

ZOM CORAL GABLES PROJECT



Development Review Committee
Submittal
May 10, 2019

DRC SUBMITTAL TABLE OF CONTENTS

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Level
1
Review

Development Review Committee Application

427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

planning@coralgables.com

305.460.5211

Preamble

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Abandonment and Vacations
- Annexation
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Conditional Use with Site Plan
- Conditional Use without Site Plan
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Separation/Establishment of a Building Site
- Site Plan
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Other: Administrative Modification of Conditional Use/Mixed Use Site Plan

Property information

Street address of the subject property: 363 Granello Avenue & 300 Greco Avenue

Property/project name: ZOM Coral Gables

Current land use classification(s): Industrial



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Current zoning classification(s): Industrial / South Industrial MXD

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

Previous use(s)/current use(s) of the property/building(s): Please refer to Letter of Intent

Proposed use(s) of the property/building(s): Mixed Use, Multifamily Residential (Senior Living)

Size of property (square feet/acres) 73,461 sq. ft. / 1.69 acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 21,975 SF

Total number of residential units per acre and total number of unit's 120 units/acre / 183 units in total

Estimated cost of the existing/proposed building/project: _____

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

Planning Submittal for Modification Request submitted February 2019; and
Resolution 2016-09 approved Mixed Use Site Plan adopted January 12, 2016

Project Legal Description: Lot(s): Tracts A, B and C

Block(s): 16

Section(s): Industrial

Listing of all folio numbers for subject property:

03-4120-019-0010; 03-4120-019-0020; 03-4120-019-0030 and 03-4120-019-0040



City of
Coral Gables,
Florida

Level

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Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

General information

Applicant(s)/Agent(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____@_____

Mailing Address: _____

(City)

(State)

(ZIP Code)

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____@_____

Mailing Address: _____

(City)

(State)

(ZIP Code)

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____@_____

Mailing Address: _____

(City)

(State)

(ZIP Code)

Project Architect(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____@_____

Mailing Address: _____

(City)

(State)

(ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:



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Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- Statement of use and/or cover letter.
- DRC Application.
- Aerial.
- Photographs of property, adjacent uses and/or streetscape.
- Property survey and legal description.
- Zoning chart and supporting information (including on-street parking analysis).
- Site Plan.
- Landscape plan and vegetation assessment.
- Architectural/building elevations.
- Building floor plans.
- Pedestrian amenities and streetscape plan.
- Lighting plan and signage plan.
- Underground utilities plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical significance letter.
- City Concurrency Impact Statement (CIS).
- Traffic study.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty deed.
- Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables. Submit copy of check.
- Other: _____

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Posting of the property. The City shall provide a City approved sign to the applicant to post the subject property advising of the DRC meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed by the applicant ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant’s responsibility to remove the sign.

Application submittal requirements

1. Hard copies. Sixteen (16) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11” x 17” format.
2. Digital media copies.
 - a. Two (2) compact discs (CDs) of the entire application including all items identified in the Pre-application Conference. The documents provided in the digital media copy shall be the same size (11” x 17” max for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB. All discs shall be labeled “DRC Application” and include the applicant(s) name, project name and date of submittal.
 - b. One (1) compact disc (CDs) of all drawings, plans, etc. in AutoCAD format.

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk’s office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.



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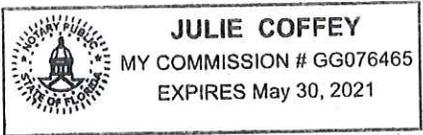
Development Review Committee Application

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- 8. The subject property will be posted with a City approved public notice sign. The public notice posting is in accordance with the Zoning Code. The sign shall be installed by the applicant ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
- 9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Brett Gelsomano authorized representative for ZF Development II, LLC
Address: 200 E Broward Boulevard, Suite #1200 Fort Lauderdale, FL 33301	
Telephone: 954-779-7950	Fax: 954-779-7917
Email: nao@zoning.com	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this <u>8</u> day of <u>MAY 2019</u> by <u>Julie Coffey</u> (Signature of Notary Public - State of Florida)	
	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	



Level

1

Development Review Committee Application

427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Review planning@coralgables.com

305.460.5211

Property Owner(s) Signature:

Property Owner(s) Print Name:

GIL RODRIGUEZ

authorized representative
for LG Ponce III, LLC

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address:

3399 Peachtree Road NE, Suite 600 Atlanta, GA 30326

Telephone: 305-219-5638

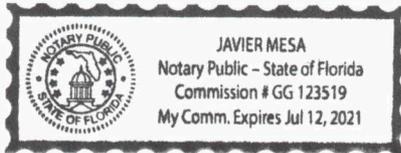
Fax:

Email: GRODRIGUEZ@GABLES.COM

NOTARIZATION

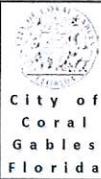
STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 10 day of MAY by Gilberto Rodriguez
(Signature of Notary Public - State of Florida)



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

Personally Known OR Produced Identification; Type of Identification Produced FL DRIVER LICENSE



Level

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Development Review Committee Application

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Architect(s) Signature:

Architect(s) Print Name:

MSA Architects

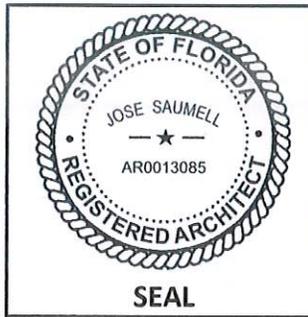
Address:

8950 SW 74 Court, Suite 1513 Miami, Florida 33156

Telephone: 305-273-9911

Fax:

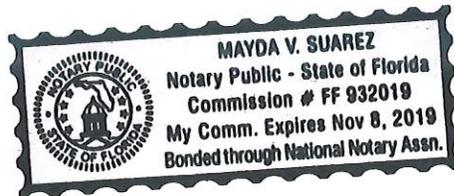
Email:



NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 8th day of May 2019 by Jose Saumell.
(Signature of Notary Public - State of Florida)



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

Personally Known OR Produced Identification; Type of Identification Produced _____

May 10, 2019

VIA HAND & ELECTRONIC DELIVERY

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

Re: ZOM Coral Gables / Statement of Use / Development Review Committee Application / Administrative Modification Approval / Conditional Use Approval for Property located at 363 Granello Avenue and 300 Greco Avenue in Coral Gables, Florida (Folio Nos. 03-4120-019-0010/0020/0030/0040)

Dear Mr. Trias:

On behalf of ZM Development II, Inc. (the “**Applicant**”), please accept this as Applicant’s Statement of Use relating to a request for minor modifications of the previously approved Conditional Use for the above referenced property (the “**Property**”) pursuant to Section 3-410 of the City’s Zoning Code. Specifically, the Applicant is requesting the following minor modifications to: (i) reduce the overall scale of the prior approved mixed-use project at the Property; (ii) tailor the residential units to serve residents 55 years of age and older and provide age-friendly amenities to serve their needs; and (iii) enhance the ground floor uses and public open spaces while improving overall pedestrian and vehicular access (the “**Proposed Modifications**”). As discussed below, the Proposed Modifications will continue to provide a high-quality mixed-use development with diverse residential options, properly suited commercial uses, and public open spaces for community enjoyment.

I. PROPERTY INFORMATION

The Property is located south of the Village of Merrick Park, west of SW 42nd Avenue (LeJeune Road) and adjacent to the Gables Ponce I and Gables Ponce II projects. The Property consists of Tracts A, B and C of the Revised Plat of Coral Gables, Industrial Section, as recorded in Plat Book 43, Page 50 of the Public Records of Miami-Dade County, Florida. As reflected in the enclosed survey, the Property is comprised of a vacant triangular parcel of land containing approximately 73,461 +/- square feet or 1.69 +/- acres of land. The property has frontages along Greco Avenue, Granello Avenue, and a public alley. The Property is currently designated Industrial pursuant to the City’s Future Land Use Map with a corresponding Industrial zoning designation, and is located within the boundaries of the South Industrial Mixed-Use District (MXD).

II. ORIGINAL APPROVED PROJECT

On January 12, 2016, the City Commission approved a Conditional Use Permit for a mixed-use development known as “Gables Ponce Project III” pursuant to Resolution No. 2016-09 (the “**Original Approval**”). The Original Approval permitted the development of a 9-story mixed use project comprised of approximately 21,195 square feet of ground floor commercial uses (including 10 live-work units) and 204 upper level residential units, as reflected in the previous approved site plan prepared by MSA Architects dated November 13, 2015 (the “**Prior Approved Site Plan**”). The approved ground floor uses included retail, café, live-work, fitness areas, plaza space and ancillary lobby and amenity areas.

III. PROPOSED PROJECT MODIFICATIONS

The Applicant is requesting a modification of the Original Approval pursuant to Section 3-410 of the City Code to make several enhancements to the Prior Approved Site Plan and project (the “**Proposed Modifications**”). As reflected in the enclosed plans prepared by MSA Architects, dated May 10, 2019 (the “**Proposed Site Plan**” or “**Project**”), the Proposed Site Plan maintains the same architectural expressions and mixed-use programming as the Original Approval while achieving an overall reduction in density and scale. Specifically, the Proposed Site Plan decreases the building height from 9-stories to 8-stories and reduces the density from 204 units to 183 units; thereby reducing the overall massing of the building. Additionally, the Proposed Site Plan reconfigures the vehicular access along the alley and provides for a more captured commercial component along the Granello Avenue frontage, which serves to enhance the pedestrian experience and connectivity to public open spaces.

As part of the Proposed Modifications, the residential units will be modified and adapted to meet the demands of the City’s increasing senior population.¹ As discussed above, the residential uses at the Property will be limited to residents age 55 and older and shall provide accessory amenities and services to meet the needs of this demographic. These accessory uses include the availability of optional assisted living services catered to provide concierge-style support for residents that may need assistance with daily activities (the “**Accessory Uses**”).² While the Proposed Site Plan enhances the residential services at the Property by providing assisted living amenities unique to the senior living community, the residential floorplan design, as reflected in the Original Approval, continues to provide a variety of one, two and three-bedroom units with private living space, restrooms and kitchen facilities. Specifically, the residential units have been designed as a traditional apartment with private living spaces that contain an average of approximately 899 square feet of living space as opposed to a traditional assisted living facility (“**ALF**”) unit that allows up to 2 unrelated persons per bedroom and a minimum living space of

¹ Miami-Dade County has the largest number of older adult residents in Florida (nearly half a million are age 60+), and that number is expected to double in the next 25 years. *University of Florida, Bureau of Economic and Business Research (2015). Florida Population Studies: Population Projections by Age, Race, and Hispanic Origin of Florida.*

² Pursuant to Article 8 of the Zoning Code, an “Accessory Use” is defined to mean a use which: (1) is subordinate to and serves a principal; (2) is subordinate in area, extent, and purpose to the principal use served; (3) contributes to the comfort, convenience or necessities of the users or occupants of the principal use; and (4) is located on the same building site as the principal use.

80 square feet per person. As such, the decreased density coupled with the improved residential amenities provides diverse housing alternatives for the City's burgeoning senior population.

The ground floor design of the building has also been enhanced to provide for a more pedestrian friendly environment while preserving the previously approved public open space areas. As reflected in the Proposed Site Plan, the entrance to the Project's parking garage has been relocated from Granello Avenue to the alley in furtherance of the goals and principals of the MXD design regulations.³ This change creates a safer and more walkable frontage by reducing conflicts between pedestrian and vehicular traffic and allowing for a continuous façade with frequent doors and windows at the ground level. The Applicant has also included a dedicated, covered drop-off area for residents and visitors that will provide pedestrians with protection from the elements and facilitate access to the Property.

While the Proposed Site Plan continues to incorporate active, ground floor uses similar to those provided in the Original Approval (including retail space, offices, cafés, live/work units, and a wellness medical spa with other amenities), the Applicant has also incorporated an art gallery and event spaces for the benefit of the general public. These areas are intended to showcase local and world-renowned art, in addition to serving as flex space for hosting local cultural and public events. The addition of these cultural ground floor commercial uses, included as part of the Proposed Modifications, are aligned with the City's efforts to expand its recognition as a world-class art destination by promoting the incorporation of art exhibitions and gallery space within mixed-use projects. Additionally, the proposed expanded ground floor uses will serve as a complementary alternative to the large-scale shops at Merrick Park and provide a variety of retail and service uses that are better suited for the context of the immediate residential area.

Lastly, the Proposed Site Plan continues to provide for public open spaces, plazas with abundant landscaping and hardscapes, a covered arcade for safe and convenient pedestrian access and a public paseo. The project also continues to provide for a dog park with a new dog parlor that will serve the residents of the Project, as well as, those in the surrounding area. The Proposed Modifications, coupled with the public realm improvements, will enhance the pedestrian friendly character of the area and create a social gathering hub within the heart of the South Industrial MXD.

IV. ANALYSIS FOR ADMINISTRATIVE MODIFICATION

As analyzed below, the Proposed Modifications comply with the criteria of approval for minor modifications under Section 3-410 of the City's Zoning Code and therefore may be approved by the Development Review Administrator via an administrative approval process.

a. Does not affect the conditional use criteria applicable to the conditional use.

The expanded uses reflected on the Proposed Site Plan are consistent with the Original Approval, compatible with the surrounding area, in furtherance of the goals, policies and

³ Pursuant to Section 4-201(K)(2) directs that vehicular access to parking garages within the North and South Industrial MXD must be from a side street or alley.

objectives of the Comprehensive Plan, and as such meet the conditional use criteria in Section 3-408 of the Zoning Code. First, the Proposed Site Plan promotes the general intent of Mixed Use District by providing for a multi-faceted pedestrian friendly development that includes a variety of uses including residential, commercial and retail. Secondly, the age-restricted residences and ancillary assisted living components of the Project are an essential residential use that will provide high-end quality housing alternatives to meet the City's growing elderly population. Lastly, the Project is located in close proximity to the City Trolley and other modes of public transportation, and provides convenient pedestrian access to the premier retail, restaurant, and entertainment venues in the Village of Merrick Park.

b. Does not alter the location of any road or walkway by more than five (5) feet.

The Project does not alter the location of the existing roadways reflected in the Original Approval. As reflected in the Proposed Site Plan, the Project continues to reflect the existing Greco Avenue and Granello Avenue roadways and preserves the public alley. In accordance with Section 4-201(K)(2) and the general MXD policies, the entrance to the parking garage has been relocated with an egress and ingress accessway directly off the alley. The proposed relocation of the parking facility accessway and the decrease in residential density will likely generate reduced vehicular traffic to the Property and require less parking. Additionally, the preservation of the pedestrian walkways, including the midblock paseo at the center of the Property is designed to maintain the same connectivity as previously approved activating the pedestrian streetscape and facades.

Please note, the Project does not contain multiple beds within a room and does not avail itself of the reduced parking standards available for principal assisted living facilities as provided in Section 5-1409 of the City's Zoning Code. Instead, the parking demands for the Project are based on a traditional independent senior living residential project and does not take advantage of the reduced parking available to ALFs, which amount to 0.5 spaces per ALF unit. As part of the Project, the Applicant has submitted a Parking Study in accordance with the Institute of Transportation Engineers (ITE) parking generation categories that reflects the corresponding parking demands for the age-restricted, mixed-use Project pursuant to Section 5-1410 of the Zoning Code.

c. Does not change the use.

The Proposed Modifications for the Property are consistent with the residential and commercial ground floor uses approved under the Original Approval, as the Proposed Modifications only seek to enhance the approved residential and commercial uses. Also, as discussed in Section III above, the proposed assisted living services are amenities to the primary senior living residential component and comprises a small percentage of the overall units. Specifically, this Accessory Use shall provide concierge-style amenities for the retirement aged-residents that may elect to utilize these services.

The Applicant is designing the Project as a purely residential development for parking and density purposes, and is not availing itself of the more lenient development standards available to Group Homes and traditional ALFs as provided under Article 9, Division 5 of the City's Zoning Code. Furthermore, the residential component of the Proposed Modifications will not change the

design or the operational floor plan of the residential units at the Property. As reflected in the enclosed plans, the residential units have been designed (and will be operated) as a single housekeeping unit and will not include multiple unrelated persons per bedroom.

d. Does not change a condition of approval.

Approval of the Project would not result in the change of the general intent of any conditions attached to the Original Approval, which shall govern the Project in full force and effect.

e. Does not increase the density of the development.

The Project generally reduces the density approved at the Property by approximately ten percent (10%). The Proposed Modification seeks to reduce the overall residential density at the Property to 183 residential units in lieu of the 204 residential units included in the Original Approval. As such, the Project and Proposed Modifications does not increase the density of the development but rather reduces the density and overall impact to the Property and surrounding area.

f. Does not increase the intensity of the development by more than ten (10%) percent.

The Project does not increase the intensity of the overall development at the Property by more than ten percent (10%). Specifically, the Original Approval consisted of 247,858 square feet of building area (3.38 FAR) whereas the Project consists of only 257,105 square feet (3.5 FAR). As such, the Project's proposed building area only provides a 1% increase of intensity at the Property, which is significantly less than the 10% increase permitted under Section 3-410 of the City Zoning Code.

g. Does not result in a reduction of setback or previously required landscaping.

The Project maintains all setbacks designed under the Original Approval, including the 0-foot setback along the alley (West side frontage) and Granello Avenue (including the 10-foot setback required above 45 feet), as well as the 10-foot setback along Granello Avenue. As such, the setbacks provided in relation to the Project remain consistent with the Original Approval and does not result in any reductions. Additionally, the Project's landscaping and open space, which includes the preservation of the public plazas, dog park, covered arcade and paseos provided throughout the Property, are in compliance with the required regulations under the City's Zoning Code.

h. Does not result in a substantial change to the location of a structure previously approved.

The Project maintains the unified, mixed use structure originally approved at the Property, with a reduced massing and building footprint when compared to the development reflected in the Prior Approved Site Plan.

- i. *Does not result in a material modification or the cancellation of any condition placed upon the use.*

As discussed above, the Proposed Modifications are residential in nature and simply provide a safe and inviting living alternative for senior residents and retirement-age individuals who may, at some point, require assistance with daily living tasks. Again, these services are ancillary to the principal multifamily residential component provided in the Original Approval. As such, the essential uses comprising the Original Approval have been maintained and therefore does not result in a material modification or the cancellation of any use related conditions.

- j. *Does not add property to the parcel proposed for development.*

The parcels of land contained in the Original Approval, specifically Tracts A, B and C of the Revised Plat of Coral Gables, are the same parcels of land comprising the Proposed Site Plan. No additional parcels or portions of adjacent land have been added to support the Project.

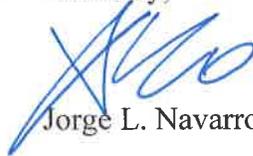
- k. *Does not increase the height of the buildings.*

The Project is not designed with increased height. Instead, the Project reduces the building height from 9-stories and 94 feet-8 inches of habitable building height, to 8-stories and 87 feet of habitable height.

V. **CONCLUSION**

Based on the foregoing, the Project and Accessory Uses consist of minor modifications to the Original Approval consistent with the criteria of Section 3-410 of the Zoning Code, and as such warrants administrative approval by the Development Review Official. The Project will be a prime example of a high quality mixed-use development where residents and neighbors can live, shop, eat and entertain within the reinvigorated South Industrial MXD and Merrick Park area. As such, we look forward to your favorable consideration of our Application and Project. Should you have any questions or require any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,



Jorge L. Navarro, Esq.

SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY

TREE ID#	COMMON NAME	TRUNK DIAMETER	COMMENTS
1058	MAHOGANY	8"	
1059	MAHOGANY	15"	
1060	MAHOGANY	8"	
1061	MAHOGANY	8"	
1062	MAHOGANY	8"	
1063	MAHOGANY	15"	
1064	SOLITARY PALM	6"	
1065	PINK TABERBUA	20"	
1066	PINK TABERBUA	20"	
1067	ROYAL POINSETTIA	6"	
1068	ROYAL POINSETTIA	8"	
1069	ROYAL POINSETTIA	15"	CLUSTER OF 3
1070	PINK TABERBUA	18"	
1073	SOLITARY PALM	6"	
1074	SOLITARY PALM	6"	
1075	SOLITARY PALM	6"	
1076	SOLITARY PALM	6"	
1077	SOLITARY PALM	6"	
1078	SOLITARY PALM	4"	
1079	GUMBO LIMBO	15"	
1080	OAK	6"	
1081	HIBISCUS	3"	
1082	HIBISCUS	3"	
1083	SEA GRAPE	6"	CLUSTER OF 7
1107	UNKNOWN	15"	DEAD
1108	SABLE PALM	8"	
1109	SABLE PALM	8"	
1110	SABLE PALM	8"	
1111	SABLE PALM	8"	
1112	SABLE PALM	8"	
1113	SABLE PALM	8"	
1114	SABLE PALM	8"	
1115	SABLE PALM	8"	
1117	UNKNOWN	4"	CLUSTER OF 7
1118	UNKNOWN	3"	
1119	SABLE PALM	6"	
1120	SABLE PALM	6"	
1121	SABLE PALM	8"	
1122	SABLE PALM	6"	
1123	SABLE PALM	6"	
1124	SABLE PALM	12"	
1125	SABLE PALM	8"	
1126	SABLE PALM	8"	
1127	SABLE PALM	8"	
1128	SOLITARY PALM	8"	
1129	UMBRELLA	30"	
1130	ARECA PALM	4"	CLUSTER OF 6
1131	ARECA PALM	4"	CLUSTER OF 10
1132	ARECA PALM	4"	CLUSTER OF 3
1133	OAK	24"	
1134	GUMBO LIMBO	15"	
1135	GUMBO LIMBO	15"	
1136	GUMBO LIMBO	15"	
1137	OAK	3"	
1138	SOLITARY PALM	4"	CLUSTER OF 2
1139	SOLITARY PALM	4"	CLUSTER OF 3
1140	SOLITARY PALM	4"	
1141	SOLITARY PALM	4"	
1142	BLACK OLIVE	24"	
1143	BLACK OLIVE	15"	
1144	BLACK OLIVE	12"	
1145	BLACK OLIVE	24"	
1146	BLACK OLIVE	24"	
1147	ROYAL POINSETTIA	4"	
1149	UNKNOWN	12"	CLUSTER OF 2
1150	ROYAL PALM	20"	
1470	ROYAL PALM	12"	
1522	OAK	4"	
1627	OAK	5"	
1628	WASHINGTONIA PALM	16"	
1629	WASHINGTONIA PALM	16"	
1630	OAK	5"	
1631	OAK	5"	
1632	OAK	4"	
1633	OAK	4"	
1634	OAK	4"	
1660	ROYAL PALM	20"	
1661	BLACK OLIVE	24"	



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

TRACTS "A", "B" AND "C", OF REPLAT OF A PORTION OF BLOCK 16 OF THE REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 50 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SHEET INDEX

1. LOCATION MAP, LEGAL DESCRIPTION, SURVEY NOTES, CERTIFICATE, TREE TABLE, STORM DRAINAGE AND SANITARY SEWER AS-BUILTS.
2. BOUNDARY, TOPOGRAPHIC AND TREE SURVEY DETAIL, CONTROL POINTS TABLE, CURVE DATA, LEGEND, ABBREVIATIONS.

