MEDITERRANEAN VILLAGE at Ponce Circle

Coral Gables, Florida

City Commission
Second Reading

06.02.2015



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RECOMMENDED CONDITIONS OF APPROVAL AND STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

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MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

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STATEMENT OF USE

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Our File Number: 37948.00001
Writer's Direct Dial Number: 305-376-6061
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May 27, 2015

VIA HAND DELIVERY

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Mediterranean Village / Planning and Zoning Board Application / Second Amended Statement of Use and Justification

Dear Mr. Trias:

After having received input from the City Commission at its initial First Reading meetings, the Applicant has made certain revisions to the proposed Mediterranean Village Form-Based PAD site plan which also required some corresponding revisions to the proposed legislative amendments. Accordingly, enclosed with this submittal is a full revised site plan along with other accompanying materials.

The Applicant proposes to construct a mixed use development tentatively named "Mediterranean Village" (the "Project"), which will be located immediately east and south of Ponce Circle Park between Sevilla and Malaga Avenues on a 6.72 acre site (the "Property"). The Project will be a true "Mediterranean Village" in that it will be a community within a community consisting of residential, office, retail, cultural and lodging uses and inspired by the classical Mediterranean architecture of Spain. The Project will provide ample open space and public amenities, designed with beautiful architectural details and George Merrick inspired buildings.

Specifically, the Applicant proposes 214 luxury condominium residences; 15 townhomes; a 5-star hotel with 184 rooms totaling 127,259 square feet; 265,000 square feet of retail; 29,000 square feet of restaurant, and 317,000 square feet of Class A office space. The required Project approvals included in this submittal are as follows:

- Comprehensive Plan text amendments, which are attached as **Exhibit "A"**;
- Future Land Use Map amendment, as indicated on the attached composite **Exhibit "B"**;
- Zoning Code text amendment for new Coral Gables Mediterranean Village Planned Area Development, a copy of which is attached as **Exhibit "C"**; and
- Alley Vacation, as indicated on the attached **Exhibit "D"**;

As part of the requested Comprehensive Plan and Zoning Code text amendments, a new Planned Area Development ("PAD"), the Mediterranean Village Form-Based PAD will be

created which will specify form-based design regulations for projects that meet certain criteria and standards. The Mediterranean Village Form-Based PAD will provide greater opportunity for construction of quality developments through the use of flexible guidelines which allow the integration of a variety of uses and densities in one development. It will permit an inspired vision, good design, and planning principles to drive the Project's design as opposed to the reliance on static Code requirements.

Benefits of the Proposed Development

The Application has been prepared and filed with the intent of bringing new energy and excitement near the City's Central Business District ("CBD") while reaffirming George Merrick's original vision for the City's design, look, and lifestyle. The assemblage of over 6.7 acres of land is one of the largest single infill redevelopment projects in the City and with this large tract of land, the Project has been creatively designed as a Mediterranean village with a variety of uses, intensities and public open space and green areas.

The City's Comprehensive Plan and Zoning Code seek to preserve the City's predominantly residential character by concentrating dense and urban uses within areas such as the CBD and the North and South Industrial Mixed Use Districts (e.g., the Village of Merrick Park). In the past decade—especially as the economy has risen out of recession—the quality of life (and work) in the City has propelled demand for both multifamily residential and high end commercial uses within and near the CBD and the North and South Mixed Used Districts, where transit and pedestrian friendly projects will bring residents and visitors to the areas. The Project, with its mix of uses, will help address this demand.

At the same time that the Project brings new growth near the CBD, the Project will honor and promote George Merrick's vision for the City. As the drawings and plans submitted with the Application illustrate, the Project promises to stand out as one of the City's architectural gems and be one of the premier destinations in the City to live, work and play. As its name suggests, the Project's design is completely inspired by the classical Mediterranean architecture of Spain. The Applicant and Project architect are fully dedicated to the quality of the Project's design and construction.

The Project is consistent and compatible with the surrounding neighborhood including its height, intensity and density. The Project's tallest buildings will reach a height compatible with that of the office tower at 2800 Ponce de Leon, just west of Ponce Circle Park (commonly referred to as the "Regions Bank Building"). The Project is designed with its low density and low height structures adjacent to the eastern residential neighborhoods creating adequate protection and transition to these uses. Large open spaces and ample tower setbacks will soften the Project's overall massing. The elevations as currently proposed will include a beautiful Mediterranean design, ornate architectural features and very high quality materials. At the street level, the Project will incorporate pedestrian friendly amenities including multiple public art installations such as fountains and other water features and large courtyards and open spaces.

The Project will also be of immense benefit to its immediate vicinity and to the City as a whole. The Project site and its surrounding area have been somewhat blighted since a prior owner proposed a similar project, but was thwarted by the economic downturn and then left the

STATEMENT OF USE

Project site barren. Currently and for the past seven years, the Project site has largely remained desolate and un-landscaped. As now proposed, Mediterranean Village will inject the area with new life, helping to link it to the CBD to its immediate north.

The Project will also provide new public infrastructure and public spaces including open lawns and brick lined interior roadways. A small alley vacation to further the continuity of the Project will be requested as part of the Project's approvals. Some of the improvements proposed will extend beyond the Project's boundaries to include significant improvements to public sidewalks abutting the Project and connecting it to Miracle Mile. Lush landscaping will extend throughout the Project at the ground level and over a large area of rooftop space, providing beautiful green vistas at upper levels and environmentally responsible designs. The residential neighborhoods directly east, south, and to the west of the Property will also benefit from the Project as the Applicant further proposes extensive improvements including the resurfacing of roads, the widening of green areas, and the planting of oak trees which will line the streets surrounding the Project. The Project will serve as a City-wide destination and fully incorporate a new stop for the City's Trolley providing residents, visitors and guests easy access to the Project and the Central Business District. Additionally, the Applicant has proffered two transit improvements to address the traffic impacts created by this project. The first improvement is to fund the operation of a new downtown trolley loop. The second transit improvement is to fund extended evening and weekend hours for the existing Ponce de Leon trolley route. Both of these improvements are summarized in the attached **Exhibit "E"** .

Proposed Comprehensive Plan Text and Future Land Use Map ("FLUM") Amendments

The Applicant is proposing modifications to the City's Comprehensive Plan through text amendments that would regulate the Project's development and changes to the Future Land Use Map (FLUM). The Comprehensive Plan text amendments will request amendments to Table FLU-2, the Commercial Land Uses Table found in Future Land Use Policy FLU-1.1.3., which includes density/intensity and height amendments permitting a unique and signature development that is consistent with the Goals, Objectives and Policies of the Comprehensive Plan. As shown on proposed Table FLU-2, attached as **Exhibit "A"**, the Commercial High-Rise Intensity classification will permit the heights of structures located within a Mediterranean Village Form-Based PAD to exceed the applicable maximum, to the extent approved by the City for those areas containing only: (a) architectural embellishment or (b) a top floor (one or two levels) dining and entertainment use open to the public. Mediterranean Village's design as illustrated in the architectural renderings and elevations includes beautiful and quality architectural embellishments, top floor dining and entertainment uses open to the public, and activated rooftops which under the proposed Comprehensive Plan text amendments will permit the heights of the various structures proposed at the Project.

The proposed FLUM amendments would slightly reconfigure the boundaries of the Commercial High and Commercial Medium designations within the Property, while still maintaining the Commercial Low properties along the entire eastern side of the Project, providing a transition to and the protection for the residential neighborhoods to the east. The majority of the Commercial High designations have been oriented along transit corridors and close to the CBD which is located one block north of the Project. The proposed changes to the FLUM are indicated on the map drawings and sketches attached as composite **Exhibit "B"**.

Pursuant to Section 3-1506 of the City's Zoning Code, Mediterranean Village satisfies the standards for Comprehensive Plan Text and Map Amendments as follows:

1. **Mediterranean Village specifically advances several objectives and policies of the Comprehensive Plan**. See, Comprehensive Plan Analysis, attached as **Exhibit "F"**.

2. **Mediterranean Village is internally consistent with the Comprehensive Plan** as further described below.

3. **Mediterranean Village will dramatically improve the level of service of public infrastructure around the Project**, as the surrounding entire area will benefit from redesigned and constructed streets, sidewalks and upgraded water and sewer service and traffic improvements. Based on the Concurrency Impact Statement submitted with this Application, the Project meets and/or exceeds the level of service and satisfies concurrency. Additionally, the Project is designed as a pedestrian friendly community and encourages guests, visitors and residents to leave their automobiles behind and walk or take public transit to and from this beautiful development. Being located only a block south of the CBD and with a large dedication to pedestrian amenities including large tree lined sidewalks, open courtyard areas, lush landscaping and green spaces, the Project creates a village within a village and provides a connectivity along the Ponce de Leon Boulevard corridor to various City destinations and the CBD, and Miracle Mile, that is lacking today.

4. **Mediterranean Village will not have any adverse effect on environmental resources**. The Property is an urban infill site with parcels that are vacant, deteriorating or underutilized. However, the Project is being designed to LEED Neighborhood Development standards in accordance with the proposed guidelines included in the proposed Zoning Code Text Amendment and with its beautiful design, large open spaces, lush landscaping and green rooftops, the Project will give back to the community and the region. Additionally, each building within the Project will be LEED certified.

5. **Mediterranean Village is a mixed use development** with uses such as office, commercial, residential, cultural and hotel. The proposed residential portion of the Project will be condominiums priced according to market demand based on size, location and amenities. Within the mix of uses, there will be retail, restaurants and other services, which will provide the residents and guests of Coral Gables with needed services, employment and entertainment. The Project will create a live, work and play environment and opportunities as an employment center for residents to live close to work without the need for daily automobile use.

Comprehensive Plan Text and FLUM Amendment Justification

In order to create the Project as a community within a community with walkable streets, preserved historic buildings, large open spaces and amenities for residents, guests and the public,

STATEMENT OF USE

amendments to Table FLU-2 are being requested to allow more flexibility in density/intensity and heights for the Project. The City has found that traditional floor area ratio ("FAR") based regulation of development intensity has sometimes led to unpredicted results and undesirable outcomes. Therefore, the proposed text amendment to the Density/Intensity for the Commercial High-Rise, Commercial Mid-Rise and Commercial Low-Rise classifications will provide that the intensity of a project located within a Mediterranean Village Form-Based PAD will be controlled by an approved Mediterranean Village Form-Based PAD Plan with a maximum 4.0 FAR cap. This will create an alternative design process which will use the principles of form-based zoning to guide and control the desired building forms and masses and regulate public amenities for specific redevelopment and infill locations in the City.

Standards for Zoning Text Amendments

The Application is requesting a Zoning Text Amendment to add a new section – Section 3-510 to the Zoning Code. Pursuant to Section 3-1405, of the Zoning Code, the Project satisfies the standards for review of text amendments as set forth below:

1. **Promotes the public health, safety and welfare**. The Project will promote the public health, safety and welfare by converting blighted, undeveloped and deteriorating properties into a signature project with a variety of uses that can benefit the public at large. With tree-lined walkable streets and large green and open space areas, the public can enjoy the Project's amenities. The Project improves neighborhood aesthetics, returns the land to active tax-paying status and increases revenues for the City, stimulates the improvement of nearby properties and provides jobs, both temporary (i.e., construction) and long-term. The Project will also improve infrastructure and create a true destination within the urban core.

2. **Does not permit uses that the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.** This text amendment request will be on a parallel review track with the Comprehensive Plan FLUM and text amendments which will allow residential uses in a Mediterranean Village. The Comprehensive Plan text amendment will request amendments to Table FLU-2, the Commercial Land Uses Table found in Future Land Use Policy FLU-1.1.3.

3. **Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.** As noted in "2." above, the Zoning Code text amendment request will be accompanied by a Comprehensive Plan text amendment request, specifically to Table FLU-2. This text amendment addresses density and intensity, providing that the intensity of a project in a Mediterranean Village is regulated by an approved Mediterranean Village Form-Based PAD plan with a maximum 4.0 FAR cap rather than by a more traditional floor area ratio and other zoning parameters.

4. **Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.** A Concurrency Impact Statement will be submitted with this Application indicating compliance with all levels of service.

5. **Does not directly conflict with an objective or policy of the Comprehensive Plan.** The Project will not directly conflict with any known Comprehensive Plan policy or objective, and will in fact, further or implement several of the goals, objectives and policies as detailed in the Comprehensive Plan Analysis attached as **Exhibit "F"**.

Zoning Code Text Amendment Justification

In order to create Mediterranean Village, with its mix of uses, stunning architecture, old Spanish and Mediterranean charm infused with modern amenities, and quality materials, a Zoning Code text amendment is needed. This proposed text amendment would create a new section of Division 5, Planned Area Development of Article III, Development Review, to be called "Coral Gables Mediterranean Village". The purpose of the amendment is to create a design review process for specific areas of the City's urbanized core which use a form-based regulating plan rather than more traditional zoning regulations to guide development in a specific infill and redevelopment area of the City. The new text would be inserted into the existing Zoning Code at the end of the PAD section since the existing PAD process would be used for its effectuation. It is tentatively numbered "Section 3-510".

The City has found that traditional floor area ratio based regulation of development intensity has sometimes led to unpredicted results and undesirable outcomes. The Coral Gables Mediterranean Village creates an alternative design process which uses the principles of form-based zoning to guide and control the desired building forms and masses and regulate public amenities for a specific redevelopment and infill location in the City.

Mediterranean Village is a project of great architectural complexity on an important infill site. This Project will feature multiple street frontages and building elevations, very elaborate facades and setbacks, complex circulation, and provision for generous amounts of public use of the site. Trying to develop a project of this complexity within a traditional zoning code would be a challenge. By their nature, zoning codes tend to segregate land uses and control the density and intensity of site development through set limitations and parameters such as floor area ratios, setbacks, limitations on density and parking ratios. What can easily be lost in the application of these parameters is the overall form of the intended project.

In the case of Mediterranean Village, the zoning district on the Property is Commercial which includes an extensive list of permitted uses, mostly of a commercial and retail nature. In addition, the Code contains a number of "performance standards" including minimum lot size, minimum parcel dimensions, minimum setbacks, maximum floor area ratio and maximum height. The district allows mixed use buildings as conditional uses, but does not specifically allow residential to be part of the "mix". Most planners and urban designers feel that the

STATEMENT OF USE

inclusion of residential uses is critical to the success of a mixed use project, especially one of this scale.

In the case of the Coral Gables Mediterranean Village Zoning Code text amendment, it is proposed that the plan to be developed will utilize the PAD process which is already present in the Coral Gables Zoning Code. The PAD process includes a requirement for a development agreement, which in this case will include detailed quality standards for proposed uses, limitations on development rights, and esthetic and operational assurances to guide and regulate the project as it is built over time. In addition, the Coral Gables Mediterranean Village will include the components of typical form-based codes including the regulating plan, a narrative and justification of the design concept, and a uniform signage plan. A "green building" component and a detailed parking analysis will also be required. The Project will also include certain minimum development standards including size of site, a minimum mix of uses, (one of which must include residential), and provision for meeting the Level 2 Coral Gables Mediterranean Architectural Design bonus requirements. Architectural standards and architectural material standards will also be specified in the Code.

Proposed Mediterranean Village Form-Based PAD Criteria

The Coral Gables Mediterranean Village Form-Based PAD will be created under Zoning Code Section 3-510 that provides a form-based approach to developments such as Mediterranean Village and which will include a strong emphasis on the relationship of the proposed buildings with the public realm. The goal of the new Form-Based PAD regulations will be to appropriate redevelopment and infill in the City's urbanized area that is customized to and compatible with founder George Merrick's vision. The Mediterranean Village Form-Based PAD is available for properties that meet certain criteria as set forth in proposed Zoning Code Section 3-510. The Project satisfies the Mediterranean Village Form-Based PAD criteria as follows:

1. The Project is located in an area which is suitable due to its contiguous infill development opportunity. Located only one block south of the City's Central Business District, and with its beautifully designed buildings, streetscapes and corridors, the multi-faceted Project will become an icon in the heart of Coral Gables.

2. The Project has a Coral Gables Mediterranean character. With its traditional Mediterranean architecture, the design creatively incorporates the City's architectural heritage including Mediterranean style architecture, arcades and loggias and tower elements at the tops of the buildings, while providing a balance between uses, intensities and heights.

3. The Project is strategically located and encompasses several blocks. The Project encompasses over 6.7 acres of land, one block south of the CBD and adjacent to Ponce Circle Park, a focal point of the City primed for redevelopment.

4. The Project encourages alternative modes of travel due to its location on a transit route and enhances the ability of residents to walk to destinations and to live, work and play within the same area. With its walkable oak lined streets and

community feel, the Project will promote pedestrian activity and use of alternative transit methods including the City's Trolley service thereby reducing the need to drive. The Project has pledged nearly $17 Million to expand and enhance the City's trolley service.

5. The Project is compatible with and next to land designated Commercial High-rise intensity. The Project contains a mix of land uses, which are compatible with its neighbors. The Project's Commercial high-rise uses are located along transit corridors including Ponce de Leon Boulevard and close to the CBD.

6. All of the area where the Project is proposed is zoned Commercial.

7. The Project involves re-use of a developed site to minimize environmental impact to ecological communities, wetlands, agricultural lands and 100-year floodplains. The Property is an urban infill redevelopment project and will have no adverse environmental impacts.

8. The Project will be mixed use and will have at least four different categories of uses, one of which is residential. The Project has residential, office, hotel, retail and cultural uses.

9. The Project will be designed to comply with LEED-ND (Leadership in Energy and Environmental Design for Neighborhood Development) in accordance with the standards set forth on **Exhibit "G"**.

10. The Project's design satisfies the requirements set forth in proposed Code Section 3-510 relating to regulating plans, street types, building forms and plazas and meets all of the General Standards set forth in Section 3-510-4 and the Architectural Standards in Section 3-510-5.

Mediterranean Village promises to drive a new decade of responsible redevelopment and economic growth near and within the CBD while also furthering George Merrick's vision of a Mediterranean-inspired City with an active urban core and tranquil residential neighborhoods. The Project would realize the goals, objectives and policies of the City by bringing a well-designed, high-end mixed use development to an area immediately adjacent to the CBD that is presently unutilized. We urge your support of this request and we look forward to collaborating with you to make the Mediterranean Village a reality.

Thank you for your consideration of the Application. Please contact me if you have any questions or would like to discuss the foregoing.

Sincerely,

Mario J. Garcia-Serra

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RECOMMENDED CONDITIONS OF APPROVAL AND
STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

EXHIBIT 'A'

EXHIBIT "A'

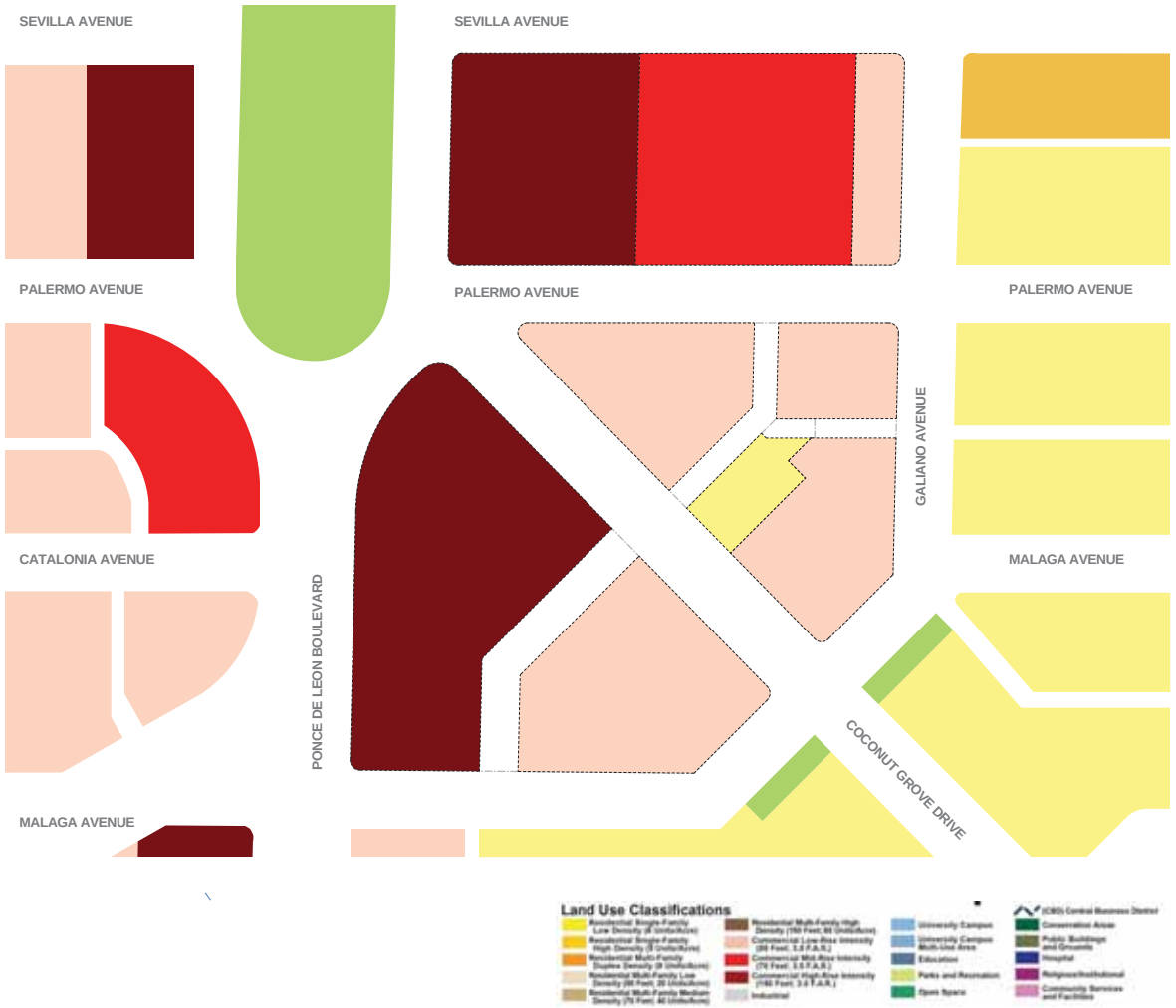
Proposed Comprehensive Plan Amendments Related to Mediterranean Village:

Policy FLU-1.1.3.

Table FLU-2. Commercial Land Uses			
Classification	**Description**	**Density/Intensity**	**Height**
Commercial High-Rise Intensity.	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein, or a Mediterranean Village. The density and intensity of a project located in a Mediterranean Village is controlled by an approved Mediterranean Village PAD Plan that cannot exceed a maximum F.A.R. of 4.0 and a maximum density of 125 units per acre.	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code. The heights of structures located in a project located in a Mediterranean Village may exceed the applicable maximum, to the extent approved by the City, for those areas containing only (a) architectural embellishment or (b) a top floor (one or two level) dining and entertainment destination use open to the public.
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein, or a Mediterranean Village. The density and intensity of a project located in a Mediterranean Village is controlled by an approved Mediterranean Village PAD Plan that cannot exceed a maximum F.A.R. of 4.0 and a maximum density of 125 units per acre.	Up to 70' maximum (no limitation on floors), or 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.
Commercial Low-Rise Intensity.	This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein, or a Mediterranean Village. The density and intensity of a project located in a Mediterranean Village is controlled by an approved Mediterranean Village PAD Plan that cannot exceed a maximum F.A.R. of 4.0	Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.

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AT PONCE CIRCLE

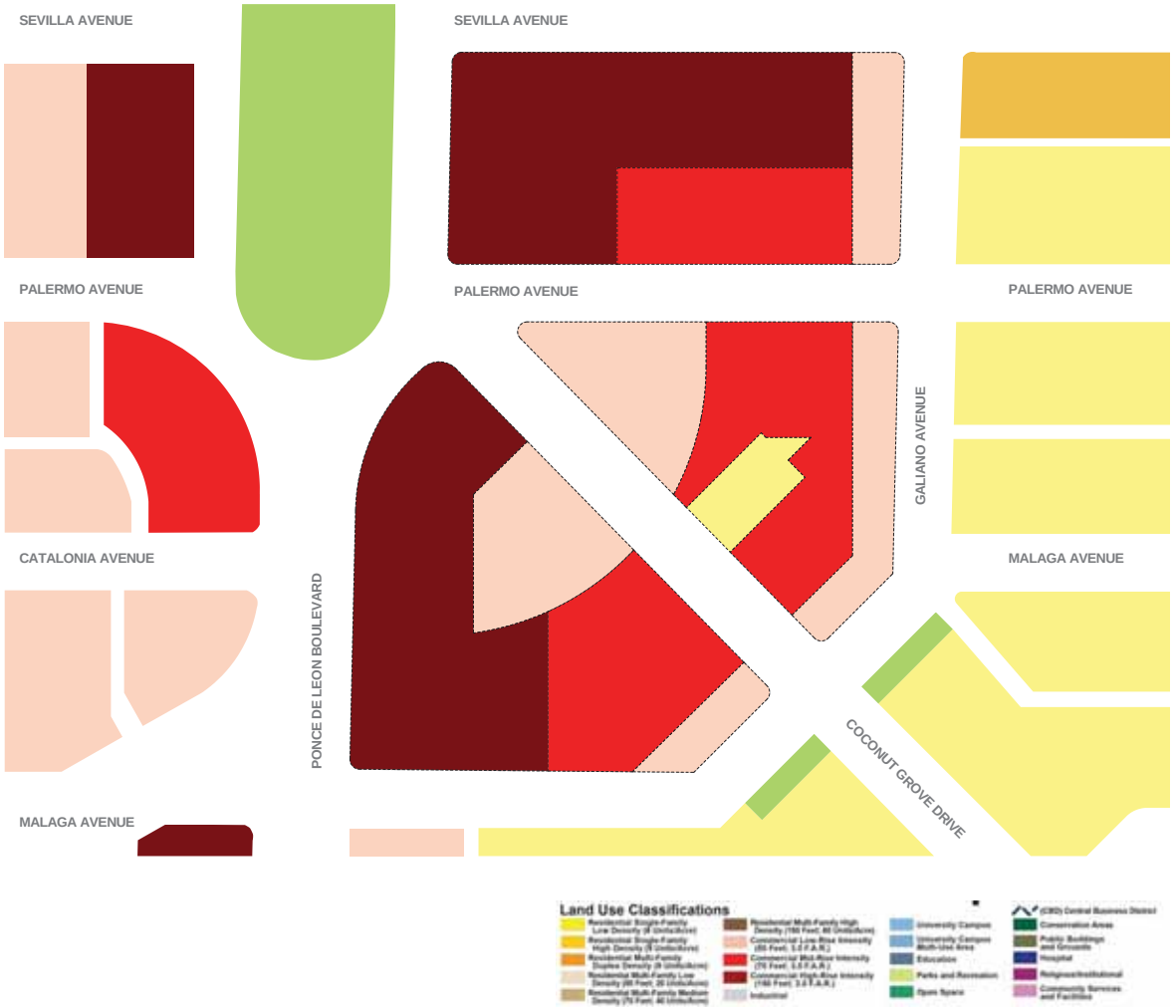
EXHIBIT 'B'



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EXHIBIT 'B'



RECOMMENDED CONDITIONS OF APPROVAL AND
STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

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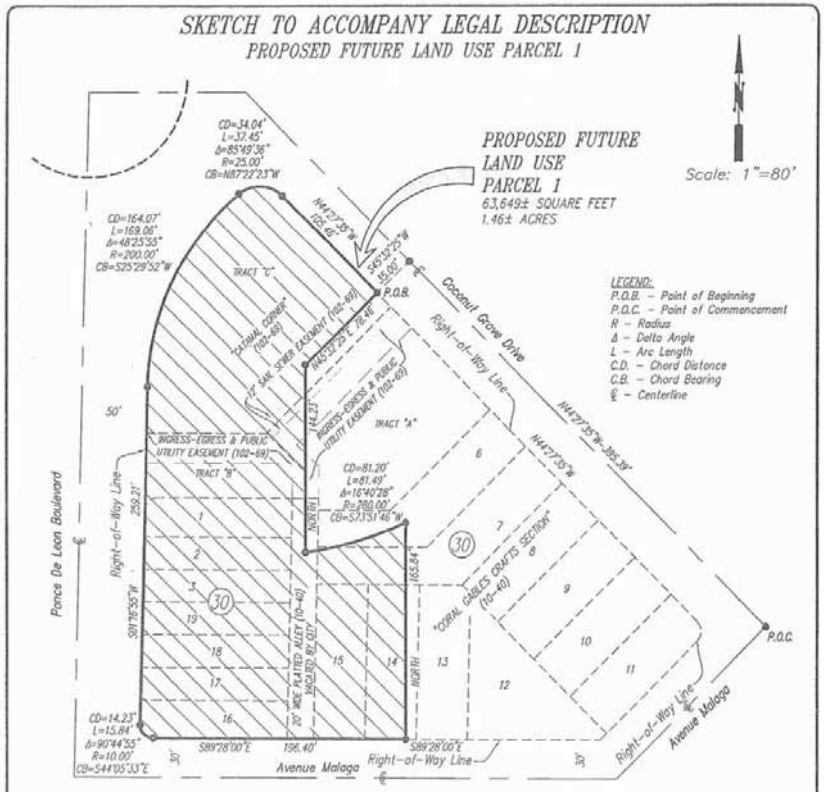
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EXHIBIT 'B'

Commercial High-Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 1



NOTE:
1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS · ENGINEERS · LAND PLANNERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

THIS IS NOT A "LAND SURVEY." ORDER NO.: 203474
DATE: NOV. 17, 2014
SHEET 1 OF 2 SHEET(S) F.B.: N.A.
PREPARED UNDER MY SUPERVISION:
MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 1

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 1

Tract "B", a portion of Tracts "A" and "C", "CATAMAL CORNER," according to the Plat thereof, as recorded in Plat Book 102 at Page 69, of the Public Records of Miami-Dade County, Florida, together with Lots 1, 2, 3, 15, 16, 17, 18, 19, portions of Lots 6, 7, 14 and a portion of that certain 20' Wide Platted Alley, all located within Block 30, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned Plat of "CORAL GABLES CRAFTS SECTION;" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 395.39 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 35.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence run North 44 degrees 27 minutes 35 seconds West, along the Southwesterly right-of-way line of Coconut Grove Drive, for a distance of 252.12 feet to a Point of Curvature of a circular curve concave to the South; thence run Westerly along the arc of a circular curve to the left, having a radius of 25.00 feet, a central angle of 85 degrees 49 minutes 35 seconds, a chord distance of 34.04 feet through a chord bearing of North 87 degrees 22 minutes 23 seconds West for an arc distance of 37.45 feet to a Point of Compound Curvature with a circular curve concave to the Southeast (said last course being coincident with the Northerly boundary line of the aforementioned Tract "C"); thence run Southerly along the arc of a circular curve to the left, having a radius of 200.00 feet; a central angle of 48 degrees 25 minutes 55 seconds, a chord distance of 164.07 feet through a chord bearing of South 25 degrees 29 minutes 52 seconds West, for an arc distance of 169.06 feet to a Point of Tangency (said last course being coincident with the Easterly right-of-way line of Ponce De Leon Boulevard); thence run South 01 degrees 16 minutes 55 seconds West for a distance of 259.21 feet to a Point of Curvature of a circular curve concave to the Northeast (said last course being coincident with the Easterly right-of-way line of Ponce De Leon Boulevard); thence run Easterly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 90 degrees 44 minutes 55 seconds, a chord distance of 14.23 feet through a chord bearing of South 44 degrees 05 minutes 33 seconds East, for an arc distance of 15.84 feet to a Point of Tangency; thence run South 89 degrees 28 minutes 00 seconds East, along the Northerly right-of-way line of Avenue Malaga, for a distance of 196.40 feet to a point; thence run due North for a distance of 165.84 feet to a point on the next described circular curve concave to the Northwest; thence run Southwesterly along the arc of a circular curve to the right, having a radius of 280.00 feet, a central angle of 16 degrees 40 minutes 28 seconds, a chord distance of 81.20 feet through a chord bearing of South 73 degrees 51 minutes 46 seconds West, for an arc distance of 81.49 feet to a point; thence run due North for a distance of 144.23 feet to a point; thence run North 45 degrees 32 minutes 25 seconds East for a distance of 78.46 feet to the POINT OF BEGINNING, lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 63,649 square feet, more or less (1.46 acres, more or less).

NOTE:
Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
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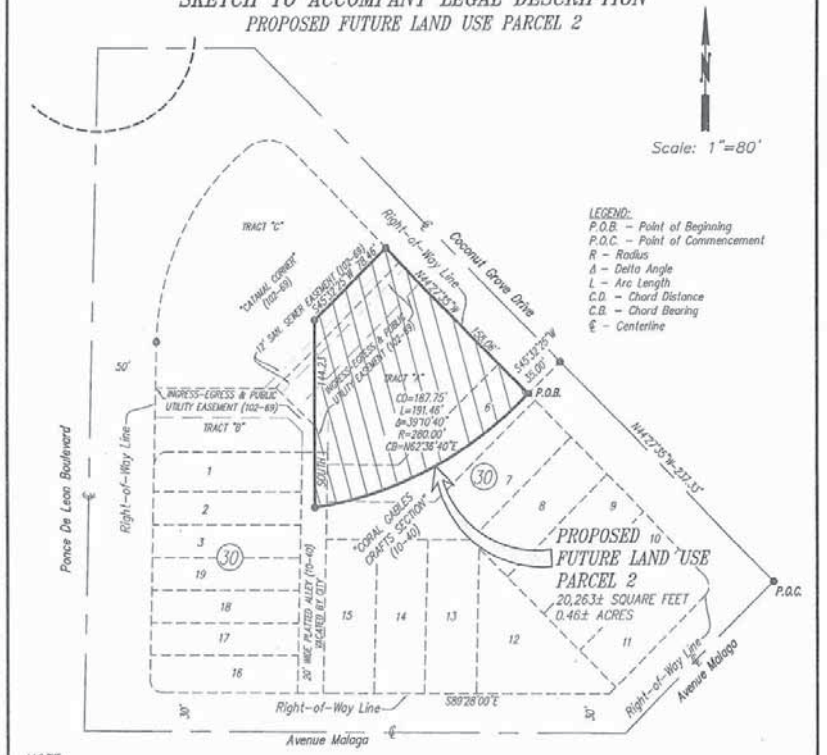
THIS IS NOT A "LAND SURVEY." ORDER NO.: 203474
DATE: NOV. 17, 2014
SHEET 2 OF 2 SHEET(S) F.B.: N.A.
PREPARED UNDER MY SUPERVISION:
MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

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EXHIBIT 'B'

Commercial Low Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 2



NOTE:
1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS · ENGINEERS · LAND PLANNERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

THIS IS NOT A "LAND SURVEY." ORDER NO.: 203474
DATE: NOV. 17, 2014
SHEET 1 OF 2 SHEET(S) F.B.: N.A.

