7

Landscape, Lighting, Civil, and Urban Design Drawings

MEDITERRANEAN VILLAGE
at Ponce Circle
MAHAN RYKIEL
OVERALL
ILLUSTRATIVE
PUBLIC REALM
PLAN
L-000
NOT FOR CONSTRUCTION
NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
CORAL WAY
ANDALUSIA AVE
VALENCIA AVE
ALMERIA AVE
SEVILLE AVE
PONCE DE LEON BLVD



NOTES:

1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY

OFF-SITE KEY PLAN

NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ISSUE DRAWING LOG

	6/2/14	BOARD OF ARCHITECTS
	7/2/14	BOARD OF ARCHITECTS
	8/2/14	PEER REVIEW
	10/21/14	BOARD OF ARCHITECTS
	1/2/15	PLANNING & ZONING
	3/2/15	CITY COMMISSION
	3/31/15	CITY COMMISSION

SEAL

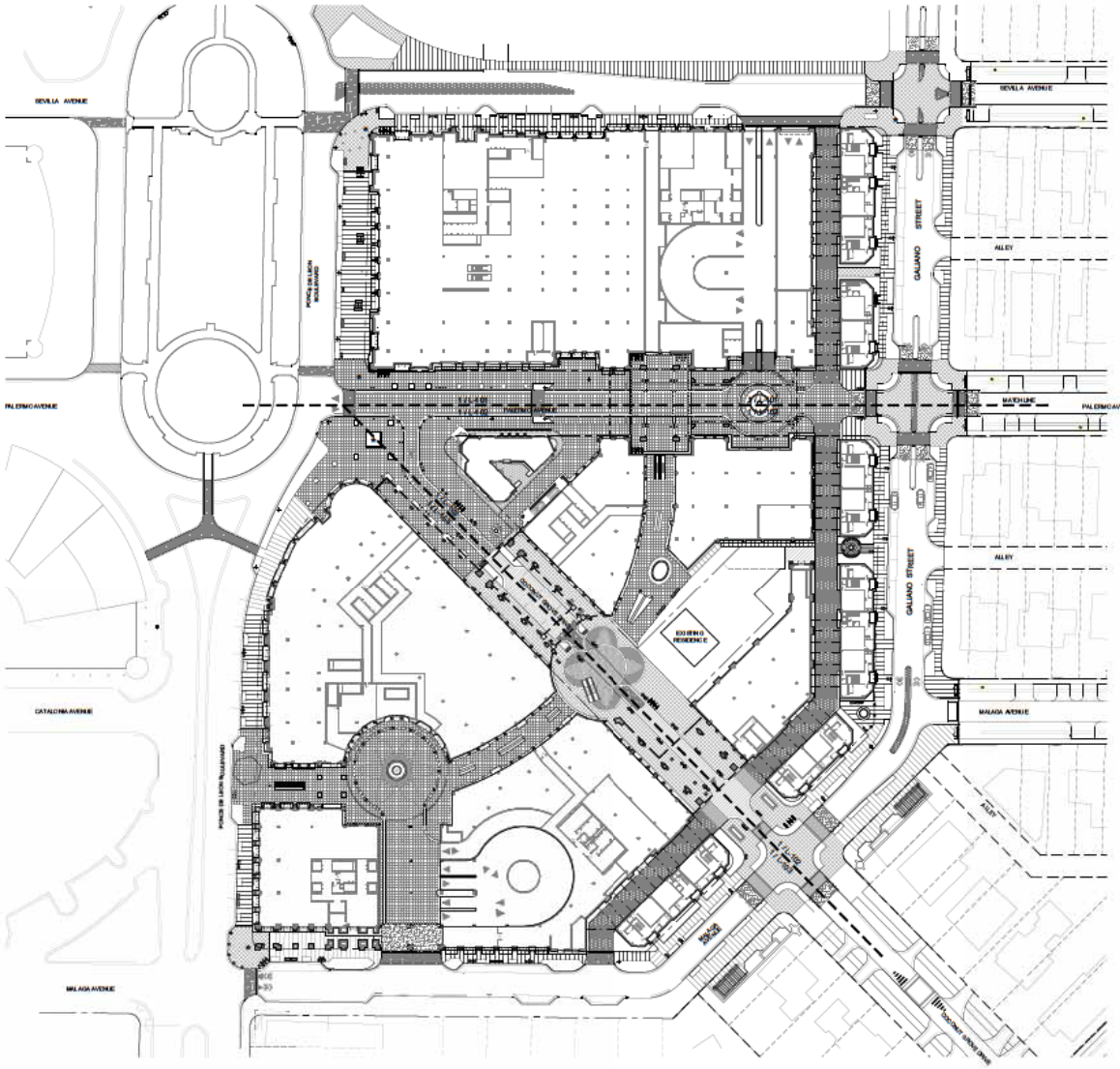
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TITLE

OVERALL ILLUSTRATIVE ON-SITE PUBLIC REALM PLAN

NUMBER

L-100



NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY

NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ARAVIA PONCE LLC
3501, 3511, 3531 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

	6/2/14	BOARD OF ARCHITECTS
	7/2/14	BOARD OF ARCHITECTS
	8/2/14	PEER REVIEW
	10/2/14	BOARD OF ARCHITECTS
	1/2/15	PLANNING & ZONING
	2/2/15	CITY COMMISSION
	01/1/15	CITY COMMISSION

SEAL

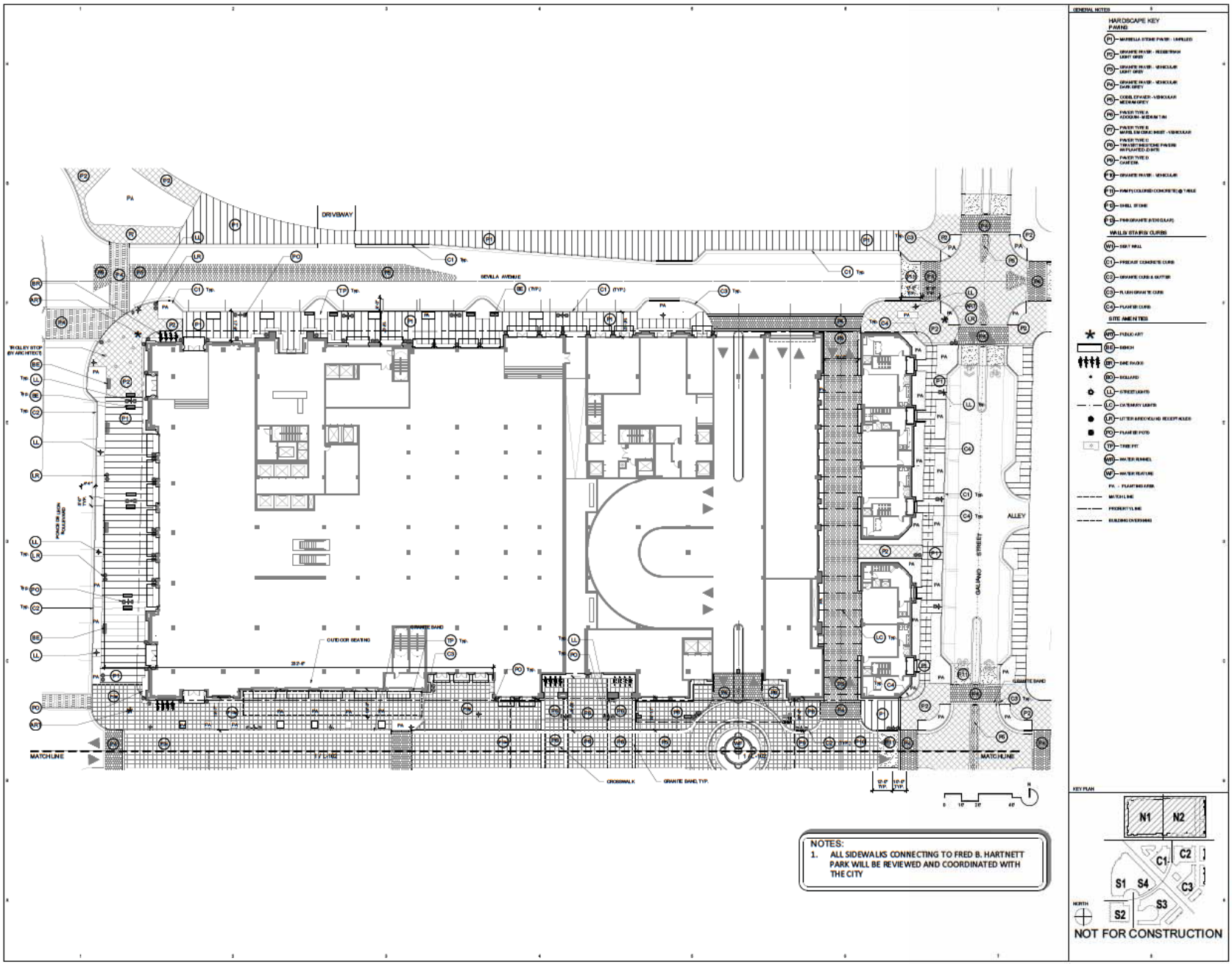
SHEET IDENTIFICATION

TITLE

OVERALL ON-SITE PUBLIC REALM PLAN

NUMBER

L-100a



GENERAL NOTES

HARDSCAPE KEY PAVING

- P1 – MARBELLA STONE PAVER - UNFILLED
- P2 – GRANITE PAVER - RESIDENTIAL LIGHT GREY
- P3 – GRANITE PAVER - VEHICULAR LIGHT GREY
- P4 – GRANITE PAVER - VEHICULAR DARK GREY
- P5 – COBBLESTONE PAVER - VEHICULAR MEDIUM GREY
- P6 – PAVER TYPE A ADOQUIN - MEDIUM TAN
- P7 – PAVER TYPE B MARBLE MOSAIC INSET - VEHICULAR
- P8 – PAVER TYPE C TRAVERTINE/STONE PAVERS W/ PLANTED JOINTS
- P9 – PAVER TYPE D CANTERA
- P10 – GRANITE PAVER - VEHICULAR
- P11 – PAINTED COLORED CONCRETE @ TABLE
- P12 – SHELL STONE
- P13 – PINK GRANITE (KEY CLEAR)

WALLS STAIRS CURBS

- W1 – KNEE WALL
- C1 – PRECAST CONCRETE CURB
- C2 – GRANITE CURB & GUTTER
- C3 – FLUSH GRANITE CURB
- C4 – PLANTER CURB

SITE AMENITIES

- WA – PUBLIC ART
- BE – BENCH
- BR – BIKE RACKS
- BO – BOLLARD
- LL – STREET LIGHTS
- LC – CATENARY LIGHTS
- LR – LUTRON ARCHOLOGY RECEPTACLES
- PO – PLANTER POTS
- TP – TREE PIT
- WR – WATER RUNNEL
- WF – WATER FEATURE
- PA – PLANTING AREA
- MATCH LINE
- PROPERTY LINE
- BUILDING OVERHANG

KEY PLAN

NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ASHAYA PONCE LLC
3501, 3511, 3531 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

6/2/14	BOARD OF ARCHITECTS
7/2/14	BOARD OF ARCHITECTS
8/2/14	PEER REVIEW
10/2/14	BOARD OF ARCHITECTS
1/2/15	PLANNING & ZONING
3/2/15	CITY COMMISSION
5/1/15	CITY COMMISSION

SEAL

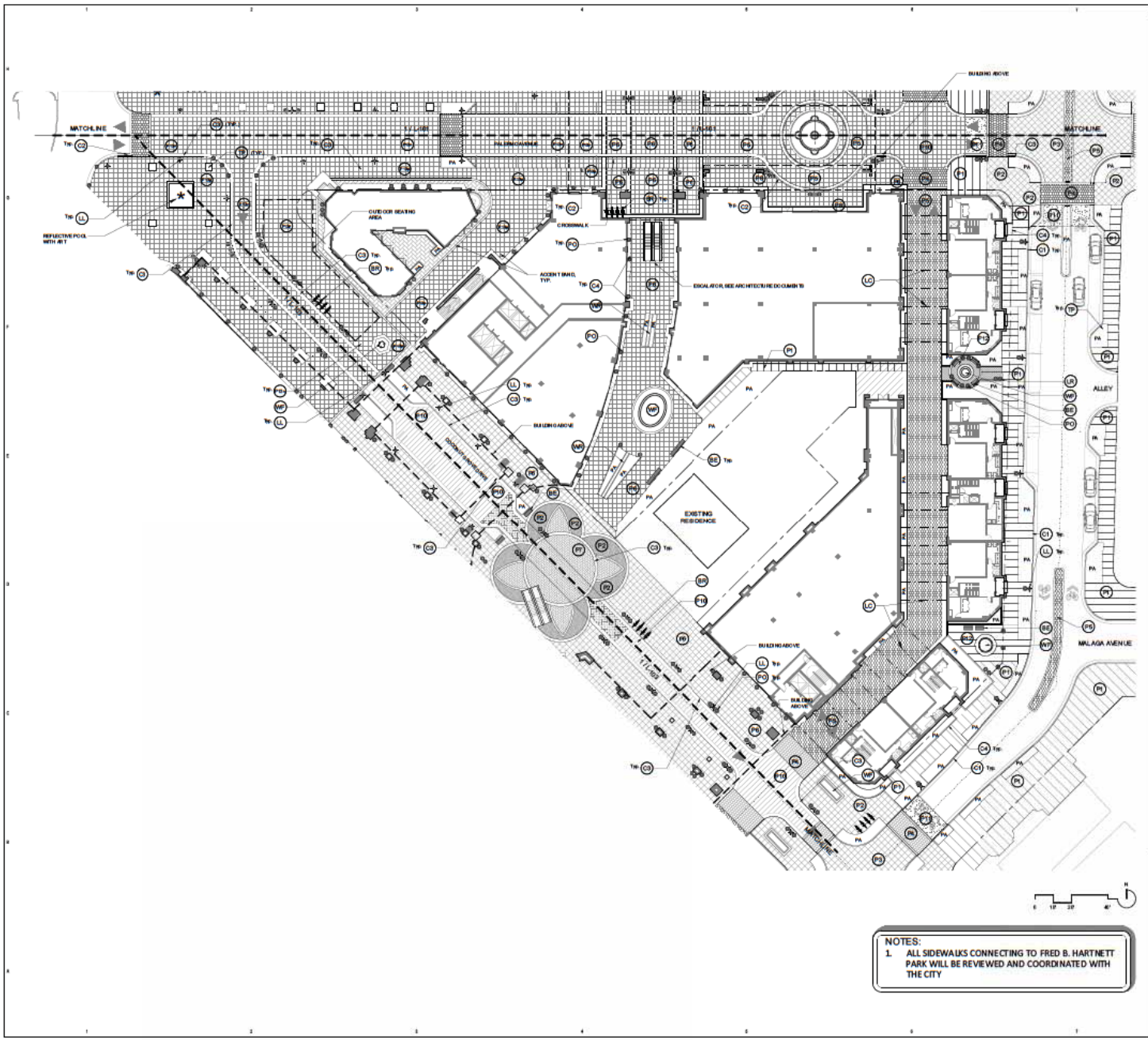
SHEET IDENTIFICATION

TITLE

NORTH PARCEL PUBLIC REALM PLAN

NUMBER

L-101



NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY

GENERAL NOTES

HARDSCAPE KEY

PAVING

- P1 — MARBELLA STONE PAVER - UNRILLED
- P2 — GRANITE PAVER - PEDESTRIAN LIGHT GREY
- P3 — GRANITE PAVER - VEHICULAR LIGHT GREY
- P4 — GRANITE PAVER - VEHICULAR DARK GREY
- P5 — DOUBLE PAVER - VEHICULAR MEDIUM GREY
- P6 — PAVER TYPE A MEDIUM - MEDIUM TAN
- P7 — PAVER TYPE B MARBLE MOSAIC INSET - VEHICULAR
- P8 — PAVER TYPE C TRAVERTINE STONE PAVERS WITH INTEGRATED JOINTS
- P9 — PAVER TYPE D ARENA
- P10 — GRANITE PAVER - VEHICULAR
- P11 — RAMP (COLORED CONCRETE) @ TABLE
- P12 — SHELL STONE
- P13 — PINK GRANITE (VEHICULAR)

WALLS/ STAIRS/ CURBS

- W1 — SEAT WALL
- C1 — PRECAST CONCRETE CURB
- C2 — GRANITE CURB, ADJUSTER
- C3 — FLUSH GRANITE CURB
- C4 — PLANTER CURB

SITE AMENITIES

- PA — PUBLIC ART
- BE — BENCH
- BR — BIKE RACKS
- BO — BOLLARD
- LL — STREET LIGHTS
- LC — ORDINARY LIGHTS
- LR — LITTER & RECYCLING RECEPTACLES
- PO — PLANTER POTS
- TP — TREE PIT
- MR — METER PANNEL
- WF — WATER FIXTURE
- PA = PLANTING AREA
- MATCHLINE
- PROPERTY LINE
- BUILDING OVERHANG

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ARAMIS PONCE LLC
3501, 3511, 3531 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

	6/2/14	BOARD OF ARCHITECTS
	7/2/14	BOARD OF ARCHITECTS
	8/2/14	PEER REVIEW
	10/2/14	BOARD OF ARCHITECTS
	1/2/15	PLANNING & ZONING
	3/2/15	CITY COMMISSION
	5/1/15	CITY COMMISSION

SEAL

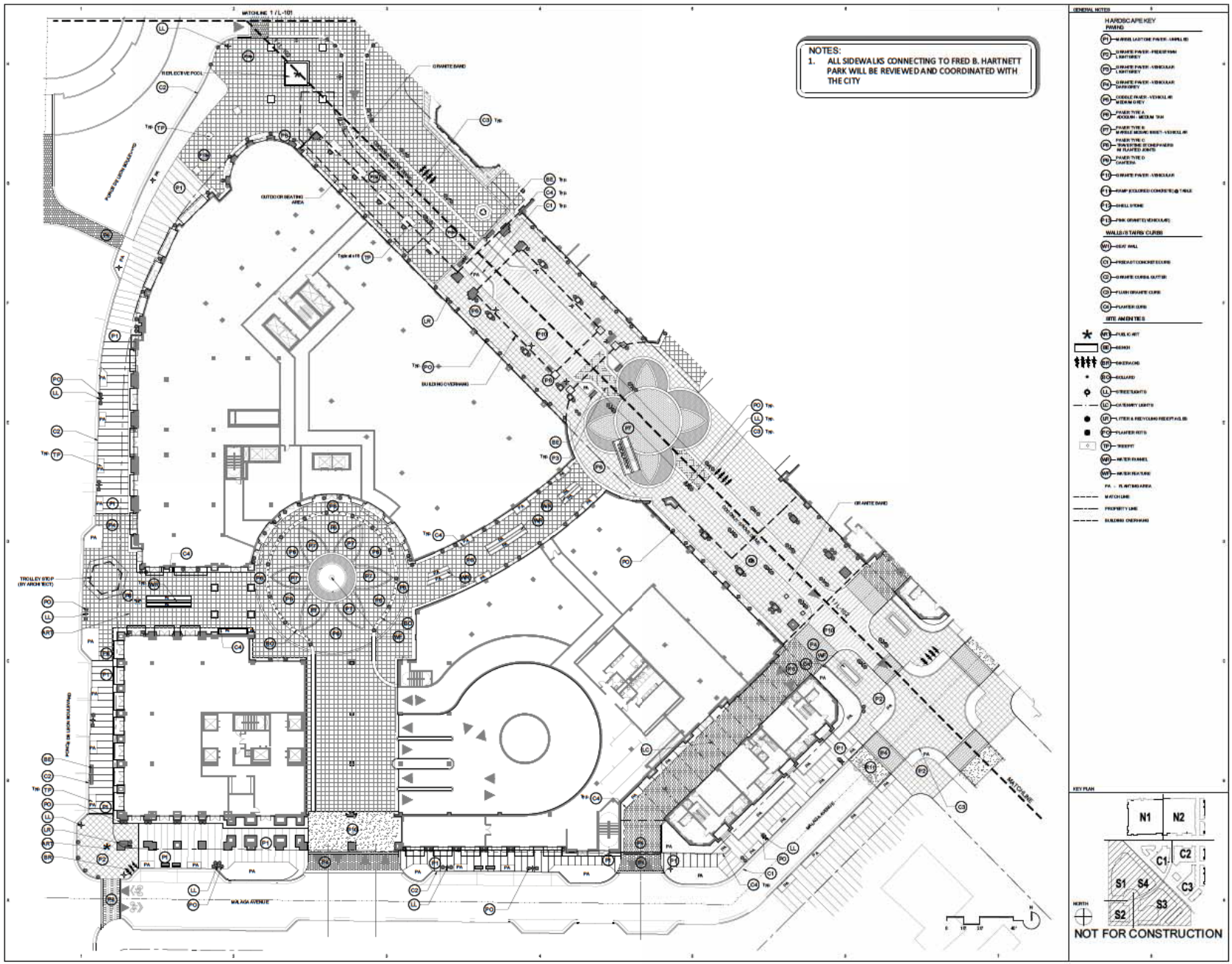
SHEET IDENTIFICATION

TITLE

CENTRAL PARCEL PUBLIC REALM PLAN

NUMBER

L-102



CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASHAYA PONCE LLC
3591, 3591, 3591 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

8.8.14	BOARD OF ARCHITECTS
10.9.14	BOARD OF ARCHITECTS
8.8.14	PEER REVIEW
11.12.14	BOARD OF ARCHITECTS
1.9.15	PLANNING & ZONING
3.9.15	CITY COMMISSION
3.11.15	CITY COMMISSION

SEAL

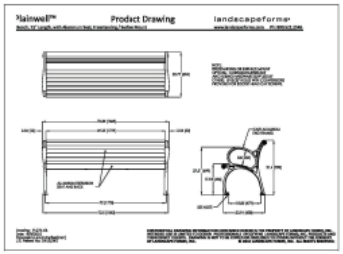
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TITLE

SOUTH PARCEL PUBLIC REALM PLAN

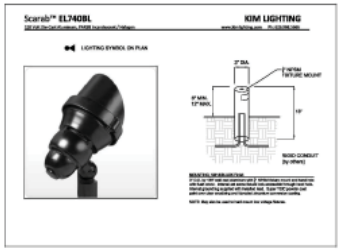
NUMBER

L-103



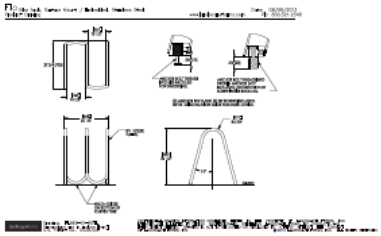
1 BENCH

Scale: NTS



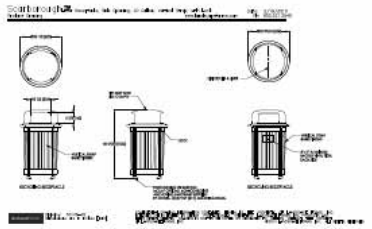
2 TREE PIT UPLIGHT

Scale: NTS



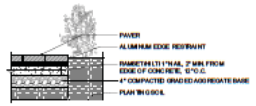
3 BIKE RACK

Scale: NTS



4 LITTER & RECYCLING RECEPTACLE

Scale: NTS



5 Pavers - Pedestrian

Scale: N TS

LANDSCAPE/ OPEN SPACE CALCULATIONS

Townhouse/ Apt Street Type	0.60 acres	26,219 sf	
All other Street Types	6.12 acres	266,575 sf	
TOTAL	6.72 acres	292,794 sf	

A. OVERALL LANDSCAPE /OPEN SPACE

Square feet of open space required by Article 4 of Form Based Code				REQUIRED	PROVIDED
Townhouse/ Apt Street Type	26,219 sf	x 30%	=	7,866 sf	11,812 sf
All other Street Types	266,575 sf	x 20%	=	53,315 sf	257,870 sf
			TOTAL	61,181 sf	273,682 sf

B. TOWNHOUSE/ APT STREET TYPE LANDSCAPE/ OPEN SPACE

On-site	Required	Provided
Landscape Area at Ground Level		2,825 sf
Landscape Area at Rooftop		n/a
Hardscape Area at Ground Level		1,189 sf
Hardscape Area at Rooftop		7,298 sf
Subtotal		**11,260 sf**
Off-site		
Landscape Area at Ground Level		4,552 sf
Landscape Area at Rooftop		n/a
Hardscape Area at Ground Level		n/a
Hardscape Area at Rooftop		n/a
Subtotal		**4,552 sf**
TOTAL	**7,866 sf**	**11,812 sf**

C. ALL OTHER STREET TYPE LANDSCAPE/ OPEN SPACE

On-site	Required	Provided
Landscape Area at Ground Level		4,200 sf
Landscape Area at Rooftop		63,752 sf
		0
Hardscape Area at Ground Level		48,478 sf
Hardscape Area at Rooftop		62,280 sf
Subtotal		**178,680 sf**
Off-site		
Landscape Area at Ground Level		4,492 sf
Landscape Area at Rooftop		n/a sf
Hardscape Area at Ground Level		74,698 sf
Hardscape Area at Rooftop		n/a sf
Subtotal		**79,190 sf**
TOTAL	**53,315 sf**	**257,870 sf**
OVERALL TOTAL	**61,181 SF**	**273,682 SF**

NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES, INC.

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASHAYA PONCE LLC
3649, 3691, 3691 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

	03.19.14	BOARD OF ARCHITECTS
	7.03.14	BOARD OF ARCHITECTS
	08.19.14	PEER REVIEW
	11.07.14	BOARD OF ARCHITECTS
	12.19.15	PLANNING & ZONING
	3.9.15	CITY COMMISSION
	01.9.15	CITY COMMISSION

SEAL

SHEET IDENTIFICATION

TITLE

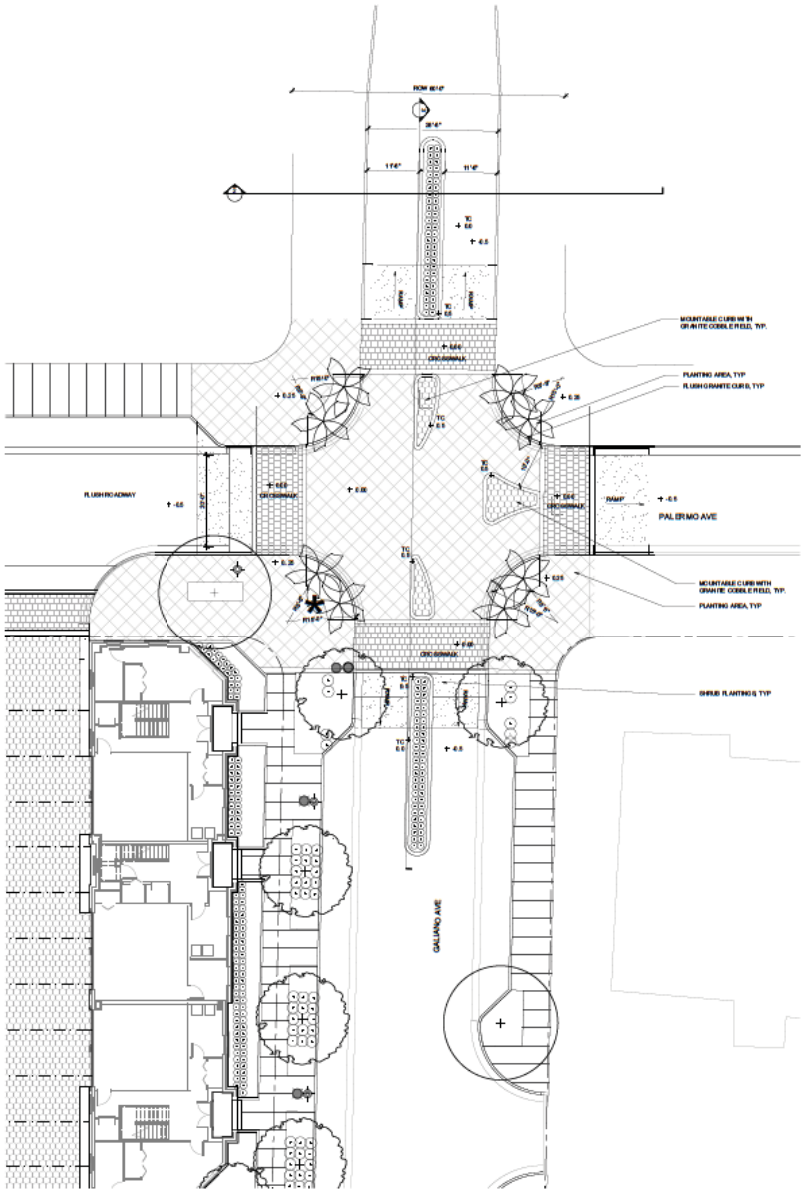
PUBLIC REALM DETAILS & CALCULATIONS

NUMBER

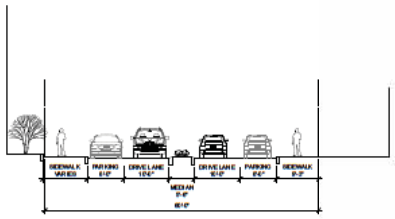
L-104

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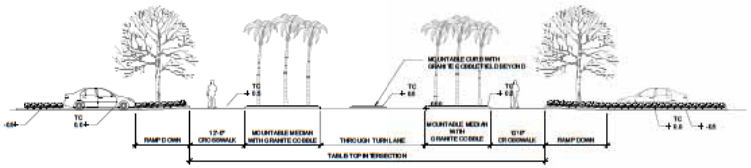
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1 GALIANO AND SEVILLA ENLARGEMENT PLAN



2 GALIANO STREET SECTION LOOKING NORTH



3 GALIANO STREET SECTION LOOKING EAST

KEY PLAN



NORTH

NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASAVE PONCE LLC
280-1, 281, 285 PONCE DE LEON BOULEVARD

ISSUE OR AMEND LOG

	6/2014	BOARD OF ARCHITECTS
	7/2014	BOARD OF ARCHITECTS
	8/2014	PEER REVIEW
	10/2014	BOARD OF ARCHITECTS
	1/2015	PLANNING & ZONING
	3/15	CITY COMMISSION
	9/1/15	CITY COMMISSION

SEAL

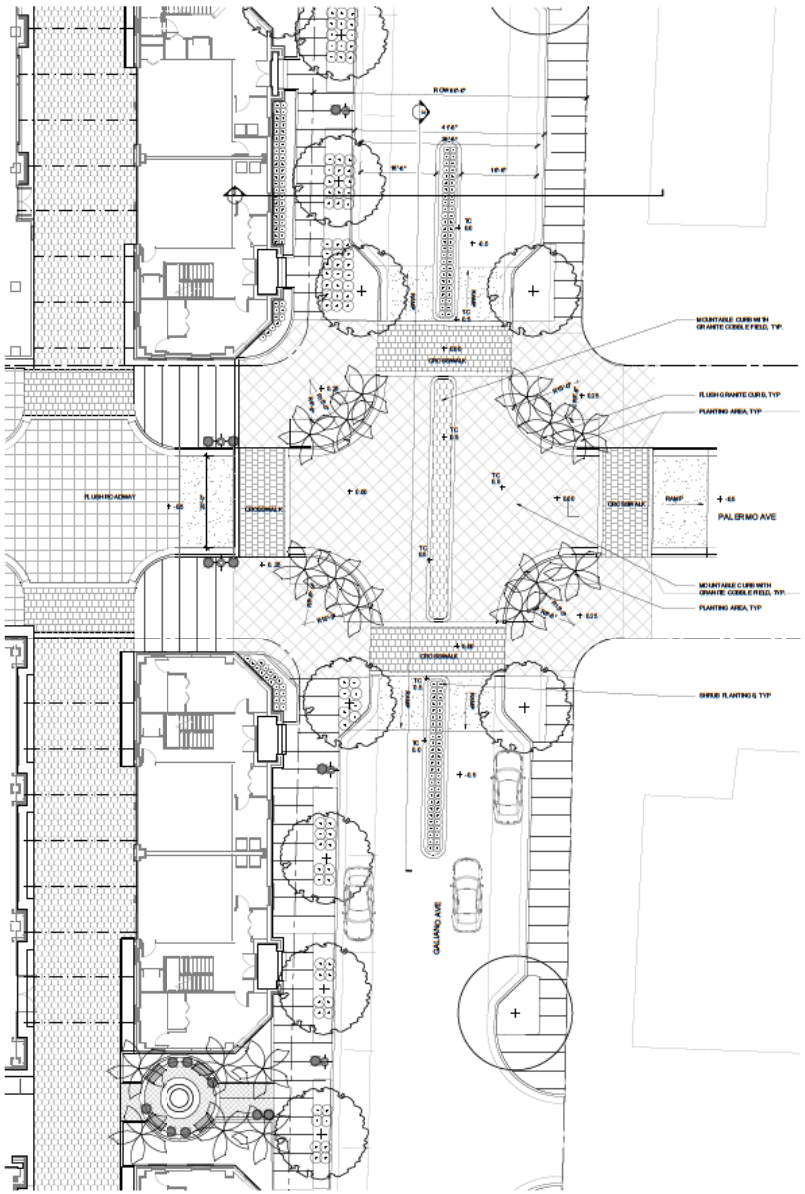
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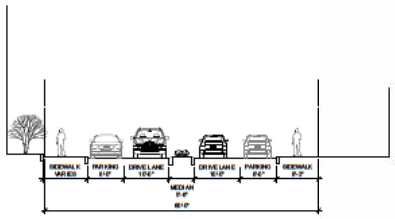
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NUMBER

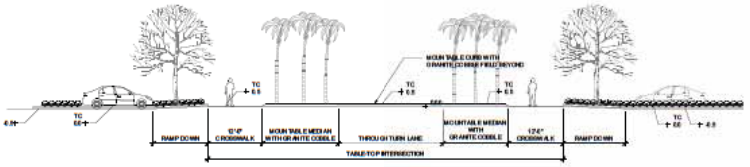
L-105



1 GALIANO AND PALERMO ENLARGEMENT PLAN



2 GALIANO STREET SECTION LOOKING NORTH



3 GALIANO STREET SECTION LOOKING EAST

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASAVE PONCE LLC
280-1, 281, 285 PONCE DE LEON BOULEVARD

ISSUE OR AMEND LOG

	6/2014	BOARD OF ARCHITECTS
	10/2014	BOARD OF ARCHITECTS
	6/2014	PEER REVIEW
	11/2014	BOARD OF ARCHITECTS
	1/2015	PLANNING & ZONING
	3/15	CITY COMMISSION
	9/1/15	CITY COMMISSION

SEAL

SHEET IDENTIFICATION

TITLE

PUBLIC REALM DETAILS

NUMBER

L-106



NOTES:

1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

OFF-SITE KEY PLAN

NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ASHKAN PONCE LLC
3649, 3691, 3691 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

6/2/14	BOARD OF ARCHITECTS
7/2/14	BOARD OF ARCHITECTS
8/2/14	PEER REVIEW
10/21/14	BOARD OF ARCHITECTS
1/2/15	PLANNING & ZONING
3/2/15	CITY COMMISSION
5/1/15	CITY COMMISSION

SEAL

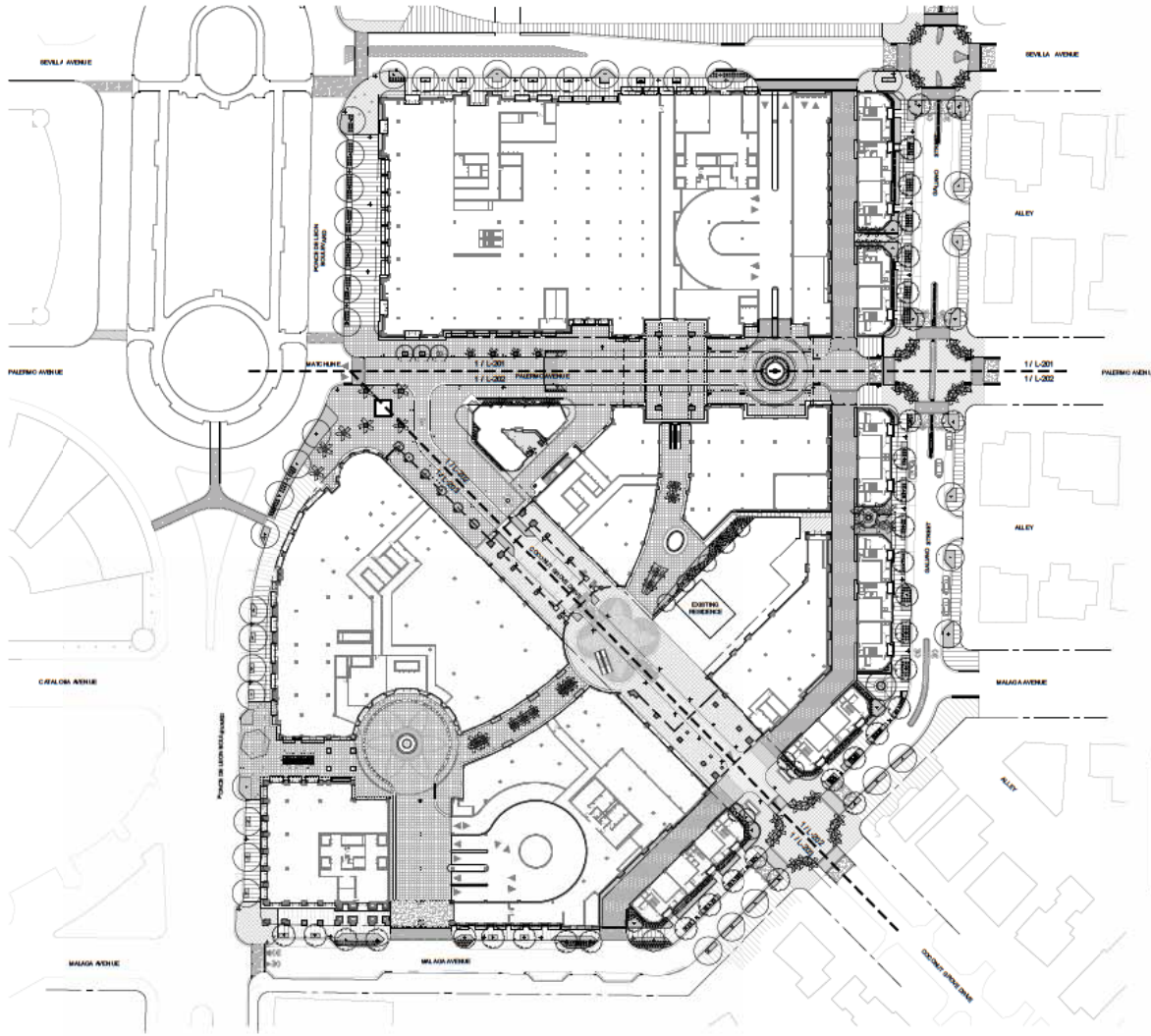
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TITLE

OVERALL ILLUSTRATIVE ON-SITE PLANTING PLAN

NUMBER

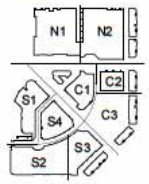
L-200



NOTES:

1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ASAVA PONCE LLC
3581, 3591, 3591 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

	02.07.14	BOARD OF ARCHITECTS
	10.09.14	BOARD OF ARCHITECTS
	02.02.15	PEER REVIEW
	11.07.14	BOARD OF ARCHITECTS
	12.01.15	PLANNING & ZONING
	3.9.15	CITY COMMISSION
	01.11.15	CITY COMMISSION

SEAL

SHEET IDENTIFICATION

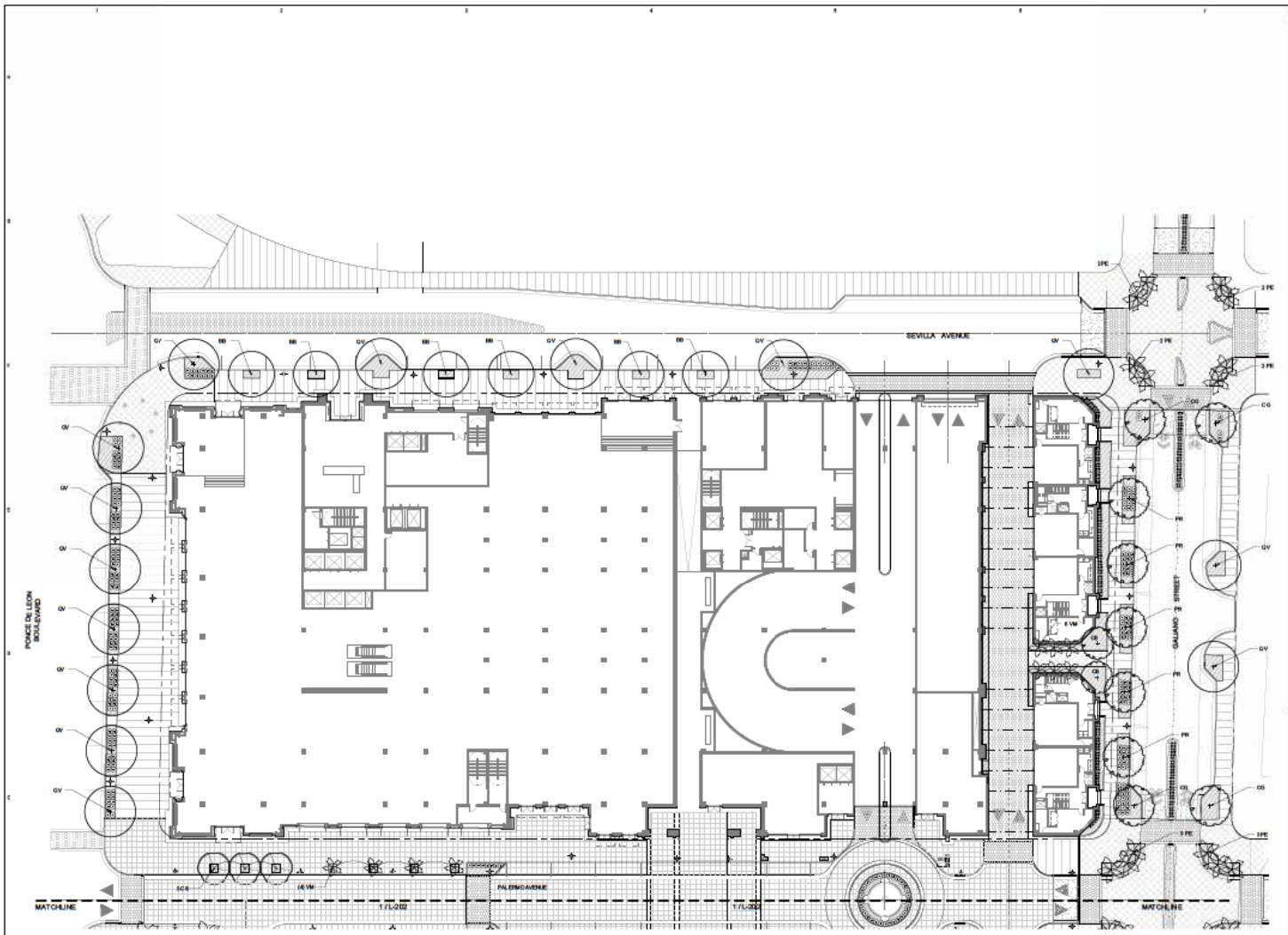
TITLE

OVERALL PLANTING PLAN

NUMBER

L-200

1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT



Plant Schedule - This Sheet Only

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES					
	BB	Bucida buceras 'Shady Lady' Shady Lady	4" Cal	B&B	Florida Fancy
	PR	Pinanite accrosa Bay Rum Tree	4" Cal	B&B	Florida Fancy
	QV	Quercus virginiana 'Highline' Southern Live Oak 'Highline'	4" Cal	B&B	Florida Fancy
FLOWERING TREES					
	CB	Cordia boissieri White Geiger Tree	4" Cal	B&B	Florida Fancy
	CG	Caesalpinia granadillo Brisbane Tree	4" Cal	B&B	Florida Fancy
	CP	Citrus x paradisi Grapefruit Tree	10'HT	B&B	Florida Fancy
	CS	Cordia sebestena Yellow Geiger Tree	4" Cal 8'CT	B&B	Florida Fancy

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
PALM TREES					
	PD	Phoenix dactylifera 'Medjool' Medjool Date Palm	24' Ht.	B&B	Florida Fancy
	PE	Ptychosperma elegans Solitaire Palm	10' Ht.	B&B	Florida Fancy
	VM	Veitchia merrillii/normanbya Montgomery Palm	10' Ht.	B&B	Florida Fancy

NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

GENERAL NOTES

PLANT KEY

PALM TREE
SHADE TREE
FLOWERING TREE
SHRUB
GROUNDCOVER

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ARAVIA PONCE LLC
3501, 3511, 3531 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

6/2/14	BOARD OF ARCHITECTS
7/2/14	BOARD OF ARCHITECTS
8/2/14	PEER REVIEW
10/2/14	BOARD OF ARCHITECTS
1/2/15	PLANNING & ZONING
3/2/15	CITY COMMISSION
5/1/15	CITY COMMISSION