STORM DRAINAGE AS-BUILTS

DRAINAGE STRUCTURE	RIM ELEV.	INVERT ELEV.	DIRECTION	PIPE TYPE - SIZE	COMMENTS
CB-394	10.48	7.13	SE	12" RCP	UNKNOWN CONNECTING STRUCTURE
CB-644	9.67	7.17	S	15" RCP	
		7.13	NE	N/A	CONNECTS TO EXFILTRATION DRAINAGE BOX
CB-724	9.69	7.29	N	15" RCP	
		6.79	SE	15" RCP	
CB-790	9.96	6.76	NW	15" RCP	
		7.03	W	12" RCP	
CB-796	10.02	6.35	N	12" RCP	UNKNOWN CONNECTING STRUCTURE
CB-813	10.09	7.57	SW	6" CLAY	CONNECTS TO EXFILTRATION DRAINAGE BOX
CB-945	10.11	7.21	E	12" RCP	
CB-1180	10.72	9.17	N	8" CLAY	UNKNOWN CONNECTING STRUCTURE
CB-1197	10.51	8.15	SE	12" RCP	APPARENTLY CONNECTS TO EXFILTRATION DRAINAGE BOX RUNNING SW-NE
CB-1198	10.52	7.11	SE	12" RCP	
CB-1269	10.16	8.14	S	N/A	CONNECTS TO EXFILTRATION DRAINAGE BOX RUNNING SW-NE
GI-661	10.12	N/A	N/A	N/A	UNABLE TO REMOVE GRATE TO OBTAIN INVERTS
GI-718	9.89	N/A	N/A	N/A	UNABLE TO REMOVE GRATE TO OBTAIN INVERTS
MHD-288	11.21	6.77	NE	15" RCP	UNKNOWN CONNECTING STRUCTURE
		6.84	SW	15" RCP	
MHD-589	10.72	1.16	E	N/A	STRUCTURE CONNECTS TO EXFILTRATION DRAINAGE BOX
		1.16	SW	N/A	STRUCTURE CONNECTS TO EXFILTRATION DRAINAGE BOX
MHD-597	10.63	6.43	N	N/A	STRUCTURE CONNECTS TO EXFILTRATION DRAINAGE BOX
MHD-842	10.40	1.05	SE	N/A	STRUCTURE CONNECTS TO EXFILTRATION DRAINAGE BOX
MHD-1280	10.95	6.80	NE	15" RCP	
		6.80	SW	15" RCP	
		7.35	SE	15" RCP	TO CB ACROSS STREET
MHD-1267	10.82	6.84	NE	15" RCP	
		6.92	SW	15" RCP	
MHD-1270	10.44	6.42	NE	N/A	STRUCTURE CONNECTS TO EXFILTRATION DRAINAGE BOX
		6.42	SW	N/A	STRUCTURE CONNECTS TO EXFILTRATION DRAINAGE BOX
		6.70	SE	15" RCP	UNKNOWN CONNECTING STRUCTURE
MHD-1292	11.04	6.84	NE	15" RCP	
		6.72	SW	12" RCP	

SANITARY SEWER AS-BUILTS

SEWER STRUCTURE	RIM ELEV.	INVERT ELEV.	DIRECTION	PIPE TYPE - SIZE	COMMENTS
MHS-287	11.41	4.19	NE	8" CLAY	TO OFF-SITE STRUCTURE
		5.20	SW	8" CLAY	
		4.22	SE	8" CLAY	TO OFF-SITE STRUCTURE
MHS-527	11.20	4.32	E	8" CLAY	TO OFF-SITE STRUCTURE
		4.32	W	8" CLAY	
MHS-588	10.83	5.23	E	8" CLAY	
		5.27	SW	8" CLAY	
MHS-599	10.60	5.81	NE	8" CLAY	
		6.04	SW	8" CLAY	
		5.85	S	8" CLAY	
MHS-686	10.37	6.65	NE	8" CLAY	
MHS-1266	11.12	7.20	N	8" CLAY	
		7.22	SW	8" CLAY	
MHS-1555	11.12	7.18	NE	8" CLAY	
MHS-1710	11.13	7.73	NE	8" CLAY	
		8.23	SW	8" CLAY	UNKNOWN CONNECTION

SURVEY NOTES:

1. THIS SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC.
4. THE PURPOSE OF THIS SURVEY IS TO (1) PROVIDE TOPOGRAPHIC DATA FOR NEW CONSTRUCTION DESIGN, (2) DOCUMENT THE PERIMETER OF THE NEW LEASE PARCEL OF LAND BY MONUMENTING THE BOUNDARY LINES FOR THE PURPOSE OF DESCRIBING SAID PARCEL, (3) THE LOCATION OF SURFACE IMPROVEMENTS, (4) OBTAIN SPOT ELEVATIONS, (5) OBTAIN STORM DRAINAGE AND SANITARY SEWER AS-BUILTS (6) TREE SURVEY.
5. THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS OBTAINED FROM THE PUBLIC RECORDS OF THIS COUNTY IS NOT BASED ON A TITLE SEARCH.
6. TRACTS "A", "B" AND "C", CONTAINS A COMBINED AREA OF 1.69 ACRES (73,461 SQUARE FEET) MORE OR LESS.
7. THE BEARINGS (C) AND HORIZONTAL COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(90). THE COORDINATES FOR EACH TRAVERSE POINT WERE ESTABLISHED BY UTILIZING A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATIONS. THE BASIS OF BEARINGS FOR THE SURVEY IS BASED ON THE BEARING OF THE LINE BETWEEN TRAVERSE POINTS 101 AND 102 AS BEING NORTH A BEARING OF NORTH 83°40'42" EAST, AS COMPUTED FROM THEIR COORDINATES. THE FOLLOWING CONTROL POINT WAS UTILIZED AS THE BASIS OF THE COORDINATES: MIAMI-DADE WATER AND SEWER DEPARTMENT GPS CONTROL POINT "CAREY", NORTHING: 511166.376, EASTING: 891607.124.
8. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), ESTABLISHED FROM MIAMI-DADE COUNTY BENCHMARK "L-399", DESCRIBED AS AN NGS BRASS DISK IN CONCRETE ABUTMENT, LOCATED 145' NW OF THE EDGE OF PAVEMENT OF SOUTH BOUND LANE FOR US-1 AND 27' NORTH OF THE CENTERLINE OF EAST BOUND LANE FOR PONCE DE LEON BLVD. ELEV.=12.84'
9. THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
 - B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF CORAL GABLES 120639
 - B2. COUNTY NAME: MIAMI-DADE
 - B3. STATE OF FLORIDA
 - B4. MAP/PANEL NUMBER: 12086C / 0457
 - B5. SUFFIX: L
 - B6. FIRM INDEX DATE: SEPTEMBER 11, 2011
 - B7. FIRM PANEL EFFECTIVE/REVISED DATE: SEPTEMBER 11, 2011
 - B8. FLOOD ZONE: X
 - B9. BASE FLOOD ELEVATION: N/A

THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) IN PLACE ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.

10. CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
11. THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 30 FEET.
12. THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS.
13. HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
14. IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
15. SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
16. THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE SHOWN. BUILDING DIMENSIONS AND BUILDING SETBACKS ARE SHOWN ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT. BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOWN BE CONFIRMED.
17. THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
18. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
19. THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
20. THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE, AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
21. THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
22. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
23. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
24. SURVEYED PROPERTIES ARE LOCATED IN THE N.E. 1/4 OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

KIMLEY-HORN AND ASSOCIATES, INC.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SURVEY MAP: 2/3/2015
DATE OF SIGNATURE: 1/26/2016

WALTER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6081
STATE OF FLORIDA
STONER AND ASSOCIATES, INC. L.B. 6633
wde@stonerandassociates.com

DATE OF: 01/22/15
FIELD SURVEY: WDLR
DRAWN: WDLR
CHECKED: JDS
BOOK/PAGE(S): 940/28-39
& FIELD DATA COLLECTOR

REVISION NO. DATE LEGAL DESCRIPTION, EDIT SURVEY
1 04/21/15 WDLR
2 01/26/16 WDLR

TEL (954) 585-0897
FAX (954) 585-3927

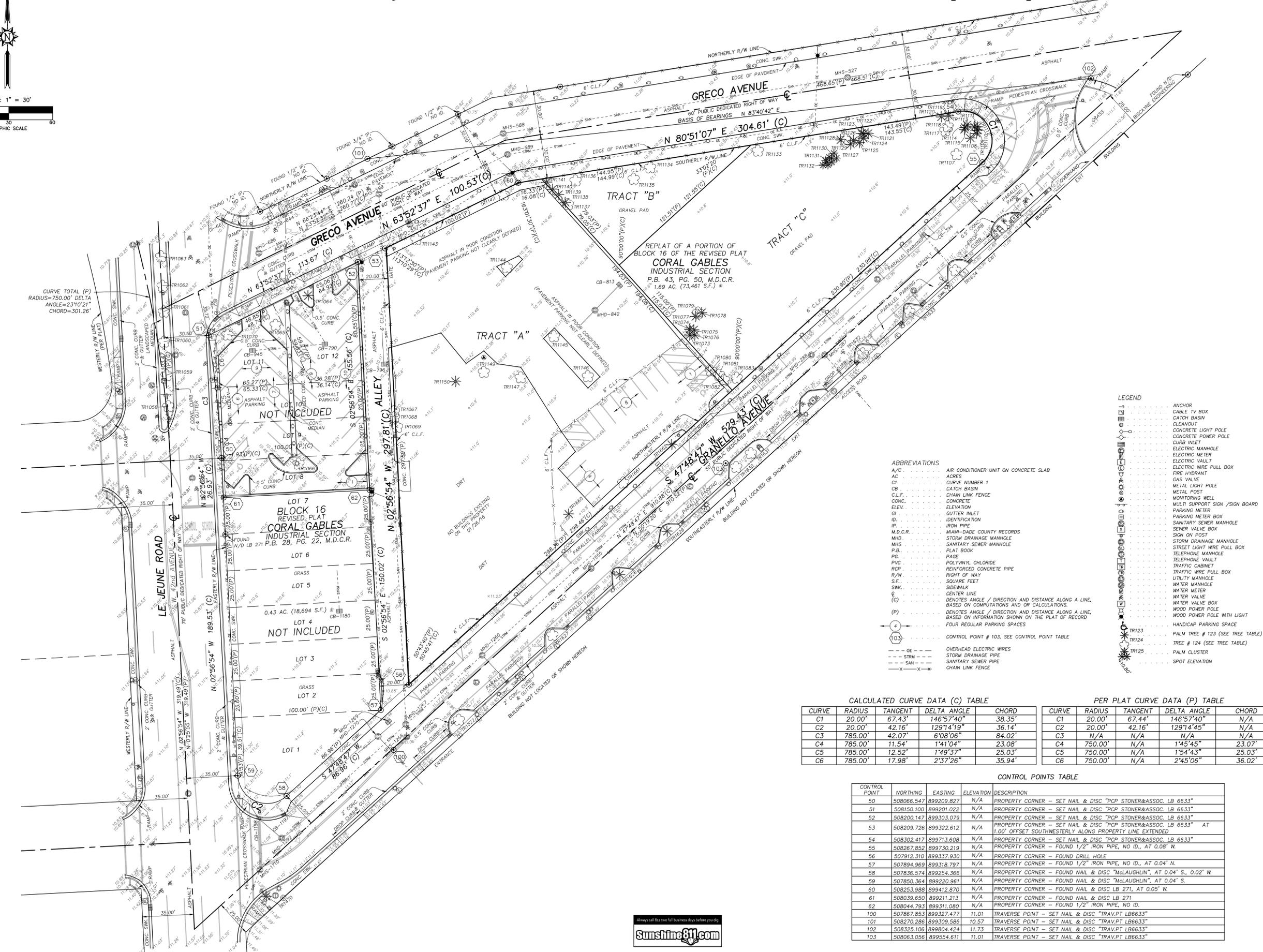
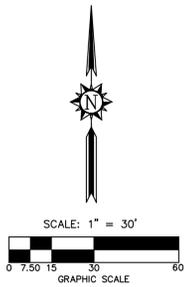
STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
Florida Licensed Surveyor
and Mapping Business No. 8693
4341 S.W. 62nd AVENUE TOWN OF DAVIE, FLORIDA 33314

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
LG PONCE III, LLC PROPERTIES
BOUNDED BY ALLEY EAST OF LE JEUNE ROAD,
GRANELLO AVENUE AND GRECO AVENUE
CORAL GABLES, MIAMI-DADE COUNTY, FL

SEAL
NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

PROJECT
15-8164
SHEET NO.
1 OF 2

SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY



- LEGEND**
- ANCHOR
 - CABLE TV BOX
 - CATCH BASIN
 - CLEANOUT
 - CONCRETE LIGHT POLE
 - CONCRETE POWER POLE
 - CURB INLET
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC VAULT
 - ELECTRIC WIRE PULL BOX
 - FIRE HYDRANT
 - GAS VALVE
 - METAL LIGHT POLE
 - METAL POST
 - MONITORING WELL
 - MULTI SUPPORT SIGN / SIGN BOARD
 - PARKING METER
 - PARKING METER BOX
 - SANITARY SEWER MANHOLE
 - SEWER VALVE BOX
 - SIGN ON POST
 - STORM DRAINAGE MANHOLE
 - STREET LIGHT WIRE PULL BOX
 - TELEPHONE MANHOLE
 - TELEPHONE VAULT
 - TRAFFIC CABINET
 - TRAFFIC WIRE PULL BOX
 - UTILITY MANHOLE
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - WATER VALVE BOX
 - WOOD POWER POLE
 - WOOD POWER POLE WITH LIGHT
 - HANDICAP PARKING SPACE
 - PALM TREE # 123 (SEE TREE TABLE)
 - TREE # 124 (SEE TREE TABLE)
 - PALM CLUSTER
 - SPOT ELEVATION

- ABBREVIATIONS**
- A/C AIR CONDITIONER UNIT ON CONCRETE SLAB
 - AC ACRES
 - CI CURVE NUMBER 1
 - CB CATCH BASIN
 - CL.F. CHAIN LINK FENCE
 - CONC. CONCRETE
 - ELEV. ELEVATION
 - GI GUTTER INLET
 - ID. IDENTIFICATION
 - IP. IRON PIPE
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - MHD. STORM DRAINAGE MANHOLE
 - MHS. SANITARY SEWER MANHOLE
 - P.B. PLAT BOOK
 - PG. PAGE
 - PVC POLYVINYL CHLORIDE
 - RCP REINFORCED CONCRETE PIPE
 - R/W RIGHT OF WAY
 - S.F. SQUARE FEET
 - SWK. SIDEWALK
 - CL. CENTER LINE
 - (C) DENOTES ANGLE / DIRECTION AND DISTANCE ALONG A LINE, BASED ON COMPUTATIONS AND/OR CALCULATIONS
 - (P) DENOTES ANGLE / DIRECTION AND DISTANCE ALONG A LINE, BASED ON INFORMATION SHOWN ON THE PLAT OF RECORD
 - 4 FOUR REGULAR PARKING SPACES
 - 103 CONTROL POINT # 103, SEE CONTROL POINT TABLE
 - OE OVERHEAD ELECTRIC WIRES
 - STRM. STORM DRAINAGE PIPE
 - SAN. SANITARY SEWER PIPE
 - SX CHAIN LINK FENCE

CALCULATED CURVE DATA (C) TABLE					PER PLAT CURVE DATA (P) TABLE				
CURVE	RADIUS	TANGENT	DELTA ANGLE	CHORD	CURVE	RADIUS	TANGENT	DELTA ANGLE	CHORD
C1	20.00'	67.43'	146°57'40"	38.35'	C1	20.00'	67.44'	146°57'40"	N/A
C2	20.00'	42.16'	129°14'19"	36.14'	C2	20.00'	42.16'	129°14'45"	N/A
C3	785.00'	42.07'	6°08'06"	84.02'	C3	N/A	N/A	N/A	N/A
C4	785.00'	11.54'	1°41'04"	23.08'	C4	750.00'	N/A	1°45'45"	23.07'
C5	785.00'	12.52'	1°49'37"	25.03'	C5	750.00'	N/A	1°54'43"	25.03'
C6	785.00'	17.98'	2°37'26"	35.94'	C6	750.00'	N/A	2°45'06"	36.02'

CONTROL POINTS TABLE

CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
50	508066.547	899209.827	N/A	PROPERTY CORNER - SET NAIL & DISC "PCP STONER&ASSOC. LB 6633"
51	508150.100	899201.022	N/A	PROPERTY CORNER - SET NAIL & DISC "PCP STONER&ASSOC. LB 6633"
52	508200.147	899303.079	N/A	PROPERTY CORNER - SET NAIL & DISC "PCP STONER&ASSOC. LB 6633"
53	508209.728	899322.612	N/A	PROPERTY CORNER - SET NAIL & DISC "PCP STONER&ASSOC. LB 6633" AT 1.00' OFFSET SOUTHWESTERLY ALONG PROPERTY LINE EXTENDED
54	508302.417	899713.608	N/A	PROPERTY CORNER - SET NAIL & DISC "PCP STONER&ASSOC. LB 6633"
55	508267.852	899730.219	N/A	PROPERTY CORNER - FOUND 1/2" IRON PIPE, NO ID., AT 0.08' W.
56	507912.310	899337.930	N/A	PROPERTY CORNER - FOUND DRILL HOLE
57	507894.969	899318.797	N/A	PROPERTY CORNER - FOUND 1/2" IRON PIPE, NO ID., AT 0.04' N.
58	507836.574	899254.366	N/A	PROPERTY CORNER - FOUND NAIL & DISC "McLAUGHLIN", AT 0.04' S., 0.02' W.
59	507850.364	899220.961	N/A	PROPERTY CORNER - FOUND NAIL & DISC "McLAUGHLIN", AT 0.04' S.
60	508253.988	899412.870	N/A	PROPERTY CORNER - FOUND NAIL & DISC LB 271, AT 0.05' W.
61	508039.650	899211.213	N/A	PROPERTY CORNER - FOUND NAIL & DISC LB 271
62	508044.793	899311.080	N/A	PROPERTY CORNER - FOUND 1/2" IRON PIPE, NO ID.
100	507867.853	899327.477	11.01	TRAVERSE POINT - SET NAIL & DISC "TRAV.PT LB6633"
101	508270.286	899309.586	10.57	TRAVERSE POINT - SET NAIL & DISC "TRAV.PT LB6633"
102	508325.106	899804.424	11.73	TRAVERSE POINT - SET NAIL & DISC "TRAV.PT LB6633"
103	508063.056	899554.611	11.01	TRAVERSE POINT - SET NAIL & DISC "TRAV.PT LB6633"

DATE: 04/21/15
 REVISION: 01/26/16
 NO. 1
 1. UPDATE LEGAL DESCRIPTION, EDIT SURVEY
 2. UPDATE SURVEY

TEL (854) 585-0897
 FAX (954) 585-3927

STONER & ASSOCIATES, Inc.
 SURVEYORS - MAPPERS
 Florida Licensed Surveyors
 and Mapping Business No. 8683

4341 S.W. 62nd AVENUE TOWN OF DAVIE, FLORIDA 33314

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
LG PONCE III, LLC PROPERTIES
 BOUNDED BY ALLEY EAST OF LE JEUNE ROAD,
 GRANDELLO AVENUE AND GRECO AVENUE
 CORAL GABLES, MIAMI-DADE COUNTY, FL

LAST DATE OF: 01/22/15
 FIELD SURVEY
 DRAWN: WDLR
 CHECKED: JDS
 BOOK/PAGE(S): 940/96-99
 & FIELD DATA COLLECTOR

WALTER DE LA ROCHA
 PROFESSIONAL SURVEYOR
 AND MAPPER NO. 6081
 STATE OF FLORIDA

PROJECT
15-8164
 SHEET NO.
2 OF 2



PROJECT DATA

Site Info				Building Regulations			
Gross Site Area		73,461 sf (1.69 acres)		Building Frontage			
				North Side (Primary Street) 404'		Required 50%	
				South Side (Primary Street) 529'		Approved 76% (208')	
						Proposed 76% (208')	
						78% (406')	
						78% (406')	
Zoning Designation				Applicable Codes			
		Existing I (Industrial)		As Approved MXD Overlay		Proposed MXD Overlay	
Type of Use				Multi-family apartment			
Density				120 units/acre			
				204 units			
				183 units			
Setbacks				Building Height (as measured from establish grade in front of bldg to habitable space)			
		Required		As Approved		Proposed	
South (Granello Ave Primary)							
		0'-0"		0'-0"		0'-0"	
Up to 45'		10'-0"		10'-0"		10'-0"	
Over 45'							
North (Grecco Ave Primary)							
		0'-0"		10'-0"		10'-0"	
Up to 45'		10'-0"		10'-0"		10'-0"	
Over 45'							
West (Side)							
		0'-0"		0'-0"		0'-0"	
Up to 45'		10'-0"		10'-0"		10'-0"	
Over 45'							
				Allowed		As Approved	
				To Habitable Space		To habitable Space	
				100'-0"		94'-8"	
						87'-0"	

PARKING & LOADING SUMMARY

PARKING			Ground Floor Uses	
Required per use	# of units or SF	# Spaces	Type of Uses	Area
Multi-Family			Office 1	
ST @ 1sp/du	17 units	17 sp	Office 2	1,990 sf
1BD @ 1 sp/du	81 units	81 sp	Events Hall 1	412 sf
2BD @ 1.75 sp/du	75 units	131 sp	Events Hall 2	2,416 sf
3BD @ 2.25 sp/du	5 units	11 sp	Bookstore	2,739 sf
Subtotal	178 units	241 sp	Art Gallery	1,137 sf
Live-Work			Wellness Center	1,243 sf
1sp/du	5 units	5 sp	Bistro	3,567 sf
1sp/350 sf of work area	1,750 sf	5 sp	Kitchen serving Bistro	1,275 sf
Subtotal		10 sp	Beauty Parlor	563 sf
Ground Floor Uses			Dog Parlor	959 sf
1sp/300 sf	16,683 sf	56 sp		382 sf
Total Required *		306 sp	Total	16,683 sf
Provided				
Type of Parking	Standard	HC		
Garage	280 sp	7 sp		
Total Provided	287 sp			
<i>Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)</i>				
<i>* Total of parking required to be confirmed based on shared parking study per Traffic Engineer</i>				
SUMMARY				
ADA	As approved	Proposed		
Standard	9 sp	7 sp		
Total	469 sp	280 sp		
Loading Spaces	1 Space	12' x 35' Space		
On Street Parking	Existing	Provided		
	35	24		

UNIT TYPE & AREA BREAKDOWN

UNIT MIX PER PROGRAM TYPE								
	Unit Type	Area	# Units	Total	%	Total Area		
Assisted Living	AL-A1	692 sf.	4	8	4%	2,768 sf		
	AL-A1a	597 sf.	1			597 sf		
	AL-A1b	776 sf.	1			776 sf		
	AL-A2	744 sf.	2			1,488 sf		
	AL-B1	1,119 sf.	2			2,238 sf		
	AL-B2	1,028 sf.	5			5,140 sf		
	AL-B3	1,280 sf.	1			1,280 sf		
	AL-B4	1,085 sf.	1			1,085 sf		
	AL-B5	807 sf.	1			807 sf		
	Sub-Total					18	10%	16,179 sf
Memory Care	MC-ST	397 sf.	16	17	10%	6,352 sf		
	MC-ST-MOD	444 sf.	1			444 sf		
	MC-A1	552 sf.	5			2,760 sf		
	MC-A1a	640 sf.	2			1,280 sf		
	MC-A1b	635 sf.	1			635 sf		
	MC-A2	743 sf.	2			1,486 sf		
	MC-B1	713 sf.	1			713 sf		
	MC-B2	967 sf.	2			1,934 sf		
	MC-B3	1,280 sf.	1			1,280 sf		
	MC-B4	774 sf.	1			774 sf		
Sub-Total			32	18%	17,658 sf			
Independent Living	ILA1	749 sf.	25	63	35%	18,725 sf		
	ILA2	799 sf.	15			11,985 sf		
	ILA3	721 sf.	8			5,768 sf		
	ILA4	735 sf.	5			3,675 sf		
	ILA5	802 sf.	5			4,010 sf		
	ILA6	821 sf.	5			4,105 sf		
	IL-B1	1,119 sf.	10			11,190 sf		
	IL-B2	1,109 sf.	25			27,725 sf		
	IL-B2-MOD	1,169 sf.	5			5,845 sf		
	IL-B3	1,280 sf.	5			6,400 sf		
	IL-B4	1,278 sf.	5			6,390 sf		
	IL-B5	900 sf.	5			4,500 sf		
	IL-B6	1,067 sf.	5			5,335 sf		
	IL-C1	1,306 sf.	5			6,530 sf		
	Sub-Total					128	72%	122,183 sf
	Total Units					178	100%	156,020 sf

FLOOR AREA BREAKDOWN

See FAR diagrams Sheet A-0.4

Live / Work Units			
IL-A1	749 sf.	1	749 sf
IL-B1	1,119 sf.	2	2,238 sf
IL-B2	1,109 sf.	1	1,109 sf
IL-B3	1,280 sf.	1	1,280 sf
Total	5		5,376 sf
Multifamily Units	178		156,020 sf.
Live/Work Units	5		5,376 sf
Grand Total of Units	183		161,396 sf

Max Allowed 257,114 sf 3.5

Proposed		As Approved	
Levels	Building Area	Levels	Building Area
Level 1	41,636 sf.	Level 1	23,639 sf.
Level 2	30,119 sf.	Level 2	26,774 sf.
Level 3	30,716 sf.	Level 3	28,032 sf.
Level 4	30,909 sf.	Levels 4-7	112,968 sf.
Level 5-7	92,763 sf.	Level 8	28,256 sf.
Level 8	30,962 sf.	Level 9	28,189 sf.
Total	257,105 sf.	Total	247,858 sf.

3.5

Mixed Use Percentages		Mixed Use Percentages			
Required	20,568	8.0%	Required	19,829 sf.	8%

Proposed		As Approved	
Ground Floor uses	Area	Ground Floor uses	Area
Live/Work Units	6,032 sf.	Live-Work	10,951 sf.
Lobby & Gallery	2,512 sf.	Amenity/Mngmt. Office	8,449 sf.
Office 1	1,990 sf.	Retail	1,795 sf.
Office 2	412 sf.	Total	21,195 sf.
Events Hall 1	2,416 sf.		8.6%
Events Hall 2	2,739 sf.		
Bookstore	1,137 sf.		
Art Gallery	1,243 sf.		
Wellness Center	3,567 sf.		
Bistro	1,275 sf.		
Kitchen serv. Bistro	563 sf.		
Beauty Parlor	959 sf.		
Dog Parlor	382 sf.		
Grand Total	25,227 sf.	Grand Total	25,227 sf.