PREPARED UNDER MY SUPERVISION:
MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 2

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 2

A portion of Tracts "A" and "C", "CATAMAL CORNER," according to the Plat thereof, as recorded in Plat Book 102 at Page 69, of the Public Records of Miami-Dade County, Florida, together with a portion of Lots 6, 7 and a portion of that certain 20' Wide Platted Alley, all located within Block 30, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned Plat of "CORAL GABLES CRAFTS SECTION;" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 237.33 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 35.00 feet to a point on the Southwesterly right-of-way line of said Coconut Grove Drive and the POINT OF BEGINNING of the following described parcel of land; thence run North 44 degrees 27 minutes 35 seconds West, along the Southwesterly right-of-way line of Coconut Grove Drive, for a distance of 158.06 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 78.46 feet to a point; thence run due South for a distance of 144.23 feet to a point on the next described circular curve concave to the Northwest; thence run Northeasterly along the arc of a circular curve to the left, having a radius of 280.00 feet, a central angle of 39 degrees 10 minutes 40 seconds, a chord distance of 187.75 feet through a chord bearing of North 62 degrees 36 minutes 40 seconds East, for an arc distance of 191.46 feet to the POINT OF BEGINNING, lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 20,263 square feet, more or less (0.46 acres, more or less)

NOTE:
Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS · ENGINEERS · LAND PLANNERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

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PREPARED UNDER MY SUPERVISION:
MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

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RTKL
AN AECOM COMPANY
AGAVE PONCE

EXHIBIT 'B'

Commercial Mid-Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 3



NOTE:
1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS · ENGINEERS · LAND PLANNERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

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PREPARED UNDER MY SUPERVISION:
MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 3

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 3

Lots 8, 9, 13 and a portion of Lots 6, 7, 10, 12 and 14, located within Block 30, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned Plat of "CORAL GABLES CRAFTS SECTION;" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 73.89 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 35.00 feet to a point on the Southwesterly right-of-way line of said Coconut Grove Drive and the POINT OF BEGINNING of the following described parcel of land; thence run North 44 degrees 27 minutes 35 seconds West, along the Southwesterly right-of-way line of Coconut Grove Drive, for a distance of 163.44 feet to a point on the next described circular curve concave to the Northwest; thence run Southwesterly along the arc of a circular curve to the right, having a radius of 280.00 feet, a central angle of 22 degrees 30 minutes 12 seconds, a chord distance of 109.27 feet through a chord bearing of South 54 degrees 16 minutes 26 seconds West, for an arc distance of 109.97 feet to a point; thence run due South for a distance of 165.84 feet to a point; thence run South 89 degrees 28 minutes 00 seconds East, along the Northerly right-of-way line of Avenue Malaga, for a distance of 87.21 feet to a point; thence North 45 degrees 32 minutes 25 seconds East for a distance of 162.48 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 30,290 square feet, more or less (0.70 acres, more or less)

NOTE:
Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
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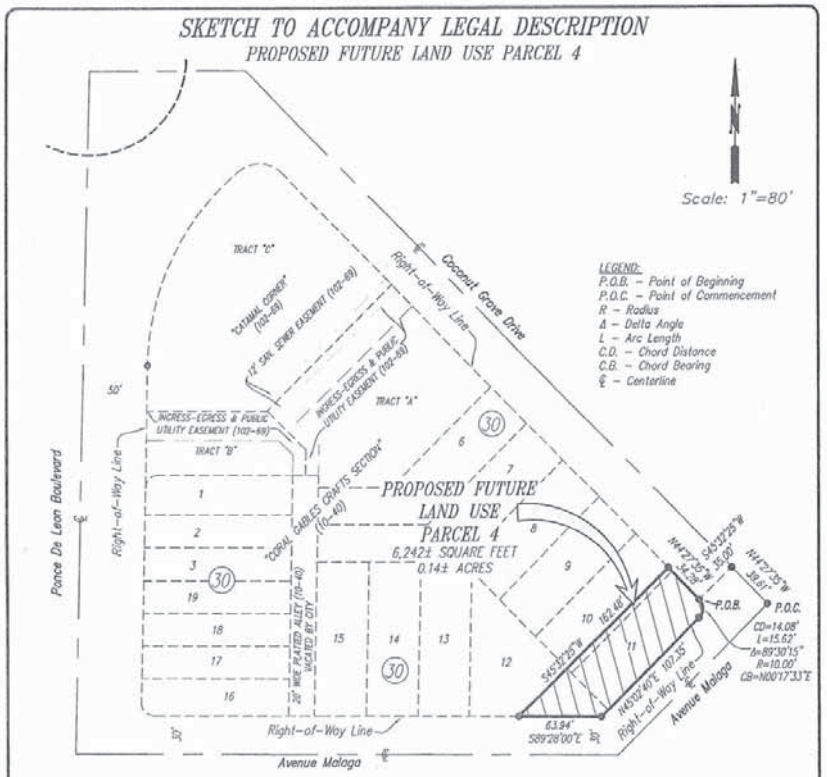
PREPARED UNDER MY SUPERVISION:
MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

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EXHIBIT 'B'

Commercial Low Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 4



NOTE:
1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS · ENGINEERS · LAND PLANNERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

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SHEET 1 OF 2 SHEET(S) F.B.: N.A.

PREPARED UNDER MY SUPERVISION:
MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 4

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 4

Lot 11 and a portion of Lots 10 and 12, located within Block 30, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned Plat of "CORAL GABLES CRAFTS SECTION;" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 39.61 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 35.00 feet to a point on the Southwesterly right-of-way line of said Coconut Grove Drive and the POINT OF BEGINNING of the following described parcel of land; thence run North 44 degrees 27 minutes 35 seconds West, along the Southwesterly right-of-way line of Coconut Grove Drive, for a distance of 34.28 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 162.48 feet to a point; thence run South 89 degrees 28 minutes 00 seconds East, along the Northerly right-of-way line of Avenue Malaga, for a distance of 63.94 feet to a point; thence run North 45 degrees 02 minutes 40 seconds East, along the Northwesterly righ-of-way line of Avenue Malaga, for a distance of 107.35 feet to a Point of Curvature of a circular curve concave to the West; thence run Northerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 89 degrees 30 minutes 15 seconds, a chord distance of 14.08 feet through a chord bearing of North 00 degrees 17 minutes 33 seconds East for an arc distance of 15.62 feet to a Point of Tangency and the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 6,242 square feet, more or less (0.14 acres, more or less)

NOTE:
Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS · ENGINEERS · LAND PLANNERS
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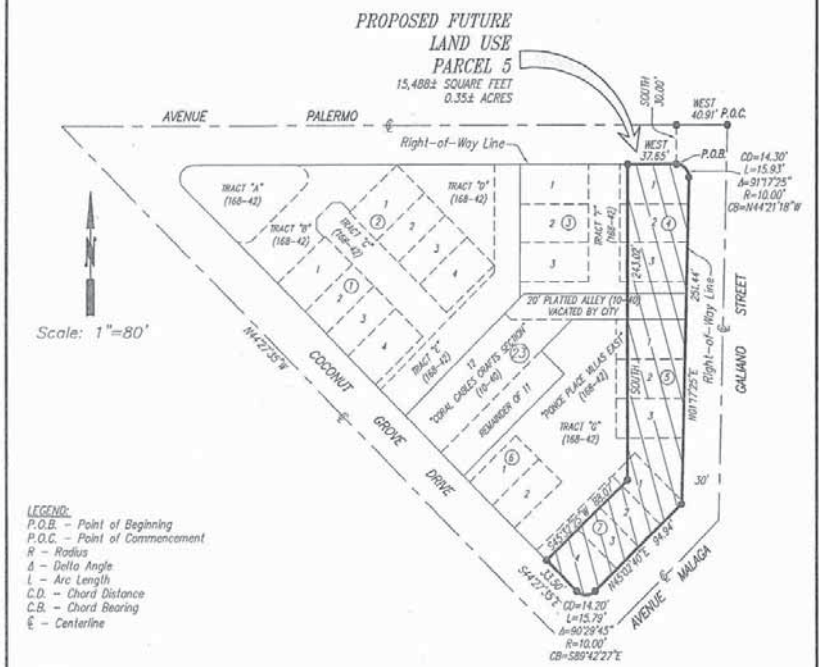
PREPARED UNDER MY SUPERVISION:
MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

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EXHIBIT 'B'

Commercial Low Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 5



LEGEND:
P.O.B. – Point of Beginning
P.O.C. – Point of Commencement
R – Radius
Δ – Delta Angle
L – Arc Length
C.D. – Chord Distance
C.B. – Chord Bearing
℄ – Centerline

NOTE:
1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS · ENGINEERS · LAND PLANNERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

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PREPARED UNDER MY SUPERVISION:
MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 5

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 5

A portion of Lots 1, 2 and 3 of Block 4, a portion of Lots 1, 2 and 3 of Block 5, a portion of Lots 1, 2, 3 and 4 of Block 7, and a portion of Tracts "F" and "G", PONCE PLACE VILLAS EAST, according to the Plat thereof, as recorded in Plat Book 168 at Page 42, and that certain portion of the 20' Wide Platted Alley located within Block 23, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the centerline intersection of Galiano Street and Avenue Palermo as shown on the aforementioned Plat of "PONCE PLACE VILLAS EAST" thence run due West, along the centerline of Avenue Palermo, for a distance of 40.91 feet to a point; thence run due South for a distance of 30.00 feet to a point on the Southwesterly right-of-way line of said Avenue Palermo and the POINT OF BEGINNING of the following described parcel of land; thence run due West, along the Southerly right-of-way line of Avenue Palermo, for a distance of 37.65 feet to a point; thence run due South for a distance of 243.02 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 88.07 feet to a point; thence run South 44 degrees 27 minutes 35 seconds East, along the Northerly right-of-way line of Coconut Grove Drive, for a distance of 33.50 feet to a Point of Curvature of a circular curve concave to the North; thence run Easterly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 90 degrees 29 minutes 45 seconds, a chord distance of 14.20 feet through a chord bearing of South 89 degrees 42 minutes 27 seconds East for an arc distance of 15.79 feet to a Point of Tangency; thence run North 45 degrees 02 minutes 40 seconds East, along the Northwesterly right-of-way line of Avenue Malaga, for a distance of 94.94 feet to a point; thence run North 01 degrees 17 minutes 25 seconds East, along the Westerly right-of-way line of Galiano Street, for a distance of 251.44 feet to a Point of Curvature of a circular curve concave to the Southwest; thence run Westerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 91 degrees 17 minutes 25 seconds, a chord distance of 14.30 feet through a chord bearing of North 44 degrees 21 minutes 18 seconds West for an arc distance of 15.93 feet to a Point of Tangency and the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 15,488 square feet, more or less (0.35 acres, more or less)

NOTE:
Bearings shown hereon relate to an assumed bearing (N01°17'25"E) along the centerline of Galiano Street.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS · ENGINEERS · LAND PLANNERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

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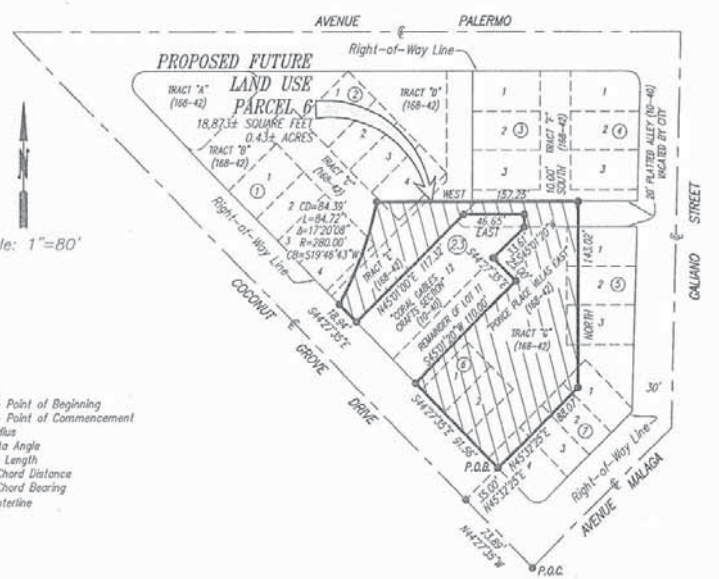
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FLORIDA PROF. LAND SURVEYOR NO. 4775

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EXHIBIT 'B'

Commercial Mid Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 6



LEGEND:
P.O.B. – Point of Beginning
P.O.C. – Point of Commencement
R – Radius
Δ – Delta Angle
L – Arc Length
C.D. – Chord Distance
C.B. – Chord Bearing
℄ – Centerline

NOTE:
1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.
3. ℄ denotes Centerline.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
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3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

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PREPARED UNDER MY SUPERVISION:
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FLORIDA PROF. LAND SURVEYOR NO. 4775

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 6

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 6

A portion of Lots 1, 2 and 3 of Block 5, a portion of lots 1, 2, 3 and 4 of Block 7, Lots 1 and 2 of Block 6, a portion of Lot 4 of Block 2, a portion of Lot 4 of Block 1, a portion of Tracts "C", "E" and "G", PONCE PLACE VILLAS EAST, according to the Plat thereof, as recorded in Plat Book 168 at Page 42, and that certain portion of the 20' Wide Platted Alley located within Block 23, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned Plat of "PONCE PLACE VILLAS EAST" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 73.89 feet to a point; thence run North 45 degrees 32 minutes 25 seconds East for a distance of 35.00 feet to a point on the Northerly right-of-way line of said Coconut Grove Drive and the POINT OF BEGINNING of the following described parcel of land; thence run North 45 degrees 32 minutes 25 seconds East for a distance of 88.07 feet to a point; thence run due North for a distance of 143.02 feet to a point; thence run due West, along the Southerly boundary line of Tract "F" of the aforementioned Plat of "PONCE PLACE VILLAS EAST," and its Westerly prolongation thereof, for a distance of 157.25 feet to a point on the next described circular curve concave to the Northwest; thence run Southerly along the arc of a circular curve to the right, having a radius of 280.00 feet, a central angle of 17 degrees 20 minutes 08 seconds, a chord distance of 84.39 feet through a chord bearing of South 19 degrees 46 minutes 43 seconds West, for an arc distance of 87.72 feet to a point; thence run South 44 degrees 27 minutes 35 seconds East, along the Northeasterly right-of-way line of Coconut Grove Drive, for a distance of 18.94 feet to a point; thence run North 45 degrees 01 minutes 00 seconds East for a distance of 117.32 feet to a point (said last mentioned course being coincident with the Southeasterly boundary line of the aforementioned Tract "E," "PONCE PLACE VILLAS EAST;") thence run due East, along the centerline of the aforementioned 20' Wide Platted Alley located within Block 23, for a distance of 46.65 feet to a point; thence run due South for a distance of 10.00 feet to a point; thence run South 45 degrees 01 minutes 20 seconds West for a distance of 33.61 feet to a point; thence South 44 degrees 27 minutes 35 seconds East for a distance of 25.00 feet; thence South 45 degrees 01 minutes 20 seconds West for a distance of 110.00 feet to a point (said last mentioned 2 courses being coincident with the Northwesterly boundary line of the aforementioned Tract "G," "PONCE PLACE VILLAS EAST;" thence run South 44 degrees 27 minutes 35 seconds East, along the Northerly right-of-way line of Coconut Grove Drive, for a distance of 91.56 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 18,873 square feet, more or less (0.43 acres, more or less)

NOTE:
Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
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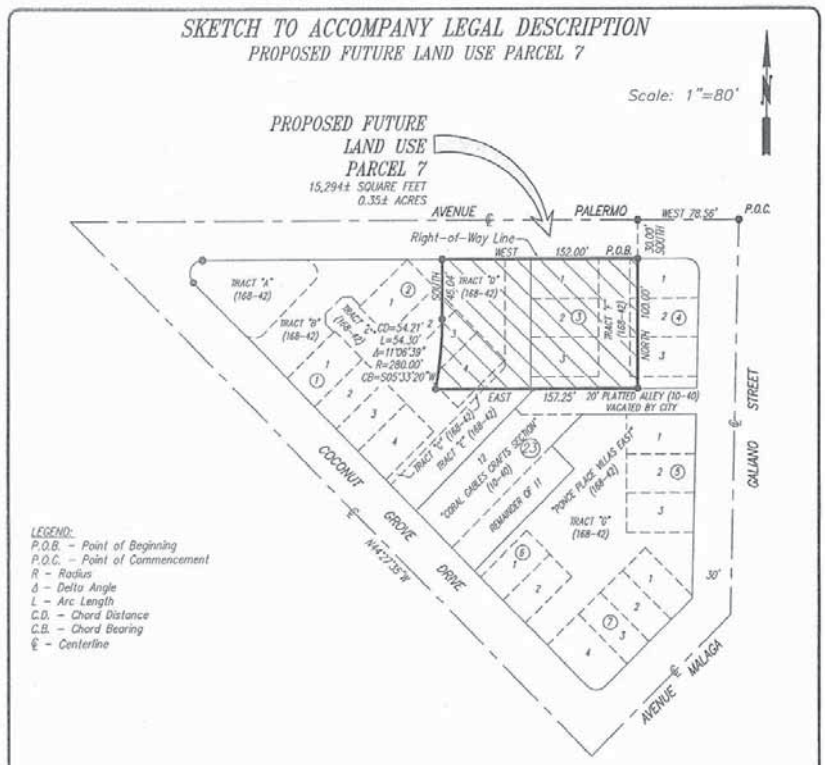
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EXHIBIT 'B'

Commercial Mid Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 7

Scale: 1"=80'



LEGEND:
P.O.B. – Point of Beginning
P.O.C. – Point of Commencement
R – Radius
Δ – Delta Angle
L – Arc Length
C.D. – Chord Distance
C.B. – Chord Bearing
℄ – Centerline

NOTE:
1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 7

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 7

Lots 1, 2 and 3 of Block 3, a portion of Lots 1, 2 and 3 of Block 4, a portion of Lots 2, 3 and 4 of Block 2, and a portion of Tracts "C", "D," "E" and "F", PONCE PLACE VILLAS EAST, according to the Plat thereof, as recorded in Plat Book 168 at Page 42, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Galiano Street and Avenue Palermo as shown on the aforementioned Plat of "PONCE PLACE VILLAS EAST;" thence run due West, along the centerline of Avenue Palermo, for a distance of 78.56 feet to a point; thence run South for a distance of 30.00 feet to a point on the Southerly right-of-way line of said Avenue Palermo and the POINT OF BEGINNING of the following described parcel of land; thence run due West, along the Southerly right-of-way line of Avenue Palermo, for a distance of 152.00 feet to a point; thence run due South for a distance of 46.04 feet to a Point of Curvature of a circular curve concave to the West; thence run Southerly along the arc of a circular curve to the right, having a radius of 280.00 feet, a central angle of 11 degrees 06 minutes 39 seconds, a chord distance of 54.21 feet through a chord bearing of South 05 degrees 33 minutes 20 seconds West, for an arc distance of 54.30 feet to a point; thence run due East for a distance of 157.25 feet to a point; thence run due North for a distance of 100.00 feet to a point on the aforementioned Southerly right-of-way line of Avenue Palermo, and the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 15,294 square feet, more or less (0.35 acres, more or less)

NOTE:

Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS · ENGINEERS · LAND PLANNERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

THIS IS NOT A "LAND SURVEY." ORDER NO.: 203474
DATE: NOV. 17, 2014
SHEET 2 OF 2 SHEET(S) F.B.: N.A.
PREPARED UNDER MY SUPERVISION:
MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

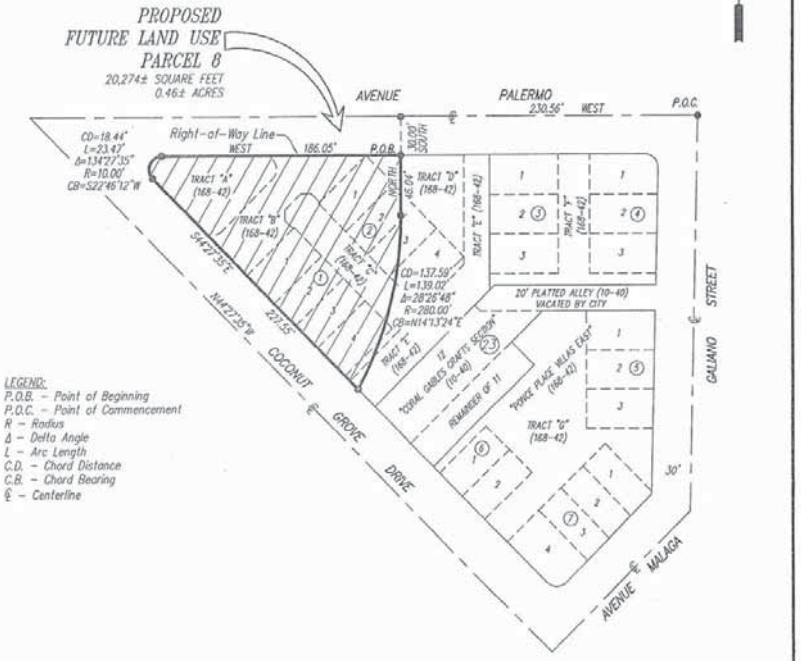
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EXHIBIT 'B'

Commercial Low Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 8

Scale: 1"=80'



LEGEND:
P.O.B. – Point of Beginning
P.O.C. – Point of Commencement
R – Radius
Δ – Delta Angle
L – Arc Length
C.D. – Chord Distance
C.B. – Chord Bearing
℄ – Centerline

NOTE:
1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.

Prepared For: Agave Ponce LLC

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 8

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 8

Lots 1, 2, 3, and a portion of Lot 4 of Block 1, Lot 1, and a portion of Lots 2, 3 and 4 of Block 2, Tracts "A" and "B", and portions of Tracts "C", "D" and "E", "PONCE PLACE VILLAS EAST" according to the Plat thereof, as recorded in Plat Book 168 at Page 42, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Avenue Palermo and Galiano Street as shown on the aforementioned Plat of "PONCE PLACE VILLAS EAST;" thence run due West, along the centerline of Avenue Palermo, for a distance of 230.56 feet to a point; thence run due South for a distance of 30.00 feet to a point on the Southerly right-of-way line of Avenue Palermo, said point being the POINT OF BEGINNING of the following described parcel of land; thence run due West, along the Southerly right-of-way line of Avenue Palermo, for a distance of 186.05 feet to a Point of Curvature of a circular curve concave to the Southeast; thence run Southerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 134 degrees 27 minutes 35 seconds, a chord distance of 18.44 feet through a chord bearing of South 22 degrees 46 minutes 12 seconds West for an arc distance of 23.47 feet to a Point of Tangency; thence run South 44 degrees 27 minutes 35 seconds East, along the Northeasterly right-of-way line of Coconut Grove Drive, for a distance of 227.55 feet to a point on the next described circular curve concave to the Northwest; thence run Northerly along the arc of a circular curve to the left, having a radius of 280.00 feet, a central angle of 28 degrees 26 minutes 48 seconds, a chord distance of 137.59 feet through a chord bearing of North 14 degrees 13 minutes 24 seconds East for an arc distance of 137.02 feet to a point; thence run due North for a distance of 46.04 feet to a point on the aforementioned Southerly right-of-way line of Avenue Palermo and the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 20,274 squore feet, more or less (0.46 acres, more or less)

NOTE:
Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

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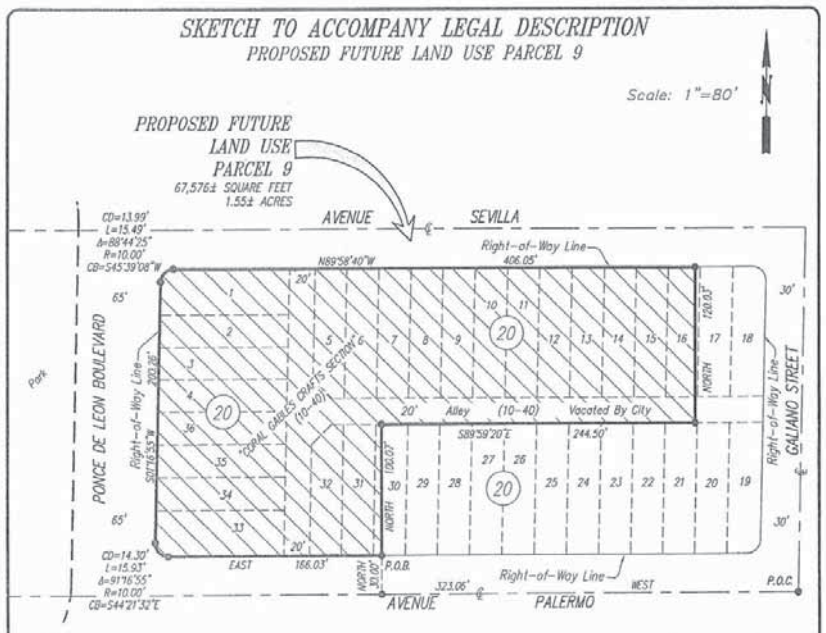
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EXHIBIT 'B'

Commercial High Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 9

Scale: 1"=80'



LEGEND:
P.O.B. – Point of Beginning
P.O.C. – Point of Commencement
R – Radius
Δ – Delta Angle
L – Arc Length
C.D. – Chord Distance
C.B. – Chord Bearing
℄ – Centerline

NOTE:
1. Bearings shown hereon relate to an assumed bearing (WEST) along the centerline of Avenue Palermo.
2. See Sheet 2 for Legal Description.

Prepared For: Agave Ponce LLC

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 9

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 9

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 31, 32, 33, 34, 35, 36, portions of Lots 16 and 30, and a portion of that certain 20' Wide Platted Alley, all located within Block 20, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Avenue Palermo and Galiano Street as shown on the aforementioned plat of "CORAL GABLES CRAFTS SECTION;" thence run West, along the centerline of Avenue Palermo, for a distance of 323.06 feet to a point; thence run North for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence North for a distance of 100.07 feet; thence South 89 degrees 59 minutes 20 seconds East for a distance of 244.50 feet; thence North for a distance of 120.03 feet; thence North 89 degrees 58 minutes 40 seconds West, along the Southerly right-of-way line of Avenue Sevilla, for a distance of 406.05 feet to a point of curvature; thence Southerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 88 degrees 44 minutes 25 seconds, a chord distance of 13.99 feet through a chord bearing of South 45 degrees 39 minutes 07 seconds West, for a arc distance of 15.49 feet to a point of tangency; thence South 01 degrees 16 minutes 55 seconds West for a distance of 200.26 feet to a point of curvature; thence Southerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 91 degrees 16 minutes 55 seconds, a chord distance of 14.30 feet through a chord bearing of South 44 degrees 21 minutes 32 seconds East for a arc distance of 15.93 feet to a point of tangency; thence East a distance of 166.03 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 67,576 square feet, more or less (1.55 acres, more or less)

NOTE:
Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

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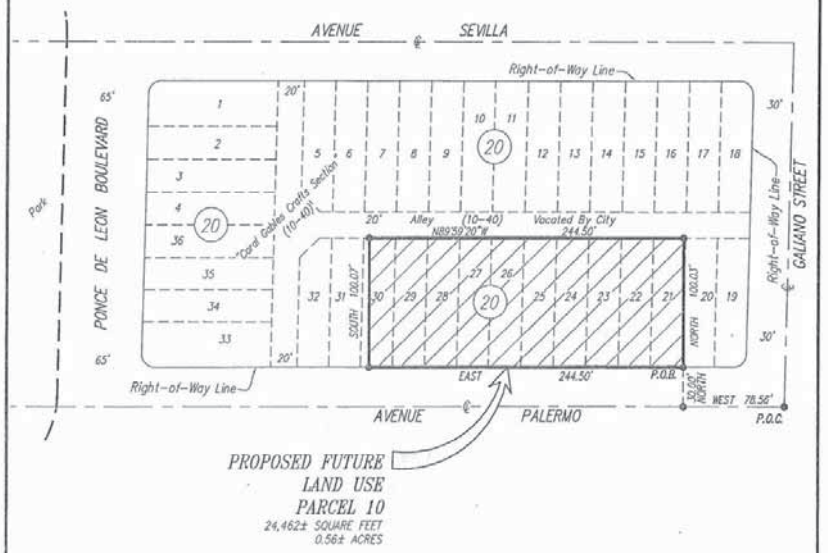
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EXHIBIT 'B'

Commercial Mid Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 10

Scale: 1"=80'



NOTE:
1. Bearings shown hereon relate to an assumed bearing (WEST) along the centerline of Avenue Palermo.
2. See Sheet 2 for Legal Description.
3. ℄ denotes Centerline.

Prepared For: Agave Ponce LLC

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 10

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 10

Lots 22, 23, 24, 25, 26, 27, 28, 29, and portions of Lots 20, 21 and 30, all located within Block 20, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Avenue Palermo and Galiano Street as shown on the aforementioned Plat of "CORAL GABLES CRAFTS SECTION;" thence run due West, along the centerline of Avenue Palermo, for a distance of 78.56 feet to a point; thence run due North for a distance of 30.00 feet to a point on the Northerly right-of-way line of Avenue Palermo and the POINT OF BEGINNING of the following described parcel of land; thence continue due North for a distance of 100.03 feet to a point; thence run North 89 degrees 59 minutes 20 seconds West, along the Southerly boundary line of a 20' Wide Platted Alley located within Block 20, for a distance of 244.50 feet to a point; thence run due South for a distance of 100.07 feet; thence run due East, along the Northerly right-of-way line of Avenue Palermo, for a distance of 244.50 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 24,462 square feet, more or less (0.56 acres, more or less)

NOTE:
Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

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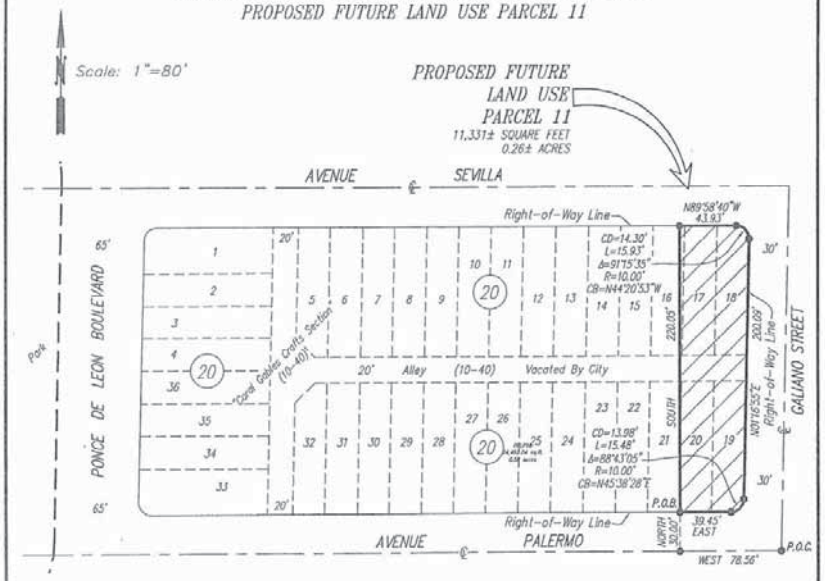
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EXHIBIT 'B'

Commercial Low Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 11



LEGEND:
P.O.B. – Point of Beginning
P.O.C. – Point of Commencement
R – Radius
Δ – Delta Angle
L – Arc Length
C.D. – Chord Distance
C.B. – Chord Bearing
℄ – Centerline

NOTE:
1. Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo.
2. See Sheet 2 for Legal Description.
3. ℄ denotes Centerline.

Prepared For: Agave Ponce LLC

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 11

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 11

Lots 17, 18, and 19, and portions of Lots 16, 20 and 21, and a portion of that certain 20' Wide Platted Alley, all located within Block 20, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the centerline intersection of Avenue Palermo and Galiano Street as shown on the aforementioned Plat of "CORAL GABLES CRAFTS SECTION;" thence run due West, along the centerline of Avenue Palermo, for a distance of 78.56 feet to a point; thence run due North for a distance of 30.00 feet to a point on the Northerly right-of-way line of Avenue Palermo and the POINT OF BEGINNING of the following described parcel of land; thence run due East, along the Northerly right-of-way line of Avenue Palermo, for a distance of 39.45 feet to a Point of Curvature of a circular curve concave to the Northwest; thence run Northerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 88 degrees 43 minutes 05 seconds, a chord distance of 13.98 feet through a chord bearing of North 45 degrees 38 minutes 28 seconds East, for an arc distance of 115.48 feet to a Point of Tangency; thence run North 01 degrees 16 minutes 55 seconds East, along the Westerly right-of-way line of Galiano Street, for a distance of 200.09 feet to a Point of Curvature of a circular curve concave to the Southwest; thence run Westerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 91 degrees 15 minutes 35 seconds, a chord distance of 14.30 feet through a chord bearing of North 44 degrees 20 minutes 53 seconds West, for an arc distance of 14.30 feet to a Point of Tangency; thence run North 89 degrees 58 minutes 40 seconds West, along the Southerly right-of-way line of Avenue Sevilla, for a distance of 43.93 feet to a point; thence run due South for a distance of 220.05 feet to a point on the Northerly right-of-way line of Avenue Palermo and the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 11,331 square feet, more or less (0.26 acres, more or less)

NOTE:

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See Sheet 1 for Sketch To Accompany Legal Description.

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CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

RECOMMENDED CONDITIONS OF APPROVAL AND
STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

EXHIBIT 'C'


Mediterranean Village
Form-Based Planned Area Development
DRAFT
May 18, 2015

EXHIBIT 'C'

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EXHIBIT 'C'

Section 3-510-1: Administration

A. Intent

The intent of this section is to create an alternative to the current regulations of development intensity in the walkable urban village-style area of Coral Gables. The City finds that the current regulations sometimes lead to unpredictable results and, in some cases, have fallen short of ensuring the City's desired outcome. The goal of these regulations is appropriate redevelopment and infill in the City's urbanized areas that is customized to and compatible with founder George Merrick's vision. The regulations use the touchstone of Merrick's plan and Coral Gables Mediterranean architecture to create a green, walkable and diverse Mediterranean Village environment, with a sense of place and identity. Except as provided in this section, all provisions of the applicable underlying land use and zoning regulations, including the Planned Area Development (PAD) regulations, shall control the use and development of the property in the Mediterranean Village.

B. Applicability

1. Mediterranean Village

The Mediterranean Village option is only available for the properties bounded by Ponce de Leon Boulevard, on the west, Sevilla Avenue on the north, Galiano Street on the east, and Malaga Avenue on the south. This area is identified because it is a suitable contiguous infill development opportunity in the City for the form-based approach. The area has several locational characteristics that make it suitable:

a. Mediterranean Village in character, and

b. Strategically located and encompassing several blocks, and

c. Enhances the ability of residents and visitors to walk to destinations and to live, work and play within the same area; encourages alternative modes of travel; and reduces vehicular traffic due to its location on a transit route, and

d. Appropriate intensity

i. Next to land designated in the Comprehensive Plan for and developed with "commercial high-rise intensity" development, and

ii. A significant portion of the area is currently designated in the Comprehensive Plan as "commercial highrise intensity development," and

e. All of the area is zoned Commercial, and

f. The area involves re-use of a developed site(s) with access to transit, existing utilities, and infrastructure and roadway networks to minimize environmental impact to ecological communities, wetlands, agricultural lands, and 100-year floodplains.

In addition to the above requirements, the Mediterranean Village option must meet the following standards:

a. Minimum site area. The minimum site area required for a Mediterranean Village shall be not less than six (6) acres.

b. Ownership. All land included within a Mediterranean Village shall be owned by the applicant requesting approval of such development, whether that applicant be an individual, partnership or corporation, or groups of individuals, partnerships or corporations. The applicant shall present proof of the unified control of the entire area within the proposed PAD and shall submit an agreement stating that if the owner(s) proceeds with the proposed development they will:

i. Develop the property in accordance with:

- The final development plan approved by the City Commission for the area.
- Regulations existing when the PAD ordinance is adopted.
- Such other conditions or modifications as may be attached to the approval of the special-use permit for the construction of such PAD.

ii. Provide agreements and declarations of restrictive covenants acceptable to the City Commission for completion of the development in accordance with the final development plan as well as for the continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at general public expense.

2. Properties inside the boundaries of, but excluded from, a Mediterranean Village

Redevelopment of a property which is surrounded by, but is not a part of, an approved Mediterranean Village shall be compatible with the scale, building form, quality and design of adjacent uses within the Mediterranean Village.

C. Procedure

1. The Mediterranean Village development option is authorized by the Comprehensive Plan and utilizes the existing PAD process, rather than creating a separate overlay zone. In addition to following the review procedures and requirements of the PAD process, the City Commission may approve, approve with conditions or modifications, or disapprove any request for development under the Mediterranean Village PAD program.

