MEDITERRANEAN VILLAGE at Ponce Circle

Coral Gables, Florida

Planning and Zoning
Submittal

01.30.2015

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

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

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RECOMMENDED CONDITIONS OF APPROVAL

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Writer's Direct Dial Number: 305-376-6061
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Writer's E-Mail Address: MGarcia-Serra@gunster.com

January 26, 2015

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

Re: Mediterranean Village / Development Agreement / Recommended Conditions of Approval

Dear Mr. Trias:

I am in receipt of your memo to me dated January 23, 2015, and summarizing City staff comments regarding the most recent revised Planning and Zoning Board submittal for the Mediterranean Village project. In particular, Section 3 of the memo requests that the Applicant, Agave Ponce, LLC, proffer certain detailed conditions of approval which, if approved by the City Commission, will be incorporated into the Development Agreement for the project. Please find our proposed conditions of approval listed below:

1. Historic Ponce Arts Center Building – Within 120 days of the City Commission's granting of the project's land use and zoning approvals, the Applicant shall provide the City with a maintenance and stabilization plan which will detail the measures to be taken to protect and preserve the historic Ponce Arts Center Building located at 2901 Ponce de Leon Boulevard during the construction of the project. In particular, the plan needs to address how the structural integrity of the Ponce Arts Center will be maintained during the construction of the project's underground parking garage. Such maintenance and stabilization plan is subject to the review and approval of the Director of Historic Resources and the Building Official.

2. Off-site Streetscape Improvements – Prior to the issuance of a final certificate of occupancy for any portion of the project, the Applicant shall complete the off-site streetscape improvements indicated on Exhibit "H" of the Development Agreement. A letter of credit, cashier's check, or performance bond shall be provided to the City for the costs of these improvements prior to the issuance of a

building permit for any vertical construction so as to secure their completion in the event the project is canceled or abandoned. Final construction plans for all off-site streetscape improvements will be subject to the review and approval of the Public Works Director and the Public Service Director.

3. Traffic Improvements – Prior to the issuance of a final certificate of occupancy for any portion of the project, the Applicant shall complete the traffic improvements recommended by the traffic study prepared by Kimley Horn and dated January 27, 2015. Final construction plans for all traffic circulation improvements will be subject to the review and approval of the Public Works Director and the Miami-Dade County Public Works Department.

4. Public Open Spaces – The project's regulatory plans and Development Agreement provide for certain open spaces which will be available for public use. Prior to the issuance of a final certificate of occupancy for the project, an easement and maintenance agreement in favor of the City granting public access to these areas and obligating the Applicant to maintain them will be finalized and recorded in the public records of Miami-Dade County, Florida.

5. Construction Management and Phasing – The Applicant may elect to obtain a foundation permit so as to commence site work. Vertical construction is not proposed to be phased but separate building permits may be applied for and obtained for each building. In the event that construction is proposed to be phased, a phasing plan must be submitted to and approved by the Building Official.

6. Transit Improvements – The City is in the process of considering a transportation mitigation fee which would serve to fund the operations and capital needs of the City's trolley circulator system. If the proposed transportation mitigation fee is adopted prior to the issuance of a final certificate of occupancy for the project, the project will be subject to it. In the event that such transportation mitigation fee is not adopted prior to the issuance of a final certificate of occupancy for the project, the Applicant shall fund one of the following improvements to the City's trolley system for three years starting at the time of issuance of a temporary certificate of occupancy: (1) A downtown trolley loop; or (2) The extension of weekday service hours on the existing trolley route from 8pm to 10pm, both of which are summarized in the document attached to this letter as Exhibit "A". The City's Public Works and Parking Directors shall determine the preferred alternative within 30 days of a request from the Applicant for such a determination.

7. Art in Public Places – The Applicant shall provide 1.25% of the hard construction costs of the project towards complying with the City's Art in Public Places

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Mr. Ramon Trias
January 26, 2015
Page 3

Ordinance. A maximum of 1% of the hard construction costs may be provided as publically accessible works of art on the project site subject to the City's Art in Public Places review and approval process. The remaining .25% of the construction costs shall be a monetary contribution to the City's Art Acquisition Fund. The approval of on-site public art as well as the payment of the contribution to the City's Art Acquisition Fund shall be required prior to issuance of a building permit.

Aside from the above proffered conditions of approval, certain other less substantive revisions have been made to the latest draft of the Development Agreement. We agree that a further revised Development Agreement should be provided to the City Commission after input has been received from the Planning and Zoning Board. Thank you for your attention to this matter.

Sincerely,

Mario J. Garcia-Serra

MGS

MIA_ACTIVE 4278422.2

EXHIBIT A

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RECOMMENDED CONDITIONS OF APPROVAL

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: January 26, 2015

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

Per your request, Kimley-Horn and Associates, Inc. (Kimley-Horn) has reviewed the existing City of Coral Gables trolley operations to identify potential enhancements to the service. Two (2) enhancement options were preliminarily identified. The following sections summarize these options:

Option A – Existing Trolley Route Service Enhancements

The current trolley operates along Ponce De Leon Boulevard between Flagler Street and the Coconut Grove Metrorail Station weekdays from 6:30 a.m. to 8 p.m. In an effort to enhance service and provide additional transportation options, is it proposed to operate the trolley two (2) additional hours each weekday. The current trolley operates at 10-15 minute headways along a 7 mile route requiring approximately 5 trolleys to be in service at one (1) time.

The current trolley route operates five (5) days a week (Monday through Friday) for 52 weeks a year with the exception of eleven (11) municipal holidays which is equivalent to approximately 2 weeks of service. Therefore, our analysis assumed the trolley would operate for 50 weeks per year in total. Based upon discussions with City staff, the current operating cost per hour of service is approximately $36 per trolley per hour. Therefore, the estimated annual operating cost of this expanded service is approximately $90,000 annually. Note that this review assumed that the additional trolley vehicle is available to operate the proposed downtown route. No capital expenses were assumed in this review.

Option B – Proposed CBD Trolley Route

As part of our review, we met with City of Coral Gables staff and reviewed the Trolley Service Master Plan document prepared by Gannett Fleming, Inc. in 2013. The 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.

We proposed to operate the new downtown loop route during weekdays to help alleviate traffic congestion in the area to provide the both residents and employees of the downtown area alternative options for circulating in the downtown area as well as connecting to other transit routes in the area. The route would operate during peak times running during the morning, mid-day, and afternoon peak periods. For purposes of our analysis, we assumed the route would operate for eight (8) hours each day with twelve (12) minute headways. Utilizing a route length of 1.5 miles and an average speed of 8 miles per hour (consistent with the operations of the existing trolley route), a single trolley vehicle could provide service on this route at the desired headway.

The current trolley route operates five (5) days a week (Monday through Friday) for 52 weeks a year with the exception of eleven (11) municipal holidays which is equivalent to approximately 2 weeks of service. Therefore, our analysis assumed the trolley would operate for 50 weeks per year in total. Based upon discussions with City staff, the current operating cost per hour of service is approximately $36. Therefore, the estimated annual operating cost of this new route is $72,000 annually. Note that this review assumed that the additional trolley vehicle is available to operate the proposed downtown route. No capital expenses were assumed in this review.

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RECOMMENDED CONDITIONS OF APPROVAL

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

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STATEMENT OF USE AND JUSTIFICATION WITH EXHIBITS

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Our File Number: 37948.00001
Writer's Direct Dial Number: 305-376-6061
Writer's E-Mail Address: mgarcia-serra@gunster.com

January 9, 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 / Amended Statement of Use and Justification

Dear Mr. Trias:

After having received input from the Planning and Zoning Board at its December 10, 2014 meeting regarding the proposed legislative amendments to the Comprehensive Plan and Zoning Code, the Applicant has decided to consolidate review of the proposed PAD site plan with the review of the proposed legislative amendments so that they are all reviewed at the same Planning and Zoning Board meeting. Accordingly, enclosed with this submittal is a full site plan along with other accompanying materials, all of which incorporate comments previously received from City staff.

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 residences; a 5-star hotel with 184 rooms totaling 127,259 square feet; 241,900 square feet of retail; 314,000 square feet of Class A office space; 29,000 square feet of restaurant space; a 32,000 square-foot cinema; a 12,000 square-foot day care facility; and a 9,500 square-foot gym. 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"**;
- Proposed Coral Gables Trolley Service Enhancements attached as **Exhibit "D"**; and

- Alley Vacation, as indicated on the attached **Exhibit "E"**;

As part of the requested Comprehensive Plan and Zoning Code text amendments, a new Planned Area Development ("PAD"), the Coral Gables Mediterranean Village PAD will be created which will specify form-based design regulations for projects that meet certain criteria and standards. The Mediterranean Village 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.

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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 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 neighborhood directly east 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 alternative transit improvements to address the traffic impacts created by this project. The first alternative is to fund the operation of a new downtown trolley loop as indicated in the summary attached at **Exhibit "E"**. The second alternative is to fund extended evening hours for the existing Ponce de Leon trolley route so that service is extended from 8pm to 10pm during the week. The intent is for these improvements to be funded for a two-year period so that the City will have sufficient time to adopts its proposed transportation mitigation fee in the meantime which will provide a permanent revenue source for expanded trolley operations.

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 affording 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 and Commercial Mid-Rise Intensity classifications will permit the heights of structures located within a Mediterranean Village 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, entertainment or other similar destination use open to the public, or (c) a top floor containing an activated rooftop. Old Spanish 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 attached as **Exhibit "B"**.

Pursuant to Section 3-1506 of the City's Zoning Code, Old Spanish 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.

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 a day care facility, a gym, retail, restaurants and a cinema, 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, 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 PAD will not be regulated by FAR, but instead be controlled by an approved Mediterranean Village PAD Plan. 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 PAD plan rather than by a more traditional floor area ratio and other zoning parameters. The PAD plan will regulate density and intensity.

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.

Old Spanish 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 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 PAD Criteria

The Coral Gables Mediterranean Village PAD will be created under Zoning Code Section 3-510 that provides a form-based approach to developments such as Old Spanish Village and which will include a strong emphasis on the relationship of the proposed buildings with the public realm. The goal of the new 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 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 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.

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.

Old Spanish 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 Old Spanish 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

Enclosures

MIA_ACTIVE 4272289.1

EXHIBIT "A"

Please refer to CD of full submittal for a copy of proposed Zoning Code Text Amendment and additional exhibits.

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EXHIBIT "B"

SEE PAGES 20 AND 21

EXHIBIT "C"

Please refer to CD of full submittal for a copy of proposed Zoning Code Text Amendment and additional exhibits.

GENERAL PROJECT INFORMATION

MEDITERRANEAN VILLAGE
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PROJECT INFORMATION

USE BREAKDOWN

IN-LINE RETAIL	117,200 SF
MID-SIZE RETAIL NORTH	98,700 SF
MID-SIZE RETAIL SOUTH	26,000 SF
CINEMA	32,000 SF
RESTAURANT	29,000 SF
DAYCARE	12,000 SF
OFFICE	314,000 SF
GYM	9,500 SF
HOTEL	184 ROOMS
RESIDENTIAL	214 UNITS
TOWNHOUSES	15 TOWNHOMES

TOTAL SITE AREA

292,794 SF (6.72 ACRES)

SETBACKS

SEE PAGE 97

BUILDING HEIGHT AND FLOORS

	FLOORS	HEIGHT
HOTEL	19	218'-6"
OFFICE	13	190'-6"
RESIDENTIAL TOWER 1	17	190'-6"
RESIDENTIAL TOWER 2	17	190'-6"
RESIDENTIAL TOWER 3	17	190'-6"
CINEMA	8	116'-0"

PARKING

REQUIRED PARKING	2,653 SPACES
ON-STREET PARKING	58 SPACES
OFF-STREET PARKING	
TOWNHOUSES	3O SPACES
BASEMENT LEVEL 2	630 SPACES
BASEMENT LEVEL 1	550 SPACES
LEVEL 3	277 SPACES
LEVEL 4	303 SPACES
LEVEL 5	303 SPACES
LEVEL 6	303 SPACES
LEVEL 7	237 SPACES
TOTAL OFF-STREET PARKING	**2,633 SPACES**
TOTAL PROVIDED PARKING	**2,691 SPACES**

BASEMENT LEVEL 2 MANDATORY VALET SPACES

383 SPACES
(14% OF TOTAL PROVIDED PARKING)

REQUIRED OPEN SPACE

TOWNHOUSE / APT STREET TYPE		26,219 SF
REQUIRED	26,219 x 30%	**7,866 SF**
ALL OTHER STREET TYPES		266,575 SF
REQUIRED	266,575 x 20%	**53,315 SF**

PROVIDED ON-SITE OPEN SPACE

TOWNHOUSE / APT STREET TYPE	
LEVEL 1 LANDSCAPE AREA	2,823 SF
LEVEL 1 HARDSCAPE AREA	869 SF
SUB-TOTAL	3,692 SF
ALL OTHER STREET TYPES	
LEVEL 1 LANDSCAPE AREA	5,389 SF
LEVEL 1 HARDSCAPE AREA	52,602 SF
SUB-TOTAL	57,991 SF
TOTAL ON-SITE OPEN SPACE LEVEL 1	**61,683 SF**
TOWNHOUSE / APT STREET TYPE	
ROOFTOP LANDSCAPE AREA	-
ROOFTOP HARDSCAPE AREA	5,459 SF
SUB-TOTAL	5,459 SF
ALL OTHER STREET TYPES	
ROOFTOP LANDSCAPE AREA	35,609 SF
ROOFTOP HARDSCAPE AREA	34,489 SF
SUB-TOTAL	70,098 SF
TOTAL ON-SITE OPEN SPACE ROOFTOP	**75,557 SF**
TOTAL ON-SITE OPEN SPACE	**137,240 SF**

PROVIDED OFF-SITE OPEN SPACE

TOWNHOUSE / APT STREET TYPE	
LANDSCAPE AREA	4,552 SF
HARDSCAPE AREA	-
SUB-TOTAL	4,552 SF
ALL OTHER STREET TYPES	
LANDSCAPE AREA	4,660 SF
HARDSCAPE AREA	56,018 SF
SUB-TOTAL	60,678 SF
TOTAL OFF-SITE OPEN SPACE	**65,230 SF**
TOTAL PROVIDED OPEN SPACE (ON AND OFF SITE)	**202,470 SF**

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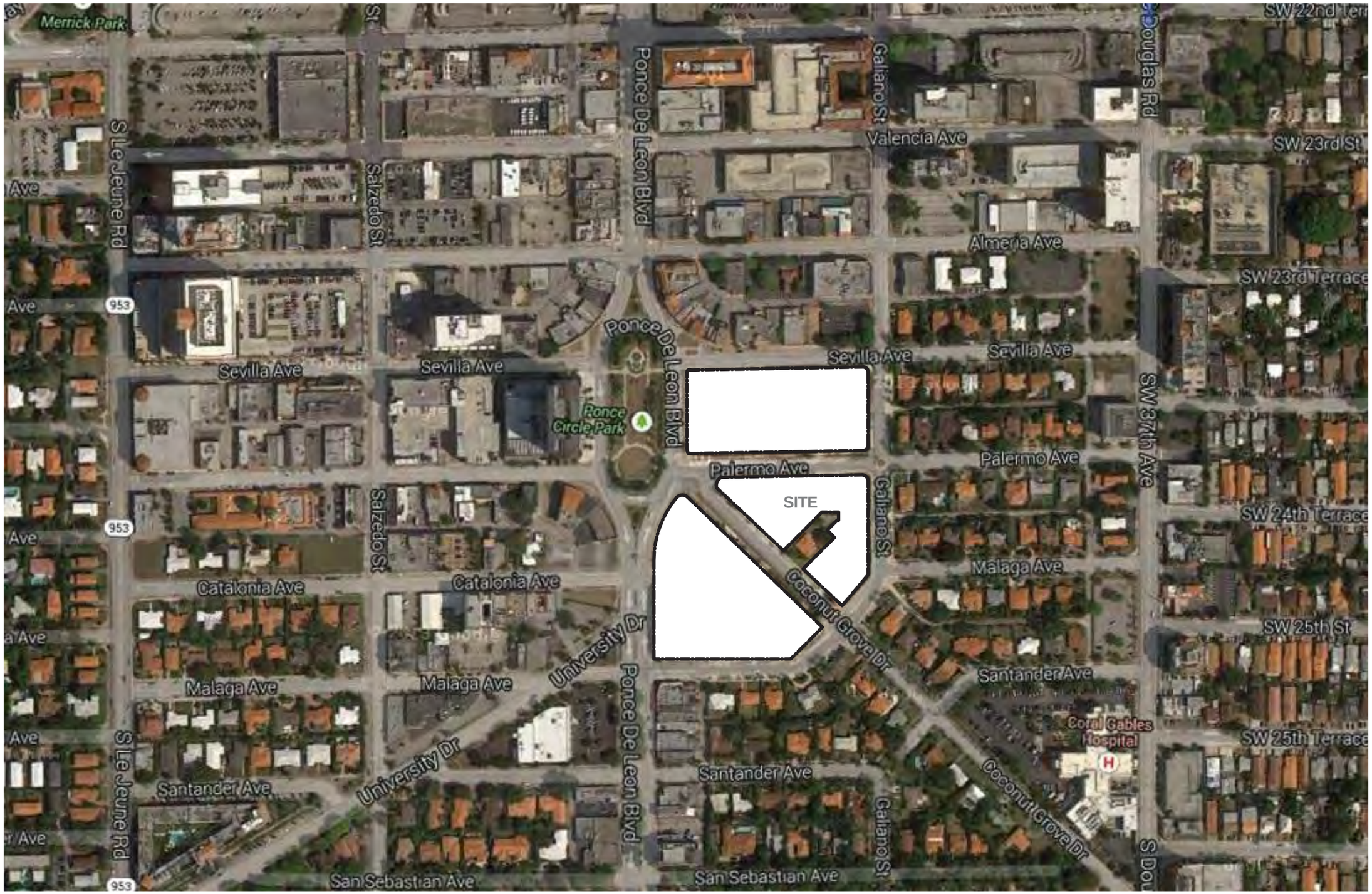
SITE AERIAL