SEAL

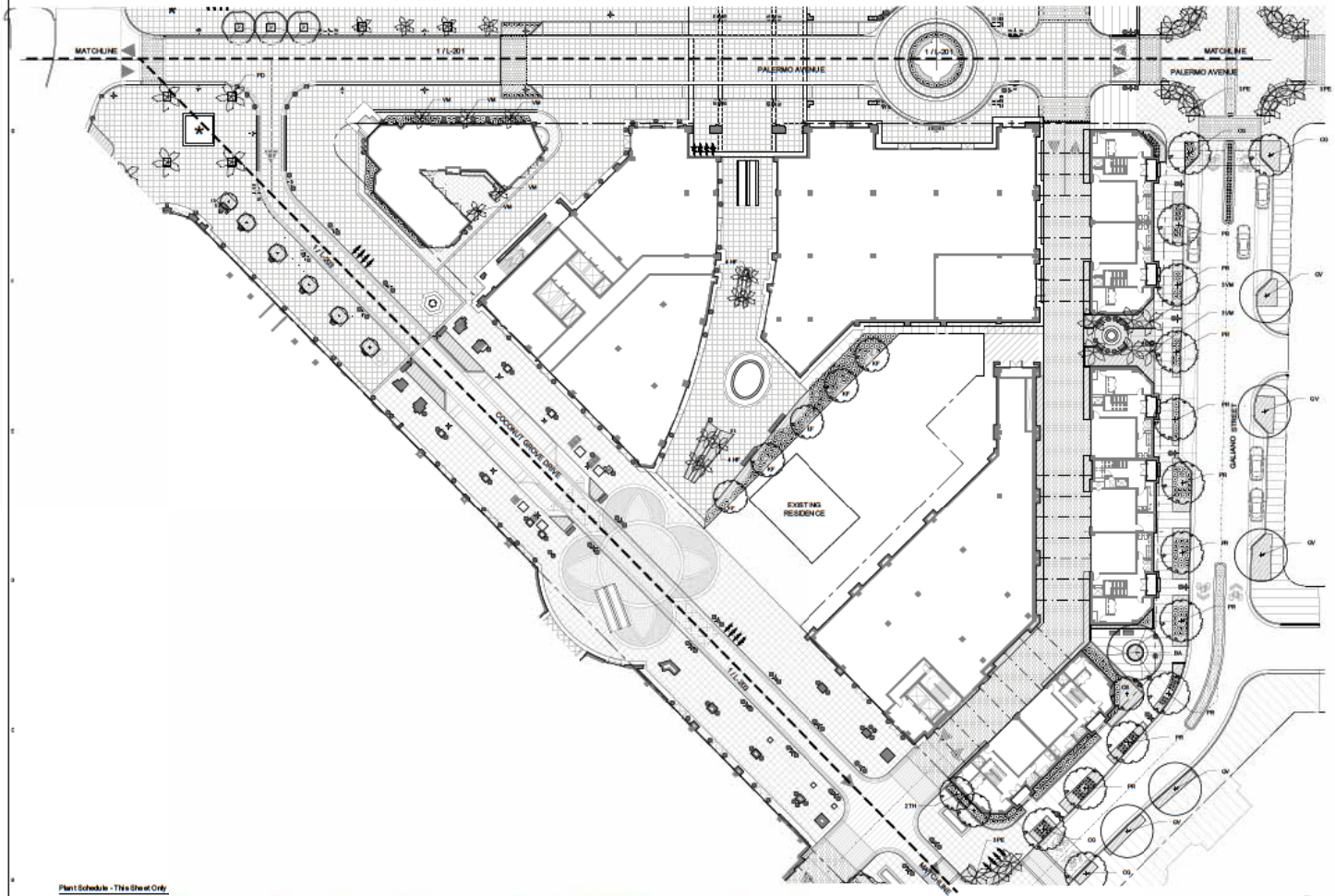
SHEET IDENTIFICATION

TITLE

NORTH PARCEL PLANTING PLAN

NUMBER

L-201



Plant Schedule - This Sheet Only

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES					
	PR	Pimenta racemosa Bay Rum Tree	4" Cal	B&B	Florida Fancy
	QV	Quercus virginiana 'Highrise' Southern Live Oak 'Highrise'	4" Cal	B&B	Florida Fancy
FLOWERING TREES					
	BA	Bulnesia arborea Vera Wood Tree	4" Cal	B&B	Florida Fancy
	CB	Cordia boissieri White Geiger Tree	4" Cal	B&B	Florida Fancy
	CS	Cordia sebestena Yellow Geiger tree	4" Cal	B&B	Florida Fancy
	CG	Caesalpinia granadillo Bridal veil Tree	4" Cal	B&B	Florida Fancy
	CP	Citrus × paradisi Grapefruit Tree	14'HT 6'CT	B&B	Florida Fancy
	KF	Krugiodendron ferreum Black Ironwood	10-12' HT 6PD	B&B	Florida Fancy
	TH	Tabebuia heterophylla Pink Trumpet Tree	10'HT	B&B	Florida Fancy
PALM TREES					
	HF	Howea forsteriana Kentia Palm	12'HT	B&B or CONT.	Single Trunk Florida Fancy
	PD	Phoenix dactylifera 'Medjool' Medjool Date Palm	24'Ht.	B&B	Florida Fancy
	PE	Ptychosperma elegans Solitaire Palm	10'Ht.	B&B	Florida Fancy
	VM	Veitchia montgomeryana Montgomery Palm	10'Ht.	B&B	Florida Fancy

NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

GENERAL NOTES

PLANT KEY

PALM TREE
SHADE TREE
FLOWERING TREE
SHRUB
GROUNDCOVER

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ARAVIS PONCE LLC
3501, 3511, 3531 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

6/2/14	BOARD OF ARCHITECTS
7/2/14	BOARD OF ARCHITECTS
8/2/14	PEER REVIEW
10/23/14	BOARD OF ARCHITECTS
1/2/15	PLANNING & ZONING
3/2/15	CITY COMMISSION
01/1/15	CITY COMMISSION

SEAL

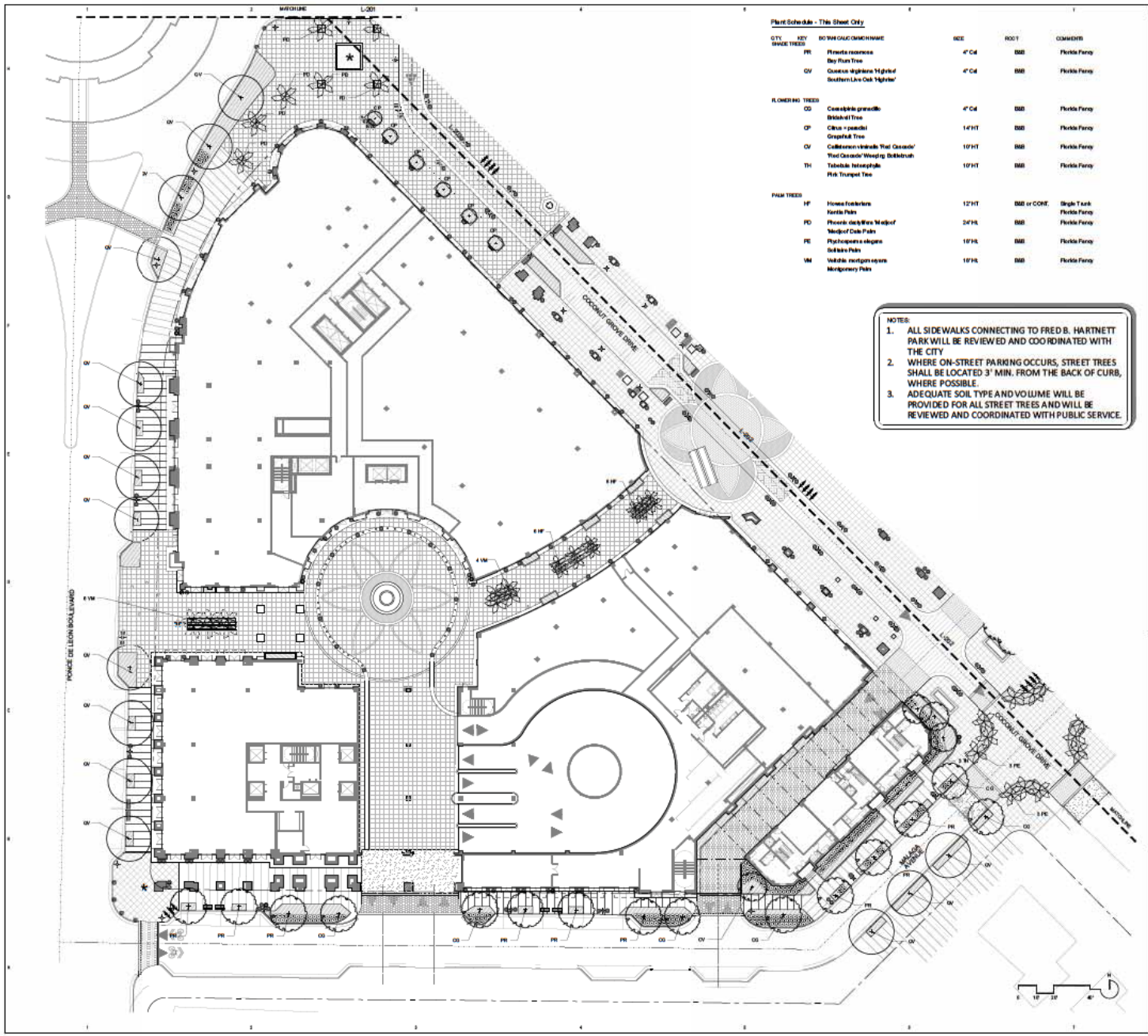
SHEET IDENTIFICATION

TITLE

CENTRAL PARCEL PLANTING PLAN

NUMBER

L-202



Plant Schedule - This Sheet Only

QTY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES					
	PR	Pimenta racemosa Bay Rum Tree	4" Cal	B&B	Florida Fancy
	QV	Quercus virginiana 'Highrise' Southern Live Oak 'Highrise'	4" Cal	B&B	Florida Fancy
FLOWERING TREES					
	CG	Caesalpinia granadillo Bridalveil Tree	4" Cal	B&B	Florida Fancy
	CP	Citrus x paradisi Grapefruit Tree	14' HT	B&B	Florida Fancy
	CV	Callistemon viminalis 'Red Cascade' 'Red Cascade' Weeping Bottlebrush	10' HT	B&B	Florida Fancy
	TH	Tabebuia heterophylla Pink Trumpet Tree	10' HT	B&B	Florida Fancy
PALM TREES					
	HF	Howea forsteriana Kentia Palm	12' HT	B&B or CONT.	Single Trunk Florida Fancy
	PD	Phoenix dactylifera 'Medjool' 'Medjool' Date Palm	24' Ht.	B&B	Florida Fancy
	PE	Ptychosperma elegans Solitaire Palm	10' Ht.	B&B	Florida Fancy
	VM	Veitchia merrillii x oyara Montgomery Palm	10' Ht.	B&B	Florida Fancy

NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY.
2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

GENERAL NOTES

PLANT KEY

PALM TREE
SHADE TREE
FLOWERING TREE
SHRUB
GROUNDCOVER

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ARAMYN PONCE LLC
3501, 3511, 3531 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

60914	BOARD OF ARCHITECTS
70914	BOARD OF ARCHITECTS
80914	PEER REVIEW
100914	BOARD OF ARCHITECTS
10915	PLANNING & ZONING
3915	CITY COMMISSION
01 915	CITY COMMISSION

SEAL

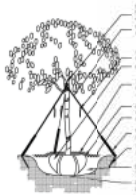
SHEET IDENTIFICATION

TITLE

SOUTH PARCEL PLANTING PLAN

NUMBER

L-203



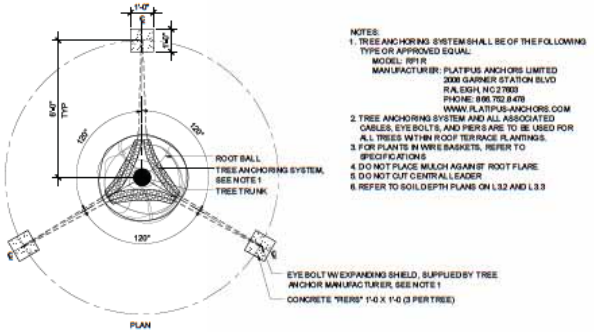
1 Typical Tree Planting (2.5" Cal. - 4" Cal.) (Less Than 14' Ht.), Staked

Scale: NTS



2 Typical Palm Tree Planting

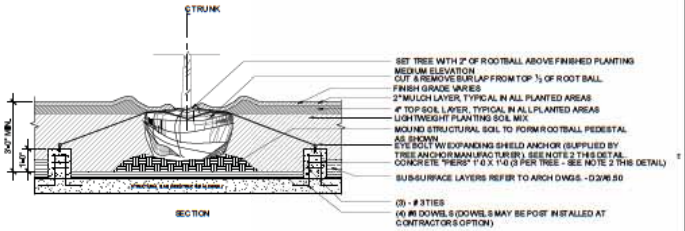
Scale: NTS



NOTES:
1. TREE ANCHORING SYSTEM SHALL BE OF THE FOLLOWING TYPE OR APPROVED EQUAL:
   MODEL: RP1.R
   MANUFACTURER: PLATIPUS ANCHORS LIMITED
   2008 GARNER STATION BLVD
   RALEIGH, NC 27603
   PHONE: 866.752.8478
   WWW.PLATIPUS-ANCHORS.COM
2. TREE ANCHORING SYSTEM AND ALL ASSOCIATED CABLES, EYE BOLTS, AND PIERS ARE TO BE USED FOR ALL TREES WITHIN ROOF TERRACE PLANTINGS.
3. FOR PLANTS IN WIRE BASKETS, REFER TO SPECIFICATIONS
4. DO NOT PLACE MULCH AGAINST ROOT FLARE
5. DO NOT CUT CENTRAL LEADER
6. REFER TO SOIL DEPTH PLANS ON L3.2 AND L3.3

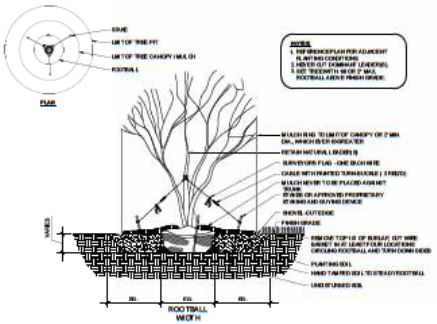
ROOT BALL
TREE ANCHORING SYSTEM, SEE NOTE 1
TREE TRUNK
EYE BOLT W/ EXPANDING SHIELD, SUPPLIED BY TREE ANCHOR MANUFACTURER, SEE NOTE 1
CONCRETE "PIERS" 1'-0 X 1'-0 (3 PER TREE)

PLAN



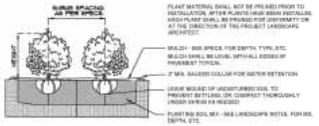
SET TREE WITH 2" OF ROOTBALL ABOVE FINISHED PLANTING MEDIUM ELEVATION
CUT & REMOVE BURLAP FROM TOP ⅓ OF ROOT BALL.
FINISH GRADE VARIES
2" MULCH LAYER, TYPICAL IN ALL PLANTED AREAS
4" TOP SOIL LAYER, TYPICAL IN ALL PLANTED AREAS
LIGHTWEIGHT PLANTING SOIL MIX
MOUND STRUCTURAL SOIL TO FORM ROOTBALL PEDESTAL AS SHOWN
EYE BOLT W/ EXPANDING SHIELD ANCHOR (SUPPLIED BY TREE ANCHOR MANUFACTURER). SEE NOTE 2 THIS DETAIL.
CONCRETE "PIERS" 1'-0 X 1'-0 (3 PER TREE – SEE NOTE 2 THIS DETAIL)
SUB-SURFACE LAYERS REFER TO ARCH DWGS. - D2/A5.50
(3) - # 3 TIES
(4) #6 DOWELS (DOWELS MAY BE POST INSTALLED AT CONTRACTOR'S OPTION)

SECTION



3 Typical Tree Planting (Over 3" Cal - 14' Ht.) Staked

NTS

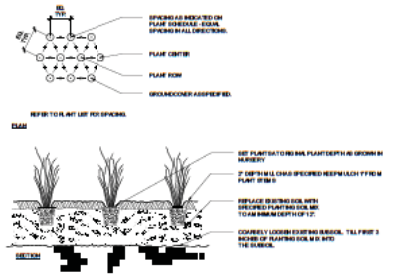


4 Typical Shrub Planting

N.T.S.

5 Typical Rootball Harness

N.T.S.



6 Typical Groundcover Planting & Spacing

1/2" = 1'-0"

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor a responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

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

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set roo balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits wil be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

TREES

					REQUIRED	PROVIDED
A. No. of Trees required	26	x	6.72	ac.	188	203
B. % Palms Allowed: No. Trees x 25%	188	x	25%		47	66
C. % Natives required: No. Trees x 30%	188	x	25%		56	64
				TOTAL	188	203

STREET TREES *Street Type*

602 Linear Feet along Ponce de Signature	30		20
0 Linear Feet along Coconut / Plaza/ Downtown	0	2*	0
526 Linear Feet along Malaga A- Signature/ Downtown	18		18
430 Linear Feet along Galiano A- Apartment/Townhouse	13		15
370 Linear Feet along Sevilla As Signature/ Downtown	12		12
0 Linear Feet along Palermo - Plaza/ Downtown	0	2*	0

2* Not required once an arcade/gallery is provided within the public ROW

SHRUBS

					REQUIRED	PROVIDED
No. of Shrubs required	331	x	6.72	ac.	3,909	3,999

NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC
750 Park of Commerce Blvd., Suite 100, Boca Raton, FL 33487
Suite 100, Baltimore, MD 21211 410.889.9009

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASHAYA PONCE LLC
3501, 3511, 3531 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

02.03.14	BOARD OF ARCHITECTS
10.30.14	BOARD OF ARCHITECTS
02.03.14	PEER REVIEW
10.30.14	BOARD OF ARCHITECTS
12.01.15	PLANNING & ZONING
3.9.16	CITY COMMISSION
01.11.16	CITY COMMISSION

SEAL

SHEET IDENTIFICATION

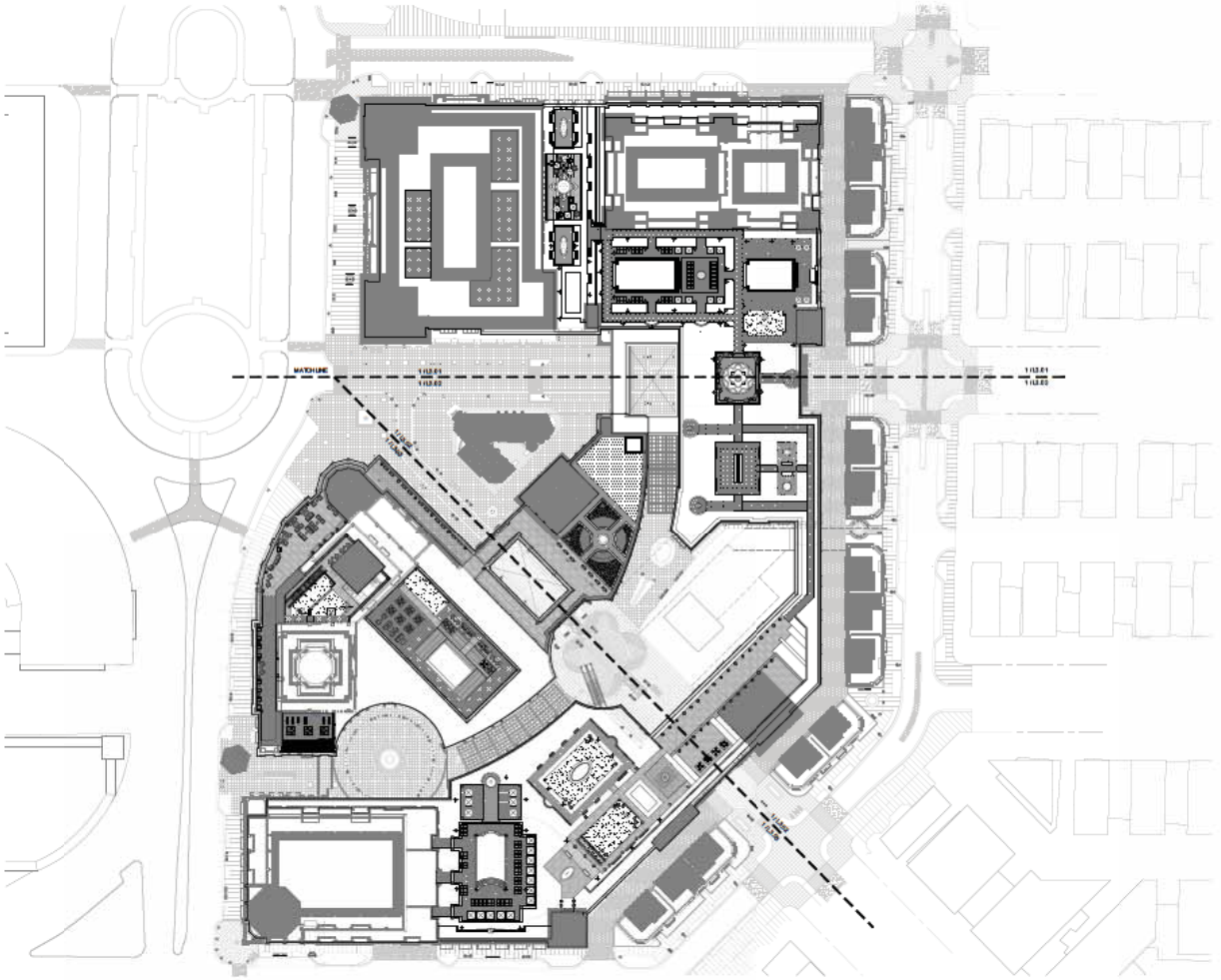
TITLE

PLANTING DETAILS & CALCULATIONS

NUMBER

L-204

FILE NAME: X:\14 Projects\14-012 Ponce Village\Construction\12.2015 DESIGN\L204 Planting Details & Calculations.dwg TIME: 12/22/2015 5:08 PM



1 OVERALL ROOFTOP SITE PLAN

GENERAL NOTES

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ASAVE PONCE LLC,
265-1, 265, 265 PONCE DE LEON BOULEVARD

ISSUE OR AMEND LOG

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	60914	PEER REVIEW
	10914	BOARD OF ARCHITECTS
	10915	PLAN NING & ZONING
	3915	CITY COMMISSION
	91915	CITY COMMISSION

SEAL

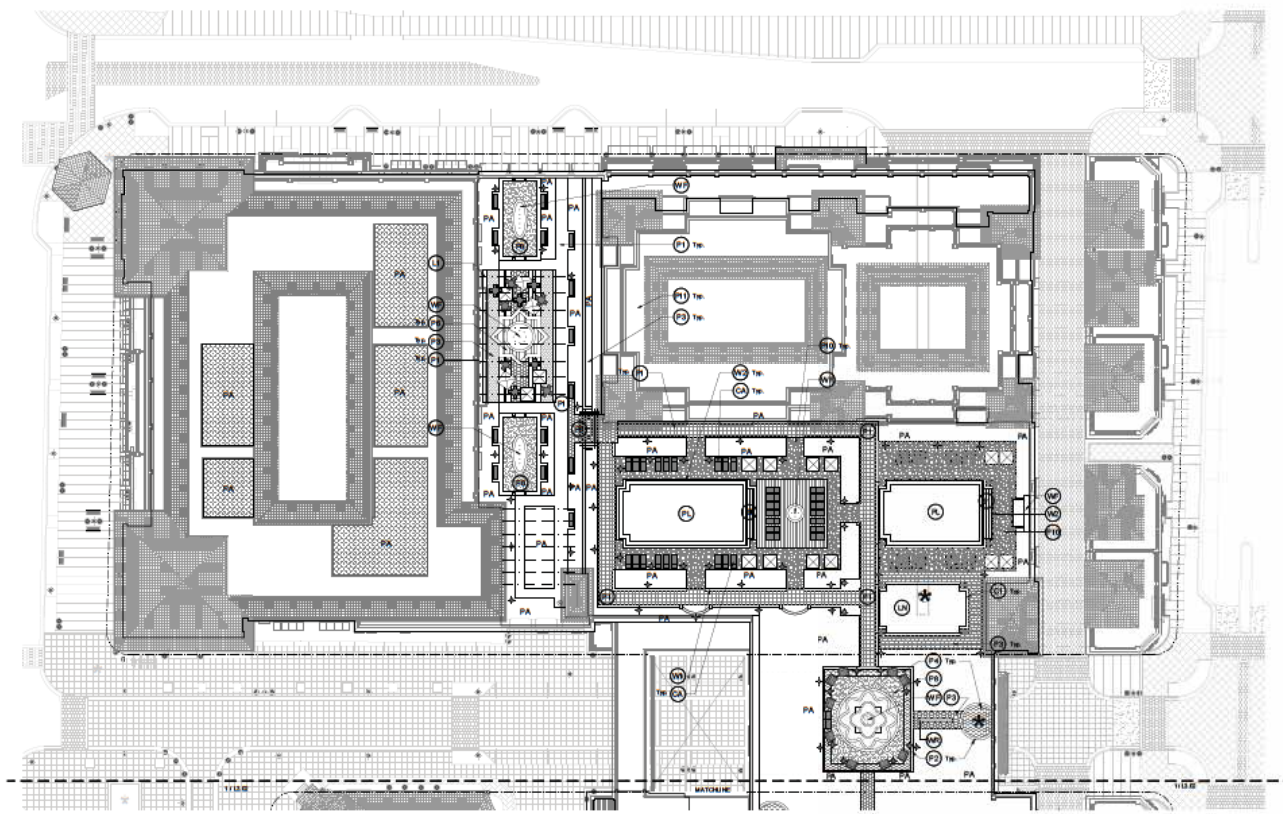
SHEET IDENTIFICATION

TITLE

OVERALL ON-SITE ACTIVATED ROOFTOP HARDSCAPE PLAN

NUMBER

L-300



1 NORTH ROOFTOP SITE PLAN

GENERAL NOTES

HARDSCAPE KEY

PAVING

- P1 — MARBLE ASTONE PAVER - UNFILLED
- P2 — GRANITE PAVER - PEDESTRIAN LIGHT DUTY
- P3 — PAVER TYPE A ADOQUIN - MEDIUM TAN
- P4 — PAVER TYPE B MARLEM GRAY MIST
- P5 — PAVER TYPE C TRAVERTINE
- P6 — PAVER TYPE D CORTEN
- P7 — PAVER TYPE E CORTEN
- P8 — 4"" THICK DECORATIVE BRICKBOND
- P9 — IPE WOOD DECKING, SEE HIDDEN FASTENERS
- P10 — SHELL STONE
- P11 — RECTANGULAR STEPPING STONE PATH

WALLS/ STAIRS/ CURBS

- W1 — GUEST WALL
- W2 — STONE POOL COPING
- C1 — MARBLE ASTONE CURB
- C2 — GRANITE CURB
- CR — FLUSH GRANITE CURB
- C4 — PLANTER CURB
- S1 — POOL STAIRS W/ S.S. HANDRAIL, STAIR TRIM TO MATCH INTERIOR OF POOL
- S2 — POOL STEP LADDER, 2" S.S. RAILING W/ SEL. EMBEDDED INTO CONCRETE

SITE AMENITIES

- AS — ASTROSCULPTURE
- BE — BENCH
- LB — LOUNGE SEATING
- FS — FLEXIBLE SEATING
- CA — CABANA SEATING
- LT — OUTDOOR LIGHT
- LS — LIGHT POLE
- LR — LITTER AREA/ GUARD RECEPTACLES
- LN — GRASS LAWN
- PO — PLANTER POT
- PL — POOL
- PG — PERGOLA
- WF — WATER FEATURE
- WR — WATER RUNNEL
- UM — UMBRELLA

PA — PLANTING ON STRUCTURE, LIGHTWEIGHT SOIL, 12"- 30" DEPTH

MATCH LINE

PROPERTY LINE

BUILDING OVERHAND

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASHVE PONCE LLC
3811, 3815, 3915 PONCE DE LEON BOULEVARD

ISSUE OR AMEND LOG

6/2014	BOARD OF ARCHITECTS
7/2014	BOARD OF ARCHITECTS
8/2014	PEER REVIEW
10/2014	BOARD OF ARCHITECTS
1/2015	PLAN NING & ZONING
3/15	CITY COMMISSION
9/1/15	CITY COMMISSION

SEAL

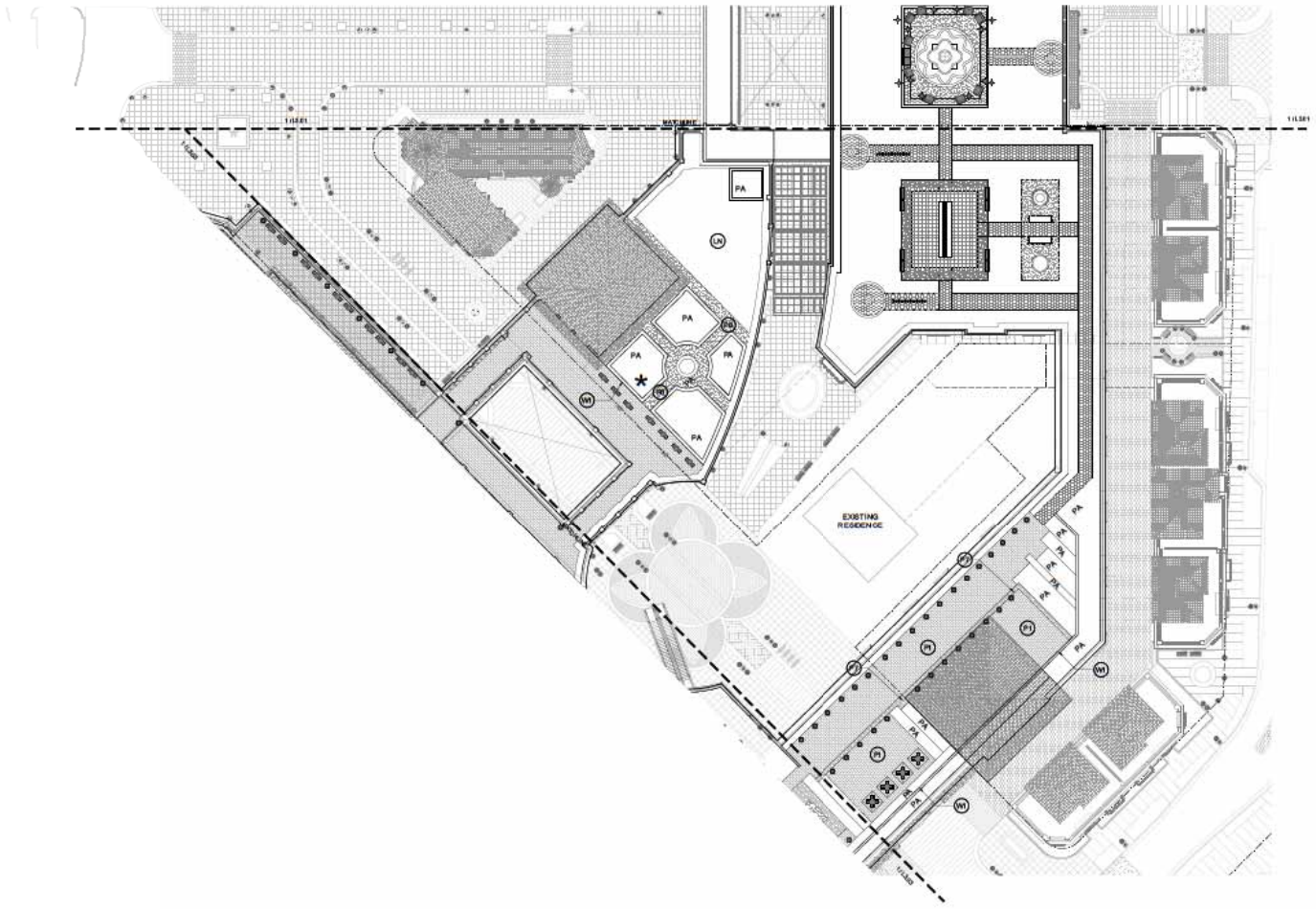
SHEET IDENTIFICATION

TITLE

NORTH PARCEL ACTIVATED ROOFTOP HARDSCAPE PLAN

NUMBER

L-301



1 CENTRAL ROOFTOP SITE PLAN
1"= 20'-0"

GENERAL NOTES

HARDSCAPE KEY

PAVING

- P1 — MARBLE ASTONE PAVER - UNFILLED
- P2 — GRANITE PAVER - REDDISH BLUE GREY
- P3 — PAVER TYPE A ACCOLADE - MEDIUM TAN
- P4 — PAVER TYPE B MARLEM GRAY MIST
- P5 — PAVER TYPE C TRAVERTINE
- P6 — PAVER TYPE D CAMEO
- P7 — PAVER TYPE E CAMEO
- P8 — 4"-THICK DECORATIVE RECHEDUT
- P9 — IPE WOOD DECKING, SEE HIDDEN FASTENERS
- P10 — SHELL STONE
- P11 — RECTANGULAR STEPPING STONE PATH

WALLS/ STAIRS/ CURBS

- W1 — GUEST WALL
- W2 — STONE POOL COPING
- C1 — MARBLE ASTONE CURB
- C2 — GRANITE CURB
- CR — FLUSH GRANITE CURB
- C4 — PLANTER CURB
- S1 — POOL STAIRS W/ S.S. HANDRAIL, STAIR TRIM SHALL TO MATCH INTERIOR OF POOL
- S2 — POOL STEP LADDER, 20 MIL SS W/ SEL, EMBEDDED INTO CONCRETE

SITE AMENITIES

- AR — ARTSCULPTURE
- BE — BENCH
- LB — LOUNGE SEATING
- FS — FLEXIBLE SEATING
- OA — OUTDOOR SEATING
- L1 — OUTDOOR LIGHT
- L2 — LIGHT POLE
- LR — LITTER RECEIVING RECEPTACLES
- LN — GRASS LAWN
- P10 — PLANTER POT
- PL — POOL
- PG — PERGOLA
- WF — WATER FEATURE
- WR — WATER RUNNEL
- UM — UMBRELLA

PA — PLANTING ON STRUCTURE, LIGHTWEIGHT SOIL, 12"- 30" DEPTH

MATCH LINE

PROPERTY LINE

BUILDING OVERHANG

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASHVE PONCE LLC,
380 I, 390, 396 PONCE DE LEON BOULEVARD

ISSUE OR AMEND LOG

	6/2014	BOARD OF ARCHITECTS
	10/2014	BOARD OF ARCHITECTS
	6/2014	PEER REVIEW
	11/2014	BOARD OF ARCHITECTS
	1/2015	PLAN NING & ZONING
	3/15	CITY COMMISSION
	9/1 5	CITY COMMISSION

SEAL

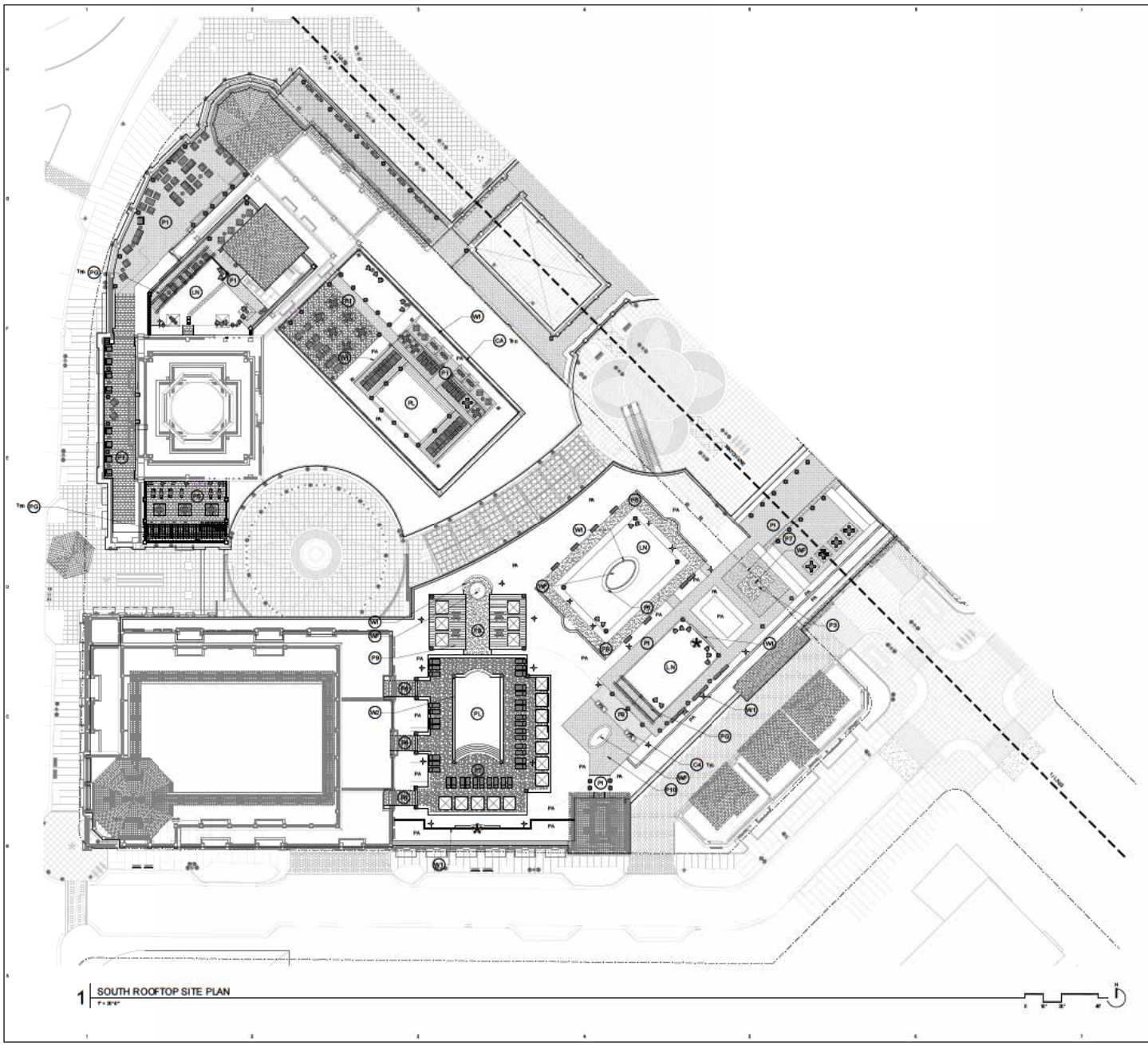
SHEET IDENTIFICATION

TITLE

CENTRAL PARCEL ACTIVATED ROOFTOP HARDSCAPE PLAN

NUMBER

L-302



1 SOUTH ROOFTOP SITE PLAN

GENERAL NOTES

HARDSCAPE KEY PAVING

- P1 — MARBLE ASTONE PAVER - UNFILLED
- P2 — GRANITE PAVER - REDDISH BRAY LIGHT GREY
- P3 — PAVER TYPE A ADOQUIN - MEDIUM TAN
- P4 — PAVER TYPE B MARLEM GRAY MIST
- P5 — PAVER TYPE C TRAVERTINE
- P6 — PAVER TYPE D CORTEN
- P7 — PAVER TYPE E CORTEN
- P8 — 4"-THICK DECORATIVE BRICKBOND
- P9 — IPE WOOD DECKING, SEE HIDDEN FASTENERS
- P10 — SHELL STONE
- P11 — RECTANGULAR STEPPING STONE PATH

WALLS/ STAIRS/ CURBS

- W1 — GUEST WALL
- W2 — STONE POOL COPING
- C1 — MARBLE ASTONE CURB
- C2 — GRANITE CURB
- C3 — FLUSH GRANITE CURB
- C4 — PLANTER CURB
- S1 — POOL STAIRS W/ S.S. HANDRAIL, STAIR TRIM TO MATCH INTERIOR OF POOL
- S2 — POOL STEP LADDER, (3 RAILING IN SEL, EMBEDDED INTO CONCRETE

SITE AMENITIES

- A1 — ARTSCULPTURE
- B — BENCH
- LB — LOUNGE SEATING
- FS — FLEXIBLE SEATING
- CA — CABANA SEATING
- LT — OUTDOOR LIGHT
- LS — LIGHT POLE
- LR — LITTER AREC/CLING RECEPTACLES
- LN — GRASS LAWN
- PP — PLANTER POT
- PL — POOL
- PG — PERGOLA
- WF — WATER FEATURE
- WR — WATER RUNNEL
- UM — UMBRELLA

PA — PLANTING ON STRUCTURE, LIGHTWEIGHT SOIL, 12"- 30" DEPTH

- MATCH LINE
- PROPERTY LINE
- BUILDING OVERHAND

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASAVE PONCE, LLC.
3811, 3815, 3815 PONCE DE LEON BOULEVARD

ISSUE OR AMEND LOG

6/2014	BOARD OF ARCHITECTS
10/2014	BOARD OF ARCHITECTS
6/2014	PEER REVIEW
11/2014	BOARD OF ARCHITECTS
1/2015	PLAN NING & ZONING
3/15	CITY COMMISSION
9/1/15	CITY COMMISSION

SEAL

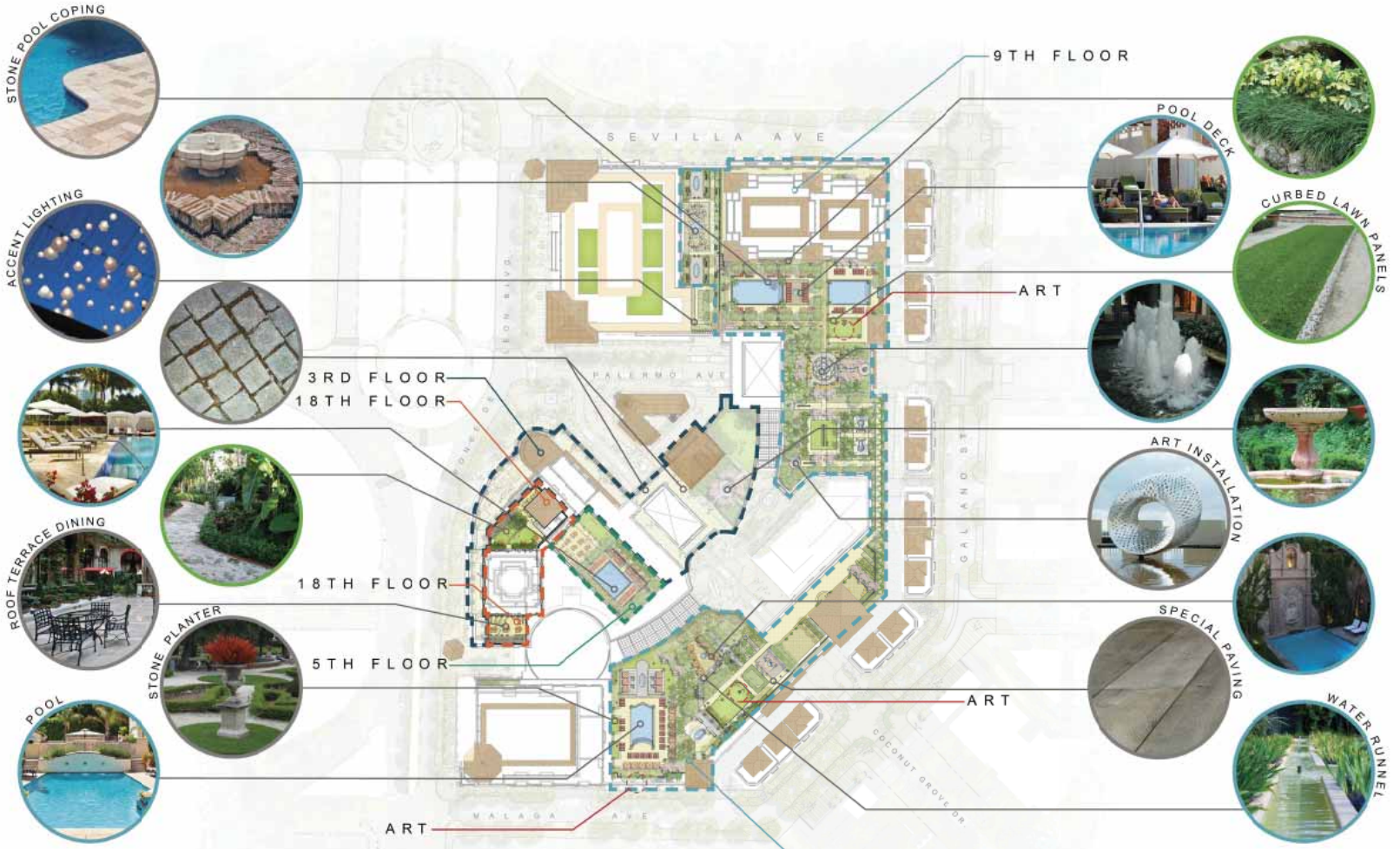
SHEET IDENTIFICATION

TITLE

SOUTH PARCEL ACTIVATED ROOFTOP HARDSCAPE PLAN

NUMBER

L-303



NOTES:
1. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLICS SERVICE.