2. The City Commission shall review the components of a proposal and evaluate its compliance with the Standards required in this Section, with full discretion to reject, approve, modify or condition any approval as needed to comply with the intent and purpose of this Section. The PAD regulations in Section 3-502.A and Section 3-502.C. of the Zoning Code shall not apply to a Mediterranean Village.

3. Applications to amend an approved Mediterranean Village shall be processed in the same manner as an application to approve the Mediterranean Village, following the procedures in effect at the time of the application to amend. The Development Services Director may determine that specific requirements and procedures of the application process required by the Zoning Code are not necessary if an application to amend does not affect those requirements.

4. Treatment of Newly Acquired Property. In the event that additional property within or adjacent to an approved Mediterranean Village is acquired by the applicant or subsequent owner of the Mediterranean Village property, the applicant or subsequent property owner shall develop and maintain the acquired property in a manner consistent with the approved Mediterranean Village, and compatible with the building form and design of adjacent uses. Specifically,

a. If the newly acquired property is interior to the Mediterranean Village, the applicant or subsequent property owner shall apply to amend the Comprehensive Plan, the Zoning Map and the Mediterranean Village approval within 180 days to incorporate the acquired property and develop it in a manner that is consistent with and fully integrated into the Mediterranean Village, and proceed with its review, approval and development within 18 months of the application date, unless this deadline is extended by the Development Services Director.

b. If the newly acquired adjacent property is exterior to the Mediterranean Village and has at least 100 feet of frontage on Ponce de Leon Boulevard or Sevilla Avenue, the applicant or subsequent property owner shall evaluate whether the property should be added to the Mediterranean Village approval, and ensure the development and maintenance of the acquired property in a manner that is consistent and compatible with both (a) the Mediterranean Village and its off-site improvements, and (b) the form, uses and quality of all adjacent properties.

D. Development Agreement

A proposed development agreement shall accompany the Mediterranean Village application, to assure all of the commitments and conditions associated with the Mediterranean Village option. Designed to assure a world class, unified and integrated mixed use project, the agreement shall include at least the following:

1. Detailed quality standards for attributes of the project including use and tenant selection, tenant build-out, maintenance and operations, and

2. Limits on the development rights granted, and

3. Aesthetic and operational assurances regarding well-integrated modifications and alterations over time, and

4. Assurances as to valet operation and tandem parking and contribution to transit, if a parking reduction is sought, and

5. Off site improvements and timing of such.

6. Any common areas established for the PAD shall be subject to the following:

a. The applicant shall establish an association for the ownership and maintenance of all common areas on the property, including open space, public art, recreational facilities, private streets, etc. Such association shall not be dissolved nor shall it dispose of any common areas by sale or otherwise (except to an organization conceived and established to own and maintain the common areas), however, the conditions of transfer shall conform to the Development Plan.

b. Membership in the association shall be mandatory for each property owner in the PAD and any successive purchaser that has a right of enjoyment of the common areas.

c. The association shall be responsible for liability insurance, local taxes, the maintenance of the property, and the long term maintenance of all encroachments into the Rights-of-Way.

d. Property owners that have a right of enjoyment of the common areas shall pay their pro rata share of the cost, or the assessment levied by the association shall become a lien on the property.

RECOMMENDED CONDITIONS OF APPROVAL AND
STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

EXHIBIT 'C'

e. In the event that the association established to own and maintain commons areas or any successor organization, shall at any time after the establishment of the PAD fail to maintain the common areas in reasonable order and condition in accordance with the Development Plan, the City Commission may serve written notice upon such association and/or the owners of the PAD and hold a public hearing. If deficiencies of maintenance are not corrected within thirty (30) days after such notice and hearing the City Commission shall call upon any public or private agency to maintain the common areas for a period of one year. When the City Commission determines that the subject organization is not prepared or able to maintain the common areas such public or private agency shall continue maintenance for yearly periods.

The cost of such maintenance by such agency shall be assessed proportionally against the properties within the PAD that have a right of enjoyment of the common areas and shall become a lien on said properties.

f. Land utilized for such common areas shall be restricted by appropriate legal instrument satisfactory to the City Attorney as common areas in perpetuity in accordance with the provisions of Article 5, Division 23. Such instrument shall be recorded in the Public Records of Dade County and shall be binding upon the developer, property owners association, successors, and assigns and shall constitute a covenant running with the land.

7. A process for ensuring that the applicant and any subsequent property owner shall be fully responsible for the initial development, maintenance, redevelopment if needed, and repair of all private and public infrastructure, both below and above ground, within a Mediterranean Village including, but not limited to, utilities; pedestrian amenities; tree grates; adjacent of above ground rights-of-ways, streets, alleys; and passes and sidewalks.

8. Surety or a bond for the cost of restoration of the development site and its adjacent public rights-of-way if the project does not proceed to completion as approved.

9. Standards and procedures governing the notice to the City or approval by the City for future changes to the mix of uses affecting the shared parking calculations.

10. Traffic calming and streetscape improvement strategy for adjacent residential streets affected by project traffic including timing of requirements.

11. Mechanism for tracking and demonstrating continued consistency with the use assumptions utilized in the calculation of any shared parking reduction approved with Mediterranean Village, and further providing guidelines and procedures for the City to approve any material deviations from the use assumptions underlying the shared parking reduction study.

E. Application Submission Items

In addition to the procedure and application submission items outlined in Section 3-505 and 3-506, applicants shall demonstrate to the Development Services Department that the proposed development complies with all of the regulations in this Section 3-510. These may include drawings, diagrams, and calculations that should be self-explanatory to staff assigned to review the submission. Any limitations of the size or other requirements of submission drawings shall be consistent with any imposed by the Zoning Code.

3-510-1 (E) (1), *Pre-application Meeting*

An applicant shall schedule a pre-application meeting with the Development Services Director or his/her designee to verify that a project or development meets the zoning standards prior to the preparation of detailed construction documents and/or subdivision plans. In addition to the requirements outlined in Section 3-505, the applicant shall bring to the meeting:

1. Survey of all property proposed to be included in the Mediterranean Village showing existing conditions,
2. Site plan or sketch showing lot lines, building footprints, driveways, parking, sidewalks, walkways, Parti diagrams, rights-of-way encroachment locations, etc.,
3. A list or notation of all proposed uses, existing and/or proposed for the site and drawings of the front elevation (facing streets or public spaces) of all the buildings proposed to be constructed or altered, with the location of the proposed uses notated on the drawings,
4. Site sections showing adjacent buildings, and
5. Context analysis of surrounding streets and blocks, including but not limited to photos, figure-ground plans, sections, and street elevations indicating how the proposed development relates to its context.

3-510-1 (E) (2), *Application Requirements:*

The applicant shall submit a public hearing application including all plans, documents, materials and information identified and required by staff at the required pre-application meeting. In addition, the applicant shall submit:

1. A Street-Types Plan.
2. A Regulating Plan.
3. Building massing, elevations and sections of any proposed buildings facades that face public or private rights-of-way or open spaces, drawn at an appropriate scale. The elevation drawings shall comply with the Architectural Standards in Section 3-510-5.
4. Pedestrian Open Space Plan, including detailed plans, sections, and elevations of all public spaces, including streets, plazas, arcades, passes, and building frontages of at least the first 45' of the buildings, and addressing streetscape, landscape, and materials.
5. Parking and Service Diagrams, including but not limited to:
   a. The location of Parking and Service and which portions of the proposed development are served,
   b. Circulation patterns of vehicles, bicycles and pedestrians within buildings,
   c. Turning radii of service vehicles and their ability to complete all turning movements within the building, and
   d. The location of bicycle parking, lockers and shower facility.
6. Analysis of LEED-ND indicating how the project conforms with LEED-ND requirements.
7. Any other diagrams, notes, and/or charts that identify requirements from these standards and demonstrate how they have been met.

F. How to Use this Section

The following steps generally describe the process to use these Standards:

1. In Section 3-510-2 (Regulating Plans), locate your property or properties in the Street Types Plan, taking note of the street-type designation. The majority of regulations are dictated by the Street Type on which the building or property fronts.
2. In Section 3-510-3 (Building Form Standards), review the main form-giving standards such as height, setbacks, and parking locations. The Building Form Standards also contain permitted land uses, organized by street-type, as well as requirements for street cross sections and streetscaping, if an application involves reconstruction of street surfaces.
3. In Section 3-510-4 (General Standards), review the additional standards that apply within all street-type designations. The General Standards also include adjustments to the landscaping regulations in Division 11, *Landscaping*, of the Coral Gables Zoning Code.
4. In Section 3-510-5 (Architectural Standards), review the standards that apply to all buildings irrespective of street-type designation, and additional standards that may only apply if certain building details or accessories are proposed by the applicant.
5. In Section 3-510-6 (Definitions), refer to definitions for all terms capitalized in these standards.

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Section 3-510-2: Regulating Plans

A. Intent

The intended result of the Street Type Plan and the Regulating Plan is the creation of memorable public spaces, including streets and plazas, through the creation of "outdoor living rooms" shaped by high quality building frontages.

B. Street Types Plan

The Street Types Plan's purpose is to provide a framework that depicts predictable physical outcomes to control development form and intensity in lieu of floor area ratio requirements. The Street Types Plan sets up a system of categories based on form and character from which the regulations for buildings, and the interface between the building and the street, are based. The various land development regulations are specific to, and may vary from one street type to another. If a single building is intended to face more than one street type, then the standards for that building will vary based on the portion of the building facing each street type. At street intersections shown in the regulating plan, the demarcation for some street types will "turn the corner." This signifies that the rules for the street with the greater importance must continue around the corner of a building for the maximum distance noted on the map.

The dashed red line shows the boundary of the proposed Mediterranean Village. For each of the street type designations, the rules specific to those locations can be found in Section 3-510-3, Building Form Standards.

Signature Streets: Primary thoroughfares with wide rights of way that accommodate taller buildings.

Plazas: Public spaces defined by integrated, harmonious streetscape, pedestrian amenities, and building frontages that work together to shape an "outdoor living room."

Downtown Streets: Typical streets within Downtown Coral Gables that accommodate taller buildings that respectfully step back at a reasonable height.

Apartment & Townhouse Streets: Smaller-scale, residential streets that are lined with low-scale multifamily buildings.

Paseos: Mid-block, open air pedestrian accessways that interconnect two public rights-of-way.

Alleys (Public or Private): Narrow accessways in the rear of the properties intended for parking access, trash pick-up and other services.

C. Regulating Plan

The Regulating Plan's purpose is to add additional design requirements that are place specific. The Regulating Plan identifies physical features within the Mediterranean Village that shall be included in any subsequent buildings designed with the rules of this section.

Build-To Line: A range of allowable distances from a street right-of-way that the building shall be built to in order to create a cohesive street frontage.

Shopfront Frontage: A ground floor lined with storefronts made with a combination of opaque and transparent materials. The uses behind shopfronts shall be commercial uses allowed by this section. Shops and restaurants shall have operable doors along their front facades spaced at an average of 60 feet on center. Door requirements for Retail Anchors may be reduced if windows provide visibility into the store. A shopfront may occur at the street-facing edge of the building or it may be set back under or inside an arcade. See Section 3-510-5, Architectural Standards, for specific requirements regarding storefronts.

Arcade Frontage: A covered pedestrian space along the street level of a building, as described in Section 3-510-5, Architectural Standards.

Pedestrian Amenities: Sidewalks along the buildings' frontages with this designation on the Regulating Plan shall contain pedestrian amenities as required by the Mediterranean Level 2 Bonus program.

Historic/Civic Building: Buildings that have significance due to their special use, architectural design, or history. These buildings are given priority in site plan design and are made a focal point of public spaces. Frontages of surrounding buildings shall be harmonious with and subservient to Historic/Civic Buildings identified on the Regulating Plan. In addition, Historic Buildings are subject to all applicable standards in the Zoning Code for historic structures.

Upper Level Bridge: Upper level bridges are optional at the approximate locations shown on the Regulating Plan only. See Section 3-510-4, General Standards for additional requirements pertaining to upper level bridges.

Upper Level Stepback: Locations where upper floors of tall buildings set back from the Build-To Line in order to respectfully shape public space and allow additional light and air at street level.

Terminated Vista: An architectural treatment or expression on the facade of a building that is visible from a distance due to its relationship to the street grid.

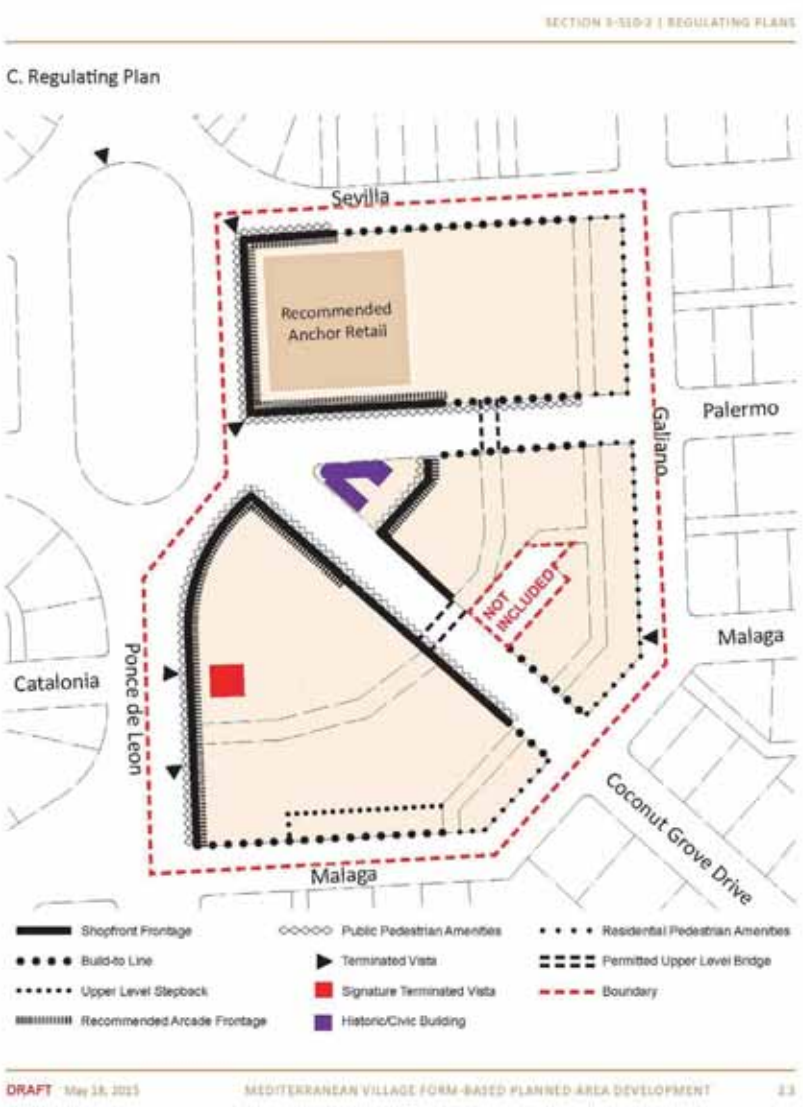
Signature Terminated Vista: An architectural feature on a building that may include additional floors and height in recognition of its location fronting a Signature Street and its unique site and visibility.

B. Street Type Plan



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EXHIBIT 'C'

Section 3-510-3: Building Form Standards

A. Intent

The purpose of the Building Form Standards is to establish the physical and functional relationships between buildings. All proposed new buildings in the Mediterranean Village must follow the prescribed Building Form Standards set forth herein. The standards set forth rules related to building placement (build-to-lines, setbacks, lot widths, etc.), intended building types, permitted uses, and building heights.

B. Frontage on More than One Street Type

In concept, when a single platted property is at the intersection of two different street type designations, the designation of greater intensity (typically the frontage street for the property) should govern for all sides of the property adjacent to a public right-of-way or side property line. This works well when the depth of a lot is 50 feet to 200 feet. However, if the property extends to one entire block and the applicant is proposing one building to occupy the majority of the entire block, the intention of the Mediterranean Village Form-Based PAD is to cause the building to provide distinction of character along the different street types as designated in the Street Types Plan. In this latter case, one building could have frontages along 3 or more different street types.

If an application does have a single building that faces more than one street-type designation, it should be the decision of the applicant as to where the division occurs between designations, and the designations should be clearly defined in the design of the building through the submitted documents. These guidelines shall be followed as determined the Development Services Director:

(1) In the case of a corner site, the rules of the frontage street, typically that of the greater intensity, should not extend deeper than 200 feet.

(2) If there is an alley or pedestrian passageway, whether publicly dedicated or not and whether existing or proposed, the logical location for a change in designation would be along the centerline of that alley or passageway.

(3) In the case of a proposed building that extends across the depth of the block to two opposite streets, the division should be located between the midpoint of the block, or off the midpoint so that the bias of the "deeper" side of the block does not exceed 75% of the distance of the entire block depth.

The method of division used by the applicant must be described on the site plan or an additional plan diagram to illustrate compliance. For proposed Mediterranean Villages that contain more than one lot, more than one method of division may be used for a single application. However, the method of division used for one continuous frontage shall be the same.

C. Description of Street Types

Some elements of Street Types vary, while some elements remain constant or only vary slightly. These variations include lane widths, parking and sidewalk configurations, frontage rules and landscaping standards.

Signature Streets: Primary thoroughfares with wide rights of way that accommodate taller buildings.

Plazas: Public spaces defined by integrated, harmonious streetscape, pedestrian amenities, and building frontages that work together to shape an "outdoor living room."

Downtown Streets: Typical streets within Downtown Coral Gables that accommodate taller buildings that respectfully step back at a reasonable height.

Apartment & Townhouse Streets: Smaller-scale, residential streets that are lined with low-scale multifamily buildings.

Paseos: Mid-block, non-air conditioned, publicly accessible pedestrian accessways that interconnect two public rights-of-way or interconnected paseo.

Alleys (Public or Private): Narrow accessways in the rear of the properties intended for parking access, trash pick-up and other services.

D. Summary of Street Type Standards

Street Names:	Signature Ponce de Leon	Plaza At the intersection of Ponce de Leon with Palermo & Coconut Grove Drive	Downtown Sevilla, Malaga, Palermo & Coconut Grove Drive	Apt & Townhouse Galiano & Malaga	Paseos	Alleys (public or private)
Heights						
Building Height [1]	3 Floors min 190'-6" max or as provided in the Comprehensive Plan	3 Floors min 190'-6" max or as provided in the Comprehensive Plan	2 Floors min 190'-6" max or as provided in the Comprehensive Plan	1 Floor min 3 Floors max or as provided in the Comprehensive Plan	Not Applicable	Not Applicable
Signature Terminated Vista Building Height Bonus [2]	2 Floors max	Not Applicable	Not Applicable	Not Applicable		
Rooftop Architectural Elements [3]						
Rooftop Area	3/4 max	3/4 max	1/2 max	1/3 max		
Height Above Rooftop	25' max	25' max	25' max	11' max		
Signature Terminated Vista Rooftop Architectural Element Bonus [2]	1/2 Building Height max, including 25' allowed	Not Applicable	Not Applicable	Not Applicable		
Floor Heights (Floor to Floor):						
Ground Floor & 2nd Floor	11' min 17' max	11' min 17' max	11' min 17' max	9' min 13'6" max		
Third Floor	9' min 17' max	9' min 17' max	9' min 13'6" max	9' min 13'6" max		
Upper Floors [5] (above 3rd Floor)	9' min 13'6" max	9' min 13'6" max	9' min 13'6" max	Not Applicable		
Ground Finished Floor level above sidewalk [4]	6" max	6" max	6" max	18" min 4' max		

Note:

(1) Height measured to the eave.

(2) Signature Terminated Vistas are permitted in locations designated by the Regulating Plan. Signature Terminated Vistas may exceed the Building Height Maximum by 2 Floors, with a maximum floor plate of 5,900 sq ft of enclosed air conditioned space, and must be used for publicly accessible uses such as restaurants. The Signature Terminated Vista Rooftop Architectural Element Bonus may be up to a height of half of the Building Height Maximum.

(3) For decorative or mechanical use only. Rooftop Architectural Elements shall not contain enclosed air conditioned spaces. Mechanical equipment must be screened from view, in elevation on all sides. Height measured from the eave of the building to the top of the Rooftop Architectural Element.

(4) Ramping may be necessary between the floor of the arcade and the sidewalk for ADA compliance. Ramping may occur in between the arcade's columns or piers and/or in the sidewalk area. The floor of an arcade at a street's edge shall also meet this requirement.

(5) Upper Level Floors containing public uses, such as ballrooms, may exceed the maximum Floor to Floor height up to a maximum of 30'.

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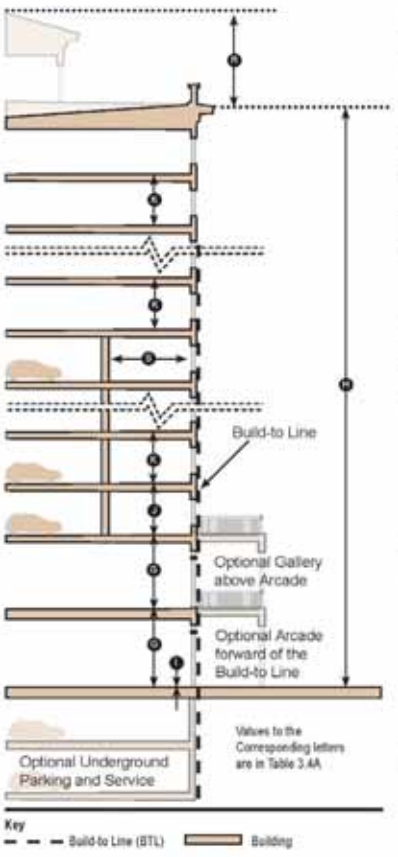
Street Types:	Signature	Plaza	Downtown	Apt & Townhouse	Paseos	Alleys (public or private)
Street Names:	Ponce de Leon	At the intersection of Ponce de Leon with Palermo & Coconut Grove Drive	Sevilla, Malaga, Palermo & Coconut Grove Drive	Galiano & Malaga		
Street Widths						
Right of Way Width	100' min	35,000 sf min 1:3 max width:length	60' min 70' max	60' min	10' min 30' max	20' min 30' max
Building Profile						
Stepback	0'	Recommended 15' at 8th Floor	Recommended 15' at 8th Floor	Not Applicable	Not Applicable	Not Applicable
Building Spacing above 8th Floor	45' min separation	60' min separation	60' min separation	Not Applicable		Not Applicable
Building Floorplate above 8th Floor	30,000sf office max 22,000sf residential 215' length max	25,000sf office max 20,000sf residential 215' length max	25,000sf office max 18,000sf residential 215' length max	Not Applicable		Not Applicable
Parking Placement (1)	3rd - 8th Floor	3rd - 8th Floor	3rd - 8th Floor	Ground Floor		Ground Floor
Parking Setback from Primary Street BTL	Recommended 20' min 70% min of Frontage	Recommended 20' min	0' min	10' min		0'
Parking Setback from Side Street BTL	20' min 70% of Frontage	Not Applicable	Not Applicable	20' min		20' min
Building Placement						
Front Build-to Line (2)	0' min 14' max	0' min 14' max	0' min 14' max	0' min 14' max	Not Applicable	Refer to nearest Street Type Frontage
Side Setback (next to another property)	Not Applicable	Not Applicable	0' 10' min from SFR	Not Applicable		
Rear setback	Not Applicable	Not Applicable	10' 0' with Alley	10' 0' with Alley		Not Applicable
Frontage Build-out (3)	100%	100%	80% min	50% min		Not Applicable
Frontage Elements (refer to Section 3-510-5, Architectural Standards for further clarification)						
Allowed Frontage Elements:	Shopfront	Shopfront	Shopfront	Stoops	Shopfront	Stoop
	Gallery	Gallery	Gallery	Canopy	Gallery	Porch
	Arcade	Arcade	Arcade	Porches	Arcade	Balcony
	Canopy	Canopy	Canopy	Balcony	Canopy	Canopy
	Balcony	Balcony	Balcony	Awning	Balcony	Awning
	Awning	Awning	Awning		Awning	Bay Windows
	Outdoor Dining (4)	Outdoor Dining (4)	Outdoor Dining (4)		Outdoor Dining (4)	

Note:
(1) Parking may be located underground and is prohibited on the Ground Floor and 2nd Floor for all street types. See Section 4: General Standards for additional parking requirements.
(2) Build-to lines are measured from the property line along a street frontage to a distance back from the street.
(3) Frontage Build-out is the width of the facade to be built along the build-to line. It is measured based on the percentage of the front property line running along the street-type designation from the Street Type Plan in Section 2. For Signature Streets and Plazas, entrances to drop-offs, garbage dumpsters, delivery bays and parking garages shall be flush and integrated with the facade of the building. If a gallery or arcade is used in the facade of the buildings, any doors for vehicular access should be setback a minimum of 20' from the inside wall of the pedestrian corridor.
(4) Outdoor dining shall be permitted in ROW subject to City approval with encroachment agreement.

E. Signature Streets

Signature Streets are primary thoroughfares in Coral Gables with wide rights of way that can accommodate taller buildings.

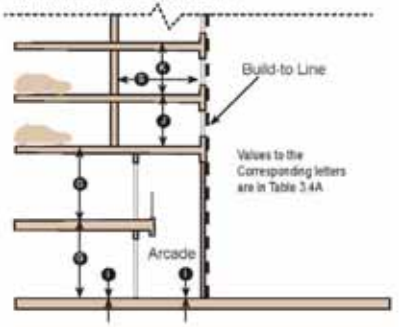
1. Building Heights & Profile



Building Heights & Profile: Table 3.4A		
Heights		
Building Height (1)	3 Floors min 190'-6" to eave max or as provided in the Comprehensive Plan	M
Signature Terminated Vista Bonus (2)	2 Floors max	
Rooftop Architectural Elements (3)		
Rooftop Area	3/4 max	
Height Above Rooftop	25' max	K
Signature Terminated Vista Element (3)	1/2 Building Height, including 25' allowed	
Floor Heights (floor to floor)		
Ground Floor & 2nd Floor	11' min 17' max	G
Third Floor	9' min 17' max	J
Upper Floors (above 3rd Floor) (4)	9' min 13'6" max	L
Ground Finished Floor above sidewalk (5)	6" max	I
Profile		
Building Separation above 8th Floor	45' min	
Building Floorplate above 8th Floor	30,000sf office max 22,000sf residential max 215' length max	
Parking Placement	3rd - 8th Floor	
Recommended Parking Setback from Primary Street BTL	20' min 70% min of Frontage	E
Parking Setback from Side Street BTL	20' min 70% min of Frontage	

(1) See note 1 on page 3.2.
(2) See note 2 on page 3.2.
(3) See note 3 on page 3.2.
(4) See note 4 on page 3.2.
(5) See note 5 on page 3.2.

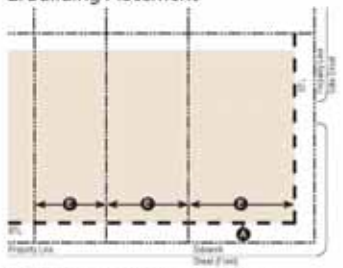
Alternative Profile with Arcade



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2. Building Placement



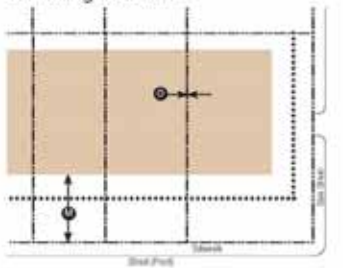
Values to the Corresponding letters are in Table 3.5A

Key
- Property Line
- Build-to Line (BTL)
- Building Area

Building Placement, Table 3.5A		
Front Build-to Line[2][3]	0' min to 14' max	A
Frontage Build-out[2]	100%[2]	C

(2) See note 2 on page 3.3.
(3) See note 3 on page 3.3.

3. Parking Location

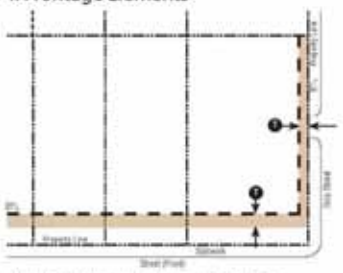


Key
- Property Line
- Setback Line
- Parking Area

Parking Location, Table 3.5D	
Front Setback	20' min. when liner space present U
Side Setback	20' min. when liner space present V

a. Parking and Service may be located underground.
b. Habitable liner space of a minimum depth of 20 feet is required for at least 70% of the primary frontage on all parking floors.

4. Frontage Elements



Values to the Corresponding letters are in Table 3.5C

Key
- Property Line
- Build-to Line (BTL)
- Encroachment Area

Frontage Elements, Table 3.5C	
Distance	12' max. or 2 feet behind the curb, if less T
Allowed Frontage Elements	Shopfronts, Arcade, Balcony, Gallery, Canopy, Awning

Frontage Elements may encroach forward of the build-to line, barring any additional restrictions by the public entity that has control over the public right of way.

See Section 5, Architectural Standards for further requirements of these frontage elements.

There are no restrictions for building frontage elements entirely within private property unless otherwise stated in Section 5, Architectural Standards

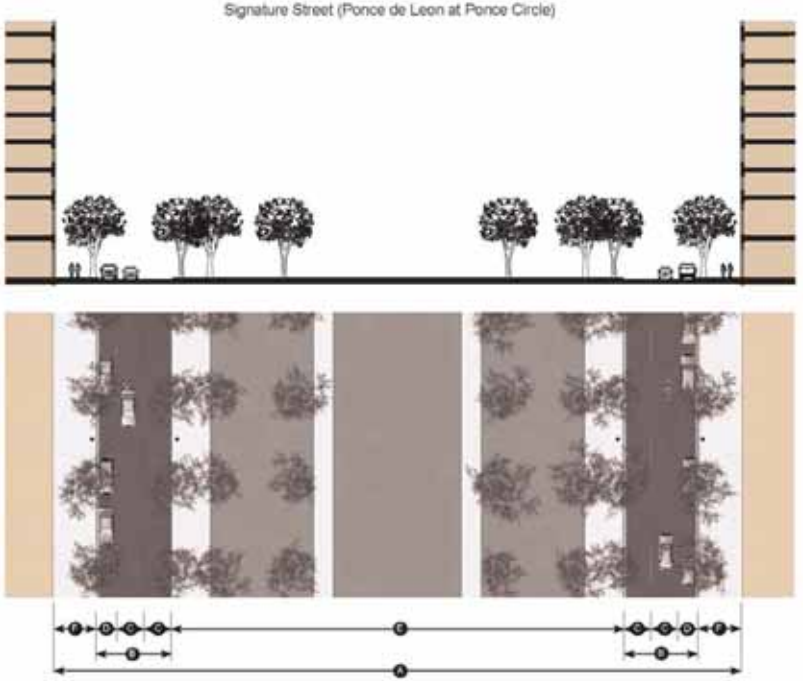
5. Miscellaneous

a. All buildings must have a Primary Pedestrian Entrance along the front facade.
b. Loading docks, overhead roll-down doors and other service entries shall not be located on street-facing facades.

6. Street Cross Sections

Applicants may choose any of the cross sections and plans in this section if adding new thoroughfares or streetscaping existing ones.

Signature Street (Ponce de Leon at Ponce Circle)



Application		
Movement Type	Multi-modal, pedestrian oriented	
Street Type	Signature Street	

*Modifications to street cross sections shall be reviewed and approved by Miami-Dade County.

Overall Widths		
Right-of-Way (ROW) Width	280'	A
Curb Face to Curb Face Width	30'	B

Lanes		
Traffic Lanes	11'	C
Bicycle Lanes	sharrows	
Parking Lanes	8'	D
Public Park	100'	E

Edges	
Curb Type	6" Raised
Planter Type	Tree Wells in sidewalk w flush grate
Landscape Type	Medium Trees, evenly spaced @ 30' o.c. avg.
Walkway Type	14' sidewalk F

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Signature Street (Ponce de Leon)



Application	
Movement Type	Multi-modal, pedestrian oriented
Street Type	Signature Street

*Modifications to street cross sections shall be reviewed and approved by Miami-Dade County.

Overall Widths		
Right-of-Way (ROW) Width	100'	A
Curb Face to Curb Face Width	30'	B

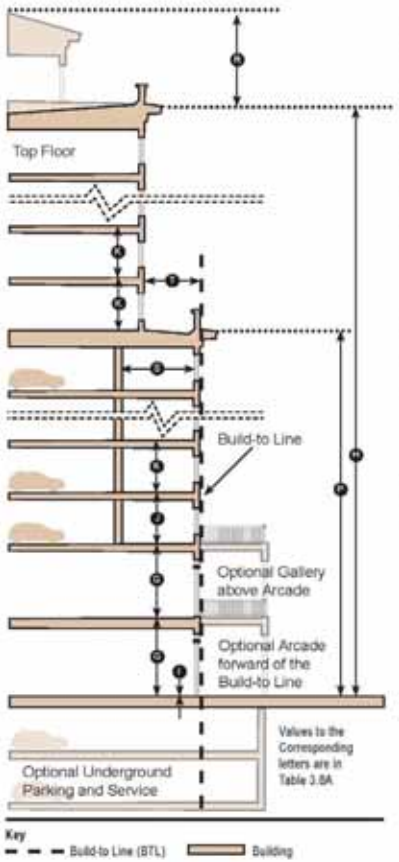
Lanes		
Traffic Lanes	11'	C
Bicycle Lanes	sharrows	
Parking Lanes	8'	D
Medians	12'	E

Edges	
Curb Type	6" Raised
Planter Type	Tree Wells in sidewalk w flush grate
Landscape Type	Medium Trees, evenly spaced @ 30' o.c. avg.
Walkway Type	14' sidewalk F

F. Plazas

Plazas have similar parameters to Signature Street, however Plazas shape public spaces within a public right-of-way along primary thoroughfares and any privately owned open spaces shown in the Street Type Map.

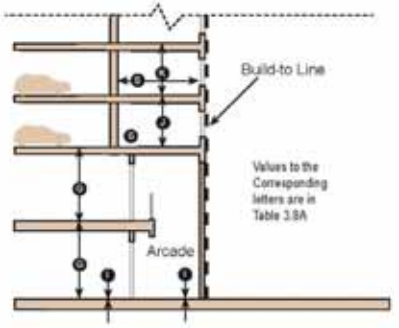
1. Building Heights & Profile



Building Heights & Profile, Table 3.8A		
Heights		
Building Height (1)	3 Floors min 100'-0" to eave max or as provided in the Comprehensive Plan	H
Rooftop Architectural Elements (2)		
Rooftop Area	3/4 max	
Height Above Rooftop	25' max	R
Floor Heights (floor to floor)		
Ground Floor & 2nd Floor	11' min 17' max	I
Third Floor	9' min 17' max	J
Upper Floors (above 3rd Floor) (4)	9' min 13'6" max	K
Ground Finished Floor above sidewalk (5)	6" max	L
Profile		
Height to Stepback	8 Floors max	P
Recommended Stepback above 8th Floor	15'	Q
Building Separation above 8th Floor	60' min	
Building Floorplate above 8th Floor	25,000sf office max 20,000sf residential 215' length max	
Parking Placement	3rd - 8th Floor	
Recommended Parking Setback from Primary Street BTL	20' min	S
Parking Setback from Side Street BTL	0' min	

(1) See note 1 on page 3.2.
(3) See note 3 on page 3.2.
(4) See note 4 on page 3.2.
(5) See note 5 on page 3.2.