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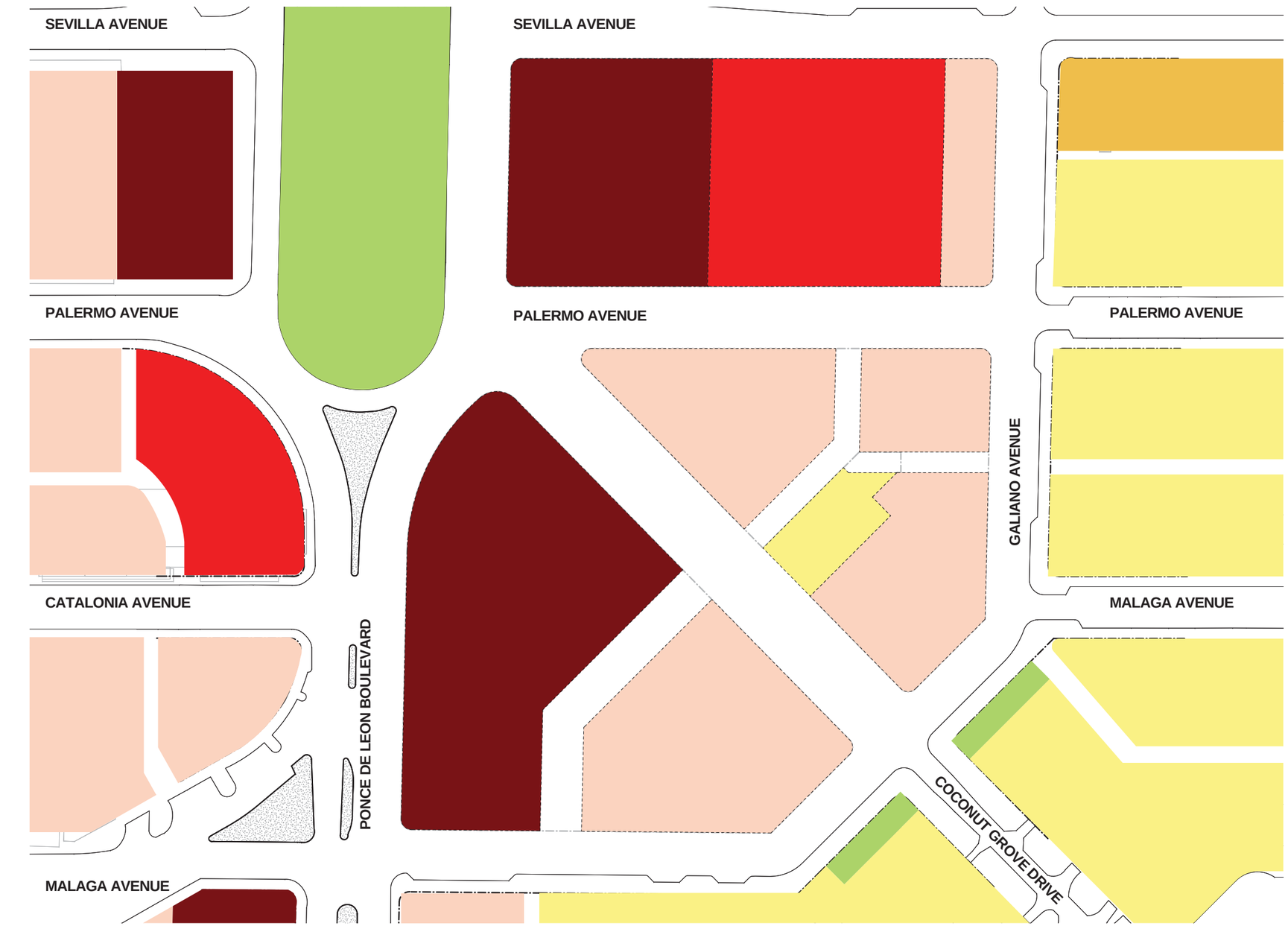
EXISTING LAND USE DIAGRAM



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

Land Use Classifications

- Residential Single-Family Low Density (6 Units/Acre)
- Residential Single-Family High Density (9 Units/Acre)
- Residential Multi-Family Duplex Density (9 Units/Acre)
- Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)
- Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)
- Residential Multi-Family High Density (150 Feet; 60 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
- Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
- Industrial
- University Campus
- University Campus Multi-Use Area
- Education
- Parks and Recreation
- Open Space
- (CBD) Central Business District
- Conservation Areas
- Public Buildings and Grounds
- Hospital
- Religious/Institutional
- Community Services and Facilities

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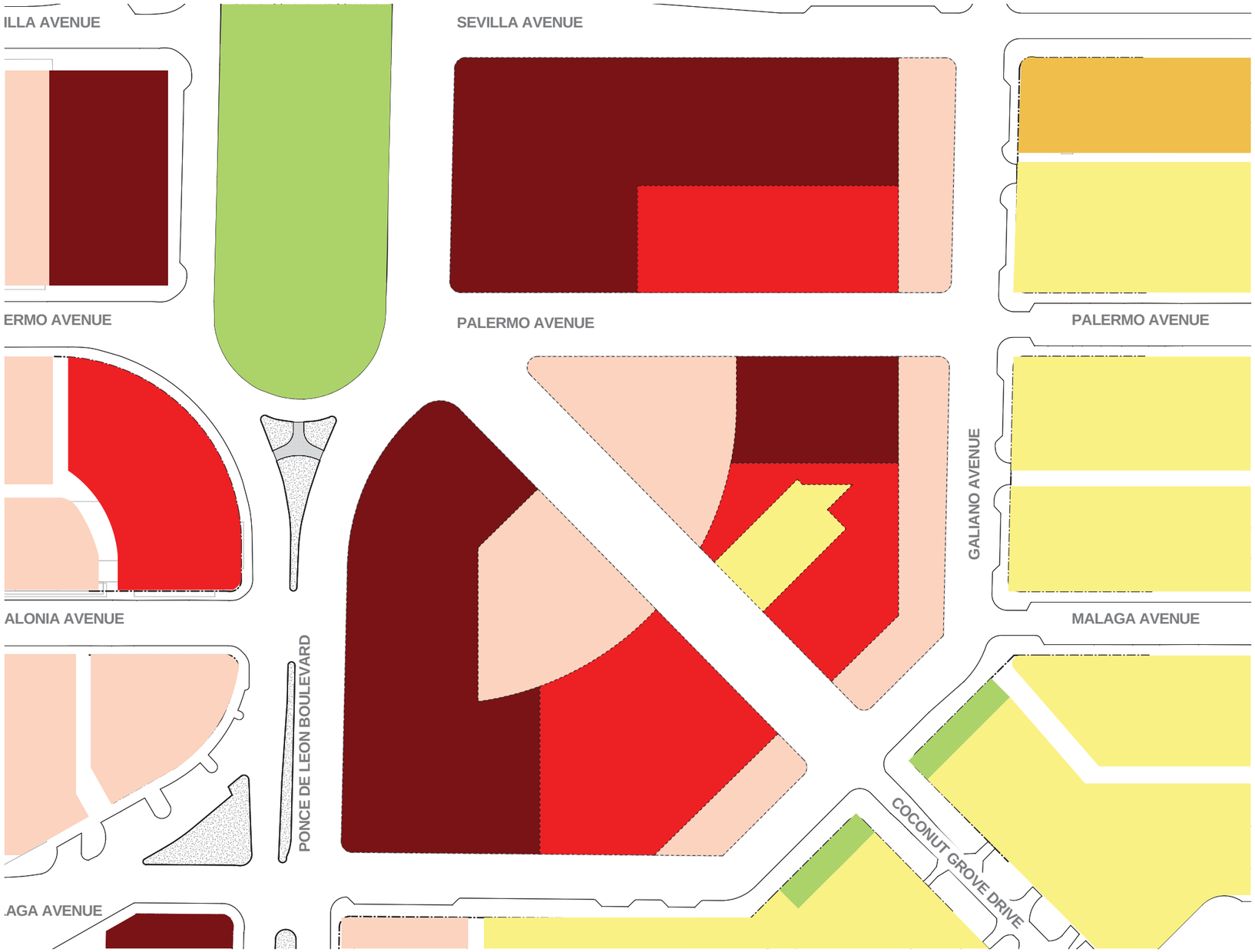
PROPOSED LAND USE DIAGRAM



FUTURE LAND USE SITE PLAN

Land Use Classifications

- Residential Single-Family Low Density (6 Units/Acre)
- Residential Single-Family High Density (9 Units/Acre)
- Residential Multi-Family Duplex Density (9 Units/Acre)
- Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)
- Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)
- Residential Multi-Family High Density (150 Feet; 60 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
- Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
- Industrial
- University Campus
- University Campus Multi-Use Area
- Education
- Parks and Recreation
- Open Space
- (CBD) Central Business District
- Conservation Areas
- Public Buildings and Grounds
- Hospital
- Religious/Institutional
- Community Services and Facilities

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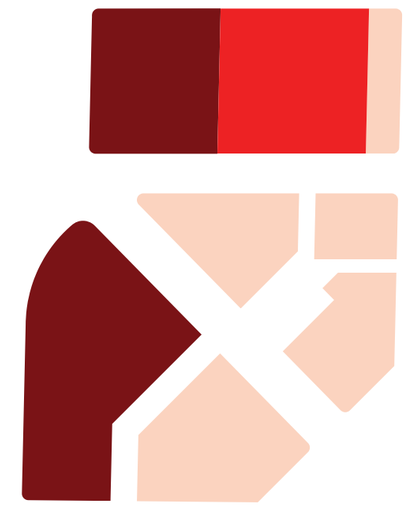
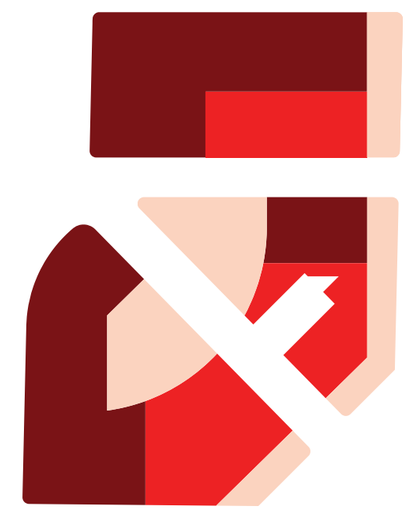
LAND USE AREA CHART

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	0.43 ACRES	0.35 ACRES
SOUTH PARCEL	0.60 ACRES	0.77 ACRES	1.39 ACRES
TOTAL	**1.67 ACRES (25%)** 62,268 SF	**1.76 ACRES (26%)** 88,674 SF	**3.29 ACRES (49%)** 143,288 SF



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COMPREHENSIVE PLAN AMENDMENTS

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 intensity of a project located in a Mediterranean Village is not regulated by F.A.R., and instead controlled by an approved Mediterranean Village PAD Plan.	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, entertainment, or other similar destination use open to the public, or (c) a top floor containing an activated rooftop.
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 intensity of a project located in a Mediterranean Village is not regulated by F.A.R., and instead controlled by an approved Mediterranean Village PAD Plan.	Up to 70' maximum (no limitation on floors), or 97' maximum (with a maximum 2 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 only containing (a) architectural embellishment or (b) a top floor (one or two level) dining, entertainment, or other similar destination use open to the public, or (c) a top floor containing an activated rooftop.
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 intensity of a project located in a Mediterranean Village is not regulated by F.A.R., and instead controlled by an approved Mediterranean Village PAD Plan.	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.

ARCHITECTURAL FLOOR PLANS

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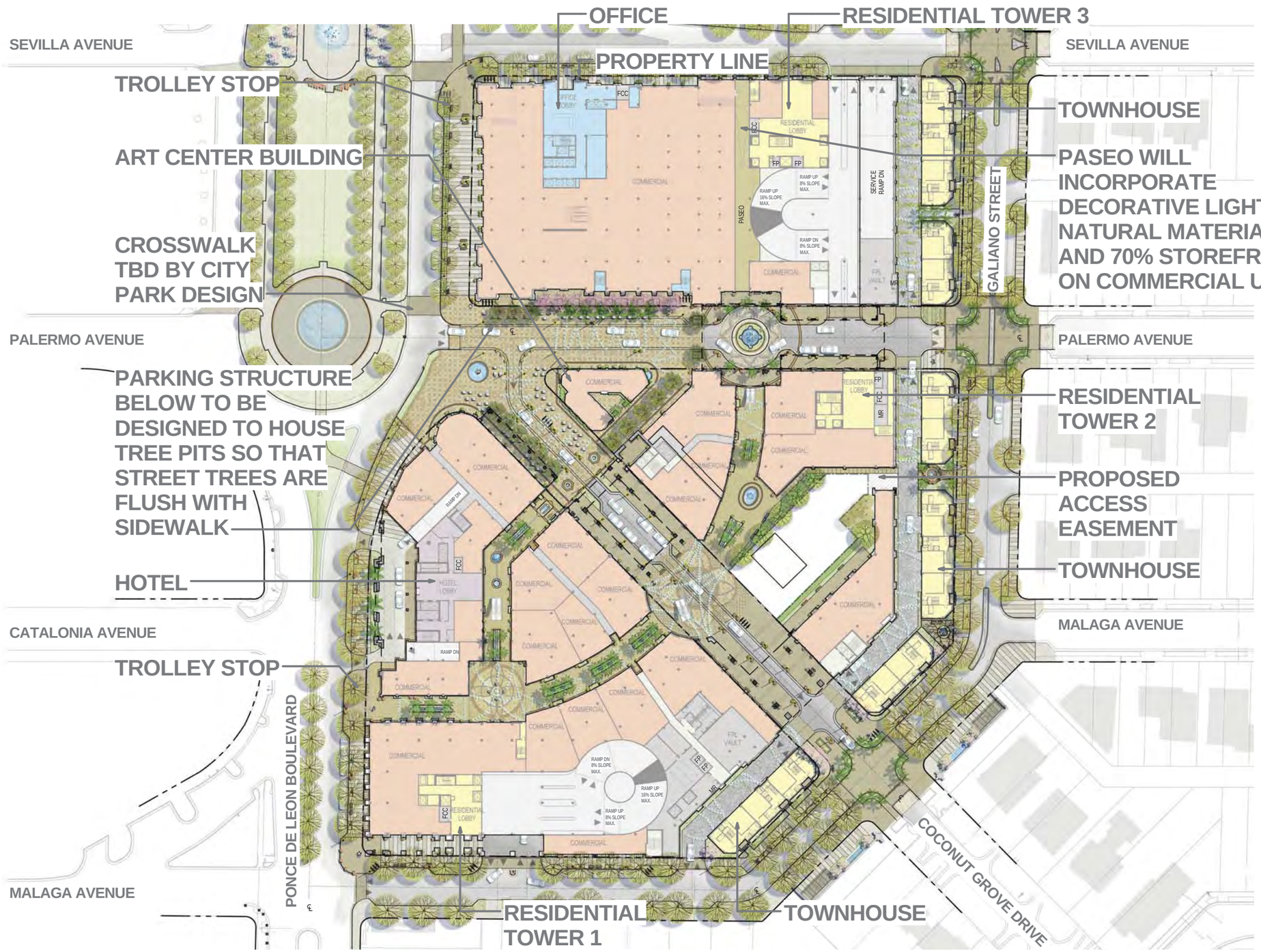
ILLUSTRATIVE SITE PLAN



- LEED ND
- NATURAL MATERIALS
- PRESERVE HISTORIC ART CENTER BUILDING
- 30% MIN. NATIVE PLANTING
- ART IN PUBLIC PLACES BEYOND CURRENT CODE