9.8%

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 FOR:
 ZOM LIVING
 LOCATED AT:
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 AR0013085

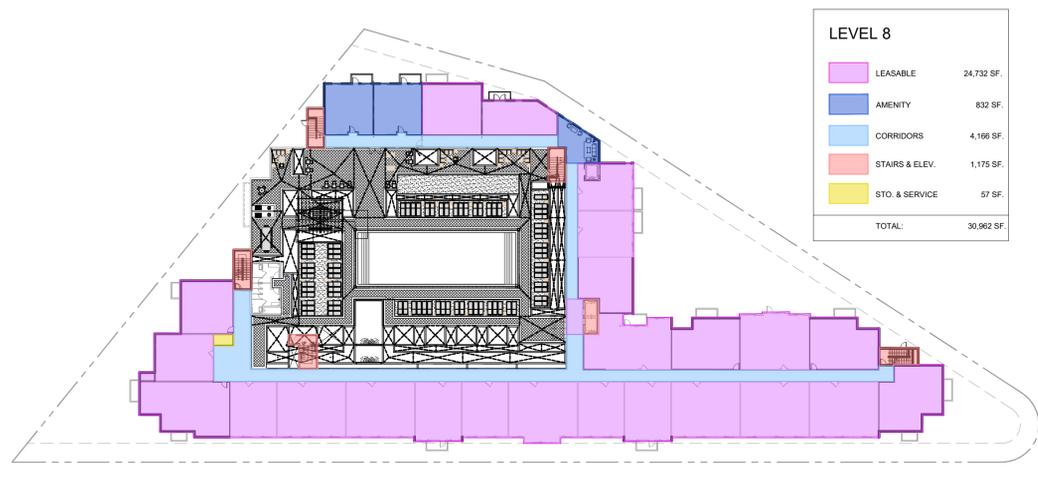
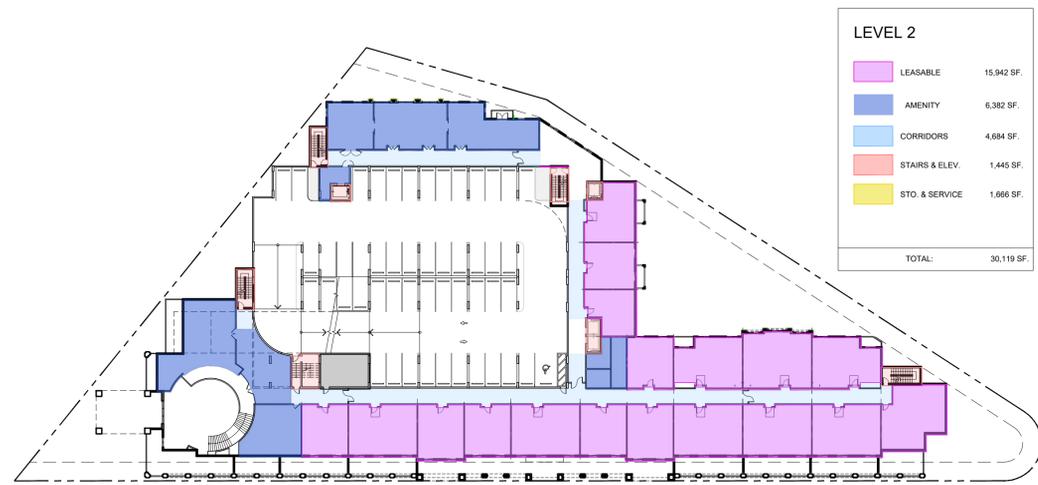
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PROJECT DATA

N.T.S.

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DATE	
SCALE	AS SHOWN
JOB NO.	1870.PRJ
SHEET TITLE:	
PROJECT DATA	
SHEET NUMBER:	A-0.3



TOTAL FAR: 257,105 SF.

FAR DIAGRAM

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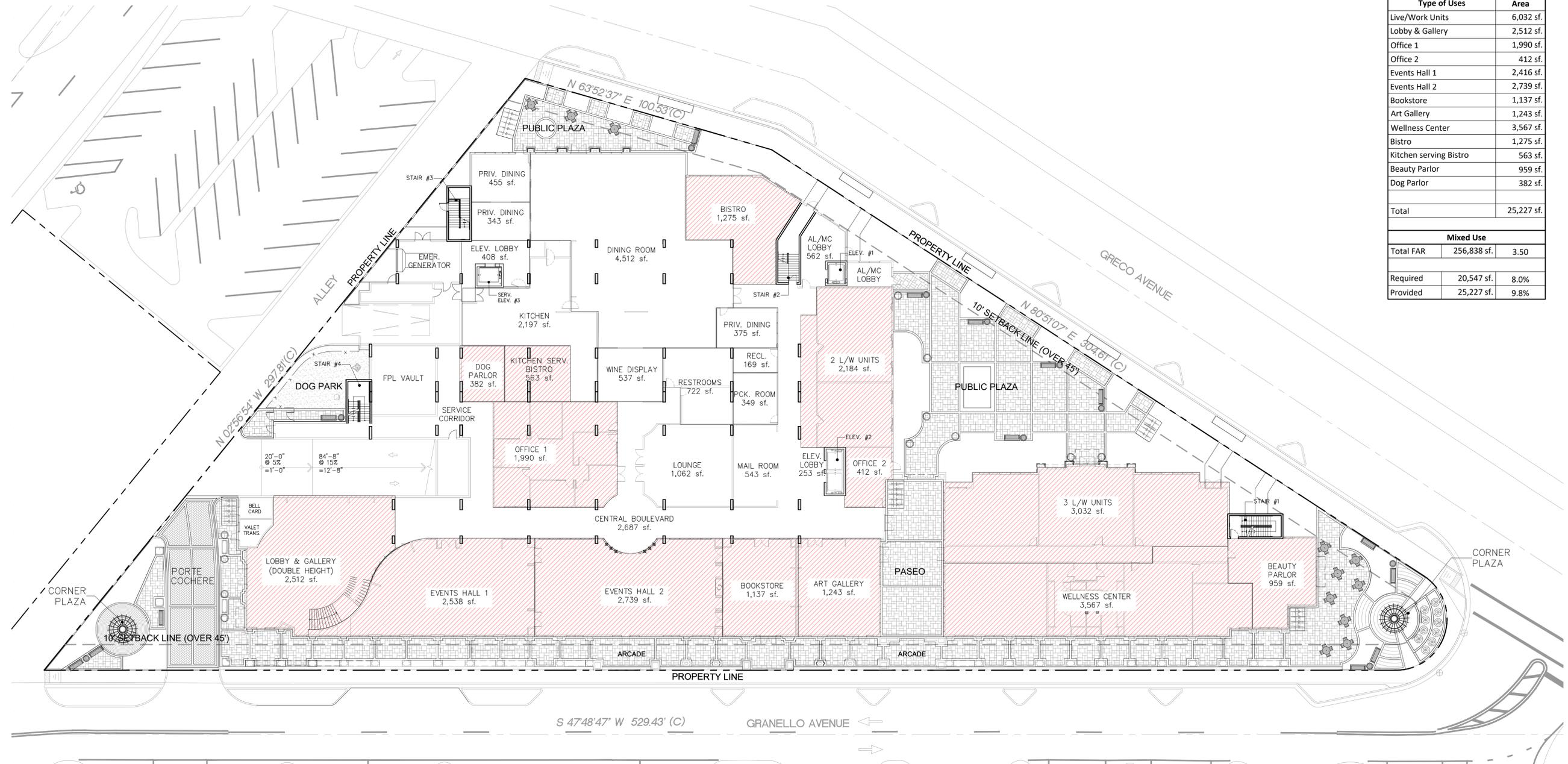
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JOB NO.	1870.PRJ
SHEET TITLE:	FAR DIAGRAM
SHEET NUMBER:	A-0.4



Ground Floor Uses	
Type of Uses	Area
Live/Work Units	6,032 sf.
Lobby & Gallery	2,512 sf.
Office 1	1,990 sf.
Office 2	412 sf.
Events Hall 1	2,416 sf.
Events Hall 2	2,739 sf.
Bookstore	1,137 sf.
Art Gallery	1,243 sf.
Wellness Center	3,567 sf.
Bistro	1,275 sf.
Kitchen serving Bistro	563 sf.
Beauty Parlor	959 sf.
Dog Parlor	382 sf.
Total	25,227 sf.
Mixed Use	
Total FAR	256,838 sf. 3.50
Required	20,547 sf. 8.0%
Provided	25,227 sf. 9.8%

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 DATE
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 JOB NO. 1870.PRJ

SHEET TITLE:
**MIXED USE
 DIAGRAM**

SHEET NUMBER:
A-0.5



MIXED USE DIAGRAM
 1" = 20'



PARKING GARAGE
(7 STORY W/
ROOFTOP POOL DECK)

PROPOSED
MIXED USE BUILDING
(8 STORY)

GRECO AVE.

S.W. 42ND AVE

GRANELLO AVE

PONCE DE LEON BLVD

MASSING STUDY

N.T.S.

SUBMITTAL 05/10/19

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DATE _____
SCALE AS SHOWN
JOB NO. 1870.PRJ
SHEET TITLE:
MASSING STUDY
SHEET NUMBER:
A-0.6



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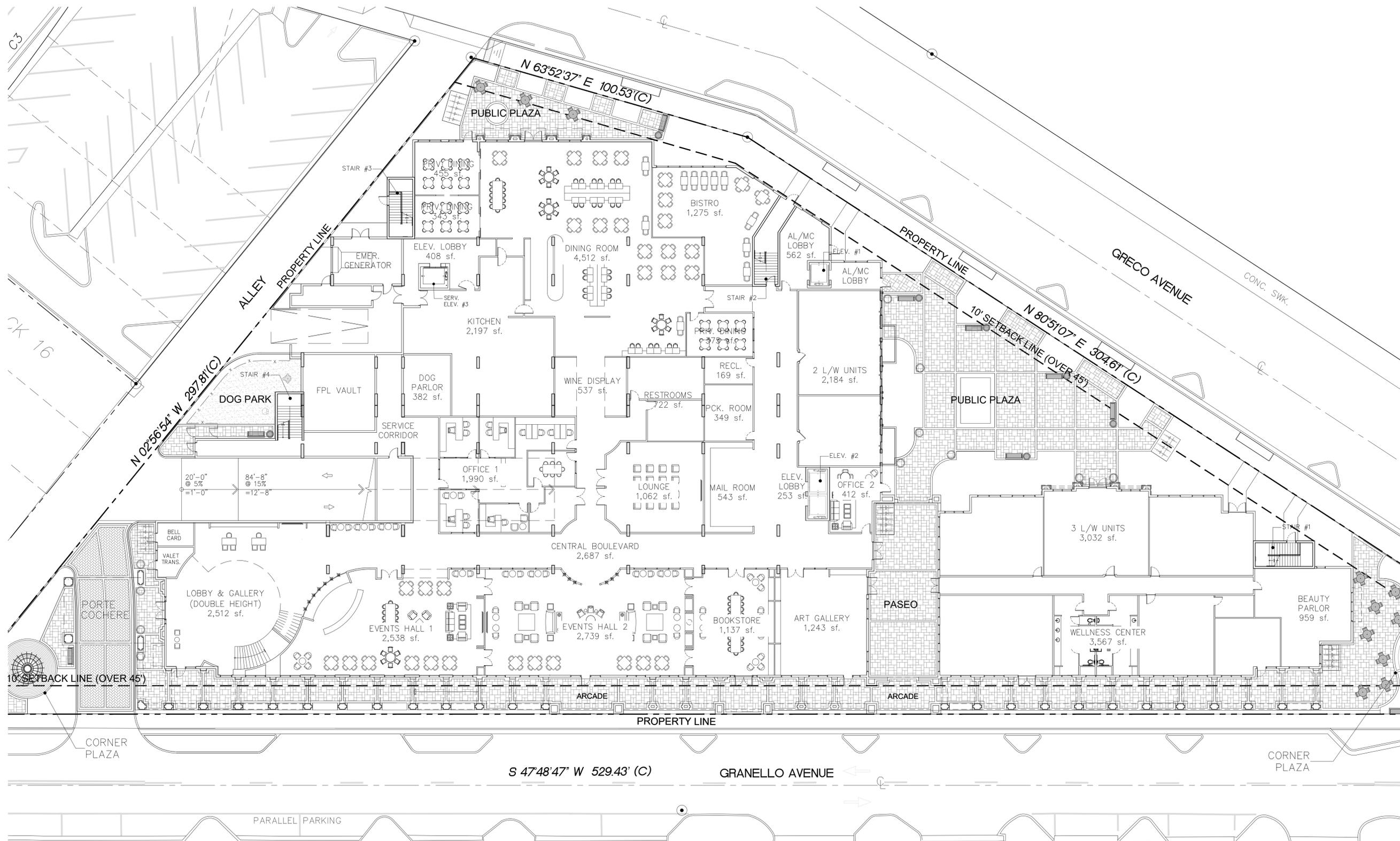
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DATE	
SCALE	AS SHOWN
JOB NO.	1870.PRJ
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	SP-1



SITE PLAN
 5 W/L UNITS

1" = 20'

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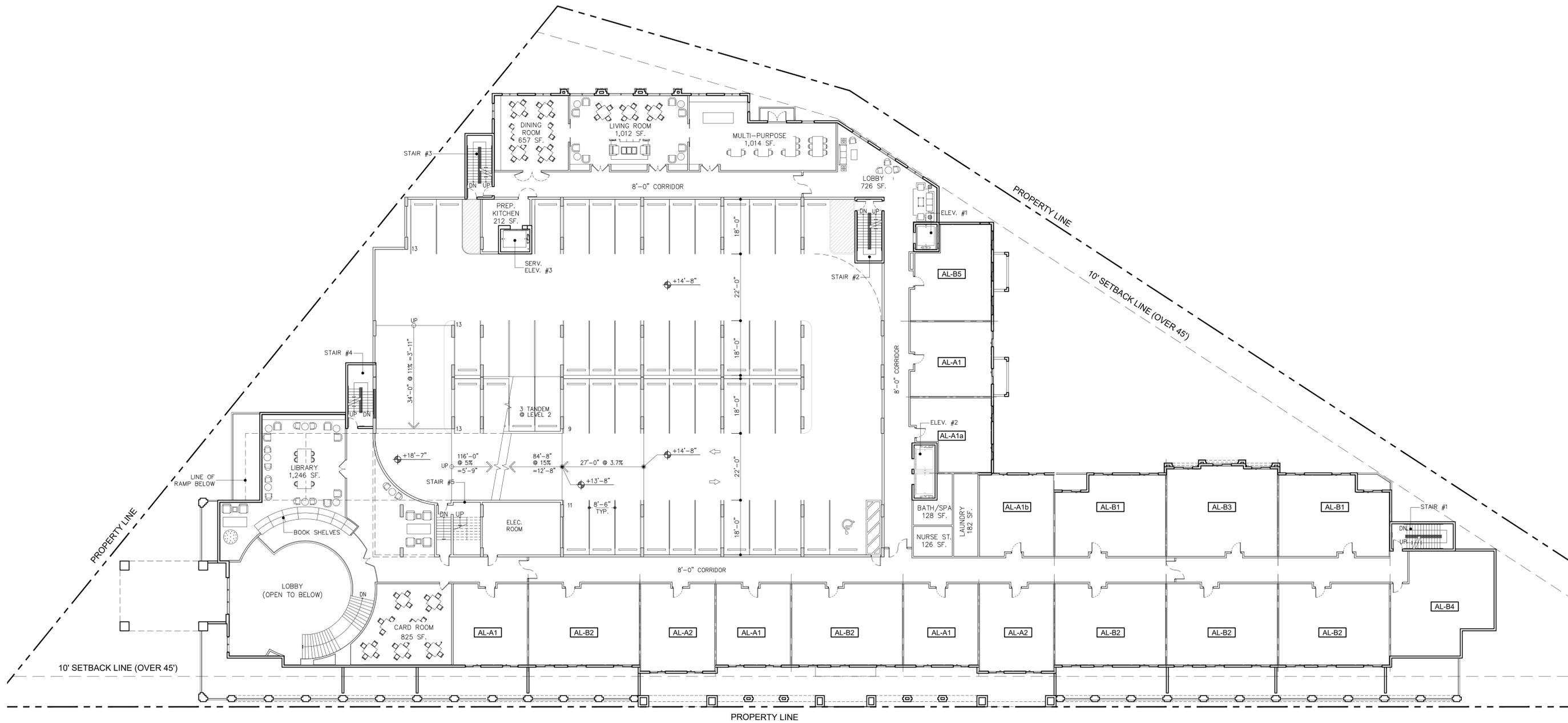
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SCALE	AS SHOWN
JOB NO.	1870.PRJ
SHEET TITLE:	
	LEVEL 1
SHEET NUMBER:	A-2.1



LEVEL 1
 5 W/L UNITS
 NORTH

1/16" = 1'-0"
 SUBMITTAL 05/10/19



BY	
DATE	
SCALE	
JOB NO.	
SHEET TITLE:	
LEVEL 2 ASSISTED LIVING	
SHEET NUMBER:	
A-2.2	

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 FOR:
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SCALE	AS SHOWN
JOB NO.	1870.PRJ
SHEET TITLE:	
LEVEL 2 ASSISTED LIVING	
SHEET NUMBER:	
A-2.2	



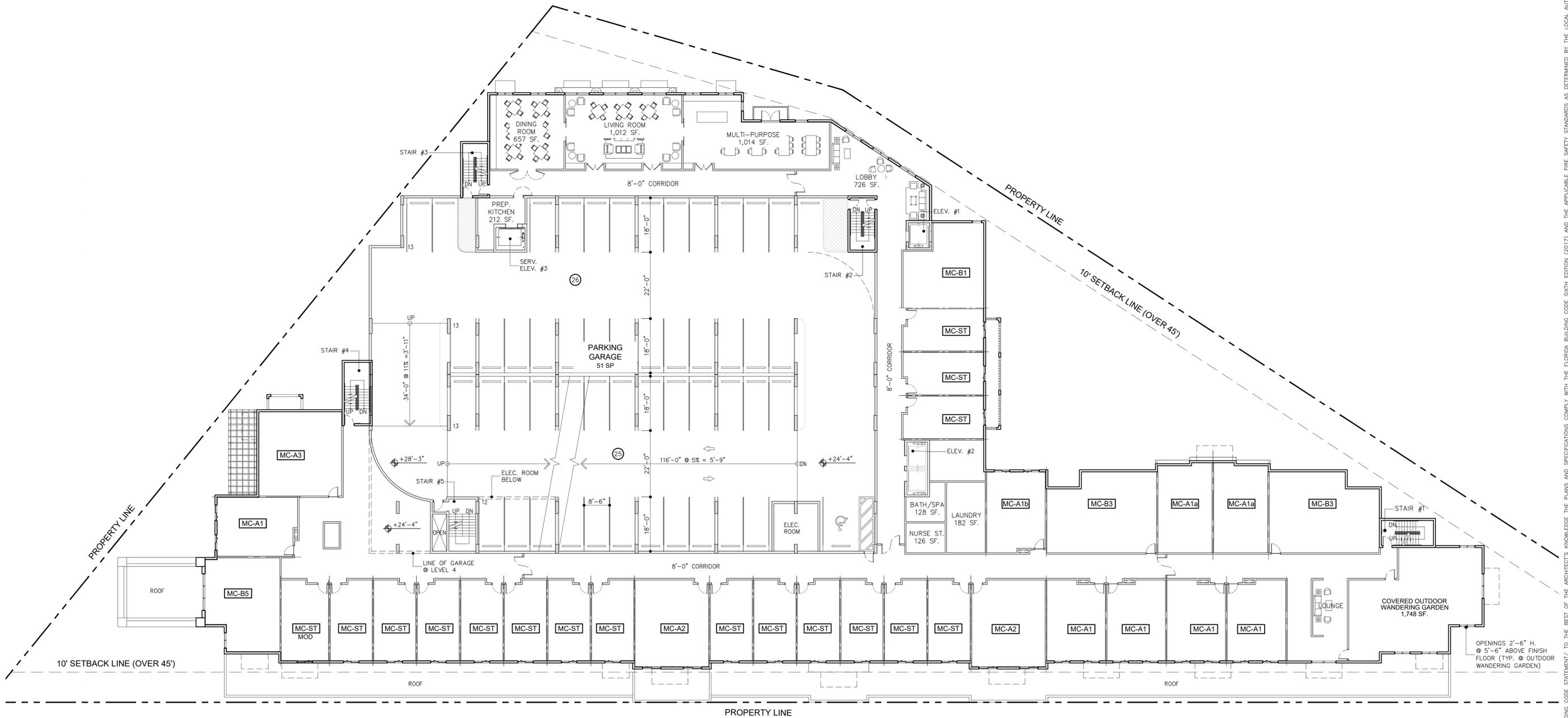
LEVEL 2 - ASSISTED LIVING

18 UNITS

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

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BY	
DATE	
SCALE	
JOB NO.	
SHEET TITLE	

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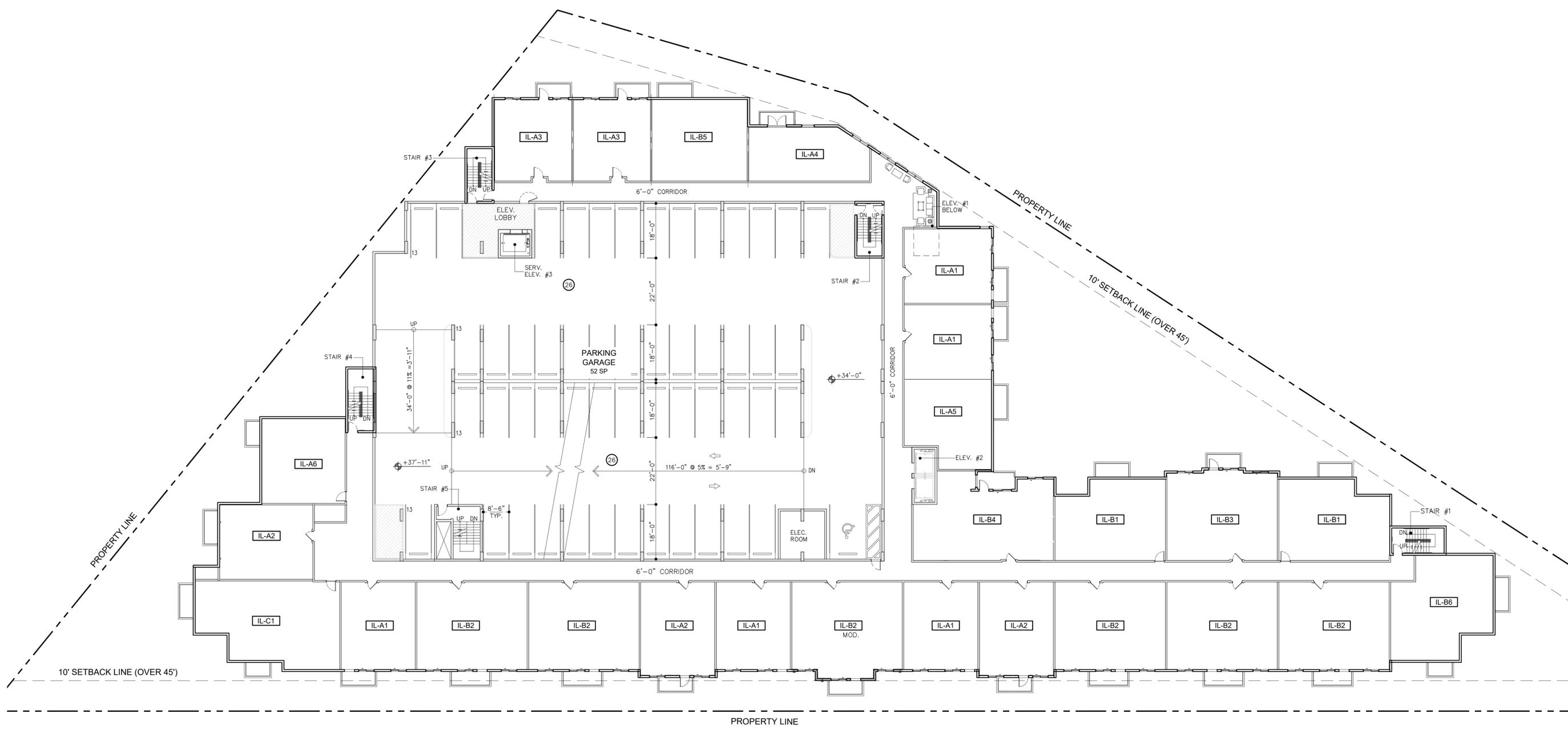
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DATE	
SCALE	AS SHOWN
JOB NO.	1870.PRJ
SHEET TITLE:	LEVEL 3 MEMORY CARE
SHEET NUMBER:	A-2.3



