/2029

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

This Notarial Act involved two-way audio/video communication technology on 03/06/2026 10 14am CST

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

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name: Jorge L. Navarro, Esq. (Legal Representative)

Address: 333 SE 2nd Avenue, Suite 4400
Miami, FL 33131

Telephone: 305-579-0821	Fax:	Email: navarrojo@gtlaw.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 6 day of March by Jorge L. Navarro
(Signature of Notary Public - State of Florida)

MARIA JOSE LOPEZ
Notary Public - State of Florida
Commission # HH 619345
My Comm. Expires Jan 14, 2029

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

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

September 2014

GT GreenbergTraurig

Jorge L. Navarro, Esq.
Tel 305.579.0821
navarrojo@gtlaw.com

March 10, 2026
Updated: April 20, 2026

VIA ELECTRONIC UPLOAD

Ms. Jennifer Garcia
Assistant Director for Planning and Zoning
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Crystal Residences / Statement of Use / Planning Division Application / Property located at 110 Phoenetia Avenue, Coral Gables, Florida (Folio No. 03-4108-009-1840) (the "Property")

Dear Ms. Garcia:

On behalf of Century Crystal Group, LLC (the "**Applicant**" or "**Owner**"), please accept this as our Statement of Use in support of the enclosed Planning Division Application for a proposed mixed-use development at the Property. Specifically, the Applicant seeks approval of the following (collectively, the "**Application**"):

1. A Small Scale Comprehensive Plan/Future Land Use Map Amendment from "Religious/Institutional" to "Commercial Mid-Rise Intensity";
2. A Zoning Map Amendment from Special Use (S) District to Mixed Use 2 District (MX2);
3. A Zoning Map Amendment to include the Property within the boundaries of the North Ponce Mixed Use District Overlay;
4. Planned Area Development (PAD) designation; and
5. Conditional Use/Mixed-Use (MXD) Site Plan Approval.

I. PROPERTY INFORMATION

The Property is located in the Douglas Section of the City of Coral Gables (the "**City**"), along East Ponce de Leon Boulevard, between Phoenetia Avenue and Antilla Avenue. The Property consists of platted lots 1 through 10 of the Revised Plat of Coral Gables, Douglas Section, as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida. The Property is comprised of approximately +/- 64,337 square feet or +/- 1.47 acres of land and is currently improved with educational and religious facilities.

Under the City's Future Land Use Map ("**FLUM**"), the Property is designated "Religious/Institutional" and is currently zoned Special Use (S). The Property is also located within the North Ponce Neighborhood Conservation District Overlay (NPCO) and directly abuts the North Ponce Mixed Use District (MXD) Overlay.

Notably, this particular area of North Ponce surrounding the Property is already characterized by mid- and high-rise development with multifamily and office buildings ranging between 9 stories and 15 stories in height, as reflected in the image above. As such, the Property serves as a transitional corridor between the established mixed-use and multi-family residential areas. The Property is also located within the Residential Infill Regulations Overlay District, which allows buildings with heights of up to 100 feet with architectural incentives. Accordingly, the Project's proposed building heights and uses are compatible with the scale, intensity and character of development along this corridor and throughout the surrounding North Ponce area.

II. PROPOSED PROJECT

The Applicant proposes to redevelop the Property with a thoughtfully designed, mixed-use development that integrates residential, live-work, and educational uses with a landscaped courtyard, spacious landscaped sidewalks and substantial open space areas. As detailed in the plans prepared by Corwil Architects dated April 17, 2026 (the "**Site Plan**"), the Applicant proposes to redevelop the Property with a 9-story (93 foot) mixed use building consisting of sixteen (16) ground floor live-work units, 184 upper level residential units, approximately 5,000 square feet of dedicated educational space for Crystal Academy with internalized parking spaces, and a rooftop amenities area (the "**Project**").

At the pedestrian level, the Project is designed to enhance the surrounding streetscape, improve walkability, and create an active, pedestrian-oriented environment. Ground-level live-work units line the street frontages, introducing a residential scale that complements the adjacent multifamily uses and helps create a more neighborhood-oriented streetscape. The ground floor is further enhanced with landscaped trellises, open space areas, and a large colonnade - providing shade and a safe, welcoming pedestrian environment along all frontages.

The Project features Mediterranean-style architecture with context-responsive design features (such as articulated massing, upper-level stepbacks, and tiered building heights), allowing it to integrate seamlessly with the surrounding neighborhood. The proposed height of 93 feet remains below both the 97-foot maximum under the MX2 zoning and the 150-foot maximum under the Douglas Section Site-Specific Standards. The building's also incorporates a tiered transition that steps down from 9 stories along East Ponce de Leon Boulevard to 8 stories toward the eastern portion of the Property. To provide additional certainty, the Applicant has proffered a restrictive covenant limiting the maximum building height on the Property to 93 feet.

Parking for the Project is accommodated within a fully internalized parking structure that is screened along all upper-level frontages by residential units. This design conceals the parking garage and ensures the building presents an attractive and activated façade along all street frontages, reinforcing a pedestrian-friendly streetscape. Access to the garage is provided through a consolidated pedestrian and vehicular paseo with a dedicated pick-up and drop-off area to serve school parents and visitors. By consolidating access at a single location, the design improves circulation and minimizes potential spillover traffic onto adjacent streets.

A key component of the Project is the retention and enhancement of the existing Crystal Academy school, ensuring the institution's continued operation and ongoing contribution to the Coral Gables community. Crystal Academy is a non-profit institution providing specialized academic and therapeutic learning services for children with developmental delays. For more than 16 years, Crystal Academy has served over 600 families in the area and has become an essential educational resource within the community. The school currently operates from an outdated facility that does not meet its specialized program needs. To support this vital community institution and ensure its continued operation, the Applicant has committed to construct a new 5,000 square-foot educational facility for Crystal Academy, fully financed and built by the Owner at no cost to the school, and leased back rent-free. The school facilities will be further enhanced by the construction of a new 4,000 square feet landscaped park space to support outdoor learning, therapeutic activities, and healthy physical activity for students.

By integrating mixed-use residential development with the long-term preservation and enhancement of a vital community-serving institution, such as Crystal Academy, the Project delivers both urban revitalization and a meaningful civic public benefit to the City.

III. ANALYSIS FOR FLUM AMENDMENT

The Property is currently designated "Religious/Institutional" on the City's FLUM. The Applicant requests to amend the Property's FLUM designation to "Commercial Mid-Rise Intensity". For the reasons outlined below, the proposed FLUM amendment is appropriate for the Property, satisfies the criteria set forth in Section 14-213 of the Zoning Code, and therefore should be approved.

(1) Whether it specifically advances any objective or policy of the Comprehensive Plan.

As detailed below, the Project advances multiple objectives, goals and policies of the City's Comprehensive Plan. The Project is designed with a Coral Gables Mediterranean architectural style, as approved by the Board of Architects, that will provide additional residential and live-work opportunities to the area while significantly enhancing an existing community resource, Crystal Academy, supporting its continued operation and service to the community.

(2) Whether it is internally consistent with Comprehensive Plan.

The Project is consistent with the Comprehensive Plan and advances several of its objectives, policies, and goals, including:

- **Goal FLU-1:** The Project provides desirable housing, local business opportunities, and attractive landscaped open spaces that strengthens and enhances the North Ponce community, making it an even more desirable place to live, work, and play.

- **Policy MOB-1.1.1:** The Project is a mixed-use development providing housing, live-work units, and educational facilities near employment centers and transit, promoting walkability and reducing reliance on automobiles.

- **Policy MOB-1.1.4:** The Project combines residential, educational, and live-work uses, coupled with well-landscaped pedestrian streetscapes and open spaces, all ideally located in close proximity to public transit, thereby creating a local neighborhood destination with enhanced with improved pedestrian and bicycle access to schools, parks, open space, employment centers.

- **Objective REC-1.4:** The Project provides additional publicly accessible landscaped open space areas further City's goal of providing open space facilities within a ten-minute walk for every resident in the City.

- **Policy DES-1.2.1:** The Project is thoughtfully designed in the Coral Gables Mediterranean style, incorporating architectural elements that enhance the public realm and pedestrian experience, including a mid-block paseo, landscaped sidewalks, internal courtyards, and open green spaces.

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(3) Its effect on the level of service of public infrastructure.

The Project is located within the Gables Redevelopment Infill District (GRID), where certain roadway facilities are exempt from concurrency review, and benefits from convenient access to public transportation. Based on the preliminary traffic review, the Project is anticipated to meet or exceed applicable level-of-service standards. Additionally, based on the preliminary Miami-Dade County Public School concurrency review, the Project meets school concurrency standards. The Project will also provide specialized educational facilities to further serve local residents of the North Ponce neighborhood and the broader Coral Gables community.

(4) Its effect on environmental resources.

The Project will not have a negative effect on the City's environmental resources. It revitalizes the Property with a pedestrian-friendly, mixed-use design within walking distance of nearby employment centers, commercial uses, and public transportation, which further lowers emissions and improves air quality. The site is also conveniently located near Coral Gables Trolley stops and Miami-Dade County bus routes, promoting the use of alternative transportation and encouraging walking and biking. The Project also includes a robust tree preservation plan, including the preservation of a large mahogany tree located at the northwest corner of the Property and the continued preservation and careful relocation of an existing mature oak tree in a manner that ensures its long-term health and makes it a prominent feature of the Project. Lastly, by integrating landscaped sidewalks, green spaces, and permeable surfaces, the Project reduces stormwater runoff and improves water quality.

(5) Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.

The Project provides a diverse mix of housing options, including 1-bedroom, 2-bedroom, and 3-bedroom units, helping to meet the growing housing demand in the North Ponce area. The inclusion of live-work units supports local entrepreneurs and professionals by providing flexible, neighborhood-oriented office space, making it more feasible to live and work within Coral Gables. With its walkable, mixed-use design and proximity to transit, employment centers, and neighborhood services, the Project further enhances housing affordability by reducing living and commuting costs while promoting a sustainable, vibrant, and economically accessible community.

IV. ANALYSIS FOR REZONING

As part of the Application, the Applicant requests a rezoning of the Property to Mixed Use-2 (MX2). For the reasons outlined below, the proposed MX2 rezoning is appropriate for the Property, meets the applicable criteria established in Section 14-212 of the Zoning Code and therefore should be approved.

1. The proposed rezoning 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 mixed-use development includes residential, live-work, and educational uses that are all permitted under the proposed "Commercial Mid-Rise Intensity" future land use category. Consistent with the Comprehensive Plan, the "Commercial Mid-Rise Intensity" category is intended for a variety of medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office and mixed use. In accordance with this intent, the Project delivers a balanced, mixed-use development that integrates residential units, neighborhood-oriented services (live-work units and educational facilities), and public amenities and open spaces, creating a cohesive, pedestrian-oriented environment that benefits the broader community.

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 proposed MX2 zoning is fully consistent with the "Mixed-Use" future land use category and complies with all applicable density and intensity standards. The Project's residential unit count, building height, and overall floor area are within the limits established by both the MX2 zoning district and the Comprehensive Plan, ensuring that the development maintains compatibility with the surrounding context while supporting a balanced, pedestrian-oriented mixed-use environment

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.*

As noted above, the Project is anticipated to meet or exceed all applicable level-of-service standards and will not result in a decline in public infrastructure below the minimum thresholds established in the Comprehensive Plan. The Applicant is committed implementing any necessary infrastructure improvements necessary to maintain adequate levels of service for roads, utilities, and other public systems serving the Project.

d. *Does not directly conflict with any objective or policy of the Comprehensive Plan.*

The Project is fully consistent with the Comprehensive Plan and does not conflict with any of its objectives or policies. As detailed in Section III above, the Project advances multiple goals, policies, and objectives, including promoting a pedestrian-friendly, mixed-use environment, increasing housing opportunities, enhancing neighborhood amenities, and supporting community institutions such as Crystal Academy.

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:*

The Project is conveniently located within walking and biking distance of multiple major office complexes (e.g. Douglas Entrance, Offizina, and 999 Ponce de Leon Boulevard), as well as, commercial shopping plazas along the SW 8th Street corridor. Additionally, the Project is conveniently served by multiple public transit options, including Coral Gables Trolley stops and Miami-Dade County bus routes. By introducing residential, neighborhood-oriented commercial uses (i.e., live-work units), and educational uses within close proximity to multi-family uses, employment centers, transit, and local services, the Project creates a more pedestrian-friendly and bikeable environment where residents can live, work, and access amenities without relying on private vehicles - thereby reducing vehicular trips, encouraging transit ridership, and enhancing overall walkability and bikability in the North Ponce area.

b. *Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.*

The Project will replace aging and underutilized buildings with a thoughtfully designed mixed-use development that enhances the Property's existing educational uses while introducing residential and live-work units within a fully integrated, high-quality project. By combining these uses with enhanced landscaped open spaces and pedestrian-friendly streetscapes to create a more pedestrian-friendly and visually attractive environment, the Project will positively contribute to the surrounding context and support long-term increases in property values.

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c. *Create affordable housing opportunities for people who live or work in the City of Coral Gables.*

The Project's multi-family residential and live-work components, situated within walking distance of employment centers and public transit, will provide a diverse range of housing options at more affordable price points, enabling young professionals, entrepreneurs, and families in the North Ponce area to live close to where they work.

d. *Implement specific objectives and policies of the Comprehensive Plan.*

The Project will advance multiple objectives, policies, and goals of the Comprehensive Plan, as detailed in Section III above, including promoting a pedestrian-friendly, mixed-use environment, expanding housing options, enhancing neighborhood amenities, and supporting community institutions such as Crystal Academy.

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 uses.

The Project's residential, neighborhood-oriented commercial (i.e., live-work) uses and community-support facilities will contribute to the ongoing enhancement of the North Ponce area. Through high-quality Mediterranean-style architecture, thoughtfully designed open spaces, and public amenities, the Project enhances the aesthetic quality of the area. By improving streetscapes, creating pedestrian-friendly environments, and introducing new neighborhood amenities, the Project is will strengthen property values and reinforce the neighborhood's character.

V. PLANNED AREA DESIGNATION

The Applicant requests a Planned Area Development ("**PAD**") approval for the construction of a mixed-use project at the Property pursuant to Division 5, Article 2 of the Zoning Code. For the reasons outlined below, the proposed PAD request would be in the best interest of the public, is appropriate for the Property, and meets the applicable criteria established in Section 14-206.1 of the Zoning Code as follows:

1. In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.

The requested PAD is fully consistent with the purpose and intent of the PAD regulations under Section 2-500, as it provides the flexibility to design and achieve a more integrated, high-quality, and publicly beneficial development than would otherwise be possible under the traditional MX-2 zoning regulations, as further described below:

a. *Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may*

The proposed PAD provides the Applicant with the flexibility necessary to deliver a well-planned, high-quality mixed-use development that integrates residential, live-work, and educational uses within a unified site design, while maintaining a reduced building height and enhanced public realm improvements compared to what would otherwise be permitted under the traditional MX-2 zoning regulations. Specifically, the PAD facilities several public benefits including enhanced pedestrian streetscapes, a centralized mid-block paseo that accommodates both vehicular and pedestrian circulation, additional landscaped open spaces, opportunities for tree preservation, and the permanent incorporation of a new educational facility for Crystal Academy - all within a cohesive and fully integrated development.

b. Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.

The PAD enables a more context-sensitive and environmentally responsive design than would be possible under conventional MX-2 zoning standards. By providing flexibility in massing and site design, the Project accommodates 9 stories within a reduced building height, - minimizing perceived building scale, creating enhanced opportunities for open space and landscape integration, and allowing for the preservation of the existing Crystal Academy school—ensuring the continued operation of this important civic resource.

Specifically, the Project provides more than three times the open space required under a traditional MX-2 district. These areas support the preservation and relocation of mature on-site trees, expansive pedestrian-oriented landscaping, an outdoor recreational space for Crystal Academy students, and a thoughtfully designed public courtyard and mid-block paseo. Together, these elements create a development that is well-balanced, sustainable, and contextually appropriate, delivering high-quality public benefits that would not be possible under the strict application of the underlying zoning standards.

c. *Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.*

The PAD framework enables a more efficient and strategic use of the Property by providing flexibility to accommodate the allowable uses within a reduced building envelope and under a unified site plan. This approach creates significant opportunities for enhanced public and private open space improvements throughout the Property. The Project is designed to strengthen circulation by incorporating wide, landscaped sidewalks, pedestrian-oriented ground floor uses (such as live-work units) to activate the streetscape, and a mid-block paseo that improves pedestrian movement along all frontages. Additional landscaped open spaces (including a new 4,000-square-foot outdoor recreational area for the students of Crystal Academy) are integrated throughout the Project, creating a cohesive network of interconnected areas that enhance walkability and provide safer, more attractive streetscapes. Collectively, these design elements form a network of interconnected spaces that enhance walkability, recreational opportunities, and neighborhood identity.

d. *Encourage compatible and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.*

The Project has been carefully designed to reflect the City's architectural character, incorporating Mediterranean-style elements and detailing that are emblematic of Coral Gables' aesthetic. Notably, the Project received Level 2 Mediterranean Bonus approval from the City's Board of Architects, recognizing its articulated massing, appropriate height transitions, high-

quality materials, tiered building heights, fully lined parking garage with centralized vehicular access, and a scenic, active, pedestrian-friendly streetscape with enhanced landscaped areas. These design strategies both enhance the pedestrian experience and ensure efficient site access and circulation throughout the Property, supporting a coordinated and contextually appropriate development.

e. Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.

The proposed PAD represents a comprehensive planning approach for the redevelopment of the Property. Through the PAD designation, the Project provides an integrated development program that combines residential, live-work, and educational uses with unified access and centralized parking facilities, creating further opportunities for enhanced pedestrian areas and expanded open space amenities. This approach results in a development that is more compatible with the surrounding context than would be achievable under a rigid application of the MX-2 zoning regulations. Specifically, via the PAD, the Project is able to achieve a reduce building height with carefully scaled height transitions along the eastern portion of the Property, providing a gradual step-down from the commercial corridor to adjacent multi-family areas and ensuring a compatible integration with the established neighborhood.

2. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.

The proposed Project is generally consistent with the MX-2 and North Ponce MXD zoning regulations, with limited departures regarding number of stories and certain building envelope standards as well as transparency requirements.

Specifically, the Project proposes 9-stories within a reduced 93-foot building height, which remains below the 97-foot MX-2 maximum and well under the 150-foot Douglas Section site-specific limit. To provide additional certainty, the Applicant will record a restrictive covenant limiting the Property's maximum height to 93 feet. The proposed building envelope flexibility allows the Project to incorporate active liner uses to screen the internal parking garage along all frontages, to create a more attractive, pedestrian-friendly streetscape, and to deliver increased open space beyond the minimum required. The PAD framework thus enables a coordinated, context-sensitive site design that delivers meaningful public benefits (e.g. enhanced pedestrian areas, integrated open space, and improved aesthetic character) without increasing development intensity or compromising neighborhood compatibility.

With respect to transparency, the Project deviates from the 60% ground floor transparency requirement only along one of the four street frontages — Phoenetia Avenue — where approximately 27% glazing is proposed. This adjusted transparency is due to the location of back-of-house and service areas, as well as the vehicular exit along this frontage. The remaining portion of the Phoenetia Avenue frontage is activated by live-work units that provide appropriate glazing and transparency. The placement of service functions and vehicular access along this frontage is consistent with the surrounding built environment, including the Women's Club which similarly locates its loading and back-of-house operations along Phoenetia Avenue. Accordingly, the proposed transparency along this limited frontage maintains neighborhood compatibility while accommodating necessary operational functions for the Project.

3. **The extent to which the proposed plan meets the requirements and standards of the PAD regulations.**

As discussed above, the Project design will allow development of the Property in accordance with the PAD development standards provided in Section 2-500 of the Zoning Code and the underlying MX2 zoning district with improved building massing and enhanced open space amenities for public use. In sum, the PAD framework provides flexibility in building design to deliver a well-balanced mixed-use development with reduced building height that emphasizes pedestrian activation, context-sensitive massing, generous green and open spaces, and the preservation of existing civic and landscape resources, thereby enhancing visual character and contributing positively to the surrounding context.

4. **The physical design of the proposed PAD and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.**

The physical design of the proposed PAD provides for adequate public services, vehicular access, pedestrian circulation, and open space amenities. Vehicular access is designed to minimize conflicts with pedestrians while ensuring efficient internal circulation and structured parking. Specifically, the ground floor features a two-lane driveway running through the center of the Property, with access limited along secondary side streets. One lane accommodates queuing and drop-off activity, while the other allows continuous circulation through the site. This design ensures that all pick-up and drop-off activities - particularly for the on-site educational facility - are contained within the Property, preventing spillover into the public right-of-way and minimizing impacts on surrounding streets.

5. **The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.**

The proposed PAD is fully compatible with the surrounding neighborhood context and uses. The Property is located along East Ponce de Leon Boulevard, an established mixed-use corridor characterized by mid- and high-rise development, including nearby multi-family residential, office and civic buildings. The Project's mix of uses aligns with the existing uses and established development pattern in this portion of the North Ponce area and is designed to complement the surrounding neighborhood.

The Project has been designed to be compatible with the height and scale of surrounding office and residential buildings, including Regency on the Park (912 E. Ponce de Leon Boulevard), Sunrise (1000 E. Ponce de Leon Boulevard), 211 Santillane Avenue, and 1505 Ponce. Through the incorporation of tiered building heights via the PAD, the design provides a balanced transition from the commercial corridor to the west to the lower-scale multi-family residential uses to the east, ensuring a context-sensitive integration with the surrounding neighborhood.

6. **The desirability of the proposed PAD to physical development of the entire community.**

The proposed PAD will make a positive contribution to the urban fabric of the North Ponce area by revitalizing a site with underutilized uses into a high-quality, context-sensitive mixed-use development that provides housing, neighborhood-serving uses, and improved public spaces. Importantly, the Project preserves and enhances a key community institution through the construction of a new facility for Crystal Academy, ensuring the continued operation of this essential educational resource within Coral Gables. Together, these elements support the redevelopment of the Property in a manner that respects and reinforces the established scale, character, and context of the surrounding neighborhood

.

7. **The conformity of the proposed PAD with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.**

As described in Section III herein, the proposed PAD conforms to and furthers the goals, objectives, and policies of the City's Comprehensive Plan, specifically the proposed "Commercial Mid-Rise Intensity" FLUM designation for the Property.

VI. ENCROACHMENTS

As reflected on Sheet A-1.07 of the Site Plans, the Project includes limited building encroachments along the southeast portion of Galiano Street. Specifically, the school's entrance canopy cantilevers into the sidewalk by approximately 4'5" and is elevated at a height of 15'8", ensuring it does not interfere with pedestrian access, walkability, or the circulation of the public sidewalk.

CONCLUSION

Based on the foregoing, the proposed Project and corresponding Application requests are consistent with the goals of the Comprehensive Plan and the intent of the MX-2 and PAD regulations under the Zoning Code. We look forward to your favorable consideration of our Application.

As always, should you have any questions or need any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,

Jorge L. Navarro, Esq.

ALTA/NSPS LAND TITLE SURVEY

MAP OF BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 21 OF "REVISED PLAT OF CORAL GABLES DOUGLAS SECTION"
PLAT BOOK 25, PAGE 69 (MDCR)
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.
SHEET 1 OF 1

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 21 OF "REVISED PLAT OF CORAL GABLES DOUGLAS SECTION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

PROPERTY ADDRESS:

110 PHOENETIA AVENUE, CORAL GABLES, FL 33134

I. SITE INFORMATION:

a) THE PROPERTY IS BEING USED FOR EDUCATIONAL PURPOSES AS A SCHOOL, AND RELIGIOUS PURPOSES AS A CHURCH.
b) ALL VISIBLE ABOVE GROUND UTILITIES SERVING THE PROPERTY AS SHOWN ON MAP OF SURVEY.
c) THE PROPERTY HAS PEDESTRIAN AND VEHICULAR ACCESS.
d) ZONING CLASSIFICATION: NO ZONING REPORT PROVIDED BY CLIENT, NO UNDERGROUND PLANS/OR REPORTS PROVIDED BY CLIENT.
e) NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY.
e) NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES KNOWN TO SURVEYOR.
g) NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
h) PARKING SPACES ON SITE (IF ANY) SHOWN ON MAP OF SURVEY.
i) NO UNDERGROUND UTILITY MARKINGS FOUND ON THE GROUND AT TIME OF FIELD SURVEY.

II. EASEMENTS, RIGHT OF WAYS AND ENCROACHMENT NOTES:

A. THE LANDS SHOWN HEREON HAVE BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES SUCH AS EASEMENTS, RIGHT-OF WAYS, RESERVATIONS, ETC. A REQUEST WAS MADE TO THE CLIENT TO FURNISH DOCUMENTS AS TO THESE MATTERS. A COPY OF THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 25000030483, DATED JUNE 11, 2025 THE FOLLOWING OF EXCEPTIONS ON SCHEDULE B-II OF SAID COMMITMENT WERE REVIEWED BY THE SURVEYOR AND HAVE THE FOLLOWING COMMENTS ON THE TITLE COMMITMENT LIST OF EXCEPTIONS SHOWN BELOW:
(OFFICIAL RECORD BOOKS (ORB) HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.)

1. NO DEFECTS, LIENS, ENCUMBRANCES OR ADVERSE CLAIMS BY OTHER PARTIES KNOWN TO SURVEYOR OTHER THEN WHAT IS SHOWN ON THIS TITLE COMMITMENT SCHEDULE.
2.
a) NO UNRECORDED RIGHTS OR CLAIMS KNOWN TO SURVEYOR.
b) NO UNRECORDED EASEMENTS KNOWN TO SURVEYOR.
c) SEE MAP OF SURVEY AND/OR ENCROACHMENT NOTES BELOW FOR ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, AND OTHER MATTERS IF ANY.
d) NOT SURVEY RELATED (LIENS).
e) NO CLAIM KNOWN TO SURVEYOR THAT THE LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA.
3. NOT SURVEY RELATED (TAXES).
4. NOT SURVEY RELATED (LIENS).
5. SEE MAP OF SURVEY FOR ALL PLAT MATTERS AFFECTING, PLAT BOOK 25, PAGE 69 (MDCR).
6. EASEMENT FOR TELEPHONE LINES, BLANKET IN NATURE COVERS THE ENTIRE CITY OF CORAL GABLES (NOT PLOTTABLE) ORB 839 PAGE 106
7. EASEMENT FOR UTILITIES, BLANKET IN NATURE COVERS THE ENTIRE CITY OF CORAL GABLES (NOT PLOTTABLE) ORB 939 PAGE 435
8. NOT SURVEY RELATED/OR PLOTTABLE, (LAND SALE) ORB 1304 PAGE 9
9. DECLARATION OF RESTRICTIVE COVENANT, NOT SURVEY RELATED ORB 15389 PAGE 422
10. NOT SURVEY RELATED (RIGHTS OF TENANTS).
11. NOT SURVEY RELATED (TAXES).

III. ENCROACHMENT NOTES:

1. NO ENCROACHMENTS FOUND AT TIME OF SURVEY.

IV. GENERAL SURVEYOR NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. SEE TITLE COMMITMENT EXCEPTION COMMENTS SECTION. NO OTHER DOCUMENTS WERE FURNISHED TO THE SURVEYOR BY CLIENT.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT.
ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOD SURFACES
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
9. FENCE OWNERSHIP NOT DETERMINED.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT, THE EASTERLY LINE OF BLOCK 21 BEARS N 00°03'29" E.
11. TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC, & TREE SURVEY (ALTA/NSPS)
12. THE LEGAL DESCRIPTION FOR THE SURVEYED PROPERTY SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT FURNISHED TO SURVEYOR.
13. PARCEL 1 AS DESCRIBED IN TITLE COMMITMENT HAS BEEN SURVEYED IN THE FIELD AND PLOTTED. PARCEL 2, 3 AND 4 REFER TO EASEMENTS (ON-SITE AND OFF-SITE). ON-SITE EASEMENTS (WITHIN PROPERTY) HAVE BEEN PLOTTED, HOWEVER OFF-SITE EASEMENTS MAY NOT BE FULLY PLOTTED OR PLOTTED AT ALL.
12. THE SURVEYOR IS NOT A CERTIFIED ARBORIST, TREES ARE IDENTIFIED BY COMMON NAME TO THE BEST OF THE SURVEYOR'S ABILITY. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO DETERMINE SCIENTIFIC NAME, TREE SUB-SPECIES IF ANY AND TREE CONDITIONS.
13. **ONLY TREES WITH A TRUNK DIAMETER OF 3" (0.25') AT THE BREAST HEIGHT OR GREATER WERE LOCATED**

V. FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED PROPERTY SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X BASE FLOOD ELEVATION N/A COMMUNITY NAME & NUMBER CITY OF CORAL GABLES 120639 MAP & PANEL NUMBER 12086C0294 SUFFIX L

VI. ACCURACY NOTES:

1. HORIZONTAL: THE ACCURACY OBTAINED BY FIELD MEASUREMENT METHODS AND OFFICE CALCULATIONS OF CLOSED GEOMETRY FIGURES MEETS AND EXCEEDS THE STANDARDS OF PRACTICE REQUIREMENT FOR SUBURBAN AREA (LINEAR: 1 FOOT IN 7,500 FEET AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS SURVEYORS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).
2. VERTICAL: THE ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL BETWEEN THE TWO BENCHMARKS NOTED ABOVE, AND MEETS OR EXCEEDS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE VERTICAL ACCURACY OBTAINED IN THIS SURVEY, EXCEEDS THE CALCULATED VALUE OF A CLOSURE IN FEET PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES. A COMMONLY VALUE ACCEPTED IN THE CONSTRUCTION AND SURVEYING INDUSTRY.
3. ELEVATIONS OF WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OF 1/100 OF A FOOT ON HARD SURFACES AND 1/10 OF A FOOT ON GROUND SURFACES.
4. WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITION ACCURACY OF 1/10 OF A FOOT.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

-AND-

TO: FRC REALTY INC. A DELAWARE CORPORATION, PHOENETIA ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 11, 13, 14, 16, 17, 18 AND 19 FROM TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 18TH, 2025.

DATE OF PLAT OR MAP: AUGUST 19TH, 2025.

JUAN A SUAREZ LICENSE No. 6220 STATE OF FLORIDA REGISTERED SURVEYOR AND MAPPER

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220

DOCUMENT LIST: (DOCUMENTS REVIEWED)

DOCUMENT NAME	DOCUMENT ID	RECORDED DATE
TITLE COMMITMENT	STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 25000030483	06/11/2025
MIAMI-DADE COUNTY PROPERTY APPRAISER SITE	https://www.miamidade.gov/Apps/PA/propertysearch/#/	08/15/2025
PLAT MAP	REVISED PLAT OF CORAL GABLES DOUGLAS SECTION	OCTOBER 1926
CITY OF CORAL GABLES BENCHMARK REFERENCE	CITY OF CORAL GABLES BM BOOK	N/A

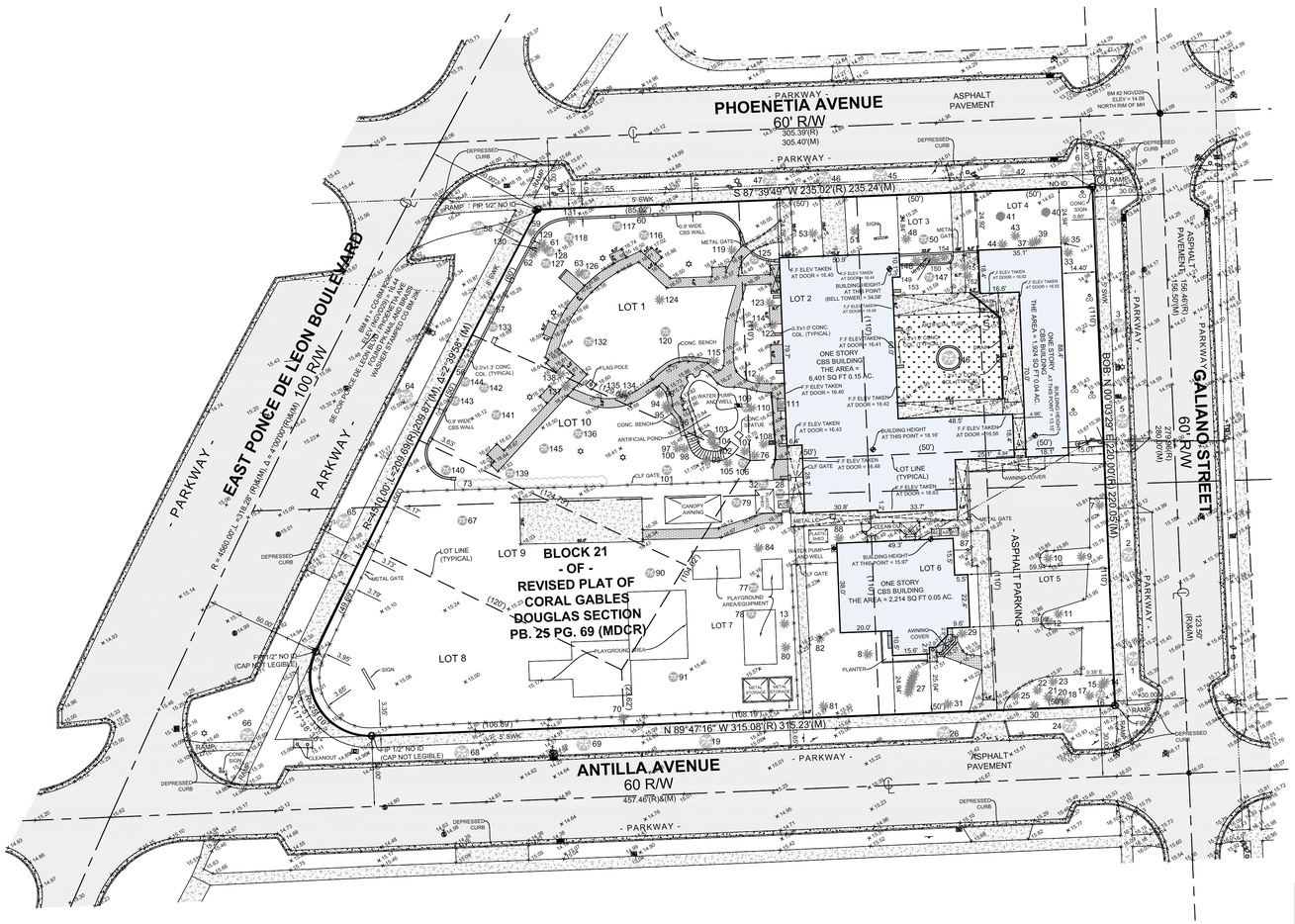
TOGETHER WITH ALL OFFICIAL RECORD/DEED BOOKS LISTED ON TITLE COMMITMENT SCHEDULE B-II (DESCRIBED IN SURVEYOR'S NOTES FOR THIS SURVEY)

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



TREE TABLE

NUMBER	NAME	DIAMETER (FT)	HEIGHT (FT)	SPREAD (FT)	REMARKS
1	SILVER BUTTONWOOD	0.60	18	15	
2	SILVER BUTTONWOOD	0.60	20	15	
3	SILVER BUTTONWOOD	1.00	20	20	
4	SILVER BUTTONWOOD	1.00	20	20	
5	SILVER BUTTONWOOD	1.00	20	20	
6	GUMBO LIMBO	2.50	35	35	
7	SABAL PALM	0.80	40	15	
8	ALEXANDER PALM	-	-	-	CLUSTER
9	ARECA PALM	-	-	-	CLUSTER
10	ARECA PALM	-	-	-	CLUSTER
11	ARECA PALM	-	-	-	CLUSTER
12	ARECA PALM	-	-	-	CLUSTER
13	COCONUT PALM	0.80	35	20	
14	ALEXANDER PALM	0.60	40	15	
15	ALEXANDER PALM	0.80	20	15	
16	ROYAL POINCIANA	2.00	40	50	
17	SOLITAIRE PALM	0.40	35	10	
18	ALEXANDER PALM	-	-	-	CLUSTER
19	BLACK OLIVE	2.00	40	60	
20	ALEXANDER PALM	0.60	30	15	
21	COCONUT PALM	1.00	20	20	
22	ALEXANDER PALM	0.60	15	15	
23	SABAL PALM	1.00	15	20	
24	BLACK OLIVE	1.50	40	40	
25	COCONUT PALM	1.00	20	20	
26	BLACK OLIVE	2.00	40	60	
27	TRAVELERS PALM	-	-	-	CLUSTER
28	ARECA PALM	-	-	-	CLUSTER
29	TRAVELERS PALM	-	-	-	CLUSTER
30	TRAVELERS PALM	-	-	-	CLUSTER
31	ARECA PALM	-	-	-	CLUSTER
32	OAK	0.60	25	20	
33	ALEXANDER PALM	-	-	-	CLUSTER
34	INTENTIONALLY LEFT BLANK				
35	ALEXANDER PALM	-	-	-	CLUSTER
36	INTENTIONALLY LEFT BLANK				
37	ALEXANDER PALM	-	-	-	CLUSTER
38	INTENTIONALLY LEFT BLANK				
39	QUEEN PALM	0.70	40	6	
40	NORFOLK ISLAND PINE	1.30	55	5	
41	NORFOLK ISLAND PINE	1.30	55	5	
42	GUMBO LIMBO	1.00	25	30	
43	COCONUT PALM	0.80	35	20	
44	CHINESE FAN PALM	0.70	18	20	
45	GUMBO LIMBO	0.70	25	20	
46	GUMBO LIMBO	0.70	25	20	
47	GUMBO LIMBO	0.70	25	20	
48	ALEXANDER PALM	-	-	-	CLUSTER
49	INTENTIONALLY LEFT BLANK				
50	JAPANESE FERN	1.20	20	25	
51	ALEXANDER PALM	-	-	-	CLUSTER
52	INTENTIONALLY LEFT BLANK				
53	ALEXANDER PALM	-	-	-	CLUSTER
54	INTENTIONALLY LEFT BLANK				
55	GUMBO LIMBO	1.80	25	30	
56	WILLOW TREE	1.30	30	20	
57	WILLOW TREE	1.30	30	20	
58	MAHOGANY	5.00	60	60	
59	ALEXANDER PALM	0.40	40	5	
60	ALEXANDER PALM	0.40	30	5	
61	ALEXANDER PALM	-	-	-	CLUSTER
62	ALEXANDER PALM	-	-	-	CLUSTER
63	ARECA PALM	-	-	-	
64	BLACK OLIVE	1.20	40	40	
65	BLACK OLIVE	1.80	40	40	
66	BLACK OLIVE	1.80	40	40	
67	ROYAL POINCIANA	3.00	50	70	
68	BLACK OLIVE	3.00	50	65	
69	BLACK OLIVE	3.00	50	65	
70	ALEXANDER PALM	0.40	30	10	
71	INTENTIONALLY LEFT BLANK				
72	INTENTIONALLY LEFT BLANK				
73	ALEXANDER PALM	-	-	-	HEDGE
74	INTENTIONALLY LEFT BLANK				
75	INTENTIONALLY LEFT BLANK				
76	ARECA PALM	-	-	-	CLUSTER
77	MANGO	0.60	22	20	
78	MANGO	0.60	22	20	
79	MANGO	0.60	22	20	
80	COCONUT PALM	0.80	35	20	
81	ALEXANDER PALM	0.40	30	10	
82	ALEXANDER PALM	-	-	-	CLUSTER
83	INTENTIONALLY LEFT BLANK				
84	ALEXANDER PALM	-	-	-	CLUSTER
85	INTENTIONALLY LEFT BLANK				
86	INTENTIONALLY LEFT BLANK				
87	ALEXANDER PALM	0.50	30	5	
88	ARECA PALM	-	-	-	CLUSTER
89	INTENTIONALLY LEFT BLANK				
90	OAK	1.80	40	40	
91	OAK	5.00	50	70	
92	INTENTIONALLY LEFT BLANK				
93	ALEXANDER PALM	0.40	30	10	
94	ALEXANDER PALM	0.40	30	10	
95	QUEEN PALM	0.80	40	20	
96	ALEXANDER PALM	0.40	30	10	
97	ALEXANDER PALM	0.60	30	20	
98	ALEXANDER PALM	0.40	20	10	
99	ALEXANDER PALM	0.40	25	10	
100	ALEXANDER PALM	0.50	35	20	
101	GUMBO LIMBO	2.00	35	30	
102	ALEXANDER PALM	0.30	20	10	
103	ALEXANDER PALM	0.30	20	10	
104	ALEXANDER PALM	0.30	20	10	
105	ALEXANDER PALM	0.40	25	10	
106	UNKNOWN TREE	0.50	30	20	
107	ALEXANDER PALM	0.40	40	6	
108	ALEXANDER PALM	0.40	30	20	
109	GUMBO LIMBO	0.70	30	20	
110	ALEXANDER PALM	0.50	35	10	
111	ALEXANDER PALM	0.40	20	10	
112	ALEXANDER PALM	0.40	20	10	
113	INTENTIONALLY LEFT BLANK				
114	CANARY DATE PALM	2.00	50	30	
115	QUEEN PALM	0.60	30	10	
116	OAK	1.50	40	30	
117	CASSIA	0.80	20	30	
118	BLACK LOCUST	0.70	30	20	
119	QUEEN PALM	0.60	30	10	
120	BISHOP	4.00	40	40	
121	INTENTIONALLY LEFT BLANK				
122	ALEXANDER PALM	0.40	35	10	
123	ALEXANDER PALM	0.40	35	10	
124	ALEXANDER PALM	0.30	30	6	
125	ALEXANDER PALM	0.50	25	20	
126	MAHOGANY	1.80	50	50	
127	OAK	1.80	50	50	
128	MAHOGANY	0.70	30	25	
129	ALEXANDER PALM	0.30	30	6	
130	ALEXANDER PALM	0.30	30	6	
131	ALEXANDER PALM	-	-	-	CLUSTER
132	CASSIA	0.70	16	25	
133	GUMBO LIMBO	0.30	30	15	
134	ALEXANDER PALM	0.50	35	10	
135	ALEXANDER PALM	0.40	35	10	
136	UNKNOWN TREE	0.80	12	15	
137	ARECA PALM	-	-	-	CLUSTER
138	ARECA PALM	-	-	-	CLUSTER
139	ROYAL POINCIANA	1.70	40	35	
140	MANGO	0.80	30	25	
141	JAPANESE FERN	0.50	25	25	
142	ROYAL POINCIANA	2.00	40	20	
143	FRANGIPANI	0.60	10	15	
144	CASSIA	0.50	10	30	
145	UNKNOWN TREE	0.50	15	20	
146	BLACK OLIVE	2.00	50	60	
147	SEA GRAPE	2.50	60	40	
148	ALEXANDER PALM	0.50	30	10	
149	ALEXANDER PALM	0.50	30	10	
150	ALEXANDER PALM	0.50	30	10	
151	ALEXANDER PALM	0.50	30	10	
152	ALEXANDER PALM	0.50	30	10	
153	ALEXANDER PALM	0.40	15	10	
154	ALEXANDER PALM	0.40	35	5	

LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
A/C = AIR CONDITIONER PAD
BFP =BACK FLOW PREVENTER
BLDG= BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
CB = CATCH BASIN
C/O = CLEAN OUT
C&G = CURB & GUTTER
CH = CHORD
CHB = CHORD BEARING
CLF = CHAIN LINK FENCE
COL = COLUMN
CONC = CONCRETE
DE = DRAINAGE EASEMENT
DDCV = DOUBLE DETECTOR CHECK VALVE
D/W = DRIVE-WAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
FDH = FOUND DRILL HOLE
FF = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FN = FOUND NAIL (NO ID)
FND = FOUND NAIL & DISK
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L = LENGTH OF ARC
LE = LANDSCAPE EASEMENT
(M) = MEASURED
MDCR=MIAMI-DADE COUNTY RECORDS
MH =MANHOLE
ML = MONUMENT LINE
ORB = OFFICIAL RECORDS BOOK
O/S = OFF-SET
(P) = PLAT
PBC = PALM BEACH COUNTY
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PG = PAGE
PI = POINT OF INTERSECTION
PK = PARKER KAELON (SURVEY NAIL)
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT OF WAY
RES. = RESIDENCE
SIP = SET IRON PIPE
SND = SET NAIL & DISK (PK)
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP)= TYPICAL
UB = UTILITY BOX
UE = UTILITY EASEMENT
W/F = WOOD FENCE
W.A.S.D = WATER & SEWER DEPARTMENT

SYMBOLS:

HAND HOLE
ELECTRIC BOX
TELEPHONE RISER
CABLE TV RISER
WATER METER
WATER VALVE
CURB INLET
FIRE HYDRANT
LIGHT POLE
DRAIN
VALVE
GAS VALVE
BACKFLOW PREVENTER
BOLLARD
ORIGINAL LOT DISTANCE
CENTRAL ANGLE
CENTER LINE
CATCH BASIN
UTILITY POLE
CONC. POLE
DRAINAGE MANOLE
SEWER MANHOLE
COMMUNICATION MANHOLE
FPL MANHOLE
SIGN
ANCHOR
GUARD RAIL
IRON FENCE
WOOD FENCE
CHAIN LINK FENCE
OVERHEAD UTILITY WIRE
LIMITED ACCESS RIGHT-OF-WAY LINE
BOUNDARY LINE
x.00 = ELEVATION
E = ENCROACHMENT NOTE (SEE SURVEYORS NOTES)
W = WELL

SURFACE:

ASPHALT CONCRETE PAVERS BUILDING TILES WOOD COVER

PLAT IMAGE:
NOT TO SCALE

NORTH
SW 8th STREET U.S. 41
TRAILWAY
CALABRIA
ANTILLA
BOULEVARD
AVENUE
ROAD
CHELSEA PLACE
ANTILLA AVENUE
ALHAMBRA CIRCLE
ALHAMBRA WATER
ALHAMBRA
ANTILLA
ALHAMBRA AVENUE
ANTILLA AVENUE
ALHAMBRA AVENUE
ANTILLA AVENUE
ALHAMBRA AVENUE
ANTILLA AVENUE