OFF-SITE KEY PLAN

NOT FOR CONSTRUCTION

CONSULTANT
MAHAN RYKIEL ASSOCIATES INC

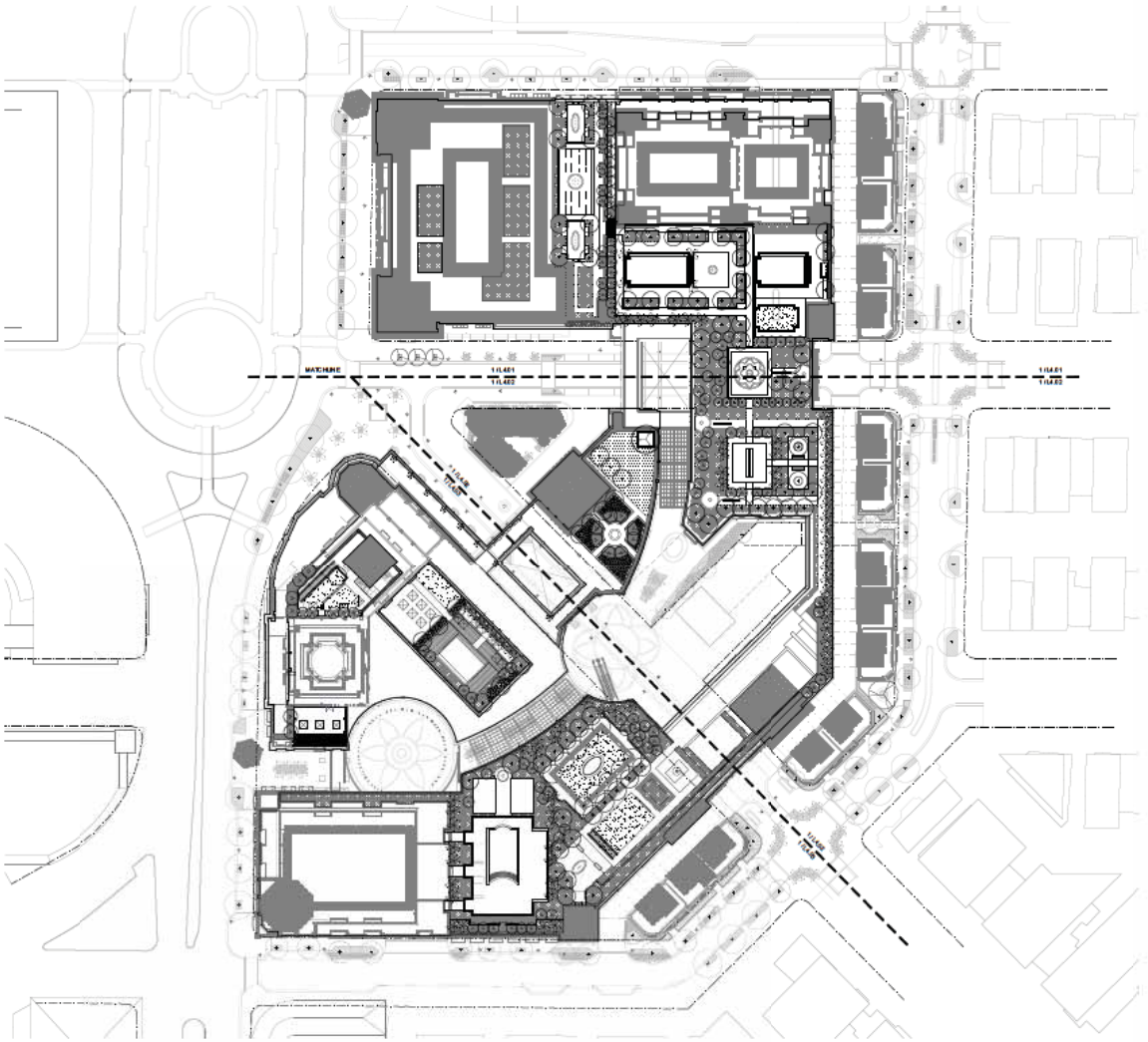
PROJECT
MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT
ASAVE PONCE LLC,
300-1, 300, 300 PONCE DE LEON BOULEVARD

ISSUE OR AMEND LOG		
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	10914	BOARD OF ARCHITECTS
	60914	PEER REVIEW
	10914	BOARD OF ARCHITECTS
	10915	PLAN REVISIONS
	3915	CITY COMMISSION
	91915	CITY COMMISSION

SEAL

SHEET IDENTIFICATION
TITLE
OVERALL ILLUSTRATIVE ON-SITE ACTIVATED ROOFTOP PLANTING PLAN
NUMBER
L-400

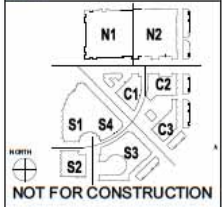


1 OVERALL ROOFTOP PLANTING PLAN

NOTES:
1. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

GENERAL NOTES

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ASHVE PONCE LLC,
380 I, 390, 396 PONCE DE LEON BOULEVARD

ISSUE OR AMEND LOG		
	60914	BOARD OF ARCHITECTS
	10914	BOARD OF ARCHITECTS
	60914	PEER REVIEW
	110914	BOARD OF ARCHITECTS
	11015	PLAN NING & ZONING
	3915	CITY COMMISSION
	91915	CITY COMMISSION

SEAL

SHEET IDENTIFICATION

TITLE

OVERALL ON-SITE ACTIVATED ROOFTOP PLANTING PLAN

NUMBER

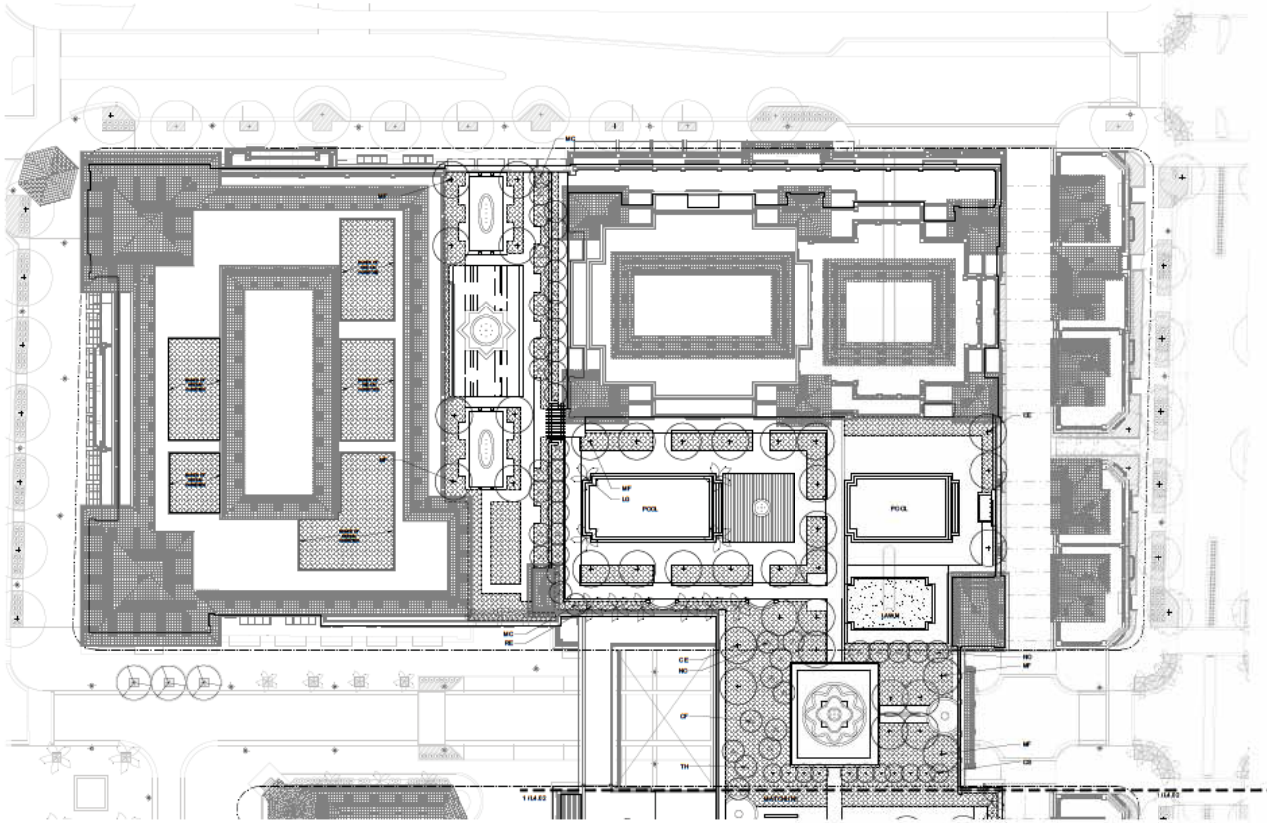
L-400a

Plant Schedule - This Sheet Only

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES					
	MF	Myrcianthes fragrans Simpson Stopper	2@ 5" Cal, 65 Gal	cont.	Florida Fancy
	CE	Conocarpus erectus var. sericea Silver buttonwood	6-8' Ht.	Cont.	Florida Fancy
FLOWERING TREES					
	CS	Cordia sebestena Geiger tree	2.5" Cal	Cont.	Florida Fancy
	MC	Myrsine cerifera Wax Myrtle	2.5" Cal	Cont.	Florida Fancy
	NO	Nerium oleander Oleander	6-8' Ht.	Cont.	Florida Fancy
	CF	Cappasi flexuosa Limber Caper	14' HT	Cont.	Florida fancy
	TH	Tabebuia heterophylla Pink Trumpet Tree	10' HT	Cont.	Florida Fancy

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
PALM TREES					
	RE	Ptiopis excelsa Lady Palm	5' clumps	21" Cont.	Florida Fancy
	LG	Licuala grandis Licuala Palm	12' HT	Cont.	Single Trunk Florida Fancy

NOTES:
1. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL ROOFTOP TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.



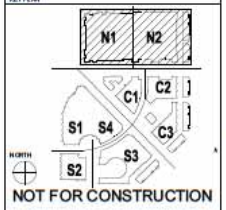
1 NORTH ROOFTOP PLANTING PLAN
1/4" = 1'-0"

GENERAL NOTES

PLANT KEY

PALM TREE
SHADE TREE
FLOWERING TREE
SHRUB
GROUND COVER

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ASAVE PONCE LLC
3811, 3815, 3819 PONCE DE LEON BOULEVARD

ISSUE OR AMEND LOG	
6/2014	BOARD OF ARCHITECTS
7/2014	BOARD OF ARCHITECTS
8/2014	PEER REVIEW
10/2014	BOARD OF ARCHITECTS
1/2015	PLAN MINOR ADJUSTMENT
3/15	CITY COMMISSION
9/1/15	CITY COMMISSION

SEAL

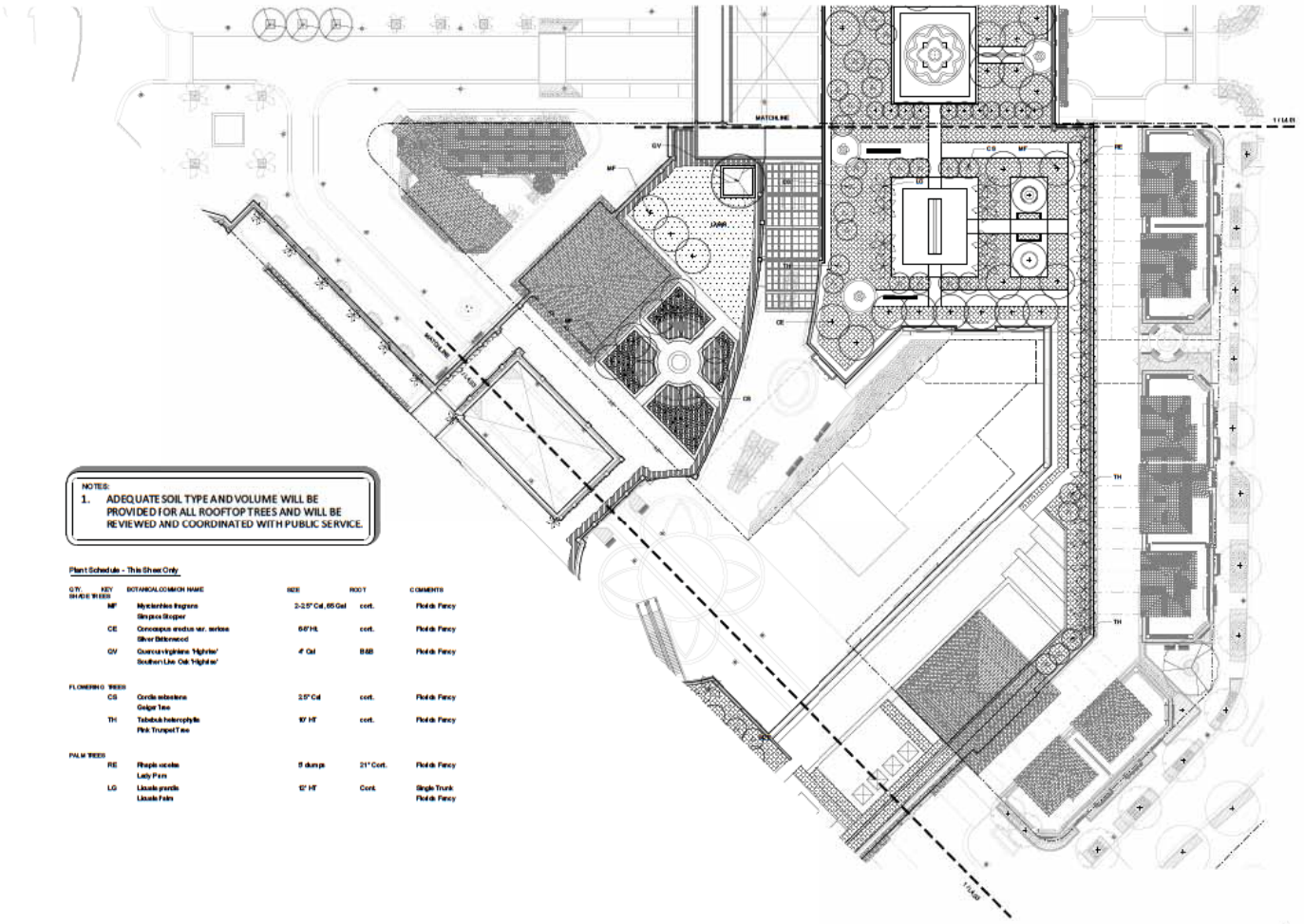
SHEET IDENTIFICATION

TITLE

NORTH PARCEL ACTIVATED ROOFTOP PLANTING PLAN

NUMBER

L-401



NOTES:
1. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL ROOFTOP TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

Plant Schedule - This Sheet Only

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES					
	MF	Myrcianthes fragrans Simpsons Stopper	2-2.5" Cal, 65 Gal	cont.	Florida Fancy
	CE	Conocarpus erectus var. sericea Silver Buttonwood	6-8' Ht.	cont.	Florida Fancy
	GV	Quercus virginiana 'Highrise' Southern Live Oak 'Highrise'	4" Cal	B&B	Florida Fancy
FLOWERING TREES					
	CS	Cordia sebestena Geiger Tree	2.5" Cal	cont.	Florida Fancy
	TH	Tabebuia heterophylla Pink Trumpet Tree	10' HT	cont.	Florida Fancy
PALM TREES					
	RE	Rhapis excelsa Lady Palm	5 clumps	21" Cont.	Florida Fancy
	LG	Livistona grandis Livistona Palm	12' HT	Cont.	Single Trunk Florida Fancy

1 CENTRAL ROOFTOP PLANTING PLAN
1"= 20'-0"

GENERAL NOTES

PLANT KEY

PALM TREE
SHADE TREE
FLOWERING TREE
SHRUB
GROUND COVER

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT
MAHAN RYKIEL ASSOCIATES INC

PROJECT
MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT
ASHVE PONCE LLC,
280-1, 290, 300 PONCE DE LEON BOULEVARD

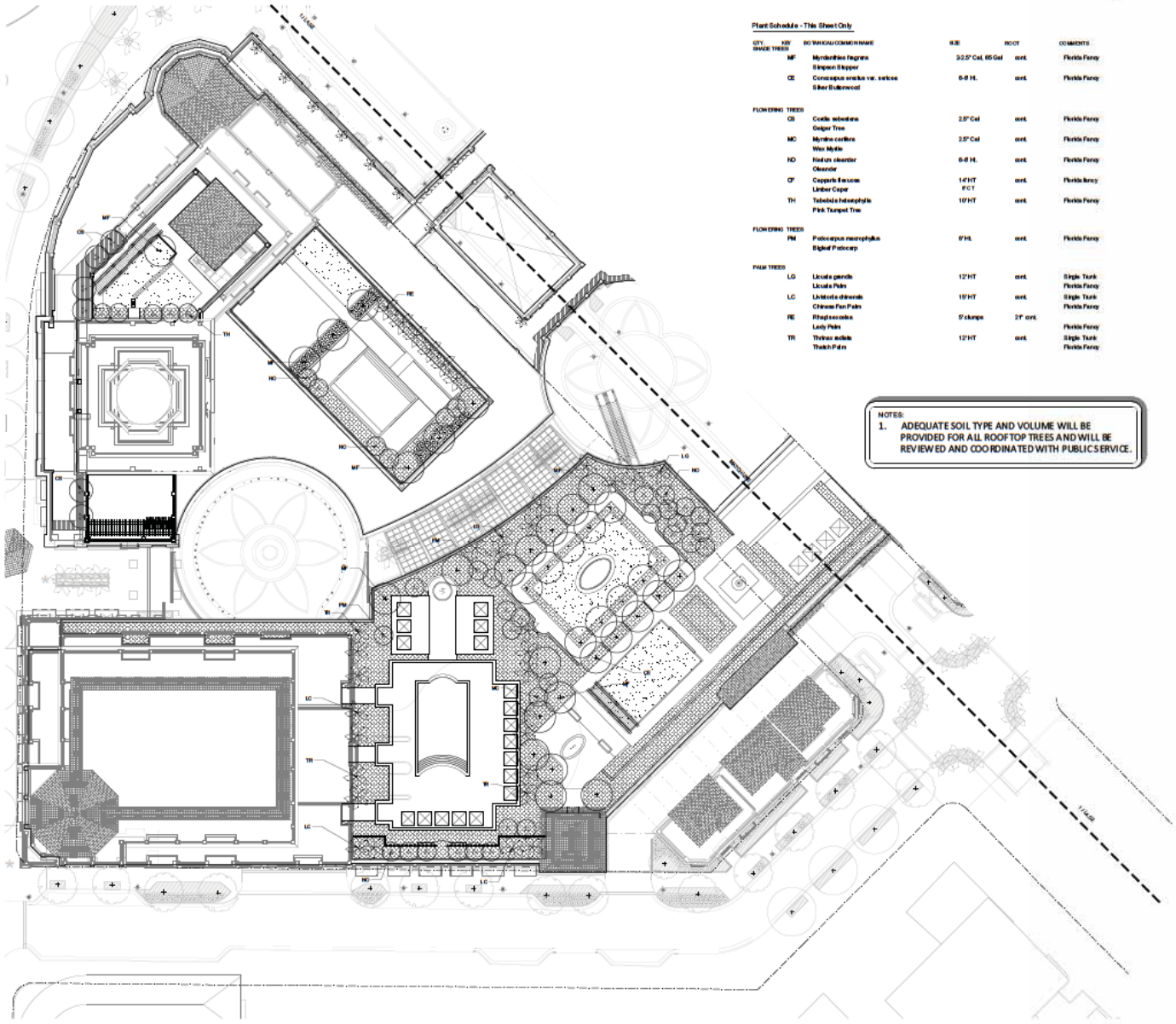
ISSUE OR AMEND LOG

6/2014	BOARD OF ARCHITECTS
7/2014	BOARD OF ARCHITECTS
8/2014	PEER REVIEW
10/2014	BOARD OF ARCHITECTS
1/2015	PLANNING & ZONING
3/15	CITY COMMISSION
9/1/15	CITY COMMISSION

SEAL

SHEET IDENTIFICATION
TITLE
CENTRAL PARCEL ACTIVATED ROOFTOP PLANTING PLAN

NUMBER
L-402



Plant Schedule - This Sheet Only

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES					
	MF	Myrcianthes fragrans Simpson Stopper	3-3.5" Cal, 65 Gal	cont.	Florida Fancy
	CE	Conocarpus erectus var. sericeus Silver Buttonwood	6-8 Ht.	cont.	Florida Fancy
FLOWERING TREES					
	CS	Cordia sebestena Geiger Tree	2.5" Cal	cont.	Florida Fancy
	MC	Myrtine cortiana Wax Myrtle	2.5" Cal	cont.	Florida Fancy
	ND	Nerium oleander Oleander	6-8 Ht.	cont.	Florida Fancy
	CF	Capparis flexuosa Limber Caper	14"HT 8"CT	cont.	Florida fancy
	TH	Tabebuia heterophylla Pink Trumpet Tree	10"HT	cont.	Florida Fancy
FLOWERING TREES					
	PM	Podocarpus macrophyllus Bigleaf Podocarp	8' Ht.	cont.	Florida Fancy
PALM TREES					
	LG	Licuala grandis Licuala Palm	12'HT	cont.	Single Trunk Florida Fancy
	LC	Livistonia chinensis Chinese Fan Palm	15'HT	cont.	Single Trunk Florida Fancy
	RE	Rhapis excelsa Lady Palm	5' clumps	21" cont.	Florida Fancy
	TR	Thrinax radiata Thatch Palm	12'HT	cont.	Single Trunk Florida Fancy

NOTES:
1. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL ROOFTOP TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

1 SOUTH ROOFTOP PLANTING PLAN
1" = 20'-0"

GENERAL NOTES

PLANT KEY

PALM TREE
SHADE TREE
FLOWERING TREE
SHRUB
GROUND COVER

KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ASAVE PONCE LLC,
2801, 2901, 2911 PONCE DE LEON BOULEVARD

ISSUE OR AMEND LOG

6/2014	BOARD OF ARCHITECTS
7/2014	BOARD OF ARCHITECTS
8/2014	PEER REVIEW
10/2014	BOARD OF ARCHITECTS
1/2015	PLANNING & ZONING
3/15	CITY COMMISSION
9/1 9/15	CITY COMMISSION

SEAL

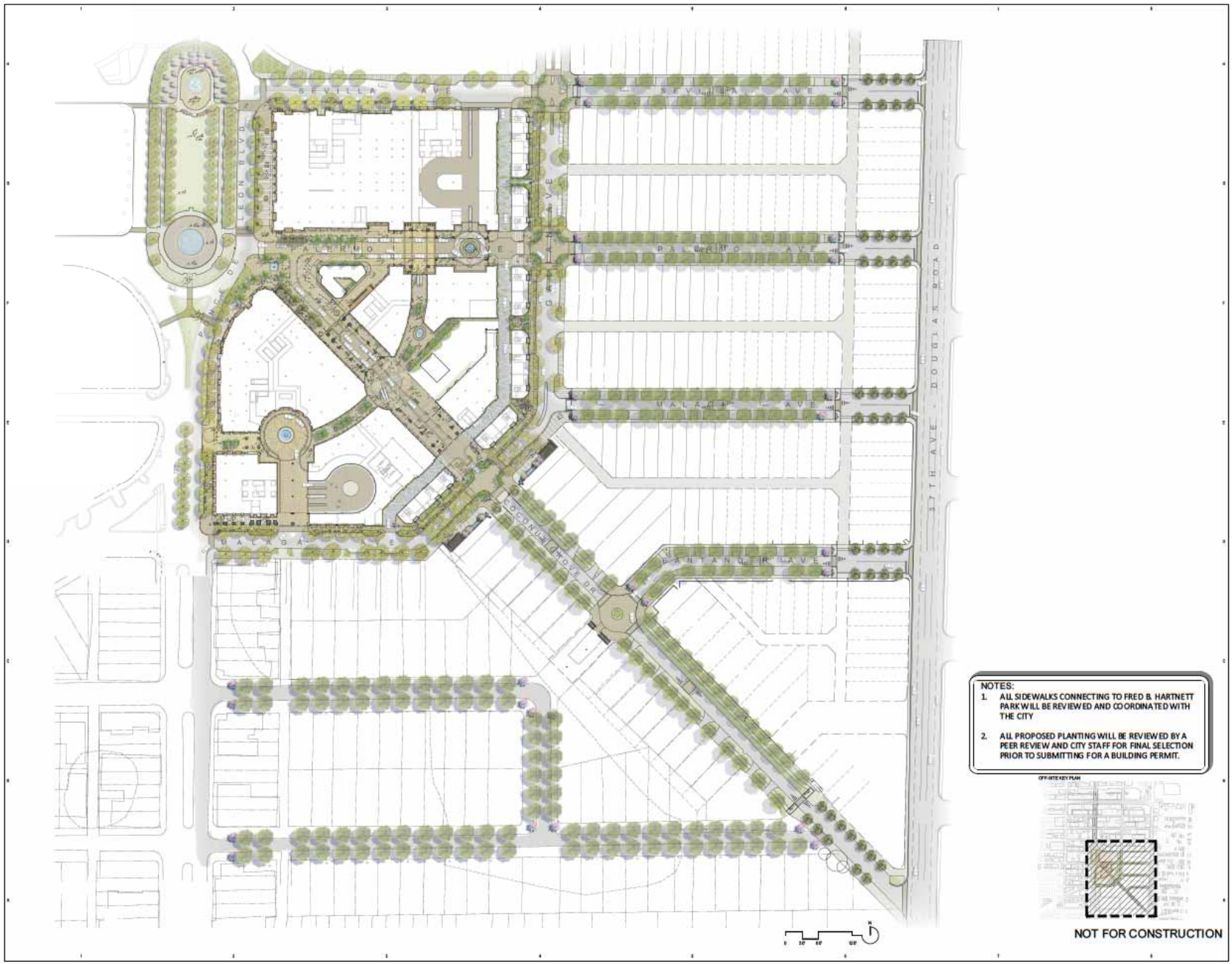
SHEET IDENTIFICATION

TITLE

SOUTH PARCEL
ACTIVATED ROOFTOP
PLANTING PLAN

NUMBER

L-403



NOTES:

1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY
2. ALL PROPOSED PLANTING WILL BE REVIEWED BY A PEER REVIEW AND CITY STAFF FOR FINAL SELECTION PRIOR TO SUBMITTING FOR A BUILDING PERMIT.

OFF-SITE KEY PLAN

NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASHAYA PONCE LLC
3501, 3511, 3531 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

	6/2/14	BOARD OF ARCHITECTS
	7/2/14	BOARD OF ARCHITECTS
	8/2/14	PEER REVIEW
	10/2/14	BOARD OF ARCHITECTS
	1/2/15	PLANNING & ZONING
	3/2/15	CITY COMMISSION
	5/1/15	CITY COMMISSION

SEAL

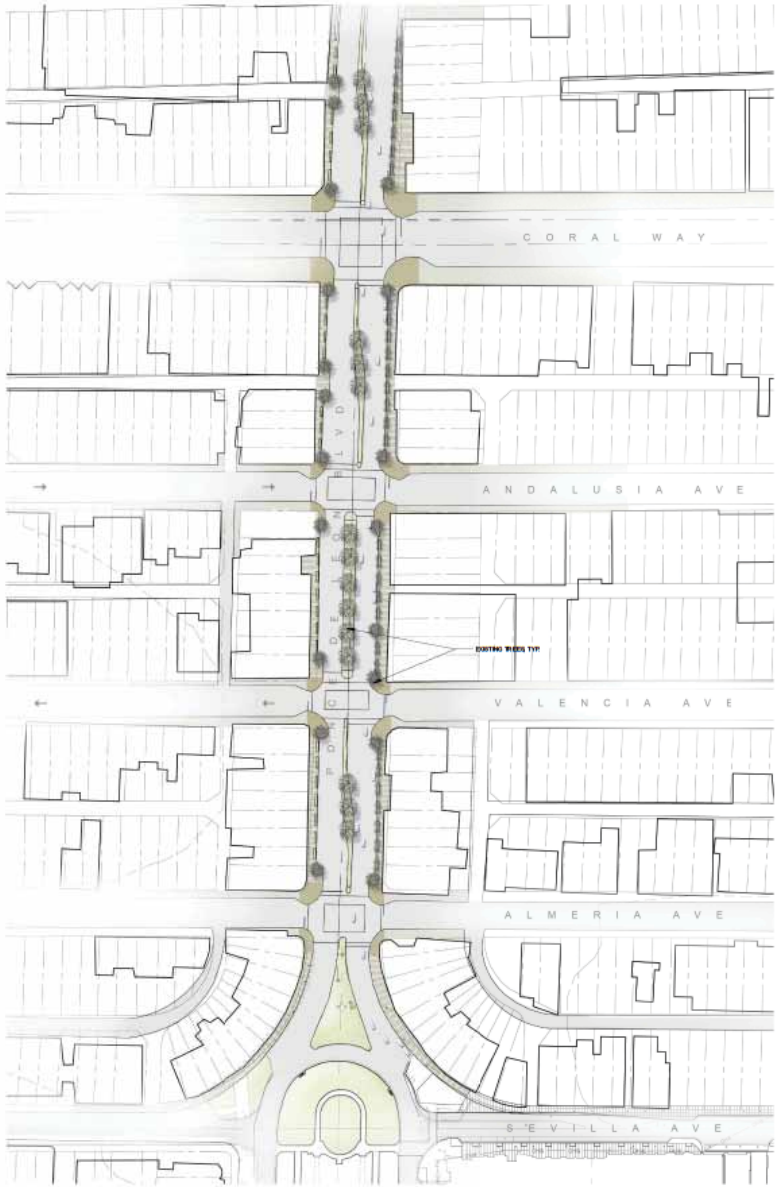
SHEET IDENTIFICATION

TITLE

ILLUSTRATIVE OFF-SITE NEIGHBORHOOD IMPROVEMENTS PLAN

NUMBER

L-500



NOTES:
1. STREETSCAPE IMPROVEMENTS TO BE DESIGNED AND PREPARED BY CITY OF CORAL GABLES CONSULTANT AND PAID FOR BY THE DEVELOPER.
2. EXISTING BASE INFORMATION WAS PULLED FROM PUBLIC GIS INFORMATION AND AERIAL PHOTOS. ALL EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD.

OFF-SITE KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ASHVIN PONCE LLC
3501, 3511, 3531 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

	6/2/14	BOARD OF ARCHITECTS
	7/2/14	BOARD OF ARCHITECTS
	8/2/14	PEER REVIEW
	10/2/14	BOARD OF ARCHITECTS
	1/2/15	PLANNING & ZONING
	3/2/15	CITY COMMISSION
	5/1/15	CITY COMMISSION

SEAL

SHEET IDENTIFICATION

TITLE

ILLUSTRATIVE OFF-SITE STREETSCAPE IMPROVEMENTS PLAN

NUMBER

L-501



0 20 50 100

NOTES:
1. STREETSCAPE IMPROVEMENTS TO BE DESIGNED AND PREPARED BY CITY OF CORAL GABLES CONSULTANT AND PAID FOR BY THE DEVELOPER.
2. EXISTING BASE INFORMATION WAS PULLED FROM PUBLIC GIS INFORMATION AND AERIAL PHOTOS. ALL EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD.

OFF-SITE KEY PLAN



NOT FOR CONSTRUCTION

CONSULTANT

MAHAN RYKIEL ASSOCIATES INC

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASHAYA PONCE LLC
2611, 2631, 2651 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

	6/2/14	BOARD OF ARCHITECTS
	7/2/14	BOARD OF ARCHITECTS
	8/2/14	PEER REVIEW
	10/2/14	BOARD OF ARCHITECTS
	1/2/15	PLANNING & ZONING
	3/2/15	CITY COMMISSION
	01/1/15	CITY COMMISSION

SEAL

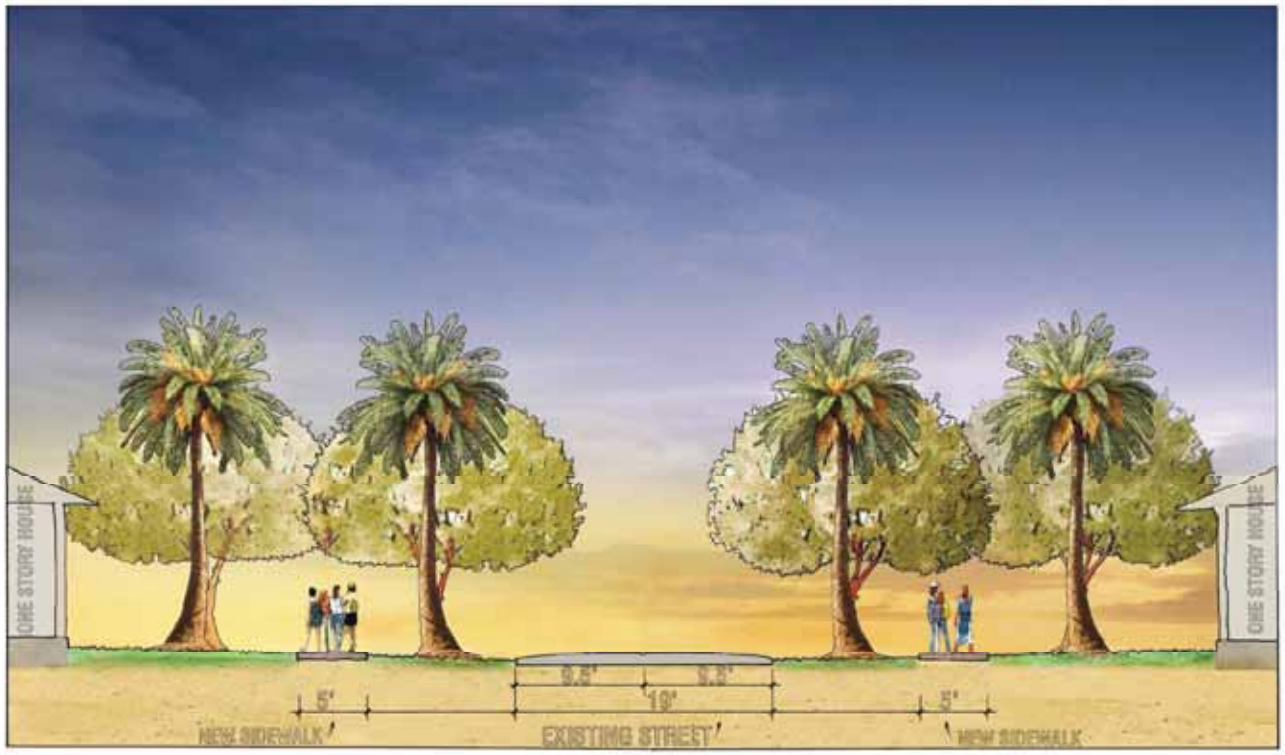
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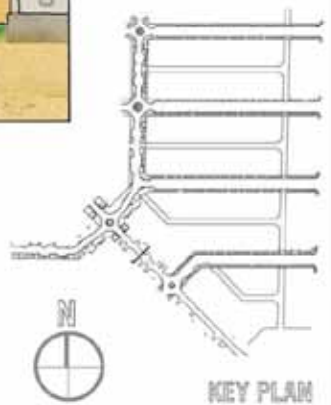
ILLUSTRATIVE OFF-SITE STREETSCAPE IMPROVEMENTS PLAN

NUMBER

L-502



COCONUT GROVE DRIVE



KEY PLAN

ALPHA

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

AGAVE PONCE LLC.
3901, 3911, 3921 PONCE DE LEON BOULEVARD

AGAVE PONCE LLC

SEAL

SHEET IDENTIFICATION

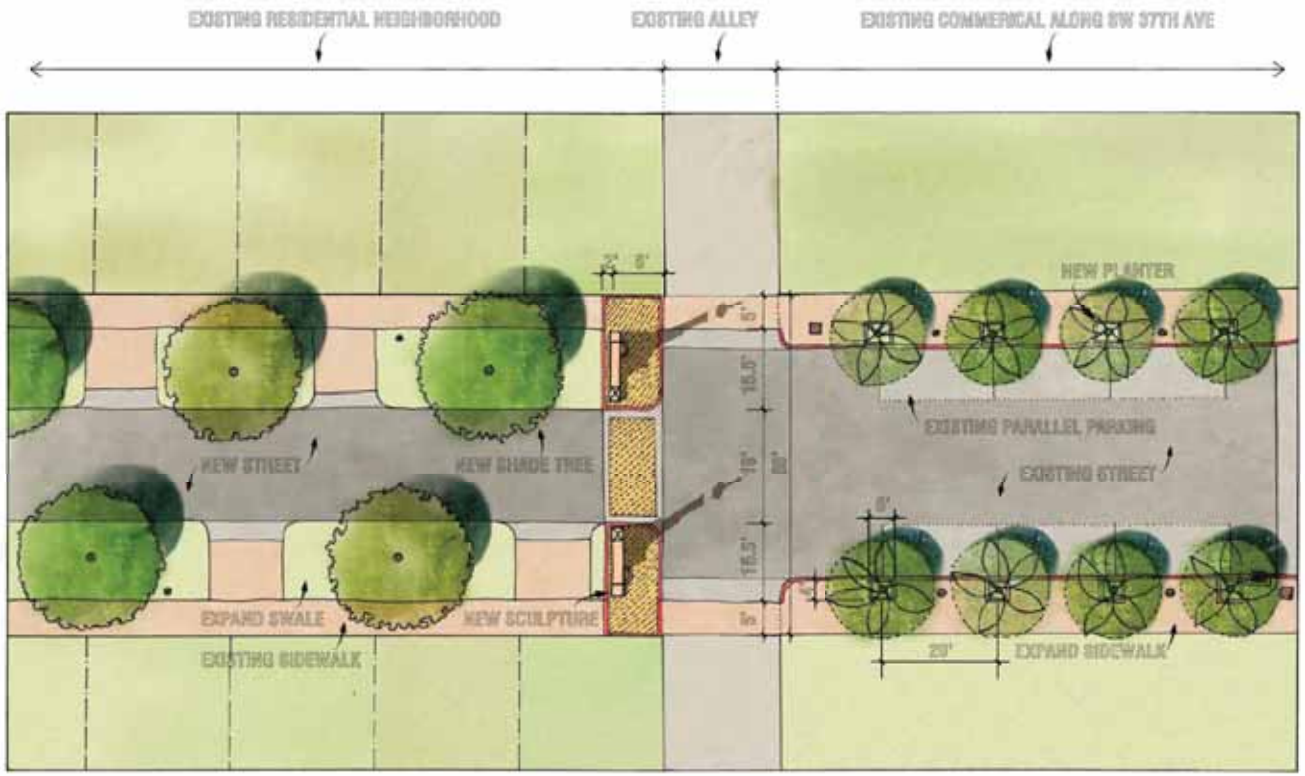
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NEIGHBORHOOD URBAN DESIGN

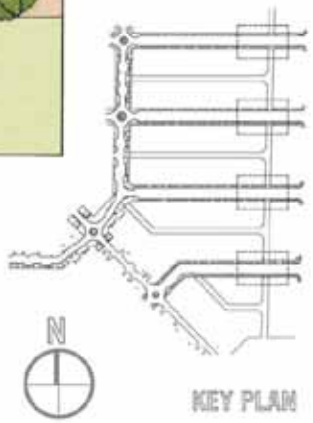
NUMBER

UD - 101

2014 ALPHA PLAN LLC



PROPOSED STREET PLAN VIEW



KEY PLAN

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

AGAVE PONCE LLC.
2801, 2901, 3001 PONCE DE LEON BOULEVARD

AGAVE PONCE

SEAL

SHEET IDENTIFICATION

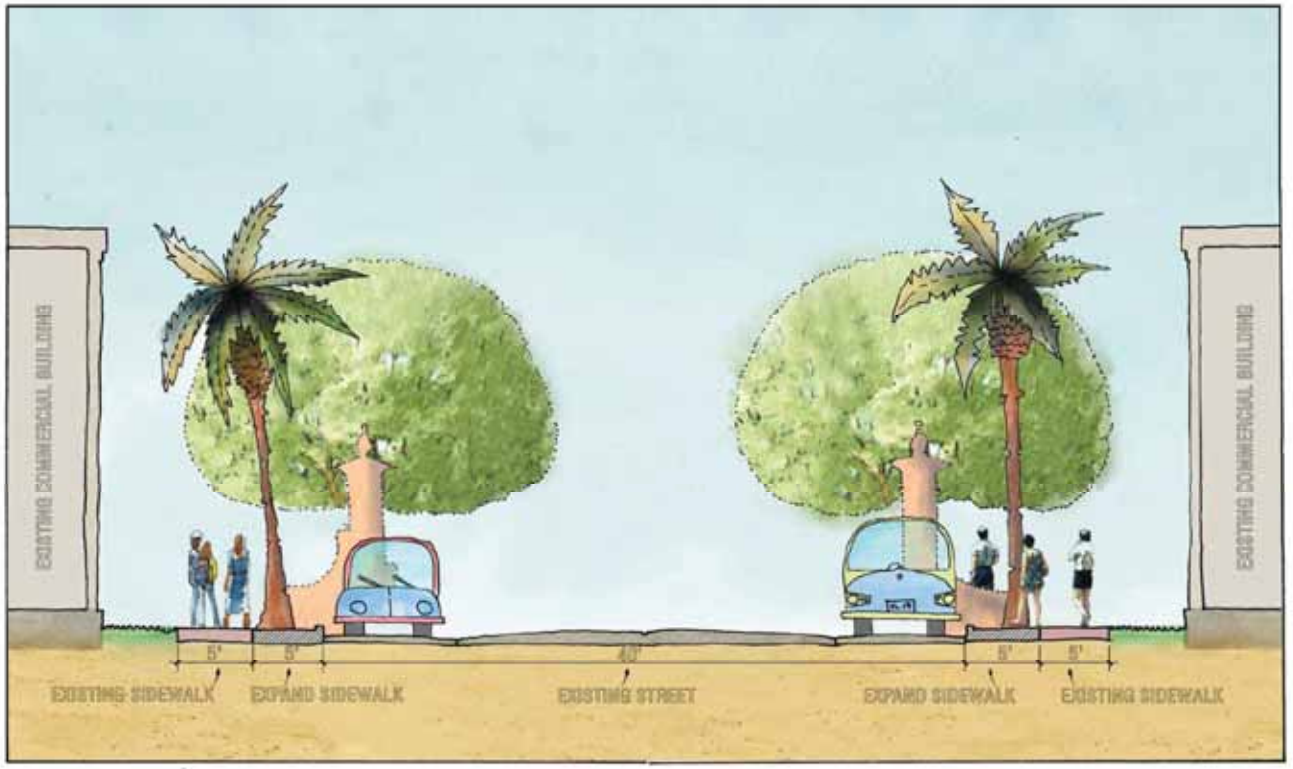
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NEIGHBORHOOD URBAN DESIGN

NUMBER

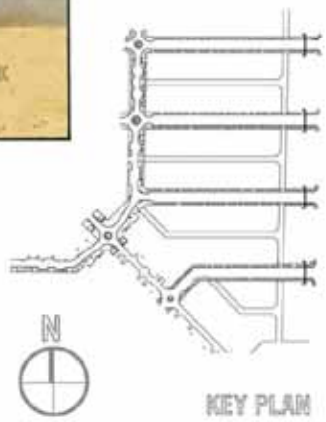
UD - 101

2014 ALPHA PLAN LLC



TYPICAL COMMERCIAL AREA STREET

VIEW FROM SW 37TH AVE



KEY PLAN

ALPHA

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

AGAVE PONCE LLC.
3801, 3901, 3001 PONCE DE LEON BOULEVARD

AGAVE PONCE LLC

SEAL

SHEET IDENTIFICATION

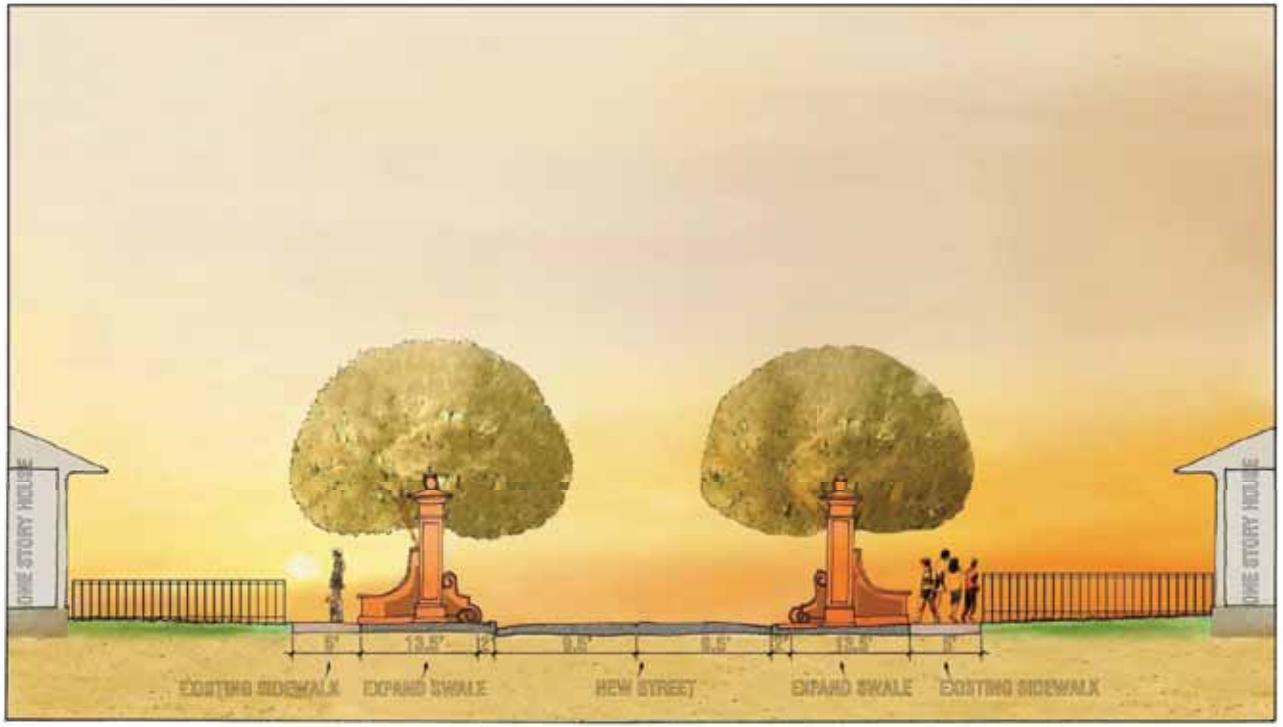
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NEIGHBORHOOD URBAN DESIGN

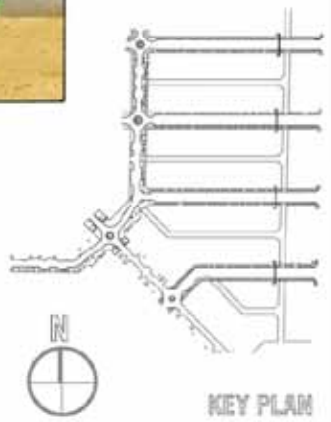
NUMBER

UD - 101

2014 ALPHA PLAN LLC



TYPICAL NEIGHBORHOOD ENTRANCE FEATURE



KEY PLAN

ALPHA

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

AGAVE PONCE LLC.
2801, 2901, 3001 PONCE DE LEON BOULEVARD

AGAVE PONCE LLC

SEAL

SHEET IDENTIFICATION

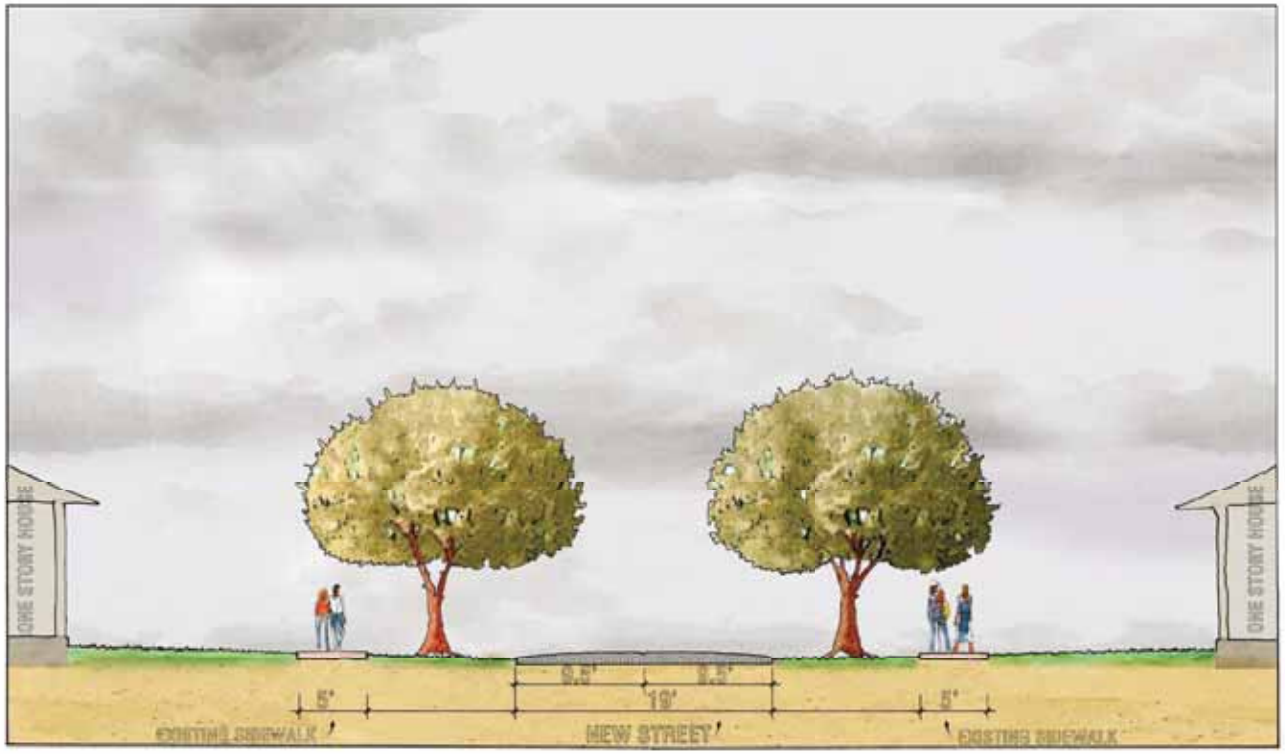
TITLE

NEIGHBORHOOD URBAN DESIGN

NUMBER

UD - 101

2014 ALPHA PLAN LLC



TYPICAL RESIDENTIAL ROADWAY



KEY PLAN

ALPHA

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

AGAVE PONCE LLC.
2801, 2901, 3001 PONCE DE LEON BOULEVARD

AGAVE PONCE

SEAL

SHEET IDENTIFICATION

TITLE

NEIGHBORHOOD URBAN DESIGN

NUMBER

UD - 101

2014 ALPHA PLAN LLC



1 DEMOLITION PLAN + SITE PLAN
1" = 40'-0"

LANDSCAPE DEMOLITION NOTES:

1. EXISTING TREE LOCATIONS IDENTIFIED BY SATELLITE IMAGERY. VERIFY EXISTING CONDITIONS BEFORE BEGINNING WORK.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNERS REPRESENTATIVE IMMEDIATELY UPON ENCOUNTERING ANY HAZARDOUS OR REGULATED MATERIALS DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DISCONTINUE WORK TO THE AREA EFFECT TO DEFINE DIRECTION AS TO THE APPROPRIATE ACTIONS TO BE TAKEN.
3. WHERE NEW WORK IS TO BE DONE, CARE SHALL BE TAKEN TO PROTECT ALL EXISTING ADJACENT SURFACES, STRUCTURES, IMPROVEMENTS, AND AREAS FROM DAMAGE. ANY SUCH IMPROVEMENTS DAMAGED DURING CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO EXTRA COST TO THE OWNER.
4. CONTRACTORS SHALL BACKFILL EXCAVATED AREAS WITH ACCEPTABLE MATERIAL AS SPECIFIED IN THE CONTRACT DOCUMENTS.
5. LIQUID FLOOR/CAULKING MATERIALS TO BE REMOVED IMMEDIATELY, TRANSPORTED OFFSITE AND LEGALLY DISPOSED OF. NO STORAGE OF THESE MATERIALS BE PLANNED ON SITE.
6. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE AS SPECIFIED.