LEVEL 3 - MEMORY CARE

32 UNITS

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



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JOB NO.	1870.PRJ

SHEET TITLE:
**LEVEL 4
 INDEPENDENT LIVING**

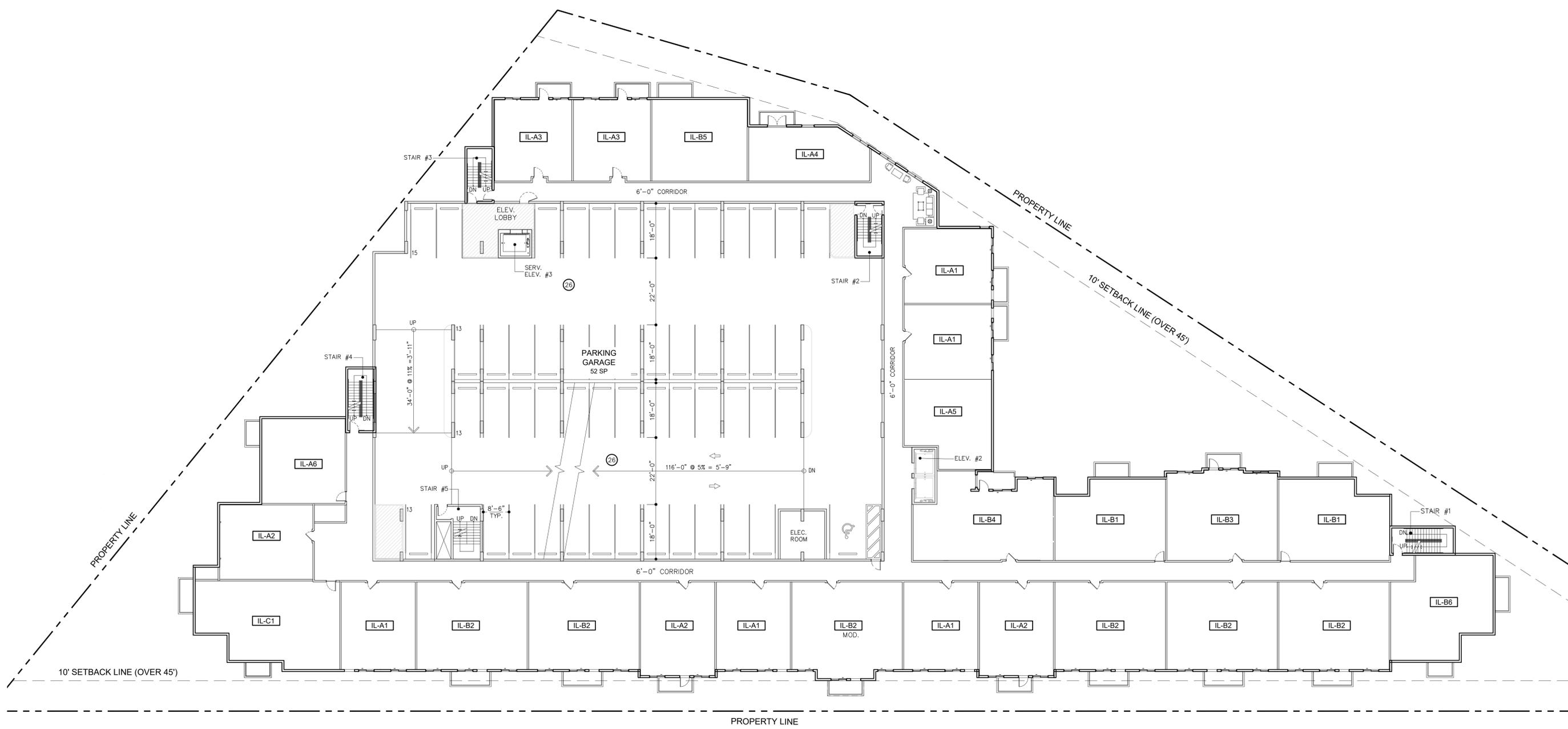
SHEET NUMBER:
A-2.4

0' 10' 20' 40' 80'

LEVEL 4 - INDEPENDENT LIVING
 26 UNITS

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

SUBMITTAL 05/10/19



10' SETBACK LINE (OVER 45')

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

10' SETBACK LINE (OVER 45')



LEVEL 5-7 - INDEPENDENT LIVING
26 DU's/FL = 78 UNITS

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

DRAWN _____
DATE _____
SCALE AS SHOWN
JOB NO. 1870.PRJ

SHEET TITLE:
**LEVELS 5-7
INDEPENDENT LIVING**

SHEET NUMBER:
A-2.5

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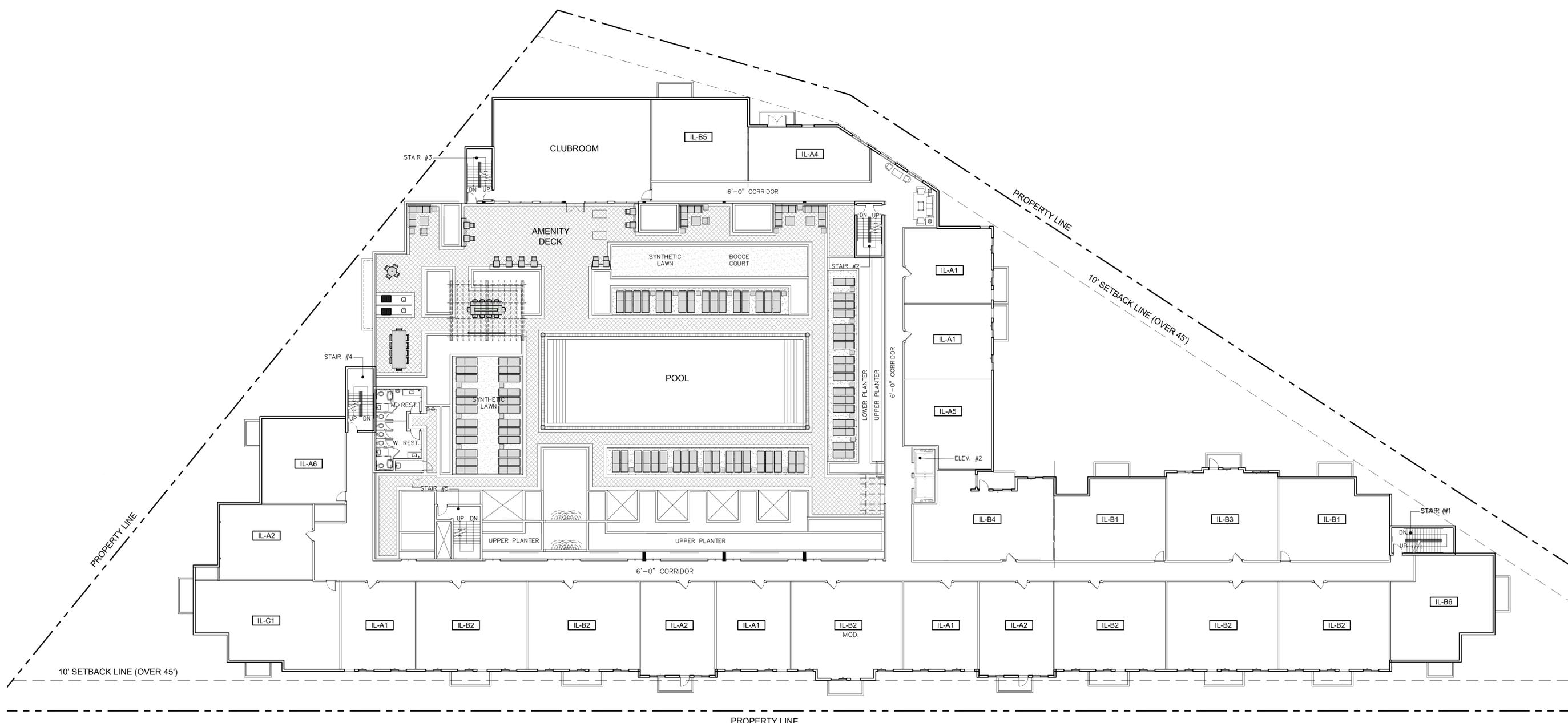
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FOR:
ZOM CORAL GABLES
 ZOM LIVING
 CORAL GABLES, FLORIDA.

JOSE I. SAUMELL
 AR0013085

MODIFICATION OF PRIOR
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BY



BY	
MODIFICATION OF PRIOR	
CONDITIONAL USE 05/10/19	

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 LOCATED AT:
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DRAWN	
DATE	
SCALE	AS SHOWN
JOB NO.	1870.PRJ
SHEET TITLE:	LEVEL 8 POOL DECK
SHEET NUMBER:	A-2.6



LEVEL 8 - POOL DECK
 24 UNITS

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



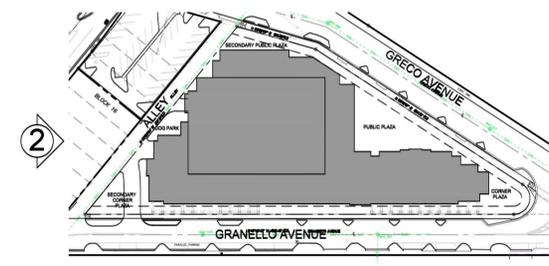
1 GRANELLO AVE. ELEVATION



2 SIDE ELEVATION

COLOR SCHEME

A	B
MAIN STUCCO SW 7005 PURE WHITE	ACCENT 1 SW 7042 SHOJI WHITE
C	D
TRIMS SW 6097 STURDY BROWN	AWNINGS SW 6436 BONSAI TINT



KEY PLAN

SCALE: N.T.S.



ELEVATIONS

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

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MODIFICATION OF PRIOR CONDITIONAL USE 05/10/19

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FOR:
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LOCATED AT:
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DATE
SCALE AS SHOWN
JOB NO. 1870.PRJ
SHEET TITLE:
BLDG ELEVATIONS
SHEET NUMBER:
A-3.1

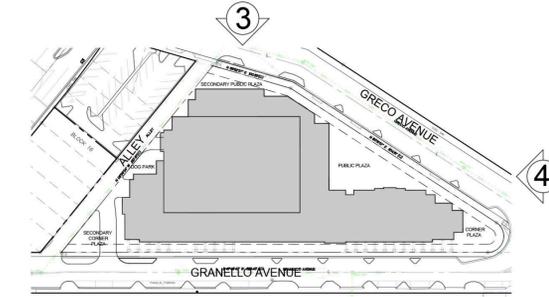
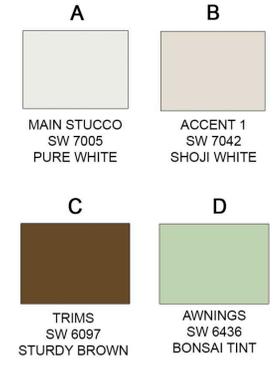


3 GRECO AVE. ELEVATION



4 GRECO AVE. ELEVATION (FACING PLAZA)

COLOR SCHEME



KEY PLAN SCALE: N.T.S.



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

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 LOCATED AT:
 CORAL GABLES, FLORIDA.

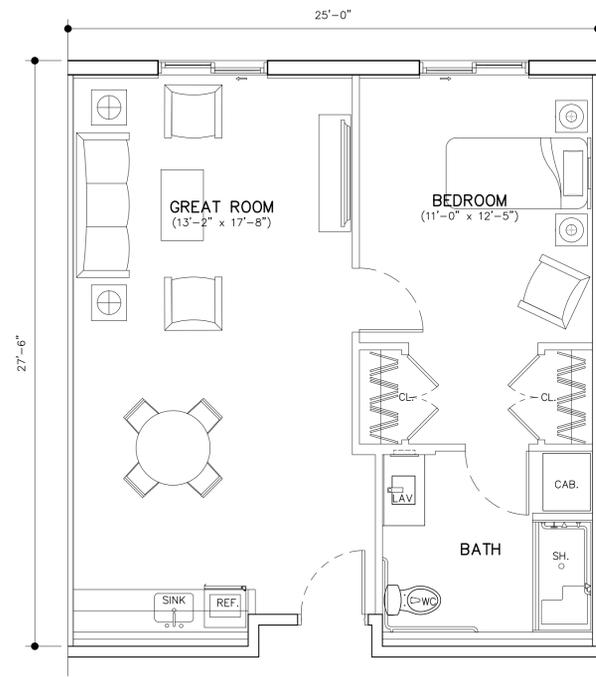
JOSE I. SAUMELL
 AR0013085

MSA ARCHITECTS, INC.
 AAC000895
 8950 SW 74th COURT
 SUITE 1513
 MIAMI, FLORIDA 33156
 (305) 273-9911

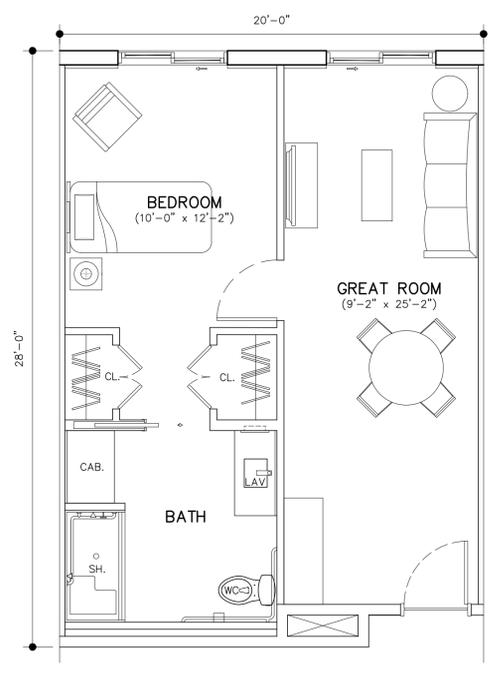
MSA ARCHITECTS
 ARCHITECTURE & PLANNING

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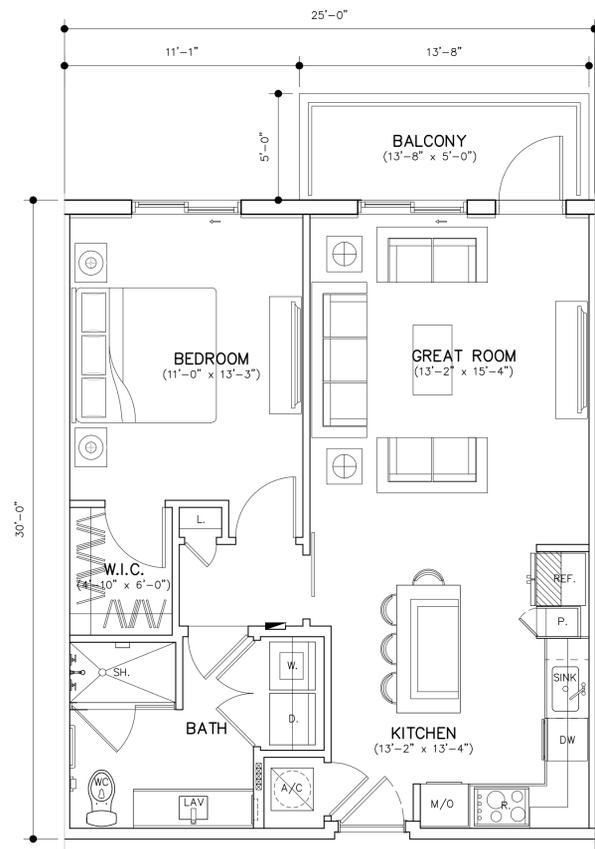
DRAWN
DATE
SCALE AS SHOWN
JOB NO. 1870.PRJ
SHEET TITLE:
 ELEVATIONS
SHEET NUMBER:
 A-3.2



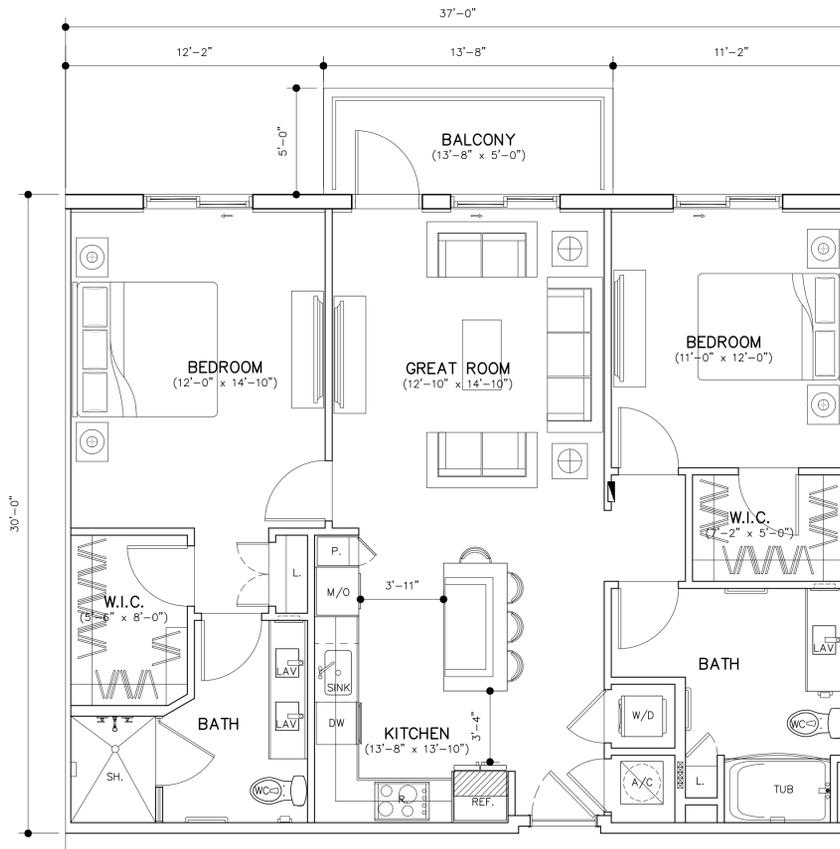
UNIT AL-A1 (1 BD/1 BTH)
GROSS A/C AREA = 692 SQ. FT.



UNIT MC-A1 (1 BD/1 BTH)
GROSS A/C AREA = 552 SQ. FT.



UNIT IL-A1 (1 BD/1 BTH)
GROSS A/C AREA = 749 SQ. FT.



UNIT IL-B2 (2 BD/2 BTH)
GROSS A/C AREA = 1,109 SQ. FT.

TYPICAL UNIT PLANS

SCALE: 1/4"=1'-0"
SUBMITTAL 05/10/19

BY	
DATE	
SCALE	
JOB NO.	
SHEET TITLE:	

ZOM CORAL GABLES
FOR:
ZOM LIVING
LOCATED AT:
CORAL GABLES, FLORIDA.

JOSE I. SAUMELL
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MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.
MODIFICATION OF PRIOR CONDITIONAL USE 05/10/19

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DRAWN	
DATE	
SCALE	AS SHOWN
JOB NO.	1870.PRJ
SHEET TITLE:	TYPICAL UNIT PLANS
SHEET NUMBER:	A-4.1



TREMRON PARK PLAZA PAVERS W/ 4x8" BORDER



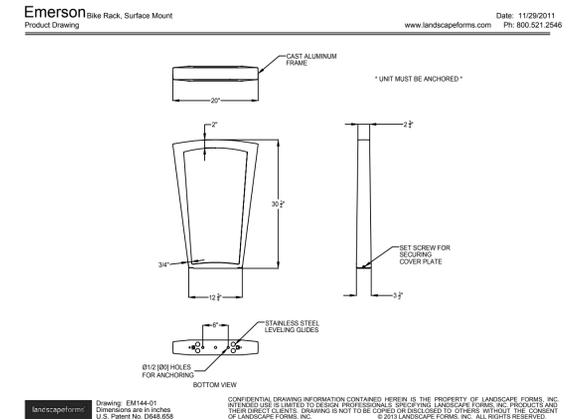
LANDSCAPE FORMS PLAINWELL BENCH
TOTAL OF (14) BENCHES ON SITE



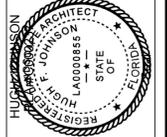
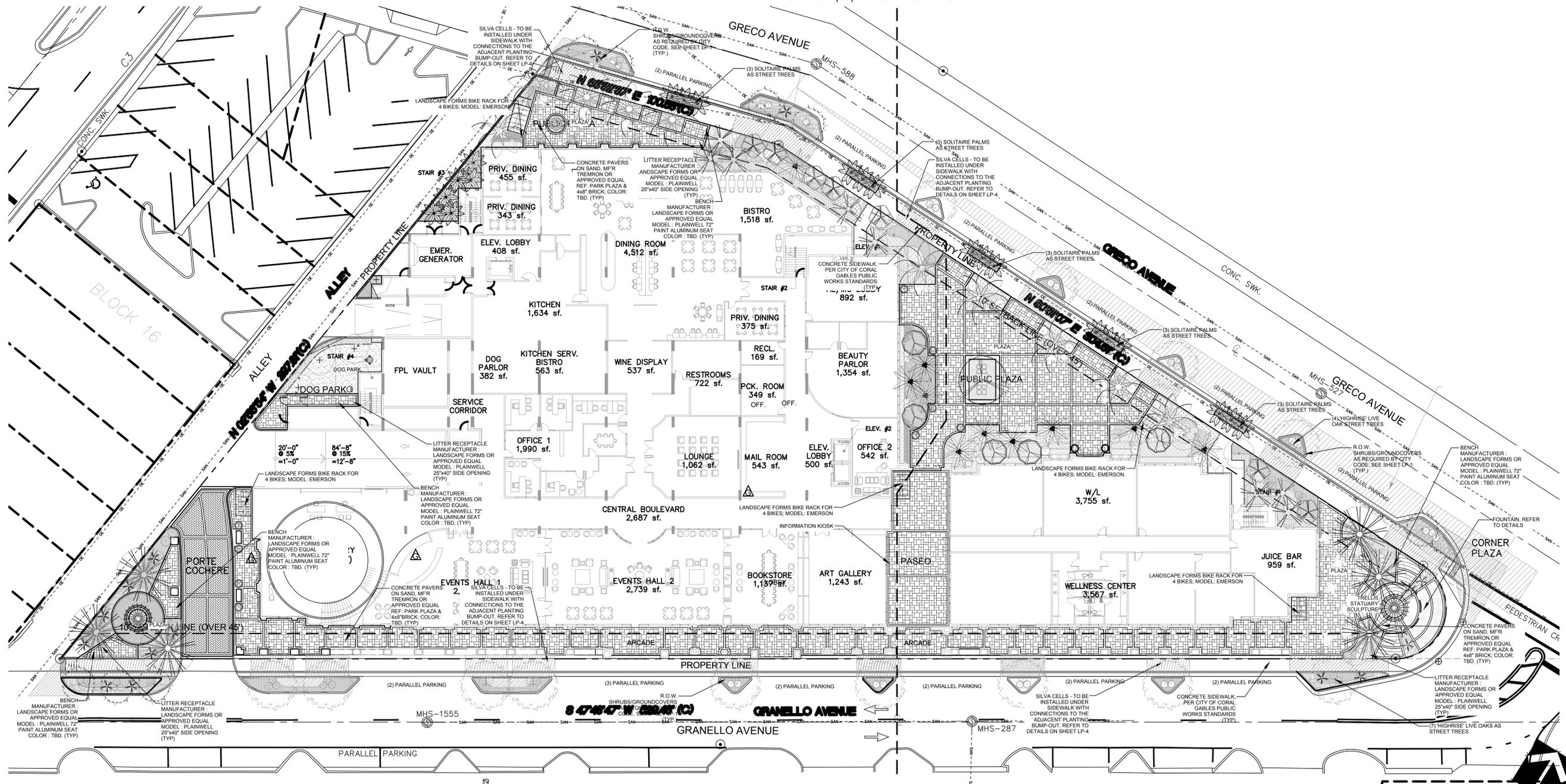
LANDSCAPE FORMS PLAINWELL
TRASH RECEPTACLE
TOTAL OF (10) TRASH RECEPTACLE



'CATHEDRAL' LIVE OAK
STREET TREE



LANDSCAPE FORMS BIKE RACK
TOTAL OF (10) BICK RACKS AT FIVE LOCATIONS
2 - BIKE RACKS AT EACH LOCATION



Revision Dates

Revision	Date	Description
REV. 1	08/10/2011	SITE PLAN MODIFICATION PRIOR CONDITIONAL USE

PEDESTRIAN AMENITIES AND STREETScape PLAN
GABLES PONCE SENIOR
Coral Gables, Florida
ZOM Development

Sheet Description	PEDESTRIAN AMENITIES AND STREETScape PLAN
Release Date	02-07-19
Project Number	1902B
Drawing Number	MP-1
Sheet 1 of 1	

SCALE: 1"=20'-0"

LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	MANUFACTURER	CATALOG NUMBER	QTY	TYPE	VOLTS	MOUNTING	REMARKS
☉	POLE LIGHT (STREET)	ARCHITECTURAL AREA LIGHTING	FSS-RB-SAL-16-LED-MTB-FSI-TRA M SILVER-F422-2-4PA-14 Pole in Matte Black	16	240V, 32.9W 3SLED-BW	240	GRADE	MATTE BLACK FINISH POLE: ROUND ALUMINUM MODEL #DB4 10' HT.
△	UP LIGHT	RAB LIGHTING	HLED101A	36	10W LED 30,000K UNV	120	GRADE	MATTE BLACK FINISH TO UP LIGHT LARGE PALMS



PROPOSED STREET LAMP BY ARCHITECTURAL AREA LIGHTING

HSLED26B

Driver Info
Type: Constant Current
Voltage: 120V
Current: 0.15A
Power: 18W
Efficiency: 94%

RAB

Project: _____ Type: _____
Prepared By: _____ Date: _____

LED Info
Watts: 20W
Color Temp: 3000K (CWFL)
Color Accuracy: 80 CRI
L70 Lifetime: 100,000
Lumens: 2,336
Efficacy: 87 lm/w

Technical Specifications

Lighting: Suitable for wet locations. Suitable for ground mounting.

IESNA LM-79 & LM-80 Testing: RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80 and have received the Department of Energy "Lighting Facts" label.

DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Electrical:
Driver: Cree® LED, 120V/277V with 4V surge protection. 100% CRI, 3000K, 0.15A, 20W, 5.1A, 277V or 114V, 50/60Hz, THD < 20%, Power Factor > 0.99.

Color Uniformity: Fully range of CCT (Colorcast Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction: Die-cast aluminum housing, lens frame and mounting arm.

Cast Weather Starting: Minimum starting temperature is -40°F/-40°C.

