

# OPPENHEIM ARCHITECTURE

**PONCE PARK RESIDENCES**

PLAN REVISIONS

4/13/22

CITY OF CORAL GABLES PLANNING & ZONING DIVISION



Project No  
**1812**

Project Address  
216 and 224 Catalonia Ave.,  
3000 Ponce De Leon Blvd.,  
and 203 University Drive

Client  
**PONCE PARK RESIDENCES**  
The Allen Morris Company  
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Chad Oppenheim  
No. AR 0016620

Title  
Rendering - Tower  
from NE



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UPDATED DEVELOPMENT APPLICATION

1812  
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**A-41**



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Title  
Rendering - Park/  
Arcade from  
Ponce



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**A-44**



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Title

Rendering -  
Catalonia Dropoff  
Exit



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**A-45**



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Rendering -  
Arcade from North



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**A-42**



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Title

Rendering -  
Arcade from South



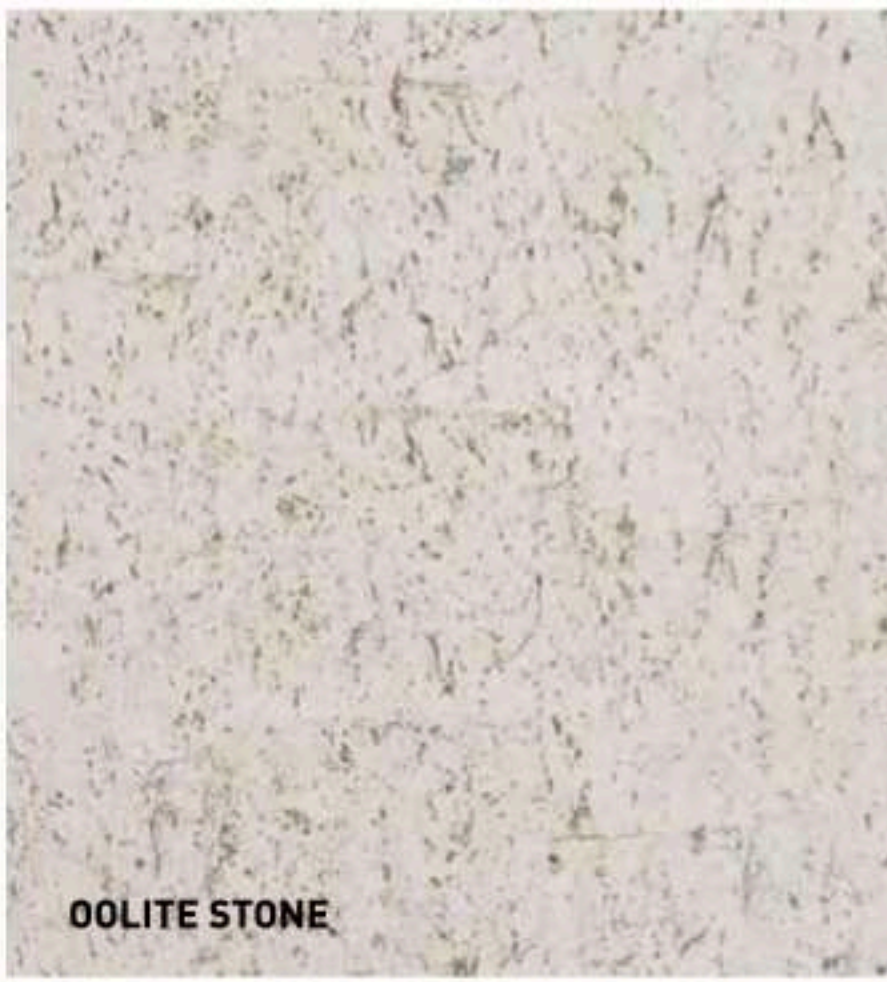
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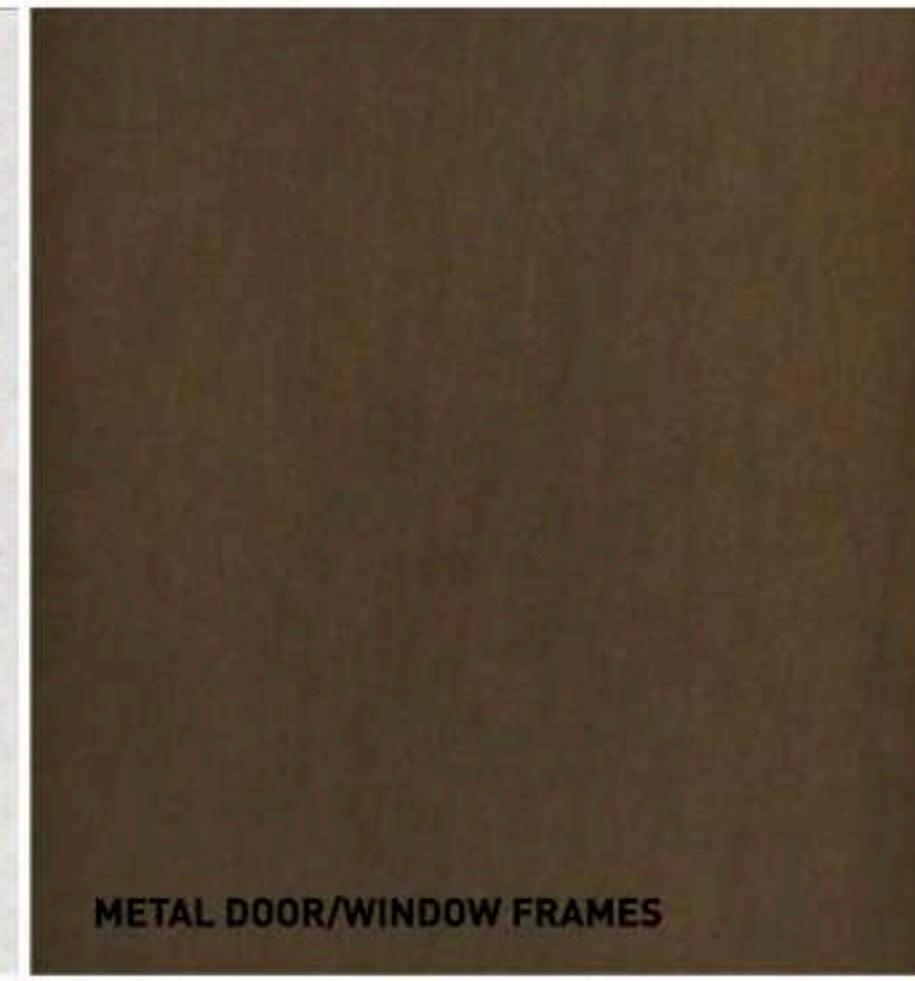
OOLITE STONE



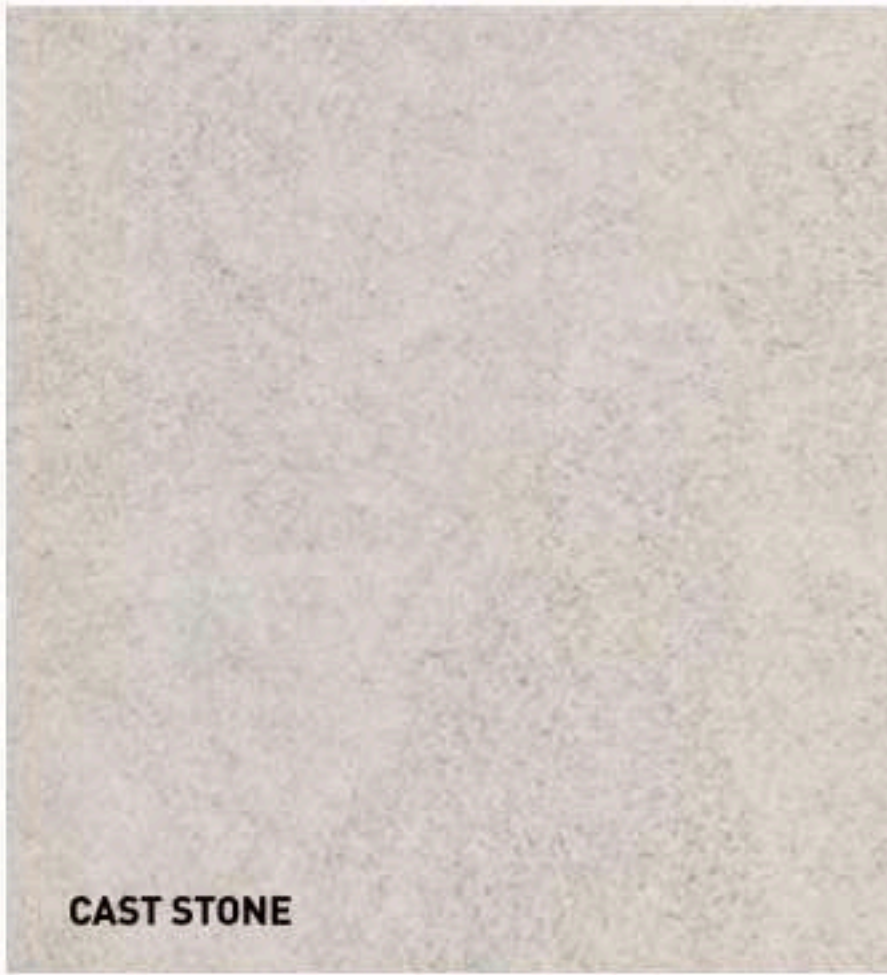
LIMESTONE



PLASTER



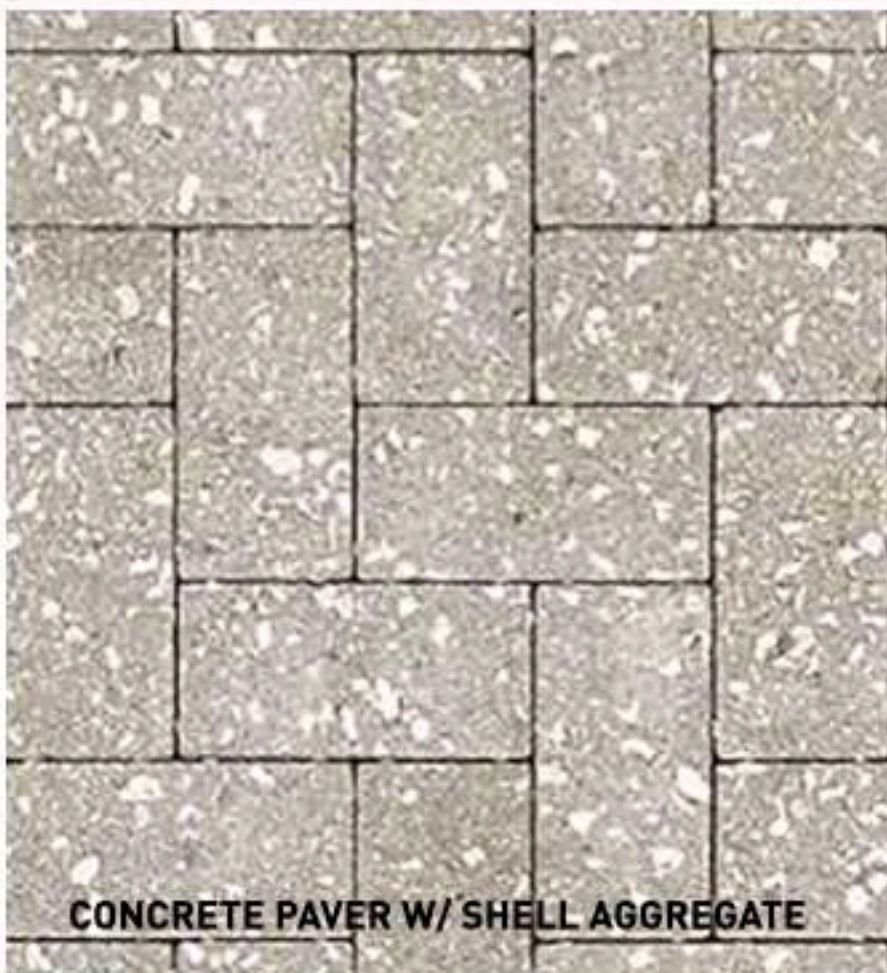
METAL DOOR/WINDOW FRAMES



CAST STONE



METAL RAILINGS BRONZE COLOR



CONCRETE PAVER W/ SHELL AGGREGATE



SMOOTH PLASTER

NATURAL STONE BASE

PLASTER GROIN VAULT CEILING

CONCRETE PAVERS W/ SHELL AGGREGATE

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Title  
Textures and  
Materials  
Inspiration

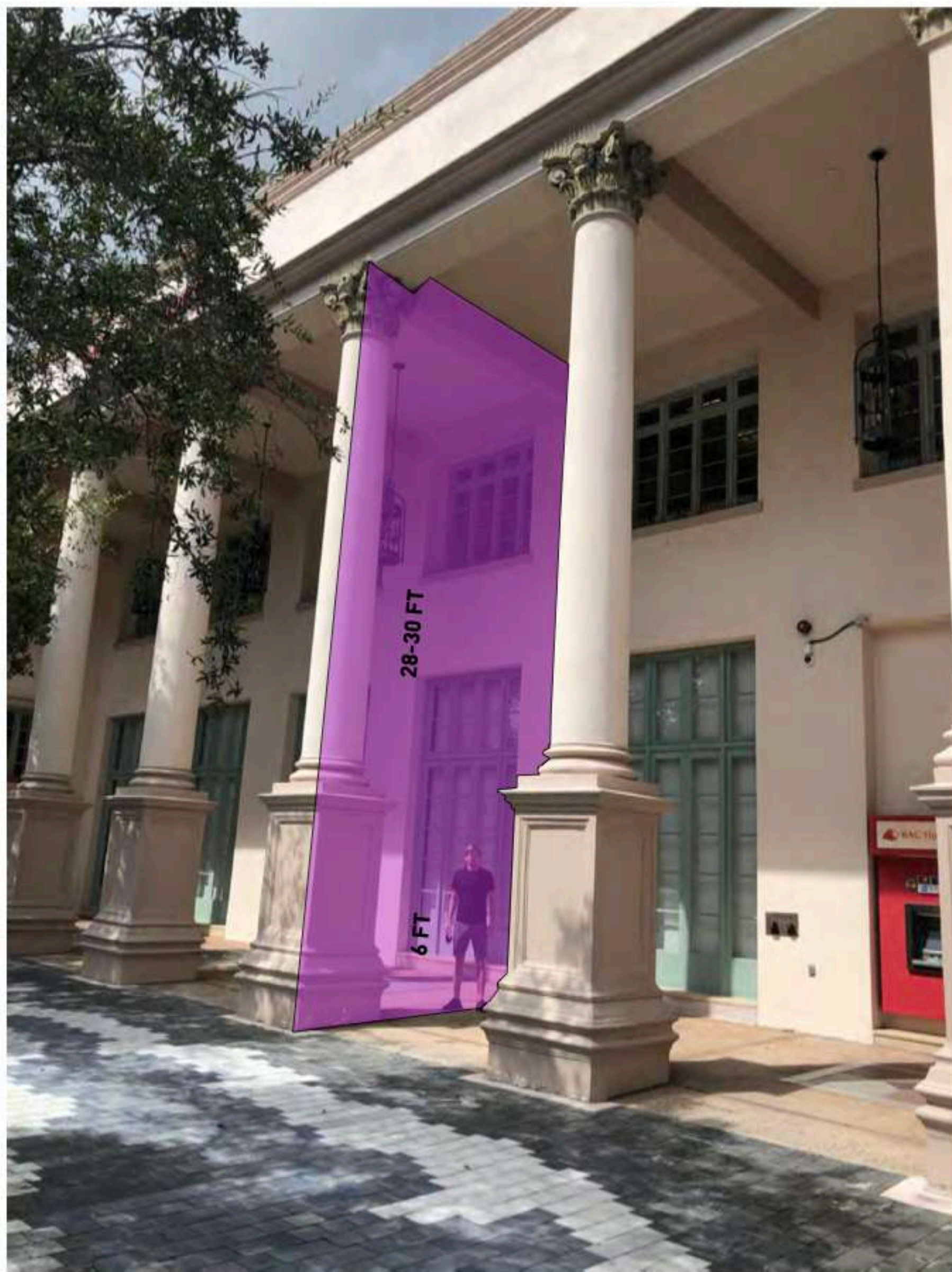


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**A-12**



COLONADE HOTEL ARCADE HEIGHT STUDY



BILTMORE HOTEL ARCADE HEIGHT STUDY



115 MENDOZA AVE - CORAL GABLES FLORIDA



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Title  
**Coral Gables  
Arcade Precidents**



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**CORAL GABLES MEDITERRANEAN DESIGN GUIDE BILTMORE HOTEL PRECEDENT**