Alternative Profile with Arcade



CITY COMMISSION
SECOND READING

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

RTKL
AN AECOM COMPANY

AGAVE PONCE

RECOMMENDED CONDITIONS OF APPROVAL AND
STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

EXHIBIT 'C'

2. Building Placement



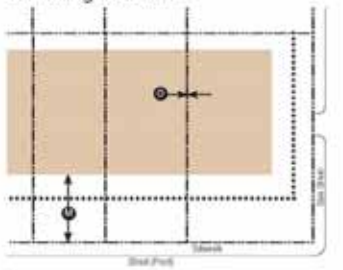
Values to the Corresponding letters are in Table 3.9A

Key
- Property Line
- Build-to Line (BTL)
- Building Area

Building Placement, Table 3.9A		
Front Build-to Line[(2)]	0' min to 14' max.	A
Frontage Build-out[(3)]	100%[(3)]	C

(2) See note 2 on page 3.3.
(3) See note 3 on page 3.3.

3. Parking Location

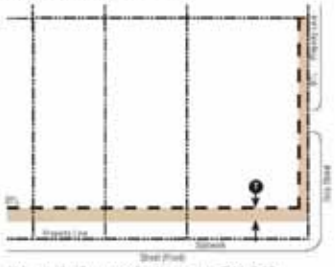


Key
- Property Line
- Parking Area
- Setback Line

Parking Location, Table 3.9B		
Front Setback	20' min.	U
Side Setback	0' min.	V

a. Parking and Service may be located underground.
b. Habitable liner space of a minimum depth of 20 feet is required along the primary frontage on all parking floors.

4. Frontage Elements



Values to the Corresponding letters are in Table 3.9C

Key
- Property Line
- Build-to Line (BTL)
- Encroachment Area

Frontage Elements, Table 3.9C		
Frontage Elements may encroach forward of the build-to line, barring any additional restrictions by the public entity that has control over the public right of way.		
Distance	12' max. or 2 feet behind the curb, if less	F
Allowed Frontage Elements	Shopfronts, Arcade, Balcony, Gallery, Canopy, Awning	

See Section 5, Architectural Standards for further requirements of these frontage elements.

There are no restrictions for building frontage elements entirely within private property unless otherwise stated in Section 5, Architectural Standards

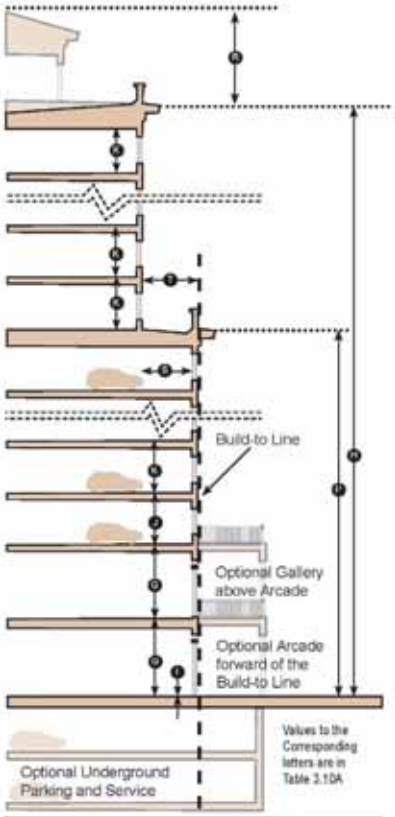
5. Miscellaneous

a. All buildings must have a Primary Pedestrian Entrance along the front facade.
b. Loading docks, overhead roll-down doors and other service entries shall not be located on street-facing facades.
c. All areas designated as a Plaza shall be streetscaped in a cohesive design. Facades fronting a plaza shall have a consistent appearance in materials, proportions, colors, and height.
d. First and second Floors shall respect and be compatible with any historic buildings in height, scale, mass and detail.

G. Downtown Streets

Downtown Streets are typical streets within Downtown Coral Gables that could accommodate taller buildings only with respectfully stepping back at a reasonable height.

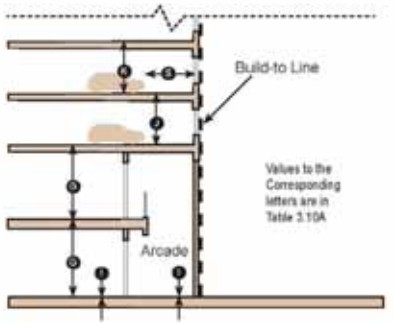
1. Building Heights & Profile



Building Heights & Profile, Table 3.10A		
Heights		
Building Height[(1)]	2 Floors min 160'-6" to eave max or as provided in the Comprehensive Plan	H
Rooftop Architectural Elements[(1)]		
Rooftop Area	1/2 max	
Height Above Rooftop	25' total height max	M
Floor Heights (floor to floor)		
Ground Floor & 2nd Floor	11' min 17' max	G
Third Floor	9' min 13'6" max	J
Upper Floors (above 3rd Floor)[(4)]	9' min 13'6" max	K
Ground Finished Floor above sidewalk[(4)]	6" max	L
Profile		
Height to Stepback	8 Floors max	P
Recommended Stepback above 8th Floor	15'	Q
Building Separation above 8th Floor	60' min	
Building Floorplate above 8th Floor	25,000sf office max 18,000sf residential max 215' length max	
Parking Placement	3rd - 8th Floor	S
Parking Setback from Primary Street BTL	0'	
Parking Setback from Side Street BTL	0'	

(1) See note 1 on page 3.2.
(3) See note 3 on page 3.2.
(4) See note 4 on page 3.2.
(5) See note 5 on page 3.2.

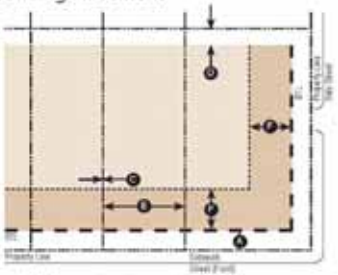
Alternative Profile with Arcade



RECOMMENDED CONDITIONS OF APPROVAL AND
STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

EXHIBIT 'C'

2. Building Placement



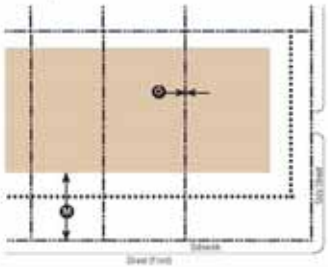
Values to the Corresponding letters are in Table 3.11A

Key
- Property Line
- Build-to Line (BTL)
- Upper Floor Stepback
- Upper Floor Building Area
- Building Area

Building Placement, Table 3.11A		
Front Build-to Line[2]	0' min 14'max	A
Side Setback	0', 10' min next to residential	C
Rear Setback	10', 0' with alley	D
Frontage Build-out[3]	80% min	E
Recommended Upper level setback	15' min above the 8th Floor	F

(2) See note 2 on page 3.3.
(3) See note 3 on page 3.3.

3. Parking Location

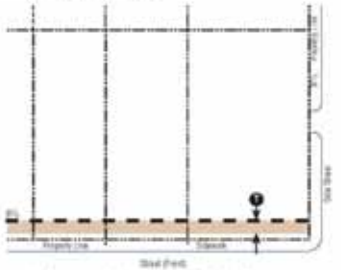


Key
- Property Line
- Setback Line
- Parking Area

Parking Location, Table 3.11B		
Front Setback	0' min	M
Side Setback	0' min	O

a. Parking and Service may be located underground.

4. Frontage Elements



Values to the Corresponding letters are in Table 3.11C

Key
- Property Line
- Build-to Line (BTL)
- Encroachment Area

Frontage Elements, Table 3.0C		
Frontage Elements may encroach forward of the build-to line, barring any additional restrictions by the public entity that has control over the public right of way.		
Distance	12' max. or 2 feet behind the curb, if less	I
Allowed Frontage Elements	Shopfronts, Arcade, Balcony, Gallery, Canopy, Awning	

See Section 5, Architectural Standards for further requirements of these frontage elements.

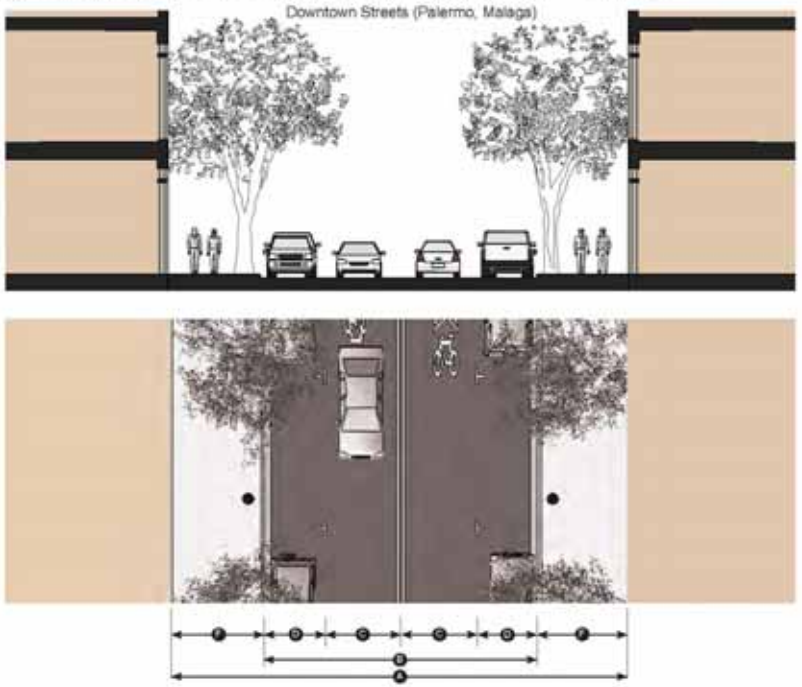
There are no restrictions for building frontage elements entirely within private property unless otherwise stated in Section 5, Architectural Standards

5. Miscellaneous

a. All buildings must have a primary pedestrian entrance along the front facade.
b. Loading docks, overhead roll-down doors and other service entries shall not be located on street-facing facades, refer to Section 3-510-5, Architectural Standards.

6. Street Cross Sections

Applicants may choose any of the cross sections and plans in this section if adding new thoroughfares or streetscaping existing ones.



Application		
Movement Type	Multi-modal, pedestrian oriented	
Street Type	Downtown Street	

*Modifications to street cross sections shall be reviewed and approved by Miami-Dade County

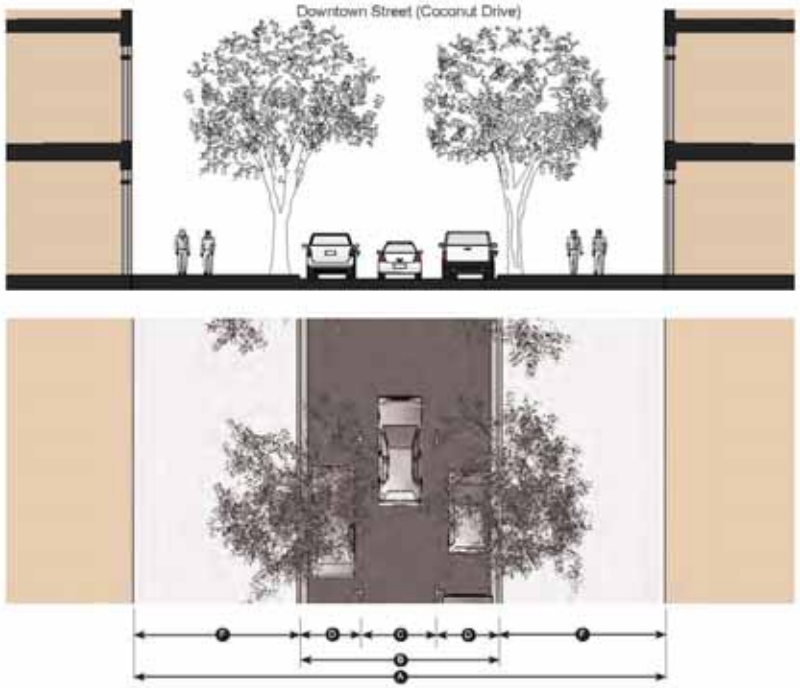
Overall Widths		
Right-of-Way (ROW) Width	60'	A
Curb Face to Curb Face Width	38'	B

Lanes		
Traffic Lanes	10'	C
Bicycle Lanes	sharrows	
Parking Lanes	8'	G
Medians	n/a	E

Edges	
Curb Type	6" Raised
Planter Type	tree wells in sidewalk w flush grate
Landscape Type	Medium Trees, evenly spaced @ 30' o.c. avg.
Walkway Type	12' sidewalk P

RECOMMENDED CONDITIONS OF APPROVAL AND
STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

EXHIBIT 'C'



Application	
Movement Type	Multi-modal, pedestrian oriented
Street Type	Downtown Street

*Modifications to street cross sections shall be reviewed and approved by Miami-Dade County.

Overall Widths		
Right-of-Way (ROW) Width	70'	A
Curb Face to Curb Face Width	28'	B

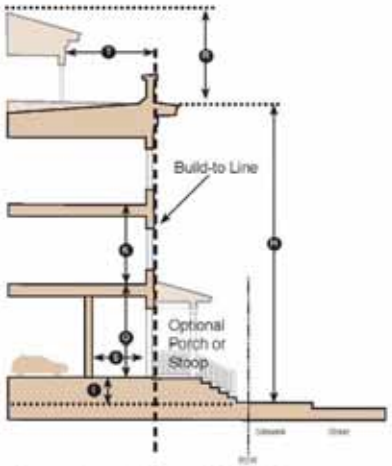
Lanes		
Traffic Lanes	10'	C
Bicycle Lanes	within adjacent private frontages	
Parking Lanes	8'	D
Medians	n/a	E

Edges	
Curb Type	9" Raised
Planter Type	tree wells in sidewalk w flush grate
Landscape Type	Medium Trees, evenly spaced @ 30' o.c. avg.
Walkway Type	22' sidewalk F

H. Apartment & Townhouse Street

Apartment & Townhouse Streets are smaller streets that serve as a transition from higher intensity urban areas to low-intensity single-family neighborhoods.

1. Building Heights & Profile



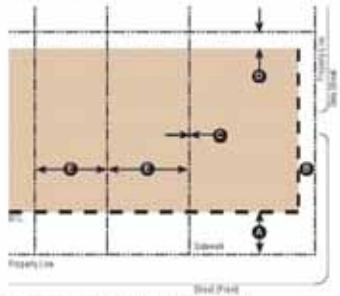
Values to the Corresponding letters are in Table 3.14A

Key
Build-to Line (BTL)
Building Area

Building Heights & Profile: Table 3.14A		
Building Height [1]	1 Floor min 3 Floors max	H
Rooftop Architectural Elements [3]		
Rooftop Area	1/2 max	
Architectural Element Stepback	10' min	I
Height Above Rooftop	11' max	J
Floor Heights (floor to floor)		
Ground Floor	9' min 13'6" max	K
Upper Floors	9' min 13'6" max	L
Ground Finished Floor above sidewalk	18" min	M
Habitable Ground Floor Depth	10' min	N

(1) See note 1 on page 3.2.
(3) See note 3 on page 3.2.

2. Building Placement



Values to the Corresponding letters are in Table 3.14B

Key
Property Line
Build-to Line (BTL)
Building Area

Building Placement: Table 3.14B		
Front Street BTL [2]	0' min 14' max	A
Side Street Setback	0'	B
Side Setback	0' 10' min next to residential	C
Rear Setback	10' 0' with alley	D
Frontage Build-out [3]	50%	E

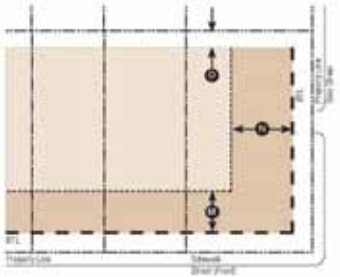
(2) See note 2 on page 3.3.
(3) See note 3 on page 3.3.

RECOMMENDED CONDITIONS OF APPROVAL AND
STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

EXHIBIT 'C'

3. Parking Location

Parking and Service may be located underground. Driveways shall be located off of alleys. See Section 4: General Standards for additional parking requirements.



Values to the Corresponding letters are in Table 3.15A

Key
- Property Line
- Build-to Line (BTL)
- Ground Floor Parking Area
- Habitable Space

Parking Location: Table 3.15A		
Setback from Front Street BTL	10' min.	M
Setback from Side Street BTL	20' min.	N
Rear Setback	10' min 0' with an Alley	O

4. Frontage Elements



Values to the Corresponding letters are in Table 3.15B

Key
- Property Line
- Build-to Line (BTL)
- Encroachment Area

Frontage Elements: Table 3.15B		
Frontage Elements may encroach forward of the build-to line, barring any additional restrictions by the public entity that has control over the public right of way.		
Distance	12' max. or 2 feet behind the curb, if less	I
Allowed Frontage Elements	Stoop, Porch, Balcony, Canopy, Awning, Bay Windows	

See Section 5, Architectural Standards for further requirements of these frontage elements.

There are no restrictions for building frontage elements entirely within private property unless otherwise stated in Section 5, Architectural Standards

5. Miscellaneous

a. Where a building façade steps back or is absent from the BTL, the BTL line should be maintained and defined by fence, landscape wall or hedge 30"-54" high.

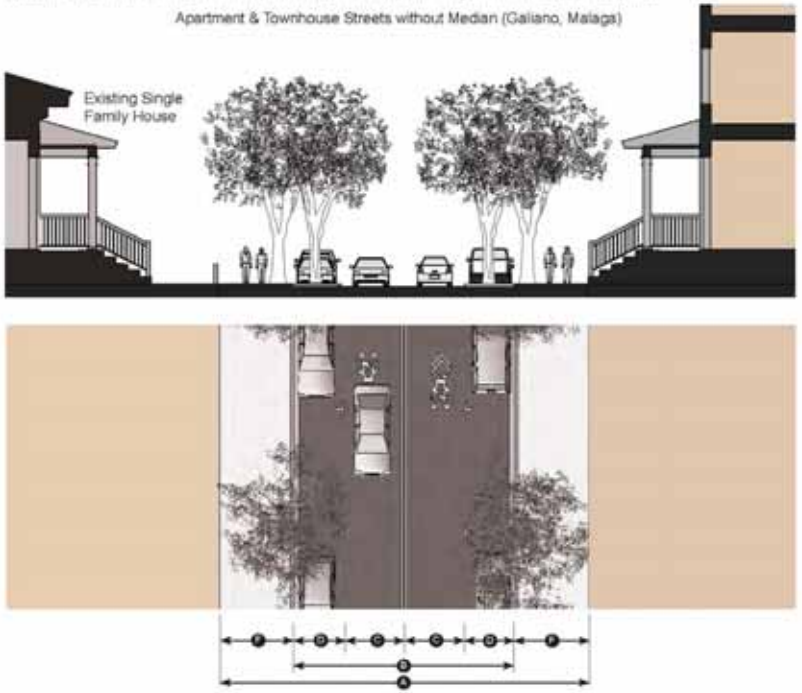
b. All buildings shall have a Primary Pedestrian Entrance, such as a Stoop or Porch, along the front street façade. All buildings fronting a corner are recommended to have a Stoop or Porch with a Primary Pedestrian Entrance at the corner.

c. Driveways, garage doors, and service areas shall be accessed from an Alley and may not be visible from the Apartment & Townhouse Street.

6. Street Cross Sections

Applicants shall confirm to the cross sections and plan in this section if adding new thoroughfares or streetscaping existing ones.

Apartment & Townhouse Streets without Median (Galiano, Malaga)



Application	
Movement Type	Multi-modal, pedestrian oriented
Street Type	Apartment & Townhouse Street

*Modifications to street cross sections shall be reviewed and approved by Miami-Dade County.

Lanes		
Traffic Lanes	10'	C
Bicycle Lanes	Bicycle Boulevard	
Parking Lanes	8' when present	D
Medians	5'-6' when present at intersections	

Overall Widths		
Right-of-Way (ROW) Width	60'	A
Curb Face to Curb Face Width	23' - 38'	B

Edges		
Curb Type	6" Raised	
Planter Type	tree pits in sidewalk planter areas within sidewalk	F
Landscape Type	Large Trees, evenly spaced @ 30' o.c. avg.	
Walkway Type	9' - 12' sidewalk	

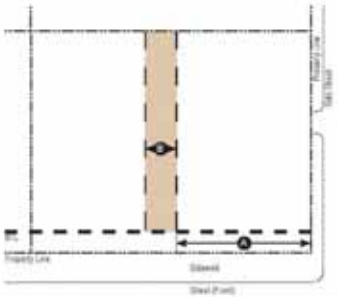
RECOMMENDED CONDITIONS OF APPROVAL AND
STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

EXHIBIT 'C'

I. Paseos

Paseos are mid-block pedestrian accessways that are fronted with store fronts, doors, windows, and other active elements.

1. Placement and Dimensions



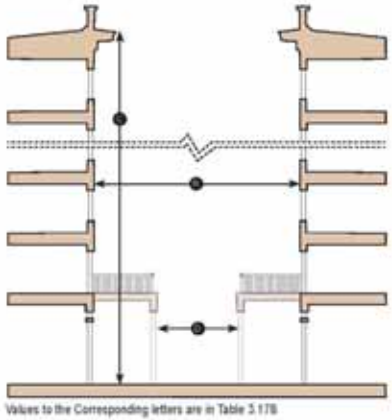
Key

Property Line
Build-to Line (BTL)
Building Edge
Paseo Area

Values to the Corresponding letters are in Table 3.17A.

Paseo Placement and Dimensions, Table 3.17A		
Distance from a side street	250' max	A
Width	10' min	B
Vertical Clearance	16' min	C
Frontage Element Encroachment	permitted 10' min clear space	D

2. Frontage Elements



Values to the Corresponding letters are in Table 3.17B

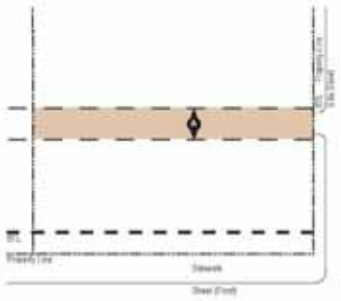
Allowed Frontage Elements, Table 3.17B	
See Section 5, Architectural Standards for additional regulations.	
■ Shopfront	■ Gallery
■ Arcade	■ Canopy
■ Awning	■ Balcony

Note: Paseos shall be open-air, non-air conditioned spaces that connect two public spaces. Dead-end paseos are prohibited. Vehicular use and service use is prohibited.

J. Alleys (Public or Private)

Alleys (public or private) are narrow accessways in the rear of the properties intended for parking access, trash pick-up and other services.

1. Placement



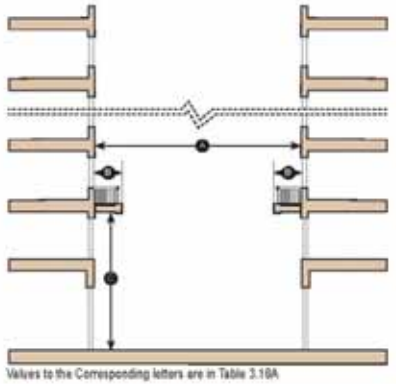
Key

Property Line
Build-to Line (BTL)
Alley Edge
Alley Area

Values to the Corresponding letters are in Table 3.18A

Building and Alley Placement, Table 3.18A		
Width of Alley	20' min, 30' max	A
Frontage Element Encroachment	4' max 20' min vertical clearance	B C

2. Frontage Elements



Values to the Corresponding letters are in Table 3.18A

Allowed Frontage Elements, Table 3.18B	
See Section 5, Architectural Standards for additional regulations.	
■ Balcony	■ Canopy
■ Awning	

Note:
Dead-end alleys are prohibited.

RECOMMENDED CONDITIONS OF APPROVAL AND
STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

EXHIBIT 'C'

3-510-4 General Standards

A. Intent

The General Standards apply to all buildings, irrespective of the street-type designation.

B. Building Site

1. Platting and/or replatting

Nothing contained herein shall be construed as requiring the platting and/or replatting of a development site for a PAD provided, however, that the Planning and Zoning Board and City Commission may require the platting or replatting of the development site when it determines that the platting or replatting would be in the best interest of the community.

2. Easements

The City Commission may, as a condition of PAD approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, and other public purposes which may be deemed necessary by the City Commission.

3. Installation of utilities

All utilities within a PAD including but not limited to telephone, electrical systems and television cables shall be installed underground.

C. Permitted Uses

A Mediterranean Village must be mixed-use and have at least four different categories of uses, one of which must be residential. Other uses may include retail, lodging, office, entertainment, civic, and public uses. The application shall specify the permissible location of use categories by street type. Any particular use within a use category that is allowed by both the applicable land use designation and zoning district is allowed in a Mediterranean Village. Ground level mandatory shopfronts shall have retail or restaurant uses.

D. Mediterranean Bonus

A Mediterranean Village shall comply with the Non-residential use requirements of the Mediterranean Level 2 Bonus program as outlined in Section 5-604, except as modified in these Form-Based Regulations.

E. Green Building

A Mediterranean Village shall obtain Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) Certification or an equivalent nationally recognized green certification program.

F. Traffic Study

The project shall include a Traffic Impact Study for the surrounding neighborhoods that identifies traffic effects on adjacent residential streets. A traffic calming and streetscape improvement strategy for affected streets shall be incorporated into the Development Agreement, which will include contributions towards neighborhood street improvements to mitigate potential traffic impacts.

G. Transit

The project shall include a Transit Improvement Plan as part of the Development Agreement, which will include contributions to local transit systems for the purposes of expanded hours and days of service and shorter headways.

H. Pedestrian Amenities

Where noted on the Regulating Plan in Section 2, an applicant needs to demonstrate, with a submission item called the Pedestrian Amenity Plan, all pedestrian amenities provided for the full length of the sidewalk of that required frontage.

Pedestrian Amenities include, but are not limited to: shading devices such as arcades, mature shade trees, canopies, large awnings, etc.

There shall be no "gaps" between pedestrian amenities greater than 15 feet along such frontage.

The applicant may also propose covenants, including covenants in lieu of unities of title, or other mechanisms of property control that may be needed to maintain such pedestrian amenities.

I. Public Art

Public Art beyond that currently required by the Zoning Code shall be provided at focal points of the project, including but not limited to sculptures, mosaics, and other forms of art in the public realm.

J. Parking

The intent of the parking standards is to encourage a balance between pedestrian-oriented development and necessary car storage. The goal is to construct neither more nor less parking than is needed. Parking specifications, such as space dimensions and aisle width shall be used in accordance with Article 5, Division 14 of the Zoning Code.

1. On-Street Parking Counted

On-street parking spaces directly abutting a lot shall count toward the parking requirement for development of that lot, except that such spaces shall not count toward parking requirements for disabled persons.

2. Bicycle Parking

A minimum of one bicycle rack parking place shall be provided within the public or private frontage for every ten vehicular parking spaces in covered areas. Bicycle Parking shall be in accordance with the City's adopted Bicycle Master Plan. Bicycle changing facilities, including lockers and showers, shall be provided on site. Space for future bike sharing facilities shall be reserved on site

3. Valet Parking

The project must propose to provide adequately staffed valet services during the hours of operation of all uses, including appropriate time following closing to accommodate the departure of valet parked cars. Projects shall submit an operational plan for the valet services, specifying details, including but not limited to maximum wait times, distance from valet drop-off points to valet parking areas, operation modification to the functioning of any required parking areas such as stacking, and the number of operators at peak and non-peak hours. The applicant shall covenant and agree in the PAD development agreement that if the City finds that this level of staffing is inadequate following implementation of the plan, the project will adjust the number of operators accordingly to the satisfaction of the City. Parking may be proposed to be in the form of tandem parking located in areas that are only accessible to valets. If tandem parking is approved, then continued valet service for that area shall be assured by a covenant and a condition of approval of the project.

4. Electric Vehicle Charging Station

An electric vehicle charging system providing one (1) reserved vehicle charging station per 50 dwelling units or hotel units or fraction thereof and one (1) vehicle charging station for every 200 required spaces or faction thereof for all other uses. Each vehicle charging station shall count as one required parking space. The use of electric vehicle charging stations for charging shall be free for all parking users. However, fees for the use of station in areas of parking reserved for residential or hotel uses shall be controlled for the management of those uses. Such stations shall be strategically located in groups of no less than 2 stations, based on the location of garage and use access points. The applicant may propose to provide more electric vehicle charging stations than required if the City determines that the community needs and proposed uses support a greater number of charging stations.

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RECOMMENDED CONDITIONS OF APPROVAL AND
STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

EXHIBIT 'C'

5. Shared Parking Reduction

Reductions from the minimum required parking spaces from the Zoning Code may be approved as part of the Coral Gables Mediterranean Village. Reductions shall be calculated using an accredited system for calculating shared parking. Parking shall fulfill between ninety (90) percent and one hundred ten (110) percent of the calculated total after the shared parking reduction. Such reduction shall exclude any and all proposed and anticipated parking spaces reserved exclusively for a specific use such as residential, office, theater, etc. Dedicated valet parking spaces, however, may be part of the shared parking reduction.

The number of required spaces may be reduced by any one or more of the following methods, as may be required by the City:

- Urban Land Institute (ULI) Shared Parking Methodology
- SmartCode Shared Parking Matrix, as shown in Diagram 4.3
- Applicants may provide a parking study completed by a certified professional engineer, engineering firm or similar, justifying the proposed parking solution.



SmartCode Shared Parking Matrix, Table 4.3

The SmartCode Shared Parking Matrix provides the method for calculating shared parking for buildings with more than one use.

The parking required for any two uses in a single project is calculated by dividing the number of spaces required by the lesser of the two uses by the appropriate factor from this Table and adding the result to the greater use parking requirement.

For instance: for a building with a residential use requiring 100 spaces and a commercial use requiring 20 spaces, the 20 spaces divided by the sharing factor of 1.2 would reduce the total requirement to 100 plus 17 spaces. For uses not indicated in this chart in a mixed use project a sharing factor of 1.1 shall be allowed.

The study must be prepared using a professionally appropriate methodology that is approved by the City, detailing land uses in accordance with Institute of Transportation Engineers (ITE) parking generation categories. At a minimum, the methodology must incorporate all of the following considerations, as well as any other data or analyses that the City deems appropriate for the requested reduction.

a. Parking Characteristics of Similar Projects and Uses

The study must incorporate analyses of actual parking demand at similar uses and projects located in the City. The analyses may also reference similar uses and projects located in Miami-Dade County, or elsewhere in South Florida. These analyses must evaluate factors such as the uses, hours of operation, peak parking demands, location, amount and type of reserved parking that is proposed, proposed impact on nearby on street parking, and occupancy rates of the similar use and project in comparison to those of the proposed uses and project.

b. Operational Assessment

The study must demonstrate how the project will optimize the parking operations and traffic conditions within a quarter mile of the project boundaries, and propose and agree to provide appropriate mechanisms to protect the surrounding neighborhood, including but not limited to appropriate signage and the locations of all ingress and egress points.

c. Transit

The study must analyze the impact of nearby transit services on parking demand for the project, and must also analyze the projected use of other alternative modes of travel such as bicycle and pedestrian. The study must reference and the project must propose to contribute to the enhancement of nearby transit services through expanding routes and lengthening hours of service.

d. Valet Plan

The study must reference and the project must propose to provide adequately staffed valet services during the hours of operation of all uses, including an appropriate time following closing to accommodate the departure of valet parked cars. Projects shall submit an operational plan for the valet service, specifying details, including but not limited to maximum wait times, distance from valet drop-off points to valet parking areas, operational modifications to the functioning of any required parking areas such as stacking, and the number of operators at peak and non-peak hours.

K. Vehicular Access to Buildings

The following criteria shall be used to ensure these uses do not detract from the overall walkability of the Mediterranean Village and its pedestrian connectivity to the surrounding areas.

1. Loading and Service

Loading and service entries shall be allowed only on Downtown street types, alleys and within parking lots and structures. All turning movements of service vehicles shall be accommodated within the building.

2. Parking Garages Entry

Vehicular entry gates at garage entries shall be positioned a minimum of twenty (20) feet behind the front wall of the building. At arcaded frontages, this distance is measured from the interior/rear wall of the arcade. To increase safety during off-hours, the setback area between the entry gate and the public sidewalk may be gated at the sidewalk edge during times when the garage is closed.

Vehicular entries to garages shall be allowed only from rights-of-way and alleys. Vehicular entries to garages are prohibited on Signature street types and Apartment/Townhouse street types. Vehicular entries on Downtown street-type frontages shall have a maximum width of 24'.

Pedestrian entries to parking garages shall be directly from the street or paseo as well as from the contiguous building. Pedestrian entries to garages shall be linked to cross-block paseos wherever possible.

L. Parking Under Public Right-of-Way

Subterranean parking may occur under the rights-of-way of Downtown Streets and Plazas when adjacent parcels share ownership and upon approval by the Public Works Director. All encroachments under the right-of-way in excess of nine inches, including landscaping, lighting and irrigation, will require Commission approval as per City Code 62-3

Tree wells shall be regularly spaced at 30' minimum on streets and given adequate depth to allow for a mature tree canopy above the underground parking deck.

Air ventilation exhausts shall not obstruct or exhaust onto public sidewalk and shall be at least 8' above ground level. These vents shall not adversely impact pedestrians or residential areas. Exhausts shall be located in rear alleys, back of house locations and upper level parking decks and shall be screened to match the character of the adjacent building(s).

M. Bridges and Roofs Over Public Right-of-Way

Upper level bridges are permitted where shown on the Regulating Plan in Section 2, and only when both sides of a street are in common ownership or development agreement. Upper level bridges shall be long enough to cross the public right-of-way without intruding into the thoroughfare with support columns. The vertical clearance of upper level bridges shall be subject to City staff review and approval. Upper level bridges shall not exceed 10 feet in width in any one location and shall only be permitted on the second floor and perpendicular to the street. Such structures shall only occur on the Block Face in one location per street as identified in the Regulating Plan. Additional upper level bridges, and/or those that are wider than 10 feet, and/or those of multiple stories may be allowed following the approval from the Coral Gables City Commission.

Transparent or translucent structures covering over public rights of way shall only occur above permitted Upper Level Bridges with approved lighting study and security study. Plazas as designated by the Street Types Plan shall not be covered by such structures.

Bridges and roofs over the right-of-way shall remain accessible for cleaning and maintenance by the owners. The applicant must agree that at any time, the public entity that controls that public right-of-way retains the right to demand the removal of such structures for any reason at the owners' expense without challenge or compensation.

All encroachments over the right-of-way in excess of nine inches, including landscaping, lighting and irrigation, will require Commission approval as per City Code 62-3

N. Activated Rooftops

Green living roofs are required on all commercial flat roofs over 1000 square feet in area. At least 5% of total roof area shall be publicly accessible. Using open terraces, parks and outdoor dining and lounge areas, publicly accessible roofs shall be landscaped and garden-like in its appearance. At least one of the publicly accessible roofs shall incorporate at least one public use such as dining, entertainment, or membership club with operating hours for public accessibility as specified by the City.

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Activated rooftops within 100' of right-of-way adjacent to single-family residences shall comply with all City lighting, noise, and nighttime use requirements.

O. Floor Area Ratio

The maximum combined Floor Area Ratio of all buildings within the Mediterranean Village Form-Based Planned Area Development shall be 4.0.

P. Landscape

Landscape open space requirements are subject to the requirements in Article 5, Division 11 in the Zoning Code, except where noted in this section.

For calculating the requirements, the total lot area shall be based upon the survey submitted with the application. The required amount of landscaped area can be provided at street level, within the public right-of-way, in elevated areas, in roof top gardens or terraces, in planter boxes, or at grade in yards or planting beds.

All landscaped areas of plazas and required setbacks shall be continuously maintained in a good, healthy condition, and sprinkler systems of sufficient size and spacing shall be installed to serve all required landscaped areas. Irrigation shall supply a minimum of the equivalent 1½ inch rainfall per week. Rain sensors shall be installed in all systems.