Thermal Management: Superior heat sinking with external air-flow fins.

Housing: Precision die-cast aluminum housing, lens frame and mounting arm.

Reflector: Semi-reflective vacuum-metallized polycarbonate.

Mounting: Heavy-duty mounting arm with 1" ring seal & stainless steel screws.

Gaskets: High-temperature silicone gaskets.

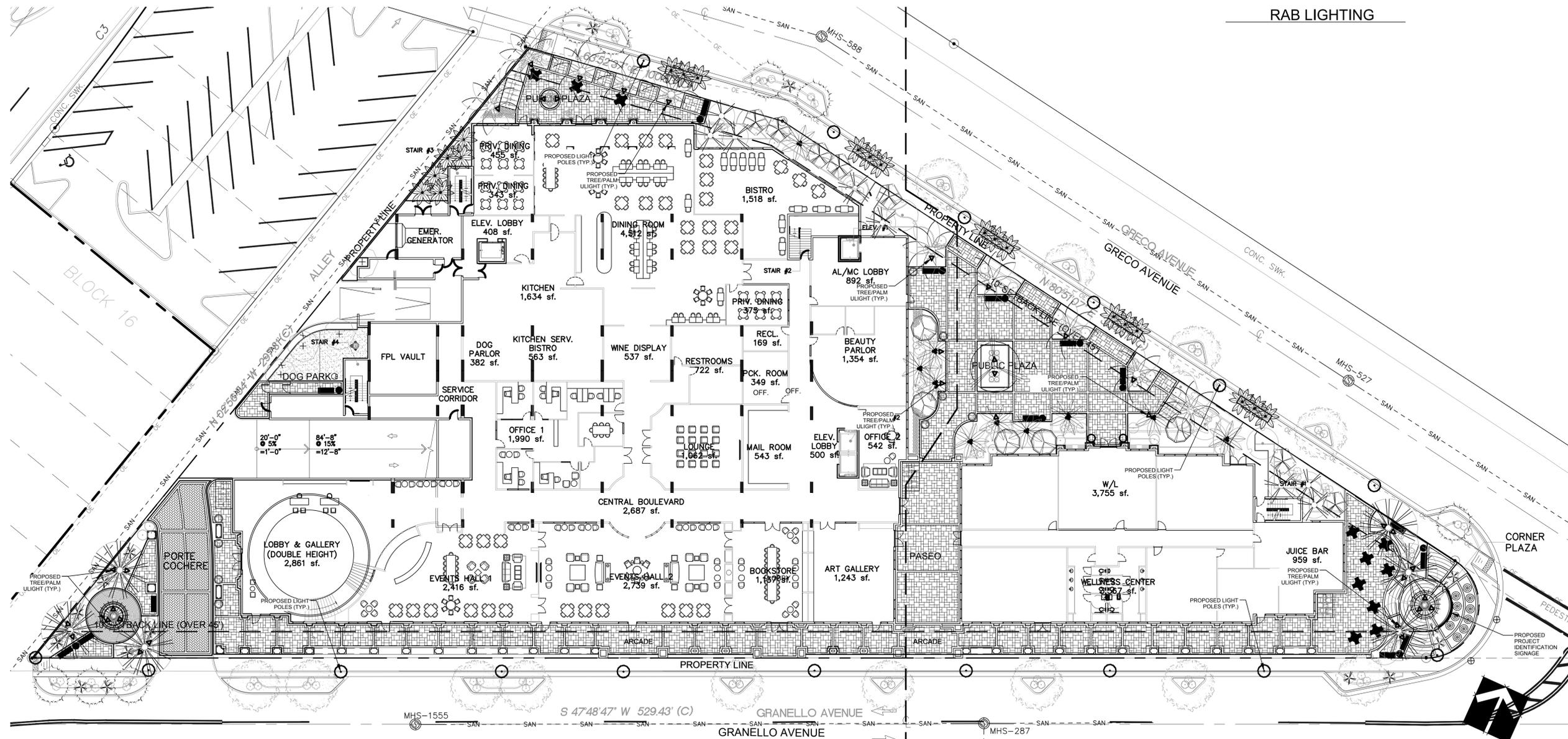
Finish: Our environmentally friendly polyester powder coating and finishes for high durability and long-lasting color, and contain no VOC or toxic heavy metals.

LEDs: Multi-chip, high-output, long-life LEDs.

Color Stability: RAB LEDs exceed industry standards for chromatic stability.

Need help? Tech help line: 888-RAB-4000 Email: sales@rabweb.com Website: www.rabweb.com
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PROPOSED UP LIGHT BY RAB LIGHTING



SCALE: 1"=20'-0"



REV. 1: SITE PLAN MODIFICATION PRIOR CONDITIONAL USE 05/10/2019

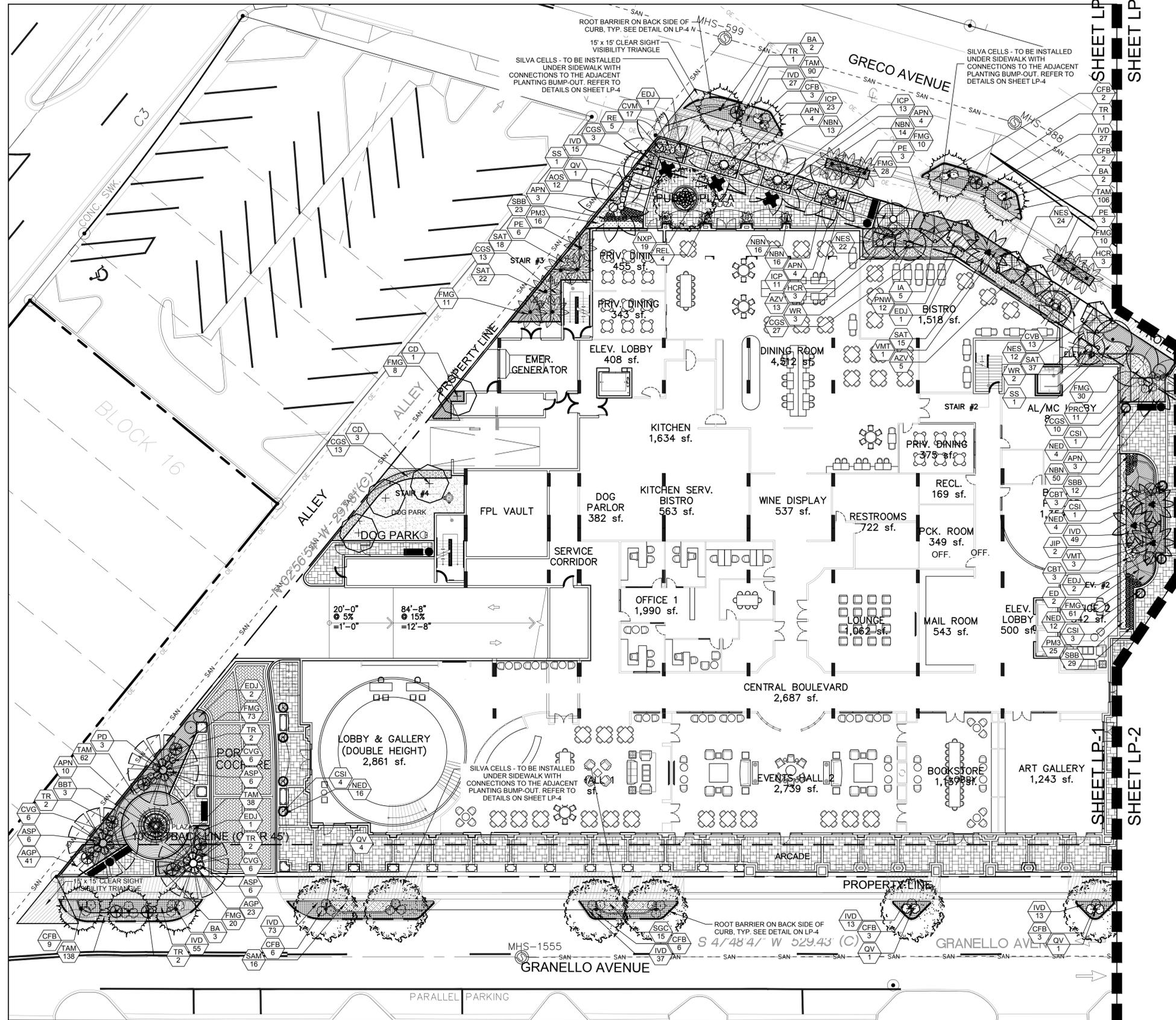
Revision Dates

LIGHTING AND SIGNAGE PLAN

GABLES PONCE SENIOR

Coral Gables, Florida
ZOM Development

Sheet Description	LIGHTING AND SIGNAGE PLAN
Release Date	02-07-19
Project Number	1902B
Drawing Number	LS-1
Sheet 1 of 1	



REV. 1. SITE PLAN MODIFICATION
PRIOR CONDITIONAL USE
08/02/19

Revision Dates

LANDSCAPE PLAN

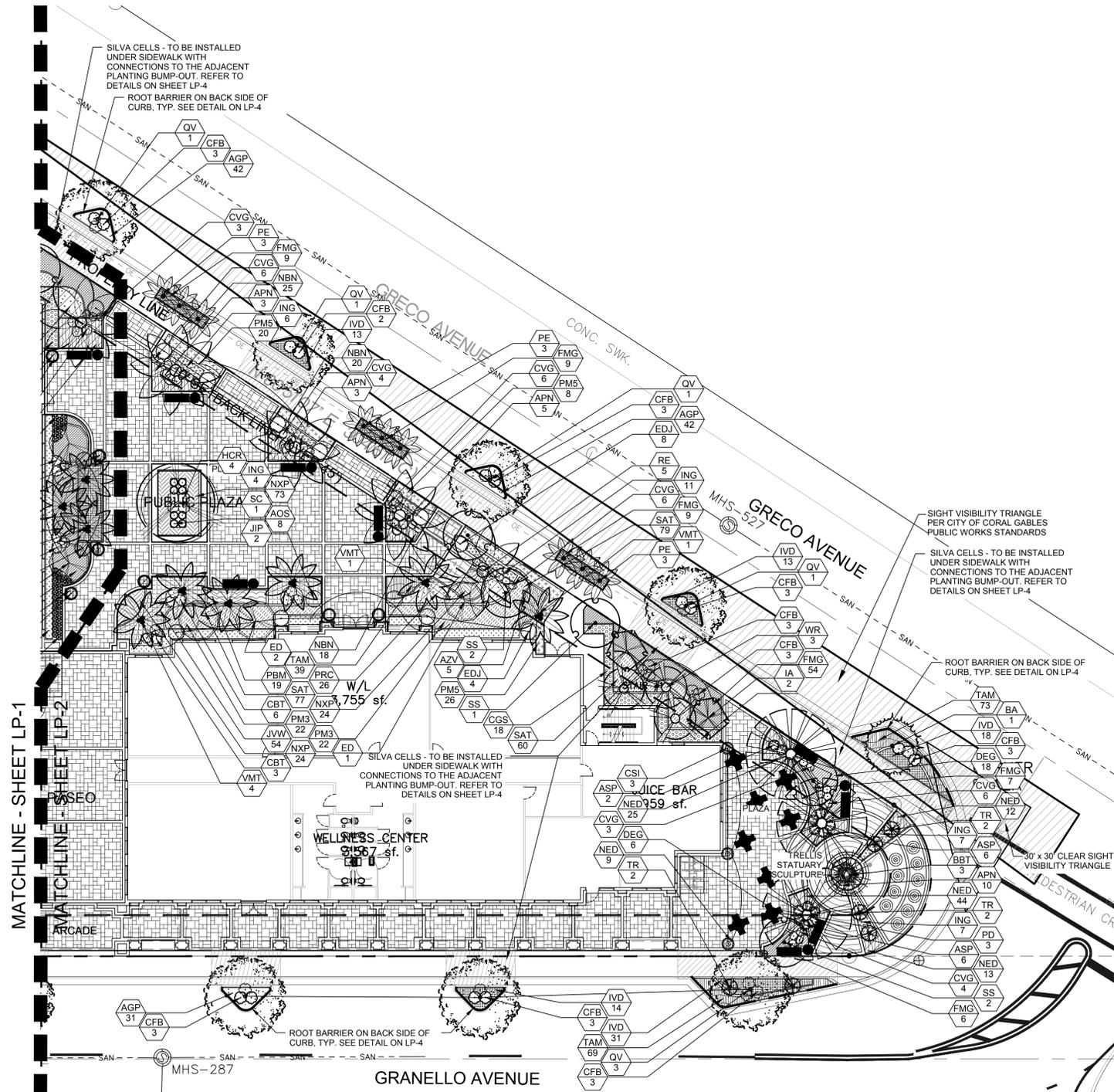
GABLES PONCE SENIOR

Coral Gables, Florida
ZOM Development

Sheet Description	GROUND LEVEL LANDSCAPE PLAN
Release Date	02-07-19
Project Number	1902B
Drawing Number	LP-1
Sheet 1 of 4	

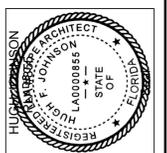


SCALE: 1/16"=1'-0"



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
CD	4	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	FIELD GROWN / B & B	2.5" CAL	12' HT. X 6' SPR. MIN., SINGLE STRAIGHT LEADER	YES	HIGH	
ED	5	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	B&B FIELD GROWN	2" CAL	12-14' HT. X 6' SPR.	NO	HIGH	
IA	7	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	B&B FIELD GROWN	2.5" CAL	12' HT. X 5' SPR., 4' CT, SINGLE STRAIGHT LEADER	YES	HIGH	
QV	14	QUERCUS VIRGINIANA 'QVITA'	HIGHRISE LIVE OAK	B&B FIELD GROWN	3.5" CAL	16' HT. X 6' SPR. FULL, SINGLE STRAIGHT LEADER	YES	HIGH	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
BA	8	BULNESIA ARBOREA	VERAWOOD	B&B FIELD GROWN	2.5" CAL	12-14' HT. X 6' SPR.	NO	HIGH	
SS	7	SENNA SURATTENSIS	GLAUCOUS CASSIA	FIELD GROWN / B & B	2" CAL	12' HT. X 6' SPR. MIN., SINGLE STRAIGHT LEADER	NO	HIGH	
SC	1	SPATHODEA CAMPANULATA	AFRICAN TULIP TREE	B&B FIELD GROWN	3" CAL	18-20' HT., FULL CANOPY	NO	HIGH	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
PD	6	PHOENIX DACTYLIFERA 'MEDJOO'	MEDJOO DATE PALM	FG&B&B	14" CT	14" CT, NUT INCLUDED, MATCHED	NO	HIGH	
PE	21	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	FG&B&B	12-16" CT	12-16" CT, STAGGERED OA HTS.	NO	MEDIUM	
RE	10	ROYSTONIA ELATA	FLORIDA ROYAL PALM	FG&B&B	16" GW	16" GW, MATCHED OA HEIGHTS	YES	MEDIUM	
TR	16	THRINAX RADIATA	FLORIDA THATCH PALM	B&B FIELD GROWN	6-8" OA	6-8" OA, DOUBLE TRUNKS	YES	HIGH	
VMT	10	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	FG&B&B	18-20" OA HTS.	18-20" OA HTS., TRIPLE TRUNK	NO	HIGH	
WR	8	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	B&B FIELD GROWN	15-25' OA	15-25' OA	NO	HIGH	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
ASP	32	AECHMEA SP. 'PINK FROST'	PINK FROST BROMELIAD	9" POT	NO	30" OA.	NO	MEDIUM	30" o.c.
APN	49	AECHMEA X 'PINOT NOIR'	PINOT NOIR BROMELIAD	3 GAL	NO	SPECIMEN	NO	MEDIUM	24" o.c.
AOS	20	ALCANTAREA ODORATA	GIANT SILVER BROMELIAD	3 GAL	NO	18"X18"	NO	HIGH	24" o.c.
BBT	6	BOUGAINVILLEA X 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA TRELLIS	25 GAL	NO	8' TRELLIS WITH RUNNERS	NO	HIGH	48" o.c.
CVG	56	CODIAEUM VARIEGATUM 'GOLDEN DUST'	GOLD DUST CROTON	3 GAL	NO	24"X24" OA.	NO	HIGH	24" o.c.
CVM	17	CODIAEUM VARIEGATUM 'MAGNIFICENT'	MAGNIFICENT CROTON	3 GAL	NO	24"X24" OA.	NO	HIGH	24" o.c.
CFB	63	CORDYLINE FRUTICOSA 'BLACK MAGIC'	BLACK MAGIC TI	3 GAL	NO	30" OA.	NO	MEDIUM	36" o.c.
CBT	15	CORDYLINE FRUTICOSA 'BOLERO'	BOLERO TI PLANT	7 GAL.	NO	30" OA.	NO	MEDIUM	30" o.c.
CSI	12	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	30 GAL	NO	10-12' OA, FULL TO BASE	NO	HIGH	42" o.c.
EDJ	19	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	15 GAL	NO	4' OA, CONE FULL TO BASE	NO	HIGH	48" o.c.
HCR	10	HELICONIA CARIBAEA	WILD PLANTAIN	7 GAL	NO	36" OA, AS SHOWN	NO	MEDIUM	36" o.c.
JIP	4	JATROPHA INTEGERRIMA	SPICY JATROPHA	7 GAL	NO	5' OA, STANDARD	NO	HIGH	48" o.c.
REL	4	RHAPIS EXCELSA	LADY PALM	15 GAL.	NO	4-5' OA, FULL CLUMP	NO	MEDIUM	48" o.c.
SSB	64	SANSEVIERIA TRIFASCIATA 'BLACK CORAL'	BLACK CORAL SANSEVIERIA	3 GAL.	NO	18"X18"	NO	HIGH	18" o.c.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
AZV	23	ALPINA ZERUMBET 'VARIEGATA'	VARIEGATED SHELL GINGER	3 GAL	NO	24"X30" OA	NO	MEDIUM	36" o.c.
CGS	84	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL.	YES	36"HT X 30"SPR	YES	HIGH	36" o.c.
CVB	13	CODIAEUM VARIEGATUM 'BRAVO'	BRAVO CROTON	3 GAL.	NO	24" HT. X 24" SPR.	NO	MEDIUM	24" o.c.
DEG	24	DURANTA ERECTA 'GOLD MOUND'	GOLD MOUND DURANTA	3 GAL	YES	16" HT X 16" SPR	YES	HIGH	24" o.c.
FMG	568	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	NO	12"HT X 16"SPR	NO	HIGH	24" o.c.
IVD	569	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL	YES	14" OA	YES	HIGH	18" o.c.
ING	35	IXORA COCCINEA 'NORA GRANT'	RED IXORA	3 GAL	NO	24"HT X 24"SPR	NO	MEDIUM	24" o.c.
ICP	47	IXORA COCCINEA 'PETITE RED'	DWARF RED IXORA	3 GAL	NO	18"HT X 18"SPR	NO	MEDIUM	18" o.c.
JVW	54	JASMINUM VOLUBILE	WAX JASMINE	3 GAL.	NO	16" HT X 16" SPR	NO	MEDIUM	24" o.c.
PBM	23	PHILODENDRON X 'BURLE MARX'	PHILODENDRON	18" HT X 18" SPR	NO	MEDIUM	NO	MEDIUM	20" o.c.
PRC	37	PHILODENDRON X 'ROJO CONGO'	ROJO CONGO PHILODENDRON	3 GAL	NO	20" HT X 20" SPR	NO	MEDIUM	24" o.c.
PM5	54	PODOCARPUS MACROPHYLLUS	YEW PINE	15 GAL.	NO	60" HT X 24" SPR	NO	MEDIUM	24" o.c.
PM3	85	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL	NO	24"HT X 24"SPR	NO	HIGH	24" o.c.
PNW	12	PSYCHOTRIA NERVOSA	WILD COFFEE	3 GAL.	YES	20" HT X 20" SPR	YES	MEDIUM	24" o.c.
SGC	15	SCHEFFLERA ARBORICOLA 'GOLD CAPELLA'	GOLD CAPELLA ARBORICOLA	3 GAL.	NO	18"HT X 18"SPR	NO	MEDIUM	24" o.c.
SAM	16	SCHEFFLERA ARBORICOLA 'GOLD CAPELLA'	GOLD CAPELLA ARBORICOLA	3 GAL	NO	24"X30" OA	NO	HIGH	24" o.c.
SAT	308	SCHEFFLERA ARBORICOLA 'TRINETTE'	DWARF TRINETTE SCHEFFLERA	3 GAL	NO	18" HT. MIN.	NO	HIGH	18" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
AGP	179	ARACHIS GLABRATA	LARGE LEAF PERENNIAL PEANUT	1 GAL	NO	6" HT. MIN.	NO	HIGH	12" o.c.
NBN	172	NEOREGELIA X 'BOSSA NOVA'	GREEN & WHITE BROMELIAD	1 GAL	NO	12" O.A.	NO	MEDIUM	15" o.c.
NED	139	NEOREGELIA X 'DONGER'	RED DWARF BROMELIAD	1 GAL	NO	12" O.A.	NO	MEDIUM	15" o.c.
NXP	140	NEOREGELIA X 'PETRA'	PINK BROMELIAD	1 GAL.	NO	6"X6"	NO	HIGH	15" o.c.
NES	93	NEPHROLEPIS EXALTATA	BOSTON FERN	3 GAL	YES	12" HT. X 12" SPR.	YES	LOW	24" o.c.
TAM	615	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA JASMINE	1 GAL.	NO	4" HT. X 12" SPR.	NO	MEDIUM	12" o.c.



REVISION DATES

REV. 1. SITE PLAN MODIFICATION PRIOR CONDITIONAL USE 05/18/2019

LANDSCAPE PLAN

GABLES PONCE SENIOR

Coral Gables, Florida
ZOM Development

Sheet Description
GROUND LEVEL
LANDSCAPE
PLAN

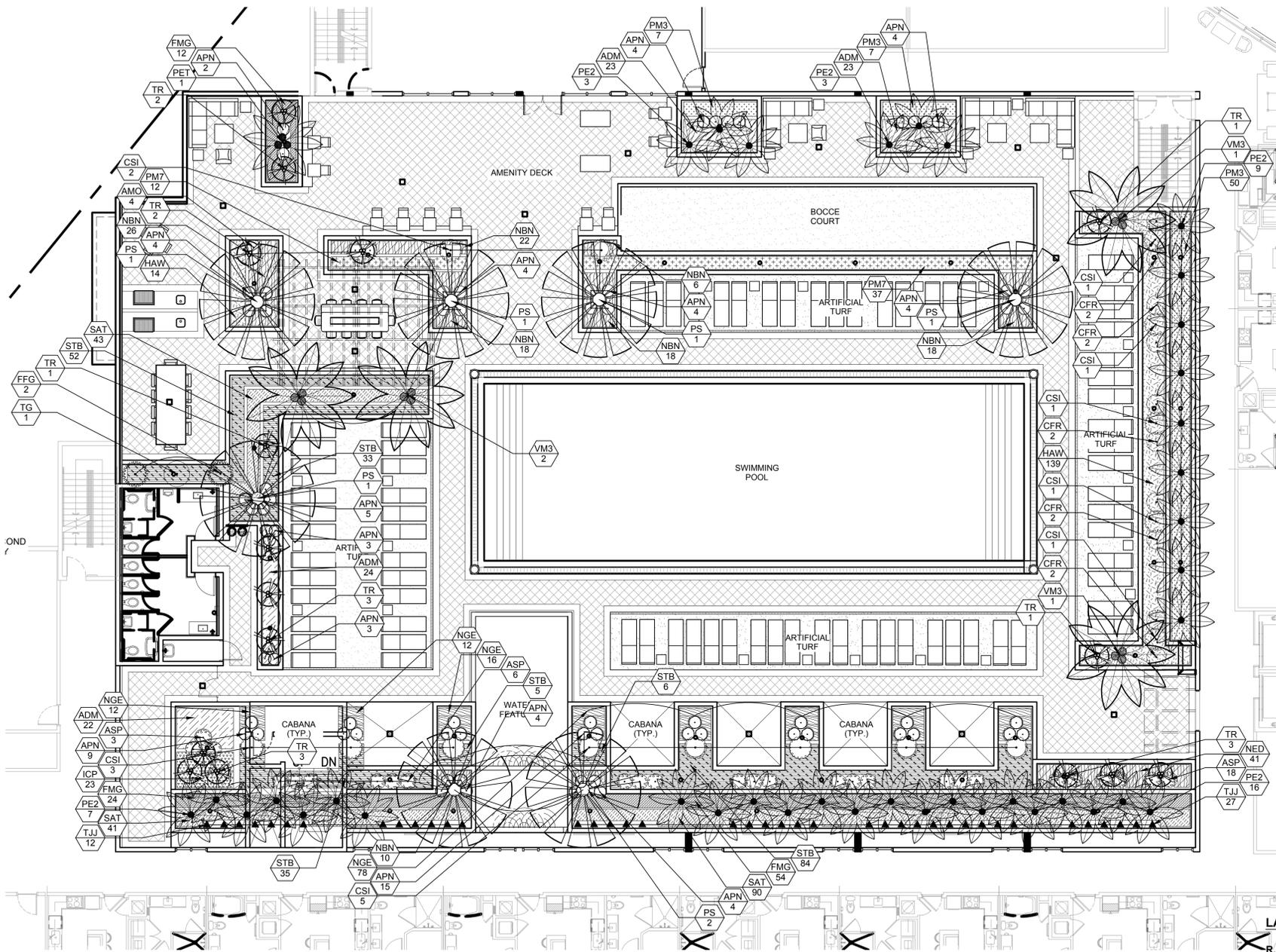
Release Date
02-07-19

Project Number
1902B

Drawing Number
LP-2
Sheet 2 of 4



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



PLANT SCHEDULE POOL & AMENITY DECK

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
PS	7	PHOENIX SYLVESTRIS	WILD DATE PALM	FG88B	14	CT. MATCHED OA HEIGHTS	NO	HIGH	
PET	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	B&B	FIELD GROWN	12 OA., 9 CANES MIN.	NO	HIGH	
PE2	38	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	B&B	FIELD GROWN	6-14" CT. STAGGERED OA HTS	NO	MEDIUM	
TR	16	THRINAX RADATA	FLORIDA THATCH PALM	B&B	FIELD GROWN	6-8" OA. DOUBLE TRUNKS	YES	HIGH	
VM3	4	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	B&B	FIELD GROWN / B & B	16-18" OA. TRIPLE TRUNK	NO	HIGH	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
AMG	4	AECHMEA MEXICANA ALBO	VARIEGATED BROMELIAD	9" POT		30-30" OA	NO	MEDIUM	30" o.c.
ASP	27	AECHMEA SP. 'PINK FROST'	PINK FROST BROMELIAD	9" POT		30" OA.	NO	MEDIUM	30" o.c.
APN	69	AECHMEA X 'PINOT NOIR'	PINOT NOIR BROMELIAD	3 GAL	NO	SPECIMEN	NO	MEDIUM	24" o.c.
CFR	10	CORYLYNE FRUTICOSA 'RED SISTER'	HAWAIIAN TI PLANT	7 GAL		30" OA.	NO	MEDIUM	36" o.c.
CSI	15	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	30 GAL		10-12" OA. FULL TO BASE	NO	HIGH	42" o.c.
FG	2	FURCRAEA FOETIDA	FALSE AGAVE	7 GAL		30" OA.	NO	HIGH	48" o.c.
TG	1	TIBOUCHINA GRANDIFLORA	FUZZY LEAF PRINCESS FLOWER	15 GAL		5'-6" OA	NO	HIGH	48" o.c.
VINE/SPALIER	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
TJJ	40	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE'	CONFEDERATE JASMINE	25 GAL		10-12" TRELIS GROWN, TIE TO GREENSCREEN	NO	HIGH	12" o.c.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
FMG	90	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL		12"HT X 18"SPR	NO	HIGH	24" o.c.
ICP	23	IKORA COCCINEA 'PETITE RED'	DWARF RED IKORA	3 GAL		18"HT X 18"SPR	NO	MEDIUM	18" o.c.
PM7	49	PODOCARPUS MACROPHYLLUS	YEW PINE	7 GAL		42" HT. X 24" SPR.	NO	HIGH	24" o.c.
PM3	64	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL		24"HT X 24"SPR	NO	HIGH	24" o.c.
STB	215	SANSEVIERIA TRIFASCIATA 'BLACK GOLD'	BLACK GOLD SANSEVIERIA	1 GAL		12"HT X 12"SPR	NO	HIGH	18" o.c.
SAT	174	SCHEFFLERA ARBORICOLA 'TRINETTE'	DWARF TRINETTE SCHEFFLERA	3 GAL		18" HT. MIN.	NO	HIGH	18" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
ADM	92	ASPARAGUS DENIFLORUS 'MYERS'	FORTAL FEEN	1 GAL		12"HT X 12"SPR	NO	MEDIUM	18" o.c.
HAW	153	HEMIGRAPHIS ALTERNATA 'EXOTICA'	WAFFLE PLANT	1 GAL		6" HT. MIN.	NO	MEDIUM	18" o.c.
NBN	118	NEOREGELIA X 'BOSSA NOVA'	GREEN & WHITE BROMELIAD	1 GAL		NO	NO	MEDIUM	15" o.c.
NED	41	NEOREGELIA X 'DONGER'	RED DWARF BROMELIAD	1 GAL		12" O.A.	NO	MEDIUM	15" o.c.
NGE	118	NEOREGELIA X 'GREEN EYES'	NEOREGELIA BROMELIAD	6" POT		12" O.A.	NO	MEDIUM	12" o.c.

NOTE: Lightweight planter soil mix to be used in all raised planters, which consists of the following:
 1/3 CY horticultural perlite
 1/3 CY coarse peat moss
 1/3 CY clean soil & nutrients



SCALE: 1"=10'-0"

LANDSCAPE REQUIREMENTS - CITY OF CORAL GABLES

R.O.W. LANDSCAPING REQUIREMENTS: Per Section 5-1105 A of Coral Gables Zoning Code.

STREET TREES: 1 Tree per 35'-0" of ROW Frontage
SHRUBS: 1 Shrubs per LF of ROW.

REQUIRED TREES: (Minimum planting size 16' hg., 3-1/2" caliper)

Greco Avenue	: 406 l.f.	= 406'
Granello Avenue	: 530' - 44' Accessways	= 486'

TOTAL : 892'

REQUIRED: 892' / 35' = 25.5 Trees (30% native species min.)
PROVIDED: 21 Trees, 15 Palms total (counted 3:1), 81% Native (26 Trees total)

% PALMS PERMITTED TO COUNT AS STREET TREES:
 3:1 basis x 25%
 25.5 x 0.25 = 6.4

Permitted : 6 (18 at 3:1 basis)
 Provided : 5 (15 Solitaire Palms)

REQUIRED SHRUBS:

Greco Avenue	: 406'
Granello Avenue	: 486'

TOTAL : 892'

REQUIRED: 892' / 1' O.C. = 892 Shrubs (30% native species min.)
PROVIDED: 898 Shrubs (325 Native (36%); 284 Dwarf Ilex Holly, 6 Thatch Palms, and 35 Purple Crinum)

VUA LANDSCAPE BUFFER REQUIREMENTS:

1 TREE PER 25' OF PROPERTY LINE REQUIRED
 NO EXTERIOR VUA = NOT APPLICABLE

PRIVATE AREA LANDSCAPING SCHEDULE: Per Section 5-1105 C of Coral Gables Zoning Code (Landscape legend information required to be permanently affixed to plan.)

Zoning District: C with CBD overlay
 Net Lot Area: 1.69 acres / 73,461 s.f.

GREEN SPACE:

Net lot area = 73,461 s.f. x 10% = 7,346 s.f.

REQUIRED:	7,346 S.F.
PROVIDED:	6,833 s.f. at ground level 3,308 s.f. planters at rec. level 10,041 s.f. total

LARGE SHADE TREES: Minimum planting size 12" OA, 2" caliper.
 No. of trees required: 28 per acre, 28 x 1.69 acres = 47.32

REQUIRED:	47 trees (30% minimum native species required)
PROVIDED:	35 trees + (12 palms 3:1) = 47 total trees (57% native, 8 East Palatka Hollies, 11 Pigeon Plum, 5 Sweet Acacia, and 3 Royal Palms (9@3:1))

MAXIMUM % OF SHADE TREES ALLOWED TO BE SUBSTITUTED WITH PALMS:
 No. of trees required x 25% = 47 x 0.25 = 11.75

ALLOWED:	12 Trees
PROVIDED:	12 (36 Total Palms @ 3:1)

SHRUBS:
 No. of shrubs required: 224 per acre = 224 x 1.69 acres = 378.56

REQUIRED:	379 Shrubs (30% minimum native species of required = 114 Natives Required)
PROVIDED:	683 Shrubs (203 Native)



REVISION DATES

NO.	DATE	DESCRIPTION
1	02/07/19	REV. 1. SITE PLAN MODIFICATION PRIOR CONDITIONAL USE

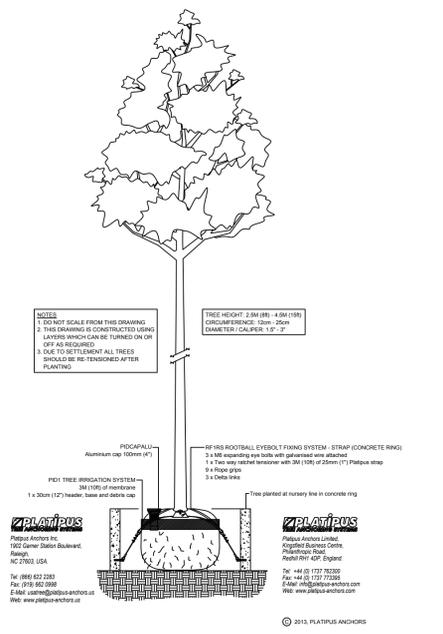
LANDSCAPE PLAN
GABLES PONCE SENIOR
 Coral Gables, Florida
 ZOM Development

Sheet Description
 POOL LEVEL
 LANDSCAPE
 PLAN

Release Date
 02-07-19

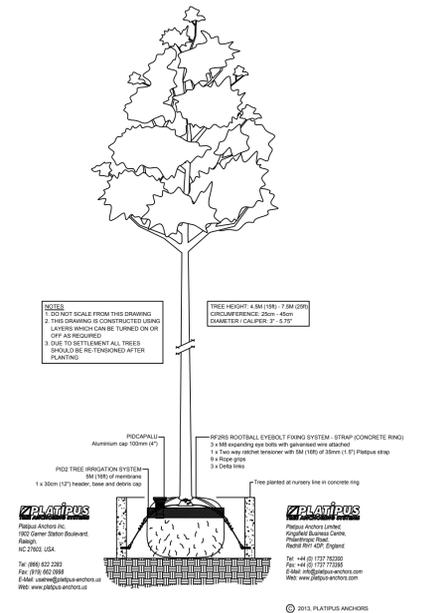
Project Number
 1902B

Drawing Number
LP-3
 Sheet 3 of 4



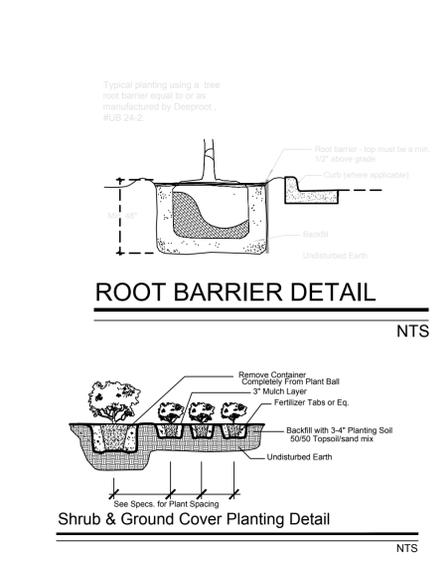
Palm & Tree Anchoring Detail

NOTE: All Solitaire Palms and Ligustrum trees in pool deck raised planters to be anchored using this system (or equal). NTS



Palm Anchoring Detail

NOTE: All Sylvester Palms in pool deck raised planters to be anchored using this system (or equal). NTS



Root Barrier Detail

NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing. NTS

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Six inches (6") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 110% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

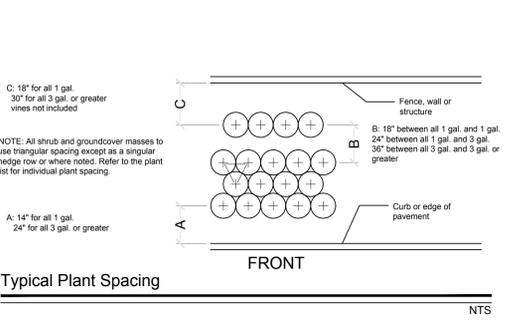
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

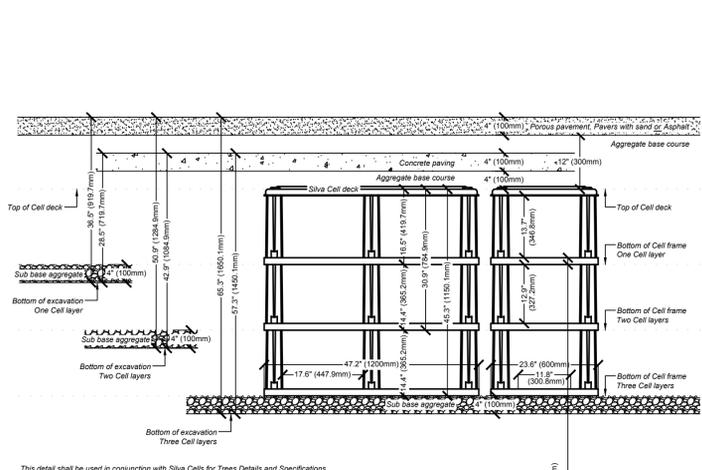
General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floratum' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



Typical Plant Spacing

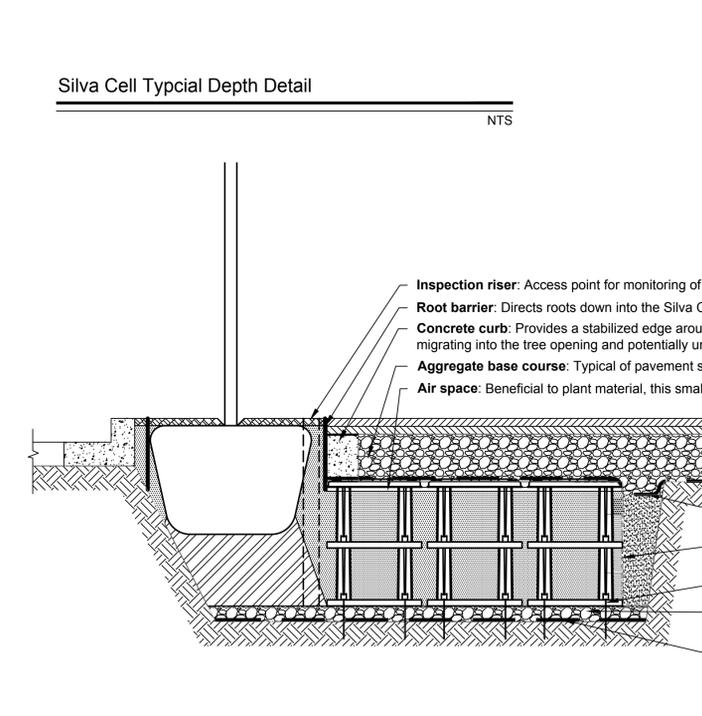
NOTE: All shrub and groundcover masses to use triangular spacing except as a singular hedge row or where noted. Refer to the plant list for individual plant spacing. NTS



Silva Cell Typical Depth Detail

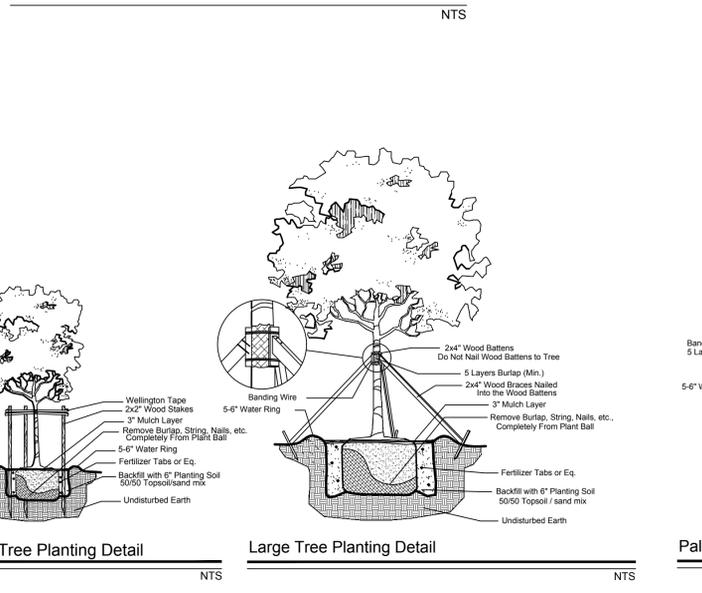
This detail shall be used in conjunction with Silva Cells for Trees Details and Specifications. NTS

The standard detail is provided for general education and informational purposes only and does not constitute an endorsement, approval or recommendation of any kind. The actual suitability and applicability of this information for a given use depends upon a wide variety of considerations, including specific project specifications, over which DeepRoot® has no information or control. This standard detail should NOT be used as a basis for volume calculations that are site specific and vary greatly depending on cell and deck spacing, soil conditions and soil compaction. All DeepRoot® Silva Cell products are sold with the understanding that the purchaser, either individually or in consultation with purchaser's design professionals, has independently determined the suitability of each product for the application for which it is purchased. Except as expressly provided, DeepRoot® disclaims all warranties, express or implied, and strongly encourages the reader to consult with a purchaser's design professional and/or engineer before applying any of this information to a specific use or purpose.



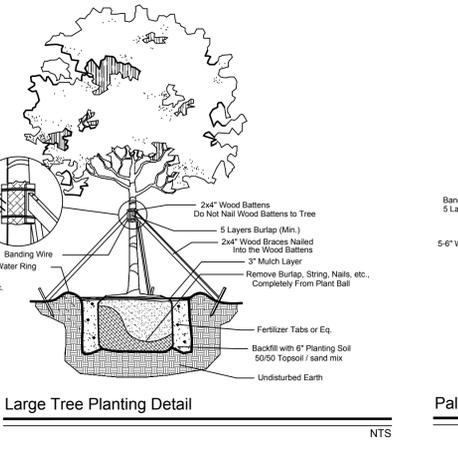
Silva Cell Typical Tree/Sidewalk Detail

NTS



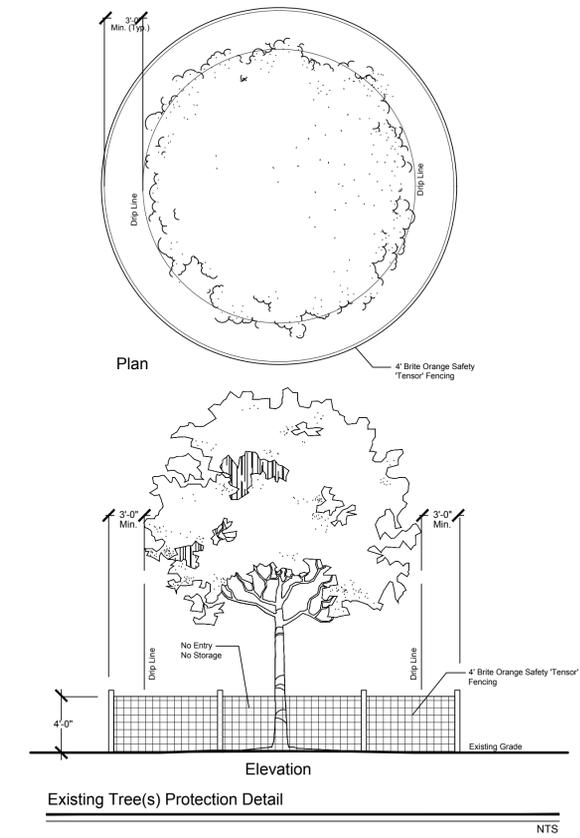
Small Tree Planting Detail

NTS



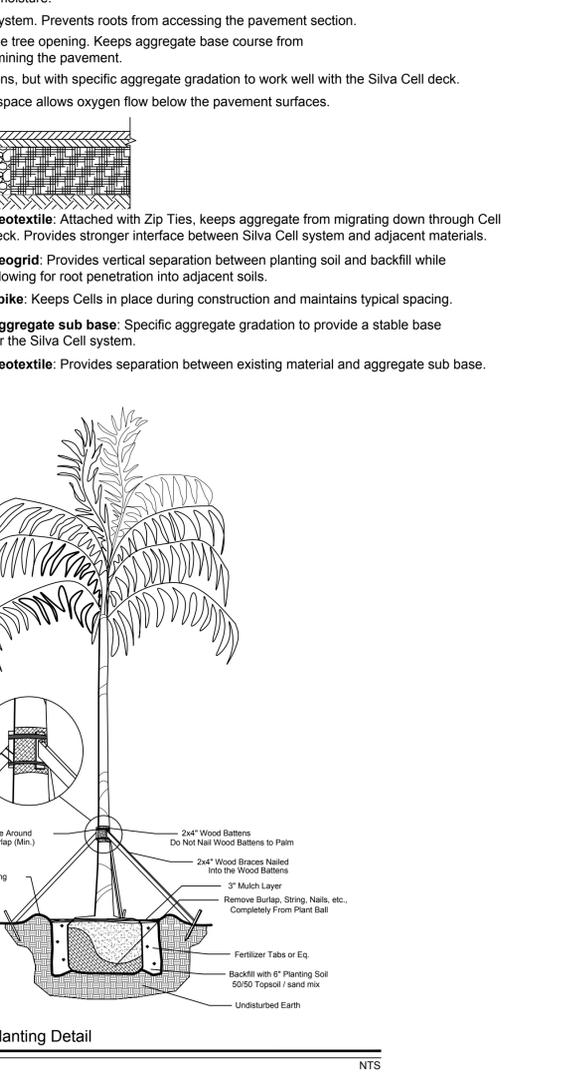
Large Tree Planting Detail

NTS



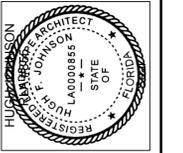
Existing Tree(s) Protection Detail

NTS



Palm Planting Detail

NTS

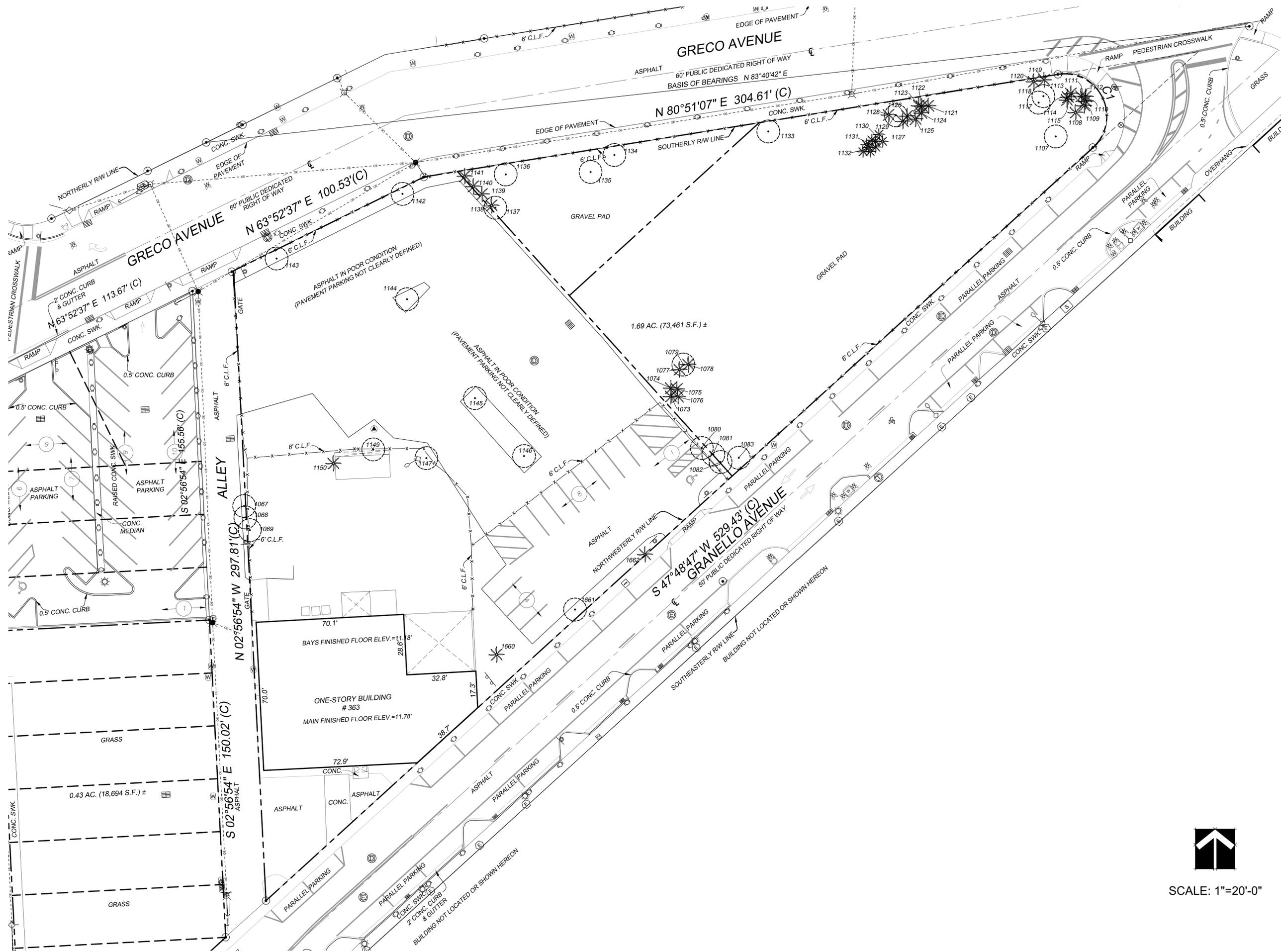


REV. 1 SITE PLAN MODIFICATION FROM CONSTRUCTION 09/10/2016
Revision Dates

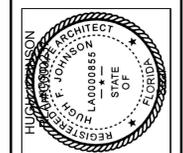
LANDSCAPE PLAN
GABLES PONCE SENIOR
Coral Gables, Florida
ZOM Development