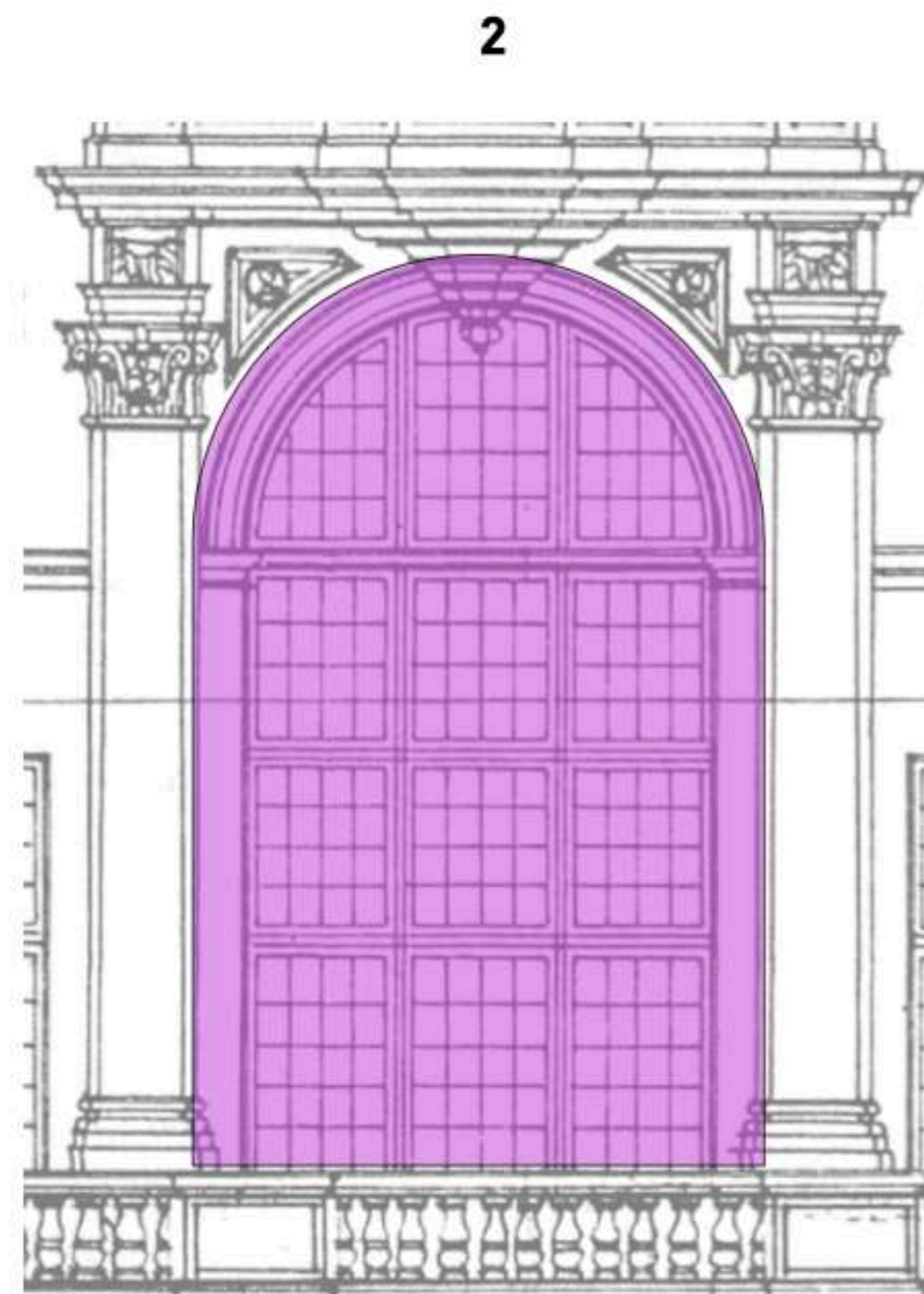
**ARCH PROPORTION**

ARCH IS SLIGHTLY TALLER THEN THE 3:2 BILTMORE PROPORTION  
VERTICAL DIVISIONS SEEK TO MATCH BILTMORE PRECEDENT



**CORAL GABLES MEDITERRANEAN DESIGN GUIDE BILTMORE HOTEL PRECEDENT**

NARROW ARCH 3.5:1 PROPORTION DIVIDED AT MIDLINE  
WIDE ARCH 3:2 PROPORTION W/ 4 VERTICAL DIVISIONS



**ARCH PROPORTION**

ARCH PROPORTION MATCHES 7:2 BILTMORE PROPORTION  
VERTICAL DIVISIONS SEEK TO MATCH BILTMORE PRECEDENT



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Title  
Precedent  
Proportion  
Comparison



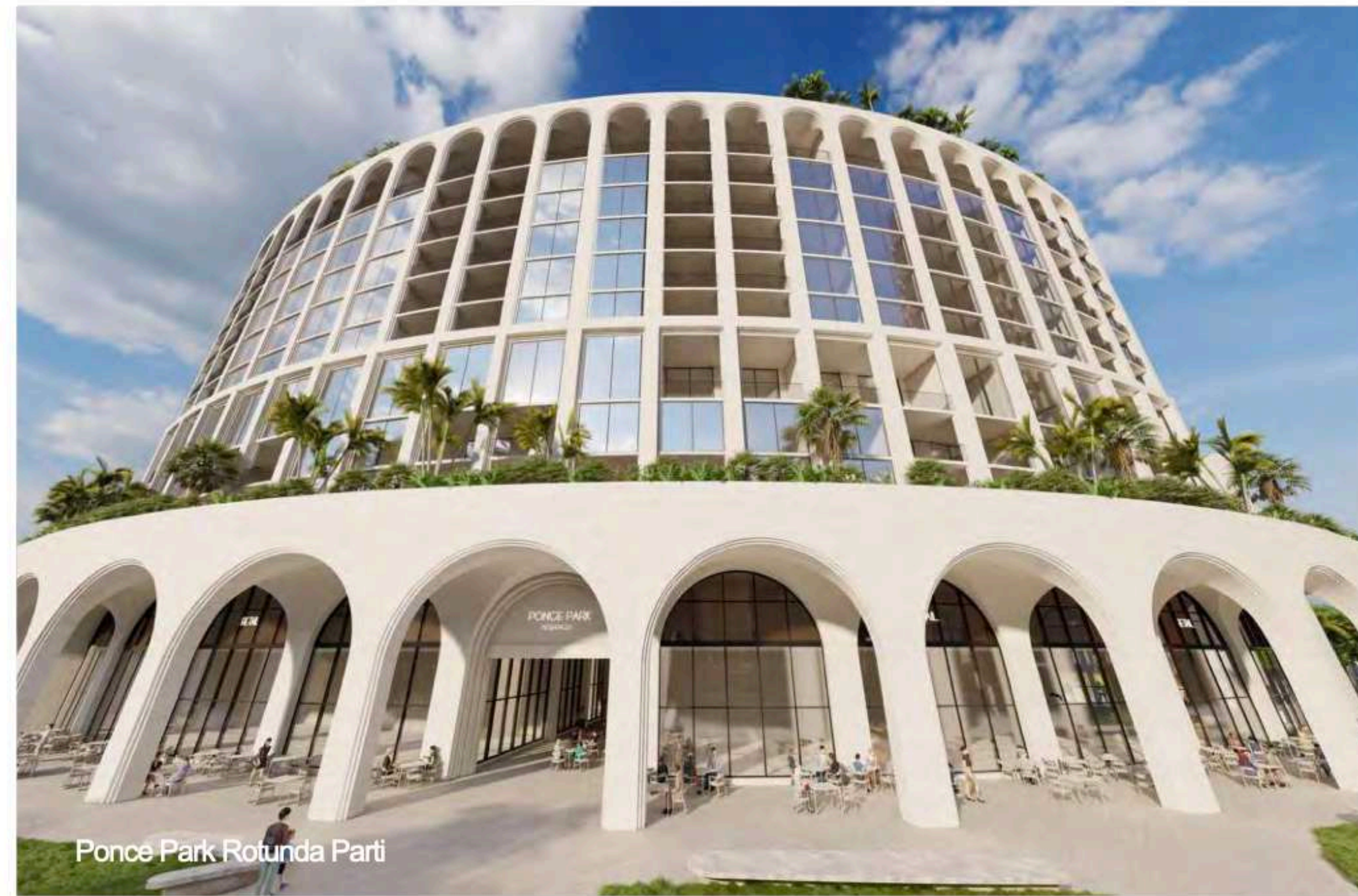
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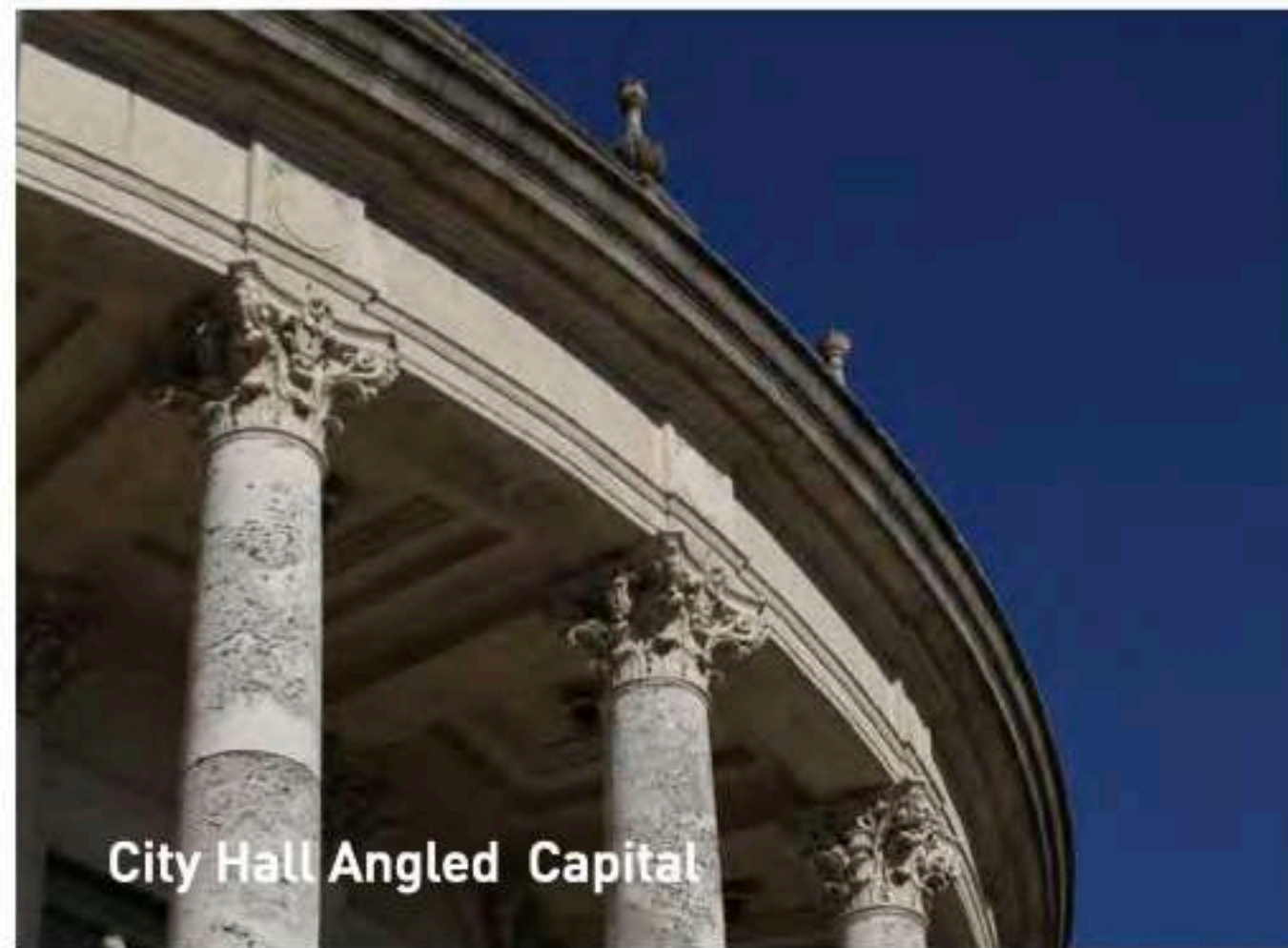
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City Hall Rotunda Parti



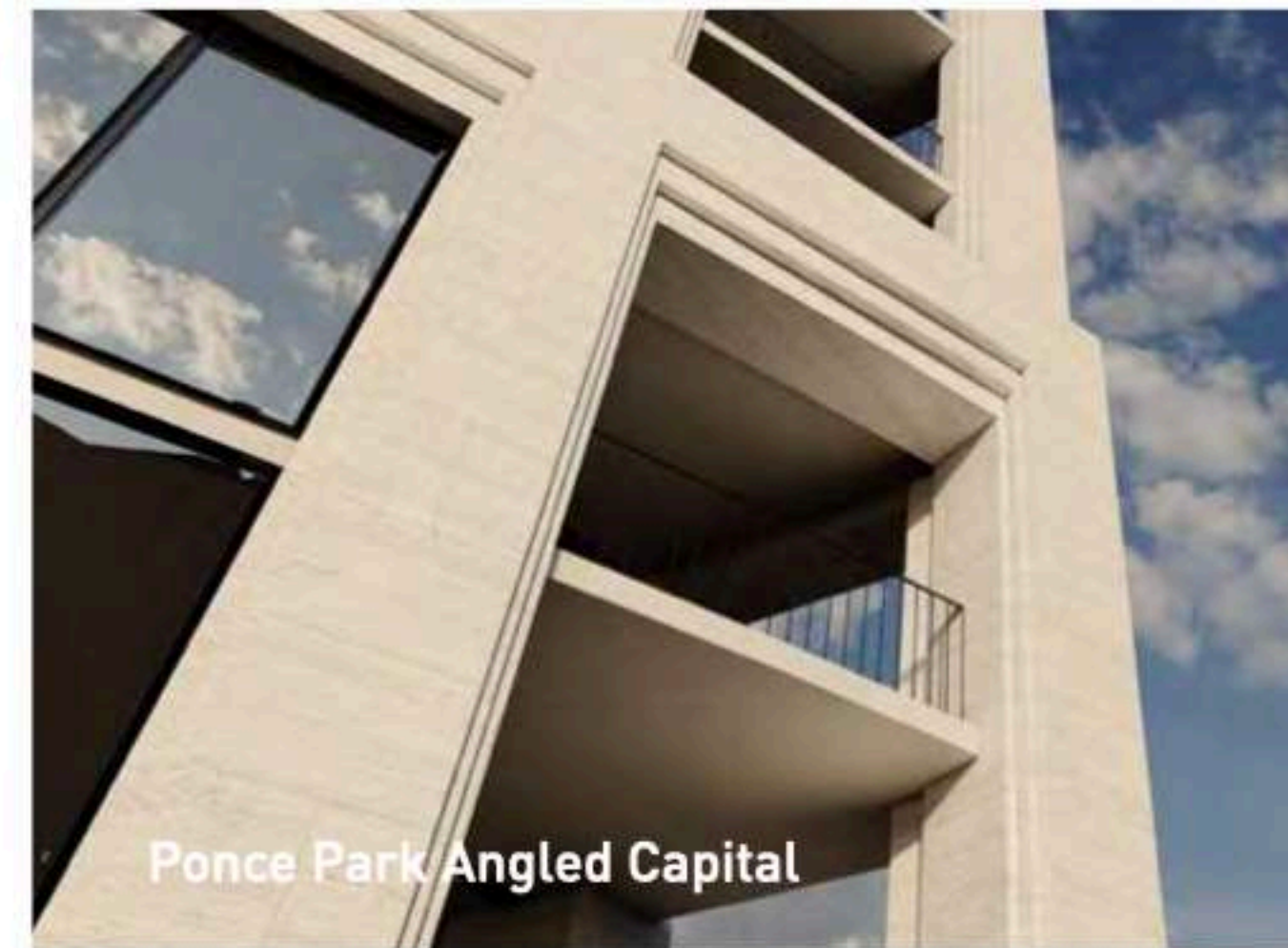
Ponce Park Rotunda Parti



City Hall Angled Capital



City Hall Vaulted/Coffered Arcade



Ponce Park Angled Capital



Ponce Park Vaulted/Coffered Arcade

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Title  
**Mediterranean  
Style Bulding  
Inspiration**