To ensure quality and longevity, the following additional conditions for tree planting in streets, medians and plazas shall apply:

- All trees shall be Florida Grade #1 or better.
- A signed and sealed "Professional Preparer's Statement of Compliance" shall be submitted by the Project Landscape Architect at time of submission for approval.
- A signed and sealed "Professional Preparer's Certification at time of Final Inspection" shall be submitted by the project Landscape Architect before a Certificate of Occupancy may be issued.
- A minimum of 50 percent of the total of all trees or palms planted shall be of a native species.
- A minimum 6 by 6 foot opening and 10 cubic feet of soil, clear of utilities, shall be provided for all trees located above underground structures.
- Root barriers shall be provided for all tree plantings.
- Tree grates or other approved devices shall be provided around all trees in hard surfaced areas to ensure adequate water and air penetration.

Landscape Table 4.5

Landscape Open Space	
Townhouse/Apt Street Type	50% min.
All other Street Types	20% min.
Plazas, courtyards, arcades, loggias, passes open to the sky and roof top gardens may be considered open space and counted as such toward the open space requirement.	
Percentage based upon total lot area.	
Landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.	

Street Trees	
Average Spacing	30' max.
Caliper	6 inches min.
Clear Trunk Height	8' min.
Height	18' min.
Street trees shall be placed along Signature, Downtown, and Apartment & Town house Streets.	
Palms shall not be used as street trees.	
Street trees are not required when arcades or galleries are provided in the ROW.	

Median Trees	
Caliper	6 inches min.
Clear Trunk Height	8' min.
Height	18' min.
Canopy Coverage	100% within 2 years of installation
Spread	10' min.
Median trees may be a maximum of 20% flowering trees or palms.	
Palm or medium shade tree (14 feet in height with 4 inches caliper) may be utilized to satisfy the above large shade tree requirements at a 3:1 ratio.	

Plaza Trees	
Caliper	6 inches min.
Clear Trunk Height	8' min.
Canopy Coverage	100% within 3 years of installation
Palms	10% max.
Height	18' min.
Palms may be of: phoenix canariensis (Canary Island Date Palm); phoenix dactylifera (North African Date Palm); 'Medjool'(Date Palm); and 'Zahidi' (Date Palm); phoenix sylvestris (Wild Date Palm); roystonea elata (Florida Royal Palm) and regia (Cuban Royal Palm).	

RECOMMENDED CONDITIONS OF APPROVAL AND
STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

EXHIBIT 'C'

Section 3-510-5: Architectural Standards

A. Intent

The Architectural Standards are intended to implement a cohesive character for redevelopment within the Mediterranean Village. These Standards address many components of architectural detailing and building design that relate to the public realm between buildings and the street.

All buildings proposed as part of the Coral Gables Mediterranean Village shall meet the minimum requirements of the Mediterranean Level 2 Bonus program in Section 5-604 of the City Code. In addition, all buildings proposed as part of the Coral Gables Mediterranean Village shall comply with the Architectural Standards that follow. Where there are conflicts, the Mediterranean Village Form-Based PAD Architectural Standards shall supersede.

At the discretion of the City, a third party design review may be requested to allow the preliminary schematic design of the project to be reviewed by an architect trained in traditional architecture, in order to ensure consistency with the principles of Mediterranean Architecture as outlined in these Standards.

If these standards conflict with ADA standards or the current building construction & life-safety codes used by the City and the State of Florida, those codes will supersede.

The requirements of the Architectural Standards are organized by topic or architectural detail. All buildings are required to use the Architectural Standards for all schematic designs and architectural elements, such as Frontage Elements listed in Section 3-510-3, Building Form Standards, according to Street Type and Regulating Plan.

These standards are subdivided into the following sections:

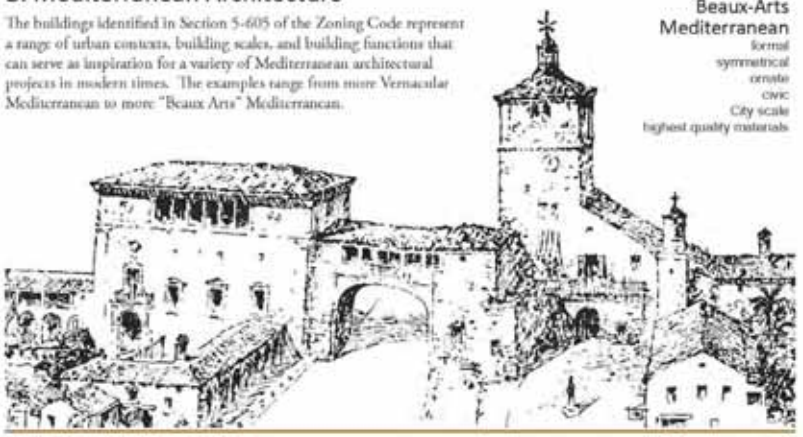
B. Mediterranean Architecture
1. Classical Proportion
2. Massing
3. Vertical Hierarchy
4. Emphasis
5. Fenestration
6. Windows and Doors
7. Garage Openings
8. Awnings, Canopies, and Balconies
9. Columns and Piers
10. Arches
11. Intercolumniation
12. Arcades and Loggias
13. Roofs
14. Rooftop Architectural Elements
15. Shopfronts and Signage
16. Porches, Stoops and Garden Walls
17. Cornice and Expression Lines
18. Materials

The building examples contained in this section showcase design elements and architectural styles that are mandatory as part of Section 5-605 of the Zoning Code. The examples are intended to demonstrate character and configuration, and are for illustrative purposes. The accompanying text and dimensional requirements are the rules that govern permitted development.

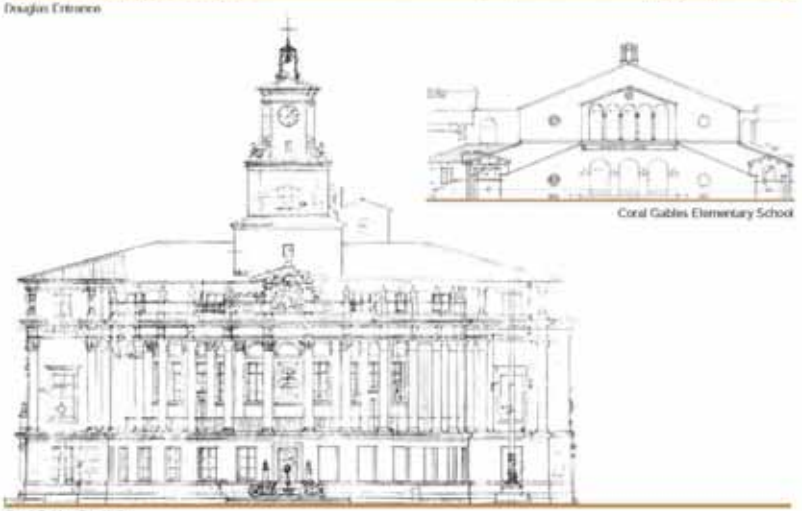
B. Mediterranean Architecture

The buildings identified in Section 5-605 of the Zoning Code represent a range of urban contexts, building scales, and building functions that can serve as inspiration for a variety of Mediterranean architectural projects in modern times. The examples range from more Vernacular Mediterranean to more "Beaux Arts" Mediterranean.

Beaux-Arts Mediterranean
formal
symmetrical
ornate
civic
City scale
highest quality materials



Douglas Entrance



Coral Gables Elementary School

Coral Gables City Hall

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Vernacular Mediterranean

informal
asymmetrical (but balanced)
simple
residential
domestic scale
everyday materials

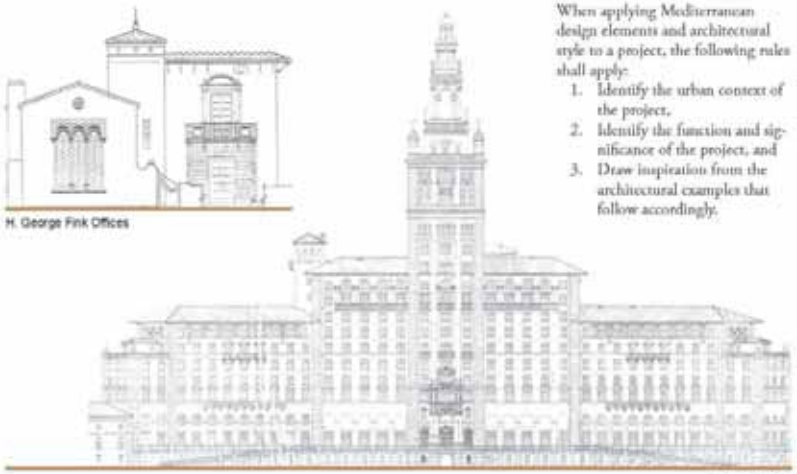


San Sebastian Apartments

H. George Fink Offices

When applying Mediterranean design elements and architectural style to a project, the following rules shall apply:

1. Identify the urban context of the project,
2. Identify the function and significance of the project, and
3. Draw inspiration from the architectural examples that follow accordingly.



Biltmore Hotel



The Colonnade Building

1. Classical Proportion

All buildings shall be designed according to the rules of Classical Proportion. The golden section, squares, circles, inscribed arcs, and time-tested ratios shall be used to determine overall building form, massing, roof lines, and the location and scale of architectural features such as Towers, Cornice lines, water tables, and entrance features. Architectural elements such as Arches, Columns, and Windows shall also be designed in accordance with the rules of Classical Proportion.

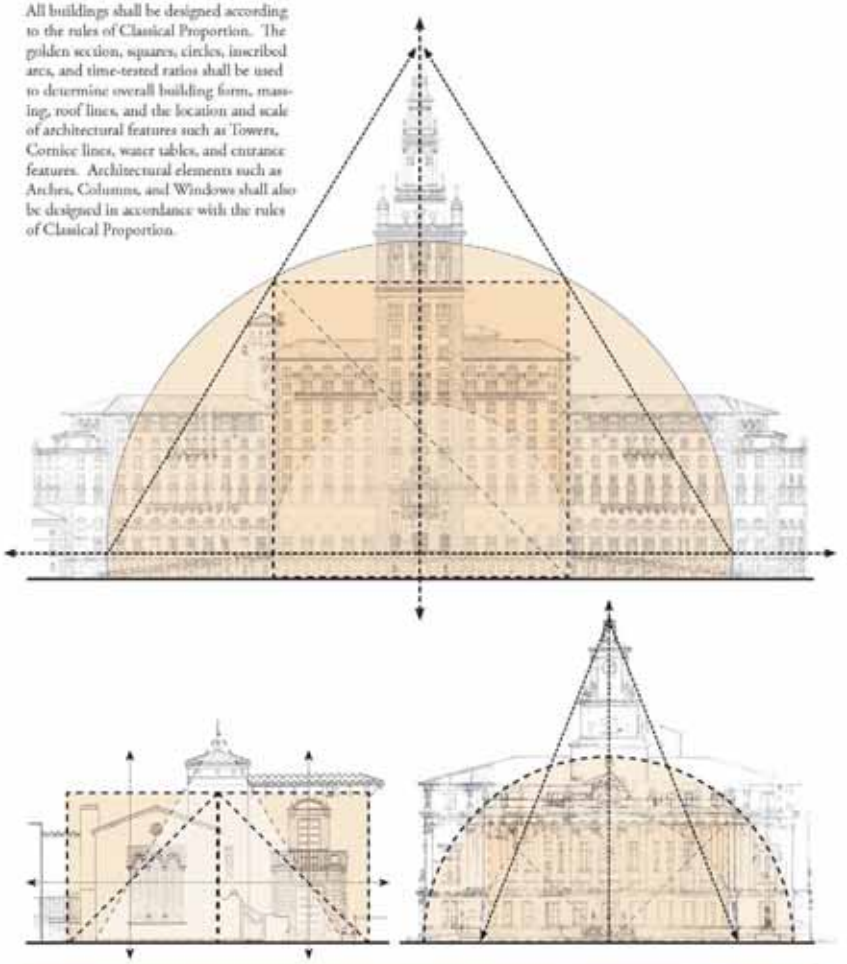
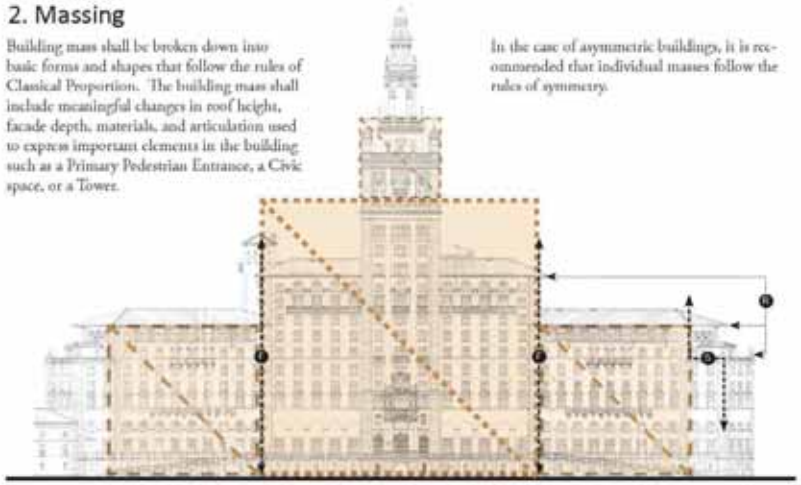


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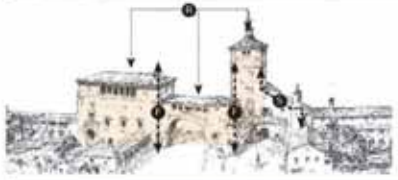
2. Massing

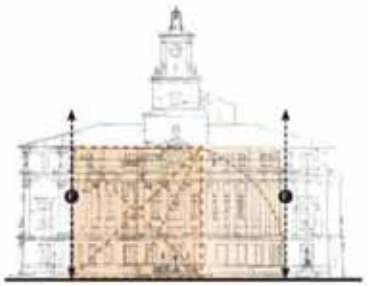
Building mass shall be broken down into basic forms and shapes that follow the rules of Classical Proportion. The building mass shall include meaningful changes in roof height, facade depth, materials, and articulation used to express important elements in the building such as a Primary Pedestrian Entrance, a Civic space, or a Tower.

In the case of asymmetric buildings, it is recommended that individual masses follow the rules of symmetry.









Massing, Table 5.5

Stepbacks	Used to emphasize Primary Building Mass and Vertical Hierarchy	S
Roofline Height Change	Used to emphasize Primary Building Mass 3' min	H
Facade Depth Change	Used to emphasize Primary Building Mass 1' min	F

3. Vertical Hierarchy

All buildings shall have a clearly articulated base, middle, and top. The base of the building shall express a load-bearing function and shall be designed at the scale of the pedestrian. The middle shall be designed with a simple rhythm and pattern that expresses the function of the building. The top shall express the special location where the building meets the sky, and shall be designed at the scale of the City. The transition between each vertical layer shall be marked by a Cornice line, Balcony, or Stepback.





Vertical Hierarchy, Table 5.6

Top Architectural Elements	
■ Ornate Columns	■ Arches
■ Ornate Windows	■ Cornice Line
■ City Scale Design	■ Window Surround
Middle Architectural Elements	
■ Repetitive Bays	■ Simple, Single Fenestration
■ Ornate Architectural Elements at focal points (see Emphasis, 5.7)	
Base Architectural Elements	
■ Single, Heavy Columns	■ Arches
■ Window Surround	■ Rustication
■ Pedestrian Scale Design	■ Water Table
■ Shopfront	■ Cornice Line



RECOMMENDED CONDITIONS OF APPROVAL AND
STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

EXHIBIT 'C'

3. Vertical Hierarchy

All buildings shall have a clearly articulated base, middle, and top. The base of the building shall express a load-bearing function and shall be designed at the scale of the pedestrian. The middle shall be designed with a simple rhythm and pattern that expresses the function of the building. The top shall express the special location where the building meets the sky, and shall be designed at the scale of the City. The transition between each vertical layer shall be marked by a Cornice line, Balcony, or Stepback.





Vertical Hierarchy, Table 5.6

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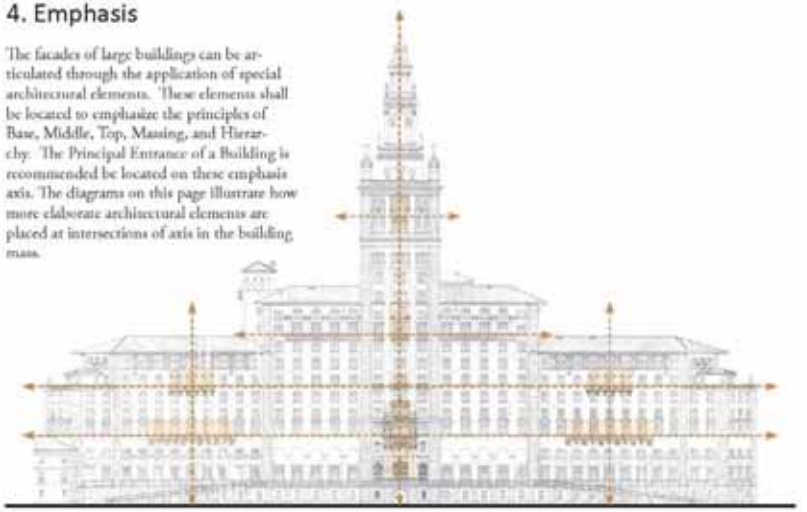
Middle Architectural Elements	
■ Repetitive Bays	■ Simple, Single Fenestration
■ Ornate Architectural Elements at focal points (see Emphasis, 5.7)	

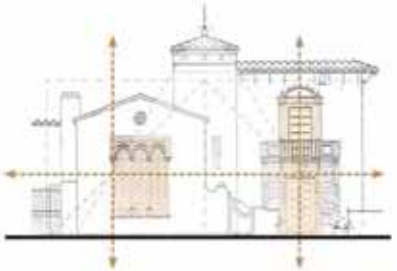
Base Architectural Elements	
■ Single, Heavy Columns	■ Arches
■ Window Surround	■ Rustication
■ Pedestrian Scale Design	■ Water Table
■ Shopfront	■ Cornice Line



4. Emphasis

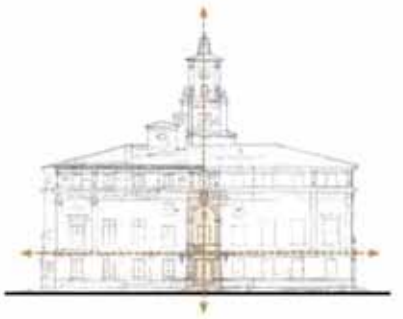
The facades of large buildings can be articulated through the application of special architectural elements. These elements shall be located to emphasize the principles of Base, Middle, Top, Massing, and Hierarchy. The Principal Entrance of a Building is recommended be located on these emphasis axis. The diagrams on this page illustrate how more elaborate architectural elements are placed at intersections of axis in the building mass.





Emphasis, Table 5.7

Architectural Elements	Arches, Columns, Balconies, Awnings, Canopies, Ornate Windows
Location on Building	Primary Pedestrian Entrances Towers Building Base Building Top Intersection of Axis in Building Mass



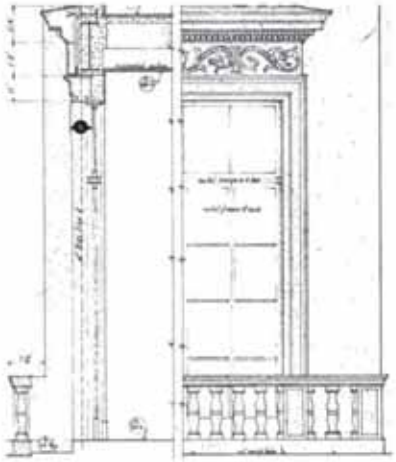
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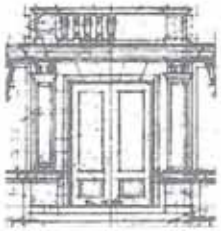
6. Windows and Doors

Windows and Doors are important character-defining features of a building. Proportions, materials, and style shall reflect Mediterranean Architectural precedent.

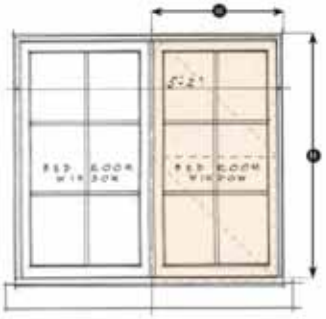








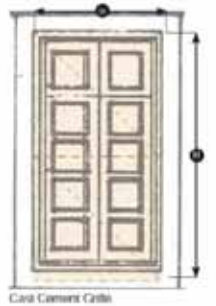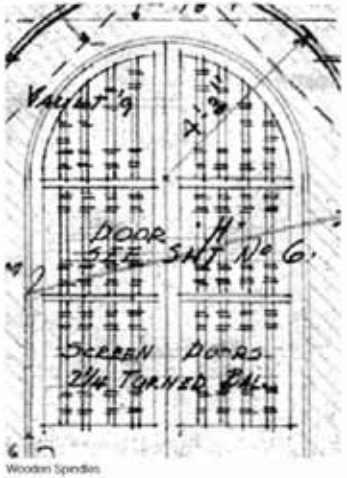




Windows and Doors, Table 5.9	
Height:Width Ratio	Classical Proportion Height > Width
Material	Solid Wood, Wood Veneer, Painted, Stained Anodized Metal
Door Color	varies
Window Frame Color	Black, Bronze, White
Shopfront Frame Color	Bronze
Glass Color	Clear, non-reflective
Permitted Window Types	Sash, Casement, Fixed, Transom
Permitted Door Types	Solid, French Doors
Window Grouping	Paired Windows, Horizontal bands of vertically proportioned Windows
Lights	Divided Lights with Vertical Proportion
Frame Setback from Facade	4" min

7. Garage Openings

Parking garage facades shall be designed according to the rules of Fenestration, page 5.8. Garage Openings shall be designed to be compatible with the overall Mediterranean Architectural style and Window design of the building, but with a simplified treatment that expresses the utilitarian parking use. Garage Openings shall be screened to hide the garage structure, garage lighting, and vehicle headlights from view. Architectural screening treatment shall derive from Mediterranean Architectural precedent in Coral Gables, as shown in the examples on this page. Ramping shall be internalized wherever possible.



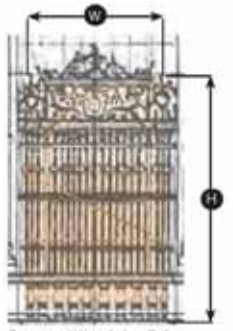
Cast Cement Grille



Wooden Spindles



Cast Cement Grille



Ornamental Wrought Iron Grille

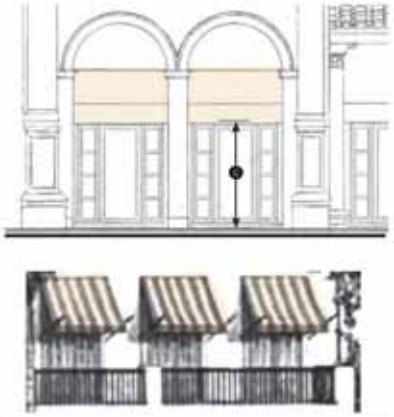
Garage Openings, Table 5.10	
Opening Height:Width Ratio	Classical Proportion Height > Width
Architectural Screening Setback from Facade	4" min

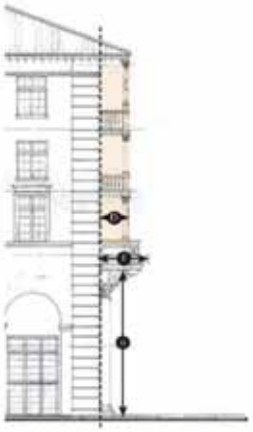
Garage screening materials may include wood, wrought iron, cast cement, terra cotta, or architectural quality pre-cast glass fiber reinforced concrete panels.

EXHIBIT 'C'

8. Awnings, Canopies, and Balconies

Awnings, Canopies, and Balconies provide Emphasis to the Facade, and have the utility of providing shade and rain protection. Awnings and Canopies enhance the Fenestration of the Building. The shape shall relate to the window or door opening. Barrel shaped Awnings should be used to complement arched windows and square Awnings on rectangular windows. When placed above ground level Shopfronts, Awnings and Canopies are permitted to encroach across the sidewalk in order to provide generous protection for pedestrians.



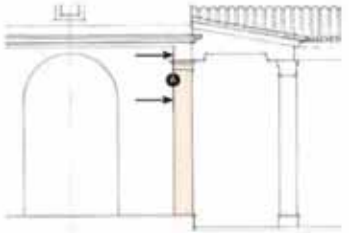


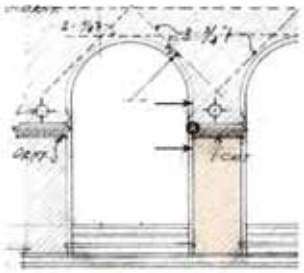
Awnings and Canopies, Table 5.11A		
Awning and Canopy Depth	2' min Residential 6' min Ground Floor Retail	
Ground Floor Encroachment into ROW	up to 10' from edge of curb	
Upper Floor Encroachment into ROW	6' max	
Ground Floor Clearance from Sidewalk	7.5' min for structure 6.5' min for loose fabric	C
Awning Percent Slope	100% max Residential 40% max Ground Floor Retail	
The design of Awnings and Canopies shall relate to the size, shape, materials, and style of the Opening.		
Awnings shall be constructed with a metal frame and cloth or canvas covering. Cloth in an awning shall be or look like natural fabric and be limited to two (2) colors.		
Canopies shall be either supported from below by brackets, or from above by suspension cables or chains.		

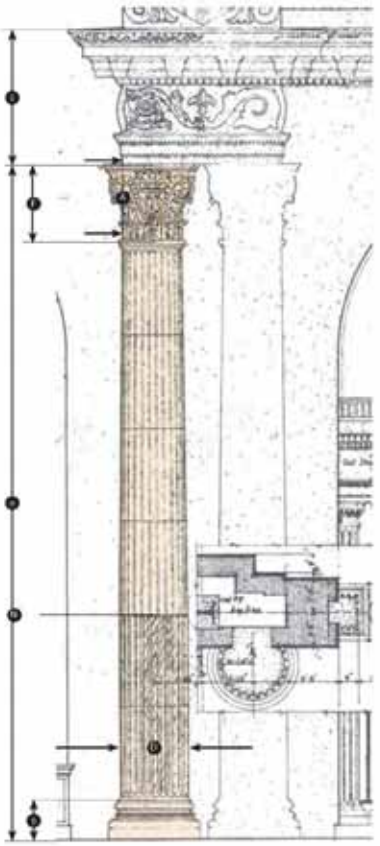
Balconies, Table 5.11B		
Build to Line		---
Balcony Depth	2' min	D
Balcony Underside Clearance from Sidewalk	10' min	D
Balcony Encroachment into ROW	6' max	E
Balconies may occur forward of the Build-To-Line, Setback, and/or Build-To-Zone.		
Balconies shall be designed with visible support such as brackets.		
A line of Balconies is recommended to be used with Expression Lines to mark the transition between the Base, Middle and Top of the Building.		
Railings shall be compatible with other trim elements, such as doors/window frames.		

9. Columns and Piers

The design of Columns and Piers shall relate to the overall design of the building, including scale, proportion, function, formality, and materials. All Columns and Piers shall be designed to appear to be load bearing according to the rules of tectonics. Columns and Piers shall have an expressed Base, Middle (Shaft), and Top (Capital). When using Columns from a Classical Order, the correct elements and proportions of that Order shall be used.





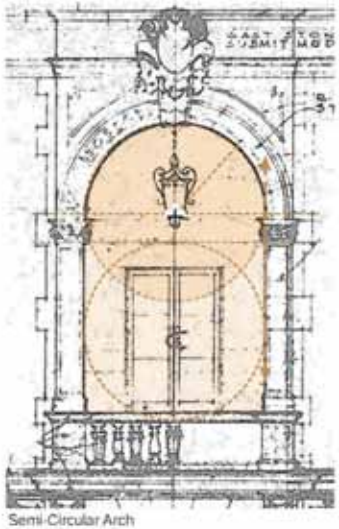


Columns and Piers, Table 5.12		
The Neck of the Column or Pier aligns with the Architrave (Outside edge of Beam or Arch).		A
Column or Pier Diameter	Varies	B
Column Height*	10x the Column Diameter	C
Entablature Height*	2x the Column Diameter	D
Base Height*	1/2 the Column Diameter	E
Capital Height*	7/6 the Column Diameter	F
Entasis	1/3 of Column Height above Base	G
*Composite Order Rules outlined in this Table. Classical Column Orders shall meet the correct proportion of the chosen order, including the Tuscan, Doric, Ionic, Corinthian and/or Composite order.		

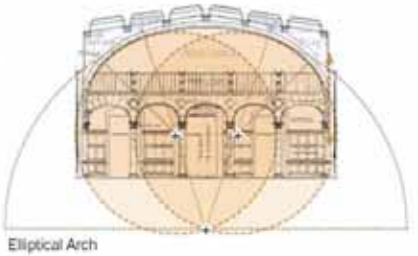
EXHIBIT 'C'

10. Arches

Arches shall be used sparingly to emphasize important elements on a building, such as Primary Pedestrian Entrances and Terminated Vistas that can be seen from a distance, and Civic spaces. Arches shall be designed with Classical Proportion and according to the common sense rules of tectonics. All elements of the Arch shall align to a center point and the springing of the Arch shall align with its means of support, as shown in the illustrations on this page.



Semi-Circular Arch



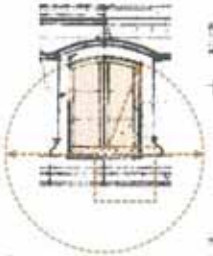
Elliptical Arch



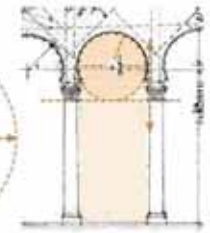
Elliptical Arch



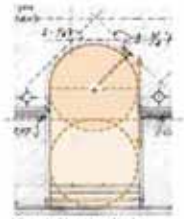
Elliptical Arch



Segmental Arch



Horseshoe Arch



Semi-Circular Arch



Semi-Circular Arch

Arches, Table 5.13		
Arch Center point	Elements of Arch point towards Center	+
Arch Springing	Aligns with Support Column or Pier	

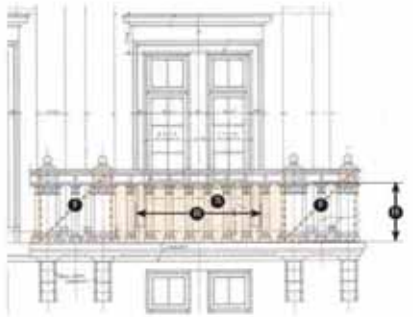
A sill, no shorter than the width of the window casement, shall be added to the Arch to ensure true half circle transom windows

11. Intercolumniation

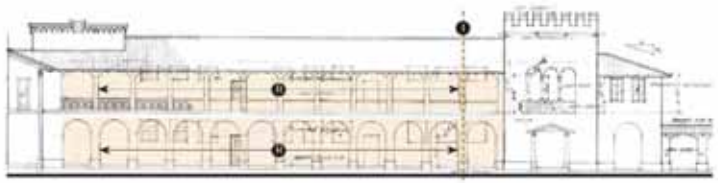
Columns or Piers that are regularly spaced along a line create a Colonnade. The spacing between each Column (Intercolumniation), shall relate to the overall proportion of the individual Column. The space between Columns shall be vertical in proportion to express a load-bearing function.

A series of Arches aligned as an Arcade shall be designed with Rhythm, as shown in Table 5.14.

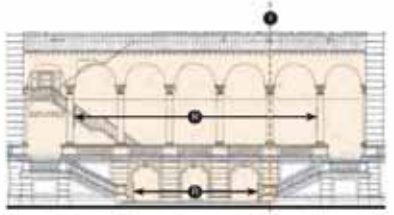
Colonnades and Arcades are often framed by a more solid End Bay.







Intercolumniation, Table 5.14		
Column Height	See Table 5.9	W
Column Spacing	4.5-10 the Column Height	S
Rhythm	Equal Spacing of Columns and/or Arches	R
End Bay	Optional; heavier Piers, Columns, or solid wall caps the end of a Colonnade or Arcade. Follows rules of Classical Proportion	E
Superimposition (One Colonnade or Arcade on top of another)	The bottom Colonnade or Arcade shall be heavier and express a load-bearing function. Columns shall align one on top of another along a center line.	

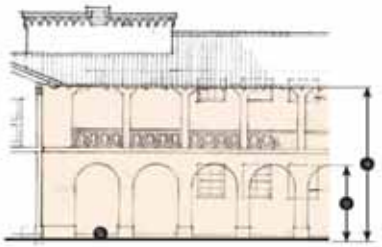


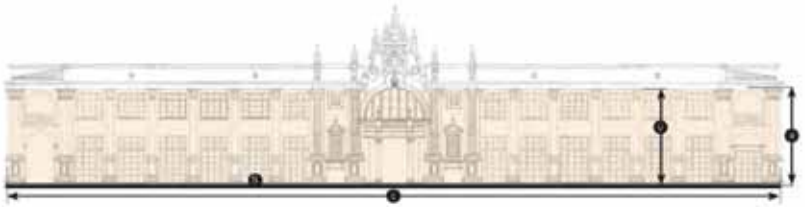
RECOMMENDED CONDITIONS OF APPROVAL AND
STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

EXHIBIT 'C'

12. Arcades and Loggias

Arcades and Loggias shall be open-air spaces that connect the ground floor of the street-facing facade of a building to the right-of-way, providing a publicly accessible, comfortable pedestrian space along the ground floor of the building. Arcades shall be designed to be consistent with the proportion, scale, architectural style, and materials of the main building. Each bay of the Arcade shall be vertically proportioned in order to allow sufficient light and visibility to the Ground Floor facade of the building.







Arcades and Loggias, Table 5.15		
Height	1 or 2 Floors; Optional Upper Level Walkway	H
Clearance	10' min	C
Underside Clearance at Sidewalk	1.6 x Depth min	D
Length of Facade	80% min	L
Distance from Edge of Curb	10' min	B
Ground Floor height above sidewalk	6" min	A

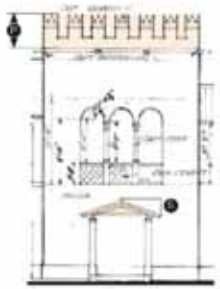
A continuous Pedestrian Zone shall be maintained within the Arcade or Loggia along the Building Face, and shall not be obstructed by protruding Storefronts, Stairs, Escalators, Elevators and other building elements.

Arcades and Loggias may occur forward of BTL and/or setback, and may encroach within the sidewalk upon City approval.

Habitable Space, walkways and/or Terraces above Arcades and Loggias may occur forward of BTL upon City approval.

13. Roofs

Roofs are an important character-defining feature, marking the moment where the building meets the sky. Roof shapes shall be simple and shall relate to the Massing of the building. Mediterranean Village Roofs shall be Gable, Hip, or Parapet, in keeping with the Mediterranean Architectural precedents. Shed roofs may be used sparingly. The scale and slope of the Roof and the elements of the Roof (Eave overhang, bracket size, Parapet detailing) shall relate to the height of the Building and the visibility of the Roof from the sidewalk.









Sloped Roofs, Table 5.16A		
Main Building Roof Slope	5:12 Slope min	M
Arcade, Loggia, Porch, Stoop Slope	2:12 Slope min	S

Roofs shall be symmetrically sloped where visible from streets and public spaces.

Roof materials on pitched roofs shall be terra-cotta color barrel tile, of clay, cement, or concrete material.

Parapets, Table 5.16B		
Parapet Height	3' 6" min	P
Parapet Wall Thickness	8" min	

Parapets may have decorative detailing with an irregular silhouette, may have Classical detailing with an applied Cornice Line, or may be a simple extension of the wall.