ARCHITECTURE			
SHEET NO.	SHEET NAME	REV. #	ISSUANCE
A-0.00	COVER		
A-0.01	CONTEXT PLAN		
A-0.02	AERIAL CONTEXT		
A-0.03	MASSING AERIAL CONTEXT		
A-0.04	MASSING AERIAL CONTEXT		
A-0.05	MASSING AERIAL CONTEXT		
A-1.00	SURVEY		
A-1.01	ZONING MAP		
A-1.02	RENDERED SITE PLAN		
A-1.03	PROJECT DATA		
A-1.04	3D VIEWS		
A-1.05	FAR DIAGRAM		
A-1.06	OPEN SPACE DIAGRAM		
A-1.07	ENCROACHMENT DIAGRAM FLOOR PLAN		
A-2.00	SITE/ GROUND FLOOR PLAN		
A-2.01	2nd LEVEL FLOOR PLAN		
A-2.02	TYP. 3rd-4th LEVEL FLOOR PAN		
A-2.03	5th-8th LEVEL FLOOR PLAN		
A-2.04	9th LEVEL FLOOR PLAN		
A-2.05	ROOF LEVEL FLOOR PLAN		
A-3.00	NORTH ELEVATION		
A-3.01	SOUTH ELEVATION		
A-3.02	EAST ELEVATION		
A-3.03	WEST ELEVATION		
A-3.04	COURTYARD SECTION		
A-3.05	NORTH ELEVATION GROUND FLOOR TRANSPARENCY		
A-4.00	RENDERINGS		
A-4.01	RENDERINGS		
A-4.02	RENDERINGS		
A-4.03	RENDERINGS		
A-4.04	RENDERINGS		
A-4.05	RENDERINGS		
A-4.06	MATERIALS BOARD		
A-5.00	SITE DETAILS		
A-5.01	SITE DETAILS		
A-5.02	ENLARGED BALCONY BRACKET		

LANDSCAPE			
SHEET NO.	SHEET NAME	REV#	ISSUANCE
TD-1	TREE DISPOSITION PLAN		3/5/2026
TD-2	TREE DISPOSITION SCHEDULE		3/5/2026
L-1	LANDSCAPE PLAN		3/5/2026
L-2	LANDSCAPE DETAILS		3/5/2026

CIVIL			
SHEET NO.	SHEET NAME	REV#	ISSUANCE
C1.00	DEMOLITION AND EROSION CONTROL PLAN		3/5/2026
C2.00	PAVEMENT MARKING & SIGNAGE PLAN		3/5/2026
C3.00	PAVING, GRADING, & DRAINAGE PLAN		3/5/2026
C4.00	WATER PLAN		3/5/2026
C4.10	SEWER PLAN		3/5/2026

Fifield
FIFIELD COMPANIES
600 WEST JACKSONBOULEVARD, SUITE 600
CHICAGO, IL 60661

CRYSTAL RESIDENCES

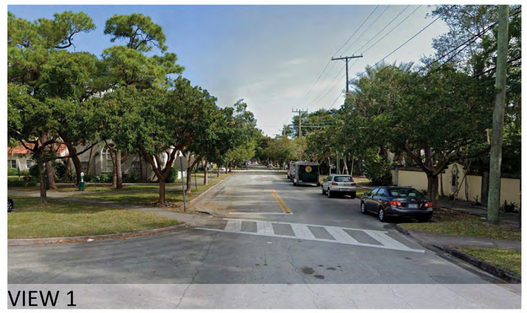
1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

WITKIN HULTS + PARTNERS
LANDSCAPE/HARDSCAPE
307 S. 21ST. AVENUE
HOLLYWOOD, FL 33020
PH: (954) 923-9681

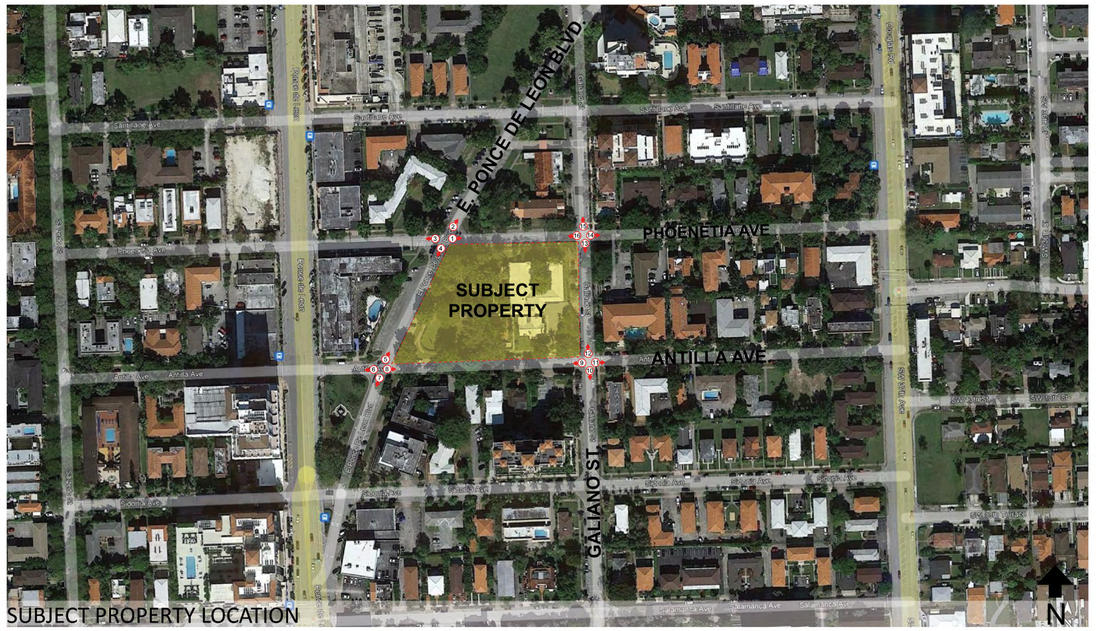
Kimley»Horn
CIVIL ENGINEERS
8201 PETERS ROAD, SUITE 2200,
PLANTATION, FL 33324
PH: (954) 256-5712

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL, 33146
QUALIFIER LIC. NO. AR009348 T: 305.448.7383

PLANNING DIVISION SUBMITTAL
Revisions April 17th, 2026

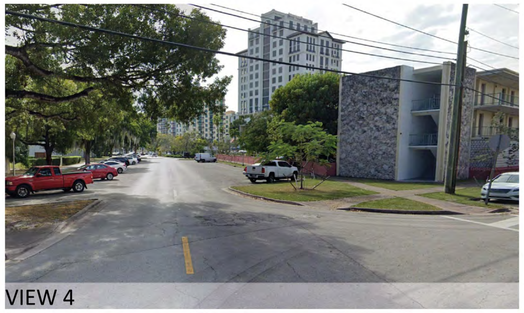

VIEW 1

VIEW 2



SUBJECT PROPERTY LOCATION

VIEW 3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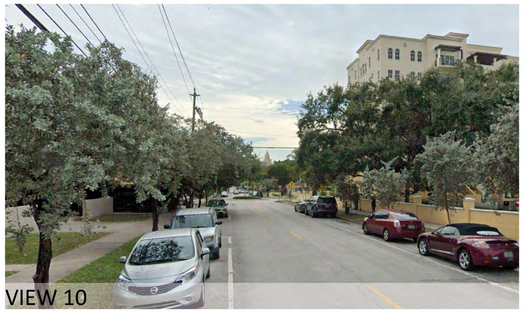
VIEW 5

VIEW 6

VIEW 7

VIEW 8

VIEW 9

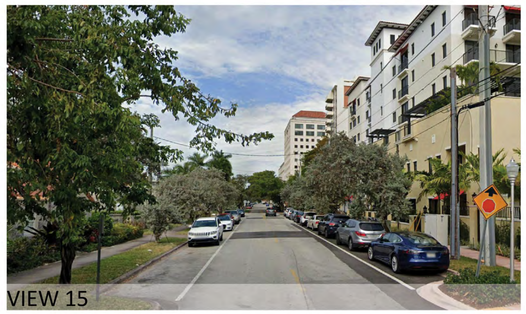

VIEW 10

VIEW 11

VIEW 12

VIEW 13

VIEW 14


VIEW 15

VIEW 16

CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

CONTEXT PLAN

PHASE:

PLANNING DIVISION SUBMITTAL

REVISIONS		
Revision #	Revision Description	Date

SEAL:

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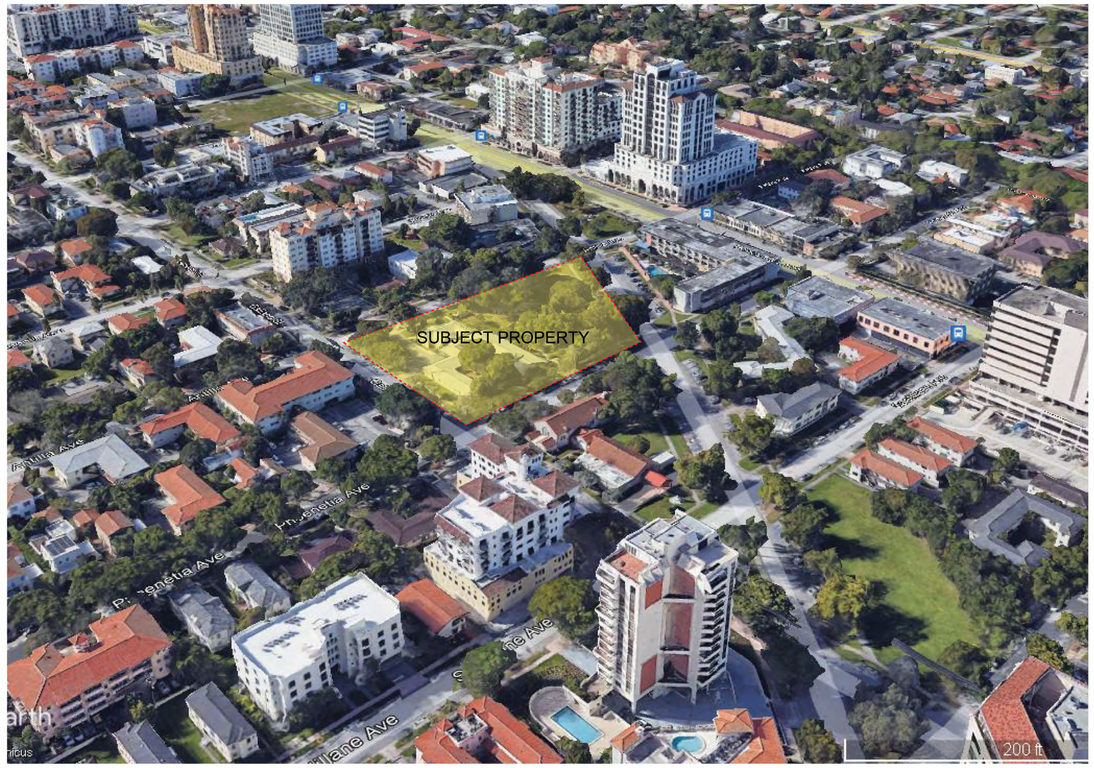
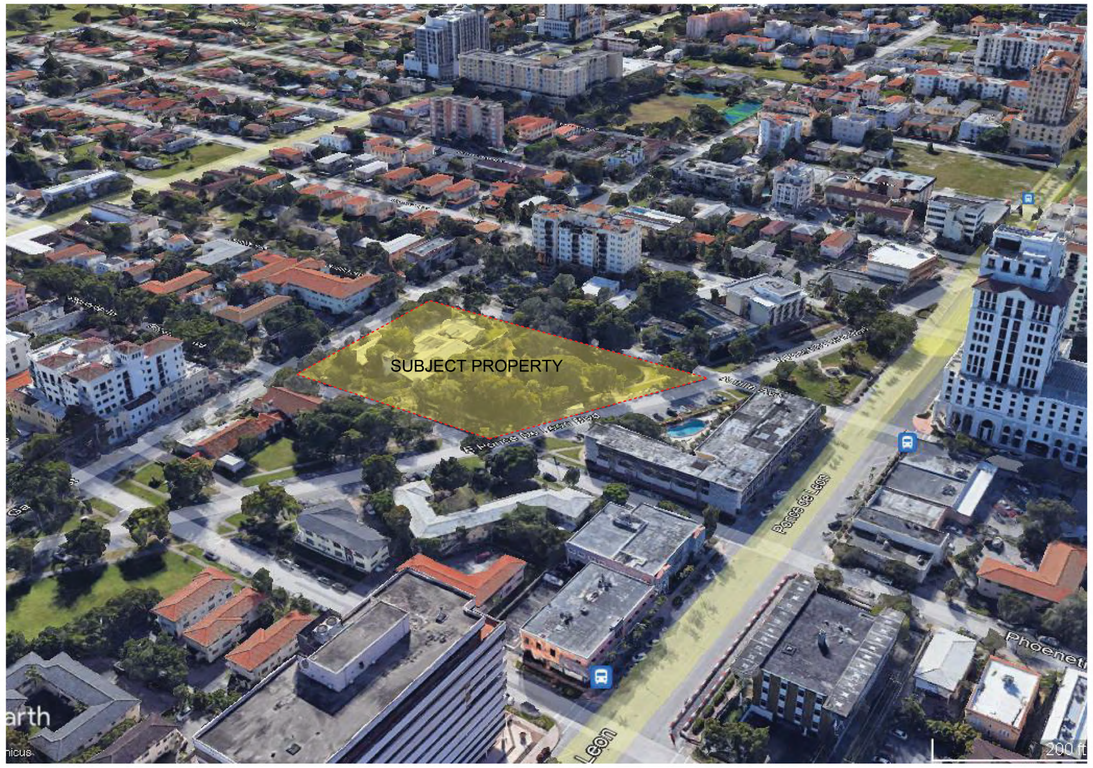
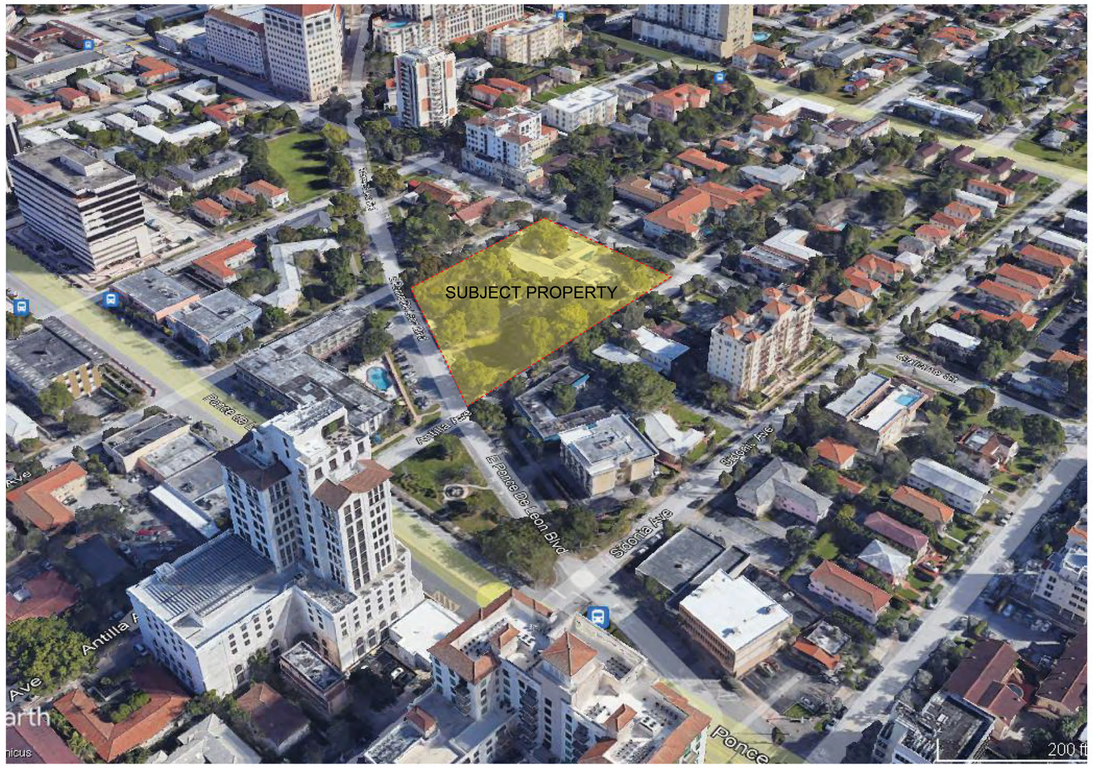
DATE: **04/17/2026**
JOB No.: **2025-18**
DRWN BY: **MC, DA**
APPROVED BY: **AMC**
PRINTED: **6/8/2026 5:01:04 PM**

SHEET NUMBER:

A-0.01







CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

AERIAL CONTEXT

PHASE:

PLANNING DIVISION SUBMITTAL

REVISIONS		
Revision #	Revision Description	Date

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DATE: **04/17/2026**
JOB No.: **2025-18**
DRWN BY: **MC, DA**
APPROVED BY: **AMC**
PRINTED: **6/8/2026 5:01:19 PM**

SHEET NUMBER:

A-0.02

NORTH VIEW

SCALE: 12" = 1'-0"

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

MASSING AERIAL CONTEXT

PHASE:

PLANNING DIVISION SUBMITTAL

REVISIONS		
Revision #	Revision Description	Date

SEAL:

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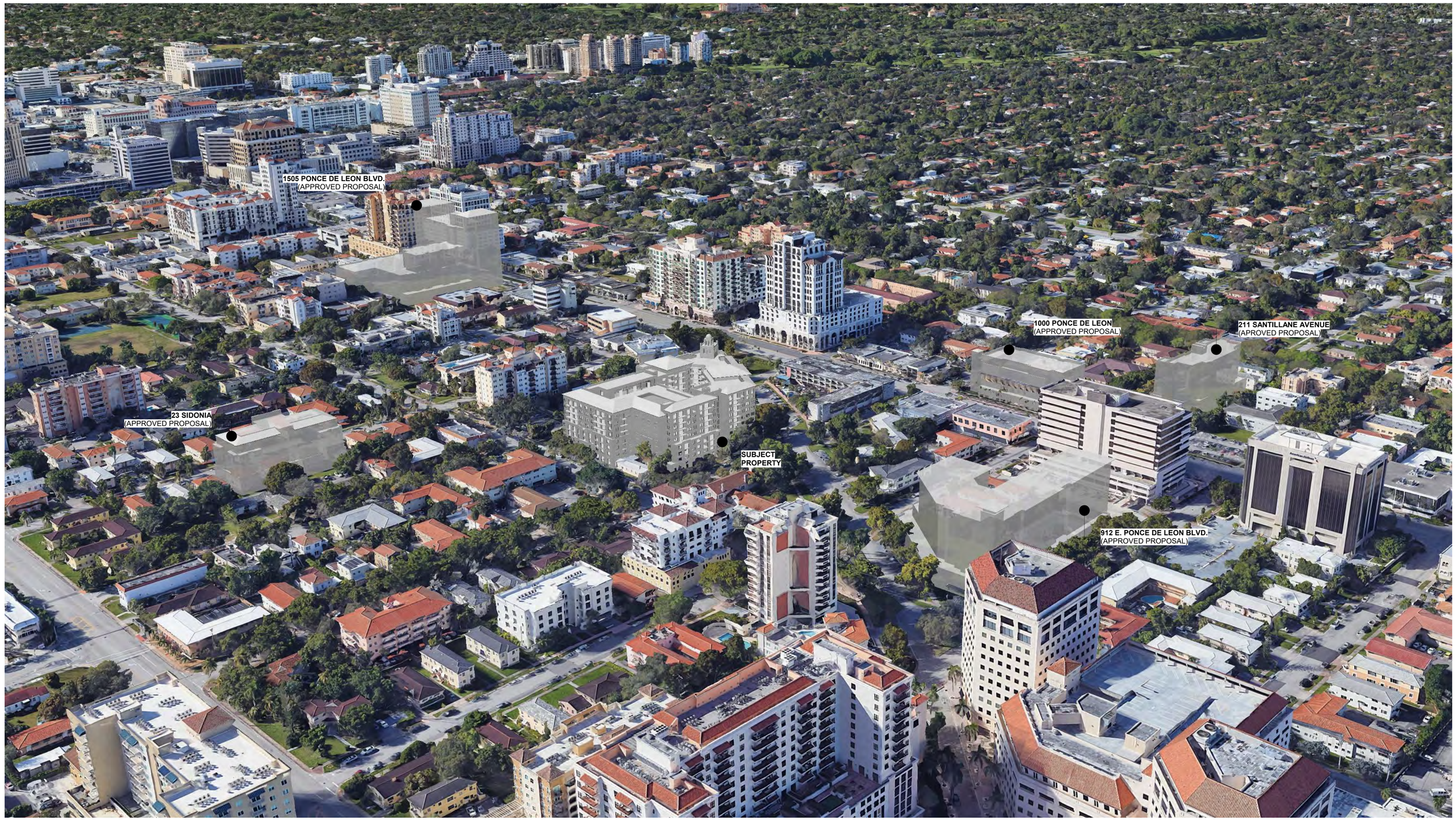
DATE: 04/17/2026
JOB No.: 2025-18
DRWN BY: MC, DA
APPROVED BY: AMC/MC
PRINTED: 6/8/2026 5:01:20 PM

SHEET NUMBER:

A-0.03



NORTHEAST VIEW

SCALE: 12" = 1'-0"

MASSING AERIAL CONTEXT

CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

PHASE:

PLANNING DIVISION SUBMITTAL

REVISIONS		
Revision #	Revision Description	Date

SEAL:

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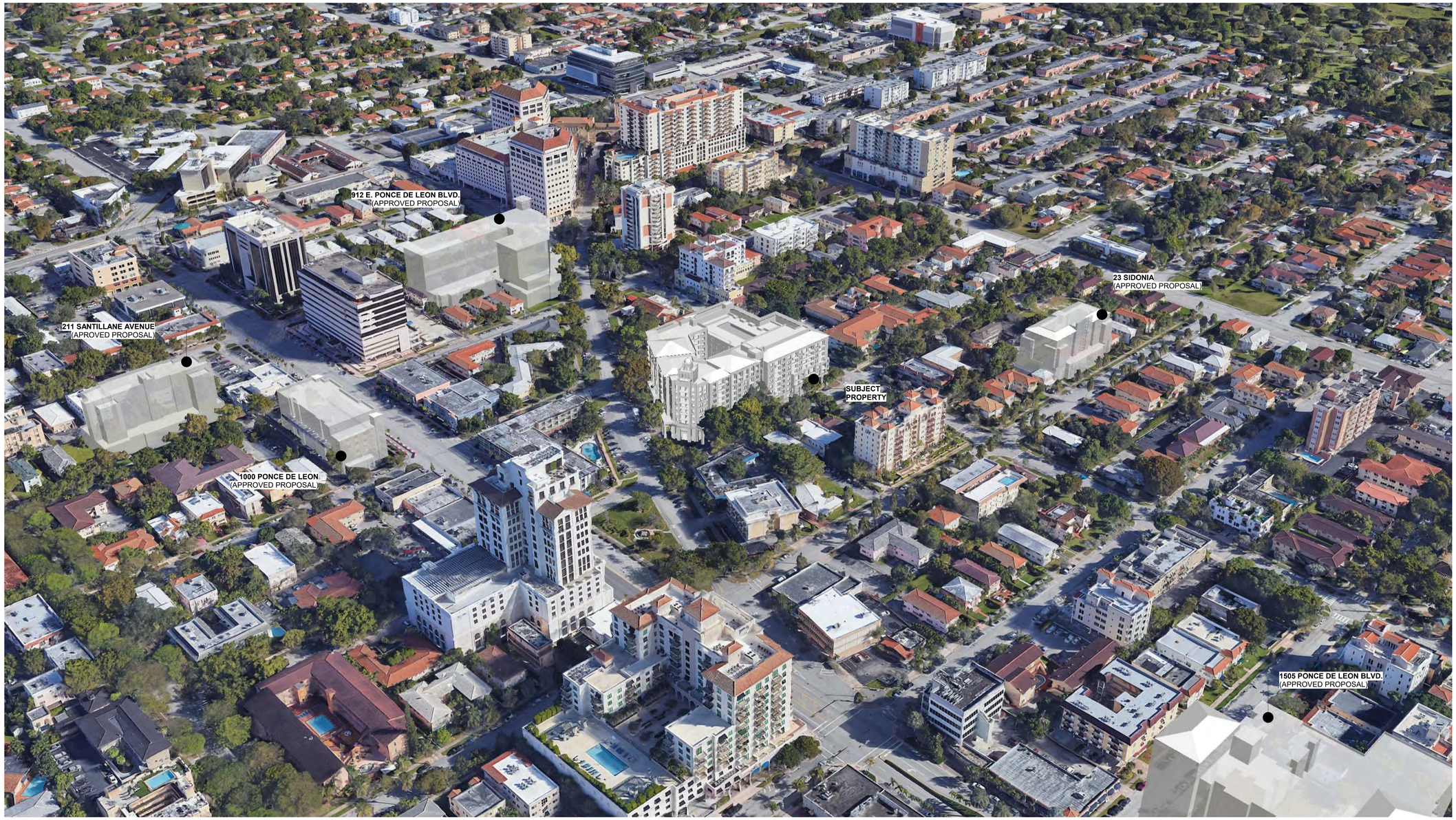
DATE: 04/17/2026
JOB No.: 2025-18
DRWN BY: MC, DA
APPROVED BY: AMC/MC
PRINTED: 6/8/2026 5:01:20 PM

SHEET NUMBER:

A-0.04



SOUTHWEST VIEW

SCALE: 12" = 1'-0"

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

MASSING AERIAL CONTEXT

PHASE:

PLANNING DIVISION SUBMITTAL

REVISIONS		
Revision #	Revision Description	Date

SEAL:

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DATE: 04/17/2026
JOB No.: 2025-18
DRWN BY: MC, DA
APPROVED BY: AMC/MC
PRINTED: 6/8/2026 5:01:21 PM

SHEET NUMBER:

A-0.05

ALTA/NSPS LAND TITLE SURVEY

MAP OF BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 21 OF "REVISED PLAT OF CORAL GABLES DOUGLAS SECTION"
PLAT BOOK 25, PAGE 69 (MDCR)
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.
SHEET 1 OF 1

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 21 OF "REVISED PLAT OF CORAL GABLES DOUGLAS SECTION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

PROPERTY ADDRESS:

110 PHOENETIA AVENUE, CORAL GABLES, FL 33134

I. SITE INFORMATION:

a) THE PROPERTY IS BEING USED FOR EDUCATIONAL PURPOSES AS A SCHOOL, AND RELIGIOUS PURPOSES AS A CHURCH.
b) ALL VISIBLE ABOVE GROUND UTILITIES SERVING THE PROPERTY AS SHOWN ON MAP OF SURVEY.
c) THE PROPERTY HAS PEDESTRIAN AND VEHICULAR ACCESS.
d) ZONING CLASSIFICATION: NO ZONING REPORT PROVIDED BY CLIENT. NO UNDERGROUND PLANS/OR REPORTS PROVIDED BY CLIENT.
f) NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY.
e) NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES KNOWN TO SURVEYOR.
g) NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
h) PARKING SPACES ON SITE (IF ANY) SHOWN ON MAP OF SURVEY.
i) NO UNDERGROUND UTILITY MARKINGS FOUND ON THE GROUND AT TIME OF FIELD SURVEY.

II. EASEMENTS, RIGHT OF WAYS AND ENCROACHMENT NOTES:

A. THE LANDS SHOWN HEREON HAVE BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES SUCH AS EASEMENTS, RIGHT-OF WAYS, RESERVATIONS, ETC. A REQUEST WAS MADE TO THE CLIENT TO FURNISH DOCUMENTS AS TO THESE MATTERS. A COPY OF THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 2500030483, DATED JUNE 11, 2025. THE FOLLOWING OF EXCEPTIONS ON SCHEDULE B-II OF SAID COMMITMENT WERE REVIEWED BY THE SURVEYOR AND HAVE THE FOLLOWING COMMENTS ON THE TITLE COMMITMENT LIST OF EXCEPTIONS SHOWN BELOW:
(OFFICIAL RECORD BOOKS (ORB) HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.)

1. NO DEFECTS, LIENS, ENCUMBRANCES OR ADVERSE CLAIMS BY OTHER PARTIES KNOWN TO SURVEYOR OTHER THEN WHAT IS SHOWN ON THIS TITLE COMMITMENT SCHEDULE.
2.
a) NO UNRECORDED RIGHTS OR CLAIMS KNOWN TO SURVEYOR.
b) NO UNRECORDED EASEMENTS KNOWN TO SURVEYOR.
c) SEE MAP OF SURVEY AND/OR ENCROACHMENT NOTES BELOW FOR ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, AND OTHER MATTERS IF ANY.
d) NOT SURVEY RELATED (LIENS).
e) NO CLAIM KNOWN TO SURVEYOR THAT THE LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA.
3. NOT SURVEY RELATED (TAXES).
4. NOT SURVEY RELATED (LIENS).
5. SEE MAP OF SURVEY FOR ALL PLAT MATTERS AFFECTING, PLAT BOOK 25, PAGE 69 (MDCR).
6. EASEMENT FOR TELEPHONE LINES, BLANKET IN NATURE COVERS THE ENTIRE CITY OF CORAL GABLES (NOT PLOTTABLE) ORB 839 PAGE 106
7. EASEMENT FOR UTILITIES, BLANKET IN NATURE COVERS THE ENTIRE CITY OF CORAL GABLES (NOT PLOTTABLE) ORB 839 PAGE 435
8. NOT SURVEY RELATED/OR PLOTTABLE: (LAND SALE) ORB 1304 PAGE 9
9. DECLARATION OF RESTRICTIVE COVENANT, NOT SURVEY RELATED ORB 15389 PAGE 422
10. NOT SURVEY RELATED (RIGHTS OF TENANTS).
11. NOT SURVEY RELATED (TAXES).

III. ENCROACHMENT NOTES:

1. NO ENCROACHMENTS FOUND AT TIME OF SURVEY.

IV. GENERAL SURVEYOR NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. SEE TITLE COMMITMENT EXCEPTION COMMENTS SECTION. NO OTHER DOCUMENTS WERE FURNISHED TO THE SURVEYOR BY CLIENT.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT.
ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOD SURFACES
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
9. FENCE OWNERSHIP NOT DETERMINED.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT, THE EASTERLY LINE OF BLOCK 21 BEARS N 00°03'29" E.
11. TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC, & TREE SURVEY (ALTA/NSPS)
12. THE LEGAL DESCRIPTION FOR THE SURVEYED PROPERTY SHOWN HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT FURNISHED TO SURVEYOR.
13. PARCEL 1 AS DESCRIBED IN TITLE COMMITMENT HAS BEEN SURVEYED IN THE FIELD AND PLOTTED. PARCEL 2, 3 AND 4 REFER TO EASEMENTS (ON-SITE AND OFF-SITE). ON-SITE EASEMENTS (WITHIN PROPERTY) HAVE BEEN PLOTTED, HOWEVER OFF-SITE EASEMENTS MAY NOT BE FULLY PLOTTED OR PLOTTED AT ALL.
12. THE SURVEYOR IS NOT A CERTIFIED ARBORIST, TREES ARE IDENTIFIED BY COMMON NAME TO THE BEST OF THE SURVEYOR'S ABILITY. A CERTIFIED ARBORIST SHOULD BE CONSULTED TO DETERMINE SCIENTIFIC NAME, TREE SUB-SPECIES IF ANY AND TREE CONDITIONS.
13. ONLY TREES WITH A TRUNK DIAMETER OF 3" (0.25') AT THE BREAST HEIGHT OR GREATER WERE LOCATED

V. FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED PROPERTY SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X BASE FLOOD ELEVATION N/A COMMUNITY NAME & NUMBER CITY OF CORAL GABLES 120639 MAP & PANEL NUMBER 12086C0294 SUFFIX L

VI. ACCURACY NOTES:

1. HORIZONTAL: THE ACCURACY OBTAINED BY FIELD MEASUREMENT METHODS AND OFFICE CALCULATIONS OF CLOSED GEOMETRY FIGURES MEETS AND EXCEEDS THE STANDARDS OF PRACTICE REQUIREMENT FOR SUBURBAN AREA (LINEAR: 1 FOOT IN 7,500 FEET AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS SURVEYORS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).
2. VERTICAL: THE ELEVATIONS AS SHOWN ARE BASED ON A CLOSED LEVEL BETWEEN THE TWO BENCHMARKS NOTED ABOVE, AND MEETS OR EXCEEDS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE VERTICAL ACCURACY OBTAINED IN THIS SURVEY, EXCEEDS THE CALCULATED VALUE OF A CLOSURE IN FEET PLUS OR MINUS 0.05 FEET TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES, A COMMONLY VALUE ACCEPTED IN THE CONSTRUCTION AND SURVEYING INDUSTRY.
3. ELEVATIONS OF WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITION ACCURACY OF 1/100 OF A FOOT ON HARD SURFACES AND 1/10 OF A FOOT ON GROUND SURFACES.
4. WELL IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITION ACCURACY OF 1/10 OF A FOOT.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUE.

--AND--

TO: FRC REALTY INC. A DELAWARE CORPORATION, PHOENETIA ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 11, 13, 14, 16, 17, 18 AND 19 FROM TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 18TH, 2025.

DATE OF PLAT OR MAP: AUGUST 19TH, 2025.

Juan A. Suarez, License No. LS6220
Digitally signed by Juan A. Suarez, License No. LS6220
Date: 2025.08.19 17:39:26 -04'00'

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220

DOCUMENT LIST: (DOCUMENTS REVIEWED)

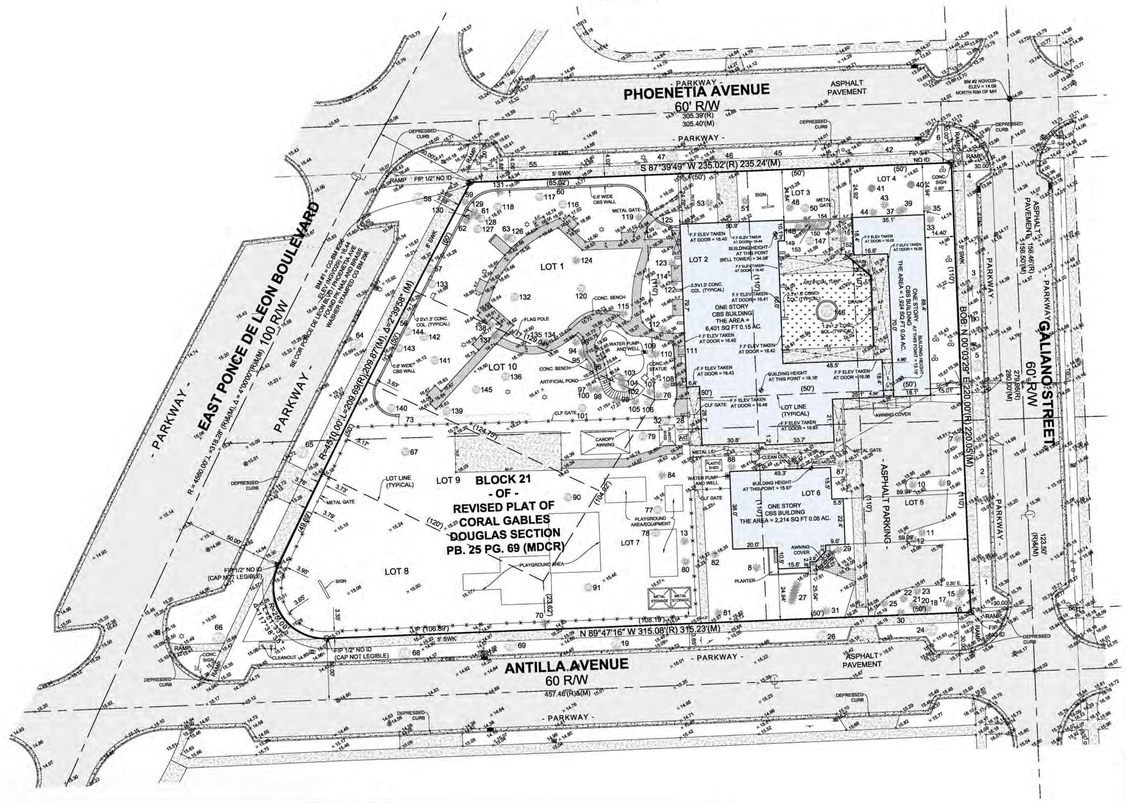
DOCUMENT NAME	DOCUMENT ID	RECORDED DATE
TITLE COMMITMENT	STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 2500030483	06/11/2025
MIAMI-DADE COUNTY PROPERTY APPRAISER SITE	https://www.miamidade.gov/Apps/PA/propertysearch/#/	08/15/2025
PLAT MAP	REVISED PLAT OF CORAL GABLES DOUGLAS SECTION	OCTOBER 1926
CITY OF CORAL GABLES BENCHMARK REFERENCE	CITY OF CORAL GABLES BM BOOK	N/A

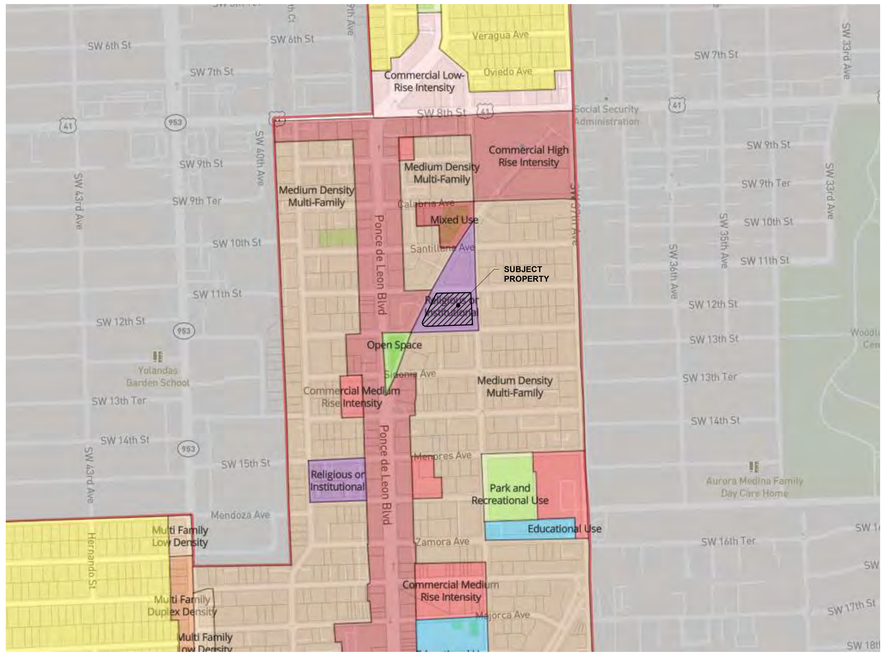
TOGETHER WITH ALL OFFICIAL RECORDS/DEED BOOKS LISTED ON TITLE COMMITMENT SCHEDULE B-II (DESCRIBED IN SURVEYOR'S NOTES FOR THIS SURVEY)

NORTH

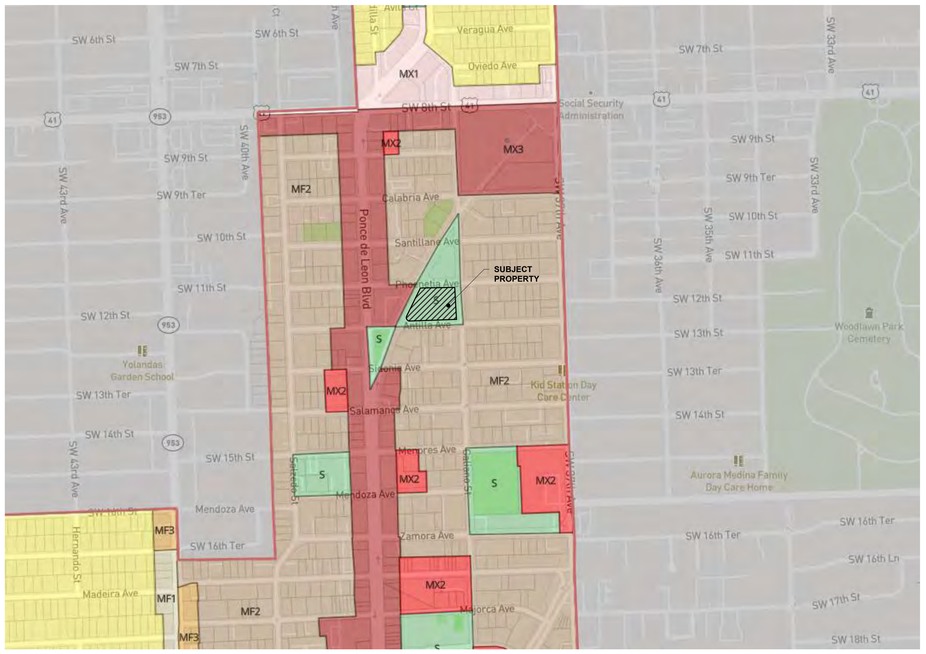
GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.