1:1.00



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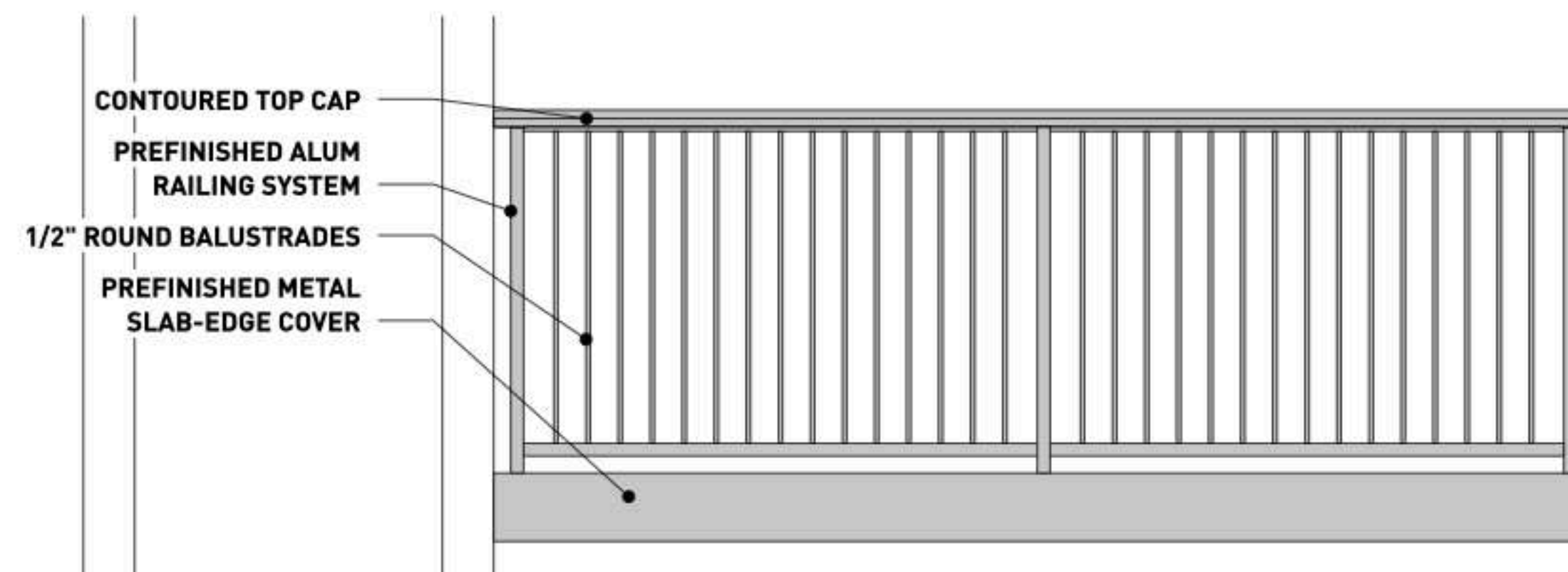
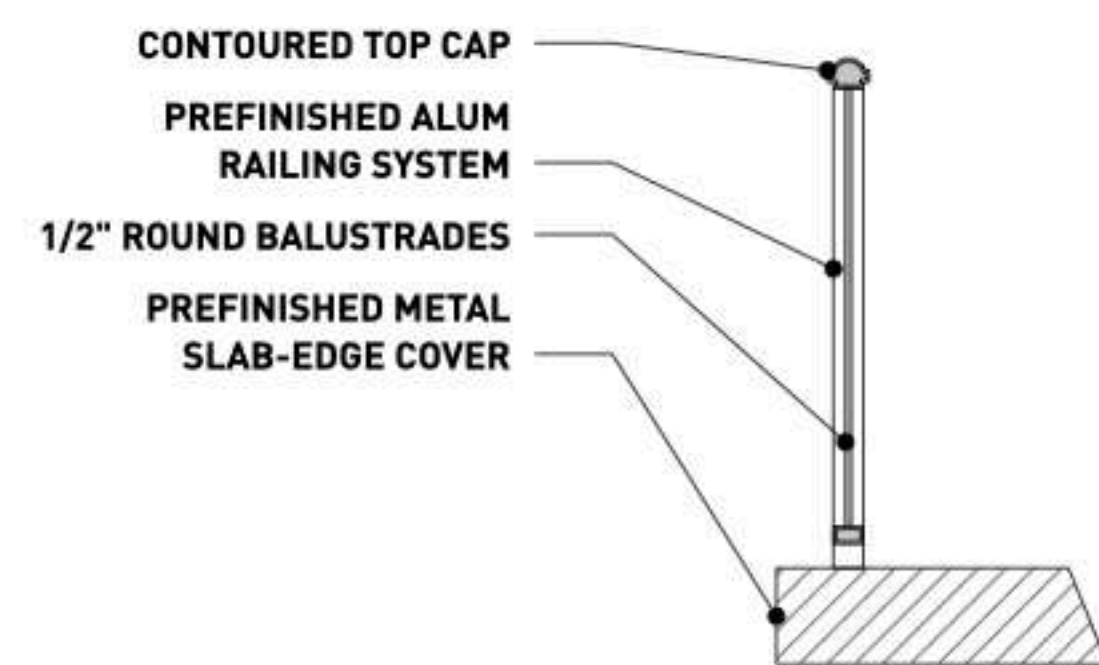
Title  
Details/Elevations

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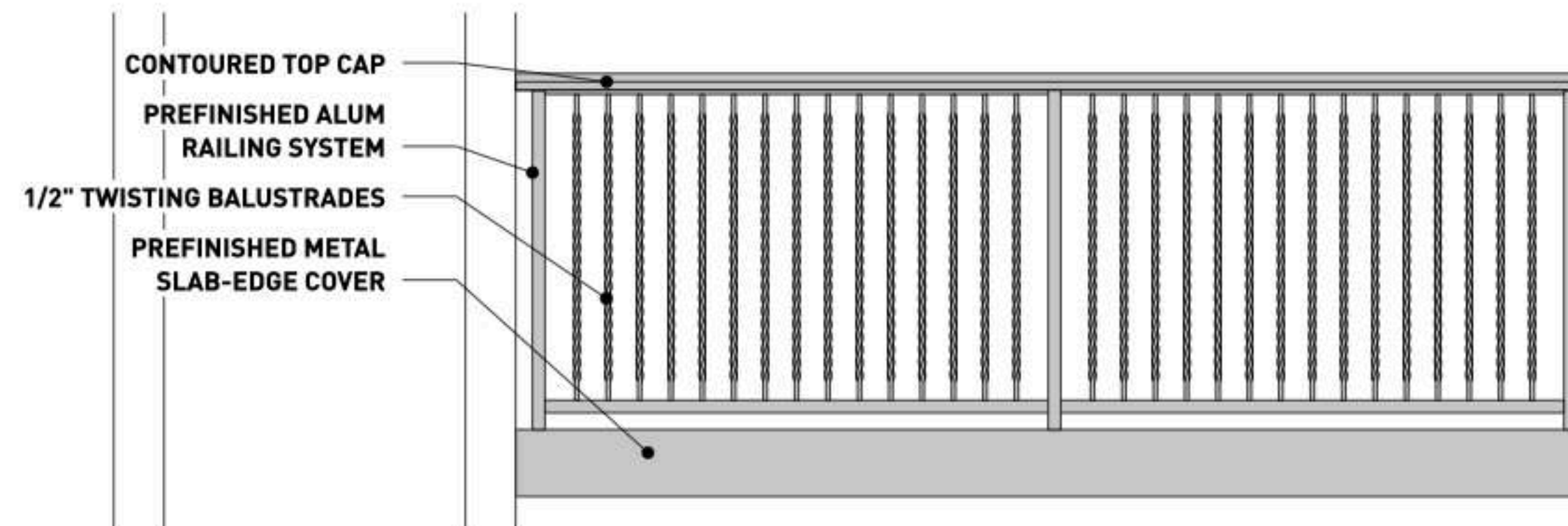
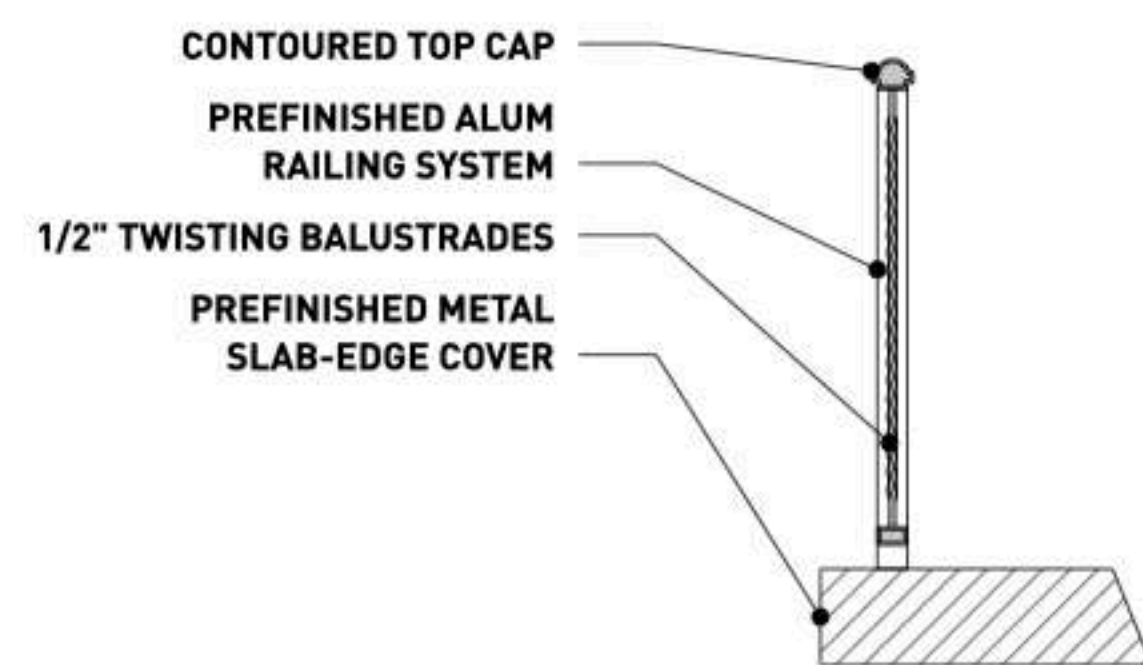
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**A-21**

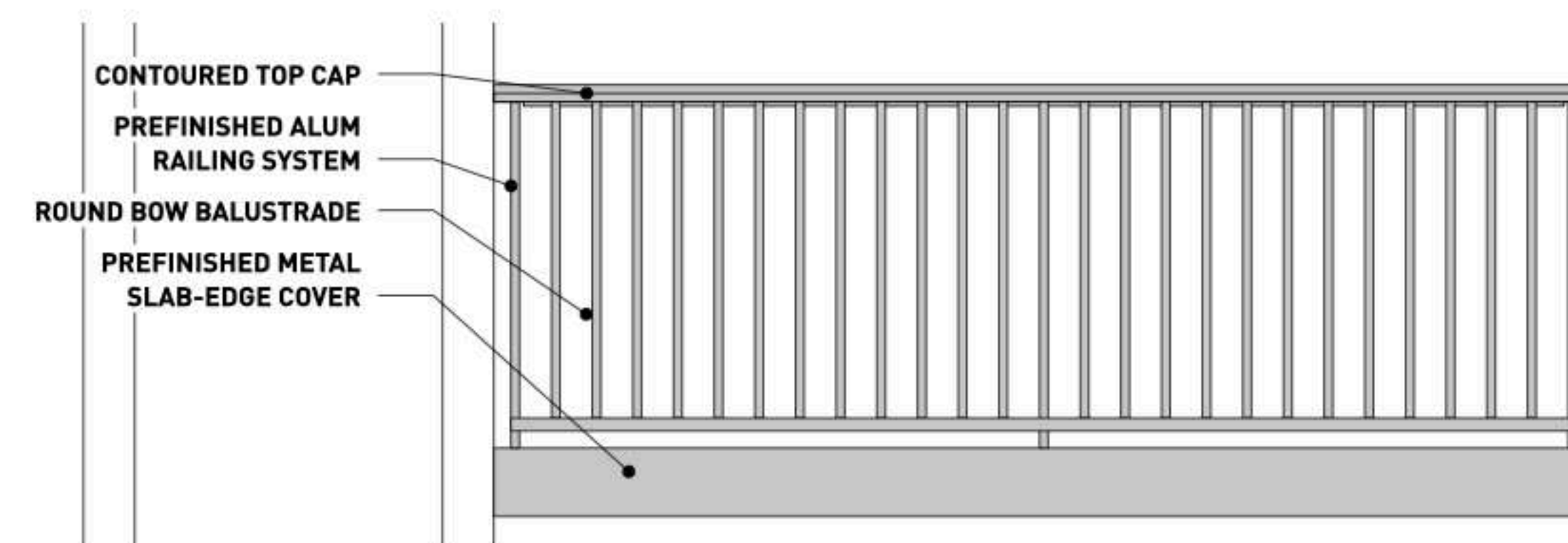
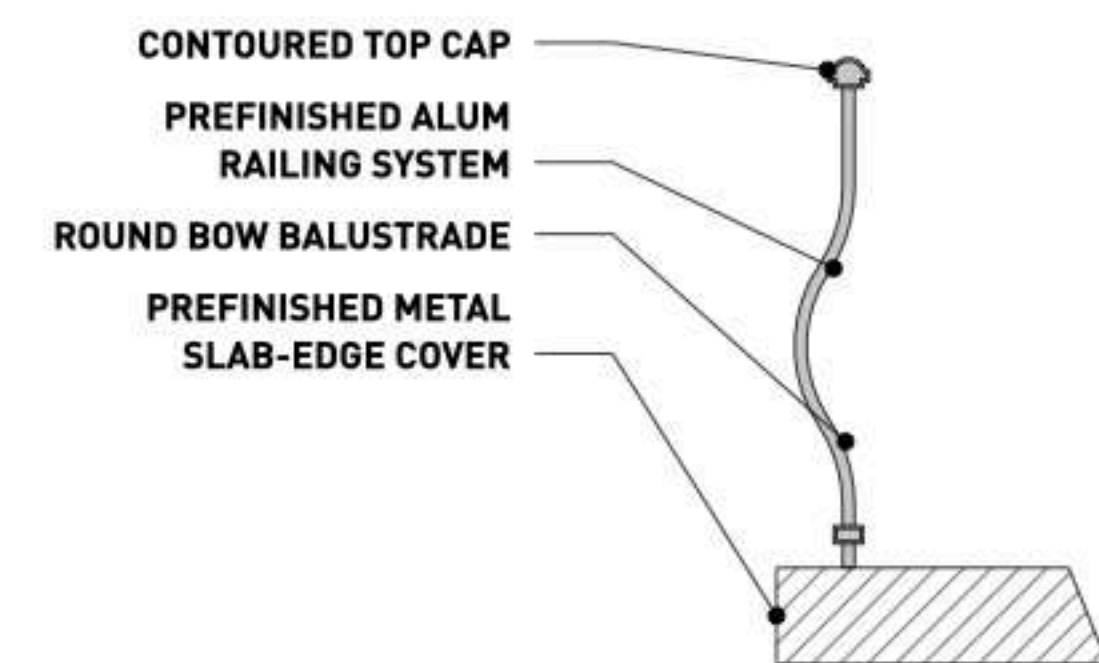
**RAILING INSPIRATION - CITY HALL**



**RAILING OPTION 01 - ROUND BALUSTRADES**



**RAILING OPTION 02 - TWISTING BALUSTRADES**



**RAILING OPTION 03 - BOW BALUSTRADES**

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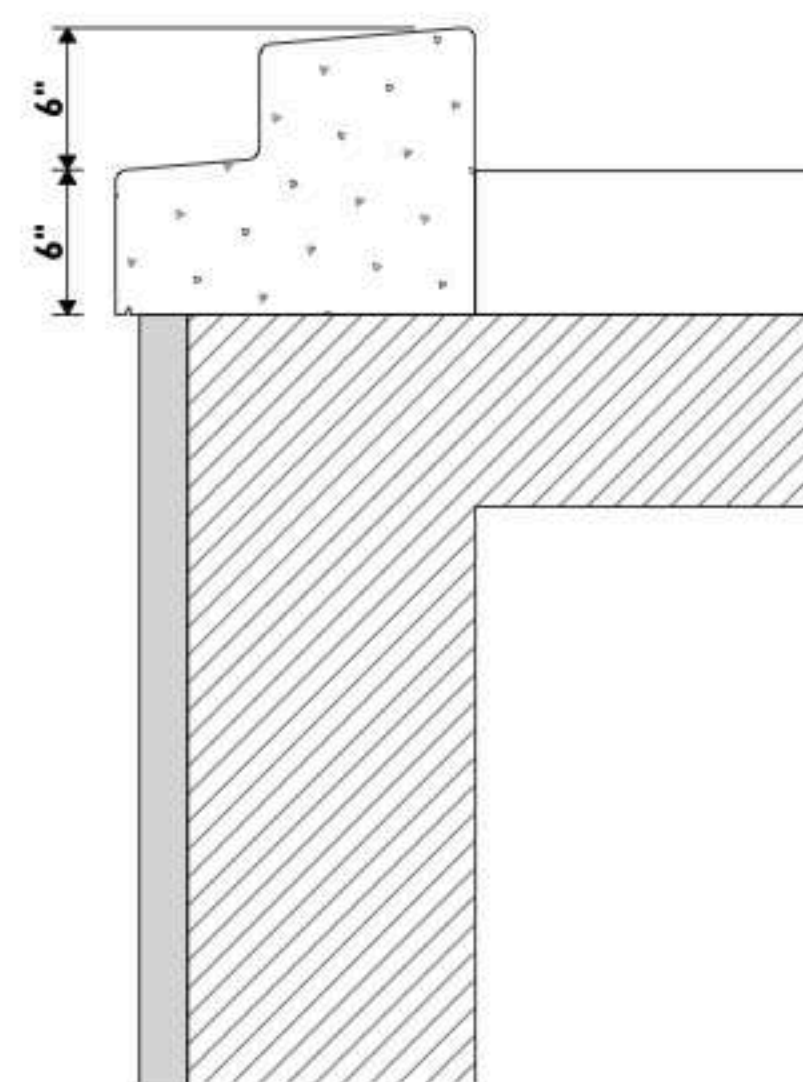