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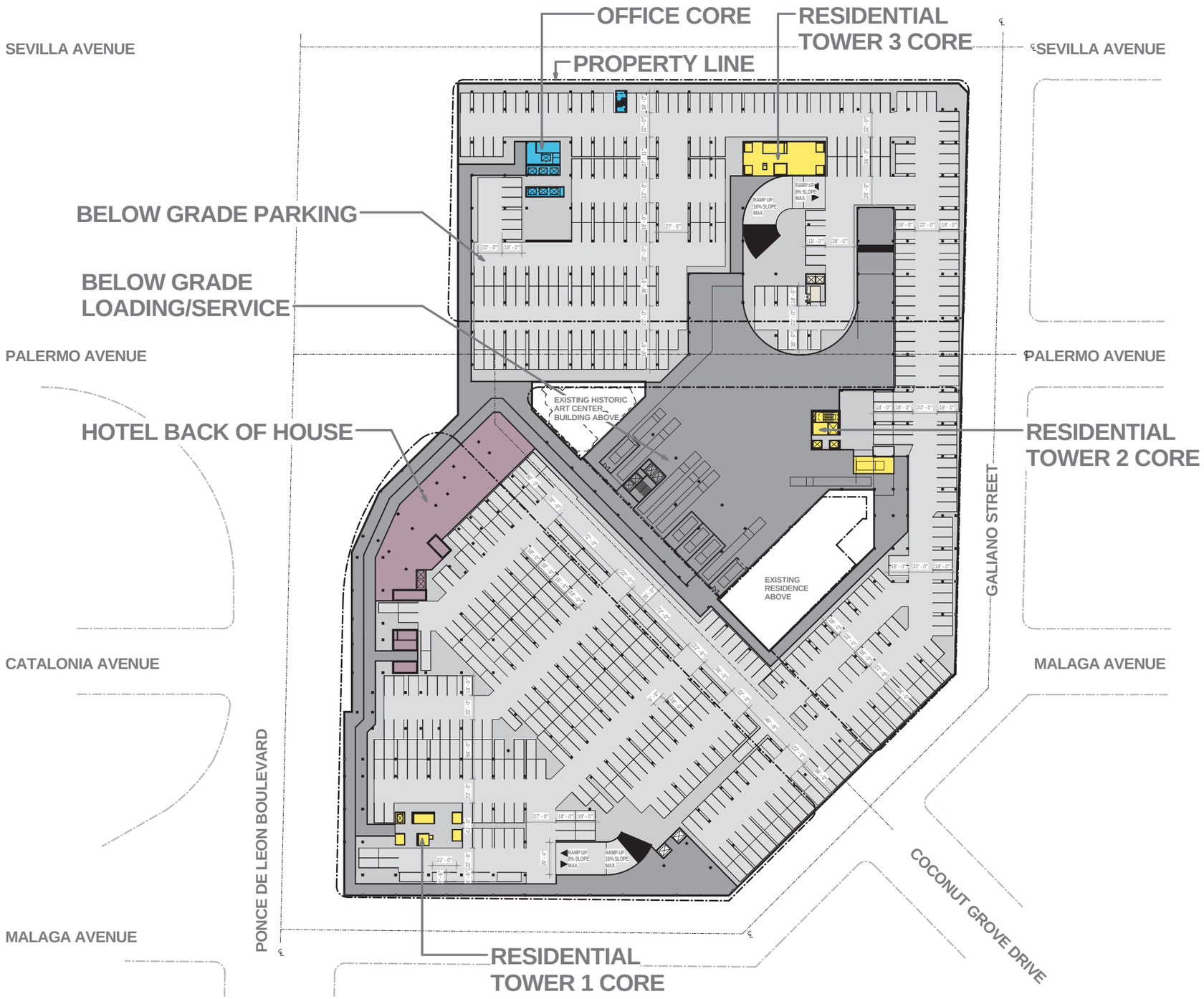
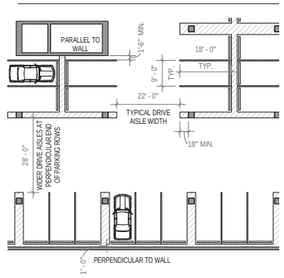
FLOOR PLAN - BASEMENT LEVEL 2



NOTE:
- FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY CITY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.

PARKING CRITERIA



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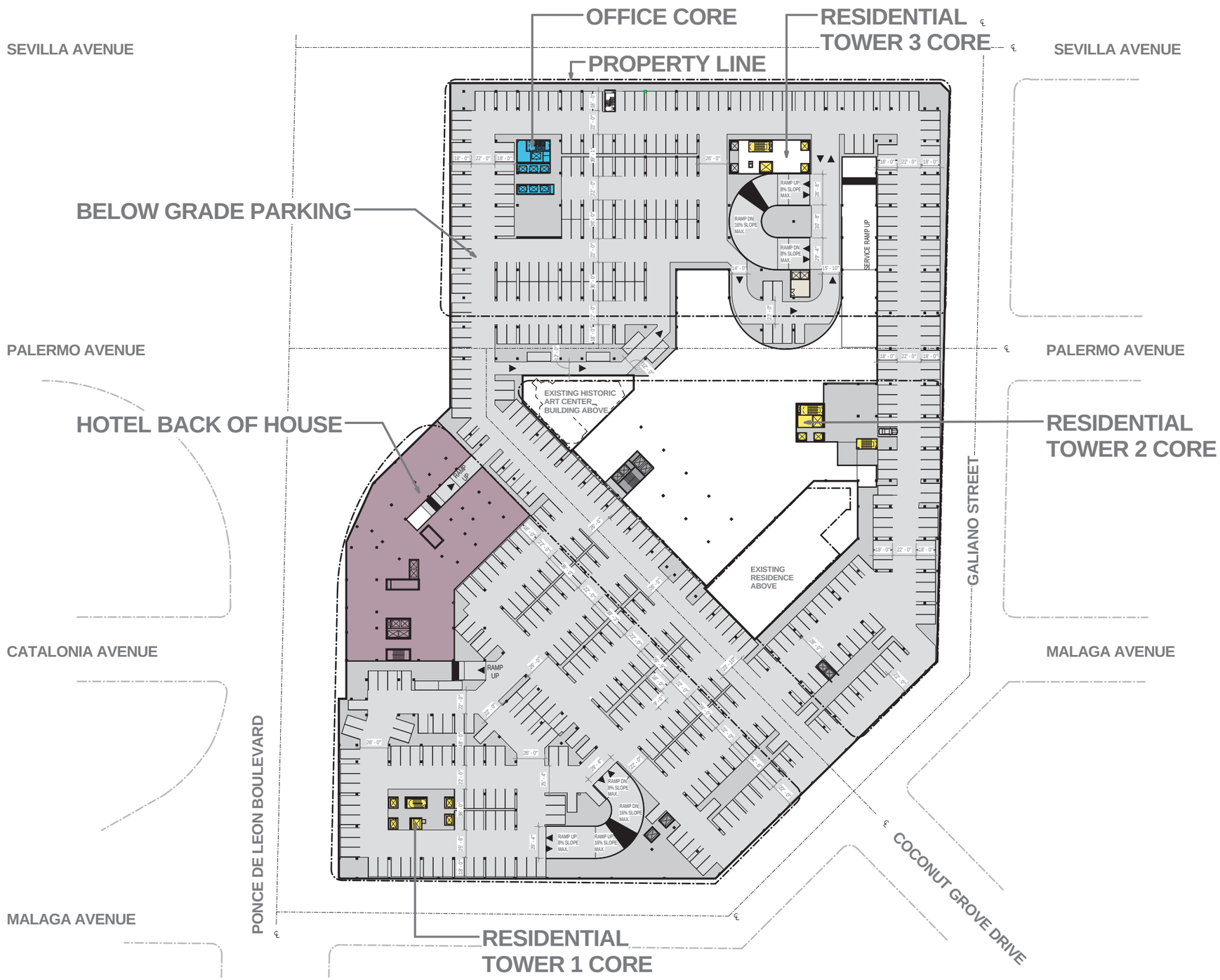
FLOOR PLAN - BASEMENT LEVEL 1



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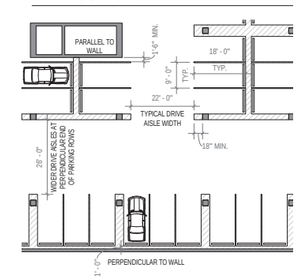
PARKING CRITERIA



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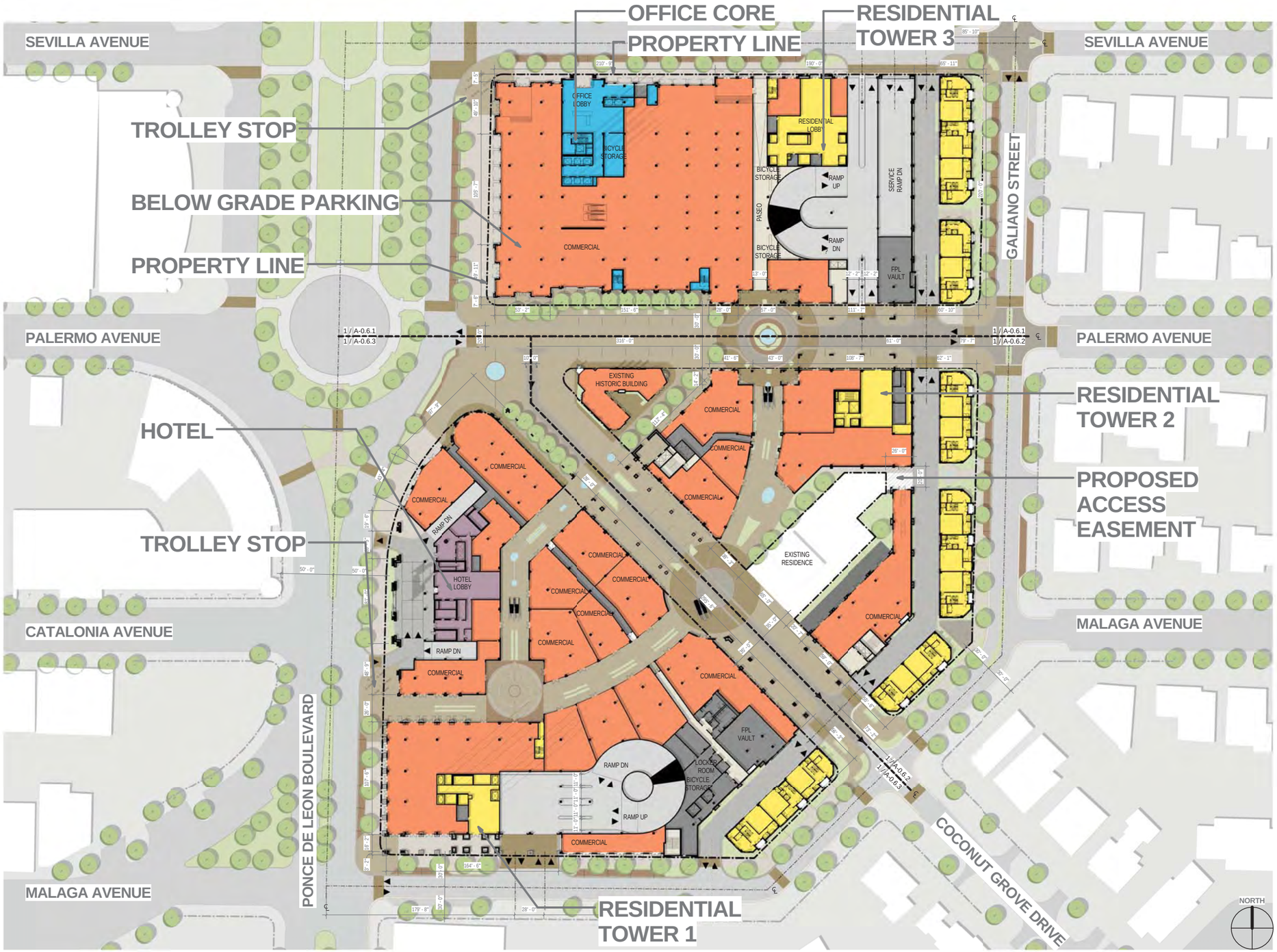
ARCHITECTURAL SITE PLAN - LEVEL 1



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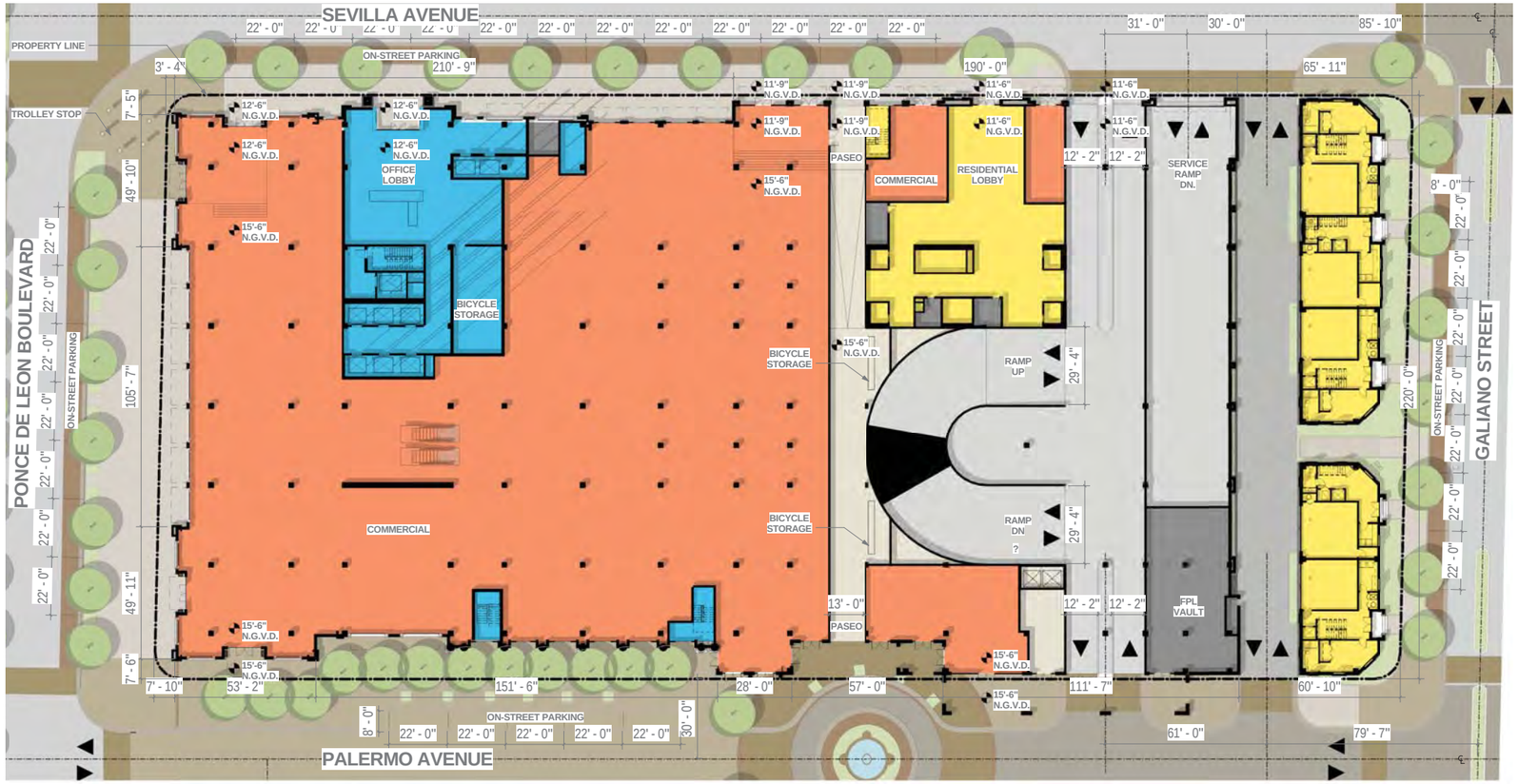
ARCHITECTURAL SITE PLAN - NORTH PARCEL



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ARCHITECTURAL SITE PLAN - CENTRAL PARCEL

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ARCHITECTURAL SITE PLAN - SOUTH PARCEL