Sheet Description
LANDSCAPE NOTES AND DETAILS
Release Date
02-07-19
Project Number
1902B
Drawing Number
LP-4

Sheet 4 of 4



SCALE: 1"=20'-0"



REV. 1. SITE PLAN MODIFICATION
 PRIOR CONDITIONAL USE
 05/19/2019

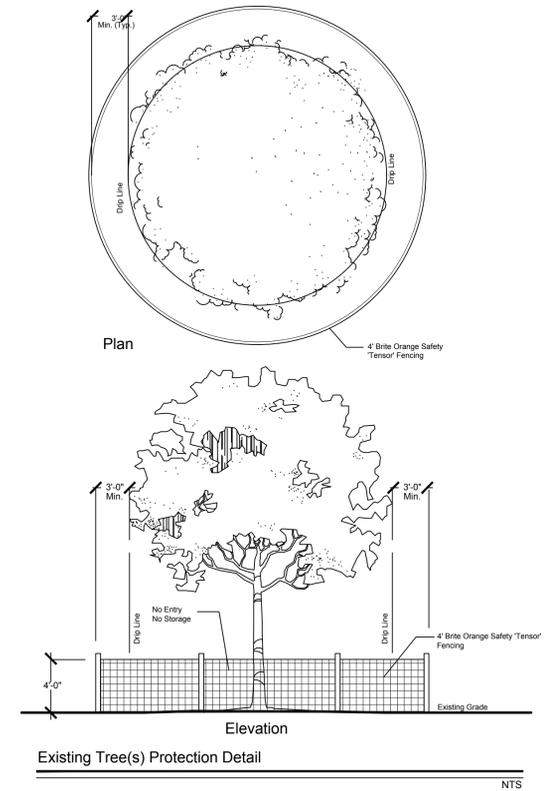
Revision Dates

TREE SURVEY AND VEGETATION ASSESSMENT
GABLES PONCE SENIOR
 Coral Gables, Florida
 ZOM Development

Sheet Description	TREE SURVEY AND VEGETATION ASSESSMENT
Release Date	02-07-19
Project Number	1902B
Drawing Number	TS-1
Sheet 1 of 2	

TREE TABLE

TREE ID#	SPECIES	NATIVE	DBH	HEIGHT	REMAIN	REMOVE	RELOCATE	CONDITION
1067	Schinus terebinthifolius / Brazilian Pepper		6"			X		40%
1068	Schinus terebinthifolius / Brazilian Pepper		8"			X		40%
1069	Schinus terebinthifolius / Brazilian Pepper		15'(3)			X		40%
1073	Livistona rotundifolia / Round Leaf Fan Palm		6"	10'		X		55%
1074	Livistona rotundifolia / Round Leaf Fan Palm		6"	10'		X		55%
1075	Livistona rotundifolia / Round Leaf Fan Palm		6"	15'		X		55%
1076	Livistona rotundifolia / Round Leaf Fan Palm		6"	15'		X		55%
1077	Livistona rotundifolia / Round Leaf Fan Palm		6"	30'		X		55%
1078	Livistona rotundifolia / Round Leaf Fan Palm		4"	30'		X		55%
1079	Bursera simaruba / Gumbo Limbo Tree		15"	25'		X		50%
1080	Quercus virginiana / Live Oak		6"			X		35%
1081	Hibiscus r.s. / Hibiscus		3"	6'		X		30%
1082	Hibiscus r.s. / Hibiscus		3"	6'		X		30%
1083	Coccoloba uvifera / Seagrape Tree		6'(7)	25'		X		50%
1107	Unknown		15"	30'		X		0% (DEAD)
1108	Washingtonia robusta / Washington Palm		8"	12'		X		55%
1109	Washingtonia robusta / Washington Palm		8"	15'		X		55%
1110	Washingtonia robusta / Washington Palm		8"	18'		X		55%
1111	Washingtonia robusta / Washington Palm		8"	18'		X		55%
1112	Washingtonia robusta / Washington Palm		8"	15'		X		55%
1113	Washingtonia robusta / Washington Palm		8"	15'		X		55%
1114	Washingtonia robusta / Washington Palm		8"	15'		X		55%
1115	Washingtonia robusta / Washington Palm		8"	12'		X		55%
1117	Schinus terebinthifolius / Brazilian Pepper		4'(7)	10'		X		20%
1118	Schinus terebinthifolius / Brazilian Pepper		3"	10'		X		20%
1119	Washingtonia robusta / Washington Palm		6"	15'		X		45%
1120	Washingtonia robusta / Washington Palm		6"	15'		X		45%
1121	Washingtonia robusta / Washington Palm		8"	15'		X		50%
1122	Washingtonia robusta / Washington Palm		6"	15'		X		50%
1123	Washingtonia robusta / Washington Palm		6"	15'		X		50%
1124	Washingtonia robusta / Washington Palm		12"	15'		X		50%
1125	Washingtonia robusta / Washington Palm		8"	15'		X		50%
1126	Washingtonia robusta / Washington Palm		8"	15'		X		50%
1127	Washingtonia robusta / Washington Palm		8"	12'		X		50%
1128	Livistona rotundifolia / Round Leaf Fan Palm		8"	30'		X		60%
1129	Schefflera actinophylla / Umbrella Tree		30"	25'		X		50%
1130	Dyopsis lutescens / Areca Palm		4'(6)	18'		X		25%
1131	Dyopsis lutescens / Areca Palm		4'(10)	18'		X		25%
1132	Dyopsis lutescens / Areca Palm		4'(5)	18'		X		25%
1133	Quercus virginiana / Live Oak		24"	28'		X		45%
1134	Bursera simaruba / Gumbo Limbo Tree		15"	18'		X		40%
1135	Bursera simaruba / Gumbo Limbo Tree		12"	18'		X		45%
1136	Bursera simaruba / Gumbo Limbo Tree		15"	18'		X		50%
1137	Quercus virginiana / Live Oak		3"	8'		X		20%
1138	Ptychosperma elegans / Solitaire Palm		4'(2)	8'		X		30%
1139	Ptychosperma elegans / Solitaire Palm		4'(3)	12'		X		50%
1140	Ptychosperma elegans / Solitaire Palm		4"	15'		X		50%
1141	Ptychosperma elegans / Solitaire Palm		4"	12'		X		50%
1142	Bucida buceras / Black Olive		24"	30'		X		60%
1143	Bucida buceras / Black Olive		15"	18'		X		45%
1144	Bucida buceras / Black Olive		12"	20'		X		50%
1145	Bucida buceras / Black Olive		24"	25'		X		55%
1146	Bucida buceras / Black Olive		24"	25'		X		55%
1147	Delonix regia / Royal Poinciana		4"	10'		X		25%
1149	Schinus terebinthifolius / Brazilian Pepper		12'(2)	15'		X		50%
1150	Roystonea regia / Cuban Royal Palm		20"	30'		X		45%
1660	Roystonea regia / Cuban Royal Palm		20"	30'		X		55%
1661	Bucida buceras / Black Olive		24"	30'		X		55%
1662	Washingtonia robusta / Washington Palm		24"	4'		X		60%



REV. 1. SITE PLAN MODIFICATION PRIOR CONDITIONAL USE 05/18/2019
Revision Dates

TREE SURVEY AND VEGETATION ASSESSMENT
GABLES PONCE SENIOR
Coral Gables, Florida
ZOM Development

Sheet Description
TREE SURVEY AND VEGETATION ASSESSMENT LIST

Release Date
02-07-19

Project Number
1902B

Drawing Number
TS-2

Sheet 2 of 2

May 21, 2019

Mr. Kyle Clayton
SVP - FL
ZOM Development
200 E Broward Blvd., Suite 1200
Ft. Lauderdale, FL 33301
954.779.7950
krc@zomliving.com

RE: Coral Gables Senior Apartments Shared Parking Analysis - #18225

Dear Kyle,

We have completed a parking analysis for the proposed Coral Gables Senior Apartments. The project will be located at 363 Granello Avenue in Coral Gables, Florida. The purpose of this study is to conduct a shared parking analysis for the project based on the procedures established by the Urban Land Institute (ULI) and the City of Coral Gables Zoning Code. The analysis was based on the development program shown in Exhibit 1.

**Exhibit 1
Development Program**

Land Use	Size
Retail	3,721 SF
Wellness Center	3,567 SF
General Office	2,402 SF
Event Halls	5,277 SF
Restaurant	1,838 SF
Live Work	
Residential	5 Units
Work Area	1,750 SF
Senior Adult Housing	178 Units

Parking Generation

A parking analysis was conducted for the project to determine the number of required parking spaces. The analysis was done using the parking rates published in the City of Coral Gables Zoning Code (Article 5 – Development Standards). Since the City Code does not provide a parking rate for Senior Adult Housing, the parking rate provided by ITE Parking Generation 4th Edition was used (see Attachment A for back-up information). The parking requirements based on the City and ITE rates are shown in Exhibit 2.

Exhibit 2 Parking Requirements

Land Use	Units	Coral Gables Parking Requirement	Rate	Total Parking
Retail	3,721 SF	1 space / 300 SF ¹	300	13
Wellness Center	3,567 SF	1 space / 300 SF ¹	300	12
General Office	2,402 SF	1 space / 300 SF ¹	300	9
Event Halls	5,277 SF	1 space / 300 SF ¹	300	18
Restaurant	1,838 SF	1 space / 300 SF ¹	300	7
Live Work	Residential	5 Units	1 space / Unit	5
	Work Area	1,750 SF	1 space / 350 SF of Work Area	5
Senior Adult Housing	178 Units	.66 spaces / Unit ²	0.66	117
Total Parking Spaces				186

¹ Off-street parking rate for ground floor commercial uses on MXD District

² Rate based on ITE Parking Generation 4th Ed. for Senior Adult Housing (LU 252)

Shared Parking Analysis

Shared parking is the use of parking spaces to serve two or more individual land uses without conflict or encroachment. The ability to share parking spaces is the result of variations in the accumulation of vehicles by hour, by day or by season at the individual land uses. Shared parking principles also account for the relationships among the land uses that result in visiting multiple uses on the same auto trip and the mode of transportation used to reach the site.

The main goal of shared parking is to determine a balance between providing enough parking to support a development and reducing the excessive area dedicated to parking. Shared parking analysis was conducted for the project based on the procedures outlined in the Urban Land Institute (ULI) Shared Parking, 2nd Edition.

ULI Shared Parking Procedure

An hourly distribution analysis was conducted for both a typical weekday and a weekend day based on the time-of-day percentages provided by ULI Shared Parking. The results of the analysis show that the highest accumulation of parking for the project occurs during a typical weekday at 7:00 pm. Attachment B shows the results of the hourly distribution analysis.

Parking requirements based on the individual land uses were adjusted to account for seasonal variations, hourly distribution, non-captive ratios and mode adjustments to estimate the actual number of parking spaces required for the site. The result of the shared parking analysis shows that the proposed project requires 163 parking spaces to satisfy the maximum parking requirement. Exhibit 3 shows the results of the ULI analysis.

Exhibit 3 Shared Parking Based on ULI Procedures

Land Use		Unadjusted Parking Requirement	Month Adjustment December	Peak Hour Adjustment Weekday at 7 pm	Non-captive Adjustment	Mode Adjustment	Adjusted Parking Requirement
Retail	Customer	10	100%	95%	98%	95%	9
	Employees	3	100%	95%	100%	95%	2
Wellness Center	Customer	10	100%	95%	98%	95%	8
	Employees	2	100%	95%	100%	95%	2
General Office	Visitors	13	100%	2%	98%	95%	0
	Employees	1	100%	10%	100%	95%	0
Event Halls	Visitors	14	100%	95%	98%	95%	13
	Employees	4	100%	95%	100%	95%	3
Restaurant	Guest	6	100%	80%	98%	95%	4
	Employees	1	100%	95%	100%	95%	1
Live Work	Residents	5	100%	97%	100%	100%	5
Senior Adult Housing	Residents	117	100%	97%	100%	100%	114
TOTAL REQUIRED		186					163

Ride-sharing Impact on Parking

Digital ride-sharing services, such as Uber and Lyft, are part of a broader suite of innovations that constitute what is sometimes referred to as the sharing economy. Research shows that in major cities, 21% of adults personally use ride-sharing services; an additional 9% use ride-sharing with friends, but have not installed the app themselves. Nearly a quarter (24%) of ride-sharing users in metropolitan areas use ride-sharing on a weekly or daily basis. Parking represents the top reason (37%) that ride-sharing users substitute a ride-sharing service in place of driving themselves.

Ace Parking — one of the largest parking companies in North America has reported that overnight parking at hotels has declined 5% to 10% due to ride-sharing services. At restaurant valet stands, business is down 25% and nightclub valets are seeing a 50% reduction in demand. Although there is not enough data to quantify the effect of ride-sharing services on parking, there is evidence that ride-sharing services have created an alternative for consumers who would otherwise drive and park. For this analysis, the effect of ridesharing on parking demand has not been taken into account.

Parking Management Strategies

In addition to shared parking, there are other parking management strategies that could offset the off-street parking needs. The project should develop a Parking Management Plan to ensure an efficient parking system that is convenient to both commercial uses and residents as well as to protect neighborhoods from spill-over parking.

Pedestrian / Bicyclist - The project is located in an area conducive to pedestrian and bicycle activities. The area surrounding the proposed Coral Gables Senior Apartments has a comprehensive sidewalk network, signalized intersections with clearly marked crosswalks, and pedestrian signals. This environment promotes walking and bicycling as a means of transportation and further reduces the need for off-street parking.

Transit - The area surrounding the project is served by transit: Miami Dade Transit Routes 56, the Coral Gables Trolley (0.2 miles distance) and the Douglas Metrorail station (0.45 miles). The use of transit is another effective way to reduce the need for off-street parking.

In addition, there are other parking management strategies that could have a significant impact on the reduction of off-street parking. The proposed project will consider using the following strategies to improve the efficiency of the parking areas:

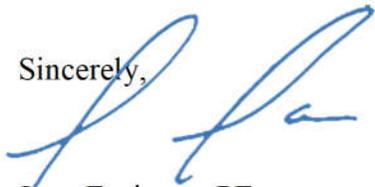
- Encourage businesses to implement commuter trip reduction programs for their employees.
- Provide information to residents, employees and visitors about transit, ridesharing and bicycle facilities options.

The parking management strategies discussed above could have a significant impact on the reduction of off-street parking. The percent of reduction varies between 5% and 10% depending on the effort that the development puts to promote these strategies.

Conclusions

A parking analysis was conducted for the proposed Coral Gables Senior Apartments based on the procedures established by the Urban Land Institute (ULI) and the City of Coral Gables Zoning Code. Based on shared parking principles, the proposed project should provide 163 parking spaces to satisfy their parking demand. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,



Juan Espinosa, PE

Vice-President – Transportation

Attachments

W:\18\18225\Shared Parking\May 2019\Shared Parking Analysis_May 21 2019.docx

Attachment A
ITE Parking Generation
Information

Land Use: 252

Senior Adult Housing—Attached

Description

Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing and active adult communities. These developments may include limited social or recreational services. However, they generally lack centralized dining and on-site medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired. Congregate care facility (Land Use 253) and continuing care retirement community (Land Use 255) are related uses.

Database Description

The database consisted of all suburban study sites.

- Average parking supply ratio: 1.0 space per dwelling unit (three study sites).

Study Sites/Years

Downingtown, PA (2008); Parkesburg, PA (2008); Spring City, PA (2008)

4th Edition Source Number

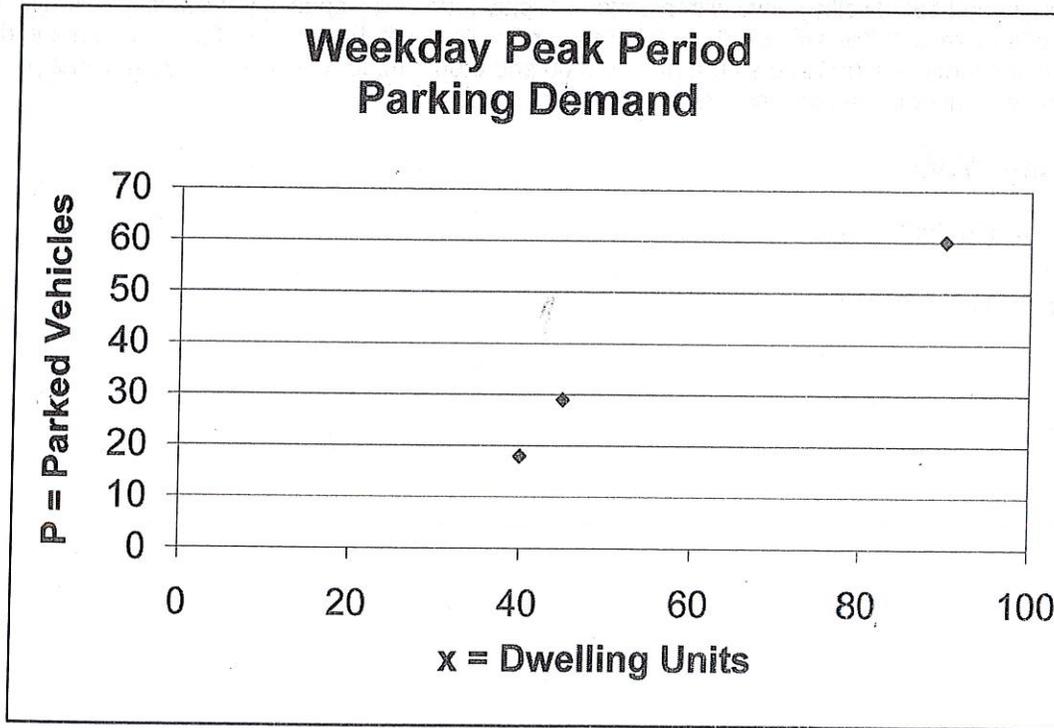
1131

Land Use: 252

Senior Adult Housing—Attached

Average Peak Period Parking Demand vs. Dwelling Units On a Weekday

Statistic	Peak Period Demand
Peak Period	11:00 p.m.–5:00 a.m.
Number of Study Sites	3
Average Size of Study Sites	58 dwelling units
Average Peak Period Parking Demand	0.59 vehicles per dwelling unit
Standard Deviation	0.12
Coefficient of Variation	20%
Range	0.45–0.67 vehicles per dwelling unit
85th Percentile	0.66 vehicles per dwelling unit
33rd Percentile	0.58 vehicles per dwelling unit



◆ Actual Data Points

Attachment B

Hourly Accumulation Analysis

Coral Gables Senior Apartments

Shared Parking Analysis Based on ULI

Weekday Conditions

Land Use		Required Parking	Time-of-Day																																					
			6:00 AM		7:00 AM		8:00 AM		9:00 AM		10:00 AM		11:00 AM		Noon		1:00 PM		2:00 PM		3:00 PM		4:00 PM		5:00 PM		6:00 PM		7:00 PM		8:00 PM		9:00 PM		10:00 PM		11:00 PM		Midnight	
			Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking
Retail	Customer	10	1%	0	5%	1	15%	2	35%	4	65%	7	85%	9	95%	10	100%	10	95%	10	90%	9	90%	9	95%	10	95%	10	95%	10	80%	8	50%	5	30%	3	10%	1	0%	0
	Employees	3	10%	0	15%	0	40%	1	75%	2	85%	2	95%	2	100%	3	100%	3	100%	3	100%	3	100%	3	95%	2	95%	2	90%	2	75%	2	40%	1	15%	0	0%	0		
Wellness Center (based on Retail)	Customer	10	1%	0	5%	0	15%	1	35%	3	65%	6	85%	8	95%	9	100%	10	95%	9	90%	9	90%	9	95%	9	95%	9	80%	8	50%	5	30%	3	10%	1	0%	0		
	Employees	2	10%	0	15%	0	40%	1	75%	2	85%	2	95%	2	100%	2	100%	2	100%	2	100%	2	100%	2	95%	2	95%	2	90%	2	75%	2	40%	1	15%	0	0%	0		
General Office (includes LW)	Visitors	13	0%	0	1%	0	20%	3	60%	8	100%	13	45%	6	15%	2	45%	6	100%	13	45%	6	15%	2	10%	1	5%	1	2%	0	1%	0	0%	0	0%	0	0%	0		
	Employees	1	3%	0	30%	0	75%	1	95%	1	100%	1	100%	1	90%	1	90%	1	100%	1	90%	1	50%	1	25%	0	10%	0	7%	0	3%	0	1%	0	0%	0	0%	0		
Event Halls (based on Retail)	Visitors	14	1%	0	5%	1	15%	2	35%	5	65%	9	85%	12	95%	14	100%	14	95%	14	90%	13	90%	13	95%	14	95%	14	80%	12	50%	7	30%	4	10%	1	0%	0		
	Employees	4	10%	0	15%	0	40%	1	75%	2	85%	2	95%	2	100%	3	100%	3	100%	3	100%	3	95%	2	95%	2	95%	2	90%	2	75%	2	40%	1	15%	0	0%	0		
Restaurant	Guest	6	25%	1	50%	3	60%	4	75%	4	85%	5	90%	5	100%	6	90%	5	50%	3	45%	3	45%	3	75%	4	80%	5	80%	5	60%	4	55%	3	50%	3	25%	1		
	Employees	1	50%	1	75%	1	90%	1	90%	1	100%	1	100%	1	100%	1	100%	1	100%	1	75%	1	75%	1	95%	1	95%	1	95%	1	80%	1	65%	1	65%	1	35%	0		
Live Work	Residents	5	100%	5	90%	5	85%	4	80%	4	75%	4	70%	4	65%	3	70%	4	70%	4	70%	4	75%	4	85%	4	90%	5	97%	5	98%	5	99%	5	100%	5	100%	5	100%	
Senior Adult Housing	Residents	117	100%	117	90%	106	85%	100	80%	94	75%	88	70%	82	65%	76	70%	82	70%	82	70%	82	75%	88	85%	100	90%	106	97%	114	98%	115	99%	116	100%	117	100%	117	100%	
		186	124		117		121		130		140		134		130		141		145		136		138		150		157		164		160		149		139		129		123	

Coral Gables Senior Apartments

Shared Parking Analysis Based on ULI

Weekend Conditions

Land Use		Required Parking	Time-of-Day																																						
			6:00 AM		7:00 AM		8:00 AM		9:00 AM		10:00 AM		11:00 AM		Noon		1:00 PM		2:00 PM		3:00 PM		4:00 PM		5:00 PM		6:00 PM		7:00 PM		8:00 PM		9:00 PM		10:00 PM		11:00 PM		Midnight		
			Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate	Parking	Rate
Retail	Customer	10	1%	0	5%	1	10%	1	30%	3	50%	5	65%	7	85%	9	90%	9	100%	10	100%	10	95%	10	90%	9	80%	8	75%	8	65%	7	50%	5	35%	4	15%	2	0%	0	0%
	Employees	3	10%	0	15%	0	40%	1	75%	2	85%	2	95%	2	100%	3	100%	3	100%	3	100%	3	100%	3	95%	2	95%	2	90%	2	75%	2	40%	1	15%	0	0%	0	0%		
Wellness Center (based on Retail)	Customer	10	1%	0	5%	0	10%	1	30%	3	50%	5	65%	6	85%	8	100%	10	100%	10	100%	10	95%	9	90%	9	80%	8	75%	7	65%	6	50%	5	35%	3	15%	1	0%	0	0%
	Employees	2	10%	0	15%	0	40%	1	75%	2	85%	2	95%	2	100%	2	100%	2	100%	2	100%	2	100%	2	95%	2	95%	2	90%	2	75%	2	40%	1	15%	0	0%	0	0%		
General Office (includes LW)	Visitors	13	0%	0	20%	3	60%	8	80%	10	90%	12	100%	13	90%	12	80%	10	60%	8	40%	5	20%	3	10%	1	5%	1	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
	Employees	1	0%	0	20%	0	60%	1	80%	1	90%	1	100%	1	90%	1	100%	1	60%	1	40%	0	20%	0	10%	0	5%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Event Halls (based on Retail)	Visitors	14	1%	0	5%	1	10%	1	30%	4	50%	7	65%	9	85%	12	90%	13	100%	14	100%	14	95%	14	90%	13	80%	12	75%	11	65%	9	50%	7	35%	5	15%	2	0%	0	0%
	Employees	4	10%	0	15%	0	40%	1	75%	2	85%	2	95%	2	100%	3	100%	3	100%	3	100%	3	100%	3	95%	2	95%	2	90%	2	75%	2	40%	1	15%	0	0%	0	0%		
Restaurant	Guest	6	10%	1	25%	1	45%	3	70%	4	90%	5	90%	5	100%	6	85%	5	65%	4	40%	2	45%	3	60%	4	70%	4	65%	4	30%	2	25%	1	15%	1	10%	1	0%		
	Employees	1	50%	1	75%	1	90%	1	90%	1	100%	1	100%	1	100%	1	100%	1	100%	1	75%	1	75%	1	95%	1	95%	1	95%	1	80%	1	65%	1	65%	1	35%	1	35%	0	0%
Live Work	Residents	5	100%	5	90%	5	85%	4	80%	4	75%	4	70%	4	65%	3	70%	4	70%	4	70%	4	75%	4	85%	4	90%	5	97%	5	98%	5	99%	5	100%	5	100%	5	100%	5	100%
Senior Adult Housing	Residents	117	100%	117	90%	106	85%	100	80%	94	75%	88	70%	82	65%	76	70%	82	70%	82	70%	82	75%	88	85%	100	90%	106	97%	114	98%	115	99%	116	100%	117	100%	117	100%	117	100%
		186	124		118		123		130		134		134		136		143		142		136		140		147		151		156		153		147		139		129		123		

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2016-09

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING MIXED USE SITE PLAN REVIEW PURSUANT TO ZONING CODE ARTICLE 4, "ZONING DISTRICTS", DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS", SECTION 4-201, "MIXED USE DISTRICT (MXD)" FOR THE MIXED USE PROJECT REFERRED TO AS "GABLES PONCE III" ON THE PROPERTY LEGALLY DESCRIBED AS TRACTS A-C, BLOCK 16, INDUSTRIAL SECTION (363 GRANELLO AVENUE), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application was submitted requesting mixed use site plan review pursuant to Zoning Code Section 4-201 for the mixed-use project referred to as "Gables Ponce III" on the property legally described as Tracts A-C, Block 16, Industrial Section (363 Granello Avenue), Coral Gables, Florida; and

WHEREAS, the Application requires City of Coral Gables mixed use site plan review and public hearing consideration pursuant to the Zoning Code Mixed Use District (MXD) provisions and Comprehensive Plan Mixed Use Overlay District (MXOD) provisions; and

WHEREAS, after notice of public hearing duly published and courtesy notifications of all property owners of record within one-thousand-five-hundred (1500) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on December 9, 2015, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the Planning and Zoning Board's December 9, 2015 meeting, the Board recommended approval of the proposed mixed use site plan (vote: 4-2), subject to conditions of approval; and

WHEREAS, a public hearing was held before the City Commission on January 12, 2016, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

WHEREAS, the City Commission on January 12, 2016, approved the requested mixed use project (5-0 Vote); and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for mixed use site plan review as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public;

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

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

SECTION 2. The proposed mixed use site plan review for the mixed-use project referred to as “Gables Ponce III” on Tracts A-C, Block 16, Industrial Section (363 Granello Avenue), Coral Gables, Florida shall be and is hereby approved subject to all of the following conditions:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:
 - a. Applicant’s Planning and Zoning Board submittal package dated 11.13.15, prepared by MSA Architects.
 - b. Traffic Impact Analysis, dated April 2015, prepared by Kimley Horn.
 - c. All representations proffered by the Applicant’s representatives as a part of the review of the Application at public hearings.
2. Restrictive covenant. Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
3. Bond. Within 90 days of approval, the Applicant, property owner(s), their successors or assigns shall post a bond in favor of the City in an amount determined by the Public Works Director to cover the costs of restoring the property to a clean, safe, and attractive condition in the event that the project is not completed in a timely manner, consistent with the Site Plan approval and applicable conditions.
4. Sustainable design. Project shall meet the minimum standards to be Leadership in Energy and Environmental Design (LEED) Certified as specified by the U.S. Green Building Council, or similar rating agency.
5. Building facade. No illuminated signage shall be permitted above the building’s second floor facing west.
6. Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
 - a. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of twelve (12) on-street parking spaces as a result of the project.
 - b. All outstanding landscaping and public plaza issues as identified by the Public Service Department and Planning and Zoning Division shall be satisfactorily resolved, subject to review and approval by the Directors of Public Service and Planning and Zoning.
 - c. Ground floor publicly accessible open space (i.e. arcades, paseos, plazas, widened sidewalks, etc.) shall be flush with the public sidewalk, to the extent permitted by all applicable codes and subject to final approval by the Public Works Director and the Planning and Zoning Director.