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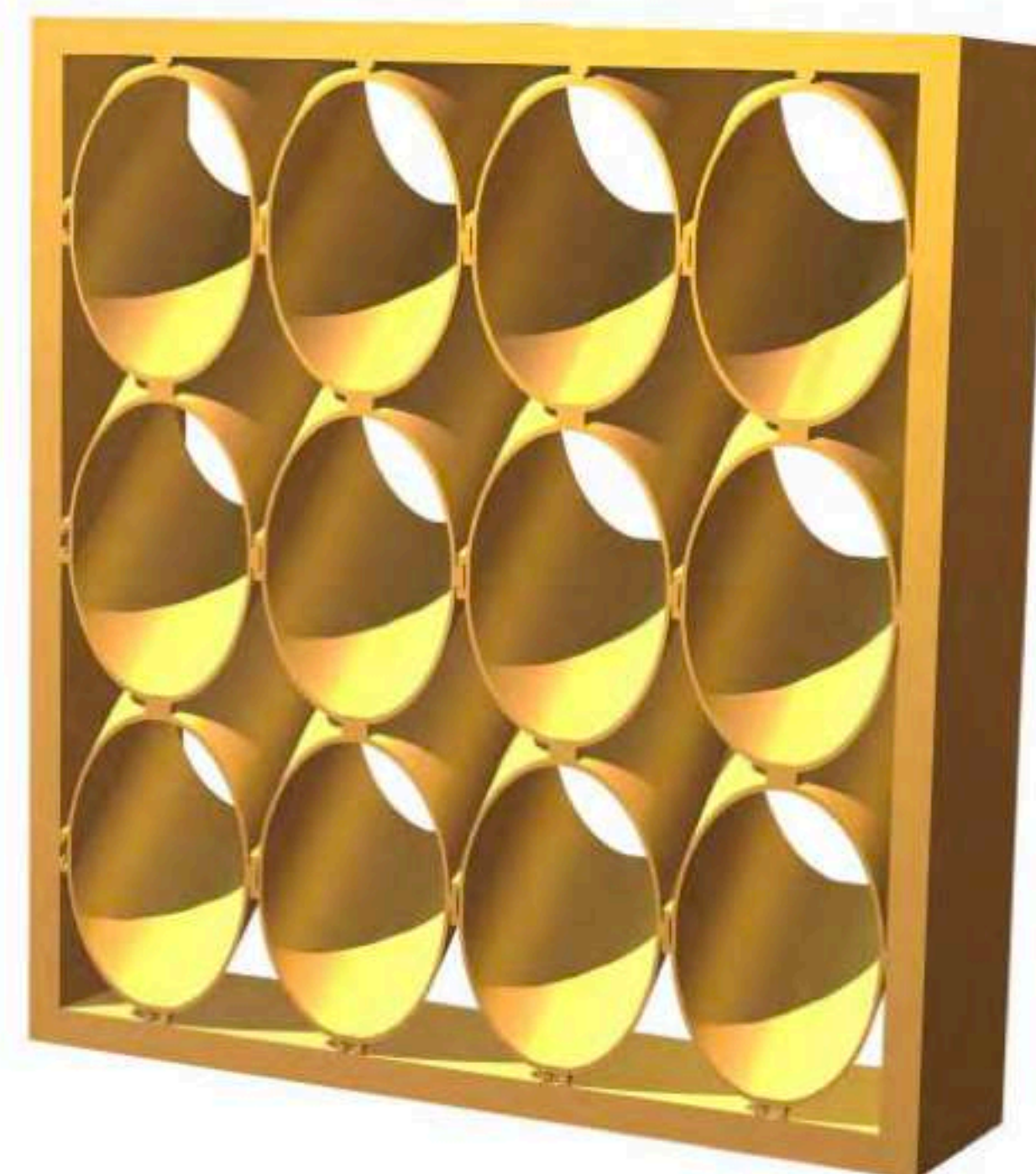
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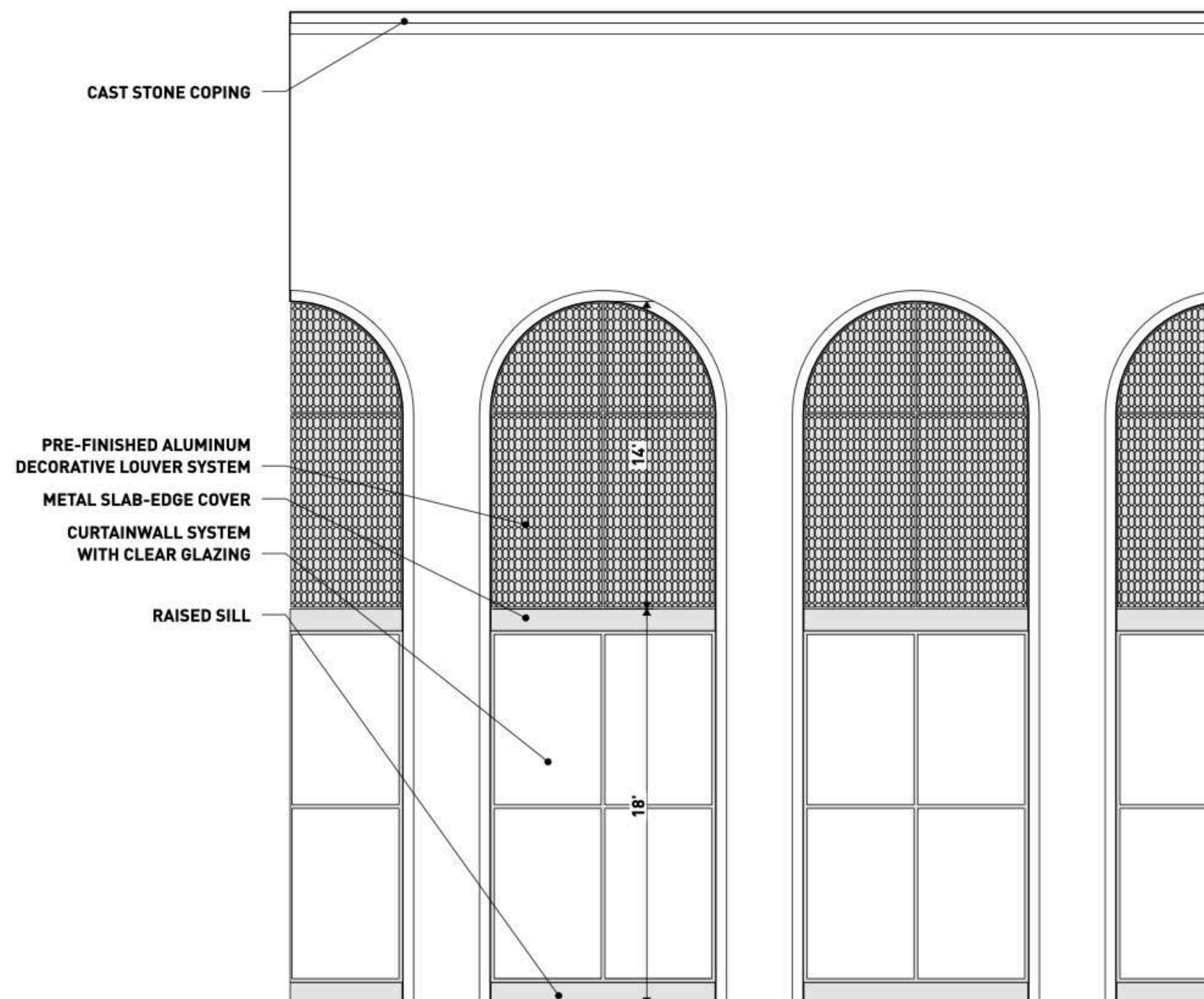
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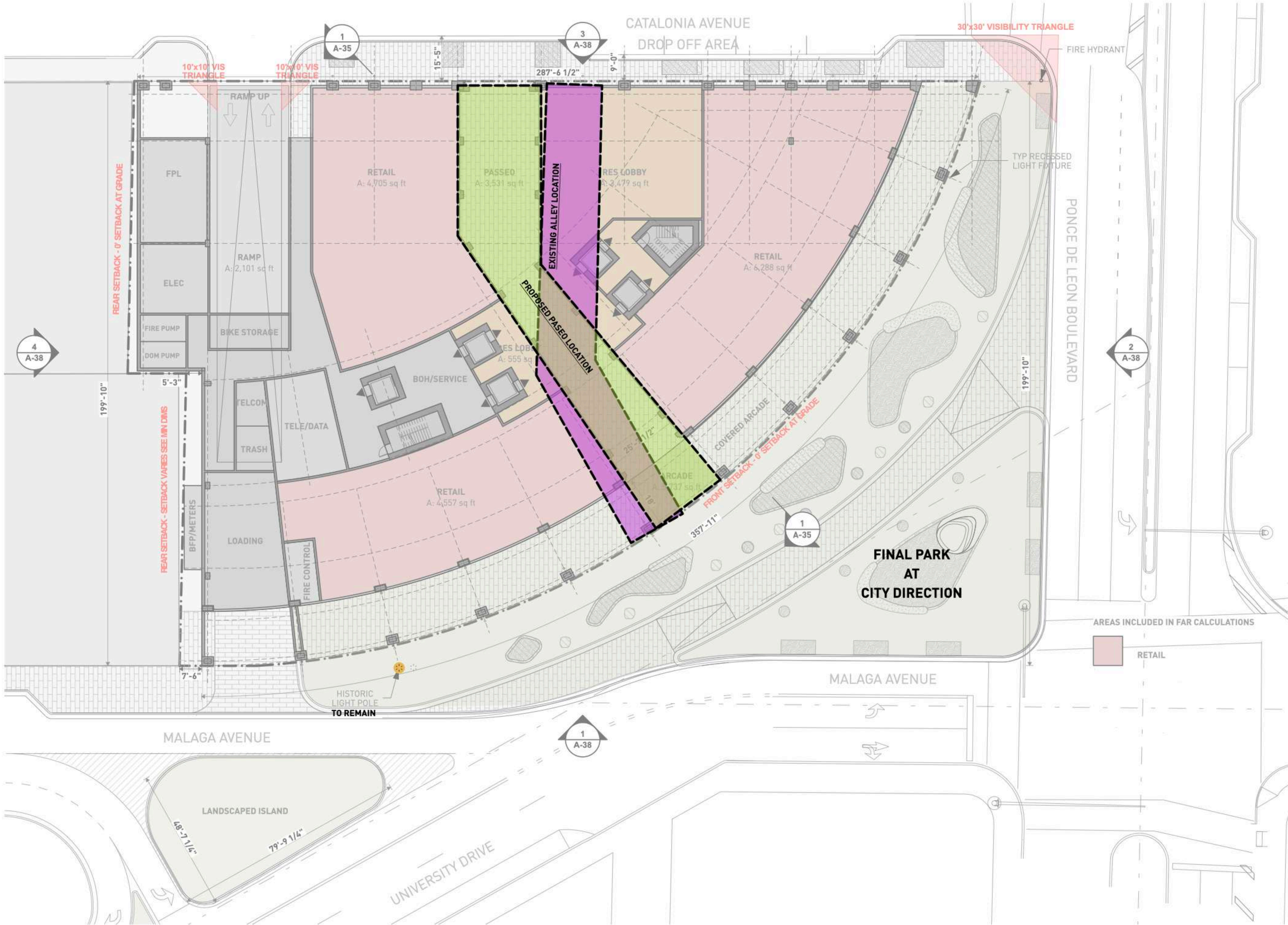
PROPOSED COPING/TRANSITION DETAIL



PROPOSED ALUMINUM LOUVER - COLOR TO MATCH MULLIONS



TYPICAL RETAIL GLAZING/GARAGE SCREENING ELEVATION



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Title  
**Alley/Paseo**  
Location Diagram

