Exhibit A

GT GreenbergTraurig

Jorge L. Navarro
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May 30, 2018
Updated: June 20, 2018

VIA HAND DELIVERY

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

Re: The Regency at Ponce Park / Amended Statement of Use / Planning Board Application / Properties located at 100/114/126 Calabria Avenue and 912/918 East Ponce de Leon Boulevard, Coral Gables, Florida (Folio Nos. 03-4108-009-0990/0980/1000/1010/1020)

Dear Mr. Trias:

On behalf of Alliance Starlight I, LLC (the "**Applicant**"), please accept this as our amended statement of use in connection with the Planning Board Application submitted on April 13, 2018 for a proposed mixed use development located at the above referenced properties (collectively, the **"Property"**). Specifically, the Applicant is requesting the following: (1) Small Scale Comprehensive Plan Map Amendment from Multi-Family Medium Density to Mixed-Use (North Ponce); (2) Zoning Map Amendment to include the Property within the boundaries of the Mixed-Use (North Ponce) Zoning Overlay; (3) Planned Area Development (PAD) Approval; and (4) Mixed Use ("**MXD**") Site Plan Approval (collectively, the "**Application**"). Please note that the Applicant has formally withdrawn its request to rezone the Property from Multi-Family 2 (MF-2) to Commercial District as the Project may be accomplished under the PAD designation.

I. PROPERTY INFORMATION

The Property is located in the Douglas Section of the City of Coral Gables along East Ponce de Leon Boulevard, between Calabria Avenue and Santillane Avenue. The Property consists of platted lots 5 through 12 of the Revised Plat of Coral Gables, Douglas Section as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida. According to the enclosed survey prepared by Aviño & Associates, dated January 3, 2018 (the "**Survey**"), the Property is comprised of approximately 53,022 square feet or 1.22 acres. The Property currently consists primarily of vacant land and contains two outdated multi-family residential structures.

The Property is currently designated Multi-Family Medium Density pursuant to the City's Future Land Use Map and is zoned Multi-Family 2 (MF2) as located within the North

Ponce Residential Infill District. As discussed further below, the Application will permit the development of a high quality mixed use development with large landscaped open areas for public enjoyment that will activate the Ponce De Leon Corridor while enhancing the aesthetic character of the surrounding neighborhood. The Application will also create a transition in height between the existing mixed-use buildings located on Ponce De Leon Boulevard and the future multi-family residential buildings to be developed under the recently approved North Ponce MXD and Residential Infill Regulations.

II. NORTH PONCE MXD SITE PLAN APPROVAL

As detailed in the revised Site Plan prepared by Behar Font Partners (the "**Site Plan**") March 27, 2018, the Applicant proposes to redevelop the Property with a 12-story mixed use project with 10 ground floor work-live units and 151 upper level multifamily residential units (the "**Project**") in accordance with the North Ponce MXD Overlay District and PAD regulations. The Project has been designed to include ground floor office and service oriented retail space for the specialized patronage of the future residents of the Project and surrounding neighbors. Additionally, the Project has been modified to accommodate increased open space and landscaping as well as a larger dedicated park area. Per the recommendation of the Planning Board and community stakeholders, the Project's building has been repositioned and shifted further east to provide approximately 2,000 additional square feet of overall landscaped open space (including a 5,500 square foot public amenity park). The Project has also been designed in compliance with the Douglas Section Site Specific Standards restricting building height to 150 feet or 13 stories. Specifically, the proposed building height of 130 feet and 12 stories is below the maximum allowed in this area and permitted under the applicable Site Specific Standards for this Property.

According to City's Zoning Map, the Property is located within the North Ponce Infill District and directly abuts the North Ponce MXD District. Although the Property does not currently fall within the North Ponce MXD District, the Project's high-quality design coupled with the multi-family residential component is consistent with the distinctive character of the North Ponce residential area and with the City's vision, goals and policies considered in creating the North Ponce MXD Overlay District.

Due to the Project's location near major thoroughfares such as SW 8th Street, the Property's frontage along the Ponce de Leon Boulevard Corridor as well as its proximity to other similarly scaled developments within the North Ponce MXD District, the Property is compatible with the type of development envisioned for the North Ponce MXD District. The approval of the Project would allow the development of a new and diverse housing product ideal for young professionals and families concentrated in the North Ponce area, a target area for growth, by providing smaller units with a more affordable price point. Additionally, the proposed ground level work-live units and large landscaped open areas will activate the ground floor by creating a more pedestrian friendly environment where residents can work, live and entertain within a short walking distance from mass transit, nearby retail and employment hubs.

III. ANALYSIS FOR FLUM AMENDMENT

The current Future Land Use Map designation for the Property is Multi-Family Medium Density. The Applicant requests to amend the Property's Future Land Use Map designation to Mixed-Use (North Ponce). For the reasons outlined below, the proposed Future Land Use Map amendment is appropriate for the Property, meets the applicable criteria established in pursuant to the Section 3-1506 of the Zoning Code and, therefore, should be approved.

1. **Whether it specifically advances any objective or policy of the Comprehensive Plan.**

As discussed above, the Project advances multiple objectives, goals and policies of the City's Comprehensive Plan. The Project will also improve a vacant and underutilized land with a state of the art Mediterranean inspired development which will provide additional residential and work-live opportunities within walking distance to employment centers and public transportation.

2. **Whether it is internally consistent with Comprehensive Plan.**

The Project is internally consistent with the Comprehensive Plan and will further implement several objectives policies, and goals of the Comprehensive Plan, as follows:

- The Project furthers **Goal FLU-1** by providing additional housing opportunities and attractive public open spaces which strengthens and enhances the City's vibrancy and make it a very desirable place to work, live and play.

- The Project implements **Objective FLU-1.7** because it is an infill redevelopment within an existing developed area which will benefit from additional residential and work-live options.

- The Project furthers **Policy MOB-1.1.1** because it consists of a mixed-use development which will provides housing and goods and services near employment centers, thereby reducing the need to drive.

- The Project furthers **Policy MOB-1.1.2** because it is an infill redevelopment of vacant and underutilized parcels which supports walking, bicycling and public transit use.

- The Project implements **Objective REC-1.4** by providing approximately 5,500 square feet of public landscaped open space which will further City's goal of providing open space facilities within a ten-minute walk for every resident in the City.

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3. Its effect on the level of service of public infrastructure.

The Project is located within the Gables Redevelopment Infill District (the "**GRID**"). As such, the City precludes certain road facilities from concurrency review for projects within the GRID. Nonetheless, according to the Traffic Engineering Report prepared by David Plummer & Associates, dated April 2018 (the "**Traffic Study**"), the Project will not have a detrimental impact on the traffic in the area as the project conditions are within the City's level of service standards. As such, the Project will not cause a decline in the level of service for public infrastructure to a level below that which is required by the Comprehensive Plan.

As an infill redevelopment, the Project will help revitalize vacant and underutilized lots with a mixed use project located near employment hubs and public transportation facilities. Additionally, the proposed smaller urban unit types proposed for the Project will attract future residents that will be more likely to walk, bike and use transit for their day to day mobility.

4. Its effect on environmental resources.

The Project is an urban infill redevelopment which will improve currently vacant and underutilized land. Additionally, the Project will be located within walking distance of various Coral Gables Trolley stops and will also be served by Miami-Dade County bus routes. As the mobility and circulation plan provided in the Traffic Study indicates, the Project's location is "conducive for pedestrian and bicycle activities" and is served by mass transit. As a result, these transportation modes are also within the City's multimodal level of service standards. As such, the Project's proximity to major employment and commercial centers as well as multimodal transportation facilities will encourage walking and biking and will not have a negative effect on the City's environmental resources.

5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.

The Project's multi-family residential component will provide new opportunities for people to live in the City. The Project's work-live component will also provide opportunities for entrepreneurs and other creative professionals the opportunity to move to the City and take advantage of affordable office/studio space while saving on fuel, tolls, parking and other travel expenses associated with commuting daily to and from an office or studio. The Project will also encourage greater diversity in housing options in the North Ponce area and will provide smaller unit types to help ensure that housing remains affordable in the area for future residents.

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IV. PLANNED AREA DEVELOPMENT (PAD)

The Applicant requests a Planned Area Development (PAD) approval for the construction of a mixed use project at the Property pursuant to Division 5 Article 3 of the City's Zoning Code. For the reasons outlined below, the proposed PAD request would be in the best interest of the public, is appropriate for the Property, meets the applicable criteria established in 3-503 of the Zoning Code and therefore, should be approved.

1. In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.

The requested PAD approval for the Property is wholly consistent with the purpose and intent of the PAD regulations per Section 3-501(A) as expressed below:

a. Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.

The requested PAD approval and the corresponding mixed uses related to the Project complement the Mixed Use land use category and furthers the City's vision for the physical and functional integration of mixed uses centered around a pedestrian oriented environment.

b. Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.

The Project has been designed to enhance the existing Property by providing nearly four times the amount of open space required by the PAD designation including over 21,000 square feet of landscaped open space and a 5,500 square foot public park designed for an optimal pedestrian experience for residents, neighbors and visitors alike.

c. Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.

The Project was intentionally designed with a pedestrian-oriented building design in an effort to activate the streetscape along the Ponce de Leon Corridor with interactive ground floor uses and landscaped open space. The Project also integrates an extended arcade and covered walkway that borders the entire Property. Additionally, the Project provides a mid-block paseo that bisects the Property for uninterrupted pedestrian and vehicular access from Santillane Avenue to Calabria Avenue.

d. Encourage harmonious and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing,

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preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.

The Project's architectural design and aesthetic complements the City's Mediterranean Brand and complies with the Mediterranean Architecture Design Standards. The Project's seamless integration of the 12-story building with the garden like and residential character of the neighborhood through the addition of excess landscaped open space, public passageways and pedestrian focused amenities are consistent with the Mediterranean Brand and vision for the North Ponce area.

e. *Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.*

The proposed PAD approval for the Property will permit a cohesive and unified development by allowing flexible development standards, such as decreased setback requirements as provided in Section 4-201(E)(14) of the Zoning Code. These minor modifications will result in reduced massing, the efficient use of land and additional ground level open space for the benefit of the North Ponce area. Additionally, the flexible setback requirements will accommodate the proposed development and vertical integration of a mixed use development on the Property in accordance with the development standards of the requested Mixed Use land use category.

2. **The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.**

The proposed Project is designed in accordance with the zoning and subdivision regulations applicable to the Property, with the exception of certain restrictive setback requirements subject to Section 4-201(E)(14) of the Zoning Code. However, the Project is in conformance with the setback provisions provided in the PAD under Section 3-502(C)(10) of the Zoning Code.[1]

3. **The extent to which the proposed plan meets the requirements and standards of the PAD regulations.**

As discussed above, the proposed plan will allow development of the Property in accordance with the PAD development standards provided in Division 5, Article 3 and the underlying MF-2 zoning district.

[1] Please note, Section 3-502(C)(10) Section provides flexibility to PAD setbacks as this section does not provide specified minimum setback requirements for PAD approved projects.

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4. **The physical design of the proposed PAD and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.**

All loading and service activity is located within the confines of the Project along the alley that intersects the Property. This alley also provides vehicular access to the parking garage, therefore minimizing the potential for vehicular and pedestrian conflicts on the public right of ways.

As discussed above, the proposed plan provides for a 5,500-square foot public park improved with lush landscaping and trees in order to promote a garden-like feeling unique to the City of Coral Gables and furthers the amenities of light and air, recreation and visual enjoyment for residents of the Project and the surrounding neighborhood. Additionally, the Project is designed to improve the adjacent public right of ways with increased landscaping and decorative pavements.

5. **The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.**

The Project is designed to create an appropriate transition in height between the existing mixed-use and office complexes located on Ponce De Leon Boulevard (e.g. Douglas Entrance, Offizina, and 999 Ponce de Leon Boulevard) and the future multi-family residential buildings to be developed under the recently approved North Ponce MXD and the Douglas Section Site Specific Zoning Regulations. Specifically, the Property is adjacent to a 31-story office building on the NE corner of Calabria Avenue and Ponce de Leon Boulevard and abuts an 11-story office building to the east. In comparison to the abovementioned buildings and in compliance with Section A-40 of the Site Specific Zoning Regulations, the Project does not exceed 13 stories or 150 feet in height.

6. **The desirability of the proposed PAD to physical development of the entire community.**

The proposed PAD is consistent with the height and massing of other multi-family and office buildings constructed along Ponce de Leon Boulevard and SW 8th Street and will serve the growing needs of the surrounding neighborhood. In fact, the Project's residential component will provide much needed additional housing options to serve the thousands of employees who work in the adjacent office buildings and will reduce their daily vehicular commutes as the Project is in close proximity to the Coral Gables Trolley and is also served by Miami-Dade County bus routes.

V. CONCLUSION

In light of the foregoing, the proposed Project and the requested approvals are consistent with the goals and intent of the Mixed Use Comprehensive Plan designation and the North Ponce de Leon Mixed Use District Overlay and PAD designation under the City's Zoning Code. The Project is designed with the intent to maximize the ground floor open space and pedestrian oriented amenities to enhance the North Ponce area due to its location near mass transit and central employment hubs and is ideally suited for the pedestrian oriented development given its location along East Ponce de Leon Boulevard and proximity to the SW 8th Street Commercial Corridor. We look forward to your favorable consideration of our Application. As always, should you have any questions or need any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,

Jorge L. Navarro

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THE REGENCY ON THE PARK

912-921 EAST PONCE
MIAMI, FLORIDA

CITY COMMISSION

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PARTNERS, P.A.