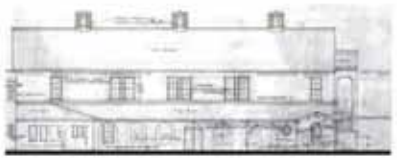
Parapets shall be designed with visible means of water runoff, and these functions shall be incorporated as decorative elements.

RECOMMENDED CONDITIONS OF APPROVAL AND
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EXHIBIT 'C'

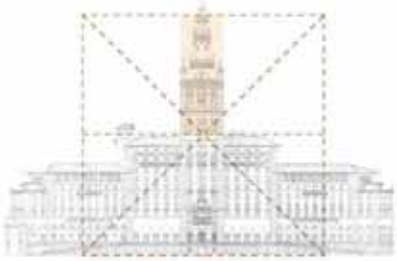
14. Rooftop Architectural Elements

Rooftop Architectural Elements are non-air conditioned features located above the primary mass of the building. Rooftop Architectural Elements are excluded from the Building Height calculation. Rooftop Architectural Elements shall relate to the overall proportion and design of the building, and shall be used to emphasize Building Massing. The scale of the Rooftop Architectural Element shall relate to its Height on the Building and its visibility from the Sidewalk level.









Rooftop Architectural Elements, Table 5.17	
Elements Excluded From Building Height Calculation	Lanterns, Cupolas, Parapets, Chimneys, Towers, Rooftop Loggias, Belvederes, Screened Mechanical Areas
Roofing Materials	Terracotta-color Barrel Tile or Copper

Refer to Section 3-530-3 Building Form Standards for permissions of Rooftop Architectural Elements based on Street Types

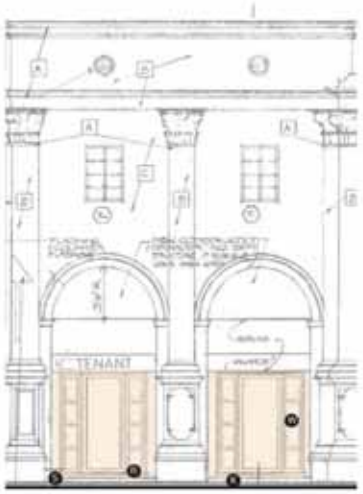
15. Shopfronts and Signage

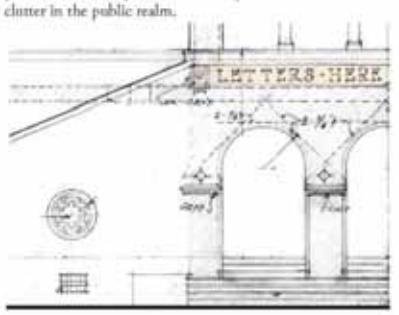
Shopfronts are a mandatory Frontage on Signature Streets and Plazas. In a mixed-use building, the Ground Floor Shopfront shall be distinguished from the rest of the building, placing emphasis on the display windows. At least 60 percent of the ground floor Shopfront shall be glass.

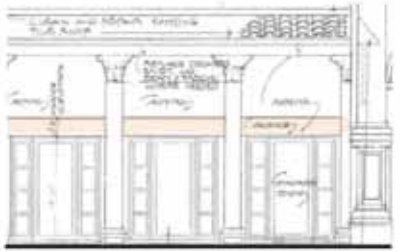
Signs shall enhance the Mediterranean character of the building, and shall be designed as part of a uniform Signage Plan approved by the City. Outdoor advertising signs, automatic electric changing signs, and entrance features are not permitted as part of a Mediterranean Village. All signs shall not obstruct sight visibility triangles at street intersections.

All signage for applications under this section shall conform to Section 5 Division 19, Signs, of the Zoning Code and shall be reviewed by the Board of Architects.

Wayfinding Signage shall:
Provide directional and information signs that are attractive, clear and consistent in theme, location and design.
Identify key civic areas, or public destinations and facilities, e.g. public parking structures, shopping facilities, transit routes and stops, etc.
Be coordinated with other streetscape furniture (e.g., light posts, transit/trolley shelters) where possible to reduce visual clutter in the public realm.







Shopfronts, Table 5.18		
Shopfront Ratio of Opening to Wall	2/3 min	
Shopfront Windowsill Height above Ground Line	18" min 36" max	E
Bulkhead Surface	Tile (3x3 or 4x4) Wood Recessed Panels	D
Shopfront Windows	Clear Glass (88% light transmission)	C
Kickplate shall be of durable material (wood, masonry, stone)		A
Permanent, fixed security grates or grilles in front of windows are prohibited.		
The Expression Line shall be placed above the Sign Panel and provide a strong definition to the top of the Shopfront.		

RECOMMENDED CONDITIONS OF APPROVAL AND
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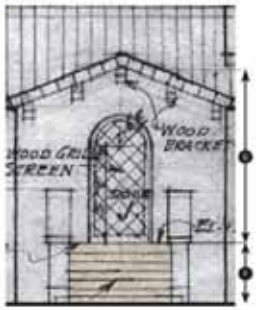
EXHIBIT 'C'

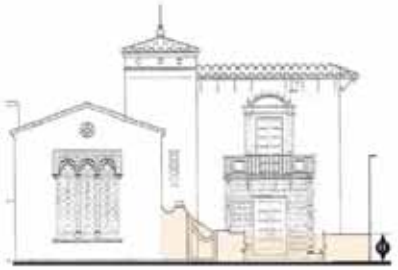
16. Porches, Stoops and Garden Walls

Porches, Stoops, and Garden Walls are recommended Frontages for small apartment buildings and townhouses. These Frontages shall be designed with the proportions, materials, and architectural style of the main building, and shall be Mediterranean in character.









Porches and Stoops, Table 5.19A		
Porch Depth	8' min	
Stoop Depth	3' min	
Roof Underside Clearance	8' min	G
Finished Floor Height	18" min above sidewalk	E
Porches and Stoops may occur forward of the build to line, setback, and/or build to zone, but shall not cross into public right of way.		
Porches and Stoops shall be covered, either with a roof, or area inset into the main body of the building.		
Stoop stairs may run to the front or to the side.		
Railings shall be compatible with other trim elements, such as door/window frames.		

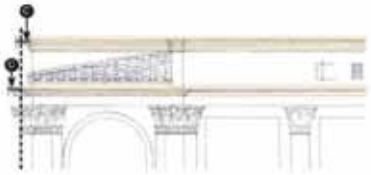
Garden Walls, Table 5.19B		
Garden Wall Height	2' min 4' max	M
Interior/Rear Garden Wall	8' max	
Materials	Constructed of Masonry; Stucco finish	
Where Garden Walls and Fences occur along street frontages, they shall be located parallel to adjacent sidewalks, and typically within 2 feet of the property line.		
Garden Walls may also act as low retaining walls along a property's edge.		

17. Cornice and Expression Lines

Cornice Lines and Expression Lines can be used to mark the transition between the Base, Middle, and Top of the Building. The single mass of a building may be divided by means of mouldings, or Expression Lines. In each Base, Middle, or Top subdivision, windows of different sizes and shapes, and in different numbers, shall be grouped together. Horizontal subdivision shall be achieved in two ways:

1. Offset the plane of the facade by stepping back, permitted only on elements such as towers.
2. Lines upon the facade created via shadows from moldings.

The size and proportion of height to width of a building are primary aspects of its character. A building facade's perceived scale combines with that of adjacent buildings and those across the street to provide a sense of shape, enclosure, and proportion of the street or public space.





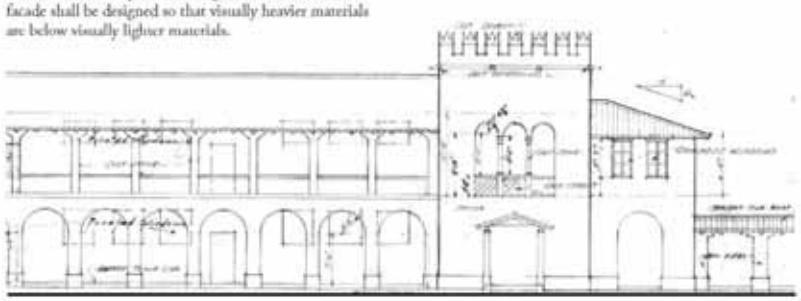
Cornices and Expression Lines, Table 5.20		
Build to Line	---	
Cornice Extension	6" min	C
Expression Line Extension	12" max	E
A Cornice is recommended to crown the Top of a Building or Masses of a Building.		
An Expression Line is recommended to mark the transition between the Base, Middle and Top of the Building.		
An Expression Line shall not protrude further than the Cornice extension.		
Cornice Lines shall follow the Building Mass and not columns or other architectural elements.		
The scale of the Cornice shall relate to its Height on the Building and its visibility from the Sidewalk.		

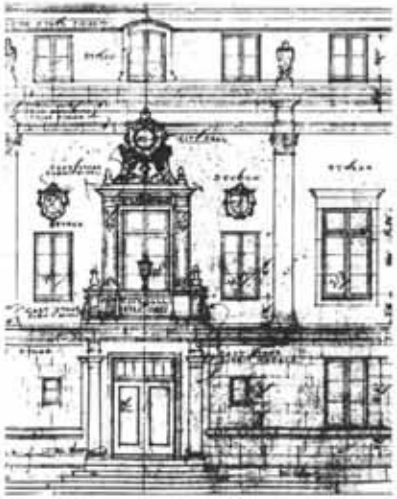
RECOMMENDED CONDITIONS OF APPROVAL AND
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EXHIBIT 'C'

18. Materials

All exterior walls of all buildings shall exceed the requirements of Section 5-606, "Exterior Wall - Material and Color" and shall incorporate superior quality materials designed to be compatible with the Mediterranean Architectural examples. Building wall materials on each facade shall be designed so that visually heavier materials are below visually lighter materials.





Materials, Table 5.21
Stucco Finish over CMU
Smooth or hand trowelled in texture and painted.
Masonry - Load-bearing or Veneer
Permitted Masonry: Brick, coral rock, keystone, granite, marble, travertine, limestone, manufactured or cultured stone, cast stone, decorative CMU, or products of similar quality of manufacture.
Masonry Veneer depth 4" min
Porcelain - Decorative Tile or Enamel Panels
Prohibited Materials
Sprayed-on stucco finishes, stucco panels, Exterior Insulation Finishing Systems (E.I.F.S.) similar to Dryvit, conventional siding, metal panels, and glass block.

19. References

The following list of reference books is recommended as supplemental information with Section 3-510-5, Architectural Standards. Mediterranean architecture is dependant on historical precedents to guide and inspire designers. Wisdom and guidance are found in these precendents and references.

Alberti, Leon Battista. On the Art of Building in Ten Books.

Cook, S.F. "Jerry"and Skinner, Tina. Architectural Details: Spain and the Mediterranean. Atglen: Schiffer Publishing Ltd., 2005.

Casato, Marianne. Get Your House Right. New York: Sterling Publishing Co, 2007

Gromort, Georges. The Elements of Classical Architecture. New York: W.W. Norton, 2001

Les Concours Publics d' Architecture. V.1 - V.15. Paris, 1898

Robinson, John Beverley. Architectural Composition. New York: D. Van Nostrand Company, 1908

Smith, Thomas Gordon. Vitruvius on Architecture. New York: The Monacelli Press, 2003

Snyder, Frank M. Building Details. New York: WW Norton, 2008

Stratton, Arthur. Elements of Form & Design in Classic Architecture. London: BT Batsford Limited, 1925

Vignola, Giacomo Barozzi. Canon of the Five Orders of Architecture. New York: Acanthus Press, 1999

Vitruvius Pollio, Marcus. Ten Books on Architecture.

EXHIBIT 'C'

Section 3-510-6 Definitions

Anchor Retail: A larger store, usually a department store or major retail chain, ranging 30,000 square feet to 45,000 square feet.

Apartment & Townhouse Streets: Smaller-scale, residential streets that are lined with low-scale multifamily buildings

Arcade Frontage: A covered pedestrian space along the street level of a building, as described in Section 3-510-5, Architectural Standards.

Arch: A curved part of a structure that is over an opening and that supports a wall or other weight above the opening.

Balcony: An open habitable portion of an upper floor extending beyond a building's exterior wall that is not supported from below by vertical columns or piers but is instead supported by either a cantilever or brackets.

Block Face: The aggregate of all the building Facades on one side of a Block. The Block Face provides the context for establishing architectural harmony.

Building Frontage: The side of a building which faces the frontage street. The required building frontage per lot type is the percentage of lot width over which the Principal Facade extends.

Cornice: Projecting horizontal decorative molding along the top or horizontal facade breaks of a wall or building.

Cupolas: A domelike structure surmounting a roof, often used as a lookout or to admit light and air.

Downtown Streets: Typical streets within Downtown Coral Gables that accommodate taller buildings that respectfully step back at a reasonable height

Encroachment: Any structural element such as Galleries, Garden Walls, Porches, Stoops, Balconies, or Awnings that break the plane of a vertical or horizontal regulatory limit extending into a Setback or forward of the Build-to Line.

Floor: A Habitable level within a building.

Front Facade: The Facade designated to bear the address and Principal Entrance to the building.

Historic/Civic Building: Buildings that have significance due to their special use, architectural design, or history. These buildings are given priority in site plan design and are made a focal point of public spaces. Frontages of surrounding buildings shall be harmonious with and subservient to Historic/Civic Buildings identified on the Regulating Plan. In addition, Historic Buildings are subject to all applicable standards in the Coral Gables Zoning Code for historic structures.

Paseo: A public area, sidewalk, pedestrian pass-through and/or passageway that is commonly shared or used for pedestrian circulation. Paseos are open-air, non-air conditioned spaces that are open to the public.

Primary Pedestrian Entrance: A grade level entrance from the public right-of-way for pedestrians that are easily accessible and are designed to minimize walking distances.

Principal Facade (For purposes of placing buildings along build-to lines or build-to zones): the front plane of a building not including Encroachments.

Regulating Plan: A plan or map of the Mediterranean Village designating the locations of physical features that shall be included in any subsequent building.

Rooftop Architectural Element: Architectural features not used for human occupancy, consisting of spires, belfries, or Cupolas; Parapet walls, and Cornices without windows; chimneys, ventilators, skylights, and antennas.

Shared Parking: An accounting for parking spaces that are available to more than one function. The requirement is reduced by a factor, shown as a calculation. The Shared Parking ratio varies according to multiple functions to close proximity, which are unlikely to require the spaces at the same time.

Shopfront Frontage: A ground floor lined with storefronts made with a combination of opaque and transparent materials. The uses behind shopfronts shall be commercial uses allowed by this section. Shops and restaurants shall have operable doors along their front facades spaced at an average of 60 feet on center. A shopfront may occur at the street-facing edge of the building or it may be set back under or inside an arcade. See Section 3-310-5, Architectural Standards, for specific requirements regarding storefronts.

Signature Streets: Primary thoroughfares with wide rights of way that accommodate taller buildings

Signature Terminated Vista: An architectural feature on a building that may include additional floors and height in recognition of its location fronting a Signature Street and its unique site and visibility.

Stepback: Locations where upper floors of tall buildings set back from the Build-To Line in order to respectfully shape public space and allow additional light and air at street level.

Stoops: A small staircase ending in a platform and leading to the entrance of an apartment building or townhouse.

Street Type: Classification of public space based on its existing or desired physical form. Street Type classification is used to regulate Building Form.

Street Type Plan: A map depicting a system of categories based on form and character from which the regulations for buildings, and the interface between the building and the street, are based.

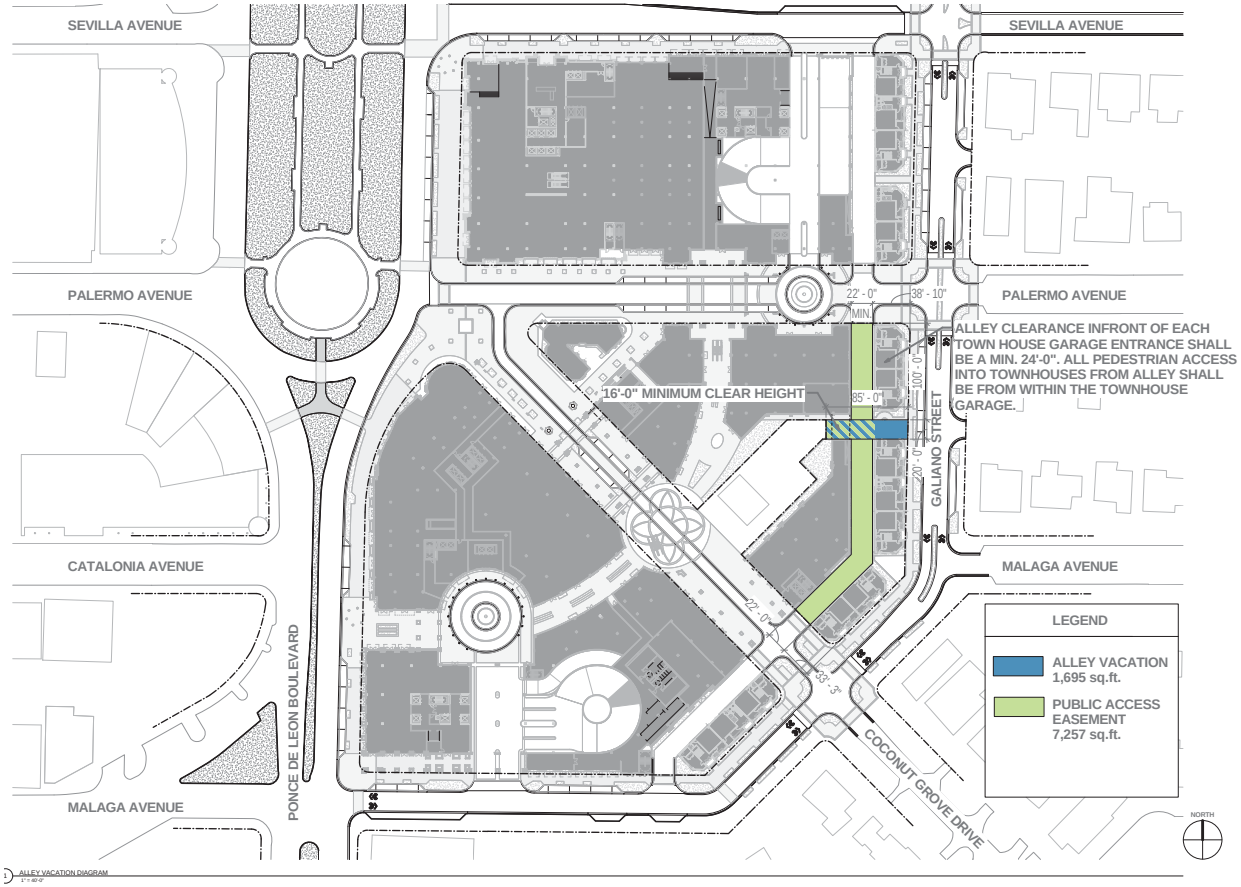
Terminated Vista: An architectural treatment or expression on the facade of a building that is visible from long distances due to its siting within its urban context. It may include a combination of any of the following: a noticeable change in materials, a change in proportion of the massing of the building, a change in window sizes and/or spacing, or a tower with or without an architectural appurtenance above it.

Upper Level Bridge: Upper level bridges are optional at the approximate locations shown on the Regulating Plan only. See Section 3-510-4, General Standards for additional requirements pertaining to upper level bridges.

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EXHIBIT 'D'



RECOMMENDED CONDITIONS OF APPROVAL AND
STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

EXHIBIT 'E'

Kimley»Horn

To: Mr. Mario Garcia-Serra, Esq.
Gunster, Yoakley & Stewart, P.A.

From: John McWilliams, P.E.

Cc: Eduardo Avila
Agave Holdings, Inc.

Date: May 27, 2015

Subject: ***Mediterranean Village Development – Coral Gables, Florida***
Coral Gables Trolley Service Enhancements

Per your request, Kimley-Horn and Associates, Inc. has reviewed the existing City of Coral Gables trolley operations to identify potential enhancements to the service to better serve the City's central business district. The following sections summarize our proposed operations and service enhancements.

New Trolley Vehicles
Expansion of the trolley service is limited by the number and age of the fleet. As such we are proposing to make a contribution of approximately $1.34 million to the City of Coral Gables to purchase up to four (4) new trolley vehicles. This cost estimate was provided by City staff. These additions to the fleet will allow for vehicle replacement, new trolley routes, and/or the expansion of new trolley service.

New or Expanded Trolley Service
In addition to funding new trolley vehicles, the following contributions are proposed:

New Downtown Trolley Route
The Trolley Service Master Plan recommended further investigation of a downtown loop traversing the City's core along Alhambra Circle, Merrick Way, Galiano Street, Almeria Avenue, and Salzedo Street in a clockwise direction. We consider this concept a worthwhile complement to the existing north-south trolley route along Ponce De Leon Boulevard. However, the 2013 study did not contemplate the proposed Mediterranean Village project located one (1) block south of Almeria Avenue. Therefore, we recommend a minor modification to the Master Plan route circulating along Sevilla Avenue from Galiano Street to Ponce De Leon Boulevard, and back to Almeria Avenue. Refer to the attachment for a map of the existing and proposed routes. The proposed service would operate Monday through Friday at a cost of $176,000 per year for 25 years ($4.40 million) per estimates provided by City staff. Approximate headways for the service will be 10 minutes consistent with the current trolley service.

Existing Trolley Route Enhancements
Existing enhancements to the trolley route should be considered including extension of operating hours, weekend operations, and holiday service. The existing trolley currently operates from 6:30 a.m. to 8 p.m. on weekdays with 10-15 minute headways. The proposed enhancements would include the following:

- Extension of weekday operating hours (Monday through Thursday) until 10 p.m.
- Extension of Friday operating hours until 12 a.m.
- Saturday operating hours from 6 a.m. to 12 a.m.
- Sunday operating hours from 8 a.m. to 8 p.m.
- Holiday operating hours from 8 a.m. to 10 p.m.

The existing headways would be maintained under this operations plan. Based upon estimates provided by City staff, these service enhancements are $11.25 million for 25 years of operation.

In summary, the total contribution towards enhancement of the City's trolley services is $16.990 million per estimated provided by City staff.

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EXHIBIT 'E'


See Sheet 2 for north portion of existing trolley route
Previous Master Plan Route Alignment
Proposed Route Alignment
Mediterranean Village Trolley Enhancements
Existing Trolley Service Route
Proposed Trolley Service Route
Sheet 1 of 2


See below right for remainder of trolley route
See Sheet 1 for south portion of existing trolley route
See top left for remainder of trolley route
Mediterranean Village Trolley Enhancements
Existing Trolley Service Route
Sheet 2 of 2

EXHIBIT 'F'

COMPREHENSIVE PLAN ANALYSIS

The Project will be consistent with the Comprehensive Plan and Zoning Code criteria included in the proposed text amendments. However, the Project is also consistent with the spirit and intent of the Comprehensive Plan as presently enacted. Most notably, the Project is fully consistent with the following Comprehensive Plan goals, policies, and objectives:

Goal FLU-1 – **Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.**

Old Spanish Village will strengthen and enhance the City of Coral Gables as a vibrant community with a mix of uses including office, residential, hotel, commercial, civic, and cultural. The Project is a community within a community with walkable streets, preserved historic buildings, large open spaces and amenities for residents, guests and the public making it a very desirable place to live, work and play. The Project is only one block south of the City's Central Business District, and with its beautifully designed buildings, streetscapes and corridors, the multi-faceted development will become an icon in the heart of Coral Gables.

Objective FLU-1.1 - **Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map.**

Old Spanish Village will preserve Coral Gables as a "placemaker" and balance the existing and future surrounding land uses to achieve a high quality living and working environment. The Property is zoned Commercial, but has multiple Commercial land uses including Commercial High-Rise, Commercial Mid-Rise and Commercial Low-Rise. The land uses will remain, but will be reconfigured within the Property to achieve the best possible mix and orientation of uses within the Property. A majority of the Commercial High Rise structures will be located along the main transit corridors of Ponce de Leon Boulevard, Sevilla Avenue and Palermo Avenue, while the lower intensity uses, densities and heights will be located on the east side and "wrap" the Project to properly transition to the lower density residential neighborhoods to the east. The Project's design will bring the Biltmore Hotel type of grandiose Mediterranean architecture and signature structures to this area. The Project will also enhance the infrastructure, facilities and services surrounding the development and be consistent and compatible with the surrounding uses.

Objective FLU-1.2 - **Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.**

Old Spanish Village will reinvigorate a large mostly vacant property which is in great need of redevelopment. The Property, which is a focal point of the City adjacent to Ponce Circle, has been sitting dormant and vacant and has fallen into disrepair. The Project, once approved, will create excitement in the surrounding area and spark redevelopment efforts to control blighting influences.

Objective FLU-1.4 - **Provide for protection of natural and historic resources from development and/or redevelopment together with continued maintenance.**

The Project will protect and maintain a historic structure which will be integrated into the design and redevelopment of the Property. The structure at 2901 Ponce de Leon Boulevard, on the corner of Ponce de Leon Boulevard and Palermo Avenue, which previously served as a sales office for Coral Gables founder, George Merrick, will remain and will be preserved. The structure will be a focal point and historic landmark at one of the main entrances to the Project and will complement the architectural details and features of Old Spanish Village.

Objective FLU-1.7 – **Discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas.**

Old Spanish Village will create an infill redevelopment project which will discourage urban sprawl and encourage the reuse of underutilized parcels. The Project will replace older, vacant and underutilized parcels with an entire village of compatible uses including residential, office, hotel and commercial, which will revitalize and reenergize this area of Ponce de Leon Boulevard.

Policy FLU-1.9.1 - **Encourage balanced mixed use development in the central business district *and adjoining commercial areas* to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.**

Old Spanish Village has a balanced mix of uses within steps of the Central Business District and has been beautifully designed with large pedestrian corridors, open spaces and green areas which provide street level activation, amenities and connectivity to the Central Business District. The Project, with its walkable oak lined streets and community feel will promote pedestrian activity and use of alternative transit methods including the City's Trolley service thereby reducing the need to drive.

Objectives DES-1.1 – **Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.**

Old Spanish Village will bring new energy and excitement to this area of the City while reaffirming George Merrick's original vision for Coral Gables' design, look and lifestyle. The Project is a signature design by RTKL which creates a community within a community. The design creatively incorporates the City's architectural heritage including Mediterranean style

EXHIBIT 'F'

architecture, arcades and loggias and tower elements at the tops of the buildings, while providing a balance between uses, intensities and heights. The Project is consistent and compatible with the surrounding areas and satisfies the City's vision for new development. Old Spanish Village provides ample setbacks and stepbacks, variations in rooflines, green rooftops, large public open spaces and green areas which will contain water features, fountains and public art.

Policy DES-1.1.1 - Promote and support George Merrick's vision consistent with the established historic and cultural fabric of the City.

Old Spanish Village's design is inspired by the classical Mediterranean architecture of Spain and will honor and promote George Merrick's vision for the City of Coral Gables. With taller tower features shaping the perimeter of the Project and arcades and loggias throughout, Old Spanish Village mixes old world Mediterranean architecture and features with today's modern and efficient residential, office and commercial buildings.

Policy DES-1.1.2 - Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.

The Applicant and project architect are committed to complying with and satisfying the rigorous design guidelines, standards and review processes, which are further strengthened by the accompanying proposed Zoning Code Text Amendment, in order to ensure that the Project is being designed and constructed with the utmost quality and detail.

Objective DES-1.2 - Preserve the Coral Gables Mediterranean design and architecture.

Old Spanish Village is beautifully designed in a Mediterranean architectural style compatible with the City's architectural heritage. The Project promotes sound and aesthetically pleasing designs and uses and will ensure the preservation of the unique character of the City's Mediterranean architecture.

Policy DES-1.2.1 - Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.

Old Spanish Village, with its assemblage of 6.72 acres of property, allowed the architect to creatively design an entire Mediterranean village with a variety of uses, intensities and public spaces. The Project satisfies the requirements to achieve development bonuses of height and FAR, as it enhances Coral Gables' Mediterranean design character. Its design is a creative use of Mediterranean architecture which promotes public realm improvements and pedestrian amenities including plazas, colonnades and large walkable sidewalks along the street corridors. With a

desire to promote pedestrian friendly corridors and to protect adjacent lower intensity uses, the architect mixed Mediterranean style - creating landmark towers of interest to frame the development - and a variety of heights and intensities to balance the Project's mass. The most impressive feature of the Project is the public realm where numerous streetscape and infrastructure improvements within and immediately surrounding the Project and large public spaces, courtyards and open accessible areas and amenities for pedestrians are provided. The signature development and outstanding creative designs are achievable only with the City's award of the development bonuses.

Policy MOB-1.1.1 - Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

Old Spanish Village is located one block south of the Central Business District boundary and will provide housing, lodging, commercial and entertainment facilities within walking distance to the employment center. The Project will create pedestrian friendly corridors with large sidewalks and green areas as well as provide a City trolley stop to service the residents and visitors and move them comfortably around the City without being dependent on automobiles.

Policy MOB-1.1.2 - Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.

Old Spanish Village is located on 6.72 acres of property adjacent to Ponce Circle that is currently vacant, deteriorating or underutilized. The Project is designed to create an urban infill development – a Mediterranean Village - with a variety of uses including office, residential, hotel and commercial. Because of the large assemblage of land, the architect is able to design the Project to include large public corridors with tree lined sidewalks, green areas and pedestrian amenities, all which support walking, bicycling and public transit use. The Project will maintain a City trolley stop to allow residents and visitors easy access and transit along the Ponce de Leon Boulevard corridor.

Policy MOB-1.1.3 - Locate higher density development along transit corridors and near multimodal stations.

Old Spanish Village's main transit corridors are Ponce de Leon Boulevard, its western boundary, Palermo Avenue, which cuts through the center of the development and Sevilla Avenue, its northern boundary and the start of the Central Business District. The Project has been designed with its high density development including the office tower, hotel and residential buildings along these corridors and has created wide, tree lined sidewalks and a designated City trolley stop to encourage a walkable community close to transit and near employment centers.

Goal HIS-1 - Preserve and promote the recognition of structures, sites, manmade or natural landscape elements, works of art or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City.

EXHIBIT 'F'

At the corner of Ponce de Leon Boulevard and Palermo Avenue is the former sales office of George Merrick, which structure has been designated historic and will be preserved. The structure will be a focal point and historic landmark at one of the main entrances to the Project and will complement the architectural details and features of Old Spanish Village.

Policy GRN-1.3.2 – All new development proposals shall include designated safe pedestrian paths of travel within the site and provide pedestrian access to and from the public right-of-way to encourage walkability.

Old Spanish Village will include designated safe pedestrian paths of travel within the site and will provide pedestrian access to and from the public rights-of-way to encourage walkability. The roadways throughout and surrounding the Project will be resurfaced and new public infrastructure and public spaces including open lawns and brick lined interior passageways will be created. Pedestrian amenities including benches, fountains and water features and public art pieces will be incorporated throughout the Project to activate the public realm and corridors.

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EXHIBIT 'G'



NOTE:

- **THE PROJECT IS REGISTERED WITH USGBC AND THE DEVELOPER COMMITS TO STAGE 2 & 3 LEED-ND SUBMITTAL**

LEED-ND STAGES

- **STAGE 1 - CONDITIONALLY APPROVED PLAN:** PROVIDES THE CONDITIONAL APPROVAL OF A LEED-ND PLAN AVAILABLE FOR PROJECTS BEFORE THEY HAVE COMPLETED THE ENTITLEMENTS, OR PUBLIC REVIEW, PROCESS. IT IS ENVISIONED THAT COMPLETING STAGE 1 WILL HELP PROJECTS GET SUPPORT FROM THE LOCAL GOVERNMENT AND FROM THE COMMUNITY
- **STAGE 2 - PRE-CERTIFIED PLAN:** PRE-CERTIFIES A LEED-ND PLAN AND IS APPLICABLE FOR FULLY ENTITLED PROJECTS OR PROJECTS UNDER CONSTRUCTION. COMPLETING THIS REVIEW CAN HELP PROJECTS SECURE FINANCING, EXPEDITED PERMITTING OR ATTRACT TENANTS.
- **STAGE 3 - CERTIFIED NEIGHBORHOOD DEVELOPMENT:** COMPLETED PROJECTS FORMALLY APPLY FOR LEED CERTIFICATION TO RECOGNIZE THAT THE PROJECT HAS ACHIEVED ALL OF THE PREREQUISITES AND CREDITS ATTEMPTED.

LEED-ND ANALYSIS

- **SITE DEVELOPMENT WITH EXISTING NEIGHBORHOOD ASSETS:** THE GOAL FOR THIS PROJECT'S CONCEPT IS TO SITUATE A DEVELOPMENT WITHIN A 1/4 MILE WALK OF AT LEAST 5 DIFFERENT SHOPS, USES AND FACILITIES. IN ADDITION, THE PROJECT'S GEOGRAPHIC CENTER IS LOCATED WITHIN A 1/2 MILE WALK OF 7 DIFFERENT DIVERSE USES.
- **CONSERVATION OF EXISTING SPECIES AND ECOLOGICAL COMMUNITIES:** A STUDY WILL BE COMPLETED TO DETERMINE IF THERE ARE ANY EXISTING OR POSSIBLE FUTURE ENDANGERED SPECIES AND ECOLOGICAL COMMUNITIES THAT MAY AFFECT THE PROJECT'S SITE. IF ANY SPECIES OR ECOLOGICAL COMMUNITIES ARE FOUND OR ARE LIKELY TO OCCUR, THEN THE DEVELOPMENT SHALL COMPLY WITH AN APPROVED HABITAT CONSERVATION PLAN.
- **WETLAND AND WATER BODY CONSERVATION:** WE WILL STRIVE TO PRESERVE WATER QUALITY, NATURAL HYDROLOGY AND HABITATS BY LESSENING THE IMPACT ON WETLANDS AND WATER BODIES. DUE TO THE LOCATION OF THE SITE, NO WETLANDS OR NATURAL BODIES OF WATER WILL BE IMPACTED.
- **AGRICULTURAL AND LAND CONSERVATION:** BY INCORPORATING THIS CONCEPT WE INTEND TO PROTECT VALUABLE FARMLAND AND FORESTS FROM BEING DEVELOPED. DUE TO THE NATURE OF THE SITE, NO VALUABLE FARMLAND OR FORESTS WILL BE AFFECTED.
- **FLOODPLAIN AVOIDANCE:** THE PROPOSED LOCATION OF THE PROJECT IS IN A FEMA DESIGNATED FLOOD ZONE X. THIS TYPE OF ZONE IS NOT PRONE TO A 100 YEAR FLOOD.
- **WALKABLE STREETS:** WE WILL STRIVE TO PROVIDE A MORE LIVABLE AND WALKABLE MICRO ENVIRONMENT WHERE PEOPLE ARE LESS AUTO DEPENDENT.
- **COMPACT DEVELOPMENT:** WE PLAN TO PROVIDE A MORE LIVABLE AND WALKABLE MICRO ENVIRONMENT WHERE PEOPLE ARE LESS AUTO DEPENDANT.
- **CONNECTED AND OPEN COMMUNITY:** THE SITE WAS SELECTED TO MAXIMIZE THE PEDESTRIAN CONNECTIVITY TO OTHER PARTS OF THE COMMUNITY. WE ALSO MEET THE REQUIRED NUMBER OF INTERSECTIONS TO CONNECT THE SITE WITH THE SURROUNDING COMMUNITY THROUGH OTHER TYPES OF TRANSPORTATION.
- **BUILDING ENERGY EFFICIENCY:** IT IS THE GOAL TO PROVIDE AN ENERGY EFFICIENT PROJECT THROUGH THE USE OF PASSIVE AND ACTIVE SYSTEMS.
- **BUILDING WATER EFFICIENCY:** IT IS THE GOAL TO PROVIDE A WATER EFFICIENT PROJECT THROUGH THE USE OF LOW FLOW FIXTURES.