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Title  
**FAR Diagram**

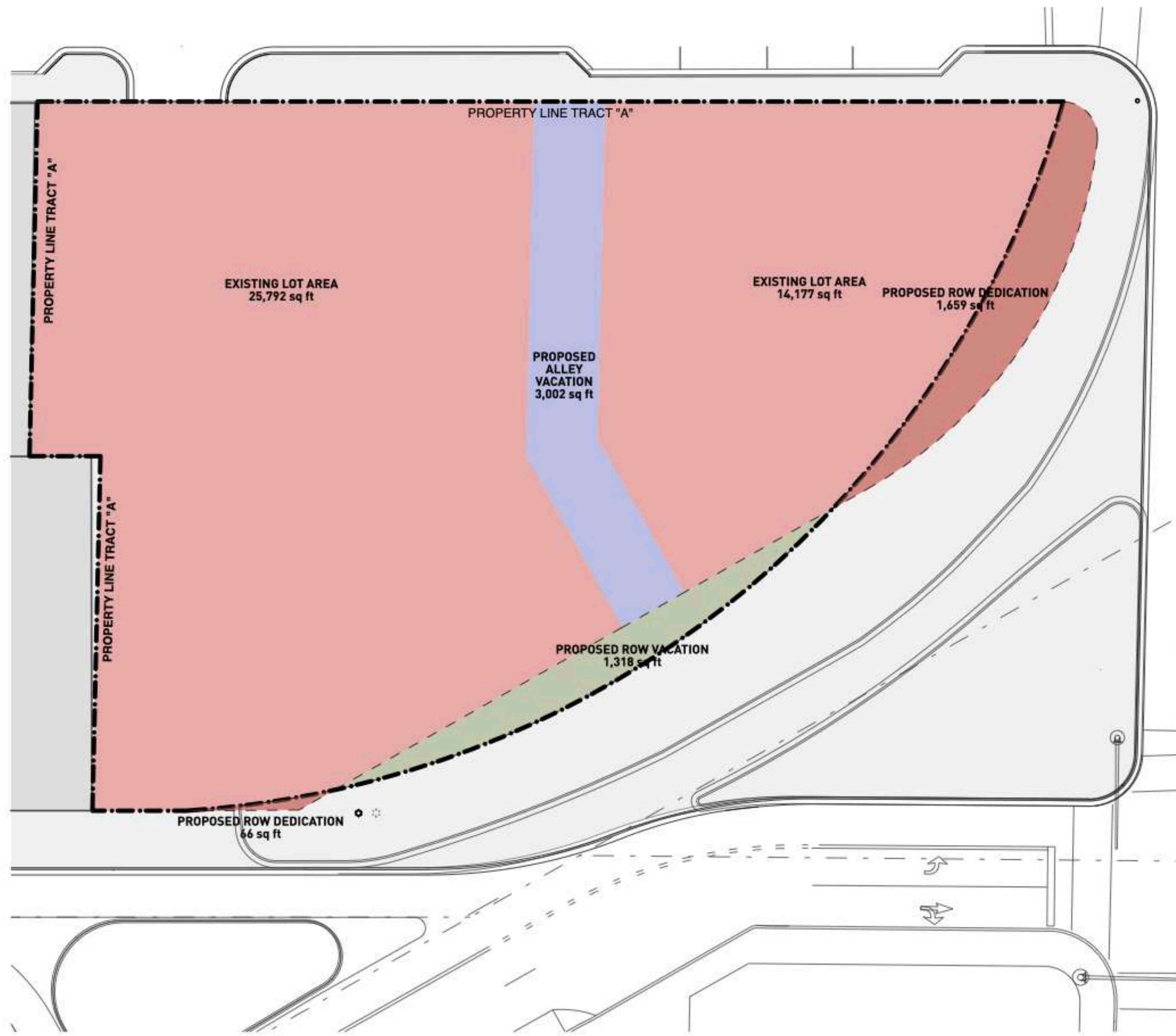


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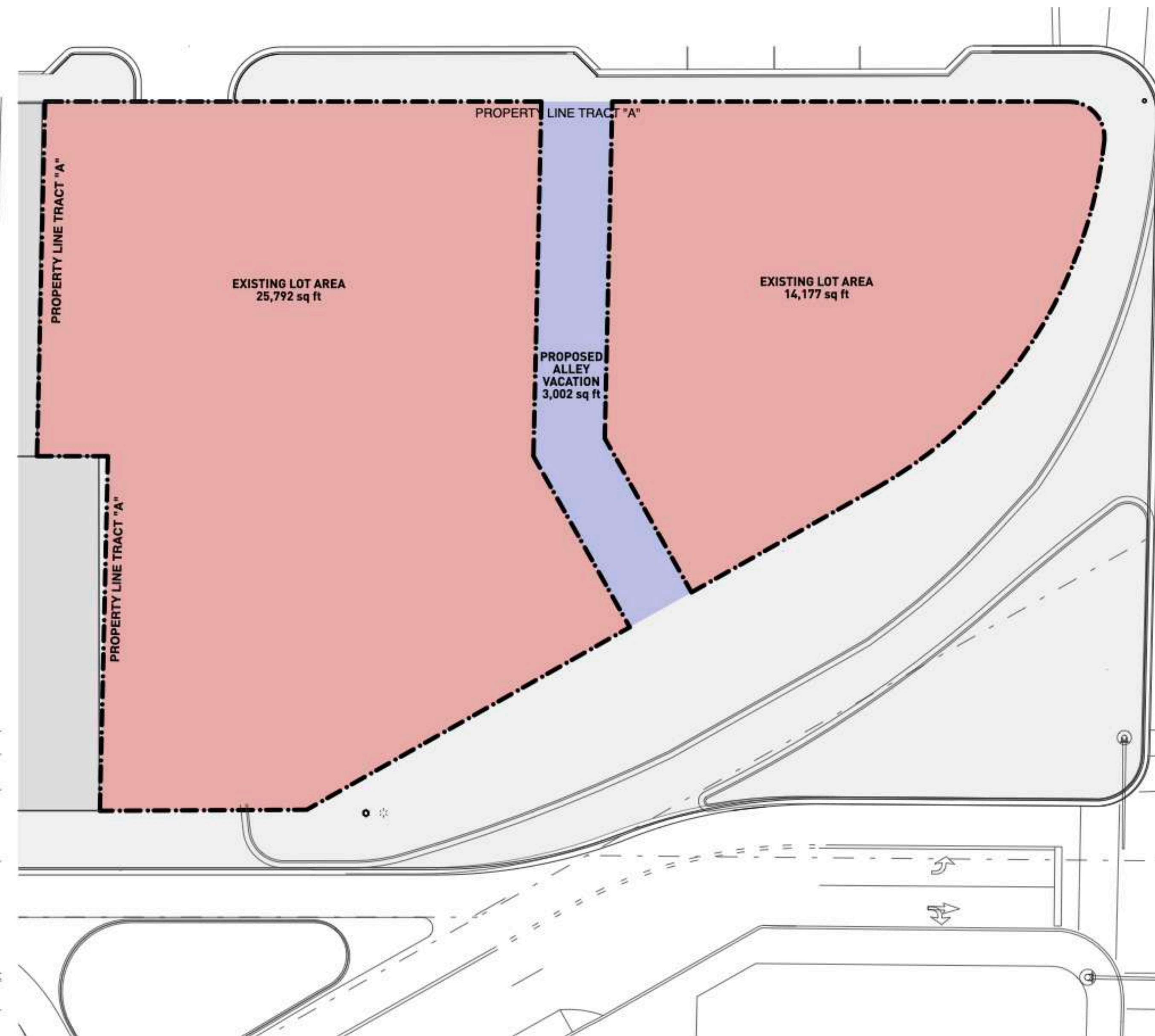
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PONCE PARK RESIDENCES

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**A-8**



PROPOSED BUILDING SITE PLAN DIAGRAM  
W/ VACATION AND DEDICATION AREAS



BUILDING SITE PLAN DIAGRAM FOR FAR CALCULATION

FLOOR AREA RATIO						
	EXISTING LOT AREA	PROPOSED ALLEY VACATION	ROW VACATION	ROW DEDICATION	TOTAL	NOTES
PRE-DEDICATION AREA	39,948 ft <sup>2</sup>	3,002 ft <sup>2</sup>			42,950 ft <sup>2</sup>	Bldg Site for purposes of FAR Calculation
POST-DEDICATION AREA	39,948 ft <sup>2</sup>	3,002 ft <sup>2</sup>	1,318 ft <sup>2</sup>	1,725 ft <sup>2</sup>	42,543 ft <sup>2</sup>	

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Title  
**Landscape Open  
Space for Level 2  
Med Bonus**

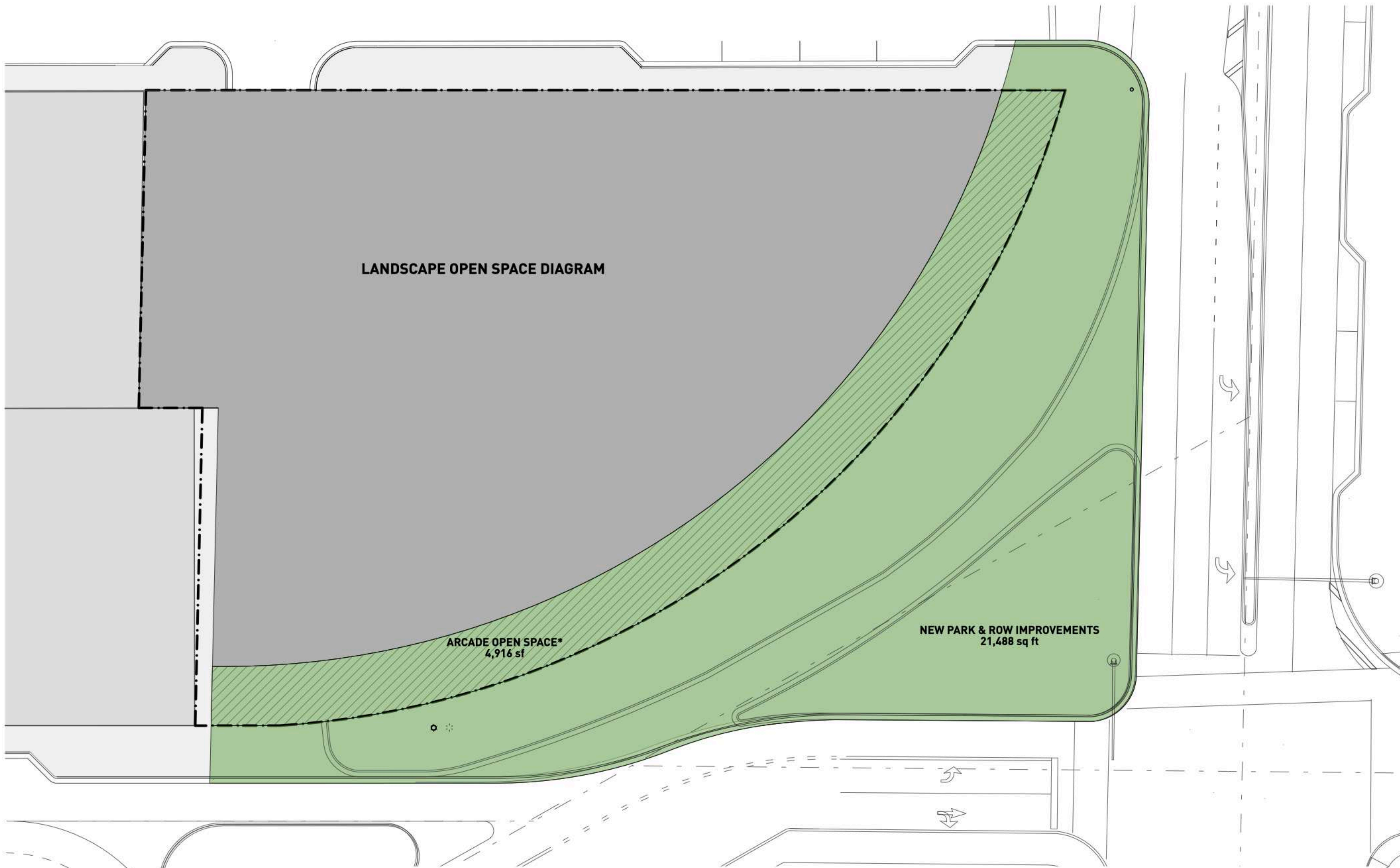


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**A-9**



**LANDSCAPE OPEN SPACE DIAGRAM**

ARCADE OPEN SPACE\*  
4,916 sf

NEW PARK & ROW IMPROVEMENTS  
21,488 sq ft

LANDSCAPE OPEN SPACE FOR LEVEL 2 MED BONUS			NOTES
MINIMUM LANDSCAPE OPEN SPACE AREA REQUIRED		TOTAL LANDSCAPED OPEN SPACE PROVIDED	
10%	4,295 ft <sup>2</sup>	26,404 ft <sup>2</sup> *	Mediterranean Style Design Standards Table 1 - 8

\*Arcades and loggias paved with a pervious material may be considered open space and counted as such toward the open space requirement up to a maximum of seventy-five (75%) percent.

**#1**

**ROADWAY CONCERNS**

**NO ROAD  
FAR**



**#2**

# **DENSITY REDUCTION**

**1/2 UNITS**

**#3**

**AREA REDUCTION**

**20% LESS**

**#4**

**TRANSITIONAL HEIGHT**

**5 LESS FLOORS**  
**1/2 PLAZA MAX**

**#5**

**NO RENTAL HIGHEST QUALITY**

**LUXURY  
CONDO**

**#6**

**PARKING REDUCTION**

**92 LESS  
SPACES**

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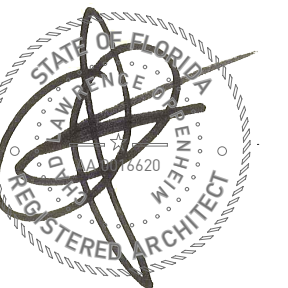
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Title  
**Height  
Comparison**

1:1744.39

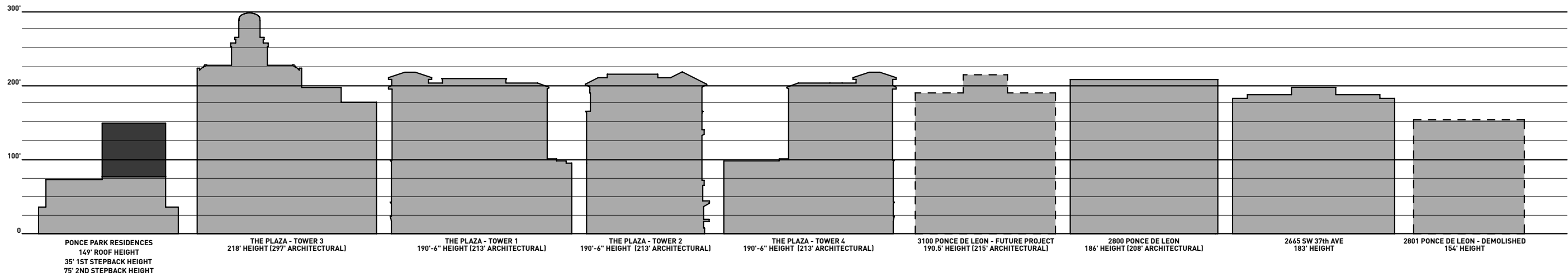


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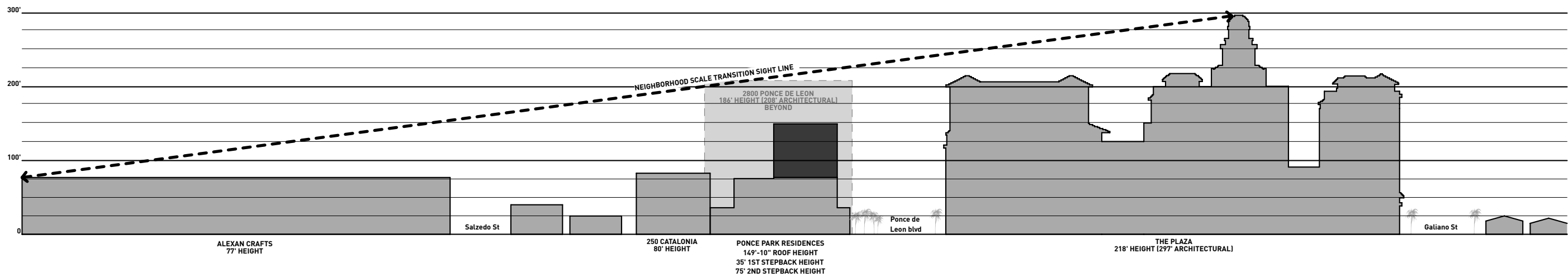
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1812  
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**ADJACENT PROJECT HEIGHT COMPARISON**



**EAST/WEST CONTEXT MASSING SECTION**



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Title  
**Context Height  
Map**

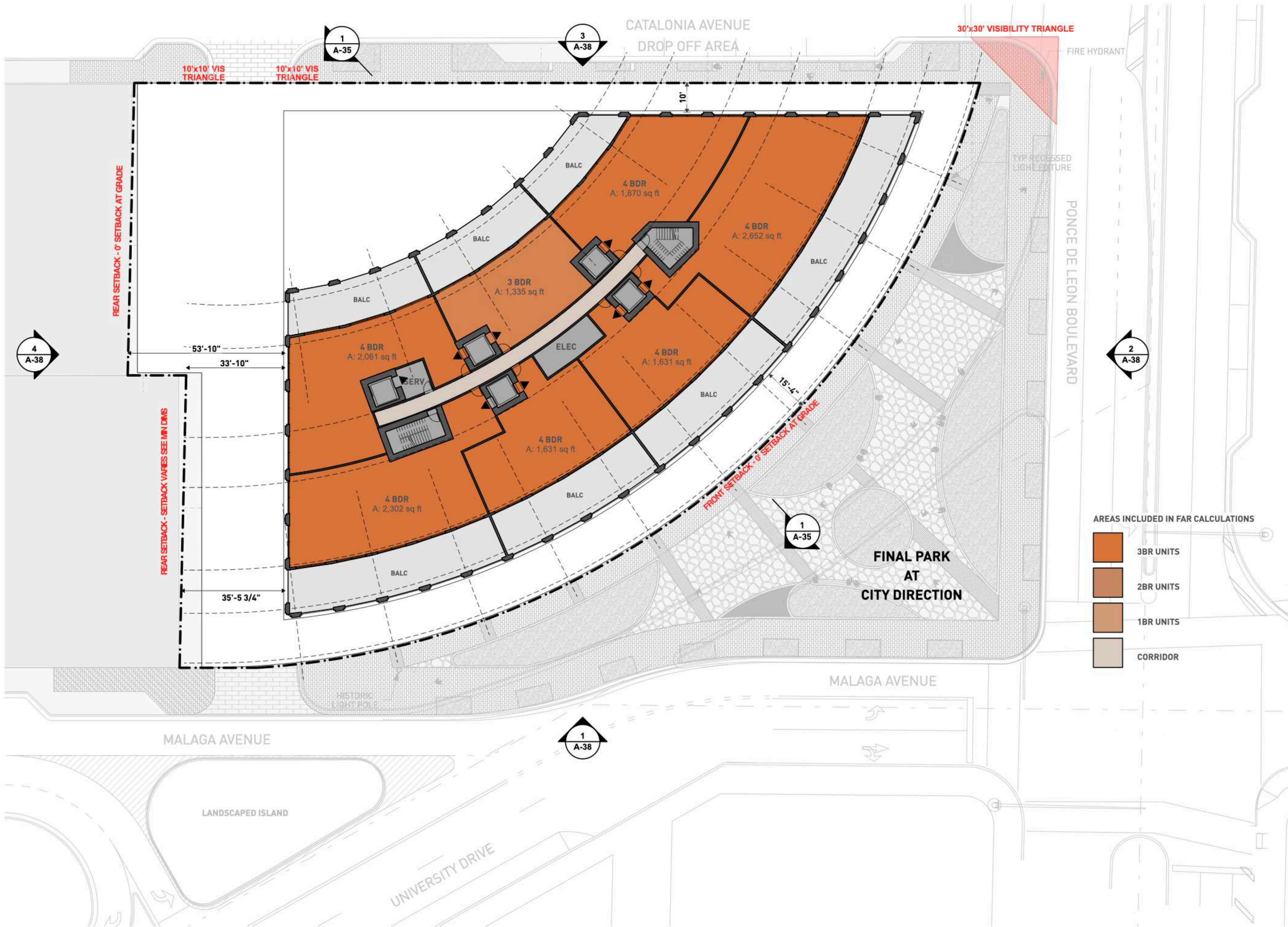
1" = 200'  
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Planning & Zoning Review App

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**A-37**



**AREAS INCLUDED IN FAR CALCULATIONS**

- 3BR UNITS
- 2BR UNITS
- 1BR UNITS
- CORRIDOR

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No. AR 0016620

**Title**  
**Residential Story**  
**09**

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**Drawing Issued on 4/13/22**



# TRAFFIC COMPARISON

## CONDOS

80 UNITS W/ 15.67K SF RETAIL

AM - 65 PEAK TRIPS  
PM - 71 PEAK TRIPS

## OFFICE

90K SF OFFICE W/ 10K SF RETAIL

AM - 146 PEAK TRIPS  
PM - 171 PEAK TRIPS

**233%**  
**TRAFFIC**  
**INCREASE**



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Title  
Rendering -  
Arcade from North



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**A-42**



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Title

Rendering -  
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**A-43**



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Title  
Rendering - Park/  
Arcade from  
Ponce