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CERTIFICATION No. AA2451

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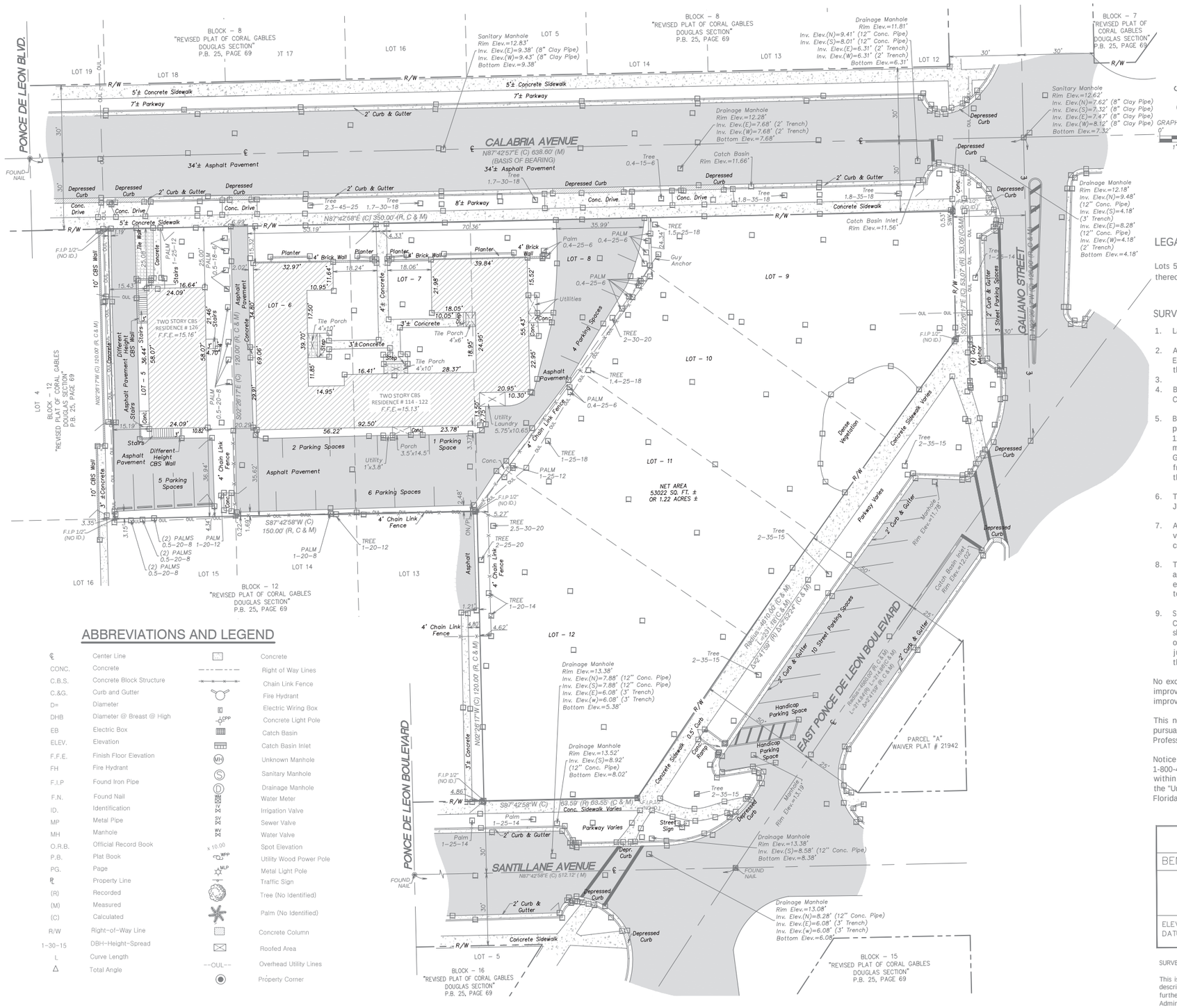

ABBREVIATIONS AND LEGEND

℄	Center Line		Concrete
CONC.	Concrete		Right of Way Lines
C.B.S.	Concrete Block Structure		Chain Link Fence
C.&G.	Curb and Gutter		Fire Hydrant
D=	Diameter		Electric Wiring Box
DHB	Diameter @ Breast @ High		Concrete Light Pole
EB	Electric Box		Catch Basin
ELEV.	Elevation		Catch Basin Inlet
F.F.E.	Finish Floor Elevation	MH	Unknown Manhole
FH	Fire Hydrant	S	Sanitary Manhole
F.I.P	Found Iron Pipe	D	Drainage Manhole
F.N.	Found Nail	WM	Water Meter
ID.	Identification	IV	Irrigation Valve
MP	Metal Pipe	SV	Sewer Valve
MH	Manhole	WV	Water Valve
O.R.B.	Official Record Book	x 10.00	Spot Elevation
P.B.	Plat Book	WPP	Utility Wood Power Pole
PG.	Page	MLP	Metal Light Pole
℄	Property Line		Traffic Sign
(R)	Recorded		Tree (No Identified)
(M)	Measured		Palm (No Identified)
(C)	Calculated		Concrete Column
R/W	Right-of-Way Line		Roofed Area
1-30-15	DBH-Height-Spread		Overhead Utility Lines
L	Curve Length	--OUL--	
Δ	Total Angle		Property Corner

VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION:

Lots 5 to 12 in Block 12 ,"REVISED PLAT OF CORAL GABLES DOUGLAS SECTION" according to the plat thereof, as recorded in Plat Book 25 at Page 69 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1. Last day of field work was performed on December 13th, 2017.
2. Avino & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.
3.
4. Bearings shown hereon are based on an assumed Bearing of N87°42'57"E along the centerline of Calabria Avenue, said line to be considered a well monumented line.
5. By scaled determination the subject property appears to lie in Flood Zone X, Elevation N/A, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639, Map No. 12086C0294, Suffix L, Revised Date: 09-11-2009. An accurate Zoned determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".
6. The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.
7. Any use of this Survey for purposes other than which it was intended, without written verification, will the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to.
8. The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
9. Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.

No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations and/or improvements were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Chapter 5J-17, Florida Administrative Code and as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472, Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CITY OF CORAL GABLES BENCHMARK USED

BENCHMARK	DESCRIPTION	ELEVATION
295	South West Corner of the intersection GALIANO STREET @ CALABRIA AVENUE PK Nail Brass & Washer in back of sidewalk.	12.65'

ELEVATIONS AS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

SURVEYOR'S CERTIFICATE:

This is to certify to the herein named firm and/or persons that the "Boundary & Topographic Survey" of the herein described property is true and correct to the best of our knowledge and belief as surveyed under our direction. I further certify that this survey meets the Standards of Practice Requirements as set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

Aviño & ASSOCIATES
Engineers * Planners * Surveyors
1350 S.W. 57TH AVENUE, SUITE 207
WEST MIAMI, FLORIDA 33144
TEL. (305) 265-5030
FAX. (305) 265-5033
EB # 5098 ; LB # 5098
e-mail: jramos@avinoassociates.com

Project Name:

912-921 EAST PONCE

114 to 122 CALABRIA AVENUE & 126 CALABRIA AVENUE CORAL GABLES, FL 33134

Property Owner:

ALLIANCE STARLIGHT I LLC & MADOSS CORPORATION

Revisions

No.	Description	Date

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

BOUNDARY AND TOPOGRAPHIC SURVEY

LAND SURVEYOR & MAPPER

Jorge R. Aviñó, PSM No. 4996
Land Surveyor & Mapper

Project No. 17141.00
Scale: AS SHOWN
Date: 01/03/2018
Drawn: A.B.
Checked: J.R.A.
Submittal:
Cad File:

Drawing Title:

SU-1

Sheet No. 1 of 1

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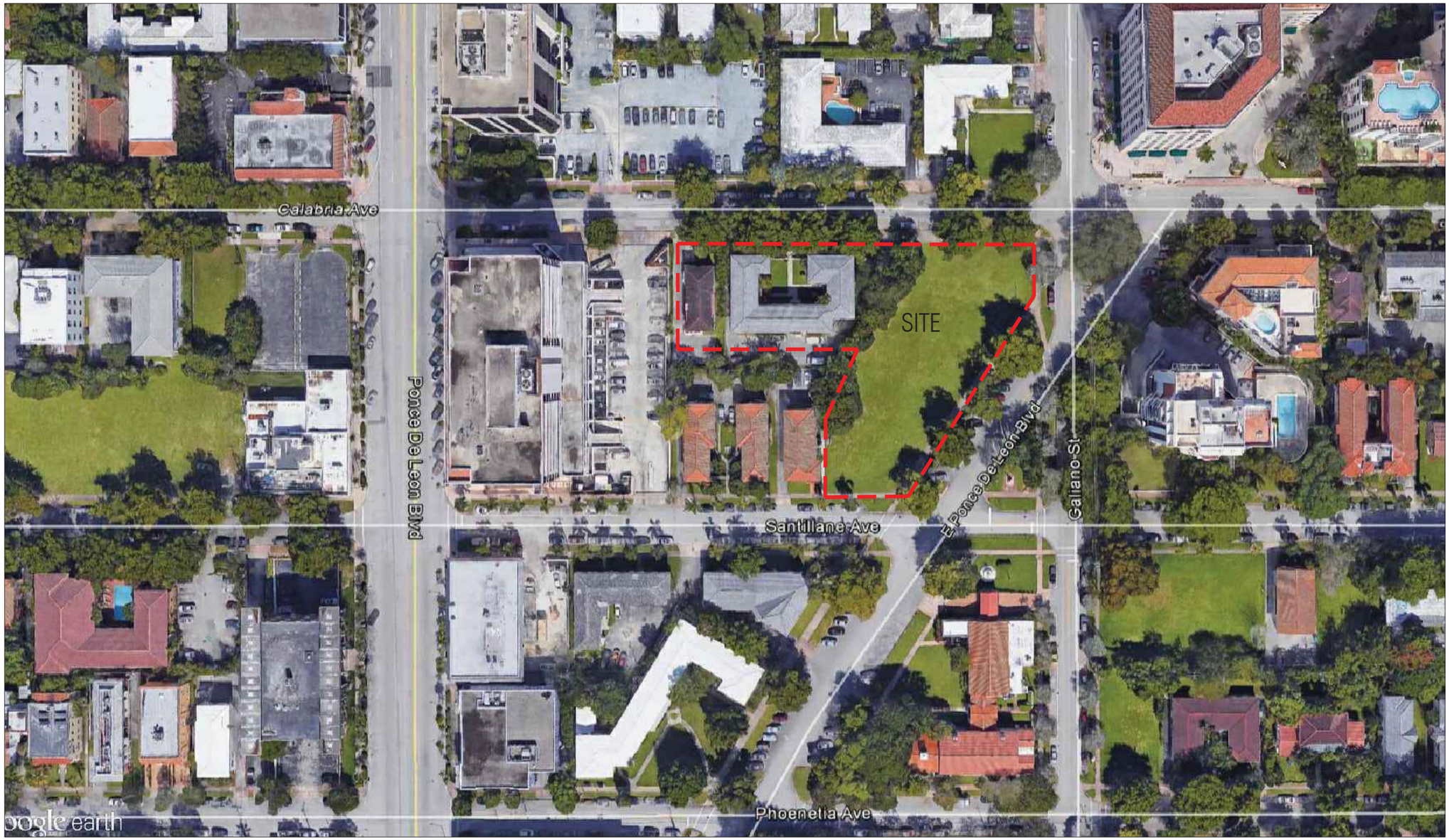

SITE

SITE MAP

SCALE: N.T.S

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ATLANTA . GEORGIA - NEW HAVEN . CONNECTICUT

SEAL:

STATE OF FLORIDA
ROBERTO BEHAR
AR14339
REGISTERED ARCHITECT

ROBERT BEHAR AR No. 14339

REGENCY ON THE PARK

912-921 EAST PONCE
MIAMI, FLORIDA

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DATE: 03-27-18

PROJECT NO:

DRAWING NAME:

SHEET NO:

CP-1.0

1

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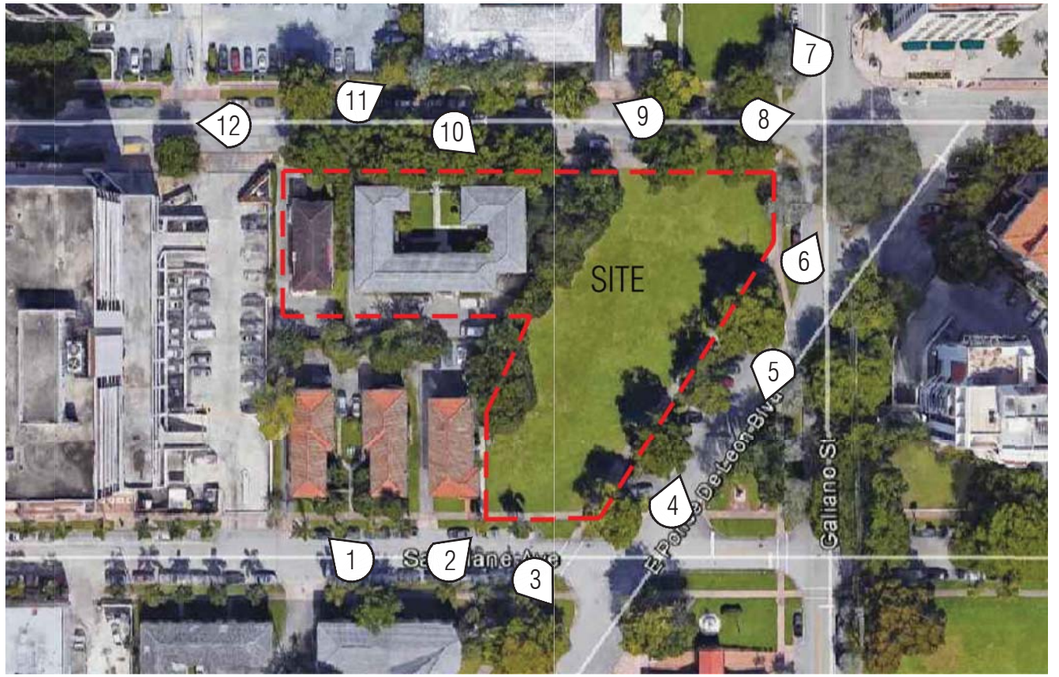
4

12



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11

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10

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7

SITE

CONTEXT VIEWS

SCALE: N.T.S

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CERTIFICATION No. AA2451
ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

SEAL:

STATE OF FLORIDA
ROBERTO BEHAR
AR14339
REGISTERED ARCHITECT

ROBERT BEHAR AR No. 14339

REGENCY ON THE PARK

912-921 EAST PONCE
MIAMI, FLORIDA

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DATE: 03-27-18

PROJECT NO:

DRAWING NAME:

SHEET NO:

CP-1.1

ZONING INFORMATION					
PROJECT NAME:	THE REGENCY AT THE PARK				
PROPERTY ADDRESS:	114 CALABRIA AVENUE. CORAL GABLES,FL 33134				
PROPOSED ZONING:					
PROPOSED LAND USE:	PAD W/ MXD SITE PLAN APPROVAL				
NET LOT AREA:	53,022	SQ.FT.	1.217	Acres	
FEDERAL FLOOD HAZARD:	ZONE "X"				

MAXIMUM F.A.R.				ALLOWED	PROVIDED
CORAL GABLES:	53,022.00	SQ.FT.	X 3.0	159,066.00	
MED BONUS:	53,022.00	SQ.FT.	X 0.5	26,511.00	
		TOTAL		185,577.00	180,000.00

F.A.R.

FLOOR	AREA	# FLOORS	TOTAL
GROUND FLOOR	16,000	*1*	*16,000*
2ND LEVEL	0	*1*	-
3RD LEVEL	0	*1*	-
4TH LEVEL	0	*1*	-
5TH LEVEL	21,501	*1*	*21,501*
6TH - 11TH LEVELS	20,357	*6*	*122,142*
12TH LEVEL	20,357	*1*	*20,357*
TOTAL			180,000

MIXED USE PERCENTAGES	REQUIRED	PROVIDED
(As per 4-201.D.5 City of Coral Gables Zoning Code)		
Min. 8% Total SQ.FT. Total F.A.R.		
180,000 X 0.08 =	14,400.00	16,000 (8.89%)

MAXIMUM RESIDENTIAL PERCENTAGE	REQUIRED	PROVIDED
Max. 85% of F.A.R.		
180,000X 0.85=	153,000.00	153,000

DENSITY	REQUIRED	PROVIDED
(As per 4-201.E.13 City of Coral Gables Zoning Code)		
125 units per acre	152	151

BUILDING SETBACKS	REQUIRED	PROVIDED
(As per 4-201.E.14 City of Coral Gables Zoning Code)		
FRONT (EAST PONCE DE LEON)	N/A	8'-0"
SIDE STREET (CALABRIA AVENUE)	N/A	0'-0" UP TO 31'-2"
		8'-3" ABOVE 31'-2"
SIDE STREET (SANTILLANE AVENUE)	N/A	38'-0"
INTERIOR SIDE (ADJACENT PROPERTY)	N/A	2'-10"

NOTES:

LEED SILVER CERTIFICATION WILL BE PROVIDED AND ALL REQUIREMENTS WILL BE MET.

BUILDING HEIGHT	REQUIRED	PROVIDED
		130'-0"

PARKING		REQUIRED	PROVIDED
RESIDENTIAL PARKING			
EFF. & 1BR UNITS @ 1.00	*1BR UNITS: 79*	79.00	
2BR UNITS @ 1.75	*2BR UNITS: 72*	126.00	
	TOTAL (RESIDENTIAL):	205	
WORK/ LIVE UNITS			
1 SPACE PER UNIT PLUS 1 SPACE PER 350 SQ.FT WORK AREA			
	10 WORK/LIVE UNITS	20.00	
	TOTAL (WORK/LIVE):	20.00	
RETAIL			
1 SPACE PER 300 SQ.FT.			
	1655/300=5.51	6.00	
OFFICE			
1 SPACE PER EVERY 300 SQ.FT			
	11,000/300=36.66	37.00	
	TOTAL PARKING:	268	272

HANDICAPPED PARKING	REQUIRED	PROVIDED
(As per Florida Accessibility Code For Building Const.)		
HANDICAPPED PARKING	7	7
# OF HANDICAPPED SPACES		
REQUIRED TO BE VAN ACCESSIBLE		
(1 PER 6 REQ. HC PARKING SPACES) 7/6= 1.17	1.17=2	2
TOTAL HANDICAPPED PARKING ***2 VAN ACCESSIBLE IN TOTAL	7	7***

LOADING SPACES	REQUIRED	PROVIDED
(As per 5-1409.D City of Coral Gables Zoning Code)	1	1

LANDSCAPE OPEN SPACE	REQUIRED	PROVIDED
(As per 5-604.B.8 City of Coral Gables Zoning Code) *10% OF 53,022 SF=5,302*		Green Area @ Ground Level: 11,728 sq.ft (W/o Arcade) 3,989 sq.ft. (75% Arcade) 21,246 sq.ft.= 38% (Total W/in Site)
TOTAL	5,302.00	21,246 sq.ft.= 40%

LOT COVERAGE	REQUIRED	PROVIDED
(As per 4-201.D.4 City of Coral Gables Zoning Code)	NO MINIMUM OR MAXIMUM REQUIRED	39,177

TOTAL PARKING SPACES PROVIDED PER FLOOR	# SPACES PROVIDED	
GROUND FLOOR	2	(1HC SPACES)
PARKING LEVEL 2	74	(2 HC SPACES)
PARKING LEVEL 3	79	(2 HC SPACES)
PARKING LEVEL 4	79 + 34 LIFTS	(2 HC SPACES)
TOTAL	272	(7 HC SPACES)

UNIT MATRIX			
UNIT TYPE	S.F.	# OF UNITS	TOTAL
LIVE WORK UNITS	1,020 - 1,510	10	10
1BR	740 - 880	79	151
2BR	1,030 - 1,150	72	

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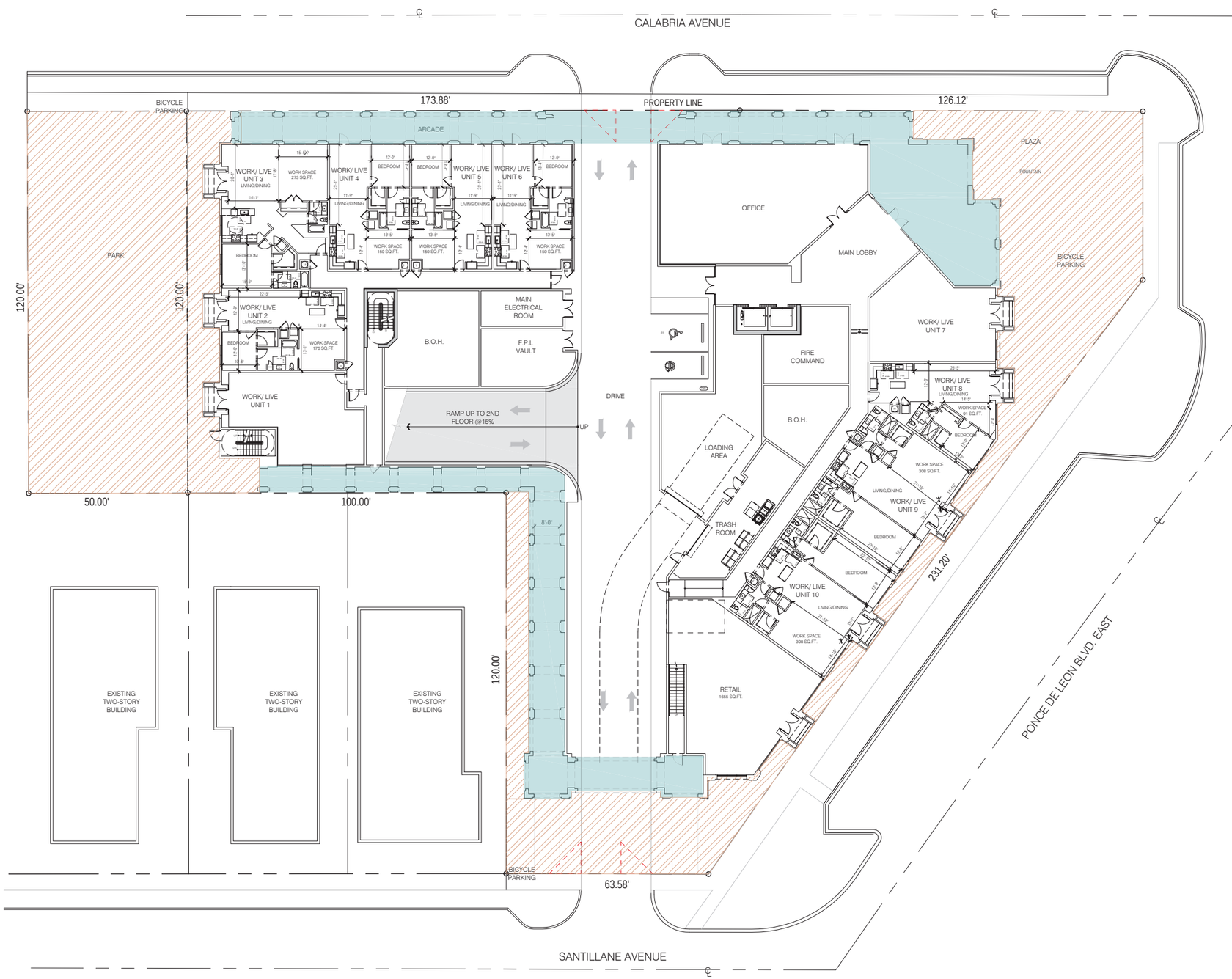
LEGEND

TOTAL NET LOT AREA	53,022 SQ.FT.
GROUND F. OPEN SPACE (WITHIN PROPERTY LINE)	14,300 SQ.FT.
75% TOTAL ARCADE AREA	4,332 SQ.FT.
TOTAL PUBLIC AREA	18,632 SQ.FT.
PERCENT TOTAL PUBLIC AREA	35%



PUBLIC AREA DIAGRAM

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

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MEDITERRANEAN STYLE DESIGN	PROVIDED	COMMENTS
(OTHER DEVELOPMENT OPTIONS) TABLE 3		
REF TYPE		
1 BUILDING SET BACKS	N/A	
2 R.O.W. ENCROACHMENTS	N/A	
3 PARKING EXCEPTIONS	N/A	
4 MULTY-FAMILY DENSITY	N/A	

LEGEND

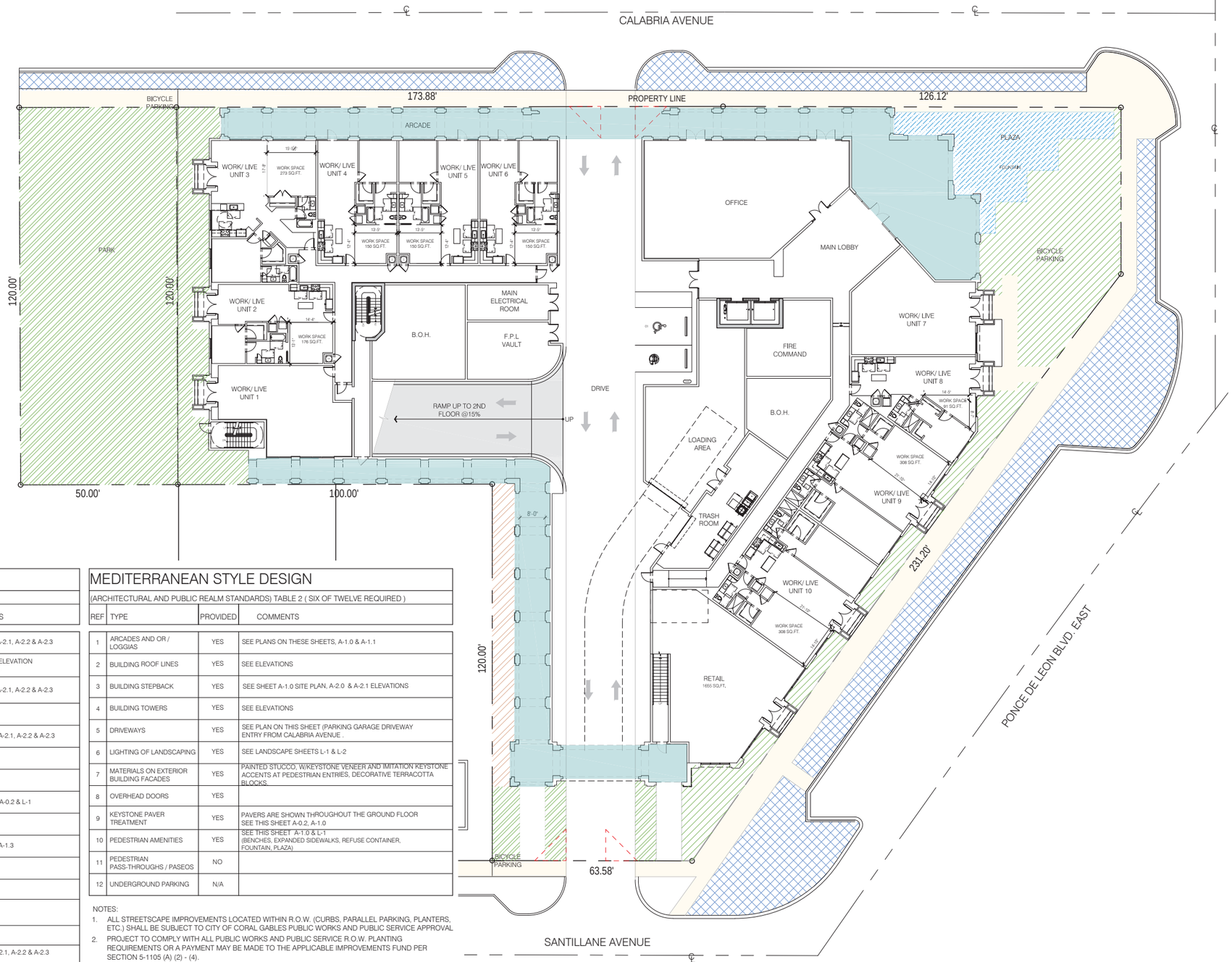
TOTAL NET LOT AREA	53,022 SQ.FT.
TOTAL ARCADE AREA	5,319 SQ.FT.
GROUND F. GREEN AREA (WITHIN PROPERTY LINE)	11,086 SQ.FT.
GROUND FLOOR WITHIN THE PUBLIC RIGHT-OF-WAY SECTION 5.-604	6,028 SQ.FT.
TOTAL PLAZA AREA	1,175 SQ.FT.
75% OF TOTAL ARCADE AREA	4,332 SQ.FT.
GROUND FLOOR OPEN SPACE AREA	22,621 SQ.FT.
REC. DECK LANDSCAPE OPEN SPACE AREA	200 SQ.FT.
TOTAL LANDSCAPE OPEN SPACE AREA	22,821 SQ.FT.
REC. FLOOR OPEN DECK AREA = 6,596 S.F.	
TOTAL ELEVATED DECK AREA = 6,596 S.F.	

LANDSCAPE

TOTAL NET LOT AREA = 53,022 S.F. (100%)

TOTAL OPEN SPACE AREA= 22,821 SF. (43%)

FOOT PRINT BUILDING	38,781 SQ.FT.



MEDITERRANEAN STYLE DESIGN

(REQUIRED STANDARDS) TABLE 1 (ALL REQUIRED)

REF	TYPE	PROVIDED	COMMENTS
1	ARCHITECTURAL ELEMENTS ON BUILDING FACADES	YES	SEE ELEVATIONS SHEETS A-2.0, A-2.1, A-2.2 & A-2.3
2	ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL	YES	SEE FLOOR PLAN SHEET A-1.0 & ELEVATION SHEETS A-2.0, A-2.1, A-2.2 & A-2.3
3	ARCHITECTURAL ELEMENTS ON THE TOP OF BLDG.	YES	SEE ELEVATIONS SHEETS A-2.0, A-2.1, A-2.2 & A-2.3
4	BICYCLE STORAGE	YES	SEE FLOOR PLAN A-1.0 & L-1
5	BUILDING FACADES	YES	SEE ELEVATIONS SHEETS, A-2.0, A-2.1, A-2.2 & A-2.3
6	BUILDING LOT COVERAGE	YES	SEE LEGEND THIS SHEET A-0.2
7	DRIVE THRU FACILITIES	N/A	
8	LANDSCAPE / OPEN SPACE AREA	YES	SEE LEGEND ON THESE SHEETS A-0.2 & L-1
9	STREET LIGHTING	N/A	
10	PARKING GARAGES	YES	SEE SHEETS A-1.0, A-1.1, A-1.2 & A-1.3
11	PORTE-COCHERES	N/A	
12	SIDEWALK / PEDESTRIAN ACCESS	YES	SEE THIS SHEET & A-1.0
13	RIGHT-OF-WAY PLANTING REQUIREMENTS	YES	SEE SHEET A-1.0 & L-1
14	STRUCTURAL SOIL	YES	SEE LANDSCAPE SHEET L-3
15	WINDOWS ON MEDITERRANEAN BUILDINGS	YES	SEE ELEVATION SHEETS A-2.0, A-2.1, A-2.2 & A-2.3

** THIS SHEET DEPICTS :
1- CONTINUOUS SIDEWALKS AT LAGUNA STREET &, ALTARA AVENUE
2- CONTINUOUS PAVED ARCADES
3- PEDESTRIAN ENTRIES FROM ALTARA AVENUE & LAGUNA STREET

MEDITERRANEAN STYLE DESIGN

(ARCHITECTURAL AND PUBLIC REALM STANDARDS) TABLE 2 (SIX OF TWELVE REQUIRED)

REF	TYPE	PROVIDED	COMMENTS
1	ARCADES AND OR / LOGGIAS	YES	SEE PLANS ON THESE SHEETS, A-1.0 & A-1.1
2	BUILDING ROOF LINES	YES	SEE ELEVATIONS
3	BUILDING STEPBACK	YES	SEE SHEET A-1.0 SITE PLAN, A-2.0 & A-2.1 ELEVATIONS
4	BUILDING TOWERS	YES	SEE ELEVATIONS
5	DRIVEWAYS	YES	SEE PLAN ON THIS SHEET (PARKING GARAGE DRIVEWAY ENTRY FROM CALABRIA AVENUE
6	LIGHTING OF LANDSCAPING	YES	SEE LANDSCAPE SHEETS L-1 & L-2
7	MATERIALS ON EXTERIOR BUILDING FACADES	YES	PAINTED STUCCO, W/KEYSTONE VENEER AND IMITATION KEYSTONE ACCENTS AT PEDESTRIAN ENTRIES, DECORATIVE TERRACOTTA BLOCKS.
8	OVERHEAD DOORS	YES	
9	KEYSTONE PAVER TREATMENT	YES	PAVERS ARE SHOWN THROUGHOUT THE GROUND FLOOR SEE THIS SHEET A-0.2, A-1.0
10	PEDESTRIAN AMENITIES	YES	SEE THIS SHEET A-1.0 & L-1 (BENCHES, EXPANDED SIDEWALKS, REFUSE CONTAINER, FOUNTAIN, PLAZA)
11	PEDESTRIAN PASS-THROUGHS / PASEOS	NO	
12	UNDERGROUND PARKING	N/A	

NOTES:
1. ALL STREETSCAPE IMPROVEMENTS LOCATED WITHIN R.O.W. (CURBS, PARALLEL PARKING, PLANTERS, ETC.) SHALL BE SUBJECT TO CITY OF CORAL GABLES PUBLIC WORKS AND PUBLIC SERVICE APPROVAL
2. PROJECT TO COMPLY WITH ALL PUBLIC WORKS AND PUBLIC SERVICE R.O.W. PLANTING REQUIREMENTS OR A PAYMENT MAY BE MADE TO THE APPLICABLE IMPROVEMENTS FUND PER SECTION 5-1105 (A) (2) - (4).
3. STREETSCAPE AND ALLEY PLANTING TO BE INSTALLED PER PUBLIC WORKS / PUBLIC SERVICE STANDARDS.
4. MIN. WINDOW CASING DEPTH TO BE 4" MEASURED FROM FACE OF BUILDING

MEDITERRANEAN BONUS

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

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A-0.2

GROUND FLOOR PLAN

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

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A-0.3

TOTAL F.A.R= 180,000 SQ.FT.

180,000 SQ.FT. X 8% = 14,400 SQ.FT. (8%)

TOTAL F.A.R= 180,000 SQ.FT.
180,000 SQ.FT. X 85% = 153,000 SQ.FT.
27,000 SQ.FT.

(PROVIDED MXD @ GR FL) 16,000 SQ.FT. (8.89%)

11,000 SQ.FT. (COMMERCIAL @ REC LEVEL)

10,501 SQ.FT. (RESIDENTIAL @ REC LEVEL)

REC DECK _F.A.R DIAGRAM

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

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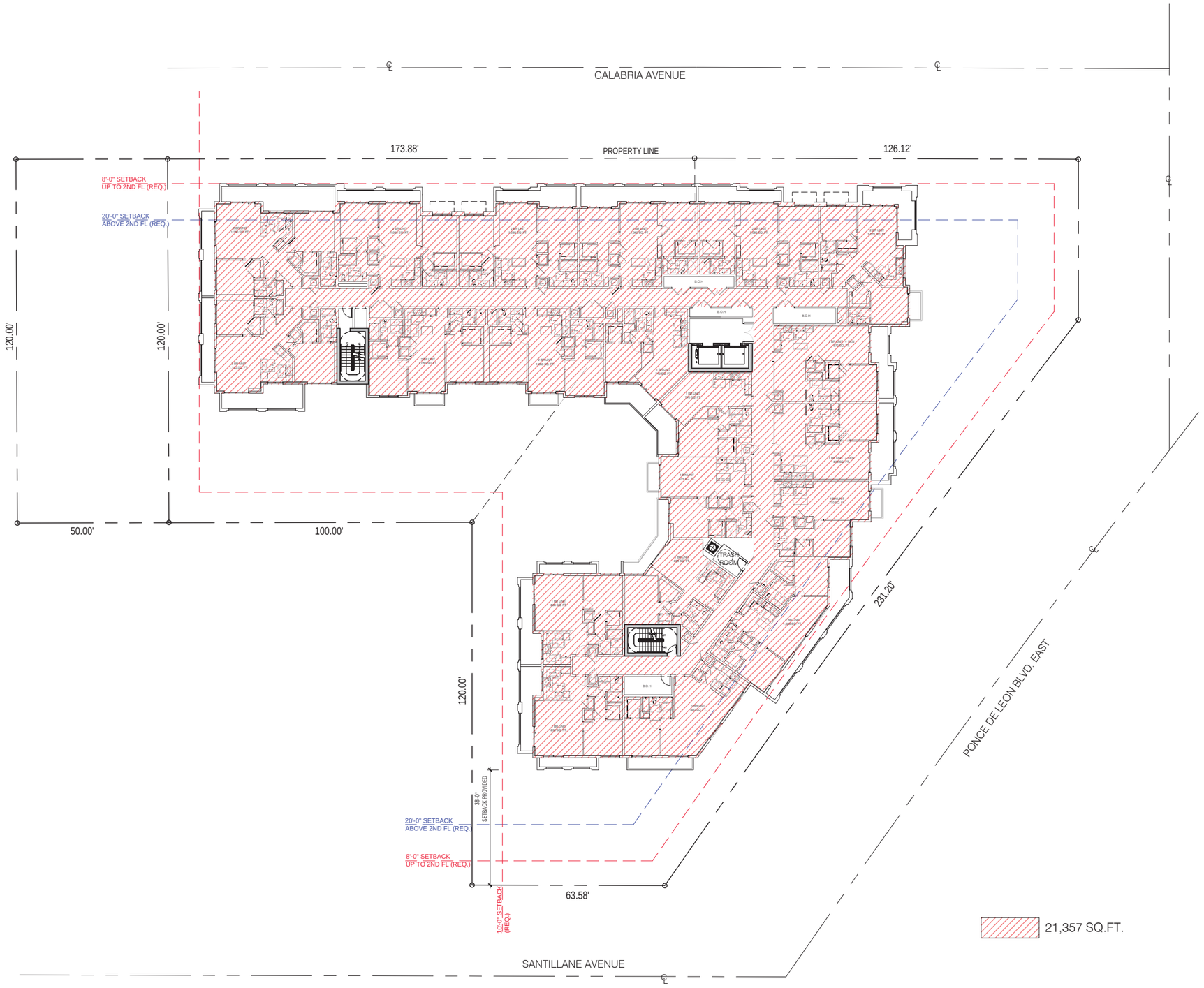

TYPICAL FLOOR PLAN (6TH - 12TH)_F.A.R DIAGRAM

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

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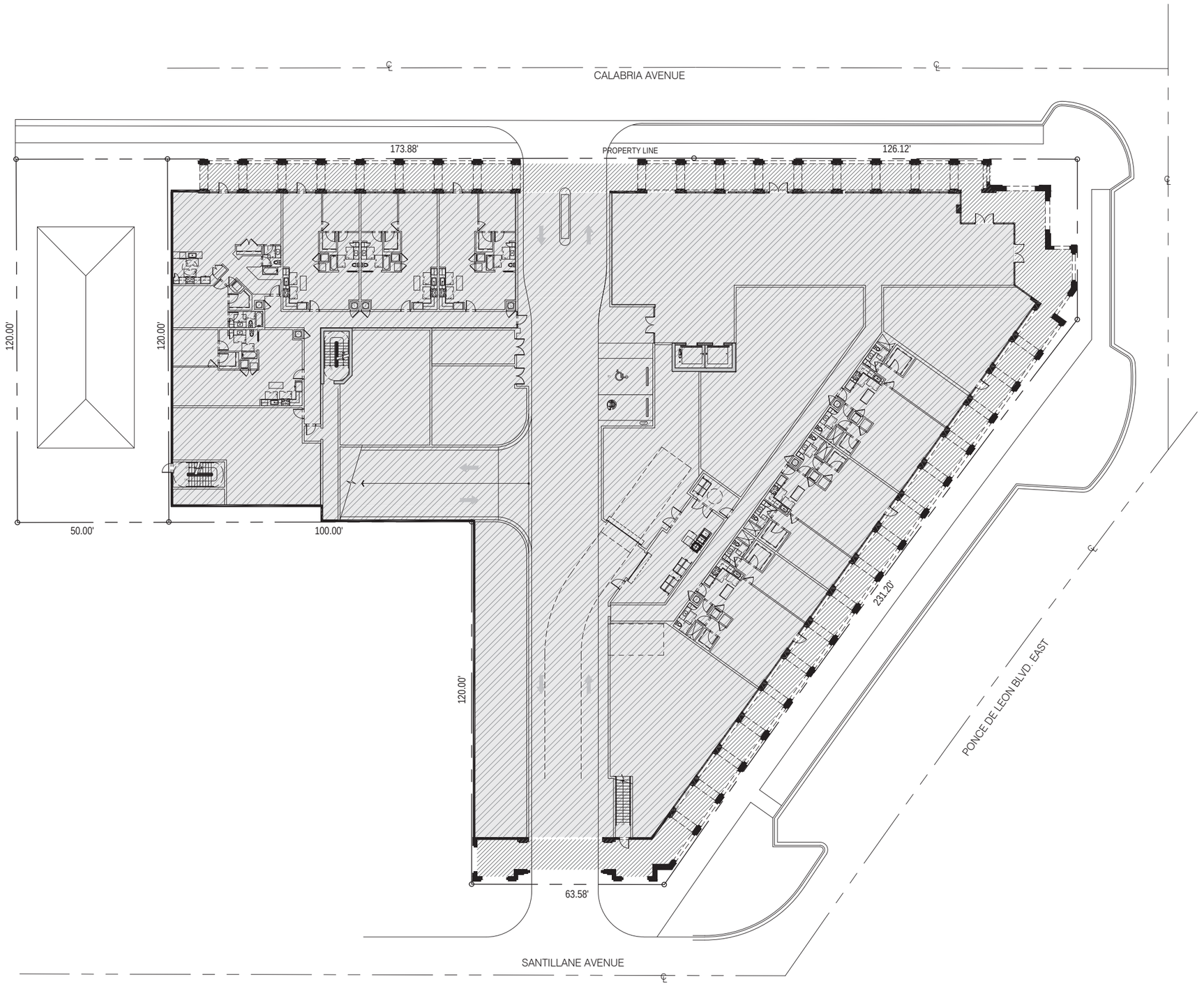

SITE PLAN (AS-OF-RIGHT)

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

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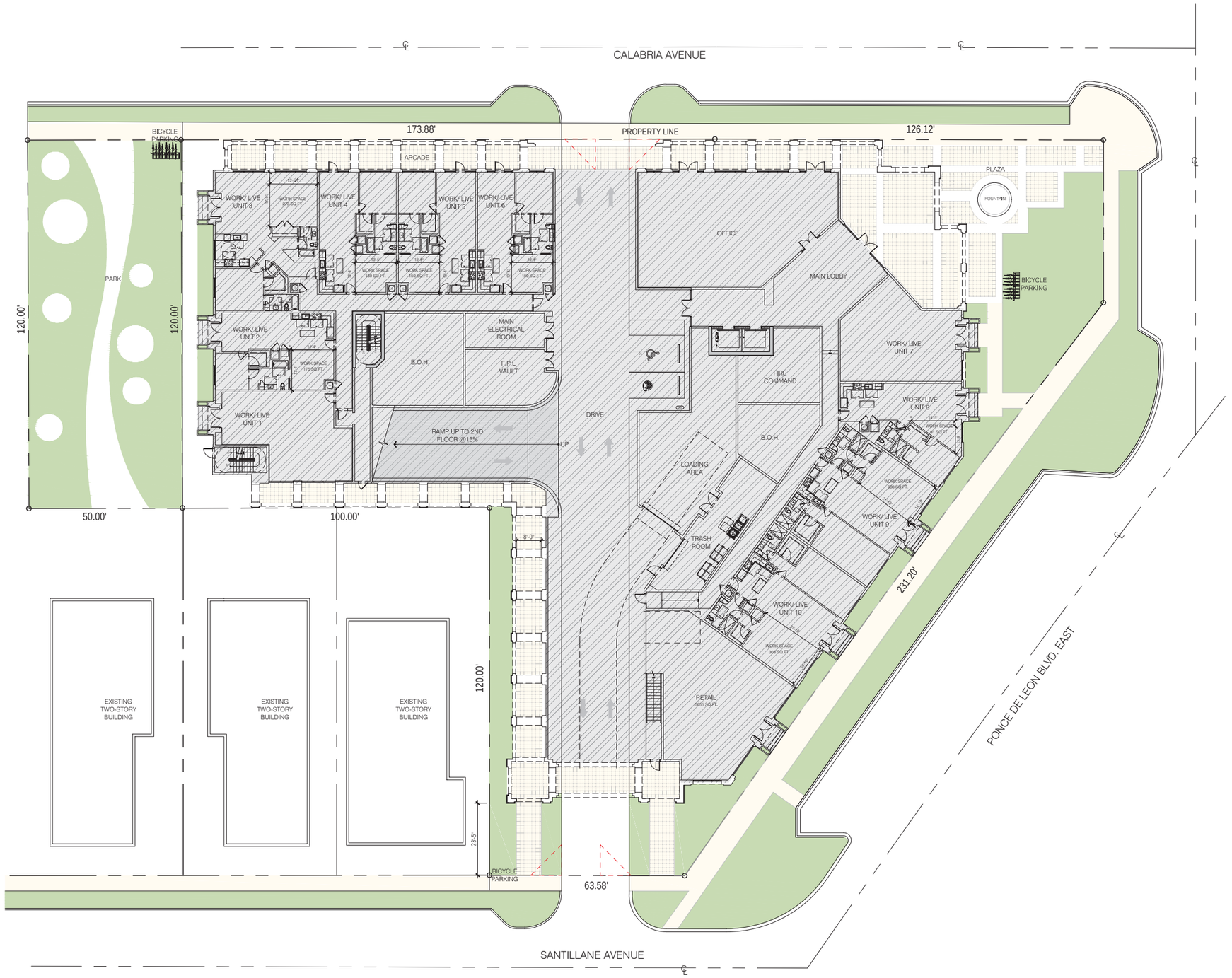

PROPOSED SITE PLAN

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

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GROUND FLOOR PLAN

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

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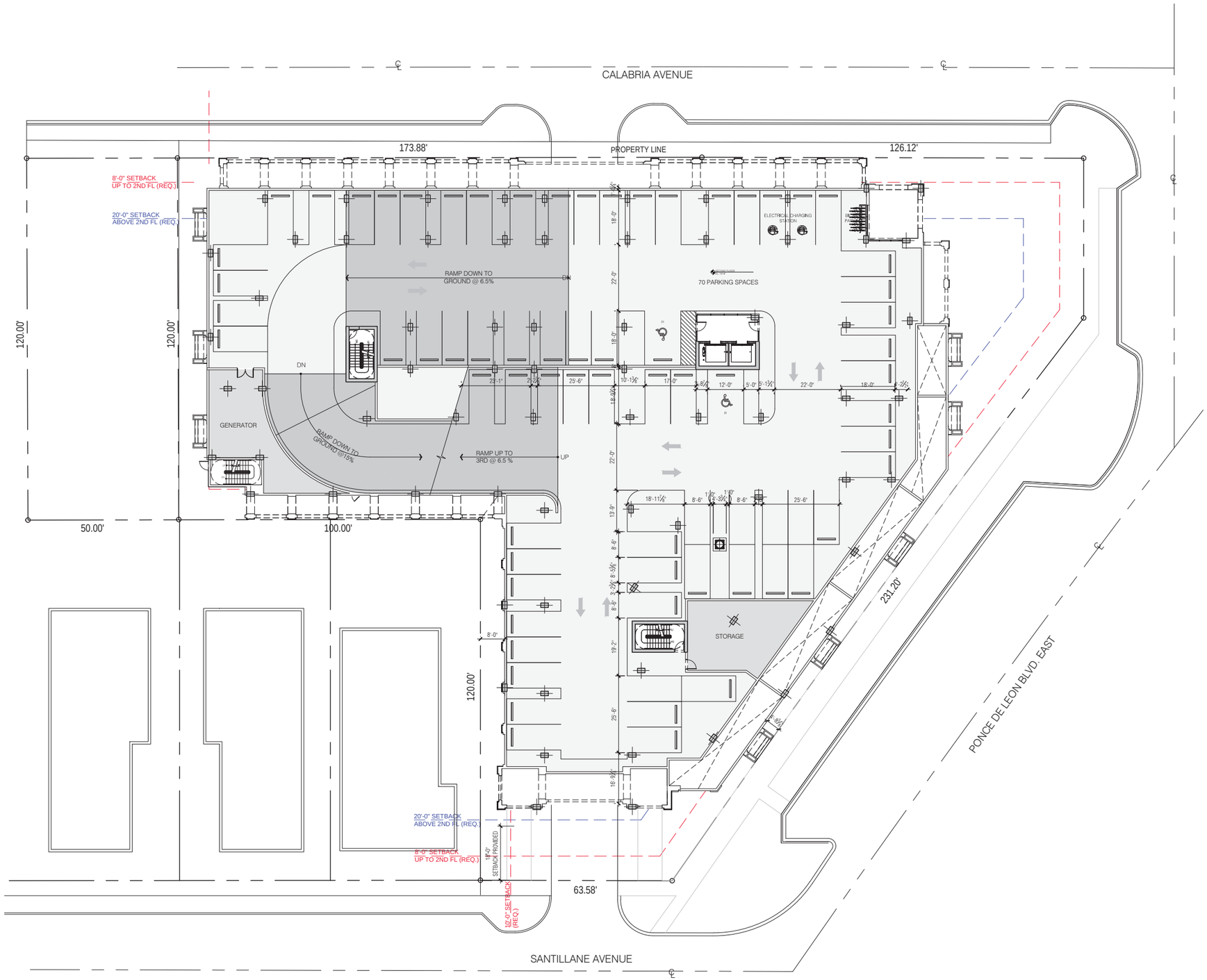

SECOND FLOOR PLAN

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

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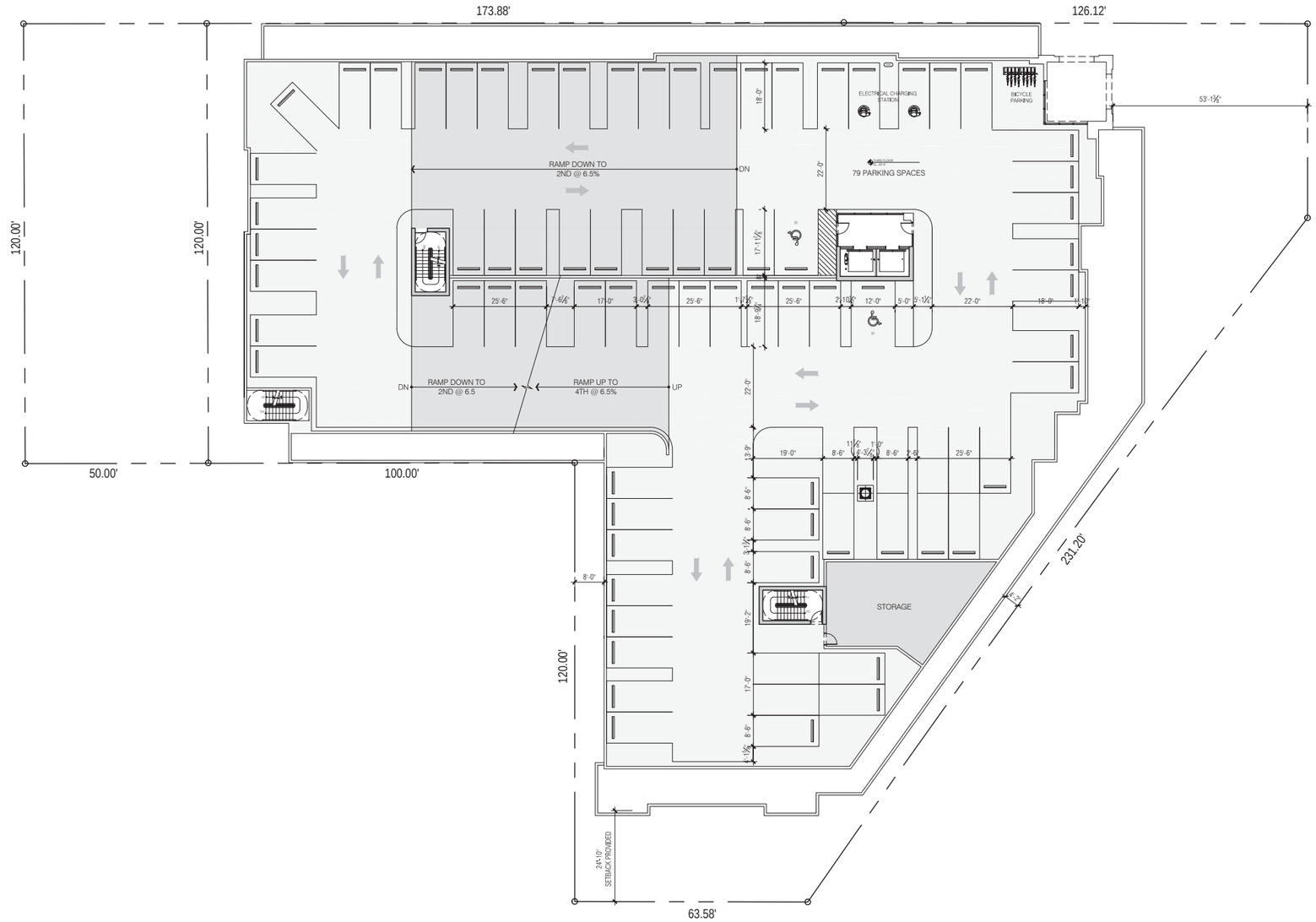

THIRD FLOOR PLAN

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

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REC DECK FLOOR PLAN (5TH LEVEL)

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

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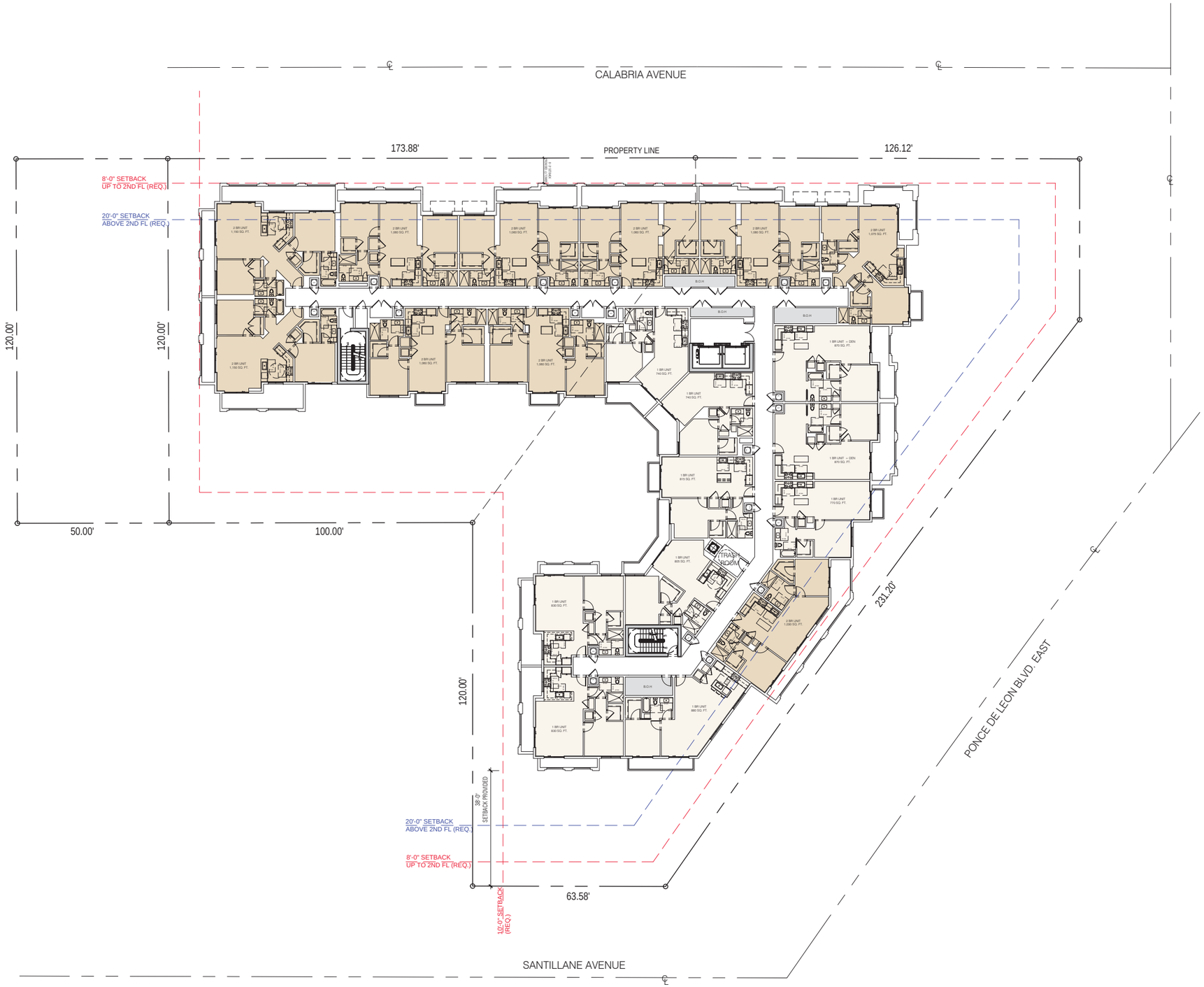

TYPICAL FLOOR PLAN (6TH - 11TH)

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

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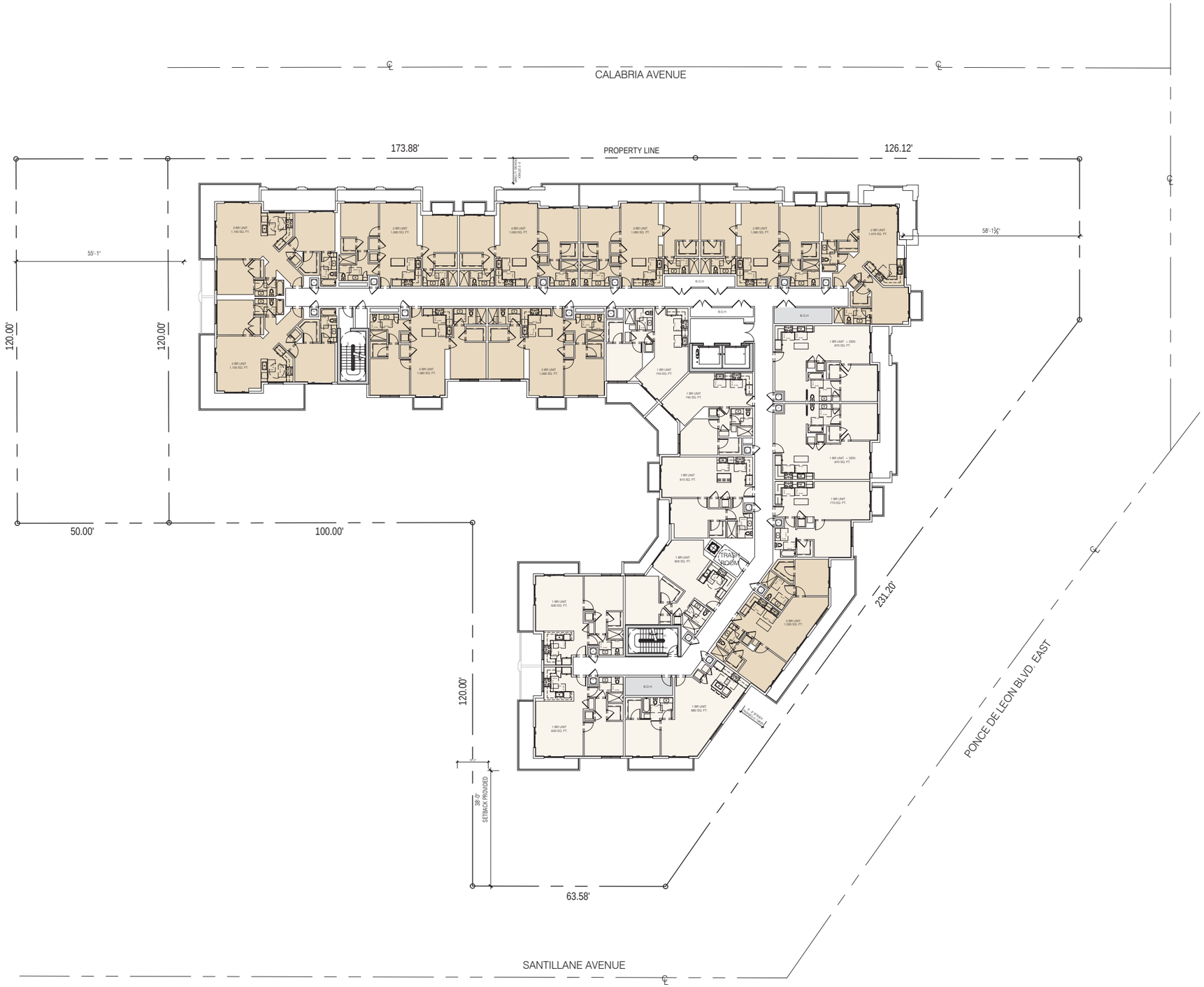

PENTHOUSE FLOOR PLAN (12TH LEVEL)

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

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ROBERT BEHAR AR No. 14339

REGENCY ON THE PARK

912-921 EAST PONCE
MIAMI, FLORIDA

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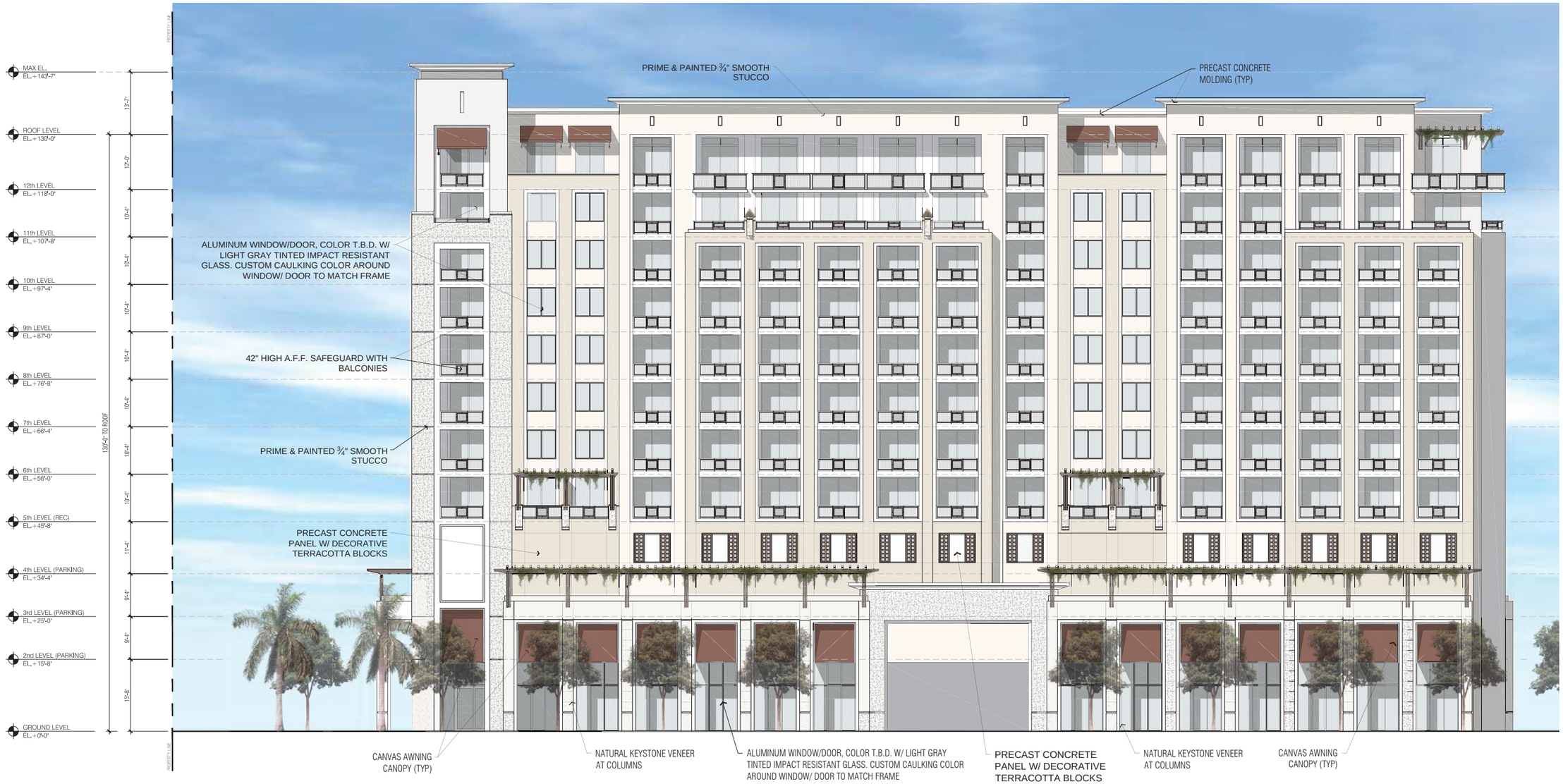

NORTH ELEVATION (CALABRIA AVENUE)

SCALE: 3/32"=1'-0"

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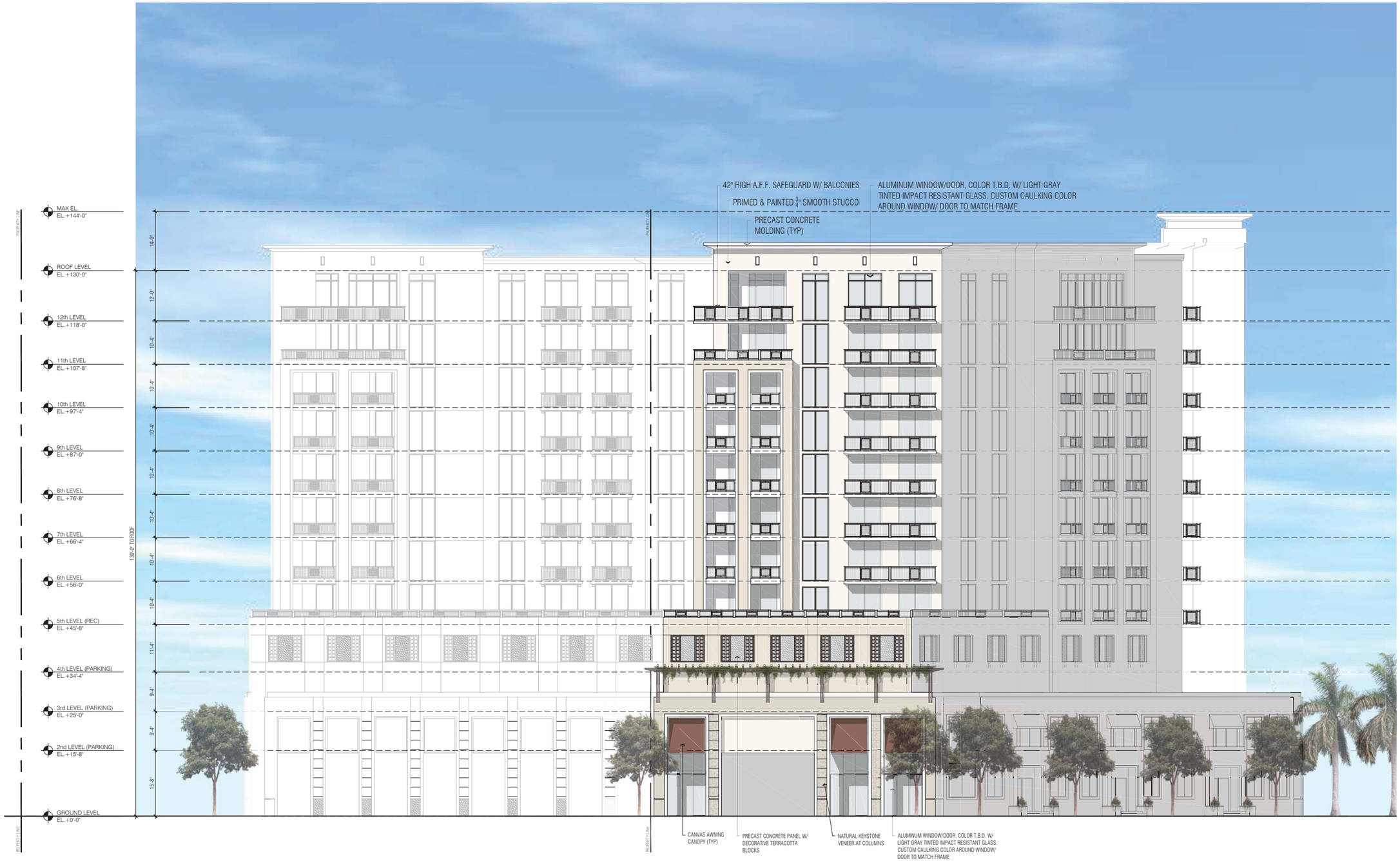

SOUTH ELEVATION

SCALE: 3/32"=1'-0"

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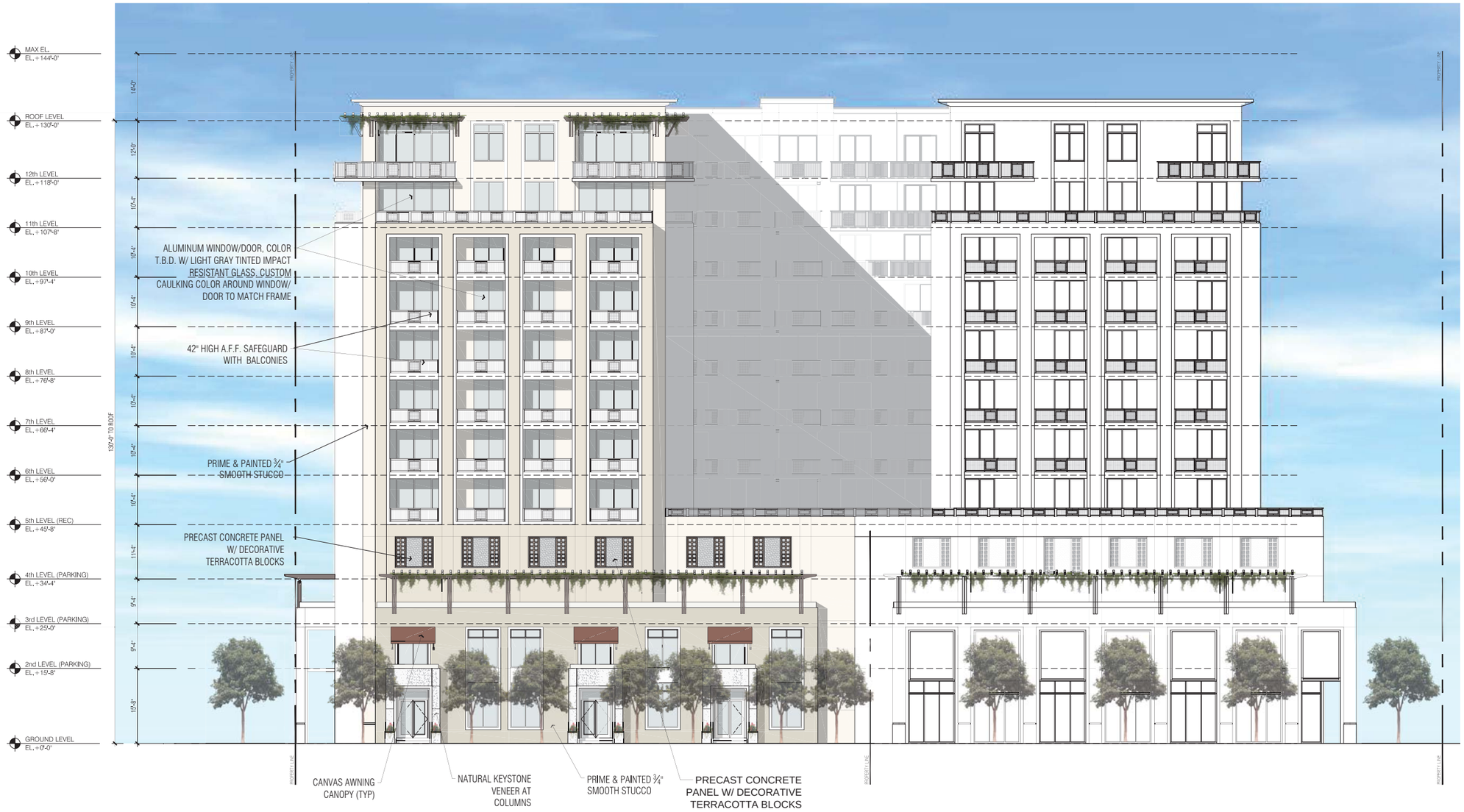

WEST ELEVATION

SCALE: 3/32"=1'-0"

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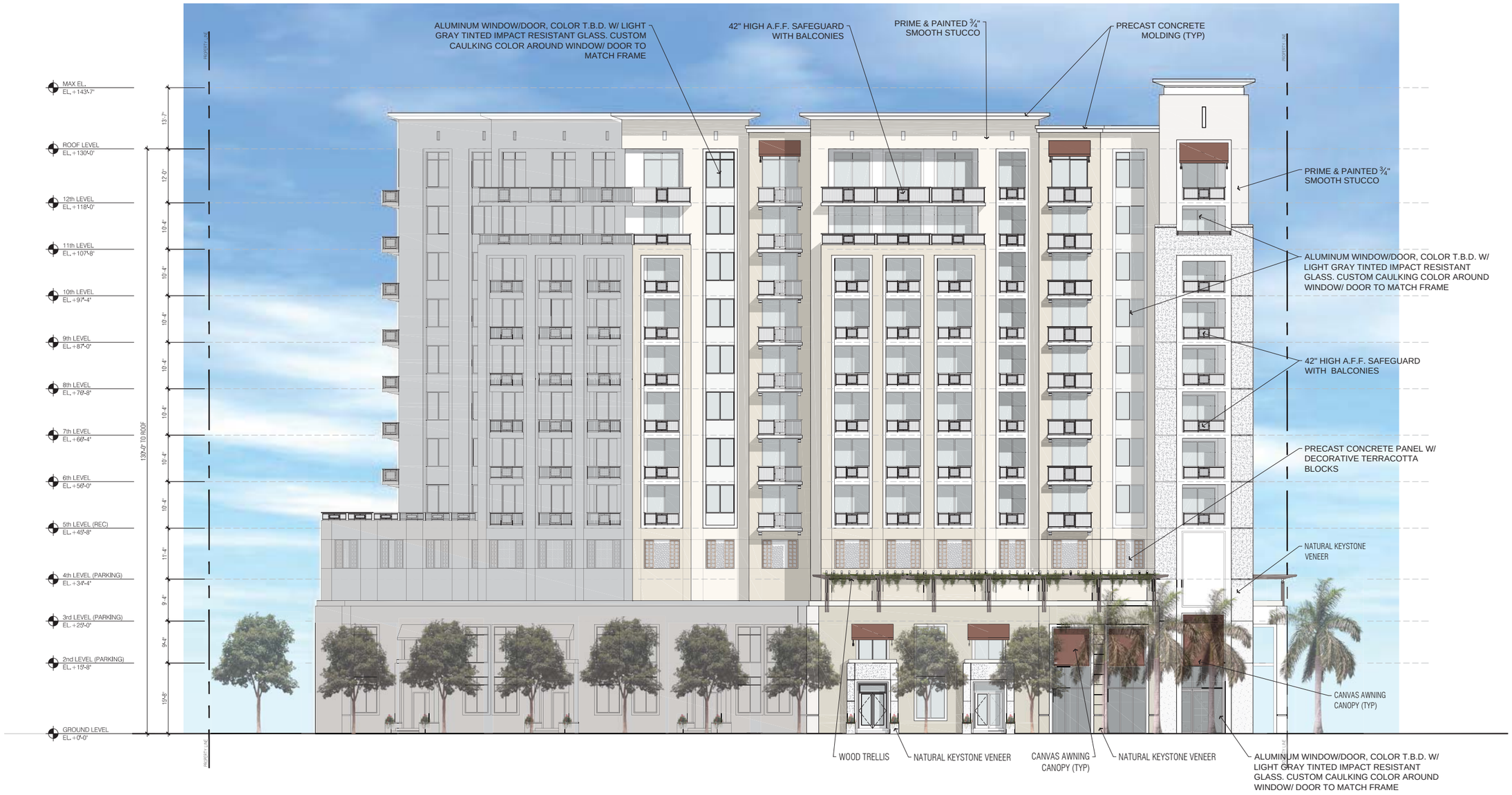

EAST ELEVATION

SCALE: 3/32"=1'-0"

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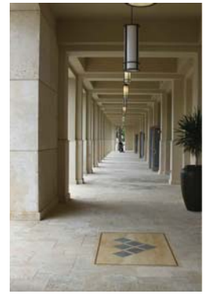
1 PRIMED & PAINTED $\frac{3}{4}$" SMOOTH STUCCO



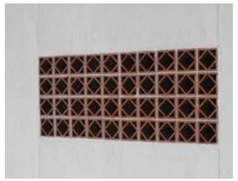
2 COVERED LOGGIA
GABLES PONCE

3 NATURAL KEYSTONE VENEER
VILLAGE OF MERRICK PARK

GABLES PONCE

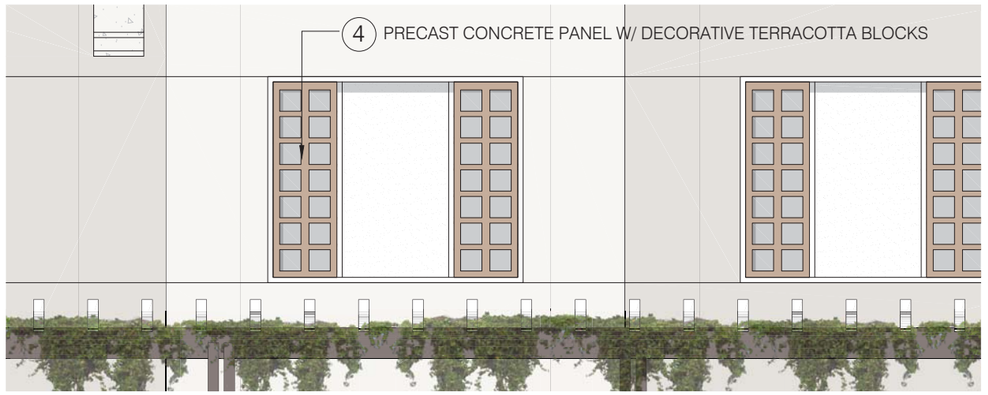
CORAL GABLES MUSEUM

4 PRECAST CONCRETE PANEL W/ DECORATIVE TERRACOTTA BLOCKS
CITY HALL



COLUMBUS CENTER

5 CANVAS AWNING SUNSHADE
GABLES PONCE



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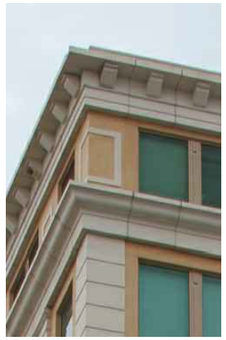
6 42" HIGH A.F.F. SAFEGUARD W/ BALCONIES
GABLES PONCE

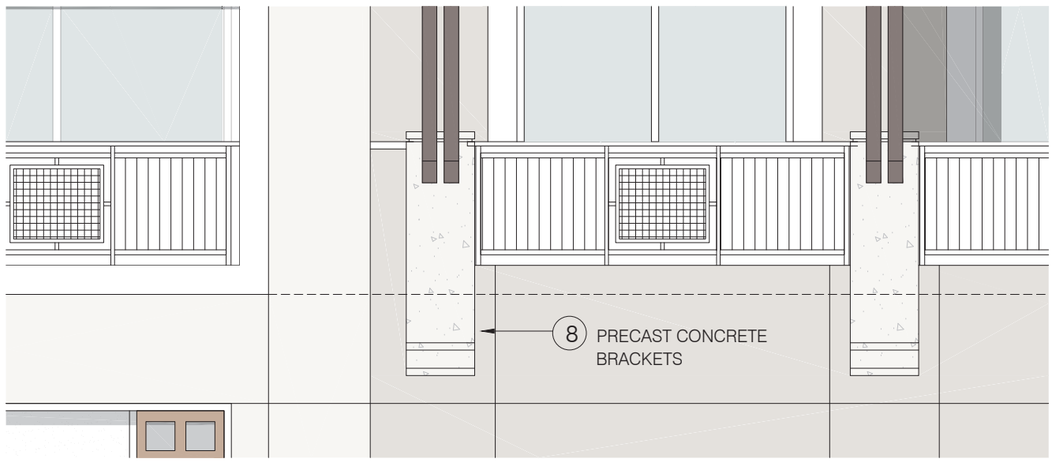
7 DECORATIVE MOLDING/ TRIM
CORAL GABLES MUSEUM



2525 PONCE

8 PRECAST CONCRETE BRACKETS
GABLES PONCE

BILTMORE HOTEL



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REGENCY ON THE PARK

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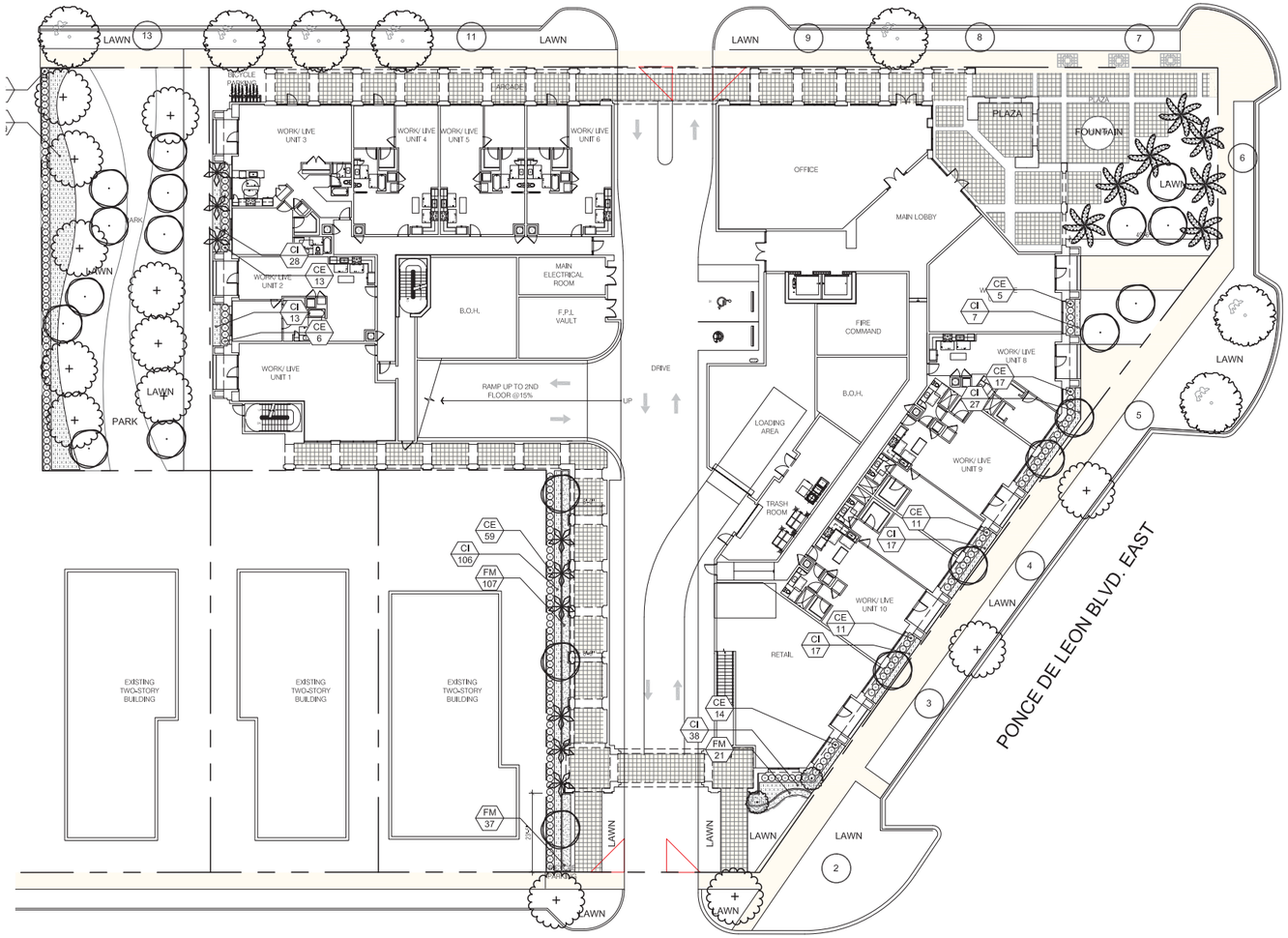

Ground Floor Landscape Plan

Scale: 1"=20'-0"

NORTH

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: MXD — Net Lot Area 1.22 acres 53,022 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Article 5, Development Standards: Net lot area = 53,022 s.f. x 10 % = 5,302 s.f.	5,302	23,272
LOT TREES REQUIRED according to 18A of Miami-Dade Code		
A. No. of Trees required: 28 x 1,22 = 34	34	34
R.O.W. STREET TREES according to 5-1104		
D. 350 linear feet along Calabria Avenue =	10	10
E. 284 linear feet along Ponce De Leon Blvd. East =	8	8
F. 63 linear feet along Santillane Avenue =	2	2
G. % Palms Allowed: No. Trees required x 25% =	9	9
H. % Natives required: No. Trees required x 30% =	10	34
I. Total Trees Required (A+D+E+F)	54	54
LOT SHRUBS REQUIRED according to 18A of Miami-Dade Code		
J. No. trees required x 10= No. of shrubs allowed	540	698
K. Native requirement 30%	162	698

IRRIGATION

All landscape shall have 100% irrigation per code requirement

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	21	*Conocarpus erectus 'sericeus'	12' HT. X 5' SPR. 2.5" CAL.
		SILVER BUTTONWOOD	F.G.
	7	Phoenix dactylifera 'Medjool'	10' C.T.
		MEDJOOL DATE PALM	F.G.
	13	*Coccoloba diversiflora	12' HT. X 5' SPR. 2.5" CAL.
		PIGEON PLUM	F.G.
	7	Caesalpinia granadillo	12' HT. X 5' SPR. 2.5" CAL.
		BRIDALVEIL TREE	F.G.
	9	Veltchia montgomeryana 'single'	18' O.A. HT.
		SINGLE MONTGOMERY PALM	F.G.
	2	*Eugenia foetida 'TOPIARY CONE'	6' HT. X 4' SPR.
		EUGENIA TOPIARY CONE	F.G. FULL TO BASE

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	196	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CI	502	*Chrysobalanus Icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	165	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

SYMBOL LEGEND

(#x) Tree to Remain

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ANDY WITKIN LA. 0000889

REGENCY ON THE PARK

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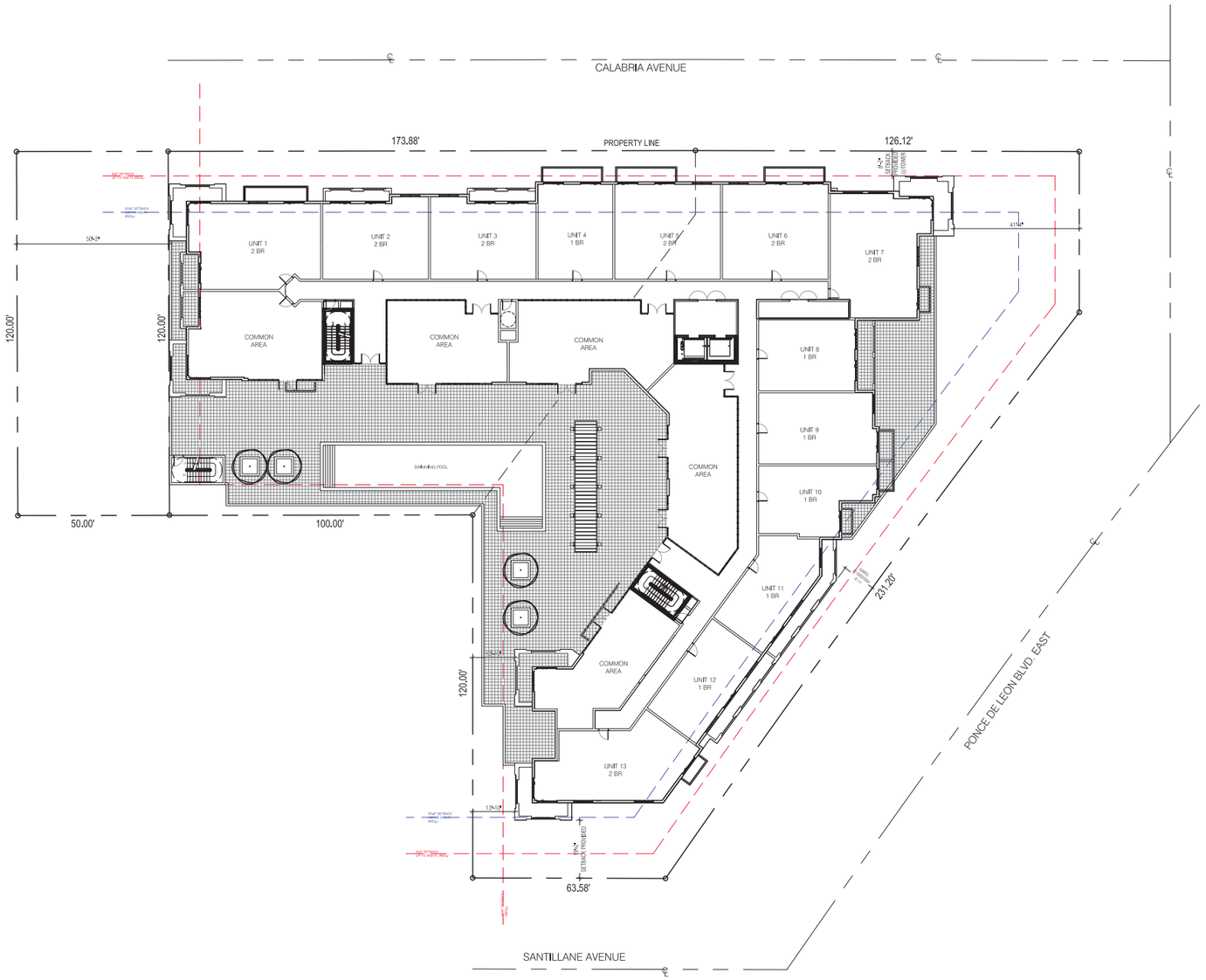

REC LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

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LA 0000889
STATE OF FLORIDA
06/20/2018

ANDY WITKIN LA. 0000889

THE RECENCY AT PONCE PARK

912-921 EAST PONCE
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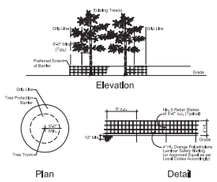
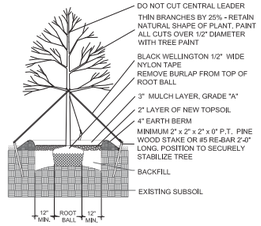
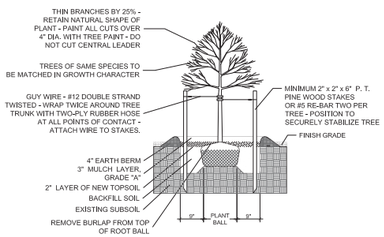
Note: Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area no less than six (6) feet (in radius) from the trunk of any protected tree cluster or preservation area unless a lesser distance is specified by the Department. Protective barriers shall be a minimum of four (4) feet above ground level and shall be constructed of wood, plastic or metal, and shall remain in place until development is completed and the Department has authorized their removal. Protective barriers shall be in place prior to the start of any construction.



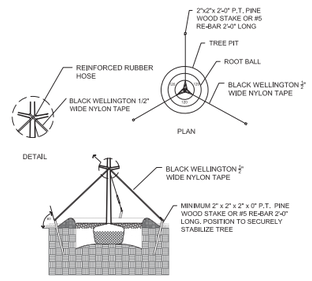
Tree Protection Barrier Detail



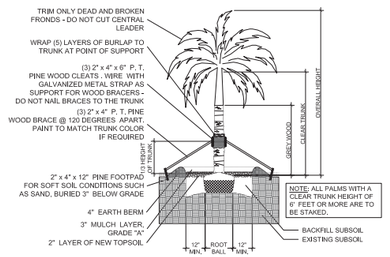
LARGE TREE PLANTING DETAIL



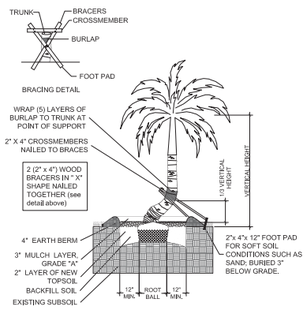
SMALL TREE PLANTING DETAIL



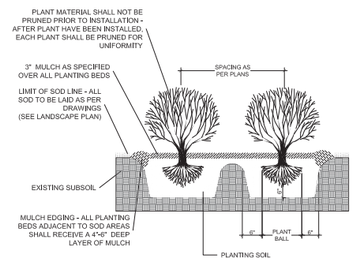
TYPICAL TREE GUYING DETAIL



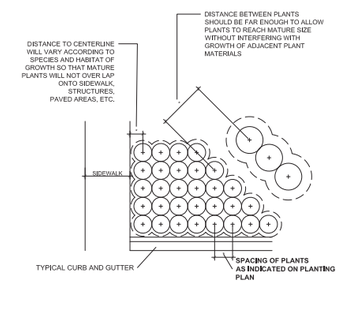
STRAIGHT TRUNK PALM PLANTING DETAIL



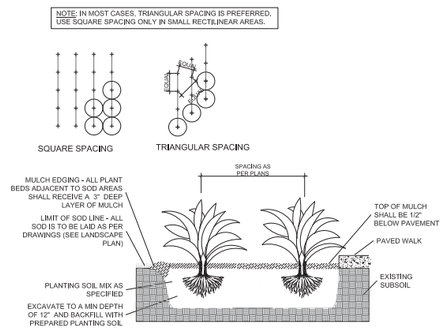
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

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 is 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 root 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 will 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.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

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.

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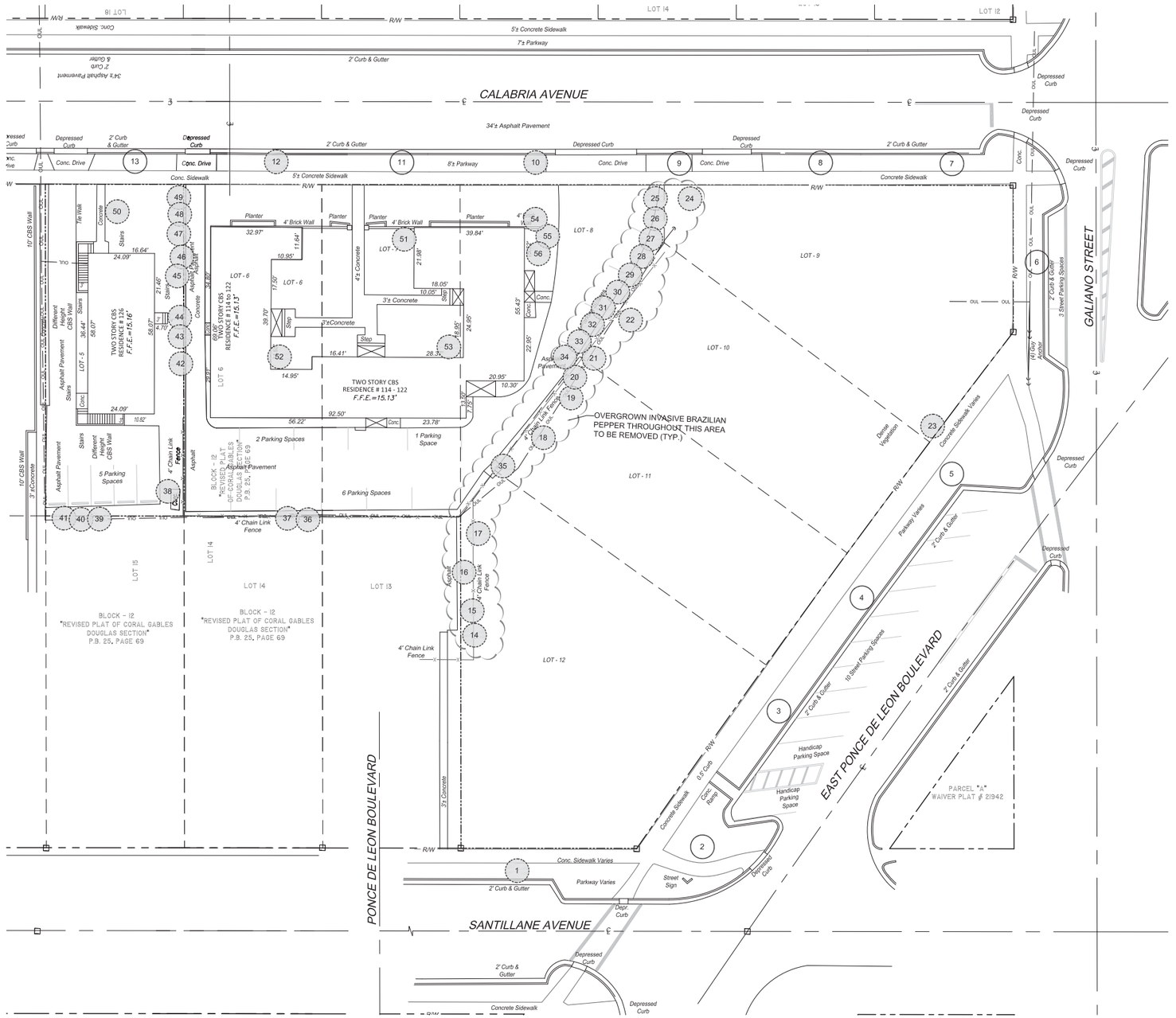

TREE DISPOSITION PLAN

Scale: 1" = 20'-0"

NORTH

TREE DISPOSITION TABLE

Tree #	Height (FT)	Spread (FT)	DBH (IN)	Botanical Name	Common Name	Disposition	Condition	Canopy Area
1	25	14	12	*Roystonea elata*	Royal Palm	Remove	Poor	153.86
2	35	15	24	*Bucida buceras*	Black Olive	Remain	Good	0.00
3	35	15	24	*Bucida buceras*	Black Olive	Remain	Good	0.00
4	35	15	24	*Bucida buceras*	Black Olive	Remain	Good	0.00
5	35	15	24	*Bucida buceras*	Black Olive	Remain	Good	0.00
6	25	14	12	*Conocarpus erectus 'sericeus'*	Silver Buttonwood	Remain	Fair	0.00
7	35	18	22	*Bucida buceras*	Black Olive	Remain	Good	0.00
8	35	18	22	*Bucida buceras*	Black Olive	Remain	Good	0.00
9	15	6	6	*Bucida buceras*	Black Olive	Remain	Poor	0.00
10	30	18	20	*Bucida buceras*	Black Olive	Remove	Good	254.34
11	30	18	20	*Bucida buceras*	Black Olive	Remain	Good	0.00
12	45	25	28	*Bucida buceras*	Black Olive	Remove	Fair	490.63
13	35	18	22	*Bucida buceras*	Black Olive	Remain	Good	0.00
14	20	14	12	*Bischofia javanica*	Bishop Wood	Remove	Invasive	0.00
15	20	14	12	*Bischofia javanica*	Bishop Wood	Remove	Invasive	0.00
16	25	20	24	*Bischofia javanica*	Bishop Wood	Remove	Invasive	0.00
17	30	20	30	*Ficus benjamina*	Ficus Tree	Remove	Poor	314.00
18	25	18	12	*Quercus virginiana*	Live Oak	Remove	Poor	254.34
19	25	6	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Poor	28.26
20	25	6	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Poor	28.26
21	25	18	17	*Quercus virginiana*	Live Oak	Remove	Poor	254.34
22	30	20	24	*Quercus virginiana*	Live Oak	Remove	Poor	314.00
23	25	20	9	*Veitchia mortgomeryana*	Double Veitchia Palm	Remove	Fair	314.00
24	25	18	18	*Quercus virginiana*	Live Oak	Remove	Poor	254.34
25	25	6	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Poor	28.26
26	25	6	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Poor	28.26
27	25	6	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Poor	28.26
28	25	6	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Poor	28.26
29	25	6	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Poor	28.26
30	25	6	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Poor	28.26
31	25	6	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Poor	28.26
32	25	6	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Poor	28.26
33	25	6	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Poor	28.26
34	25	6	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Poor	28.26
35	25	12	12	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Poor	113.04
36	20	12	12	*Conocarpus erectus*	Green Buttonwood	Remove	Poor	113.04
37	20	8	12	*Conocarpus erectus*	Green Buttonwood	Remove	Poor	50.24
38	20	12	12	*Sabal palmetto*	Sabal Palm	Remove	Fair	113.04
39	20	8	6	*Veitchia mortgomeryana*	Double Veitchia Palm	Remove	Fair	50.24
40	20	8	6	*Veitchia mortgomeryana*	Double Veitchia Palm	Remove	Fair	50.24
41	20	8	6	*Veitchia mortgomeryana*	Double Veitchia Palm	Remove	Fair	50.24
42	20	8	6	*Veitchia mortgomeryana*	Double Veitchia Palm	Remove	Fair	50.24
43	20	8	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Fair	50.24
44	20	8	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Fair	50.24
45	20	8	6	*Veitchia mortgomeryana*	Double Veitchia Palm	Remove	Fair	50.24
46	18	6	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Fair	28.26
47	18	6	6	*Veitchia mortgomeryana*	Double Veitchia Palm	Remove	Fair	28.26
48	18	6	6	*Veitchia mortgomeryana*	Single Veitchia Palm	Remove	Fair	28.26
49	18	6	6	*Veitchia mortgomeryana*	Double Veitchia Palm	Remove	Fair	28.26
50	25	12	12	*Sabal palmetto*	Sabal Palm	Remove	Fair	113.04
51	20	7	6	*Ptychosperma elegars*	Single Alexander Palm	Remove	Poor	38.47
52	20	7	6	*Ptychosperma elegars*	Single Alexander Palm	Remove	Poor	38.47
53	25	12	8	*Ptychosperma elegars*	Double Alexander Palm	Remove	Poor	113.04
54	30	6	7	*Ptychosperma elegars*	Single Alexander Palm	Remove	Poor	28.26
55	27	5	6	*Ptychosperma elegars*	Single Alexander Palm	Remove	Poor	19.63
56	25	4	5	*Ptychosperma elegars*	Single Alexander Palm	Remove	Poor	12.56
							Total Mitigation Required:	4,150.50

SYMBOL LEGEND

- (#x) Tree to Remove
- (#x) Tree to Remain

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SEAL:

REGISTERED LANDSCAPE ARCHITECT ANDREW W. WITKIN LA.0000889 STATE OF FLORIDA 06/20/2018

ANDY WITKIN LA. 0000889

THE RECENCY AT PONCE PARK

912-921 EAST PONCE
MIAMI, FLORIDA

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DATE: 01-04-18
PROJECT NO:
DRAWING NAME:
SHEET NO:
TD-1