DEMOLITION LEGEND:

- EXISTING TREE TO BE REMOVED (TYP. 14 THIS SHEET)
- EXISTING TREE TO REMAIN
- CLEAR AND GRUB EXISTING SHRUB/ LAWN AREAS
- LIMIT OF DISTURBANCE

TREE LEGEND & DISPOSITION TABLE:

1						
2						
3						
4						



1 DEMOLITION PLAN + SITE PLAN
1" = 40'-0"

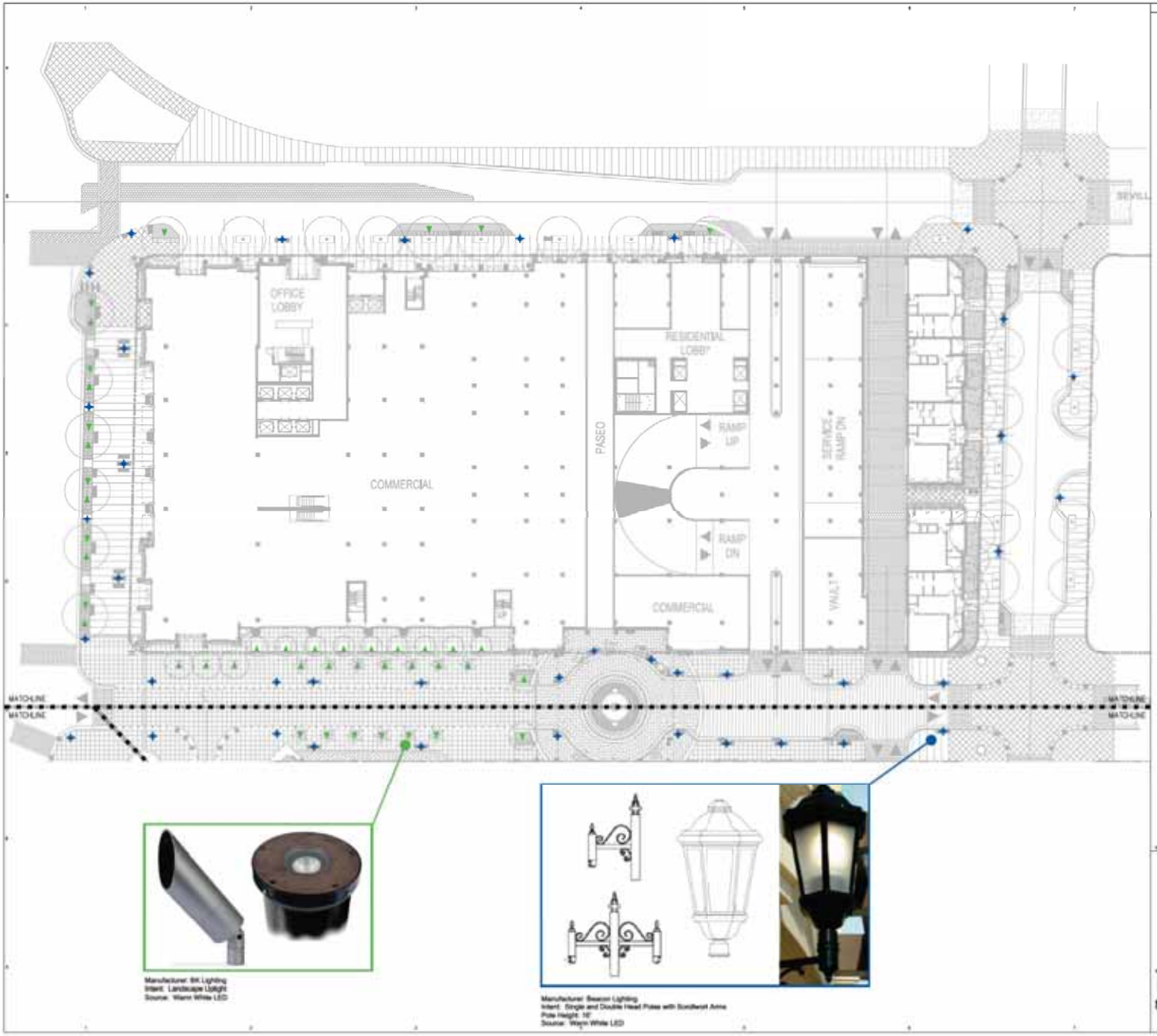
LANDSCAPE DEMOLITION NOTES:

1. EXISTING TREE LOCATIONS IDENTIFIED BY SATELLITE IMAGERY. VERIFY EXISTING CONDITIONS BEFORE BEGINNING WORK.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNERS REPRESENTATIVE IMMEDIATELY UPON ENCOUNTERING ANY HAZARDOUS OR REGULATED MATERIALS DURING DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE ARCHITECT TO OBTAIN DIRECTION AS TO THE APPROPRIATE ACTIONS TO BE TAKEN.
3. WHERE NEW WORK IS TO BE DONE, SAME SHALL BE TAKEN TO PROTECT ALL EXISTING ADJACENT SURFACES, STRUCTURES, IMPROVEMENTS, AND UTILITY FACILITIES. ANY SUCH IMPROVEMENTS DAMAGED DURING CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO EXTRA COST TO THE OWNER.
4. CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH ACCEPTABLE MATERIALS AS SPECIFIED IN THE CONTRACT DOCUMENTS.
5. EXCAVATED/DEMOLISHED MATERIALS TO BE REMOVED IMMEDIATELY, TRANSPORTED OFFSITE AND LEGALLY DEPOSED OF. NO STORAGE OF THESE MATERIALS IS PERMITTED ONSITE.
6. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE AS SPECIFIED.

DEMOLITION LEGEND:

- EXISTING TREE TO BE REMOVED (TYP., TO THIS SHEET)
- EXISTING TREE TO REMAIN
- GLEAN AND GRUB EXISTING SHRUB / LAWN AREAS
- LIMIT OF DISTURBANCE

TREE LEGEND & DISPOSITION TABLE:



Manufacturer: BK Lighting
Intent: Landscape Uplight
Source: Warm White LED

Manufacturer: Beacon Lighting
Intent: Single and Double Head Poles with Scrollwork Arms
Pole Height: 16'
Source: Warm White LED



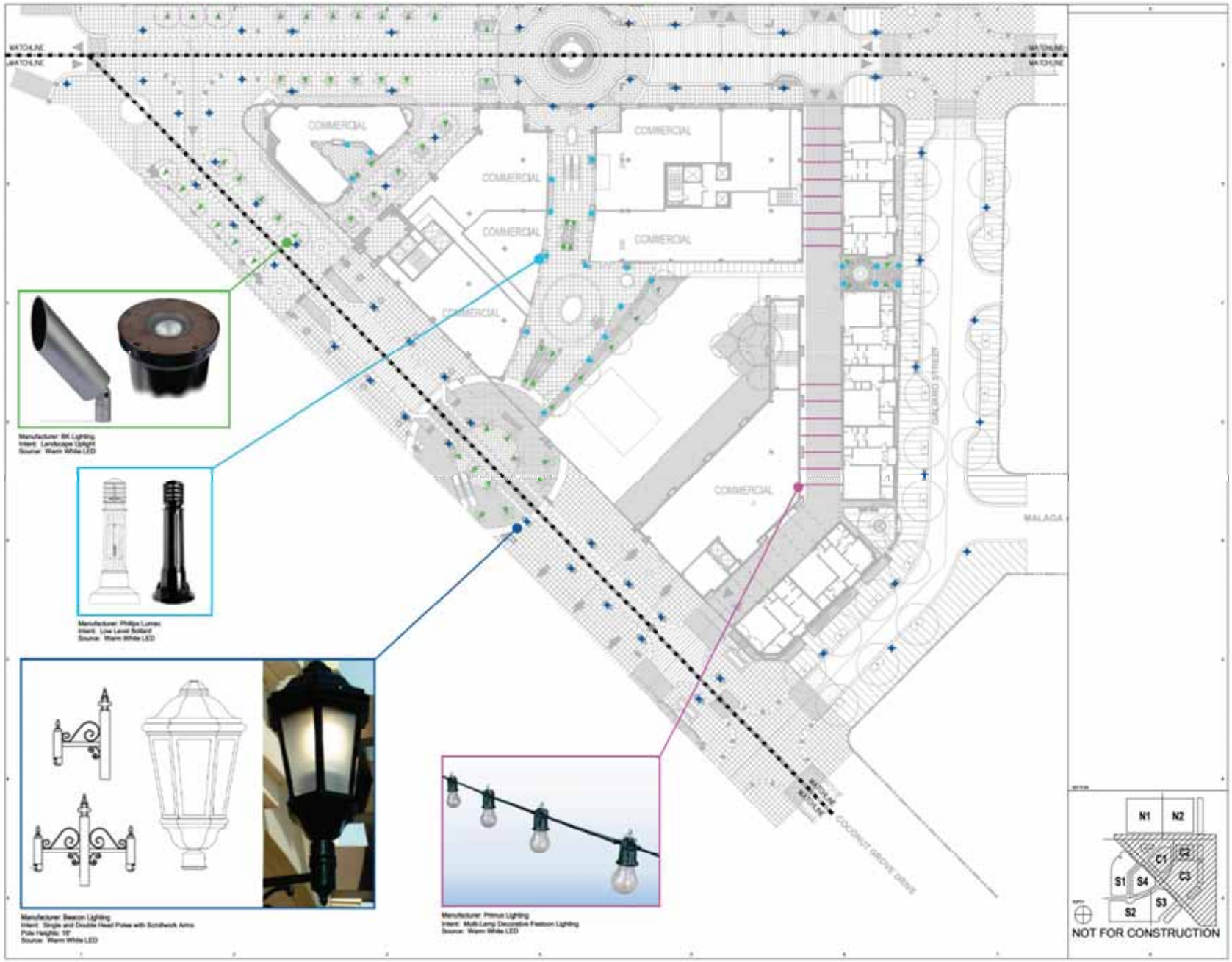
NOT FOR CONSTRUCTION

exp

MEDITERRANEAN VILLAGE at Ponce Circle

NORTH PARCEL LIGHTING PLAN

LD-201

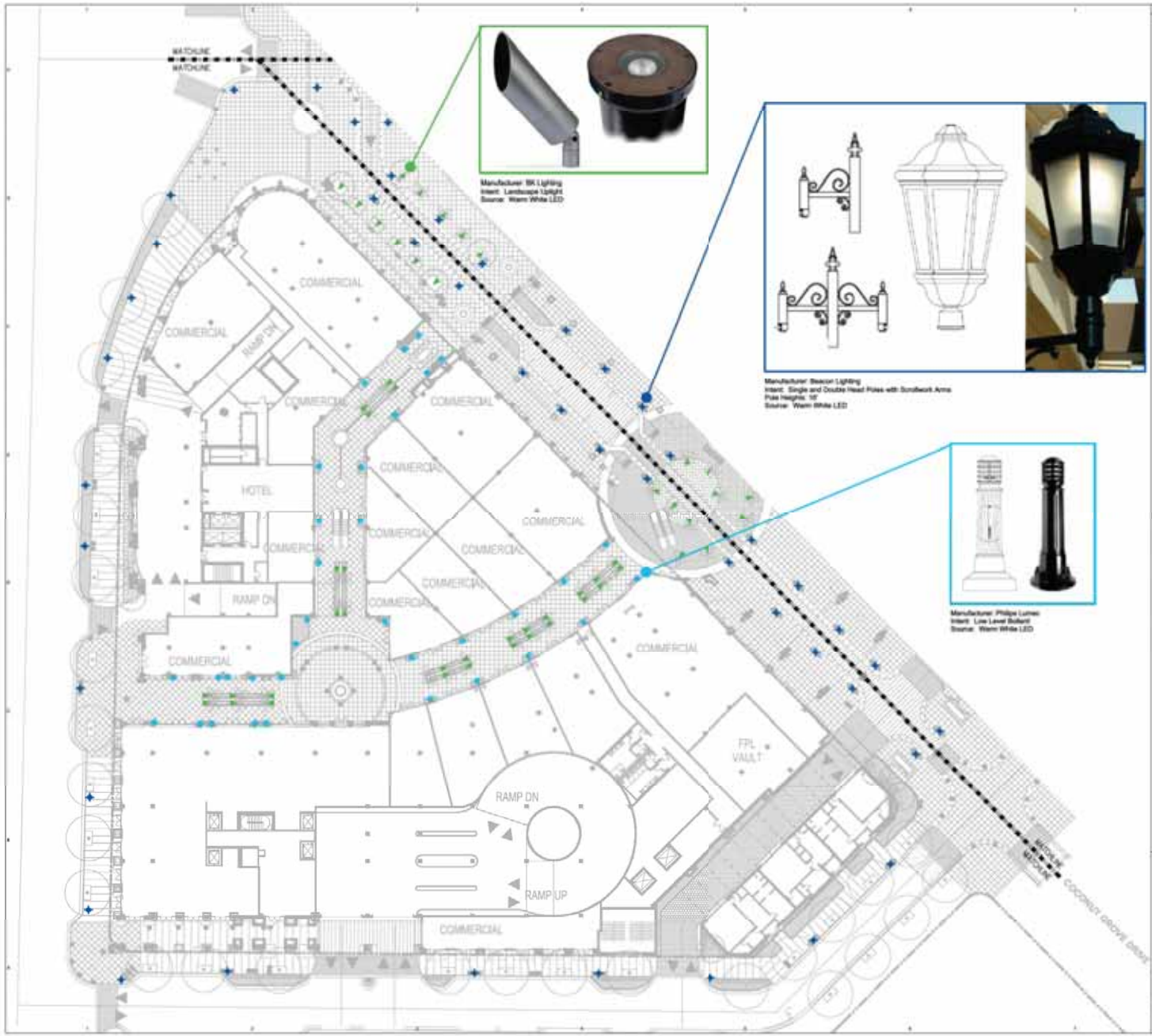


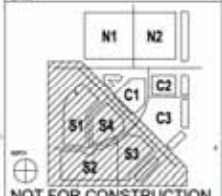
NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE at Ponce Circle

CENTRAL PARCEL LIGHTING PLAN

LD-202



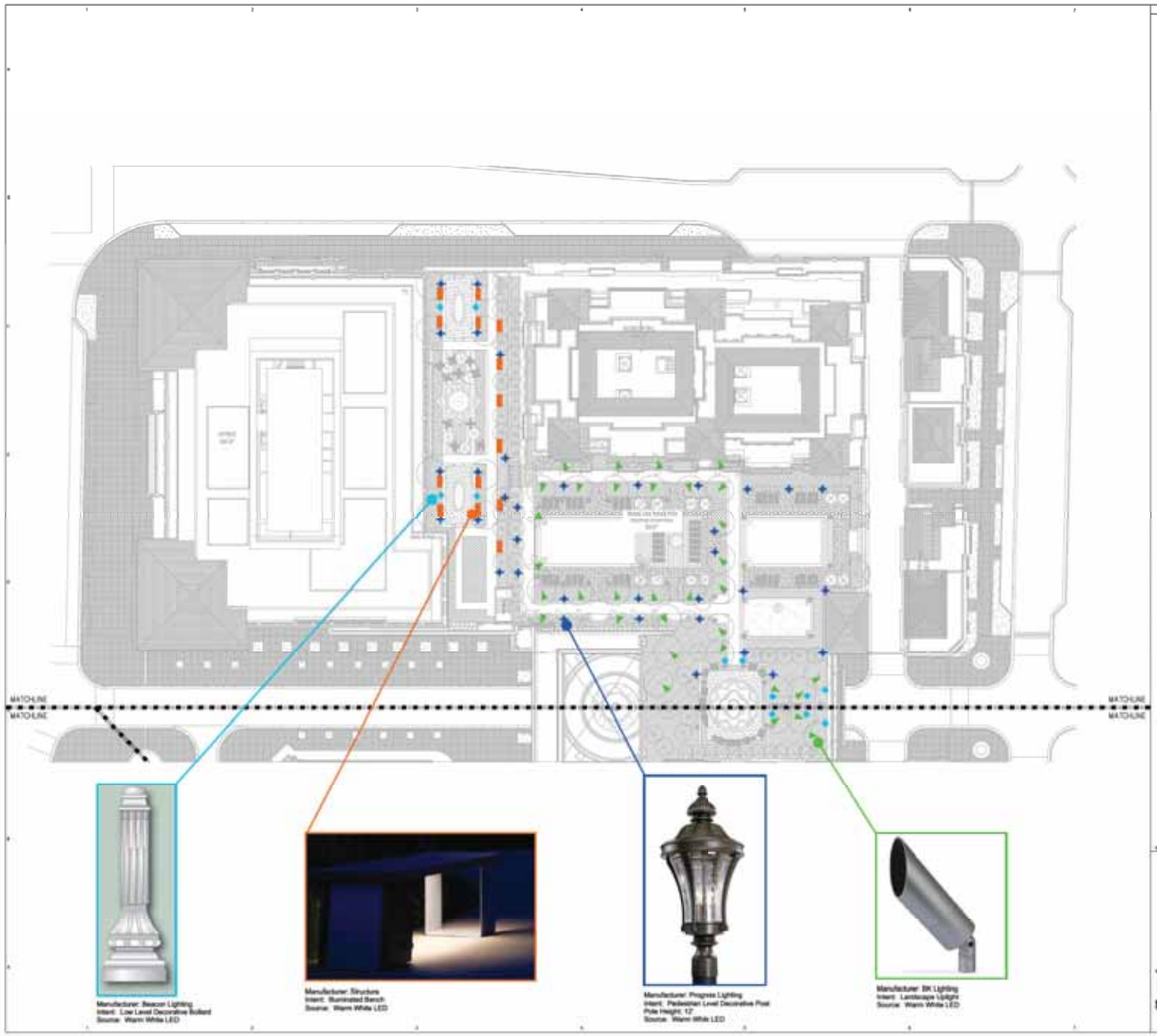


NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE at Ponce Circle

SOUTH PARCEL LIGHTING PLAN

LD-203





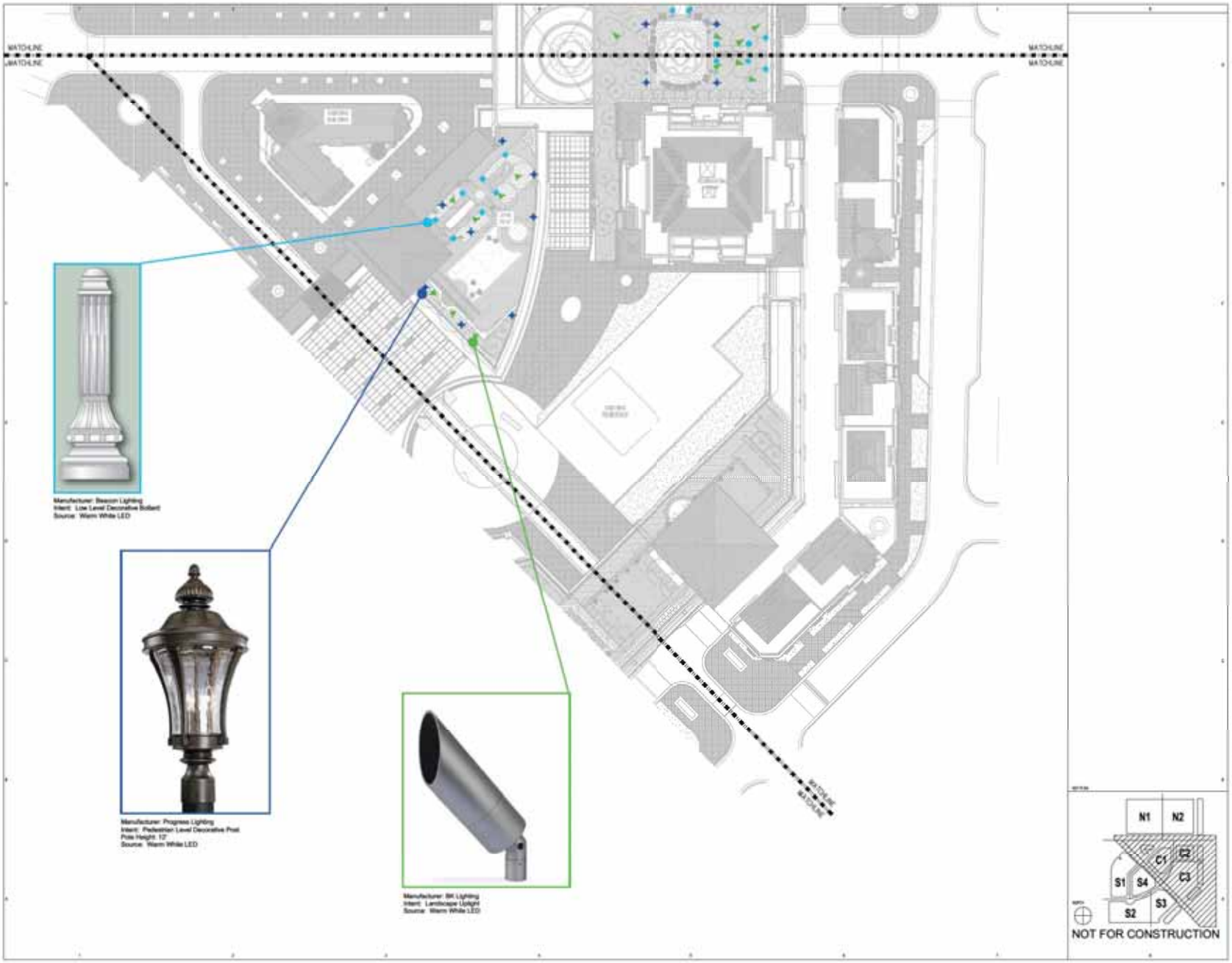
NOT FOR CONSTRUCTION

exp

MEDITERRANEAN VILLAGE at Ponce Circle

NORTH PARCEL LIGHTING ROOF PLAN

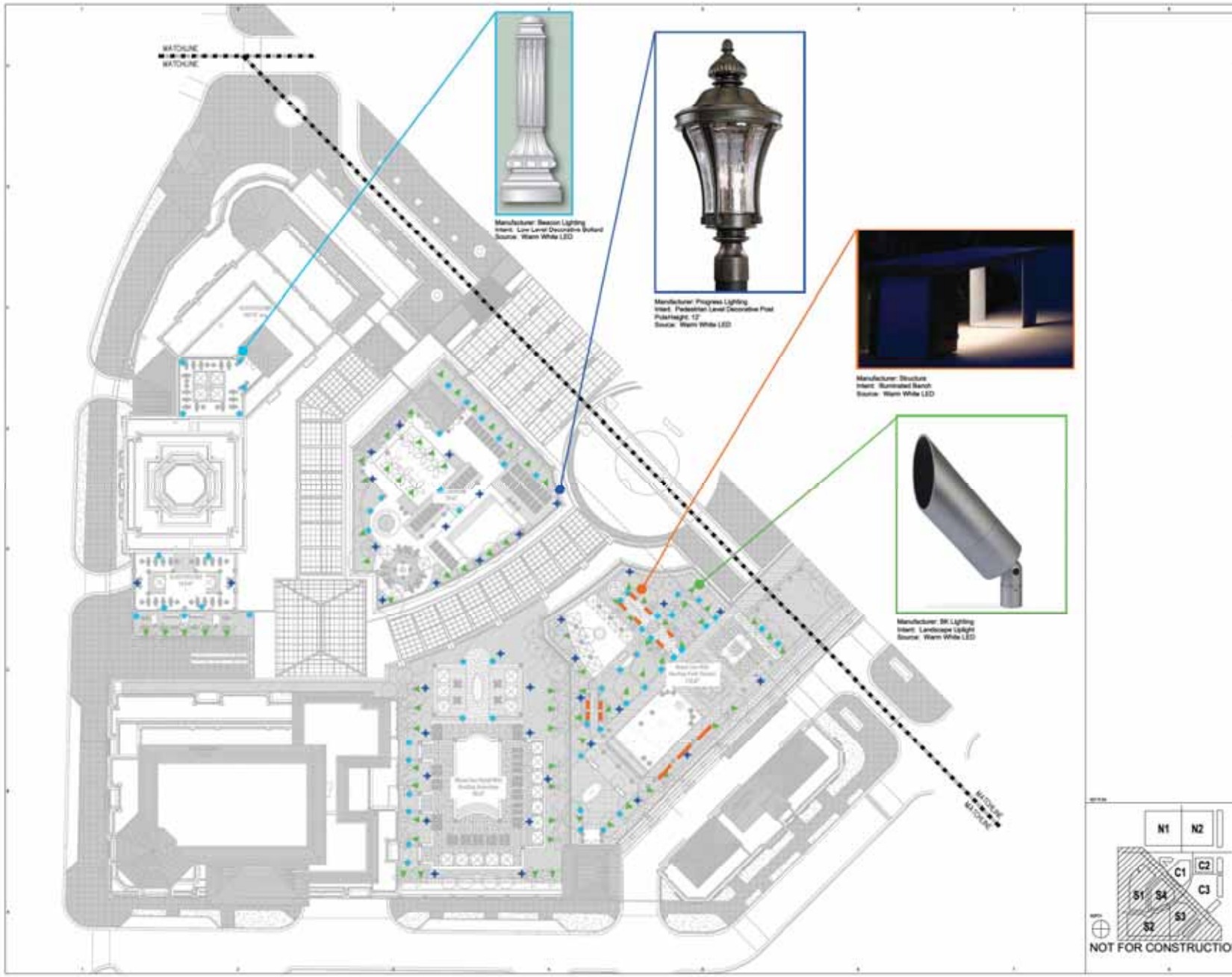
LD-301



MEDITERRANEAN VILLAGE at Ponce Circle

CENTRAL PARCEL LIGHTING ROOF PLAN

LD-302



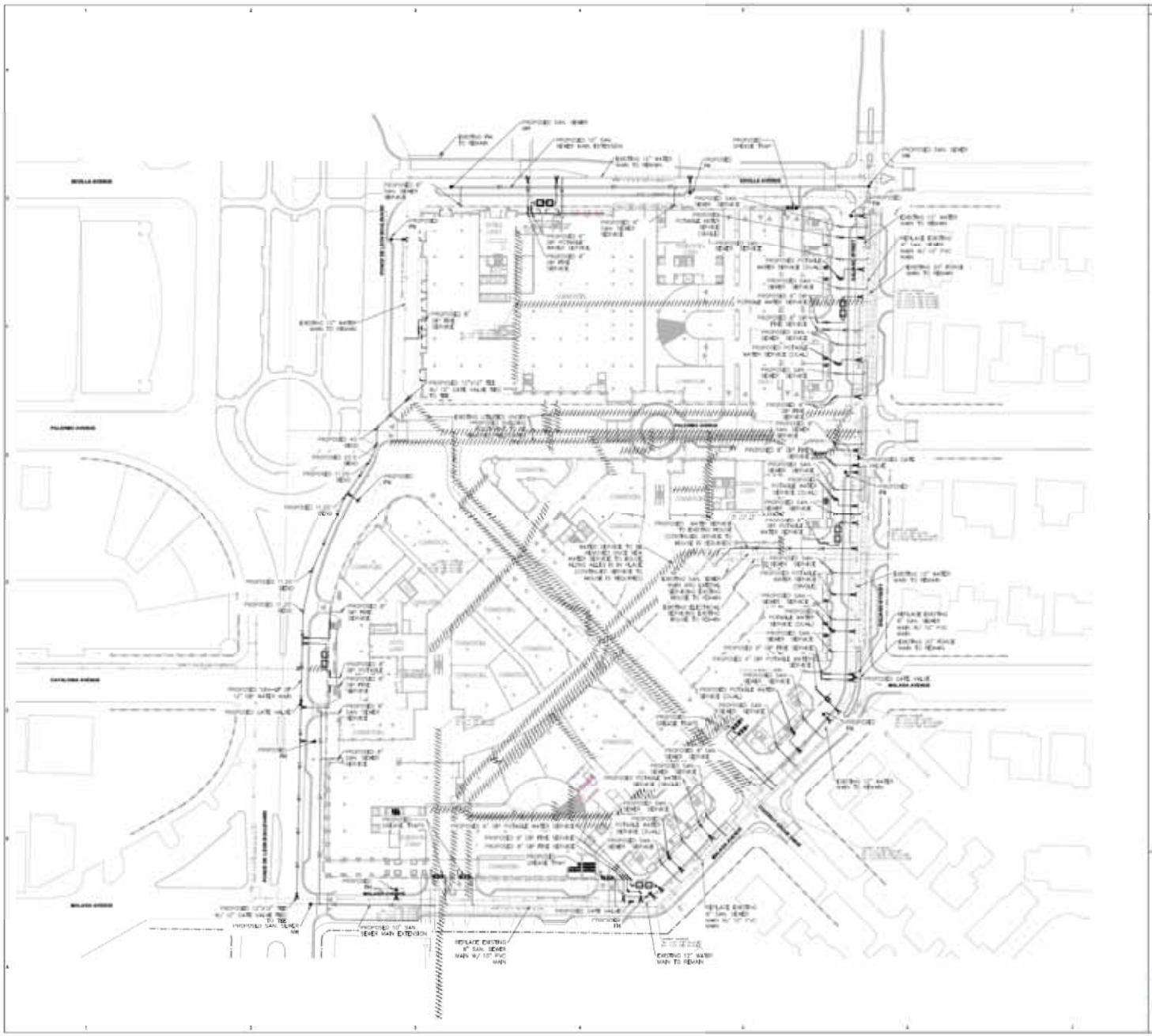
NOT FOR CONSTRUCTION

exp

MEDITERRANEAN VILLAGE at Ponce Circle

SOUTH PARCEL LIGHTING ROOF PLAN

LD-303



NOTES:

1. THIS IS A PRELIMINARY DRAWING SUBJECT TO CHANGE, DEPENDING ON FURTHER DEVELOPMENT OF ARCHITECTURAL AND H&P PLANS, AND FUTURE COORDINATION WITH AUTHORITIES HAVING JURISDICTION AND UTILITY OWNERS.

N1 N2 C1 C2 C3 S1 S4 S3 S2

NOT FOR CONSTRUCTION

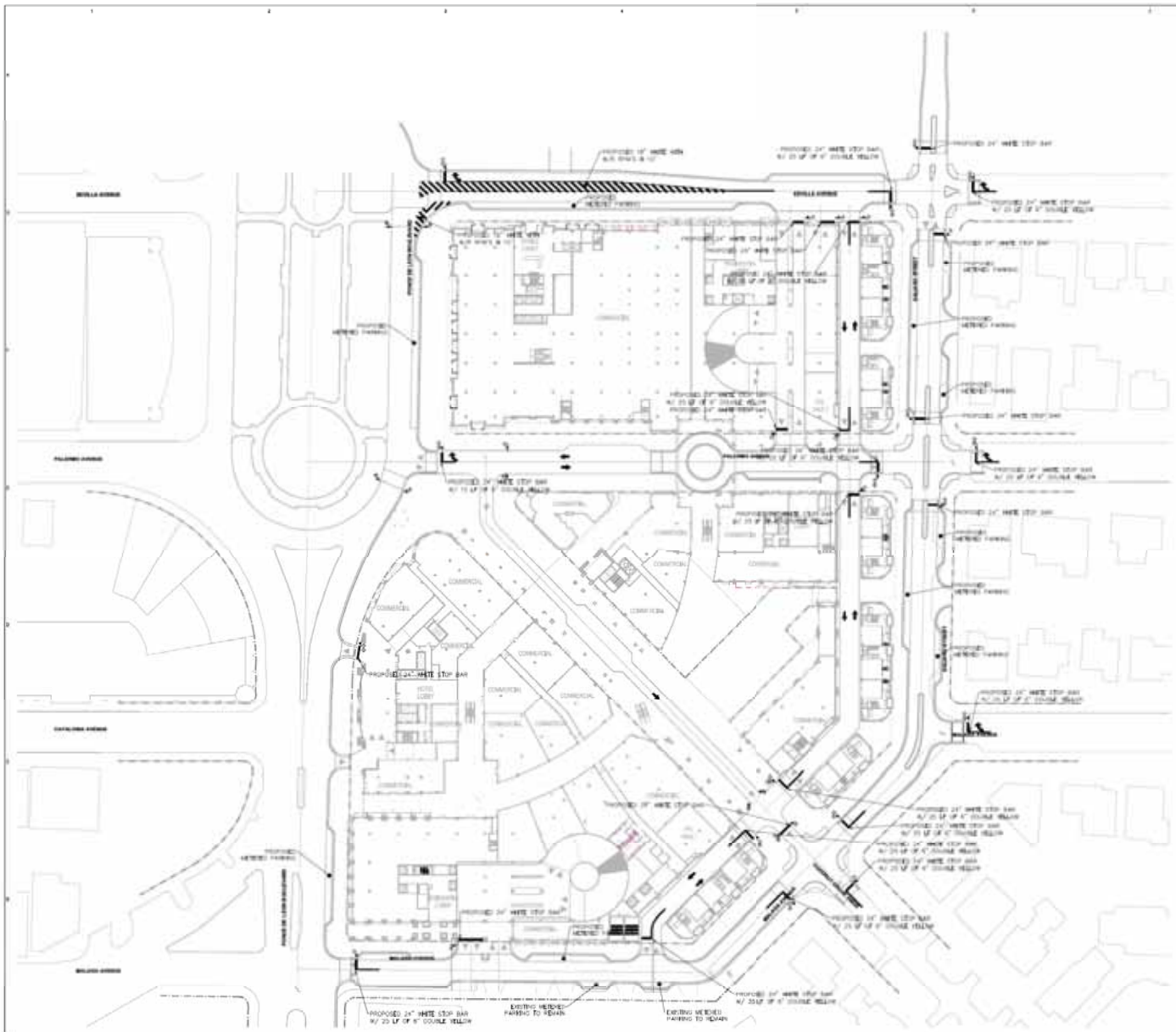
AGAVE PONCE

LANGAN

MEDITERRANEAN VILLAGE at Ponce Circle

CONCEPTUAL UTILITIES PLAN

EX-1



LEGEND

NOTES:

1. THIS IS A PRELIMINARY DRAWING, SUBJECT TO CHANGE, DEPENDING ON FURTHER DEVELOPMENT OF ARCHITECTURAL PLANS AND FUTURE COORDINATION WITH AUTHORITIES HAVING JURISDICTION.

N1 | N2

C1 | C2 | C3

S1 | S4 | S3 | S2

NOT FOR CONSTRUCTION

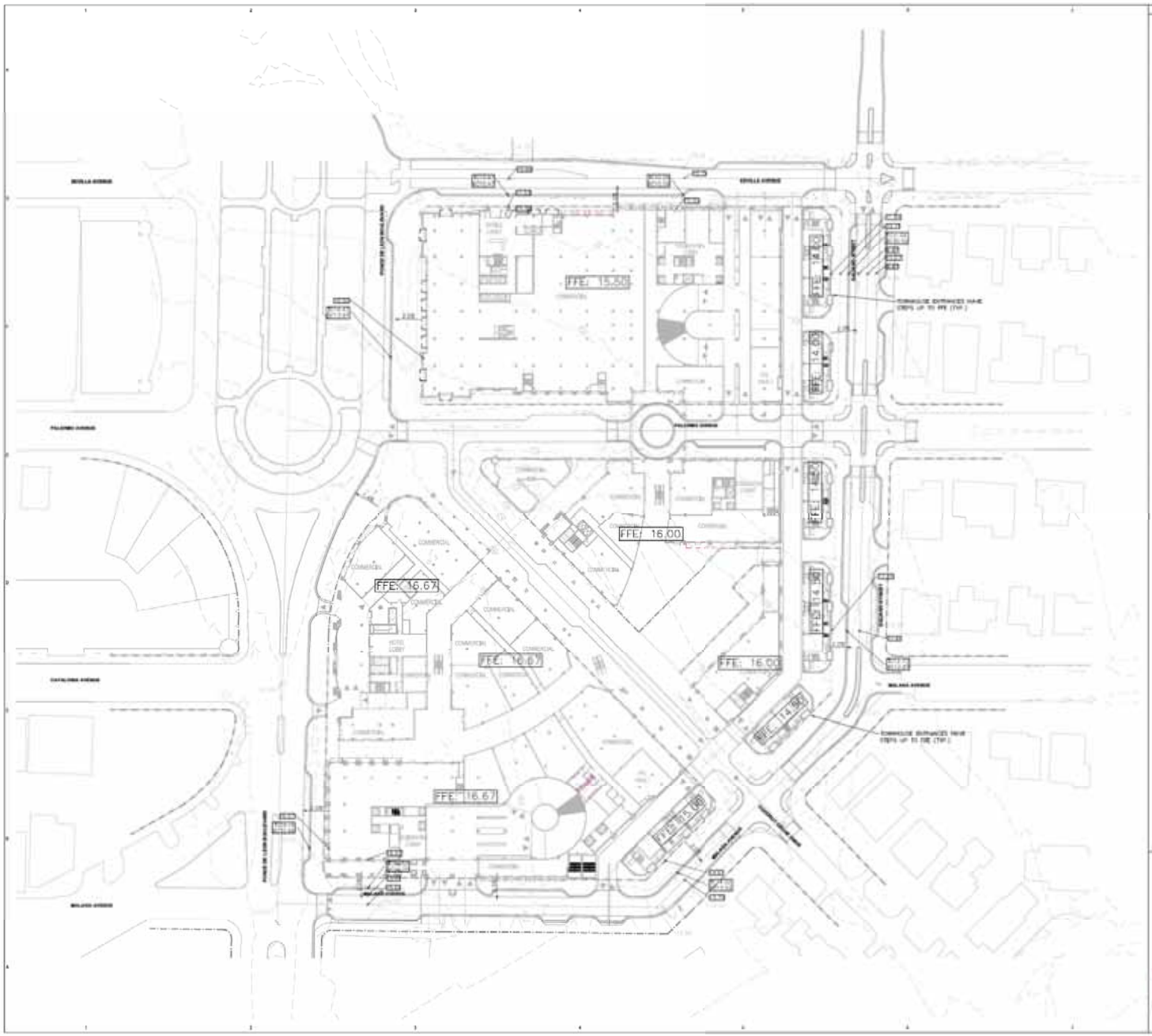
AGAVE PONCE

LANGAN

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CONCEPTUAL SIGNAGE & MARKING PLAN

EX-2



NOTES:

1. THIS IS A PRELIMINARY DRAWING SUBJECT TO CHANGE, DEPENDING ON FURTHER DEVELOPMENT OF ARCHITECTURAL PLANS AND COORDINATION WITH CITY OF CORAL GABLES FLOOD PLAIN MANAGER.