SITE INFORMATION

ZONING DATA

1. SITE DATA :

A. LAND USE CLASSIFICATION	COMMERCIAL LOW-RISE INTENSITY COMMERCIAL MID-RISE INTENSITY COMMERCIAL HIGH-RISE INTENSITY
B. FEMA ZONE	ZONE - X
C. LOT AREA	+- 292,794 SF (6.72 ACRES)
D. LOT COVERAGE	NO MIN. OR MAX.
E. HEIGHT RESTRICTIONS	VARIES 36' + MECHANICAL 190'-6" + MECH / HOTEL 218'-6" + MECH

2. SETBACKS:

	PROPOSED:
A. FRONT (N) SEVILLA AVENUE	0'-0"
B. FRONT (E) GALIANO STREET	0'-0"
C. FRONT (S) MALAGA AVENUE	0'-0"
D. FRONT (W) PONCE DE LEON BLVD	0'-0"
E. FRONT (N) PALERMO AVENUE	0'-0"
F. FRONT (S) PALERMO AVENUE	0'-0"
G. FRONT (N) COCONUT GROVE DRIVE	0'-0"
H. FRONT (S) COCONUT GROVE DRIVE	0'-0"

3. ALLOWED FLOOR TO FLOOR HEIGHTS PER STREET TYPE:

	1ST & 2ND FLOORS:	3RD FLOOR:	4+ FLOORS:
A. SIGNATURE STREETS	11' - 17'	9' - 17'	9' - 13' 6"
B. PLAZA STREETS	11' - 17'	9' - 17'	9' - 13' 6"
C. DOWNTOWN STREETS	11' - 17'	9' - 13' 6"	9' - 13' 6"
D. APT & TOWNHOUSE STREETS	9' - 13' 6"	9' - 13' 6"	N/A

4. ALLOWED BUILDING HEIGHTS PER STREET TYPE:

A. SIGNATURE STREETS	190'-6" MAX**
B. PLAZA STREETS	190'-6" MAX
C. DOWNTOWN STREETS	190'-6" MAX
D. APT & TOWNHOUSE STREETS	3 FLOORS

5. PROPOSED BUILDING HEIGHTS AND FLOORS:

	FLOORS:	HEIGHT:
A. HOTEL	19	218'-6"
B. OFFICE	13	190'-6"
C. RESIDENTIAL TOWER 1	17	190'-6"
D. RESIDENTIAL TOWER 2	17	190'-6"

6. LAND USE AREAS:

	EXISTING:	PROPOSED:
COMMERCIAL LOW RISE	111,555 SF	72,155 SF
COMMERCIAL MID RISE	49,498 SF	89,406 SF
COMMERCIAL HIGH RISE	113,207 SF	131,233 SF

7. USE BREAKDOWN (FOR PARKING CALCS):

RETAIL	265,000 SF
RESTAURANT	29,000 SF
OFFICE	317,000 SF
HOTEL	184 ROOMS
RESIDENTIAL	214 UNITS
TOWNHOMES	15 TOWNHOMES

8. OPEN SPACE DATA:

OPEN SPACE IN ACCORDANCE WITH ARTICLE 5, DIVISION 11 IN ZONING CODE AND SECTION 3-510-4 OF **F.B.P.A.D.**

*% OF TOTAL SITE AREA

A. PROVIDED ON-SITE OPEN SPACE	
- GROUND FLOOR OPEN SPACE:	54,187 SF (19%)*
- ROOFTOP OPEN SPACE:	117,269 SF (40%)*
TOTAL ON-SITE OPEN SPACE:	**171,456 SF(59%)***
B. PROVIDED OFF-SITE OPEN SPACE	
- GROUND FLOOR:	83,732 SF
- ROOFTOP:	17,692 SF
TOTAL OFF-SITE OPEN SPACE:	**101,424 SF**
TOTAL OPEN SPACE (ON AND OFF SITE):	**272,880 SF**

** FOR FURTHER OPEN SPACE AREA BREAKDOWN SEE ON-SITE GROUND FLOOR OPEN SPACE DIAGRAM

9. PARKING DATA:

USE	ANALYSIS REQUIREMENT
A. RESIDENTIAL	
- TOWNHOUSE	29
- 2 BR	193
- 3 BR	167
B. COMMERCIAL AND HOTEL	
- RETAIL	969
- RESTAURANT (FAMILY)	48
- RESTAURANT (FINE)	172
- HOTEL	134
- OFFICE	976
TOTAL REQ'D PARKING:	**2,687 SPACES**
TOTAL REQUIRED ELECTRICAL VEHICLE CHARGING STATIONS:	**1/50 x RESIDENTIAL UNITS AND HOTEL ROOMS + 1/200 x TOTAL PROVIDED COMMERCIAL PARKING**
TOTAL REQUIRED BICYCLE PARKING:	**1/10 PARKING SPACES PROVIDED**

C. PROVIDED PARKING

- TOWNHOUSES	30
- LEVEL B2	185
- LEVEL B1	632
- LEVEL 03	295
- LEVEL 04	324
- LEVEL 05	324
- LEVEL 06	324
- LEVEL 07	324
- LEVEL 08	249
PROVIDED OFF-STREET PARKING:	**2687 SPACES**
PROVIDED ON-STREET PARKING:	**55 SPACES**
TOTAL PROVIDED PARKING:	**2742 SPACES***

*IN COMPLIANCE WITH FORM BASED PAD SECTION 3-510-5 J 5

TOTAL PROVIDED MANDATORY VALET SPACES:	**60 SPACES**
TOTAL PROVIDED ELECTRICAL VEHICLE CHARGING STATIONS:	**22 SPACES**
TOTAL PROVIDED BICYCLE PARKING:	**275 SPACES**

10. LOADING SPACES:

TOTAL REQUIRED FOR MIXED USE

3 FOR 399,999 SF OF NON-RESIDENTIAL AREA
1 FOR EACH ADDITONAL 100,000 SF OF NON-RESIDENTIAL ARE

TOTAL PROVIDED **8 SPACES**

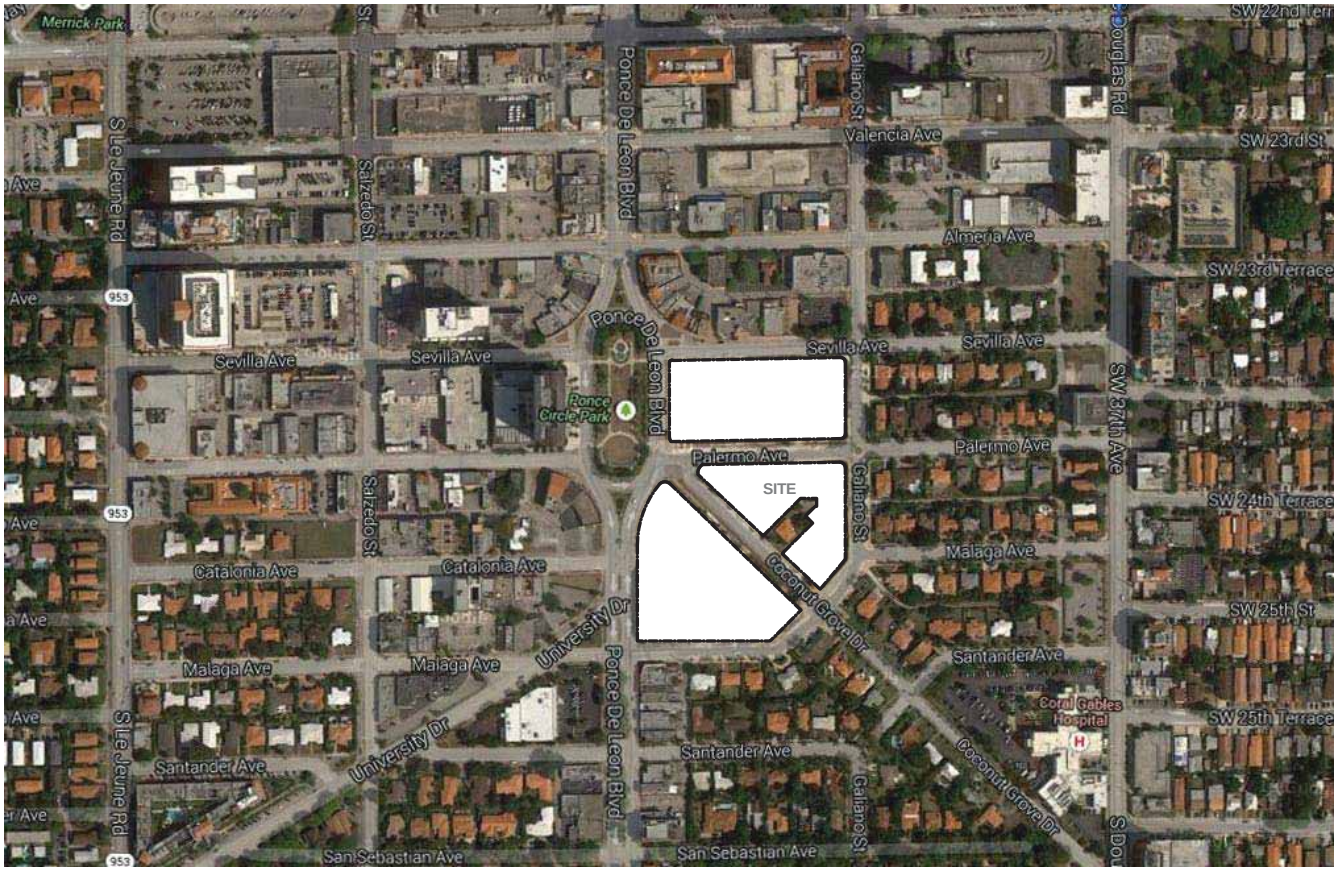
11. F.A.R. CALCULATIONS:

USE		
- HOTEL	0.77 FAR	225,756 SQ.FT.
- OFFICE	0.97 FAR	283,495 SQ.FT.
- COMMERCIAL	0.95 FAR	279,707 SQ.FT.
- RESIDENTIAL	1.03 FAR	301,992 SQ.FT.
- TOWNHOUSE	0.17 FAR	47,559 SQ.FT.
- BACK OF HOUSE	0.08 FAR	22,766 SQ.FT.
- SERVICE	0.03 FAR	9,901 SQ.FT.
TOTAL	4.00 FAR	1,171,176 SQ.FT.

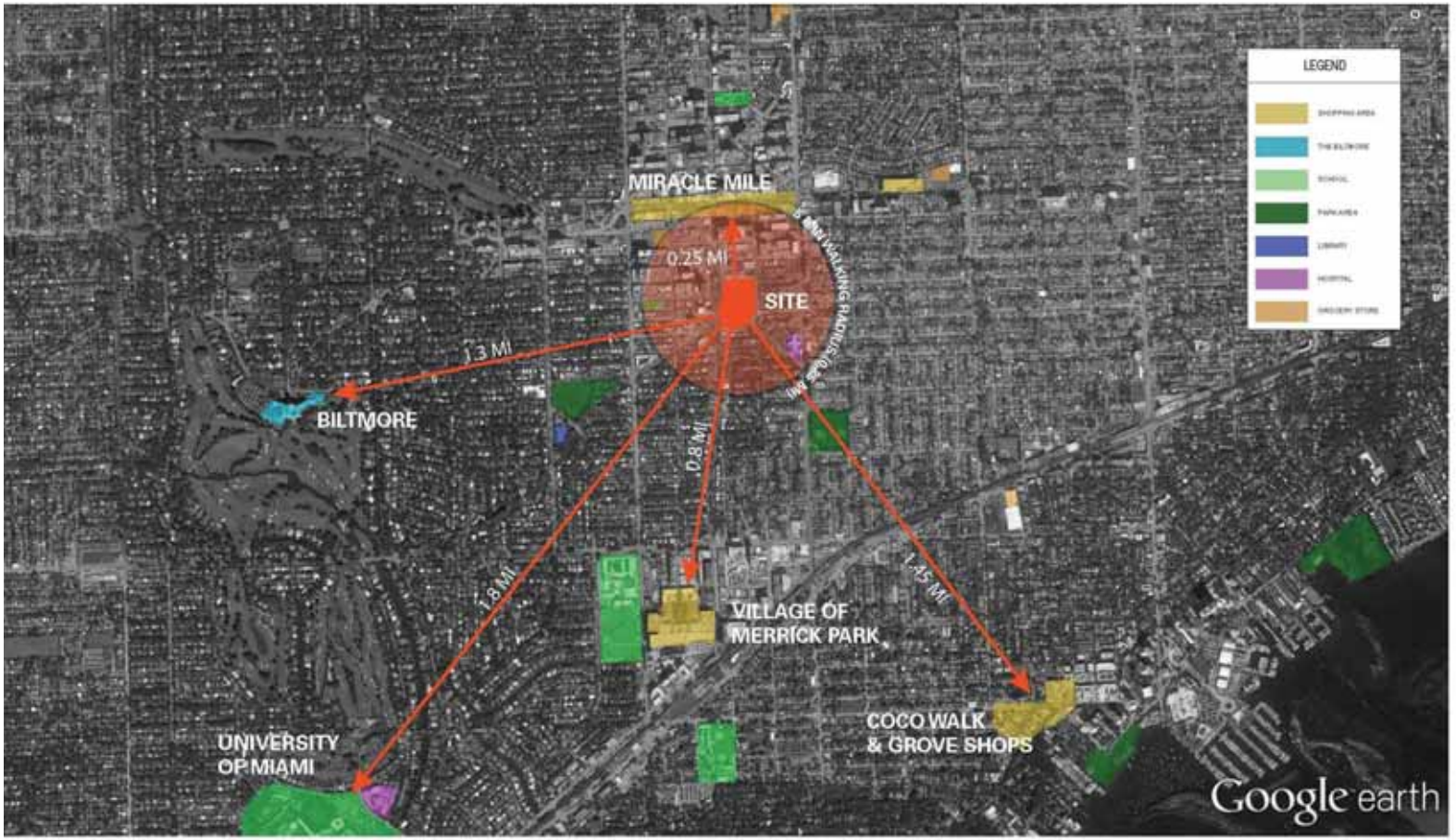
LEVEL	
- LEVEL -01/-02	0 SQ.FT.
- LEVEL 01	154,367 SQ.FT.
- LEVEL 02	191,884 SQ.FT.
- LEVEL 03	74,539 SQ.FT.
- LEVEL 04	14,459 SQ.FT.
- LEVEL 05	35,672 SQ.FT.
- LEVEL 06	14,459 SQ.FT.
- LEVEL 07	35,672 SQ.FT.
- LEVEL 08	35,459 SQ.FT.
- LEVEL 09	80,525 SQ.FT.
- RESIDENTIAL LEVEL 10	35,998 SQ.FT.
- RESIDENTIAL LEVEL 11	35,998 SQ.FT.
- RESIDENTIAL LEVEL 12	35,998 SQ.FT.
- RESIDENTIAL LEVEL 13	35,998 SQ.FT.
- RESIDENTIAL LEVEL 14	35,998 SQ.FT.
- RESIDENTIAL LEVEL 15	34,055 SQ.FT.
- RESIDENTIAL LEVEL 16	27,366 SQ.FT.
- RESIDENTIAL LEVEL 17	21,816 SQ.FT.
- OFFICE LEVEL 08	29,620 SQ.FT.
- OFFICE LEVEL 09	29,620 SQ.FT.
- OFFICE LEVEL 10	29,620 SQ.FT.
- OFFICE LEVEL 11	29,620 SQ.FT.
- OFFICE LEVEL 12	25,036 SQ.FT.
- OFFICE LEVEL 13	25,036 SQ.FT.
- HOTEL LEVEL 10	14,459 SQ.FT.
- HOTEL LEVEL 11	13,168 SQ.FT.
- HOTEL LEVEL 12	12,590 SQ.FT.
- HOTEL LEVEL 13	10,882 SQ.FT.
- HOTEL LEVEL 14	10,871 SQ.FT.
- HOTEL LEVEL 15	10,871 SQ.FT.
- HOTEL LEVEL 16	9,891 SQ.FT.
- HOTEL LEVEL 17	10,026 SQ.FT.
- HOTEL LEVEL 18	4,799 SQ.FT.
- HOTEL LEVEL 19	4,799 SQ.FT.
TOTAL	**1,171,176 SQ.FT.**

F.A.R. **1,171,176 / 292,794 =** **4.000**

SITE AERIAL


Merrick Park
S Le Jeune Rd
Salzedo St
Ponce De Leon Blvd
Galiano St
Douglas Rd
SW 22nd Terr
Valencia Ave
SW 23rd St
Almeria Ave
SW 23rd Terrace
Sevilla Ave
Ponce Circle Park
Palermo Ave
SW 37th Ave
SITE
SW 24th Terrace
Malaga Ave
Catalonia Ave
University Dr
Coconut Grove Dr
SW 25th St
Santander Ave
Coral Gables Hospital
SW 25th Terrace
San Sebastian Ave
953

SITE CONTEXT MAP



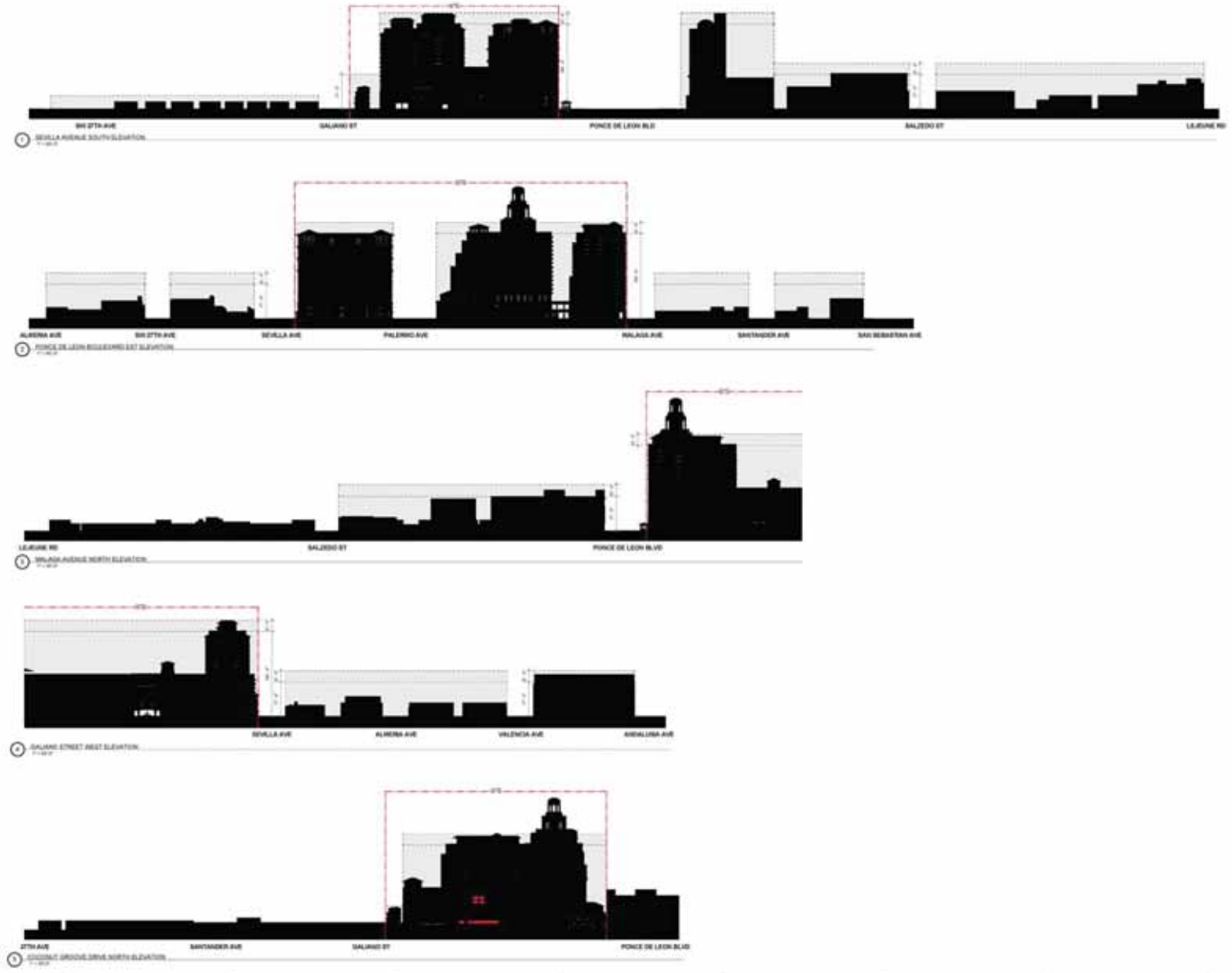
NORTH

SITE CONTEXT ANALYSIS



SITE INFORMATION

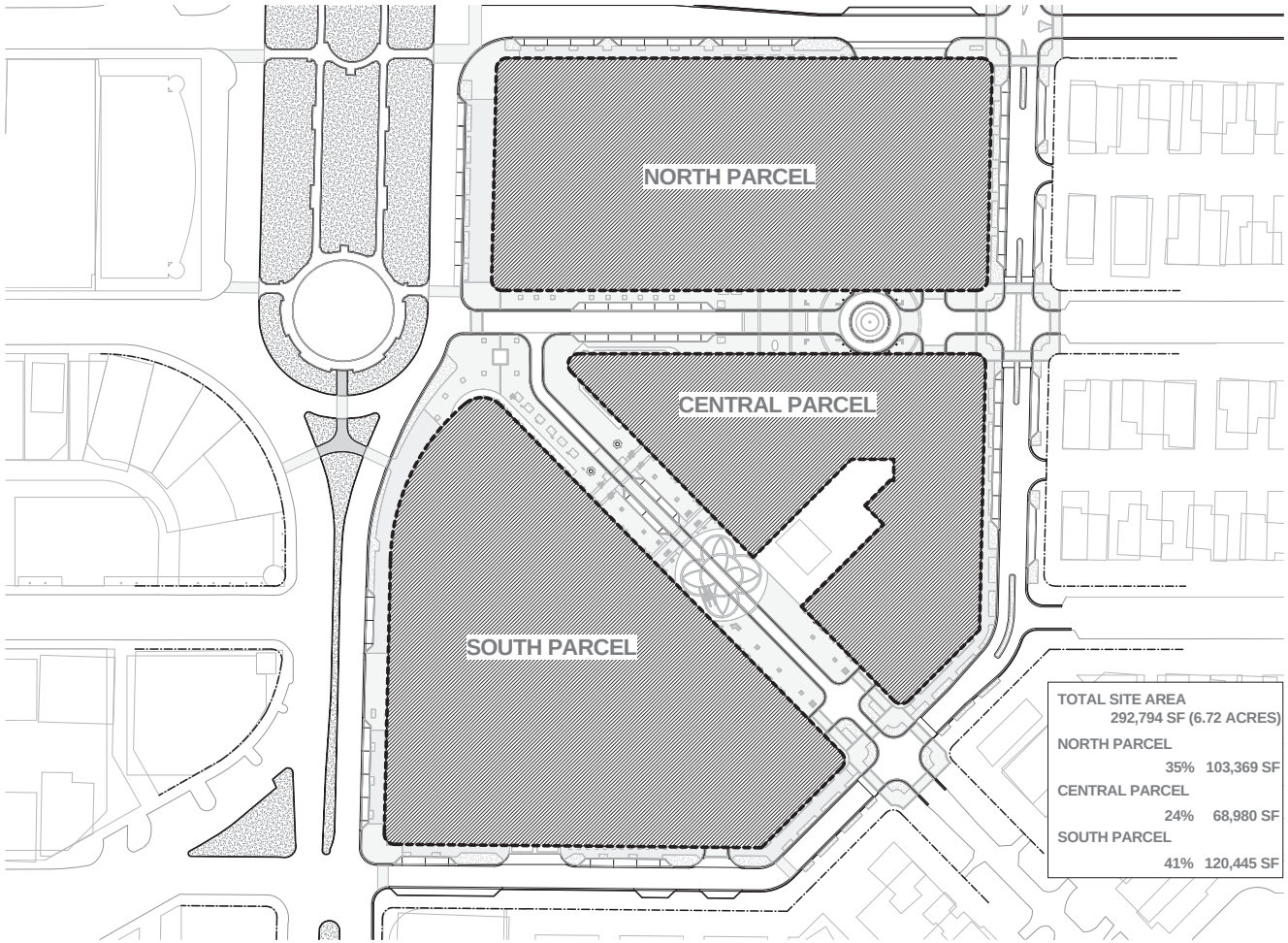
SITE CONTEXT EXTERIOR ELEVATION



RTKL
AN AECOM COMPANY

AGAVE PONCE

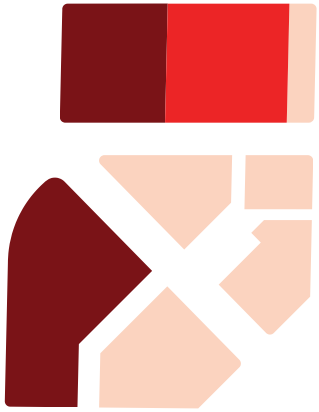
SITE AREA PLAN



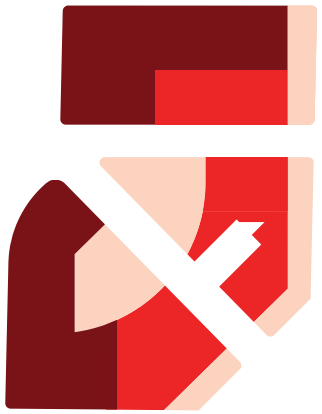
SITE INFORMATION

LAND USE AREA CHART

EXISTING LAND USE	COMMERCIAL LOW DENSITY	COMMERCIAL MEDIUM DENSITY	COMMERCIAL HIGH DENSITY
NORTH PARCEL	0.25 ACRES	1.14 ACRES	0.98 ACRES
CENTRAL PARCEL	1.43 ACRES		
SOUTH PARCEL	0.88 ACRES		1.62 ACRES
TOTAL	**2.56 ACRES (41%)** 111,556 SF	**1.14 ACRES (18%)** 49,490 SF	**2.60 ACRES (41%)** 113,206 SF

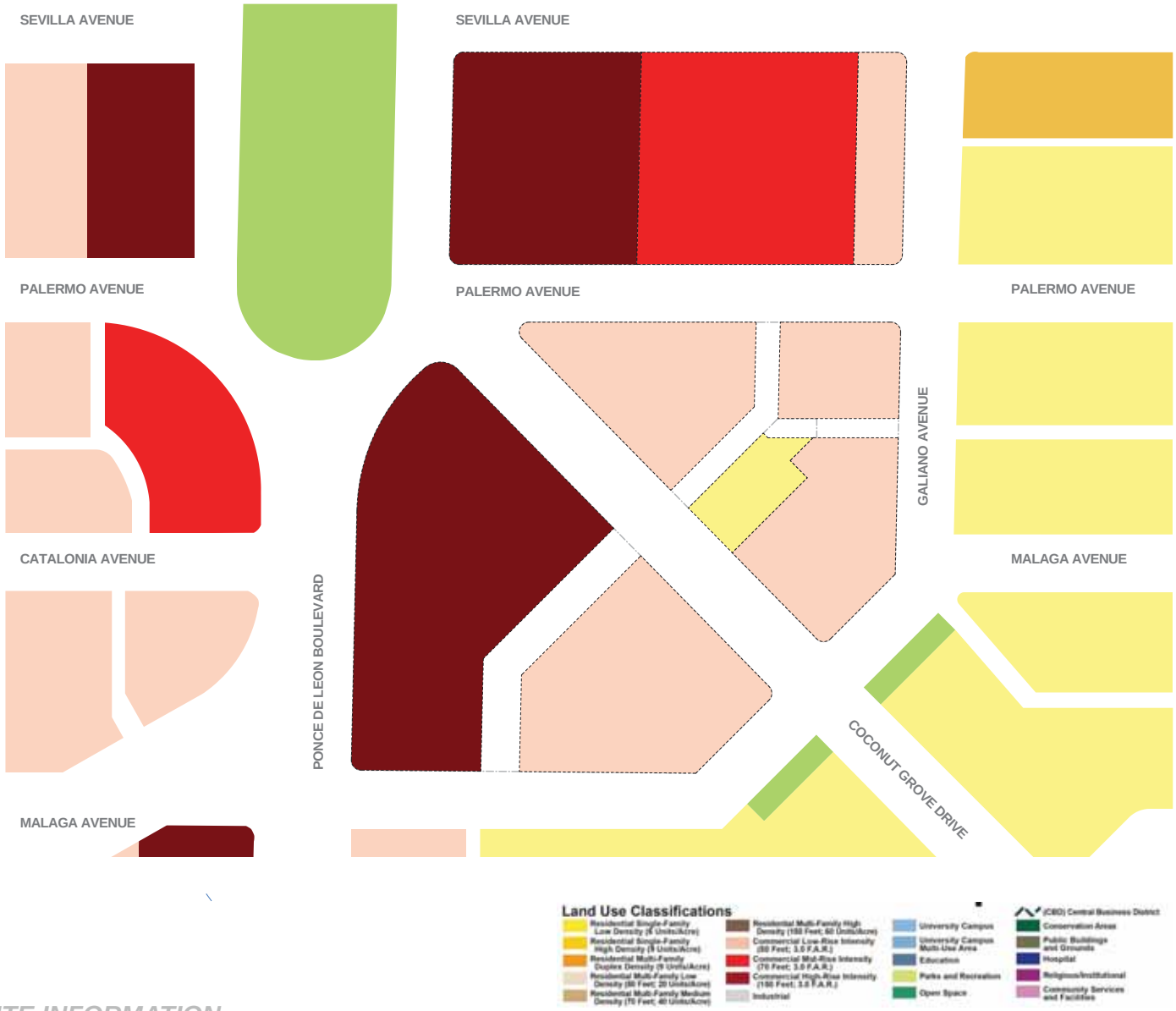


PROPOSED LAND USE	COMMERCIAL LOW DENSITY	COMMERCIAL MEDIUM DENSITY	COMMERCIAL HIGH DENSITY
NORTH PARCEL	0.26 ACRES	0.56 ACRES	1.55 ACRES
CENTRAL PARCEL	0.81 ACRES	0.80 ACRES	
SOUTH PARCEL	0.60 ACRES	0.47 ACRES	1.46 ACRES
TOTAL	**1.67 ACRES (25%)** 72,155 SF	**1.83 ACRES (31%)** 89,406 SF	**3.01 ACRES (44%)** 131,233 SF



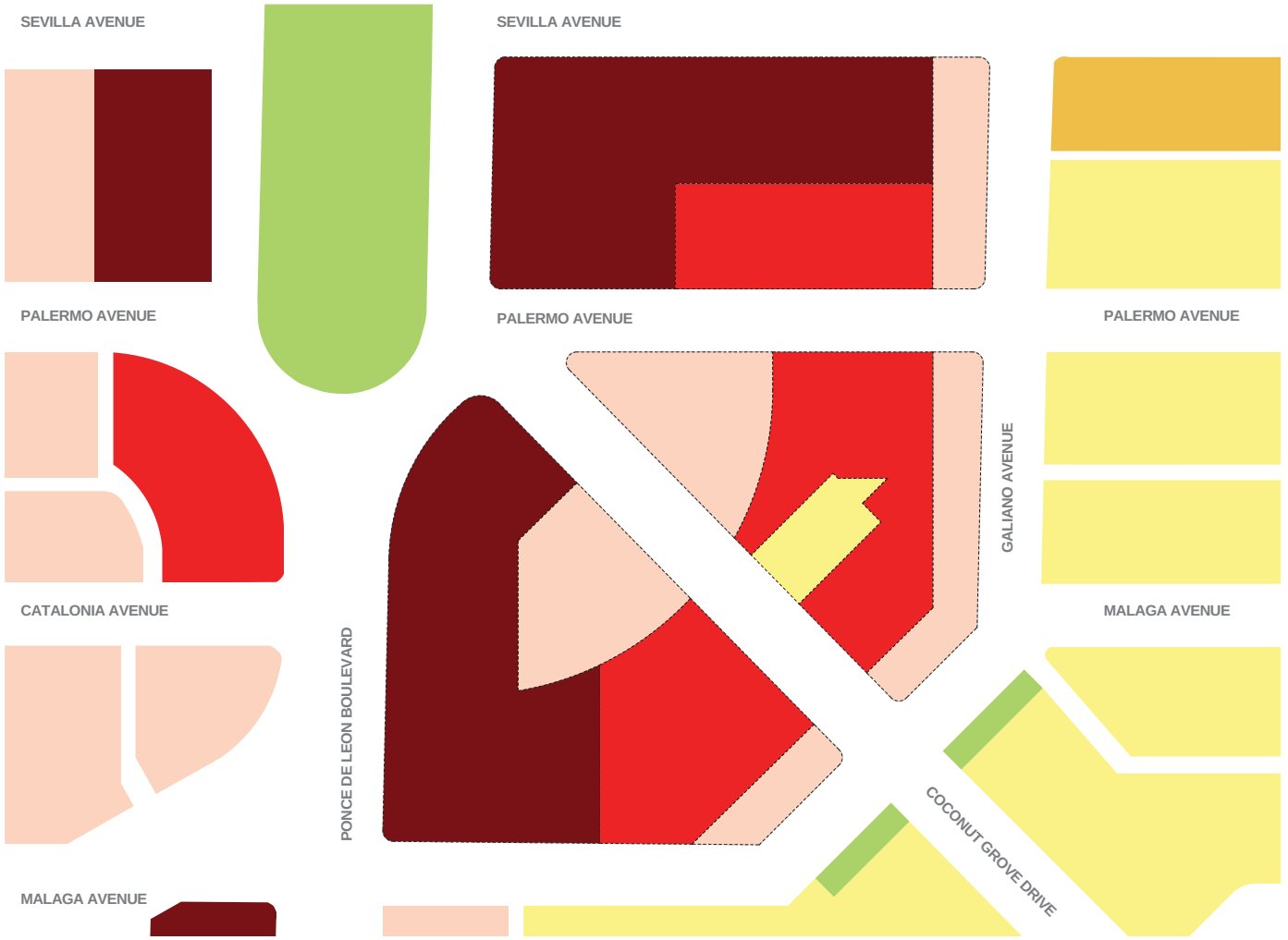
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