PHOENETIA AVENUE
60' R/W
ASPHALT PAVEMENT
- PARKWAY -
EAST PONCE DE LEON BOULEVARD
100' R/W
GALIANO STREET
60' R/W
ANTILLA AVENUE
60 R/W
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
BLOCK 21
- OF -
REVISED PLAT OF
CORAL GABLES
DOUGLAS SECTION
PB. 25 PG. 69 (MDCR)
S 87°39'49" W 235.02'(R) 235.24'(M)
N 89°47'16" W 315.08'(R) 315.23'(M)
ONE STORY CBS BUILDING THE AREA = 6,401 SQ FT 0.15 AC.
ONE STORY CBS BUILDING THE AREA = 2,214 SQ FT 0.06 AC.
PLAYGROUND AREA/EQUIPMENT
POOL
CANOPY AWNING
ARTIFICIAL POND
FLAG POLE
WATER PUMP AND WELL
CONC. BENCH
CLEANOUT
RAMP
SIGN
POWER POLE
LOT LINE (TYPICAL)
DEPRESSED CURB
5' SWK
8' SWK
5.5' WIDE CBS WALL
8.5' WIDE CBS WALL
METAL GATE
CONC. STEPS
PLANTER
AWNING COVER
BUILDING HEIGHT AT THE PEAK = 16.18'
BUILDING HEIGHT AT THE PEAK = 19.97'
F.F ELEV TAKEN AT DOOR = 16.41
F.F ELEV TAKEN AT DOOR = 16.40
F.F ELEV TAKEN AT DOOR = 16.43
F.F ELEV TAKEN AT DOOR = 16.48
F.F ELEV TAKEN AT DOOR = 16.58
F.F ELEV TAKEN AT DOOR = 16.59
F.F ELEV TAKEN AT DOOR = 16.60
F.F ELEV TAKEN AT DOOR = 16.61
F.F ELEV TAKEN AT DOOR = 16.62
F.F ELEV TAKEN AT DOOR =



LAND USE



ZONING

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

ZONING MAP

PHASE:

PLANNING DIVISION SUBMITTAL

REVISIONS		
Revision #	Revision Description	Date

SEAL:

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DATE: **04/17/2026**
JOB No.: **2025-18**
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APPROVED BY: **AMC/MC**
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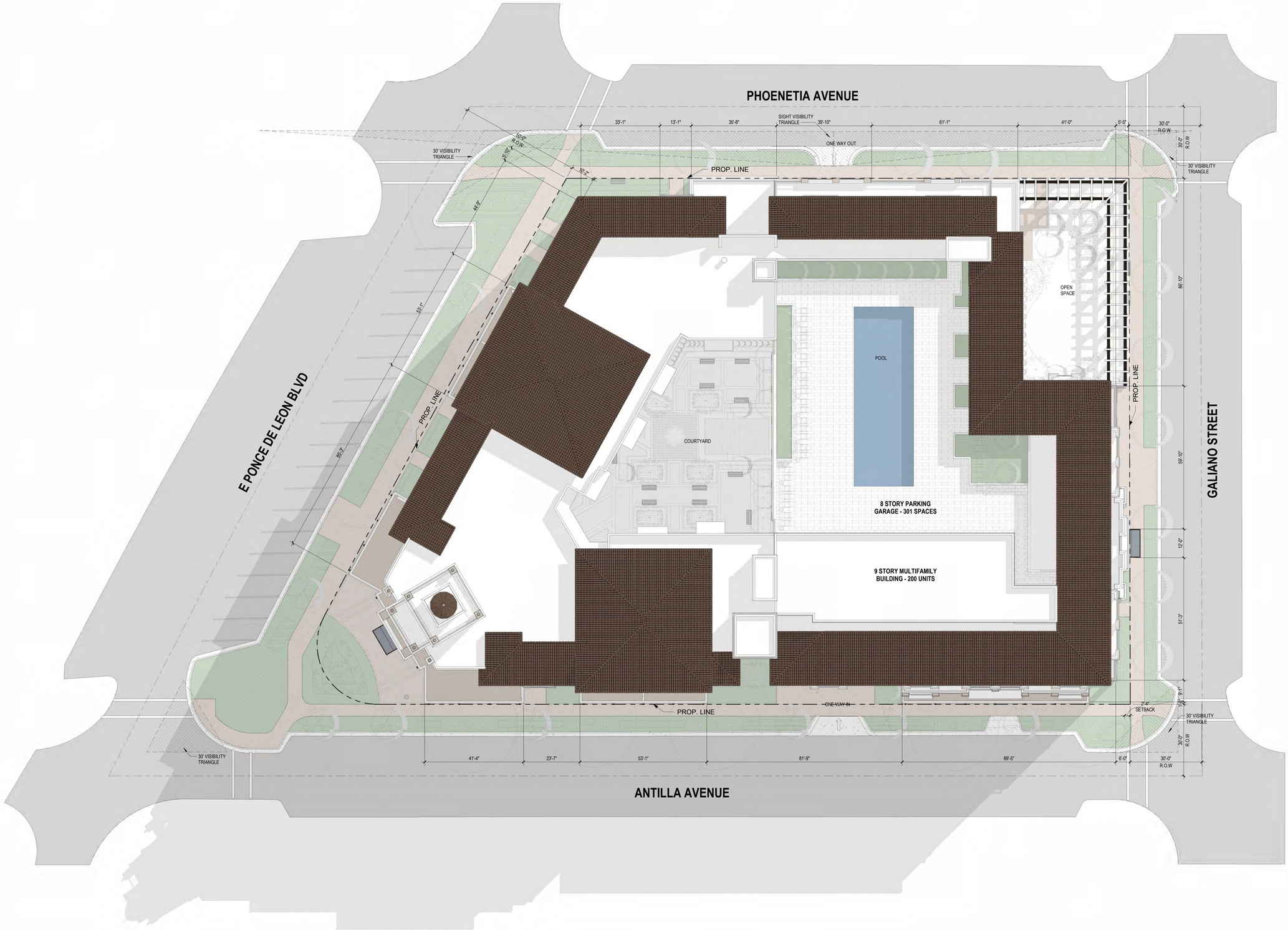
SHEET NUMBER:

A-1.01



RENDERED SITE PLAN

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

RENDERED SITE PLAN

PHASE:

PLANNING DIVISION SUBMITTAL

REVISIONS		
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DATE: 04/17/2026
JOB No.: 2025-18
DRWN BY: MC, DA
APPROVED BY: AMC/MC
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SHEET NUMBER:

A-1.02

MIXED USE DIAGRAM

SCALE: 1" = 30'-0"

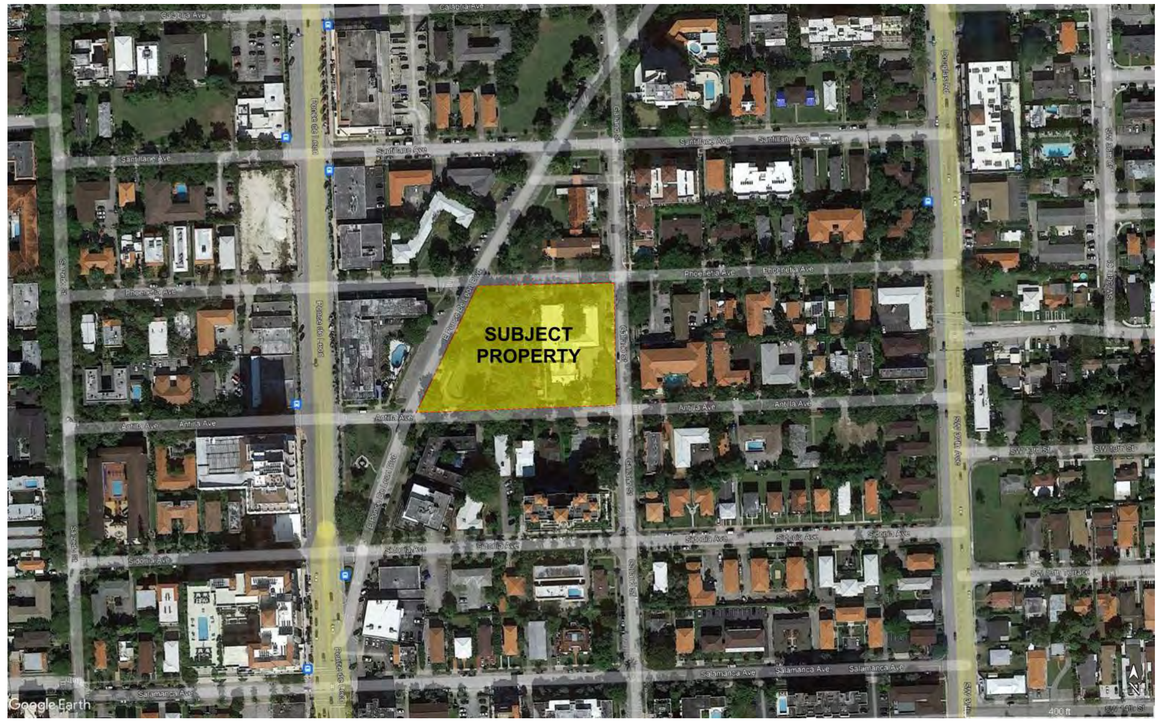
LEGEND

- PROPOSED WORK/LIVE UNITS
- PROPOSED RESIDENTIAL SPACE
- PROPOSED SCHOOL USE

PROJECT DATA

EXISTING ZONING	SPECIAL USE (S)				
EXISTING LAND USE	RELIGIOUS/INSTITUTIONAL				
PROPOSED ZONING	MIXED USE II (MX 2) / PAD				
PROPOSED LAND USE	COMMERCIAL MID RISE INTENSITY				
1) LAND AREA	64,778.18 SF (1.49 ACRES)				
...		**MIN. REQUIRED / ALLOWED (EXISTING ZONING "S")**		**MIN. REQUIRED / ALLOWED (PROPOSED ZONING...**	**PROPOSED / PROVIDED**
2) MIN. PARCEL OF LAND		20,000 S.F.		20,000 S.F.	64,778 SF
3) SETBACKS	FRONT (East Ponce De Leon Blvd.):	25'-0"		0'-0"	7'-0"
	SIDE STREET (Antilla Ave):	15'-0"		0'-0"	1'-10"
	SIDE STREET (Phoenetia Ave.):	15'-0"		0'-0"	0'-0"
	SIDE STREET (Galiano St.):	15'-0"		0'-0"	0'-10"
4) STEPBACKS *Above 45' as per Article 2. Section D. 4a	FRONT (East Ponce De Leon Blvd.):	N/A		10'-0"	10'-0"
	SIDE STREET (Antilla Ave):	N/A		10'-0"	10'-0"
	SIDE STREET (Phoenetia Ave.):	N/A		10'-0"	10'-0"
	SIDE STREET (Galiano St.):	N/A		10'-0"	10'-0"
5) FLOOR AREA RATIO (FAR)	*per Mediterranean bonus II	64,778 SF (MAX)		226,724 SF (MAX)	**226,193 SF**
6) BUILDING COVERAGE		N/A		N/A	52,648 SF
7) HEIGHT	*Subject to City Commission approval per Section 2-500(B)(2) of the Zoning Code.	4 STORIES (45' - 0")		8 STORIES (97' - 0")	* 9 STORIES (93'-0")
8) OPEN SPACE		TOTAL = LAND AREA X 35% = 22,672.36 SF (MIN)		TOTAL = LAND AREA X 20% = 12,956 SF (MIN)	**20,508 SF (31.6%)**
				OPEN SPACE (OPEN TO SKY)	13,700 SF (66.8%)
				COVERED OPEN SPACE	6,808 SF (33.2%)
9) PARKING CALCULATION	H.C. ACCESSIBLE	9 spaces, 2 of which are van...		9 spaces, 2 of which are van...	**9 SP**
	EV PARKING WITH CHARGING STATION	193 x (2% min.) = 8 SP (MIN)		193 x (2% min.) = 8 SP (MIN)	
	EV-READY	193 x (3% min.) = 11 SP (MIN)		193 x (3% min.) = 11 SP (MIN)	
	EV-CAPABLE	193 x (15% min.) = 55 SP (MIN)		193 x (15% min.) = 55 SP (MIN)	
	LIVE/WORK	1 SP + 1 SP PER 350 sf of work area = 32 SP		1 SP + 1 SP PER 350 sf of work area = 32 SP	
	STUDIO/1BD	1 SP x # OF STUDIOS/1BD = 88 SP		1 SP x # OF STUDIOS/1BD = 88 SP	
	2 BED	1.75 SP x # of 2BD = 126 SP		1.5 SP x # of 2BD/3BD = 126 SP	
	3 BED & MORE	2.25 SP x # of 3BD = 54 SP		2.25 SP x # of 3BD = 54 SP	
	EDUCATIONAL PARKING	1 PER EMPLOYEE = 40 SP		1 PER STUDENT STATION = 40 SP	
	TOTAL PARKING REQUIRED	**340 SP**		**340 SP**	
	TOTAL PARKING SPACES WITH SHARED PARKING REDUCTION *Refer to Shared Parking Table	**272 SP MIN**		**272 SP MIN**	**301 SP**
10) BICYCLE STORAGE	BICYCLE PARKING SPACE	Min. 1 per 4 Res. Units + 1/ 20,000 sf. Non-Res.(5,000 SF.) = 51 Bicycle spaces		Min. 1 per 4 Res. Units + 1/ 20,000 sf. Non-Res.(5,000 SF.) = 51 Bicycle spaces	51 BICYCLE SPACES
11) LOADING	Article 10, Section 10-110. D	Nonresidential floor area 100,000 SF - 199,999 S.F: 1 (one)		Nonresidential floor area 100,000 SF - 199,999 S.F: 1 (one)	2 SPACES
12) MIXED USE (Refer to "Mixed Use Diagra... *Article 4, Table 1. - Referenc...	LIVE/WORK (8% MIN)	=226710*0.08	18,095 SF (MIN)	=226710*0.08	18,095 SF (MIN)	21,958 SF
	EDUCATIONAL					5,557 SF
	RESIDENTIAL (85% MAX)	=226710*0.85	192,264 SF (MAX)	=226710*0.85	192,264 SF (MAX)	171,825 SF
13) UNITS & LIVE/WORK		N/A		DENSITY: 125 PER ACRE MAX =125 x 1.49 = 186 units		**184 units**
		LIVE/WORK		LIVE/WORK		**16 units**
		TOTAL		TOTAL		**200 units**

PROJECT REQUESTS:
(1) Small Scale Comprehensive Plan Amendment from Religious/Institutional Designation to Commercial Mid-Rise Intensity
(2) Zoning Map Amendment from Special Use (S) District to Mixed Use 2 (MX2)
(3) Zoning Map Amendment to include the Property within the North Ponce Mixed Use District Overlay boundaries
(4) Planned Area Designation (PAD) designation
(5) Conditional Use/Mixed-Use (MXD) Site Plan Approval



PROPOSED UNIT MATRIX 6/29/2022

UNIT TYPE	AVERAGE GROSS AREA (SF)	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	TOTAL UNITS	TOTAL LIVE/WORK	PERCENTAGE	TOTAL UNIT AREA
TH (L/W)	1,372 SF	16										**16**	8%	21,958 SF
1 BD	776 SF	1	9	12	12	11	11	11	11	10	**88**		44%	68,328 SF
2 BD	1,014 SF	1	3	12	12	9	9	9	9	8	**72**		36%	73,041 SF
3 BD	1,269 SF	0	0	3	3	4	4	4	4	2	**24**		12%	30,455 SF
		18	12	27	27	24	24	24	24	20	**184 units**	**16**	100%	**193,783 SF**
														969 SF

*** Unit average does not include balconies and/or terraces.**

UNIT MIX

UNIT TYPE	AVG. AREA	COUNT	PERCENTAGE
TH (L/W)	1,372 SF	16	8%
1 BD	776 SF	88	44%
2 BD	1,014 SF	72	36%
3 BD	1,269 SF	24	12%
		200	**100%**

UNIT MIX

UNIT TYPE	COUNT	PERCENT
TH (L/W)	16	8%
1 BD	88 units	44%
2 BD	72 units	36%
3 BD	24 units	12%
TOTAL	**200**	**100%**

184 units

PARKING REQUIRED BEFORE REDUCTION

UNIT TYPE	FACTOR	REQUIRED
TH (L/W)	2.00	32 SP
1 BD	1.00	88 SP
2 BD	1.75	126 SP
3 BD	2.25	54 SP
EDUCATION		40 SP
TOTAL		**340 SP**

*Section 10-110.B. of Coral Gables Zoning Code

PARKING PROVIDED

LEVEL	SPACES	HANDICAPPED	TOTAL
LEVEL 1			
LEVEL 2	43	2	45
LEVEL 3	46	2	48
LEVEL 4	46	2	48
LEVEL 5	48	1	49
LEVEL 6	48	1	49
LEVEL 7	48	1	49
LEVEL 8	13	0	13
TOTAL	**292 SP**	**9 SP**	**301 SP**

SHARED PARKING CALCULATION

LAND USE		REQUIRED PARKING SPACES	WEEKDAY DAY:... Percentage	WEEKDAY DAY:... Parking Spaces	WEEKDAY EVENING:... Percentage	WEEKDAY EVENING:... Parking Spaces	WEEKDAY NIGHT:... Percentage	WEEKDAY NIGHT:... Parking Spaces	WEEKEND DAY:... Percentage	WEEKEND DAY:... Parking Spaces	WEEKEND EVENING:... Percentage	WEEKEND EVENING:... Parking Spaces	WEEKEND NIGHT:... Percentage	WEEKEND NIGHT:... Parking Spaces
RESIDENTIAL	**(184 UNITS)**	**268 SP**	60%	160.8	90%	241.2	**100%**	268.0	80%	214.4	90%	241.2	100%	268.0
LIVE WORK	**(16)**	**32 SP**	100%	32.0	10%	3.2	**5%**	1.6	10%	3.2	5%	1.6	5%	1.6
EDUCATION	**(40)**	**40 SP**	100%	40.0	10%	4.0	**5%**	2.0	10%	4.0	5%	2.0	5%	2.0
TOTAL		**340 SP**		233 SP		245 SP		**272 SP**		222 SP		245 SP		272 SP

NOTE: "SHARE PARKING STUDY PREPARED BY TRAFFIC ENGINEER WILL BE PROVIDED AT A LATER DATE"

PARKING REQUIRED

REQUIRED		PROVIDED
BEFORE REDUCTION	AFTER REDUCTION	
340 SP	272 SP	301 SP

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, & 10 BLOCK 1 OF "REVISED PLAT OF CORAL GABLES DOUGLAS SECTION" according to the plat thereof, as recorded in Plat Book 25 at Page 69 of the Public Records of Miami-Dade County, Florida.

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES
1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES
600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

PROJECT DATA

PHASE:

PLANNING DIVISION SUBMITTAL

REVISIONS		
Revision #	Revision Description	Date

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APPROVED BY: **AMC/MC**
PRINTED: **6/8/2026 5:02:40 PM**

SHEET NUMBER:

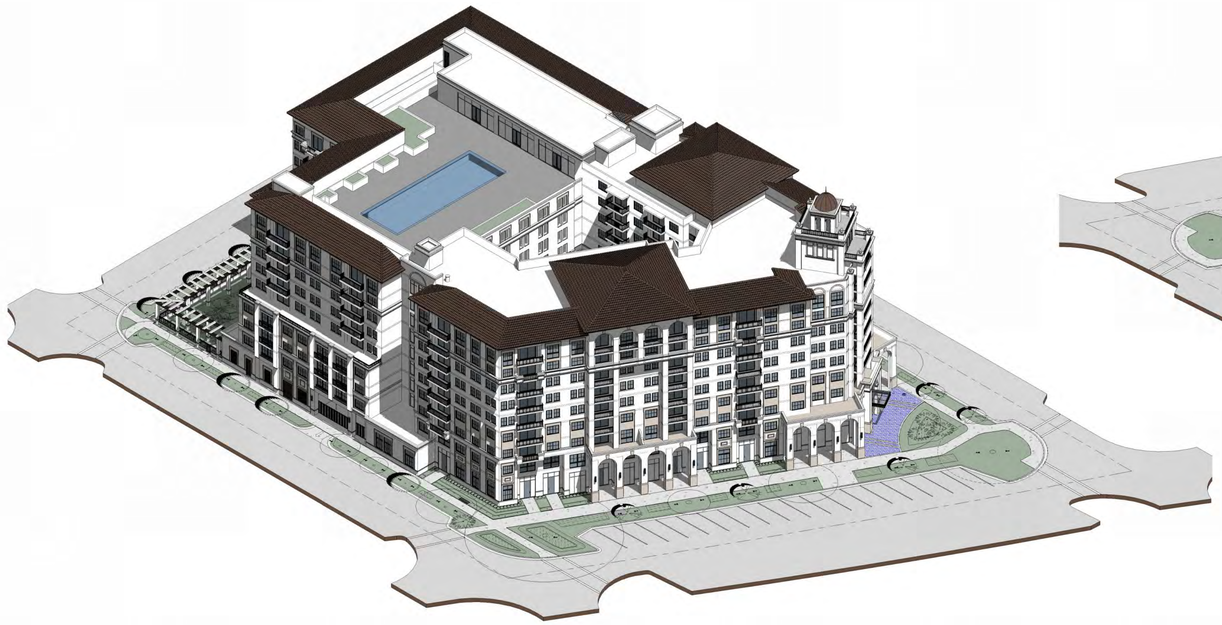
A-1.03

NE VIEW

SCALE:

SW VIEW

SCALE:



NW VIEW

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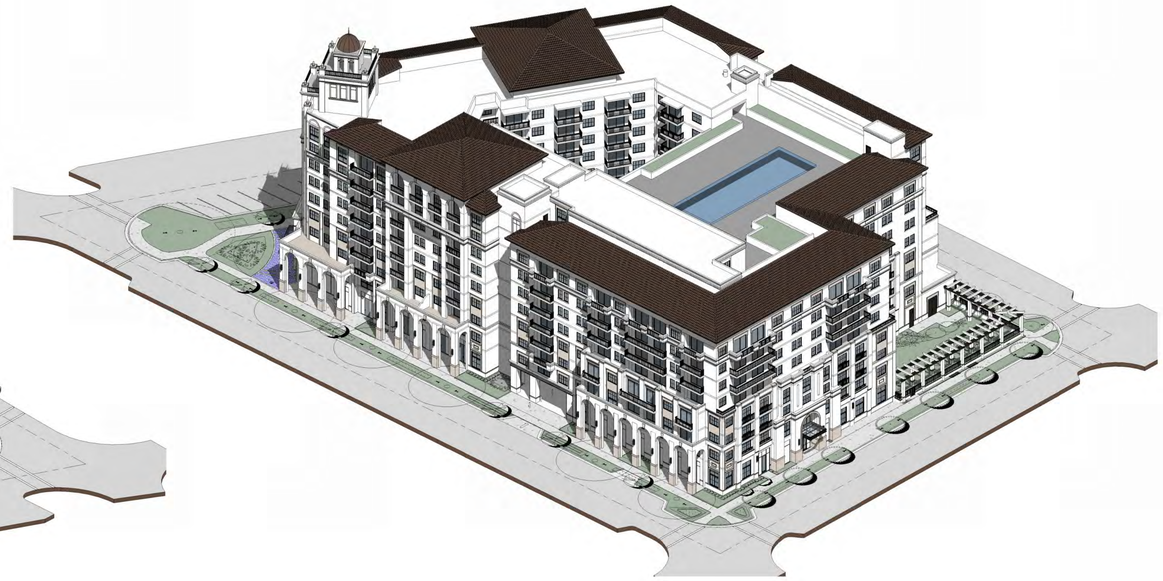

SE VIEW

SCALE:

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

3D VIEWS

PHASE:

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PRINTED: 6/8/2026 5:04:29 PM

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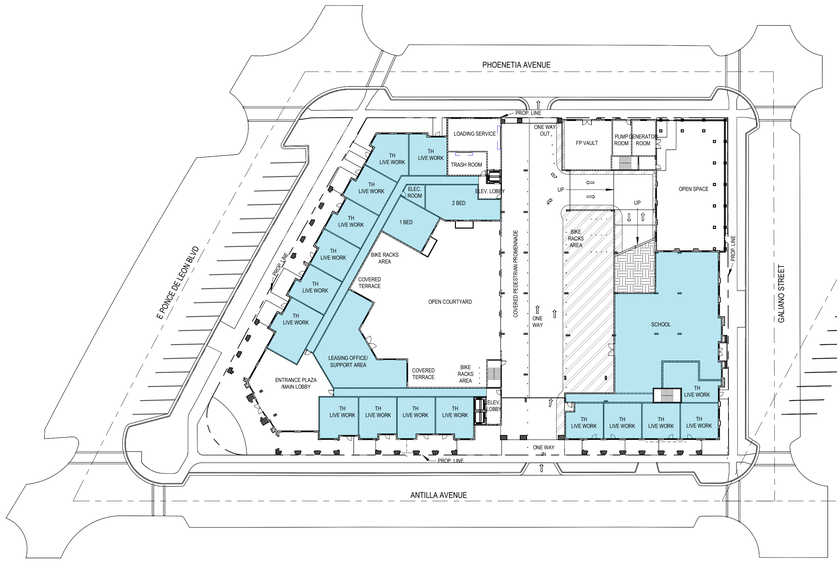
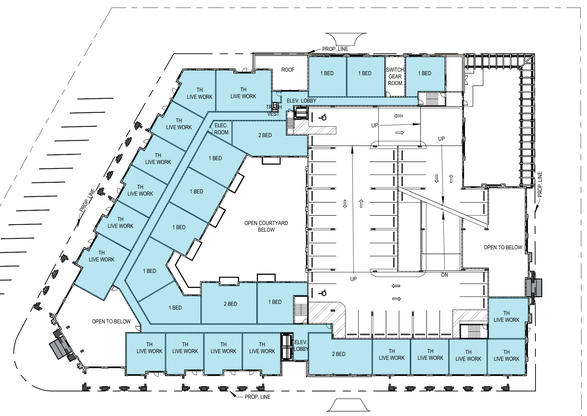
A-1.04



SITE GROUND FLOOR PLAN

SCALE: 1" = 40'-0"

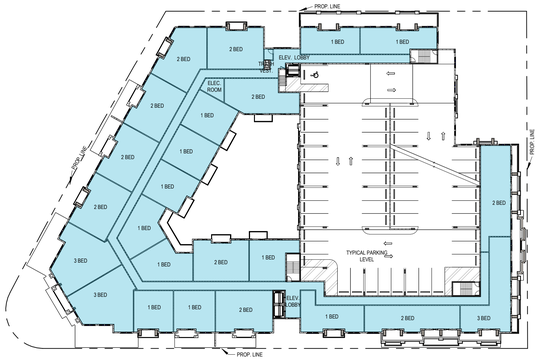


2nd FLOOR PLAN

SCALE: 1" = 40'-0"

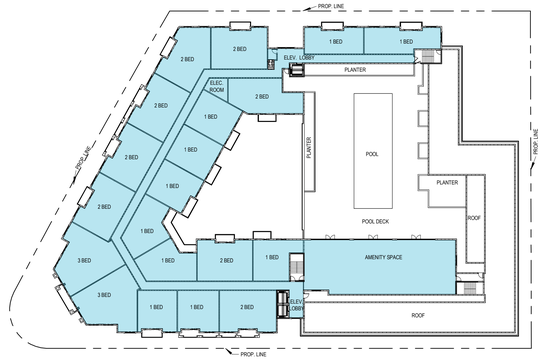
3rd - 4th LEVEL FLOOR PLAN

SCALE: 1" = 40'-0"



TYP. 5th-8th LEVEL FLOOR PLAN

SCALE: 1" = 40'-0"



9th LEVEL FLOOR PLAN

SCALE: 1" = 40'-0"

FAR LEGEND	
	FAR AREA
	NON- FAR AREA

FAR CALCULATION	
LEVELS	**FAR**
1st LEVEL	21,239.00
2nd LEVEL	23,086.00
3rd LEVEL	27,578.00
4th LEVEL	27,578.00
5th LEVEL	25,675.00
6th LEVEL	25,675.00
7th LEVEL	25,675.00
8th LEVEL	25,675.00
9th LEVEL	24,012.00
TOTAL	**226,193.00**

MAX ALLOWED	PROVIDED
226,724	**226,193.00**

3.5 max far allowed

FAR DIAGRAM

CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

PHASE:

PLANNING DIVISION SUBMITTAL

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DRWN BY: **MC, DA**
APPROVED BY: **AMC/MC**
PRINTED: **6/8/2026 5:04:45 PM**

SHEET NUMBER:

A-1.05

OPEN SPACE DIAGRAM

SCALE: 3/64" = 1'-0"

LEGEND

- PROPOSED OPEN SPACE (OPEN TO SKY) (INCLUDING COURTYARD)
- PROPOSED COVERED OPEN SPACE AREAS (INCLUDING PEDESTRIAN PASEO AND PLAZA)
- PROPOSED BUILDING FOOTPRINT FOR REFRENCE

OPEN SPACE CALCULATION	MINIMUM REQUIRED
LAND AREA (64,778 SF) X 20% **TOTAL MINIMUM OPEN SPACE REQUIRED**	**12,955.6 SF (20%)**
TOTAL OPEN SPACE PROVIDED	**20,508 SF (31.6%)**

	PROVIDED
OPEN SPACE AREA (OPEN TO SKY)	**13,700 SF** (66.8%)
COVERED OPEN SPACE ALLOWED (INCLUDING COLONNADE/ TERRACE/ PROMENADE) 75% x 20,508 = (15,381 SF.)	**6,808 SF** (33.2%)

CORWILARCHITECTS
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LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

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SUITE 600
CHICAGO, IL 60661

OPEN SPACE DIAGRAM

PHASE:

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DATE: **04/17/2026**
JOB No.: **2025-18**
DRWN BY: **MC, DA**
APPROVED BY: **AMC/MC**
PRINTED: **6/8/2026 5:04:51 PM**

SHEET NUMBER:

A-1.06

ENCROACHMENT DIAGRAM FLOOR PLAN

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

CORWILARCHITECTS
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PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

ENCROACHMENT DIAGRAM FLOOR PLAN

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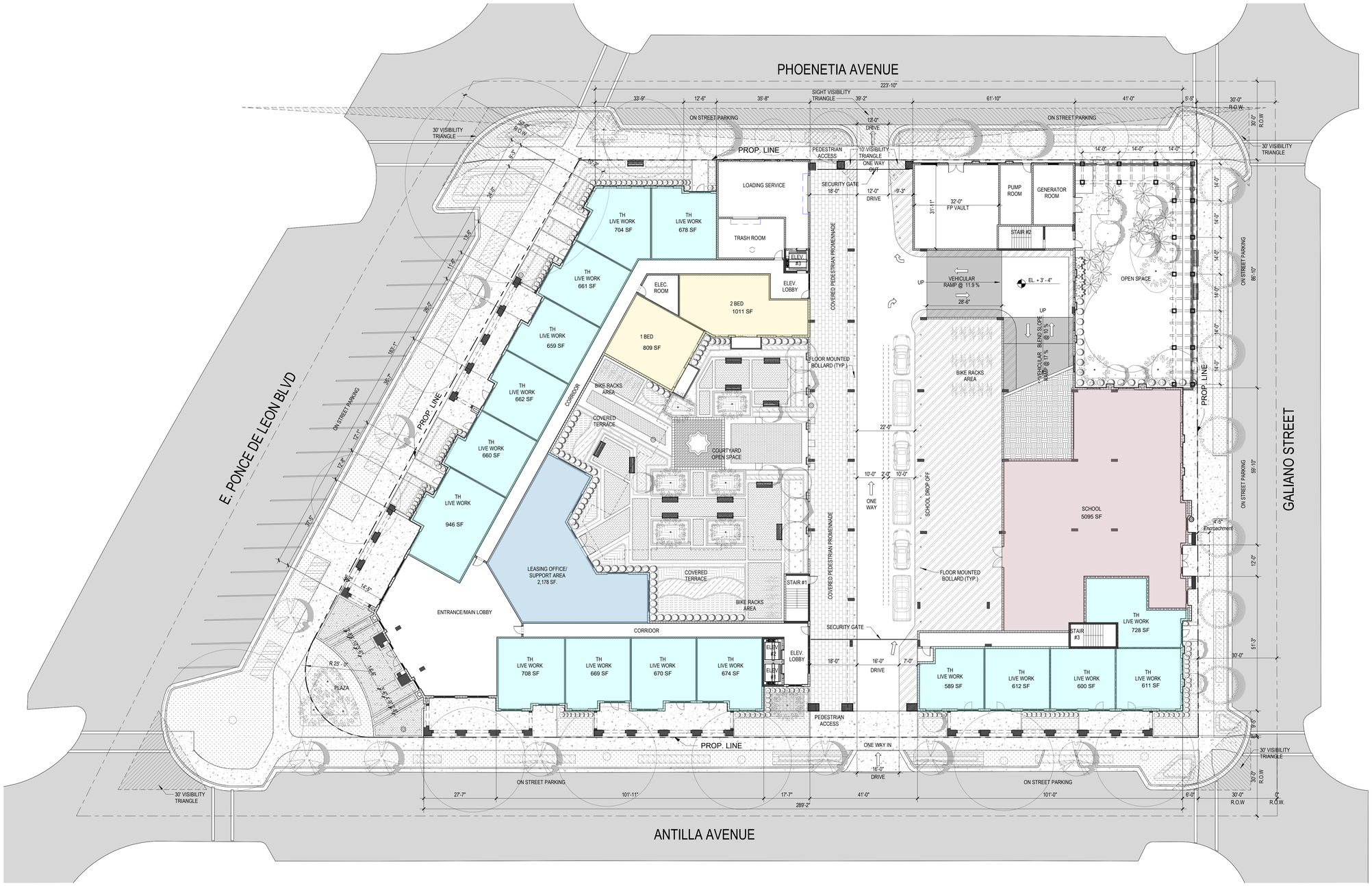
DATE: **04/17/2026**
JOB No.: **2025-18**
DRWN BY: **MC, DA**
APPROVED BY: **AMC/MC**
PRINTED: **6/8/2026 5:04:55 PM**

SHEET NUMBER:

A-1.07



SITE GROUND FLOOR PLAN

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

PHASE:

PLANNING DIVISION SUBMITTAL

REVISIONS		
Revision #	Revision Description	Date

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A-2.00

2nd FLOOR PLAN

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

PHASE:

PLANNING DIVISION SUBMITTAL

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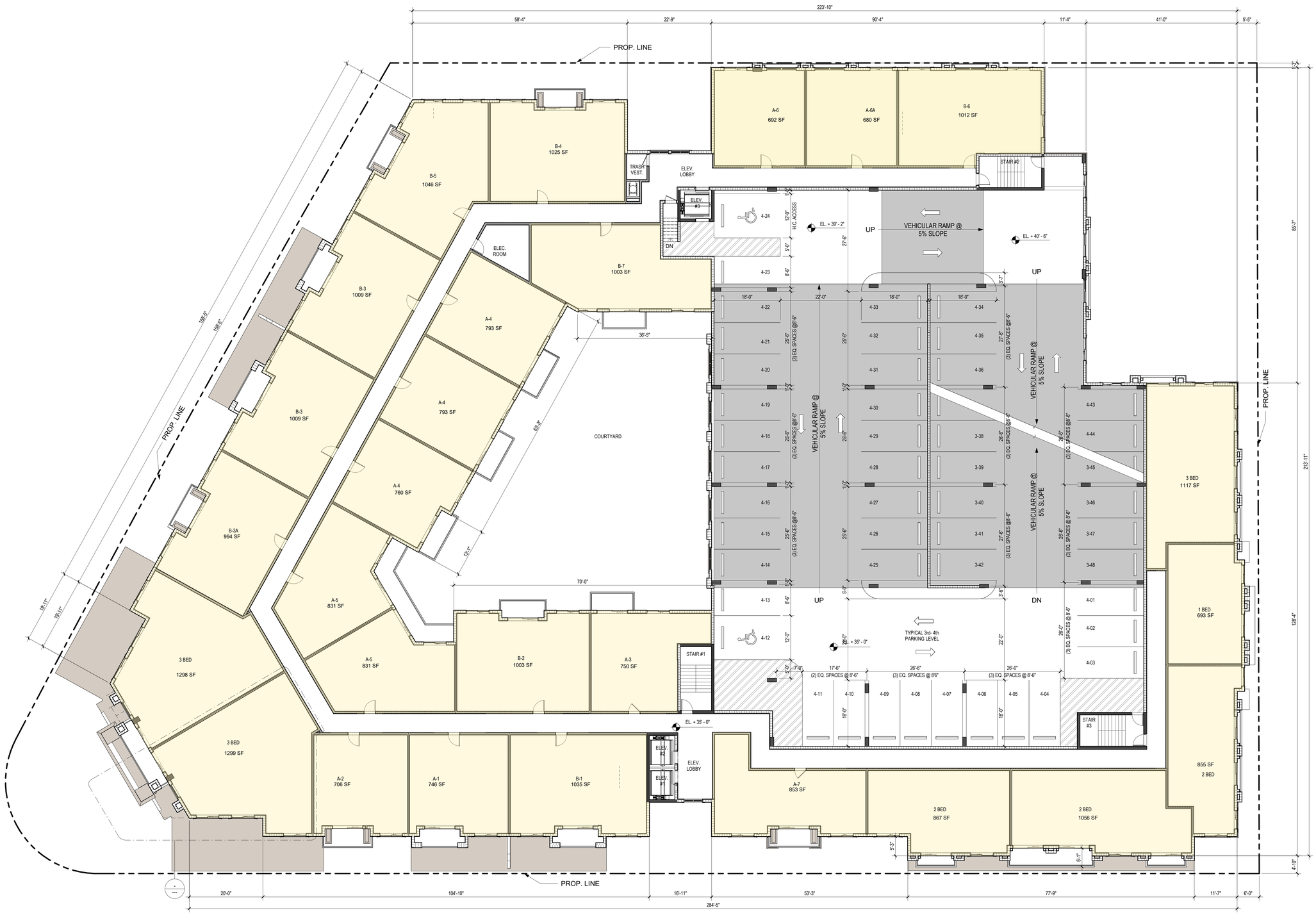
SHEET NUMBER:

A-2.01



3rd - 4th LEVEL FLOOR PLAN

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

CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

TYP. 3rd-4th LEVEL FLOOR PAN

PHASE:

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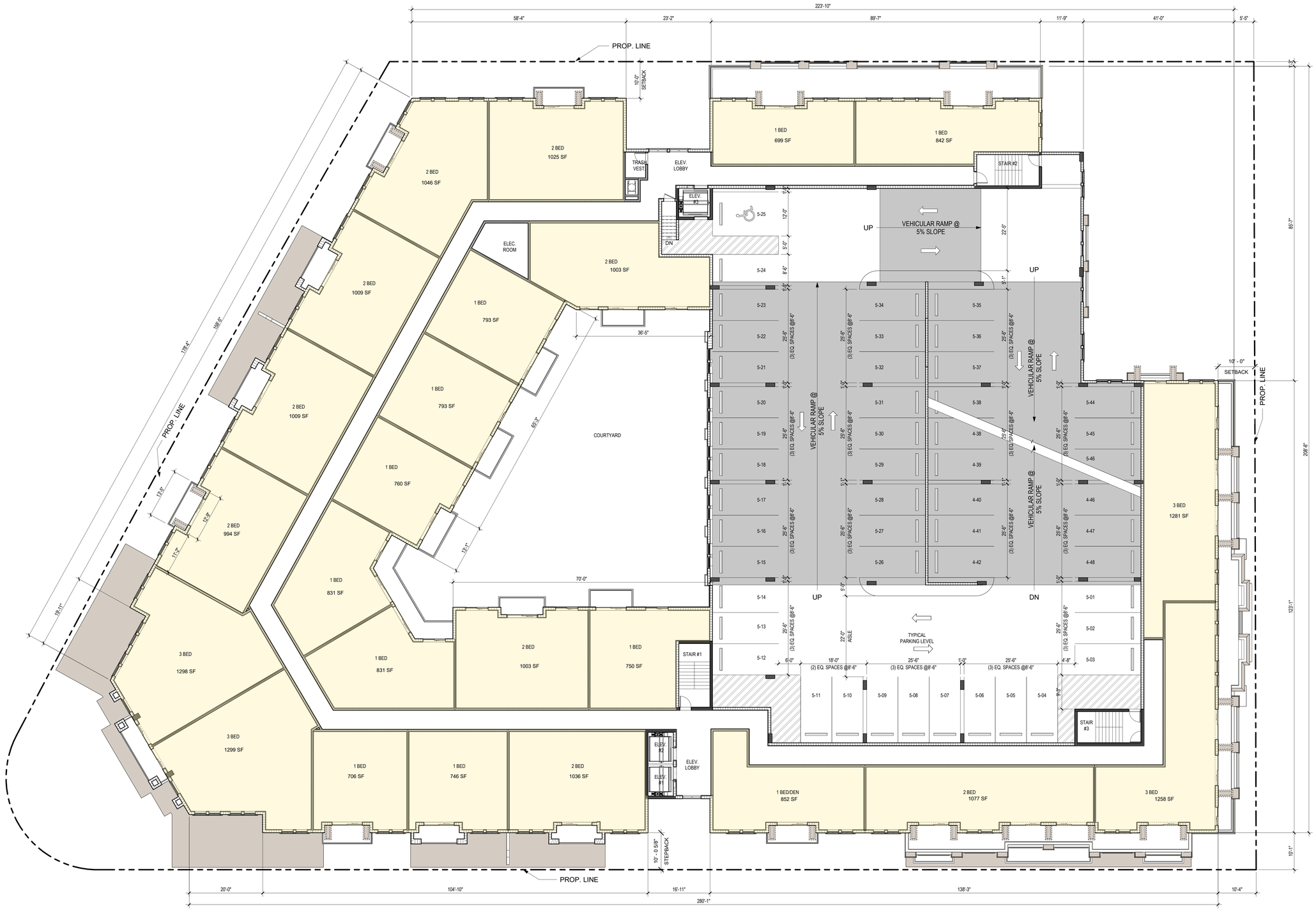

TYP. 5th-8th LEVEL FLOOR PLAN

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

5th-8th LEVEL FLOOR PLAN

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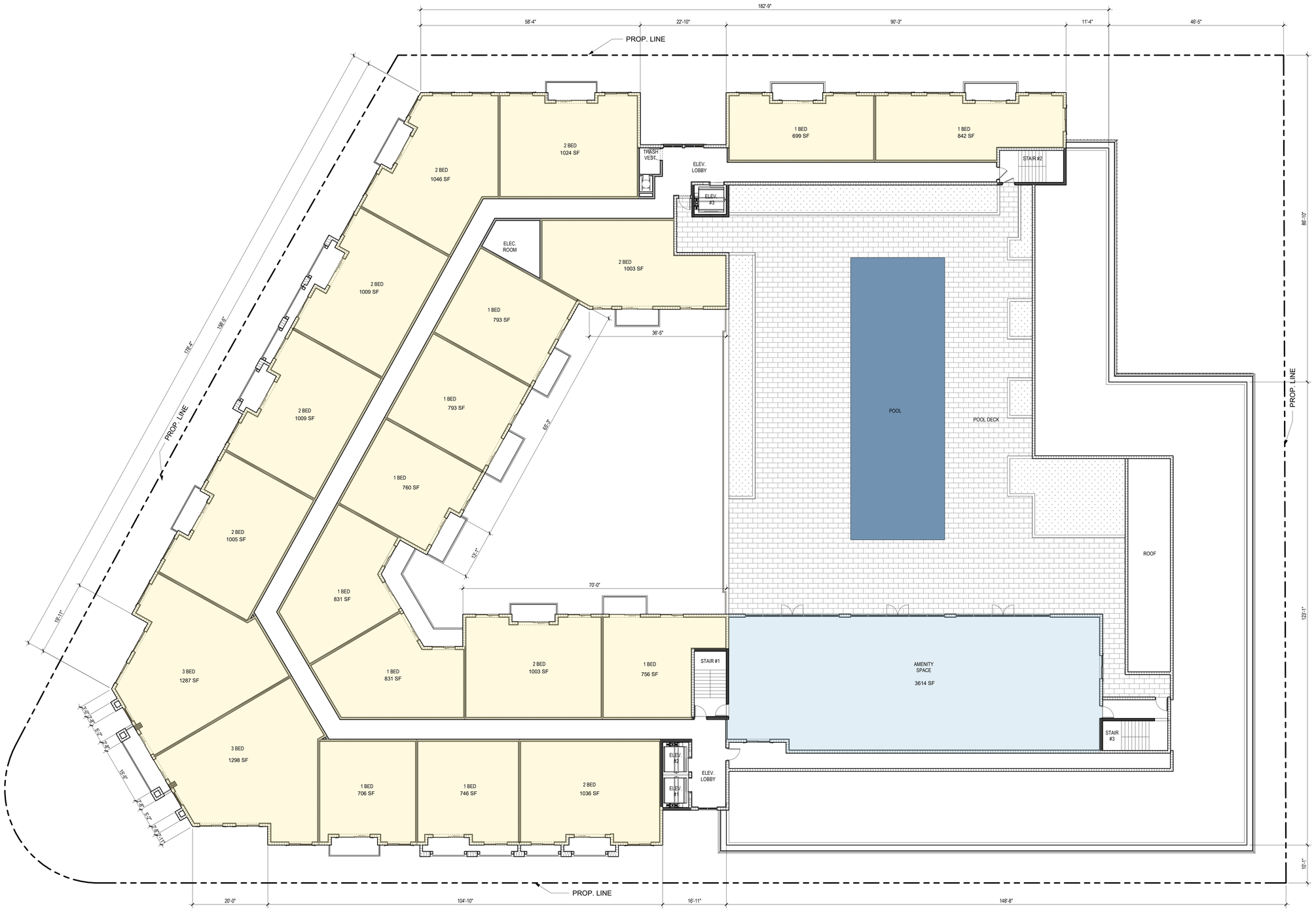

9th LEVEL FLOOR PLAN

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

CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

9th LEVEL FLOOR PLAN

PHASE:

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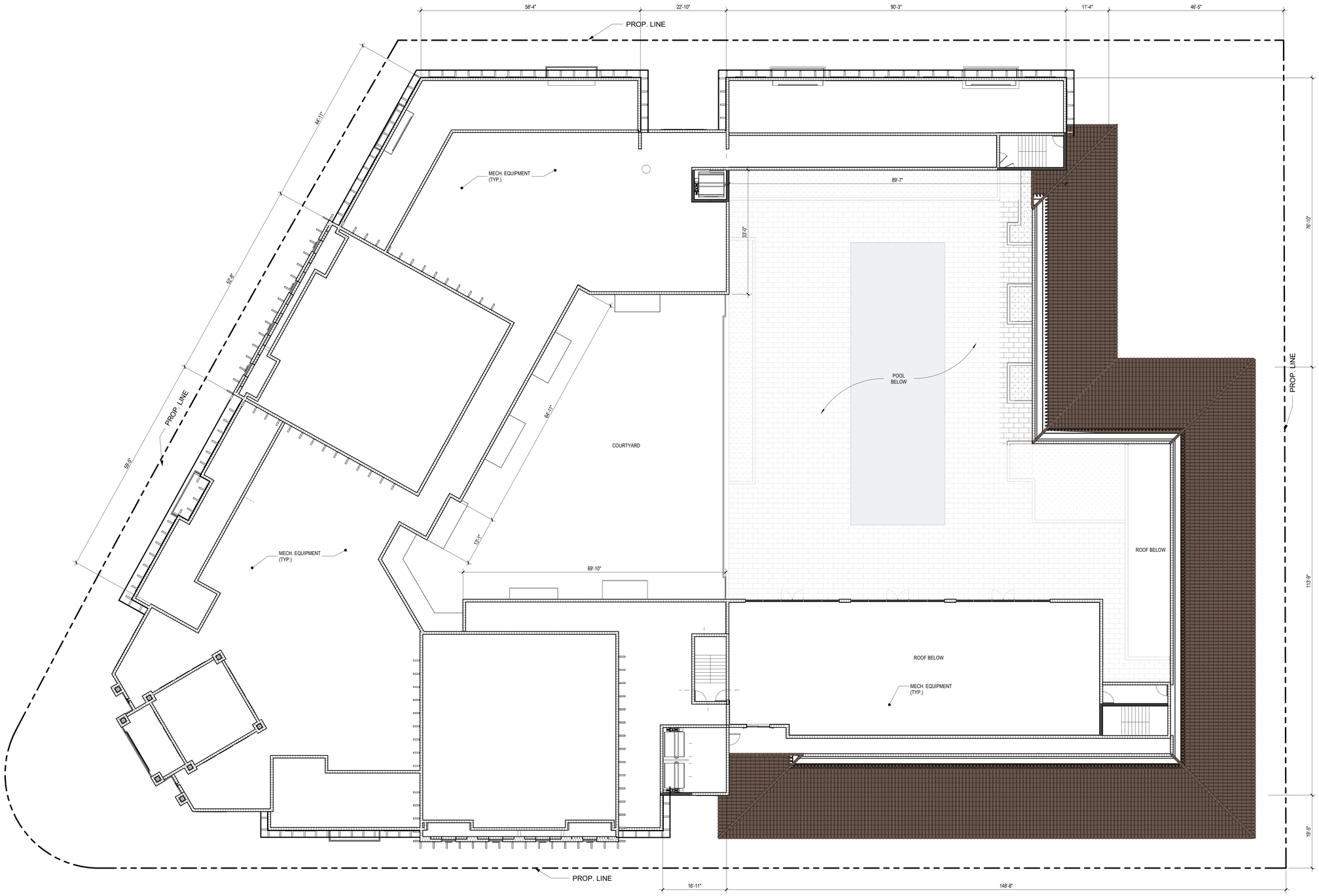

ROOF LEVEL FLOOR PLAN

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

ROOF LEVEL FLOOR PLAN

PHASE:

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A-2.05

NORTH ELEVATION

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

ELEVATION LEGEND

1.	PRECAST STONE VENEER (TYP. @ COLONNADE COLUMNS)	14.	PARKING GARAGE ENTRANCE
2.	PRECAST CORNICE, SMOOTH FINISH	15.	IMPACT RESISTANT METAL DOOR
3.	1/2" SCORELINE (TYP.)	16.	STAIR/ ELEVATOR BULKHEAD
4.	DECORATIVE ALUMINUM RAILING, ESP. BRONZE COLOR, MIN. 4" RECESS	17.	EXTERIOR GRADE LIGHT FIXTURE, TO BE SELECTED BY OWNER
5.	ALUMINUM – ESP. BRONZE COLOR FINISH STOREFRONT/ WINDOWS/ DOOR.	18.	LIVE/WORK UNIT ENTRY AT GROUND FLOOR
6.	PRECAST LIMESTONE SILL, SMOOTH FINISH	19.	PRE-FAB DECORATIVE ALUMINUM SPIRE
7.	LIGHT TEXTURE PAINTED STUCCO FINISH (TYP. THROUGHOUT UNLESS OTHERWISE NOTED)	20.	3/4" REVEAL (TYP.)
8.	PRECAST KEYSTONE, SMOOTH FINISH	21.	PRECAST PILASTER WITH STONE VENEER FINISH
9.	PRECAST STUCCO BANDING, SMOOTH FINISH	22.	PRECAST DECORATIVE BRACKET, SMOOTH FINISH
10.	CONCRETE BALCONY SLAB	23.	SPANISH "S" TILE ROOF
11.	PARAPET WALL, 5 FEET HEIGHT MINIMUM.	24.	PRECAST CONCRETE DECORATIVE ARCHED TRIM, SMOOTH FINISH.
12.	ROOF LEVEL OVERHANG SOFFIT	25.	PROPOSED SIGNAGE LOCATION. UNDER SEPARATE PERMIT.
13.	DECORATIVE OUTLOOKERS AT ROOF OVERHANG	26.	PRE-FABRICATED BRONZE COATED ALUMINUM CANOPY.