N1 N2 C1 C2 C3 S1 S4 S3 S2

NOT FOR CONSTRUCTION

AGAVE PONCE, LLC

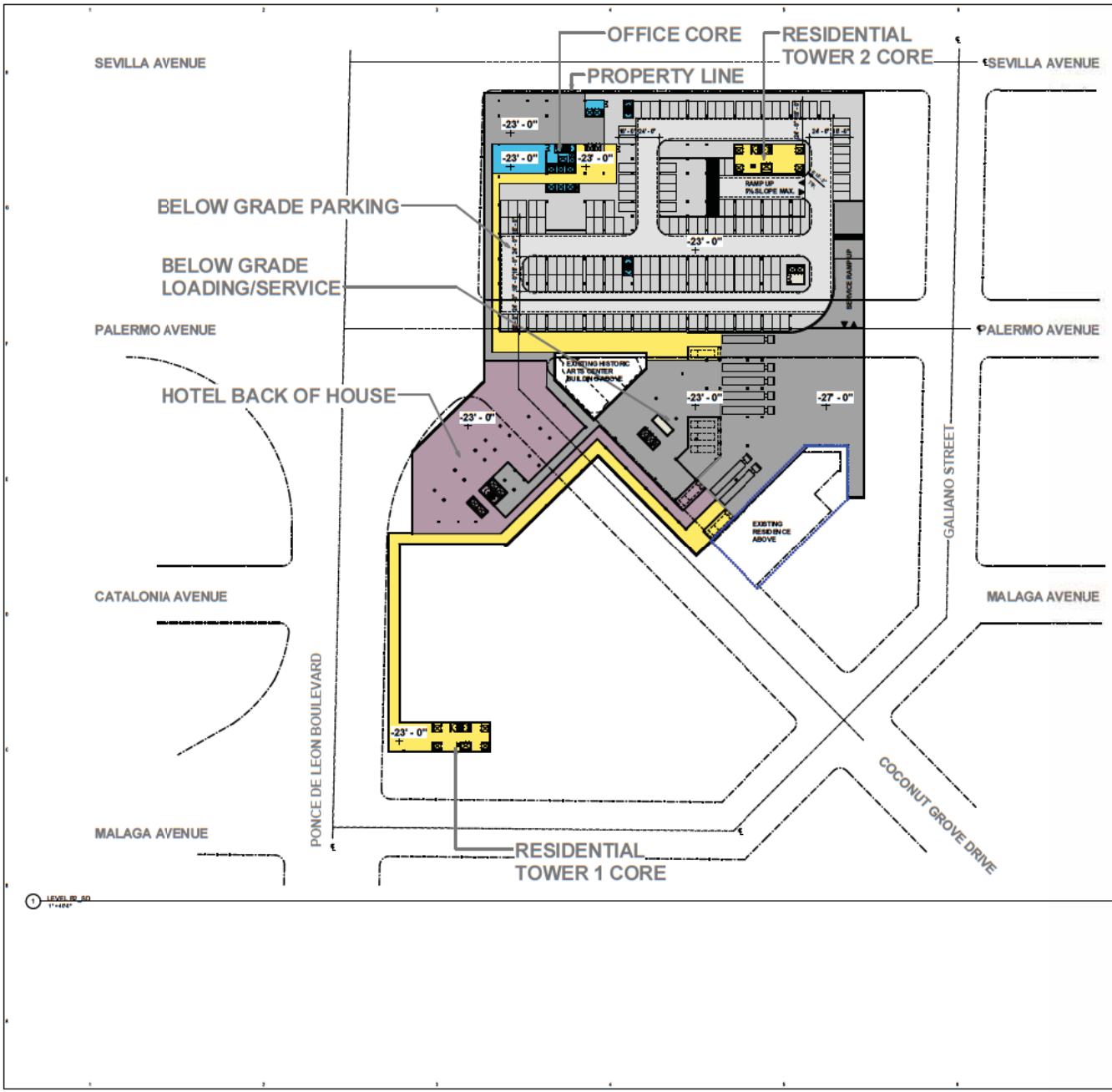
LANGAN

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CONCEPTUAL GRADING PLAN

EX-3

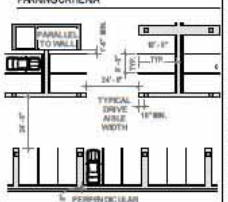
8
Building Floor Plans

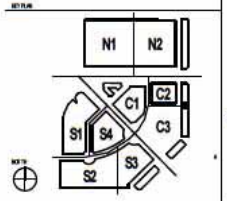


NOTE:

- FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY CITY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.
- ALL VEHICULAR RAMPS NOT BEING PARKED ON SHALL BE DESIGNED WITH THE INDUSTRY STANDARD OF A MAXIMUM OF 12% SLOPE. EACH RAMP SHALL INCORPORATE A TRANSITION RAMP AT BOTH TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 8%

PARKINGCRITERIA



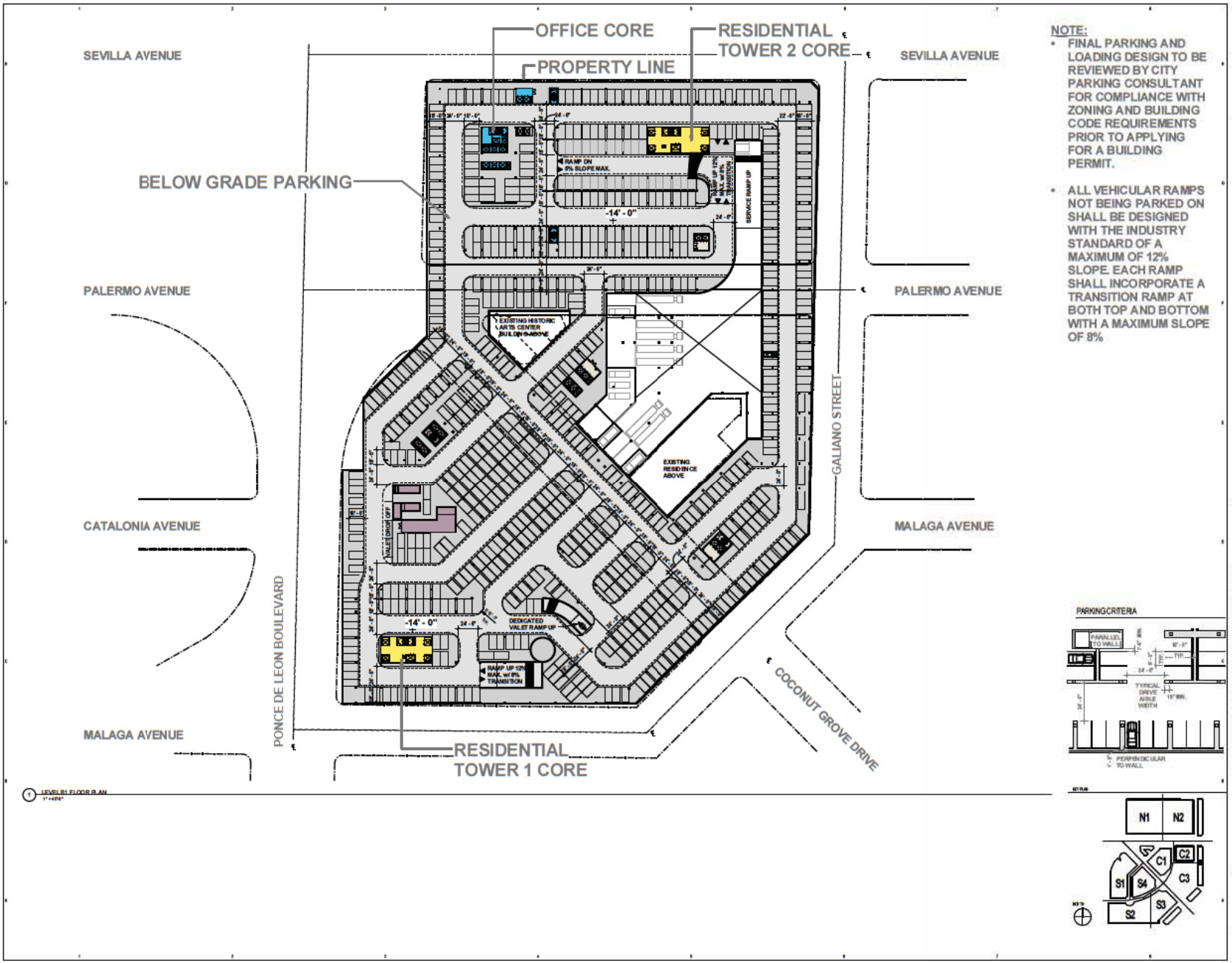


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MEDITERRANEAN VILLAGE at Ponce Circle

FLOOR PLAN LEVEL B2

A-100



1 LEVEL B1 FLOOR PLAN
1" = 40'-0"

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PARKINGCRITERIA

RTKL
AN ARCADIS COMPANY

PROJECT
MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ISSUE/SUBMISSION LOG

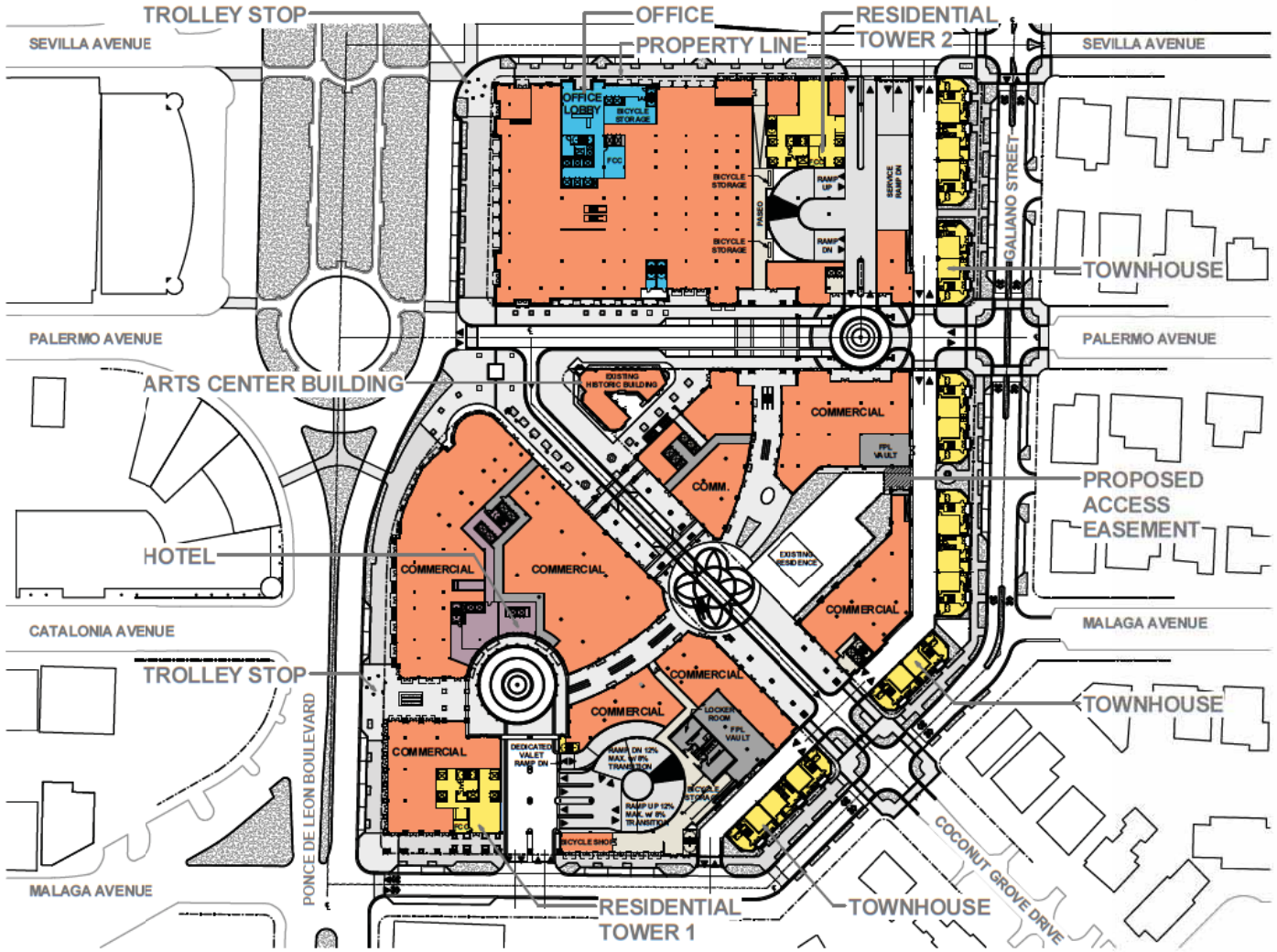
SEAL

SHEET IDENTIFICATION

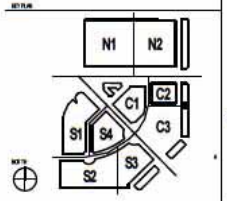
TITLE
FLOOR PLAN LEVEL B1

NUMBER
A-101

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1 LEVEL 01 FLOOR PLAN
1" = 40'-0"

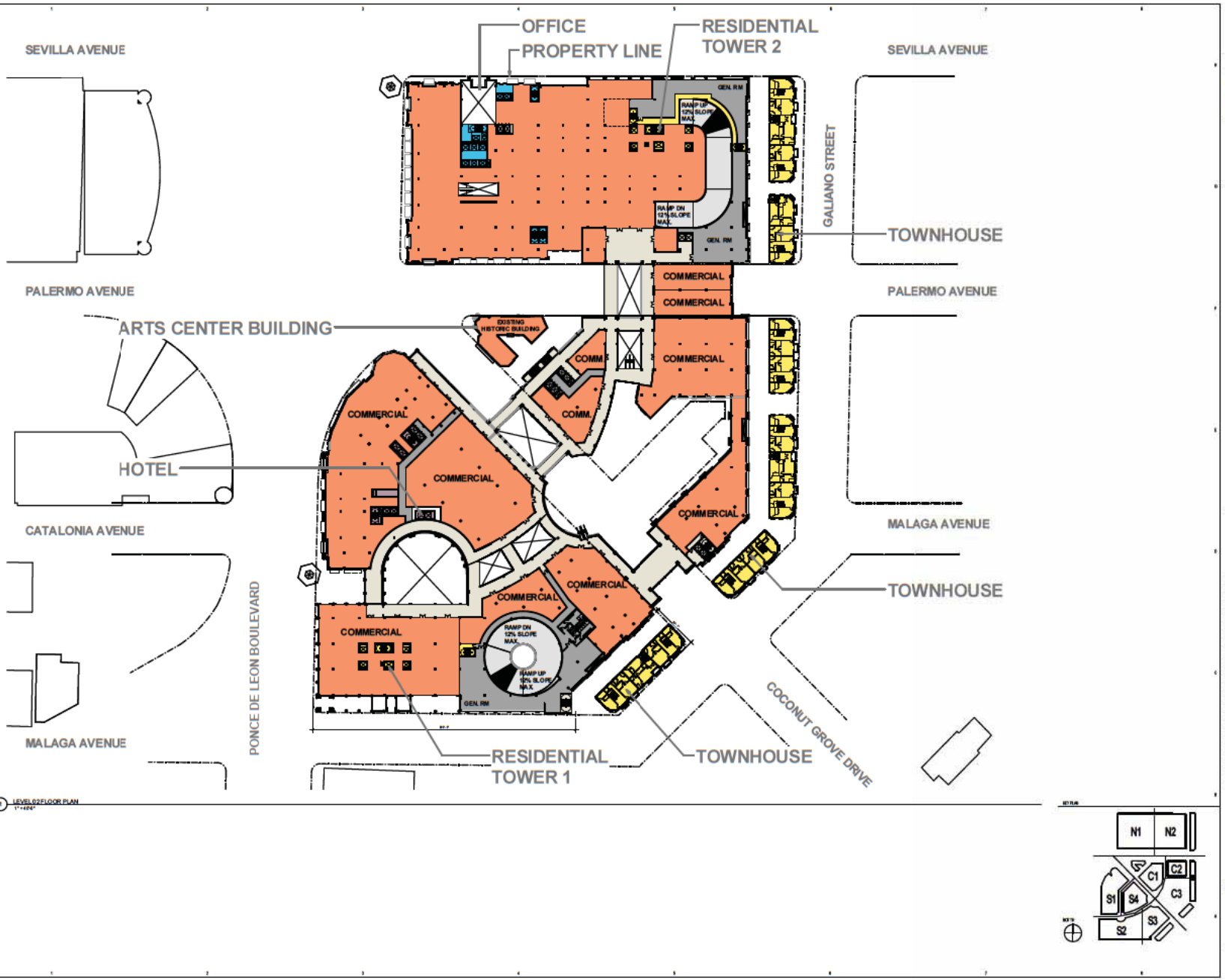


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PROJECT
MEDITERRANEAN VILLAGE
at Ponce Circle

TITLE
FLOOR PLAN
LEVEL 01

NUMBER
A-102



1 LEVEL 02 FLOOR PLAN
1" = 40'-0"

RFKL
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F. 786.346.3201
WWW.RFKL.COM
PROJECT NUMBER 454-4502.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ISSUE/DRAWING LOG

SEAL

SHEET IDENTIFICATION

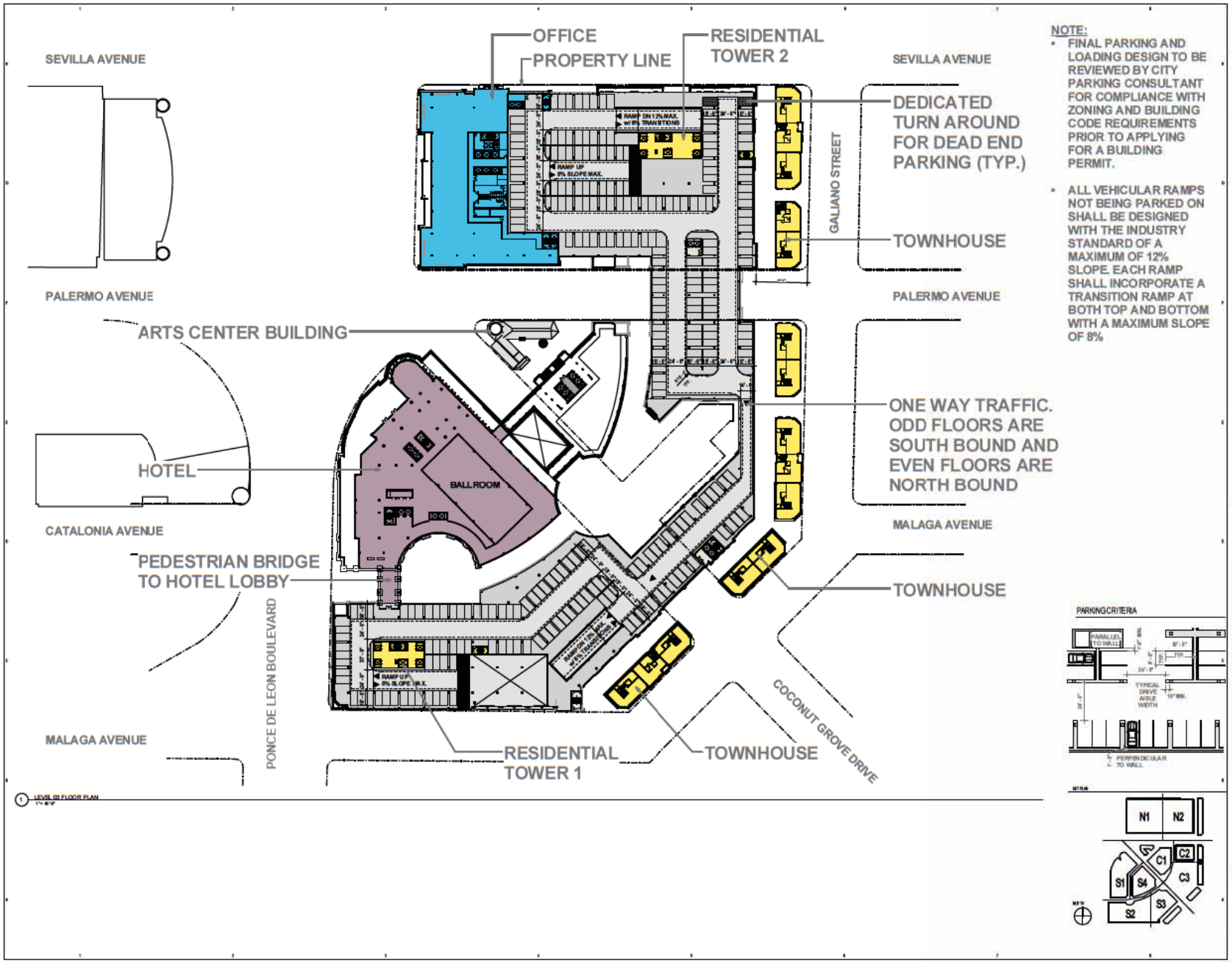
TITLE

FLOOR PLAN
LEVEL 02

NUMBER

A-103

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1 LEVEL 03 FLOOR PLAN
1" = 40'-0"

NOTE:

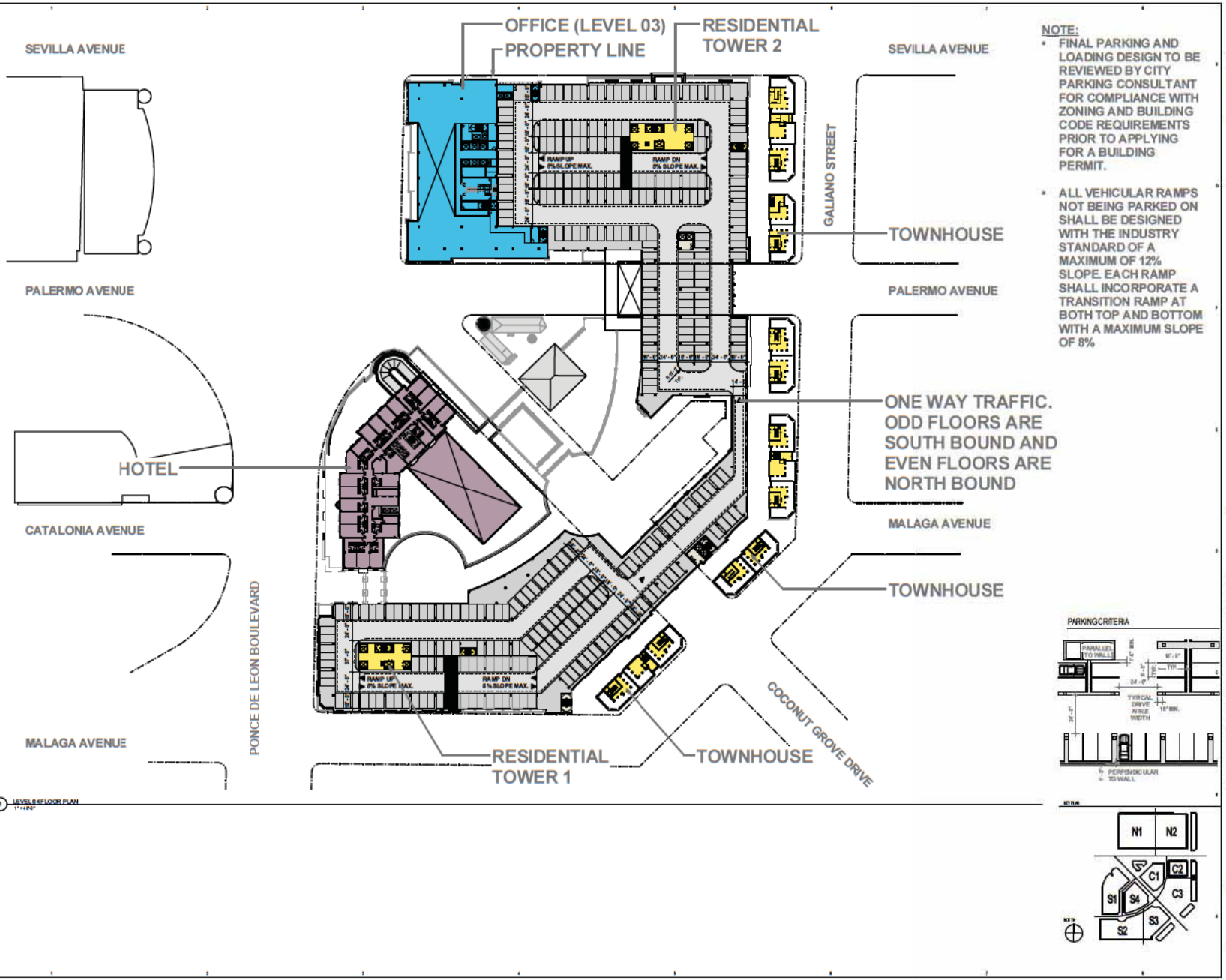
- FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY CITY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.
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FLOOR PLAN LEVEL 03

A-104



1 LEVEL 04 FLOOR PLAN
1" = 40'-0"

NOTE:

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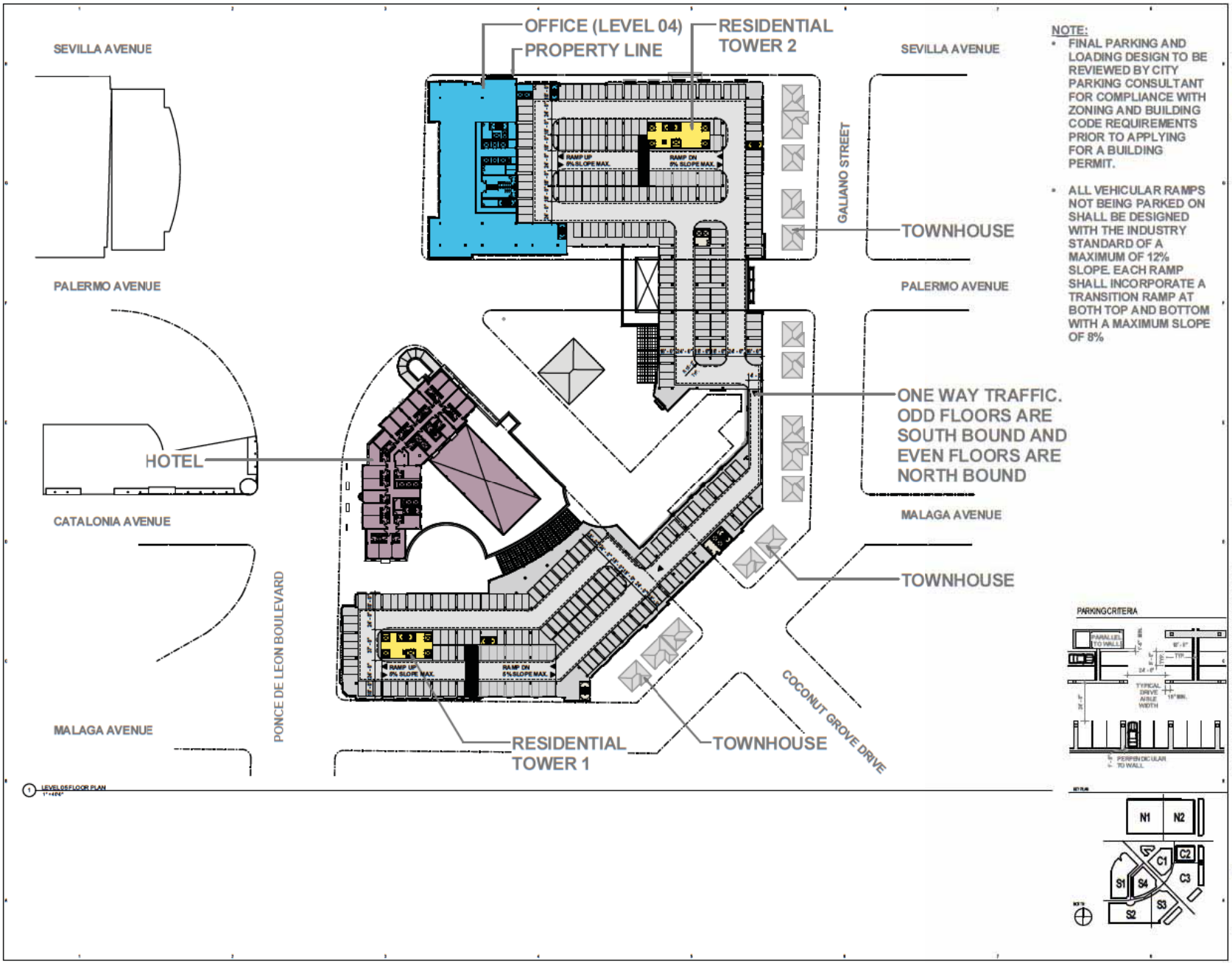
PARKINGCRITERIA

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PROJECT
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TITLE
FLOOR PLAN LEVEL 04

NUMBER
A-105



1 LEVEL 05 FLOOR PLAN
1" = 40'-0"

NOTE:

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PROJECT
MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ISSUE/SUBMISSION LOG

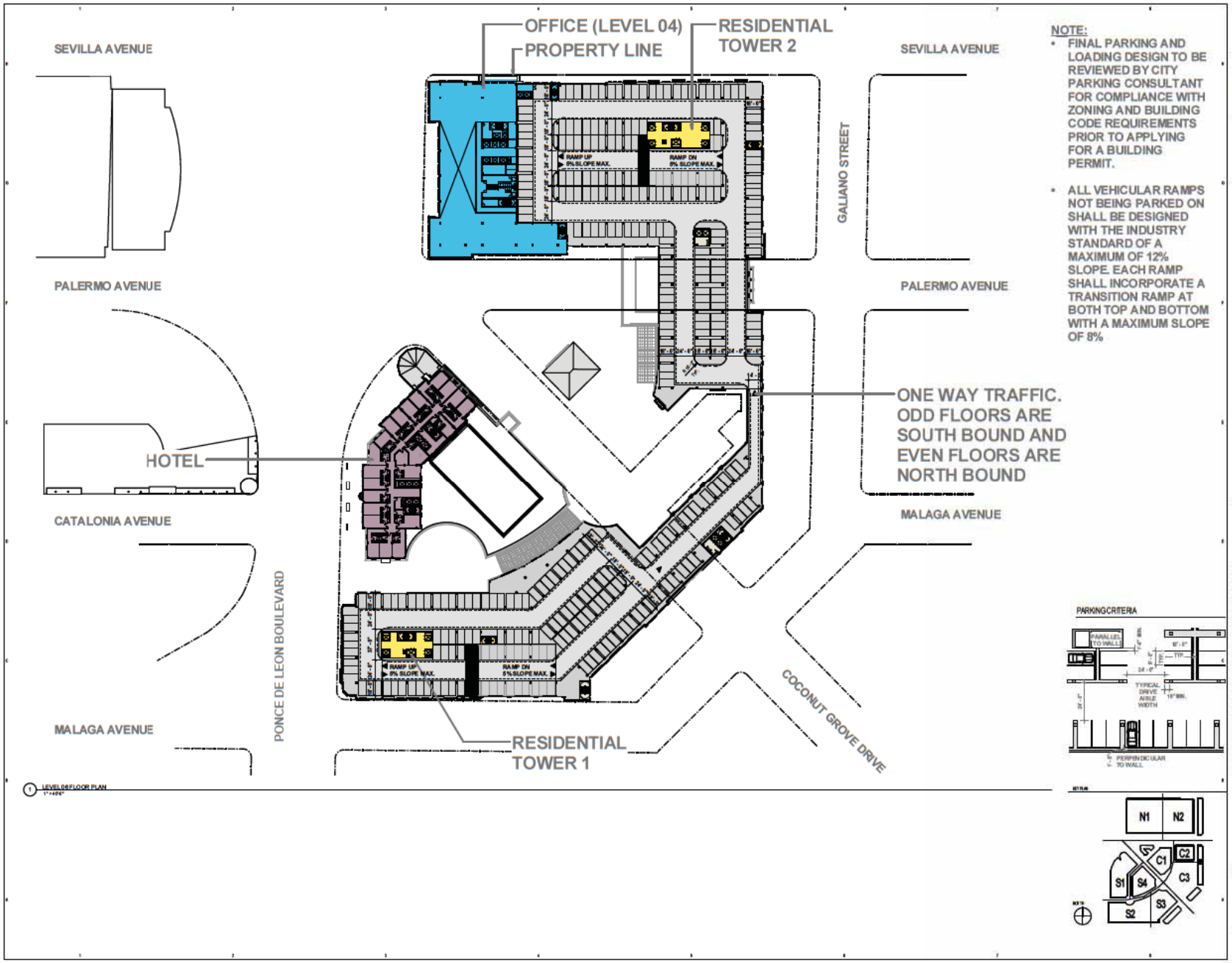
SEAL

SHEET/DRAWING NO.

TITLE
FLOOR PLAN LEVEL 05

NUMBER
A-106

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1 LEVEL 06 FLOOR PLAN
1" = 40'-0"

NOTE:

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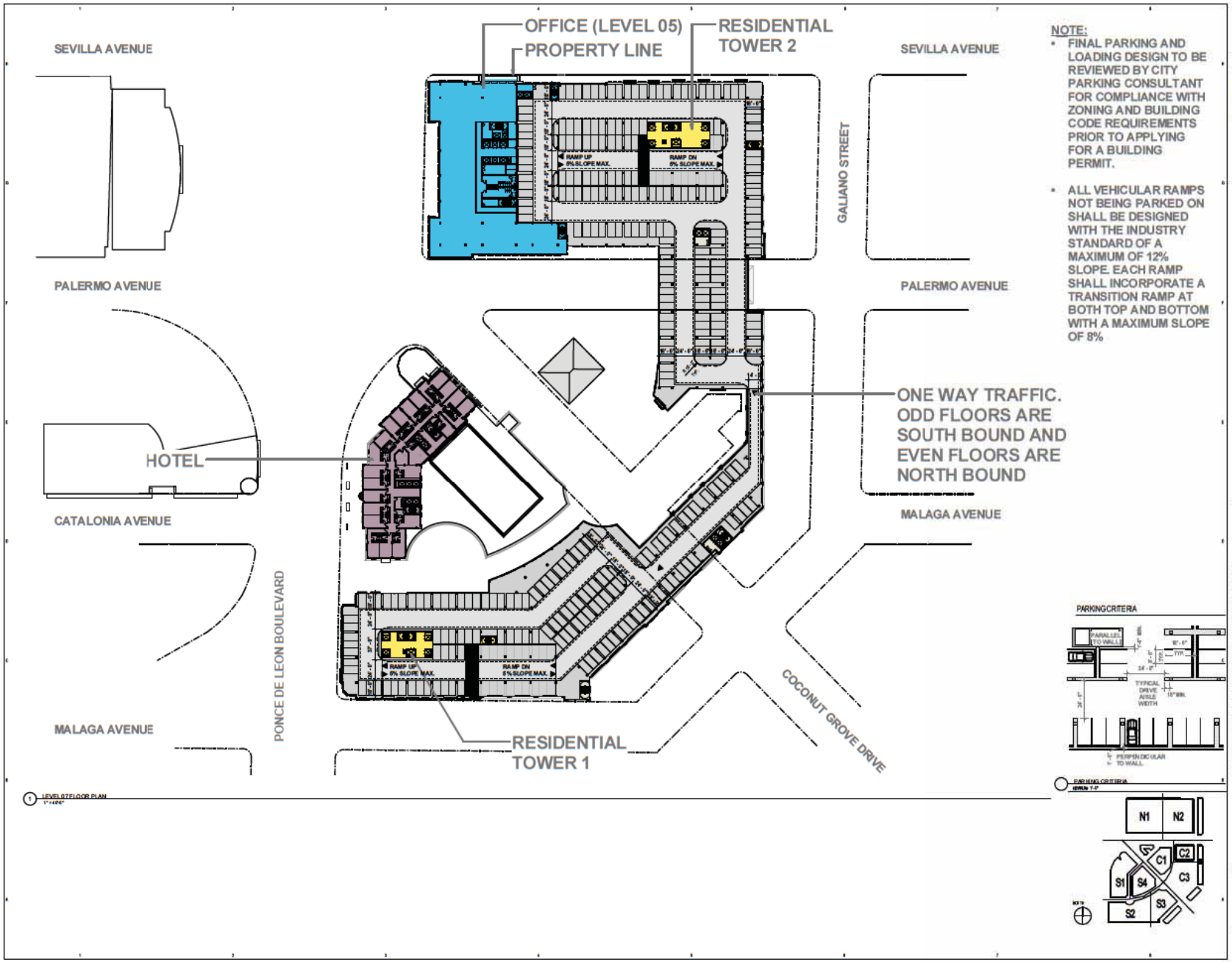
PARKINGCRITERIA

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MEDITERRANEAN VILLAGE at Ponce Circle

TITLE
FLOOR PLAN LEVEL 06

NUMBER
A-107



NOTE:

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1 LEVEL 07 FLOOR PLAN
1" = 40'-0"

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CLIENT

ISSUE/SUBMISSION LOG

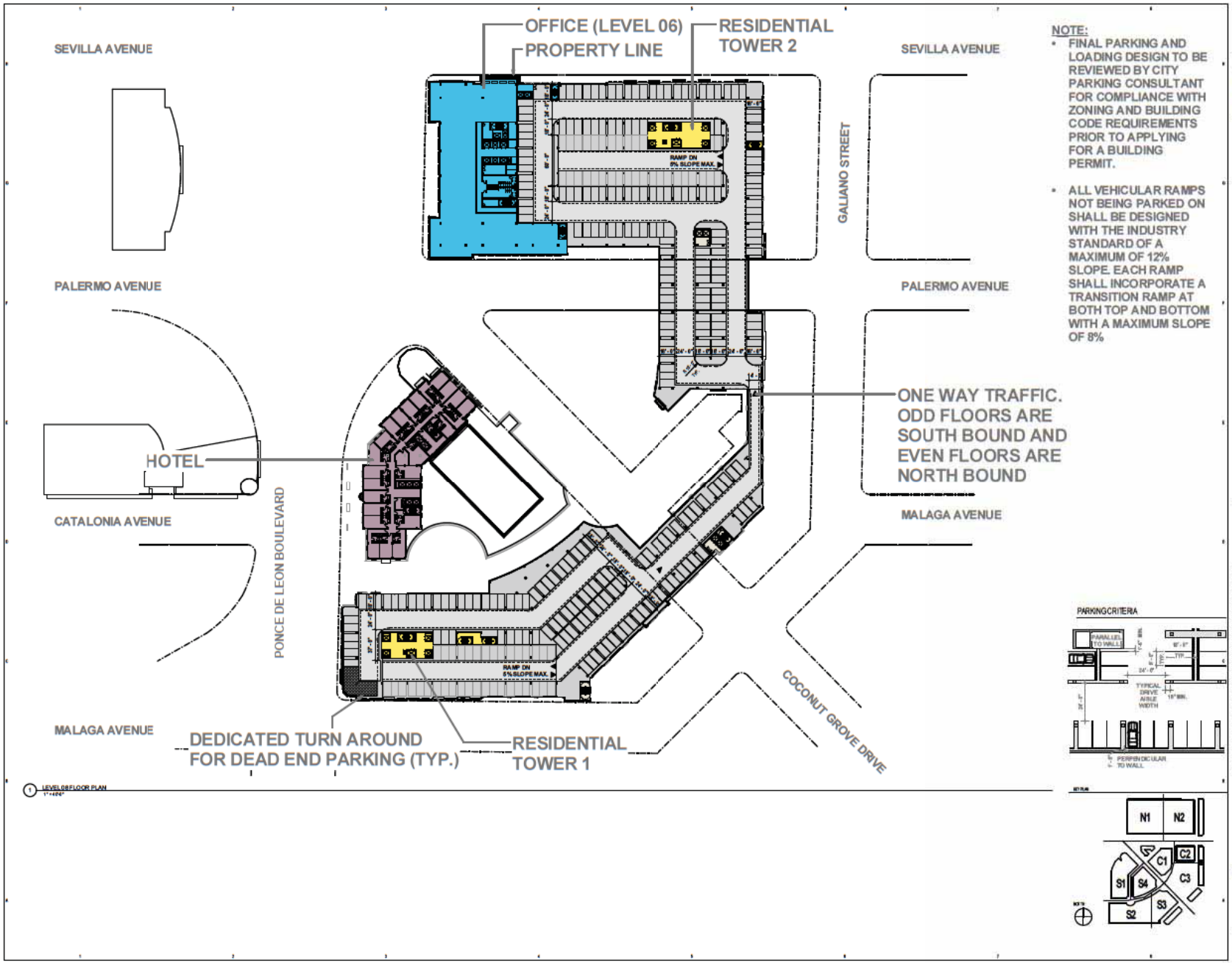
SEAL

SHEET/DRAWING NO.

TITLE
FLOOR PLAN LEVEL 07

NUMBER
A-108

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NOTE:

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PROJECT
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CLIENT

ISSUE/SUBMISSION

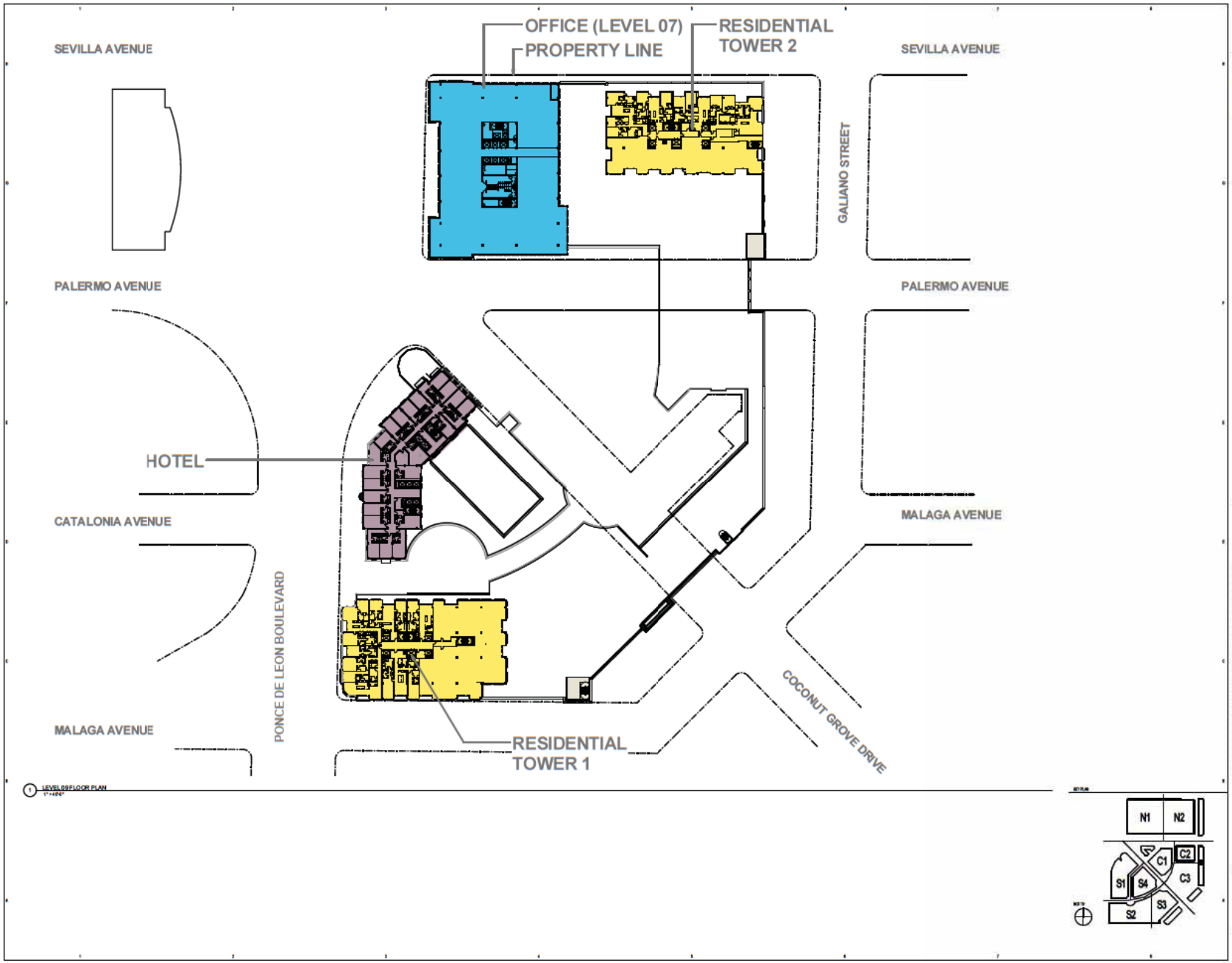
SEAL

SHEET IDENTIFICATION

TITLE
FLOOR PLAN LEVEL 08

NUMBER
A-109

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1 LEVEL 09 FLOOR PLAN
1" = 40'-0"

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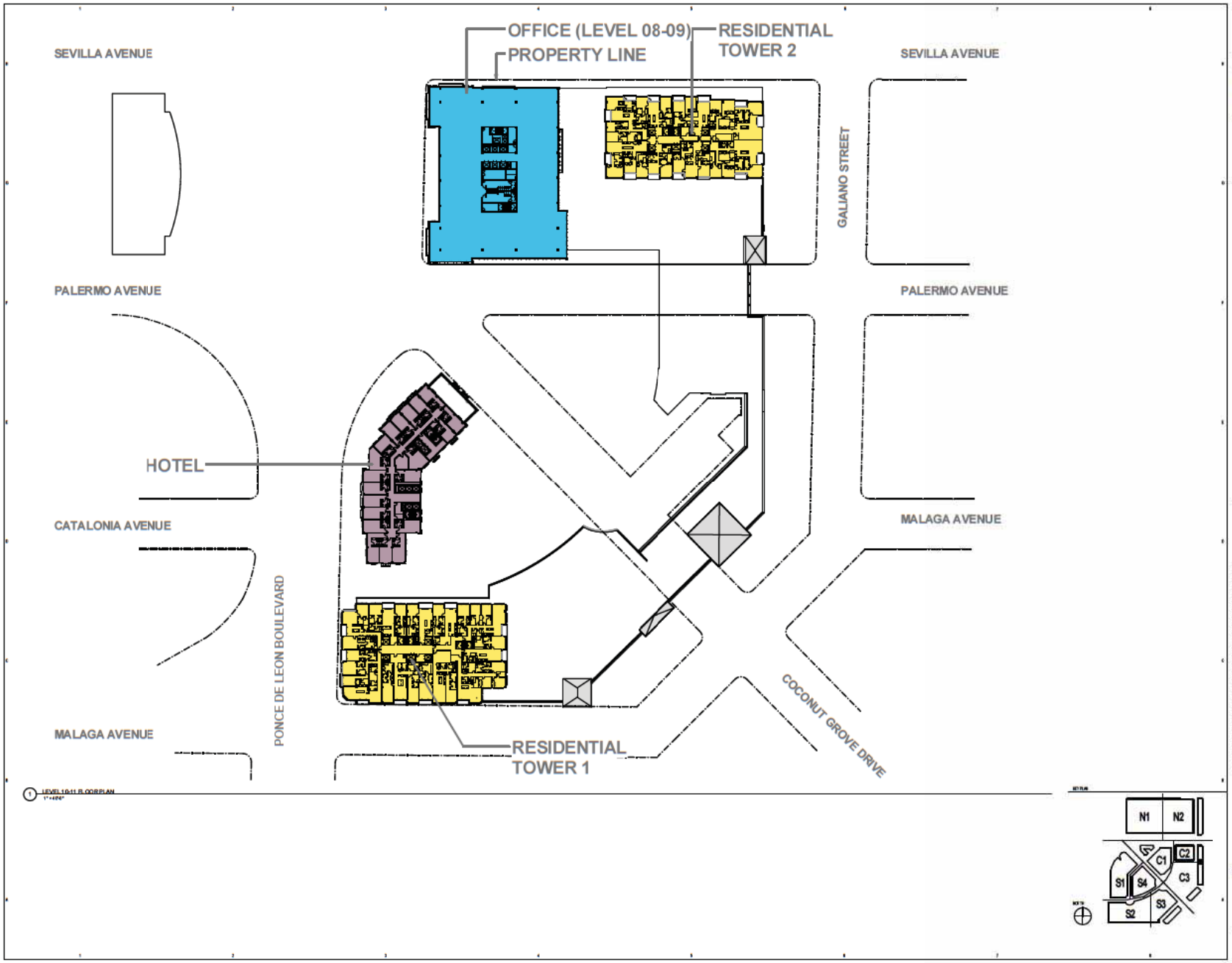
ISSUE/ DRAWING LOG