- d. The Applicant shall provide funding for public space improvements in an amount of \$50,000 so as to enhance and improve the public spaces located along the nearby Metrorail right-of-way between Le Jeune Road and the City limits to northeast. This funding may be utilized for the proposed Underline public space project currently underway or for other public access / open space improvements in the area of the Metrorail right-of-way between Le Jeune Road and the City limits to northeast. The Applicant shall obtain the consent of the City to the proposed use of this funding, which consent shall not be unreasonably withheld.
 - e. Temporary Open Space. Maintain the open grass lot fronting LeJeune Road as a temporary publicly-accessible open space, until such time it is developed.
 - f. Proposed dog park shall be publicly accessible.
 - g. Street light fixtures shall be LED.
 - h. Clearly marked recycling receptacles shall be included along with trash receptacles.
 - i. Construction information/contact. Provide written notice to all properties within one thousand (1,000) feet of the "Gables Ponce III" project (363 Granello Ave), providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
 - j. Encroachments Plan. Prior to the City's issuance of a Foundation Permit or any other major Building Permit for the project, Commission approval is required for a special treatment sidewalk, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way. The above encroachments must be approved by City resolution and a fully executed Hold Harmless agreement or restrictive covenant must be executed in a form acceptable to the City Attorney. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
 - k. Comply with all City requirements for Art in Public Places. Public art shall be reviewed by the Arts Advisory Panel and Cultural Development Board, and receive Board of Architects' approval before being submitted to the City Commission. The Applicant's compliance with all requirements of the Art in Public Places program shall be coordinated by the Director of Historical Resources and Cultural Arts.
 - l. All parking garage openings shall be screened to ensure that no internal lights within the garage, including car headlights, are visible from the exterior.
 - m. Utility Upgrades. Prior to the issuance of a building permit the Applicant, property owner(s), their successors or assigns shall prepare and submit an infrastructure improvement plan for the coordination and construction of utilities and facilities to the Public Works Department for review and approval. The Public Works Director shall determine if additional improvements are required upon review of the above plan. The Applicant shall be responsible for the funding of all recommended improvements, subject to and memorialized in a service agreement with the City which will incorporate a provision providing for proportionate reimbursements by subsequent projects, prior to issuance of the first major building permit.
7. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within one thousand (1,000) feet of the "Gables Ponce III" (363 Granello Ave) project boundaries of any proposed partial street closures as a result of the project's construction activity. Complete street closure shall be prohibited.
 8. Prior to the issuance of a Temporary Certificate of Occupancy (TCO) for the project, the

Applicant, property owner, its successors or assigns shall complete the following:

- a. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Planning and Parking.
 - b. Undergrounding of overhead utilities. In accordance with Zoning Code Article 4 "Zoning Districts", more specifically, Section 4-201, "Mixed use District (MXD)," and Article 4, "Zoning Districts," Table 1, sub-section L, "Utilities", the Applicant shall submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, including the alley, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.
9. Storefront Transparency. Ground-level glass storefronts as shown in the approved elevations, with interior spaces that have a Certificate of Occupancy for Commercial Use (Temporary or regular), shall remain transparent and allow visibility into the interior of the ground-level space from the public right of way and pedestrian areas of the project, with the exception of live/work units. Tinting, curtains, blinds, paper, or other materials that obstruct visibility into the interior of the ground level space shall not be permitted except as required by the City during construction.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall be in conformance with the requirements of Zoning Code Section 3-410, "Changes to conditional use approvals."

SECTION 4. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWELFTH DAY OF JANUARY, A.D., 2016.

(Moved: Lago / Seconded: Quesada)

(Yeas: Keon, Lago, Quesada, Slesnick, Cason)

(Unanimous: 5-0 Vote)

(Agenda Item: E-7)

APPROVED:



JIM CASON
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



CRAIG E. LEEN
CITY ATTORNEY

On a discussion of the membership of several of the City officials in the Atlantic and Gulf Canals Association, it was the unanimous opinion of the Commission that the City should provide for paying for one membership for its Mayor, which would be sufficient registration in said Association by the City of Coral Gables. This motion by Commissioner Houston, seconded by Commissioner Phillips and unanimously carried.

The City Attorney was instructed to prepare an ordinance forbidding all night business of industrial operation in the City of Coral Gables except in the Industrial Section thereof, and excepting such essential services as restaurants and pharmacies.

The City Manager discussed with the Commission the question of a renewal of the bus maintenance contract with the Huskamp Motor Company, the existing contract terminating on June 30, 1944. The City Manager reported that Mr. Huskamp offered to continue the contract at increased compensation, namely, 2.7¢ per mile for the first 6,000 miles and 2.4¢ per mile in excess of 600,000 bus miles, which increased compensation the City Manager believed justified by changing conditions in the two years since the original contract was entered into. On motion of Commissioner Houston, seconded by Commissioner Holley and unanimously carried, the matter was referred back to the City Manager with power to act in his own discretion and judgment.

The City Manager reported to the Commission the proposal by Coral Gables Insurance Agency to provide on risk non-deductible insurance for personal injury and property damage liability of the transportation system at a premium and consideration of \$.0337 per \$1.00 of gross revenue, and stated that he had found this premium to be in line with the premiums for similar policies carried by the Miami Transit Company and the Miami Beach Railway Company. He explained that the premium would be within the customary appropriation for such liability in the annual transportation system budget, and was thereupon authorized by the Commission to proceed with such insurance, after approval by the City Attorney of the form of policy.

The City Manager discussed with the Commission the increasing rat and fly nuisance and menace to health, and the many complaints against the keeping of livestock and poultry in Coral Gables, explaining that the prohibiting ordinance is still in effect, but that enforcement of it had been relaxed during the stringent meat rationing and during the National clamor for private home chicken raising as a means of increasing the meat supply. He recommended that enforcement of the ordinance be resumed at this time, suggesting that persons having poultry and livestock be given until August first to dispose of them. It was the unanimous opinion of the Commission that this should be done, and that on and after August 1st the ordinance prohibiting poultry and livestock in Coral Gables be strictly and diligently enforced.

After discussing the proposed consolidation of city and county assessment and collection of taxes under the county assessor and county collector to be voted upon by the people of Florida in November of this year, the Commission authorized the City Manager to arrange a dinner meeting at the Coral Gables Country Club on Friday, June 23, 1944, in which this matter could be fully discussed by the mayors, city managers, city clerks, and directors of finance of Dade County municipalities.

The City Manager explained to the Commission that a request had been made by the University of Miami that the City re-purchase approximately \$600.00 of delinquent tax certificates, which had been sold to others covering certain properties of the University, and cancel said certificates for the benefit of the University. The Commission decided unanimously that the City was without legal right to re-purchase certificates from individual buyers, except for reasons of irregularities or uncorrectible errors in the assessment levy and sale of the taxes.

RESOLUTION NO. 2702

A RESOLUTION ORDERING LOCAL IMPROVEMENT H 51

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

THAT a local improvement described and designated as follows shall be under Chapter 13972, Special Acts of Florida, 1929, as amended:

IMPROVEMENT H 51 AS FOLLOWS:

On Toledo Street	From Bird Road	To Biltmore Drive
On Ave. Alava	From Granada Blvd.	To Toledo St.

[Signature]
6/13/44

On Ave. Osorio	From Granada Blvd.	To Toledo St.
On Ave. Altara	From Granada Blvd.	To Anderson Road
On Ave. Valnera	From Granada Blvd.	To Toledo St.
On Coloma Ct.	From Toledo St.	To Anderson Road
On Michelangelo St.	Between Avenues Viera & Marmore	

Clearing and grading of right of way, applying minimum compacted thickness of 6" of lime rock base, graded, rolled and water-bonded, application of .3 Gal. per sq. yd. of semi solid asphalt and 0.3 cu. ft. per sq. yd. sand cover, all being 18' in width.

Approximately 9,700 sq. yds. of pavement @ \$1.10 per sq. yd. \$10,670.00

Estimated Assessment per front foot \$1.10

(Work & Incidentals)

was introduced.

Motion for adoption by Commissioner Phillips, seconded by Commissioner Bell.

Resolution adopted by the following roll call:

"Yes" - Commissioner Bell
 Holley
 Houston
 Phillips
 Mayor Mayes

There being no further business, the meeting was adjourned.

APPROVED:

Thomas C. Mayes
 Mayor
 Thomas C. Mayes

ATTEST:

H. B. Jackson
 H. B. Jackson, City Clerk

RESOLUTION NO. 2398

A RESOLUTION APPROPRIATING THE SUM OF \$300 FOR AN ADVERTISEMENT IN THE 1944 DADE COUNTY NEWS DEALERS BOOKLET.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA,

That the sum of \$300.00 be and the same is hereby appropriated from the contingent fund and/or previously unanticipated and unappropriated revenues for the purpose of purchasing a four page advertisement, to consist of pictures and descriptive matter, to be furnished or approved by the Coral Gables Chamber of Commerce, in the 1944 Dade County News Dealers publicity booklet

was introduced.

Motion for adoption by Commissioner Phillips, seconded by Commissioner Holley.

Resolution adopted by the following roll call:

"Yes" -	Commissioner Bell
	Holley
	Houston
	Phillips
	Mayor
	Mayes

Mr. Adam G. Adams appeared before the Commission to request that the Riviera bus line be routed both ways on Ave. Mendavia and Santa Maria. The Commission advised Mr. Adams that the matter was in the hands of the City Manager and suggested that he discuss the question with him.

RESOLUTION NO. 2399

A RESOLUTION AUTHORIZING THE VACATING AND CLOSING OF THE ALLEYS IN BLOCK 16, CORAL GABLES INDUSTRIAL SECTION, ACCORDING TO THE PLAT THEREOF IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IN PLAT BOOK 28 PAGE 22

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA,

That those certain alleys, and both of them in Block 16, Coral Gables Industrial Section, according to the plat thereof recorded in the office of the Clerk of the Circuit Court in and for the County of Dade, Florida, in Plat Book 28, Page 22 be and the same are hereby vacated and closed.

and RESOLUTION NO. 2400

A RESOLUTION AUTHORIZING THE VACATING AND CLOSING OF THAT CERTAIN ALLEY BISECTING BLOCK 242 OF THE RIVIERA SECTION, PARTS TWELVE AND THIRTEEN, ACCORDING TO THE MAP OF PLAT THEREOF FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 28 AT PAGE 35 AND PLAT BOOK 28 AT PAGE 30.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA,

That that certain alley now bisecting Block 242 of Riviera Section, Parts Twelve and Thirteen, according to the map or plat thereof, filed in the office of the Clerk of the Circuit Court in and for Dade County, Florida, in Plat Book 28 at Page 35 and Plat Book 28 at Page 30 be vacated and closed.

were introduced.

Motion for adoption of the two Resolutions by Commissioner Phillips,
seconded by Commissioner Holley.

The Resolutions were adopted by the following roll call:

"Yes" -	Commissioner Bell
	Holley
	Houston
	Phillips
Mayor	Mayes

Morton B. Adams appeared to discuss with the Commission the recent developments in the City's municipal bankruptcy action, in which Attorneys Frank A. Berry and Miller Walton have petitioned the Court to allow them additional attorneys fees to be assessed against and paid by creditors other than their immediate clients who have been financially benefitted by the City's loss of the case, and have further petitioned the Court to enjoin the City from refunding or making any settlement of its debts until such fees have been determined and paid.

Mr. Adams stated that he was preparing an answer on the part of the City. On the question by Commissioner Phillips, Mr. Adams stated that the fee paid the special attorneys in the municipal bankruptcy action was all inclusive, and that there would be no additional fee by reason of the necessity for appearing in connection with the different new development and for defining the City's position therein.

The City Manager discussed with the Commission the question of renewing the lease on the third floor of the City Hall to Federal Housing Administration, the present lease terminating on June 30, 1944. He explained that the Government insisted upon a lease with right to renew each year for a total period of five years, and that he feared that during this period the City might itself have need for the third floor space. During discussion it was unanimously decided that the City would have the right to terminate the lease after the third year, and thereupon

RESOLUTION NO. 2701

A RESOLUTION AUTHORIZING THE CITY MANAGER AND
CITY CLERK TO EXECUTE A LEASE WITH THE FEDERAL
HOUSING ADMINISTRATION COVERING THE THIRD FLOOR
OF THE CORAL GABLES CITY HALL

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA,

That the City Manager and City Clerk be and they are hereby authorized and instructed to execute with the U. S. Government a lease covering the third floor of the Coral Gables City Hall for the period commencing July 1, 1944 and ending June 30, 1945, for a total consideration of \$3,000.00 per year payable in equal monthly installments in advance, said lease at as much near the same terms as the lease expiring June 30, 1944, and providing that the Federal Government may renew said lease annually to and including June 30, 1949, provided, however, that the City shall have the right on and after June 30, 1947 to terminate said lease on 60 days advance written notice and should it require the lease earlier for its own use

was introduced.

Motion for adoption by Commissioner Holley, seconded by Commissioner Bell.

Resolution adopted by the following roll call:

"Yes" -	Commissioner Bell
	Holley
	Houston
	Phillips
Mayor	Mayes

CONTACTS

CONTRACT OWNERSHIP CONTACT: ZOM FLORIDA, INC.
2001 SUMMIT PARK DRIVE. SUITE 300
ORLANDO, FL 32810
KRC@ZOMLIVING.COM

ARCHITECT: MSA ARCHITECTS
8950 SW 74 COURT, SUITE 1513
MIAMI, FL 33156
(305) 273-9911 OFFICE
LMARINSAENZ@MSAARCHITECT.COM

ATTORNEY: JORGE L. NAVARRO, ESQ. GREENBERG
TRAURIG
333 S.E. 2ND AVENUE, #4100
MIAMI, FL 33131
(305)579-0821 OFFICE
NAVARROJO@GTLAW.COM



CFN 2012R0106361
 DR Bk 27997 Pgs 3910 - 3914 (5pgs)
 RECORDED 02/15/2012 09:04:09
 DEED DOC TAX 95,086.20
 SURTAX 71,314.65
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by
 and after recording return to:

Gavin Loughlin, Esq.
 Greenberg Traurig, P.A.
 333 S.E. 2nd Avenue
 Miami, FL 33131

Parcel I.D. Nos.: 03-4120-017-2220; 03-4120-017-2230;
 03-4120-019-0030; 03-4120-019-0020;
 03-4120-019-0040; 03-4120-019-0010

(Space reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 13th day of February, 2012, by **DYL MERRICK PARK DEVELOPMENT, LLC**, a Florida limited liability company (the "Grantor"), whose mailing address is 2950 SW 27th Avenue, Suite 300, Miami, Florida 33133, to **LG PONCE III LLC**, a Florida limited liability company (the "Grantee"), whose mailing address is 3399 Peachtree Road NE, Suite 600, Atlanta, GA 30326. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their respective successors and assigns.

WITNESSETH:

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

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HERETO.

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

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

THIS Special Warranty Deed is an absolute conveyance, is not intended as additional security in any way, and is given in consideration of the release by Lion Gables Realty Limited Partnership ("Lender") of the personal liability of the Grantor under that certain Florida Real Estate Mortgage, Assignment of Leases and Rents and Security Agreement executed by Borrower in favor of Prior Lender on April 24, 2007, and recorded on April 27, 2007, in Official Records Book 25571, Page 2764, of the Public Records of Miami-Dade County, Florida, as modified by that certain Mortgage Modification Agreement recorded on October 13, 2009, in Official Records Book 27045, Page 3335 of the Public

Note to Examiner: This instrument is being delivered by Grantor as a deed in lieu of foreclosure. The outstanding balance of the Mortgage, including accrued interest is \$15,847,650.00. Documentary stamp tax in the amount of \$95,086.20 and surtax in the amount of \$71,314.65 is being paid upon recordation hereof per Section 201.02 F.S. Grantor paid all delinquent real estate taxes on the Property prior to the recordation of this instrument. [See Technical Assistance Advisement 91(B)4-010 (September 13, 1991 and Rule 12B-4.012 (2)(a) Florida Administrative Code].

Records of Miami-Dade County, Florida, as assigned by that certain Assignment of Mortgage and other Loan Documents recorded on February 9, 2012, in Official Records Book 27992, Page 2090 of the Public Records of Miami-Dade County, Florida (as modified and assigned, the "Mortgage"). It is the intention of the parties that the acceptance of this Special Warranty Deed by Grantee shall not constitute a merger of fee simple title with the Mortgage and that the lien of the Mortgage shall remain a valid and subsisting lien on the property conveyed by this Special Warranty Deed.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

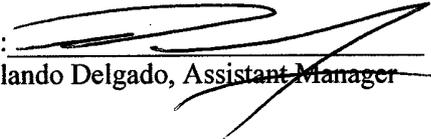
[SIGNATURE TO SPECIAL WARRANTY DEED ON FOLLOWING PAGE]

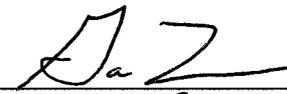
IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Witnessed by:

DYL MERRICK PARK DEVELOPMENT, LLC, a Florida limited liability company

By: MERRICK-ARC, LLC, a Florida limited liability company, its sole Manager and Member

By: 
Rolando Delgado, Assistant Manager

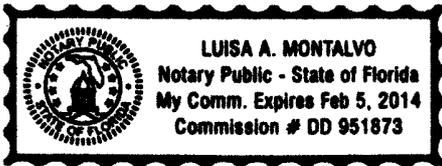

Print Name: Gavin Loughlin


Print Name: LUISA MONTALVO

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

The foregoing instrument was acknowledged before me this 13th day of February __, 2012 by Rolando Delgado, as Assistant Manager of Merrick-Arc, LLC, a Florida limited liability company, which is the sole Manager and Member of DYL MERRICK PARK DEVELOPMENT, LLC, a Florida limited liability company. He is personally known to me or produced FL Drivers License as identification.


Name: Luisa Montalvo
Notary Public, State of Florida



(NOTARY SEAL)

SCHEDULE A

Lots 1, 2, 3, 4, 5, 6, and 7, in Block 16 of REVISED PLAT CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade County, Florida.

And:

Parcel 1:

Commence at the most Southerly corner of Tract "A" of Replat of a Portion of Block 16 of the Revised Plat of Coral Gables Industrial Section, according to the Plat thereof, recorded in Plat Book 43, Page 50, of the Public Records of Miami-Dade County, Florida; thence North 50 degrees 43 minutes 40 seconds East along the Southeasterly boundary line of the aforesaid Tract "A" for a distance of 135.63 feet to the Point of Beginning of the parcel of land herein described; thence due North parallel with and 105.0 feet East of the West boundary line of said Tract "A" for a distance of 99.68 feet to a point; thence North 39 degrees 16 minutes 20 seconds West for a distance of 31.6 feet to a point 85.0 feet East of the West boundary line of said Tract A measured at right angles thereto; North 55 degrees 45 minutes 22 seconds East for a distance of 100.01 feet to a point on the Northeasterly boundary of said Tract "A", thence South 39 degrees 16 minutes 20 seconds East along the Northeasterly boundary line of said Tract "A" for a distance of 100.0 feet to a point on the Southeasterly boundary line of said Tract "A"; thence South 50 degrees 43 minutes 40 seconds West along the Southeasterly boundary line of said Tract "A" for a distance of 162.73 feet to the Point of Beginning of the parcel of land herein described.

Parcel 2:

Commence at the most Southerly corner of Tract "A" of Replat of a Portion of Block 16 of the Revised Plat of Coral Gables Industrial Section, according to the Plat thereof, recorded in Plat Book 43, Page 50 of the Public Records of Miami-Dade County, Florida; thence due North along the West boundary line of the aforesaid Tract "A" for a distance of 210.0 feet to the Point of Beginning of the parcel of land herein described, thence continue due North along the West boundary line of said Tract "A" for a distance of 87.89 feet to the Northwesterly corner of said Tract "A"; thence North 66 degrees 47 minutes 30 seconds East along the Northerly boundary line of said Tract "A" for a distance of 100.02 feet to a point; thence North 83 degrees 46 minutes 00 seconds East along the Northerly boundary line of said Tract "A" for a distance of 16.33 feet to the most Northerly corner of said Tract "A"; thence South 39 degrees 16 minutes 20 seconds East along the Northeasterly boundary line of said Tract "A" for a distance of 94.03 feet to a point which is 100.00 feet Northwesterly from the Southeasterly boundary line of said Tract "A", measured at right angles thereto; thence South 55 degrees 45 minutes 22 seconds West for a distance of 100.01 feet to a point 85.0 feet East of the West boundary line of said Tract "A" measured at right angles thereto; thence due West for a distance of 85.0 feet to Point of Beginning.

Parcels 3 and 4:

All of Tracts "B" and "C", of Replat of a portion of Block 16 of the Revised Plat of Coral Gables Industrial Section, according to the Plat thereof, recorded in Plat Book 43, Page 50, of the Public Records of Miami-Dade County, Florida.

Parcel 5:

From the concrete monument at the Southwest corner of Tract "A" of Replat of a portion of Block 16 of the Revised Plat of Industrial Section of Coral Gables, as shown in Plat Book 43, Page 50 of the Public Records of Miami-Dade County, Florida, as a Point of Beginning, run Northerly along the Easterly sideline of the 20 foot alley as shown on said plat of Tract "A", a distance of 210 feet to a point; thence run Easterly, at right angles to said Easterly sideline of 20 foot alley, a distance of 85 feet to a point; thence run Southeasterly, along a line parallel to the Northeasterly sideline of said Tract "A", a distance of 31.60 feet to a point; thence run Southerly along a line parallel to and 105 feet East of the said Easterly sideline of said 20 foot alley, a distance of 99.68 feet; more or less, to a point on the Southeasterly sideline of said Tract "A", thence run Southwesterly, along the Southeasterly sideline of said Tract "A", a distance of 135.63 feet, more or less, to the Point of Beginning.