EXISTING LAND USE DIAGRAM

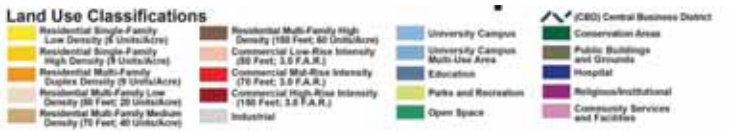


SITE INFORMATION

PROPOSED LAND USE DIAGRAM



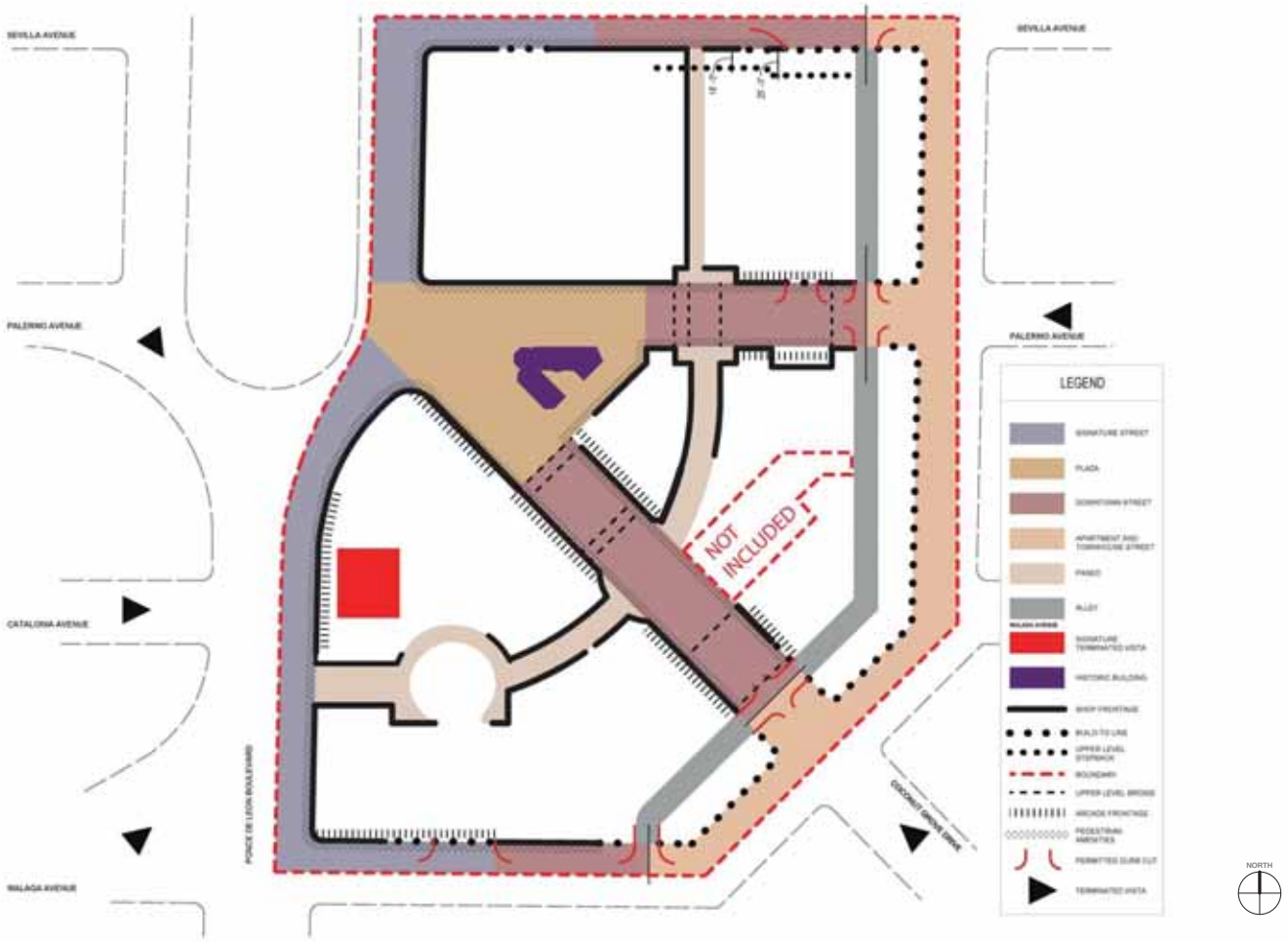
2 PROPOSED FUTURE LAND USE SITE PLAN
1" = 40'-0"



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AN AECOM COMPANY

AGAVE PONCE

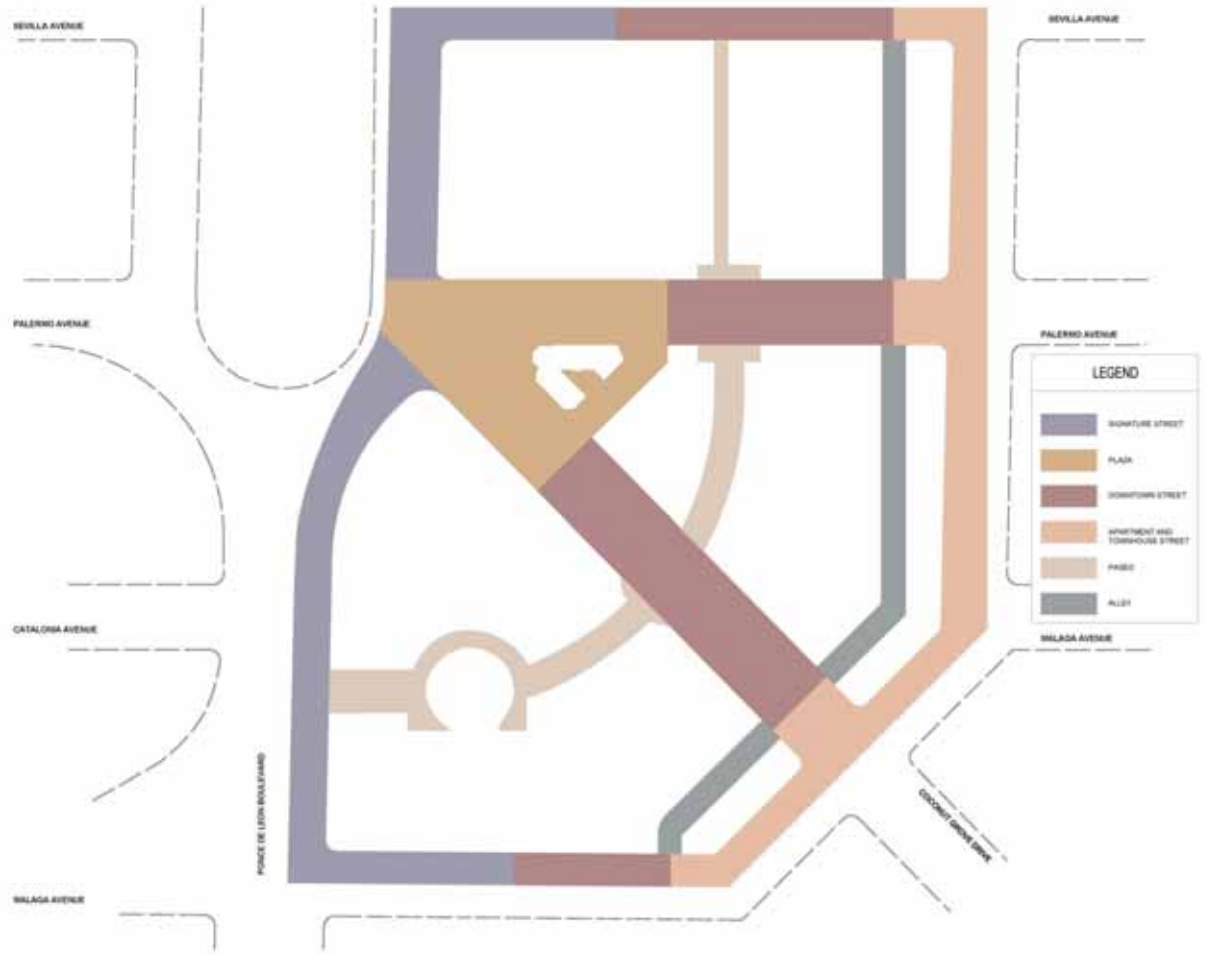
STREET TYPE AND REGULATING PLAN



STREET TYPE	BUILD-OUT %	REQUIRED FRONTAGE	PROVIDED FRONTAGE
SIGNATURE STREETS	100%	996' - 0"	996' - 0"
PLAZA	100%	513' - 2"	513' - 2"
DOWNTOWN STREETS	80% MIN	1423' - 5" x 0.8 = 1138' - 9"	1185' - 0" (83%)
APARTMENT AND TOWNHOUSE STREETS	50% MIN	951' - 5" x 0.5 = 475' - 9"	810' - 4" (85%)

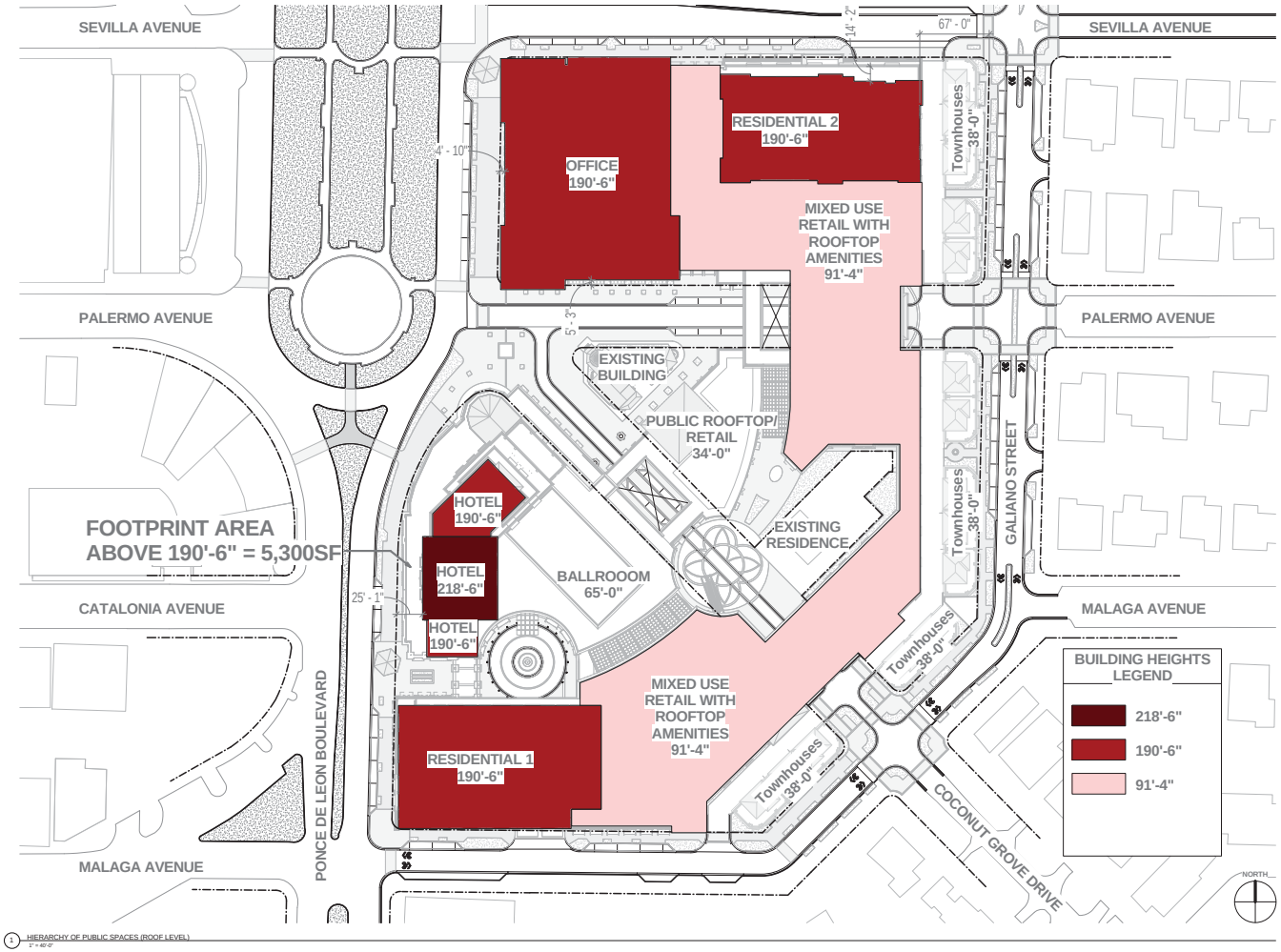
SITE INFORMATION

USES PER STREET TYPE



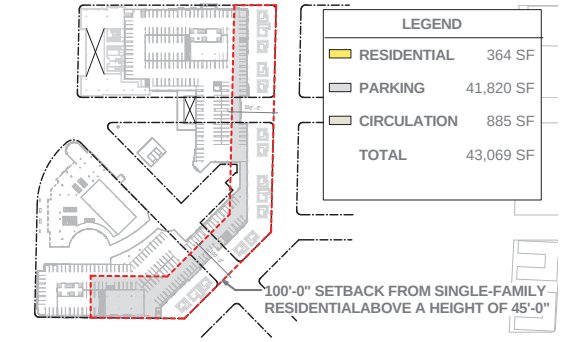
STREET TYPE	PERMITTED USES
SIGNATURE STREETS	COMMERCIAL, OFFICE, HOTEL, MULTI-FAMILY RESIDENTIAL
PLAZA	COMMERCIAL, OFFICE, HOTEL
DOWNTOWN STREETS	COMMERCIAL, OFFICE, MULTI-FAMILY RESIDENTIAL
APARTMENT AND TOWNHOUSE STREETS	MULTIFAMILY RESIDENTIAL

BUILDING HEIGHTS AND SETBACKS

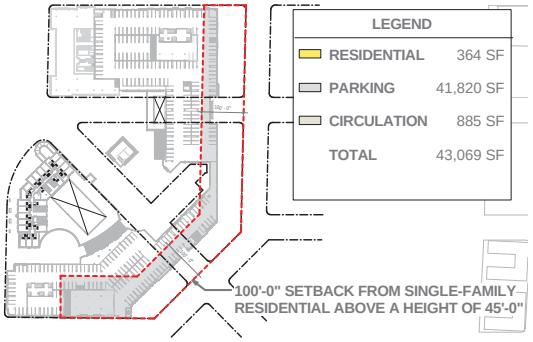


SITE INFORMATION

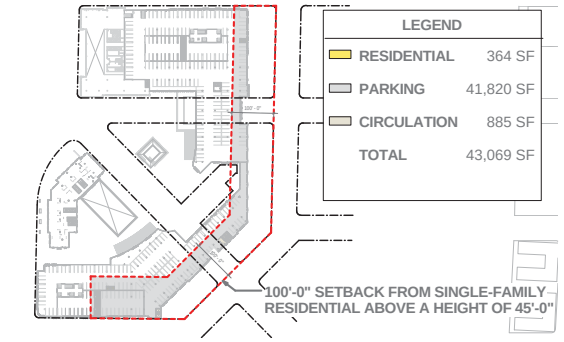
RESIDENTIAL SETBACK



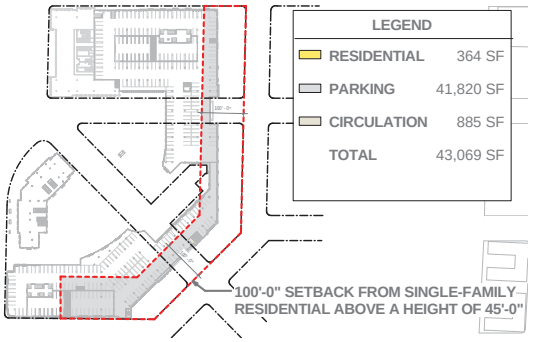
1 Residential Setback - Level 04
1" = 100'-0"



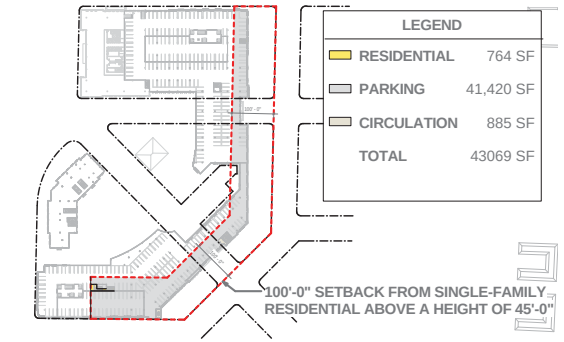
2 Residential Setback - Level 05
1" = 100'-0"



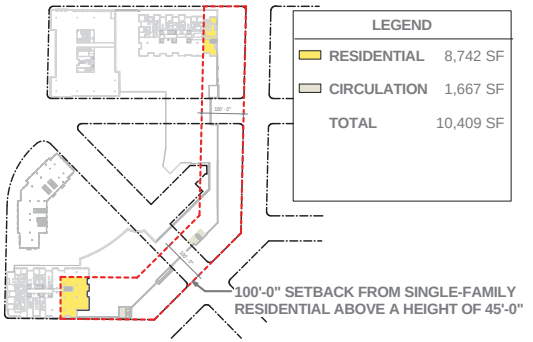
3 Residential Setback - LEVEL 06
1" = 100'-0"



6 Residential Setback - LEVEL 07
1" = 100'-0"

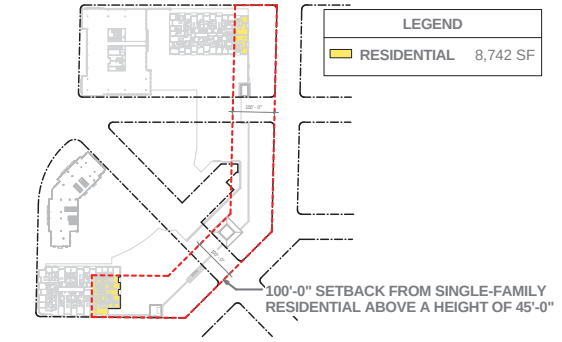


4 Residential Setback - LEVEL 08
1" = 100'-0"

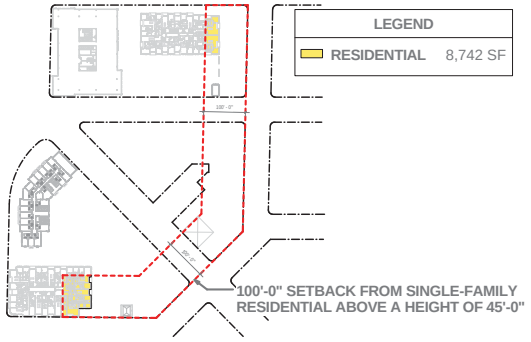


5 Residential Setback - LEVEL 09
1" = 100'-0"

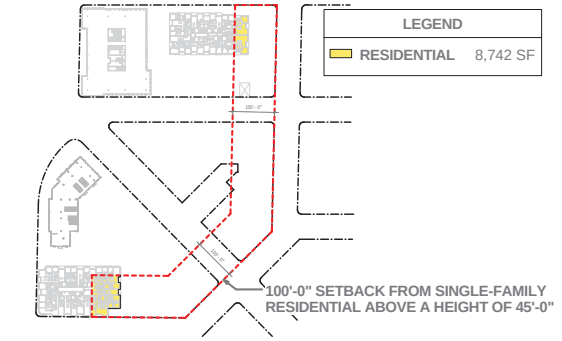
RESIDENTIAL SETBACK



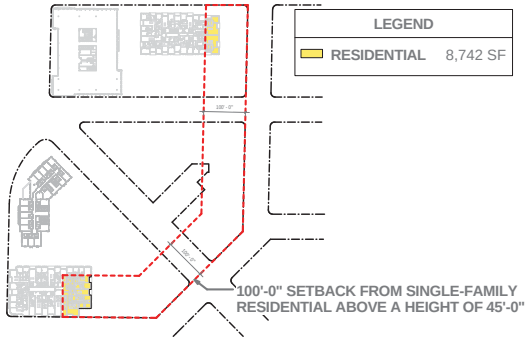
1 Residential Setback - Level 10
1" = 100'-0"



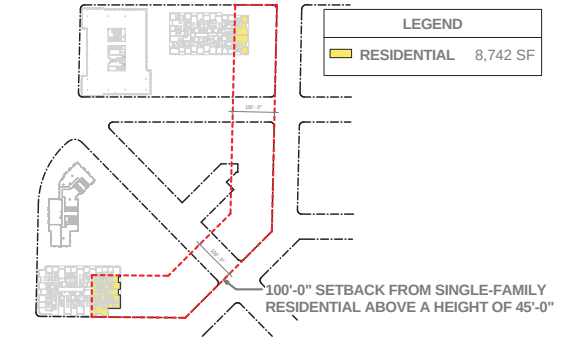
2 Residential Setback - LEVEL 11
1" = 100'-0"



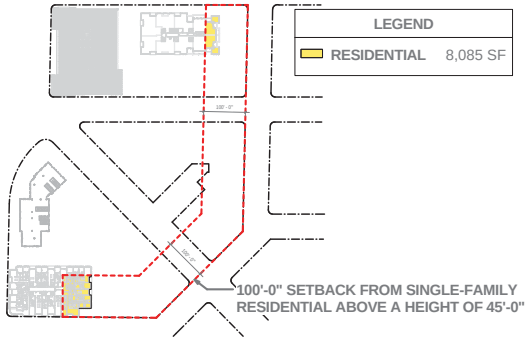
3 Residential Setback - Level 12
1" = 100'-0"



4 Residential Setback - Level 13
1" = 100'-0"

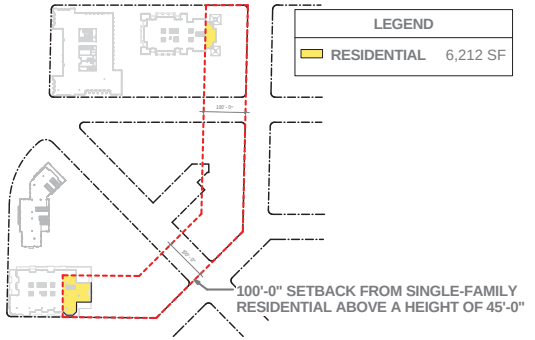


5 Residential Setback - Level 14
1" = 100'-0"

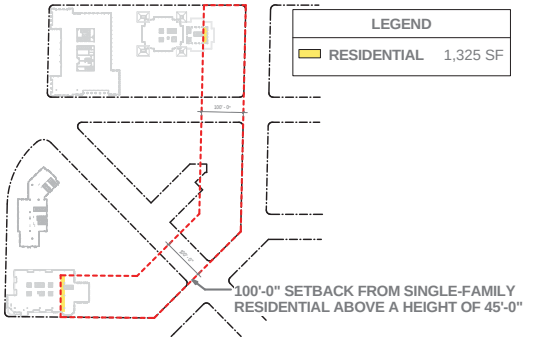


6 Residential Setback - Level 15
1" = 100'-0"

RESIDENTIAL SETBACK



1 Residential Setback - Level 16
1" = 100'-0"



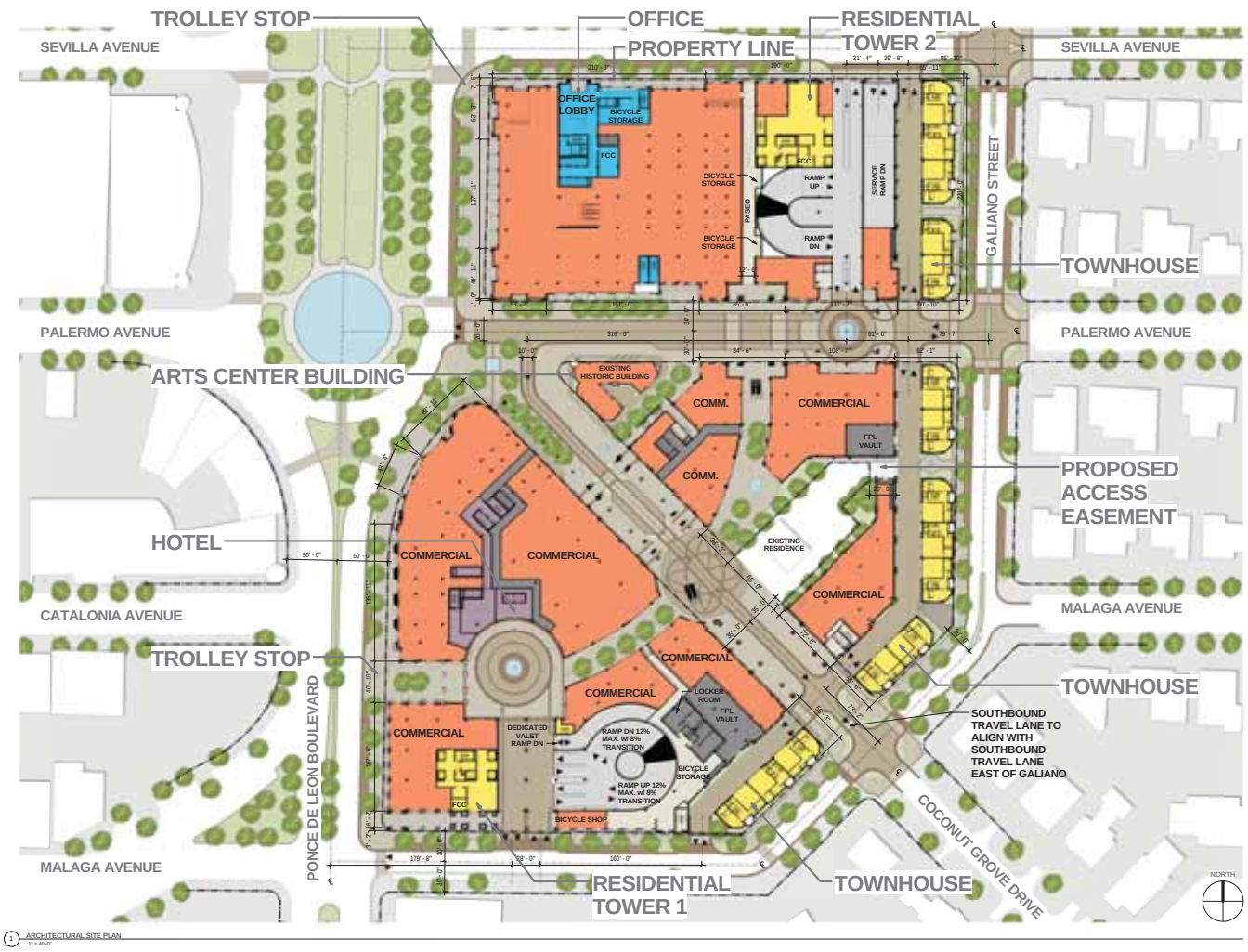
2 Residential Setback - Level 17
1" = 100'-0"

TOTAL SF OVER 45'-0" WITHIN RESIDENTIAL SETBACK

LEVEL 04	43,069 SF
LEVEL 05	43,069 SF
LEVEL 06	43,069 SF
LEVEL 07	43,069 SF
LEVEL 08	43,069 SF
LEVEL 09	10,409 SF
LEVEL 10	8,742 SF
LEVEL 11	8,742 SF
LEVEL 12	8,742 SF
LEVEL 13	8,742 SF
LEVEL 14	8,742 SF
LEVEL 15	8,085 SF
LEVEL 16	6,212 SF
LEVEL 17	1,325 SF
TOTAL	285,086 SF

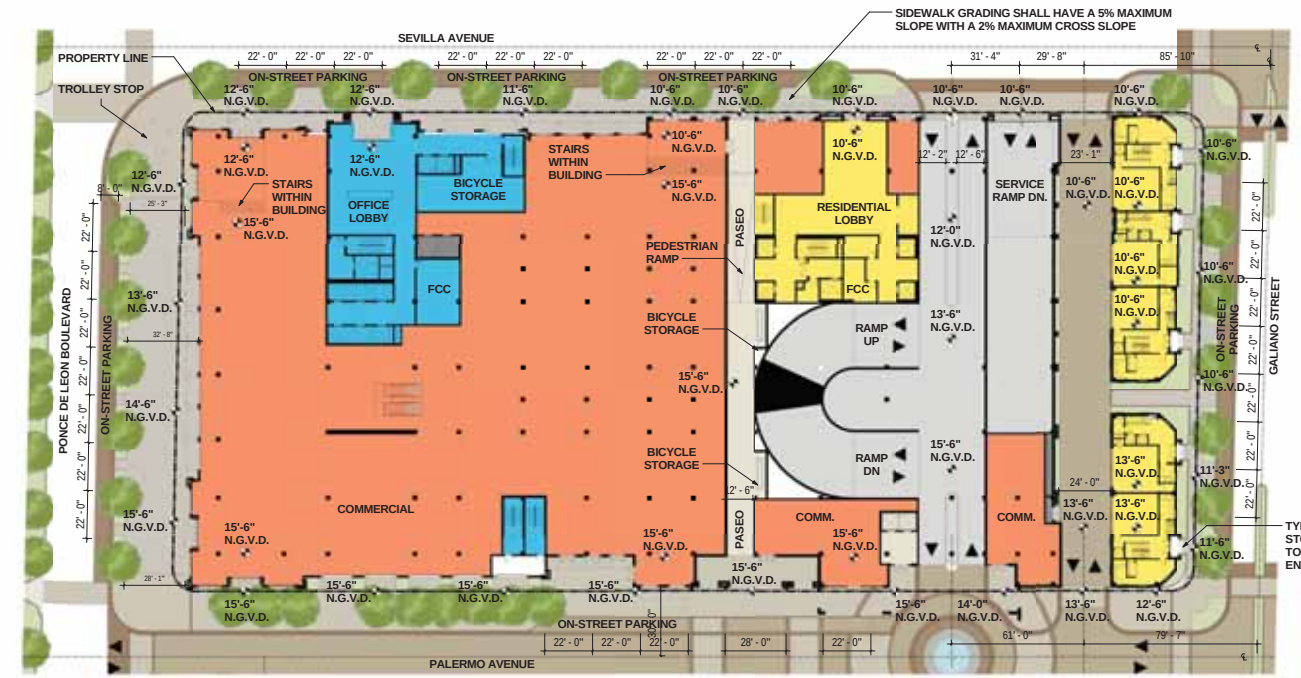
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

ARCHITECTURAL SITE PLAN



SITE INFORMATION

ARCHITECTURAL SITE PLAN - NORTH PARCEL



1 ENLARGED SITE PLAN (NORTH PARCEL)
1" = 20'-0"

NOTE:

- SITE PLANS INCORPORATE CONCEPTUAL GRADING FOR ALL BUILDING ENTRANCES TO BE FLUSH WITH PUBLIC SIDEWALKS
- IT IS IN THE BEST INTEREST OF THE DEVELOPMENT FOR ALL SIDEWALKS TO BE FLUSH WITH BUILDING ENTRIES

ARCHITECTURAL SITE PLAN - CENTRAL PARCEL

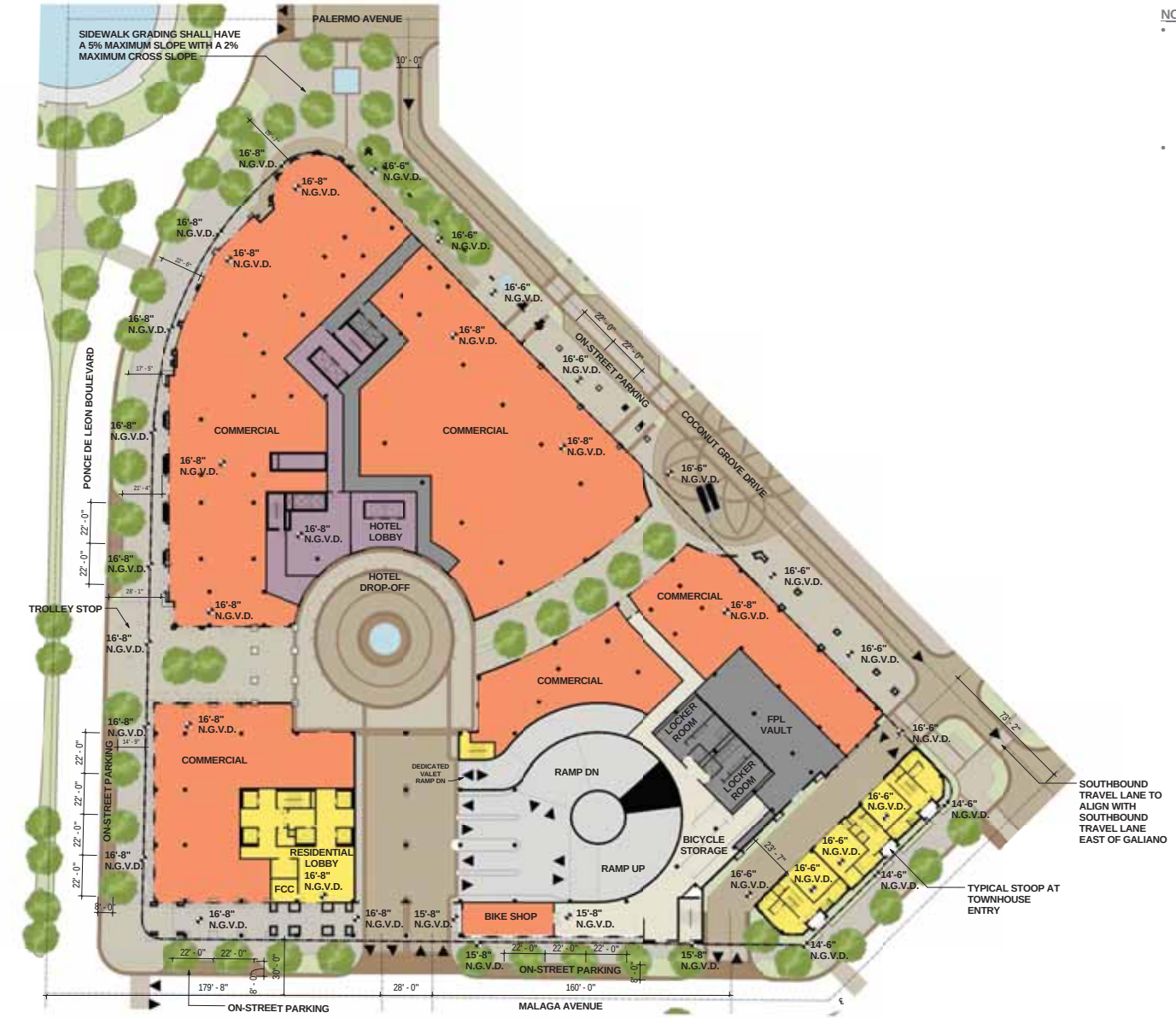


1 ENLARGED SITE PLAN (CENTRAL PARCEL)
1" = 20'-0"

NOTE:

- SITE PLANS INCORPORATE CONCEPTUAL GRADING FOR ALL BUILDING ENTRANCES TO BE FLUSH WITH PUBLIC SIDEWALKS
- IT IS IN THE BEST INTEREST OF THE DEVELOPMENT FOR ALL SIDEWALKS TO BE FLUSH WITH BUILDING ENTRIES

ARCHITECTURAL SITE PLAN - SOUTH PARCEL



1 ENLARGED SITE PLAN (SOUTH PARCEL)
1" = 20'-0"

NOTE:

- SITE PLANS INCORPORATE CONCEPTUAL GRADING FOR ALL BUILDING ENTRANCES TO BE FLUSH WITH PUBLIC SIDEWALKS
- IT IS IN THE BEST INTEREST OF THE DEVELOPMENT FOR ALL SIDEWALKS TO BE FLUSH WITH BUILDING ENTRIES

SITE INFORMATION

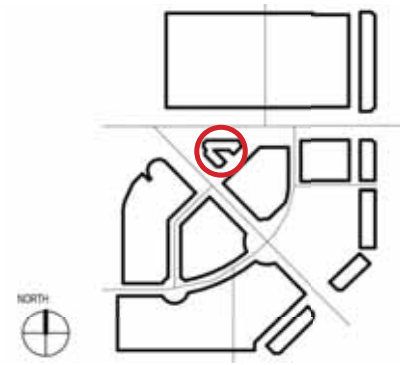
RTKL
AN AECOM COMPANY

AGAVE PONCE

ARTS CENTER BUILDING

Built by Phineas Paist, the building was completed in 1926. Working together, George Merrick, Denman Fink, and Phineas Paist reviewed all the buildings to ensure their approval was met. In this way Merrick's second commisioned building was important to the growing city. It was once mentioned to house "the artistic soul" of Coral Gables.

These master visionaries did not copy the Spanish style, they incorporated the details of important landmarks and used classical proportioning ideals to leave a unique form of architecture solely known to the Gables.










CORBEL


ARCHES


FOUNTAIN


CLERESTORY


PILASTER


DECORATIVE MOLDING

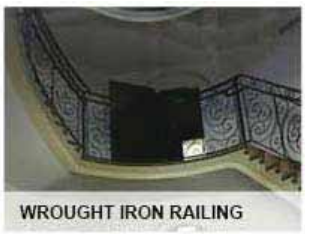

SPANISH BARREL ROOF TILE


COQUINA STONE


DECORATIVE FLOOR


CORAL STONE


STUCCO


WROUGHT IRON RAILING