SEAL

SHEET/ DRAWING NO./ TITLE
FLOOR PLAN
LEVEL 09

NUMBER
A-110

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1 LEVEL 10-11 FLOOR PLAN
1" = 40'-0"

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PROJECT NUMBER 454-#0[illegible]

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PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ISSUE/DRAWING LOG

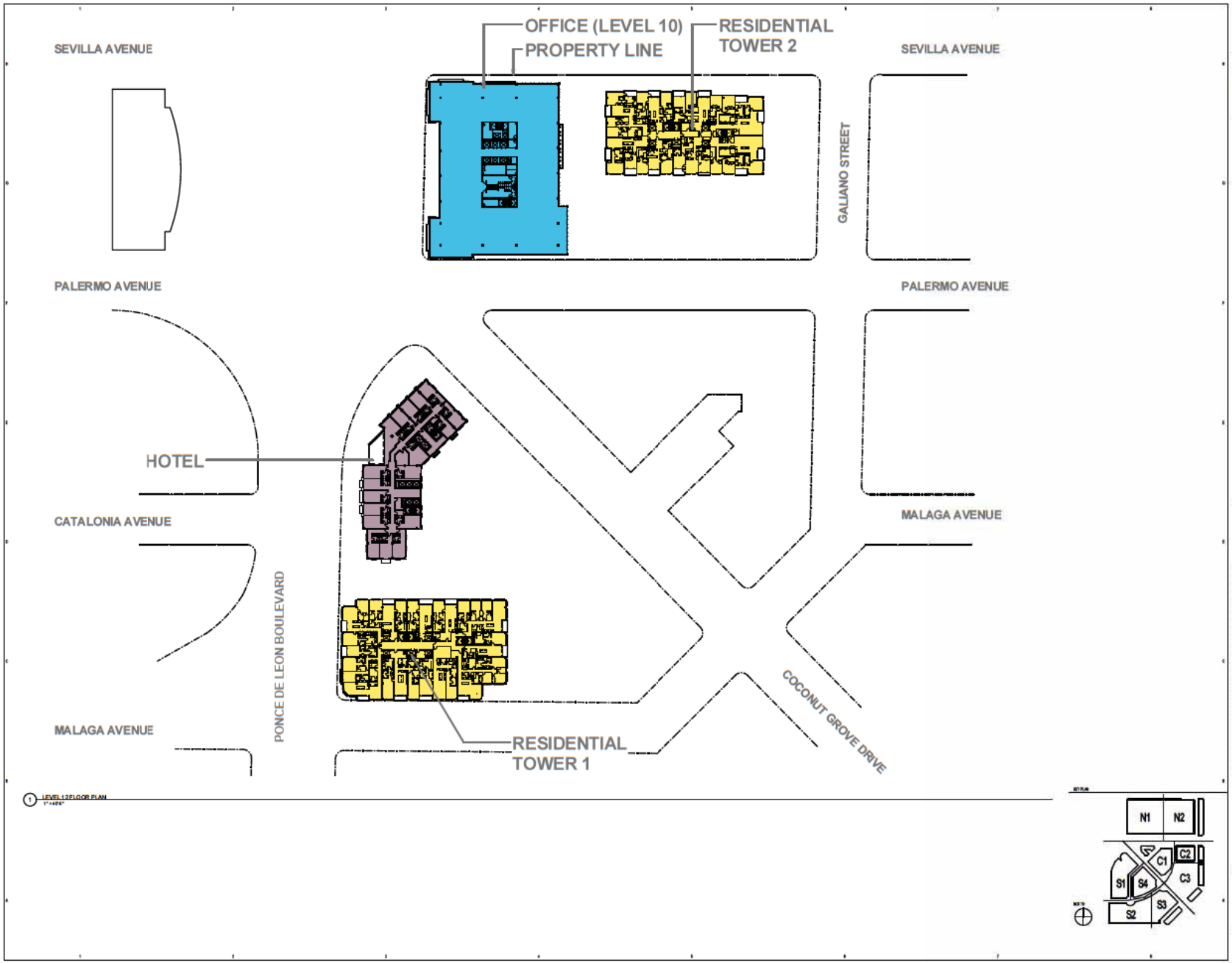
SEAL

SHEET IDENTIFICATION

TITLE
FLOOR PLAN
LEVEL 10-11

NUMBER
A-111

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1 LEVEL 12 FLOOR PLAN
1" = 40'-0"

KEY PLAN

RTKL
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RTKL ASSOCIATES INC.
300 ALHAMBRA CIR, SOUTH
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PROJECT NUMBER 454-49230

CONSULTANT

PROJECT

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at Ponce Circle

CLIENT

ISSUE/DRAWING LOG

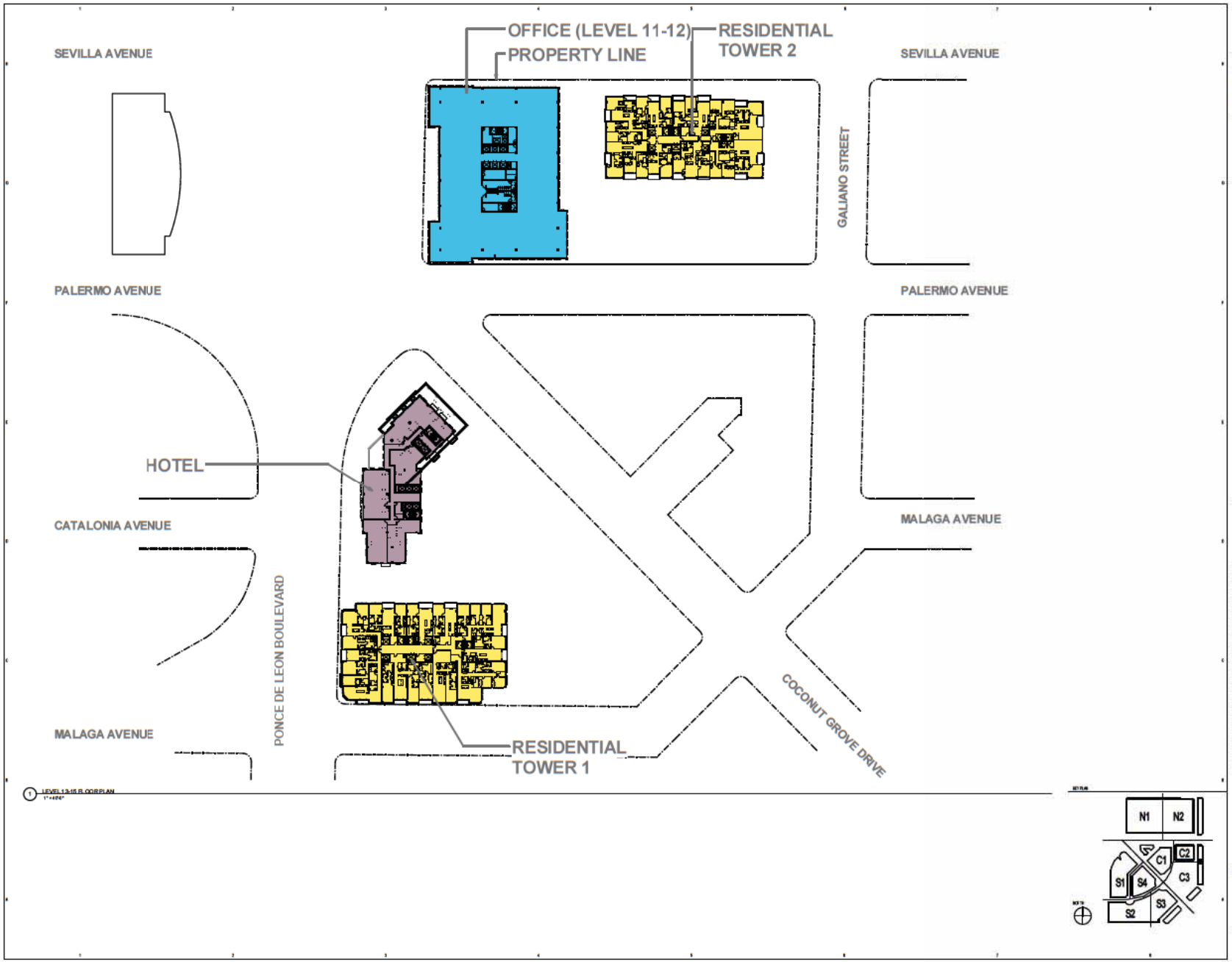
SEAL

SHEET IDENTIFICATION

TITLE
FLOOR PLAN
LEVEL 12

NUMBER
A-112

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1 LEVEL 13-15 FLOOR PLAN
1" = 40'-0"

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at Ponce Circle

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ISSUE/DRAWING LOG

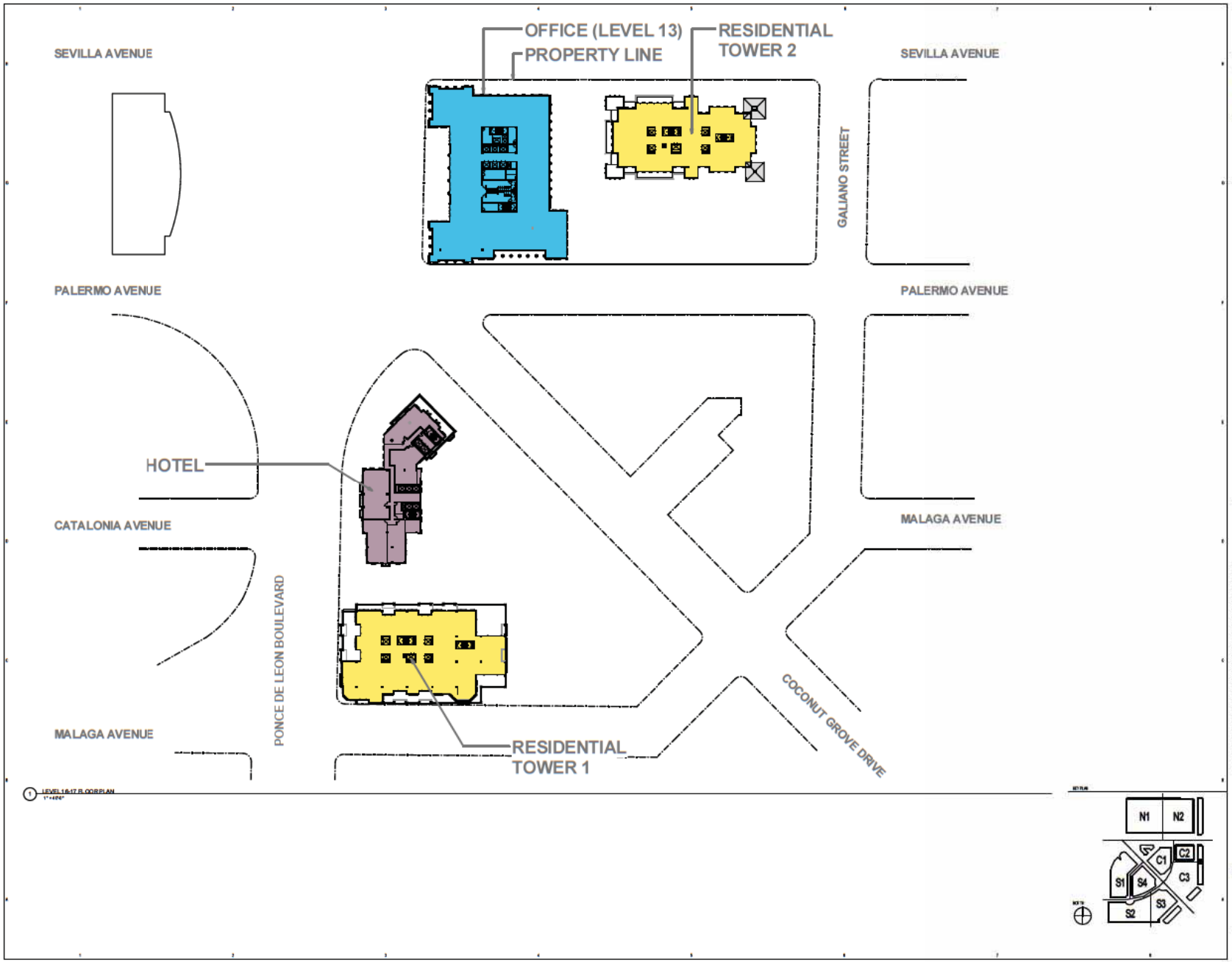
SEAL

SHEET IDENTIFICATION

TITLE
FLOOR PLAN
LEVEL 13- 15

NUMBER
A-114

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1 LEVEL 16-17 FLOOR PLAN
1" = 40'-0"

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CORAL GABLES, FLORIDA
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WWW.RTKL.COM
PROJECT NUMBER 454-49230

CONSULTANT

PROJECT

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at Ponce Circle

CLIENT

ISSUE/DRAWING LOG

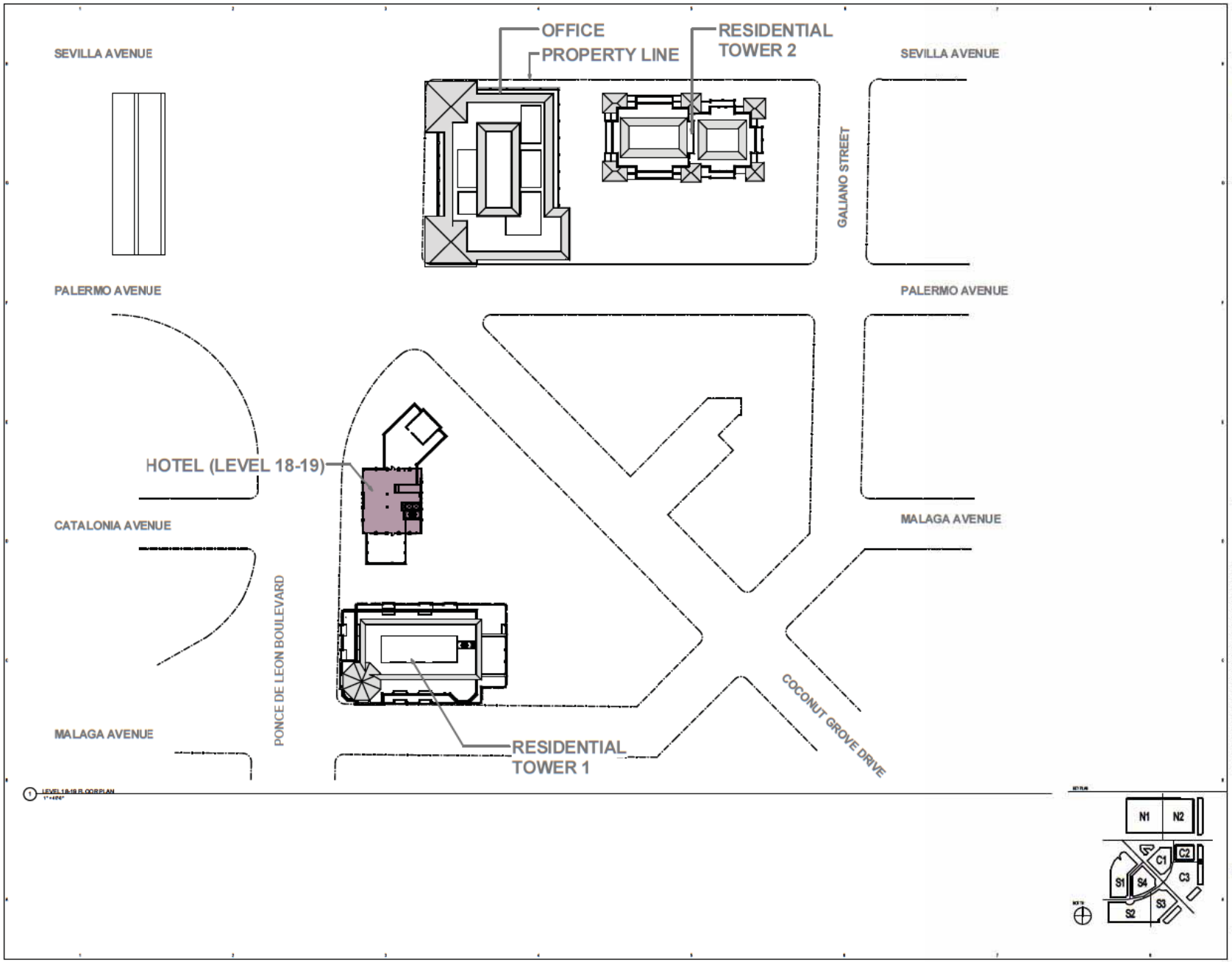
SEAL

SHEET IDENTIFICATION

TITLE
FLOOR PLAN
LEVEL 16-17

NUMBER
A-117

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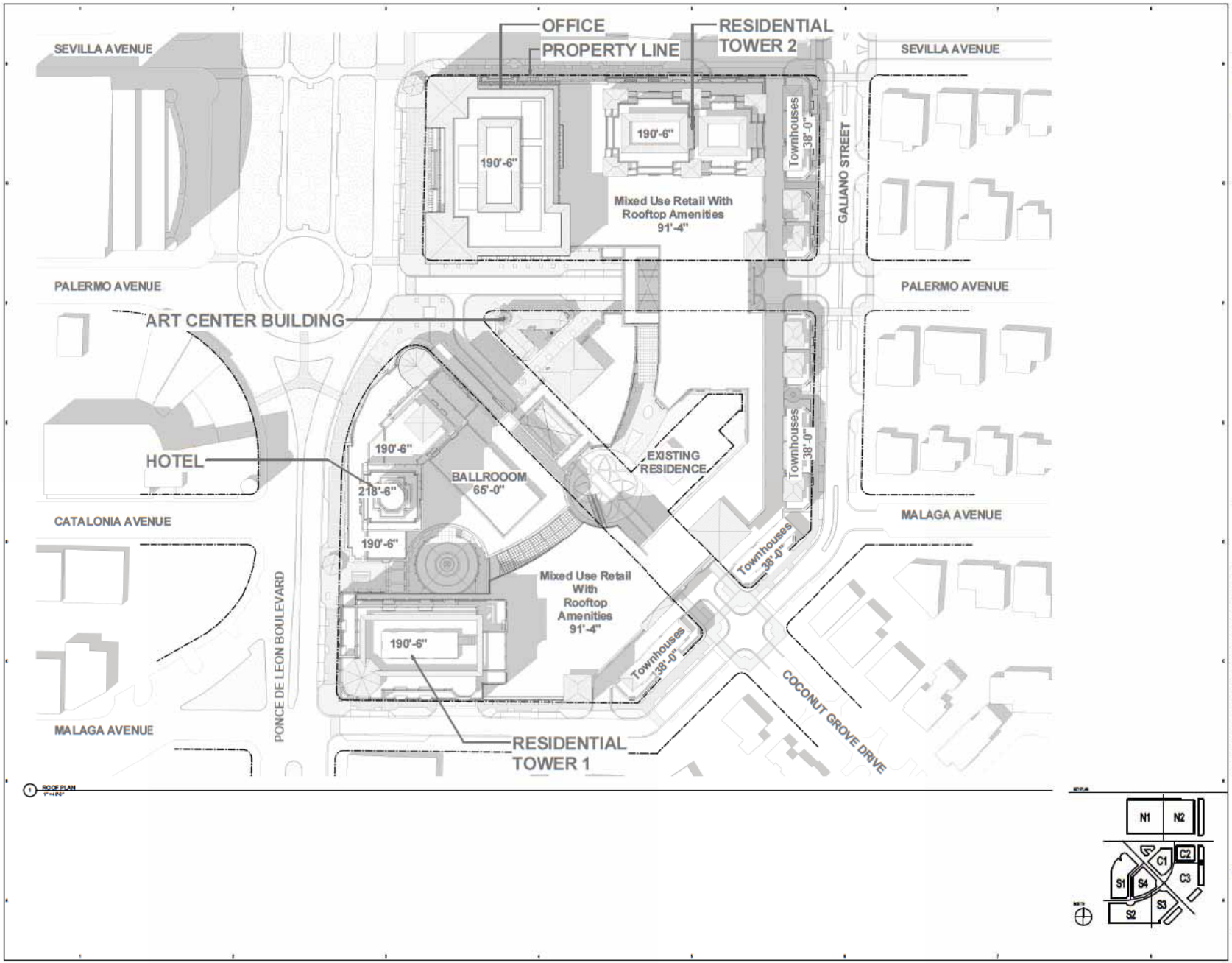
1 LEVEL 18-19 FLOOR PLAN
1" = 40'-0"

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MEDITERRANEAN VILLAGE
at Ponce Circle

FLOOR PLAN
LEVEL 18- 19

A-118



1 ROOF PLAN
1" = 40'-0"

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WWW.RTKL.COM
PROJECT NUMBER 454-46218
CONSULTANT

PROJECT
MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT
AGAVE PONCE LLC
2301-2601, 2301 PONCE DE
LEON BOULEVARD

ISSUE/DRAWING LOG

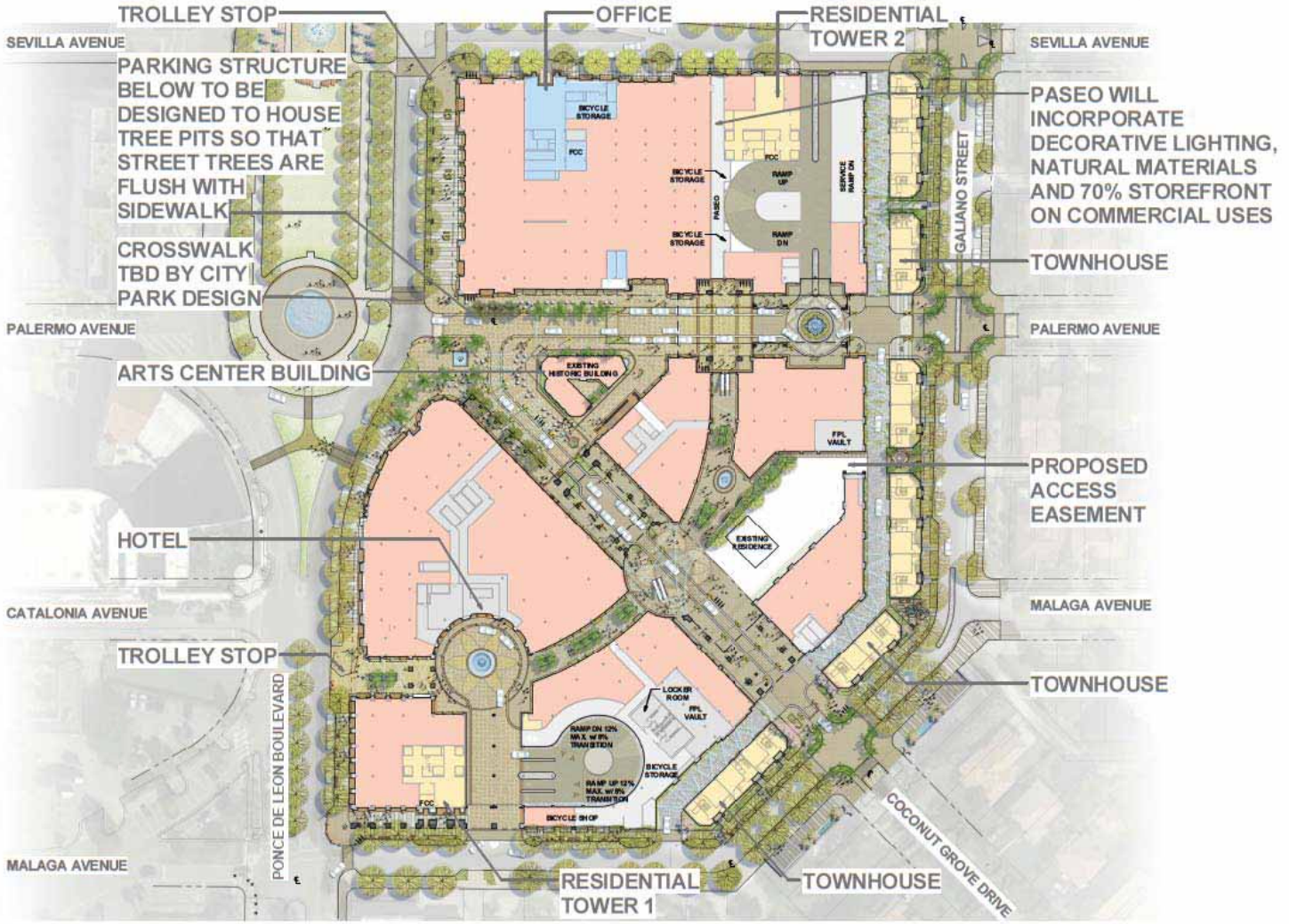
SEAL

SHEET IDENTIFICATION

TITLE
ROOF PLAN

NUMBER
A-121

2014 RTKL ASSOCIATES INC.



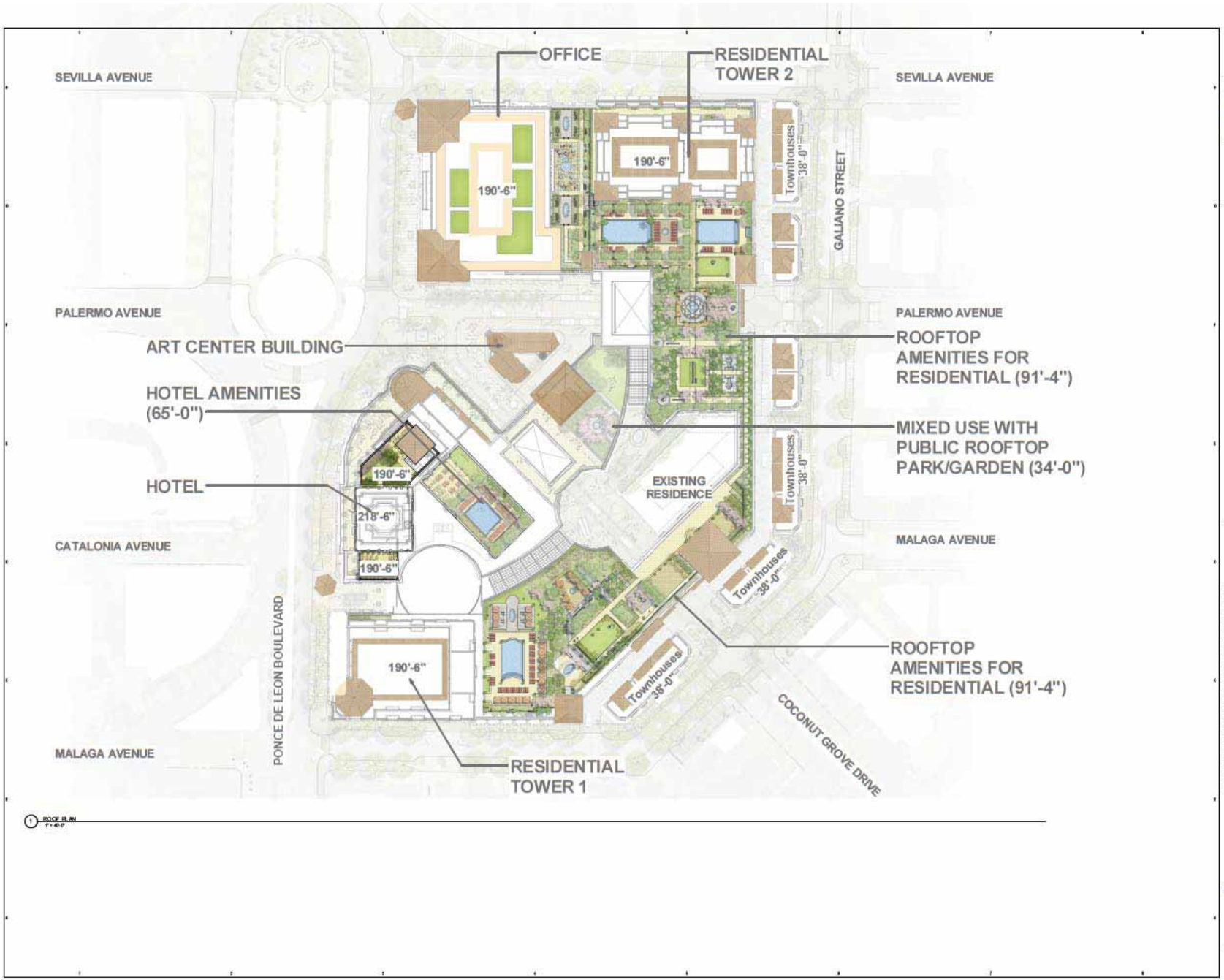
1 LEVEL 01 FLOOR PLAN
1" = 40'-0"

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MEDITERRANEAN VILLAGE at Ponce Circle

ILLUSTRATIVE SITE PLAN

A-122



1 ROOF PLAN
1" = 40'-0"

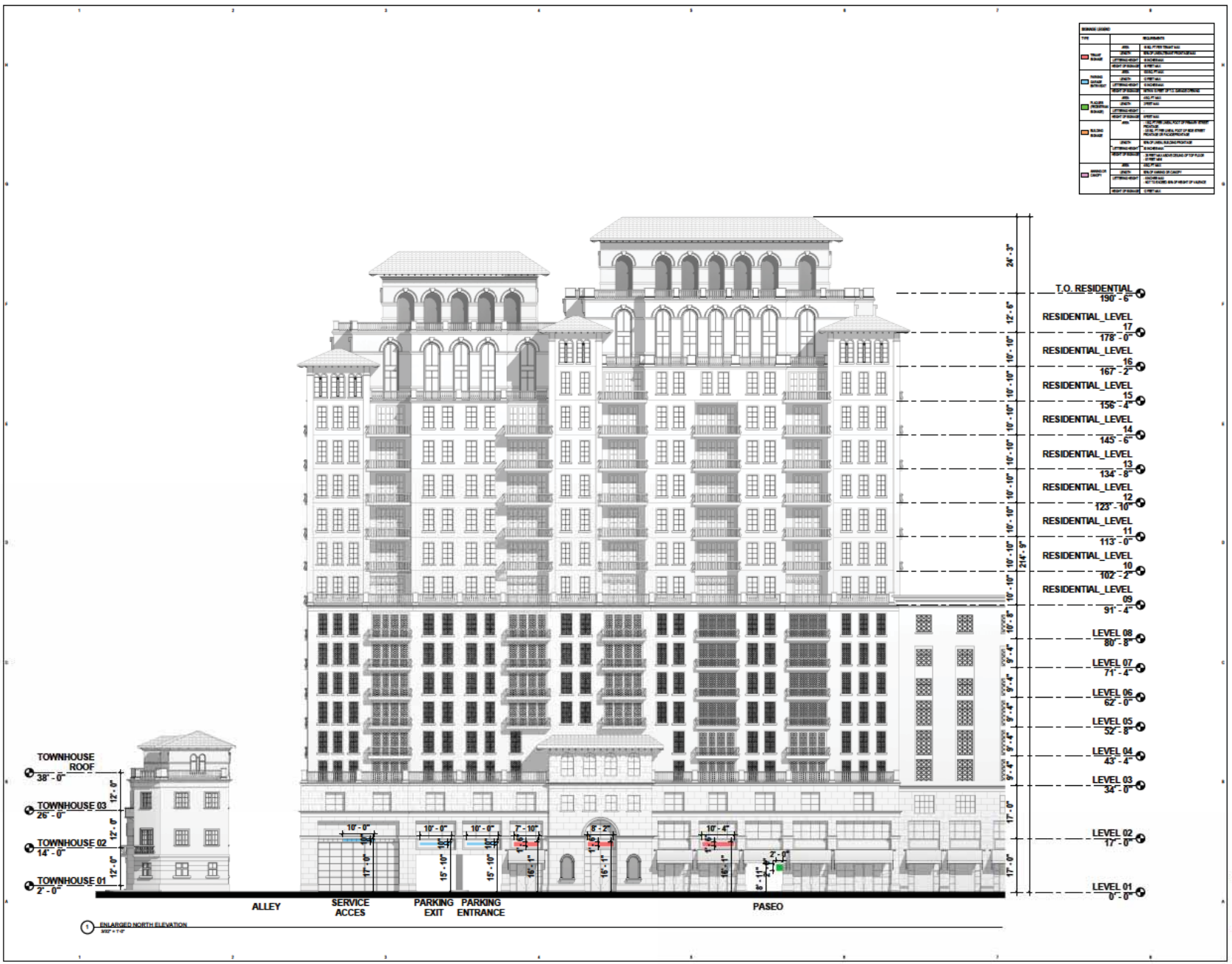
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MEDITERRANEAN VILLAGE at Ponce Circle

ILLUSTRATIVE ROOF PLAN

A-123

9
Architectural Building Elevations



1 ENLARGED NORTH ELEVATION
3/32" = 1'-0"

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AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
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CORAL GABLES, FLORIDA
P. 786.399.3200
F. 786.269.2201
WWW.RTKL.COM
PROJECT NUMBER: 65-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
ASHAI PONCE LLC
2901-2905 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE
ENLARGED EXTERIOR ELEVATIONS

NUMBER
A-201.1

2014 RTKL ASSOCIATES INC.



1 ENLARGED NORTH ELEVATION
3/32" = 1'-0"

SIGNAGE LEGEND		
TYPE		REQUIREMENTS
TENANT SIGNAGE	AREA	
	LENGTH	
	LETTERING HEIGHT	
	HEIGHT OF SIGNAGE	
HANGING SIGNAGE (BLADE SIGNAGE)	AREA	
	LENGTH	
	LETTERING HEIGHT	
	HEIGHT OF SIGNAGE	
BUILDING IDENTIFICATION SIGNAGE	AREA	
	LENGTH	
	LETTERING HEIGHT	
	HEIGHT OF SIGNAGE	
BUILDING SIGNAGE	AREA	
	LENGTH	
	LETTERING HEIGHT	
	HEIGHT OF SIGNAGE	
AWNING OR CANOPY	AREA	
	LENGTH	
	LETTERING HEIGHT	
	HEIGHT OF SIGNAGE	

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PROJECT NUMBER: 45-14002.00
CONSULTANT

PROJECT
MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
ASPIRE PONCE LLC
2901-2905 - 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
ENLARGED EXTERIOR ELEVATIONS
NUMBER
A-201.2

2014 RTKL ASSOCIATES INC.



1 ENLARGED SOUTH ELEVATION

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PROJECT NUMBER: 65-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASHVE PONCE LLC,
2901-2905, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

ENLARGED EXTERIOR ELEVATIONS

NUMBER

A-201.3

2014 RTKL ASSOCIATES INC.



1 ENLARGED EAST ELEVATION
3/32" = 1'-0"

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CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
ASHVA PONCE LLC,
3901-3905, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

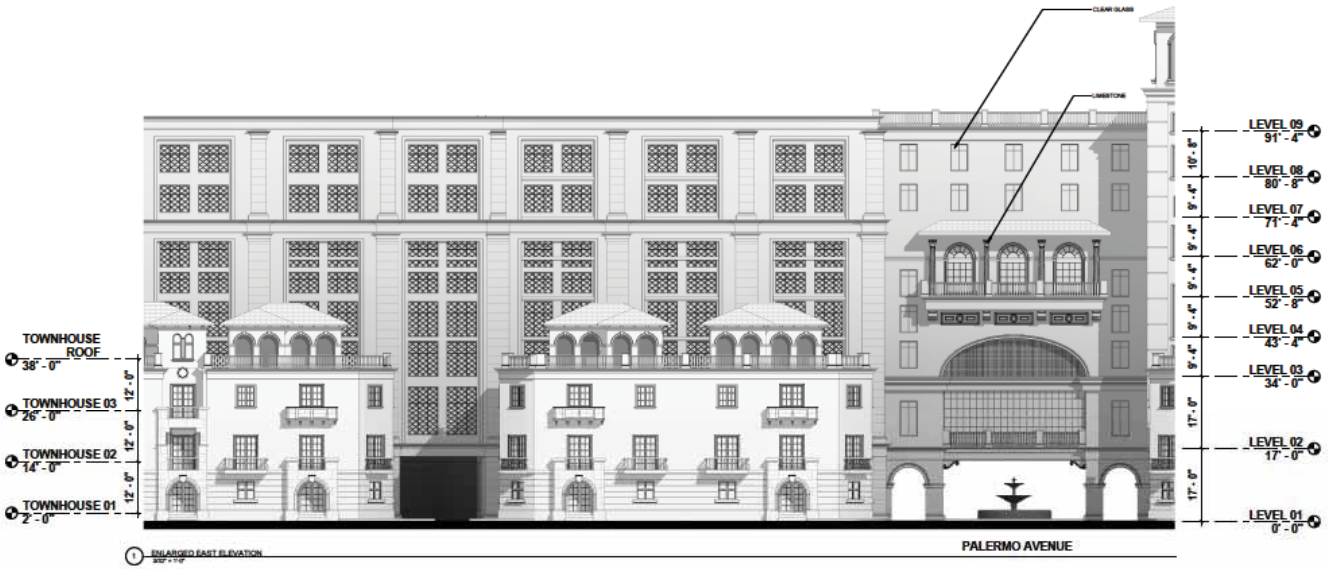
TITLE

ENLARGED EXTERIOR ELEVATIONS

NUMBER

A-202.1

2014 RTKL ASSOCIATES INC.



1 ENLARGED EAST ELEVATION
SCALE: 1/16"

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CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT
ASHVE PONCE LLC
2901-2905, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE
ENLARGED EXTERIOR ELEVATIONS

NUMBER
A-202.2

2014 RTKL ASSOCIATES INC.

SIGNAGE LEGEND		
TYPE		REQUIREMENTS
TENANT SIGNAGE	AREA	1(SQ.FT PER TENANT MAX)
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	12INCHES MAX
	HEIGHT OF SIGNAGE	12FEET MAX
THROUGH BUILDING ENTABLET	AREA	150 SQ.FT MAX
	LENGTH	12FEET MAX
	LETTERING HEIGHT	12INCHES MAX
	HEIGHT OF SIGNAGE	SPACE IS PART OF T.C. SIGNAGE DESIGN
FLAGGIN (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	4 INCHES MAX
	HEIGHT OF SIGNAGE	2 FEET MAX
BUILDING SIGNAGE	AREA	1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE 0.5SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OF FLOOR/TENANT USE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	12INCHES MAX
	HEIGHT OF SIGNAGE	25 FEET MAX ABOVE CROWN OF TOPFLOOR OF FIRST USE
AWNING OR CANOPY	AREA	1 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	4 INCHES MAX NOT TO EXCEED 60% OF HEIGHT OF VALANCE
	HEIGHT OF SIGNAGE	12FEET MAX



1 ENLARGED EAST ELEVATION
3/32" = 1'-0"

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CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
ASHVE PONCE LLC,
2901-2905 3001 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

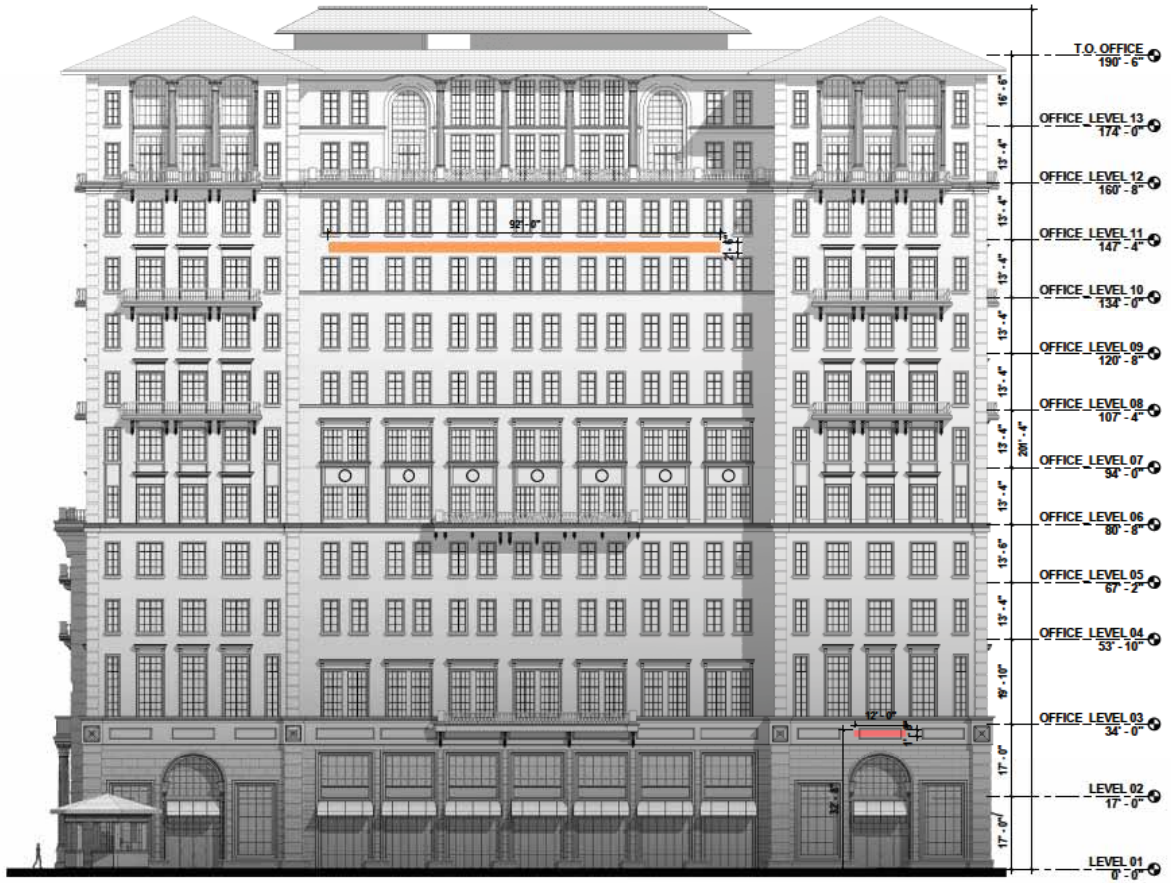
SEAL

SHEET IDENTIFICATION

TITLE
ENLARGED EXTERIOR ELEVATIONS

NUMBER
A-202.3

2014 RTKL ASSOCIATES INC.



1 ENLARGED WEST ELEVATION
3/32" = 1'-0"

SIGNAGE LEGEND		
TYPE		REQUIREMENTS
TS1 TENANT SIGNAGE	AREA	10 SQ. FT PER TENANT MAX
	LENGTH	80% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	8 INCHES MAX
	HEIGHT OF SIGNAGE	12 FEET MAX
TS2 TENANT SIGNAGE CANTILEVER	AREA	10 SQ. FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	8 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 12 FEET OF T.O. GARAGE OPENING
FS1 FACADE SIGNAGE	AREA	1 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	
	HEIGHT OF SIGNAGE	12 FEET MAX
BS1 BUILDING SIGNAGE	AREA	1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE OR .50 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FAÇADE OPPOSITE
	LENGTH	80% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	8 INCHES MAX
	HEIGHT OF SIGNAGE	3 FEET MAX ABOVE CEILING OF TOP FLOOR OR 37 FEET MAX
CS1 AWNING OR CANOPY	AREA	1 SQ. FT MAX
	LENGTH	80% OF AWNING OR CANOPY
	LETTERING HEIGHT	8 INCHES MAX NOT TO EXCEED 80% OF HEIGHT OF VALANCE
	HEIGHT OF SIGNAGE	12 FEET MAX

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CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
ASPAS PONCE LLC,
2901-2905 - 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
ENLARGED EXTERIOR ELEVATIONS
NUMBER
A-202.4

2014 RTKL ASSOCIATES INC.

SIGNAGE LEGEND		
TYPE		REQUIREMENTS
WALL SIGNAGE	AREA	10 SQ. FT PER TENANT MAX.
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX.
	LETTERING HEIGHT	24 INCHES MAX.
	HEIGHT OF SIGN AGE	12 FEET MAX.
HANGING SIGNS (WITHIN ARCADE)	AREA	12 SQ. FT. MAX.
	LENGTH	3 FEET MAX.
	LETTERING HEIGHT	3 INCHES MAX.
	HEIGHT OF SIGN AGE	WITHIN 1-3 FEET OF T.O. ARCADE STRING
PLAQUES (PEDESTRIAN SIGNAGE)	AREA	4 SQ. FT. MAX.
	LENGTH	2 FEET MAX.
	LETTERING HEIGHT	3 INCHES MAX.
	HEIGHT OF SIGN AGE	5 FEET MAX.
BUILDING SIGNAGE	AREA	1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE + 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OF PLAZA/OPEN SPACE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX.
	HEIGHT OF SIGN AGE	2 FEET MAX. ABOVE CROWN OF TOP FLOOR - 3 FEET MIN.
AWNING OR CANOPY	AREA	4 SQ. FT. MAX.
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	7 INCHES MAX. ACT TO INCREASE MIN. OF HEIGHT OF VALANCE
	HEIGHT OF SIGN AGE	12 FEET MAX.