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**A-44**

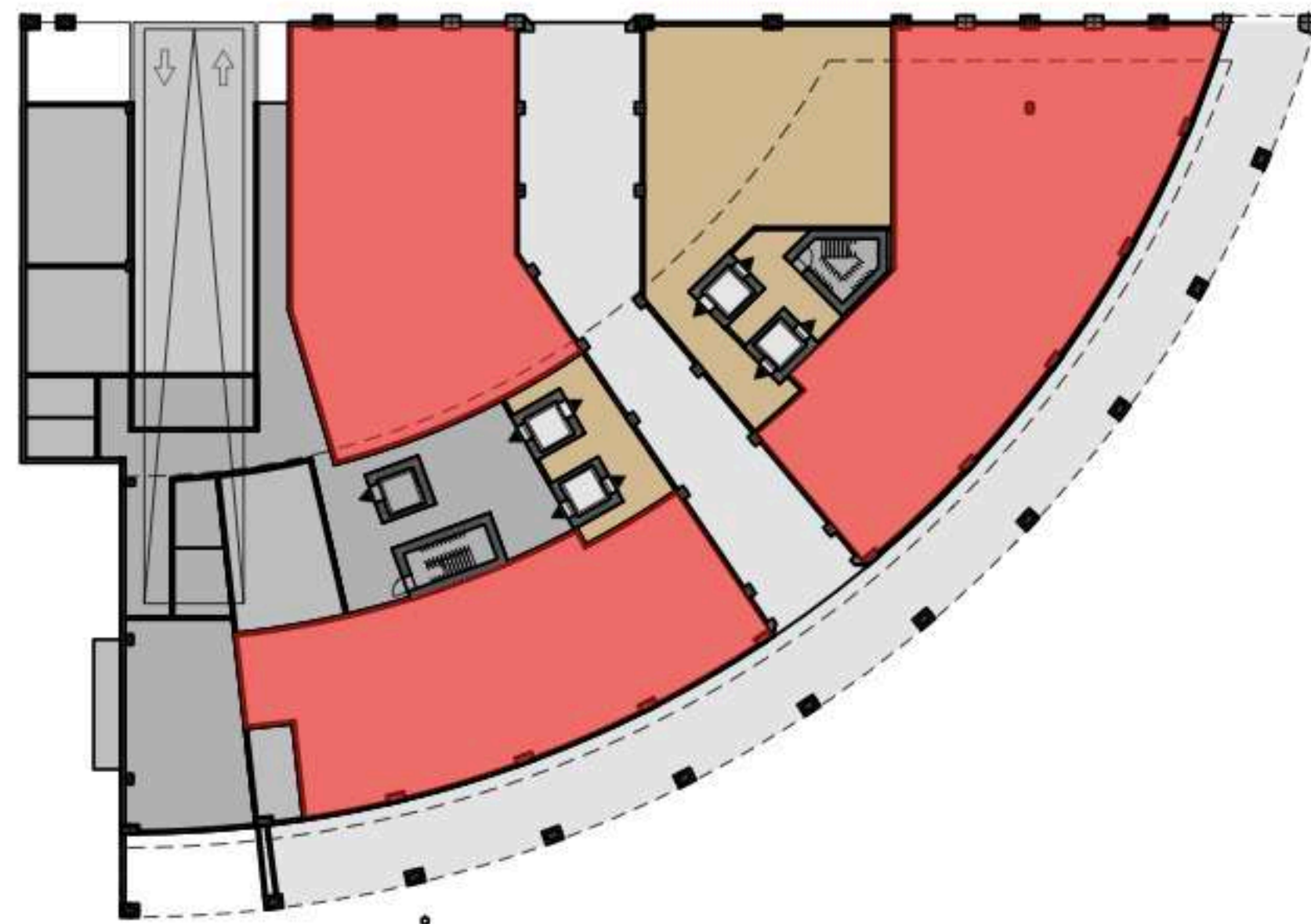
# OPPENHEIM ARCHITECTURE

**PONCE PARK RESIDENCES**

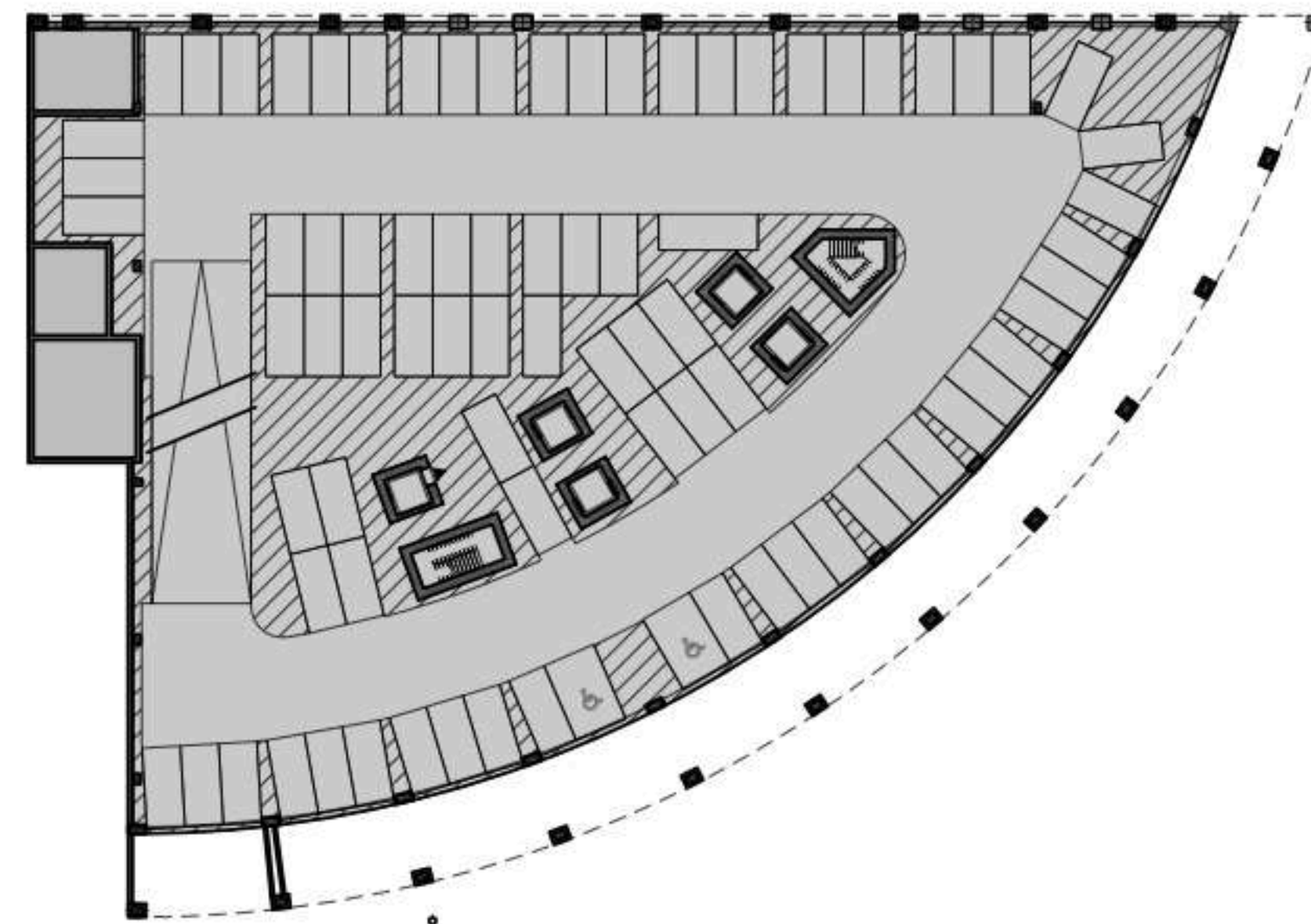
PLAN REVISIONS

4/13/22

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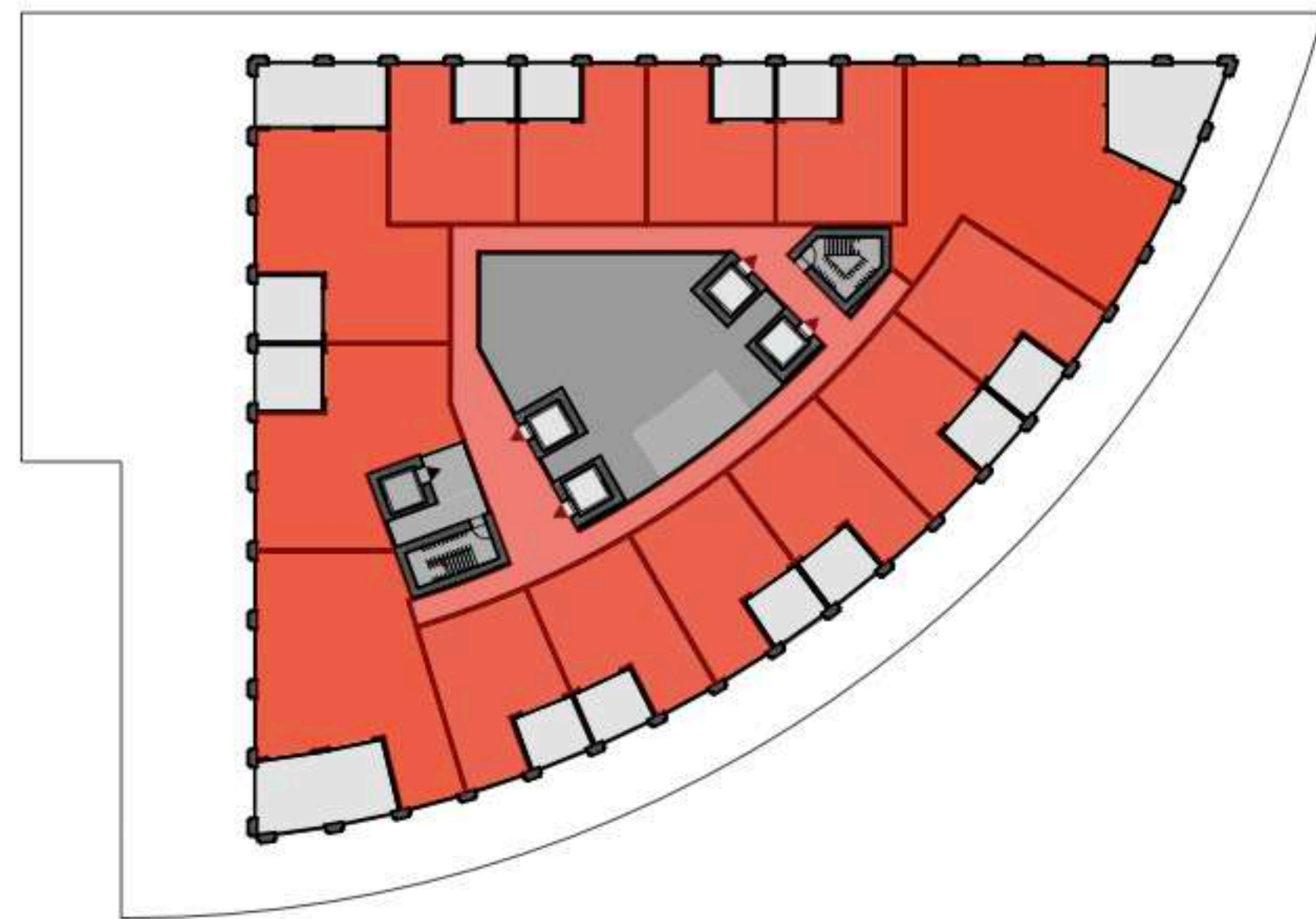
GROUND FLOOR STORY