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

PHASE:

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A-3.00

NORTH ELEVATION

SOUTH ELEVATION

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

ELEVATION LEGEND

1.	PRECAST STONE VENEER (TYP. @ COLONNADE COLUMNS)	14.	PARKING GARAGE ENTRANCE
2.	PRECAST CORNICE, SMOOTH FINISH	15.	IMPACT RESISTANT METAL DOOR
3.	1/2" SCORELINE (TYP.)	16.	STAIR/ ELEVATOR BULKHEAD
4.	DECORATIVE ALUMINUM RAILING, ESP. BRONZE COLOR, MIN. 4" RECESS	17.	EXTERIOR GRADE LIGHT FIXTURE, TO BE SELECTED BY OWNER
5.	ALUMINUM – ESP. BRONZE COLOR FINISH STOREFRONT/ WINDOWS/ DOOR.	18.	LIVE/WORK UNIT ENTRY AT GROUND FLOOR
6.	PRECAST LIMESTONE SILL, SMOOTH FINISH	19.	PRE-FAB DECORATIVE ALUMINUM SPIRE
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8.	PRECAST KEYSTONE, SMOOTH FINISH	21.	PRECAST PILASTER WITH STONE VENEER FINISH
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CORWILARCHITECTS
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LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

SOUTH ELEVATION

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A-3.01

EAST ELEVATION

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

ELEVATION LEGEND

1.	PRECAST STONE VENEER (TYP. @ COLONNADE COLUMNS)	14.	PARKING GARAGE ENTRANCE
2.	PRECAST CORNICE, SMOOTH FINISH	15.	IMPACT RESISTANT METAL DOOR
3.	1/2" SCORELINE (TYP.)	16.	STAIR/ ELEVATOR BULKHEAD
4.	DECORATIVE ALUMINUM RAILING, ESP. BRONZE COLOR, MIN. 4" RECESS	17.	EXTERIOR GRADE LIGHT FIXTURE, TO BE SELECTED BY OWNER
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CORWIL ARCHITECTS
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LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

PHASE:

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A-3.02

WEST ELEVATION

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

ELEVATION LEGEND

1.	PRECAST STONE VENEER (TYP. @ COLONNADE COLUMNS)	14.	PARKING GARAGE ENTRANCE
2.	PRECAST CORNICE, SMOOTH FINISH	15.	IMPACT RESISTANT METAL DOOR
3.	1/2" SCORELINE (TYP.)	16.	STAIR/ ELEVATOR BULKHEAD
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Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

WEST ELEVATION

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COURTYARD SECTION

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

CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

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Coral Gables, FL 33134

DEVELOPERS:

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FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

COURTYARD SECTION

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A-3.04

NORTH ELEVATION GROUND FLOOR TRANSPARENCY

SCALE: 3/16" = 1'-0"

NORTH ELEVATION GROUND FLOOR TRANSPARENCY		
	REQUIRED	PROPOSED
FACADE AREA (LIVE WORK UNITS)		601 SF.
TRANSPARENCY AREA LIVEWORK UNITS	MIN. 40% FACADE AREA 601 SF x .40 = 240 SF.	254 SF. (42.2%)
FACADE AREA (UTILITY SERVICES/ LOADING)		1,461 SF.
TRANSPARENCY AREA (UTILITY SERVICES/ LOADING)	MIN. 60% FACADE AREA 1,461 SF x .60 = 876 SF.	146 SF. (10%)
TOTAL TRANSPARENCY AREA	MIN. 60% FACADE AREA 2,062 SF x .60 = 1,237 SF.	400 SF. (19.4%)
NOTE: UTILITY SERVICE ROOMS AND LOADING SERVICE ARE NON- PUBLIC AREAS		

CORWIL ARCHITECTS
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PROJECT:

CRYSTAL RESIDENCES
1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield
FIFIELD COMPANIES
600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

NORTH ELEVATION GROUND FLOOR TRANSPARENCY

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Coral Gables, FL 33134

DEVELOPERS:

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RENDERINGS

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PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

RENDERINGS

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LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

RENDERINGS

PHASE:

PLANNING DIVISION SUBMITTAL

REVISIONS		
Revision #	Revision Description	Date

SEAL:

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CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

RENDERINGS

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CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

RENDERINGS

PHASE:

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CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

RENDERINGS

PHASE:

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SW 7035 AESTHETIC WHITE

SPANISH S CLAY TILE

SW 7757 HIGH REFLECTIVE WHITE

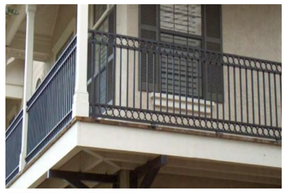
DARK BRONZE POWDER COATED STOREFRONT SYSTEM W/ IMPACT GLASS

SW 6071 POPULAR GRAY

SMOOTH STUCCO FINISH

LIGHT TEXTURED STUCCO FINISH

KEYSTONE VENEER



DECORATIVE RAILING - BRONZE FINISH

DARK BRONZE COATED ALUMN. CANOPY

PRECAST CORNICE - SMOOTH STUCCO FINISH

DECORATIVE OUTLOOKERS

DARK BRONZE POWDER COATED CASEMENT WINDOW W/ IMPACT GLASS

SPANISH S CLAY TILE

KEYSTONE VENEER

DECORATIVE OUTLOOKERS

DARK BRONZE POWDER COATED
CASEMENT WINDOW W/ IMPACT GLASS

KEYSTONE VENEER

PRECAST CORNICE
PAINTED SMOOTH STUCCO FINISH
SW6071 POPULAR GRAY

SW 7757 HIGH REFLECTIVE WHITE
LIGHT TEXTURED STUCCO

DECORATIVE RAILING - BRONZE FINISH

KEYSTONE VENEER

PRECAST CORNICE
PAINTED SMOOTH STUCCO FINISH
SW6071 POPULAR GRAY

KEYSTONE VENEER

DARK BRONZE POWDER COATED
ALUMN. CANOPY

DARK BRONZE POWDER COATED STOREFRONT SYSTEM W/ IMPACT GLASS

SW 6071 POPULAR GRAY SMOOTH STUCCO FINISH

1 PARTIAL SOUTH ELEVATION & MATERIAL SAMPLE

SCALE: NTS

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4210 LAGUNA ST. CORAL GABLES FL. 33146
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CRYSTAL RESIDENCES

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

MATERIALS BOARD

PHASE:

PLANNING DIVISION SUBMITTAL

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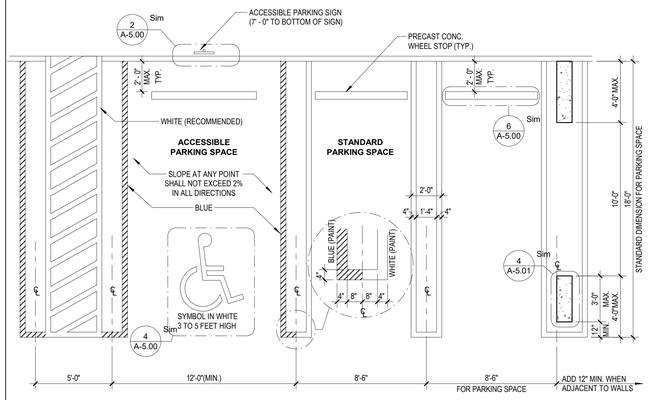
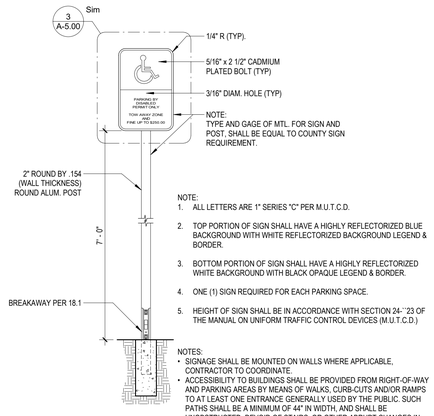


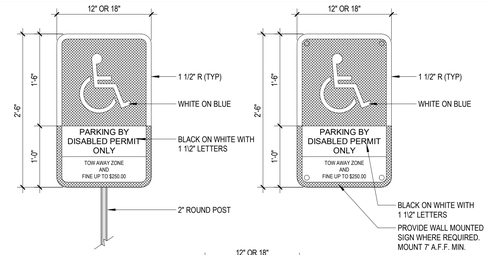
1 ACCESSIBLE AND STANDARD PARKING DETAIL

SCALE: 1/4" = 1'-0"



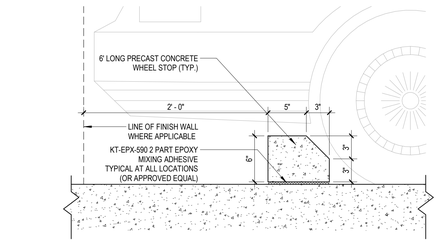
2 ACCESSIBLE PARKING SPACE SIGN

SCALE: 1/4" = 1'-0"



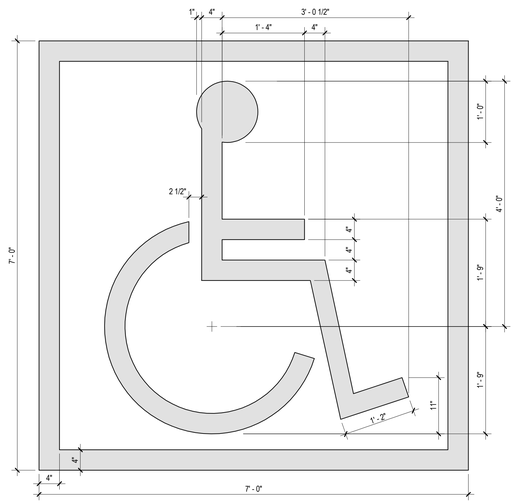
3 ACCESIBLE PARKING SIGN DETAIL

SCALE: 1" = 1'-0"



5 TYPICAL WHEEL STOP DETAIL

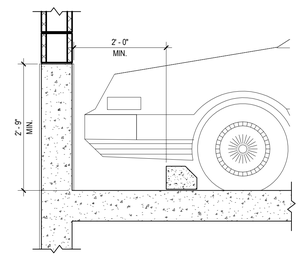
SCALE: 1 1/2" = 1'-0"



NOTE: SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOL IS REQ. TO CONTRAST W/ BACKGROUND WHITE ON BLUE(COLOR #105090 IN FED. STANDARD 5952) DOUBLE COAT (TYP.)

4 STRIPPED SYMBOL @ H.C. PARKING STALL

SCALE: 1" = 1'-0"



6 TYPICAL CRASH WALL/ WHEEL STOP DETAIL

SCALE: 3/4" = 1'-0"

CORWILARCHITECTS
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LIC.NO. AA-C002151 T.305.448.7383

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Coral Gables, FL 33134

DEVELOPERS:

FIFIELD COMPANIES

600 WEST JACKSONBOULEVARD
SUITE 600
CHICAGO, IL 60661

SITE DETAILS

PHASE:

PLANNING DIVISION SUBMITTAL

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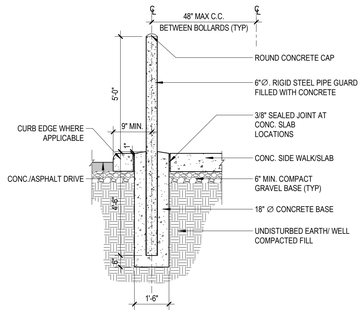
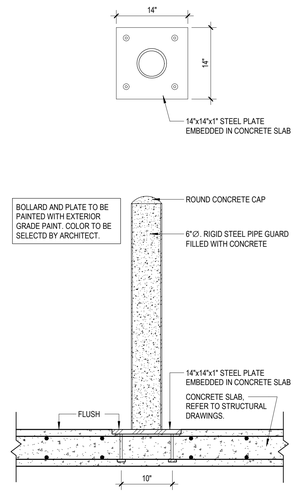


1 TYPICAL BOLLARD AT GROUND FLOOR

SCALE: 3/8" = 1'-0"

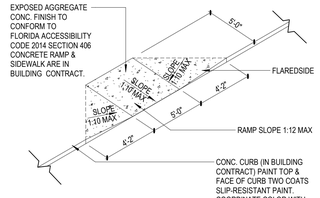


2 TYPICAL BOLLARD AT ELEVATED SLABS

SCALE: 1" = 1'-0"

NOTES

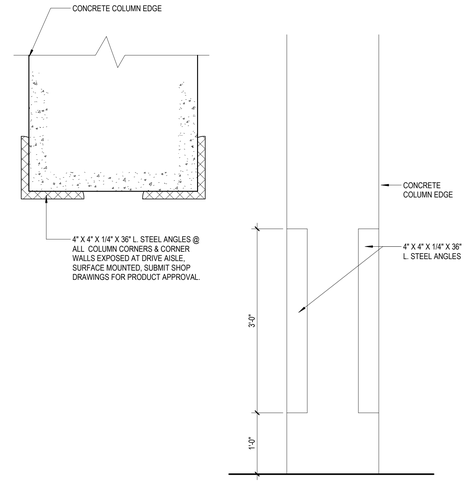
ALL ALUMINUM COMPONENTS TO BE FINISHED WITH AN INHIBITIVE THERMO-CURED PRIMER AND A THERMO-CURED FLUOROCARBON COATING CONTAINING "KYNAR 500" RESIN OR APPROVED EQUAL. COMPLY WITH NAAMM "METAL FINISHES MANUAL" FOR FINISH DESIGNATIONS AND APPLICATION RECOMMENDATIONS.



THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. RAMP SLOPES SHALL NOT BE STEEPER THAN 1:12.

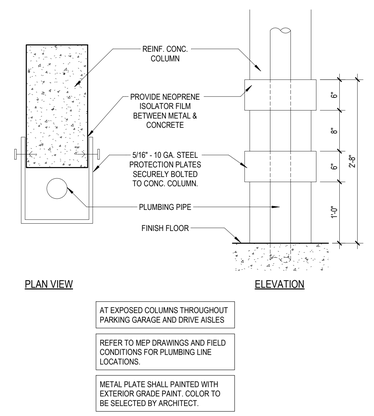
3 CONCRETE RAMP SLOPE

SCALE: 1" = 1'-0"



4 COLUMN GUARD DETAIL

SCALE: 1" = 1'-0"



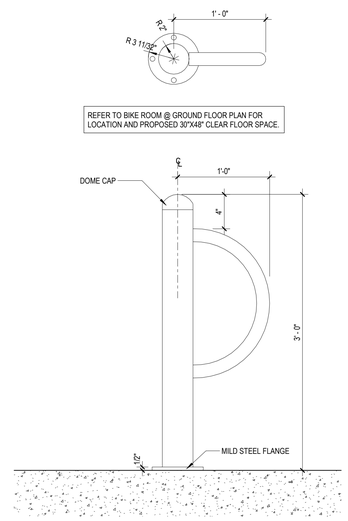
AT EXPOSED COLUMNS THROUGHOUT PARKING GARAGE AND DRIVE AISLES

REFER TO MEP DRAWINGS AND FIELD CONDITIONS FOR PLUMBING LINE LOCATIONS.

METAL PLATE SHALL PAINTED WITH EXTERIOR GRADE PAINT. COLOR TO BE SELECTED BY ARCHITECT.

5 TYPICAL STEEL PIPE PROTECTION

SCALE: 1" = 1'-0"



REFER TO BIKE ROOM @ GROUND FLOOR PLAN FOR LOCATION AND PROPOSED 30"X48" CLEAR FLOOR SPACE.

6 TYPICAL FLOOR MOUNTED BIKE RACK DETAIL

SCALE: 1 1/2" = 1'-0"

CORWIL ARCHITECTS
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Coral Gables, FL 33134

DEVELOPERS:

Fifield

FIFIELD COMPANIES

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SUITE 600
CHICAGO, IL 60661

SITE DETAILS

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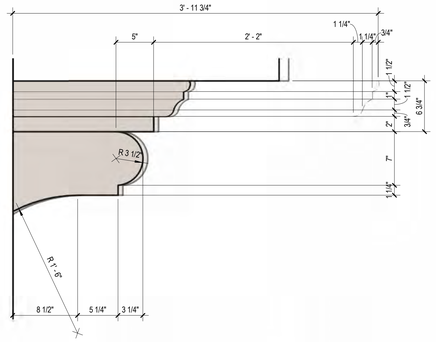

TYP. BALCONY BRACKET DETAIL

SCALE: 1 1/2" = 1'-0"

ENLARGED BALCONY BRACKET

SCALE:

CORWIL ARCHITECTS
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ENLARGED BALCONY BRACKET

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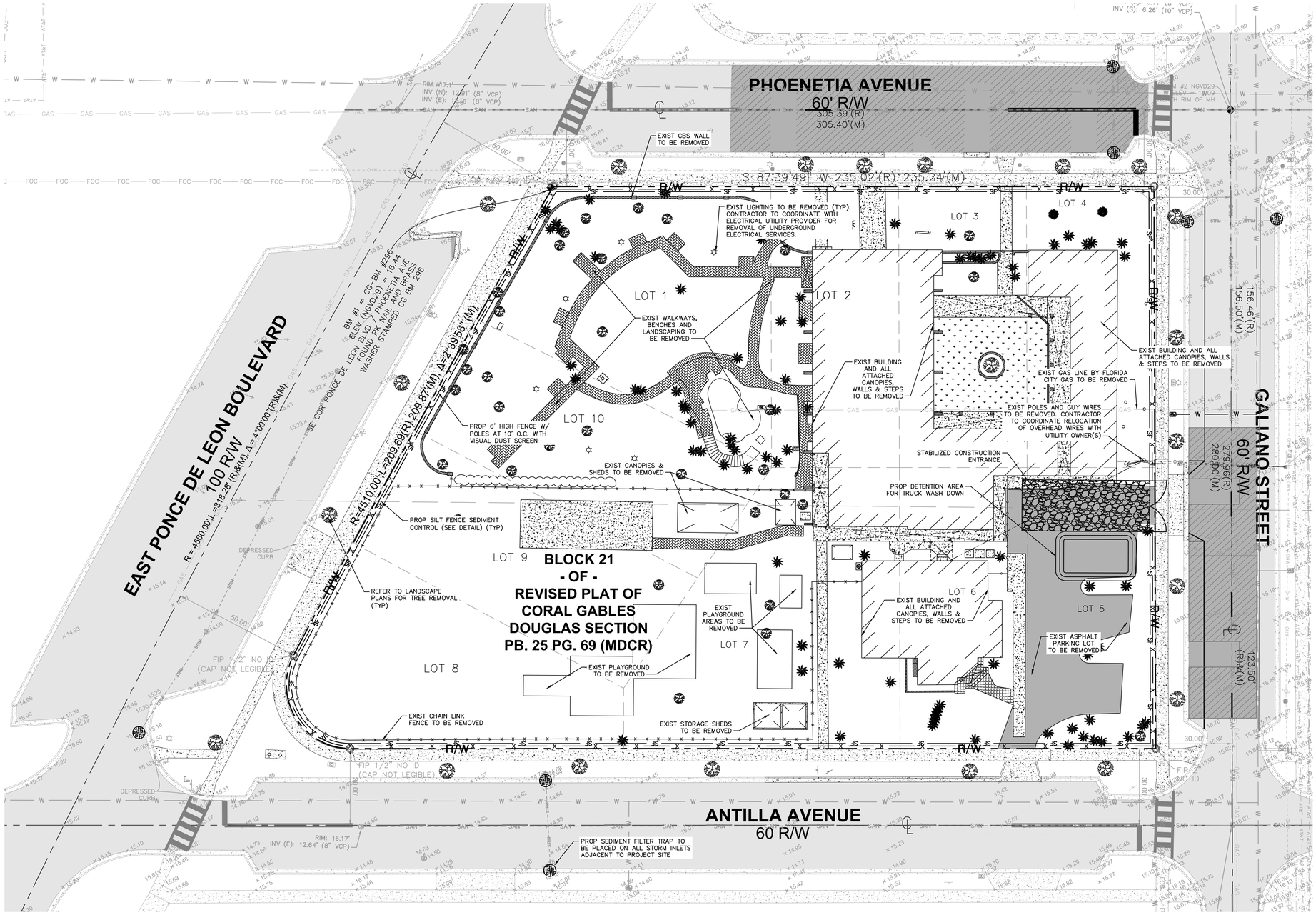

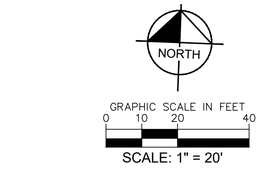

LEGEND

- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE
- EXIST ASPHALT TO REMAIN
- EXIST ASPHALT TO BE MILLED
- EXIST ASPHALT TO BE REMOVED FULL DEPTH
- EXIST CONCRETE TO REMAIN
- EXIST CONCRETE TO BE REMOVED
- EXIST PAVERS TO BE REMOVED
- EXIST TURF TO BE REMOVED
- EXIST BUILDING TO BE REMOVED
- EXIST CBS WALL TO BE REMOVED
- EXIST CHAIN LINK FENCE TO BE REMOVED
- EXIST METAL FENCE TO BE REMOVED
- PROP CHAIN LINK FENCE
- PROP SILT FENCE

DEMOLITION NOTES:

1. INFORMATION ON THIS PLAN IS BASED ON THE SURVEY PROVIDED BY SUAREZ SURVEYING & MAPPING, INC. DATED 07/29/2025.
2. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXIST FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION, AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN OMITTED FROM THE PLAN. THE CONTRACTOR SHALL THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
3. ALL MODIFICATIONS, REMOVALS AND RELOCATIONS OF EXIST UTILITIES SHALL BE COORDINATED WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO SAWCUT AND MATCH EXIST WHEN CONNECTING TO ADJACENT PAVEMENT OR WHEN REMOVING CURB AND GUTTER.
5. IF REQUIRED, CONTRACTOR TO COORDINATE WITH THE CITY OF NORTH MIAMI BEACH PUBLIC WORKS DEPARTMENT AND MIAMI-DADE COUNTY PUBLIC WORK DEPARTMENT TO OBTAIN AN APPROVED MAINTENANCE OF TRAFFIC PLAN FOR VEHICULAR AND PEDESTRIAN TRAFFIC PRIOR TO COMMENCING WORK.
6. DO NOT BLOCK OR OBSTRUCT FIRE HYDRANTS AT ANY TIME. PROVIDE CERTIFIED FIRE EXTINGUISHERS ONSITE.
7. IF ASBESTOS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS TO PREPARE, AS REQUIRED, ALL NECESSARY ABATEMENT AS PER ENVIRONMENTAL REGULATIONS.
8. CONTRACTOR SHALL VISIT JOB SITE AND PHYSICALLY SURVEY ALL OF THE AS-BUILT CONDITIONS TO ASCERTAIN THE FULL SCOPE OF CLEARING AND DEMOLITION WORK. IF CONDITIONS ARE ENCOUNTERED OTHER THAN THOSE SHOWN ON THIS PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
9. ANY GRAFFITI OR UNAPPROVED SIGNS THAT SHOW UP ON THE CONSTRUCTION FENCE OR JOBSITE SHALL BE REMOVED IMMEDIATELY.
10. INSTALL AND MAINTAIN DUST SCREENS ON THE INSIDE OF THE PROPOSED CONSTRUCTION FENCE IN ORDER TO PREVENT OBSTRUCTIONS TO THE SIDEWALK SHOULD THEY COME LOOSE.
11. CONTRACTOR SHALL SEEK CITY APPROVAL FOR ANY PUBLIC SIDEWALKS AND/OR STREETS TO BE CLOSED DURING CONSTRUCTION.
12. CONTRACTOR SHALL ENSURE PROPER EROSION CONTROL IS IN PLACE PRIOR TO DEMOLITION.
13. CONTRACTOR SHALL REFER TO WATER AND SEWER, AND PAVING AND GRADING PLANS FOR OFF-SITE UTILITY TRENCH, MILLING, AND RESURFACING LIMITS, REMOVAL OF WATER METERS, SANITARY SEWER LATERALS, WATER SERVICES, ETC.
14. PROPOSED LIMITS OF DEMOLITION SHALL INCLUDE REMOVAL OF ALL SOD, LANDSCAPING, PAVEMENT (FULL DEPTH OF BASE), CURBING, UTILITIES, DRAINAGE, LIGHTING, IRRIGATION, SIGNS, WALLS, FENCES, ETC. UNLESS OTHERWISE NOTED ON THIS PLAN.
15. PROPOSED LIMITS OF PUBLIC SIDEWALK DEMOLITION INCLUDE REMOVAL OF EXIST SIDEWALK AND CURBING. ALL WORK TO BE COORDINATED WITH MIAMI-DADE PUBLIC WORKS, FDOT AND THE OWNERS CONSTRUCTION SCHEDULE. THE MAINTENANCE OF TRAFFIC PLAN TO BE IN PLACE PRIOR TO COMMENCING WORK.
16. CONTRACTOR TO COORDINATE WITH OWNERSHIP OF FP&L, AT&T AND COMCAST FOR REMOVAL AND RELOCATION OF ALL EXIST. UTILITIES POLES, LIGHT POLES, OVERHEARD WIRES, ETC AS NEEDED

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.
19. DEWATERING ACTIVITIES:
    - A. DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
    - B. CONTRACTOR MUST HAVE A TRANSFERABLE SFWMD DEWATERING PERMIT.
    - C. NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.

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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NGVD29.

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GEORGE BALABAN LICENSE No 74543 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT			
DATE	FEB 2026		
SCALE	AS SHOWN		
DESIGNED BY	AB		
DRAWN BY	AB		
CHECKED BY	GB		

DEMOLITION & EROSION CONTROL PLAN

110 PHOENETIA AVE
PREPARED FOR
FRC
CITY OF CORAL GABLES FLORIDA

SHEET NUMBER
C1.00

Plotted By:Bateman, Alex Layout:Layout1 April 30, 2026 09:06:35am O:\CGB\FRC\Coral Gables 2.0\CAD\Planesets\C1.00 DEMOLITION & EROSION CONTROL PLAN.dwg
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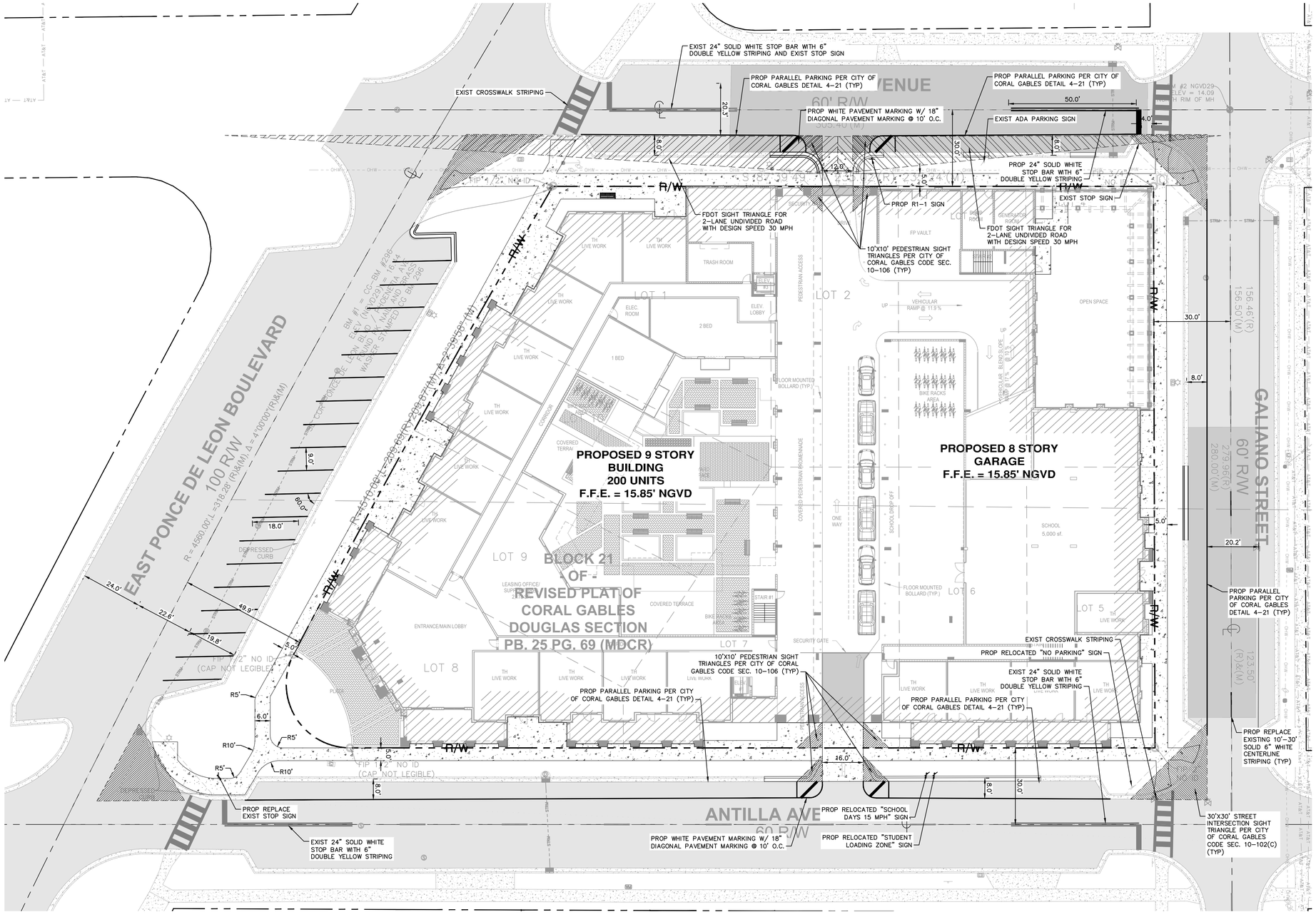

LEGEND

- R/W — RIGHT-OF-WAY LINE
- ℄ — ROADWAY CENTERLINE
- EXIST ASPHALT PAVEMENT
- PROP ASPHALT PAVEMENT
- EXIST CONCRETE PAVEMENT
- PROP CONCRETE PAVEMENT
- PROP PAVERS (SEE HARDSCAPE FOR DETAILS)
- CITY OF CORAL GABLES SIGHT TRIANGLES (SEE PLAN FOR DIMENSIONS)
- FDOT SIGHT TRIANGLES PER FDM 212.11.1
- PROP SIGN
- EXIST SIGN

PAVEMENT MARKING & SIGNAGE NOTES

1. CONTRACTOR SHALL REPLACE ALL STRIPING REMOVED AND/OR DAMAGED DURING CONSTRUCTION ALONG THE ROAD ABUTTING THE PROPERTY PER APPLICABLE CITY, COUNTY, AND/OR STATE STANDARDS.
2. CONTRACTOR SHALL VERIFY THAT ALL PROPOSED ADA ITEMS WITHIN PROJECT LIMITS (I.E., ROUTES, PARKING, STRIPING, SIGNAGE, ETC.) MEET THE MINIMUM REQUIREMENTS AND SHALL ADJUST ACCORDINGLY, BEFORE THE PROJECT CAN BE DEEMED CERTIFIED AND COMPLETE.
3. ALL CURB RAMPS AND DETECTABLE WARNINGS TO BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 522-002 (LATEST EDITION).
4. ALL SIGNS TO BE INSTALLED PER FDOT STANDARD INDEX 700-010 (LATEST EDITION), AND AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.ALL SIGNS TO BE INSTALLED PER FDOT STANDARD INDEX 700-010 (LATEST EDITION), AND AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT SYMBOLS AND MARKINGS SHALL BE THERMOPLASTIC PAVEMENT MARKINGS UNLESS OTHERWISE NOTED. INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF FDOT STANDARD INDEXES 706-001 AND 711-002 (LATEST EDITION).
6. PAINTED PAVEMENT MARKINGS, INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 706-001 AND 711-002 SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FOLLOWING:
   - A. APPLY TWO COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED SOLVENT BASED OR LATEX TRAFFIC PAINT.
   - B. FOLLOW MANUFACTURES RECOMMENDED APPLICATION RATE, WITHOUT THE ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SF PER GALLON, OR AS REQUIRED, PROVIDING MINIMUM 25 MILS WET FILM THICKNESS AND 7.5 MILES DRY FILM THICKNESS PER COAT WITH MINIMUM OF 30 DAYS BETWEEN APPLICATIONS.
   - C. SECOND COAT OF PAINT SHALL NOT BE APPLIED EARLIER THAN 7 DAYS PRIOR TO GRAND OPENING.
   - D. PAINT SHALL BE CRISP, STRAIGHT, AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A TOTAL DRY FILM THICKNESS OF 15 MILS.
7. CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/ MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR ANY OTHER CAUSE.
8. SIGNS SHALL BE IN ACCORDANCE WITH SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
9. TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART II, AND IN THE LOCATIONS SHOWN ON PLANS.
10. PARKING STALL MARKINGS DEPICTED ON PLAN ARE FOR GRAPHICAL PURPOSES ONLY.
11. EXISTING MARKING SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING ONLY.

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PAVEMENT MARKING & SIGNAGE PLAN

110 PHOENETIA AVE
PREPARED FOR
FRC
CITY OF CORAL GABLES FLORIDA

SHEET NUMBER
C2.00

Plotted By:Beinemann, Alex Layout:Layout1 Apr 30, 2026 09:05:35am G:\CES\FRC\Coral Gables 2.0\CAD\Plansheets\C2.00 PAVEMENT MARKING & SIGNAGE PLAN.dwg
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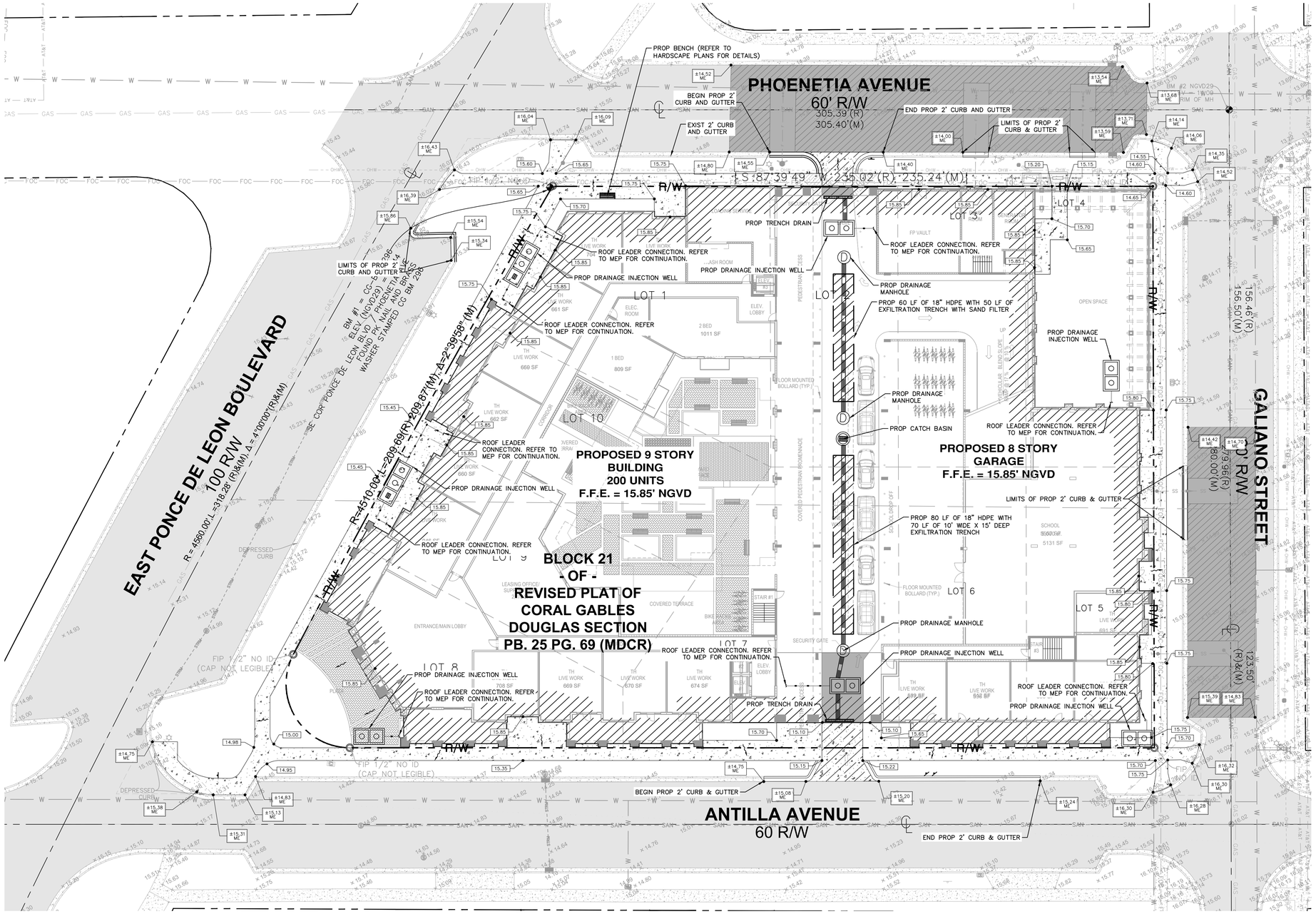

DRAINAGE NOTES:

1. ALL ELEVATIONS LISTED ON PLANS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS.
3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
5. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY THE POWER LINES.
6. CONTRACTOR TO REFER TO CITY OF CORAL GABLES STANDARD DETAILS FOR UTILITY PAVEMENT RESTORATION DETAILS.
7. CONTRACTOR SHALL FIELD LOCATE AND PROVIDE FITTINGS FOR RAINWATER LEADERS AS NECESSARY TO CONNECT AND TRANSITION.
8. STORM PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE), UNLESS OTHERWISE NOTED.
9. IF ANY EXISTING STORM DRAINAGE STRUCTURES AND PIPES TO REMAIN IN SERVICE ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR THOSE STRUCTURES TO PRIOR CONDITION, OR BETTER, OR TO REPLACE THEM, AS NECESSARY.
10. ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
11. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING FRAME AND COVER.
12. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND TOWARDS LANDSCAPE AREAS AND PROPOSED INLETS FOR ALL NATURAL AND PAVED AREAS.
13. CONTRACTOR TO VERIFY ALL DRAINAGE STRUCTURES WITH WASTOP VALVE ARE IN GOOD CONDITION AND WATER TIGHT AND SIZED IN A MANNER THAT WILL ALLOW WASTOP VALVE TO BE REMOVED AND/OR REPLACED IN THE FUTURE.
18. ALL STORM SEWER STRUCTURES SHALL NOT INCLUDE WEEPHOLES. A 24-INCH SUMP IS TO BE PROVIDED BELOW THE LOWEST INVERT OR POLLUTION RETARDANT BAFFLE. CONTRACTOR TO VERIFY STORM SEWER STRUCTURES PRIOR TO INSTALLATION.
19. ALL BAFFLES SHALL BE TYPE II PLASTIC BAFFLES WITH 10-INCH DIAMETER CLEANOUT PORTS. CONTRACTOR TO VERIFY BAFFLES PRIOR TO INSTALLATION.

ALL DRAINAGE STRUCTURES AND PIPES ON ALL ADJACENT RIGHT-OF-WAYS ARE REQUIRED TO BE CLEANED AS NEEDED DURING CONSTRUCTION AND AT THE CONCLUSION OF CONSTRUCTION. PROOF OF SUCH CLEANING SHALL BE PROVIDED TO THE CITY FOR APPROVAL.

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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1" = 20'

LEGEND

- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE
- EXIST ASPHALT PAVEMENT
- PROP FULL DEPTH ASPHALT PAVEMENT
- PROP ASPHALT PAVEMENT RESURFACING
- EXIST CONCRETE PAVEMENT
- PROP CONCRETE SIDEWALK
- PROP HEAVY DUTY CONCRETE PAVEMENT
- PROP PAVERS (SEE HARDSCAPE FOR DETAILS)
- PROP TYPE 'F' CURB & GUTTER
- PROP TYPE 'D' CURB
- PROP 2' VALLEY GUTTER
- PROP DRAINAGE PIPE W/ 4' WIDE EXFILTRATION TRENCH
- PROP DRAINAGE WELL
- PROP DRAINAGE MANHOLE / INLET
- EXIST GRADE ELEVATION
- PROP GRADE ELEVATION
- PROP FLOW ARROW

PAVING & GRADING NOTES

1. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 1929).
2. EXISTING ELEVATIONS ARE BASED ON N.G.V.D. 1929; SURVEY PROVIDED BY SUAREZ SURVEYING & MAPPING, INC.
3. ALL RAMPS SHALL COMPLY WITH FDOT INDEX 304.
4. PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
5. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
6. RESTORE PAVEMENT MARKINGS ALONG WEST DIXIE HIGHWAY PER FDOT DESIGN STANDARDS; INDEX NO.711-001.
7. PLEASE REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR GRADING IN THE HARDSCAPE AREAS.
8. CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS.
9. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
10. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE POWER LINES.
11. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS, CONTRACTOR TO ENSURE POSITIVE DRAINAGE TOWARDS ALL INLETS.
12. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER OR ENGINEER OF RECORD REGARDING ANY GRADING REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
13. CONTRACTOR TO ADJUST ANY MANHOLE RIMS AND VALUE LIDS TO MATCH PROPOSED GRADES.
14. IN THE CASE THAT RE-GRADING IMPACTS EXISTING ASPHALT BASE OR REQUIRED OVER BUILD IN AREAS WHERE MATCHING EXISTING, CONTRACTOR TO CONTACT EOR PRIOR TO COMMENCING WORK.
15. SPOT ELEVATIONS AREA AT THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

ADA NOTES

1. ALL WALKWAYS SHALL HAVE A SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL.
2. ALL WALKWAYS NEAR BUILDING ENTRANCES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION FOR A MINIMUM OF 60 INCHES, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR.
3. CLEAR WIDTH OF ACCESSIBLE ROUTE MUST BE A MINIMUM OF 36 INCHES.
4. RUNNING SLOPE OF RAMPS AND CURB RAMPS CANNOT EXCEED 8.33%. IF VERTICAL RISE IS LESS THAN 6 INCHES, HANDRAILS ARE NOT REQUIRED.
5. RUNNING SLOPE FOR SIDE FLARES OR CURB RAMPS MUCH BE LESS THAN 10%.
6. SLOPES AT INTERSECTIONS OF ACCESSIBLE ROUTES MUST NOT EXCEED 2%, MEASURED IN ANY DIRECTION.
7. SLOPES OF CLEAR FLOOR SPACES AT FIXTURES AND CONTROLS MUST NOT EXCEED 2% MEASURED IN ANY DIRECTION. THE 30X48 INCH CLEAR FLOOR SPACE PROVIDED AT THE CONTROL MUST BE FLUSH WITH THE CONTROL.
8. GAPS OR OPENINGS ALONG THE ACCESSIBLE ROUTE MUST NOT EXCEED ½ INCH WIDTH, PERPENDICULAR TO THE PREDOMINATE FLOW OF PEDESTRIAN TRAFFIC.
9. LEVEL CHANGES BETWEEN GROUND SURFACE MATERIALS (E.G. PAVERS TO CONCRETE) MUST COMPLY WITH THE FLORIDA BUILDING CODE SECTION 303:
   - A. VERTICAL CHANGED MUST NOT EXCEED ¼ INCH
   - B. LEVEL CHANGES UP TO ½ MUST BE BEVELED WITH A SLOPE THAT DOES NOT EXCEED 1:2
   - C. LEVEL CHANGES EXCEEDING ½ INCH MUST BE RAMPED TO COMPLY WITH ANSI SECTION 405
10. CONTRACTOR TO VERIFY THAT THE CONDITIONS OF THE FINAL GRADING OF THE SIDEWALK AND CURB AND GUTTER MUST ENSURE THERE IS NO PONDING AND THE WALKWAYS ARE ADA COMPLIANT.

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GEORGE BALABAN No 74543 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT			
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DESIGNED BY	AB	BY	
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PAVING, GRADING & DRAINAGE PLAN

110 PHOENETIA AVE
PREPARED FOR
FRC
CITY OF CORAL GABLES FLORIDA

SHEET NUMBER
C3.00

Plotted By:Balgeiman, Alex Layout:Layout1 April 30, 2026 09:04:32am O:\GB\FRC\Coral Gables 2.0\CAD\PlanSheets\C3.00 PAVING, GRADING & DRAINAGE PLAN.dwg
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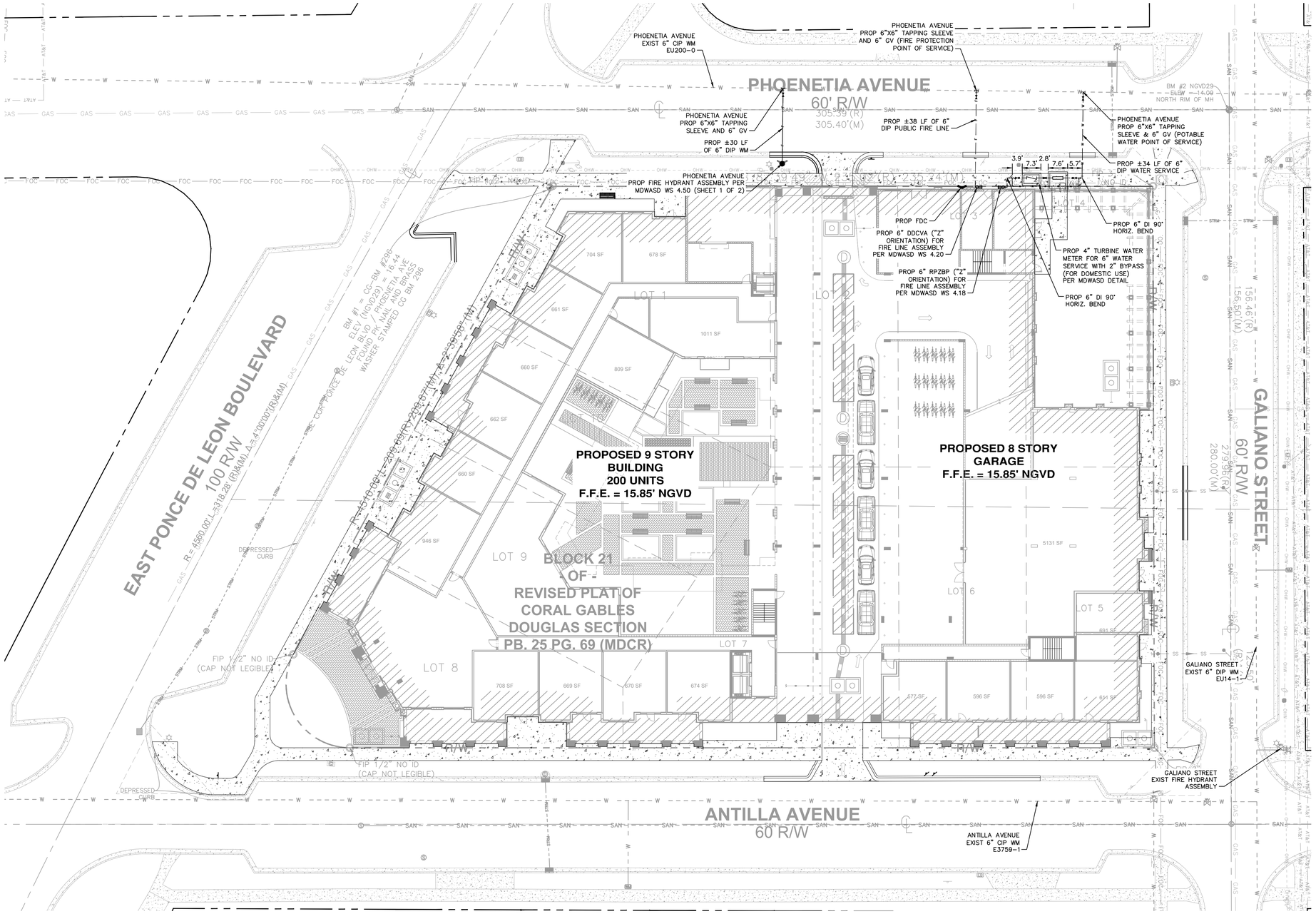

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1" = 20'

LEGEND

- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE
- PROP WATER UTILITY
- PROP FIRE SERVICE LINE
- PROP SANITARY SEWER
- EXIST WATER UTILITY
- EXIST SANITARY SEWER

UTILITY NOTES

NOT A PART OF MD-WASD NOTES OR APPROVAL

1. INFORMATION ON THIS PLAN IS BASED ON THE SURVEY PROVIDED BY SUAREZ SURVEYING & MAPPING, INC. DATED 07/29/2025. SHOULD THERE BE ANY UTILITY CONFLICTS THAT WERE NOT ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.
2. THE APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE EXACT HORIZONTAL AND VERTICAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IF "OTHER" UTILITIES (NOT SHOWN ON PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SERVICE CONNECTIONS PRIOR TO CONSTRUCTION.
4. PAVEMENT RESTORATION FOR ROADWAY INTERSECTIONS AND FOR TRENCH CUTS SHALL BE IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARD DETAIL R21.1 THE CITY OF MIAMI PUBLIC WORKS MANUAL.
5. ALL MODIFICATIONS, REMOVALS AND RELOCATIONS OF EXIST UTILITIES SHALL BE COORDINATED WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
6. MEP TO CONFIRM ALL SIZES OF PROPOSED SERVICES AND LATERALS.

ALL ELEVATIONS DEPICTED ARE RELATIVE TO NGVD29 DATUM

NOTE:
SALTWATER INTRUSION AREA. ALL PROPOSED D.I. PIPES AND FITTINGS TO BE ZINC COATED AND HAVE POLYETHYLENE ENCASEMENT PER MD-WASD DETAIL A 9.0

NOTE:
FOR CONNECTIONS TO VCP, THE CONTRACTOR SHALL VIDEO RECORD THE MAIN BEFORE AND AFTER INSTALLATION

NOTE:
CONTRACTOR AND FIELD INSPECTOR SHALL VERIFY IF EXISTING VCP MAIN IS IN SATISFACTORY AND USABLE CONDITION. IF MAIN IS IN SATISFACTORY CONDITION PER FIELD INSPECTOR, CONNECT USING A 8"x6" WYE BRANCH CONNECTION ROTATED AS REQUIRED AND AS PER SS 3.1. OTHERWISE, REPLACE A SECTION OF THE SANITARY MAIN WITH PVC (C-900) AS RECOMMENDED BY THE FIELD INSPECTOR AND AS APPLICABLE TO SET A NEW 8"x6" BRANCH CONNECTION PER SS 1.0. THE MAIN IS LINED, CONNECT LATERAL USING A 8"x6" SADDLE TEE PER SS 3.2

NOTE:
ALL EXISTING AND UNUSED SANITARY SEWER LATERALS ABUTTING THE SUBJECT PROPERTY ARE TO BE CUT AND CAPPED AT MAIN BY UTILITY CONTRACTOR

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF ANY UTILITY CONFLICTS FOUND NOT IN PLAN, CONTRACTOR TO CONTACT EOR AND UTILITY PROVIDER.

NOTE:
ALL EXISTING AND UNUSED METERS ABUTTING THE SUBJECT PROPERTY ARE TO BE REMOVED AND THE EXISTING WATER SERVICE SERVING THE METER TO BE CUT AND PLUGGED AT MAIN BY UTILITY CONTRACTOR

MD-WASD AGREEMENT ID XXXX

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CHECKED BY	GB

WATER PLAN

110 PHOENETIA AVE
PREPARED FOR
FRC

CITY OF CORAL GABLES FLORIDA

SHEET NUMBER
C4.00

Plotted By:Balgelman, Alex Layout:Layout1 April 30, 2026 08:56:47pm O:\GB\FRC\Coral Gables 2.0\CAD\Plansheets\C4.00 WATER PLAN.dwg
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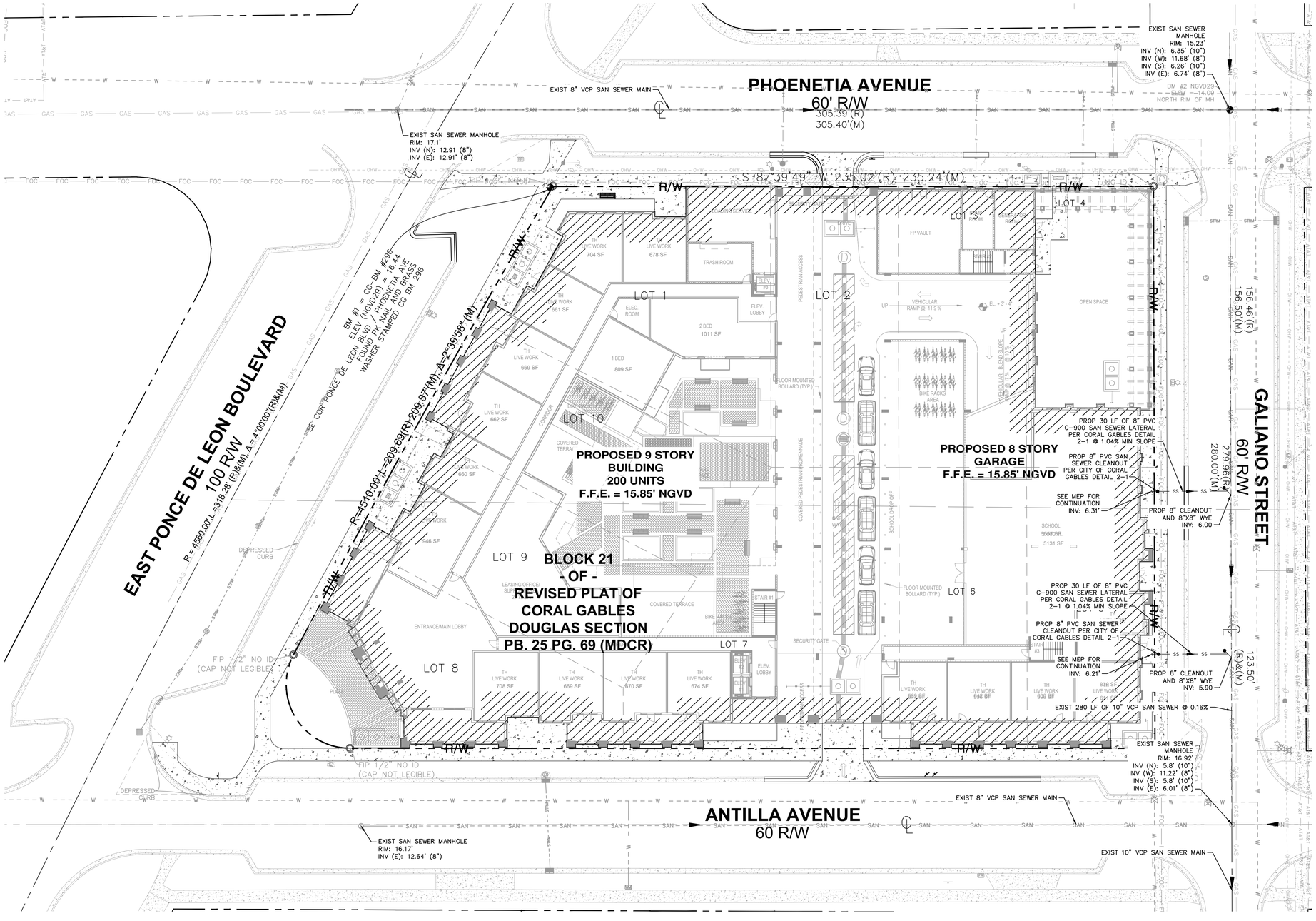

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SCALE: 1" = 20'

LEGEND

R/W R/W	RIGHT-OF-WAY LINE
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F F	PROP FIRE SERVICE LINE
SS SS	PROP SANITARY SEWER
W W	EXIST WATER UTILITY
SAN SAN	EXIST SANITARY SEWER

UTILITY NOTES

1. INFORMATION ON THIS PLAN IS BASED ON THE SURVEY PROVIDED BY SUAREZ SURVEYING & MAPPING, INC. DATED 07/29/2025. SHOULD THERE BE ANY UTILITY CONFLICTS THAT WERE NOT ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.
2. THE APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE EXACT HORIZONTAL AND VERTICAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IF "OTHER" UTILITIES (NOT SHOWN ON PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SERVICE CONNECTIONS PRIOR TO CONSTRUCTION.
4. PAVEMENT RESTORATION FOR ROADWAY INTERSECTIONS AND FOR TRENCH CUTS SHALL BE IN ACCORDANCE WITH MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARD DETAIL R21.1 THE CITY OF MIAMI PUBLIC WORKS MANUAL.
5. ALL MODIFICATIONS, REMOVALS AND RELOCATIONS OF EXIST UTILITIES SHALL BE COORDINATED WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
6. MEP TO CONFIRM ALL SIZES OF PROPOSED SERVICES AND LATERALS.

ALL ELEVATIONS DEPICTED ARE RELATIVE TO NGVD29 DATUM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GEORGE BALABAN, P.E. ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NGVD29.

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www.callsunshine.com

No.	REVISIONS	DATE	BY

Kimley»Horn
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8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696

GEORGE BALABAN No 74543 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT

DATE	FEB 2026
SCALE	AS SHOWN
DESIGNED BY	AB
DRAWN BY	AB
CHECKED BY	GB

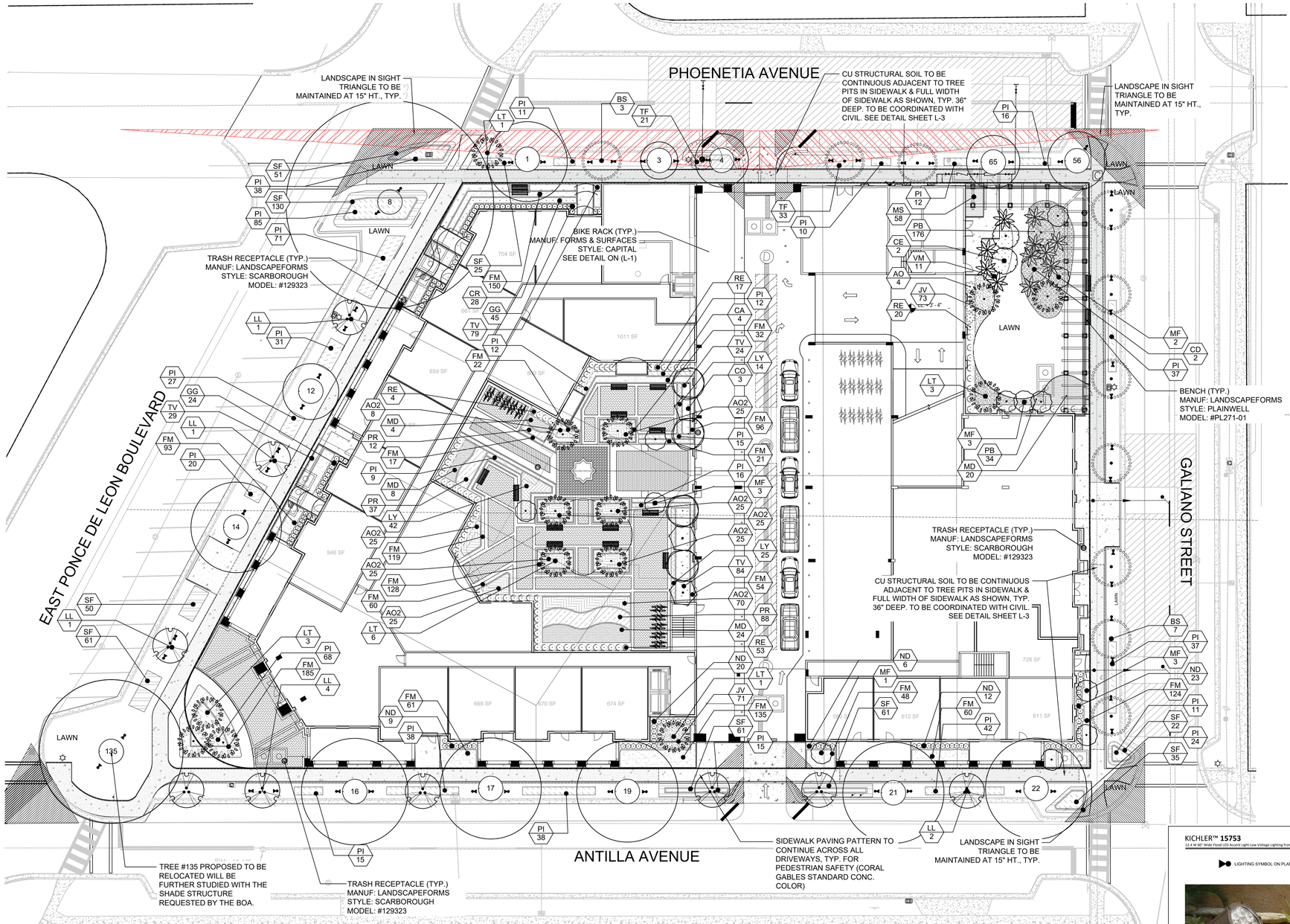
SEWER PLAN

110 PHOENETIA AVE
PREPARED FOR
FRC

CITY OF CORAL GABLES FLORIDA

SHEET NUMBER
C4.10

Plotted By:Belgelmyn, Alex Layout:Layout April 30, 2026 08:57:44am O:\GB\FRC\Coral Gables 2.0\CAD\Plansheets\C4.10 SEWER PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GROUND LEVEL LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

SIGHT TRIANGLE NOTE:

NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE, MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: MIXED USE II (MX2)/ PAD — Net Lot Area 1.49 acres 64,778.18 s.f.

OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square Feet of open space required by Article 5, Development Standards: Net lot area = 64,778 s.f. x 20 % = 12,956 s.f.	12,956 s.f.	20,413 s.f.
TREES		
A. No. of Trees required: 28 x 1.49 = 42	42	42
B. % Palms Allowed: No. Trees required x 25% =	11	11
C. % Natives required: No. Trees required x 30% =	13	23
STREET TREES (maximum average spacing of 35' o.c.):		
A. 259 linear feet along E. Ponce de Leon Blvd. =	7	7
B. 261 linear feet along Phoenetia Avenue =	8	8
C. 217 linear feet along Galliano Street =	6	6
D. 372 linear feet along Antilla Avenue =	11	11
E. Total Trees Required	74	74
SHRUBS		
A. No. trees required x 10= No. of shrubs required	740	2,157

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES
TREES							
	CA	4	Calliandra surinamensis 'Pink Poodle' Pink Poodle Powderpuff	12' HT. X 6' SPR. X 2" CAL.		N	-
	CO	3	Cananga odorata Ylang-Ylang	12' HT. X 6' SPR. X 2" CAL.		N	-
	CD	2	Coccoloba diversifolia Pigeon Plum	14' HT. X 6' SPR. X 3" CAL.	F.G.	Y	-
	CE	2	Conocarpus erectus Buttonwood	14' HT. X 6' SPR. X 3" CAL.	F.G.	Y	-
	LT	14	Lagerstroemia indica Natchez Natchez Crape Myrtle	12' HT. X 6' SPR. X 2" CAL.		N	-
	MF	12	Myrcianthes fragrans Simpson's Stopper	12' HT. X 5' SPR. X 2" CAL.	F.G.	N	
	VM	11	Veitchia montgomeryana Montgomery Palm	18'-26' O.A. HT. STAGGERED HTS.	F.G.	SEE PLAN FOR HTS.	
STREET TREES							
	BS	10	Bursera simaruba Gumbo Limbo	16' HT. X 6' SPR. 4" CAL.		Y	STREET TREE
	LL	9	Lysiloma latisiliqua Wild Tamarind	16' HT. X 6' SPR. 4" CAL.	-	Y	STREET TREE
SHRUBS							
	AO	4	Alocasia odora 'California' California Elephant Ear	6' HT. X 3' SPR. / 3' O.C.	7 GAL.	N	-
	GG	69	Galphimia glauca Thryallis	24" HT. X 24" SPR. / 24" O.C.		N	
	ND	70	Nerium oleander 'Dwarf' Dwarf Oleander	24" HT. X 24" SPR. / 24" O.C.		N	
	RE	94	Rhapis excelsa Lady Palm	30" HT. X 30" SPR. / 30" O.C.	25 GAL	N	-
SHRUB AREAS							
	AO2	253	Alocasia odora Dwarf Elephant Ear	18" HT. X 18" SPR. / 18 O.C.		N	-
	CR	28	Chrysobalanus icaco 'Red Tip' Red Tip Cocoplum	18" HT. X 18" SPR. / 18" O.C.	3 GAL.	Y	7' CLR. TRNK. HT.
	JV	144	Jasminum volubile Wax Jasmine	18" HT. X 15" SPR. X 15" O.C.	3 GAL.	N	-
	LY	81	Lantana camara 'Yellow' Bandana® Yellow Lantana	18" HT. X 18" SPR. / 18 O.C.		N	7' CLR. TRNK. HT.
	MD	56	Monstera deliciosa Swiss Cheese Plant	24" HT. X 24" SPR. / 36" O.C.	3 GAL	N	-
	PR	137	Philodendron x 'Rojo Congo' Rojo Congo Philodendron	18" HT. X 18" SPR. / 18 O.C.		N	-
	PI	710	Plumbago auriculata 'Imperial Blue' Imperial Blue Plumbago	18" HT. X 18" SPR. / 18 O.C.		N	-
	SF	496	Serissa foetida Snowrose	15" HT. X 15" SPR. / 15" O.C.			
	TF	54	Tripsacum floridana Dwarf Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y	-
	TV	216	Tulbaghia violacea Society Garlic	18" HT. X 15" SPR. / 15" O.C.		N	-
GROUND COVERS							
	FM	1,405	Ficus microcarpa 'Green Island' Green Island Indian Laurel Fig	15" HT. X 15` SPR. / 15" O.C.	3 GAL.	N	-
	MS	58	Microsorum scolopendria Wart Fern	18" HT. X 15" SPR. / 15" O.C.	3 GAL.	N	-
	PB	210	Philodendron x 'Burle Marx' Burle Marx Philodendron	24" HT. X 24" SPR / 24" O.C.	3 GAL.	N	-
LAWN	As Required		Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD			

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

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Project:

CRYSTAL

110 PHOENETIA AVE., CORAL GABLES, FL 33134

LANDSCAPE PLAN

Revisions: Date: By:

Seal:

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

Drawing: Landscape Plan
Date: 07/23/2025
Scale: See Left
Drawn by: SCM
Sheet Number:

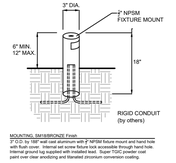
L-1
Cad Id.: 2022-002

KICHLER™ **15753** — **KICHLER LIGHTING**

11.4 W 60° Wide Flood LED Accent Light Low Voltage Lighting from the Landscape LED Collection

LIGHTING SYMBOL ON PLAN

Finish: Textured Architectural Bronze



MOUNTING: SM18/BRONZE Finish

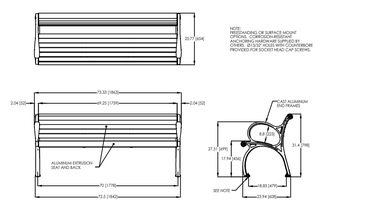
3" O.D. by 180° wall cast aluminum with 3" NPSM fixture mount and hand hole with flush cover. Internal set screw fixture lock accessible through hand hole. Internal ground lug supplied with installed lead. Super TGIC powder coat paint over clear anodizing and liberated zirconium conversion coating.

NOTE: May also be used to hard mount low voltage fixtures.

SEE ELECTRICAL PLANS FOR ACTUAL SPECIFICATIONS OF ALL LANDSCAPE LIGHTING

Plainwell™ Product Drawing **landscapeforms** www.landscapeforms.com Ph. 800.521.2546

Bench, 72" Length, with Aluminum Seat, Freestanding / Surface Mount



Drawing: PL271-01
Date: 2.19.2021
Dimensions are in inches[mm]
U.S. Patent No. D418,347

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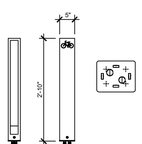
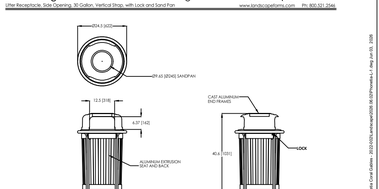


BIKE RACK

MANUFACTURER: FORMS & SURFACES
STYLE: CAPITAL BIKE RACK
COLOR: ALUMINIUM
SIZE: 2'-10" HT X 5" W
QUANTITY: 14
CONTACT: JESSICA PALMER
jessica.palmer@forms-surfaces.com

Scarborough™ Product Drawing **landscapeforms** www.landscapeforms.com Ph. 800.521.2546

Litter Receptacle, Side Opening, 30 Gallon, Vertical Drop, with Lock and Sand Pan



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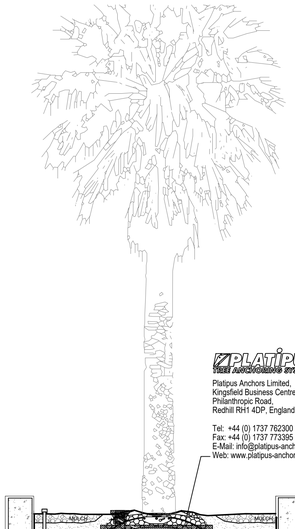
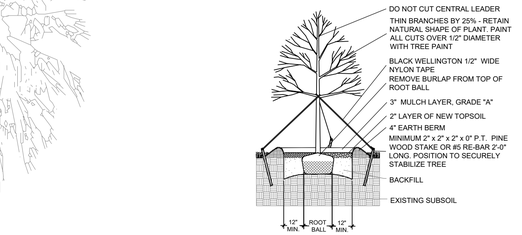
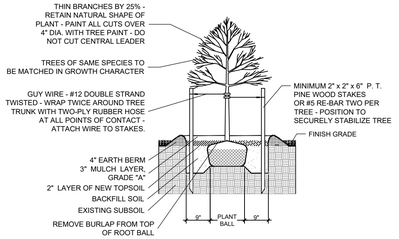
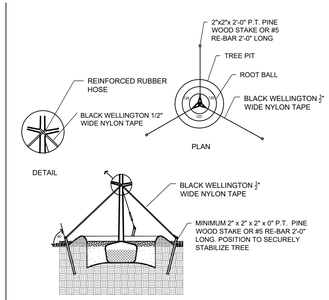




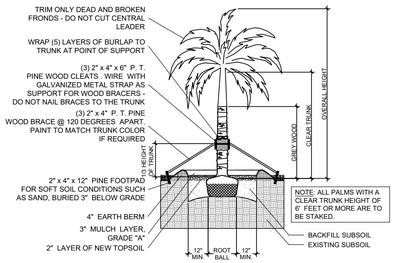
LARGE TREE PLANTING DETAIL



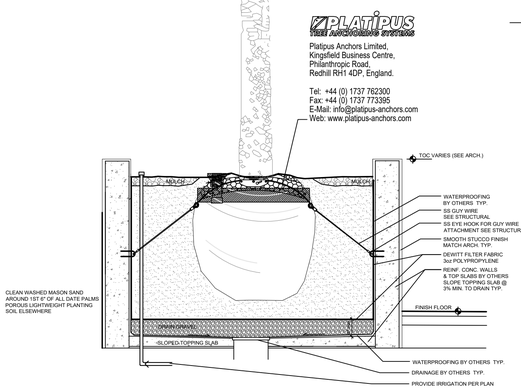
SMALL TREE PLANTING DETAIL



TYPICAL TREE GUYING DETAIL

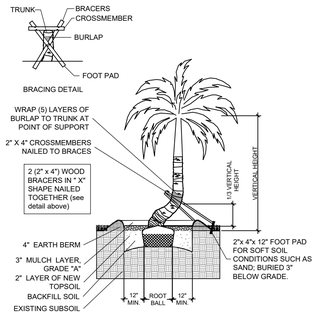


STRAIGHT TRUNK PALM PLANTING DETAIL

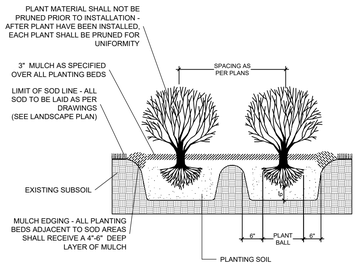


UPPER FLOOR RAISED PLANTER GUYING DETAIL

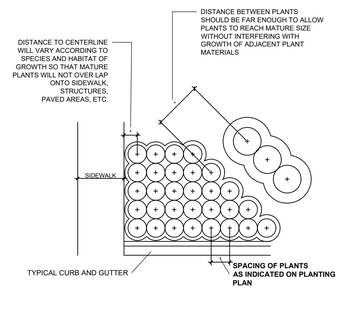
SCALE: Not to Scale



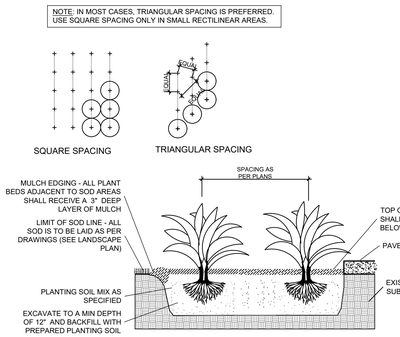
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

Linear Style Planting with DeepRoot Barriers

Determine the correct number of panels to be used. Depending upon the actual planting plan and the number of trees involved the length of linear barrier will vary, but as a general rule of thumb take the anticipated mature canopy diameter of the tree and add 2 feet (61cm). This will be the number of feet necessary for a Linear style planting application. (See chart below.)

A. Choose the barrier that best suits the application. Generally if a sidewalk, patio or driveway is to be protected, 18" (46cm) (UB 18-2) is sufficient depth with 12" (30cm) (LB 12-2) as an alternate choice for non-aggressive, deeper rooting trees. However for curb and gutter protection or more agressive roots 24" (61cm) (UB 24-2) is generally the better choice.

B. Dig the trench to the depth based upon the particular barrier chosen.

C. Next place the barrier in the trench with the vertical ribs facing toward the tree and align in a straight fashion. It is helpful to place the barrier against the hardscape. Use the hardscape as a guide and backfill against the barriers to promote a clean smooth fit to the hardscape. Be sure to keep the barrier's double top edge at least 1/2" (13mm) above grade to ensure roots do not grow over the top.

D. Plant the tree(s). The Linear style offers a more expansive rooting growth area, however adverse soil and drainage conditions may exist in the actual planting area. Take steps to ensure healthy growth of the tree at planting. Consult with a local Arborist for planting tips and recommendations.

E. If staking or guying is required we recommend using the soft, safe and economical alternative to traditional wire and hose, ArborTie (see www.deeproot.com for details).

F. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGard+ Tree Trunk Protectors which are placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents. (See www.deeproot.com)

For additional information please visit our website at www.deeproot.com

For information regarding distributors please call: 1 800 ILV ROOT (458.7668). For help with drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

For a simple formula to determine the quantity of panels required for a Linear application use:

Estimated Diameter of the Tree Canopy at Maturity + 2' (61cm) = Length of Barrier per Side.

As little as one side of the tree may need barrier for root direction as there may be no hardscape elsewhere requiring protection.

DeepRoot LB 12-2, UB 18-2 or UB 24-2

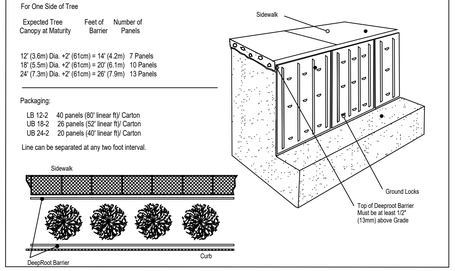
For One Side of Tree

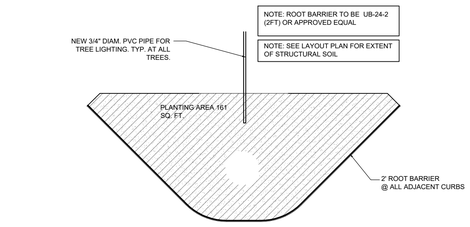
Expected Tree Canopy at Maturity	Feet of Barrier	Number of Panels
12' (3.6m) Dia. +2' (61cm) = 14' (4.2m)	7 Panels	
18' (5.5m) Dia. +2' (61cm) = 20' (6.1m)	10 Panels	
24' (7.3m) Dia. +2' (61cm) = 26' (7.9m)	13 Panels	

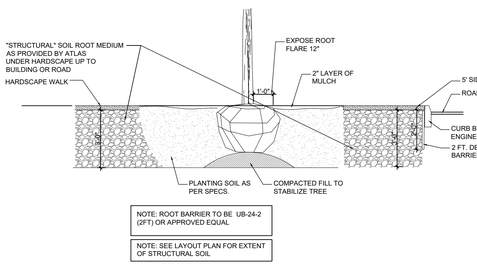
Packaging:

LB 12-2	40 panels (80' linear ft)	Carton
UB 18-2	26 panels (52' linear ft)	Carton
UB 24-2	20 panels (40' linear ft)	Carton

Line can be separated at any two foot interval.







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 Melaleuca 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.

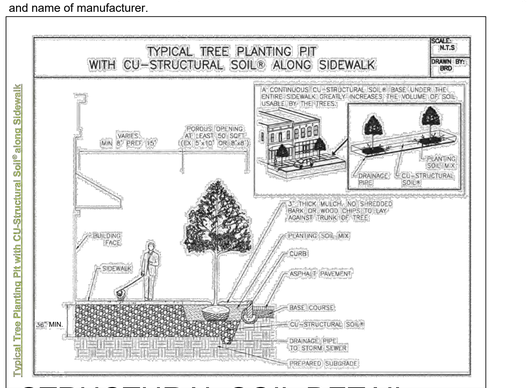
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- 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 Pells", 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.



STRUCTURAL SOIL DETAIL

Scale: Not to Scale

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' 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 immediatley 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, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.8881 facsimile: 954.923.9899
www.witkindesign.com

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Project:

CRYSTAL

110 PHOENETIA AVE., CORAL GABLES, FL 33134

LANDSCAPE DETAILS

Revisions:	Date:	By:

Seal:

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

Drawing: Landscape Details

Date: 06/23/2022

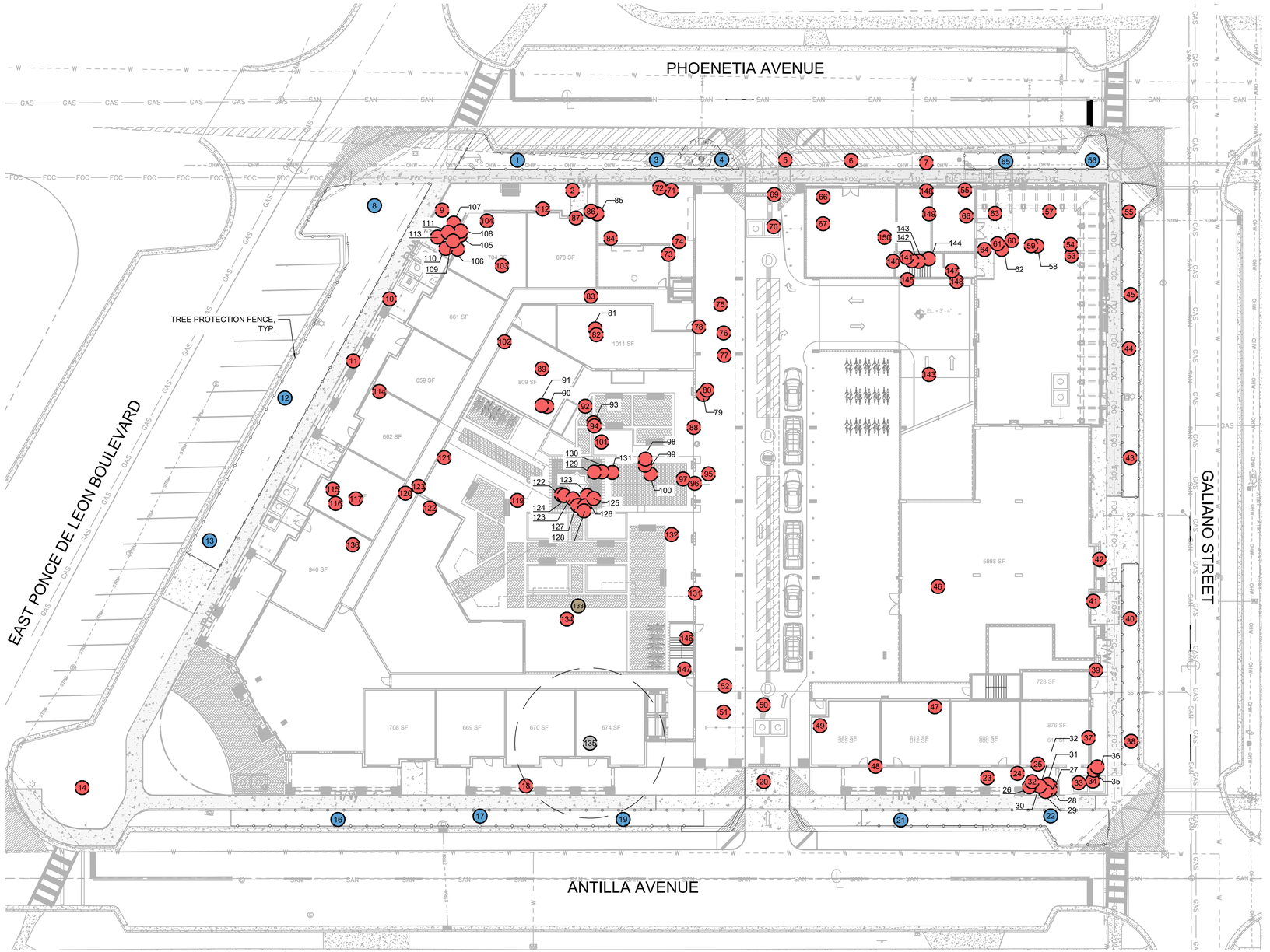
Scale: See Left

Drawn by: SCM

Sheet Number:

L-2

Cad Id.: 2022-002

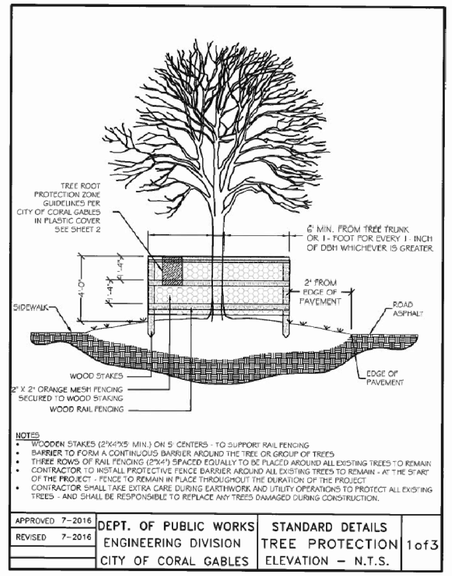


TREE DISPOSITION PLAN

Scale: 1"=20'

NORTH

- # Tree to Remove
- # Tree to Relocate
- # Tree to Remain
- # Tree Removed



TREE PROTECTION BARRIER DETAIL (TYP)

MITIGATION REQUIRED	
TOTAL CANOPY REMOVED:	TOTAL CANOPY REPLACEMENT PROVIDED:
46,002 sf	0 Mitigation Credits

Mitigation	
Total SqFt TREE Canopy Removed	**15,873**
Total SqFt Specimen TREE Canopy Removed (x2)	**20,810**
Total SqFt PALM Canopy Removed	**7,503**
Total SqFt STREET TREE Canopy Removed (Specimen x2)	**1,816**
Total Credits Required	**46,002**
Total Credits Provided	**0**
Total Deficency	**46,002**

TREE TRUST FUND:
$2,500 x 92 (46,002 sq.ft. removed per 500 sq.ft.) = **$230,000**

BALANCE TO BE PAID TO THE CITY'S TREE TRUST FUND

NOTE: ANY RELOCATED TREE(S) WILL HAVE A TEMPORARY IRRIGATION SYSTEM INSTALLED

WITKIN HULTS + PARTNERS
307 south 21st avenue · hollywood, florida
phone: 954.923.3689 · fax/emile: 954.923.3689
www.witkindesign.com

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Project:
CRYSTAL
110 PHOENETIA AVE., CORAL GABLES, FL 33134
TREE DISPOSITION PLAN

Revisions: Date: By:

Seal:

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

Drawing: Tree Disposition Plan
Date: 07/23/2025
Scale: See Left
Drawn by: SCM
Sheet Number:

TD-1
Cad Id.: 2022-002

Tree	Common Name	Botanical Name	Health Condition	Specimen	DBH (inc.)	Height (ft.)	Spread (ft.)	Canopy (sq.ft.)	Disposition	Notes
1	Gumbo Limbo	Bursera simaruba	Good	No	17	18	30	706.86	Remain	Confined roots, conflict with powerlines
2	Solitaire Palm	Ptychosperma elegans	Good	No	4	18	13	132.73	Remove	Confined roots
3	Gumbo Limbo	Bursera simaruba	Good	No	6	15	14	153.94	Remain	Unbalanced canopy, confined roots
4	Gumbo Limbo	Bursera simaruba	Good	No	10	18	20	314.16	Remain	Confined roots, conflict with powerlines, co dom leaders
5	Gumbo Limbo	Bursera simaruba	Good	No	9	20	23	415.48	Remove	Confined roots, conflict with powerlines, co dom leaders
6	Gumbo Limbo	Bursera simaruba	Good	No	9	18	27	572.56	Remove	Confined roots, conflict with powerlines, co dom leaders
7	Gumbo Limbo	Bursera simaruba	Poor	No	8	17	21	346.36	Remove	Confined roots, conflict with powerlines, co dom leaders, cavity in trunk
8	Mahogany	Swietenia mahagoni	Good	Yes	46	60	78	4778.36	Remain	Confined roots, conflict with powerlines, co dom leaders
9	Solitaire Palm	Ptychosperma elegans	Good	No	4	45	12	113.10	Remove	Confined roots
10	Bald Cypress	Taxodium distichum	Good	No	7	18	20	314.16	Remove	Confined roots
11	Bald Cypress	Taxodium distichum	Good	No	10	23	24	452.39	Remove	Confined roots
12	Black olive	Terminalia buceras	Fair	No	16	50	21	346.36	Remain	Poor structure, confined roots
13	Black olive	Terminalia buceras	Good	Yes	22	48	44	1520.53	Remain	Confined roots, co dom leaders
14	Black olive	Terminalia buceras	Good	Yes	24	68	34	907.92	Remove	Confined roots, co dom leaders
15	Solitaire Palm	Ptychosperma elegans	Good	No	4	30	10	78.54	Remove	Confined roots, cluster of palms
16	Black olive	Terminalia buceras	Good	Yes	35	68	40	1256.64	Remain	Confined roots, co dom leaders
17	Black olive	Terminalia buceras	Good	Yes	33	68	38	1134.11	Remain	Confined roots, co dom leaders, lean to south
18	Solitaire Palm	Ptychosperma elegans	Good	No	4	25	18	254.47	Remove	Shaded out by Oak tree
19	Black olive	Terminalia buceras	Good	No	17	38	32	804.25	Remain	Confined roots, co dom leaders
20	Solitaire Palm	Ptychosperma elegans	Good	No	3	25	8	50.27	Remove	
21	Black olive	Terminalia buceras	Good	Yes	22	38	32	804.25	Remain	Confined roots, co dom leaders
22	Black olive	Terminalia buceras	Fair	Yes	18	36	26	530.93	Remain	Confined roots, co dom leaders
23	Coconut Palm	Cocos nucifera	Good	No	10	50	15	176.71	Remove	Confined roots
24	Solitaire Palm	Ptychosperma elegans	Good	No	6	20	8	50.27	Remove	
25	Cabbage Palm	Sebal palmetto	Good	No	12	15	15	176.71	Remove	
26	Coconut Palm	Cocos nucifera	Good	No	10	48	15	176.71	Remove	
27	Solitaire Palm	Ptychosperma elegans	Good	No	5	28	15	176.71	Remove	multi trunk
28	Solitaire Palm	Ptychosperma elegans	Good	No	4	25	10	78.54	Remove	multi trunk
29	Solitaire Palm	Ptychosperma elegans	Good	No	3	28	10	78.54	Remove	multi trunk
30	Solitaire Palm	Ptychosperma elegans	Good	No	5	32	10	78.54	Remove	multi trunk
31	Solitaire Palm	Ptychosperma elegans	Good	No	4	32	10	78.54	Remove	multi trunk
32	Solitaire Palm	Ptychosperma elegans	Good	No	3	30	10	78.54	Remove	multi trunk
33	Solitaire Palm	Ptychosperma elegans	Good	No	3	32	4	12.57	Remove	
34	Royal Poinciana	Delonix regia	Poor	Yes	22	28	30	706.86	Remove	Confined roots, dead wood
35	Solitaire Palm	Ptychosperma elegans	Good	No	6	12	8	50.27	Remove	
36	Solitaire Palm	Ptychosperma elegans	Good	No	5	22	8	50.27	Remove	
37	Coconut Palm	Cocos nucifera	Poor	No	4	15	0	0.00	Remove	Dead
38	Silver Buttonwood	Conocarpus erectus var. sericeus	Fair	No	4	13	15	176.71	Remove	Unbalanced canopy, confined roots
39	Royal Poinciana	Delonix regia	Poor	Yes	20	28	28	615.75	Remove	Confined roots, dead wood
40	Silver Buttonwood	Conocarpus erectus var. sericeus	Fair	No	4	12	12	113.10	Remove	Unbalanced canopy, co dom leaders
41	Royal Poinciana	Delonix regia	Poor	No	12	18	18	254.47	Remove	Confined roots, dead wood
42	Washingtonian Palm	Washingtonia robusta	Fair	No	8	35	8	50.27	Remove	Confined roots, nutrient deficiency
43	Silver Buttonwood	Conocarpus erectus var. sericeus	Good	No	9	15	14	153.94	Remove	Confined roots, co dom leaders
44	Silver Buttonwood	Conocarpus erectus var. sericeus	Fair	No	7	20	14	153.94	Remove	Confined roots, co dom leaders, cavity in trunk
45	Silver Buttonwood	Conocarpus erectus var. sericeus	Good	No	3	12	8	50.27	Remove	
46	Christmas Palm	Adonidia merrillii	Good	No	5	22	4	12.57	Remove	Confined roots
47	Traveler Palm	Ravenala madagascariensis	Good	No	6	28	10	78.54	Remove	
48	Traveler Palm	Ravenala madagascariensis	Good	No	6	30	12	113.10	Remove	
49	Christmas Palm	Adonidia merrillii	Fair	No	10	18	8	50.27	Remove	multi trunk
50	Christmas Palm	Adonidia merrillii	Good	No	2	22	8	50.27	Remove	multi trunk
51	Coconut Palm	Cocos nucifera	Fair	No	7	22	18	254.47	Remove	nutrient deficiency
52	Coconut Palm	Cocos nucifera	Fair	No	7	22	8	50.27	Remove	nutrient deficiency
53	Christmas Palm	Adonidia merrillii	Good	No	5	40	12	113.10	Remove	Confined roots
54	Christmas Palm	Adonidia merrillii	Fair	No	5	40	18	254.47	Remove	Confined roots
55	Silver Buttonwood	Conocarpus erectus var. sericeus	Good	No	9	24	18	254.47	Remove	Confined roots, co dom leaders
56	Gumbo Limbo	Bursera simaruba	Good	Yes	33	32	22	380.13	Remain	Confined roots, conflict with powerlines, co dom leaders
57	Nor Folk Island Pine	Araucaria heterophylla	Good	No	16	40	14	153.94	Remove	
58	Solitaire Palm	Ptychosperma elegans	Good	No	7	38	8	50.27	Remove	Confined roots
59	Solitaire Palm	Ptychosperma elegans	Good	No	10	36	8	50.27	Remove	Confined roots
60	Washingtonian Palm	Washingtonia robusta	Good	No	8	15	4	12.57	Remove	Confined roots
61	Solitaire Palm	Ptychosperma elegans	Good	No	3	38	6	28.27	Remove	Confined roots
62	Coconut Palm	Cocos nucifera	Good	No	8	42	15	176.71	Remove	Shaded by pine tree
63	Nor Folk Island Pine	Araucaria heterophylla	Good	No	15	26	10	78.54	Remove	
64	Solitaire Palm	Ptychosperma elegans	Poor	No	4	20	0	0.00	Remove	Dead
65	Gumbo Limbo	Bursera simaruba	Good	No	14	22	20	314.16	Remain	Confined roots, conflict with powerlines, co dom leaders
66	Christmas Palm	Adonidia merrillii	Good	No	5	28	10	78.54	Remove	
67	Christmas Palm	Adonidia merrillii	Good	No	5	25	12	113.10	Remove	multi trunk
68	Christmas Palm	Adonidia merrillii	Good	No	5	25	12	113.10	Remove	multi trunk
69	Christmas Palm	Adonidia merrillii	Good	No	5	25	12	113.10	Remove	multi trunk
70	Christmas Palm	Adonidia merrillii	Good	No	5	25	12	113.10	Remove	multi trunk
71	Canary Island Date Palm	Phoenix canariensis	Good	Yes	20	45	15	176.71	Remove	Confined roots
72	Canary Island Date Palm	Phoenix canariensis	Good	No	15	40	15	176.71	Remove	Confined roots
73	Queen Palm	Syagrus romanzoffiana	Good	No	6	22	6	28.27	Remove	Confined roots
74	Queen Palm	Syagrus romanzoffiana	Good	No	7	22	6	28.27	Remove	Confined roots
75	Solitaire Palm	Ptychosperma elegans	Good	No	4	35	8	50.27	Remove	Confined roots
76	Solitaire Palm	Ptychosperma elegans	Good	No	5	35	8	50.27	Remove	Confined roots
77	Areca Palm	Dypsis lutescens	Poor	No	3	22	8	50.27	Remove	Nutrient deficiency
78	Canary Island Date Palm	Phoenix canariensis	Good	Yes	22	48	18	254.47	Remove	
79	Solitaire Palm	Ptychosperma elegans	Good	No	4	35	6	28.27	Remove	
80	Solitaire Palm	Ptychosperma elegans	Good	No	4	38	6	28.27	Remove	
81	Solitaire Palm	Ptychosperma elegans	Good	No	5	30	6	28.27	Remove	Shaded out by Pogam
82	Golden Shower	Cassia fistula	Good	Yes	46	58	36	1017.88	Remove	co dominant leaders
83	Solitaire Palm	Ptychosperma elegans	Good	No	4	40	8	50.27	Remove	
84	Golden Shower	Cassia fistula	Good	No	3	15	15	176.71	Remove	
85	Dead tree							0.00		
86	Solitaire Palm	Ptychosperma elegans	Good	No	4	28	10	78.54	Remove	
87	Live Oak	Quercus virginiana	Good	No	15	38	15	176.71	Remove	
88	Solitaire Palm	Ptychosperma elegans	Good	No	5	40	8	50.27	Remove	
89	Golden Shower	Cassia fistula	Good	No	4	24	12	113.10	Remove	
90	Solitaire Palm	Ptychosperma elegans	Good	No	5	38	8	50.27	Remove	confined roots
91	Solitaire Palm	Ptychosperma elegans	Good	No	4	38	8	50.27	Remove	confined roots
92	Solitaire Palm	Ptychosperma elegans	Good	No	4	28	10	78.54	Remove	confined roots
93	Solitaire Palm	Ptychosperma elegans	Good	No	4	28	10	78.54	Remove	Cluster of palms
94	Solitaire Palm	Ptychosperma elegans	Good	No	9	39	15	176.71	Remove	Cluster of palms
95	Solitaire Palm	Ptychosperma elegans	Good	No	4	28	10	78.54	Remove	Cluster of palms
96	Solitaire Palm	Ptychosperma elegans	Good	No	5	28	10	78.54	Remove	Cluster of palms
97	Solitaire Palm	Ptychosperma elegans	Good	No	5	28	10	78.54	Remove	Cluster of palms
98	Solitaire Palm	Ptychosperma elegans	Good	No	4	28	10	78.54	Remove	Cluster of palms
99	Solitaire Palm	Ptychosperma elegans	Good	No	3	28	10	78.54	Remove	Cluster of palms
100	Solitaire Palm	Ptychosperma elegans	Good	No	3	28	10	78.54	Remove	Cluster of palms
101	Solitaire Palm	Ptychosperma elegans	Good	No	4	28	10	78.54	Remove	Cluster of palms
102	Golden Shower	Cassia fistula	Good	No	4	16	20	314.16	Remove	
103	Mahogany	Swietenia mahagoni	Good	Yes	18	63	36	1017.88	Remove	
104	Carob Tree	Ceratonia siliqua	Fair	No	8	25	15	176.71	Remove	
105	Mahogany	Swietenia mahagoni	Poor	No	8	36	20	314.16	Remove	
106	Live Oak	Quercus virginiana	Good	Yes	19	68	24	452.39	Remove	confined roots
107	Solitaire Palm	Ptychosperma elegans	Good	No	4	45	6	28.27	Remove	Cluster of palms
108	Solitaire Palm	Ptychosperma elegans	Good	No	3	26	10	78.54	Remove	Cluster of palms
109	Solitaire Palm	Ptychosperma elegans	Good	No	4	32	10	78.54	Remove	Cluster of palms
110	Solitaire Palm	Ptychosperma elegans	Good	No	4	28	10	78.54	Remove	Cluster of palms
111	Solitaire Palm	Ptychosperma elegans	Good	No	3	28	8	50.27	Remove	Cluster of palms
112	Live Oak	Quercus virginiana	Good	No	15	48	22	380.13	Remove	
113	Solitaire Palm	Ptychosperma elegans	Good	No	3	42	6	28.27	Remove	Cluster of palms
114	Canary Island Date Palm	Phoenix canariensis	Good	No	22	48	20	314.16	Remove	
115	Mango	Mangifera indica	Good	No	8	28	18	254.47	Remove	Confined roots
116	Solitaire Palm	Ptychosperma elegans	Good	No	3	28	10	78.54	Remove	Cluster of palms
117	Royal Poinciana	Delonix regia	Poor	No	22	24	32	804.25	Remove	Poor structure, dead wood, cavity in trunk
118	Gumbo Limbo	Bursera simaruba	Fair	No	12	28	18	254.47	Remove	co dominant leaders
119	Solitaire Palm	Ptychosperma elegans	Good	No	3	30	10	78.54	Remove	Cluster of palms
120	Solitaire Palm	Ptychosperma elegans	Good	No	4	32	10	78.54	Remove	Cluster of palms
121	Solitaire Palm	Ptychosperma elegans	Good	No	4	28	8	50.27	Remove	Cluster of palms
122	Solitaire Palm	Ptychosperma elegans	Good	No	4	28	10	78.54	Remove	Cluster of palms
123	Solitaire Palm	Ptychosperma elegans	Good	No	4	28	10	78.54	Remove	Cluster of palms
124	Solitaire Palm	Ptychosperma elegans	Good	No	4	30	10	78.54	Remove	Cluster of palms
125	Solitaire Palm	Ptychosperma elegans	Good	No	4	30	10	78.54	Remove	Cluster of palms
126	Gumbo Limbo	Bursera simaruba		No	4	32	10	78.54	Remove	
127	Solitaire Palm	Ptychosperma elegans	Good	No	3	28	10	78.54	Remove	Cluster of palms
128	Solitaire Palm	Ptychosperma elegans	Good	No	4	32	10	78.54	Remove	Cluster of palms
129	Solitaire Palm	Ptychosperma elegans	Good	No	3	32	10	78.54	Remove	Cluster of palms
130	Solitaire Palm	Ptychosperma elegans	Good	No	3	32	10	78.54	Remove	Cluster of palms
131	Christmas Palm	Adonidia merrillii	Good	No	4	35	6	28.27	Remove	multi trunk
132	Mango	Mangifera indica	Fair	No	7	20	17	226.98	Remove	Nutrient deficiency
133	Madros thorn	Pithecellobium	Poor	No	32	45	40	1256.64	Removed	Tree Removed due to hazard, Unbalanced canopy, cavity in trunk
134	Live Oak	Quercus virginiana	Good	No	26	50	58	2642.08	Remove	Unbalanced canopy
135	Live Oak	Quercus virginiana	Good	No	55	65	54	2290.22	Relocate	co dominant leaders
136	Royal Poinciana	Delonix regia	Poor	No	24	43	32	804.25	Remove	Dead wood, co dominant leaders
137	Solitaire Palm	Ptychosperma elegans	Good	No	6	28	10	78.54	Remove	Cluster of palms
138	Solitaire Palm	Ptychosperma elegans	Good	No	6	32	8	50.27	Remove	Cluster of palms
139	Solitaire Palm	Ptychosperma elegans	Good	No	4	32	10	78.54	Remove	Cluster of palms
140	Solitaire Palm	Ptychosperma elegans	Good	No	5	28	10	78.54	Remove	Cluster of palms
141	Solitaire Palm	Ptychosperma elegans	Good	No	4	26	10	78.54	Remove	Cluster of palms
142	Seagrape	Coccoloba uvifera	Poor	No	19	58	22	380.13	Remove	Poor structure, nutrient deficiency
143	Black Olive	Terminalia buceras	Poor	No	34	48	30	706.86	Remove	Confined roots, co dominant leaders, dead wood
144	Solitaire Palm	Ptychosperma elegans	Good	No	5	28	10	78.54	Remove	Cluster of palms
145	Solitaire Palm	Ptychosperma elegans	Good	No	5	28	10	78.54	Remove	Cluster of palms
146	Mango	Mangifera indica	Fair	No	4	18	10	78.54	Remove	Nutrient deficiency
147	Mango	Mangifera indica	Fair	No	4	20	10	78.54	Remove	Nutrient deficiency
148	Areca Palm	Dypsis lutescens	Good	No	2	10	6	28.27	Remove	Nutrient deficiency
149	Areca Palm	Dypsis lutescens	Good	No	2	10	6	28.27	Remove	Nutrient deficiency
150	Areca Palm	Dypsis lutescens	Good	No	2	10	7	38.48	Remove	Nutrient deficiency

Total SqFt of Canopy Removed	**15,872.90**
Total SqFt Canopy of Specimen Removed x2	**20,809.91**
Total SqFt Canopy of Palms Removed	**7,502.91**
Total SqFt STREET TREE Canopy Removed (Specimen x2)	**1,815.84**
TOTAL	**46,002 sq.ft.**

Specimen Tree ≥ 18" DBH

WITKIN HULTS + PARTNERS
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Project:

CRYSTAL

110 PHOENETIA AVE., CORAL GABLES, FL 33134

TREE DISPOSITION SCHEDULE

Revisions: Date: By:

Seal:

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

Drawing: Tree Disposition Schedule

Date: 07/23/2025

Scale: See Left

Drawn by: SCM

Sheet Number:

TD-2

Cad Id.: 2022-002

Professional (Individual or Corporation)

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER:

Legal description: Lot:_____Block_____Subdivision:_____
P.B.____Page:____Development name: _CRYSTAL_____

We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 98-13 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Miami Dade County and that none of the species are from the prohibited list.

I/We hereby certify as an arborist and/or landscape architect that there are/are no (circle one) specimen trees on the property.

Additionally, automatic sprinkler systems (if applicable) comply with requirement of said 3

I/We further certify that I/We am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

_____ **Seal:**
Professional Preparer's Signature

Andrew Witkin
Witkin Hults + Partners
307 S. 21st Avenue
Hollywood, FL 33020
License #0000889

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this **4th of *June 2026,*** by *Andrew Witkin*, of *Witkin Hults + Partners*, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Witness my signature and official seal this **4th *of June, 2026*** in the County and State aforesaid, the date and year last aforesaid.

My commission expires: July 26, 2028

_____
Valeria S. Soto
Notary Public Signature

CRYSTAL RESIDENCES PROJECT
PLANNING STAFF COMMENT RESPONSES 4-20-26

1. Include the traffic impact study with the PZB submittal. No update needed to the TIS.	Please refer to the Traffic Study prepared by A&P dated September 1, 2022 that is included in the PZB resubmittal package. Recommendations and Responses: - Coordinate with Miami Dade County TSS to adjust below-standard all-red clearance and yellow change intervals at the Ponce De Leon/SR 90 and Ponce De Leon/Salamanca signalized intersections – Applicant will contact Miami Dade County Traffic Signals and Sign Division to adjust below standard all red clearance and yellow change intervals at the intersections of Ponce De Leon Boulevard at Salamanca Avenue and Ponce De Leon Boulevard at SR 90/SW 8th Street as part of the building permit process - Review signal timing at both signalized intersections – Applicant will review the signal timings at Ponce De Leon Boulevard at Salamanca Avenue and at Ponce De Leon Boulevard at SR 90/SW 8th Street and coordinate with Miami-Dade County any proposed signal timing changes as part of the building permit process - Implement a traffic circulation plan for school pick-up/drop-off to mitigate excess queues during dismissal – Applicant will prepare a traffic circulation plan. Please note, the project does propose a drop-off/pick-up lane to help mitigate queues during arrival and dismissal periods as part of the building permit process <u>Potential Safety Measures for the East Ponce De Leon Blvd/Phoenetia Ave Intersection:</u> A cursory review of the intersection did not identify any major safety concerns; however limited street lighting was observed at the intersection. Potential safety measures could include the installation of additional or enhanced street lighting. Please note that a comprehensive safety analysis was not performed at this intersection.
2. School's entrance canopy cantilevers into the right-of-way. Include the encroachment request to the City Commission with this submittal.	Encroachment specifications have been added; please refer to enclosed Sheet A-1.07 of updated Architectural Plans.
3. Specify which AiPP direction you're taking: payment or provide the art.	Please refer to the Art in Public Places Statement dated March 9, 2026 included in the PZB submittal package indicating that the Applicant is considering both options (i. AiPP payment or ii. Waiver request for public art). Applicant will submit the applicable documents satisfying the AiPP requirement prior to building permit.
4. "Covered terraces" are not open space, remove from the open space calculations.	These areas have been removed from open space calculations; see updated Sheet A-1.06 of enclosed Architectural Plans.

5. Proposed arcades on the south (Antilla) are not compatible with the multi-family character. Remove arcades to replace with stoops or porches and landscape to allow more front yards.	No objection to condition requiring same subject to approval by the City Architect as part of the building permit process.
6. TH unit on Galiano (691 SF) detracts from the school's front façade/entrance feature. Remove and adjust as needed.	Adjusted, please refer to updated Sheet A-2.00 of enclosed Architectural Plans.
7. Proposed bumpouts at driveways are not consistent with the neighborhood character. Remove and stripe or add pavers.	Bump outs at driveways have been removed.
8. Public Works needs a sewer analysis and will need a sewer agreement approved by the City Commission.	A preliminary analysis performed by Hazen & Sawyer on September 2, 2025, determined that additional flows from the proposed development would require a limited system upgrade to maintain flows below the 75 percent capacity threshold. Specifically, the existing sanitary sewer main (Segment SSCTY20071) would need to be upsized from an 8-inch pipe to a 12-inch pipe. This segment of the required improvement is located along Salamanca Avenue, east of Galiano Street. We will pursue the necessary agreement and permits to complete the required updates as part of the building permit process.
9. Reduce driveway from 16' to 12'. Driveway apron should be of concrete, not asphalt.	Adjusted
10. Start to prepare a construction parking plan; consider contacting the Douglas Entrance.	Noted
11. Justify the request to Mixed Use land use, instead of Mid-Rise land use.	Applicant has revised the request to "Commercial Mid-Rise Intensity", as reflected in the updated Letter of Intent dated April 20, 2026.
12. Clear glass is required at the ground level; not bronze.	Adjusted.
13. Correct spelling of Phoenetia on plans.	Corrected.
14. Submitted plans do not include the BOA conditions of approval, such as the relocation of the FPL doors.	FPL doors designed in accordance with FPL/utility standards and in accordance with BOA/Special Master approved plans, further affirmed by the City Commission on January 13, 2026.
15. Phoenetia may not meet the transparency requirements. Switch loading service area with the 2 Bed unit directly south.	Please refer to the updated Letter of Intent dated April 20, 2026 that includes the necessary transparency deviation as part of the Planned Area Development (PAD) request. Please refer to Sheet A-3.05 of updated Architectural Plans.
16. Explain the use(s) in the tower behind the glazing. Include a height dimension to the highest point of the architectural feature.	Tower elements are non-habitable architectural design features. Height dimensions, as provided on the Architectural Plans, have been updated to reflect 125' ft. to the top of the architectural feature.
17. Include a certified arborist report with the PZB submittal, including tree relocation and protection	Included. Applicant will include a tree staking plan as part of the building permit process

specifications for relocation for Oak # 135 to right of way. A tree staking plan will be required at permit.	
18. a. The building frontage/columns of the arcades may be too close to the sidewalk and large existing tree root systems in the right-of-way; have the landscape architect analyze. b. The existing Black Olives on Antilla may require more green area for tree roots and canopy spread in close proximity to the trees than is provided. c. The Silver Buttonwoods along Galiano should be removed and replaced with new shade trees such as Gumbo Limbo or Lysiloma.	a. Addressed as part of Comment #5 response provided above. b. Black Olive Impact Assessment added to application. c. Silver Buttonwoods removed and replaced.
19. The full street curb and gutter system may need to be rebuilt due to large existing tree root systems. Coordinate renovation of full street width with public works.	Noted.
20. New trees must be a minimum of 12' height to be considered 'trees' for the lot quantity requirements. Refer to zoning code article 6.	Adjusted, new trees have been increased to a min. 12 ft. in height.
21. Refer to Chapter 82 for tree mitigation requirements and calculate the tree trust fund payment in the amount of $ 2,500 for each tree in deficit, or deficit of 500 square feet of tree canopy.	Added
22. Prepare a tree protection plan layout as per Chapter 82 for tree protection.	Three protection detail and fencing added to the tree disposition plan.
23. Show underground utilities on the tree planting plans to resolve conflicts between tree roots systems and utilities in the planning stage, coordinating with engineering plans.	Added
24. Discuss with traffic engineer to propose safety measures for the East Ponce and Phoenetia intersection.	<u>Potential Safety Measures for the East Ponce De Leon Blvd/Phoenetia Ave Intersection:</u> A cursory review of the intersection did not identify any major safety concerns; however limited street lighting was observed at the intersection. Potential safety measures could include the installation of additional or enhanced street lighting. Please note that a comprehensive safety analysis was not performed at this intersection.

25. The school often has the students walk East Ponce to teach roadway safety. Consider widening remaining sidewalks on East Ponce (in front of Women's Club and hotel) to be consistently 8' on both sides between the two parks/plazas on East Ponce.	Sidewalk on property along East Ponce is 8' 4"

Historical Resources & Cultural Arts

2327 Salzedo Street
Coral Gables
Florida 33134

P 305.460.5093
E hist@coralgables.com

August 9, 2021

ST. JAMES EVANG LUTHERAN CHURCH
110 Phoenetia Avenue
Coral Gables, Florida 33134-3312

Re: 110 Phoenetia Avenue, legally described as Lots 1 to 10 INC, Block 21, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Dear Property Owner:

Section 8-107(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 eighteen (18) 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:

110 Phoenetia Avenue, legally described as Lots 1 to 10 Inc., Block 21, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County,

Florida, <u>does not meet</u> 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 at this time for a demolition permit.

Please note that, pursuant to Section 14-107.5(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) 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 eighteen-month period.

Upon expiration of the eighteen-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,

Warren Adams
Historic Preservation Officer

cc: Jorge L. Navarro, Esq., 333 SE 2nd Avenue, Suite 4100, Miami, Florida 33131
Miriam Soler Ramos, City Attorney
Cristina M. Suárez, Deputy City Attorney
Gustavo Ceballos, Assistant City Attorney
Suramy Cabrera, Development Services Director
Devin Cejas, Deputy Development Services Director, Zoning Official
Ramon Trias, Assistant Development Services Director, Planning Director
Dayron Garcia, Plans Processor Lead
Historical Significance Request Property File

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR337-LHD2022-014

A RESOLUTION DENYING THE DESIGNATION AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 110 PHOENETIA AVENUE, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOTS 1 TO 10 INCLUSIVE, BLOCK 21, CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.

WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, on July 21, 2021, a Historic Significance Request was submitted to the Preservation Office for a determination on whether the site at 110 Phoenetia Avenue was historically significant; and

WHEREAS, on August 9, 2021, Historic Preservation Staff responded that, after careful research and study of City records and the information presented by the applicant, the property did not meet the minimum eligibility criteria for designation as a local historic landmark; and

WHEREAS, on January 28, 2022, the property owner appeared before the Development Review Committee for review of a proposed new development of the site comprising a Comprehensive Plan Map Amendment, Zoning Code Map Amendment, Planned Area Development (PAD), Mixed-Use Site Plan, and Transfer of Development Rights Receiving Site Plan; and

WHEREAS, on August 19, 2022, Bonnie D. Bolton (the Appellant)submitted a Historic Designation application for the site to the Historic Preservation Office; and

WHEREAS, on November 29, 2022, it was determined by the Historic Preservation Office that after careful research and study of City records along with information provided with the application, the property did not qualify as presented for listing as a Local Historic Landmark; and

WHEREAS, On December 2, 2022, the Appellant requested 30 days to submit an amended report as permitted by Section 8-104 A.1 of the Code; and,

WHEREAS, a final designation report was submitted to the Preservation Office on December 29, 2022; and,

WHEREAS, a Designation Report, Case File LHD 2022-014, prepared by the Historic Landmark Officer, shall by reference be made part of this resolution; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the subject property does not meet the criteria set forth in Article 8, Section 8-103 of the Zoning Code of the City of Coral Gables, and denied its designation as a “Local Historic Landmark;” and

WHEREAS, the legal description of the property is as follows: Lots 1 to 10 inclusive, Block 21, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, at page 69, of the Public Records of Miami-Dade County, Florida; and,

WHEREAS, a motion to approve the historic designation of the subject property was offered by John Fullerton and seconded by Michael Maxwell and upon a poll of the members present the vote was as follows:

Board Member	Vote
Alicia Bache-Wiig	Nay
Xavier Durana	Nay
Bruce Ehrenhaft	Nay
John Fullerton	Aye
Cesar Garcia-Pons	Nay
Michael Maxwell	Aye
Albert Menendez	Nay
Dona Spain	Nay

WHEREAS, a motion to deny the historic designation of the subject property was offered by Dona Spain and seconded by Cesar Garcia-Pons and upon a poll of the members present the vote was as follows:

Board Member	Vote
Alicia Bache-Wiig	Aye
Xavier Durana	Aye
Bruce Ehrenhaft	Aye
John Fullerton	Nay
Cesar Garcia-Pons	Aye
Michael Maxwell	Nay
Albert Menendez	Aye
Dona Spain	Aye

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on January 18, 2023, has DENIED the designation of 110 Phoenetia Avenue, Coral Gables, Miami-Dade County, Florida as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 8 of the Coral Gables Zoning Code.

BE IT FURTHER RESOLVED, that this denial is predicated on all the above recitations, which are incorporated herein, being true and correct, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS EIGHTEENTH DAY OF JANUARY, A.D., 2023.

ALBERT MENENDEZ
CHAIRMAN,
HISTORIC PRESERVATION BOARD

ATTEST:

WARREN ADAMS
HISTORIC LANDMARK OFFICER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

GUSTAVO CEBALLOS,
ASSISTANT CITY ATTORNEY

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CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2023-47

A RESOLUTION OF THE CITY COMMISSION DENYING THE APPEAL AND AFFIRMING THE DECISION OF THE HISTORIC PRESERVATION BOARD TO NOT GRANT A LOCAL HISTORIC LANDMARK DESIGNATION TO THE PROPERTY LOCATED AT 110 PHOENETIA, LEGALLY DESCRIBED AS LOTS 1 TO 10, BLOCK 21, CORAL GABLES DOUGLAS SECTION, AT PLAT BOOK 25, PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WHEREAS, on July 21, 2021, a Historic Significance Request was submitted to the Historic Preservation Office for a determination on whether the property located at 110 Phoenetia Avenue, Coral Gables, Florida (the "Property") was historically significant; and

WHEREAS, on August 9, 2021, Historic Preservation Staff responded that, after careful research and study of City records, the Property did not meet the minimum eligibility criteria for designation as a local historic landmark; and

WHEREAS, on August 19, 2022, Bonnie D. Bolton (Applicant/Appellant) submitted a Historic Designation application for the Property to the Historic Preservation Office; and

WHEREAS, on November 29, 2022, it was determined by the Historic Preservation Office that after careful research and study of City records, along with information provided with the application, the Property still did not qualify for a Local Historic Landmark designation; and

WHEREAS, pursuant to the City's Zoning Code, the Appellant was permitted to present their designation report directly to the Historic Preservation Board for consideration after the Historic Preservation staff had determined that it did not meet the criteria for designation and accordingly would not seek designation; and

WHEREAS, on January 18, 2023, the Appellant prepared and presented a historic designation report for the Property to the Historic Preservation Board for consideration, during its regular meeting and the Historic Preservation Board denied the request for historic designation of the Property as a local historic landmark (6-2,

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one member absent), based on the criteria in Article 8, Section 8-103 of the Coral Gables Zoning Code, finding that the Property is not historically significant because it does not meet any of the criteria for designation; and

WHEREAS, Appellant was part of the hearing before the Historic Preservation Board and had ample opportunity to argue for the designation of the Property as a local historic landmark; and

WHEREAS, Appellant timely submitted a completed appeals package to the City Clerk requesting to appeal the decision of the Historic Preservation Board denying historic landmark designation for the Property; and

WHEREAS, Appellant appeared before the City Commission at its meeting of March 14, 2023 to appeal the January 18, 2023 decision of the Historic Preservation Board to not designate the Property as a local historic landmark; and

WHEREAS, after reviewing the record and decision of the Historic Preservation Board, and after having given an opportunity for interested parties to be heard, the City Commission finds that the decision of the Historic Preservation Board, to not designate the Property a local historic landmark, was based on competent substantial evidence, that due process was properly afforded to all interested parties, and that the essential requirements of law were met, specifically, that the Historic Preservation Board appropriately applied the designation criteria; and

WHEREAS, a motion to deny the appeal of the Historic Preservation Board's decision to not designate the Property a local historic landmark was made by Vice-Mayor Michael Mena, seconded by Commissioner Jim Cason, and upon a vote (4-0), approved by the City Commission;

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

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

SECTION 2. That the appeal is hereby denied and the decision of the Historic Preservation Board is affirmed, thereby upholding the decision to not designate the Property a local historic landmark.

SECTION 3. That this Resolution shall become effective upon the date of its passage and adoption herein.

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PASSED AND ADOPTED THIS FOURTEENTH DAY OF MARCH, A.D., 2023.

(Moved: Mena / Seconded: Cason)
(Yeas: Cason, Mena, Menendez, Lago)
(Abstentions: Anderson)
(Unanimous: 4-0 Vote)
(Agenda Item: F-1)

APPROVED:

DocuSigned by:
53B880AB93824A5...

VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:
358417D2FA884FF...

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DocuSigned by:
9A595ED64D304E8...

CRISTINA M. SUÁREZ
CITY ATTORNEY

IN THE DISTRICT COURT OF APPEAL

OF FLORIDA

THIRD DISTRICT

July 11, 2024

Bonnie D. Bolto,

Petitioner(s),

v.

City of Coral Gables, et al.,

Respondent(s).

3D2024-0366

Trial Court Case No. 23-24-AP-01

Respondent Century Crystal Group, LLC's Response to Petitioner's Motion for Rehearing and/or Written Opinion, filed on July 1, 2024, is noted.

Respondent City of Coral Gables's Opposition to Petitioner's Motion for Rehearing and/or Written Opinion, filed on July 2, 2024, is also noted.

Upon consideration, Petitioner's Motion for Rehearing and/or Written Opinion is hereby denied.

SCALES, LINDSEY and MILLER, JJ., concur.

A True Copy
ATTEST

3D2024-0366 7/11/24
Mercedes M. Prieto, Clerk
District Court of Appeal
Third District

CC: Gustavo J Ceballos
Brigid F. Cech Samole
Eric A. Hernandez
Arturo Carlos Martinez
Bethany Jane Matilda Pandher
Cristina María Suárez
Stephanie Teresa Moore Throckmorton
David John Winker

LA

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

School Concurrency Determination

MDCPS Application Number:	**SP0321072100364**	Local Government (LG):	**Coral Gables**
Date Application Received:	**7/21/2021 3:07:12 PM**	LG Application Number:	**110 Phoenetia**
Type of Application:	**Site Plan**	Sub Type:	**Redevelopment**
Applicant's Name:	**Century Homebuilders**		
Address/Location:	**110 Phoenetia Avenue**		
Master Folio Number:	**0341080091840**		
Additional Folio Number(s):			

PROPOSED # OF UNITS	**198**
SINGLE-FAMILY DETACHED UNITS:	**0**
SINGLE-FAMILY ATTACHED UNITS:	**0**
MULTIFAMILY UNITS:	**198**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
961	CORAL GABLES PREPARATORY ACADEMY (ELEM COMP)	-48	10	0	NO	Current CSA
961	CORAL GABLES PREPARATORY ACADEMY (ELEM COMP)	0	10	0	NO	Current CSA Five Year Plan
962	CORAL GABLES PREPARATORY ACADEMY (MID COMP)	-33	5	0	NO	Current CSA
962	CORAL GABLES PREPARATORY ACADEMY (MID COMP)	0	5	0	NO	Current CSA Five Year Plan
6741	PONCE DE LEON MIDDLE	112	5	5	YES	Current CSA
7071	CORAL GABLES SENIOR	-138	6	0	NO	Current CSA
7071	CORAL GABLES SENIOR	0	6	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
1881	HENRY M FLAGLER ELEMENTARY	297	10	10	YES	Adjacent CSA
7721	SOUTH MIAMI SENIOR	571	6	6	YES	Adjacent CSA

*An Impact reduction of **30.55%** 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:	MA0321072100364	Total Number of Units:	198
Extension Number:	4		
Issue Date:	8/4/2025 1:47:56 PM	Expiration Date:	8/4/2026 1:47:56 PM
Capacity Reserved:	Elementary:10 / Middle:5 / Senior: 6		

MDCPS Administrator

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

GT GreenbergTraurig

Jorge L. Navarro
Tel 305.579.0821
navarrojo@gtlaw.com

March 9, 2026

VIA ELECTRONIC DELIVERY

Ms. Jennifer Garcia
Assistant Director for Planning and Zoning
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Crystal Project / Art in Public Places Statement / Planning Division Application for Property Located at 110 Phoenetia Avenue, Coral Gables, Florida (Folio No. 03-4108-009-1840)

Dear Ms. Garcia,

On behalf of Century Crystal Group, LLC (the "**Owner**"), please accept this as our Art and Public Places Statement for the property located at 110 Phoenetia Avenue in Coral Gables, Florida (the "**Property**"). Pursuant to Section 9-103 of the Coral Gables Zoning Code, the Owner proposes to either (i) contribute the 1% of the Aggregate Project Value to the Art in Public Places Fund or (ii) request approval of a waiver to permit the acquisition and incorporation of artwork that may be incorporated into the proposed development at the Property.

As always, should you have any questions or require additional information, please contact me at (305) 579-0821.

Sincerely,

GREENBERG TRAURIG

Jorge L. Navarro, Esq.

CFN: 20210887870 BOOK 32869 PAGE 3755
DATE:11/24/2021 03:31:43 PM
DEED DOC 58,500.00
SURTAX 43,875.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

PREPARED BY
WHEN RECORDED RETURN TO:

Roberto F. Fleitas III, Esq.
Attorney at Law
Fleitas PLLC
782 NW LeJeune Road, Suite 430
Miami, FL 33126
305-442-1443
Folio No. 03-4108-009- 1840

Space Above This Line For Recorder's Use Only

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 8th day of November, 2021 by ST. JAMES EVANGELICAL LUTHERAN CHURCH OF CORAL GABLES, FLORIDA, a Florida non-profit corporation, now known as ST. JAMES/SANTIAGO APOSTOL EVANGELICAL LUTHERAN CHURCH, INC., a Florida non-profit corporation, as to Lots 1, 4 and 5; and THE EVANGELICAL LUTHERAN CHURCH OF CORAL GABLES, FLORIDA, a Florida non-profit corporation now known as ST. JAMES/SANTIAGO APOSTOL EVANGELICAL LUTHERAN CHURCH, INC., as to Lots 2, 3, 6, 7, 8, 9 and 10 ("**Grantor**"), whose mailing address is: c/o Rahdert & Mortimer, PLLC, 535 Central Avenue, St. Petersburg, FL 33701, to CENTURY CRYSTAL GROUP LLC, a Florida limited liability company ("**Grantee**"), whose mailing address is 1805 Ponce De Leon Blvd., Ste 100, Coral Gables, FL 33134. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and assigns forever, the following described land situate and being in **Miami-Dade** County, Florida (the "**Property**"), to wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 1 of "REVISED PLAT OF CORAL GABLES DOUGLAS SECTION" according to the Plat thereof as recorded in Plat Book 25, Page 69, of the Public Records of MIAMI-DADE County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to:

1. Ad valorem real estate taxes for 2022 and subsequent years, which are not yet due and payable.
2. Easements, covenants, conditions, restrictions and other matters of record, without hereby intending to re-impose any of the same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Print Name: GEORGE M RAMBERT

Print Name: Robert F. Fleitas III

AS TO LOTS 2, 3, 6, 7, 8, 9 and 10:

THE EVANGELICAL LUTHERAN CHURCH OF CORAL GABLES, FLORIDA, a Florida non-profit corporation now known as ST. JAMES/SANTIAGO APOSTOL EVANGELICAL LUTHERAN CHURCH, INC.

By: Pedro M. Suarez
Print Name: PEDRO M SUAREZ
Title: BISHOP

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 8th day of November, 2021, by Pedro M. Suarez as Bishop of THE EVANGELICAL LUTHERAN CHURCH OF CORAL GABLES, FLORIDA, a Florida non-profit corporation now known as ST. JAMES/SANTIAGO APOSTOL EVANGELICAL LUTHERAN CHURCH, INC. ( ) who is personally known to me, OR (✓) who produced Florida drivers license as identification.

ROBERTO F. FLEITAS III
MY COMMISSION # HH 085039
EXPIRES: February 1, 2025
Bonded Thru Notary Public Underwriters

Notary Signature
Print Notary Name
NOTARY SEAL

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Print Name: GEORGE IC RAHDERT

Print Name: CHERYL G STUART

AS TO LOTS 1, 4 AND 5:

ST. JAMES EVANGELICAL LUTHERAN CHURCH OF CORAL GABLES, FLORIDA, a Florida non-profit corporation, now known as ST. JAMES/SANTIAGO APOSTOL EVANGELICAL LUTHERAN CHURCH, INC., a Florida non-profit corporation

By: Pedro M. Suarez
Print Name: PEDRO M SUAREZ
Title: BISHOP

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, on this 8th day of November, 2021, by Pedro M. Suarez, as Bishop of ST. JAMES EVANGELICAL LUTHERAN CHURCH OF CORAL GABLES, FLORIDA, a Florida non-profit corporation, now known as ST. JAMES/SANTIAGO APOSTOL EVANGELICAL LUTHERAN CHURCH, INC., a Florida non-profit corporation ( ) who is personally known to me OR (✓) who produced Florida drivers license as identification.

ROBERTO F. FLEITAS III
MY COMMISSION # HH 085039
EXPIRES: February 1, 2025
Bonded Thru Notary Public Underwriters

Notary Signature
Print Notary Name
NOTARY SEAL

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

March 4, 2026

City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: Property owners within 1,500 feet of:
ADDRESS: 110 Phoenetia Avenue, Coral Gables, FL 33134
FOLIO NUMBER: 03-4108-009-1840

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 1,500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Per Section 15-102: Should the radius extend beyond the City limits, notice shall be mailed outside of the City limits only to addresses that are known by reference to the latest ad valorem tax record that are within a five hundred (500) foot radius of the property that is the subject of the application.

The MDCPS Office of the Superintendent, the Principal of the MDCPS physically located within the notice area, the District 6 School Board Member, the School Board Chair and Vice Chair have been added to the list and mailing labels as per City of Coral Gables Res. 2020-245, if applicable.

Per Ordinance 2023-02, Section 15-102: All required mail notice will be sent to the property address and the mailing address per the Miami-Dade Country Property Appraisers website. If the address is the same for both, then only one notice must be sent.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **2,346, including 9 international* ****
**MDCPS physically located within the notice area.*
***No properties outside of the City of Coral Gables boundaries were found within a 500' radius.*

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

City of Coral Gables
Development Services Department

Affidavit Attesting to Public Notice of Zoning Application

Property Owner or Authorized Representative: Diana Rio

Property Address and Folio Number(s):
ADDRESS: 110 Phoenetia Avenue, Coral Gables, FL 33134
FOLIO NUMBER: 03-4108-009-1840

I, as property owner or Authorized Representative of the above described property attest that on (date) N/A, I sent by U.S. Mail to each person on the list of names and addresses attached a true copy of the attached notice letter. I further attest that I have complied with the requirements of Resolution No. 2020-245 and Resolution No. 2020-265 (requiring additional notice to Miami-Dade County Public Schools "MDCPS") as indicated below:

__X__ This application required notice to be sent to MDCPS and I have complied with the additional notice requirements in Resolutions No. 2020-245 and 2020-265.

____ This application did not require notice to be sent to MDCPS.

I HEREBY CERTIFY that all information contained in this Affidavit is true and accurate. Under penalty of perjury, I declare that I have read the foregoing document and that the facts stated in it are true. Further, I acknowledge that I am subject to the City's False Claims Ordinance (Ch. 39, City of Coral Gables Code).

Affiant's Printed Name: Diana Rio

Affiant's Signature: _____ Date: 3/6/2026

Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 6th day of March, 20 26, personally appeared Diana Rio, being personally known to me (✓ or having produced as identification _____, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary: _____

Print Name: Mabel Rio

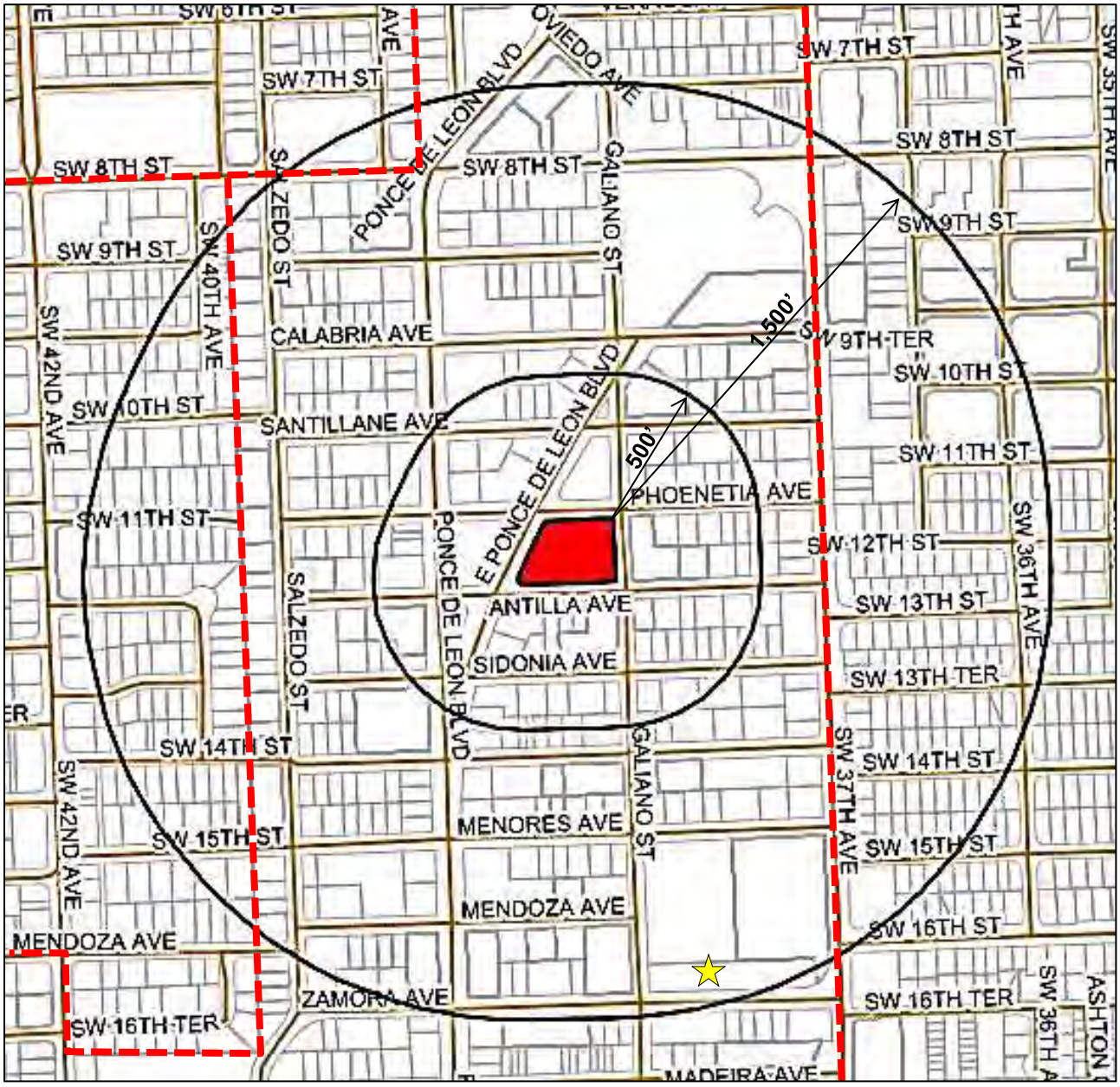
Notary Public Stamp:

Mabel Rio
Comm.: HH 456211
Expires: Dec. 15, 2027
Notary Public - State of Flor.

My Commission Expires: 12-15-2027.

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

1,500' RADIUS MAP (N.T.S.)



ADDRESS: 110 Phoenetia Avenue, Coral Gables, FL 33134
FOLIO NUMBER: 03-4108-009-1840

LEGEND, IF APPLICABLE:
CITY OF CORAL GABLES BOUNDARY ---------- MDCPS ★

		Miami, FL 33165				[redacted]
Jorge Navarro	(305)579-0821 333 SE 2nd Avenue, Miami, FL 33131					
		33131				
	FRC Realty	600 W. Jackson Blvd. Suite 600, Chicago, IL 60661	(847)414-2316	01/13/2026	n/a	110 Phoenetia Avenue Development Approvals

Crystal Project / 110 Phoenetia Avenue
DRC Comment Responses

Greenspace Management – Deena Bell-Llewellyn

- Greenspace Management Corrections - See comments in corrections for submittal with the building permit.
    - Provide a tree survey of existing trees on site and right of way. Refer to section 82 of the city code.
      A tree disposition plan and relocation plan has been submitted that reflects the protection plan for on site trees (Sheets TD-1 and TD-2).
    - Provide existing tree disposition plan outlining mitigation and protection.
      A tree disposition and relocation plan has been submitted that reflects the protection plan for on site trees (Sheets TD-1 and TD-2).
    - Provide irrigation plan and specifications.
      An irrigation plan will be provided at time of building permit.
    - 4. Planting plan comments: a. The pigeon plum trees planted in the NE quadrant greenspace should be grouped differently to provide some open green area for play or passive use. The planting design should be further developed. b. The open courtyard design needs to be developed further showing proposed paving, hardscapes, trees, shrubs, lighting and amenities. c. Add trees for shade at the drop off area - The planting area should be wider and silva cells or structural soils used.
      Please refer to updated Landscape Plans.

Zoning (DRC) - Jennifer Garcia

- Update Project Data on sheet A-1.03 with the following: **(1)** Include proposed maximum building coverage; **(2)** Add N/A stepback requirements for existing zoning (S); **(3)** Update Bicycle parking requirements: per Section 10-110, Bicycle parking shall be provided at a minimum of one (1) bicycle space per four (4) residential units and one (1) bicycle space per twenty thousand (20,000) square feet of non-residential use building area; **(4)** Update Mixed-Use requirements for mix of uses to Section 2-201.B(3); **(5)** Add the percentage of square feet for the mix of uses in parenthesis; and **(6)** Update spelling to "Galiano" and "East Ponce de Leon"
  Noted:
  (1) The proposed maximum building coverage is provided on Sheet A-1.03.
  (2-5) The Project Data Table has been updated and is provided on Sheet A-1.03.
  (6) Spelling has been corrected.

- Remove illustrated open space in front of garage entrance between sidewalk and interior drive as this is vehicular use and does not count toward the open space requirements.
  Noted: Open space diagram has been updated, see Sheet A-1.06

- Provide a tree survey and tree protection plan
  Noted: Tree survey and protection plan is provided on Sheets TD-1 and TD-2.

- Color code or hatch the FAR diagrams on sheet A-1.05.
  Noted: FAR diagrams have been updated and color coded, see revised Sheet A-1.05.

- Clarify any proposed encroachments into the public ROW. Update sheet A-2.01 on the east and north frontage accordingly
  Noted: Plans were revised reflecting no proposed building encroachments. See Sheets A-2.00 through A-2.05.
- Per Sec 10-110, parking requirements for 2 bedroom units = 1.75 spaces per unit, and 3 bedroom units = 2.25 spaces per unit. 1.5 spaces per unit is provided for both; revise drawings accordingly.
  Noted: The Project Data Table has been updated with the applicable parking requirements, see Sheet A-1.03.
- Include a master signage plan for any proposed signs.
  Noted: Signage Plan will be included during permitting process.
  Include dimensions on elevations to confirm building height.
  Noted: Dimensions were added to all elevations, see Sheets A-3.00 thru A-3.03.

PW (Utilities) – Jorge Acevedo

- Propose of any additional sewer flows requires capacity analysis of the system. Current sewer system is out of capacity. Developer will be required to enter into a sewer agreement for improvements from the point of connection downstream to the pump station or pay additional sewer fees as per any executed sewer agreement in the area. ***Noted: will be submitted at time of building permit.***

PW (Traffic Engineer) – Melissa DeZayas

- Bike racks should be installed wherever retail entrances are located and near the public areas. ***Noted: proposed bike racks located at the ground level public areas including covered terrace areas and paseo promenade as reflected on Sheet A-2.00***.

- The change from a school facility to a mixed-use nine-story building with a school introduces a different traffic flow than the original use. Traffic queueing plan required for the proposed school entrance on Galiano Street. Review and approval by Miami-Dade County required as well as it regards to the school zone and traffic queueing. Per City Ordinance 2018-09 an independent traffic-impact study shall be required whenever a proposed development will generate 50 or more added new peak hour two-way trips to or from the site during the adjacent roadway's or development's peak hours. The Public Works Director or designee shall establish a pool of providers. Any provider that has materially participated in development of the application or is currently working for the applicant on any application is prohibited from conducting the independent traffic study for that application. ***Noted: A Traffic Impact Study was prepared by the City's traffic consultant, A&P and dated September 1, 2022 during the initial submittal for the project. The updated proposed plans do not show any additional traffic impacts.***

PW (Engineer) – Paul Rodas

- **1.** Undergrounding of all overhead utilities is required. ***Noted.***

- **2.** All existing damaged sidewalk flags abutting the property shall be replaced. Ensure that existing pedestrian ramps are ADA compliant. Replace and reconstruct slopes as needed. Remove unused driveway approaches. ***Noted.***

- **3.** Make sure curb and gutter abutting the project have a minimum 0.25-percent slope as per Section 5-1504(M) of the Zoning Code. Replace and reconstruct curb and asphalt grades as needed. Extend

existing bump outs to prevent parking within 30-ft of the existing crosswalks in accordance with the Florida Greenbook. ***Noted.***

- **4.** The proposed drop off area is not permitted within the public right-of-way. Design cannot exceed the current parking lane unless it is entirely contained within private property. ***Noted: The school drop off area was relocated from along Galiano Street to the ground floor of the internalized parking garage, see Sheet A-2.00. The Architect/Traffic Engineer will continue to study the drop off area and work with the City's Traffic Department through the review process to optimize this area, as may be necessary.***

- **5.** Provide photometric plan and calculations signed and sealed by a Professional Engineer. Show results in plan view using 1:20 scale with a table average illuminance, max/min illuminance, max/min ratio and ave/min ratio for the streets and sidewalks. All lighting in the ROW shall be led, 3000k. Streetlight to be Coral Gables typical decorative pole with acorn fixture unless an alternative design is approved by the City Architect. See Table 6-1 of the Florida Green Book. ***Noted: Photometric plans will be provided during permitting.***

- **6.** All storm water runoff shall be retained on site. Provide full size underground facilities master plan, including existing utilities, to the Public Works Department for review. Drainage improvements might be required along Salzedo Street and Madeira Avenue. Provide drainage calculations for our review. DERM approval is required for all proposed drainage improvements. ***Noted: Underground facilities master plan will be provided during permitting.***

- **7.** Bumpouts required at the driveway entrance and exit. ***Noted: Bumpouts are proposed for the driveway entrance and exit along Phoenetia Avenue and Antilla Avenue as reflected on Sheet A-2.00.***

- **8.** Visibility triangle is obstructed at Phoenetia Avenue where the driveway exit meets the sidewalk. ***Noted: visibility triangles have been added at each intersection and driveway entrance and exit along Phoenetia Avenue and Antilla Avenue as reflected on Sheet A-2.00.***

- **9.** Provide proposed sewer flow calculations. The existing sanitary sewer system does not have capacity, sanitary sewer improvements will be required. Hydraulic evaluation from manhole to manhole downstream through pump station is required in addition pipes and manholes may require rehab and/or replacement. Existing unused sanitary sewer laterals are to be cut, plugged at the main, removed and backfilled. ***Noted: will be submitted at time of building permit***

- **10.** Consider the need for refuse recovery (recycling). Ensure adequate space for recycling dumpsters. Recycling is required by Miami Dade Code Section 15-2.6 and should be incorporated into operations the same as trash/garbage. ***Noted.***

- **11.** Coordinate with Waste Management to ensure proper container size and frequency of service on both MSW and Recycling in accordance with the type of usage. ***Noted.***

- **12.** Bike racks should be installed wherever retail entrances are located and near the public areas. ***Noted: proposed bike racks located at the ground level public areas, including covered terrace areas and paseo promenade as reflected on Sheet A-2.00***.

- **13.** The change from a school facility to a mixed-use nine-story building with a school introduces a different traffic flow than the original use. Traffic queueing plan required for the proposed school

entrance on Galiano Street. Review and approval by Miami-Dade County required as well as it regards to the school zone and traffic queueing. ***Noted: The school drop off area was relocated from along Galiano Street to the ground floor of the parking garage. Please refer to Sheet A-2.00. The architect/traffic engineer will continue to study the drop off area and work with the City's Traffic Department through the review process to optimize this area, as may be necessary.***

- **14.** Per City Ordinance 2018-09 an independent traffic-impact study shall be required whenever a proposed development will generate 50 or more added new peak hour two-way trips to or from the site during the adjacent roadway's or development's peak hours. The Public Works Director or designee shall establish a pool of providers. Any provider that has materially participated in development of the application or is currently working for the applicant on any application is prohibited from conducting the independent traffic study for that application. ***Noted: Noted: A Traffic Impact Study was prepared by the City's traffic consultant, A&P and dated September 1, 2022 during the initial submittal for the project. The updated proposed plans do not show any additional traffic impacts.***

- **15.** Comments provided herein are preliminary as are the plan submitted to the DRC. More comments may apply as detailed plans are reviewed under the permit application process. ***Noted.***

Planning – Jennifer Garcia

- Relocate school to northeast corner to screen garage and have open space on southeast corner to allow an additional covered paseo to access open courtyard from Galiano and live/work units to activate open space. See recommendations on plan markup under "Attachments."
  Noted: For traffic related and design purposes, we believe the park and school should remain in the proposed locations. The parking garage is screened with windows to maintain the same architectural style and vocabulary though out the project. See revised elevations sheets A-3.00 through A-3.03 and also Site Ground Floor Plan, Sheet A-2.00.

- Per the Bicycle & Pedestrian master plan, Galiano is a designated bike route to include a bike lane. In addition, Galiano is recommended to have crosswalks at each intersection. See recommendations on attached plans, including removal of drop-off area on Galiano.
  Noted: The drop off area was removed from Galiano Street and relocated internally within the parking garage. See Sheet A-2.00.

- Coral Gables Charrette, Downtown and North Ponce master landscape plan, and North Ponce community vision recommends wider sidewalks, landscape, and less asphalt on E Ponce de Leon. Work with Planning and Public Works Staff to retain a continuous grass strip and incorporate other streetscape improvements.
  Noted: Wider sidewalks and less asphalt were provided and a continuous grass strip was added with streetscape improvements. See Sheet A-2.00.

- Bulbouts on Phoenetia, Galiano, and Antilla are inconsistent with the North Ponce master landscape plan. Streetscape should have a continuous grass strip with shade trees with flare curbcuts to maintain level sidewalks. Consider setting back the building as required by the North Ponce Mixed Use District when near the Neighborhood Conservation District, or introduce covered walkways to allow wider sidewalks and retain the existing tree canopy in grass strips. See recommendations on attached plans.

Noted: A Grass strip with shade trees and flare curb cuts are added to all streetscapes. All landscape comments have been addressed per the submitted updated plans.

- Zoning Code currently permits 6 stories, with an additional 2 stories for Med Bonus. However, the Commission is currently amending this limitation for PADs in the Comprehensive Plan and the Zoning Code. ***Noted: The Application includes a Rezoning to MX2, relocation within the North Ponce MXD Overlay and a Planned Area Development (PAD).***

- Update Statement of Use: (1) Requests will also require an amendment to the North Ponce Mixed Use District overlay in the Comprehensive Plan's FLUM and Mixed Use map; (2) the 150ft Site Specifics reference in the Statement of Use applies to apartment buildings and does not apply to MX2 properties; (3) please remove reference from letter; and (4) provide the public benefits offered with the PAD designation. ***Noted: An updated Statement of Use dated March 10, 2026 has been submitted with the Planning and Zoning Application package.***

- Indicate burial of existing overhead utilities on Phoenetia (from east side of Galiano to west side of E Ponce) and Galiano (from north side of Phoenetia to south side of Antilla).
Noted; burial of existing overhead utility lines will be addressed and coordinated during permit process.

Historic – Warren Adams

- The application does not address any potential negative impacts on the setting of the National Register listed Woman's Club building which is located on the opposite side of Phoenetia Avenue. This must be addressed if the property is to be a receiving site for TDRs per Section 14-204.6.A.3. of the Code which states "If the receiving site is within five (500) hundred feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property." Consultation with the Florida Division of Historical Resources may be required to address any potential negative impacts. ***The proposed updated development is no longer designed with the use of TDRs and therefore the property is not a receiving site subject to Section 14-204.6.A.3. of the Zoning Code.***

- The applicant's representative confirmed human remains (ashes) were interred in the boundary wall. These shall be sensitively and appropriately relocated according to all legal requirements and in full consultation with family members. The applicant's representative stated there are no in-ground burials on the site. If deemed necessary by the County Archaeologist, an archaeologist shall be employed to either excavate test pits and/or monitor all on-site excavations. If any human remains are uncovered, all work shall stop until the County Archaeologist has visited the site and made recommendations. The applicant's representative has confirmed a meeting shall take place to discuss the appropriate relocation and/or storage of all wall-mounted and in-ground plaques, to be done in consultation with family members that can be located. The applicant's representative has confirmed an inventory of all items that can be salvaged and re-used or donated will be prepared and that these items will be appropriately stored to provide a reasonable time in which to accomplish their salvage. ***Electronic correspondence was sent to the City's Historic Resources Director confirming that the cremated remains were removed from the property and delivered to the next of kin. Additionally, the correspondence provided that an on-site inspection of the Property was conducted with a license Funeral Director, Ari Oberstein, and confirmed that there are no further burial sites at the Property. The current property owners identified all plaques***

and other items on the property, and are working diligently with a local church and other organizations for the relocation/donation of those items that may be salvaged.

Fire

- The plans were previously submitted and discussions between Mr. Nance and project representatives have taken place regarding basic requirements of the area around the project. Project needs to meet the requirements outlined in the 7th edition of the Florida Fire Prevention Code. Water supplies need to meet the previously agreed upon configuration. ***Noted.***

Art in Public Places

- THE PROPOSED USE OF THE PROPERTY/BUILDING AND ESTIMATED COST OF THE PROPOSED BUILDING/PROJECT MEETS THE REQUIREMENT FOR THE DEVELOPER TO CONTRIBUTE ONE PERCENT (1.0%) OF THE AGGREGATE PROJECT VALUE TO THE ART ACQUISITION FUND. DEVELOPER MAY SEEK A WAIVER OF THE REQUIREMENT AS OUTLINED IN THE ZONING CODE, SECTION 9-103. ART IN PUBLIC PLACES FUND REQUIREMENTS, WAIVERS, AND EXEMPTIONS. IF THE DEVELOPER WISHES TO SEEK A WAIVER, THEY MUST SET UP A MEETING WITH HISTORICAL RESOURCES AND CULTURAL ARTS STAFF TO DISCUSS AS SOON AS POSSIBLE. DEVELOPER MUST COMPLETE THE PROJECT VALUE APPLICATION (PVA): https://www.coralgables.com/media/Cultural Arts/Public Art/00-Project-Value-Application-Instructions-Rvsd-EK.pdf FOR QUESTIONS, PLEASE CONTACT CATHERINE CATHERS AND PROVIDE PERMIT NUMBER: CCATHERS@CORALGABLES.COM.
  Noted: As reflected on the AiPP statement dated March 9, 2026 and submitted with the Planning Division Application, the Owner will work with the City to either (i) contribute the 1% of the Aggregate Project Value to the Art in Public Places Fund or (ii) request approval of a waiver to permit the acquisition and incorporation of artwork for the Project.

ADDITIONAL COMMENTS – 8/25/2022 (JENNIFER GARCIA)

1. Where are sheets TD-1 and TD-2? Showing the existing trees for this project is very important. ***Noted: A tree disposition and relocation plan has been submitted that reflects the protection plan for on site trees (Sheets TD-1 and TD-2)***.

2. The street names are still misspelled, even though the responses say otherwise. ***Noted: Street names have been corrected; please see updated plans.***

3. The PAD specifies certain "statistical information" be included, including "building coverage expressed as a percentage of the development site area" I understand that there is no maximum requirement for the proposed MX zoning, but I am still requesting inclusion of this information. ***Noted: proposed building coverage has been added to Sheet A-1.03.***

4. The current zoning "S" has setback requirements; it's the stepbacks that are N/A; Please include the existing setbacks in the zoning data. ***Noted: The existing setback/stepback requirements under the Special Use zoning designation have been added. Please refer to Sheet A-1.03.***

5. Remove the mixed use info under the existing "S" column. ***Noted: Removed, please refer to Sheet A-1.03.***

6. Remove the green areas under the arcade; if its under an arcade it is not open to the sky. ***Noted: Open space diagram on Sheet A-1.06 has been updated to reflect both open space areas that are open to the sky and covered open space areas.***

7. "Encroachment issues" are not addressed on those 2 sheets. Are the balconies on the north proposed to encroach into the ROW?
   Noted: Plans have been revised reflecting no building encroachments. See Sheets A-2.00 and A-2.01

8. Refer to the definition of the FAR to count all other spaces that are not listed to be excluded.
   Noted: The FAR diagrams have been updated and color coded to reflect both the areas counted towards FAR and excluded, see revised Sheet A-1.05.

9. Remove the security gate or do not count those private paseos and courtyard spaces towards the open space requirement to comply with the MX open space requirements of being accessible and visible to the public. ***Noted: The open space (i.e. paseo and courtyard space spaces) will be publicly accessible and the security gate will be in operation between 10pm to 8am for safety/security purposes.***

10. Bike racks perpendicular within the paseo isn't going to work; relocate
    Noted: Proposed bike racks are located at the ground level public areas, including covered terrace areas and the paseo promenade as reflected on Sheet A-2.00.

11. Remove all bump outs that are not at the street intersections, especially the lengthy bumpout at the southeast corner of the site
    Noted: Please refer to Sheet A-2.00 for the revised ground floor site plan, including the reduced bumpout on the SE corner.

12. Add crosswalks to all intersections.
    Noted.

13. Reconsider setting back the building or incorporating an arcade to be more compatible with the neighborhood
    Noted; the building is setback along E Ponce de Leon Blvd and portions of Antilla Ave. in order to accommodate covered colonnades.

14. Explain the proposed public benefit. There is still a concern with the removal of the existing garden (and significant playground size) and just providing a small, gated corner playground. ***Noted: Part of the public benefit in addition to the additional open space areas, is that we have been able to secure a new facility and long term home for the Crystal Academy. The Crystal Academy is an important local institution that serves children with learning disabilities in this community. As part of the project, the developer has fully committed to build out a new school for the Crystal Academy, rent free for as long as educational facility remains at this Property.***

Parking – Kevin Kinney

- Maintain existing parking in the ROW to the greatest extent possible. ***Noted; please refer to Sheet C2.00 (Pavement Marking and Signage Plan) that reflects the proposed on street parking spaces.***

City Architect – Juan Riesco

In response to the comments below, please note that the project's architectural plans have been approved by the Board of Architects for both Design and Mediterranean Bonus and upheld by the City Commission.

1- ENLARGE SITE PLAN SCALE TO 1/16" AND INCLUDE MORE DETAILED INFORMATION. ENLARGE GROUND FLOOR AND SECOND FLOOR PLAN SCALE TO 3/32" FOR CONSISTENCY WITH OTHER FLOORS IN SET.
2- CLARIFY IF OPEN SPACE ON NORTHEAST CORNER IS PROPOSED PLAYGROUND FOR ACADEMY, CLARIFY LANDSCAPE PLAN DESIGN INTENT FOR THIS AREA.
3- PROVIDE HARDSCAPE PLAN TO CLARIFY PAVING SYSTEMS AT PLAZA, ARCADES, COURTYARD, PROMENADE, DRIVE-THRU AND LIVE/WORK ENTRIES.
4- VERIFY VISIBILITY TRIANGLE CONFLICTS AT PHOENETIA AVENUE WHEN EXITING BUILDING.
5- CLARIFY IF DROP-OFF AREA (GALLIANO AVENUE) FOR ACADEMY WILL BE COVERED WITH CANOPY STRUCTURE. ARE BUSES ANTICIPATED FOR DROP-OFF. CONSIDER RELOCATION TO PHOENETIA AVE AND WITHIN BUILDING IF POSSIBLE.
6- COORDINATE BUILDING FLOOR PLANS WITH EXTERIOR ELEVATIONS.
7- CLARIFY IF PARKING STRUCTURE IS VISIBLE FROM STREET (EAST SIDE) ON SECOND, THIRD AND FOURTH FLOORS. EAST ELEVATIONS SHOWS BALCONIES AND FLOOR PLAN SHOWS CONTINUOUS WALKWAY
8- RECONSIDER PROPOSED BALCONY DESIGN FOR SOUTHEAST CORNER OF BUILDING, TRANSITION FROM SOUTH TO EAST IS NOT CONSISTENT.
9- CLARIFY TYPICAL BALCONY SLAB THICKNESS AND DOOR HEIGHT.
10- IDENTIFY WINDOW TYPES AND GLAZING TINT ON LEGEND (ELEVATION SHEET).
11- INCLUDE ENLARGED TYPICAL RAILING ELEVATIONS AND DECORATIVE STONE CORNICES IN DETAIL SHEETS.
12- PROVIDE OVERALL BUILDING SECTIONS WITH PROPOSED VERTICAL HEIGHTS, DIMENSIONS AND BUILDING STEP BACKS.
13- PROVIDE TYPICAL UNIT FLOOR PLANS AND BUILDING ROOF PLAN.
14- SHOW PROPOSED LOCATION FOR ALL HVAC EQUIPMENT ON SITE OR ROOF.
15- PROVIDE 3D AERIAL (VOLUMETRIC) MODEL WITH PROPOSED BUILDING AND ADJACENT BUILDINGS TO REVIEW MASSING AND COMPATIBILITY WITH NEIGHBORHOOD AND CONTEXT.
16- CLARIFY IF PROPOSED PROJECT IS REQUESTING MEDITERRANEAN BONUS.

March 19, 2026

Ms. Melissa Mojarena De Zayas, P.E.
Assistant Public Works Director
City of Coral Gables
2800 SW 72nd Avenue
Miami, Florida 33155

Re: Trip Generation Statement
110 Phoenetia Avenue
Coral Gables, Florida 33134

Dear Ms. Mojarena De Zayas,

Kimley-Horn and Associates, Inc. has performed a trip generation analysis for the property located at 110 Phoenetia Avenue in Coral Gables, Florida. The property proposed for redevelopment is currently occupied by an approximately 7,805 square-foot church and a 60-student specialized private school. The previously submitted redevelopment program was analyzed as part of the *Crystal Development Traffic Impact Study*, September 2022 prepared by A&P A CHA Company, and consisted of 200 residential units, 5,500 sf of office space, and a 60-student specialized private school. Note, the previously submitted traffic study was prepared conservatively by including office space in the trip generation analysis however this space was expected to function as leasing space for the residential units and is ancillary to the project. The revised redevelopment currently consists of 200 mid-rise multifamily residential units, a 60-student specialized private school and no office space. The proposed revised redevelopment is expected to be completed and opened by 2029. A trip generation comparison of the currently proposed uses and the previously submitted uses was prepared to determine if the currently proposed use is within the previous approval. A project location map and site plan are provided in Attachment A.

TRIP GENERATION ANALYSIS

A trip generation analysis was conducted using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. The trip generation for the existing land use was determined using ITE Land Use Code (LUC) 560 (Church) and LUC 532 (Private School [K-12]). The trip generation for the previously submitted redevelopment land uses was determined using ITE Land Use Code (LUC) 532 (Private School [K-12]), LUC 712 (Office), and LUC 221 (Multifamily Housing [Mid-Rise]). The trip generation for the proposed land uses was determined using ITE Land Use Code (LUC) 532 (Private School [K-12]) and LUC 221 (Multifamily Housing [Mid-Rise]). It is noted that a more current version of ITE's *Trip Generation Manual* is available but was not utilized in the analysis to be consistent with previously submitted traffic study.

To provide a conservative analysis and to be consistent with the previous traffic study a multimodal factor was not applied to the trip generation calculations. However, based on US Census Means of Transportation to Work data for the census tract in the vicinity of the redevelopment, a multimodal factor of 13.4 percent (13.4%) was determined for the proposed redevelopment, which would further reduce the impacts of the proposed redevelopment.

Internal capture is expected between the complementary land uses within a project. Internal capture trips for the project were determined based upon methodology contained in the ITE's, *Trip Generation*

Handbook, 3rd Edition. An internal capture rate of 2.3 percent (2.3%) is expected for the P.M. peak hour trip generation for the revised redevelopment. To be consistent with the previous traffic study internal capture was not applied to the AM peak hour trip generation.

Trip generation calculations were compared between the previously submitted and revised development programs. As Table 1 indicates, the revised development program results in a reduction of 9 net new A.M. peak hour trips, and a reduction of 12 net new P.M. peak hour trips when compared to the previously submitted redevelopment program. Detailed trip generation calculations and US Census data are included in Attachment B.

Table 1: Net New Trip Generation Summary

Redevelopment Plan	A.M. Peak Hour Trip Generation	P.M. Peak Hour Trip Generation
Previously Submitted Redevelopment Program	83	80
Revised Redevelopment Program	74	68
Net New Trip Generation	-9	-12

In conclusion, the revised development program does not warrant further study as it results in a reduction in A.M. peak hour trips, and P.M. peak hour trips when compared to the previously submitted redevelopment program.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Derek J. d'Adesky, P.E.

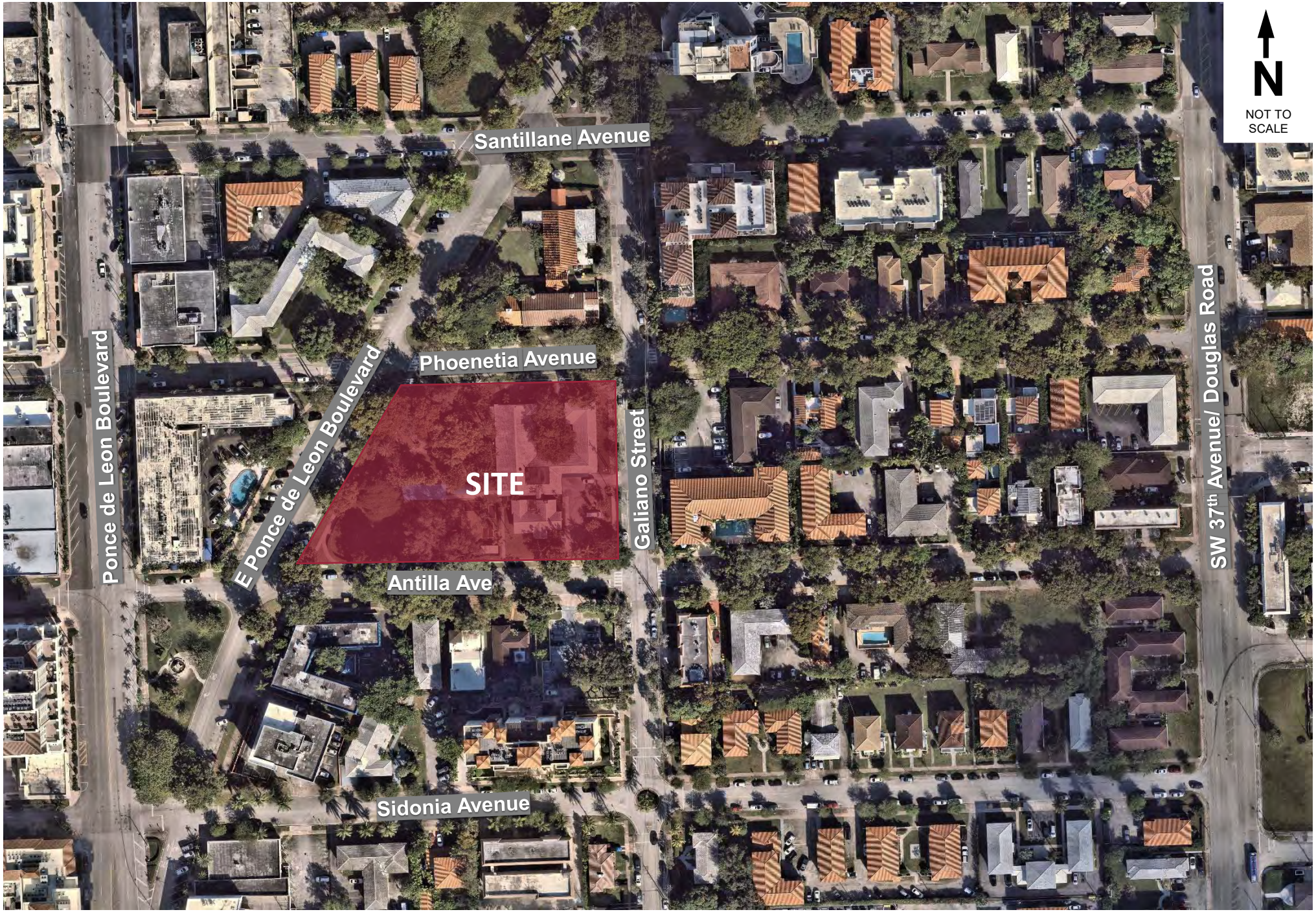
Derek Jeffery d'Adesky, P.E.
Florida Registration Number 90968
Kimley-Horn and Associates, Inc.
2 Alhambra Plaza, Suite 500
Coral Gables, Florida 33134

This item has been digitally signed and sealed by Derek Jeffrey d'Adesky, P.E., on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Attachment A

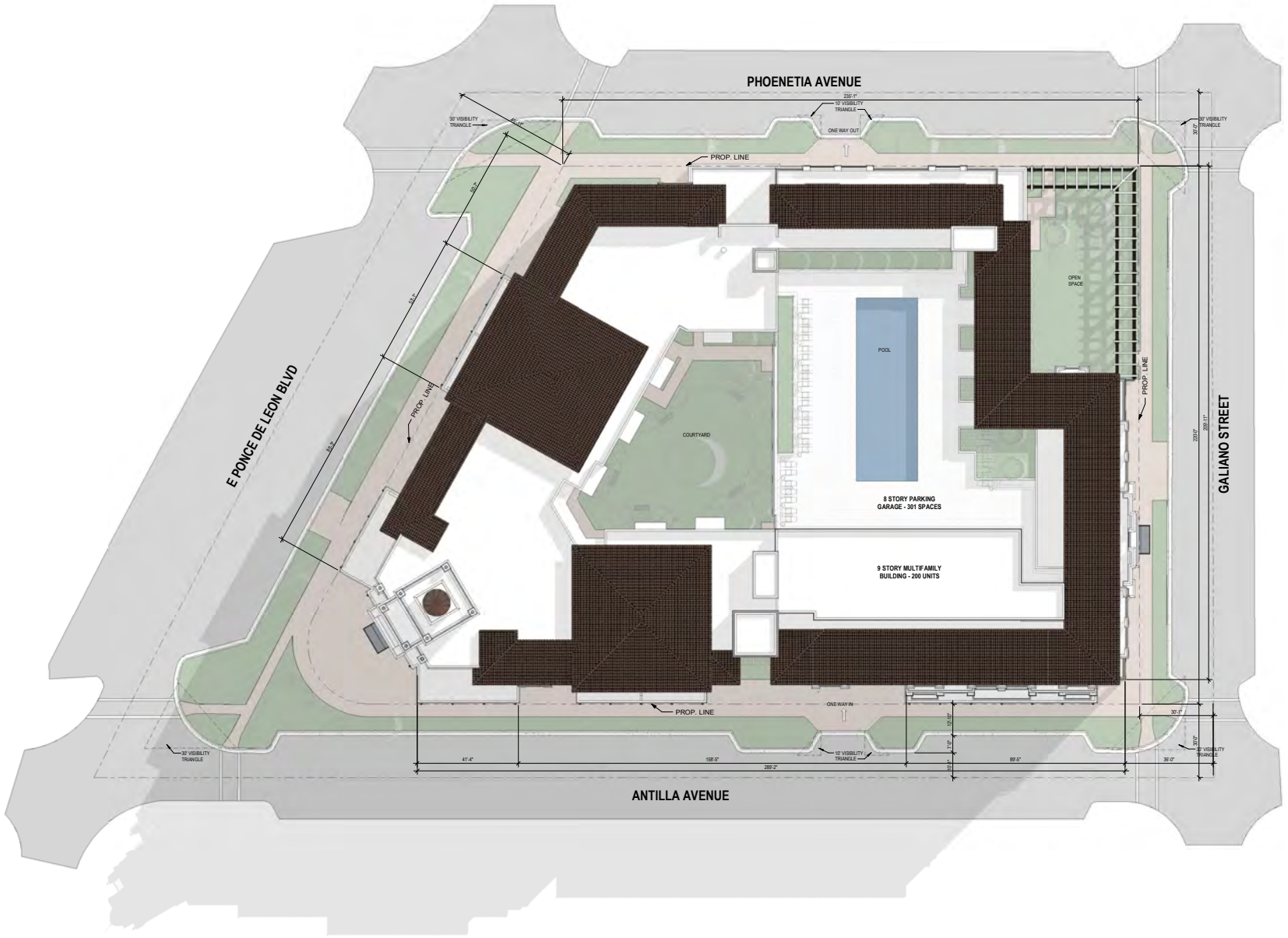
Project Location Map and Site Plan



Kimley»Horn

© 2026

Project Location Map
Crystal
Coral Gables, Florida



RENDERED SITE PLAN

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

CORWIL ARCHITECTS

PROJECT:

CRYSTAL

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

CENTURY CRYSTAL GROUP/LLC

1801 PONCE DE LEON BLVD.
CORAL GABLES, FL. 33134

RENDERED SITE PLAN

PHASE:

BOA SUBMITTAL

REVISIONS		
Revision #	Revision Description	Date

SEAL:

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DATE: **06/07/2022**
JOB No.: **2021-25**
DRWN BY: **MC, SR, AV**
APPROVED BY: **Approver**
PRINTED: **9/28/2023 3:28:20 PM**

SHEET NUMBER:

A-1.02

Attachment B

Trip Generation Calculations

Census Tract Data

MEANS OF TRANSPORTATION TO WORK

United States Census Bureau

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

(162+0+189)/(2756-146)=13.4%

Label	Census Tract 62.05, Miami-Dade County, Florida	
	Estimate	Margin of Error
Total:	2,756	±380
Car, truck, or van:	2,162	±341
Drove alone	1,945	±339
Carpooled:	217	±120
In 2-person carpool	217	±120
In 3-person carpool	0	±14
In 4-person carpool	0	±14
In 5- or 6-person carpool	0	±14
In 7-or-more-person carpool	0	±14
Public transportation (excluding taxicab):	162	±100
Bus	136	±98
Subway or elevated rail	26	±30
Long-distance train or commuter rail	0	±14
Light rail, streetcar or trolley (carro público in Puerto Rico)	0	±14
Ferryboat	0	±14
Taxicab	68	±81
Motorcycle	0	±14
Bicycle	0	±14
Walked	189	±125
Other means	29	±41
Worked from home	146	±111

Table Notes

MEANS OF TRANSPORTATION TO WORK

Survey/Program: American Community Survey

Universe: Workers 16 years and over

Year: 2019

Estimates: 5-Year

Table ID: B08301

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey websi in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represent through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

2019 ACS data products include updates to several categories of the existing means of transportation question. For more information, see: Change to Mea of Transportation.

The 2015-2019 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may diff from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

An "**" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute standard error and thus the margin of error. A statistical test is not appropriate.
An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.
An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.
An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.
An "***" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
An "(X)" means that the estimate is not applicable or not available.

Previously Submitted Redevelopment Program

7 PROJECT TRAFFIC

7.1 Trip Generation

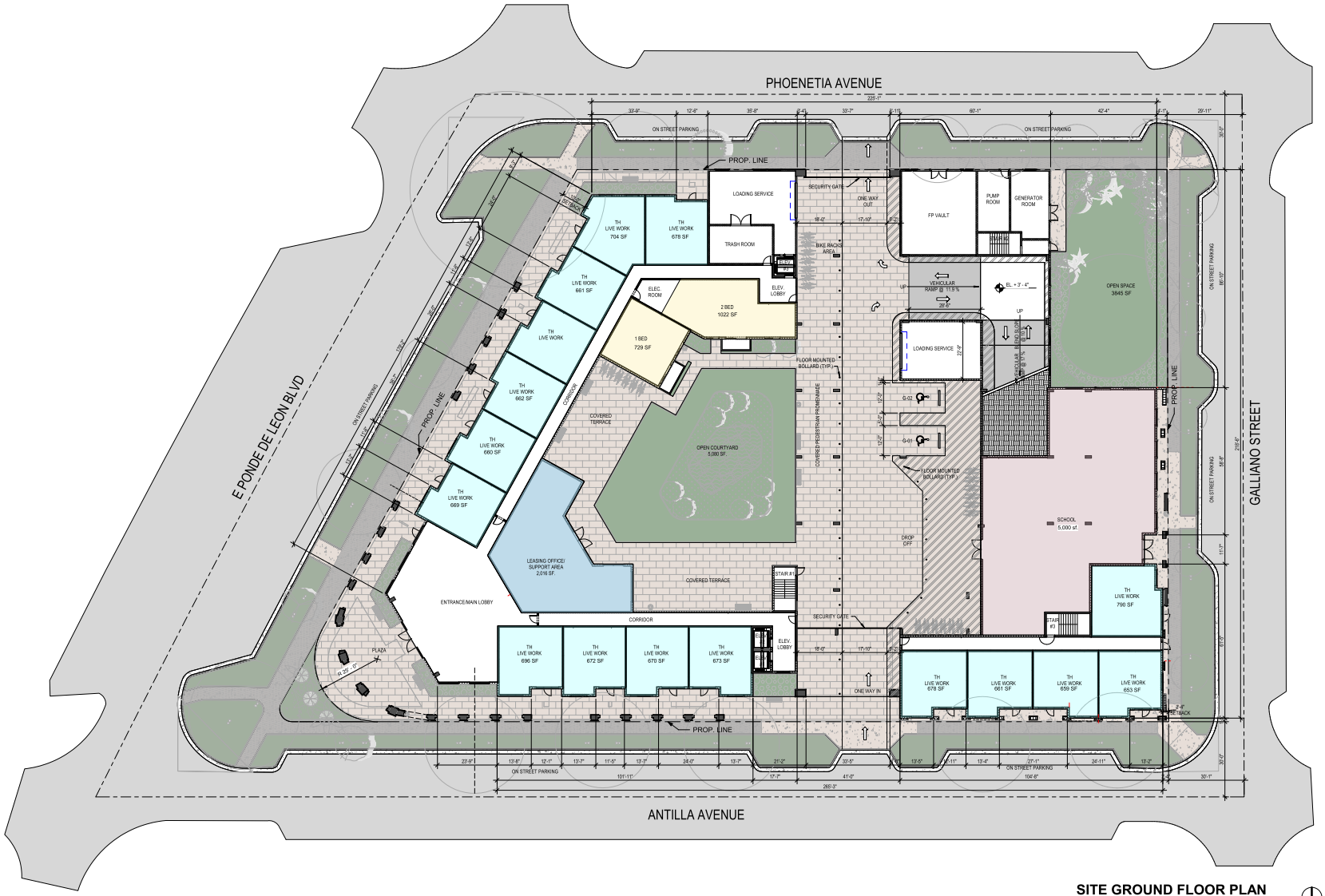
The methodology outlined in the ITE Trip Generation Report 11th Edition was used for the trip generation analysis. Trip generation was obtained for the existing and proposed land uses. The existing trip generation used ITE Land Use Codes 560 (Church) and 532 (Private School K-12). The proposed trip generation used ITE Land Use Codes 221 (Multifamily Housing – Mid-Rise), 712 (Small Office Building), and 532 (Private School K-12). **Table 9** summarizes the trip generation analysis.

Due to the complementary nature of the proposed project's land uses, there are some trips that are expected among the on-site uses. The internal capture trips for the project were determined based on the methodology contained in the ITE Trip Generation Handbook, 3rd Edition. The AM peak hour internal capture rate is expected to be 0%, while the PM peak hour internal capture rate is expected to be 2%. The applied internal capture percentages are presented in **Table 9**. See **Appendix K** for trip generation report and internal capture rates sheets.

Table 9. Trip Generation Summary

ITE Land Use Code[1]	Size/Units	Daily Vehicle Trips	AM Peak Trips			PM Peak Trips		
			Entry	Exit	Total	Entry	Exit	Total
Existing								
Church Land Use Code: 560	7,805 SF	93	1	1	2	4	4	8
Private School (K-12) Land Use Code: 532	60 students	149	38	22	60	4	6	10
Total		**242**	**39**	**23**	**62**	**8**	**10**	**18**
Proposed								
Multifamily Housing (Mid-Rise) Land Use Code: 221	200 units	908	17	59	76	48	30	78
Small Office Building Land Use Code: 712	5,455 SF	78	7	2	9	4	8	12
Private School (K-12) Land Use Code: 532	60 students	149	38	22	60	4	6	10
Subtotal Gross Trips		1,135	62	83	145	56	44	100
Internalization[2]	AM 0.0% PM 2.0%	N/A	0	0	0	-1	-1	-2
Total			**62**	**83**	**145**	**55**	**43**	**98**
Difference (Proposed – Existing)			**23**	**60**	**83**	**47**	**33**	**80**

[1] Based on ITE Trip Generation Manual, 11th Edition
[2] Based on ITE Trip Generation Handbook, 3rd Edition



SITE GROUND FLOOR PLAN

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

CORWIL ARCHITECTS

PROJECT:

CRYSTAL

1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

CENTURY CRYSTAL GROUP/LLC

1801 PONCE DE LEON BLVD.
CORAL GABLES, FL. 33134

SITE/ GROUND FLOOR PLAN

PHASE:

DRC SUBMITTAL

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DATE: 06/07/2022
JOB No.: 2021-25
DRWN BY: MC, SR, AV
APPROVED BY: AMC
PRINTED: 8/18/2022 4:35:32 PM

SHEET NUMBER:

A-2.00

Revised Proposed Redevelopment Program

AM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY AM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
							Percent																			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 1	1	Church	11	560	7.805	ksf	62%	38%	1	1	2	0.0%	0	1	1	2	0.0%	0	1	1	2	0.0%	0	1	1	2
	2	Private School (K-12)	11	532	60	STU	63%	37%	38	22	60	0.0%	0	38	22	60	0.0%	0	38	22	60	0.0%	0	38	22	60
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	4																									
	5																									
	6																									
	7																									
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	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
								Total:	39	23	62	0.0%	0	39	23	62	0.0%	0	39	23	62	0.0%	0	39	23	62

ITE Land Use Code	Rate or Equation
560	Y=0.37*(X)+-1.84
532	Y=0.77*(X)+13.81

PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
							Percent																			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Multifamily Housing (Mid-Rise)	11	221	200	DU	23%	77%	17	59	76	0.0%	0	17	59	76	0.0%	0	17	59	76	0.0%	0	17	59	76
	2	Private School (K-12)	11	532	60	STU	63%	37%	38	22	60	0.0%	0	38	22	60	0.0%	0	38	22	60	0.0%	0	38	22	60
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	4																									
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	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
								Total:	55	81	136	0.0%	0	55	81	136	0.0%	0	55	81	136	0.0%	0	55	81	136

ITE Land Use Code	Rate or Equation
221	Y=0.44*(X)+-11.61
532	Y=0.77*(X)+13.81

	IN	OUT	TOTAL
NET NEW TRIPS	16	58	74

PM PEAK HOUR TRIP GENERATION COMPARISON

EXISTING WEEKDAY PM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
							Percent																			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 1	1	Church	11	560	7.805	ksf	44%	56%	4	4	8	0.0%	0	4	4	8	0.0%	0	4	4	8	0.0%	0	4	4	8
	2	Private School (K-12)	11	532	60	STU	43%	57%	4	6	10	0.0%	0	4	6	10	0.0%	0	4	6	10	0.0%	0	4	6	10
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	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
		ITE Land Use Code		Rate or Equation				**Total:**	8	10	18	0.0%	0	8	10	18	0.0%	0	8	10	18	0.0%	0	8	10	18
		560		Y=0.36*(X)+4.7																						
		532		Y=0.17(X)																						

PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
							Percent																			
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Multifamily Housing (Mid-Rise)	11	221	200	DU	61%	39%	48	30	78	0.0%	0	48	30	78	1.3%	1	48	29	77	0.0%	0	48	29	77
	2	Private School (K-12)	11	532	60	STU	43%	57%	4	6	10	0.0%	0	4	6	10	10.0%	1	3	6	9	0.0%	0	3	6	9
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	12																									
	13																									
	14																									
	15																									
		ITE Land Use Code		Rate or Equation				**Total:**	52	36	88	0.0%	0	52	36	88	2.3%	2	51	35	86	0.0%	0	51	35	86
		221		Y=0.39*(X)+0.34																						
		532		Y=0.17(X)																						

	IN	OUT	TOTAL
NET NEW TRIPS	43	25	68

DAILY TRIP GENERATION COMPARISON

EXISTING DAILY TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 1	1	Church	11	560	7.805	ksf	50%	50%	46	46	92	0.0%	0	46	46	92	0.0%	0	46	46	92	0.0%	0	46	46	92
	2	Private School (K-12)	11	532	60	STU	50%	50%	74	74	148	0.0%	0	74	74	148	0.0%	0	74	74	148	0.0%	0	74	74	148
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	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
		ITE Land Use Code		Rate or Equation				**Total:**	120	120	240		0	120	120	240	0.0%	0	120	120	240	0.0%	0	120	120	240
		560		Y=5.4*(X)+50.83																						
		532		Y=2.48(X)																						

PROPOSED DAILY TRIP GENERATION

		ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			MULTIMODAL REDUCTION		GROSS TRIPS			INTERNAL CAPTURE		EXTERNAL VEHICLE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS		
		Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent In	Percent Out	In	Out	Total	Percent	MR Trips	In	Out	Total	Percent	IC Trips	In	Out	Total	Percent	PB Trips	In	Out	Total
GROUP 2	1	Multifamily Housing (Mid-Rise)	11	221	200	DU	50%	50%	454	454	908	0.0%	0	454	454	908	1.7%	15	453	440	893	0.0%	0	453	440	893
	2	Private School (K-12)	11	532	60	STU	50%	50%	74	74	148	0.0%	0	74	74	148	10.1%	15	60	73	133	0.0%	0	60	73	133
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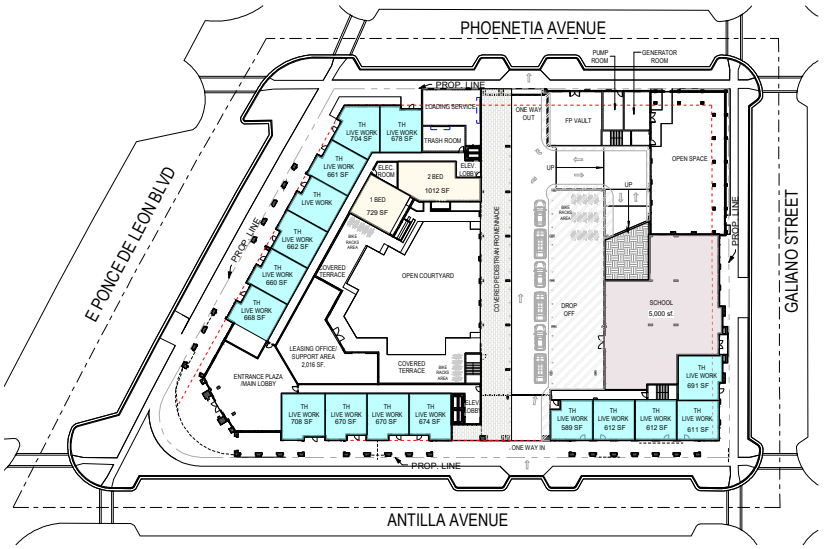
	9																									
	10																									
	11																									
	12																									
	13																									
	14																									
	15																									
		ITE Land Use Code		Rate or Equation				**Total:**	528	528	1,056		0	528	528	1,056	2.8%	30	513	513	1,026	0.0%	0	513	513	1,026
		221		Y=4.77*(X)+-46.46																						
		532		Y=2.48(X)																						

	IN	OUT	TOTAL
NET NEW TRIPS	**393**	**393**	**786**



MIXED USE DIAGRAM

SCALE: 1" = 30'-0"

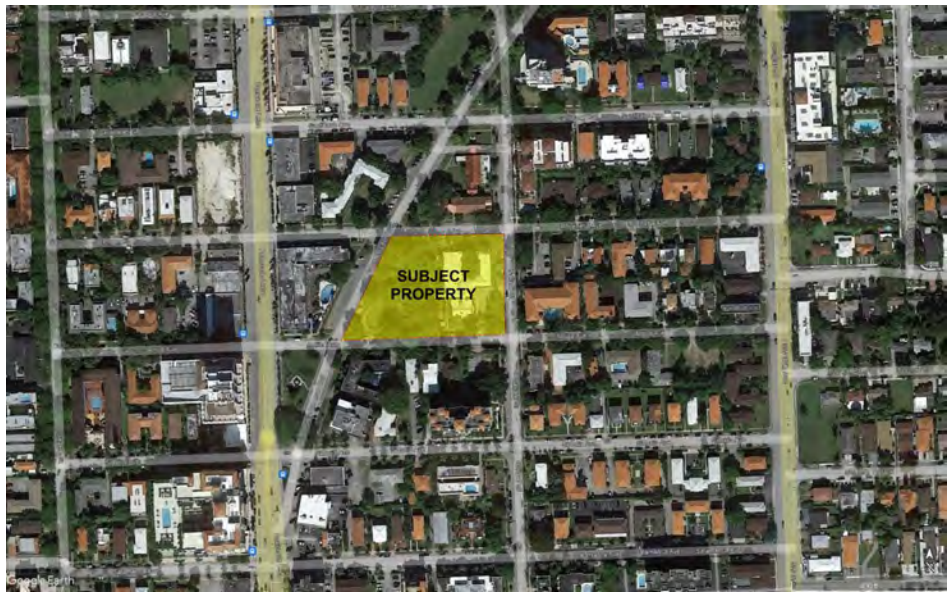
LEGEND

- PROPOSED WORK/LIVE UNITS
- PROPOSED RESIDENTIAL SPACE
- PROPOSED SCHOOL USE

PROJECT DATA

	EXISTING ZONING	SPECIAL USE (S)			
	EXISTING LAND USE	RELIGIOUS/INSTITUTIONAL			
	PROPOSED ZONING	MIXED USE II (MX 2) / PAD			
	PROPOSED LAND USE	MIXED USE			
1)	LAND AREA	64,778.18 SF (1.49 ACRES)			
...			MIN. REQUIRED / ALLOWED (EXISTING ZONING "S")	MIN. REQUIRED / ALLOWED (PROPOSED ZONING...	PROPOSED / PROVIDED
2)	MIN. PARCEL OF LAND		20,000 S.F.	20,000 S.F.	64,778 SF
3)	SETBACKS	FRONT (East Ponce De Leon Blvd.):	25'-0"	0'-0"	10'-0"
		SIDE STREET (Antilla Ave):	15'-0"	0'-0"	0'-8"
		SIDE STREET (Phoenetia Ave.):	15'-0"	0'-0"	0'-0"
		SIDE STREET (Galiano St.):	15'-0"	0'-0"	0'-9"
4)	STEPBACKS *Above 45' as per Article 2. Section D. 4a	FRONT (East Ponce De Leon Blvd.):	N/A	10'-0"	10'-0"
		SIDE STREET (Antilla Ave):	N/A	10'-0"	10'-0"
		SIDE STREET (Phoenetia Ave.):	N/A	10'-0"	10'-0"
		SIDE STREET (Galiano St.):	N/A	10'-0"	10'-0"
5)	FLOOR AREA RATIO (FAR)	*per Mediterranean bonus II	64,778 SF (MAX)	226,724 SF (MAX)	**226,216 SF**
6)	BUILDING COVERAGE		N/A	N/A	52,648 SF
7)	HEIGHT	*Subject to City Commission approval per Section 2-500(B)(2) of the Zoning Code.	4 STORIES (45' - 0")	8 STORIES (97' - 0")	* 9 STORIES (93'-0")
8)	OPEN SPACE		TOTAL = LAND AREA X 35% = 22,672.36 SF (MIN)	TOTAL = LAND AREA X 20% = 12,956 SF (MIN)	**20,973 SF (32.3%)**
				OPEN SPACE (OPEN TO SKY)	13,700 SF (21.1%)
				COVERED OPEN SPACE	7,273 SF (11.2%)
9)	PARKING CALCULATION	H.C. ACCESSIBLE	9 spaces, 2 of which are van...	9 spaces, 2 of which are van...	**9 SP**
		EV PARKING WITH CHARGING STATION	193 x (2% min.) = 8 SP (MIN)	193 x (2% min.) = 8 SP (MIN)	
		EV-READY	193 x (3% min.) = 11 SP (MIN)	193 x (3% min.) = 11 SP (MIN)	
		EV-CAPABLE	193 x (15% min.) = 55 SP (MIN)	193 x (15% min.) = 55 SP (MIN)	
		LIVE/WORK	1 SP + 1 SP PER 350 sf of work area = 32 SP	1 SP + 1 SP PER 350 sf of work area = 32 SP	
		STUDIO/1BD	1 SP x # OF STUDIOS/1BD = 88 SP	1 SP x # OF STUDIOS/1BD = 88 SP	
		2 BED	1.75 SP x # of 2BD = 126 SP	1.5 SP x # of 2BD/3BD = 126 SP	
		3 BED & MORE	2.25 SP x # of 3BD = 54 SP	2.25 SP x # of 3BD = 54 SP	
		EDUCATIONAL PARKING	1 PER EMPLOYEE = 40 SP	1 PER STUDENT STATION = 40 SP	
		TOTAL PARKING REQUIRED	**340 SP**	**340 SP**	
		TOTAL PARKING SPACES WITH SHARED PARKING REDUCTION *Refer to Shared Parking Table	**272 SP MIN**	**272 SP MIN**	**301 SP**
10)	BICYCLE STORAGE	BICYCLE PARKING SPACE	Min. 1 per 4 Res. Units + 1/ 20,000 sf. Non-Res.(5,000 SF.) = 51 Bicycle spaces	Min. 1 per 4 Res. Units + 1/ 20,000 sf. Non-Res.(5,000 SF.) = 51 Bicycle spaces	51 BICYCLE SPACES
11)	LOADING	Article 10, Section 10-110. D	Nonresidential floor area 100,000 SF - 199,999 S.F: 1 (one)	Nonresidential floor area 100,000 SF - 199,999 S.F: 1 (one)	2 SPACES
12)	MIXED USE ... *Article 4, Table 1. - Referenc...	LIVE/WORK (8% MIN)	=226710*0.08 / 18,097 SF (MIN)	=226710*0.08 / 18,097 SF (MIN)	23,485 SF
		EDUCATIONAL			5,000 SF
		RESIDENTIAL (85% MAX)	=226710*0.85 / 192,284 SF (MAX)	=226710*0.85 / 192,284 SF (MAX)	171,261 SF
13)	UNITS & LIVE/WORK		N/A	DENSITY: 125 PER ACRE MAX =125 x 1.49 = 186 units	**184 units**
			LIVE/WORK	LIVE/WORK	**16 units**
			TOTAL	TOTAL	**200 units**

PROJECT REQUESTS:
(1) Small Scale Comprehensive Plan Amendment from Religious/Institutional Designation to Mixed-Use
(2) Zoning Map Amendment from Special Use (S) District to Mixed Use 2 (MX2)
(3) Zoning Map Amendment to include the Property within the North Ponce Mixed Use District Overlay boundaries
(4) Planned Area Designation (PAD) designation
(5) Conditional Use/Mixed-Use (MXD) Site Plan Approval



PROPOSED UNIT MATRIX 6/29/2022

UNIT TYPE	GROSS AREA (SF)	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	TOTAL UNITS	TOTAL LIVE/WORK	PERCENTAGE	TOTAL UNIT AREA
TH (L/W)	1,400 SF	16										16	8%	22,403 SF
1 BD	756 SF	1	9	12	12	11	11	11	11	10	88		44%	66,486 SF
2 BD	1,018 SF	1	3	12	12	9	9	9	9	8	72		36%	73,270 SF
3 BD	1,313 SF	0	0	3	3	4	4	4	4	2	24		12%	31,506 SF
		18	12	27	27	24	24	24	24	20	184 units	16	100%	193,664 SF
														1,053 SF

* Unit average does not include balconies and/or terraces.

UNIT MIX

UNIT TYPE	AVG. AREA	COUNT	PERCENTAGE
TH (L/W)	1,400 SF	16	8%
1 BD	756 SF	88	44%
2 BD	1,018 SF	72	36%
3 BD	1,313 SF	24	12%
		200	100%

UNIT MIX

UNIT TYPE	COUNT	PERCENT
TH (L/W)	16	8%
1 BD	88 units	44%
2 BD	72 units	36%
3 BD	24 units	12%
TOTAL	**200**	**100%**

184 units

PARKING REQUIRED BEFORE REDUCTION

UNIT TYPE	FACTOR	REQUIRED
TH (L/W)	2.00	32 SP
1 BD	1.00	88 SP
2 BD	1.75	126 SP
3 BD	2.25	54 SP
EDUCATION		40 SP
TOTAL		**340 SP**

*Section 10-110.8. of Coral Gables Zoning Code

PARKING PROVIDED

LEVEL	SPACES	HANDICAPPED	TOTAL
LEVEL 1			
LEVEL 2	43	2	45
LEVEL 3	46	2	48
LEVEL 4	46	2	48
LEVEL 5	48	1	49
LEVEL 6	48	1	49
LEVEL 7	48	1	49
LEVEL 8	13	0	13
TOTAL	**292 SP**	**9 SP**	**301 SP**

SHARED PARKING CALCULATION

LAND USE		REQUIRED PARKING SPACES	WEEKDAY DAY:... Percentage	WEEKDAY DAY:... Parking Spaces	WEEKDAY EVENING:... Percentage	WEEKDAY EVENING:... Parking Spaces	WEEKDAY NIGHT:... Percentage	WEEKDAY NIGHT:... Parking Spaces	WEEKEND DAY:... Percentage	WEEKEND DAY:... Parking Spaces	WEEKEND EVENING:... Percentage	WEEKEND EVENING:... Parking Spaces	WEEKEND NIGHT:... Percentage	WEEKEND NIGHT:... Parking Spaces
RESIDENTIAL	(184 UNITS)	268 SP	60%	160.8	90%	241.2	100%	268.0	80%	214.4	90%	241.2	100%	268.0
LIVE WORK	(16)	32 SP	100%	32.0	10%	3.2	5%	1.6	10%	3.2	5%	1.6	5%	1.6
EDUCATION	(40)	40 SP	100%	40.0	10%	4.0	5%	2.0	10%	4.0	5%	2.0	5%	2.0
TOTAL		340 SP		233 SP		245 SP		272 SP		222 SP		245 SP		272 SP

NOTE: "SHARE PARKING STUDY PREPARED BY TRAFFIC ENGINEER WILL BE PROVIDED AT A LATER DATE"

PARKING REQUIRED

REQUIRED		PROVIDED
BEFORE REDUCTION	AFTER REDUCTION	
340 SP	272 SP	301 SP

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, & 10 BLOCK 1 OF "REVISED PLAT OF CORAL GABLES DOUGLAS SECTION" according to the plat thereof, as recorded in Plat Book 25 at Page 69 of the Public Records of Miami-Dade County, Florida.

CORWIL ARCHITECTS

PROJECT:
CRYSTAL
1101 E. PONCE DE LEON BLVD.
Coral Gables, FL 33134

DEVELOPERS:

CENTURY CRYSTAL GROUP/LLC
1801 PONCE DE LEON BLVD.
CORAL GABLES, FL. 33134

PROJECT DATA

PHASE:
BOA SUBMITTAL

REVISIONS

Revision #	Revision Description	Date

SEAL:

THESE DRAWINGS ARE THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT, THE CONTENTS OF THESE DRAWINGS ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT / ENGINEERS.

DATE: 06/07/2022
JOB No.: 2021-25
DRWN BY: MC, SR, AV
APPROVED BY: AMC
PRINTED: 9/28/2023 3:28:22 PM

SHEET NUMBER:
A-1.03

NEW LEAF ENVIRONMENTAL

September 22, 2025

Tree Relocation Assessment
110 Phoenetia Ave, Coral Gables, Florida
NLE Project No. 61025001

New Leaf Environmental, LLC (NLE) is providing this report as a summary of our assessment regarding the viability of relocating specimen Tree No. 135, a 55" DBH live oak (*Quercus virginiana*).

Observations and Findings

Evaluation of tree relocation potential has two key factors: 1) suitability of the tree for relocation, and 2) availability of a suitable destination location.

1) Relocation Suitability:
   This tree is overall in good condition: the root flare, trunk and canopy branches are intact with no significant signs of decay, dieback, disease or insect infestation. Historic pruning cuts are almost all sealed over with new wood, which is a sign that the tree remains healthy and growing with enough vitality to be able to accommodate/recover from typical injuries. The canopy has ample foliage which appears dark green and healthy. There is one primary stem at the base. This stem does progress into two stems at a height of approximately six feet. These stems however are not considered codominant – there is no bark included inside along a seam, with one stem growing upright and the other outward. Beyond these general features, the structure of the root flare is a very positive indicator for suitability for relocation. The flare itself is very symmetrical, with a noticeable rise in the surrounding grade from the surface roots, and no observed girdling roots or flat sides. Based on experience with numerous similar scenarios, this feature indicates a strong, intact, and consolidated root mass under and surrounding the tree, which will help it to remain stable and maintain nutrient and water flow after being moved.

   Accordingly, this tree qualifies as a suitable candidate for relocation.

   Due to the size and age of the tree, relocation specifications must be followed which would reduce the stress on the tree, including root pruning conducted in stages with a *minimum* pruning wait time of six months, minimizing canopy pruning, obtaining a large root ball, and lifting using multiple points.

2) Availability of Suitable Destination Location:
   For this tree, a key priority is the availability of a destination site without the need to travel a substantial distance offsite or cross a major roadway, since the canopy would not have sufficient space to utilize a roadway for transit and the root ball and canopy will need sufficient space to grow. The proposed project's design team has identified a destination location for this tree: green space at the northeast corner of E Ponce de Leon Blvd and Antilla Ave. The center point of the green space area has a minimum diameter of 40 feet in each direction, which is more than enough to accommodate the root ball. Branch clearance is required at this location for pedestrian

walkways, parking and the roadways. However, as Tree No. 135 already has increased clearance compared to the tree in this location, no pruning would be required to accommodate these clearance restrictions.

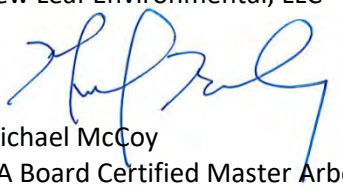
Based on this analysis, this location is a suitable destination site for Tree No. 135.

Several important issues are required to be addressed prior to the relocation: the existing tree (black olive) would require removal and the two segments of sidewalk which transect the area would need to be temporarily removed and subsequently reconstructed *above grade*, which would eliminate impacts to the relocated root ball. There is also a utility access panel just outside of the relocation site. Utility locations will be needed to ensure that the utilities do not transect the proposed destination site.

A photo log is attached which illustrates these observations.

Recommendations
In support of this relocation effort and due to the very specific care requirements for this tree, NLE has prepared recommended relocation specifications, attached. The proposed destination location also requires a utility locate, removal of the existing tree and reconstruction of the sidewalks. A construction detail for an example of an above-grade sidewalk is attached, which could be used or modified for use if approved by the project engineer of record.

Sincerely,
New Leaf Environmental, LLC



Michael McCoy
ISA Board Certified Master Arborist MA 4243B, TRAQ & PPQ Qualified
LIAF Certified Landscape Inspector

Attachments: Photo Log, Relocation Specifications, Example Sidewalk Construction Detail

PHOTO LOG

Photo 1. Overview of Tree 135 (composite photo)

Photo 2. Root flare showing symmetrical roots, raised mound around the tree

Photo 3. Example of large (historic) pruning cuts that have sealed over with new wood

Photo 4. Destination site for Tree No. 135

110 Phoenetia Ave, Coral Gables
Tree Relocation Specifications

Unless otherwise specified, all relocation activities shall be conducted in accordance with ANSI A300 Standards and associated best management practices.

Tree to be Relocated: Tree No. 135, live oak (*Quercus virginiana*), 55" DBH

Root Pruning/Relocation Preparation

- A Certified Arborist shall be on site to observe root pruning activities.
- The canopy of the tree to be relocated shall in general not be pruned except to remove dead or damaged branches. Pruning to accommodate vertical or horizontal clearance or crane access may be conducted, but is limited to 10% of the living foliage of the tree, with no cuts to branch locations larger than 3 inches in diameter unless specifically directed by a Certified Arborist as necessary to complete the relocation.
- Root ball dimensions: 12 feet in radius on each side of the tree. This dimension may be adjusted (in or out) in the field under direction of a Certified Arborist in order to account for actual presence of large roots (≥1" diameter), which may result in an asymmetrical root ball. Regardless, the root ball in each radial direction shall be no less than nine feet, with a diameter in any direction of no less than 18 feet.
- Root pruning timeframe: The tree shall be root pruned in accordance with the following schedule:
    - 1/3 of roots pruned followed by 90-day wait period prior to next phase of root pruning
    - Second third of roots pruned followed by 90-day wait period prior to next phase of root pruning
    - Final third of roots pruned followed by (minimum) 90-day wait period prior to transplanting
- The root ball depth is to be a minimum of 36 inches.
- All cuts shall be made using a mechanical root pruner, reciprocating saw, or similar equipment that will result in clean cuts. Any torn or broken roots must be subsequently cut using a saw.
- After root pruning, the root pruning trench must be backfilled with sand on the same day.
- After root pruning, the tree must receive supplemental irrigation (inside of the root prune area) in the amount of a minimum of 50 gallons of water two days per week. This irrigation shall continue until the tree is transplanted. *This is a critical step in the process and the risk of failure greatly increases if inadequate irrigation is provided.*

Transplanting

- A Certified Arborist shall be on site to observe transplanting activities.
- The primary equipment (single vehicle/machine) used to lift the tree must be rated *at minimum* as capable of lifting 60,000 lbs. at a radius of 20 feet. Additional smaller equipment may be used for balancing and guidance.
- When lifting a tree from the original location, any roots remaining intact (including under the root ball) must be mechanically cut – the force of the lift must not be used to break intact roots.
- After excavation/lifting from the original location, the tree must be replanted in the destination location on the same day.

- When lifted the tree is to be lifted by the trunk with strapping with a minimum width of 18" at each connection point and a minimum of three connection points. Drilling/pinning of the trunk is not permitted.
- The root ball shall be secured/kept intact during transplanting, utilizing straps or plastic wrapping as needed.
- The relocated tree shall be placed in the destination location with the top of the root ball approximately 2 inches above the surrounding grade.
- After the tree is placed at the destination site, the planting put must be saturated and additional soil added to replace wash-out pits.
- The root ball shall receive a 3-inch layer of shredded hardwood mulch after transplanting, with no mulch within six inches of the stem.
- The relocated tree is not to be fertilized at the time of relocation.
- Upon completion of the tree relocation, a Certified Arborist shall inspect the tree to verify completion in accordance with the specifications and plans.

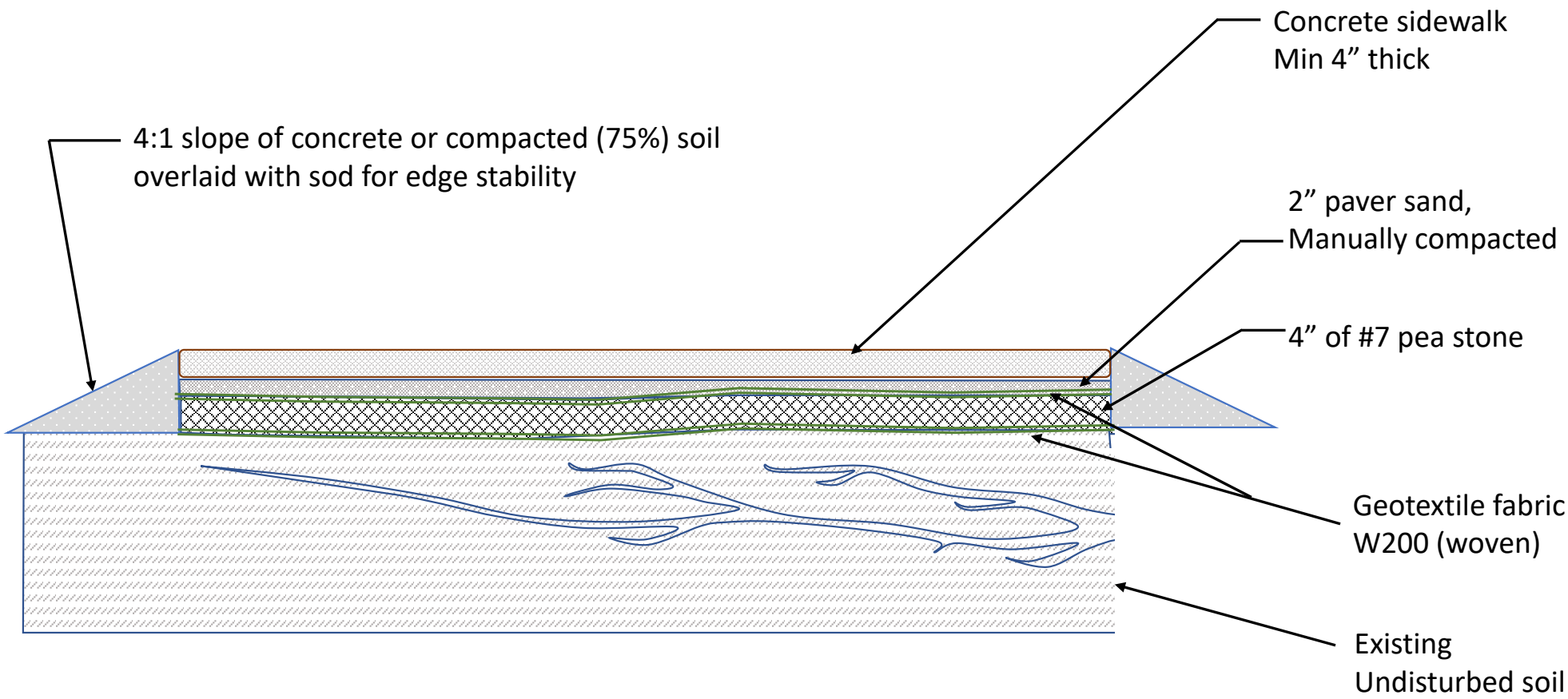
Post-Relocation Practices

- After relocation, tree protection fencing must be placed around the relocated tree one foot outside of the root ball until the completion of construction activities on site
- After relocation, the tree must receive supplemental irrigation as follows:
    - 30 gallons of water five days per week for the first four weeks
    - 30 gallons of water three days per week for the next eight weeks
    - 30 gallons of water one day per week for the next eight weeks

  This is a critical step in the process and the risk of failure greatly increases if inadequate irrigation is provided.
- No construction activities *including landscape plantings* may occur within the area of the transplanted root ball, unless specifically agreed to by the City and overseen in the field by a Certified Arborist.
- After relocation, the tree shall be inspected after 30, 60, and 90 days. Any decline in health shall immediately be addressed by the tree relocation contractor in consultation with the Certified Arborist, and the county shall be notified.

RELOCATION SPECIFICATIONS PREPARED BY MICHAEL MCCOY, ISA BOARD CERTIFIED MASTER ARBORIST MA-4243B

Above-grade Sidewalk



NEW LEAF ENVIRONMENTAL

April 15, 2026

Tree Impact Assessment
110 Phoenetia Ave, Coral Gables, Florida
NLE Project No. 61025001

New Leaf Environmental, LLC (NLE) is providing this report as a response to the following city comment:

18b. The existing black olives on Antilla may require more green area for tree roots and canopy spread in close proximity to the trees than is provided.

Response:
The existing black olive trees growing along Antilla Avenue already have their root zones greatly restricted by the existing sidewalk to the north and curb/roadway to the south, as shown in the attached Photo Log. The proposed sidewalk and roadway configuration will be essentially the same, with proposed onstreet parking in the location of the existing roadway footprint and the sidewalk in the same location. Accordingly construction of the proposed project, if proper construction methods are used to limit ground disturbance, would not significantly impact the tree roots. Any sidewalk replacement would need to be constructed above grade, with any sidewalk removal conducted using hand tools.

The canopy of the black olive trees would not pose a conflict with the proposed building. This was determined using an aerial overlay onto the proposed project. Based on this overlay, any canopy pruning would be minor – less than 5% of the canopy of any tree. As these trees have already been historically pruned for high clearance, no additional clearance pruning would be required. Accordingly, there are no significant proposed canopy conflicts for these trees.

A Certified Arborist should be on site periodically during construction in this area to verify that tree protection practices are in place and unintended impacts do not occur.

Sincerely,
New Leaf Environmental, LLC

Michael McCoy
ISA Board Certified Master Arborist MA 4243B, TRAQ & PPQ Qualified
LIAF Certified Landscape Inspector

Attachments: Photo Log

57 Silver Springs Drive Key Largo, FL 33037
(954) 643-0423 mmccoy@newleaf.expert

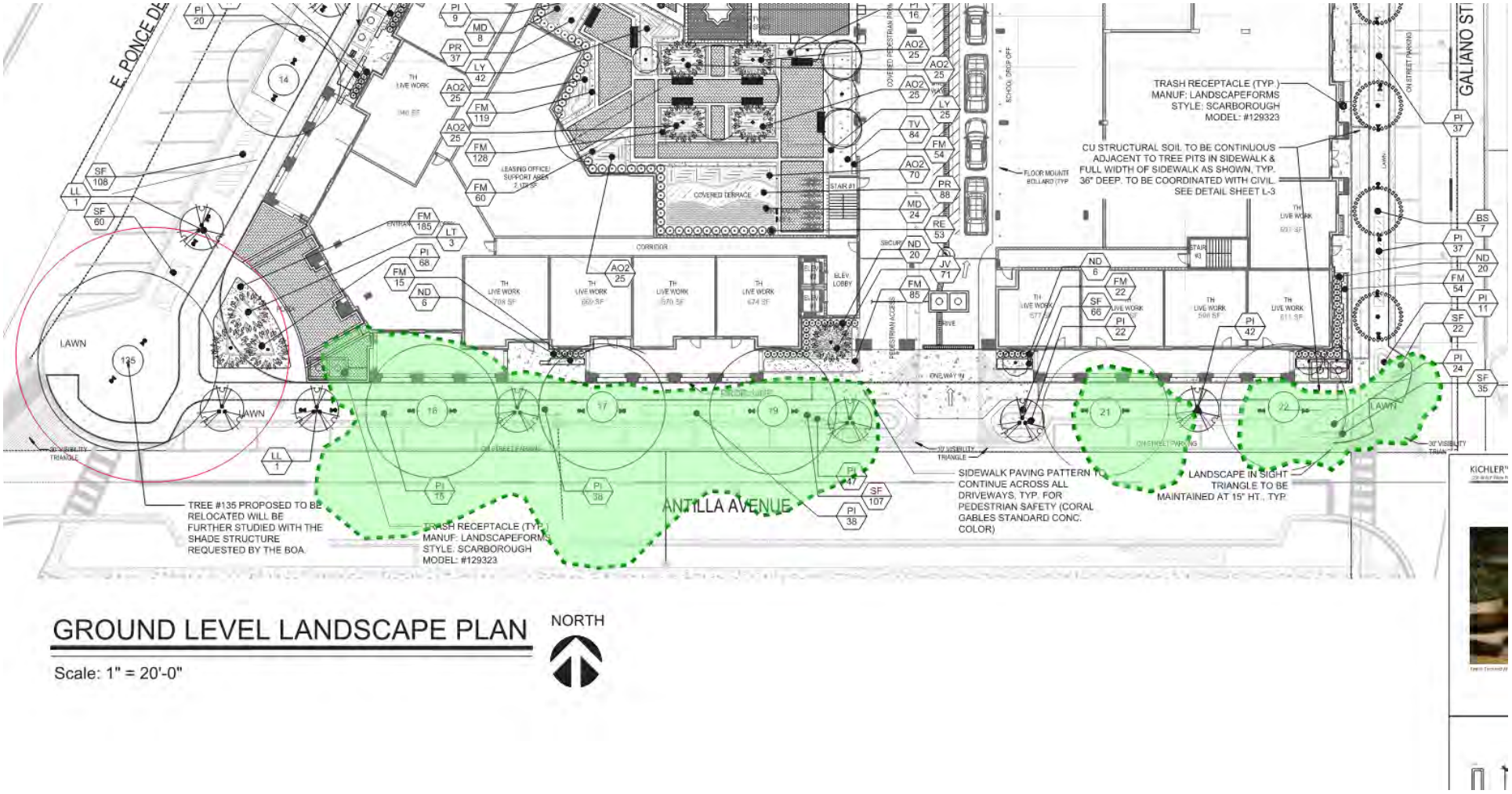
Photo 1. Street-view photo along Antilla Avenue showing narrow root zone for the black olive trees between the sidewalk and curb. Limited root growth occurs under the sidewalk.

Photo 2. Close-up of root zone black olive tree.

Photo 3. View of black olive tree canopies along Antilla Ave. Canopy forms arch over the roadway with limited extent over the property.

Photo 4. Overlay of aerial photograph on the proposed project footprint

Photo 5. Canopies of black olive trees shown on the proposed project, drawn using the aerial overlay with aerial overlay subsequently turned off.



110 Phoenetia Ave, Coral Gables
Tree Relocation Specifications

Unless otherwise specified, all relocation activities shall be conducted in accordance with ANSI A300 Standards and associated best management practices.

Tree to be Relocated: Tree No. 135, live oak (*Quercus virginiana*), 55" DBH

Root Pruning/Relocation Preparation

- A Certified Arborist shall be on site to observe root pruning activities.
- The canopy of the tree to be relocated shall in general not be pruned except to remove dead or damaged branches. Pruning to accommodate vertical or horizontal clearance or crane access may be conducted, but is limited to 10% of the living foliage of the tree, with no cuts to branch locations larger than 3 inches in diameter unless specifically directed by a Certified Arborist as necessary to complete the relocation.
- Root ball dimensions: 12 feet in radius on each side of the tree. This dimension may be adjusted (in or out) in the field under direction of a Certified Arborist in order to account for actual presence of large roots (≥1" diameter), which may result in an asymmetrical root ball. Regardless, the root ball in each radial direction shall be no less than nine feet, with a diameter in any direction of no less than 18 feet.
- Root pruning timeframe: The tree shall be root pruned in accordance with the following schedule:
    - 1/3 of roots pruned followed by 90-day wait period prior to next phase of root pruning
    - Second third of roots pruned followed by 90-day wait period prior to next phase of root pruning
    - Final third of roots pruned followed by (minimum) 90-day wait period prior to transplanting
- The root ball depth is to be a minimum of 36 inches.
- All cuts shall be made using a mechanical root pruner, reciprocating saw, or similar equipment that will result in clean cuts. Any torn or broken roots must be subsequently cut using a saw.
- After root pruning, the root pruning trench must be backfilled with sand on the same day.
- After root pruning, the tree must receive supplemental irrigation (inside of the root prune area) in the amount of a minimum of 50 gallons of water two days per week. This irrigation shall continue until the tree is transplanted. *This is a critical step in the process and the risk of failure greatly increases if inadequate irrigation is provided.*

Transplanting

- A Certified Arborist shall be on site to observe transplanting activities.
- The root ball must be freed by excavation on the outside of the root ball, isolating the bottom of the root ball from the ground, including chipping of rock substrate as appropriate.
- The primary equipment (single vehicle/machine) used to lift the tree must be a crawler crane rated *at minimum* as capable of lifting 100,000 lbs. at a radius of 20 feet. Additional smaller equipment should be used for balancing and guidance. This equipment must utilize rubber tires (as opposed to treads) to allow mobility over existing infrastructure and tree roots.
- Proper M.O.T. must be in place for any use of adjacent public roadways.

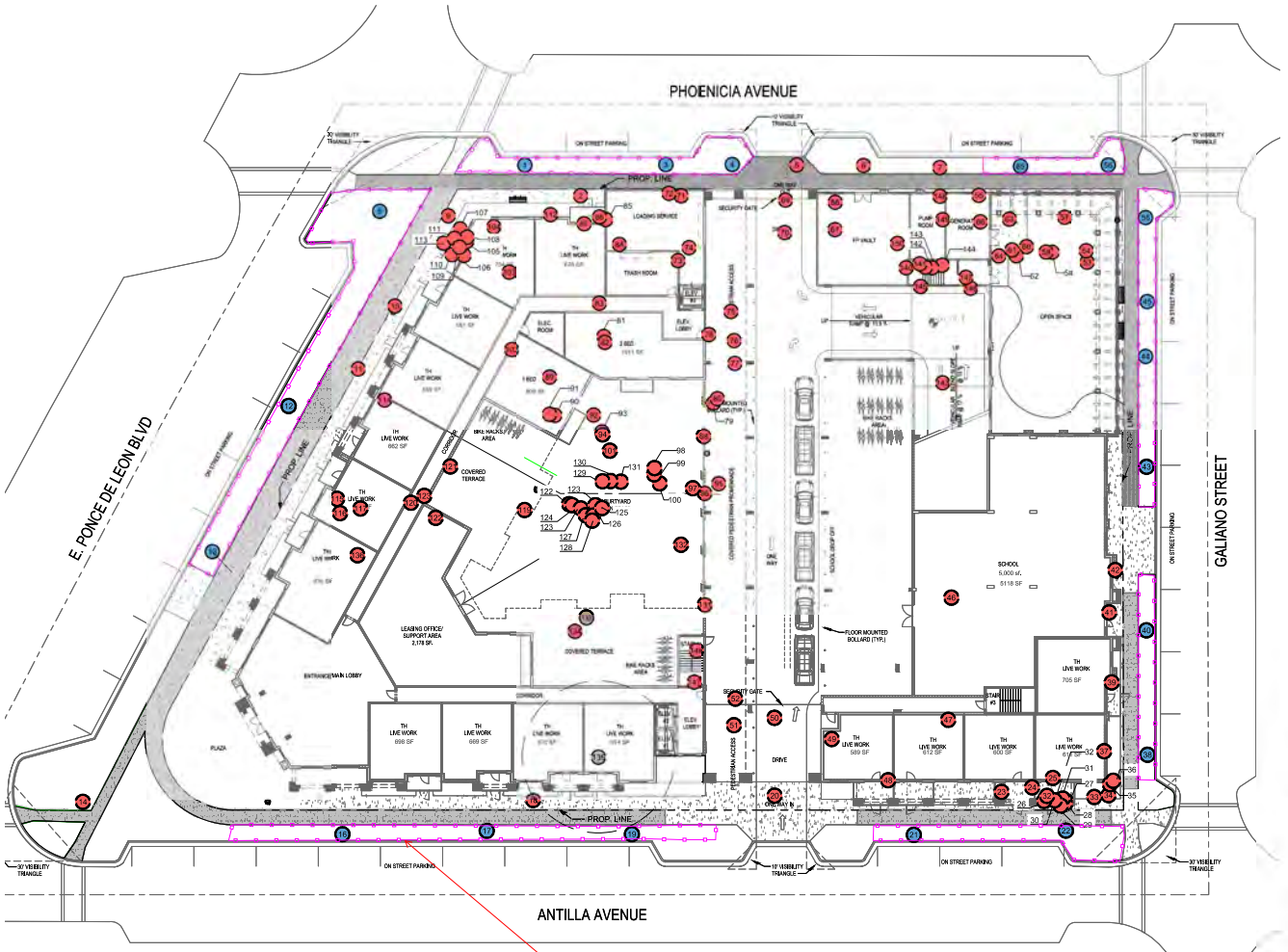
- When lifting a tree from the original location, any roots remaining intact (including under the root ball) must be mechanically cut – the force of the lift must not be used to break intact roots.
- After excavation/lifting from the original location, the tree must be replanted in the destination location on the same day.
- When lifted the tree is to be lifted by the trunk with strapping with a minimum width of 18" at each connection point and a minimum of three connection points. Drilling/pinning of the trunk is not permitted.
- The root ball shall be secured/kept intact during transplanting, utilizing straps or plastic wrapping as needed.
- The destination location shall be excavated at the time of transplanting, with the width at least three feet wider in diameter than the root ball.
- The relocated tree shall be placed in the destination location with the top of the root ball approximately 2 inches above the surrounding grade.
- After the tree is placed at the destination site, the planting put must be saturated and additional soil added to replace wash-out pits.
- The root ball shall receive a 3-inch layer of shredded hardwood mulch after transplanting, with no mulch within six inches of the stem.
- The relocated tree is not to be fertilized at the time of relocation.
- Upon completion of the tree relocation, a Certified Arborist shall inspect the tree to verify completion in accordance with the specifications and plans.

<u>Post-Relocation Practices</u>

- After relocation, tree protection fencing must be placed around the relocated tree one foot outside of the root ball until the completion of construction activities on site
- After relocation, the tree must receive supplemental irrigation as follows:
    - 30 gallons of water five days per week for the first four weeks
    - 30 gallons of water three days per week for the next eight weeks
    - 30 gallons of water one day per week for the next eight weeks

  This is a critical step in the process and the risk of failure greatly increases if inadequate irrigation is provided.
- No construction activities *including landscape plantings* may occur within the area of the transplanted root ball, unless specifically agreed to by the City and overseen in the field by a Certified Arborist.
- After relocation, the tree shall be inspected after 30, 60, and 90 days. Any decline in health shall immediately be addressed by the tree relocation contractor in consultation with the Certified Arborist, and the county shall be notified.

RELOCATION SPECIFICATIONS PREPARED BY MICHAEL MCCOY, ISA BOARD CERTIFIED MASTER ARBORIST MA-4243B



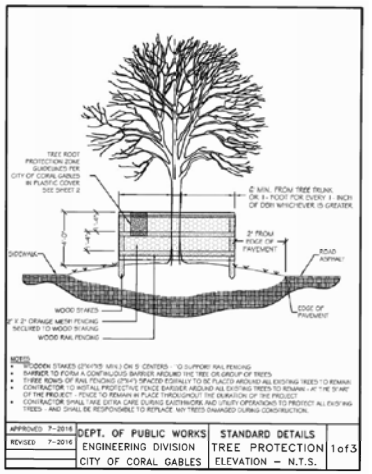
TREE DISPOSITION PLAN

Scale: 1"=20'

NORTH

TREE PROTECTION FENCE LOCATION

- Tree to Remove
- Tree to Relocate
- Tree to Remain
- Tree Removed



TREE PROTECTION BARRIER DETAIL (TYP)

MITIGATION REQUIRED	
TOTAL CANOPY REMOVED:	TOTAL CANOPY REPLACEMENT TO BE PROVIDED:
39,665 sf	13,300 Mitigation Credits Required

Mitigation	
Total SqFt TREE Canopy Removed	16,293
Total SqFt Specimen TREE Canopy Removed (x2)	14,043
Total SqFt PALM Canopy Removed	7,503
Total SqFt STREET TREE Canopy Removed (Specimen x2)	1,816
Total Credits Required	**39,655**
Total Credits Provided	**13,300**
Total Deficency	**26,355**

Canopy Replacement Calculations			
Tree / Palm	Quantity	Credit	Total Credits
Native Shade (Hardwood) Tree 1	11	500	5,500
Non-Native Shade (Hardwood) (Category 1)	0	500	0
Native Shade Tree (Hardwood) (Category 2)	0	300	0
Non-Native Shade Tree (Hardwood) (Category 2)	17	300	5,100
Small Tree (Category 3)	0	200	0
Non-Native Palm (Category 1)	9	300	2,700
Non-Native Palm (Category 2)		100	0
TOTAL CREDITS PROVIDED			**13,300**
TOTAL TREES			**28**
TOTAL PALM			**9**
TOTAL % NATIVE TREES			**30%**
TOTAL % PALMS			**24%**

SEE LANDSCAPE PLAN FOR PROVIDED MITIGATION TREES/PALMS SPECIES AND QUANTITIES

CREDIT DEFICIENCY: BALANCE TO BE PAID TO THE CITY'S TREE TRUST FUND

NOTE: ANY RELOCATED TREE(S) WILL HAVE A TEMPORARY IRRIGATION SYSTEM INSTALLED

WITKIN HULTS + PARTNERS
2012 Tyler Street, Hollywood, FL 33020
phone: 954.923.9681 facsimile: 954.923.9689
www.witkindesign.com

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Project:

CRYSTAL
110 PHOENETIA AVE., CORAL GABLES, FL 33134
TREE DISPOSITION PLAN

Revisions: Date: By:

Seal:

Lic. # LA0003689
Member: A.S.L.A.

Drawing: Tree Disposition Plan
Date: 07/23/2025
Scale: See Left
Drawn by: SCM
Sheet Number:

TD-1
Cad Id.: 2022-002

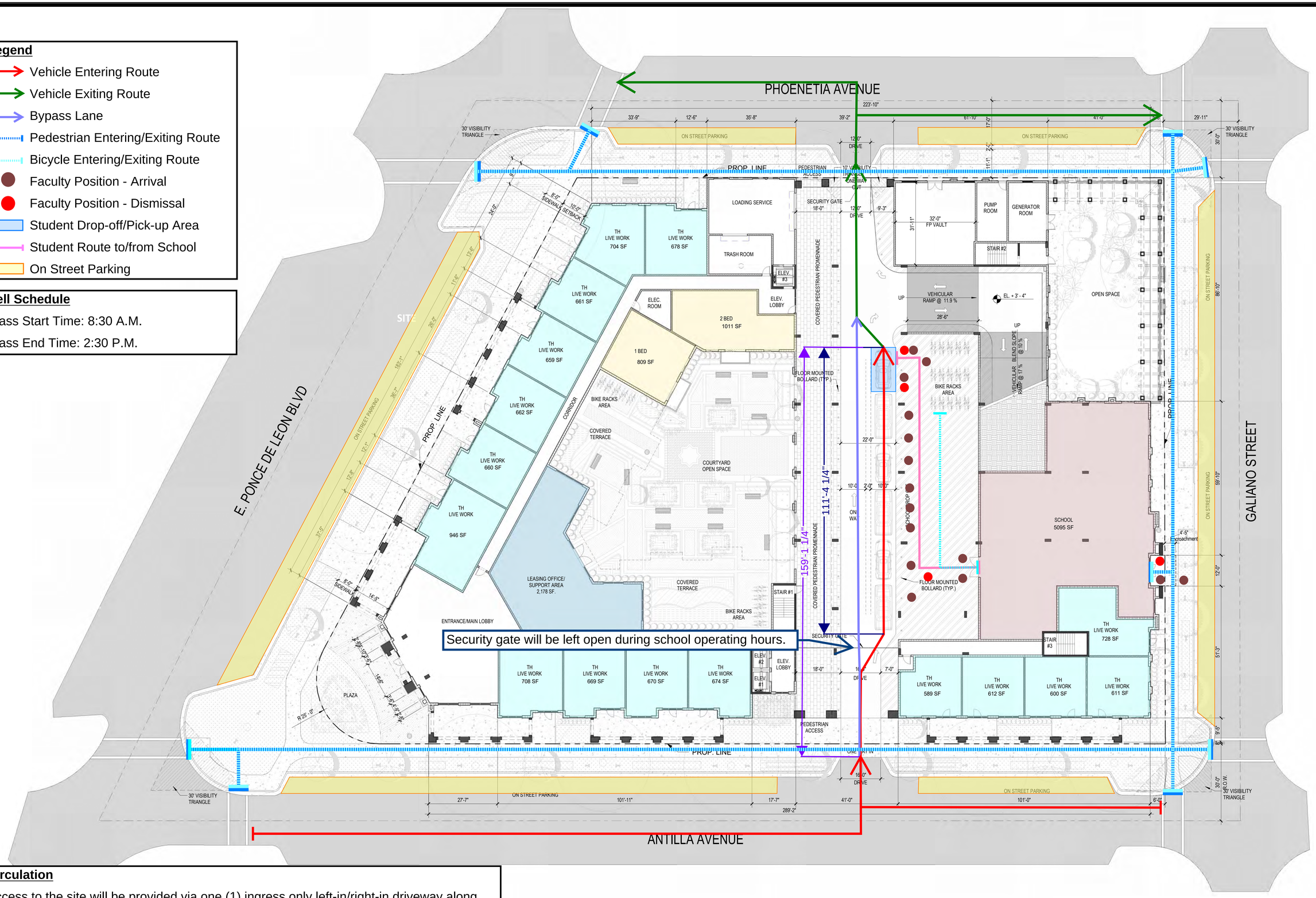
Legend

- Vehicle Entering Route
- Vehicle Exiting Route
- Bypass Lane
- Pedestrian Entering/Exiting Route
- Bicycle Entering/Exiting Route
- Faculty Position - Arrival
- Faculty Position - Dismissal
- Student Drop-off/Pick-up Area
- Student Route to/from School
- On Street Parking

Bell Schedule

Class Start Time: 8:30 A.M.

Class End Time: 2:30 P.M.



Circulation

Access to the site will be provided via one (1) ingress only left-in/right-in driveway along Antilla Avenue and one (1) egress only left-out/right-out driveway along Phoenetia Avenue.

© 2026

Site Operations Map
110 Phoenetia Avenue
Coral Gables, Florida

Project Information Meeting

Applicant:	FRC Realty, LLC
Application:	Small Scale Future Land Use Map and Zoning Map Amendments, Planned Area Development (PAD) and Mixed Use Site Plan Approval
Property:	110 Phoenetia Avenue Coral Gables, Florida 33134
Neighborhood Meeting – Date/Time/Location:	110 Phoenetia Avenue Coral Gables, Florida 33134 May 4, 2026 at 6:30 p.m. – 7:30 p.m.

Dear Neighbor:

On behalf of FRC Realty, LLC, we invite you to a neighborhood information meeting regarding the Crystal Residences project at 110 Phoenetia Avenue, Coral Gables, Florida 33134.

The meeting will be held on Monday, May 4, 2026 at 6:30 p.m. at the project site, 110 Phoenetia Avenue.

Additional information and future notices can be found at the link to the City of Coral Gables Notice website and QR Code provided below.

https://arcg.is/zOeKv

We thank you for the opportunity to speak with you and look forward to meeting you.

Sincerely,

The 110 Phoenetia Team

110 Phoenetia – Crystal Residences
05/04/2026 Neighborhood Meeting

Pursuant to Section 15-102(D) of the City of Coral Gables Zoning Code, FRC Realty Inc (the "Applicant") conducted a duly noticed neighborhood meeting in connection with the proposed mixed use project and corresponding Small-Scale Future Land Use Map and Zoning Map Amendments, Planned Area Development (PAD), and Mixed-Use Site Plan Application (collectively, the "Application" or "Project") at the project site, located at 110 Phoenetia Avenue, Coral Gables, Florida 33134. Courtesy notice of the neighborhood meeting was provided in compliance with the City of Coral Gables Zoning Code and was sent via mailed notice and posted door hangers to the properties within the requisite radius of the Project site.

The meeting commenced at approximately 6:30 p.m. with opening remarks by Project representative Tim Hyman, who welcomed attendees, thanked them for their participation, and explained that the meeting would be conducted in an open format. The meeting space included multiple display boards depicting the project plans (e.g., site plan, elevations, renderings, and landscape plans), and attendees were invited to circulate, review the materials, and direct questions or comments to Project representatives stationed throughout the room.

Approximately 20–25 neighbors were in attendance, as reflected on the enclosed sign-in sheets. The following Project representatives were present to answer questions and address comments regarding the Application and Project:

- Sarina Sorrentino and Kevin Farrell, FRC Realty Inc. (Owner/Applicant)
- Jorge Navarro and Devon Vickers, Greenberg Traurig, P.A. (Legal Representatives)
- Albert Cordoves and Maikel Cabrera, Corwil Architects (Architects)
- Michael McCoy and David Bryan, Tropical Falls Inc. (Tree Specialists)
- Ariel Centurion, P.E., Kimley-Horn (Civil Engineer)
- Tim Hyman, Community Action Consultants (Neighborhood Outreach)
- Maria Palacio, Crystal Academy (Founder/President)

Project representatives engaged directly with attendees through one-on-one and small group discussions as neighbors circulated through the meeting space. Questions and comments were raised to different members of the project team, and responses were provided in an informal, conversational setting. Key topics discussed included:

- *Environmental and Landscaping*: Multiple attendees spoke with the Project's Tree Specialists regarding tree preservation and relocation efforts. Questions focused on the extent of trimming and plans for the successful relocation of the existing on-site oak

tree, including methods and timing for achieving same. The Tree Specialists explained that the relocated trees would not be excessively trimmed and described the established relocation practices that have been successfully implemented for other similar sized trees in Coral Gables, including recent and ongoing projects throughout South Florida. These discussions helped clarify misunderstandings and provided helpful context on the relocation process.

- *Site Design Elements*: Several attendees raised questions regarding building height and floor area ratio (FAR), particularly relating to the use of transfer of development rights (TDRs) within the Project. Discussions also focused on compatibility with the surrounding neighborhood, particularly maintaining the character of adjacent areas, as well as considerations related to density and façade design. Applicant representatives clarified that the request to use TDRs has been removed from the Application, explained how the proposed Project design is consistent with Coral Gables architecture and building heights in the immediate area, and noted that the Project has been redesigned to incorporate a tiered height transition from nine (9) stories to eight (8) stories from west to east.

- *Parking, and Circulation*: Attendees raised questions regarding the ability to provide additional residential permit parking within adjacent on-street parking areas, the location of parking for Crystal Academy, and overall on-site circulation. The Project's civil engineer walked through the proposed access points, circulation patterns, and school drop-off/pick-up operations in response to these questions. Applicant representatives also clarified how parking for Crystal Academy would be provided within the centralized parking garage and how the Project has been updated to incorporate a dedicated pick-up and drop-off location within the internal paseo.

- *Ground Floor Uses*: Attendees inquired about the potential inclusion of ground-floor retail uses. Several neighbors expressed concerns that retail could increase traffic and parking demand. Project representatives confirmed that the current proposal does not include ground-floor retail uses and is programmed with live-work units intended to be more compatible with, and less impactful on traffic within the surrounding area.

- *Public Realm Improvements*: Questions were raised regarding sidewalk width and landscaping within the public right-of-way. Some attendees suggested removing the colonnade design along the Antilla Avenue and Phoenetia Avenue frontages to allow for additional planting areas and to create a more enhanced, pedestrian-oriented, residential streetscape.

- *School Operations*: Several attendees spoke with Project representatives, including the President of Crystal Academy, regarding school operations, including the temporary relocation during construction.

- *Project Timeline and Residential Unit Pricing*: Attendees inquired about the anticipated construction timeline and potential pricing of the proposed residential units. Project representatives provided general information regarding the anticipated development

timeline and shared estimated rental pricing ranges, while clarifying that such estimates are preliminary and subject to change based on market conditions at the time of project delivery.

Project representatives engaged with attendees and responded to questions raised throughout the meeting on the topics summarized above. The meeting concluded at approximately 7:35 p.m.

Project Information Meeting

Applicant:	FRC Realty, LLC
Application:	Small Scale Future Land Use Map and Zoning Map Amendments, Planned Area Development (PAD) and Mixed Use Site Plan Approval
Property:	110 Phoenetia Avenue Coral Gables, Florida 33134
Neighborhood Meeting – Date/Time/Location:	110 Phoenetia Avenue Coral Gables, Florida 33134 May 4, 2026 at 6:30 p.m. – 7:30 p.m.

Dear Neighbor:

On behalf of FRC Realty, LLC, we invite you to a neighborhood information meeting regarding the Crystal Residences project at 110 Phoenetia Avenue, Coral Gables, Florida 33134.

The meeting will be held on Monday, May 4, 2026 at 6:30 p.m. at the project site, 110 Phoenetia Avenue.

Additional information and future notices can be found at the link to the City of Coral Gables Notice website and QR Code provided below.

https://arcg.is/zOeKv

We thank you for the opportunity to speak with you and look forward to meeting you.

Sincerely,

The 110 Phoenetia Team

NOTICE

PROJECT INFORMATION MEETING

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