1 ENLARGED WEST ELEVATION
3/32" = 1'-0"

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PROJECT NUMBER: 65-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
ASHVE PONCE LLC
2901-2905, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

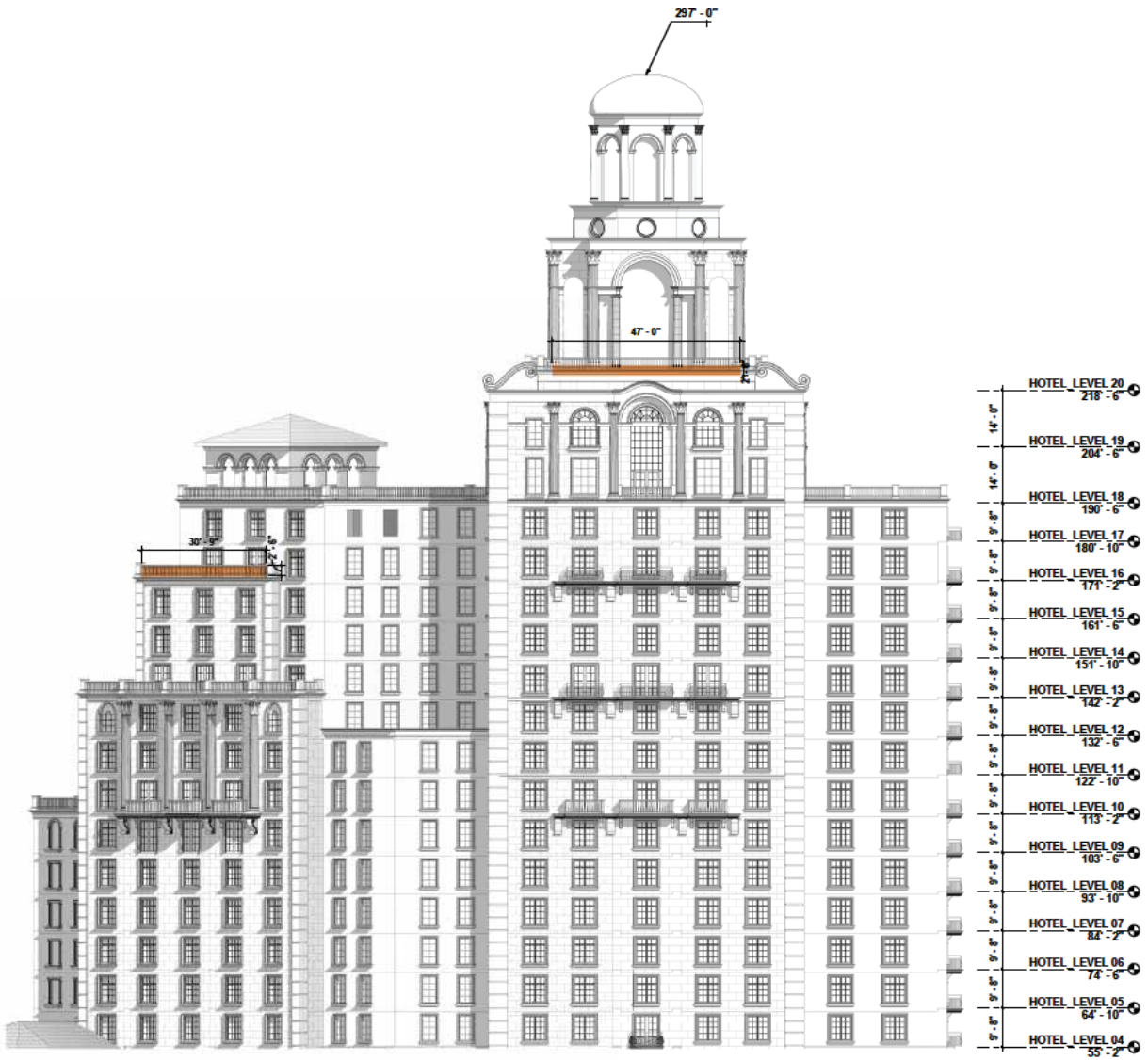
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ENLARGED EXTERIOR ELEVATIONS

NUMBER
A-202.5

2014 RTKL ASSOCIATES INC.



1 ENLARGED WEST ELEVATION
3/32" = 1'-0"

SIGNAGE LEGEND		
TYPE		REQUIREMENTS
TENANT SIGNAGE	AREA	0.5SQ.FT PER TENANT MAX.
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX.
	LETTERING HEIGHT	24 INCHES MAX.
	HEIGHT OF SIGNAGE	12 FEET MAX.
HANGING SIGNAGE	AREA	12 SQ. FT MAX.
	LENGTH	12 FEET MAX.
	LETTERING HEIGHT	6 INCHES MAX.
	HEIGHT OF SIGNAGE	NO MAX. IF NOT > 2' FROM BUILDING SIGNAGE
PLAQUE (RESTAURANT SIGNAGE)	AREA	4 SQ. FT MAX.
	LENGTH	2 FEET MAX.
	LETTERING HEIGHT	2 INCHES MAX.
	HEIGHT OF SIGNAGE	6 FEET MAX.
BUILDING SIGNAGE	AREA	1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE + 0.5SQ. FT PER LINEAL FOOT OF SECONDARY STREET FRONTAGE OF PLAZA/PORTICO
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	24 INCHES MAX.
	HEIGHT OF SIGNAGE	2 FEET MAX ABOVE SILL OF 3RD FLOOR OR 20 FEET MAX.
AWNING OR CANOPY	AREA	4 SQ. FT MAX.
	LENGTH	50% OF WIDTH OF CANOPY
	LETTERING HEIGHT	4 INCHES MAX. NOT TO EXCEED 50% OF HEIGHT OF VALANCE
	HEIGHT OF SIGNAGE	12 FEET MAX.

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CLIENT
ASHVIE PONCE LLC,
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ISSUE DRAWING LOG

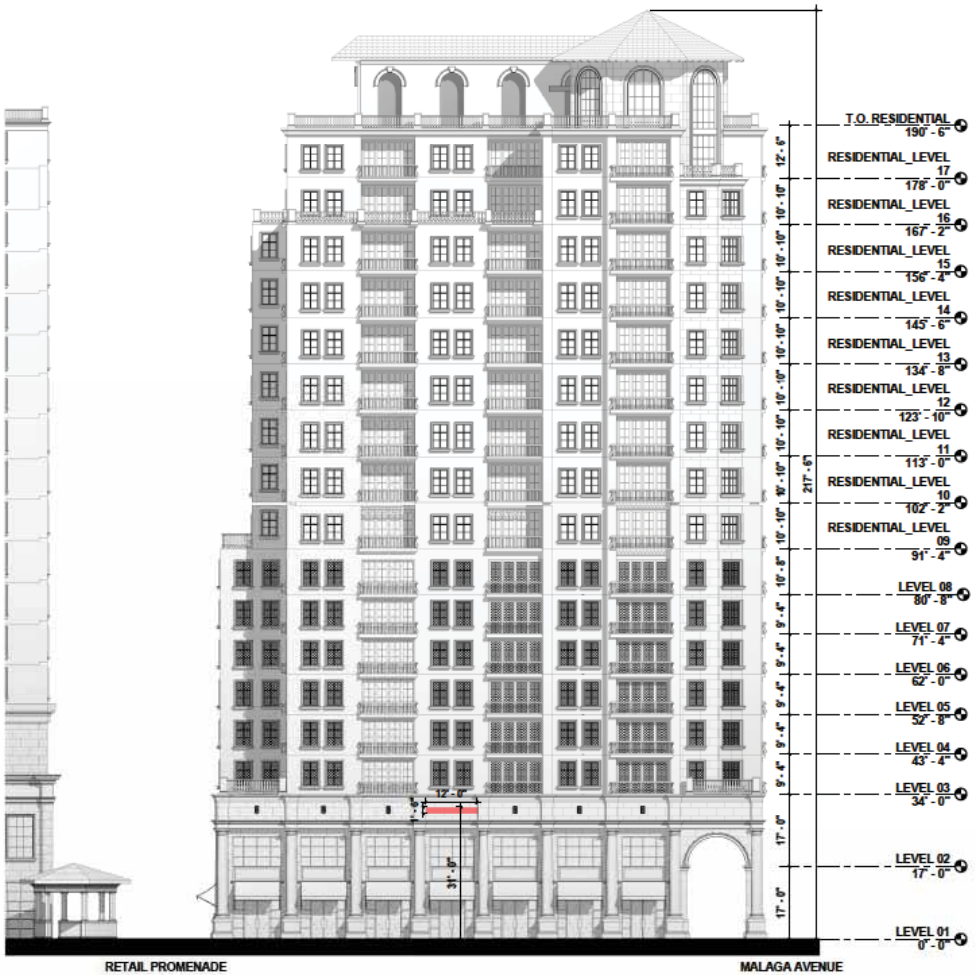
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TITLE
ENLARGED EXTERIOR ELEVATIONS

NUMBER
A-202.6

2014 RTKL ASSOCIATES INC.



2 ENLARGED WEST ELEVATION
3/32" = 1'-0"

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PROJECT NUMBER: 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
ASHUS PONCE LLC
2901-2905 - 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE
ENLARGED EXTERIOR ELEVATIONS

NUMBER
A-202.7

2014 RTKL ASSOCIATES INC.



1 ENLARGED PALERMO NORTH ELEVATION

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CLIENT

ISSUE DRAWING LOG

SEAL

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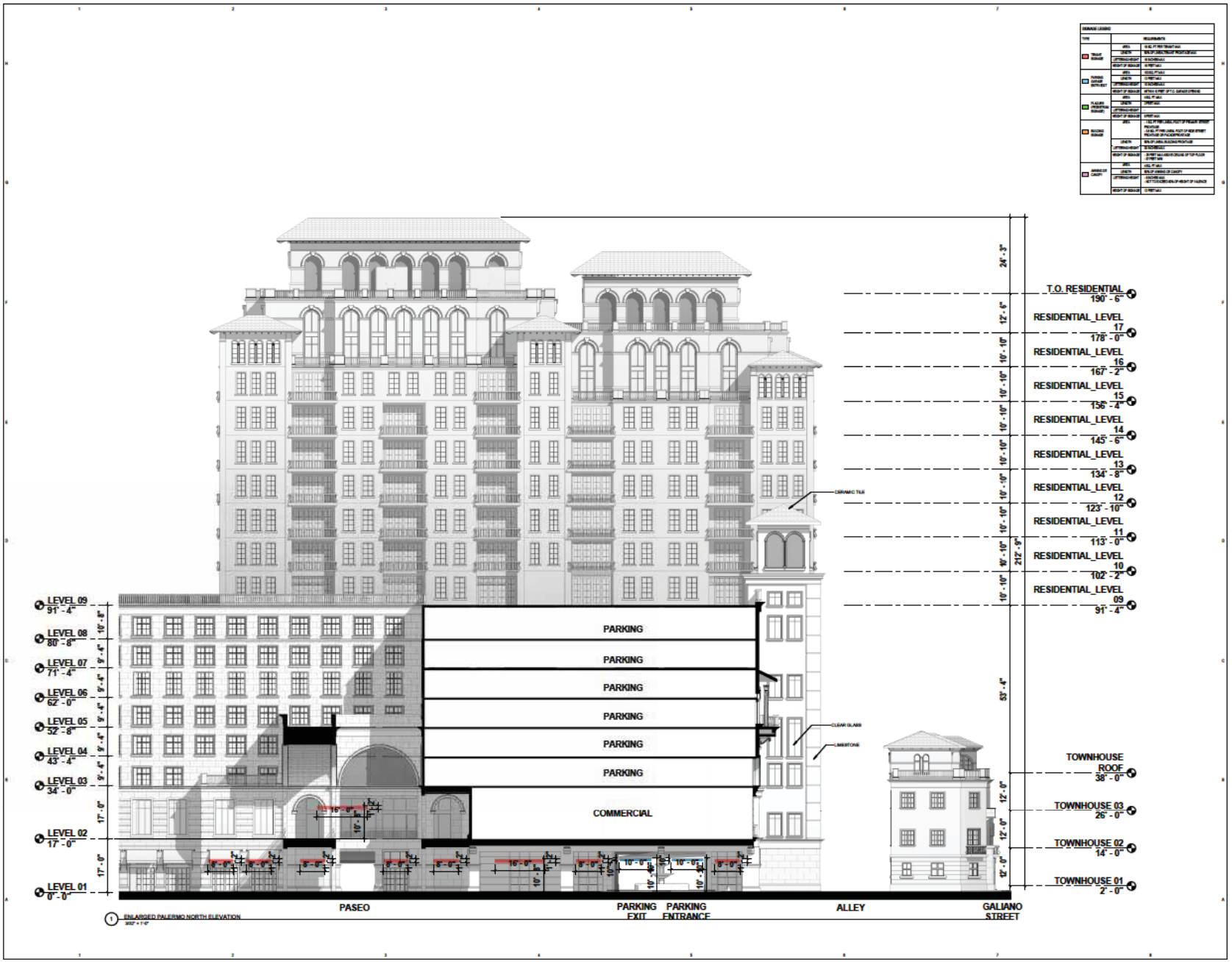
TITLE

ENLARGED EXTERIOR ELEVATIONS

NUMBER

A-203.1

2014 RTKL ASSOCIATES INC.



RTKL

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MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ISSUE DRAWING LOG

SEAL

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TITLE

ENLARGED EXTERIOR ELEVATIONS

NUMBER

A-203.2

2014 RTKL ASSOCIATES INC.

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	6 SQ.FT PER TENANT MAX.
	LENGTH	80% OF LINEAL TENANT FRONTAGE MAX.
	LETTERING HEIGHT	18 INCHES MAX.
	HEIGHT OF SIGNAGE	12 FEET MAX.
PARKING GARAGE ENTRY SIGN	AREA	32 SQ. FT MAX.
	LENGTH	12 FEET MAX.
	LETTERING HEIGHT	12 INCHES MAX.
	HEIGHT OF SIGNAGE	WITHIN 12 FEET OF T.O. GARAGE OPENING
PLAQUES (INCIDENTAL SIGNAGE)	AREA	4 SQ. FT MAX.
	LENGTH	3 FEET MAX.
	LETTERING HEIGHT	
	HEIGHT OF SIGNAGE	4 FEET MAX.
BUILDING SIGNAGE	AREA	1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE OF HOLLEMAN PLACE 0.5SQ. FT PER LINEAL FOOT OF NEW STREET FRONTAGE OF HOLLEMAN PLACE
	LENGTH	80% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	30 INCHES MAX.
	HEIGHT OF SIGNAGE	2 FEET MAX. ABOVE 2ND FLOOR OF TOP FLOOR - 20 FEET MAX.
AWNING OR CANOPY	AREA	4 SQ. FT MAX.
	LENGTH	80% OF AWNING OR CANOPY
	LETTERING HEIGHT	3 INCHES MAX. NOT TO EXCEED 50% OF HEIGHT OF VALANCE
	HEIGHT OF SIGNAGE	12 FEET MAX.



1 ENLARGED PALERMO SOUTH ELEVATION
3/32" = 1'-0"

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PROJECT NUMBER: 65-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT
ASPIRE PONCE LLC
2901-2905, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

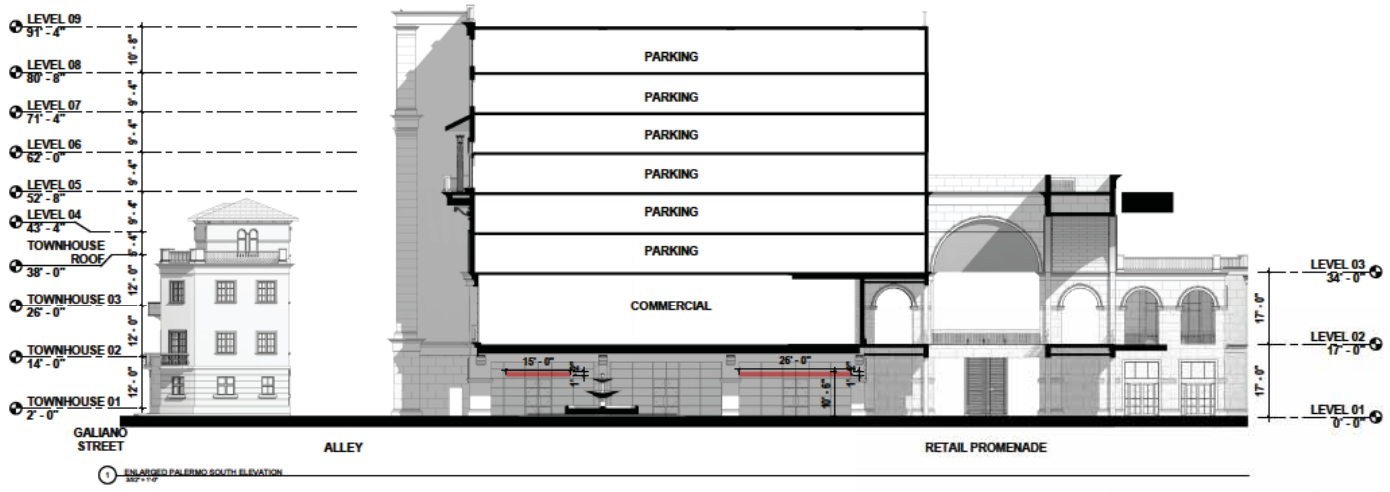
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TITLE
ENLARGED EXTERIOR ELEVATIONS

NUMBER
A-203.3

2014 RTKL ASSOCIATES INC.



1 ENLARGED PALERMO SOUTH ELEVATION
3/32" = 1'-0"

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PROJECT NUMBER: 65-14002.00

CONSULTANT

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MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASHVIE PONCE LLC
2901-2905 - 3001 PONCE DE LEON BOULEVARD

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TITLE

ENLARGED EXTERIOR ELEVATIONS

NUMBER

A-203.4

2014 RTKL ASSOCIATES INC.



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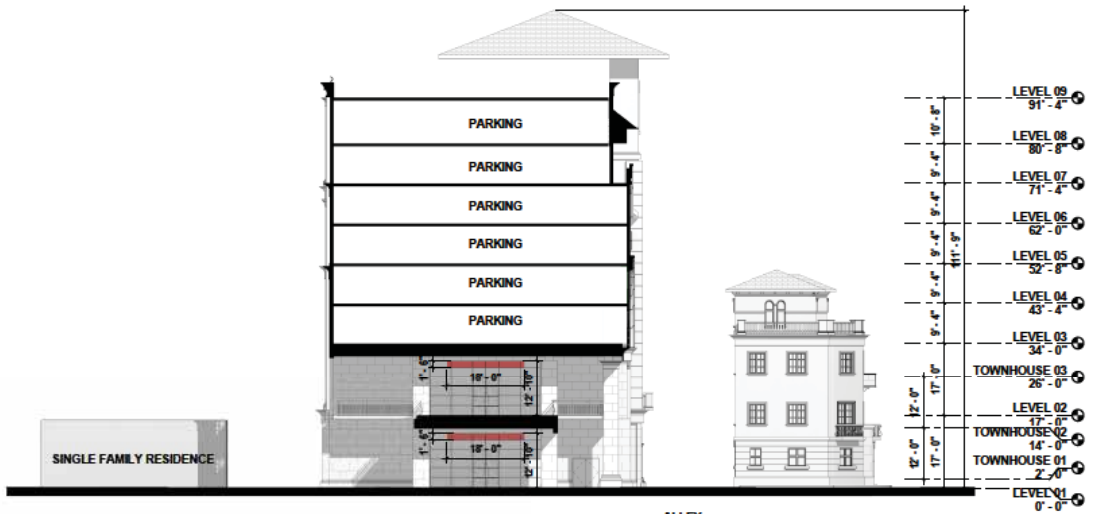
MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASHVIA PONCE LLC
2901-2905 - 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TS TENANT SIGNAGE	AREA	0.5(L FT PER TENANT MAX)
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	8 INCHES MAX
	HEIGHT OF SIGNAGE	6 FEET MAX
PS PARKING GARAGE ENTRY SIGN	AREA	32 SQ FT MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	12 INCHES MAX
	HEIGHT OF SIGNAGE	10 FEET MAX (TOP TO GRADE OPENING)
PS PUBLIC RESTAURANT SIGNAGE	AREA	4 SQ FT MAX
	LENGTH	3 FEET MAX
	LETTERING HEIGHT	
	HEIGHT OF SIGNAGE	3 FEET MAX
BS BUILDING SIGNAGE	AREA	1 SQ. FT. PER LINEAL FOOT OF PRIMARY STREET FRONTAGE OF PUBLIC/PRIVATE 0.5 SQ. FT. PER LINEAL FOOT OF SIDE STREET FRONTAGE OF PUBLIC/PRIVATE
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	12 INCHES MAX
	HEIGHT OF SIGNAGE	2 FEET ABOVE/BELOW CEILING OF TOP FLOOR - 6 FEET MAX
CS AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	12 INCHES MAX NOT TO EXCEED 50% OF HEIGHT OF VALANCE
	HEIGHT OF SIGNAGE	12 FEET MAX



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

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MEDITERRANEAN VILLAGE
at Ponce Circle

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ASHVIL PONCE LLC,
2901-2905, 3001 PONCE DE LEON BOULEVARD

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SHEET IDENTIFICATION

TITLE
ENLARGED EXTERIOR ELEVATIONS

NUMBER
A-204.2

2014 RTKL ASSOCIATES INC.

SIGNAGE LEGEND		
TYPE		REQUIREMENTS
ST1 TENANT SIGNAGE	AREA	10 SQ. FT PER TENANT MAX
	LENGTH	50 % OF LENGTH OF FRONTAGE MAX
	LETTERING HEIGHT	6 INCHES MAX
	HEIGHT OF SIGNAGE	12 FEET MAX
ST2 GARAGE ENTRY SIGN	AREA	10 SQ. FT. MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	6 INCHES MAX
	HEIGHT OF SIGNAGE	WITHIN 10 FEET OF T.O. GARAGE OPENING
ST3 PUBLIC INFORMATION SIGNAGE	AREA	10 SQ. FT MAX
	LENGTH	7 FEET MAX
	LETTERING HEIGHT	
	HEIGHT OF SIGNAGE	12 FEET MAX
ST4 BUILDING SIGNAGE	AREA	1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE .5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR FACADE/PORTICO
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	T - LETTERING HEIGHT	72 INCHES MAX
	HEIGHT OF SIGNAGE	30 FEET MAX HEIGHT BELOW 3RD FLOOR 45 FEET MAX
ST5 AWNING OR CANOPY	AREA	10 SQ. FT PER
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	6 INCHES MAX - NOT TO EXCEED 50% OF HEIGHT OF VALANCE
	HEIGHT OF SIGNAGE	12 FEET MAX



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

RTKL
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PROJECT NUMBER: 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
ASHVIA PONCE LLC
2901-2905 - 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

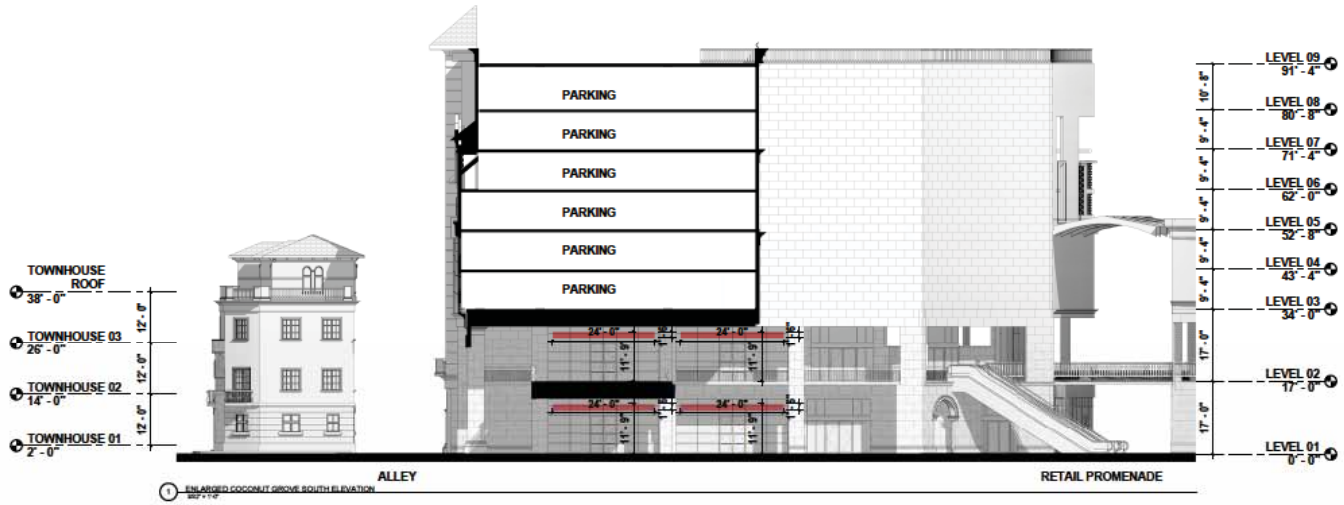
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TITLE
ENLARGED EXTERIOR ELEVATIONS

NUMBER
A-204.3

2014 RTKL ASSOCIATES INC.



1 ENLARGED COCONUT GROVE SOUTH ELEVATION

RTKL

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PROJECT NUMBER: 65-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASHVIA PONCE I LLC
2901/2905 - 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

ENLARGED EXTERIOR ELEVATIONS

NUMBER

A-204.4

2014 RTKL ASSOCIATES INC.



1 ENLARGED SOUTHWEST COCONUT GROVE DRIVE ENTRANCE
3/32" = 1'-0"

SIGNAGE LEGEND		
TYPE		REQUIREMENTS
TENANT SIGNAGE	AREA	0.5SQ.FT PER TENANT MAX.
	LENGTH	75% OF AREA'S TENANT FRONTAGE MAX.
	LETTERING HEIGHT	12INCHES MAX.
	HEIGHT OF SIGNAGE	3 FEET MAX.
GARAGE GARAGE ENTRY SIGN	AREA	12 SQ. FT MAX.
	LENGTH	3 FEET MAX.
	LETTERING HEIGHT	12INCHES MAX.
	HEIGHT OF SIGNAGE	4FT-6in (1 FEET OF 3 GARAGE OPENING)
PLAQUES PRESENTING SIGNAGE	AREA	4 SQ. FT MAX.
	LENGTH	3 FEET MAX.
	LETTERING HEIGHT	
	HEIGHT OF SIGNAGE	3 FEET MAX.
BUILDING SIGNAGE	AREA	1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE OR 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OR PLAZA FRONTAGE
	LENGTH	75% OF AREA'S BUILDING FRONTAGE
	LETTERING HEIGHT	12INCHES MAX.
	HEIGHT OF SIGNAGE	3 FEET MAX. ABOVE CEILING OF TOP FLOOR (2 FEET MAX.
AWNING OR CANOPY	AREA	4 SQ. FT MAX.
	LENGTH	75% OF AWNING OR CANOPY
	LETTERING HEIGHT	12INCHES MAX. (NOT TO EXCEED 50% OF HEIGHT OF VALANCE
	HEIGHT OF SIGNAGE	1 FEET MAX.

RTKL
AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
396 ALHAMBRA CIR, SOUTH
CORAL GABLES, FLORIDA
P. 786.269.3200
F. 786.269.3201
WWW.RTKL.COM
PROJECT NUMBER: 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT
ASHVIA PONCE LLC
2901-2905, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

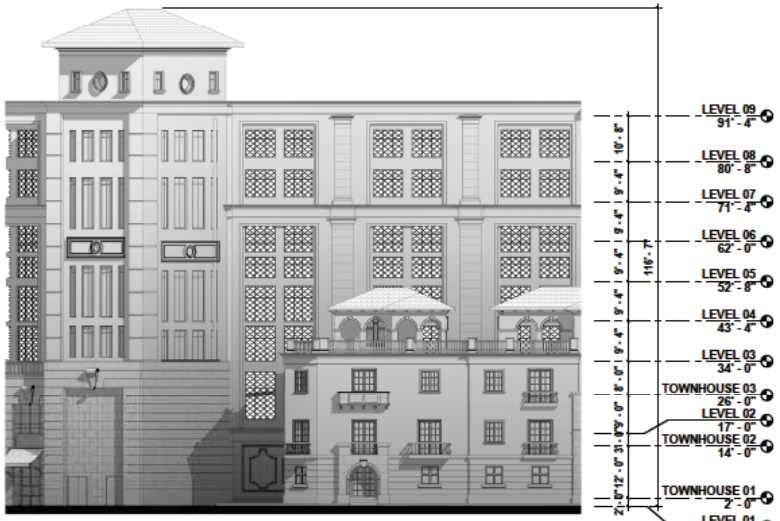
SHEET IDENTIFICATION

TITLE
ENLARGED EXTERIOR ELEVATIONS

NUMBER
A-205.1

2014 RTKL ASSOCIATES INC.

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	10 SQ. FT PER TENANT MAX
	LENGTH	50% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	12 INCHES MAX
	HEIGHT OF SIGNAGE	12 FEET MAX
PARKING GARAGE ENTRY SLOT	AREA	50 SQ. FT. MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	12 INCHES MAX
	HEIGHT OF SIGNAGE	42 INCH X 12 FEET (3' T.O. GARAGE OPENING)
PUBLIC RESTAURANT SIGNAGE	AREA	7 SQ. FT MAX
	LENGTH	3 FEET MAX
	LETTERING HEIGHT	
	HEIGHT OF SIGNAGE	3 FEET MAX
BUILDING SIGNAGE	AREA	1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE OR 0.5 SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OF PLACE OF PUBLIC ACCOMMODATION
	LENGTH	50% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	12 INCHES MAX
	HEIGHT OF SIGNAGE	2 FEET ABOVE GRADE OF TOP FLOOR - 2 FEET MAX
AWNING OR CANOPY	AREA	4 SQ. FT MAX
	LENGTH	50% OF AWNING OR CANOPY
	LETTERING HEIGHT	4 INCHES MAX NOT TO EXCEED 50% OF HEIGHT OF VALANCE
	HEIGHT OF SIGNAGE	12 FEET MAX



1 ENLARGED SOUTHNEIST COCONUT GROVE DRIVE ENTRANCE
3/32" = 1'-0"

RTKL
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RTKL ASSOCIATES INC.
396 ALHAMBRA CIR, SOUTH
CORAL GABLES, FLORIDA
P. 786.269.3200
F. 786.269.3201
WWW.RTKL.COM
PROJECT NUMBER: 65-14002.00
CONSULTANT

PROJECT
MEDITERRANEAN VILLAGE at Ponce Circle

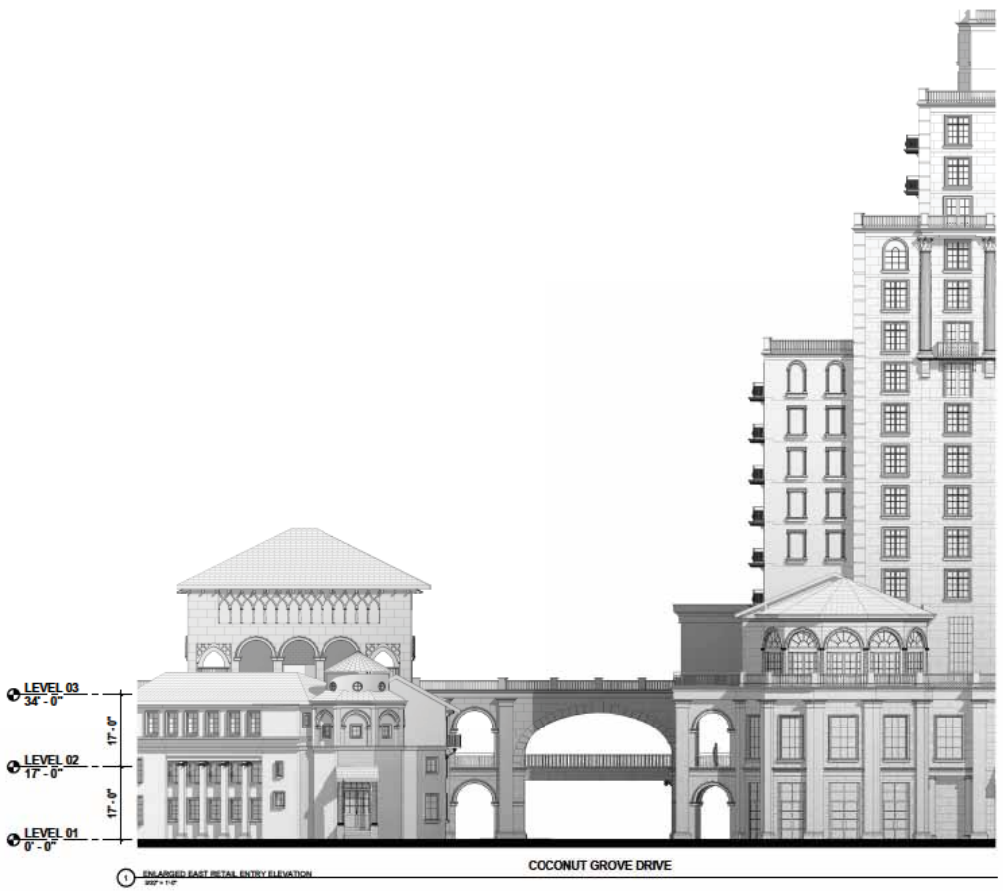
CLIENT
ASHVIL PONCE LLC
2901-2905, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION
TITLE
ENLARGED EXTERIOR ELEVATIONS
NUMBER
A-205.2

2014 RTKL ASSOCIATES INC.



1 ENLARGED EAST RETAIL ENTRY ELEVATION
3/32" = 1'-0"

RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
396 ALHAMBRA CIR, SOUTH
CORAL GABLES, FLORIDA
P. 786.269.3200
F. 786.269.3201
WWW.RTKL.COM
PROJECT NUMBER: 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ASHAS PONCE LLC
3901-3905, 3951 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

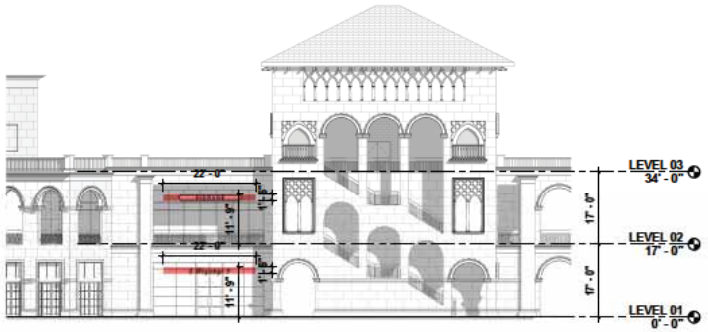
ENLARGED EXTERIOR ELEVATIONS

NUMBER

A-205.3

2014 RTKL ASSOCIATES INC.

SIGNAGE LEGEND		
TYPE	REQUIREMENTS	
TENANT SIGNAGE	AREA	0.5(LF TBE TENANT WA)
	LENGTH	80% OF LINEAL TENANT FRONTAGE MAX
	LETTERING HEIGHT	18 INCHES MAX
	HEIGHT OF SIGNAGE	6 FEET MAX
PARKING GARAGE ENTRANCE SIGNAGE	AREA	100 SQ. FT. MAX
	LENGTH	12 FEET MAX
	LETTERING HEIGHT	12 INCHES MAX
	HEIGHT OF SIGNAGE	NONE TO BE 3' FT. ABOVE GRADE
TENANT INCENTIVE SIGNAGE	AREA	4 SQ. FT MAX
	LENGTH	2 FEET MAX
	LETTERING HEIGHT	6 INCHES MAX
	HEIGHT OF SIGNAGE	3 FEET MAX
BUILDING SIGNAGE	AREA	1 SQ. FT PER LINEAL FOOT OF PRIMARY STREET FRONTAGE OF FACADE/STOREFRONT 0.5SQ. FT PER LINEAL FOOT OF SIDE STREET FRONTAGE OF FACADE/STOREFRONT
	LENGTH	80% OF LINEAL BUILDING FRONTAGE
	LETTERING HEIGHT	36 INCHES MAX
	HEIGHT OF SIGNAGE	2 FEET MAX ABOVE SECOND FLOOR CEILING HEIGHT
PARKING GARAGE SIGNAGE	AREA	4 SQ. FT MAX
	LENGTH	80% OF PARKING GARAGE
	LETTERING HEIGHT	1 INCH MIN NOT TO EXCEED 50% OF HEIGHT OF ALLOWED
	HEIGHT OF SIGNAGE	3 FEET MAX



1 Elevation C1.05
3/32" = 1'-0"

RTKL
AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
396 ALHAMBRA CIR, SOUTH
CORAL GABLES, FLORIDA
P. 786.269.3200
F. 786.269.3201
WWW.RTKL.COM
PROJECT NUMBER: 65-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASHVIL PONCE LLC
2901-2905, 3001 PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

ENLARGED EXTERIOR ELEVATIONS

NUMBER

A-205.4

2014 RTKL ASSOCIATES INC.

10
3D Renderings



RTKL

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RTKL ASSOCIATES INC.
396 ALHAMBRA CIR, SOUTH
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WWW.RTKL.COM
PROJECT NUMBER: 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ASHAI PONCE LLC
3801/3805 - 3851 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

BIM

SHEET IDENTIFICATION

TITLE

3D VIEW

NUMBER

A-913

2014 RTKL ASSOCIATES INC.



RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
396 ALHAMBRA CIR, SOUTH
CORAL GABLES, FLORIDA
P. 786.269.3200
F. 786.269.3201
WWW.RTKL.COM
PROJECT NUMBER: 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT
ASHAS PONCE LLC
3801/3901 SW PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

3D VIEW

NUMBER

A-914

2014 RTKL ASSOCIATES INC.



RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
396 ALHAMBRA CIR, SOUTH
CORAL GABLES, FLORIDA
P. 786.268.3200
F. 786.268.3201
WWW.RTKL.COM
PROJECT NUMBER: 65-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ASHAS PONCE LLC
3801/3805 - 3851 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG



RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
396 ALHAMBRA CIR, SOUTH
CORAL GABLES, FLORIDA
P. 786.268.3200
F. 786.268.3201
WWW.RTKL.COM
PROJECT NUMBER: 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ASHAS PONCE LLC
3801-3901 SOUTH PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

3D VIEW

NUMBER

A-916

2014 RTKL ASSOCIATES INC.



RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
396 ALHAMBRA CIR, SOUTH
CORAL GABLES, FLORIDA
P. 786.269.3200
F. 786.269.3201
WWW.RTKL.COM
PROJECT NUMBER: 65-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ISSUE DRAWING LOG

ISSUE

SHEET IDENTIFICATION

TITLE

3D VIEW

NUMBER

A-917

2014 RTKL ASSOCIATES INC.



RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
396 ALHAMBRA CIR, SOUTH
CORAL GABLES, FLORIDA
P. 786.269.3200
F. 786.269.3201
WWW.RTKL.COM
PROJECT NUMBER: 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ASHAS PONCE LLC
3801/3901 SOUTH PONCE DE LEON BOULEVARD

ISSUE DRAWING LOG



RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
396 ALHAMBRA CIR, SOUTH
CORAL GABLES, FLORIDA
P. 786.269.3200
F. 786.269.3201
WWW.RTKL.COM
PROJECT NUMBER 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ROMA PONCE LLC
3801-3901 SW PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
100 N. HOWARD ST., SUITE R
BALTIMORE, MARYLAND 21201
T 1 410 728 2300
F 1 410 728 2301
WWW.RTKL.COM
PROJECT NUMBER: 07-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ISSUE DRAWING LOG

NO.	DESCRIPTION	DATE

SEAL

SHEET IDENTIFICATION

TITLE

3D VIEW

NUMBER

A-920

2014 RTKL ASSOCIATES INC.



RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
396 ALHAMBRA CIR, SOUTH
CORAL GABLES, FLORIDA
P. 786.399.3200
F. 786.269.2201
WWW.RTKL.COM
PROJECT NUMBER: 45-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ASHAI PONCE LLC
3801-3805 - 3851 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

ISSUE

SHEET IDENTIFICATION

TITLE

3D VIEW

NUMBER

A-921

2014 RTKL ASSOCIATES INC.



RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
396 ALHAMBRA CIR, SOUTH
CORAL GABLES, FLORIDA
P. 786.268.3200
F. 786.268.3201
WWW.RTKL.COM
PROJECT NUMBER: 65-14002.00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ASPAN PONCE LLC
3801/3805 - 3851 PONCE DE
LEON BOULEVARD

ISSUE DRAWING LOG

SEAL

SHEET IDENTIFICATION

TITLE

3D VIEW

NUMBER

A-922

2014 RTKL ASSOCIATES INC.

RTKL

AN ARCADIS COMPANY

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

ISSUE DRAWING LOG

NO.	DESCRIPTION	DATE

SEAL

SHEET IDENTIFICATION

TITLE

3D VIEW

NUMBER

A-923

2014 RTKL ASSOCIATES INC.

RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
999 N. MARKET ST., SUITE
SAN JUAN, PUERTO RICO
T. 787.289.3300
F. 787.289.3333
RTKLPR.COM

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ISSUE DRAWING LOG

NO.	DESCRIPTION	DATE

SEAL

SHEET IDENTIFICATION

TITLE

3D VIEW

NUMBER

A-924

2014 RTKL ASSOCIATES INC.

RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
999 N. MARIENFELD, SUITE 200
MIDLAND, TEXAS 79701
P. 432.687.1221
F. 432.687.1222
WWW.RTKL.COM
REGISTRATION NUMBER: BR-14000-00

CONSULTANT

PROJECT

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT

ISSUE DRAWING LOG

NO.	DESCRIPTION	DATE

SEAL

SHEET IDENTIFICATION

TITLE

3D VIEW

NUMBER

A-925

© 2014 RTKL ASSOCIATES INC.

11

Ordinances, Resolutions, Covenants, and Development Agreement

CITY OF CORAL GABLES

405 Biltmore Way, Coral Gables, Florida 33134

PUBLIC RECORDS REQUESTS FORM

(FY 2012-2013)

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2014 FEB -6 PM 2:45

OPTIONAL INFORMATION

Date: 2/6/14

Name: Jose Rivero
Company: Greenberg Traurig
Address: 333 Avenue of the Americas
City: Miami State FL Zip Code 33131
Daytime Telephone: (305) 789-5473 Fax: (305) 961-9473
E-mail: RiveroJo@gtlaw.com.

Optional Information is not required; however, the information is essential to us in communicating with you regarding the status of your request.

State of Florida's Public Records Law, Chapter 119, Florida Statutes, requires that the records which are made or received in connection with the transaction of official business by any "agency" must be open for inspection and copying in the absence of statute exempting such records or making such records confidential. As such, the City of Coral Gables provides copies of certain copyright protected documents. The copyright law of the United States (Title 17, United States Code) governs the making of photocopies or other reproductions of copyrighted material. Under certain conditions specified in the law, libraries and archives are authorized to furnish a photocopy or other reproduction. One of the specific conditions is that the photocopy or reproduction is to be "used for any purpose other than private study, scholarship or research." If a user makes a request for or later uses a photocopy or reproduction for purposes in excess of "fair use" that user may be liable for copyright infringement. Further the City reserves the right to refuse to accept a copying order, if in its judgment fulfillment of the order would involve violation of copyright law.

*All payments **MUST** be made to the Finance Department*

Please describe the records you are requesting and any additional information that will assist in locating the information. Failure to provide sufficient information may cause delay.

☑ I wish to have copies/duplicates of the records indicated below (50 % deposit required).

☐ I wish to make an appointment to review the records before copies are made.

- copies of any Resolutions, Ordinances, Covenants and agreements which affect the properties on the attached Exhibit

*Please select one of the followings methods by which to receive the records requested. *The full amount must be prepaid.*

☐ To be mailed
☐ To be faxed*
☑ To be picked up*

Signature (*not required*): _____ Date: 2/6/14

Please read before signing

Pursuant to Chapter 119.07(4) F.S. The custodian of record shall furnish a copy of the record upon payment of the fee prescribed by law. If a fee is not prescribed by law, the following fees are authorized: (a) 1. Up to 15 cents per one-sided copy for duplicated copies of not more than 14 inches by 8 ½ inches; 2. No more than an additional 5 cents for each two-sided copy; and 3. For all other copies, the actual cost of duplication of the actual record. (b) The charge for copies of county maps or aerial photographs supplies by county constitutional officers may also include a reasonable charge for the labor and overhead associated with their duplication. (c) An agency may charge up to $1 per copy for certified copy of a public record. (d) if the nature or volume of the public records requested to be inspected or copied is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance by personnel ... or both, the agency may charge, in addition to the actual cost of duplication, a special service charge. Section 2-389, City Code, states that the city is permitted and shall charge an extensive research fee whenever extraordinary time constraint is designated by the person requesting copies or research of public records... For purposes of this section the term "extraordinary expenditure of time" shall mean 20 minutes or more. The extensive research fee shall be calculated using the hourly wage of the employee performing such services.