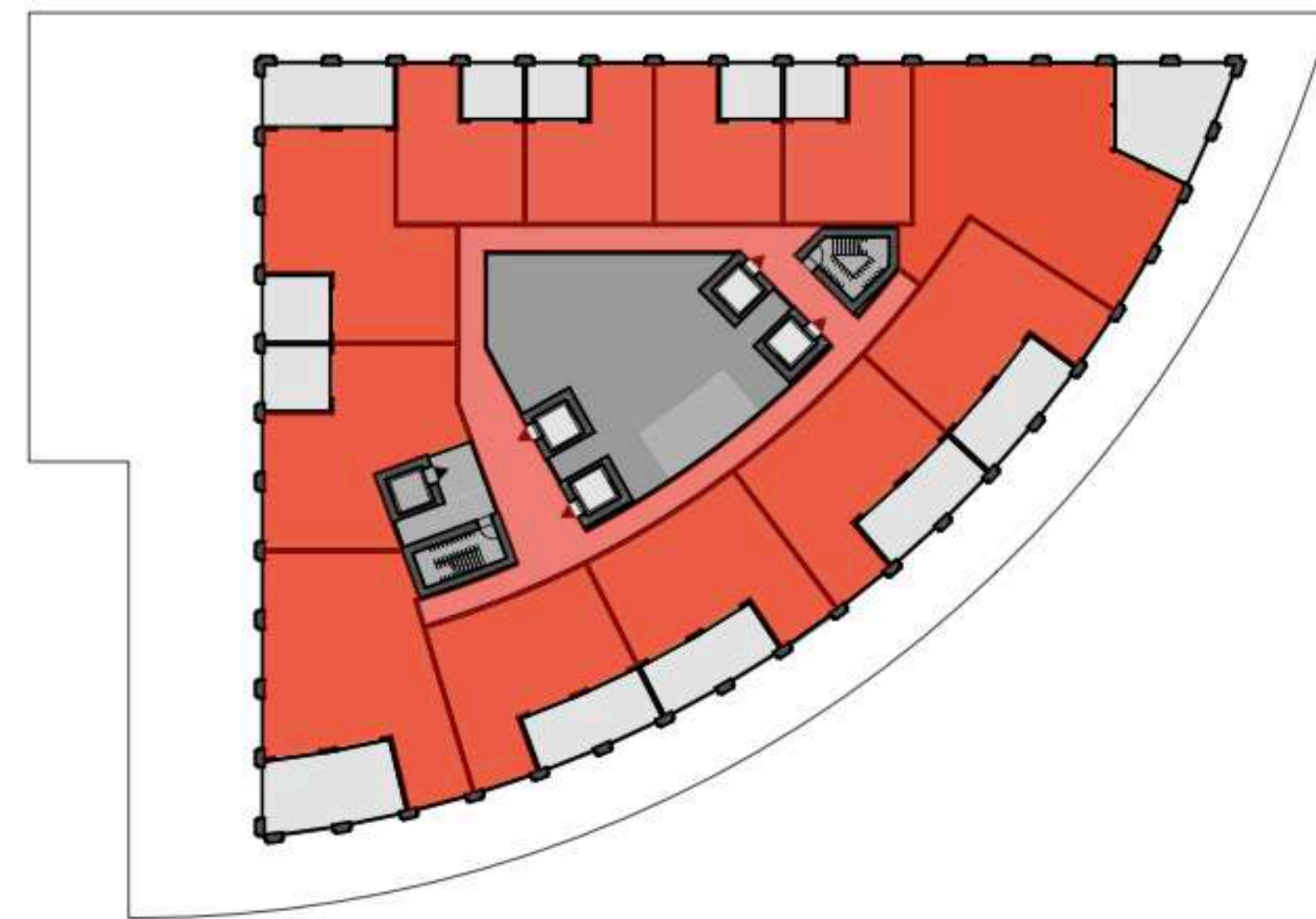
SCREENED PARKING LEVELS 01 AND 01.5



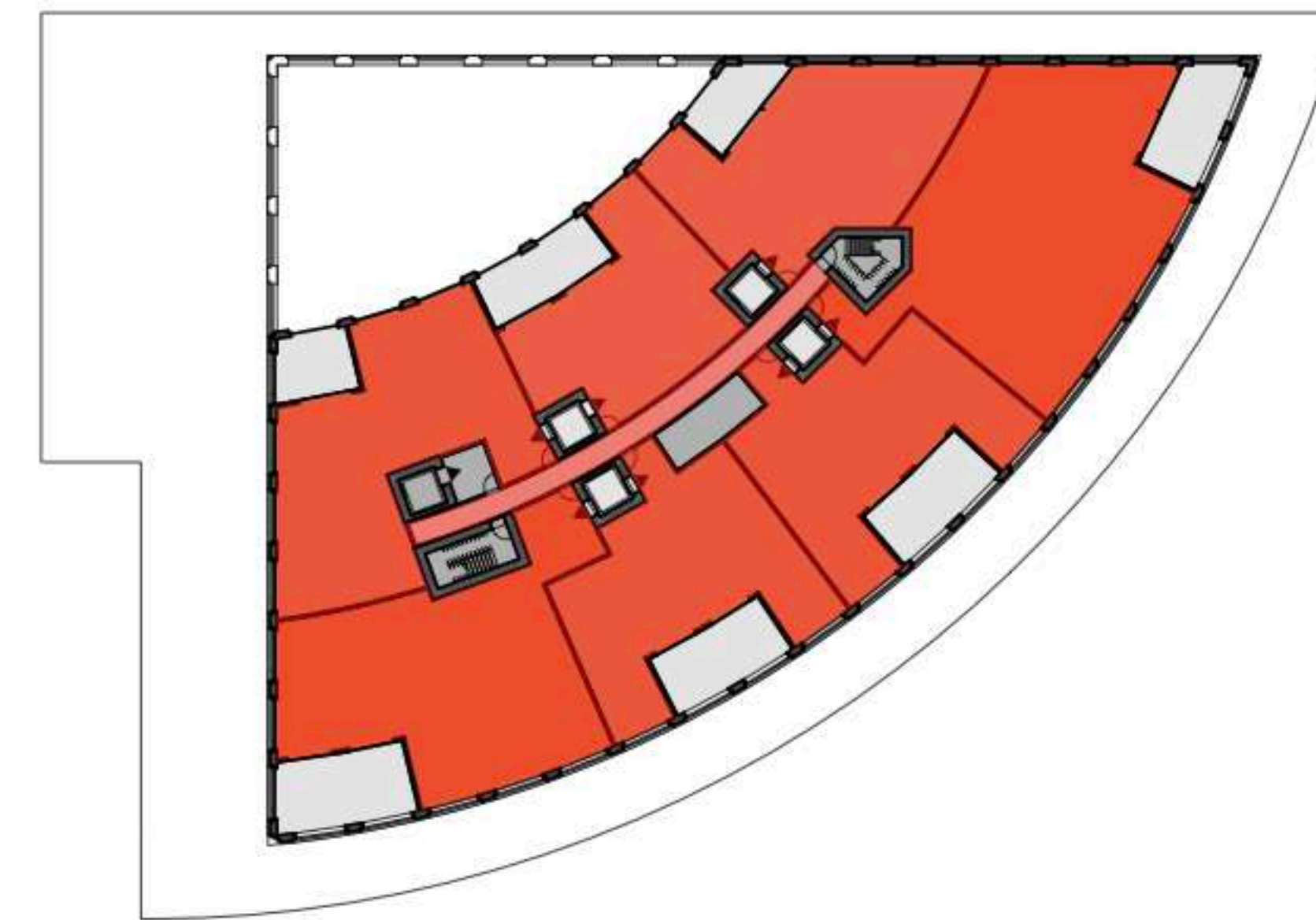
RESIDENTIAL STORY 01



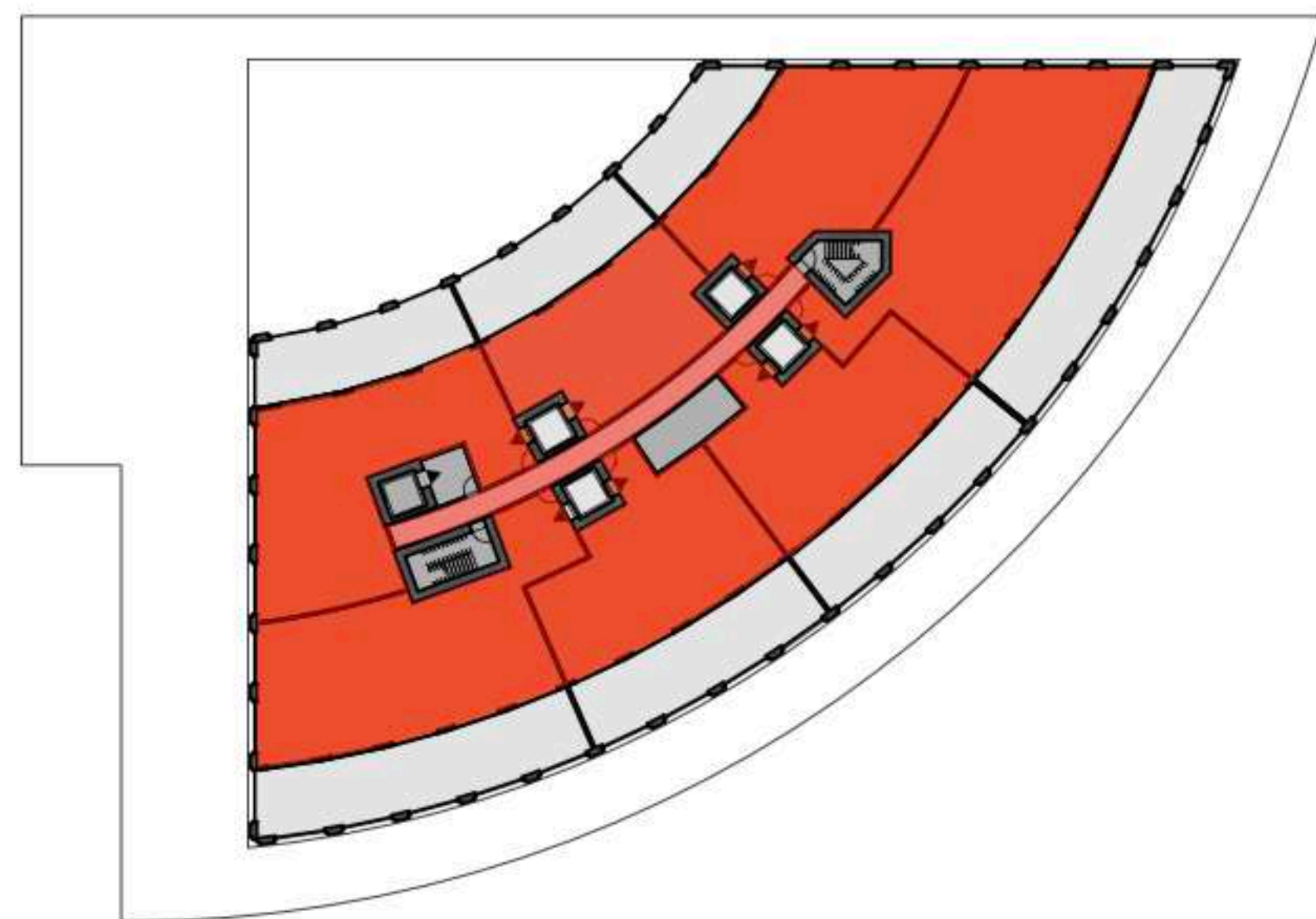
RESIDENTIAL STORY 02



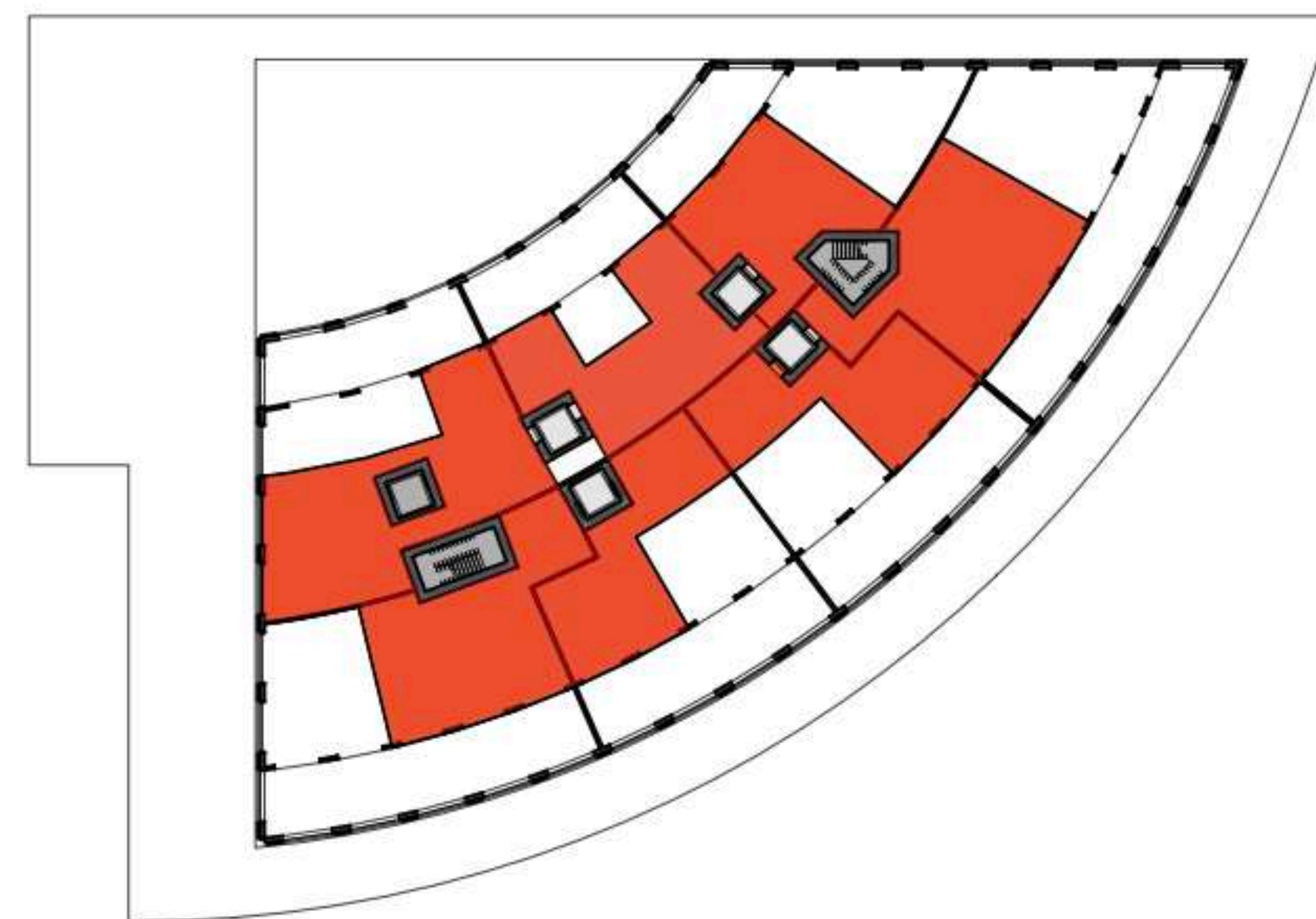
RESIDENTIAL STORY 03



RESIDENTIAL STORY 04-08



RESIDENTIAL STORY 09



RESIDENTIAL STORY 10

FAR AREA DIAGRAM LEGEND

INCLUDED IN FAR

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Title  
**FAR Diagrams**

1:800

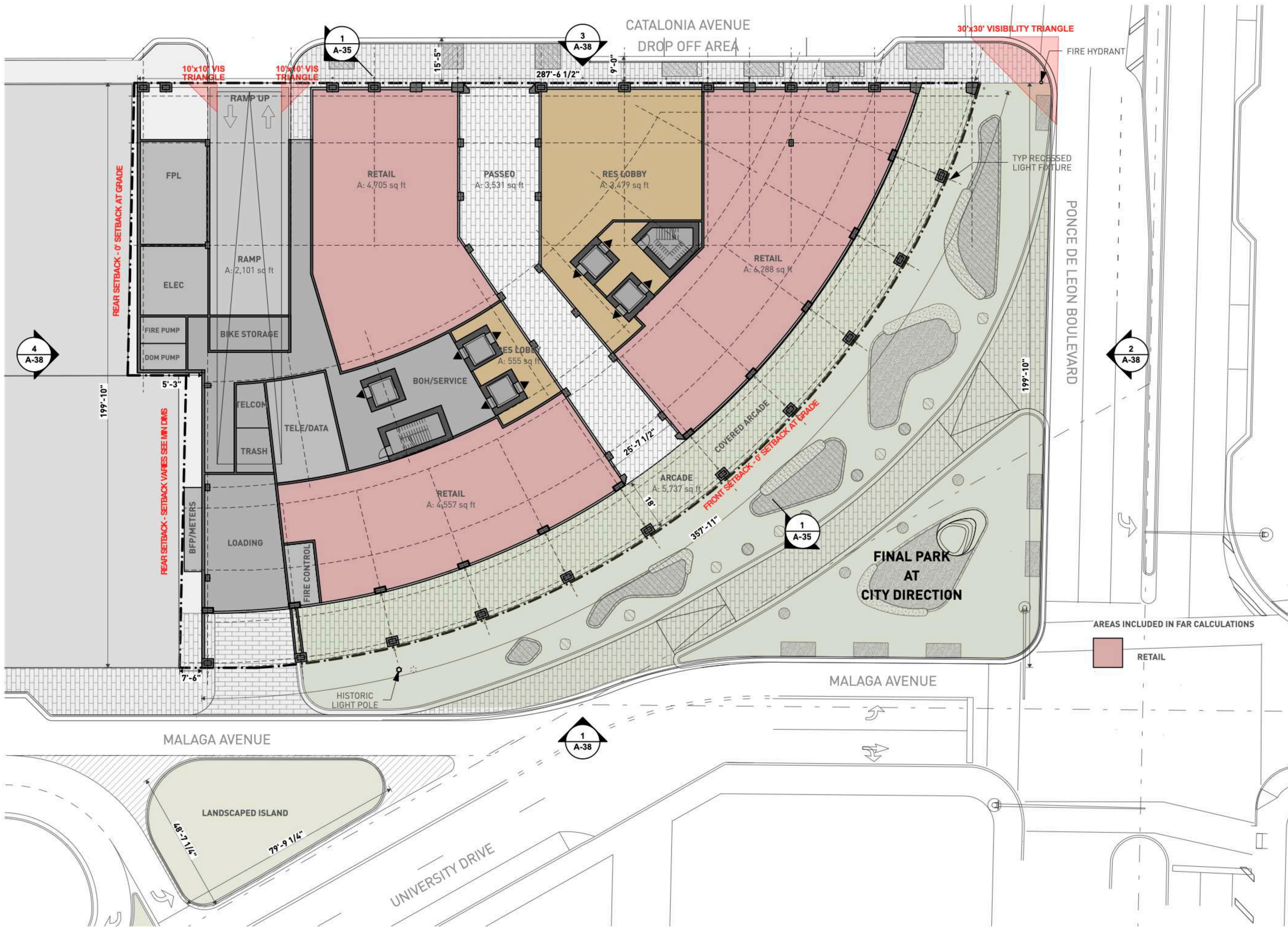


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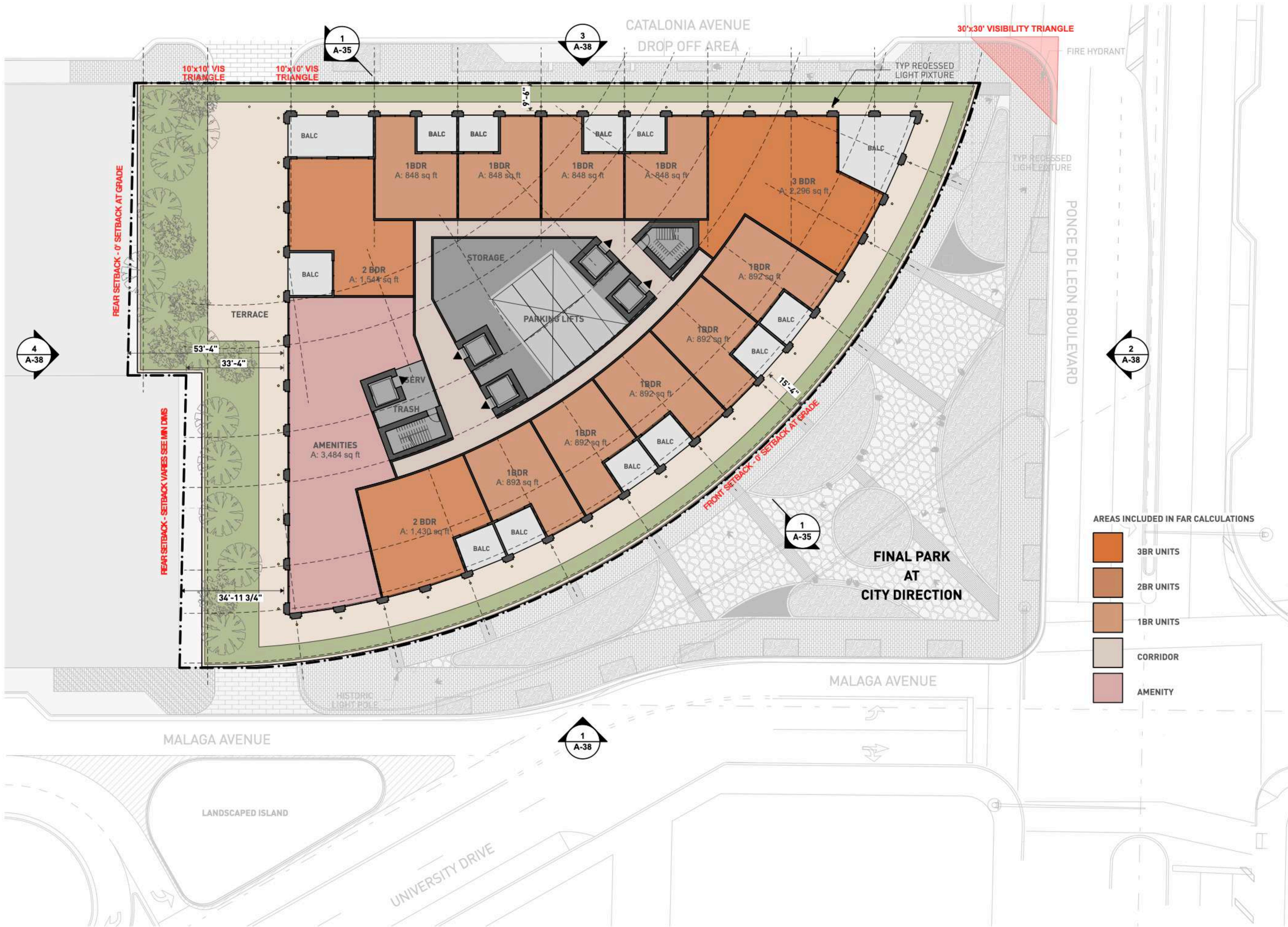
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Title  
**Ground Level Story**

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**A-26**



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**Residential Story 01**

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Title  
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02**

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AREAS INCLUDED IN FAR CALCULATIONS

- 3BR UNITS
- 2BR UNITS
- 1BR UNITS
- CORRIDOR



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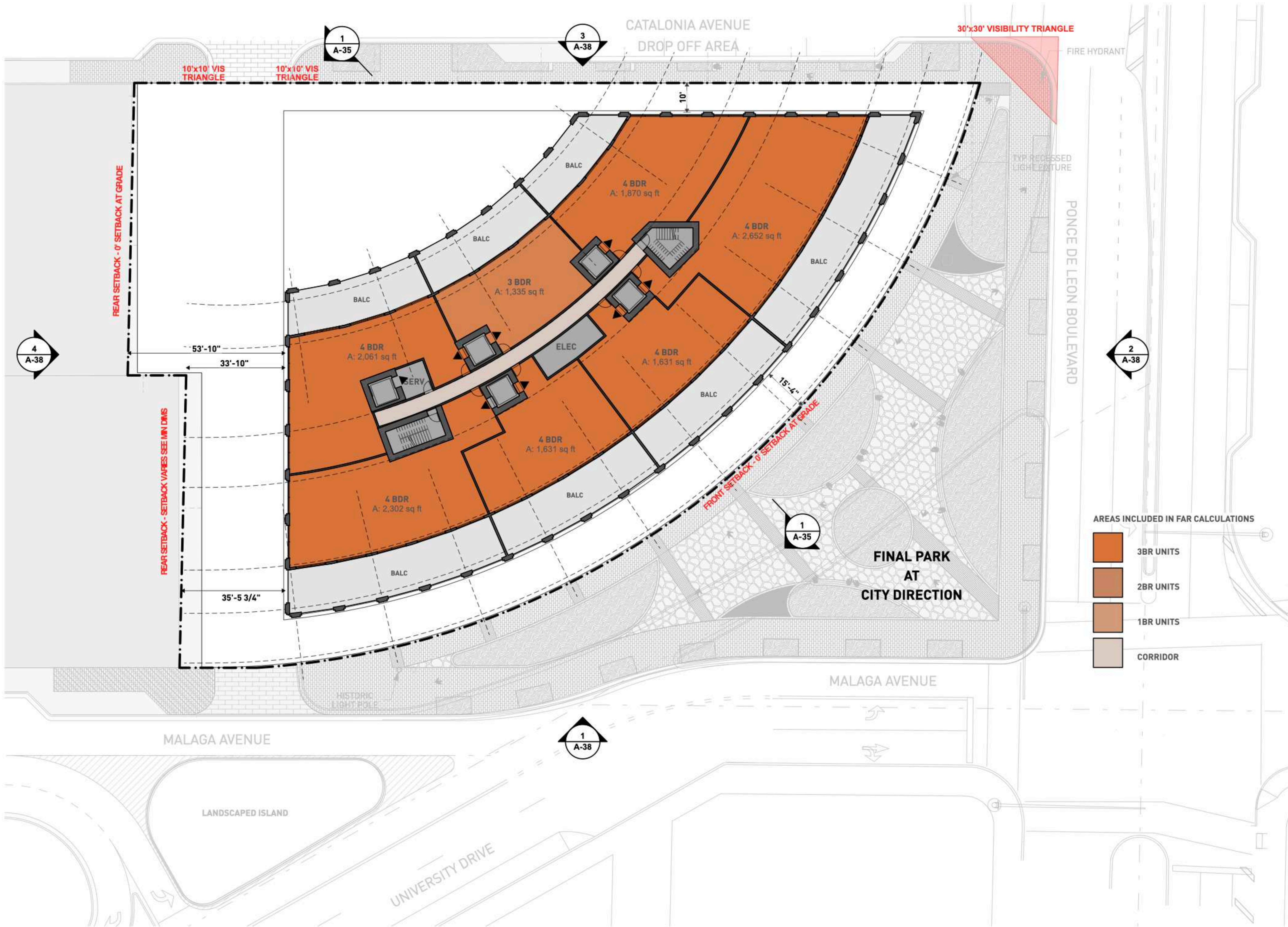
Title  
**Residential Story  
 03**

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**A-31**





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Title  
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 09**

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 PONCE PARK RESIDENCES  
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**A-33**

AREAS INCLUDED IN FAR CALCULATIONS

- 3BR UNITS
- 2BR UNITS
- 1BR UNITS
- CORRIDOR

**FINAL PARK  
 AT  
 CITY DIRECTION**



Project No  
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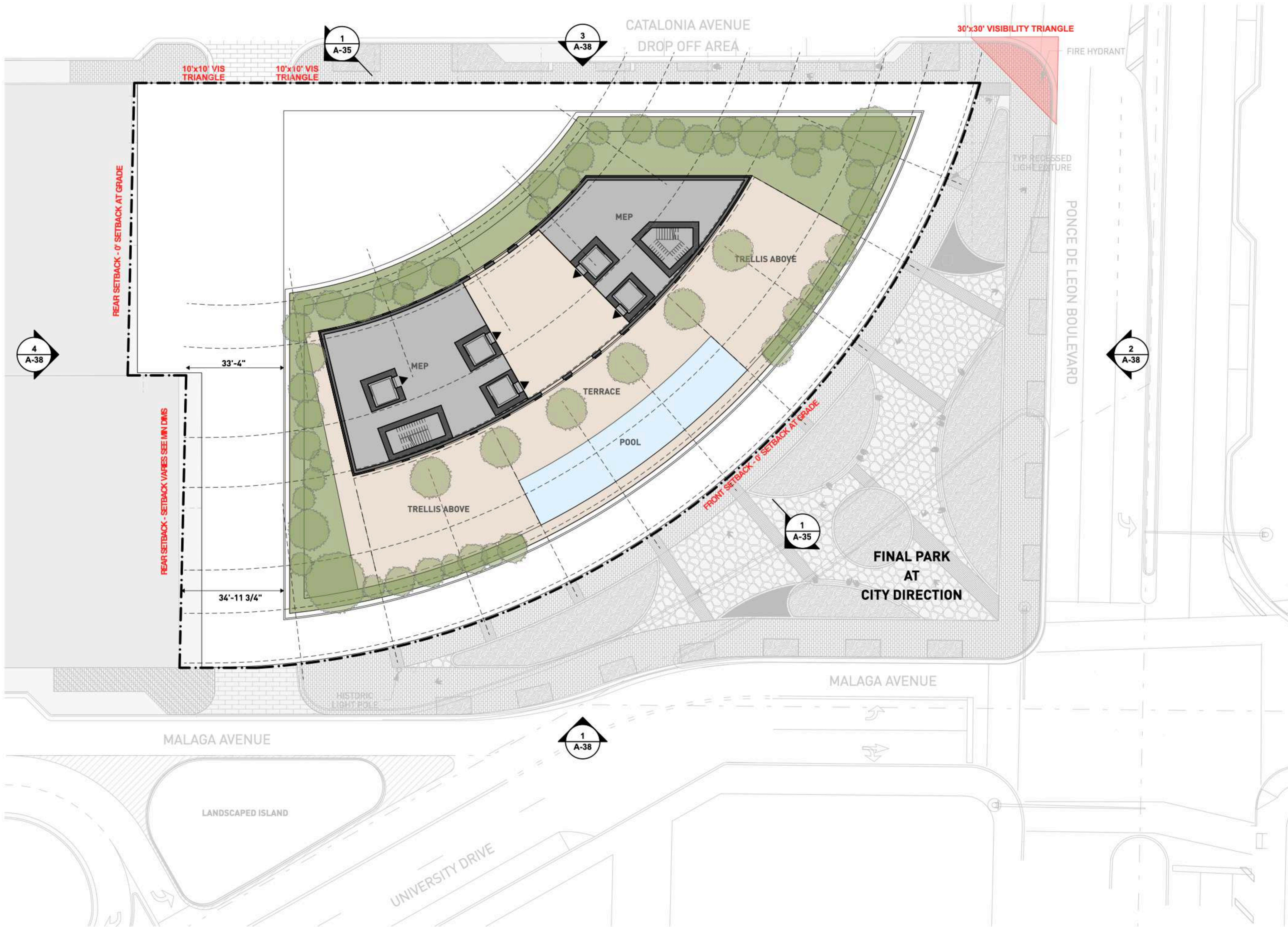


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Title  
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 10**

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Title  
**Roof Level**

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**A-35**

<b>Project Name</b>	<b>Ponce Park Residences</b>
Current Zoning	Commercial
Current Land Use	Commercial Low-Rise Intensity
Proposed Zoning	N/A
Proposed Land Use	Mixed-Use Intensity
Federal Flood Hazard Zone	Zone X

FLOOR AREA RATIO & BUILDING HEIGHT							
ZONING DESIGNATION	PROPOSED BUILDING SITE AREA	F.A.R. w/ Level 2 Bonus	F.A.R.		HEIGHT		NOTES
			Level 2 Bonus	Proposed	Level 2 Bonus	Proposed	
Commercial Med Bonus with TDRs	42,950 ft <sup>2</sup>	4.375	187,906 ft <sup>2</sup>	187,899 ft <sup>2</sup>	190' - 6"	149' - 8"	Section 5-604 table 2

TRANSFERABLE DEVELOPMENT RIGHTS
37,581 ft <sup>2</sup> of TDRs are proposed to be transferred to this building site to achieve a 4.375 FAR of 187,876 ft <sup>2</sup> .

FLOOR AREA RATIO						
	EXISTING LOT AREA	PROPOSED ALLEY VACATION	ROW VACATION	ROW DEDICATION	TOTAL	NOTES
PRE-DEDICATION AREA	39,948 ft <sup>2</sup>	3,002 ft <sup>2</sup>			<b>42,950 ft</b>	Bldg Site for purposes of FAR Calculation
POST-DEDICATION AREA	39,948 ft <sup>2</sup>	3,002 ft <sup>2</sup>	1,318 ft <sup>2</sup>	1,725 ft <sup>2</sup>	42,543 ft	

DENSITY						
MIXED-USE DISTRICT SITE PLAN	PROPOSED BUILDING SITE AREA		ALLOWED W/ MXD	DENSITY		NOTES
	42,950 ft <sup>2</sup>	0.99 ac		Allowed w/ MXD	Proposed	
			125 units/ac	123 units	80 units	Section 4-201 Table 1

F.A.R. CALCULATIONS				DENSITY CALCULATIONS						
FLOOR/LEVEL	AREA APPLICABLE TO F.A.R. CALCULATION*	NUMBER OF LEVELS	TOTAL F.A.R. AREA	UNIT MATRIX						
				STUDIO	1BR	2BR	3BR	4BR	TOTAL	
Roof	0 ft <sup>2</sup>		0 ft <sup>2</sup>							0
Residential Story 10	10,052 ft <sup>2</sup>	1	10,052 ft <sup>2</sup>							0
Residential Story 09	14,902 ft <sup>2</sup>	1	14,902 ft <sup>2</sup>				1	6		1
Residential Story 08	18,137 ft <sup>2</sup>	1	18,137 ft <sup>2</sup>			2	3	2		5
Residential Story 07	18,137 ft <sup>2</sup>	1	18,137 ft <sup>2</sup>			2	3	2		5
Residential Story 06	18,137 ft <sup>2</sup>	1	18,137 ft <sup>2</sup>			2	3	2		5
Residential Story 05	18,137 ft <sup>2</sup>	1	18,137 ft <sup>2</sup>			2	3	2		5
Residential Story 04	18,137 ft <sup>2</sup>	1	18,137 ft <sup>2</sup>			2	3	2		5
Residential Story 03	18,550 ft <sup>2</sup>	1	18,550 ft <sup>2</sup>		4	7	1			12
Residential Story 02	18,550 ft <sup>2</sup>	1	18,550 ft <sup>2</sup>		10	3	1			14
Residential Story 01	19,489 ft <sup>2</sup>	1	19,489 ft <sup>2</sup>		9	2	1			12
Screened Parking Levels 01 and 01.5	0 ft <sup>2</sup>	1	0 ft <sup>2</sup>							
Ground Floor Story	15,671 ft <sup>2</sup>	1	15,671 ft <sup>2</sup>							
<b>Total</b>		<b>12</b>	<b>187,899 ft<sup>2</sup></b>		<b>23</b>	<b>22</b>	<b>19</b>	<b>16</b>		<b>80 units</b>

\*The following BOH will be exempt from FAR: Electrical rooms/FPL vault room, Fire pump room, Mail room, Fire command room, Trash room, Stairs, Elevators, Phone/IT room, Service corridor, Loading Areas, Lobby, Storage.

Project No  
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The Allen Morris Company  
121 Alhambra Plaza Suite 1600  
Miami, FL 33134

Design Architect  
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Chad Oppenheim  
No. AR 0016620

Title  
**Zoning Data**

**NOT FOR CONSTRUCTION**  
CITY OF CORAL GABLES  
PLANNING & ZONING DIVISION  
UPDATED DEVELOPMENT APPLICATION

1812  
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

**A-6**

Project No  
**1812**

Project Address  
216 and 224 Catalonia Ave.,  
3000 Ponce De Leon Blvd.,  
and 203 University Drive

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**A-6B**

CORAL GABLES SHARED PARKING MATRIX ASSUMING RETAIL (section 5-1410.B.2.a)									
USE	REQUIRED PARKING	AREA/UNITS	REQUIRED (UNSHARED)	WEEKDAY			WEEKEND		
				DAY	EVENING	NIGHT	DAY	EVENING	NIGHT
Res	see note below*	80 units	140 spaces	84	126	140	112	126	140
Retail	1.0 spaces per 300 ft <sup>2</sup>	15,671 ft <sup>2</sup>	52 spaces	37	47	3	52	37	3
<b>Total Spaces Required</b>				121 spaces	<b>173 spaces</b>	143 spaces	164 spaces	163 spaces	143 spaces
<b>Total Spaces Provided</b>				<b>173 spaces</b>					

\*Efficiency and one (1) and bedroom units – 1.0 space per unit. Two (2) bedroom units – 1.75 spaces per unit. Three (3) or more bedroom units – 2.25 spaces per unit.

ACCESSIBLE PARKING REQUIREMENT			LOADING REQUIREMENTS		
TOTAL PARKING REQUIRED	REQUIRED ACCESSIBLE SPACES	NOTES	TOTAL BUILDING AREA	REQUIRED LOADING SPACES	NOTES
173 spaces	5 spaces	FBC Section 11-4.1	187,899 ft <sup>2</sup>	2 spaces	Section 5-1409 D

ELECTRIC VEHICLE CHARGING REQUIREMENTS			
Min of 2% shall be reserved for EV parking w/ charging station	Min of 3% shall be infrastructure ready EV Ready for future charging station	Min of 15% shall be EV capable - all conduits and subpanel ready	NOTES
2 spaces	4 spaces	18 spaces	Ordinance No. 2019-19

LANDSCAPE OPEN SPACE FOR LEVEL 2 MED BONUS		
MINIMUM LANDSCAPE OPEN SPACE AREA REQUIRED	TOTAL LANDSCAPED OPEN SPACE PROVIDED	NOTES
10%      4,295 ft <sup>2</sup>	26,404 ft <sup>2</sup> *	Mediterranean Style Design Standards Table 1 - 8

\*Arcades and loggias paved with a pervious material may be considered open space and counted as such toward the open space requirement up to a maximum of seventy-five (75%) percent.

SETBACK TABLE			
SIDE	LOCATION	REQUIRED/PERMITTED	PROPOSED
Principal Frontage	Ponce de Leon Blvd.	0 ft	0 ft
Principal Frontage	Catalonia Avenue	0 ft	0 ft
Interior Side	West Façade	0 ft	1' to 7'-6"

STEPBACK TABLE			
SIDE	LOCATION	REQUIRED/PERMITTED	PROPOSED
Principal Frontage	Ponce de Leon Blvd.	10' above 45'	15'-4" above 36 ft in height, 15'-10" above 73 ft in height
Principal Frontage	Catalonia Avenue	10' above 45'	9'-6" above 36 ft in height, 10' to 60'-5" above 73 ft in height
Interior Side	West Façade	15' above 45'	33'-4" to 54'-4" above 36 ft in height, 33'-10" to 54'-10" above 73 ft in height

GREEN BUILDING REQUIREMENTS	
This project will achieve no less than Leadership in Energy and Environmental Design (LEED) Silver certification or Silver certification by the Florida Green Building Coalition (FGB)	