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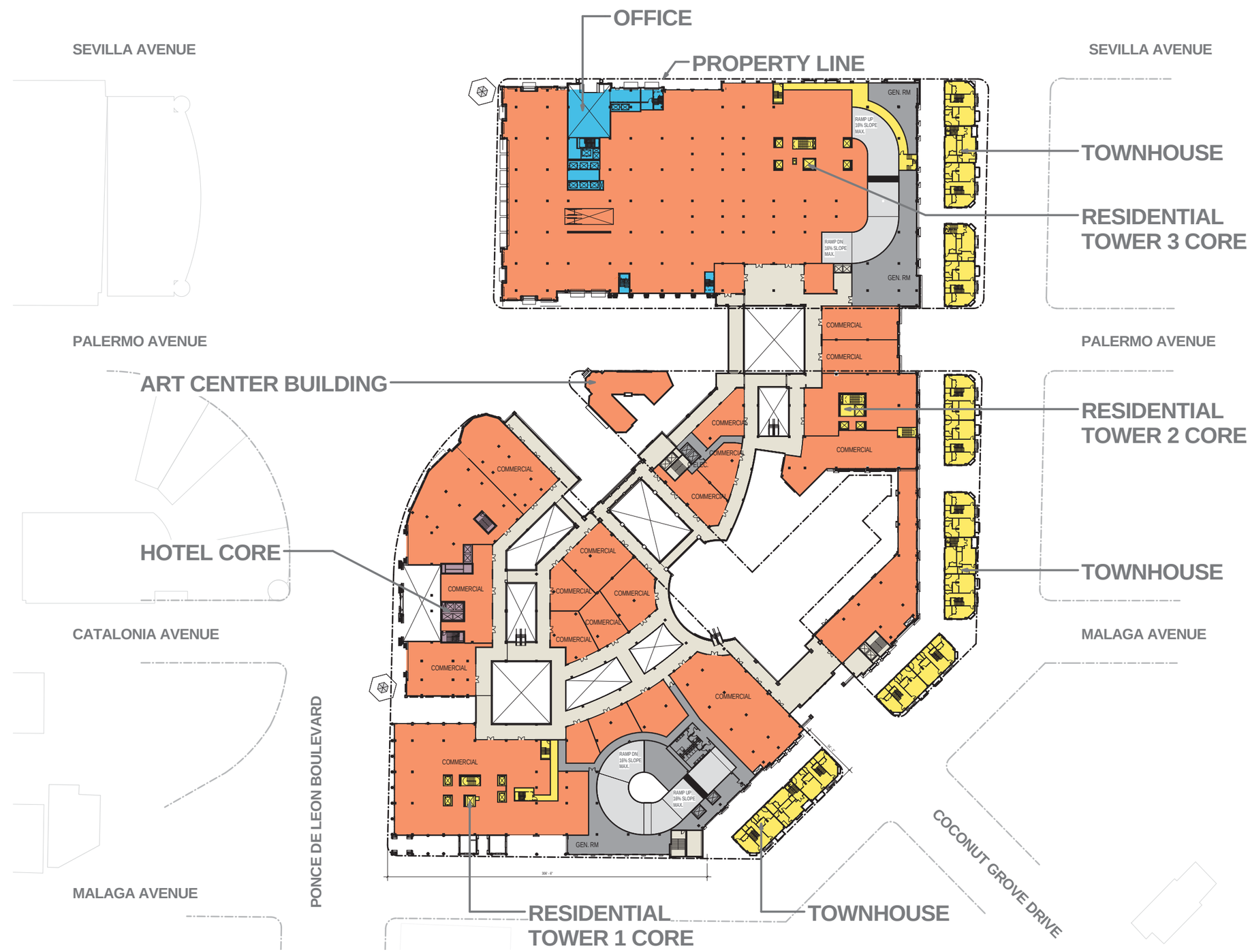
FLOOR PLAN - LEVEL 2



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OFFICE LINER ON PARKING GARAGE

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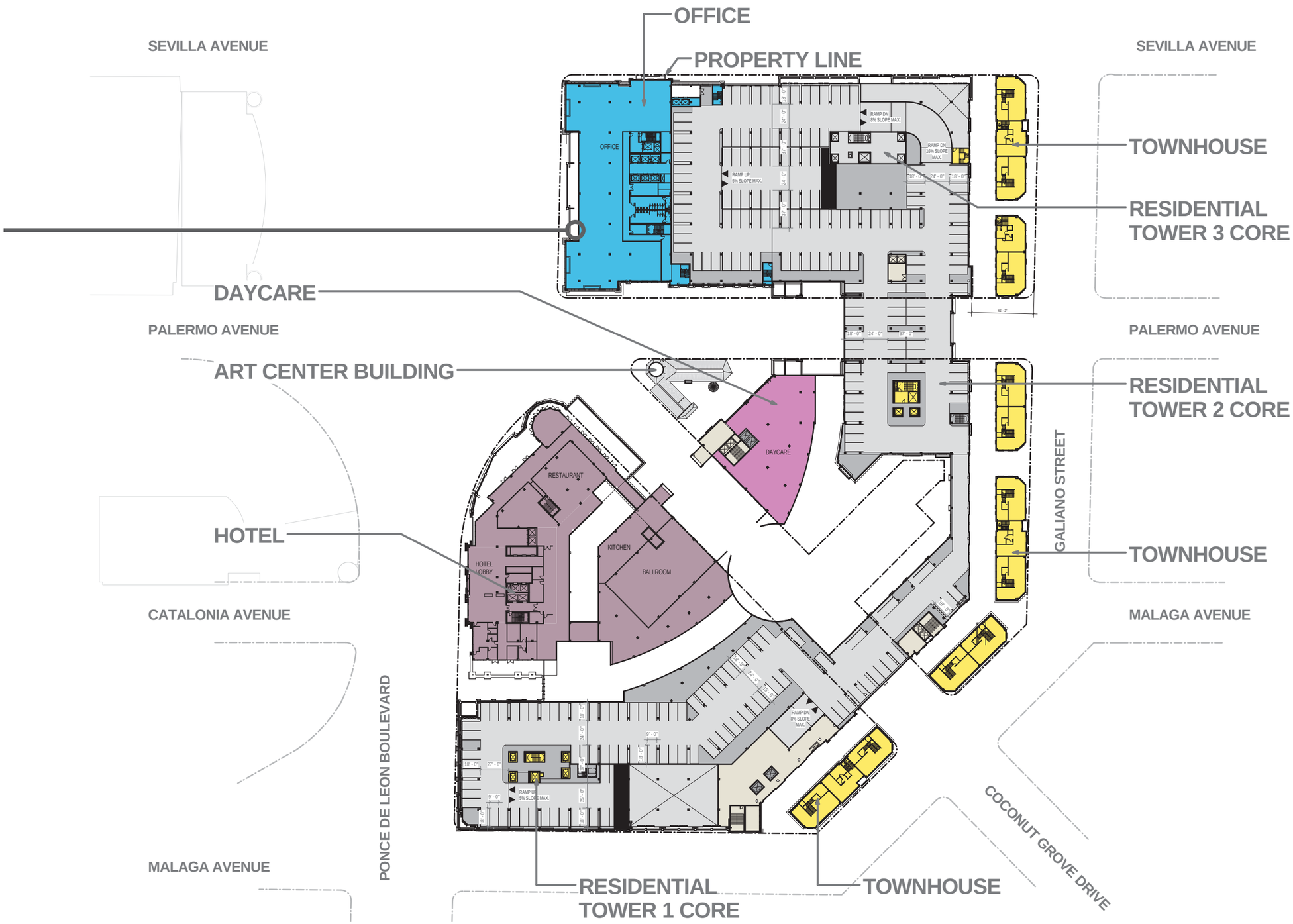
FLOOR PLAN - LEVEL 3



NOTE:

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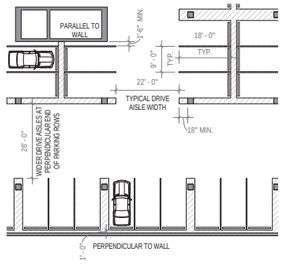
PARKING CRITERIA



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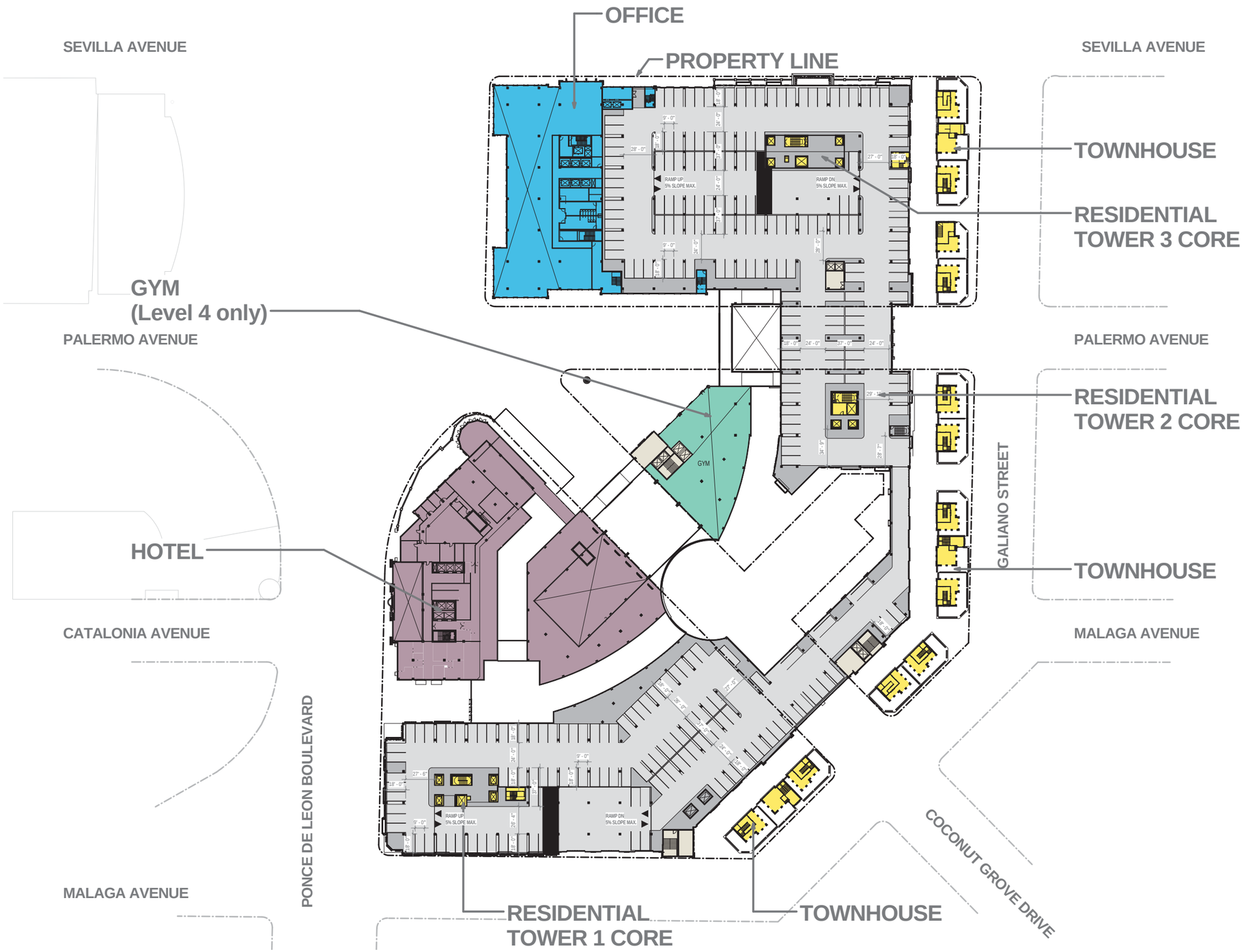
FLOOR PLAN - LEVEL 4-7



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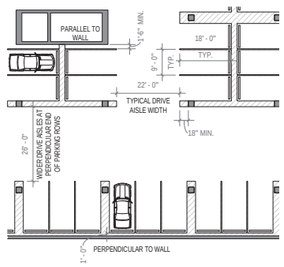
PARKING CRITERIA



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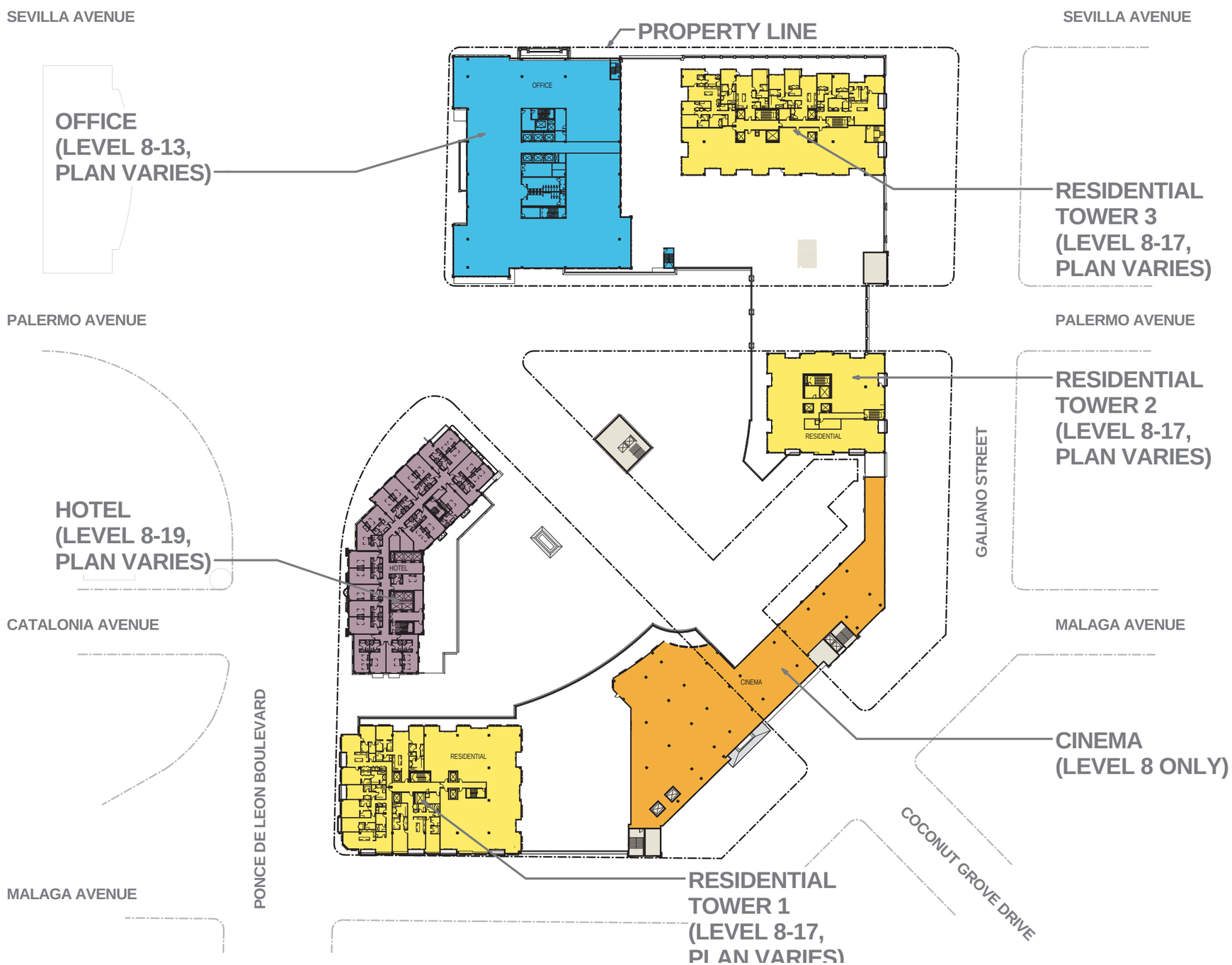
FLOOR PLAN - LEVEL 8

•PLEASE SEE BINDER FOR ADDITIONAL LEVELS



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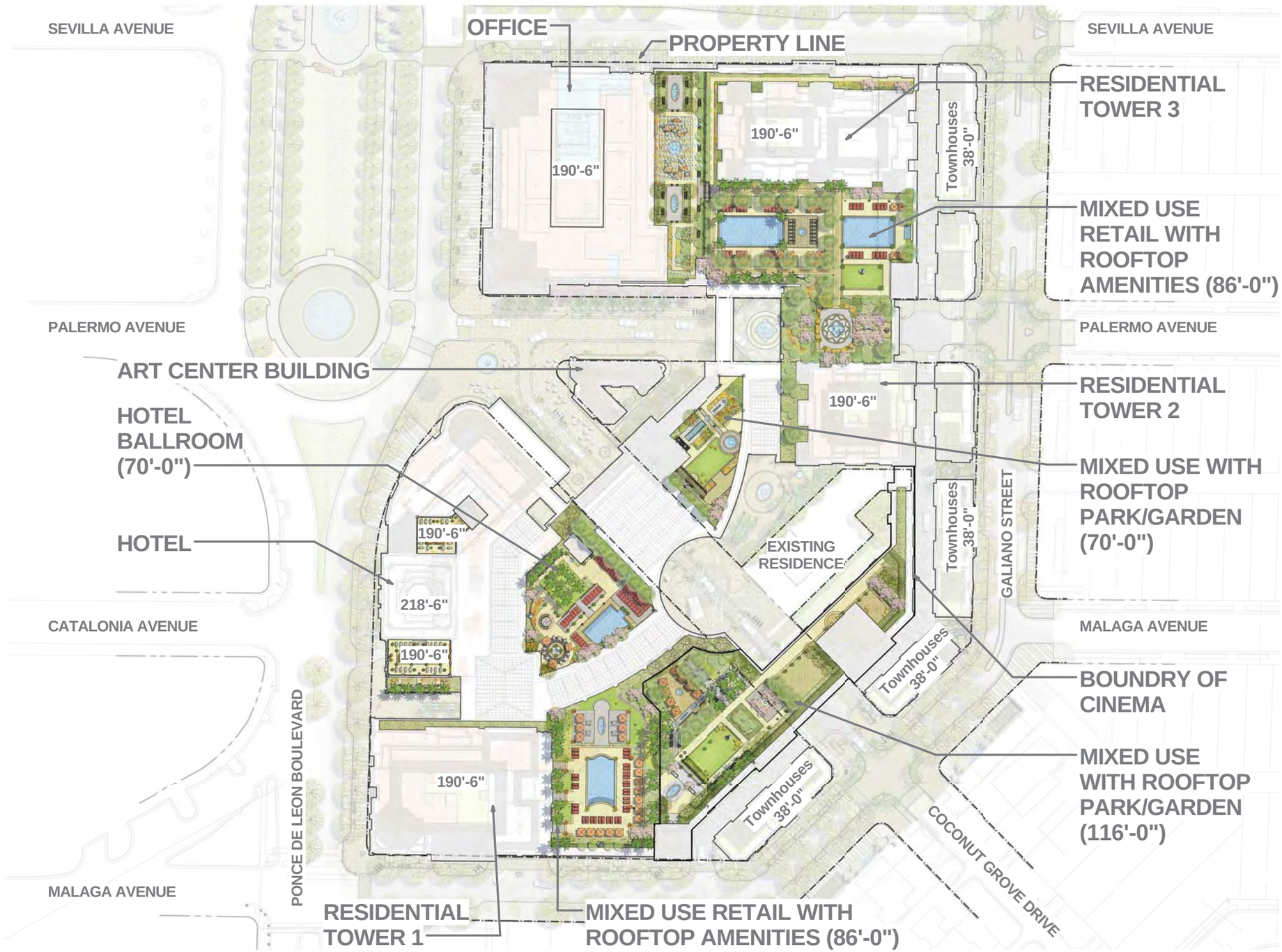
ILLUSTRATIVE ROOF PLAN



- MIN. 15% PUBLIC ROOFTOP ACCESS
- EXTENSIVE GREEN ROOF REQUIRED ON ROOFS OVER 1000 S.F.
- HIGH QUALITY NATURAL MATERIALS REQUIRED TO BE USED ON ALL PUBLICLY ACCESSIBLE AREAS

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PEDESTRIAN REALM IMPROVEMENTS

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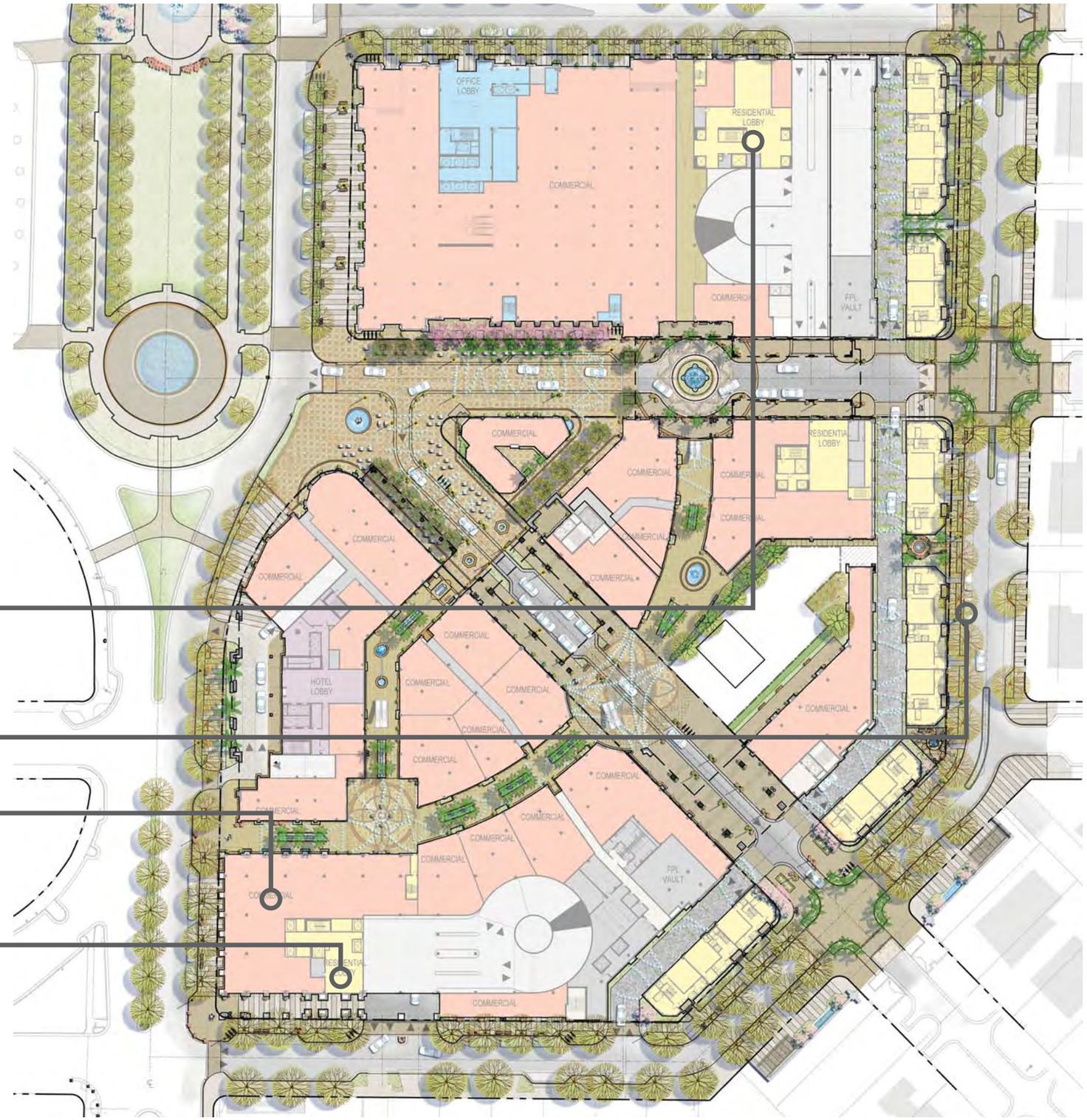
GROUND FLOOR ILLUSTRATIVE SITE PLAN

- More Efficient Retail Circulation
- More Effective Retail Depths
- More Functional Pedestrian Environment Along Retail Storefronts
- Reduced Curb Radii
- Improved Vehicle Circulation And Stacking In Parking Garage
- Consolidated Residential Lobby Entrance On Sevilla
- Reduced On Street Parking On Galiano To Enhance Safety
- Added South Mid-size Retail
- Consolidated Residential Lobby Entrance On Malaga



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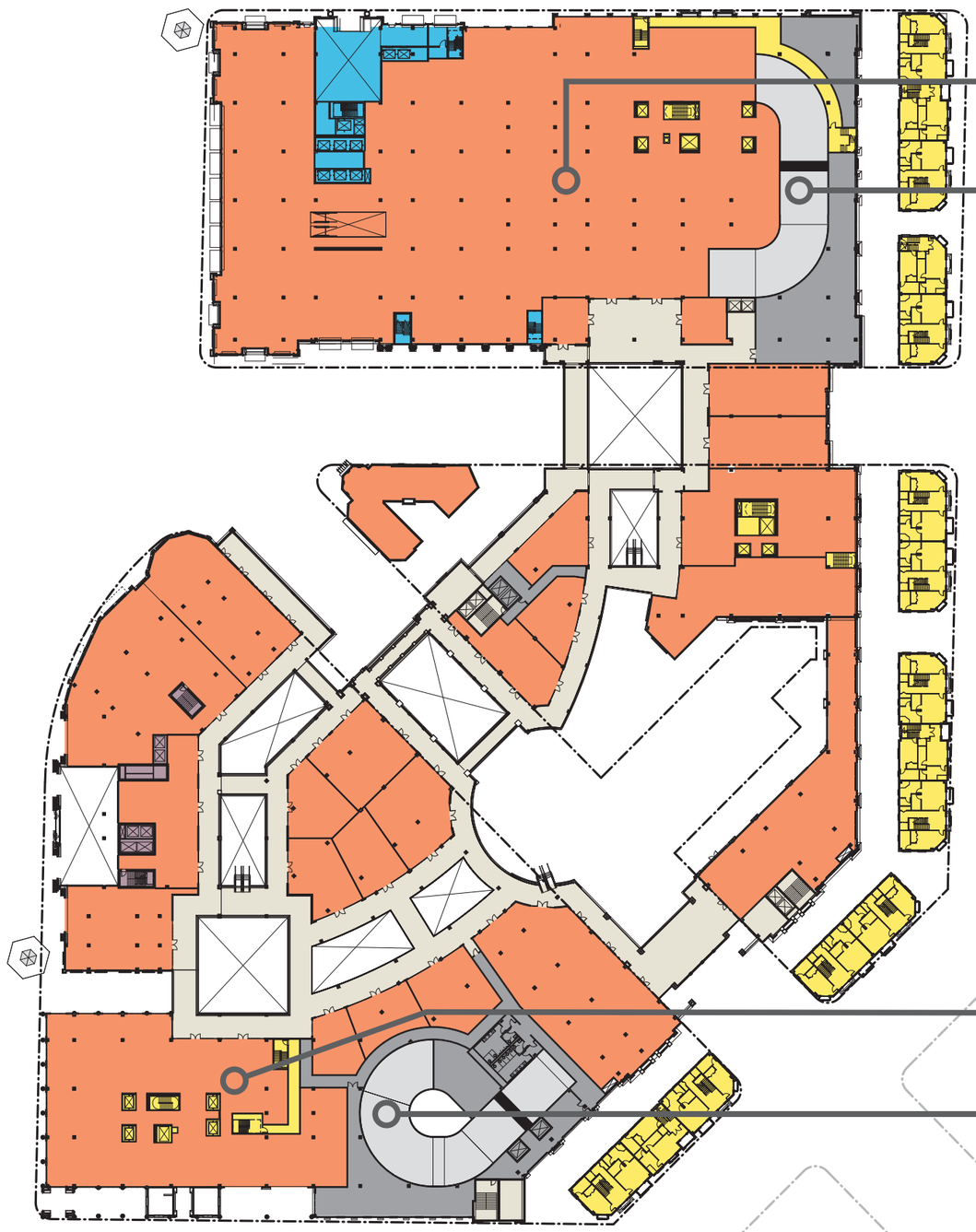
SECOND FLOOR PLAN



- Improved Retail Depths
- North Mid-size Retail Simplified
- Parking Ramps Simplified
- More Effective Retail Depths and Frontages
- Added South Mid-size Retail
- Parking Ramps Simplified

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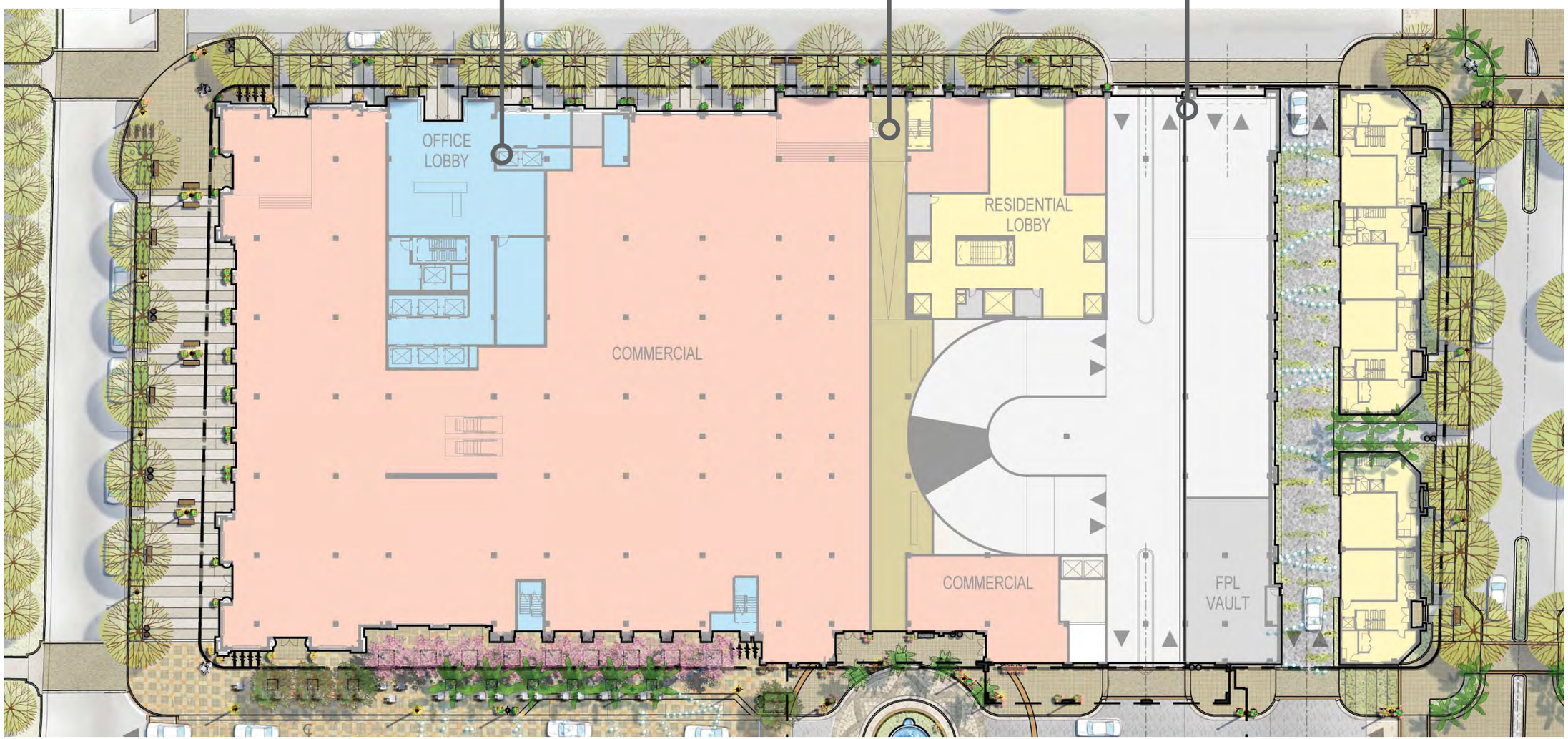
NORTH PARCEL - FIRST FLOOR PLAN

- Seville Curb Cuts Grouped and Moved East
- New Pedestrian Paseo Connecting Sevilla and Palermo
- Ground Floor Office Lobby



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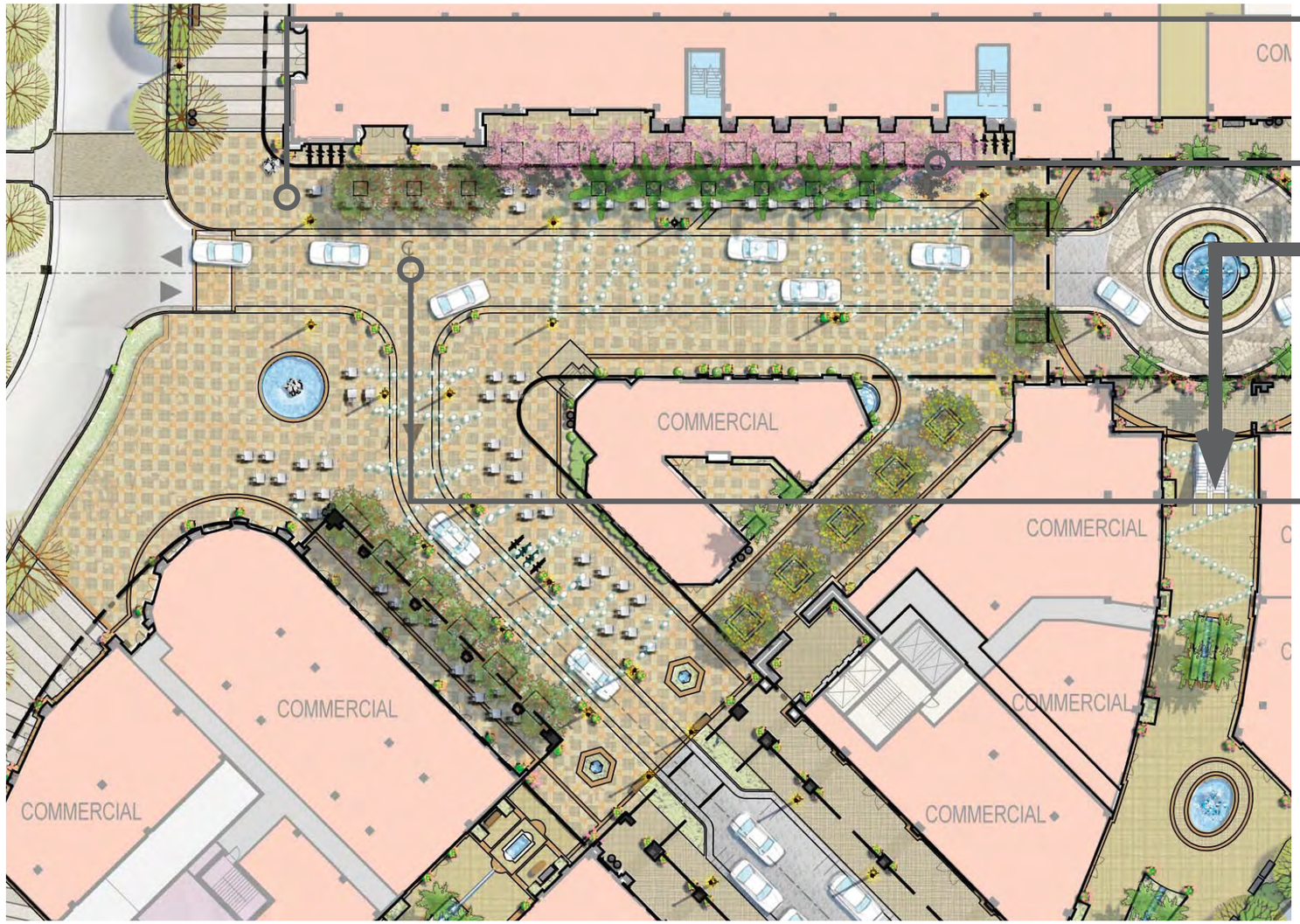
PLAZA - FIRST FLOOR PLAN



- Unified Plaza Paver Layout and Type
- Simplified Landscape Design
- Elimination of Circular Paving Design

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INTERIOR VIGNETTE

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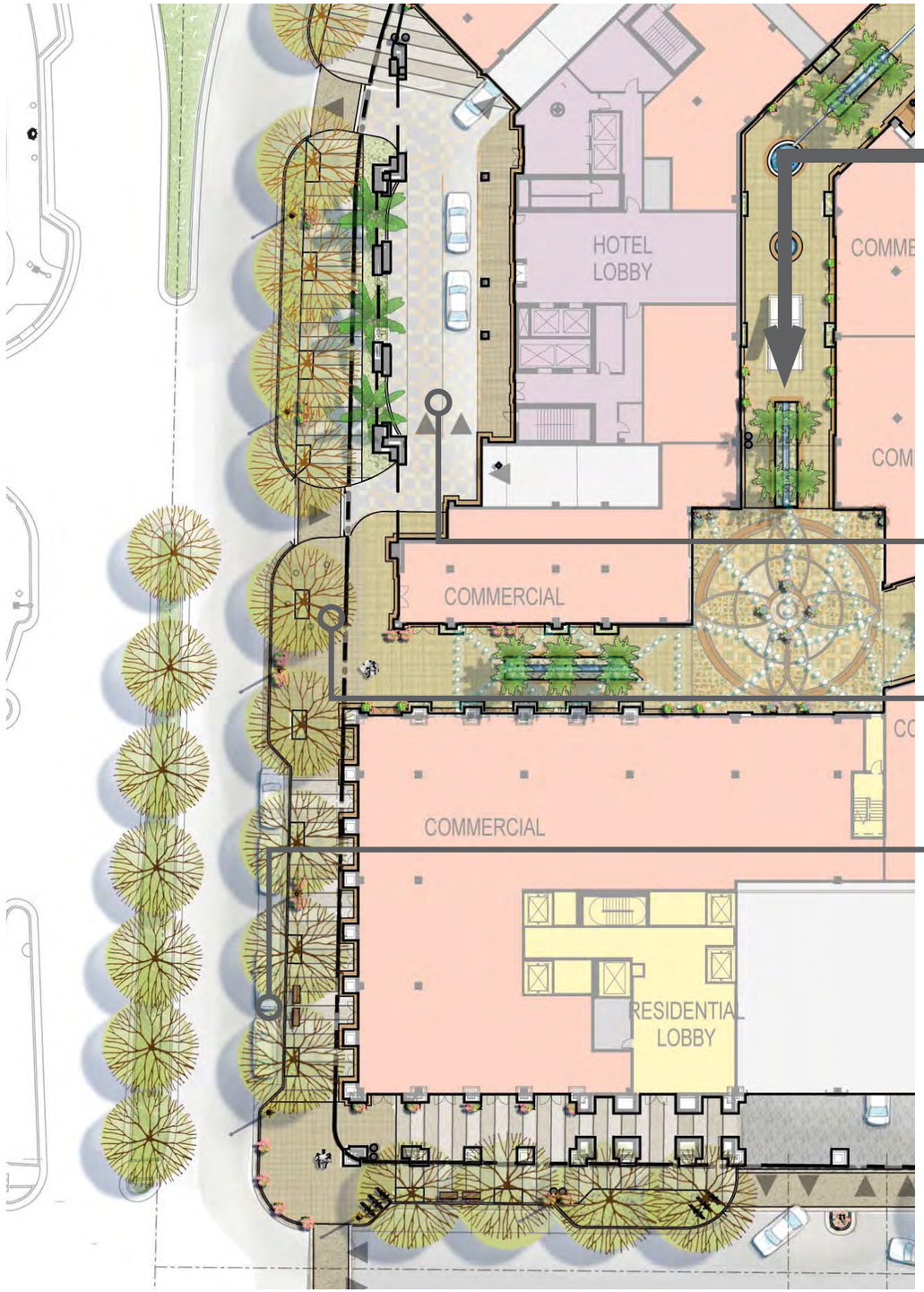
SOUTH PARCEL ALONG PONCE DE LEON - FIRST FLOOR PLAN



- Maintained Hotel Valet and Guest Parking Entry and Exit
- Removed Parking Garage Entry Off Ponce De Leon
- Removed Deceleration Lane

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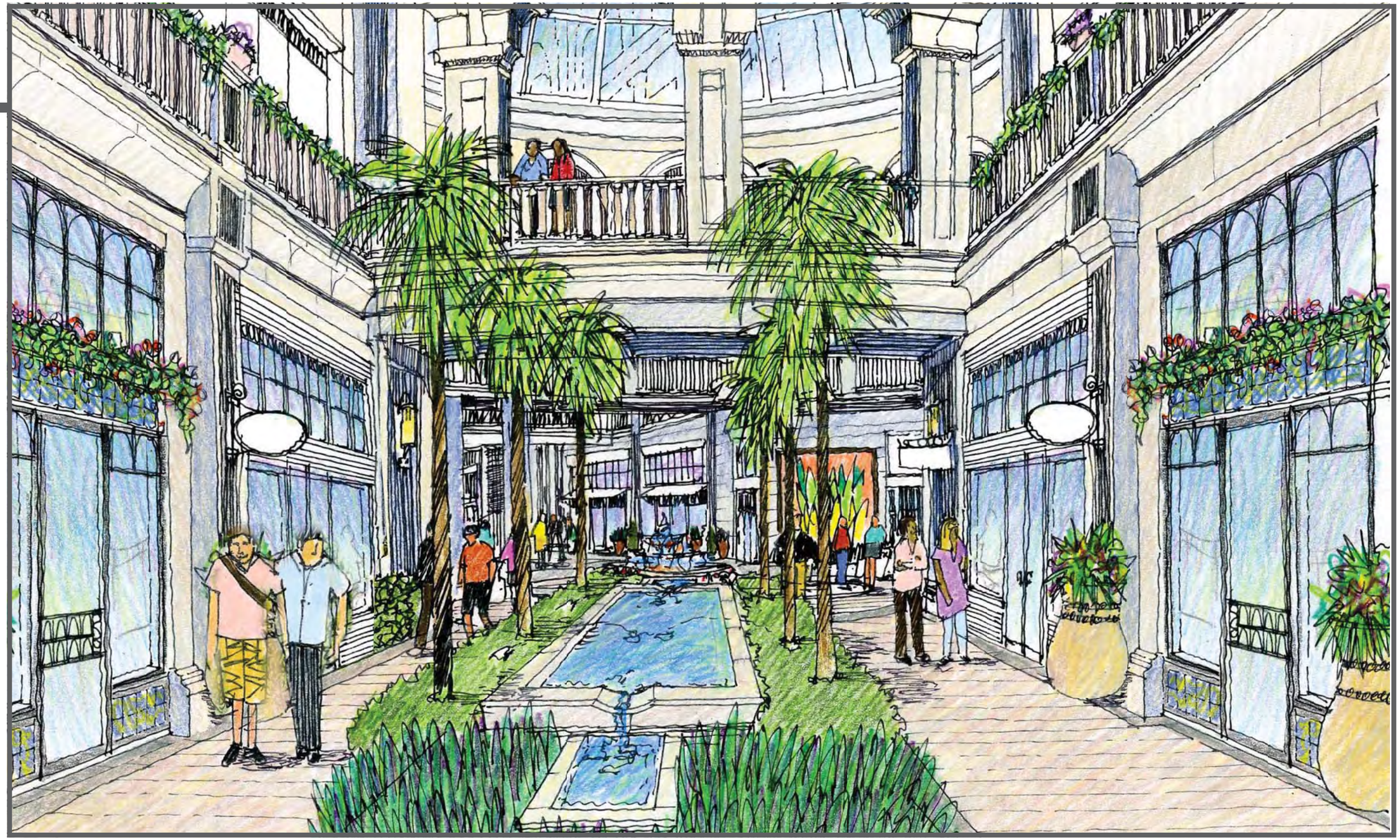
INTERIOR VIGNETTE



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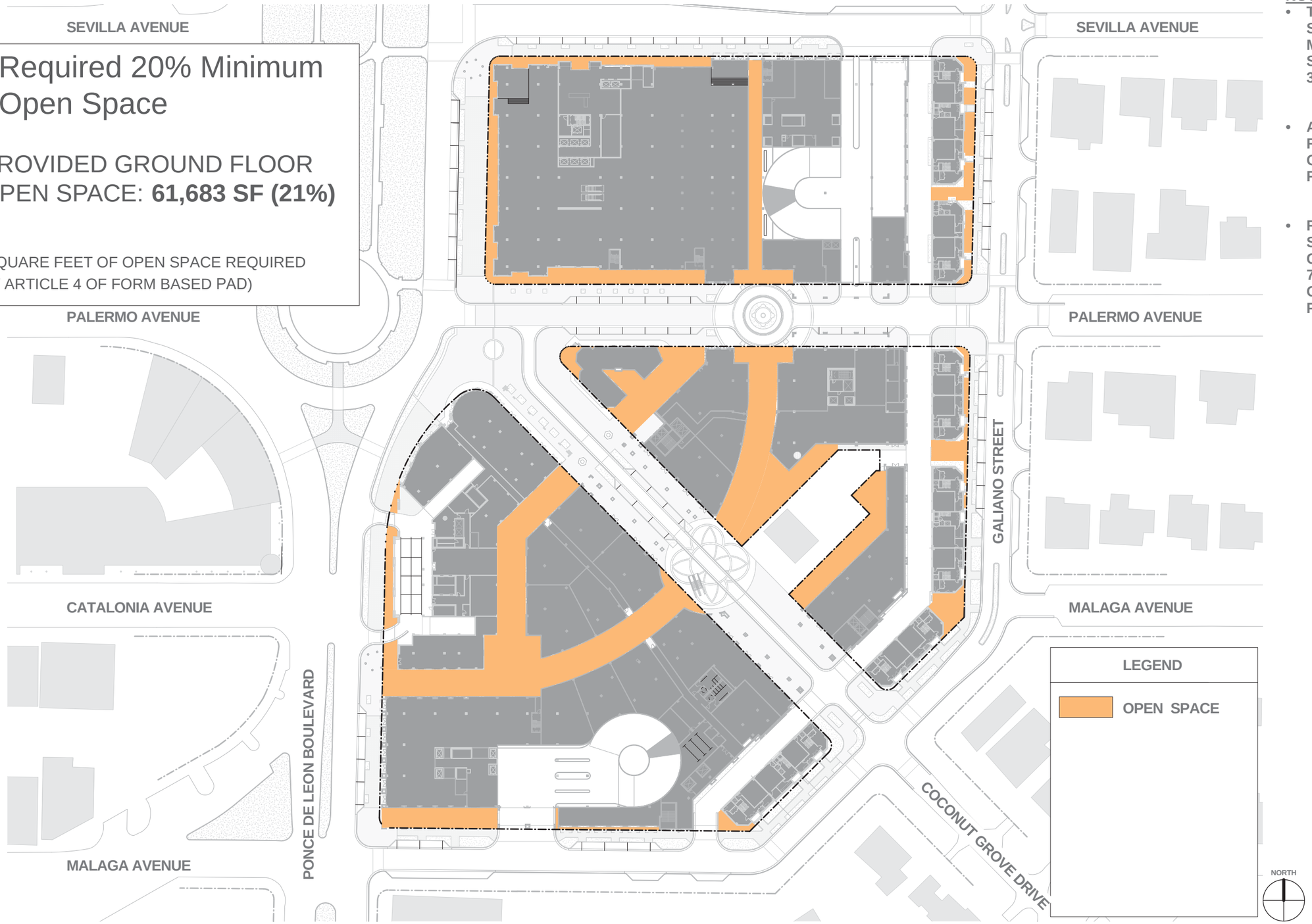
OPEN SPACE - GROUND FLOOR

- Required 20% Minimum Open Space

PROVIDED GROUND FLOOR OPEN SPACE: **61,683 SF (21%)**

(SQUARE FEET OF OPEN SPACE REQUIRED BY ARTICLE 4 OF FORM BASED PAD)



NOTE:

- TOWNHOUSE/APT STREETS REQUIRE MIN. 30% OPEN SPACE PER FBPAD. 3- 510-4 O.
- ALL OTHER STREETS REQUIRE MIN. 20% OPEN SPACE PER FBPAD. 3-510-4 O.
- ROOFTOP OPEN SPACE MAYBE COUNTED TOWARDS 75% OF REQUIRED OPEN SPACE PER FBPAD. 3-510-4 O.

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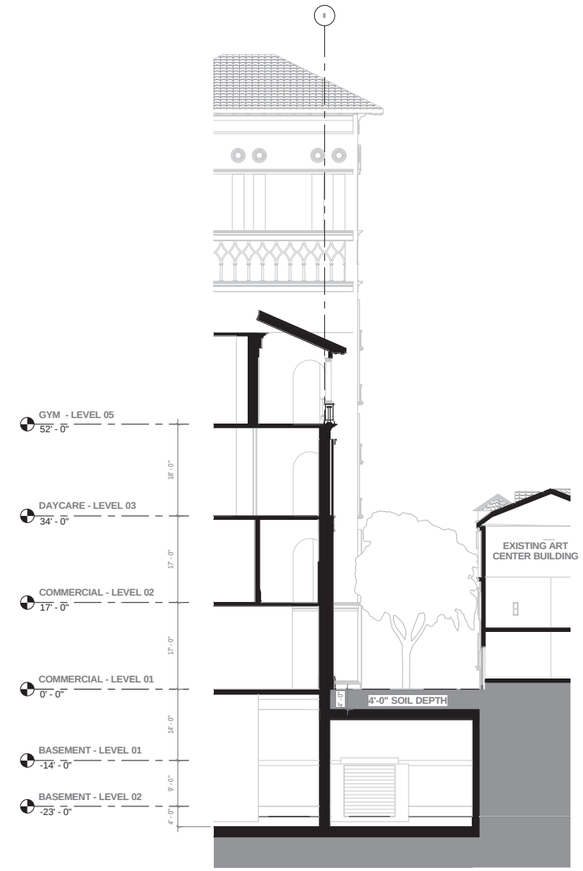
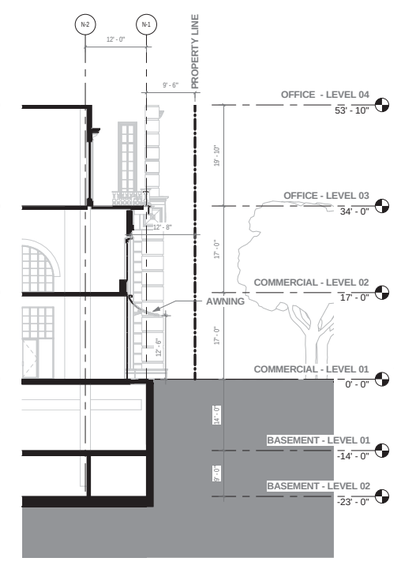
OPEN SPACE - ELEVATIONS AND SECTIONS

1 ART CENTER PLAZA SOUTH-EAST ELEVATION
3/32" = 1'-0"

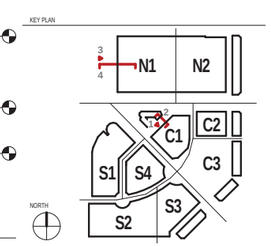


2 ART CENTER PLAZA SOUTH-EAST SECTION
3/32" = 1'-0"

3 PONCE DE LEON BLVD. OFFICE ELEVATION
3/32" = 1'-0"



4 PONCE DE LEON BLVD. OFFICE SECTION



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AT PONCE CIRCLE

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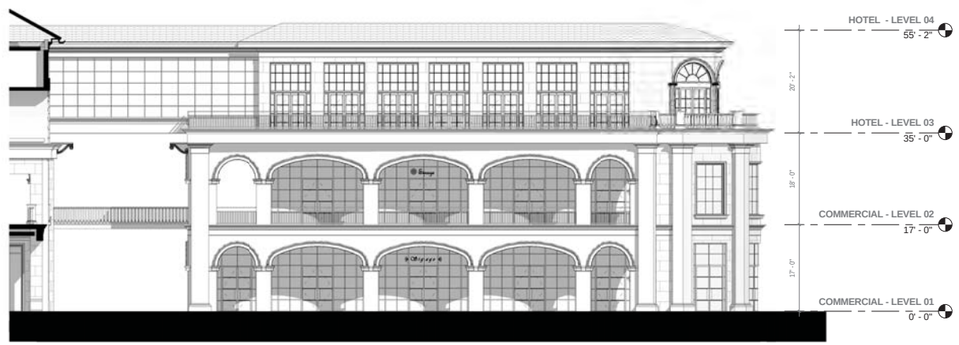
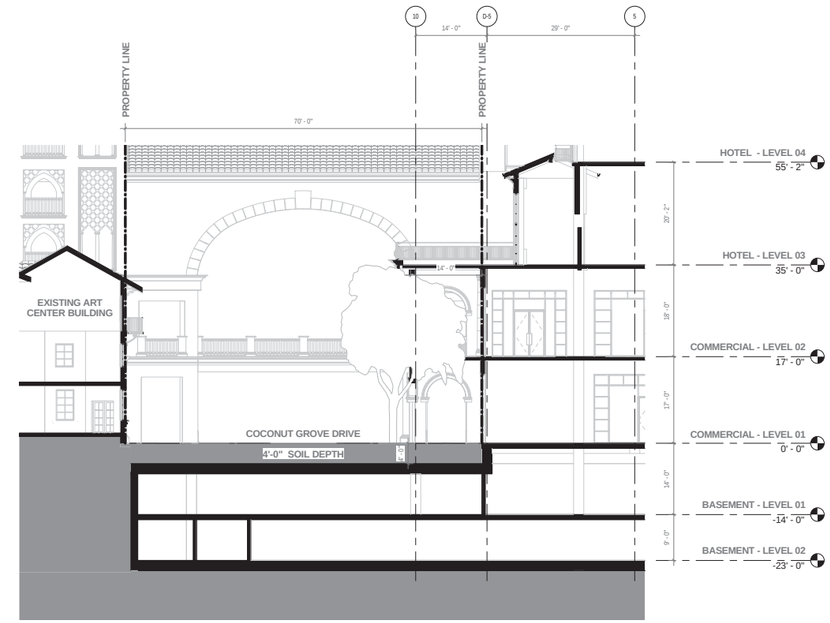
AGAVE PONCE

MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

OPEN SPACE - ELEVATIONS AND SECTIONS

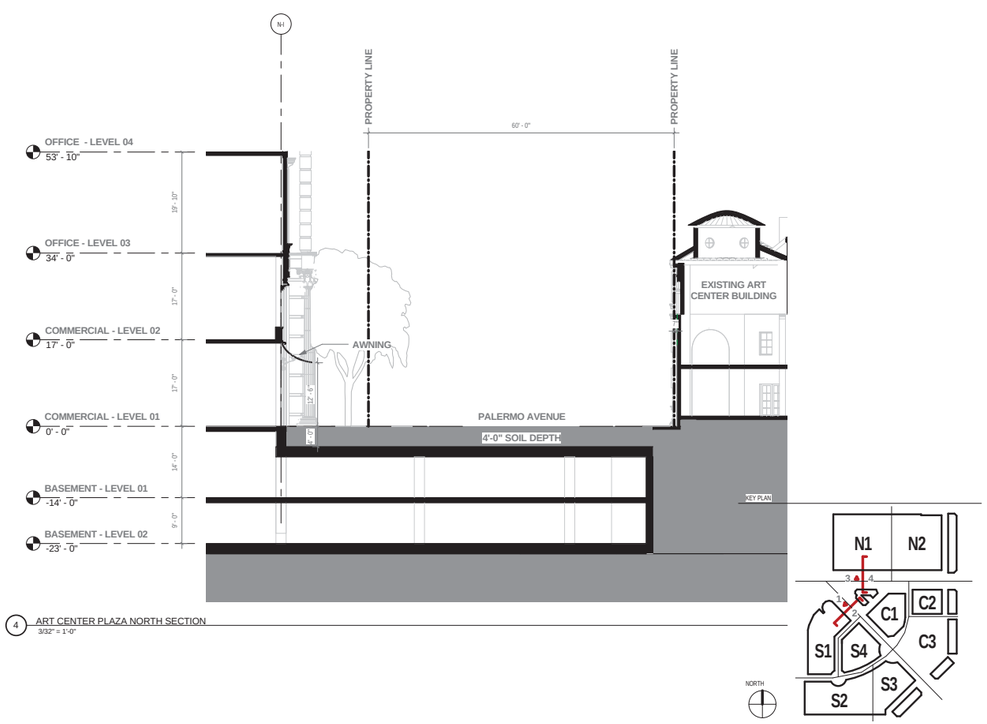


1 ART CENTER PLAZA SOUTH-WEST ELEVATION
3/32" = 1'-0"



2 ART CENTER PLAZA SOUTH-WEST SECTION
3/32" = 1'-0"

3 ART CENTER PLAZA NORTH ELEVATION
3/32" = 1'-0"



4 ART CENTER PLAZA NORTH SECTION
3/32" = 1'-0"

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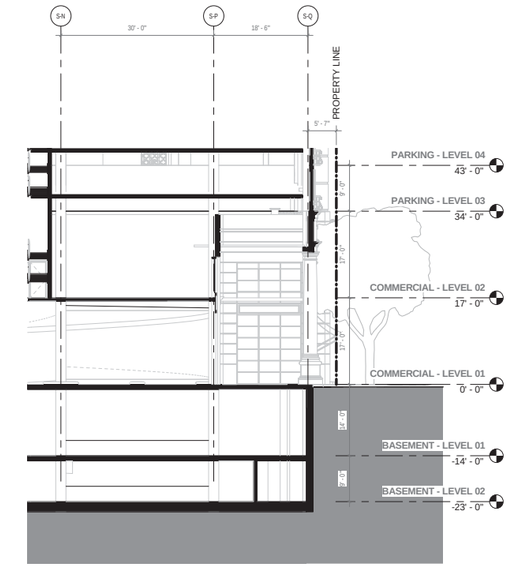
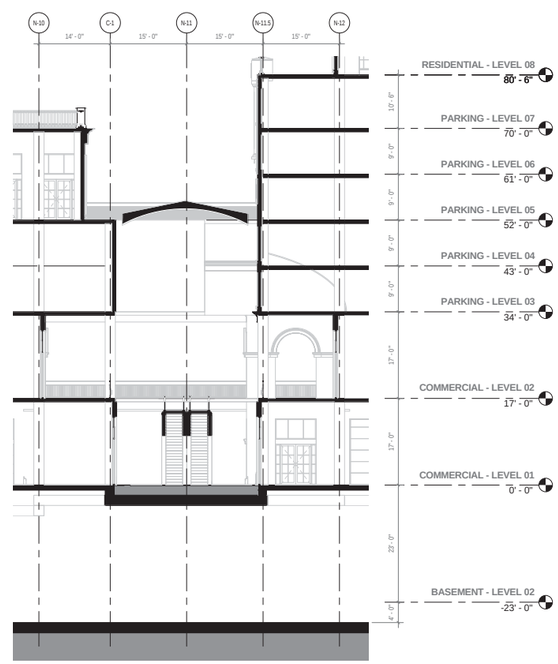
OPEN SPACE - ELEVATIONS AND SECTIONS

1 MALAGA COLONADE ELEVATION
3/32" = 1'-0"



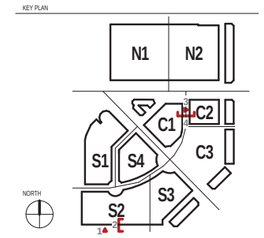
2 MALAGA COLONADE SECTION
3/32" = 1'-0"

3 TYPICAL PASEO ELEVATION
3/32" = 1'-0"



4 TYPICAL PASEO SECTION
3/32" = 1'-0"

KEY PLAN



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AT PONCE CIRCLE

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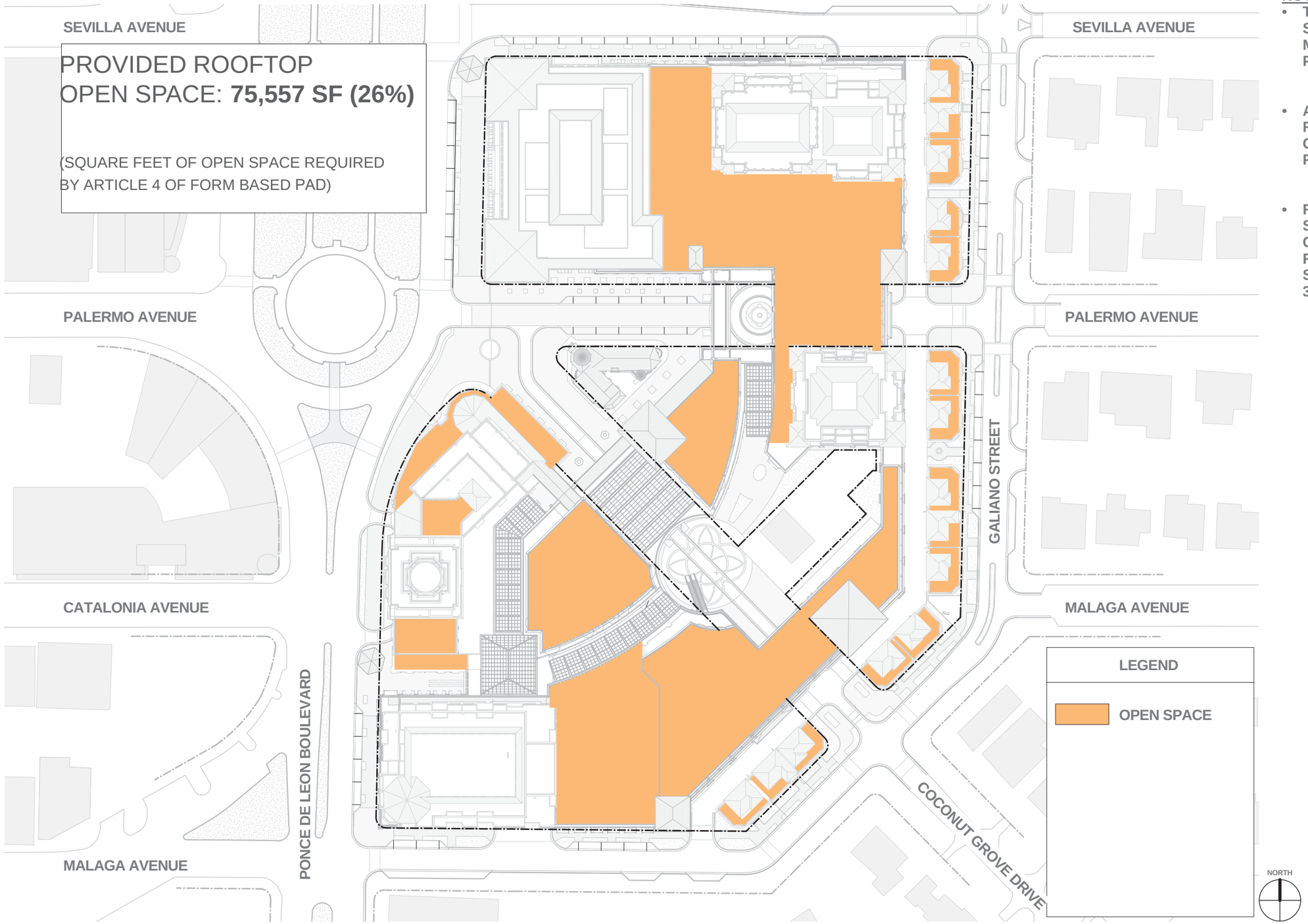
MEDITERRANEAN VILLAGE
AT PONCE CIRCLE

OPEN SPACE - ROOF PLAN



NOTE:

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- ALL OTHER STREETS REQUIRE MIN. 20% OPEN SPACE PER FBPAD. 3-510-4 O.
- ROOFTOP OPEN SPACE MAYBE COUNTED TOWARDS REQUIRED OPEN SPACE PER FBPAD. 3- 510-4 O.

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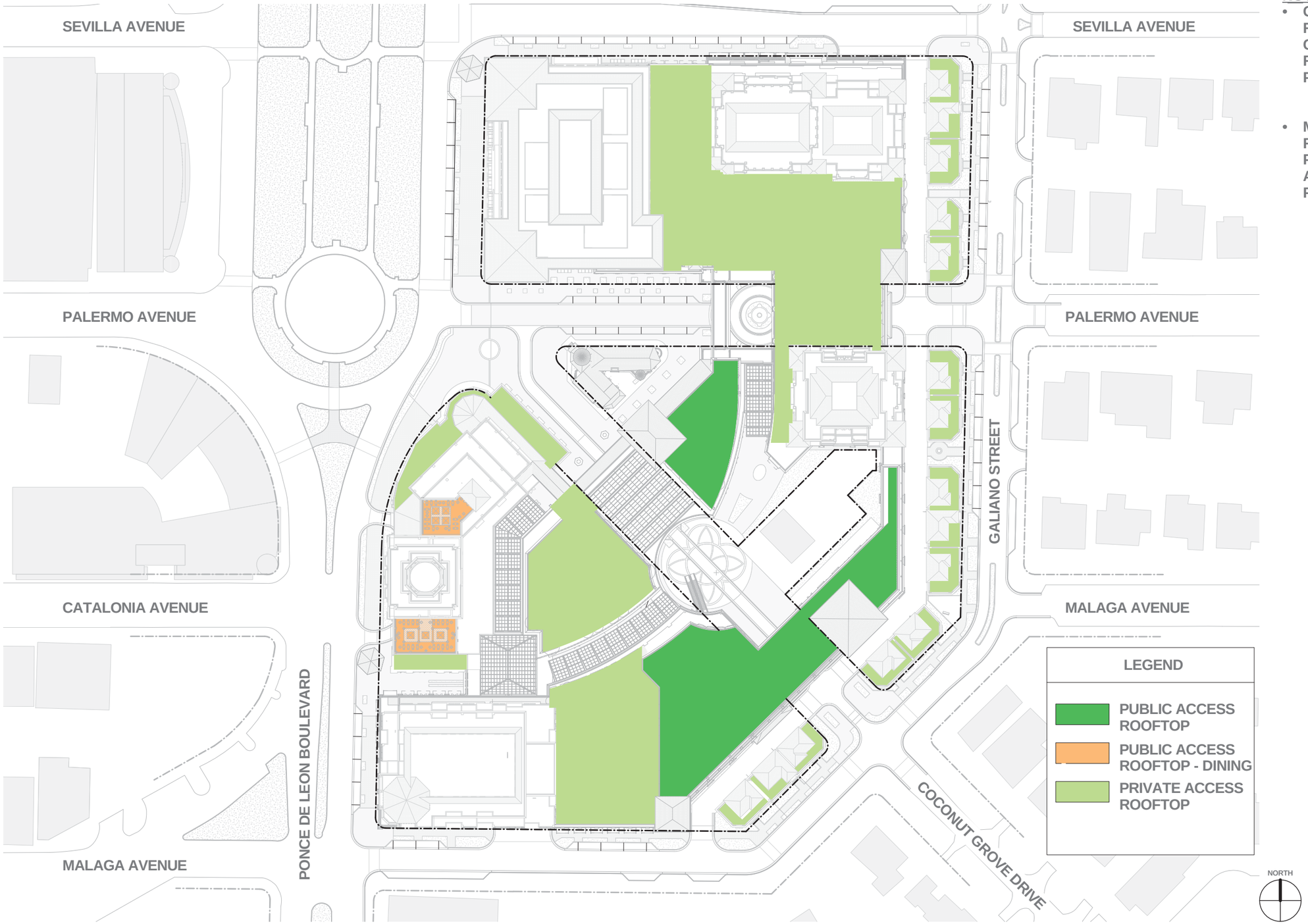
ACTIVATED ROOF PLAN



NOTE:

- GREEN ROOFS ARE REQUIRED ON ALL CEMMERCIAL FLAT ROOFS OVER 1000 SF. PER FBPAD 3-510-4 N.
- MIN. 15% OF TOTAL ROOF AREA SHALL BE PUBLICLY ACCESSIBLE PER FBPAD 3-510-4 N.

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PUBLIC ART EXAMPLES - GROUND FLOOR

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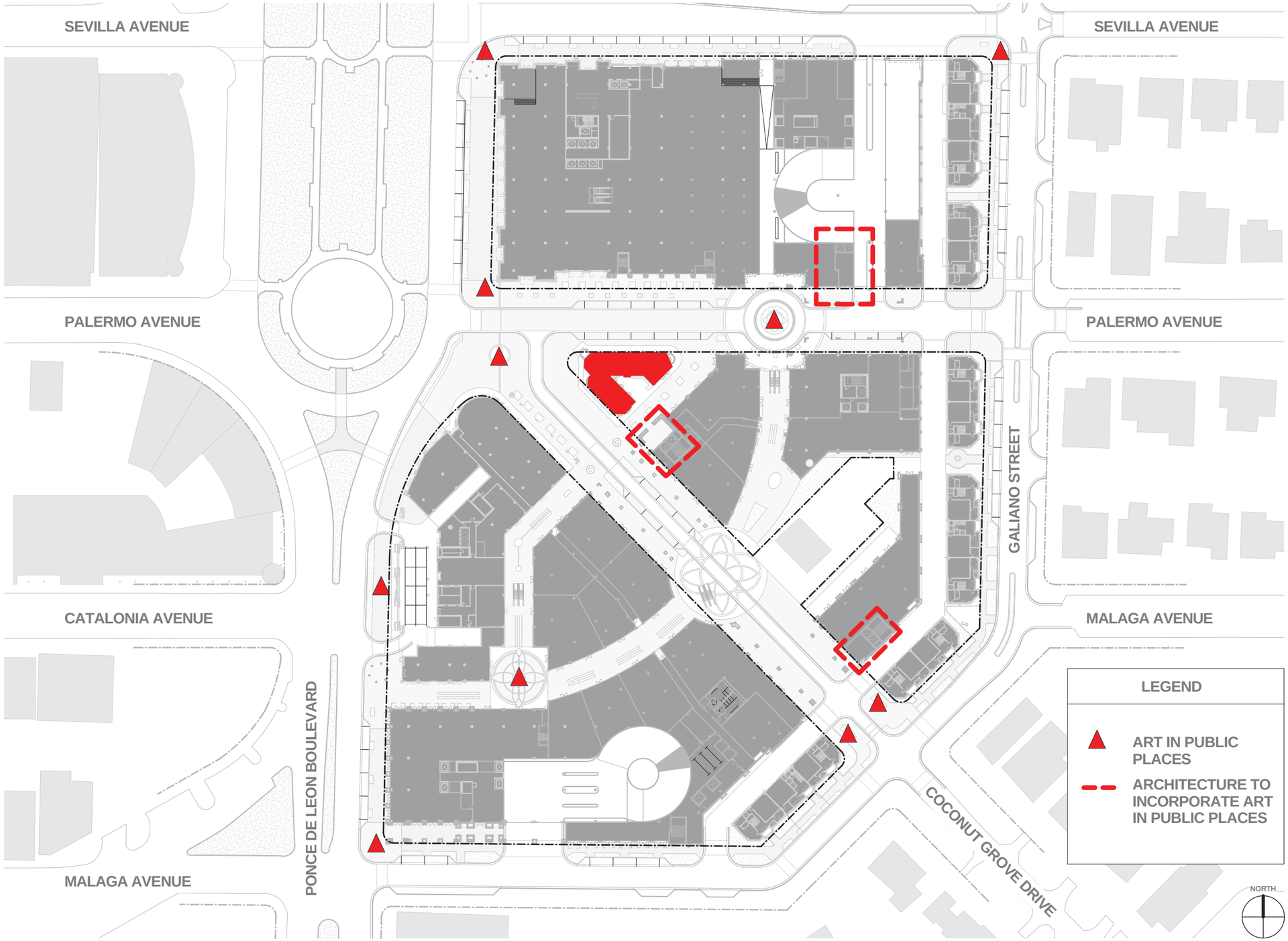
PUBLIC ART LOCATIONS - GROUND FLOOR



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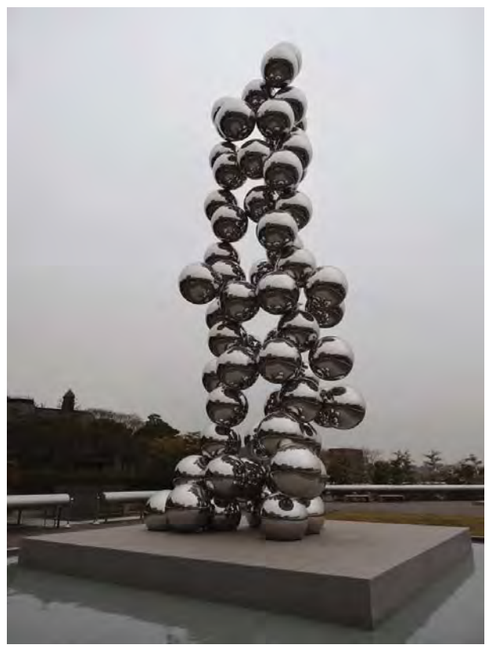
PUBLIC ART EXAMPLES - ROOF



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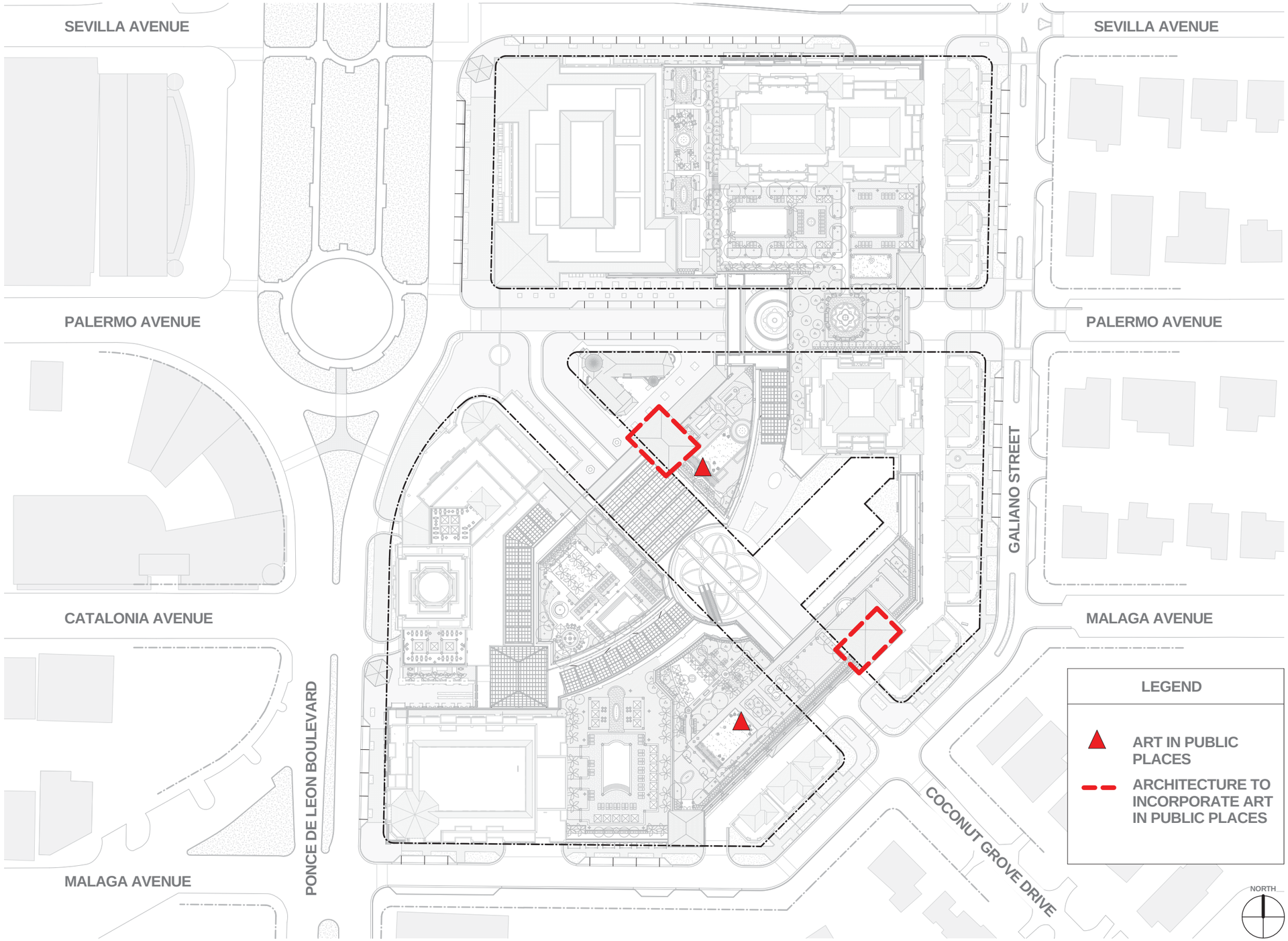
PUBLIC ART LOCATIONS - ROOF



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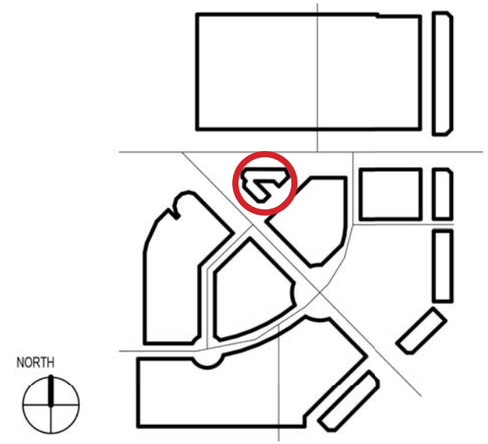
GEORGE E. MERRICK ART CENTER BUILDING

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

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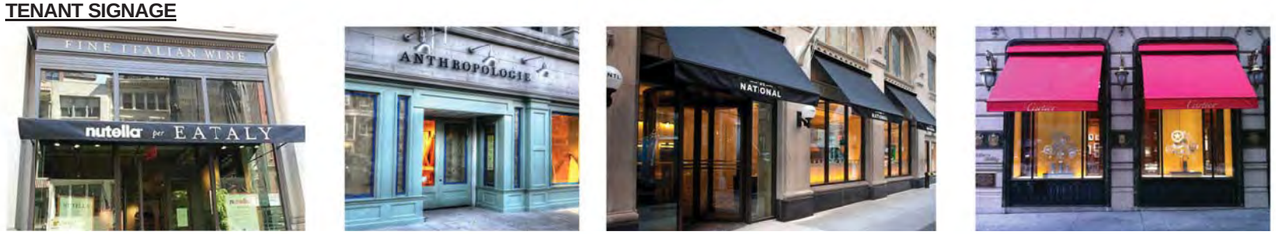
CONCEPTUAL SIGNAGE

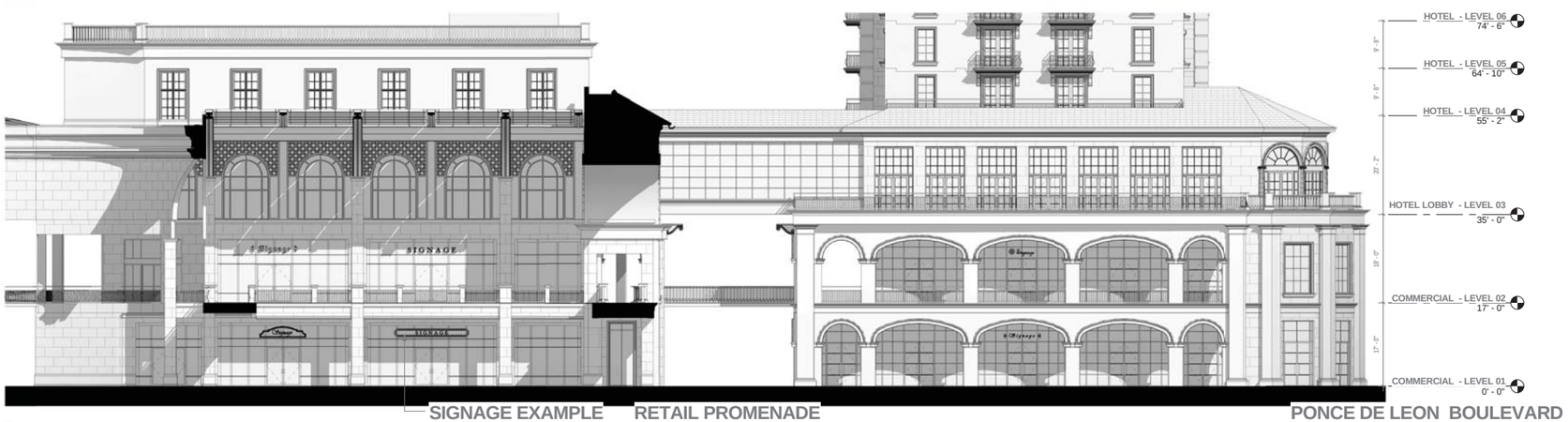
BUILDING SIGNAGE

TENANT SIGNAGE



PLAQUES/ PEDESTRIAN

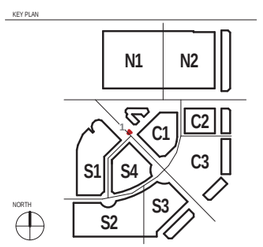
PARKING GARAGE ENTRY/ EXIT



1 ENLARGED COCONUT DRIVE GROVE SOUTH ELEVATION
3/32" = 1'-0"

NOTE:

- FINAL SIGNAGE TO BE INTEGRATED WITH ARCHITECTURE AND REVIEWED WITH CITY STAFF AT A LATER DATE.
- SEE BUILDING ELEVATIONS FOR PROPOSED SIGN LOCATION



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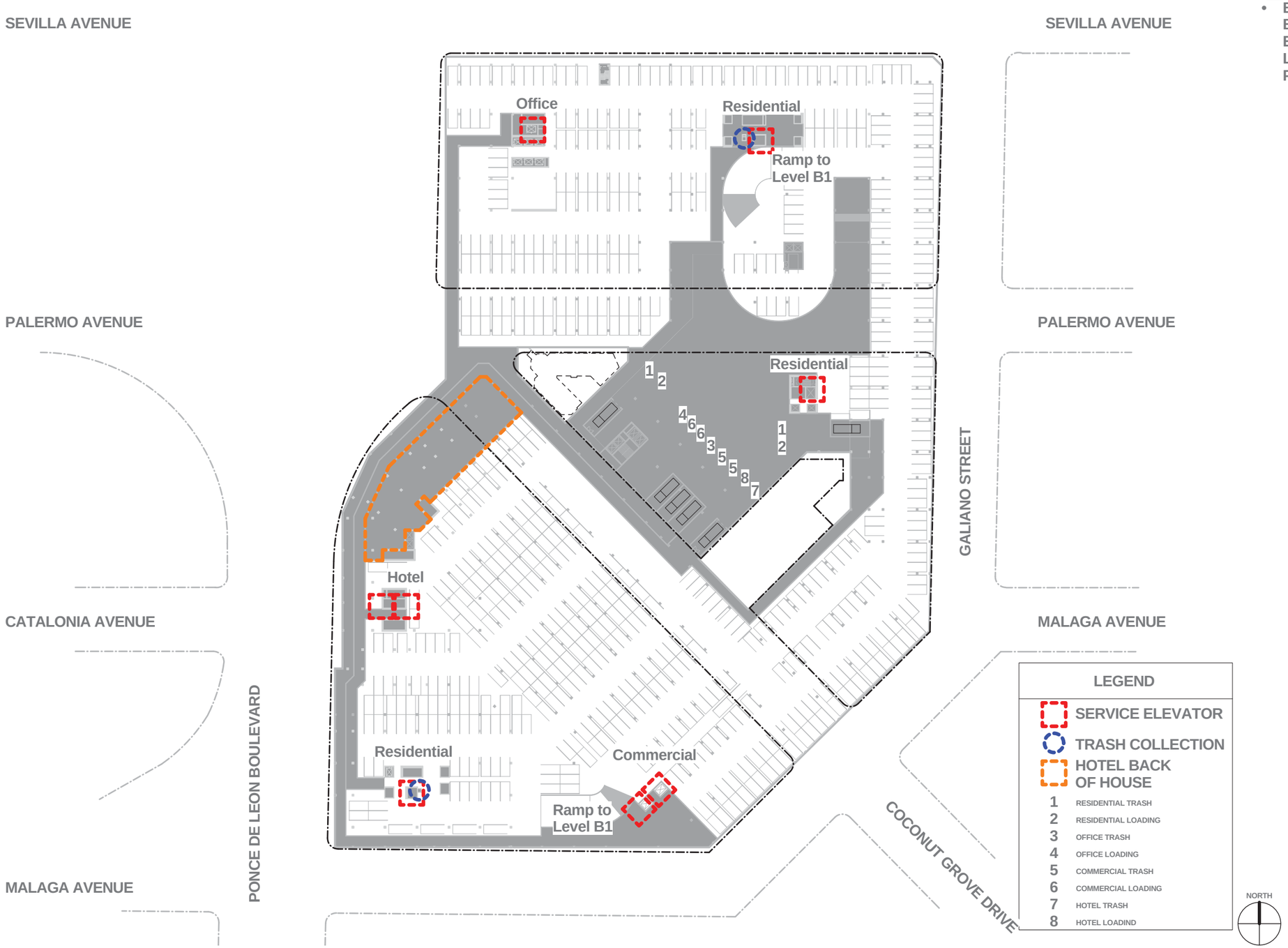
AT PONCE CIRCLE

MECHANICAL & SERVICE LOCATIONS - BASEMENT LEVEL 2 PLAN

NOTE:
- BELOW GRADE BASEMENT PARKING EXHAUST TO BE LOCATED ABOVE THE PEDESTRIAN LEVEL



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