(FY 2012/2013 - Revised 4/2013)

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2014 FEB -6 PM 2:44

Property Address	Folio No.
2801 Ponce De Leon Blvd.	03-4117-005-5390
107 Palermo Ave.	03-4117-005-5500
111 Palermo Ave.	03-4117-005-5510
2901 Ponce De Leon Blvd.	03-4117-069-0240
2915 Coconut Grove Dr.	03-4117-005-6230
3001 Ponce De Leon Blvd.	03-4117-005-7320
Vacant	03-4117-005-5391
Vacant	03-4117-005-5470
Vacant	03-4117-005-5480
Vacant	03-4117-069-0050
Vacant	03-4117-069-0060
Vacant	03-4117-069-0070
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Vacant	03-4117-069-0030
Vacant	03-4117-069-0020
Vacant	03-4117-069-0010
Vacant	03-4117-069-0250
Vacant	03-4117-069-0270
Vacant	03-4117-069-0280
Vacant	03-4117-069-0290
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Vacant	03-4117-069-0140
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Vacant	03-4117-069-0100
Vacant	03-4117-069-0090
Vacant	03-4117-069-0300
Vacant	03-4117-069-0150
Vacant	03-4117-069-0160
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Vacant	03-4117-069-0220
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Vacant	03-4117-069-0190
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Vacant	03-4117-005-7370
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Vacant	03-4117-005-7390
Vacant	03-4117-005-7400
Vacant	03-4417-005-7410
Vacant	03-4417-005-7930

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-20

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING A CHANGE OF LAND USE FROM "COMMERCIAL, MID-RISE INTENSITY", "COMMERCIAL, LOW-RISE INTENSITY", "RESIDENTIAL USE (SINGLE-FAMILY) HIGH DENSITY" AND "RESIDENTIAL USE (SINGLE-FAMILY) LOW DENSITY" TO "COMMERCIAL, HIGH-RISE INTENSITY", "COMMERCIAL, MID-RISE INTENSITY", "COMMERCIAL, LOW-RISE INTENSITY" AND "PARKS AND RECREATIONAL USE" FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 5-32, BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 30, AND LOT 45, BLOCK 31 AND PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature passed the Local Government Comprehensive Planning and Land Development Regulation Act requiring all counties and cities to prepare a Comprehensive Land Use Plan; and

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and

WHEREAS, Application No. 01-06-395-P was submitted requesting that the Future Land Use Map of the Comprehensive Land Use Plan be amended to change the land use of various parcels of land from "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity", "Residential Use (Single-Family) High Density" and "Residential Use (Single-Family) Low Density" to "Commercial, High-Rise Intensity", "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity" and "Parks and Recreational Use" for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance; and

WHEREAS, after a courtesy public notice was mailed to all property owners within the affected area, and within 1,000 foot radius from the affected area; and

WHEREAS, after notice of a public hearing being duly published, a public hearing was held before the Planning and Zoning Board, acting as the Local Planning Agency, of the City of Coral Gables on June 14, 2006 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, at the June 14, 2006 Local Planning Agency meeting, the Local Planning Agency recommended approval of the proposed amendments to the Future Land Use Map (vote: 4-1); and

WHEREAS, the City Commission on July 11, 2006 passed the proposed amendment to the Future Land Use Map on First Reading as provided herein (vote: 4-1); and

WHEREAS, due to the location of the application site with the City's transportation concurrency exception area (i.e., the Gables Redevelopment and Infill District), the application is considered a small-scale amendment, and therefore not subject to state and regional review; and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to amend the Future Land Use Map of the City's Comprehensive Land Use Plan pursuant to Florida Statutes after carefully considering written and oral comments by members of the public and governing agencies;

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

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

SECTION 2. That the Future Land Use Map of the City of Coral Gables Comprehensive Land Use Plan be amended to change the land use of various parcels of land from "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity", "Residential Use (Single-Family) High Density" and "Residential Use (Single-Family) Low Density" to "Commercial, High-Rise Intensity", "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity" and "Parks and Recreational Use" for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance, and as graphically displayed in the proposed Future Land Use Map provided herein as "Attachment A."

SECTION 3. That the City transmit the amendment to the Florida Department of Community Affairs with an acknowledgement that the amendment is a small-scale amendment as defined by Florida Statutes, and therefore not subject to state and regional review.

SECTION 4. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 5. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 6. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 7. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 8. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 9. That this Ordinance shall become effective thirty (30) days upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST, A.D., 2006.

(Moved: Anderson / Seconded: Cabrera)
(Seconded: Cabrera, Withers, Anderson, Slesnick)
(Nays: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-5)

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

Attachment A

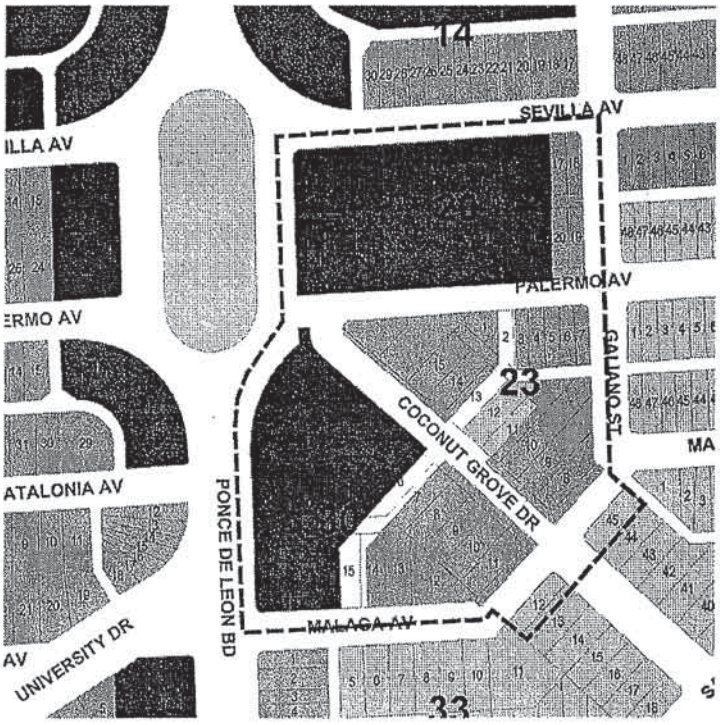
Comprehensive Land Use Plan Map Legend

RESIDENTIAL USE (SINGLE FAMILY)
- Low Density (6 Units/Acre)
- High Density (9 Units/Acre)

RESIDENTIAL USE (MULTI FAMILY)
- Duplex Density (9 Units/Acre)
- Low Density (20 Units/Acre; 4 Stories)
- Medium Density (40 Units/Acre; 6 Stories)
- High Density (60 Units/Acre; 13 Stories)

COMMERCIAL USE
- Low-Rise Intensity (4 Stories; F.A.R. 3.0)
- Mid-Rise Intensity (6 Stories; F.A.R. 3.0)
- High-Rise Intensity (13 Stories; F.A.R. 3.0)

- INDUSTRIAL USE
- UNIVERSITY USE
- EDUCATIONAL USE
- PARKS AND RECREATIONAL USE
- OPEN SPACE
- CONSERVATION AREAS
- PUBLIC BUILDINGS AND GROUNDS
- HOSPITAL USE
- RELIGIOUS/INSTITUTIONAL



CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-21

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA AMENDING THE ZONING CODE TEXT BY AMENDING PROVISIONS CONTAINED IN ARTICLE 3, "USE DISTRICT AND REGULATIONS", SECTION 3-5, "MIXED-USE DISTRICT REGULATIONS", BY EXTENDING THE SOUTHERN BOUNDARY OF MIXED-USE DISTRICT NO. 1 FROM PALERMO AVENUE TO MALAGA AVENUE; PROVIDING A REPEALER PROVISION, A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables has adopted and codified Mixed Use District No. 1 (MXD1) provisions in Section 3-5(b) of the Zoning Code;

WHEREAS, a commercial mixed-use project containing proposed office, retail, townhouse, and multi-family residential uses has been submitted requiring this Zoning Code amendment as a prerequisite to review of the proposed project at public hearings;

WHEREAS, Application No. 01-06-395-P was submitted requesting that the Zoning Code be amended to expand the southern boundary of the MXD1 zoning district from Palermo Avenue to Malaga Avenue, as indicated herein as "Attachment A";

WHEREAS, after a courtesy public notice was mailed to all property owners within the affected area, and within 1,000 foot radius from the affected area;

WHEREAS, after notice of a public hearing being duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006 at which hearing all interested parties were afforded the opportunity to be heard;

WHEREAS, at the June 14, 2006 Planning and Zoning Board meeting, the Board recommended approval of the proposed amendments to the Zoning Code (vote: 4-1);

WHEREAS, the City Commission on July 11, 2006 passed the proposed amendment to the Zoning Code on First Reading as provided herein (vote: 4-1); and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to amend the Zoning Code pursuant to Florida Statutes after carefully considering written and oral comments by members of the public and governing agencies;

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

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

SECTION 2. That the "Zoning Code of the City of Coral Gables" shall be and it is hereby amended by amending Section 3-5(b), as follows:

> *"1. Location eligibility. All properties zoned for C-Use and located within the following described geographic area shall be eligible to use the standards set forth herein for Mixed-use District No. 1.*
>
> *a. The area bounded by Southwest Eighth Street to the north, ~~Palermo~~ Malaga Avenue to the south, Douglas Road to the east and LeJeune road to the west. (3326)"*

SECTION 3. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 6. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 7. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 8. That this Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST, A.D. 2006.

(Moved: Cabrera / Seconded: Anderson)
(Yeas: Withers, Anderson, Cabrera, Slesnick)
(Nays: Kerdyk)
(Unanimous 4-1 Vote)
(Agenda Item E-6)

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER L. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-22

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING THE CHANGE OF ZONING FROM "CC", COMMERCIAL, "XCB", COMMERCIAL, "A-15", APARTMENT AND "XR-3", "R-2" AND "R-3", RESIDENTIAL, SINGLE-FAMILY TO "CB", COMMERCIAL AND "S", SPECIAL USE FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON THE PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables has adopted and codified Mixed Use District No. 1 (MXD1) provisions in Section 3-5(b) of the Zoning Code;

WHEREAS, the City Commission desires to expand the southern boundary of the MXD1 zoning district from Palermo Avenue to Malaga Avenue;

WHEREAS, a commercial mixed-use project containing proposed office, retail, townhouse, and multi-family residential uses has been submitted requiring this Zoning Code amendment as a prerequisite to review of the proposed project at public hearings;

WHEREAS, Application No. 01-06-395-P was submitted requesting that the Zoning Code be amended to change the zoning of various parcels of land from "CC", Commercial, "XCB", Commercial, "A-15", Apartment and "XR-3", "R-2" and "R-3", Residential, Single-Family to "CB", Commercial and "S", Special Use for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance;

WHEREAS, after a courtesy public notice was mailed to all property owners within the affected area, and within 1,000 foot radius from the affected area;

WHEREAS, after notice of a public hearing being duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006 at which hearing all interested parties were afforded the opportunity to be heard;

WHEREAS, at the June 14, 2006 Planning and Zoning Board meeting, the Board recommended approval of the proposed amendments to the Zoning Code (vote: 4-1);

WHEREAS, the City Commission on July 11, 2006 passed the proposed amendment to the Zoning Code on First Reading as provided herein (vote: 4-1);

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to amend the Zoning Code pursuant to Florida Statutes after carefully considering written and oral comments by members of the public and governing agencies;

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

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

SECTION 2. That the Zoning Code of the City of Coral Gables be amended to change the zoning designations of various parcels of land from "CC", Commercial, "XCB", Commercial, "A-15", Apartment and "XR-3", "R-2" and "R-3", Residential, Single-Family to "CB", Commercial and "S", Special Use for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance, and as graphically displayed in the proposed Zoning Code Map provided herein as "Attachment A."

SECTION 3. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 6. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 7. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 8. That this Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF SEPTEMBER, A.D., 2006.

(Moved: Anderson / Seconded: Cabrera)
(Yeas: Withers, Anderson, Cabrera, Slesnick)
(Nays: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-7)

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

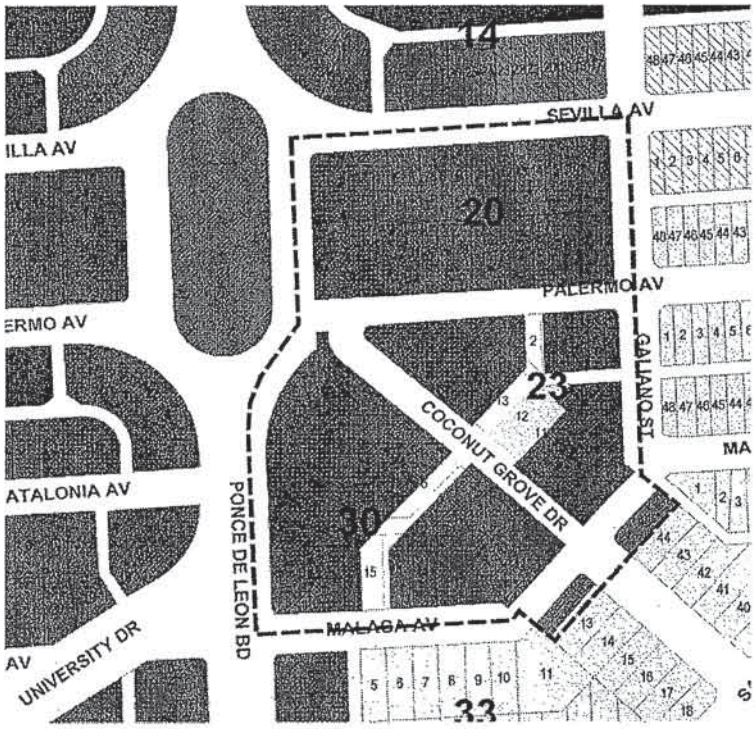
ELIZABETH HERNANDEZ
CITY ATTORNEY

Attachment A

Zoning Map
Legend

ZONING

- A
- A-13
- A-15
- A-17
- XA-#
- CA
- CB
- CC
- XC
- D-10
- D-14
- XD-#
- M
- P
- R-TH
- R-1-2
- R-2
- R-3
- R-4
- R-5
- R-6
- R-6-7
- R-7
- R-8
- R-8-9
- R-9
- R-9-10
- R-11
- R-12
- R-14
- R-14-15
- R-16
- R-17
- R-18
- R-19
- R
- XR
- XR-#
- S



CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-23

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING THE PLANNED AREA DEVELOPMENT (PAD) MIXED-USE SITE PLAN PURSUANT TO ZONING CODE SECTION *3-5* AND SECTION 9-3, FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON TITLE PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT *45,* BLOCK 31 AND A PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for PAD mixed-use site plan review for the properties legally described in the heading of this ordinance to permit the construction of a mixed-use project consisting of office, retail, townhouse, and multi-family residential uses known as "Old Spanish Village"; and,

WHEREAS, companion applications have been submitted and filed with the City for change of land use, Zoning Code text amendment, change of zoning, street and alley vacations and dedications, and conditional use special location review necessary to allow for the development of the project referred to as "Old Spanish Village"; and,

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006, at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the June 14, 2006 Planning and Zoning Board meeting, the Board recommended approval of the proposed PAD mixed use site plan subject to Staff conditions of approval with modifications (vote: 4-1); and,

WHEREAS, pursuant to Section 9-3 of the Zoning Code all proposed PAD Site Plan applications are subject to a public hearing for City Commission review and approval via Ordinance; and,

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on July 11, 2006 and the Commission approved the related application requests on First Reading (vote: 4-1), at which hearing all interested persons were afforded the opportunity to be heard;

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on August 22, 2006 and the Commission approved the related application requests on Second Reading (vote: 4-1) at which hearing all interested persons were afforded the opportunity to be heard;

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

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

SECTION 2. The City Commission, upon consideration of the recommendation of the Planning and Zoning Board, the project architect, the testimony of the project historian, the maps, elevations, schematics, context studies, and other presentation materials submitted into the record, finds and concludes that:

1. To the extent that certain provisions of Article 9 of the Zoning Code, requiring specific minimum standards, are in conflict with other provisions of the City's Codes, Zoning Codes and regulations, as approved or recommended for approval by the Planning and Zoning Board, Board of Adjustment, and Board of Architects, those inconsistent provisions of Article 9 are superseded to the extent of such conflict, as follows:
   a. The actions, designs, construction and/or other solutions proposed by the applicant, although not literally in accord with the special regulations in the PAD ordinance, satisfy regulations in Article 28 and Article 3, the Coral Gables Mediterranean Architectural Style Design Bonuses and the Mixed Use District Regulations, respectively, and, by virtue of compliance with these regulations, provide public purposes to at least an equivalent degree; and,
   b. Pursuant to Section 9-3 a and b, by virtue of compliance with Article 28 -the Coral Gables Mediterranean Architectural Style Design Bonus and Article 3 - Mixed Use District regulations, Old Spanish Village furthers the purpose and intent of the PAD ordinance and the other applicable land development regulations cited above.

2. Old Spanish Village is designed pursuant to and complies with certain provisions of the PAD, Coral Gables Mediterranean Style Design Bonus, and MXD-1 regulations.

3. Old Spanish Village embodies the shared intent of these three sets of regulations to further George Merrick's vision of architectural design excellence by preserving a historic landmark, providing plazas, open spaces and urban passageways and promoting a harmonious mix of uses in a well planned and designed project.

4. Old Spanish Village fully complies with the Coral Gables Mediterranean Style Design Bonus Regulations, including the landscape/open space requirement.

5. The Board of Architects has determined that Old Spanish Village satisfies the criteria set forth in Article 28 and has incorporated the allowable FAR into its design.

SECTION 3. In furtherance of the Comprehensive Land Use Plan, Zoning Code, and other applicable City provisions, the "Old Spanish Village" PAD is approved subject to all of the following conditions:

1. Application/supporting documentation. Construction of the project shall be in conformance with the following:
   a. Site plan, building elevations and building program contained in application package (Sheets No. 1-100) prepared by Bermello Ajamil & Partners, Inc., dated 06.05.06, and updated on 07.24.06.
   b. Traffic Study prepared by David Plummer and Associates, Inc., dated November, 2005, with addendums dated 03 .24.06 and 05.23 .06.
   c. Improvements and/or conditions contained herein, unless otherwise specified herein, shall be completed prior to receipt of final Certificate of Occupancy (CO).
   d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated 04.03.06, and revised and submitted on 06.05.06.
   e. All representations proffered by the applicant's representatives provided during public hearing review.
   f. Changes to the plans required by the City Commission as part of the review of this application at public bearings.
   g. The project shall be constructed in compliance with the following materials as entered into the record by the Applicant:
      1) 07.24.06 Master Plan Proposal for Ponce Circle Developers (Site Plan).
      2) 07.11.06 City Commission PowerPoint presentation.
      3) 07.11.06 City Commission Video presentation.
      4) 08.14.06 Letter from David Plummer and Associates re: traffic calming.
2. Verification of revisions to plans, elevations and all supporting documents.
   a. Modification to all applicable documents that are necessary as a part of the public hearing review and approval of the application shall be submitted to the Planning Department within 60 days of final approval for verification that all conditions of approval are satisfied.
3. Changes to approved plans.
   a. The applicant, successors or assigns shall advise of any-changes to the plans and drawings referenced above as a part of building permit review process. Changes shall require Building and Zoning Department review and approval to determine the extent of changes and may require reconsideration by the Planning and Zoning Board and City Commission as determined by the Building and Zoning Director, pursuant to Section 9-6 of the Zoning Code (2006.)
   b. The applicant, successors or assigns shall advise the Department of any applicable changes in writing prior to the issuance of a Temporary Certificate of Occupancy (TCO) for any principal structure for each phase of the project.
   c. The City will facilitate and help expedite all reviews and approvals necessary through the City Manager's Office.
4. General.

a. Restrictive Covenant. Within 30 days of approval of the adoption of the ordinances, the property owner, its successors or assigns shall secure City Attorney review and approval of a Restrictive Covenant outlining all conditions of approval required by the City Commission. Failure to submit the draft Restrictive Covenant within the specified time frame shall render all approvals void.

b. PAD ownership. Applicant shall present and record with the City proof of ownership of all land within PAD, and shall establish a property owner's association for the ownership and maintenance of all common areas, including open space, recreation areas and private streets and driveways. Proof of ownership and establishment of property owner's association shall be subject to review and approval by the City Attorney.

5. Prior to the issuance of a building permit for any phase of the project, the property owner, its successors or assigns, shall adhere or agree to the following conditions:

a. The applicant provide detailed plans and sections of proposed buffering around remaining single family residence to address and include any proposed walls, landscaping, nighttime lighting, drainage and noise control, subject to review and approval by the Directors of Public Service and Planning Departments.

b. Building signage.

1) No building signage shall be permitted above the second floor on any building elevation that faces onto "R", Residential Single-Family zoned property located to the east and south of the project site.

2) Permitted building signage above the third floor may have night time back lighting, but no other form of signage illumination shall be permitted.

3) No signage shall be permitted to encroach off-site onto public or private property which is not apart of the subject property.

4) No commercial signage shall be permitted on residential townhouse units.

5) All signage shall comply with the examples of permitted signage provided as part of the submitted application package on Application Sheets No. 26, 27 and 28 of 100 entitled "Signage", prepared by Tom Graboski Assoc., Inc. and dated 06-05-06.

6) Illumination necessary to satisfy applicable emergency, building code, and life/safety requirements shall be exempt from the above prohibitions.

c. Public Realm Improvements.

1) Infrastructure Improvements. As proffered by the Applicant, Applicant agrees to provide one (1) million dollar contribution to City for infrastructure improvements, in accordance with a schedule subject to approval by City Manager but with full payment prior to final CO on project.

2) Ponce Circle Park improvements. As proffered by the Applicant, Applicant agrees to provide funding for design costs of Ponce Circle Park not to exceed two (2) hundred thousand dollars, in accordance with a schedule subject to approval by City Manager but with full payment prior to final CO on project.

3) Public Realm Improvement Plan. Prepare and submit a Public Realm Improvement Plan that provides the location and description of all public realm improvements proposed within public rights-of-ways within and adjoining the project site, including but not limited to landscaping, trolley stops, mid block pedestrian paseo/passageways, water features, information and directional signage, street lighting, examples and locations of street furniture including benches, waste cans, information kiosks, lighting standards, bicycle racks, newspaper racks, moveable planters and other related items, subject to review and approval by the Directors of Public Works, Public Service and Planning Departments. All proposed public realm improvements and landscaping

within any public right-of-way shall conform with the City's Master Streetscape Plan, subject to review and approval by the Directors of Public Works, Public Service and Planning Departments.

d. Landscape Plan. Prepare and submit a Landscape Plan that provides the location, type and size at time of planting of all landscaping proposed within the project, subject to review and approval by the Directors of the Public Works, Public Service and Planning Departments. All landscaping provided by applicant located within the project site and public rights-of-ways shall comply with the following:
   1) Landscape costs. All costs associated with the installation of landscaping, irrigation, maintenance and other improvements within the rights-of-way, as referenced on the approved landscape plans shall be the responsibility of the applicant.
   2) Landscape maintenance. Maintain all landscaping as detailed on the landscaping plan, and replace all dead or non-complying plant materials in accordance with the plant materials identified.
   3) Irrigation. All landscaped areas shall be irrigated to provide for 100% coverage of plant materials identified.
   4) Utilize structural soil within all planter areas.
e. Parking and traffic circulation.
   1) Metered parking. Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of thirty-four (34) existing on- street metered parking spaces resulting from proposed project. The final number of lost metered parking spaces shall be confirmed by the Director of the Parking and Public Works Departments. Applicant may appeal this determination to the City Manager.
   2) Sale or leasing. The sale or leasing of parking spaces to any person, business or entity that is not a tenant or resident of this project shall be prohibited, except for parking management services.
   3) Parking garage gates. All vehicular and parking garage gates shall be included and shown on site and building plans. All decorative gates along Coconut Grove Drive shall remain permanently open and shall not be closed at any time. No vehicular gates shall be installed that prohibit or restrict required and designated commercial parking spaces.
   4) Valet parking. Valet parking on any adjoining public street or alleyway shall be prohibited. Valet/employee parking shall only be from valet parking stations located on private property located within the project site, subject to review and approval by the Directors of Parking, Public Works and Planning Departments.
f. Construction information/contact. The applicant shall complete the following to advise as to the construction status of the project:
   1) Contact person. Provide and advise the surrounding residential and commercial neighborhood properties within 1000 feet a specific liaison/contact person including a contact name, contact telephone number and email, etc. to allow easy communication of potential concerns, construction activity progress, etc.
   2) Written notice. Provide a minimum of 72 hour written notice to those residents impacted by any proposed partial street closures as determined by the Building and Zoning Department in preparation of the Construction Staging Plan. Full closure of streets shall be prohibited., except as approved by the City Manager.
   3) Email communication. Develop an email subscription/distribution list to allow communication between adjacent neighbors or interested parties to assist in communication of construction activities and project status.

6. Prior to the issuance of a final CO for first completed phase of the project, the owner, its successors or assigns shall complete the following:
   a. Traffic improvements. Install intersection/roadway improvements as agreed to and graphically represented on the submitted site plans and project phasing plan, Application Sheets No. 9, 16, 19, 24 and 25 of 100, prepared by Bermello Ajamil & Partners, Inc., dated 07.24.06, as outlined in the 08.14.06 letter from David Plummer & Associates re: traffic calming, and as recommended by and subject to review and approval of the Director of the Public Works Department, as follows:
      1) Re-alignment of Coconut Grove Drive at Palermo Avenue and the re-alignment of Malaga Avenue.
      2) Intersection improvements at the intersection of University Drive and Ponce de Leon Boulevard.
   b. Streetscape improvements. Provide and install landscaping, irrigation and other associated public realm improvements as graphically represented on the conceptual landscape plan and phasing plan, Application Sheets No. 9, 17, 18, 19, 22 and 24 prepared by Bermello Ajamil & Partners, Inc., and dated 06.05.06, to be reviewed and approved by the Directors of Public Works, Public Service and Planning Departments.
   c. Additional conditions proffered by Applicant. As proffered by the Applicant at the 07.11.06 City Commission meeting, the Applicant agrees to provide the following:
      1) Landscaping and beautification of the area at Santander Street and Coconut Grove that is currently a dead end area covered with asphalt. Remove asphalt, add new sod, plant trees (including new trees on adjacent green space bordering Santander Avenue) and pave a new driveway for the neighbor's entrance at west side of the area, subject to City's approval.
      2) Work with City of Coral Gables' Public Works department using reasonable best efforts to provide:
         i. Speed bumps and stop signs at alley behind Christy's restaurant and in the alley one block south.
         ii. To construct small median/divider along Malaga Avenue between Ponce de Leon Boulevard and Coconut Grove Drive to prevent cars going north on alley behind Christy's from crossing Malaga.
         iii. Improve intersection as per City's Streetscape Master Plan at Santander Street and Ponce de Leon Boulevard.
      3) Add old-fashioned streetlights on Santander Street, subject to approval by City of Coral Gables and FPL.
      4) Examine adding additional green space to City's right of way at University Drive and Malaga Avenue, subject to City review and approval.
      5) Remove two (2) units only (one unit per floor) off the southeast corner of the proposed 3001 Ponce de Leon Boulevard building in order to reduce the height to seventy-two feet (72') in that area of the building, resulting in a maximum 171 total multi-family residential units within the 3001 Ponce de Leon Boulevard building.
      6) Provide an additional fifty (50) parking spaces dedicated and available for public use within the project, bringing the total parking to be provided to 1,070 parking spaces.
      7) Replace all dead, damaged, and missing trees to both sides of the swale on the 100 block of Santander Avenue as determined by and subject to the review and approval of the City.
7. Prior to the issuance of a building permit, the property owner, its successors or assigns, shall apply for and receive the following required City reviews and approvals.
   a. Right-of-way encroachments. Secure City Commission review and approval of all proposed encroachments into public rights-of-way.

b. Infrastructure improvements. Prepare and submit an infrastructure improvement plan for the coordination and construction of water, sewer, gas, electrical and other infrastructure facilities upon request by the Director of the Public Works Department for review and approval.

c. Construction staging plan. The applicant, its successors or assigns, shall submit a construction parking and traffic management plan for each phase of the project for the Building and Zoning Department review and approval.

8. Prior to the issuance of a building permit, the deficiency in available infrastructure necessary to provide required racquetball courts identified by the Concurrency Impact Statement (CIS) shall be satisfactorily resolved.

9. Affordable housing component. The Applicant shall develop a detailed proposal subject to City Manager's review and approval to provide 22 units (new or rehabilitated) of affordable housing or payment in lieu thereof within five *(5)* years from issuance of building permit for Phase I or within five (5) years of January1, 2008. _In the event that the City passes an Affordable Housing ordinance that would require this project to provide less than 22 units, the Applicant may elect to proceed under the ordinance. Any subsidies, rental programs and/or government incentives or bonuses shall belong to the Applicant. Consistent with the foregoing sentence, Applicant shall assume sole responsibility for the costs of compliance with any such subsidy, rental program, or governmental incentive package. Likewise, it shall be the Applicant's sole responsibility to comply with any monitoring or reporting obligations that arise from Applicant's participation in any such programs.

10. Future legislation and The Applicant Contributions.

a. Over the course of the project, the Applicant will make certain contributions to the City that are in the form of money and in-kind improvements to the public realm within the project boundaries.

"The Applicant's Contributions" are defined as the combined sum of the In-kind Contributions and Monetary Contributions as set forth in this paragraph.

(i) "In-kind Contributions" consist of the cost of under-grounding utilities and infrastructure improvements within the public realm and contained within the project boundaries over the construction duration of the project.

(ii) "Monetary Contributions" consist of the one million two hundred thousand dollar ($1,200,000.00) contributions set forth in Section 3, paragraph 5c.1) and 2).

b. The Applicant acknowledges that the City has discussed future adoption of legislation for impact fees and separately, art-in-public places. Should either or both of these ordinances be adopted, the City agrees to the Applicant's obligations under these ordinances by applying the Applicant's Contributions as follows:

(i) Toward any impact fees that may be assessed.

(ii) Toward any arts-in-public places fee that may be assessed after credit for cost of historic preservation measures above minimum requirements that would be triggered by Applicant's improvements to historic structure(s) outside of minimum required maintenance; for public art and qualifying landscape improvements;

(iii) The remaining balance of the Applicant's Contribution, if any may be applied as determined by City Manager and/or City Commission..

SECTION 4. The applicant shall further be required to comply with all applicable zoning regulations and any changes to the submitted plans in connection with the site plan herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 5. It is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 6. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 7. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 8. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 9. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intent

SECTION 10. This Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS 22nd day of August, A.D., 2006.

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-24

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING STREET AND ALLEY VACATIONS AND DEDICATIONS PURSUANT TO CITY CODE CHAPTER 62, ARTICLE 8, FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON THE PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND LOTS 12-13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for one development proposal which included six (6) separate applications for a Planned Area Development (PAD) on property legally described as Block 20, Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and 30, and Lot 45, Block 31 and Lots 12-13, Block 33, and adjacent public rights-of-ways (ROW), Coral Gables, Florida, to permit the construction of a MXD1 mixed-use project; and

WHEREAS, the proposed vacations and dedications of public ROW's are required to accomplish the traffic circulation within and around the project site as proposed in the submitted PAD site plan; and

WHEREAS, as required by the City Code, the proposed public ROW vacations and dedications have been reviewed by the Public Works Department, and on June 9, 2006 by the Development Review Committee (DRC) at a special meeting at which the Committee had no objections to the proposed public ROW vacations and dedications; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and Zoning Board/LPA of the City of Coral Gables on June 14, 2006, at which hearing all interested persons were afforded the opportunity to be heard and the Planning and Zoning Board/LPA recommended approval (vote 4-1); and

WHEREAS, the applicant has proffered various improvements and contributions to mitigate the proposed development's potential impact; and

WHEREAS, the City Commission at its regular meeting of July 11, 2006 recommended approval (vote: 4-1) of the proposed public ROW vacations and dedications on First Reading;

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

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

SECTION 2. The request for public ROW vacations and dedications for the construction of the proposed PAD mixed-use project referred to as "Old Spanish Village", legally described as Block 20, Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and 30, and Lot 45, Block 31 and Lots 12-13, Block 33, and adjacent public rights-of-ways (ROW) , Coral Gables, Florida, as set forth in Application No. 01-06-395-P, shall be and are hereby approved.

SECTION 3. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 6. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 7. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 8. That this Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST A.D., 2006.

(Moved: Anderson / Seconded: Withers)
(Yeas: Cabrera, Withers, Anderson, Slesnick)
(Natys: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-9)

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2006-163

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA GRANTING SPECIAL LOCATIONAL SITE PLAN APPROVAL PURSUANT TO ZONING CODE SECTION 28-6, TO ALLOW MEDITERRANEAN ARCHITECTURAL BONUSES ADJACENT TO AN "R" USE DISTRICT FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", AND LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND LOTS 12-13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 01-06-395-P; SUBJECT TO CERTAIN CONDITIONS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for special locational site plan approval to allow Mediterranean Architectural bonuses for a proposed project referred to as "Old Spanish Village" on the properties legally described in the heading of this Resolution; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, the granting of special locational site plan review is required to allow Mediterranean Architectural bonuses for the construction of the proposed townhouse and multi-family units across the street from a single-family residential zoned district; and

WHEREAS, the City Commission at its regular meeting of July 11, 2006 recommended approval of the companion application requests on First Reading;

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

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

SECTION 2. The request for special locational approval for the proposed mixed-use project shall be and is hereby approved with the conditions contained in the accompanying PAD site plan ordinance for this application.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations, and any changes to the submitted plans in connection with the site plan herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Resolution shall not affect the validity of any other portion of this Resolution, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 5. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 6. All Resolutions or parts of Resolutions that are inconsistent or in conflict with the provisions of this Resolution are repealed.

SECTION 7. If any section, part of session, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

SECTION 8. It is the intention of the City Commission that the provisions of this Resolution shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word resolution be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 9. That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST, A.D., 2006.

(Moved: Withers / Seconded: Anderson)
(Yeas: Withers, Anderson, Cabrera, Slesnick)
(Nays: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-10)

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2007-27.1

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING AMENDMENTS TO THE SITE PLAN OF THE PREVIOUSLY APPROVED MIXED USE PLANNED AREA DEVELOPMENT (PAD) KNOWN AS "OLD SPANISH VILLAGE", LOCATED ON PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND A PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACT A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for PAD mixed-use site plan review for the properties legally described in the heading of this ordinance to permit the construction of a mixed-use project consisting of office, retail, townhouse, and multi-family residential uses known as "Old Spanish Village"; and

WHEREAS, Application No. 01-06-395-P included six (6) separate related applications required for review at public hearings for the "Old Spanish Village" project including change of land use, change of zoning, Zoning Code text amendment, PAD site plan review, street and alley vacations and dedications and conditional use for the award of Mediterranean architectural style bonuses; and

WHEREAS, all six (6) applications were adopted by the City Commission at a public hearing on August 22, 2006, including Ordinance No. 2006-23 approving the proposed PAD mixed-use site plan for the "Old Spanish Village" project; and

WHEREAS, revisions to the previously approved PAD site plan were requested by the applicant and presented in Application No. 06-07-012-P submitted on June 1, 2007; and

WHEREAS, pursuant to the Zoning Code, the proposed revisions to the 2801 Casa Palermo Building and 3001 Ponce Building have been determined to be major amendments to the approved PAD site plan as defined by the Code, and are subject to site plan review at public hearings and approval via Ordinance; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on July 18, 2007, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the July 18, 2007 Planning and Zoning Board meeting, the Board recommended approval of the proposed amendments to the PAD mixed use site plan subject to the originally approved conditions of approval as amended herein (vote: 5-0); and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on August 28, 2007 and the Commission approved the proposed amendments to the previously approved PAD mixed use site plan subject to the originally approved conditions of approval as amended herein on First Reading (vote: 4-0), at which hearing all interested persons were afforded the opportunity to be heard;

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

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

SECTION 2. The City Commission, upon consideration of the recommendation of the Planning and Zoning Board, the testimony of the project architect and professional representatives, the maps, elevations, schematics, context studies, and other presentation materials submitted into the record, finds and concludes that:

1. To the extent that certain provisions of Article 9 of the Zoning Code, requiring specific minimum standards, are in conflict with other provisions of the City's Codes, Zoning Codes and regulations, as approved or recommended for approval by the Planning and Zoning Board, Board of Adjustment, and Board of Architects, those inconsistent provisions of Article 9 are superseded to the extent of such conflict, as follows:
   a. The actions, designs, construction and/or other solutions proposed by the applicant, although not literally in accord with the special regulations in the PAD ordinance, satisfy regulations in Article 28 and Article 3, the Coral Gables Mediterranean Architectural Style Design Bonuses and the Mixed Use District Regulations, respectively, and, by virtue of compliance with these regulations, provide public purposes to at least an equivalent degree; and,
   b. Pursuant to Section 9-3 a and b, by virtue of compliance with Article 28 -the Coral Gables Mediterranean Architectural Style Design Bonus and Article 3 - Mixed Use District regulations, the proposed amendments to the approved "Old Spanish Village" project furthers the purpose and intent of the PAD ordinance and the other applicable land development regulations cited above.

2. "Old Spanish Village" is designed pursuant to and complies with certain provisions of the PAD, Coral Gables Mediterranean Style Design Bonus, and MXD-1 regulations.

3. "Old Spanish Village" embodies the shared intent of these three sets of regulations to further George Merrick's vision of architectural design excellence by preserving a historic landmark, providing plazas, open spaces and urban passageways and promoting a harmonious mix of uses in a well planned and designed project.

4. "Old Spanish Village" fully complies with the Coral Gables Mediterranean Style Design Bonus Regulations, including the landscape/open space requirement.

5. The Board of Architects has determined that the proposed amendments to the approved "Old Spanish Village" project satisfies the criteria set forth in Article 28 and has incorporated the allowable FAR into its design.

SECTION 3. In furtherance of the Comprehensive Land Use Plan, Zoning Code, and other applicable City provisions, the proposed amendments to the previously approved "Old Spanish Village" PAD site plan is approved subject to the originally approved and adopted conditions of approval as amended as follows:

1. Application/supporting documentation. Construction of the project shall be in conformance with the following:
   a. Site plan, landscape plan and detailed improvements, building elevations and building program contained in application package (Sheets No. 1-100) prepared by Bermello Ajamil & Partners, Inc., dated 06.05.06, and updated on 07.24.06, and as amended in Application No. 06-07-012-P, (Sheets No. 1-94), prepared by Bermello Ajamil & Partners, dated 07.12.07.
   b. Traffic Study prepared by David Plummer and Associates, Inc., dated November, 2005, with addendums dated 03.24.06, 05.23 .06, and revised in June 2007.
   d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated 04.03.06, and revised and submitted on 06.05.06, and as amended in Application No. 06-07-12-P submittal package prepared by Bermello Ajamil & Partners, dated 07.12.07.
4. General.
   a. Restrictive Covenant. Within 30 days of approval of the adoption of the ordinances, the property owner, its successors or assigns shall submit to the City Attorney for review and approval of a Restrictive Covenant outlining all conditions of approval required by the City Commission. Failure to submit the draft Restrictive Covenant within the specified time frame shall render the applications referenced herein void.
5. Prior to the issuance of a building permit for any phase of the project, the property owner, its successors or assigns, shall adhere or agree to the following conditions:
   e. Parking and traffic circulation.
      1) Metered parking. Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of twenty-seven (27) existing on-street metered parking spaces resulting from proposed project. The final number of lost metered parking spaces shall be confirmed by the Director of the Parking and Public Works Departments. Applicant may appeal this determination to the City Manager.
6. Prior to the issuance of a final CO for first completed phase of the project, the owner, its successors or assigns shall complete the following:
   a. Traffic improvements. Install intersection/roadway improvements as agreed to and graphically represented on the submitted site plans and project phasing plan, Application Sheets No. 9, 16, 19, 24 and 25 of 100, prepared by Bermello Ajamil & Partners, Inc., dated 07.24.06, as outlined in the 08.14.06 letter from David Plummer & Associates re: traffic calming, and as amended in Application No. 06-07-012-P, (Sheets No. 1-94), prepared by Bermello Ajamil & Partners, dated 07.12.07, and as recommended by and subject to review and approval of the Director of the Public Works Department, as follows:

1) Re-alignment of Coconut Grove Drive at Palermo Avenue and the re-alignment of Malaga Avenue.
2) Intersection improvements at the intersection of University Drive and Ponce de Leon Boulevard.

Traffic calming: Within six months of City Commission approval, the applicant agrees to provide the following:.

1) Traffic Impact Study for determining potential traffic calming alternatives for the residential areas bounded by Sevilla Avenue on the north, Douglas Road on the east, Galiano Street on the west and Coconut Grove Drive on the south.
2) Design and funding of all traffic calming devices based upon final recommendations of the traffic calming study.

The type and location of traffic calming improvements shall be based on the traffic impacts created by the proposed project as determined by the Traffic Impact Study, and subject to the Public Works Director's review and approval.

b. Streetscape improvements. Provide and install landscaping, irrigation and other associated public realm improvements as graphically represented on the conceptual landscape plan and phasing plan, Application Sheets No. 9, 17, 18, 19, 22 and 24 prepared by Bermello Ajamil & Partners, Inc., and dated 06.05.06, and as amended in Application No. 06-07-012-P, (Sheets No. 1-94), prepared by Bermello Ajamil & Partners, dated 07.12.07, to be reviewed and approved by the Directors of Public Works and Public Service.
c. Additional conditions proffered by Applicant. As proffered by the Applicant at the 07.11.06 City Commission meeting, the Applicant agrees to provide the following:
   5) Reduce the height of the southeast corner of the proposed 3001 Ponce de Leon Boulevard building to seventy-two feet (72') in that area of the building.
   6) Provide an additional fifty (50) parking spaces dedicated and available for public use within the project, bringing the total parking to be provided to 1,409 parking spaces.

SECTION 4. The applicant shall further be required to comply with all applicable zoning regulations and any changes to the submitted plans in connection with the site plan herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 5. It is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 6. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 7. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 8. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 9. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 10. This Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF SEPTEMBER, A.D., 2007.

(Moved: Anderson / Seconded: Kerdyk)
(Yeas: Cabrera, kerdyk, Withers, Anderson, Slesnick)
(Unanimous: 5-0 Vote)
(Agenda Item: E-1)

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2008-78

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING FINAL PLAT ENTITLED "PONCE PLACE VILLAS EAST" BEING A RE-PLAT OF AN APPROXIMATELY 1.5 ACRE SITE, BEING A PORTION OF THE PREVIOUSLY APPROVED "OLD SPANISH VILLAGE" PLANNED AREA DEVELOPMENT (PAD) SITE PLAN, LEGALLY DESCRIBED AS BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION (2901 PONCE DE LEON BOULEVARD), CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 10-07-037-P; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 10-07-037-P was submitted for review of a plat entitled "Ponce Place Villas East", being a replat of an approximately 1.5 acre site for the property legally described as Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and adjacent public rights-of-ways (ROW), Crafts Section (2901 Ponce de Leon Boulevard), Coral Gables, Florida; and

WHEREAS, the proposed plat is in compliance with the previously approved "Old Spanish Village" PAD site plan and amendments, adopted by Ordinances No. 2006-23 and 2007-27.1, and all conditions of approval required at the time the PAD site plan was approved remain in effect; and

WHEREAS, this proposed plat is intended to create separate building sites for the historic 2901 Ponce Arts Center Building and 23 townhouses; and

WHEREAS, this application has been submitted in conjunction with another proposed plat entitled "Ponce Place Villas West", which is a re-plat of the adjoining portion of the project which would create separate building sites for the 3001 Ponce Building and 15 townhouses; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on November 14, 2007, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the November 14, 2007 Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat (vote: 7-0); and

WHEREAS, pursuant to Article 3, Division 9, "Platting/Subdivision" of the Zoning Code all proposed re-plat applications are subject to a public hearing for City Commission review and approval via Resolution; and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on January 22, 2008, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

WHEREAS, the City Commission on May 27, 2008 approved the request subject to conditions;

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 this Ordinance upon adoption hereof.

SECTION 2. The request for re-plat of Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and adjacent public rights-of-ways (ROW), Crafts Section (2901 Ponce de Leon Boulevard), Coral Gables, Florida, as set forth in Application No. 10-07-037-P, requesting approval of a plat entitled "Ponce Place Villas East", being a re-plat of an approximately 1.5 acre site shall be approved.

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 require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. That this resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SEVENTH DAY OF MAY, A.D., 2008.

(Moved: Kerdyk / Seconded: Anderson)
(Yeas: Kerdyk, Withers, Anderson, Slesnick)
(Absent: Cabrera)
(Majority: 4-0 Vote)
(Agenda Item: E-4)

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2008-79

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING FINAL PLAT ENTITLED "PONCE PLACE VILLAS WEST" BEING A RE-PLAT OF AN APPROXIMATELY 3.0 ACRE SITE, BEING A PORTION OF THE PREVIOUSLY APPROVED "OLD SPANISH VILLAGE" PLANNED AREA DEVELOPMENT (PAD) SITE PLAN, LEGALLY DESCRIBED AS ALL OF BLOCK 30, LOT 45, BLOCK 31, LOTS 12-13, BLOCK 33 AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER (3001 PONCE DE LEON BOULEVARD), CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 10-07-038-P; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Application No. 10-07-038-P was submitted for review of a plat entitled "Ponce Place Villas West", being a replat of an approximately 3.0 acre site for the property legally described as all of Block 30, Lot 45, Block 31, Lots 12-13, Block 33 and adjacent public rights-of-ways (ROW), Crafts Section, Tracts A, B and C, Catamal Corner (3001 Ponce de Leon Boulevard), Coral Gables, Florida; and

WHEREAS, the proposed plat is in compliance with the previously approved "Old Spanish Village" PAD site plan and amendments, adopted by Ordinances No. 2006-23 and 2007-27.1, and all conditions of approval required at the time the PAD site plan was approved remain in effect; and

WHEREAS, this proposed plat is intended to create separate building sites for the 3001 Ponce Building and 15 townhouses; and

WHEREAS, this application has been submitted in conjunction with another proposed plat entitled "Ponce Place Villas East", which is a re-plat of the adjoining portion of the project which would create separate building sites for the historic 2901 Ponce Arts Center Building and 23 townhouses; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on November 14, 2007, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the November 14, 2007 Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat (vote: 7-0); and

WHEREAS, pursuant to Article 3, Division 9, "Platting/Subdivision" of the Zoning Code all proposed re-plat applications are subject to a public hearing for City Commission review and approval via Resolution; and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on January 22, 2008, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

WHEREAS, the City Commission on May 27, 2008 approved the request subject to conditions; now therefore;

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

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

SECTION 2. The request for re-plat of all of Block 30, Lot 45, Block 31, Lots 12-13, Block 33 and adjacent public rights-of-ways (ROW), Crafts Section, Tracts A, B and C, Catamal Corner (3001 Ponce de Leon Boulevard), Coral Gables, Florida, as set forth in Application No. 10-07-038-P, requesting approval of a plat entitled "Ponce Place Villas West", being a re-plat of an approximately 3.0 acre site shall be approved.

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 require a recommendation from the Planning and Zoning Board and approval by the City Commission.

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

PASSED AND ADOPTED THIS DAY OF TWENTY-SEVENTH DAY OF MAY, A.D., 2008.

(Moved: Anderson / Seconded: Withers)
(Yeas: Withers, Anderson, Kerdyk, Slesnick)
(Absent: Cabrera)
(Majority: 4-0 Vote)
(Agenda Item: E-5)

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY