Attachment A

Ponce Park Residences

Planning & Zoning Application

April 14, 2022

Ponce Park Residences

Planning and Zoning Board Application
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Tab 1

City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

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

General information

Street address of the subject property: 3000 Ponce de Leon Blvd, 216 and 224 Catalonia Ave, 203 University Dr, and 225 Malaga Ave

Property/project name: Ponce Park Residences

Legal description: Lot(s) 8 through 20

Block(s) 29 Section (s) Crafts

Property owner(s): RC Acquisitions, LLC

Property owner(s) mailing address: 121 Alhambra Avenue, Suite 1600, Coral Gables, FL 33134

Telephone: Business 305-443-1000 Fax 305-476-2524

Other _____ Email wasm @ allenmorris.com

Applicant(s)/agent(s): Anthony De Yurre

Applicant(s)/agent(s) mailing address: 1450 Brickell Avenue, Suite 2300, Miami, FL 33131

Telephone: Business 305-350-2404 Fax _____

Other _____ Email adeyurre @ bilzin.com

Property information

Current land use classification(s): Commercial Low-Rise Intensity

Current zoning classification(s): Commercial

Proposed land use classification(s) (if applicable): Commercial High-Rise Intensity

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

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Divison Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- ☐ Aerial.
- ☐ Affidavit providing for property owner's authorization to process application.
- ☐ Annexation supporting materials.
- ☐ Application fees.
- ☐ Application representation and contact information.
- ☐ Appraisal.
- ☐ Architectural/building elevations.
- ☐ Building floor plans.
- ☐ Comprehensive Plan text amendment justification.
- ☐ Comprehensive Plan analysis.
- ☐ Concurrency impact statement.
- ☐ Encroachments plan.
- ☐ Environmental assessment.
- ☐ Historic contextual study and/or historical significance determination.
- ☐ Landscape plan.
- ☐ Lighting plan.
- ☐ Massing model and/or 3D computer model.
- ☐ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- ☐ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Parking study.
- ☐ Photographs of property, adjacent uses and/or streetscape.
- ☐ Plat.
- ☐ Property survey and legal description.

- ☐ Property survey and legal description.
- ☐ Public Realm Improvements Plan for mixed use projects.
- ☐ Public school preliminary concurrency analysis (residential land use/zoning applications only).
- ☐ Sign master plan.
- ☐ Site plan and supporting information.
- ☐ Statement of use and/or cover letter.
- ☐ Streetscape master plan.
- ☐ Traffic accumulation assessment.
- ☐ Traffic impact statement.
- ☐ Traffic impact study.
- ☐ Traffic stacking analysis.
- ☐ Utilities consent.
- ☐ Utilities location plan.
- ☐ Vegetation survey.
- ☐ Video of the subject property.
- ☐ Warranty Deed.
- ☐ Zoning Analysis (Preliminary).
- ☐ Zoning Code text amendment justification.
- ☐ Other:_____

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copy. One (1) thumb-drive of the entire application including all items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 MB.

Applicant/agent/property owner affirmation and consent

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

1. Submission of the following:
   a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
   b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s):	Property owner(s) print name: Spencer Morris on behalf of RC Acquisitions, LLC
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 121 Alhambra Plaza, Suite 1600, Coral Gables, FL 33134	
Telephone: 305-443-1000	Fax: 305-476-2524 / Email: wasm@allenmorris.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 22 day of October 2020 by Spencer Morris
(Signature of Notary Public - State of Florida) Karen J Fitzgerald

KAREN J. FITZGERALD
MY COMMISSION # GG 023315
EXPIRES: December 21, 2020
Bonded Thru Notary Public Underwriters

(Print, Type or Stamp Commissioned Name of Notary Public)
☑ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
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Property owner(s) signature(s):	Property owner(s) print name: Pablo Corredor on behalf of P & J Enterprise Holdings, LLC
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 225 Malaga Avenue, Coral Gables, FL 33134	
Telephone: 305-444-4611	Fax: Email: OpenSesameUSA@aol.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 22 day of October 2019 by Pablo Corredor

(Signature of Notary Public - State of Florida) Karen J. Fitzgerald

KAREN J. FITZGERALD
MY COMMISSION # GG 023315
EXPIRES: December 21, 2020
Bonded Thru Notary Public Underwriters

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

☑ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name: Spencer Morris
Contract ~~Purchaser(s) Signature:~~	Contract Purchaser(s) Print Name:

Address: 121 Alhambra Plaza, Suite 1600, Coral Gables, FL

Telephone: 305 323 2200	Fax:	Email: WASM@albmorris.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this _____ day of _____ by _____
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

~~Applicant(s)~~/Agent(s) Signature:	~~Applicant(s)~~/Agent(s) Print Name: Anthony De Yurre

Address: 1450 Brickell Avenue, Suite 2300, Miami, FL 33131

Telephone: 305-350-2404	Fax:	Email: adeyurre@bilzin.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 20 day of NOV by 2020
(Signature of Notary Public - State of Florida)

BRENDON GOLDEN NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA February 8, 2022

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☑ Produced Identification; Type of Identification Produced Drivers License

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Address:	
Telephone: / Fax: / Email:	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this _____ day of _____ by _____
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

~~Applicant(s)~~/Agent(s) Signature:	~~Applicant(s)~~/Agent(s) Print Name:
Anthony Victor De Yurre	Anthony De Yurre
Address: 1450 Brickell Avenue, Suite 2300, Miami, FL 33131	
Telephone: 305-350-2404 / Fax: / Email: adeyurre@bilzin.com	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF SEMINOLE
The foregoing instrument was acknowledged before me this 6th day of 11/2020 by Anthony De Yurre.
(Signature of Notary Public - State of Florida)

Lisell Monaski
Electronic Notary

LISELL MONASKI
Notary Public - State of Florida
Commission # GG118167
Expires on June 22, 2021

Notarized online using audio-video communication

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☑ Produced Identification; Type of Identification Produced Florida Drivers License

Tab 2

Bilzin Sumberg

Anthony De Yurre
Tel 305-350-2404
Fax 305-351-2222
adeyurre@bilzin.com

April 14, 2022

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

Re: Planning and Zoning Board Application / Statement of Use / Ponce Park Residences: 224 and 216 Catalonia Avenue, 3000 Ponce de Leon Boulevard, 203 University Drive, and 225 Malaga Avenue (the "Property")

Dear Mr. Trias:

On behalf of RC Acquisitions, LLC, and P & J Enterprise Holdings, LLC, (the "Applicants"), we respectfully submit this Statement of Use for consideration by the Planning and Zoning Board in connection with the proposed redevelopment of the Property with a mixed-use project. The Property is identified by the following tax folio numbers: 03-4117-005-7140, 03-4117-005-7160, 03-4117-005-7170, 03-4117-005-7180, and 03-4117-005-7230. The Property also includes the existing 20-foot wide alley. According to the plans provided, the Property is approximately 42,950 square feet (0.99 acres) in size, inclusive of the alley.

As indicated on the City's Future Land Use Map, a copy of which is attached as Exhibit "A", the Property is presently designated Commercial Low-Rise Intensity. As indicated on the City's Zoning Map, a copy of which is attached hereto as Exhibit "B", the Property is designated Commercial (C).

This application includes the following requests: (1) Small-scale Comprehensive Plan Future Land Use Map Amendment to change the designation of the Property to Commercial High-Rise Intensity; (2) Conditional Use approval of a Mixed-Used ("MXD") individual building[1]; (3) abandonment and vacation of an alleyway bounded on both sides by the Project[2] and subdivision

[1] The Applicant seeks a Small-Scale Comprehensive Plan Future Land Use Map Amendment to Commercial High-Rise Intensity. The Applicant only seeks MXD to constitute an individual mixed use building as permitted in the Commercial (C) Zoning District, per Sec. 4-201(A)(7)(e). As the Property is zoned Commercial (C), the Applicant does not seek a land use change to a mixed-use designation.

[2] This alleyway is not only bound on both sides by the Project, it does not bisect the length of the block, serves no current purpose as it serves no existing back of house, and it is one of the smallest, if not the smallest, alleyways in the City's commercial core. Importantly, the alleyway is being replaced with an even larger pedestrian paseo to promote walkability.

review for a tentative plat to accommodate the curvilinear building footprint; and, (4) transfer of development rights to the Property ("TDRs").[3]

The proposed development will consist of 80 residential units, approximately 15,671 square feet of retail, 173 parking spaces, a base podium height of 36 feet, stepped back upper podium height of 73 feet and further significantly stepped back overall height of 149 feet for the smaller floorplate of the upper residential floors (the "Project"). The Project also includes an expansive double-height colonnade, midblock pedestrian paseo to replace the underutilized midblock alleyway, natural stone podium façade, LEED building or equivalent, and architectural features consistent with Coral Gables Mediterranean Design architectural standards.

The Applicant has engaged in extensive dialogue with community stakeholders and City staff in order to improve the design of the Project, including hosting numerous community meetings and workshops with neighboring property owners, as well as outreach on an individual basis. As a result of this engagement, the Project has been improved to satisfy the neighbors' requests. These improvements are listed below in order of request by the neighbors:

1. University Drive Right-of-Way: No Vacation and No Floor Area

    a. The Project is **no longer seeking vacation** of the University Drive right-of-way and **no longer seeking use of floor area from the University Drive right-of-way**, at the specific request of neighbors. Notwithstanding, the Applicant is still proffering to improve the same University Drive right-of-way with a public park completely at the direction of the City. This park area will total 21,488 square feet. When taking into account the Project open space, the total area of the improved public space will be 26,404 square feet, larger than Merrick Park across the street from City Hall.

2. Density Reduction from 161 to 80 Units

    a. The residential density of the Project has been **reduced by over half**, from 161 units in the original submission to 80 units in the current submission, at the specific request of the neighbors.

3. From Apartment to Condominium

    a. The residential component of the Project was changed from rental apartments to condominium ownership, at the specific request of the neighbors who felt condominium owners would add to their property values as opposed to transient renters, as well as further reduce traffic as renters would live year-round at the Project.

[3] Though the Project does not require a rezoning because this applicant travels under the 2019 Zoning Code designation of Commercial (C), the City has suggested rezoning the Property to MX3 to retain underlying map consistency with the 2021 Zoning Code. On this point, the Applicant defers to the request of the City.

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4. Parking Reduction from 276 to 173 Spaces

    a. The parking included in the Project has been reduced from 276 parking spaces to 173 parking spaces, at the specific request of neighbors who objected to "over-parking" the Project. This also allowed for improved massing as further noted below.

5. Height and Massing Reduction

    a. The office component of 44,080 square feet was removed from the proposal in a prior iteration in order to reduce the amount of parking included in the design and improve the overall massing of the Project.

    b. The height of the Project has been reduced from sixteen (16) floors with a maximum height of 190'6" in the original submission, to fifteen (15) floors with a maximum height of 179 feet in the most recent prior submission, and now down to twelve (12) floors with a maximum height of 149 feet. It is important to note that the maximum height is only for the significantly reduced residential floorplate in floors 6 to 12, while the podium level which covers a much larger floorplate only goes to 75 feet. At this height the Project is only the sixth tallest building in the immediate neighborhood fronting "Ponce Circle Park", and again only for a reduced portion of the Project floorplate. The Project is also now **half** the height of the main tower at the development immediately to the west on Ponce De Leon which stands at a total height of 297 feet with all architectural features. At half the true height of tallest building across the street, the Project provides a transitional height to the west. Please refer to the massing and height diagrams included in the architectural plans for an illustration of the Project in context with the surrounding neighborhood.

    c. The retail area included in the Project has been reduced from 28,186 square feet to 15,671 square feet to take more of a residential feel, at the specific request of neighbors.

The Project will also include significant public benefits to the City and residents, including various improvements to the offsite public domain and right-of-way. These improvements will improve pedestrian and vehicular safety and provide lush specimen landscaping and maintained at the Applicant's expense without the benefit of any additional floor area. In fact, the applicant will ultimately dedicate 407 square feet of its private land to the City and build out a park and total open space area of 26,404 square feet.

Comprehensive Plan Map Amendment

The Property has been characterized historically for decades as Commercial. In fact, through various iterations of the City code, the Property was always designated Commercial, without designation any designation to intensity, "low-rise" or otherwise. The Property was only designated as Commercial Low-Rise Intensity with the creation of the current Comprehensive Plan due to the Properties past Commercial, but low-rise uses such as, a gas station, fast food restaurant, and convenience store. This designation based on past uses is out of context for the

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neighborhood and has prevented this property from being brought to its best use at the southern gateway to the City on the grand and wide Ponce De Leon Boulevard with the Ponce Park backdrop. The past uses of the Property such as a gas station, fast food restaurant, and convenience store, no longer fit with the current context and character of the neighborhood. The current context and character of the in the adjoining areas justify the requested change to the Comprehensive Plan Map designation of the Property to Commercial High-Rise Intensity in order to create the vibrant mix of uses intended for this part of the City. The Property is now surrounded by higher intensity Comprehensive Plan Map designations, including the parcels to the North, which are designated Commercial High-Rise and Mid-Rise Intensity, the parcels to the South, which are designated Commercial High-Rise Intensity, and the parcels to the East, which are designated Commercial High-Rise Intensity.

Additionally, the Property's Commercial Low-Rise Intensity designation no longer accurately reflects the character of the neighborhood, which has long included high-rise commercial uses, and which now includes high-rise mixed-use development. For example, a site across the street from the Property was occupied by a high-rise office building for decades at sixteen floors, and more recently became the site of The Plaza Coral Gables, with four buildings at over 200 feet, with the tallest standing at 297 feet when including its significant architectural features. To the north is another building which has stood for over 3 decades commonly referred to as the "Regions Building" that stands at over 200 feet. At a proposed height of 149 feet for only the narrowest significantly stepped back upper residential floors, the Project will not only be compatible with the surrounding area, but at 80 units and its current massing, it will be one of the smaller developments built in the last 40 years in this area and will complement and transition both the existing and new conditions in the neighborhood while promoting responsible, mixed-use, and pedestrian-friendly development in the City's commercial core.

Furthermore, we respectfully submit that the proposed amendment to the Comprehensive Plan map complies with the applicable standards set forth in Section 3-1506 of the Coral Gables Zoning Code (the "Zoning Code") as follows:

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

The proposed amendment advances several objectives and policies of the Comprehensive Plan, including Objective FLU-1.1., which is to preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment and Policy FLU-1.9.1., which is to encourage balanced mixed-use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality. It will also help advance Objective REC-1.1 and Policy REC 1.1.1. by creating an urban open space that will enhance the quality of life and increase the amount of recreational opportunities for the City's residents and visitors.

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

The proposed amendment is internally consistent with the Comprehensive Plan, as indicated on the existing Comprehensive Plan Future Land Use Map. The properties directly to the south and east of the Property are both presently designated Commercial High-Rise Intensity, and the property directly to the North of the Property is designated Commercial Mid-Rise Intensity.

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Accordingly, changing the Comprehensive Plan Future Land Use Map designation of the Property to Commercial High-Rise Intensity is consistent with the Comprehensive Plan.

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

The proposed amendment will improve the level of service of public infrastructure because it will facilitate the creation of new urban open space in the City and ensure that the City meet or exceed all levels of service standards and, in accordance with Policy CIE-1.2.1., by increasing the amount of urban open space within the required service radius. The Project will also place residents, office users, retail customers, and restaurant patrons on the main route of the Coral Gables trolley service, which connects the Douglas Metrorail Station with the City's Central Business District (the "CBD"). The importance of the trolley service was emphasized by the City's recent decision to extend trolley service to include Saturday. Lastly, the Project is designed with a pedestrian mid-block paseo, which will enhance pedestrian activity by connecting Malaga Avenue and Catalonia Avenue.

4. *Its effect on environmental resources.*

The proposed amendment will have no negative effect on environmental resources. The Project will feature various environmentally friendly and conscious components, including LEED standard or equivalent construction, a reduction of nuisance traffic by internalizing valet and shared ride operations, bicycle racks to encourage alternative forms of transportation, electric vehicle charging stations to promote sustainability, an increase in public transportation ridership by placing users on the main Coral Gables trolley service route, and an increase in the amount of landscaped open space. Additionally, dozens of trees, many of which are specimen trees, will be planted.

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

The proposed amendment will help increase the availability of housing that is affordable to people who live or work in the City. By increasing the maximum permitted height on the Property consistent with the surrounding area, the City will ensure that it will be able to provide a supply of housing that addresses the City's needs and provide housing diversity to enhance the City's social and economic growth, while allowing for a slender tower design. The proposed amendment will also support the infill of housing with mixed-use development consistent with Objective HOU-1.5.

6. *Any other effect that the City determines is relevant to the City Commission's decision on the application.*

The proposed amendment is consistent with various goals, objectives and policies of the Future Land Use, Design, Housing, and Mobility Elements of the Comprehensive Plan and is appropriate in light of recent developments in the surrounding area. Further, it will facilitate the development of the Project, which will advance the City's goals of providing public/open spaces that serve as gathering places in the downtown area, encouraging balanced mixed-use development in the City's commercial areas to promote pedestrian activity, and promoting high quality, creative design and site planning that is compatible with the City's architectural heritage

and surrounding development, all while improving the vehicular and pedestrian safety on this corner.

Conditional Use Approval for MXD Individual Building

We respectfully submit that the proposed mixed-use site plan for individual building complies with the applicable conditional use criteria set forth in Section 3-408 of the Zoning Code as follows:

A. The proposed conditional use is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.

The Project is consistent with and furthers the following goals, policies, and objectives of the Comprehensive Plan:

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

The Project will help to protect, strengthen, and enhance the City of Coral Gables as a vibrant community and make the City a desirable place to work, live, and play. The Project incorporates these three aspects by including a mix of residential, retail, and office uses. Lush specimen landscaping interspersed with welcoming pedestrian hardscapes that create a sense of place for the community to gather for passive recreation will enhance the aesthetic quality of the area.

Objective FLU-1.9. Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.

The Project includes the proposed abandonment and vacation of the 20-foot wide alley that presently bisects the Property. Instead of the alley, the Project will provide a midblock pedestrian paseo connecting Catalonia Avenue and Malaga Avenue in order to increase walkability and access.

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

The Project will represent a true mixed-use development in the commercial area just outside the boundary of the central commercial district. It will be pedestrian oriented with a sweeping pedestrian passageway through the middle of the Property. The Project will also provide a significant amount of open space. Further, the Project is located on the major transit corridor of Ponce de Leon Boulevard, which connects to Coral Gables Trolley transporting residents and visitors from Miracle Mile to the Metrorail Douglas Station.

Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.

The Project will not only maintain the City as a livable city, but will make it even more livable, attractive in its setting, and dynamic in its urban character by turning an underutilized site into a first class mixed-use development with vast public open spaces within the City's urban core. It will help make the City a desirable destination for residents and visitors to work, live, and play.

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

The Project will feature high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces, and open spaces in compliance with the Coral Gables Mediterranean style design standards. The Project will also feature vertical step backs and planter breaks, vertical breaks, and covered arcade public open space, in addition to a significant amount of landscaped open space.

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

The Project has been designed in a manner that is consistent with George Merrick's vision and with the established historic and cultural fabric of the City. The Project is inspired, in part, by Coral Gables City Hall with similar features, including the rotunda parti, cantilevered capital, and vaulted/coffered arcade. The Project will also feature a perforated cast limestone façade inspired by the limestone featured on many of the City's historic sites and has been designed to provide for architectural elements focused to a pedestrian scale.

Goal HOU-1. Provide a supply of housing that addresses the City's needs that shall include a variety of housing opportunities for all income ranges, provide housing diversity to enhance the City's social and economic growth and continue to be a distinctive, diverse, attractive and desirable place to live.

As a true mixed-use development, the Project will provide a space within the City's urban core to live, work, and play. The Project will create housing opportunities for various income ranges by offering different size units from studio to four bedroom. This wide variety of units will help to enhance the City's social and economic growth by providing housing for those who work and play in Coral Gables and make the City a more attractive and desirable place to live.

Objective HOU-1.5. Support the infill of housing in association with mixed use development.

The Project promises appropriate redevelopment and infill of housing with mixed-use development in the City's urbanized area in a manner that is compatible with George Merrick's vision. It will also provide commercial services in addition to housing near the City's employment center, thereby reducing the need to drive.

Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.

Although the Property is not located within the boundaries of the Central Business District or the Mixed Use Development Overlay Area, it is located within the adjoining commercial area to the Central Business District and across from The Plaza Coral Gables Planned Area Development. The Project will enhance the ability of both residents and visitors to walk to destinations and to live, work, and play within the same area. The Project will promote an increase in commercial and retail activity, encourage use of public transit and alternative modes of travel (specifically the Coral Gables Trolley), and reduce vehicular traffic due to its location on a transit route.

Goal REC-1. The City of Coral Gables recreation system will serve the residents with neighborhood parks and open spaces that offer both passive and active recreation activities and facilities; that are linked together with a network of sidewalks, pathways and bike lanes; and provide public/open spaces that serve as gathering places in the downtown area.

As further described below, the Project will transform a hazardous and underutilized intersection into a public open space that is linked together with the City's network of sidewalks, pathways, and bike lanes and that will serve as a gathering place in the downtown area.

Objective REC-1.1. Provide quality recreation programs and adequate provision of recreation facilities to meet the needs of residents.

The Recreation and Open Space element of the City's Comprehensive Plan sets forth certain level of service standards for Urban Open Spaces, which are defined as those designated areas which are between 0 and .25 acres and typically contain landscaped areas but have very limited or no facilities or other improvements. These sites serve to preserve the aesthetic quality of an area or to intersperse congested urban environments with aesthetically pleasing buffer areas. The Project will further this objective by creating publicly accessible open spaces with landscaped areas and help the City maintain a high standard of aesthetic quality.

Policy REC-1.1.8. Maintain and enhance landscaped open spaces for passive recreation in the Central Business District and in appropriate areas throughout the City.

The Project includes a landscaped open space for passive recreation just outside the boundaries of the Central Business District, which will be maintained by the Applicants.

B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.

The proposed residential, retail, and office uses are appropriate to the Property and compatible with both existing and planned uses in the area, which is characterized by multifamily

residential development, retail uses, and office spaces, including The Plaza Coral Gables which is located directly East of the Property and the Central Business District which is to the North of the Property.

C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.

The proposed conditional use creates a diversity of uses within walking distance, including residential, offices, neighborhood commercial, and public open spaces, consistent with the purpose of the MXD regulations. The Property is surrounded by mixed-use developments, including The Plaza Coral Gables, 100 Miracle Mile and 33 Alhambra. The Project provides landmark opportunities, including physically defined urban passageways, parks, and public open spaces to provide places for social activity which will serve and meet the needs of both the neighborhood and the City.

D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.

The Project will not adversely or unreasonably affect the use of other property in the area. Rather, the Project will complement and enhance the use of other property in the area because it will increase the choices available for transportation, including pedestrian circulation opportunities, integrate public gathering areas, and provide for an increased range of housing types and workplace opportunities.

E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.

The Project is compatible with the nature, condition, and development of adjacent uses, buildings, and structures in scale and size in its immediate vicinity. The Project utilizes a variety of architectural attributes and street level amenities to create a sense of place and ensure functional areas. Furthermore, the proposed uses are complementary in nature to the existing adjacent uses and will help to create a truly mixed-use urban environment.

F. The parcel proposed for development is adequate in size and shape to accommodate all development features.

The size and shape of the Property are more than adequate to accommodate the Project's development features. The Property has been carefully designed in a manner that honors George Merrick's vision with traditional Mediterranean design and promotes a pedestrian friendly environment with lush public open spaces and covered arcades. Additionally, the sweeping crescent design and pedestrian arcade along the Project's eastern side mimics the original design of the Property's underlying plat. It is important to note that, over the years, this intersection has been redesigned in a manner that is inconsistent with the original plat, and the existing triangular median has made the intersection more, rather than less, dangerous.

G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.

Well-planned and thoughtful moderate density can help reduce our reliance on cars and actually improve the health, safety, and general welfare of the City's residents. Not only will the Project create a more walkable, livable City, but it will also provide lush landscaped open space for public gatherings and relaxation. In fact, one of the purposes of the MXD regulations is to provide for residential uses at higher densities in exchange for public realm improvements. The Project proposes various public realm improvements, including covered arcades for both residents, office tenants, and customers.

H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.

The Project has been designed in a manner that promotes vehicular and pedestrian circulation with a separate entrance to the parking garage and a midblock pedestrian paseo connecting Catalonia Avenue and Malaga Avenue in order to increase walkability and avoid traffic congestion.

I. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.

As indicated in the traffic report submitted herewith, the Project will satisfy the applicable concurrency standards and will not adversely burden public facilities, including the traffic-carrying capacities of streets.

Abandonment and Vacation

We respectfully submit that the requested abandonment and vacation of the 20-foot wide alley complies with the applicable standards set forth in Section 3-1203 of the Zoning Code as follows:

A. The non-fee property interest sought to be abandoned:

1. Does not provide a benefit to the public health, safety, welfare, or convenience, in that:

a. It is not being used by the City for any of its intended purposes.

The alleyway is not only bound on both sides by the Project, it does not bisect the length of the block, serves no current purpose as it serves no existing back of house, and it is one of the smallest, if not the smallest, alleyways in the City's commercial core. In fact, from an aerial view one cannot decipher the alleyway from the vacant surface lots currently used for parking. **Importantly, the alleyway is being replaced with an even larger pedestrian paseo to promote walkability**.

In general, alleys have a limited level of utility in today's modern cities. Traditionally, alleys had been used to hide the more utilitarian, less attractive functions of urban life, including service access, garbage cans, and telephone equipment, but recent changes have contributed to the demise of the alley. Today, the benefits of urban life have been embraced, including walkability

and compact mixed-use development, and pedestrian paseos are promoted instead of the traditional alleyway to serve the community's needs.

In this case, the existing alley is not being used by the City for any of its intended purposes. The Applicants will work closely with its architect and City staff to ensure that all needs are met by the proposed driveway to the garage, loading area, and pedestrian paseo to replace the form and function of the existing alley.

b. The Comprehensive Plan, special purpose plan, or capital improvement program does not anticipate its use; or

There is no plan or program that anticipates the use of the alley.

2. Provides some benefit to the public health, safety, welfare, or convenience, but the overall benefit anticipated to result from the abandonment outweighs the specific benefit derived from the non-fee property interest, in that:

a. The vacation or abandonment will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City;

As mentioned above, not only will the vacation and abandonment of the alley not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City, but it will be more consistent with such plans and programs.

b. The vacation or abandonment will not interfere with any planning effort of the City that is underway at the time of the application but is not yet completed; and

To the Applicants' knowledge, the vacation and abandonment of the alley will not interfere with any planning effort of the City that is presently underway but not yet completed.

B. The vacation or abandonment will provide a material public benefit in terms of promoting the desired development and improves the City's long-term fiscal condition and the applicant provides beneficial mitigation in the form of a proffered mitigation plan which mitigates the loss of real property, the increase in the intensity of use and/or impacts on the public health, safety and welfare including increased parking and traffic.

As explained above, the requested vacation and abandonment will provide a material public benefit to the City. The alley will be replaced with a mid-block paseo, which will improve pedestrian movement and safety.

Replatting and Public Works Comments

The replatting of the Property will allow for the property line and new tract to follow the curvilinear façade of the Project. This adjustment of the property line will result from the dedication of 1,725 square feet of the Property from the Applicant to the City and a vacation of 1,318 square feet of University Drive right-of-way from the City to the Applicant. **This dedication and vacation will result in a net gain of land to the City of 407 square feet**. The Applicant made a

commitment to the community to not use any of the University Drive right-of-way in its floor area ratio calculations. As such, the Applicant proffers that for purposes of floor area calculations that its building site be determined to include the vacation of the 20-foot alley of 3,002 square feet and the square footage of its pre-dedication privately owned land of 39,948 square feet, for a total building site area for purposes of floor area calculation of 42,950 square feet. For reference please see enclosed Tentative Plat Survey (the "Tentative Plat") and separate Boundary and Topographic Survey, both dated January 26, 2022, by Fortin, Leavy, Skiles, Inc.

Public Works comments of January 22, 2021, state the Tentative Plat meets the minimum technical requirements from their review. The Tentative Plat enclosed herein maintains the same exact Tract A and merely removes Tract B as requested by City Planning Department staff. Since the City will not be vacating the University Drive right-of-way as contemplated the majority of the Public Works comments are no longer applicable to the Project. Notwithstanding, Public Works has reserved the right to review based on the final site plan approved by the City and the Applicant will work with Public Works in this review.

Regarding Public Work's utility comments, the enclosed application was updated to include a utility clearance letter from FP&L. As part of our Public Works application for street and alley vacation, the applicant obtained clearance letters from all telecommunication utilities registered with the City of Coral Gables. Pursuant to the enclosed email of March 17, 2020, from the City of Coral Gables Department of Public works, Crown Castle, Fibernet Direct, and XO Communications were not listed as registered utilities. Further, Fibernet Direct was acquired by Crown Castle and XO Communications was acquired by Verizon. As such, Fibernet Direct and Crown Castle are legacy entities that no longer exist and no longer provide clearance letters. For those reasons, there are no such clearance letters from Crown Castle, Fibernet Direct, and XO Communications.

Regarding sewer upgrade discussions, the Applicant is analyzing two options. The first option is a gravity sewer main and the second is a private pump station. For the gravity sewer the Applicant continues to analyze recovery costs from nearby future development into the upgraded system, as well as, potential delays from offsite conflicts, excavation and exploration. For the private pump station, the Applicant continues to analyze initial costs and future costs related to maintenance packages per year due to normal wear and tear. Both of these options are also impacted by the significant reduction in unit density for the Project. As such, the Applicant continues to analyze the best course of action in regards to sewer upgrades and will continue to coordinate with the City based on the approved site plan.

Transfer of Development Rights

The TDRs that the Applicants are seeking to utilize for the Project were created as the result of the Dispute Resolution Agreement entered into between Mundomed, S.A., South High Cliff Corp., and the City of Coral Gables, dated May 2, 2017, recorded in Official Records Book 30586, at Page 3354, in the Official Records of Miami-Dade County, Florida, a copy of which is attached hereto as Exhibit "C" (the "Agreement"). The Agreement did not involve a local historic landmark or a contributing property within a local historic district, thus no sending site review is required, as confirmed by City Staff. Rather, the Agreement involved certain real property which the City rezoned to a less intensive use.

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Pursuant to the Agreement, the owner of the property agreed not to oppose or challenge the rezoning in exchange for 50,000 square feet of TDRs which may be transferred to and utilized in any Commercial zoned areas of the City which do not abut and are not adjacent to either (i) South Dixie Highway or (ii) properties zoned SFR (Single Family Residential). Pursuant to the Agreement, the filing of the TDR application is subject to approval by the City Commission. At its meeting on Tuesday, August 27, 2019, the Coral Gables City Commission granted initial approval to file an application to receive TDRs on the Property for the Project. It is important to note that only 37,581 SF of the 50,000 SF of TDRs available pursuant to the Agreement are requested to be transferred. According to the Agreement, the TDRs may also be converted from intensity to density at a rate of 1,000 SF of TDRs per unit. The Applicants intend to transfer approximately 37,581 square feet of the available TDRs for floor area.

Thank you for your attention to this matter, and we look forward to working with the City on this exciting project. Should you have any questions or require additional information, please do not hesitate to contact me at (305) 350-2404.

Sincerely,

Anthony De Yurre

Anthony De Yurre

Enclosures

EXHIBIT “A”

Future Land Use Map

Land Use Classifications

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

Plate 6 of 18

City of Coral Gables
Planning & Zoning Division
July 2013

EXHIBIT “B”

Zoning Map

Zoning Districts

- (SFR) Single-Family Residential District
- (MF1) Multi-Family 1 Duplex District
- (MF2) Multi-Family 2 District
- (MFSA) Multi-Family Special Area District
- (UCD) University Campus District
- (S) Special Use District
- (P) Preservation District
- (CL) Commercial Limited District
- (C) Commercial District
- (I) Industrial District
- (DO) Downtown Overlay District
- (CBD) Central Business District

Plate

6 of 18

City of Coral Gables
Planning & Zoning Division
July 2013

EXHIBIT “C”

CFN: 20170359367 BOOK 30586 PAGE 3354
DATE:06/26/2017 08:47:16 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

This instrument was prepared by and
after recording return to:

Mario Garcia-Serra, Esq.
600 Brickell Avenue, Suite 3500
Miami, Florida 33131

DISPUTE RESOLUTION AGREEMENT

This Dispute Resolution Agreement (hereinafter, the "Agreement"), is made and entered into by and among MUNDOMED S.A., a Dominican Republic corporation, and SOUTH HIGH CLIFF CORP., a Panama corporation (collectively, hereinafter the "Owners") and the CITY OF CORAL GABLES, a Florida municipality (hereinafter the "City) (collectively, the "Parties").

WITNESSETH:

WHEREAS, the Owners own certain real property identified by Miami-Dade County Property Tax Folio Identification Nos. 03-5107-001-0040 and 03-5107-001-0030, legally described as:

> Lot 3 of Avocado Land Co. according to the plat thereof recorded at Plat Book 2, Page 44, in the Public Records of Miami-Dade County, Florida (hereinafter the "Property"); and

WHEREAS, the Property is currently zoned as Single-Family Residential District pursuant to the City of Coral Gables Zoning Map; and

WHEREAS, the City intends to change the Property's zoning district to Preservation District; and

WHEREAS, Article 3, Division 17 of the City of Coral Gables Zoning Code ("Division 17") entitled, "Protection of Landowners' Rights; Relief from Inordinate Burdens," is intended to protect landowners' rights and provide relief from inordinate burdens; and

WHEREAS, pursuant to Section 3-1702(B) of the City of Coral Gables Zoning Code, City Staff may initiate this procedure and file an application at any time in order to settle a pending dispute or litigation; and

WHEREAS, pursuant to Section 3-1701 of the City of Coral Gables Zoning Code, the City may agree to a settlement to mitigate the burden where a party to a settlement agrees in the settlement to bear a disproportionate burden of a government use that benefits the public; and

WHEREAS, pursuant to Section 3-1703(A) of the City of Coral Gables Zoning Code, if the City demonstrates that a settlement would avoid, mitigate, or remedy an unfair, disproportionate, or inordinate burden to a property owner, the City Commission may grant appropriate relief; and

WHEREAS, pursuant to Section 3-1703(B) of the city of Coral Gables Zoning Code, the decision to grant such relief rests in the sound discretion of the City Commission in the exercise of its inherent sovereign powers to settle legitimate disputes; and

WHEREAS, pursuant to Section 3-1703(B) of the City of Coral Gables Zoning Code, the City's policy is to fashion a proposal for resolving a dispute based on a considered balance of the following factors: (1) the degree of burden suffered by the applicant or property owners; (2) the nature and significance of the public interest that is served by the application of the regulation to the property; and (3) the likelihood of litigation, and its likely cost, the City's potential exposure, the uncertainty of the outcome, the timetable for resolving disputes, and whether there is a perceived need for a judicial determination of the issues raised by the application; and

WHEREAS, pursuant to Section 3-1703(B) of the City of Coral Gables Zoning Code, all relief granted pursuant to Division 17 is conditioned upon the execution of a release of all claims that may arise from or relate to the application of the land development regulations that allegedly created the unfair, disproportionate or inordinate burden; and

WHEREAS, the Bert J. Harris, Jr. Private Property Protection Act (the "Bert J. Harris Act") as codified in Section 70.001 of the Florida Statutes defines the term "inordinately burden" to include the use of real property such that the property owner is unable to obtain reasonable, investment-backed expectations for the use of the subject property; and

WHEREAS, Owners allege that the City's rezoning of the Property from Single-Family Residential District to Preservation District would disproportionately and inordinately burden the Owners' property rights in violation of Division 17 of the City of Coral Gables Zoning Code and the Bert J. Harris Act as codified in Section 70.001 of the Florida Statutes; and

WHEREAS, Owners have agreed, as part of the settlement, to not oppose or challenge the rezoning of the Property to the Special Use or Preservation District designation and to convey the Property to the City for use as open space and preservation area, which is of substantial public benefit, and which results in a limitation to development on the property, which is also resolved as part of this settlement; and

WHEREAS, the City Commission finds sufficient evidence in the record to justify a settlement pursuant to Division 17 of the City of Coral Gables Zoning Code and the Bert J. Harris Act as codified in Section 70.001 of the Florida Statutes; and

WHEREAS, pursuant to Division 17 of the City of Coral Gables Zoning Code and the Bert J. Harris Act as codified in Section 70.001 of the Florida Statutes, the Parties wish to enter into a dispute resolution agreement; and

WHEREAS, on March 28, 2017, the City Commission reviewed and approved this Agreement in this substantial form, after public hearing, pursuant to Section 3-1705 of the City of Coral Gables Zoning Code; and

WHEREAS, the Parties have reached an agreement as to their dispute and they desire to fully and finally resolve any and all claims against each other and their respective agents, employees, officers, elected and appointed officials, independent contractors, and representatives concerning, relating to, or in any way arising out of their dispute, and entered into this Agreement to completely settle and depose of all claims or disputes of whatever kind or nature, including, but not limited to, the Bert J. Harris Act claim, any takings or property rights claim, any petitions for certiorari, or any other matter regarding the subject matter of this Agreement whether actually asserted by Owners, or as may have been asserted, whether known or unknown, against the City; and

WHEREAS, this Agreement between the Parties shall fully resolve all of Owners' claims pursuant to Division 17 of the City of Coral Gables Zoning Code and the Bert J. Harris Act as codified in Section 70.001 of the Florida Statutes, which were, or could have been noticed, plead, or initiated, and any other matters described and/or defined herein.

NOW, THEREFORE, in consideration of the mutual promises contained herein, it is agreed between the Parties as follows:

1. The foregoing recitals are true and correct and incorporated herein as if fully set forth.

2. The Parties and all signatories hereto represent and warrant that they have full authorization and legal authority to establish the legally binding rights, obligations, and duties as expressed herein or contemplated hereby.

3. Owners hereby agree not to oppose or challenge the rezoning of the Property from Single Family Residential to Preservation District or Special Use or the redesignation of the Property on the Comprehensive Plan Land Use Map from Residential Single-Family Low Density to Parks and Recreation, Open Space, or Conservation Areas.

4. The City hereby agrees, pursuant to Section 3-1703(A)(2) of the Zoning Code, that Owners are entitled to 50,000 square feet of transferable development rights ("TDRs"), which may be transferred to and utilized in either the Central Business District or the North Ponce Mixed Use Corridor pursuant to and subject to the TDR process and approval criteria provided for in Division 10 of Article 3 of the Zoning Code. The TDRs may also be utilized in other Commercial and Industrial Zoned areas of the City, which do not abut and are not adjacent to either (i) South Dixie Highway or (ii) properties zoned SFR (Single Family Residential), with the filing of the TDR application being subject to the absolute discretion of the City Commission. Upon the approval of the filing of such TDR application, the City Commission shall utilize utilizing the process and criteria set forth in Division 10 of Article 3 of the Zoning Code. Alternatively and subject to the TDR process and approval criteria provided for in Division 10 of Article 3 of the Zoning Code, the TDRs may be used to

transfer density units at a ratio of 1,000 square feet being equivalent to 1 density unit. Any floor area utilized to transfer density units shall be deducted from the 50,000 square feet of TDRs.

5. Owners shall convey the Property to the City of Coral Gables within 90 days of the approval of this Agreement. Said timeframe may be extended administratively by the City Manager at his/her discretion.

6. The Parties understand and agree that no Party admits liability of any sort by reason of the above incidents, acts, casualties, actions, events, representations, omissions, conduct, or interpretation.

7. As required by Section 3-1703(E) of the Coral Gables Zoning Code, Owners hereby release the City of Coral Gables, including its agents, employees, officers, elected and appointed officials, independent contractors, and representatives for any claims concerning, relating to, or in any way arising out of their dispute, including, but not limited to, the Bert J. Harris Act claim, any takings or property rights claim, any petition for certiorari, or any matter regarding the subject matter of this Agreement, whether actually asserted by Owners, or as may have been asserted, and whether known or unknown.

8. The Parties warrant and represent that they have not sold, assigned, transferred, conveyed, or otherwise disposed of any of the claims, demand, obligations, or causes of action referred to in this Agreement. Further, the Parties recognize that this matter is solely unique to the circumstances arising from any potential claims pursuant to the Bert J. Harris Act and/or Division 17 of the City of Coral Gables Zoning Code, and Owners may not assign, transfer, convey, or otherwise dispose of their obligations under this Agreement.

9. The Parties declare and represent that they were not induced to enter into this Agreement by any representations respecting the nature and extent of any damages, legal liability, or financial responsibility made by any Party or their representatives.

10. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

11. The Parties acknowledge that this Agreement constitutes the entire Agreement entered into by the Parties. The Parties further acknowledge that they have read it and understand it; that the terms and conditions of this Agreement were arrived at in arm's-length negotiations between the Parties with all Parties provided the opportunity to seek the advice of legal counsel; that each Party's legal counsel did or could have reviewed this Agreement; and that each of the Parties have given due and full consideration to the legal position of the other in regard to the provisions contained herein.

12. This Agreement sets forth the entire Agreement and understanding among the Parties relating in any way to the subject matter contained herein and merges all prior discussions between Owners and the City. This Agreement may be amended or modified by written instrument signed by both Parties.

13. As established in Section 3-1706 of the Coral Gables Zoning Code, this Agreement shall not become effective until the Agreement is executed by the City Manager, ratified by the City Commission, and executed by an authorized representative of the Owners.

14. Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as FedEx) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the City:
City Mayor
Office of the Mayor
405 Biltmore Way, Second Floor
Coral Gables, Florida 33134

With Copies to:
City Manager
405 Biltmore Way, First Floor
Coral Gables, Florida 33134

If to the Owners:
Mundomed S.A. c/o Espino Law
Monica Espino, Esq.
2250 SW 3rd Avenue, 4th Floor
Miami, Florida 33129

South High Cliff Corp.
Susana Restrepo
799 Crandon Boulevard, Apt. 1204
Key Biscayne, Florida 33149

With Copies to:
Mario Garcia-Serra, Esq.
Gunster, Yoakley & Stewart
600 Brickell Avenue, Suite 3500
Miami, Florida 33131

15. This Agreement shall be construed, enforced, and interpreted in accordance with the laws of the State of Florida. In the event that an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if crafted jointly by each of the Parties hereto and no presumptions or burdens of proof shall arise favoring any party by virtue of the authorship of any of the provisions of the Agreement. The Parties jointly conclude that, should this Agreement be challenged by any of the

Parties, venue to bring such challenges shall be proper in Miami-Dade County, Florida.

16. The Parties expressly acknowledge that it is not their intent to create or confer any rights or obligations in or upon any third person or entity under this Agreement. None of the Parties intend to directly or substantially benefit a third party by this Agreement. The Parties agree that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against any of the Parties based upon this Agreement. Nothing herein shall be construed as consent by either of the Parties to be sued by third parties in any manner arising out of this Agreement, or other obligations, whether known or unknown to the Parties.

17. For breach of any provision of this Agreement, the Parties shall provide notice, a reasonable time to cure, and will have such remedies and rights as are available at law or in equity.

18. The waiver by any Party of a breach of any provision of this Agreement by any other Party shall not operate or be interpreted as a waiver of any later breach of that provision or any other provision.

19. The Parties agree that if any provision of this Agreement is held to be invalid, illegal or unenforceable, either legislatively or judicially, that provision will be severed from the Agreement and the remainder of this Agreement shall not be effected thereby and will continue to be valid and enforceable to the fullest extent permitted by law, unless such determination of invalidity shall deprive ay party of the substantial benefit of this bargain.

20. The term Owners shall include the Owners, their heirs, successors, and assigns.

WHEREFORE, on the effective date as established in paragraph 13 and Section 3-1706 of the Zoning Code, the Parties and signatories hereto acknowledge this Agreement and represent and warrant their authority to enter into this Agreement and do so jointly and severally for all purposes specified.

[Signature pages to follow]

The City's execution of this Dispute Resolution Agreement is subject to Ratification by the City Commission pursuant to Section 3-1705(D) of the City of Coral Gables Zoning Code.

CITY

ATTEST:

By: _____
Walter Foeman
City Clerk

CITY OF CORAL GABLES

By: _____
Cathy Swanson-Rivenbark
City Manager
Dated 2 day of MAY, 2017

5/2/17

Approved for form and legal sufficiency:

By: _____
Craig Leen
City Attorney

OWNERS

MUNDOMED S.A.

WITNESS:

Deime Triolalois HY375 4065
Signature
Deimetrio Lalois
Print Name

Luz Maria Mercede 026000691 1-2
Signature
LUZ MARIA MERCEDES
Print Name 026-0006911-2

MundoMed S.A.

By: _____
Name: JAIME BERMUDEZ M.
Title: GERENTE
Dated 27 day of MARCH, 2017

Yo, Dr. Aníbal R. Caraballo Guilamo Cedula #026-0021783-6, matrícula #5377, Certifico y doy fe: Que esa es la firma del Señor: Jaime Bermudez Mendoza Veintisiete (27) de marzo del 2017. La Romana, Rep. Dom.

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this ___ day of _____, 2017, by _____, as _____, who is personally known to me or produced _____ as identification, and acknowledged that she did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires:

_____
Notary Public, State of Florida
Print Name: _____

Dr. Aníbal Rhadamés Caraballo Guilamo
Abogado Notario Público

MIA_ACTIVE 4373167.4

SOUTH HIGH CLIFF CORP.

WITNESS:

Signature

Print Name

Signature

Print Name

South High Cliff Corp.

By:

Name: Maria Jose Restrepo

Title: Secretary

Dated 26 **day of** March **2017**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 4th day of April, 2017, by Maria Jose Restrepo as Secretary, who is personally known to me or produced _____ as identification, and acknowledged that she did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires:

Notary Public, State of Florida

Print Name: Ada Valido

ADA VALIDO
MY COMMISSION EXPIRES
January 1, 2018
#FF 060720
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Tab 3

OPPENHEIM ARCHITECTURE

PONCE PARK RESIDENCES

PLAN REVISIONS

4/13/22

CITY OF CORAL GABLES PLANNING & ZONING DIVISION

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A-4	Site Photos
A-5	Site Photos
A-6	Zoning Data
A-6B	Zoning Data
A-7	FAR Diagram
A-8	Landscape Open Space for Level 2 Med Bonus
A-9	Mediteranean Style Design
A-10	Mediteranean Style Bulding Inspiration
A-11	Textures and Materials Inspiration
A-12	Arcade Material Concept Diagrams
A-13	Arcade Material Concept Diagrams
A-14	Paseo Details
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Project No
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Sheet Index

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CITY OF CORAL GABLES
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UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-1

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UNDERGROUND UTILITIES LEGEND

ABBREVIATIONS:
U.G. = UNDERGROUND B.O.S. = BOTTOM OF STRUCTURE
CMP = CORRUGATED ALUMINUM PIPE
CONC = CONCRETE INAC. = INACCESSIBLE
PL = PLASTIC (HIGH-DENSITY POLYETHYLENE)
PVC = POLYVINYL CHLORIDE STRUCT. = STRUCTURE

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGEND

- OHW = OVERHEAD UTILITY WIRE
- CLF = CHAIN LINK FENCE
- LAF = LIMITED ACCESS RIGHT-OF-WAY
- 0.5' CURB
- 2.00' CURB & GUTTER
- WALL
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- TYP. = TYPICAL
- C.L.F. = CHAIN LINK FENCE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- CONCRETE
- ASPHALT PAVEMENT
- R/W = RIGHT-OF-WAY
- ℄ = CENTER LINE
- CATCH BASIN
- CATCH BASIN INLET
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SEWER/GAS VALVE
- CLEANOUT
- WELL
- DRAIN
- GRADE ELEVATION
- BOLLARD
- SIGN

DEVELOPMENT CONTACT PERSON INFORMATION
Name: Anthony De Yurre
Telephone Number: (305) 360-2404
E-mail Address: adeyurre@slitzin.com

★ = THREE (3) FOOT STRIP ALONG SIDE LINES WHEN NECESSARY TO GAIN ACCESS TO THE REAR FIVE FOOT STRIPS, PER DEED BOOK 839, PAGE 106

SITE DEVELOPMENT NOTES:

OWNERS:
RC ACQUISITIONS LLC & KP PONCE PARK FL LLC
184 TURKEY HILL ROAD
NORTH ABINGTON TOWNSHIP, PA 18414

P & J ENTERPRISE HOLDINGS LLC
225 MALAGA AVE.
CORAL GABLES, FL 33134

FOLIO NUMBER:
03-4117-005-7140 – 224 CATALONIA AVE
03-4117-025-7160 – 216 CATALONIA AVE
PORTION OF 03-4117-005-7170 – 3000 PONCE DE LEON BLVD
PORTION OF 03-4117-005-7180 – NO ADDRESS
PORTION OF 03-4117-005-7230 – 203 UNIVERSITY DR
PORTION OF 03-4117-005-7250 – 225 MALAGA AVE

ZONING:
CURRENT ZONING: COMMERCIAL
CURRENT LAND USE: COMMERCIAL LOW-RISE INTENSITY
PROPOSED LAND USE: COMMERCIAL HIGH-RISE INTENSITY

FLOOD CRITERIA:
MIAMI-DADE COUNTY FLOOD CRITERIA PER P.B. 120, PG. 13: +7'

DEVELOPMENT INFORMATION:
EXISTING USE:
EXISTING BUILDINGS AND SURFACE PARKING – TO BE DEMOLISHED.

PROPOSED USE:
PROPOSED TRACT "A" CONTAINING 42,543 SQUARE FEET±:
COMMERCIAL AND RESIDENTIAL USE: INCLUDING 171 DWELLING UNITS AND 18,107 SQ. FT. OF RETAIL

THAT AN EXPRESS PURPOSE OF THIS REPLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM PUBLIC USE THOSE PORTIONS OF UNIVERSITY DRIVE AND THE 20-FOOT ALLEY (PER P.B. 10, PG. 40) CONTAINING 4,370 SQUARE FEET, LYING WITHIN THE BOUNDARIES OF THIS PLAT.

AREA TABULATION

TABLE "A" - WITHIN LIMITS OF PLAT:

1. TOTAL AREA OF LANDS OWNED BY THE APPLICANTS (WITHIN LEGAL DESC.) (EXCLUDING PROP. AREAS TO BE VACATED) = 38,033 SQUARE FEET±
2. TOTAL AREA OF THE 20-FOOT ALLEY TO BE VACATED = 3,060 SQUARE FEET±
3. TOTAL AREA OF THE PORTION OF UNIVERSITY DRIVE TO BE VACATED = 1,310 SQUARE FEET±
TOTAL AREA (WITHIN LIMITS OF PLAT, ALSO BEING PROPOSED TRACT "A") = 42,543 SQUARE FEET±

* THE FOLLOWING TABLE "B" IS FOR INFORMATIONAL PURPOSES ONLY *
TABLE "B" - WITHIN LIMITS OF AREA OWNED BY APPLICANTS PLUS ALLEY TO BE VACATED:

1. TOTAL AREA OF LANDS OWNED BY THE APPLICANTS (WITHIN LEGAL DESC.) (EXCLUDING PROP. AREAS TO BE VACATED) = 38,033 SQUARE FEET±
2. TOTAL AREA OF LANDS OWNED BY THE APPLICANTS (AREAS OUTSIDE THE LEGAL DESC.) TO BE DEDICATED TO THE CITY OF CORAL GABLES = 1,705 SQUARE FEET±
3. TOTAL AREA OF THE 20-FOOT ALLEY TO BE VACATED = 3,060 SQUARE FEET±
TOTAL AREA (WITHIN LIMITS OF AREA OWNED BY APPLICANTS PLUS ALLEY TO BE VACATED) = 42,960 SQUARE FEET±

LEGAL DESCRIPTION:

All of Lots 9, 10, 11, 18 and 19, and a portion of Lots 8, 12, 13, 14, 15, 16, 17, 20 and 21, in Block 29 of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10 at Page 40 of the Public Records of Miami-Dade County, Florida, together with a twenty foot wide alley, lying in said Block 29 and a portion of Anastasia Avenue, as shown on said Plat, now known as University Drive, all being more particularly described as follows:

Begin at the Southwest corner of Lot 21 in said Block 29; thence South 89°54'42" East along the South line of said Lot 21, also being the North right-of-way line of Malaga Avenue, for 26.43 feet to a non-tangent point on a circular curve, concave to the Northwest, and whose radius point bears North 03°25'42" West; thence Northeasterly along a 274.25 foot radius curve, leading to the left, through a central angle of 10°52'27", for an arc distance of 339.24 feet to a non-tangent point on the Easterly prolongation of the North line of said Lot 12, thence North 89°54'37" West, along said Easterly prolongation and also the North line of said Block 29 and the South right-of-way line of Catalonia Avenue, for 289.21 feet to the Northwest corner of the East half of said Lot 8, thence South 01°23'02" West, along the West line of said East half of Lot 8, for 100.00 feet to the South line of said Lot 8; thence South 89°54'41" East, along said South line, for 20.00 feet to the Northwest corner of said Lot 21; thence South 01°23'08" West, along the West line of said Lot 21, for 100.00 feet to the Point of Beginning.

THAT AN EXPRESS PURPOSE OF THIS REPLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM PUBLIC USE THOSE PORTIONS OF UNIVERSITY DRIVE AND THE 20-FOOT ALLEY (PER P.B. 10, PG. 40), AS SHOWN ON THIS PLAT.

TREE TABLE

TREE #	COMMON NAME	DBH (IN.)	HEIGHT (FEET)	SPREAD (FEET)
1181	Royalty	4	10	12
1182	Royalty	4	10	12
1183	Alexander Palm	6	10	12
1184	Alexander Palm	6	10	12
1745	Ficus	6	13	12
1747	Avocado	6	7	10

DETAIL "A"

SURVEYOR'S NOTES:

- This site lies in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT obstructed for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N89°54'37"W for the South right-of-way line of Catalonia Avenue, and evidenced by (2) two found 1/2" pipes.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. M-711, Elevation =13.62' Located in August, 2013 at Romano Avenue and Ponce De Leon Boulevard.
- Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0457L, for Community No. 120639, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Lands shown hereon per legal description (within limits of proposed plat) containing 42,543 square feet, or 0.977 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhangs not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size, identification and/or name verification of all trees should be confirmed by the Division of Forestry, County Forester or a professional in that field.
- Improvements shown beyond the scope and limits of this "Boundary and Topographic Survey" may not be current or dated.
- Three (3) foot strip along side lines when necessary to gain access to the rear five (5) foot strips, per Deed Book 839, Page 106.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. Note: Prior to any new construction, this firm recommends that the underground utilities should be field verified.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on August 30, 2019 (December 10, 2019 for Lot 21 only), and as a "Tentative Plat" for the City of Coral Gables and Miami-Dade County, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr. For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Digitally signed by Daniel C Fortin
DN: c=US, o=Unaffiliated, au=A01410D0000017402A2BF4200042958, cn=Daniel C Fortin
Date: 2022.01.26 15:44:59 -05'00'

LOCATION SKETCH
SCALE: 1" = 300'

TREE TABLE (PROPOSITION)

NATURALFICIAL, INC. | PONCE PARK TOWER | TREE DISPOSITION LIST: 2019.05.03

KEY #	ABBRV.	BOTANICAL NAME	COMMON NAME	SIZE: DBH (IN.)	SIZE: SPD (FT.)
1	SPB	Sabal palmetto	Sabal Palm	18"	10'
2	SPB	Sabal palmetto	Sabal Palm	18"	10'
3	SPB	Sabal palmetto	Sabal Palm	18"	10'
4	SPB	Sabal palmetto	Sabal Palm	18"	10'
5	SPB	Sabal palmetto	Sabal Palm	18"	10'
6	SPB	Sabal palmetto	Sabal Palm	18"	10'
7	SPB	Sabal palmetto	Sabal Palm	18"	10'
8	SPB	Sabal palmetto	Sabal Palm	18"	10'
9	SPB	Sabal palmetto	Sabal Palm	18"	10'
10	SPB	Sabal palmetto	Sabal Palm	18"	10'
11	SPB	Sabal palmetto	Sabal Palm	18"	10'
12	SPB	Sabal palmetto	Sabal Palm	18"	10'
13	SPB	Sabal palmetto	Sabal Palm	18"	10'
14	SPB	Sabal palmetto	Sabal Palm	18"	10'
15	PEL	elegans	Sabal palm	3"	20'
16	TM	Washingtonia	Tree	3"	20'
17	QUV	virginiana	Live Oak	3"	20'
18	QUV	virginiana	Live Oak	3"	20'
19	PCA	canariensis	Date Palm	3"	20'
20	PCA	canariensis	Date Palm	3"	20'
21	PCA	canariensis	Date Palm	3"	20'
22	PMA	macrocarpa	Macarthur palm	trunk	15'
23	PMA	macrocarpa	Macarthur palm	trunk	15'
24	PMA	macrocarpa	Macarthur palm	trunk	15'
25	PMA	macrocarpa	Macarthur palm	trunk	15'
26	PMA	macrocarpa	Macarthur palm	trunk	15'
27	PMA	macrocarpa	Macarthur palm	trunk	15'

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No.	Revision Description	
9	211181	MODIFY LIMITS OF PLAT (1/25/22) GEM
8	200785	MODIFY LIMITS OF PROPOSED TRACTS (9/15/20) GEM
7	191204	AMEND PROJECT NAME (7/30/20) GEM
6	200475	MODIFY LIMITS OF PROPOSED TRACTS (6/15/20) GEM
5	191204	MODIFY LIMITS OF PLAT PER CITY COMMENTS (3/24/20) GEM
No.	O.R.	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0000669
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fla@flasurvey.com

TENTATIVE PLAT
PONCE PARK RESIDENCES
A PORTION OF THE N.E. 1/4 OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

Original Date	8/30/19
Scale	1" = 20'
Drawn By	GEM
CAD No.	151445
Plotted	1/26/22 2:52p
Ref. Dwg.	2019-101-1-TPLAT, 2019-101 & 2019-101-5-TPLAT
Field Book	623/34 & FLD. SHT. TC
Job No.	191089/191204/211181
Dwg. No.	2019-101-7/TPLAT
Sheet	1 of 1

Project No
1812

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and 203 University Drive

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STATE OF FLORIDA · AR 0016620 · REGISTERED ARCHITECT

Chad Oppenheim
No. AR 0016620

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Site Survey

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CITY OF CORAL GABLES
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1812
PONCE PARK RESIDENCES

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Site Location Map

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PONCE PARK RESIDENCES

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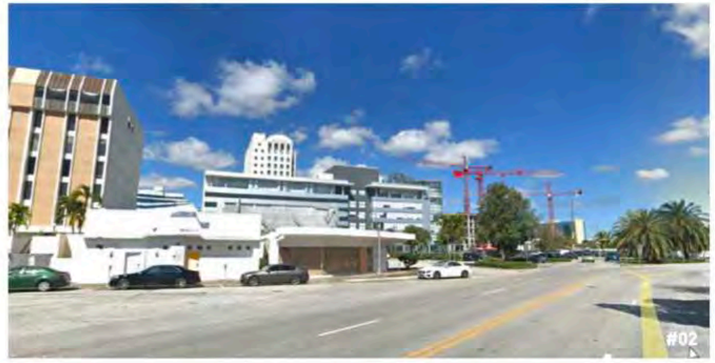
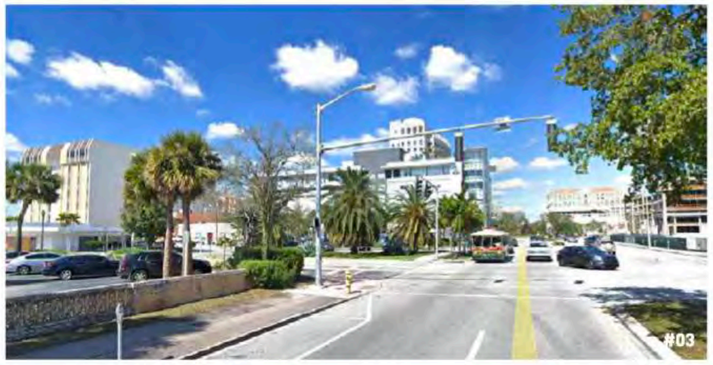
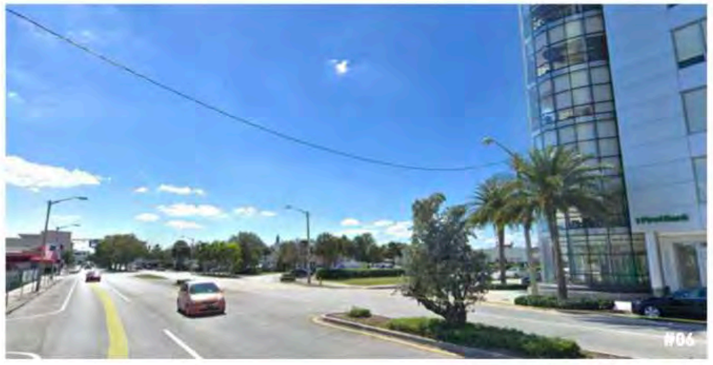
A-3







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PONCE PARK RESIDENCES

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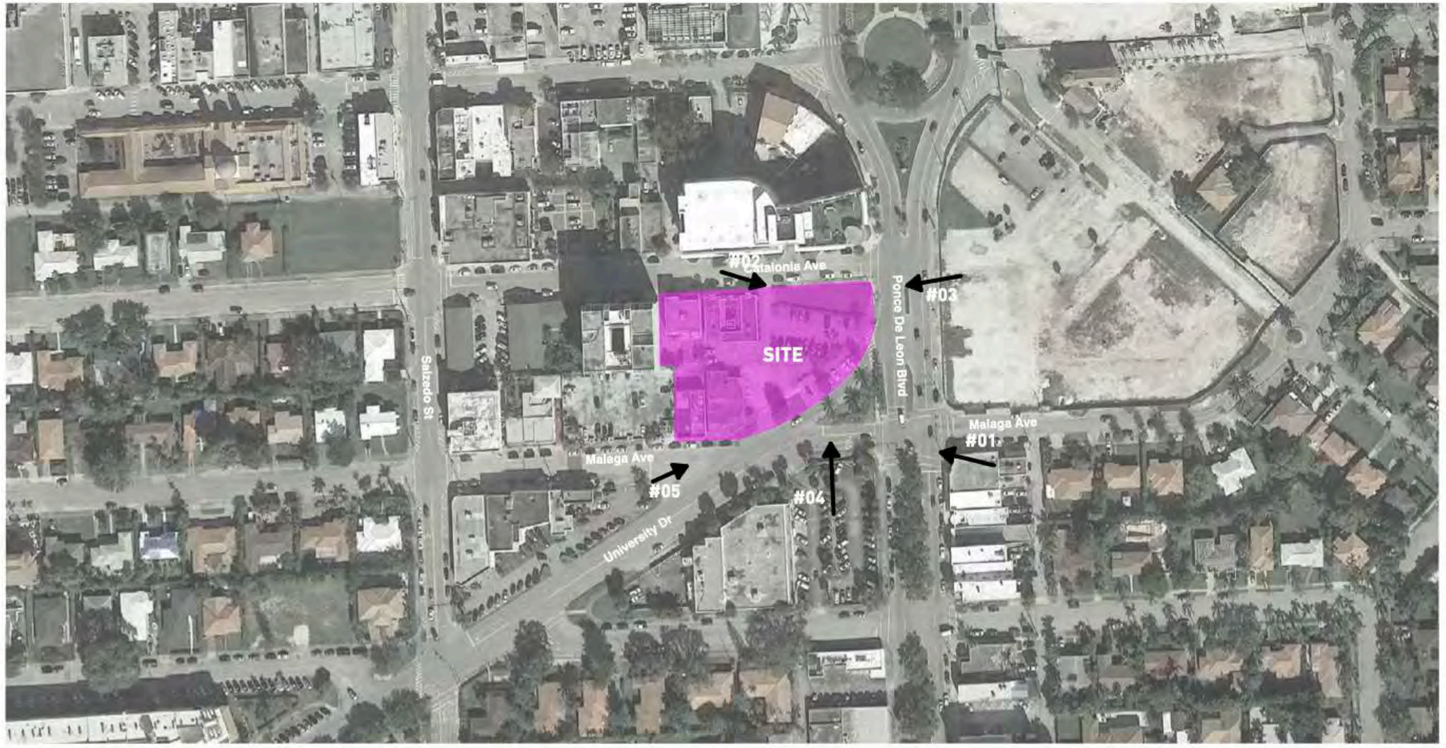
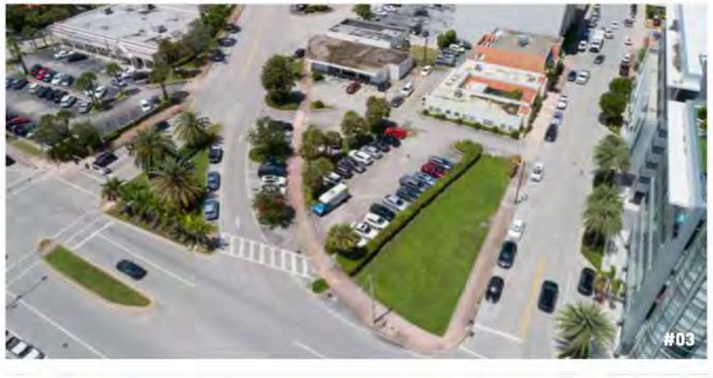
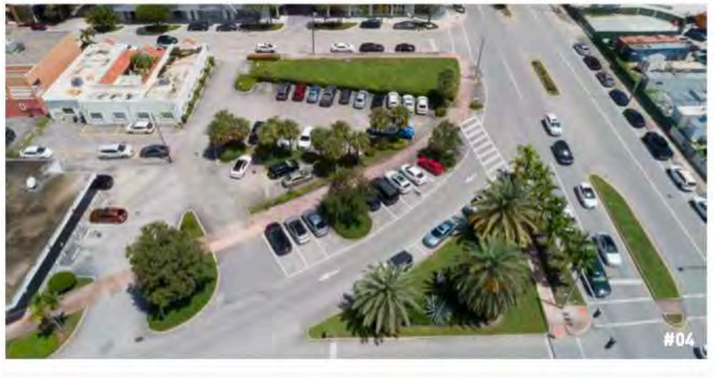
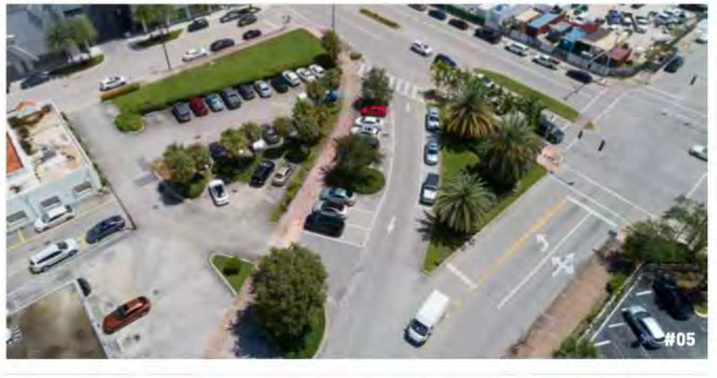
A-4









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UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

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Project Name	Ponce Park Residences
Current Zoning	Commercial
Current Land Use	Commercial Low-Rise Intensity
Proposed Zoning	N/A
Proposed Land Use	Mixed-Use Intensity
Federal Flood Hazard Zone	Zone X

FLOOR AREA RATIO & BUILDING HEIGHT

ZONING DESIGNATION	PROPOSED BUILDING SITE AREA	F.A.R. w/ Level 2 Bonus	F.A.R.		HEIGHT		NOTES
			Level 2 Bonus	Proposed	Level 2 Bonus	Proposed	
Commercial Med Bonus with TDRs	42,950 ft²	4.375	187,906 ft²	187,899 ft²	190' - 6"	149' - 8"	Section 5-604 table 2

TRANSERABLE DEVELOPMENT RIGHTS

37,581 ft² of TDRs are proposed to be transferred to this building site to achieve a 4.375 FAR of 187,876 ft².

FLOOR AREA RATIO

	EXISTING LOT AREA	PROPOSED ALLEY VACATION	ROW VACATION	ROW DEDICATION	TOTAL	NOTES
PRE-DEDICATION AREA	39,948 ft²	3,002 ft²			**42,950 ft**	Bldg Site for purposes of FAR Calculation
POST-DEDICATION AREA	39,948 ft²	3,002 ft²	1,318 ft²	1,725 ft²	42,543 ft	

DENSITY

MIXED-USE DISTRICT SITE PLAN	PROPOSED BUILDING SITE AREA		ALLOWED W/ MXD	DENSITY		NOTES
				Allowed w/ MXD	Proposed	
	42,950 ft²	0.99 ac	125 units/ac	123 units	80 units	Section 4-201 Table 1

F.A.R. CALCULATIONS

FLOOR/LEVEL	AREA APPLICABLE TO F.A.R. CALCULATION*	NUMBER OF LEVELS	TOTAL F.A.R. AREA
Roof	0 ft²		0 ft²
Residential Story 10	10,052 ft²	1	10,052 ft²
Residential Story 09	14,902 ft²	1	14,902 ft²
Residential Story 08	18,137 ft²	1	18,137 ft²
Residential Story 07	18,137 ft²	1	18,137 ft²
Residential Story 06	18,137 ft²	1	18,137 ft²
Residential Story 05	18,137 ft²	1	18,137 ft²
Residential Story 04	18,137 ft²	1	18,137 ft²
Residential Story 03	18,550 ft²	1	18,550 ft²
Residential Story 02	18,550 ft²	1	18,550 ft²
Residential Story 01	19,489 ft²	1	19,489 ft²
Screened Parking Levels 01 and 01.5	0 ft²	1	0 ft²
Ground Floor Story	15,671 ft²	1	15,671 ft²
Total		**12**	**187,899 ft²**

DENSITY CALCULATIONS

UNIT MATRIX					
STUDIO	1BR	2BR	3BR	4BR	TOTAL
					0
					0
			1	6	1
		2	3	2	5
		2	3	2	5
		2	3	2	5
		2	3	2	5
		2	3	2	5
	4	7	1		12
	10	3	1		14
	9	2	1		12
	23	22	19	16	**80 units**

*The following BOH will be exempt from FAR: Electrical rooms/FPL vault room, Fire pump room, Mail room, Fire command room, Trash room, Stairs, Elevators, Phone/IT room, Service corridor, Loading Areas, Lobby, Storage.

Project No
1812

Project Address
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PONCE PARK RESIDENCES

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A-6

CORAL GABLES SHARED PARKING MATRIX ASSUMING RETAIL (section 5-1410.B.2.a)									
USE	**REQUIRED PARKING**	**AREA/UNITS**	**REQUIRED (UNSHARED)**	**WEEKDAY**			**WEEKEND**		
				DAY	**EVENING**	**NIGHT**	**DAY**	**EVENING**	**NIGHT**
Res	see note below*	80 units	*140 spaces*	84	*126*	*140*	*112*	*126*	*140*
Retail	1.0 spaces per 300 ft²	15,671 ft²	*52 spaces*	37	*47*	*3*	*52*	*37*	*3*
Total Spaces Required				121 spaces	***173 spaces***	*143 spaces*	*164 spaces*	*163 spaces*	*143 spaces*
Total Spaces Provided				**173 spaces**					

*Efficiency and one (1) and bedroom units – 1.0 space per unit. Two (2) bedroom units – 1.75 spaces per unit. Three (3) or more bedroom units – 2.25 spaces per unit.

ACCESSIBLE PARKING REQUIREMENT			LOADING REQUIREMENTS		
TOTAL PARKING REQUIRED	**REQUIRED ACCESSIBLE SPACES**	**NOTES**	**TOTAL BUILDING AREA**	**REQUIRED LOADING SPACES**	**NOTES**
173 spaces	5 spaces	FBC Section 11-4.1	187,899 ft²	2 spaces	Section 5-1409 D

ELECTRIC VEHICLE CHARGING REQUIREMENTS			
Min of 2% shall be reserved for EV parking w/ charging station	**Min of 3% shall be infrastructure ready EV-Ready for future charging station**	**Min of 15% shall be EV capable - all conduits and subpanel ready**	**NOTES**
2 spaces	4 spaces	18 spaces	Ordinance No. 2019-19

LANDSCAPE OPEN SPACE FOR LEVEL 2 MED BONUS			
MINIMUM LANDSCAPE OPEN SPACE AREA REQUIRED		**TOTAL LANDSCAPED OPEN SPACE PROVIDED**	**NOTES**
10%	4,295 ft²	26,404 ft² *	Mediterranean Style Design Standards Table 1 - 8

*Arcades and loggias paved with a pervious material may be considered open space and counted as such toward the open space requirement up to a maximum of seventy-five (75%) percent.

SETBACK TABLE			
SIDE	**LOCATION**	**REQUIRED/PERMITTED**	**PROPOSED**
Principal Frontage	Ponce de Leon Blvd.	0 ft	0 ft
Principal Frontage	Catalonia Avenue	0 ft	0 ft
Interior Side	West Façade	0 ft	1' to 7'-6"

STEPBACK TABLE			
SIDE	**LOCATION**	**REQUIRED/PERMITTED**	**PROPOSED**
Principal Frontage	Ponce de Leon Blvd.	10' above 45'	15'-4" above 36 ft in height, 15'-10" above 73 ft in height
Principal Frontage	Catalonia Avenue	10' above 45'	9'-6" above 36 ft in height, 10' to 60'-5" above 73 ft in height
Interior Side	West Façade	15' above 45'	33'-4" to 54'-4" above 36 ft in height, 33'-10" to 54'-10" above 73 ft in height

GREEN BUILDING REQUIREMENTS
This project will achieve no less than Leadership in Energy and Environmental Design (LEED) Silver certification or Silver certification by the Florida Green Building Coalition (FGB

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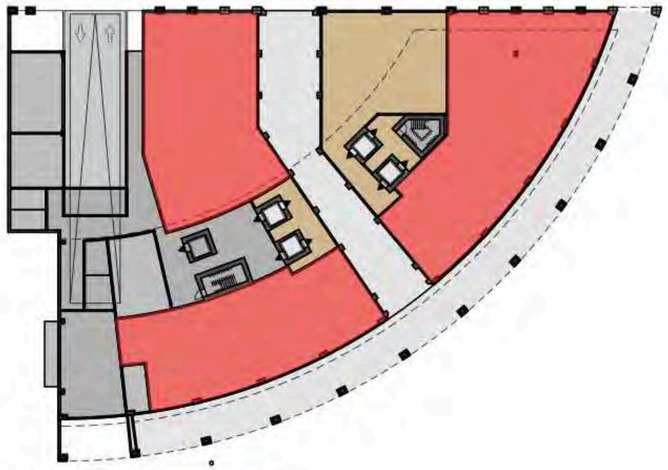
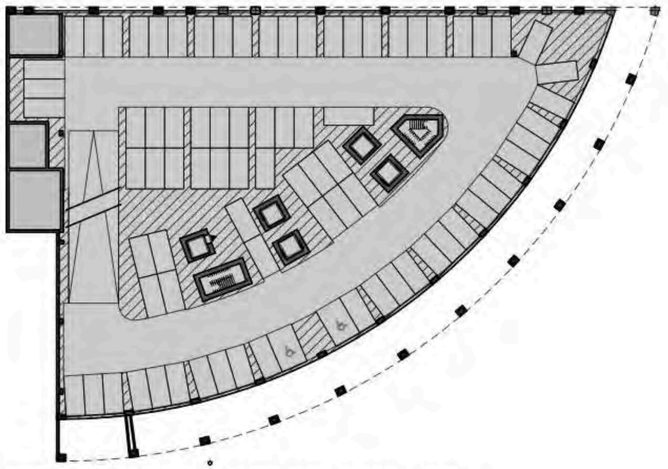
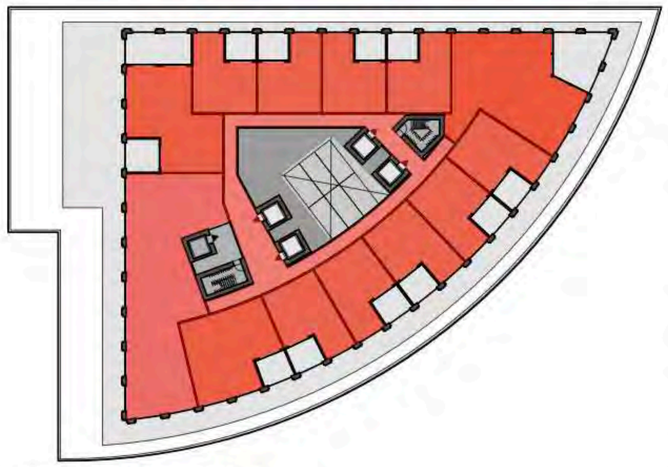
A-6B



GROUND FLOOR STORY



SCREENED PARKING LEVELS 01 AND 01.5

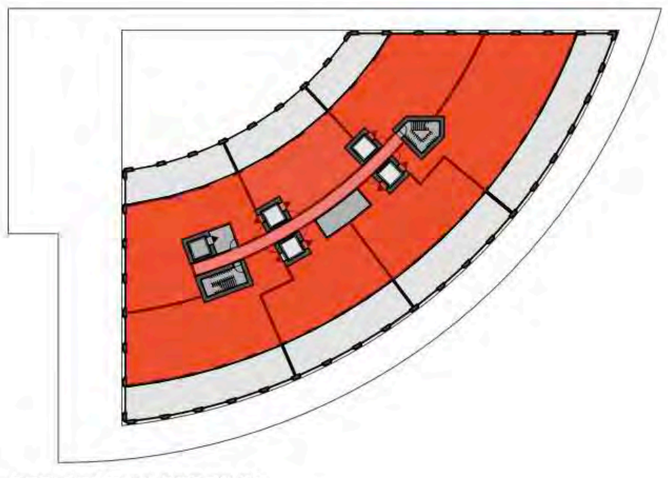


RESIDENTIAL STORY 01

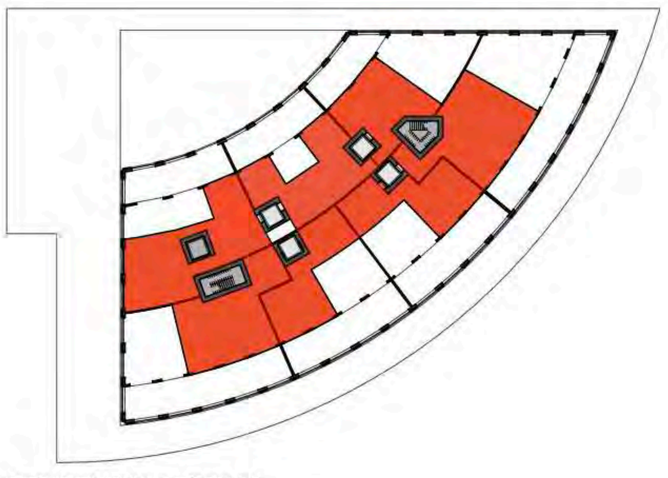
RESIDENTIAL STORY 02

RESIDENTIAL STORY 03

RESIDENTIAL STORY 04-08



RESIDENTIAL STORY 09



RESIDENTIAL STORY 10

FAR AREA DIAGRAM LEGEND

INCLUDED IN FAR

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FAR Diagrams

1:800

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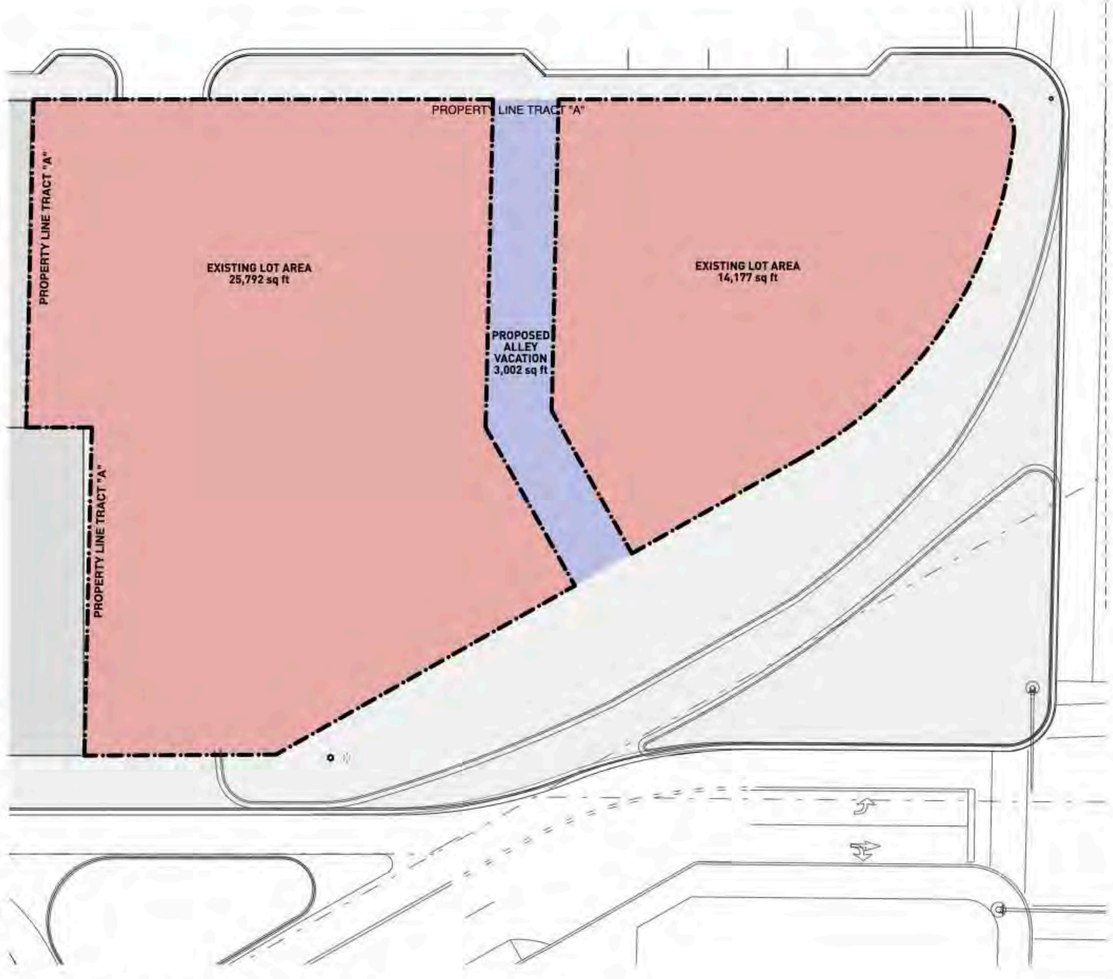
PROPOSED BUILDING SITE PLAN DIAGRAM
W/ VACATION AND DEDICATION AREAS



BUILDING SITE PLAN DIAGRAM FOR FAR CALCULATION

FLOOR AREA RATIO						
	EXISTING LOT AREA	PROPOSED ALLEY VACATION	ROW VACATION	ROW DEDICATION	TOTAL	NOTES
PRE-DEDICATION AREA	39,948 ft²	3,002 ft²			**42,950 ft**	Bldg Site for purposes of FAR Calculation
POST-DEDICATION AREA	39,948 ft²	3,002 ft²	1,318 ft²	1,725 ft²	42,543 ft	

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FAR Diagram

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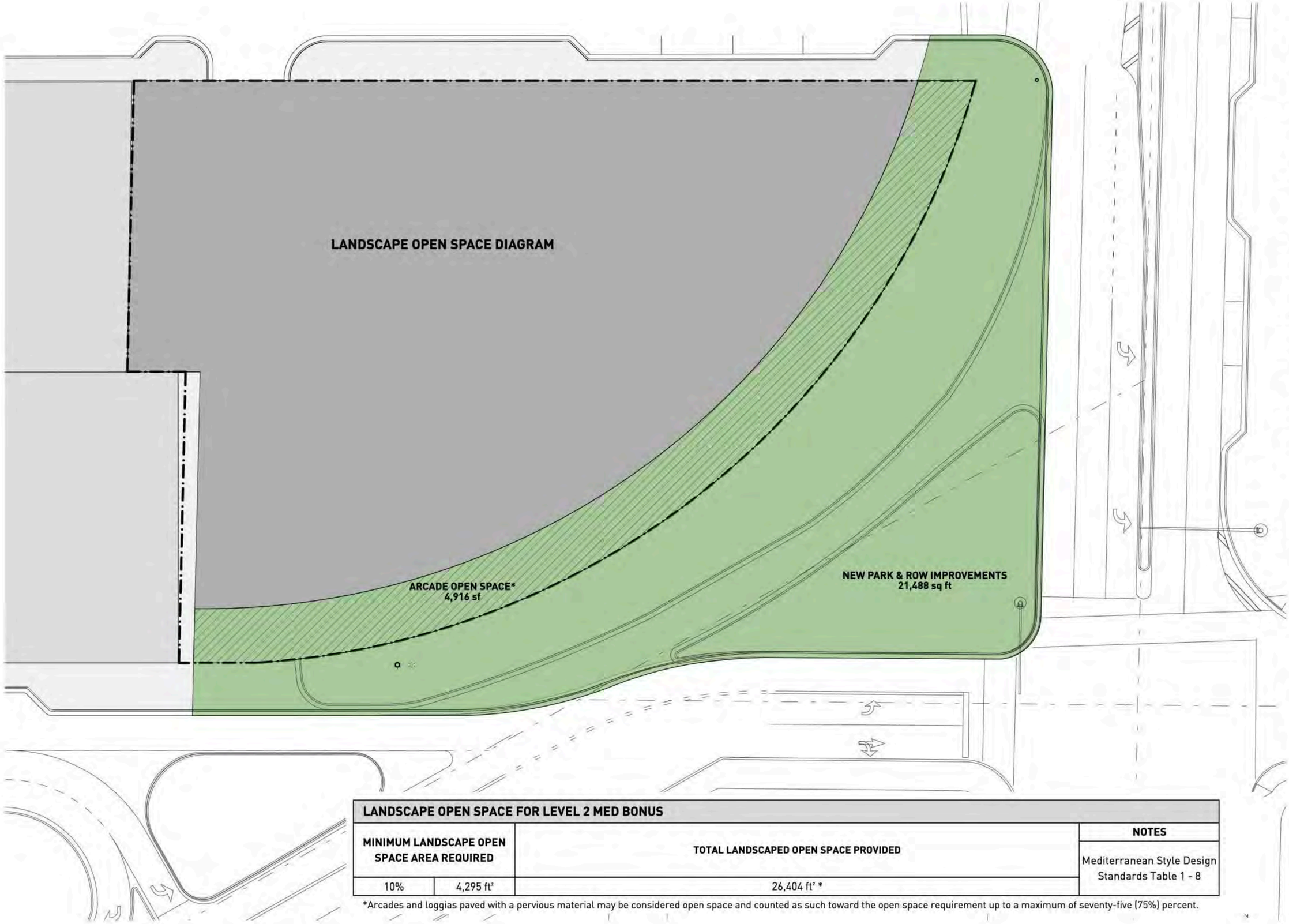
LANDSCAPE OPEN SPACE DIAGRAM



LANDSCAPE OPEN SPACE FOR LEVEL 2 MED BONUS			
MINIMUM LANDSCAPE OPEN SPACE AREA REQUIRED		TOTAL LANDSCAPED OPEN SPACE PROVIDED	NOTES
10%	4,295 ft²	26,404 ft² *	Mediterranean Style Design Standards Table 1 - 8

*Arcades and loggias paved with a pervious material may be considered open space and counted as such toward the open space requirement up to a maximum of seventy-five (75%) percent.

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Landscape Open Space for Level 2 Med Bonus

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MEDITERRANEAN DESIGN STYLE TABLE 01 (ALL REQUIRED)

REF. #	TYPE	SUMMERIZED REQUIREMENTS	PROVIDED	COMMENTS
1	Architectural Elements on Building Facades	Similar exterior architectural relief elements on all sides. No blank walls unless code required. Parking garages shall include exterior architectural treatments.	Yes	Only blank wall is required as a fire wall. All other façades incorporate consistent releif elements.
2	Architectural Relief Elements at Street Level	Street fronts shall include display windows, landscaping, or architectural relief elements/ornamentation.	Yes	All street level façades are a storefront condition, including where pedestrian passthrough is provided.
3	Architectural elements located on the top of buildings	Ornamental roof structures shall not exceed a height of more than 25 feet above the roof, and be limited to 25% of the floor area immediately below.	Yes	23 foot tall Ornamental feature provided.
4	Bicycle Storage	A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.	Yes	
5	Building Façades	Facades in excess of 150 feet in length shall incorporate vertical breaks, step backs or variations in bulk/massing at a minimum of 100 foot intervals.	Yes	
6	Building Lot Coverage	No minimum or maximum building lot coverage is required.	Yes	
7	Drive Through Facilities	Drive through facilities are prohibited access to/from Ponce de Leon Boulevard.	Yes	
8	Landscape Open Space Area	Provide a min of 10% Landscape Open Space for mixed use properties.	Yes	20% Provided
9	Lighting, Street	Street lighting shall be provided and located on all streets, meet City of Coral Gables standards and bd subject to review and approval by Public Works.	Yes	Provided, pending approval.
10	Parking Garages	Ground floor parking as a part of a multi-use building shall not front on a primary street.	Yes	Only drop of parking provided at ground floor level.
11	Porte-Cocheres	Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard.	Yes	No porte-cochere proposed.
12	Sidewalks/Pedestrian Access	Main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways provided from all ped. access points and create a continuous pedestrian network	Yes	Pedestrian access and network provided and enhanced by covered arcade and pedestrian passthrough.
13	Soil, Structural	Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.	Yes	
14	Windows on Mediterranean Buildings	Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.	Yes	6" minimum depth provided.

MEDITERRANEAN DESIGN STYLE TABLE 02 - ARCHITECTURAL AND PUBLIC REALM STANDARDS (8/12 REQUIRED - 10/12 PROVIDED)

REF. #	TYPE	SUMMERIZED REQUIREMENTS	PROVIDED	COMMENTS
1	Arcades and/or Loggias	Arcades, loggias or covered areas constructed to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc.	Yes	Arcade fronting proposed park provided.
2	Building Rooflines	Incorporation of horizontal and vertical changes in the building roofline.	No	
3	Building Stepbacks	Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.	Yes	Stepbacks at base, level 8, and level 10, with additional planting on the façade and roof to break up the building
4	Building Towers	The use of towers or similar masses to reduce the mass and bulk of buildings.	Yes	Building steps back to accentuate the thin tower profile and minimize the appearance of building mass.
5	Driveways	Consolidation of vehicular entrances into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	Yes	
6	Lighting of Landscaping	Uplighting of landscaping within and/or adjacent to pedestrian areas (sidewalks, plazas, open spaces, etc.).	Yes	
7	Materials on Exterior Building Façades	Natural materials shall be incorporated into the base of the building on exterior surfaces. This includes but not limited to: marble, granite, keystone, etc	Yes	Cast limestone cladding with shells and natural materials proposed. Sample provided.
8	Overhead Doors	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.	Yes	Provided on Catalonia Ave. Comercial properties are adjacent.
9	Paver Treatments	Provide approved pavers. Min 10% pavers on drives and 25% on sidwalks.	Yes	Provided, pending approval.
10	Pedestrian Amenities	Provide min 4 of the following: Benches, expanded sidewalk widths, freestanding info kiosk, planter boxes, refuse containers, public art, water features.	Yes	Benches, Expandeded Sidwalk widths, planted landscape, refuse containers, public art, and water features provided.
11	Pedestrian Passthroughs/ Paseos	Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof. Must be 10 feet in width and provide pedestrian amenities.	Yes	Pedestrian passthrough provided.
12	Underground Parking	Underground parking equal to a min. of 75% of total surface lot area.	No	No underground parking provided.

MEDITERRANEAN BONUS TABLE 03 (OTHER DEVELOPMENT OPTIONS)

REF. #	TYPE	COMMENTS
1	Building Setbacks	Refer to Zoning Chart for Reductions.
2	R.O.W. Encroachements	N/A
3	Parking Exceptions	N/A
4	Multi-Family Density	N/A

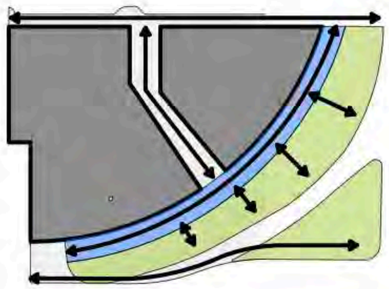
LANSCAPE OPEN SPACE

COVERED ARCADE PUBLIC OPEN SPACE

VERTICAL STEP BACKS AND PLANTER BREAKS

VERTICAL BREAKS

BULDING STEPBACK DIAGRAM



PEDESTRIAN CIRCULATION DIAGRAM

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Chad Oppenheim
No. AR 0016620

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Mediteranean Style Design

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1812
PONCE PARK RESIDENCES

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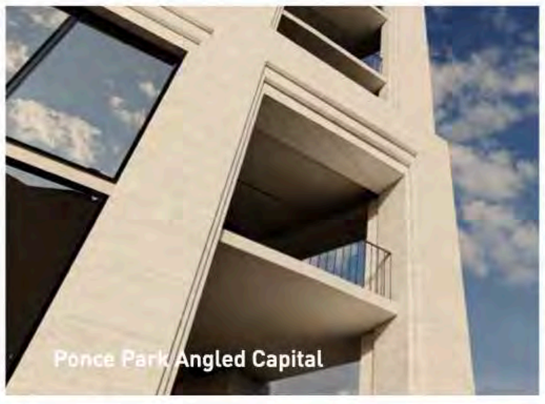
A-10

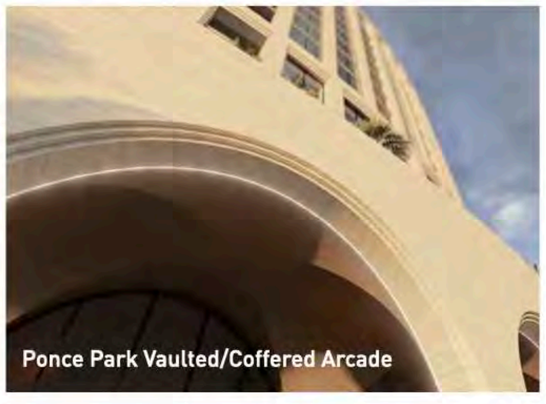
City Hall Rotunda Parti

Ponce Park Rotunda Parti

City Hall Angled Capital

City Hall Vaulted/Coffered Arcade


Ponce Park Angled Capital


Ponce Park Vaulted/Coffered Arcade

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CHAD OPPENHEIM
AR 0016620
REGISTERED ARCHITECT

Chad Oppenheim
No. AR 0016620

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Mediteranean Style Bulding Inspiration

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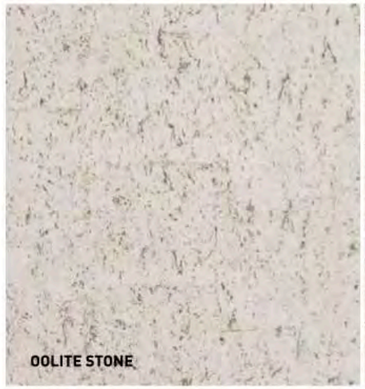

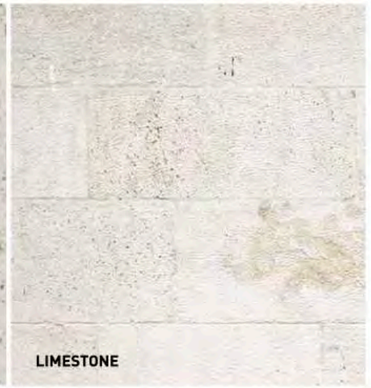

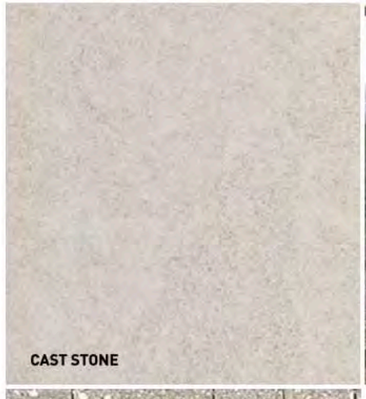

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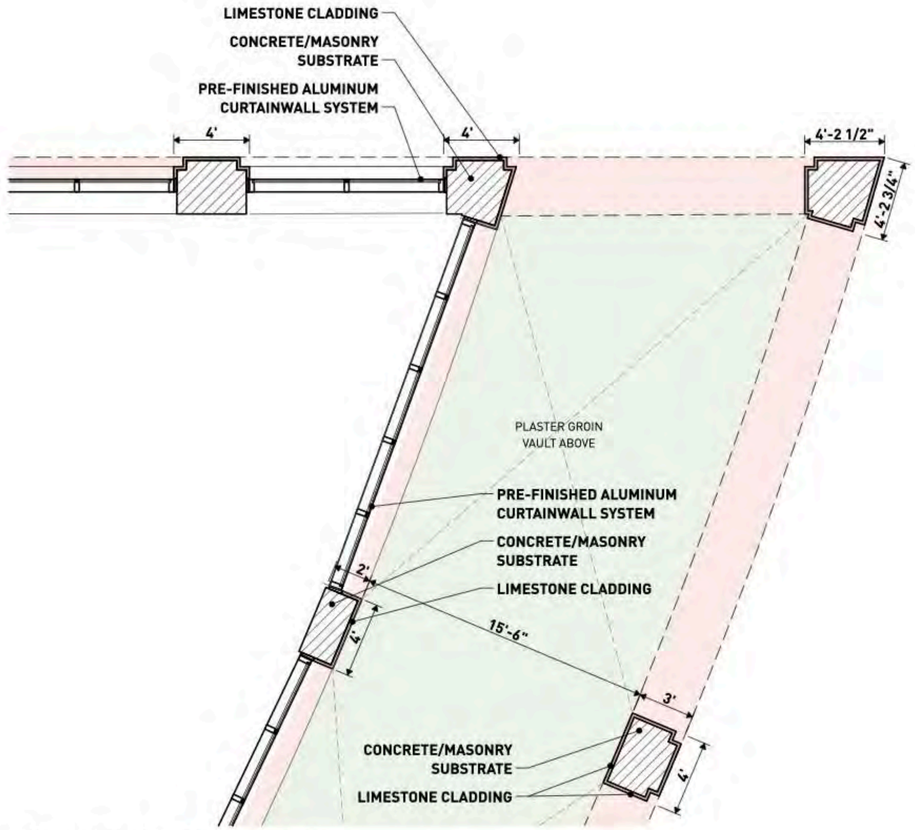
PROPOSED GROIN VAULT MATERIAL DIAGRAM

CLASSIC GROIN VAULT INSPIRATION

MODERN GROIN VAULT INSPIRATION



ARCADE MATERIAL CONCEPT PLAN DIAGRAM

Project No
1812

Project Address
216 and 224 Catalonia Ave.,
3000 Ponce De Leon Blvd.,
and 203 University Drive

Client
PONCE PARK RESIDENCES
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Arcade Material Concept Diagrams

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UPDATED DEVELOPMENT APPLICATION

1812
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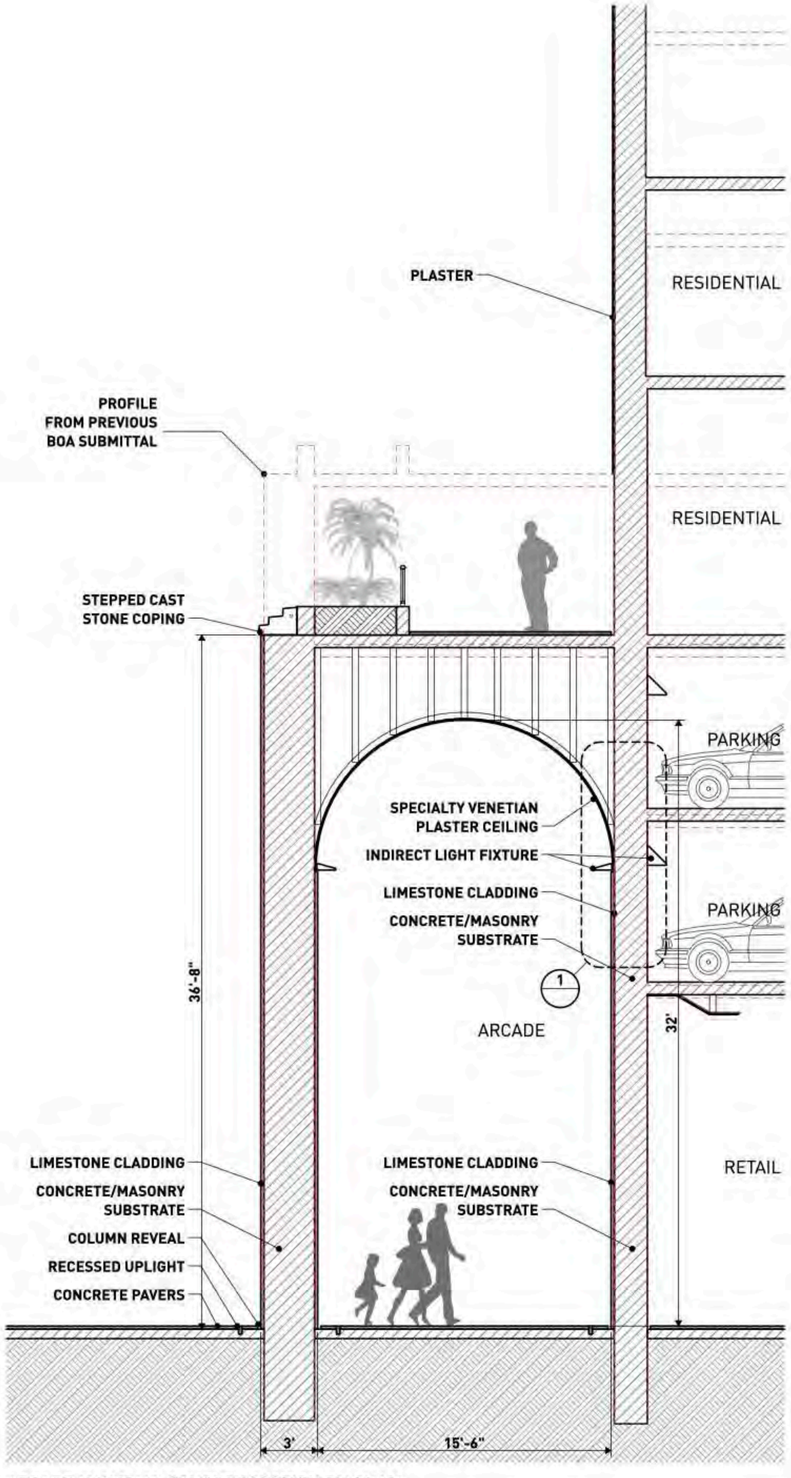
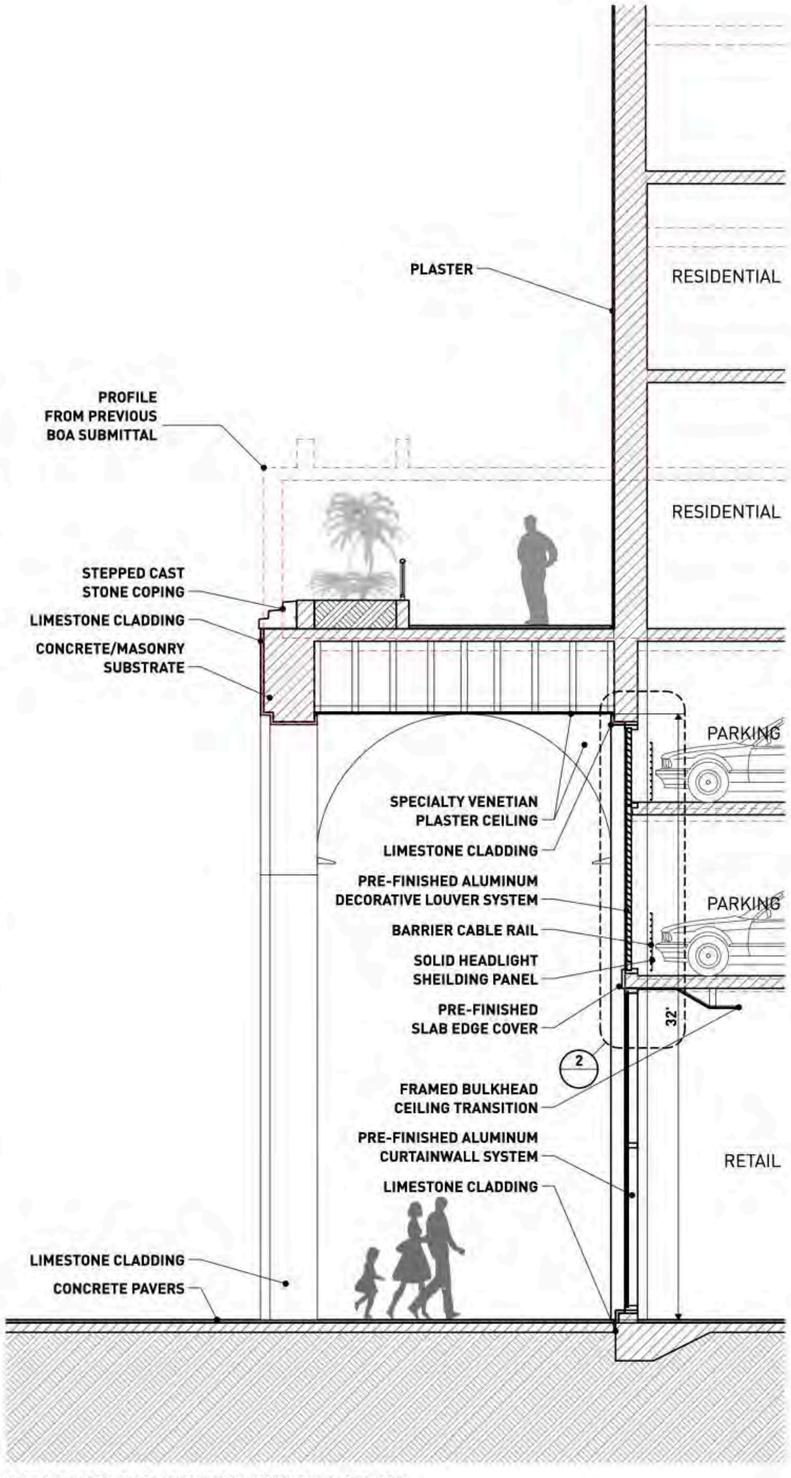
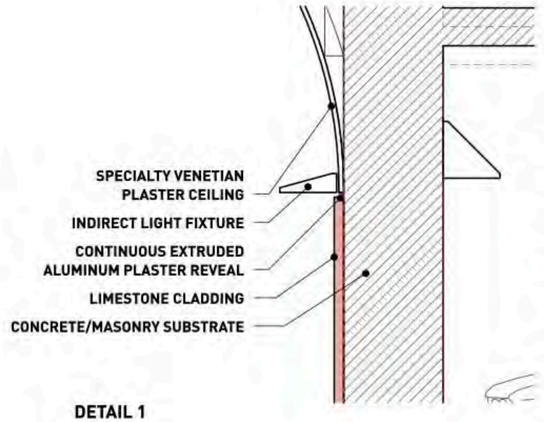
A-13



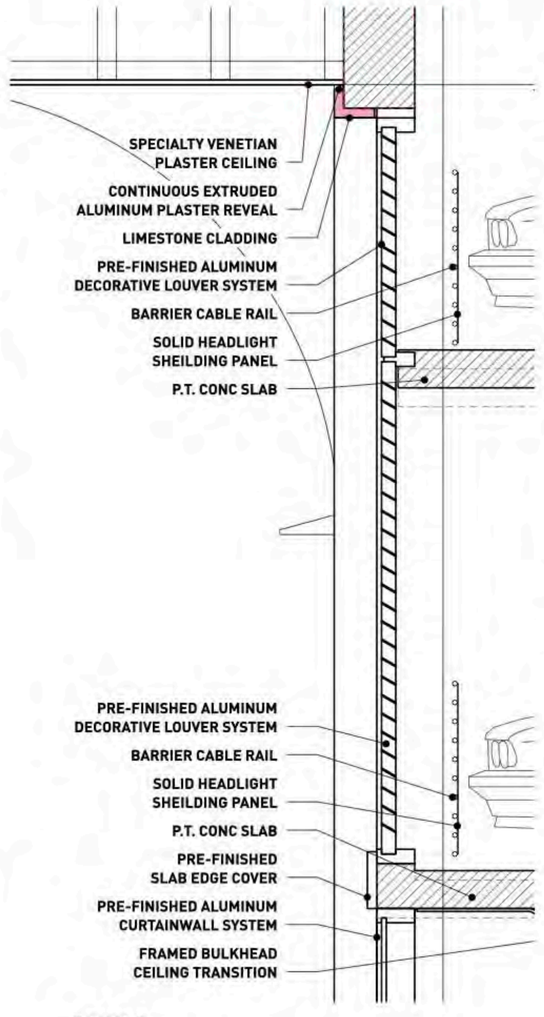
ARCADE MATERIAL CONCEPT SECTION DIAGRAM



ARCADE MATERIAL CONCEPT SECTION DIAGRAM



DETAIL 1



DETAIL 2

Project No
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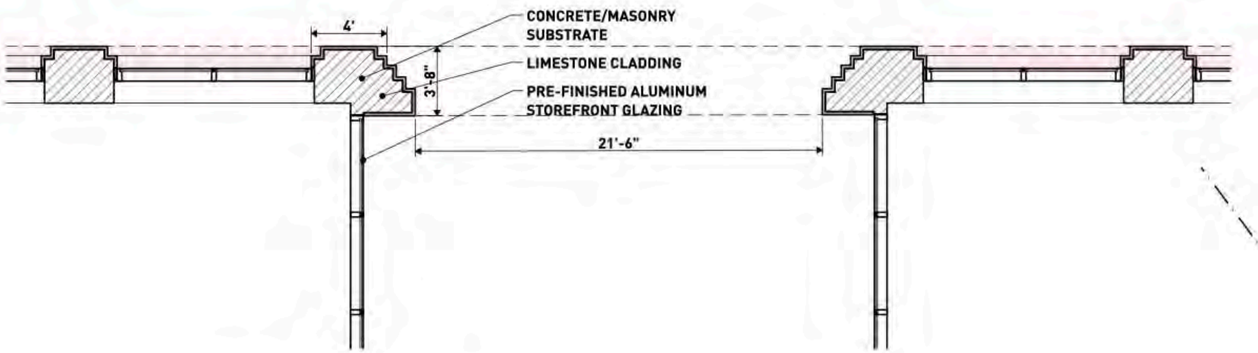
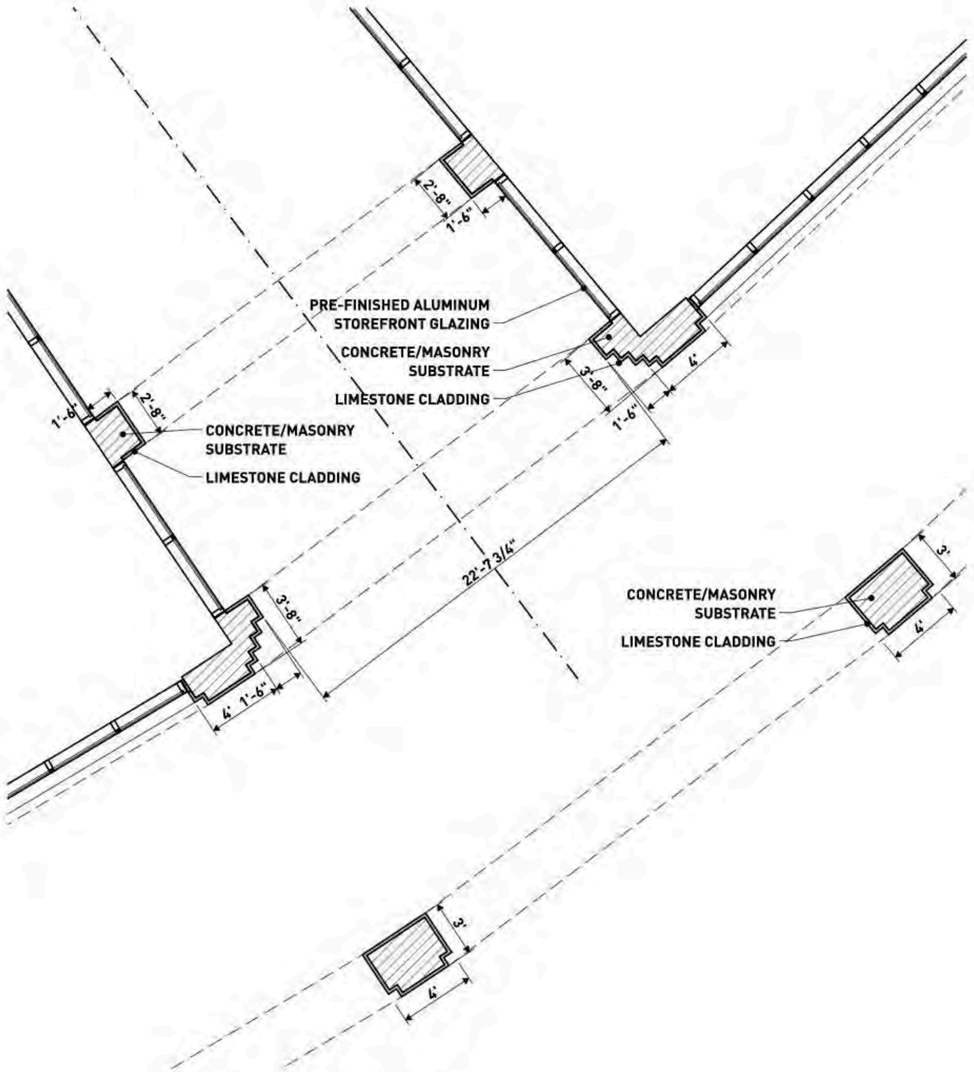
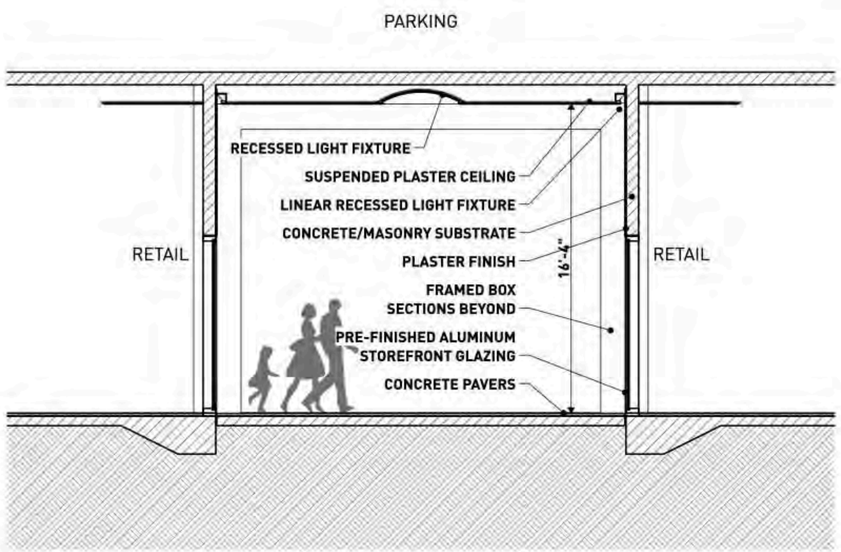


NORTH PASEO ENTRY PLAN DETAIL



SOUTH PASEO ENTRY PLAN DETAIL



PASEO SECTION

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NORTH PASEO ENTRY

SOUTH PASEO ENTRY

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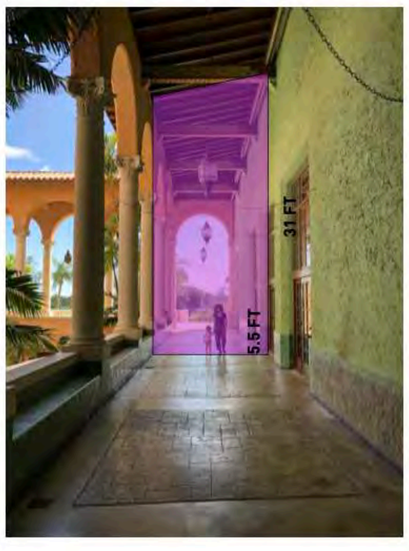
A-16

COLONADE HOTEL ARCADE HEIGHT STUDY

BILTMORE HOTEL ARCADE HEIGHT STUDY

115 MENDOZA AVE - CORAL GABLES FLORIDA



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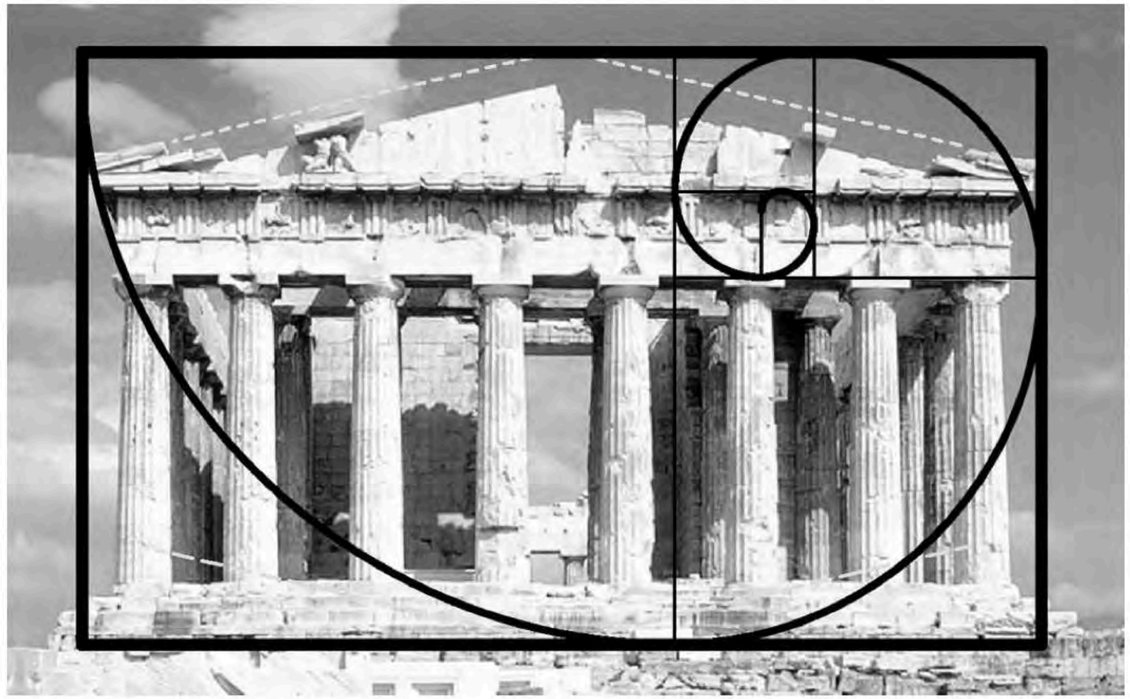
LOGGIA DEI LANZI HEIGHT STUDY - FLORENCE ITALY



PARTHENON GOLDEN RATIO DIAGRAM

PROPOSED REDUCTION TO MATCH GOLDEN RATIO

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Arcade Scale Comparisons

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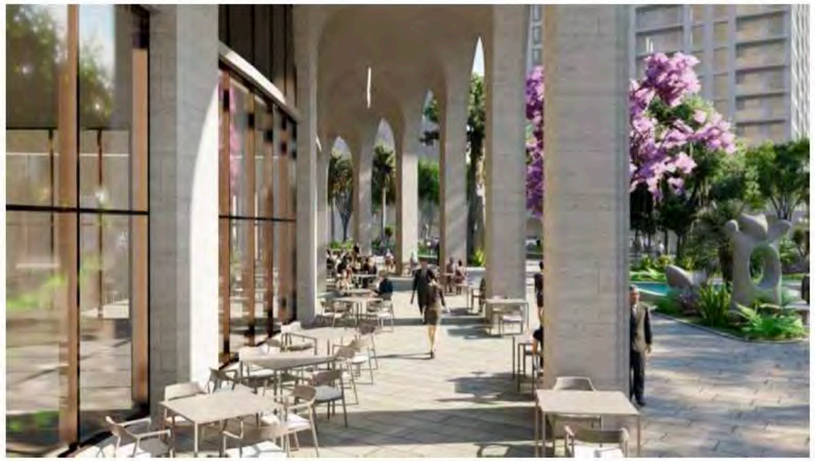
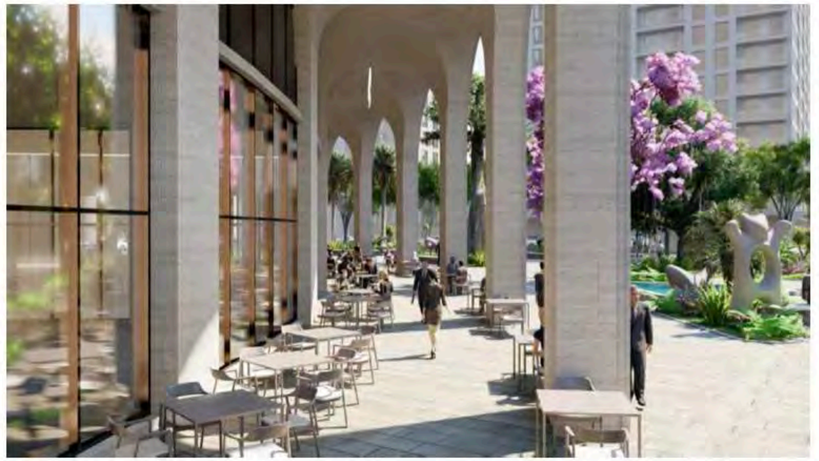


SUN STUDY - JAN 01 - 11AM



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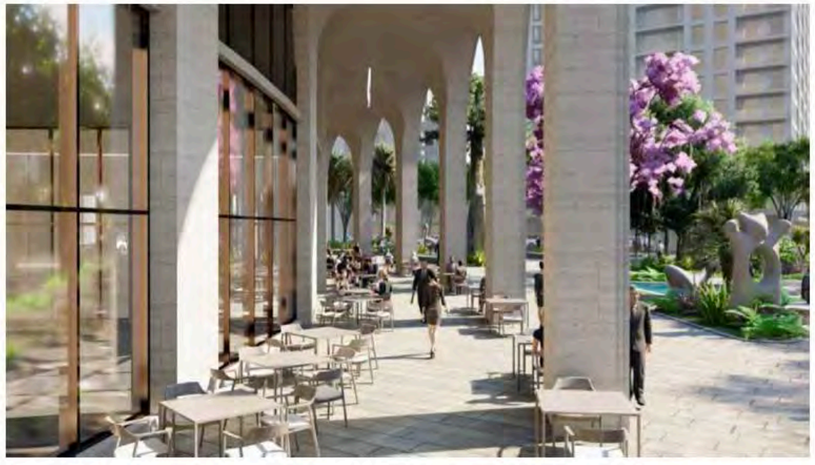

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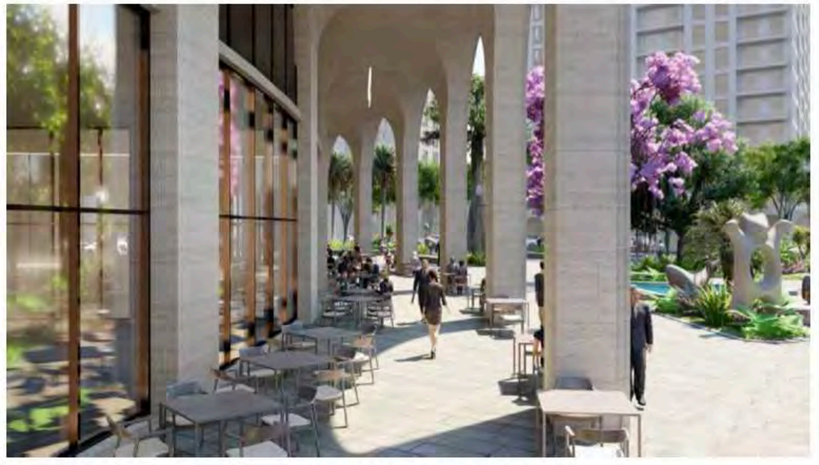
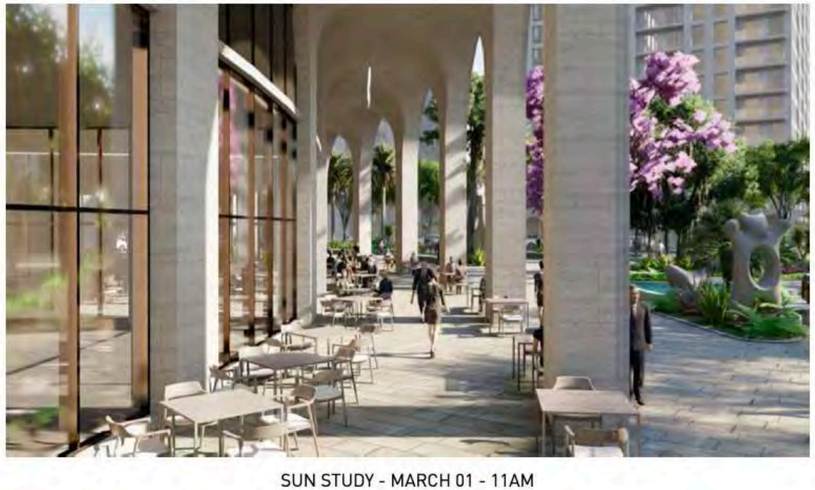
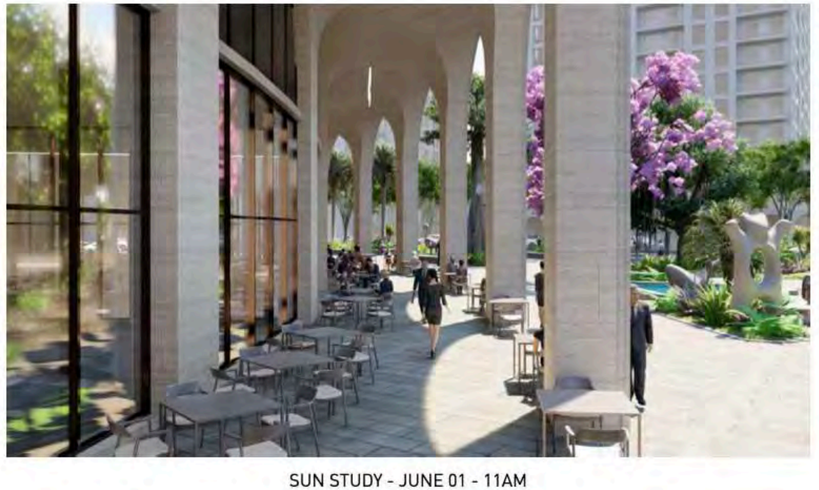


SUN STUDY - MAY 01 - 11AM



SUN STUDY - MARCH 01 - 11AM



SUN STUDY - JUNE 01 - 11AM

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Arcade Sun Study

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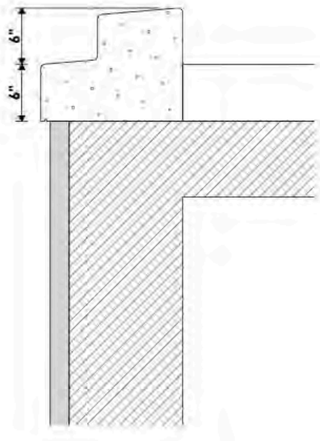
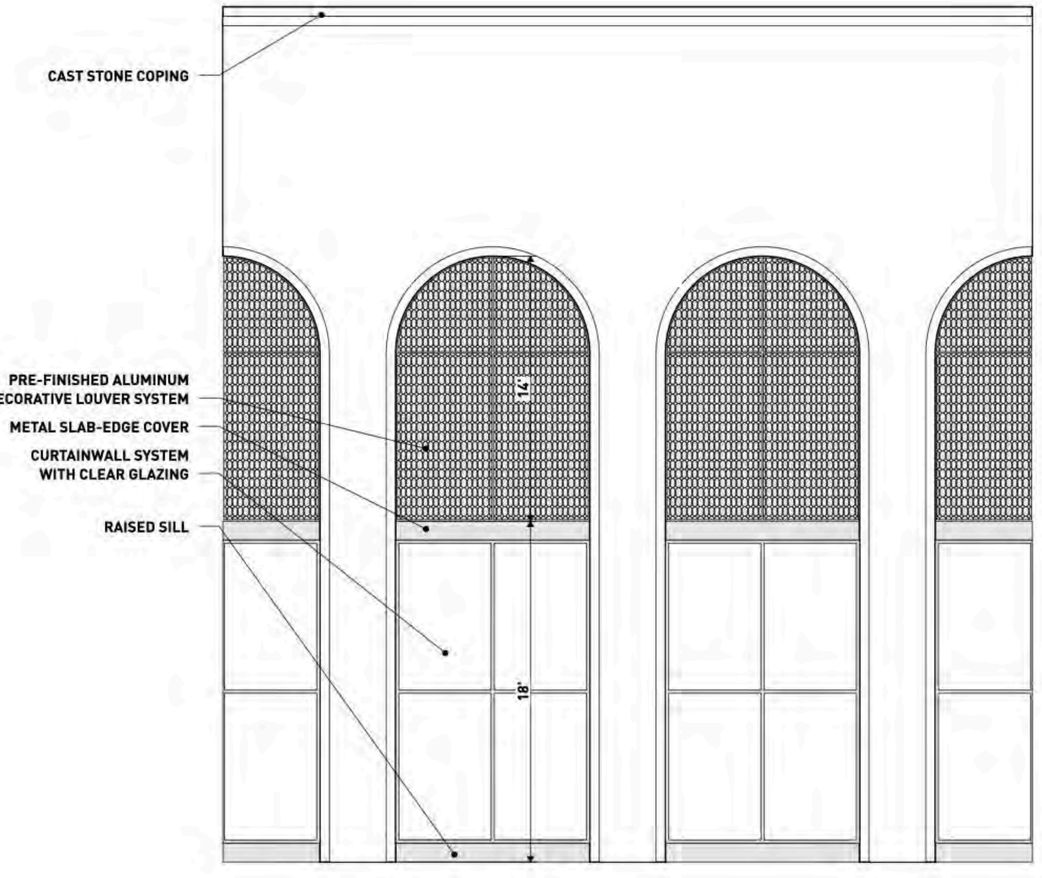


PROPOSED COPING/TRANSITION DETAIL

PROPOSED ALUMINUM LOUVER - COLOR TO MATCH MULLIONS



TYPICAL RETAIL GLAZING/GARAGE SCREENING ELEVATION

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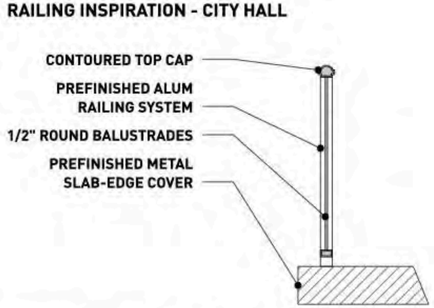
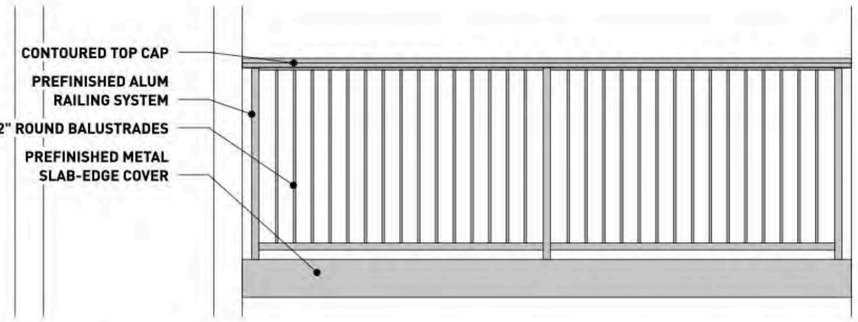
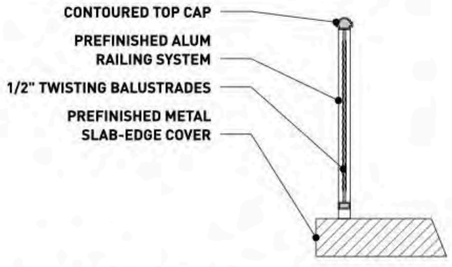
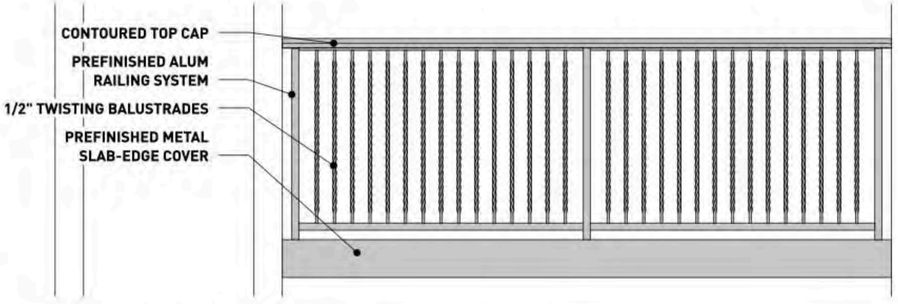
RAILING INSPIRATION - CITY HALL



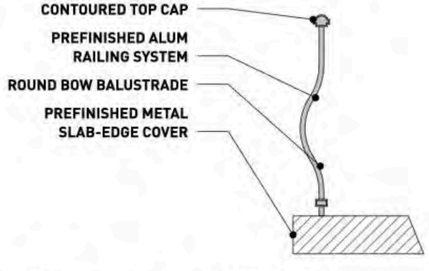


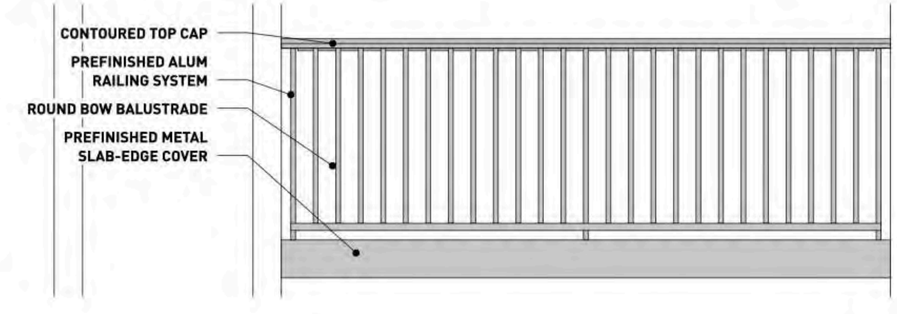
RAILING OPTION 01 - ROUND BALUSTRADES





RAILING OPTION 02 - TWISTING BALUSTRADES





RAILING OPTION 03 - BOW BALUSTRADES

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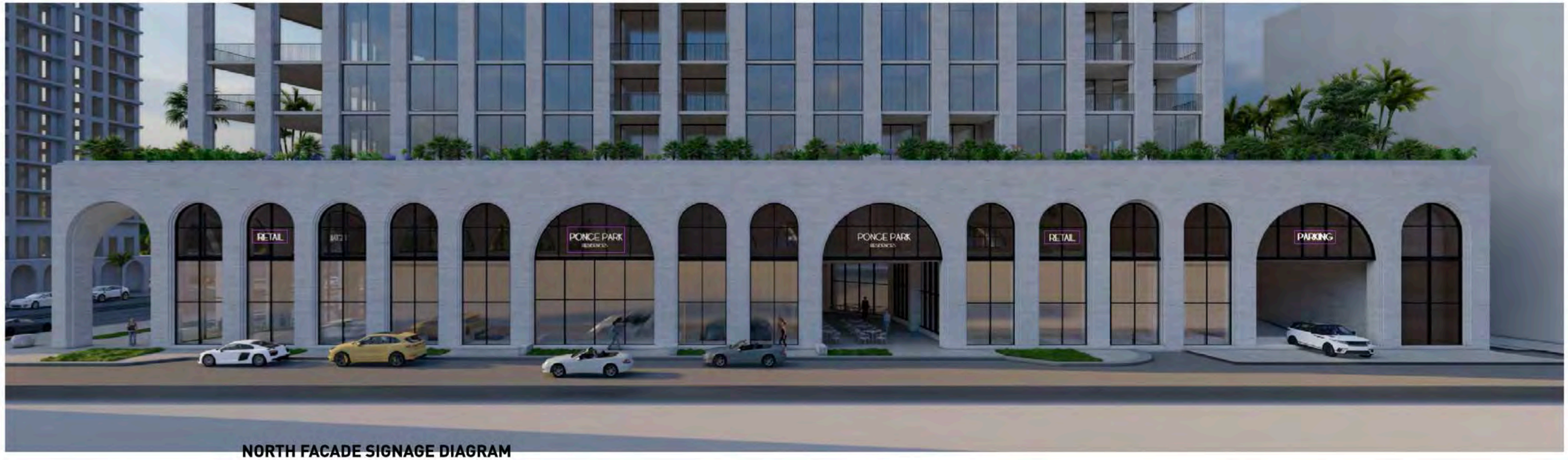

NORTH FACADE SIGNAGE DIAGRAM

PARK FACADE SIGNAGE DIAGRAM

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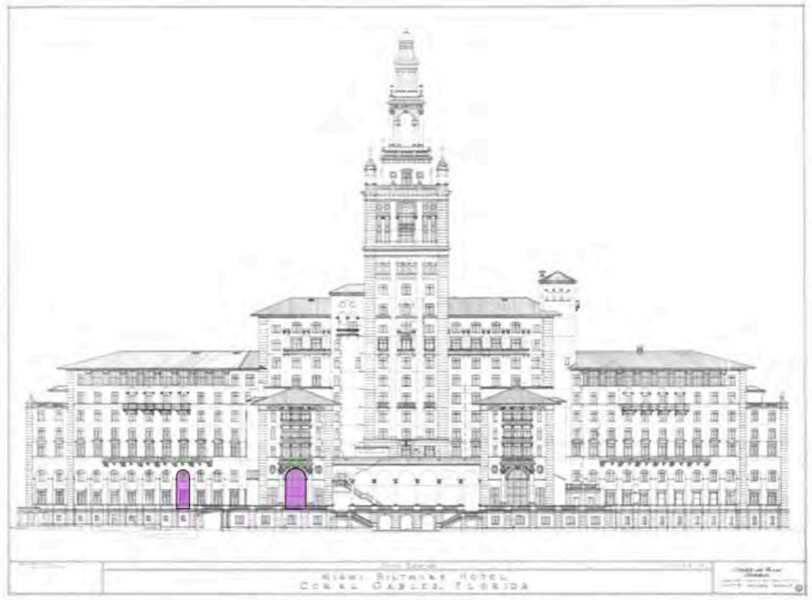
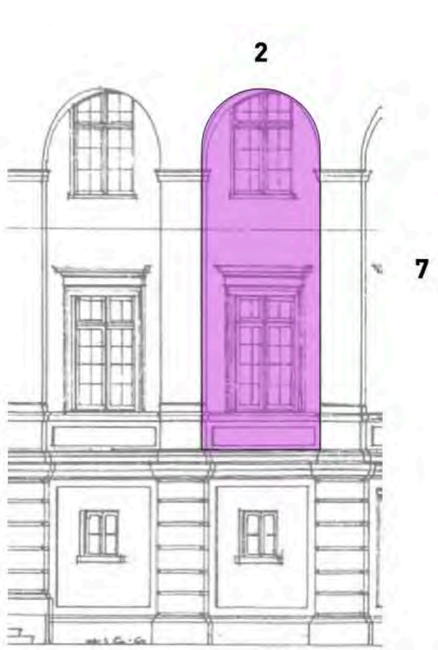
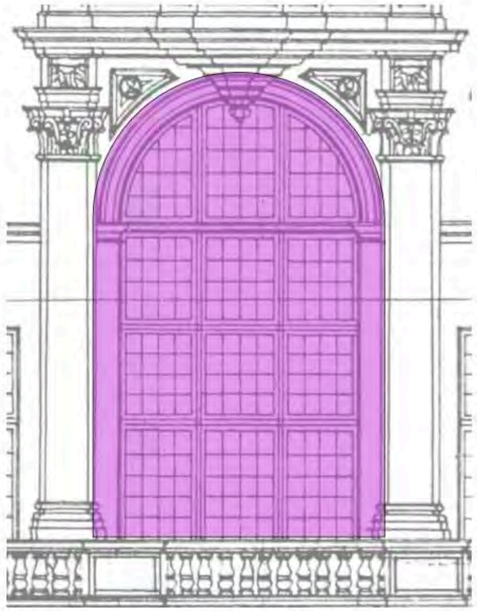


CORAL GABLES MEDITERRANEAN DESIGN GUIDE BILTMORE HOTEL PRECEDENT

ARCH PROPORTION

ARCH IS SLIGHTLY TALLER THEN THE 3:2 BILTMORE PROPORTION
VERTICAL DIVISIONS SEEK TO MATCH BILTMORE PRECEDENT





CORAL GABLES MEDITERRANEAN DESIGN GUIDE BILTMORE HOTEL PRECEDENT

NARROW ARCH 3.5:1 PROPORTION DIVIDED AT MIDLINE
WIDE ARCH 3:2 PROPORTION W/ 4 VERTICAL DIVISIONS

ARCH PROPORTION

ARCH PROPORTION MATCHES 7:2 BILTMORE PROPORTION
VERTICAL DIVISIONS SEEK TO MATCH BILTMORE PRECEDENT

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Chad Oppenheim
No. AR 0016620

Title
Precedent
Proportion
Comparison

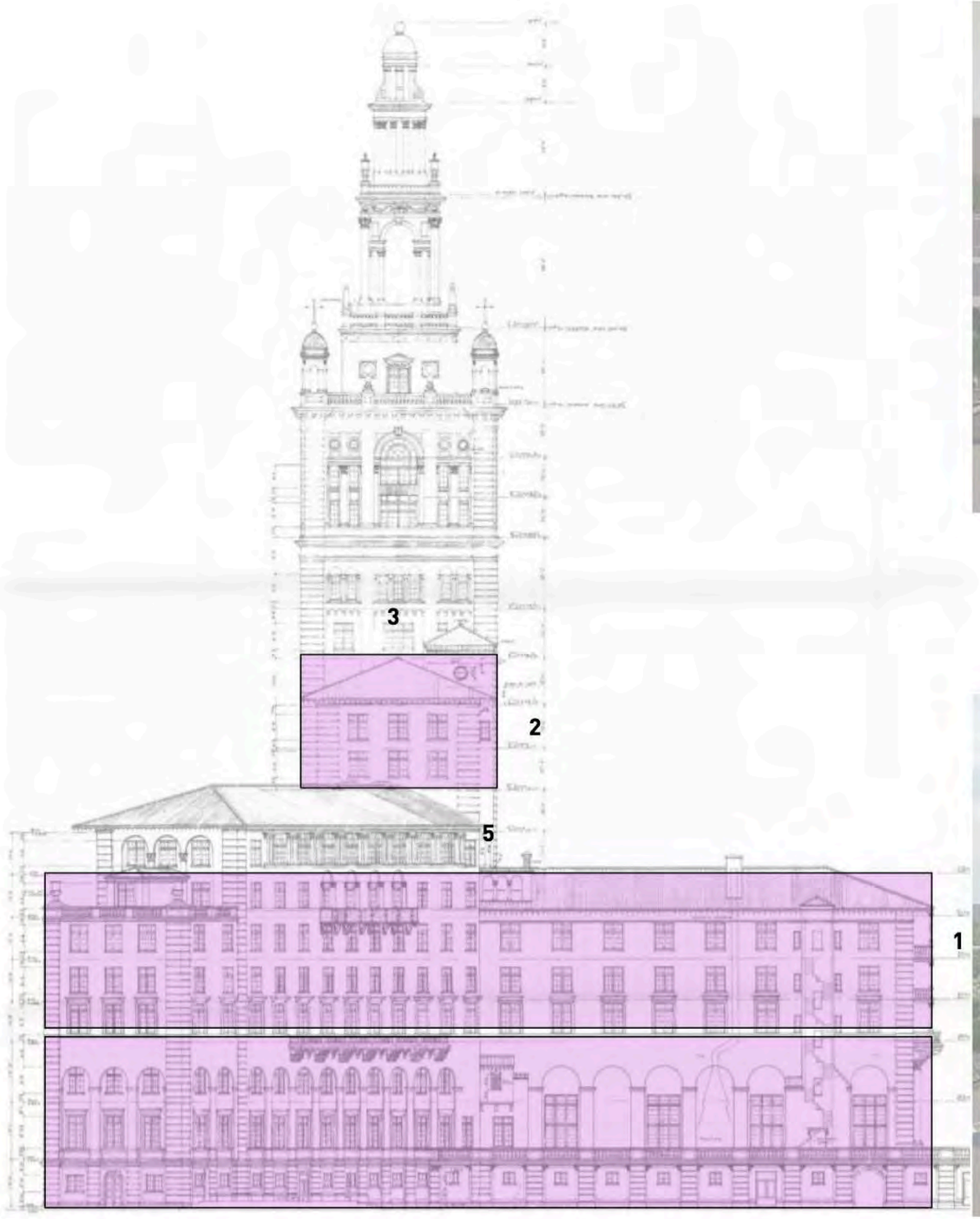
NOT FOR CONSTRUCTION

CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

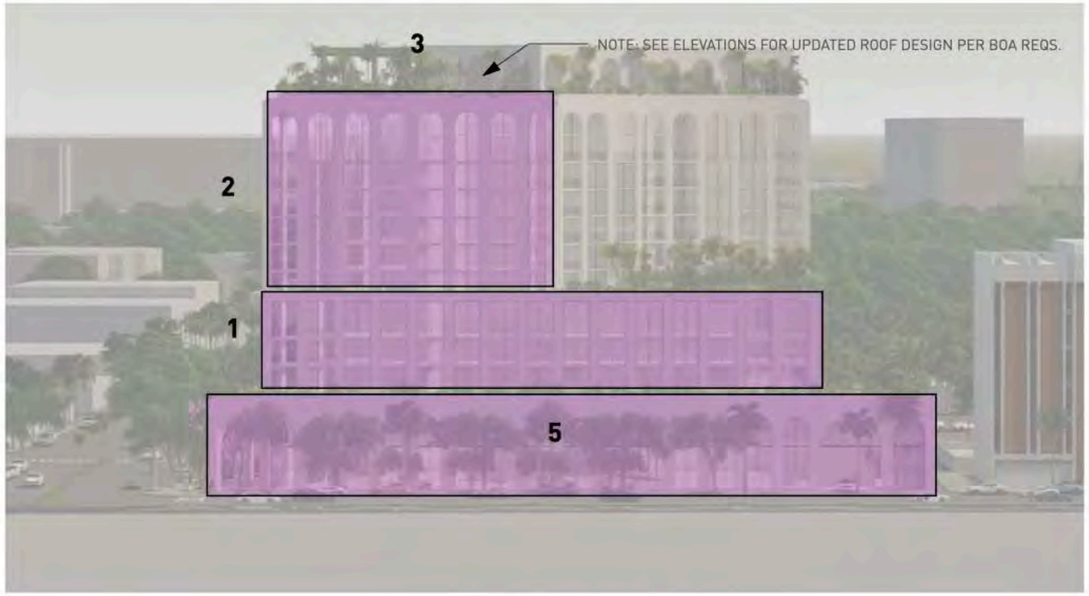
1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

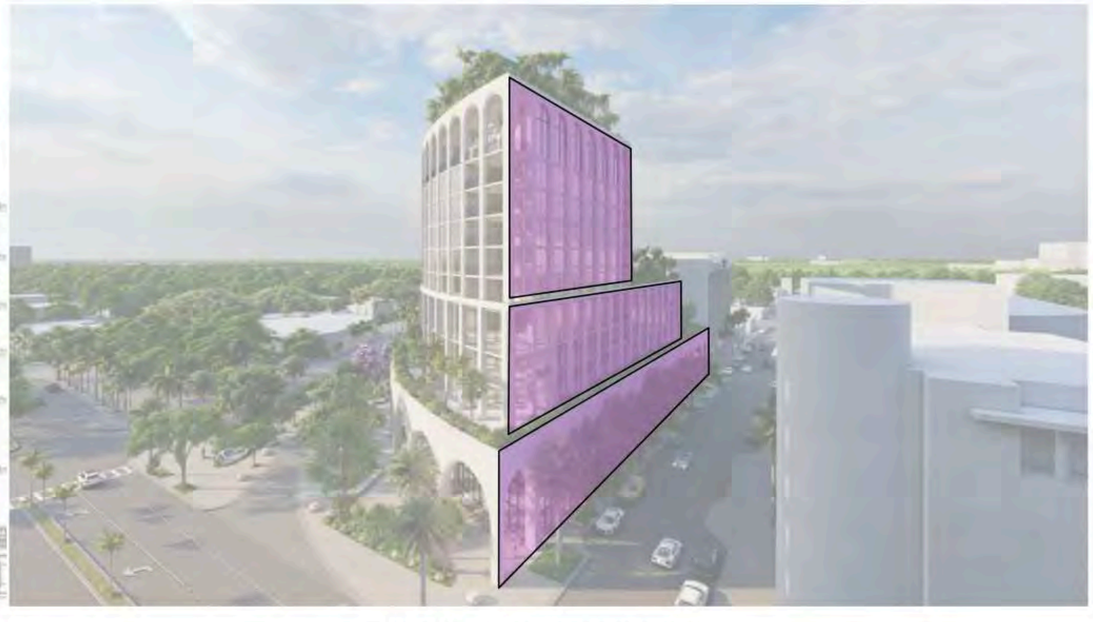
A-23



CORAL GABLES MEDITERRANEAN DESIGN GUIDE BILTMORE HOTEL PRECEDENT
STEPPED FACADE WITH TOWER ELEMENT



NORTH/NORTHEAST ELEVATION
STEPPED FACADE WITH TOWER ELEMENT



NORTH/NORTHEAST ELEVATION
STEPPED FACADE WITH TOWER ELEMENT

Project No
1812

Project Address
216 and 224 Catalonia Ave.,
3000 Ponce De Leon Blvd.,
and 203 University Drive

Client
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Title
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Proportion
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CITY OF CORAL GABLES
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UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-24

CATALONIA AVENUE
DROP OFF AREA
30'x30' VISIBILITY TRIANGLE
FIRE HYDRANT
10'x10' VIS TRIANGLE
10'x10' VIS TRIANGLE
1 A-35
3 A-38
15'-5"
287'-6 1/2"
9'-0"
RAMP UP
FPL
ELEC
RAMP
A: 2,101 sq ft
RETAIL
A: 4,705 sq ft
PASSEO
A: 3,331 sq ft
RES LOBBY
A: 3,479 sq ft
EXISTING ALLEY LOCATION
PROPOSED PASEO LOCATION
TYP RECESSED LIGHT FIXTURE
PONCE DE LEON BOULEVARD
REAR SETBACK - 0' SETBACK AT GRADE
FIRE PUMP
DOH PUMP
BIKE STORAGE
4 A-38
5'-3"
199'-10"
BOH/SERVICE
RES LOBBY
A: 555 sq ft
TELCOM
TELE/DATA
TRASH
RETAIL
A: 6,288 sq ft
COVERED ARCADE
FRONT SETBACK - 0' SETBACK AT GRADE
2 A-38
199'-10"
REAR SETBACK - SETBACK VARIES SEE MEP DWG
BFP/METERS
LOADING
FIRE CONTROL
RETAIL
A: 4,659 sq ft
357'-11"
1 A-35
FINAL PARK
AT
CITY DIRECTION
7'-6"
HISTORIC LIGHT POLE TO REMAIN
AREAS INCLUDED IN FAR CALCULATIONS
RETAIL
MALAGA AVENUE
1 A-38
MALAGA AVENUE
LANDSCAPED ISLAND
48'-7 1/4"
79'-9 1/4"
UNIVERSITY DRIVE

Project No
1812

Project Address
216 and 224 Catalonia Ave.,
3000 Ponce De Leon Blvd.,
and 203 University Drive

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Chad Oppenheim
No. AR 0016620

Title
Alley/Passeo
Location Diagram

N

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PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

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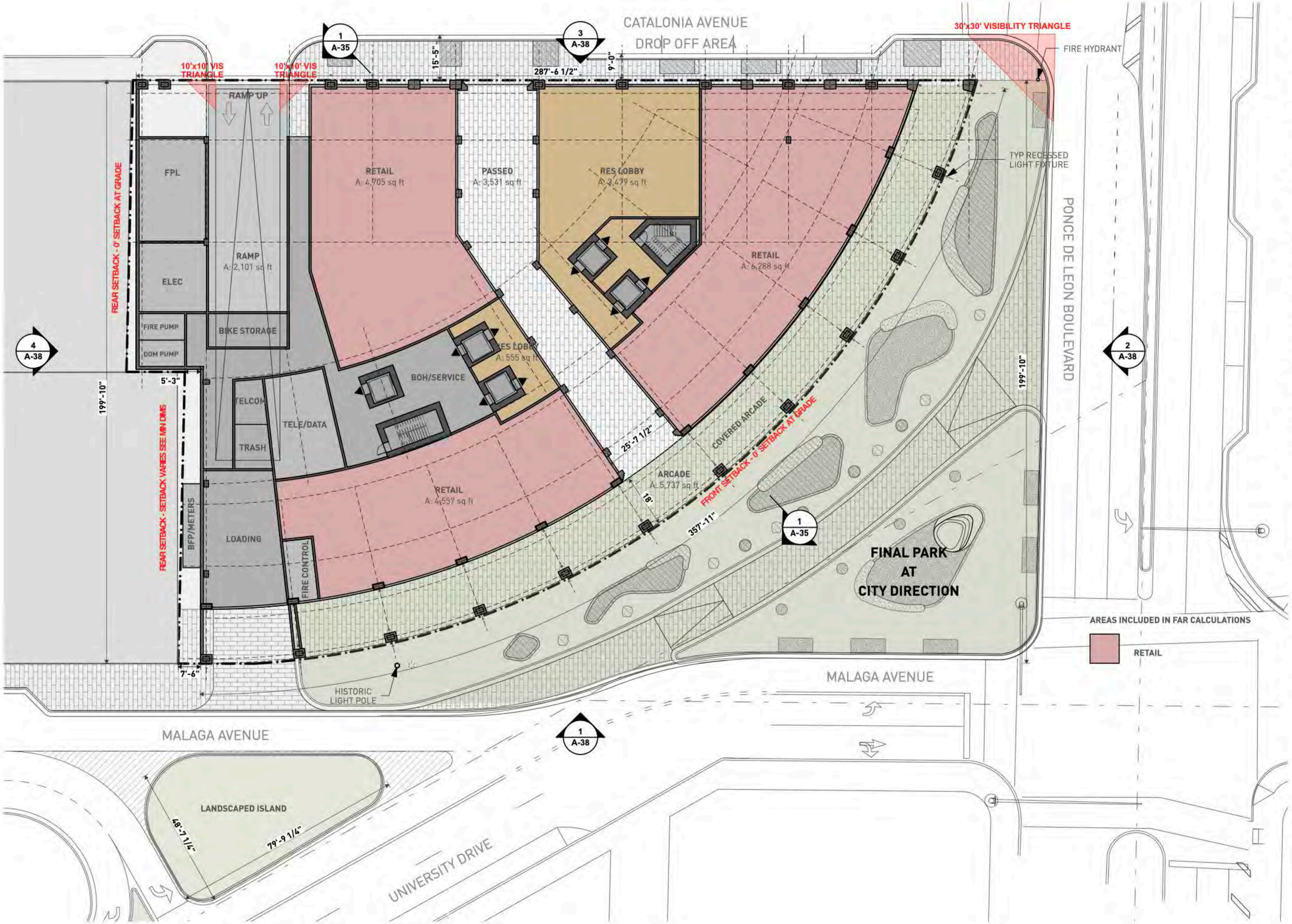
A-25



Project No
1812

Project Address
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Chad Oppenheim
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Title
Ground Level Story

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CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

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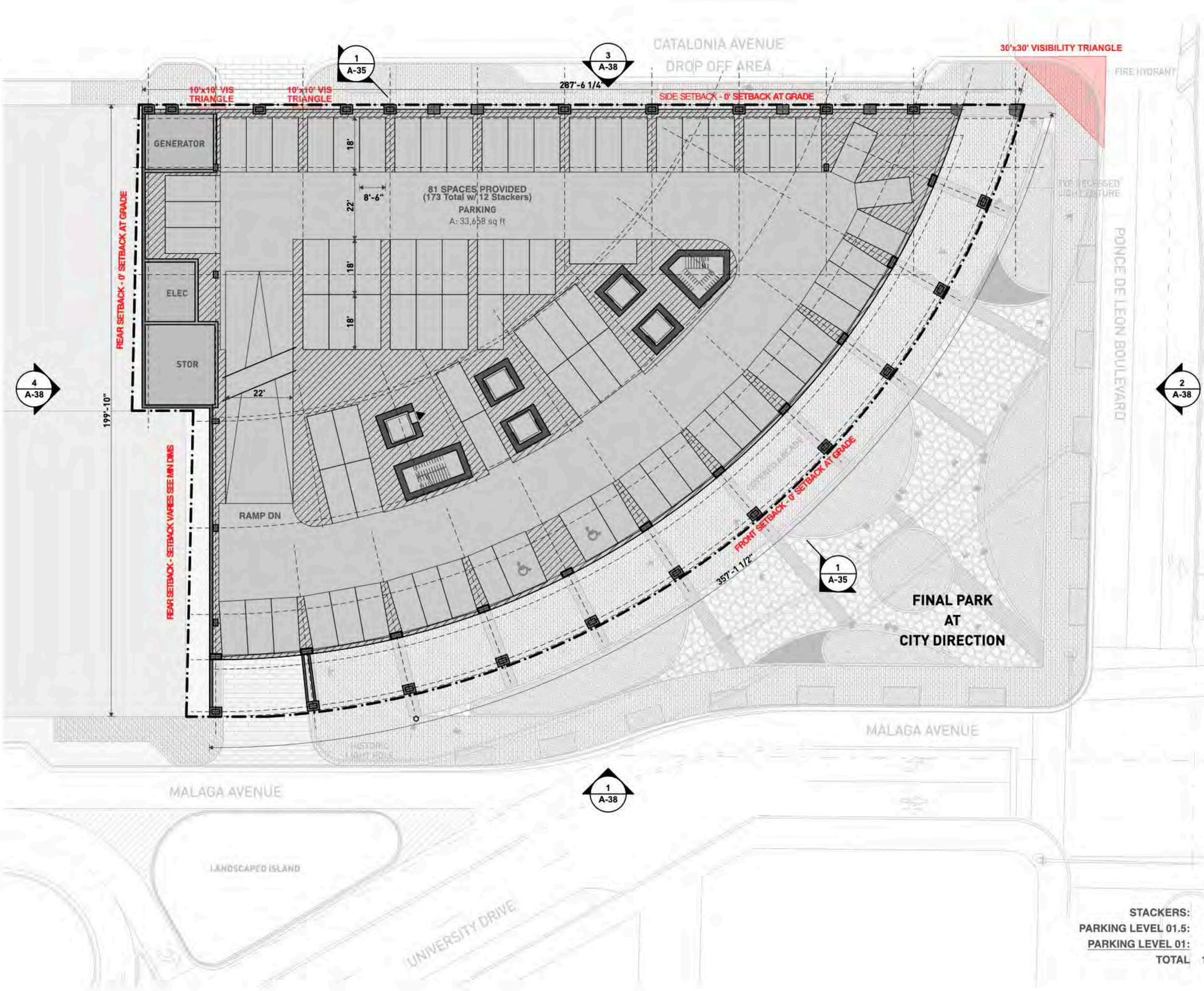
A-26



STACKERS:	12 SPACES
PARKING LEVEL 01.5:	80 SPACES
PARKING LEVEL 01:	81 SPACES
TOTAL	173 SPACES

Project No
1812

Project Address
216 and 224 Catalonia Ave.,
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Title
Screened Parking
Level 01

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CITY OF CORAL GABLES
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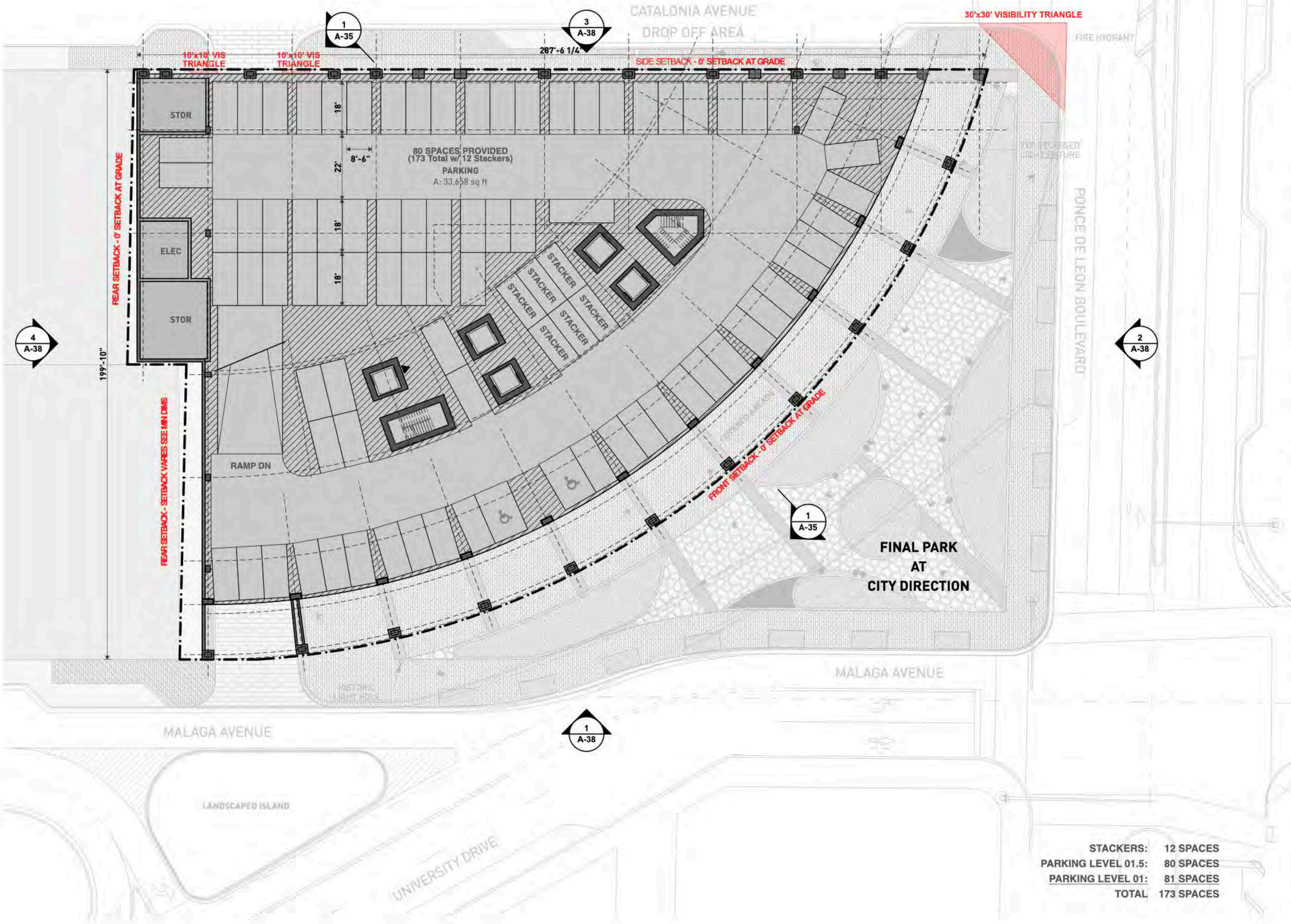
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-27



STACKERS:	12 SPACES
PARKING LEVEL 01.5:	80 SPACES
PARKING LEVEL 01:	81 SPACES
TOTAL	173 SPACES

Project No
1812

Project Address
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and 203 University Drive

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AR 0016620

Chad Oppenheim
No. AR 0016620

Title
Screened Parking Level 01.5

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CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

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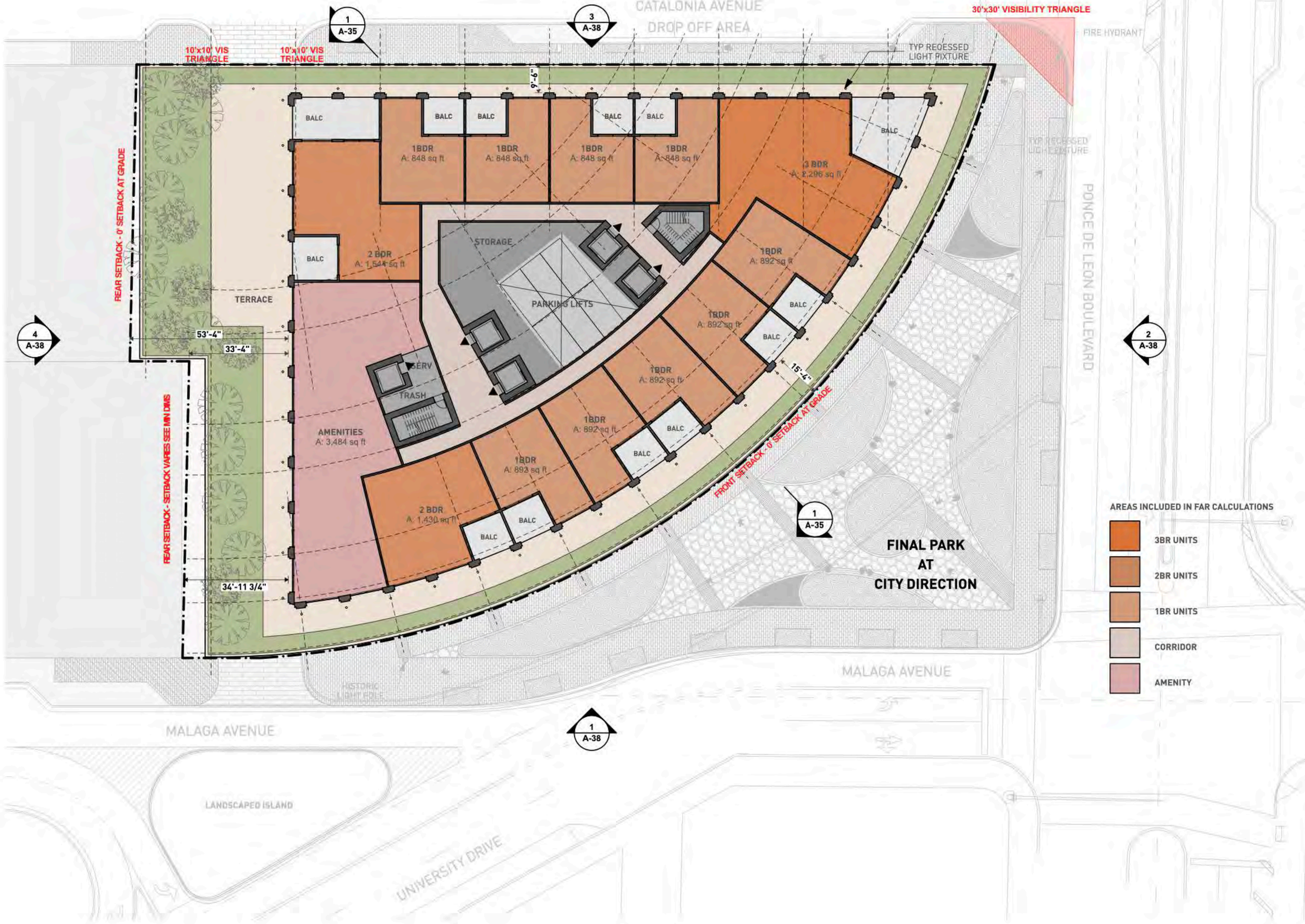
A-28



AREAS INCLUDED IN FAR CALCULATIONS

- 3BR UNITS
- 2BR UNITS
- 1BR UNITS
- CORRIDOR
- AMENITY

Project No
1812

Project Address
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3000 Ponce De Leon Blvd.,
and 203 University Drive

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Chad Oppenheim
No. AR 0016620

Title
Residential Story 01

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CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-29

Project No
1812

Project Address
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and 203 University Drive

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AR 0016620

Chad Oppenheim
No. AR 0016620

Title
Residential Story 02

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CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-30

CATALONIA AVENUE
DROP OFF AREA

30'x30' VISIBILITY TRIANGLE

FIRE HYDRANT

10'x10' VIS TRIANGLE

10'x10' VIS TRIANGLE

1 A-35

3 A-38

9'-6"

TOP RECESSED LIGHT FIXTURE

PONCE DE LEON BOULEVARD

REAR SETBACK - 0' SETBACK AT GRADE

REAR SETBACK - SETBACK VARIES SEE MIN DIMS

4 A-38

2 A-38

53'-4"

33'-4"

34'-11 3/4"

15'-4"

FRONT SETBACK - 0' SETBACK AT GRADE

1 A-35

BALC

1BDR
A: 848 sq ft

3 BDR
A: 2,296 sq ft

2 BDR
A: 1,544 sq ft

2 BDR
A: 1,448 sq ft

2 BDR
A: 1,246 sq ft

2 BDR
A: 1,837 sq ft

STORAGE

ELEC

SERV

TRASH

FINAL PARK
AT
CITY DIRECTION

MALAGA AVENUE

HISTORIC LIGHT POLE

1 A-38

LANDSCAPED ISLAND

UNIVERSITY DRIVE

AREAS INCLUDED IN FAR CALCULATIONS

- 3BR UNITS
- 2BR UNITS
- 1BR UNITS
- CORRIDOR

Project No
1812

Project Address
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and 203 University Drive

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Title
Residential Story
03

N

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CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-31

AREAS INCLUDED IN FAR CALCULATIONS

- 3BR UNITS
- 2BR UNITS
- 1BR UNITS
- CORRIDOR

Project No
1812

Project Address
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Title
Residential Story
04-08

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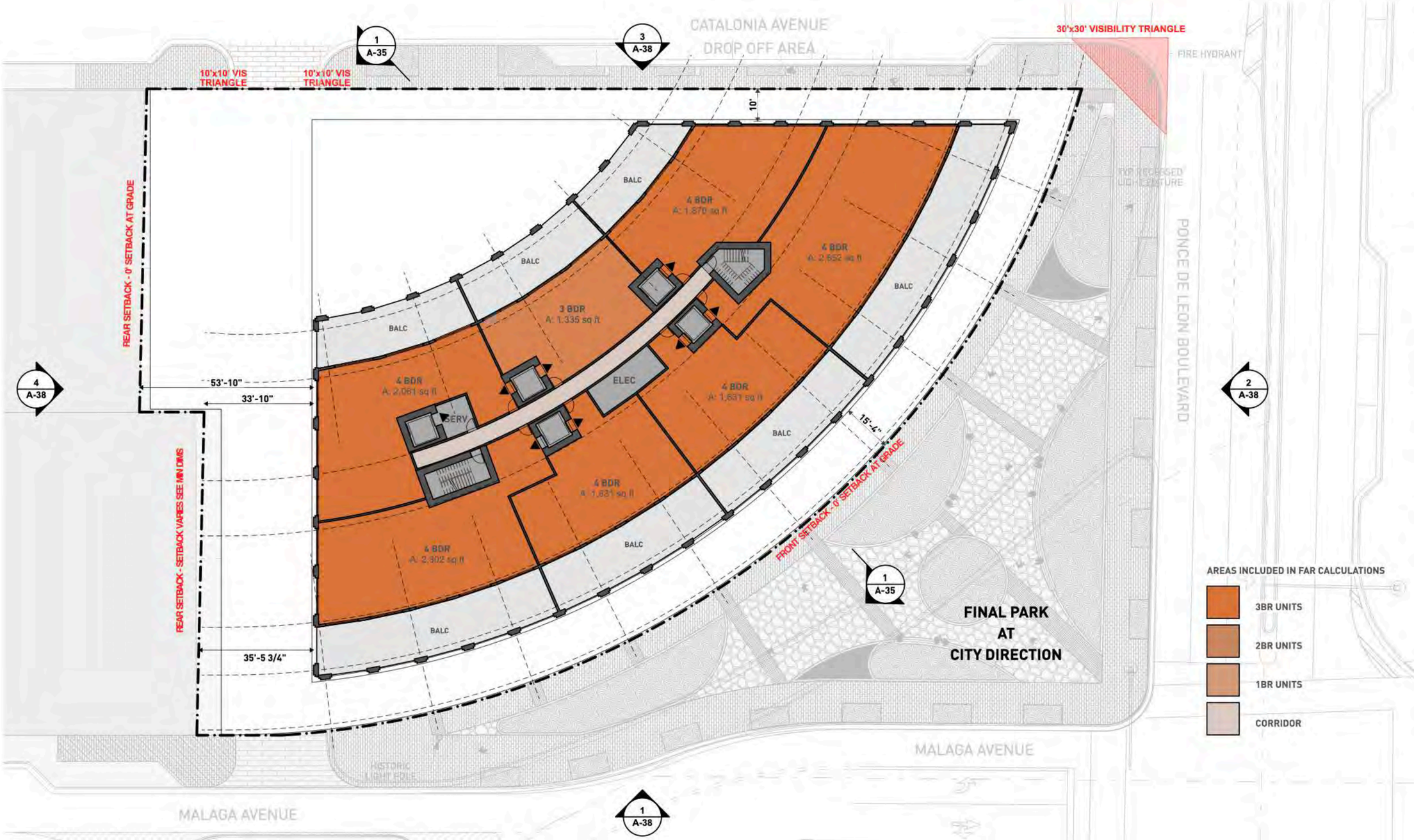
CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-32



AREAS INCLUDED IN FAR CALCULATIONS

- 3BR UNITS
- 2BR UNITS
- 1BR UNITS
- CORRIDOR

Project No
1812

Project Address
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Title
Residential Story 09

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CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-33

Project No
1812

Project Address
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Title
Residential Story
10

NOT FOR CONSTRUCTION
CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-34

CATALONIA AVENUE
DROP OFF AREA

30'x30' VISIBILITY TRIANGLE

FIRE HYDRANT

10'x10' VIS TRIANGLE

10'x10' VIS TRIANGLE

1 A-35

3 A-38

REAR SETBACK - 0' SETBACK AT GRADE

TOP RECESSED LIGHT FIXTURE

PONCE DE LEON BOULEVARD

4 A-38

2 A-38

33'-4"

MEP

MEP

TRELLIS ABOVE

TERRACE

POOL

TRELLIS ABOVE

REAR SETBACK - SETBACK VARIES SEE MIN DIMS

FRONT SETBACK - 0' SETBACK AT GRADE

34'-11 3/4"

1 A-35

FINAL PARK
AT
CITY DIRECTION

MALAGA AVENUE

HISTORIC MARKER

1 A-38

MALAGA AVENUE

LANDSCAPED ISLAND

UNIVERSITY DRIVE

Project No
1812

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Chad Oppenheim
No. AR 0016620

Title
Roof Level

N

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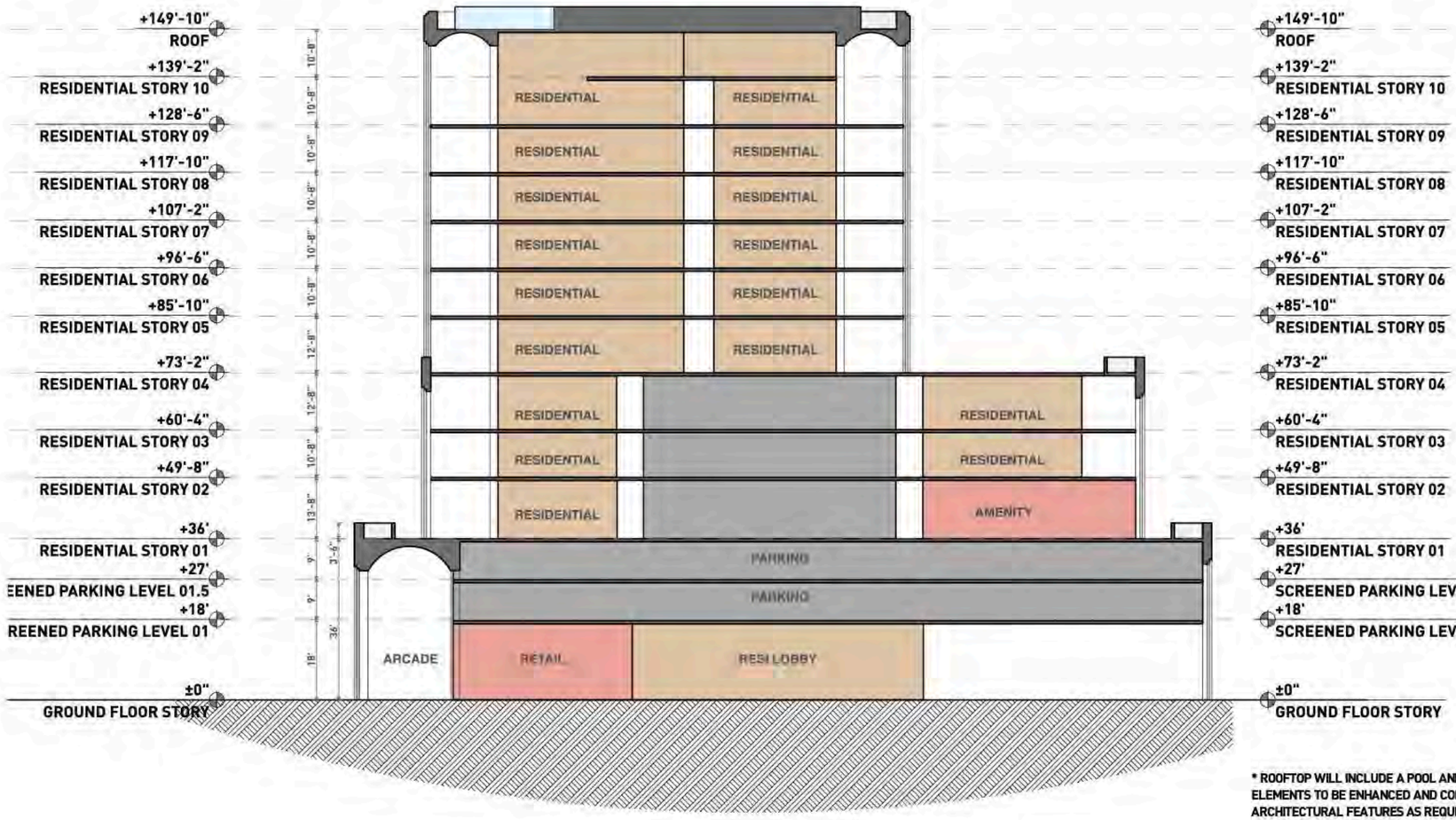
CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-35



* ROOFTOP WILL INCLUDE A POOL AND MECHANICAL ELEMENTS TO BE ENHANCED AND CONCEALED BY ARCHITECTURAL FEATURES AS REQUIRED BY CODE. THE EXACT SCOPE AND LOCATION OF THESE ELEMENTS SHALL BE DETERMINED BY DETAILED PROJECT ENGINEERING PLANS AND CONSTRUCTION DRAWINGS.

Project No
1812

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Chad Oppenheim
No. AR 0016620

Title
Section A-A

NOT FOR CONSTRUCTION

CITY OF CORAL GABLES
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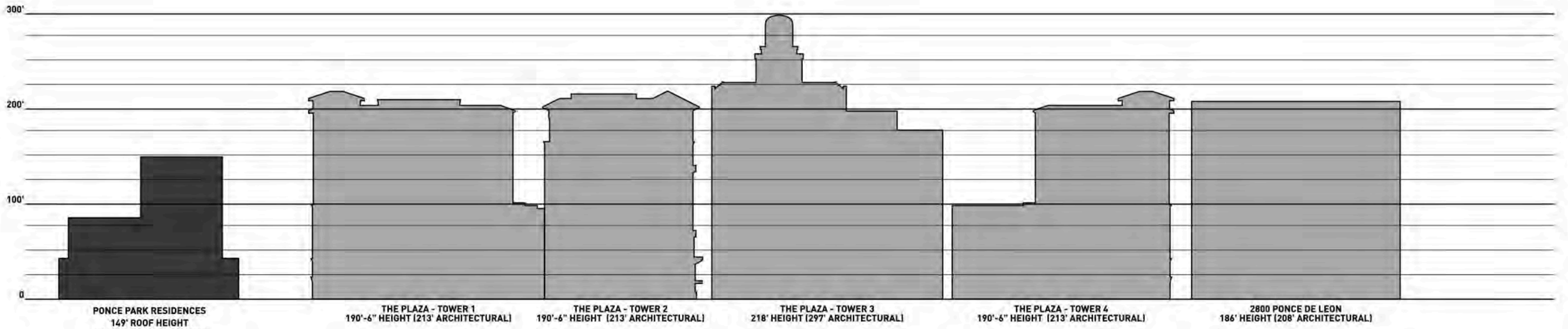
UPDATED DEVELOPMENT APPLICATION

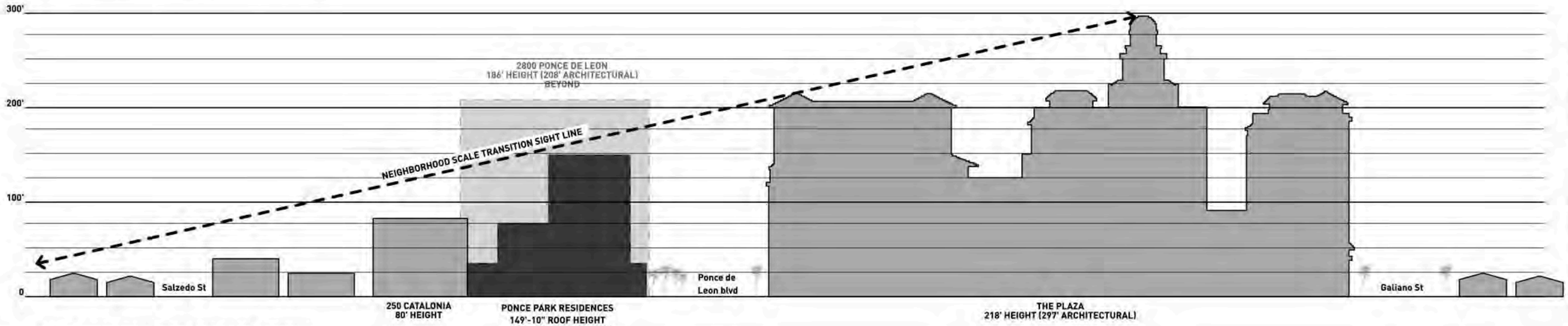
1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-36



ADJACENT PROJECT HEIGHT COMPARISON



EAST/WEST CONTEXT MASSING SECTION

Project No
1812

Project Address
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3000 Ponce De Leon Blvd.,
and 203 University Drive

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Chad Oppenheim
No. AR 0016620

Title
Height Comparison

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CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-37

Project No
1812

Project Address
216 and 224 Catalonia Ave.,
3000 Ponce De Leon Blvd.,
and 203 University Drive

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CHAD E. OPPENHEIM
AR 0016620
REGISTERED ARCHITECT

Chad Oppenheim
No. AR 0016620

Title
Context Height Map

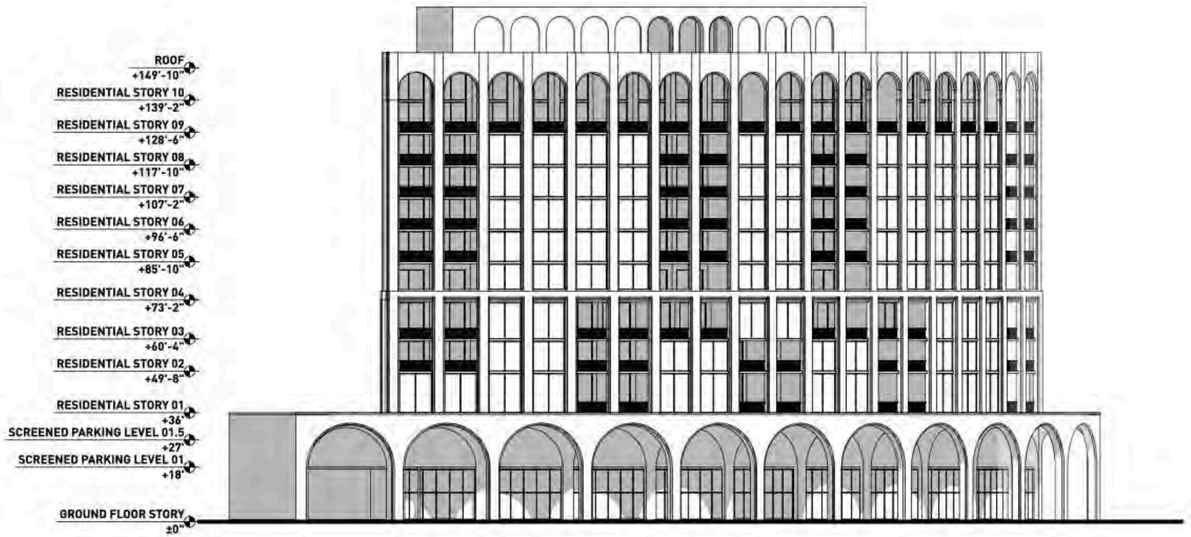
NOT FOR CONSTRUCTION

CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

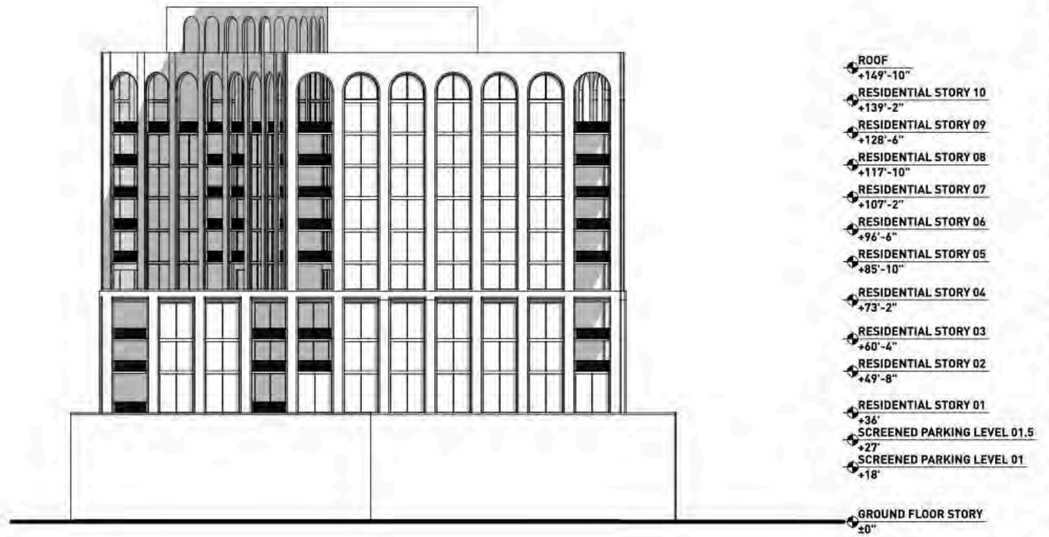
1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

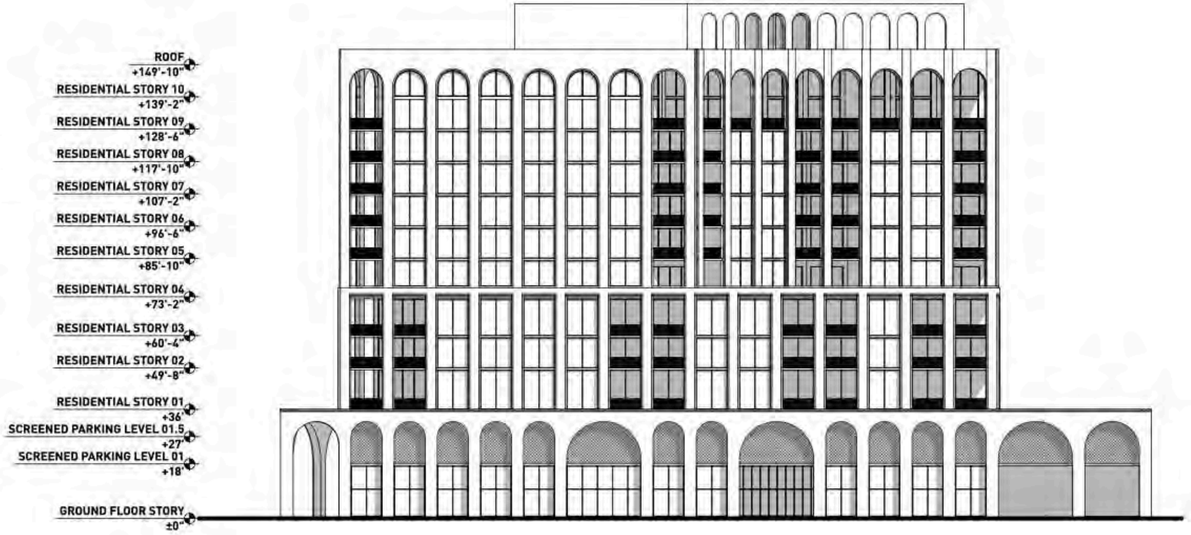
A-38



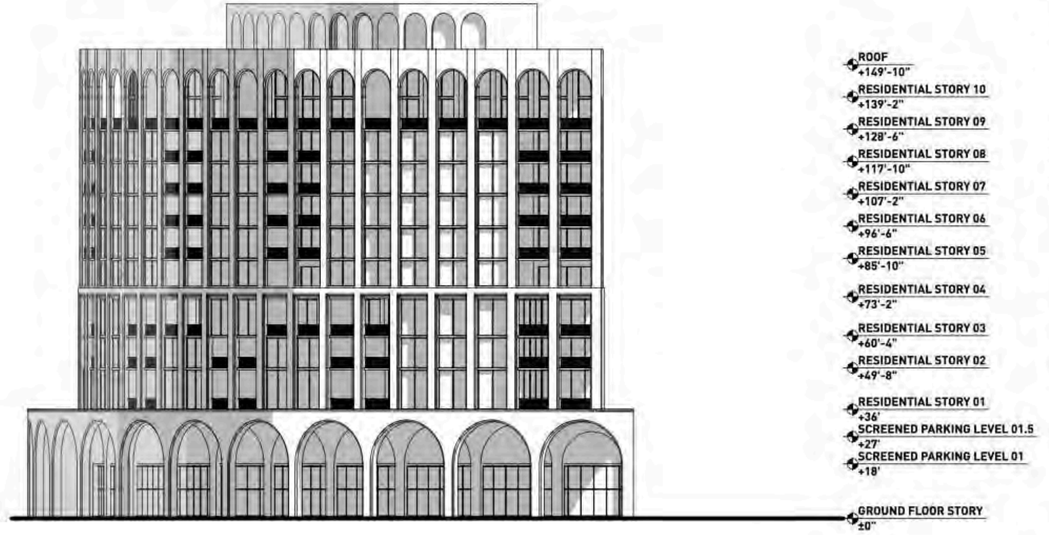
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

*** ROOFTOP WILL INCLUDE A POOL AND MECHANICAL ELEMENTS TO BE ENHANCED AND CONCEALED BY ARCHITECTURAL FEATURES AS REQUIRED BY CODE. THE EXACT SCOPE AND LOCATION OF THESE ELEMENTS SHALL BE DETERMINED BY DETAILED PROJECT ENGINEERING PLANS AND CONSTRUCTION DRAWINGS.**

Project No
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Elevations

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CITY OF CORAL GABLES
BOARD OF ARCHITECTS
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 03/16/2022

A-39

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REGISTERED ARCHITECT

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Rendering - Tower from SE

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CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-40

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Rendering - Tower from NE

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UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-41

Project No
1812

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3000 Ponce De Leon Blvd.,
and 203 University Drive

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Title
Rendering -
Arcade from North

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CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-42

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CHAD OPPENHEIM
No. AR 0016620
REGISTERED ARCHITECT

Chad Oppenheim
No. AR 0016620

Title
Rendering -
Arcade from South

N

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CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-43

Project No
1812

Project Address
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and 203 University Drive

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Title
Rendering - Park/ Arcade from Ponce

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PLANNING & ZONING DIVISION
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1812
PONCE PARK RESIDENCES

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A-44

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Rendering - Catalonia Dropoff Exit

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UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-45

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Title
Rendering - Site Plan View

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PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

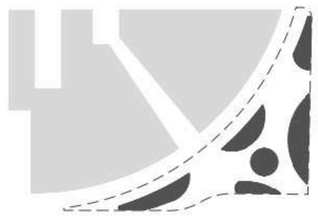
1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-46

Tab 4

PONCE PARK RESIDENCES *Miami-Dade County Landscape Legend*		2020.10.15
Zoning District: Coral Gables - Commercial "C" **LANDSCAPE REQUIREMENTS WITHIN PROPERTY**	Net Lot Area: 56,138 s.f.	Net Lot Acre: 1.29
Open Space	**Required / Allowed**	**Provided**
A. Square feet of landscape open space Net Lot Area = 56,138 s.f. x 25% minimum = 14,035 s.f.	14,035	33,297
B. Square feet of parking lot open space required. "See Architect's Drawings" Number of parking spaces 0 spaces x 10 s.f. per parking space =	0	0
C. Total square feet of landscaped open space required.	14,035	33,297
Trees	**Required / Allowed**	**Provided**
A. Number of trees required per net lot size, less existing number of trees meeting minimum requirements. Palms to count as a required tree on the basis of three (3:1) palms per tree. ***NOTE:** *Exceptions in number of trees required may be granted based on exceptional plant material provided and subject to Public Service Department review and approval.*		
28 trees x 1.25 net lot area - 0 (exist ng) =	36	5 (4 Trees + 4 Palms)
B. % Palms allowed 36 trees x 75% allowed = (M) x 3 =	27	1 (4 Palms)
C. % Natives required: (36) x 30% required = 11	11	0
D. Street trees (maximum average spacing of 35' lf): (7 7) linear feet not including drive n ays and visibility triangles / 35 =	20	19 (18 Trees & 3 Palms)
Palms as street trees to count as a required tree on the basis of three (3:1) palms per tree. (7 7) linear feet / 35 =	16	1 (3 Palms)
E. street trees located directly underneath power lines (maximum average spacing of __ o.c.): ____ linear feet along street / 25 =	N/A	N/A
F. Total number of trees provided	56	24
Shrubs	**Required / Allowed**	**Provided**
A. Number of shrubs required: (221 per acre) x 1.25 =	289	335
B. % Native shrubs required: (number of shrubs provided) 289 x 30% =	87	0
C. % Drought tolerance and low maintenance required. (number of shrubs provided) 289 x 50% =	87	335
Irrigation Plan: Required to comply with Chapter 33 of the Miami-Dade County Code of Ordinances:	Auto irrigation _X_ or hose bib ____ provided	

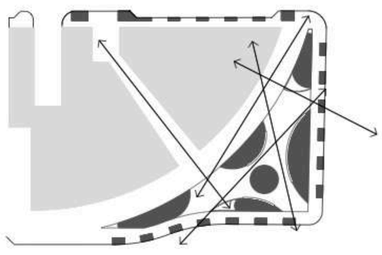


CURRENT OPTION
COLONNADE & PARK
HARDSCAPE VS LANDSCAPE
DIAGRAM

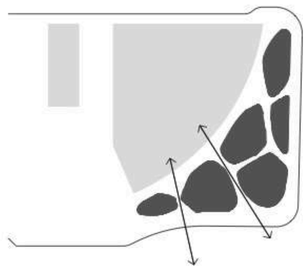
TOTAL PARK: 14,713 SQ FT
HARDSCAPE: 10,593 SQ FT
LANDSCAPE: 4,120 SQ FT

ORIGINAL DESIGN
COLONNADE & PARK
HARDSCAPE VS LANDSCAPE
DIAGRAM

TOTAL PARK: 14,713 SQ FT
HARDSCAPE: 5,973 SQ FT
LANDSCAPE: 8,740 SQ FT



CURRENT OPTION
SIGHTLINES DIAGRAM



ORIGINAL DESIGN
SIGHTLINES DIAGRAM

GROUND LEVEL DIAGRAMS
SCALE: 1/64" = 1'-0"

SHEET INDEX

SHEET #	SHEET TITLE	2020.01.31 - DRC RESUBMITTAL	2020.07.27 - DRC RESUBMITTAL	2020.09.15 - BOA SUBMITTAL	2020.10.16 - BOA SUBMITTAL	2022.03.17 - BOA SUBMITTAL
L-0.00A	LANDSCAPE COVER SHEET	●	●	●	●	●
L-0.00D	ILLUSTRATIVE SITE PLAN	●	●	●	●	●
L-0.00DA	ILLUSTRATIVE SITE PLAN - HARDSCAPE					●
L-0.00E	RENDERINGS	●	●	●	●	
L-0.00F	RENDERINGS	●	●	●		
L-0.00G	RENDERINGS	●	●			
L-0.00H	RENDERINGS	●	●			
L-0.00I	RENDERINGS	●	●			
L-0.00J	RENDERINGS	●	●			
L-0.01	SITE SURVEY	●		●	●	●
L-0.02	SITE CONTEXT				●	●
L-1.10	GROUND LEVEL HARDSCAPE PLAN	●	●	●	●	●
L-1.10A	HARDSCAPE AND MATERIALS REFERENCE IMAGES	●	●	●	●	●
L-1.10B	SITE DIAGRAMS	●	●		●	●
L-1.10C	SITE DIAGRAMS					
L-3.00	TREE DISPOSITION PLAN	●	●	●	●	●
L-3.01	TREE DISPOSITION LIST	●	●	●	●	●
L-3.10	GROUND LEVEL LANDSCAPE PLAN	●	●	●	●	●
L-3.10A	ENLARGED GROUND LEVEL LANDSCAPE PLAN	●	●			
L-3.10B	ENLARGED GROUND LEVEL LANDSCAPE PLAN	●	●			
L-3.10C	ENLARGED GROUND LEVEL LANDSCAPE PLAN	●	●			
L-3.13	PLANTING REFERENCE IMAGES	●	●	●	●	●
L-3.14	PLANTING REFERENCE IMAGES	●	●			
L-3.15	PLANTING REFERENCE IMAGES	●	●			
L-3.20	GENERAL PLANTING NOTES AND DETAILS	●	●	●	●	●
L-4.10	GROUND LEVEL LANDSCAPE LIGHTING PLAN	●	●	●	●	●

SCOPE OF WORK

● HARDSCAPE, LANDSCAPE, AND LANDSCAPE LIGHTING FOR AREAS NOTED IN LIMITS OF SCOPE OF WORK.

GENERAL SITE NOTES

1. GENERAL CONTRACTOR, SUBCONTRACTORS, AND INSTALLERS SHALL CROSS REFERENCE ARCH. DWGS., ENGINEERING DWGS., AND LANDSCAPE DWGS., THROUGHOUT THE IMPLEMENTATION TO ENSURE THE DESIGN INTENT IS MET. ANY DISCREPANCIES SHALL BE NOTED AND BROUGHT TO THE GENERAL CONTRACTOR'S ATTENTION.
2. SEE CIVIL AND ARCHITECTURE DRAWINGS FOR F.F.E & SURFACE DRAINAGE
3. SEE MEP ENG. DRAWINGS FOR IRRIGATION CONNECTIONS.
4. SEE STRUCT. ENG. DRAWINGS FOR STRUCTURAL COMPONENTS.
5. SEE ELECTRICAL ENG. DRAWINGS FOR LANDSCAPE LIGHTING WIRING.
6. ALL WORK, MATERIALS, AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE GOVERNING ZONING & BUILDING CODE, MANUFACTURER'S RECOMMENDATIONS, AND SPECIFICATIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
8. CONTRACTOR MUST NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY UNEXPECTED OR UNKNOWN CONDITIONS OR DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, AS WELL AS ANY ERRORS OR OMISSIONS ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK OR SHOP FABRICATION.
9. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES.

GENERAL ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	**OA**	OVERALL PLAN
ARCH	ARCHITECT	**PLNT**	PLANTING
CONC	CONCRETE	**P.L.**	PROPERTY LINE
DWGS	DRAWINGS	**STRUCT**	STRUCTURE / STRUCTURAL
EL	ENLARGED PLAN	**TB**	TOP OF BENCH
ENG	ENGINEER	**TG**	TOP OF GRADE
EXST	EXISTING	**TPW**	TOP OF PLANTER WALL
FFE	FINISH FLOOR ELEVATION	**TYP**	TYPICAL
HSCP	HARDSCAPE	**TW**	TOP OF WALL
LA	LANDSCAPE ARCHITECT	**℄**	CENTER LINE
LSCP	LANDSCAPE	**M**	MONUMENT LINE
ML	MATCH LINE		

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Revisions

Mark	Date	Description

Title
Cover Sheet

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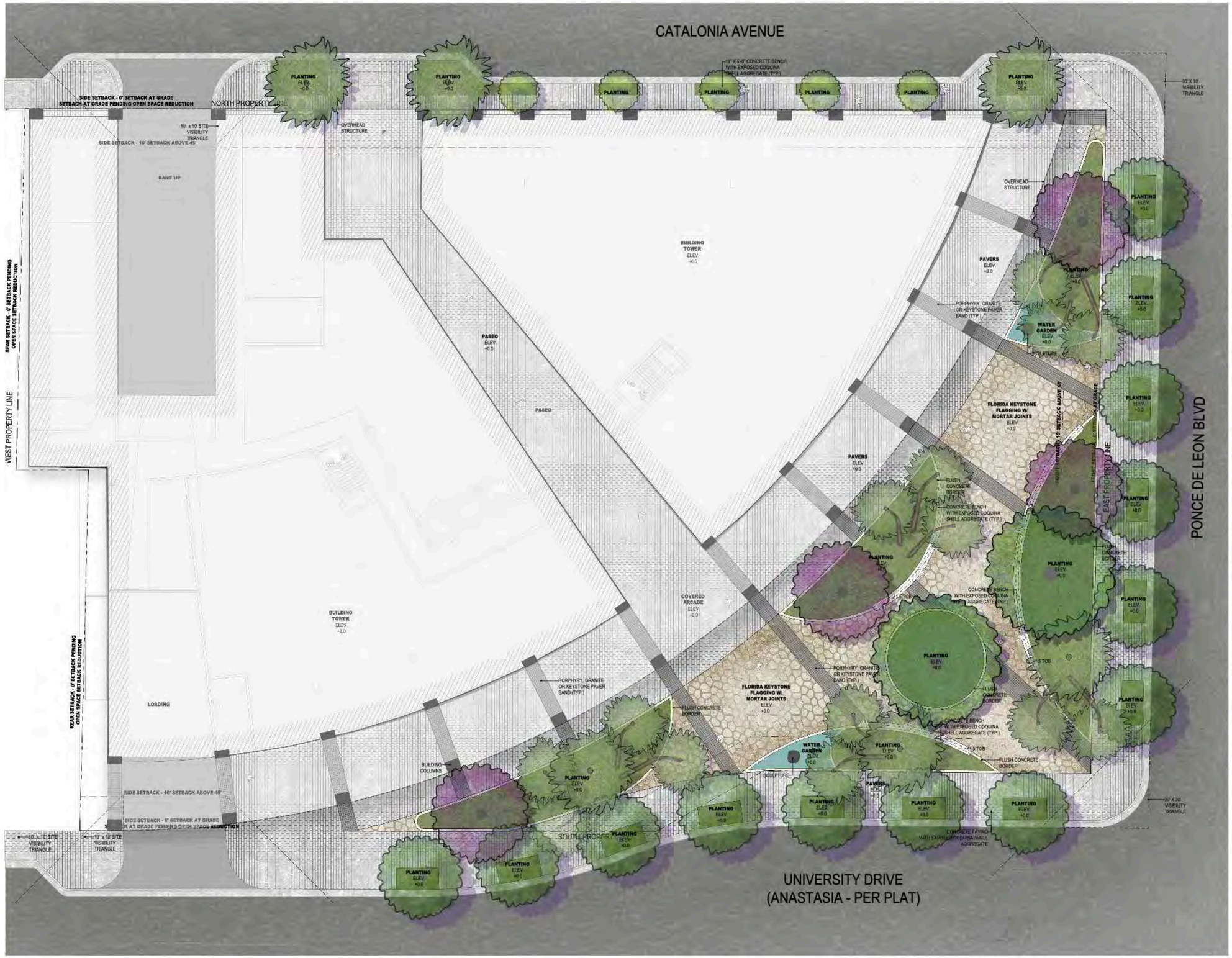
CITY OF CORAL GABLES
BOARD OF ARCHITECTS
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES
Drawing Issued on 03/17/22

L-0.00A



GROUND LEVEL ILLUSTRATIVE PLAN
SCALE: 1/8"=1'-0"

NOTE: SEE SHEET L-0.00A FOR GENERAL ABBREVIATIONS.

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Revisions

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Illustrative Site Plan

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CITY OF CORAL GABLES
BOARD OF ARCHITECTS
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 6/17/22

L-0.00D

GROUND LEVEL ILLUSTRATIVE PLAN
SCALE: 1/8"=1'-0"

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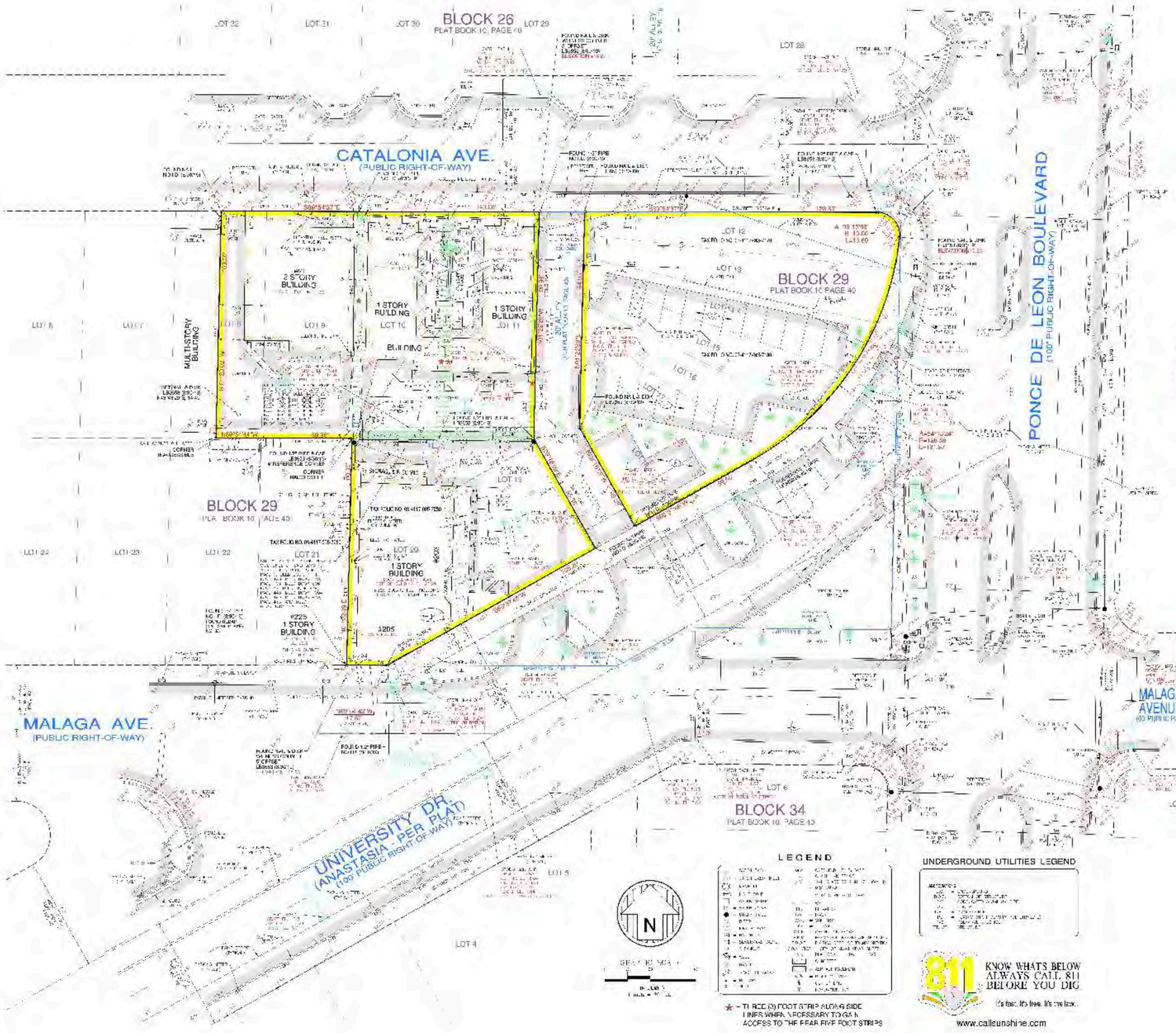

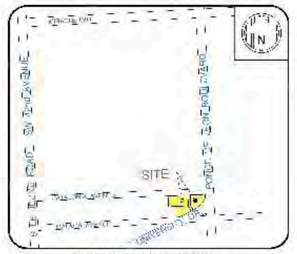

LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION:

SURVEYOR'S NOTES:

SURVEYOR'S CERTIFICATION:

FORTIN, LEAVY, SKILES, INC., LB3653

LEGEND

UNDERGROUND UTILITIES LEGEND

★ - THREE (3) FOOT STRIP ALONG SIDE LINES WHEN NECESSARY TO GAIN ACCESS TO THE REAR FIVE FOOT STRIPS

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
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SITE SURVEY
SCALE: NOT TO SCALE

NOTE: SURVEY PERFORMED BY OTHERS. NFI NOT RESPONSIBLE FOR INACCURATE INFORMATION ON THIS PLAN OR SUBSEQUENT CORRESPONDING PLANS

Project No.
1812

Project Address
276 and 284 Catalonia Ave., 3000 Ponce De Leon Blvd., and 203 University Drive

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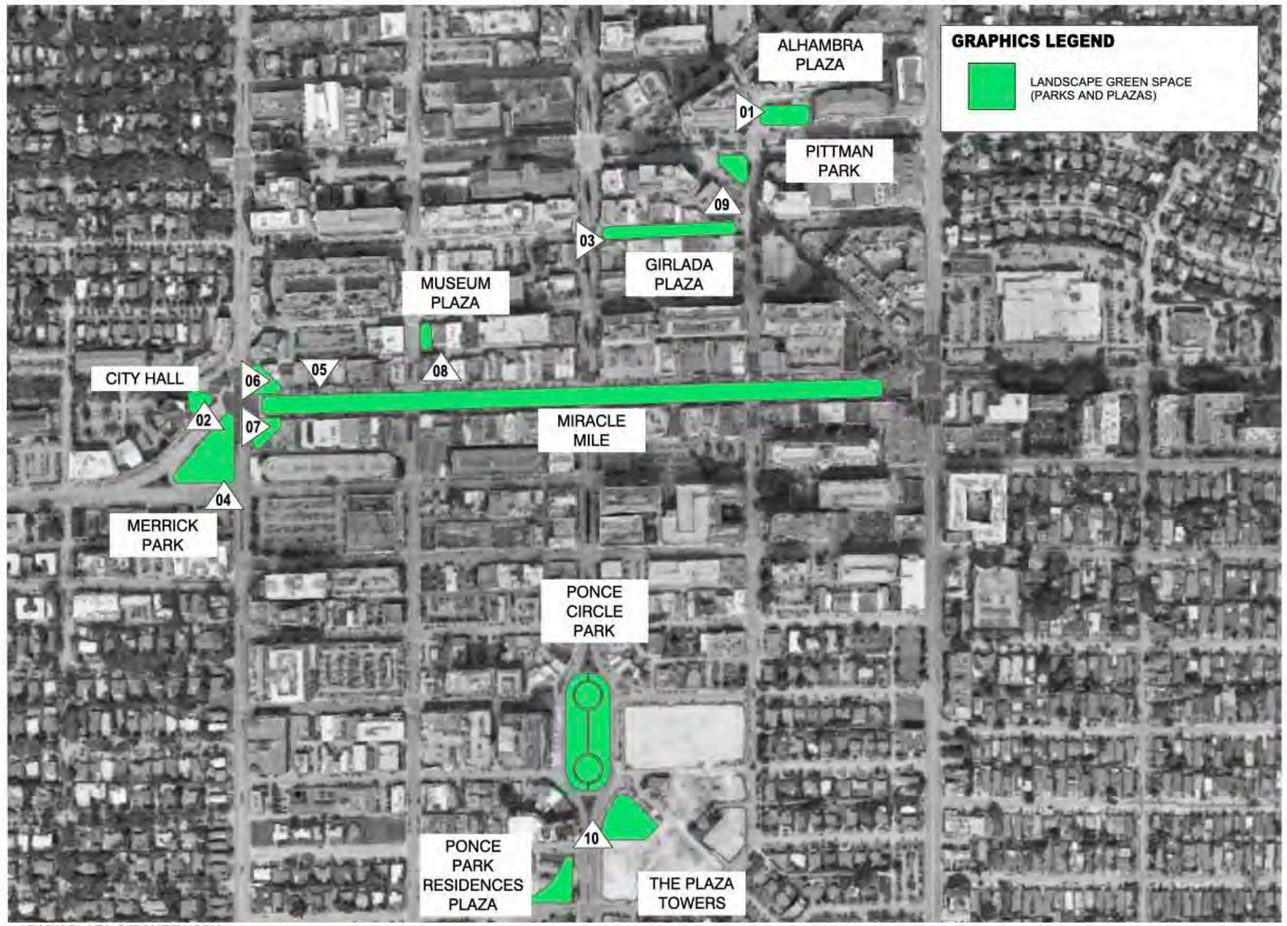
Title
Site Survey

NOT FOR CONSTRUCTION

L-0.01



PARK PLAZA CITY NETWORK
SCALE: NTS

01 Alhambra Plaza

02 City Hall

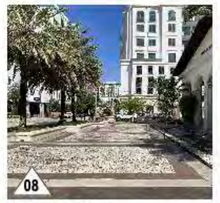
03 Giralda Plaza

04 Merrick Park

05 Miracle Mile

06 Miracle Mile (NE)

07 Miracle Mile (SE)


08 Museum Plaza

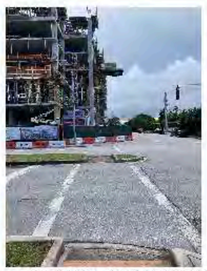
09 Pittman Park

10 Ponce Circle

01 CONTEXT - LOOKING SOUTH
NO SCALE

02 CONTEXT - LOOKING EAST
NO SCALE

03 CONTEXT - LOOKING NORTH
NO SCALE


04 CONTEXT - XING PONCE/MALAGA
NO SCALE

05 CONTEXT - XING PONCE PLAZA
NO SCALE

Project No.
1812

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Revisions

Title
Site Context

NOT FOR CONSTRUCTION
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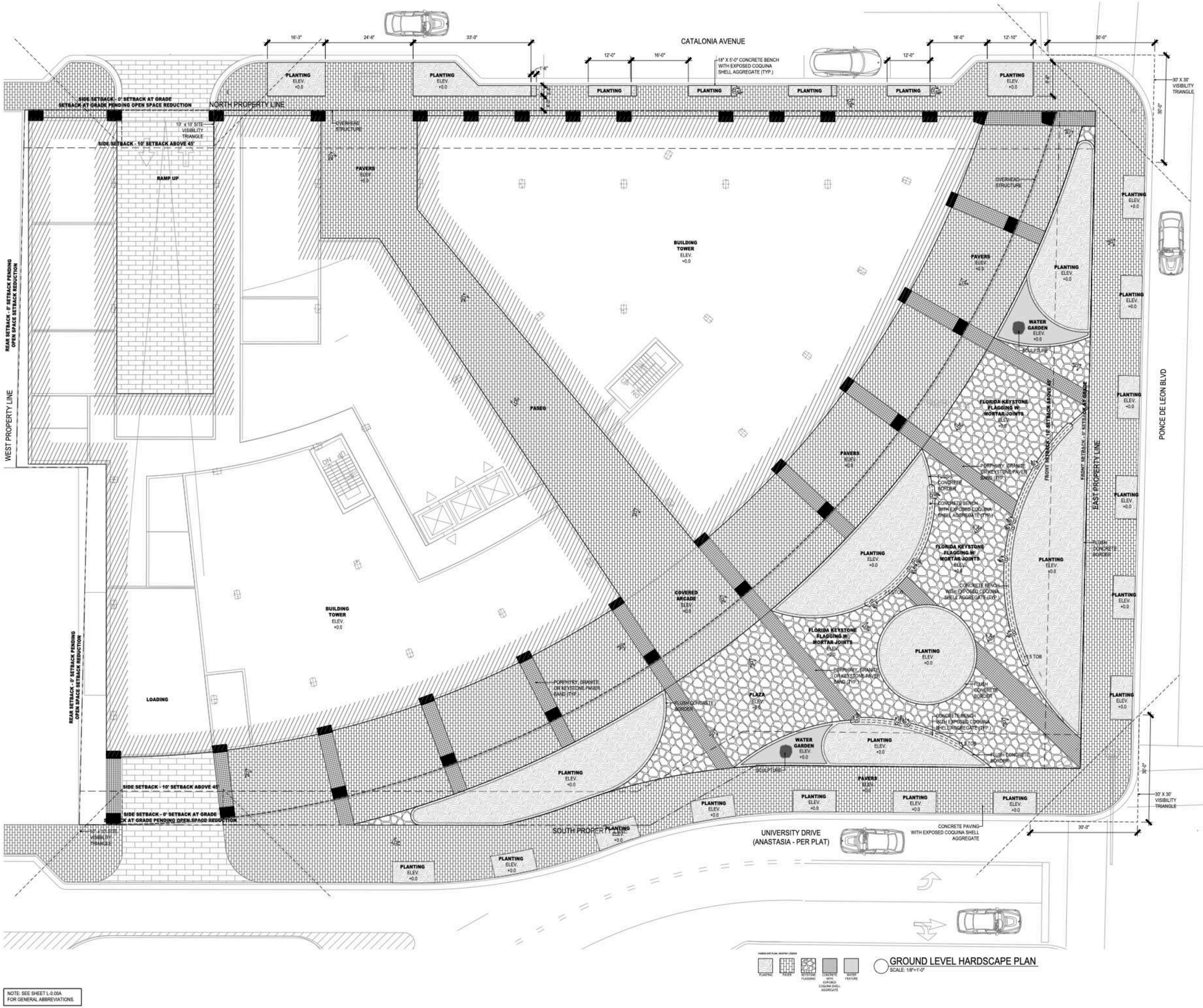
BOARD OF ARCHITECTS
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 03/17/22

L-0.02



GROUND LEVEL HARDSCAPE PLAN
SCALE: 1/8"=1'-0"

NOTE: SEE SHEET L-0.00A FOR GENERAL ABBREVIATIONS.

Project No
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Revisions

Mark	Date	Description

Title
Ground Level Hardscape Plan

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UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 03/17/22

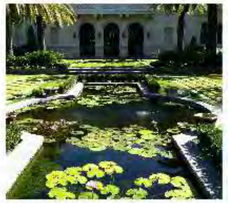
L-1.10

WATER GARDENS

FAIRCHILD

FAIRCHILD

KAMPONG

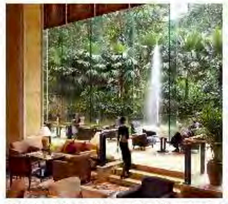

FLORIDA WATER GARDEN

STONE WATER FEATURE

STONE WATER FEATURE

URBAN WATER FEATURE

STEPPED PLANTER

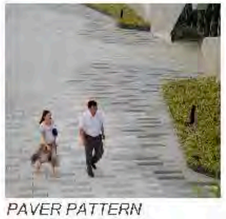

TROPICAL WATER GARDEN

FEATURES

OOLITE MONOLITHS

PAVING

PAVER PATTERN


PAVER PATTERN

PAVER PATTERN

PAVER PATTERN

MATERIALS

KEYSTONE

OOLITE

CONCRETE WITH EXPOSED COQUINA SHELL AGGREGATE

CONCRETE PAVING

Project No.

1812

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Hardscape and Materials Reference Images

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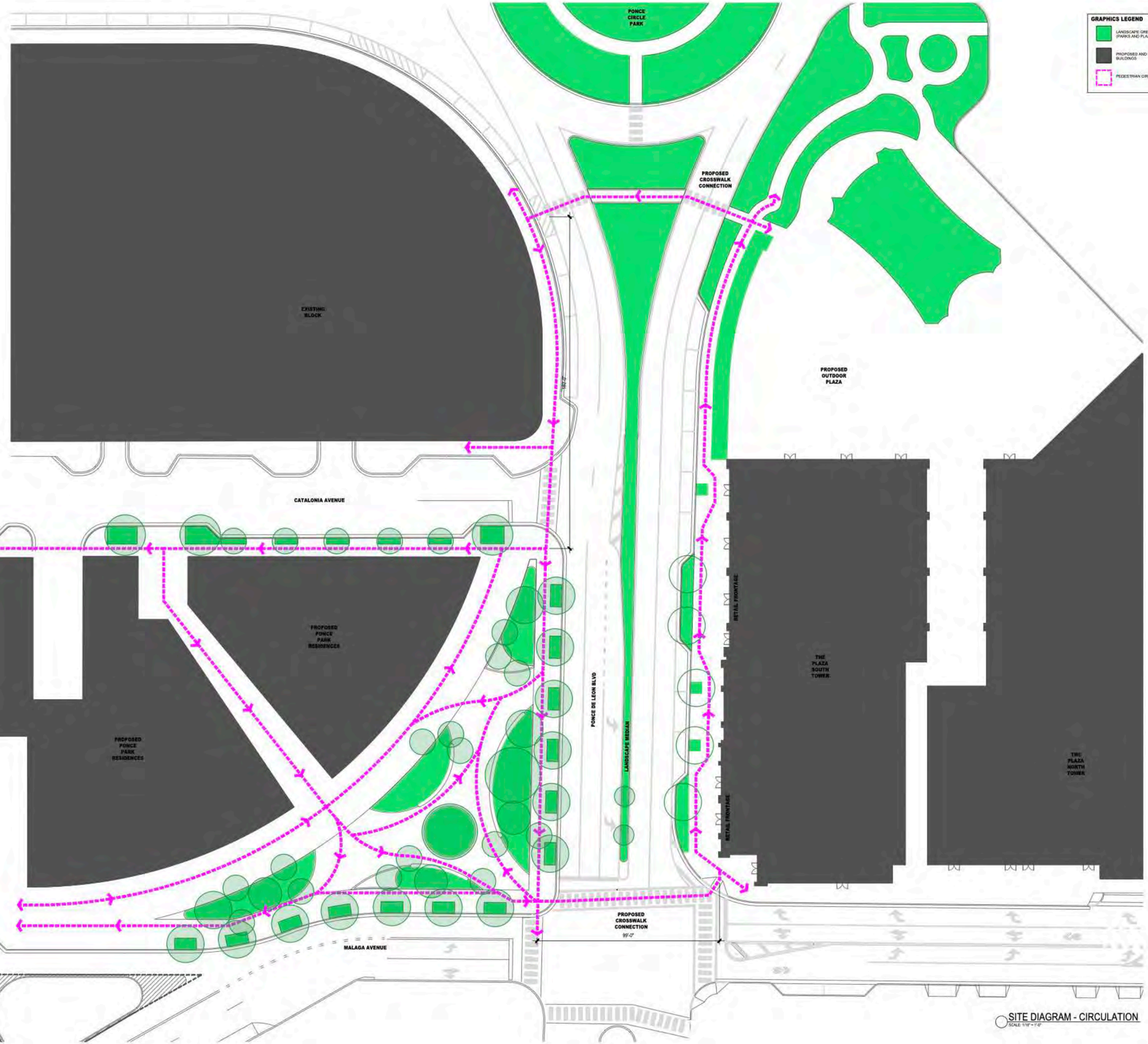
1812
PONCE PARK RESIDENCES

Drawing Issued on 6/17/22

L-1.10A



SITE DIAGRAM - CIRCULATION
SCALE: 1/16" = 1'-0"

Project No
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Recipient

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Title
Site Diagrams

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BOARD OF ARCHITECTS
UPDATED DEVELOPMENT APPLICATION

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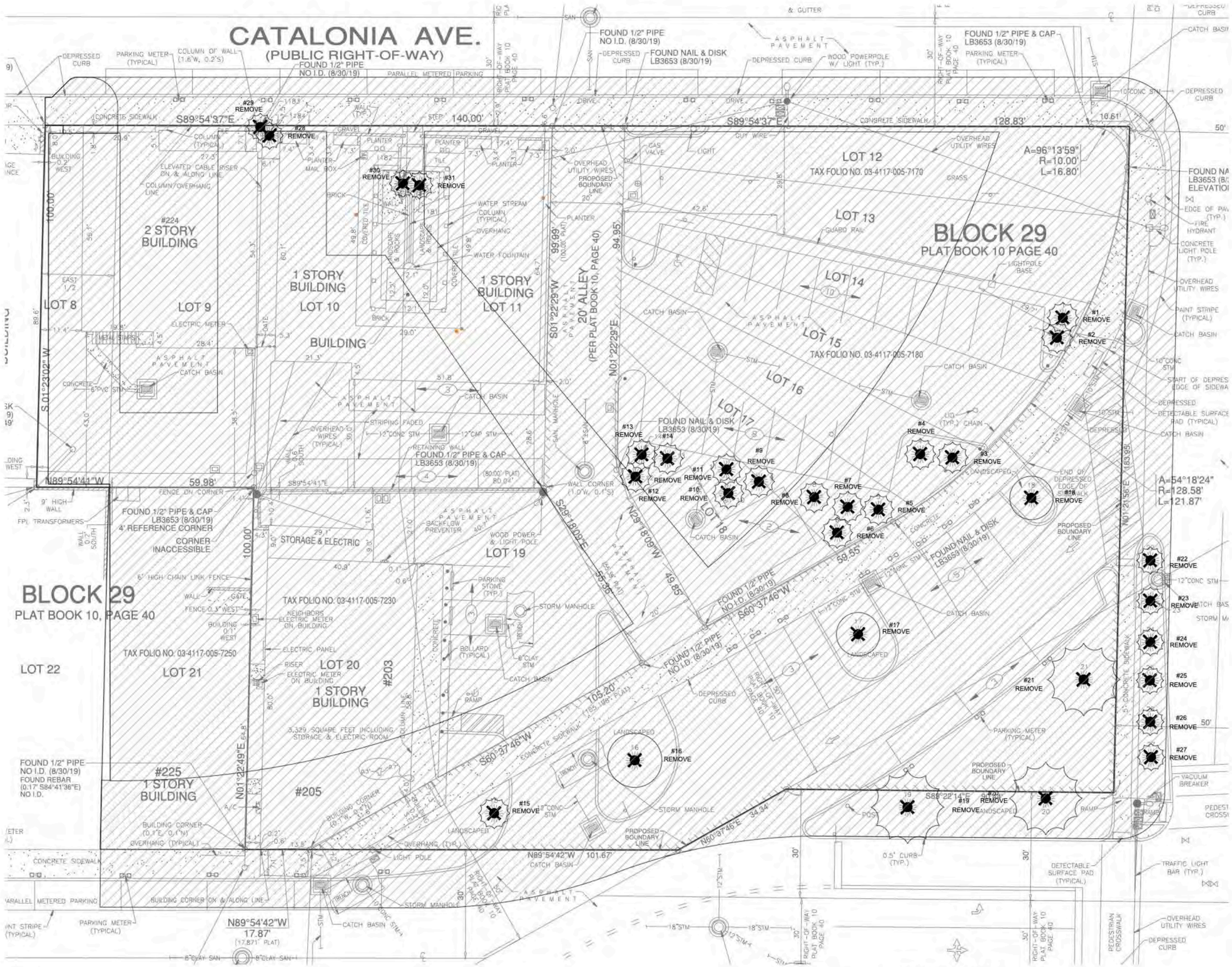
PONCE PARK RESIDENCES
Drawing Issued on 6/17/22

L-1.10B



TREE DISPOSITION PLAN
SCALE: 1/8"=1'-0"

NOTE:
1. SEE SHEET L-3.01 FOR TREE DISPOSITION LIST
2. PLEASE SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION ON EXISTING TREES.

Project No.
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Revisions:

Title:
Tree Disposition Plan

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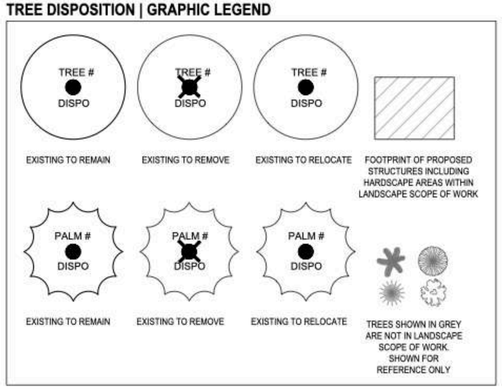
BOARD OF ARCHITECTS
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on: 03/17/22

L-3.00

TREE DISPOSITION | GRAPHIC LEGEND



TREE DISPOSITION | GRAPHIC LEGEND

1. EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS DESIGNATED TO REMAIN, WHICH ARE SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.
2. REFER TO AND COORDINATE WITH TREE DISPOSITION LIST.
3. OBTAIN ALL REQUIRED TREE REMOVAL PERMITS PRIOR TO THE COMMENCEMENT OF WORK.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING TREES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL ADJACENT PORTIONS OF THE SITE AND BUILDING NOT PART OF DISPOSITION SCOPE OF WORK.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY SECURE ALL PORTIONS OF THE SITE DURING ALL DEMOLITION PHASES.
7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN PERMIT REQUIRED FOR TEMPORARY FENCING.
8. LANDSCAPE CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION AS NEEDED, REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
9. TREES SHOWN IN GREY ARE NOT IN LANDSCAPE SCOPE OF WORK. SHOWN FOR REFERENCE ONLY.

NATURALIFICIAL, INC. | **PONCE PARK TOWER** | TREE DISPOSITION LIST: 2020.01.31

KEY #	ABBV.	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION		CONDITION	NOTES	MITIGATION REQD
				DBH (in.)	Height	Spread	REMAIN	REMOVE / RELOCATE			
1	SBA	Sabal palmetto	Sabal Pa	9"	6'	3'		X			
2	SPE	Sabal palmetto	Sabal Pa	10"	13'	3'	X				
3	SPE	Sabal palmetto	Sabal Pa	11"	12'	3'	X				
4	SPE	Sabal palmetto	Sabal Pa	10"	16'	3'	X				
5	SPE	Sabal palmetto	Sabal Pa	11"	11'	3'	X				
6	SPE	Sabal palmetto	Sabal Pa	12"	0'	5'	X				
7	SPE	Sabal palmetto	Sabal Pa	12"	22'	5'	X				
8	SPE	Sabal palmetto	Sabal Pa	12"	16'	3'	X				
9	SPE	Sabal palmetto	Sabal Pa	11"	16'	3'	X				
10	SPE	Sabal palmetto	Sabal Pa	12"	16'	3'	X				
11	SPE	Sabal palmetto	Sabal Pa	10"	16'	3'	X				
12	SPE	Sabal palmetto	Sabal Pa	10"	14'	3'	X				
13	SBA	Sabal palmetto	Sabal Pa	10"	14'	3'	X				
14	SBA	Sabal palmetto	Sabal Pa	11"	14'	3'	X				
15	SBA	Sabal palmetto	Sabal Pa	9"	7'	3'	X				
16	MYA	Myoporum acuminatum	Ocean Haze Bo	20"	30'	20'	X				
17	QUV	Quercus virginiana	Live Oak	3"	20'	30'	X				
18	QUV	Quercus virginiana	Live Oak	3"	20'	30'	X				
19	PDA	Phoenix dactylifera	Ocean Haze Date Palm	2 "	28'	28'	X				
20	PDA	Phoenix dactylifera	Ocean Haze Date Palm	20"	30'	30'	X				
21	PDA	Phoenix dactylifera	Ocean Haze Date Palm	20"	30'	35'	X				
22	PMA	Phoenix roebelenii	Macarthur Palm	1	10'	8	X				
23	PMA	Phoenix roebelenii	Macarthur Palm	2	12'	8	X				
24	PMA	Phoenix roebelenii	Macarthur Palm	1	10'	8	X				
25	PMA	Phoenix roebelenii	Macarthur Palm	1	10'	8	X				
26	PMA	Phoenix roebelenii	Macarthur Palm	2	10'	8	X				
27	PMA	Phoenix roebelenii	Macarthur Palm	2	10'	8	X				
28	VAC	Antirhea acutata, Vaccinium	Alaka'ale Tree	8	15'	12'	X				
29	VAC	Antirhea acutata, Vaccinium	Alaka'ale Tree	8	15'	12'	X				
30	PRO	Prunus caroliniana	Prunus Dulcis Sch	1	6'	12'	X				
31	PRO	Prunus caroliniana	Prunus Dulcis Sch	1	6'	12'	X				

SUMMARY	
Total Number of on site and R.O.W. trees/palms:	31
Total Number of Trees / Palms to Remain:	0
Total Number of Trees / Palms to Remove:	31
Total Number of Trees / Palms to Relocate:	0
Total Diameter of Trees to be removed (sum of inches at DBH):	294.0"

NOTE:
1. SEE SHEET L-3.01 FOR TREE DISPOSITION LIST.
2. PLEASE SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION ON EXISTING TREES.

Project No
1812

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Revisions

Mark	Date	Description

Title
Tree Dispostion List

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CITY OF CORAL GABLES
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UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES
Drawing Issued on 6/4/2020

L-3.01

CATALONIA AVENUE

NORTH PROPERTY LINE

WEST PROPERTY LINE

EAST PROPERTY LINE

PONCE DE LEON BLVD

SOUTH PROPERTY LINE

UNIVERSITY DRIVE
(ANASTASIA - PER PLAT)

SIDE SETBACK - 0' SETBACK AT GRADE
SETBACK AT GRADE PENDING OPEN SPACE REDUCTION

SIDE SETBACK - 10' SETBACK ABOVE 45'

RAMP UP

REAR SETBACK - 0' SETBACK PENDING
OPEN SPACE SETBACK REDUCTION

PASEO

BUILDING
TOWER

LOADING

COVERED
ARCADE

SIDE SETBACK - 10' SETBACK ABOVE 45'

SIDE SETBACK - 0' SETBACK AT GRADE
SETBACK AT GRADE PENDING OPEN SPACE REDUCTION

REAR SETBACK - 0' SETBACK PENDING
OPEN SPACE SETBACK REDUCTION

NATURAFICIAL, INC. | **PONCE PARK TOWER** | PLANT LIST: 2020.10.15

QTY	ABBV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE		DROUGHT TOLERANT	
					YES	NO	YES	NO
TREES								
5	COR	Conocarpus erectus	Silver Buttonwood	15' HT		X		X
1	CRR	Lysiloma sabicu	Keys Tree	20' HT, Full Crown Specimen		X		X
1	FRF	Ficus benjamina	Banyan Tree	10' HT, Grafted Specimen		X		X
2	JAM	Jacaranda mimosifolia	Jacaranda tree	20' HT, Full Crown Specimen		X		X
5	QVI	Quercus virginiana	Live Oak	25' HT, Full Crown Specimen	X			X
PALMS								
5	PUA	Phoenix dactylifera	Medjool Date Palm	20' BTH, 10' CT, 12' OA, 12' BOOT HT to Palm		X		X
1	PRF	Veitchia montgomeryana	Hybrid Tree Palm	7-8 Trunks		X		X
SHRUBS								
30lb	CHI	Calliandra haematocephala	Pink Powderpuff	30		X		X

NOTE: SEE SHEET L-3.01
FOR PROPOSED PLANT LIST.

NOTE: SEE SHEET L-0.00A
FOR GENERAL ABBREVIATIONS.

LANDSCAPE PLAN | GRAPHIC LEGEND

GROUND LEVEL LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

Project No
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Title
Ground Level
Landscape Plan

NOT FOR CONSTRUCTION

CITY OF CORAL GABLES
BOARD OF ARCHITECTS
CREATIVE DEVELOPMENT APPLICATION

10/15/2020

RENDERING RESOLUTION

L-3.10

TREES

(CGR)Caesalpinia granadillo
Bridalveil Tree

(CPE)Ceiba pentandra
Kapok Tree

(FBE)Ficus benghalensis
Banyan Tree

(JMI)Jacaranda mimosifolia
Same

(QVI)Quercus virginiana
Live Oak

PALMS

(PDA)Phoenix dactylifera
Date Palm

(SDO)Sabal domingensis
Dominican Sabal

(SPA)Sabal palmetto
Sabal Palm

ACCENTS

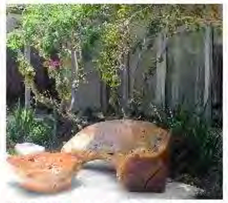
(AA) Agave attenuata
Spineless Agave

(AH) Anthurium hookeri
Anthurium

(CR)Cycas revoluta
King Sago

(DA) Dracaena arborea
Same

(MD) Monstera deliciosa
Swiss Cheese Plant



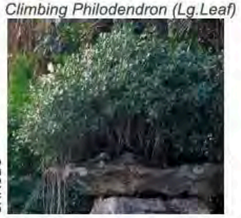
(NR) Neomarica caerulea-
'Regina' Giant Apostle's Iris

(PG) Philodendron giganteum
Giant Philodendron

(PWI) Philodendron wilsonii
Climbing Philodendron (Lg.Leaf)

(RC)Philodendron 'Rojo Congo'
Same

SHRUBS



(CN)Clusia nana
Dwarf Clusia

GROUNDCOVERS

(BM) Philodendron 'Burle Marx'
Philodendron 'Burle Marx'

(EL) Ernodea littoralis
Golden Creeper

(MS) Microsorum scolopendrium
Wart Fern

(TM) Tradescantia microfolia
Argentine Ivy

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Revisions:

Mark	Date	Description

Title:
Planting Reference Images

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UPDATES REVIEW/PERMIT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on: 6/7/2022

L-3.13

GENERAL PLANTING NOTES AND SPECIFICATIONS:

GENERAL

1. EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY TREES OR SHRUBS SCARRED OR DESTROYED DESIGNATED TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES, SIZE AND QUALITY.

2. EXISTING TREES DESIGNATED TO BE STORED OFF-SITE, SHALL BE PROTECTED AND CARED FOR ACCORDINGLY TO INDUSTRY STANDARD. ANY TREES OR SHRUBS SCARRED OR DESTROYED WILL BE REPLACED AT THE CONTRACTORS EXPENSE, WITH SIMILAR SPECIES, SIZE AND QUALITY.

3.LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO UNDERGROUND UTILITIES AND/OR CONSTRUCTION CAUSED BY UTILITY CHANGE, AT NO COST TO THE OWNER.

4. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.

5.LANDSCAPE CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING HIS BID. PLANTING PLAN TO TAKE PRECEDENCE OVER PLANT LIST.

6. EXISTING PLANT MATERIAL NOT SHOWN ON THE PLAN AND IN CONFLICT WITH NEW PLANTING SHALL BE EVALUATED AT THE TIME OF NEW PLANTING INSTALLATION BY THE LANDSCAPE ARCHITECT.

7. ALL BUILDING CONSTRUCTION MATERIAL AND FOREIGN MATERIAL SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH 8000 MIX FILL SOIL OR AS PER SPECIFICATIONS. ALL ISLANDS IN PARKING LOTS AND AROUND BUILDINGS, SHALL BE EXCAVATED TO A DEPTH OF 3' MIN. AND REPLACED WITH 8000 PLANT MIX, OR AS PER SPECIFICATIONS.

8. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS AFTER CONSULTING THE LANDSCAPE ARCHITECT.

9. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO HAVE SINGLE TRUNK, UNLESS OTHERWISE NOTED ON THE PLANS OR PLANT LIST.

10. SITE PREPARATION SHALL INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS, GRASS, AS WELL AS CONSTRUCTION OF ANY DEBRIS AND MATERIAL, AND FINISH GRADING AS PER THE SPECS.

11. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.

12. THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ANY NEW HARDSCAPE CONSTRUCTION OR IRRIGATION. ANY DAMAGE SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

13. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER, AS DEFINED BY THE FLORIDA DEPARTMENT OF AGRICULTURES' 'CODES AND STANDARDS FOR NURSERY PLANTS PART I AND II'.

14. MULCH ALL PLANTING AREAS WITH SHREDDED ORGANIC MULCH TO A MINIMUM DEPTH OF 2". WITH THE EXCEPTION OF BEACH PLANTING.

15. ALL PLANTING AREAS WITHIN LIMIT OF WORK SHALL BE 100% FULLY IRRIGATED. THE IRRIGATION CONTRACTOR AWARDED THE BID SHALL COMPLY WITH THE PROPOSED IRRIGATION DESIGN.

16. ON-SITE LAYOUT OF PLANT MATERIAL MUST BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

17. LANDSCAPE CONTRACTOR TO INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE GOVERNING COUNTY AND/OR AN EQUILED FIRM TREE OR ENVIRONMENTAL PERMIT.

18. TREE PROTECTION BARRIERS MUST BE INSTALLED AT THE DRIPLINES OF ALL TREES AND PALMS TO REMAIN OR BE RELOCATED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES ONSITE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS COMPLETED.

19. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNKS THAT ARE INSTALLED OR INCORPORATED INTO THE PROJECT. FOR NON TREES/PALMS PLEASE UTILIZE AMERIGROW (PREMIUM PINEBARK BROWN) SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.

20. SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ON SITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE DIRECTED OR PERFORMED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.

21. CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIPLINES OF TREES SUITED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT. AND SHREDDED, RAGGED OR BROKEN ROOTS ENDS SHOULD BE NOTED AND REMOVED WITH THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING TAKING PLACE.

HANDLING AND TRANSPORTATION

1. TREES/PALMS SHALL BE PROPERLY HANDLED DURING EXCAVATION, MOVING, STORAGE, RELOCATION, AND REPLANTING. DO NOT SCAR OR OTHERWISE DAMAGE TRUNKS AND BRANCHES, AND AVOID BREAKING LIMBS, BRANCHES, AND PRONGS. DAMAGE TO TREE/PALM MAY BE CAUSE FOR ITS REJECTION, AND MAY REQUIRE MITIGATION REPLACEMENT BY THE CONTRACTOR.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUAL WATERING OF ALL RELOCATED TREES/PALMS DURING MAINTENANCE PERIOD, UNTIL FINAL ACCEPTANCE OF ALL WORK BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.

3. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE/PALM PROTECTION. INSTALL BARRICADE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE DRIPLINE OF THE TREE/PALM. BARRICADE SHALL BE PLUMB, TAUT, AND STURDY. BARRICADE TO BE LEFT UP AND MAINTAINED UNTIL DIRECTED TO REMOVE BY LANDSCAPE ARCHITECT.

TREE PROTECTION MATERIALS

1. POSTS: 2"X2" WOOD.
2. ACCESS: PROVIDE HINGED, LATCHING GATE.
3. AERATION PIPE: RIGID PVC PERFORATED DRAINPIPE, 3 INCH DIAMETER X 4 FEET LONG, WITH PERFORATED CAP, FILL WITH WASHED PEA GRAVEL.

WARRANTY

1. LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE (1) YEAR GUARANTEE FOR ALL RELOCATED TREES/PALMS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR CLIENT.

2. LANDSCAPE CONTRACTOR SHALL REMOVE, COMPLETELY AND DISPOSE OF OFF-SITE, ANY RELOCATED TREE/PALM THAT FAILS TO THRIVE AS DETERMINED BY THE LANDSCAPE ARCHITECT.

3. FOR ANY RELOCATED TREE/PALM REMOVED DUE TO ITS FAILURE TO THRIVE, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND INSTALLING WITH A SPECIMEN OF EQUAL OR GREATER SPECIFICATION OF ORIGINAL. REPLACEMENT MATERIAL SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION OR INSTALLATION.

TREE / PALM RELOCATION NOTES

1. VERIFY AND INSURE ALL TREES/PALMS IDENTIFIED ON THE CONSTRUCTION DRAWINGS AND THOSE TAGGED IN THE FIELD CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO EXCAVATION.

2. LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR TREE/PALM PROTECTION OF ALL VERIFIED MATERIAL. INSTALL BARRICADE OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH TO ENCOMPASS THE DRIPLINE OF THE TREE/PALM. BARRICADE TO BE REMOVED UPON COMPLETION OF BACKFILLING.

3. TREE ROOT BALL SHALL BE ROOT PRUNED 50% EQUALLY AROUND TREE 60 DAYS PRIOR TO TRANSPLANT. THE REMAINING 50% TO BE PRUNED 30 DAYS PRIOR TO TRANSPLANTING.

4. PALMS TO BE RELOCATED MAY BE IMMEDIATELY RELOCATED AFTER DIGGING.

5. ROOTS TO BE PRUNED WITH CLEAN, SHARP TOOLS. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE NEATLY AND CLEANLY CUT WITH A HAND SAW OR OTHER APPROVED CUTTING IMPLEMENT.

6. LANDSCAPE CONTRACTOR TO APPLY MYCORRHIZA APPLICATION TO ROOTS DURING ROOT PRUNING AND DIGGING OPERATIONS. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.

7. DEAD WOOD, CROSSING BRANCHES, AND GENERAL CANOPY PRUNING SHALL BE PERFORMED OR DIRECTED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES IMMEDIATELY AFTER COMPLETION OF ROOT PRUNING OF EACH SPECIMEN TO BE RELOCATED. ALL PRUNING TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PRUNING.

8. ROOT BALL SIZE TABLE

(NOTE: ROOT BALL SIZES SHALL EXCEED MINIMUM STANDARDS SET FORTH IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES, FLORIDA DEPARTMENT OF AGRICULTURE")

TREE/PALM CALIPER	MINIMUM ROOT BALL DIAMETER
1" - 1 1/2"	15"
1 1/2" - 1 3/4"	20"
1 3/4" - 2"	24"
2" - 2 1/2"	28"
2 1/2" - 3 1/2"	32"
3 1/2" - 4"	36"
4" - 4 1/2"	40"
4 1/2" - 5"	44"
5" - 5 1/2"	48"

THE ROOT BALL OF LARGER CALIPER SIZES SHALL BE INCREASED PROPORTIONALLY AT THREE (3) INCHES OF ROOT BALL DIAMETER FOR EVERY INCREASE OF ONE (1) INCH IN CALIPER OR FRACTION THEREOF.

9. MAINTAIN COMPACT ROOT BALLS. ROOT BALLS SHALL BE COMPLETELY ENCLOSED WITHIN A BURLAP COVERING OR STRETCH WRAP AS COMMONLY USED WITHIN THE HORTICULTURAL INDUSTRY, IN TWO COMPLETE LAYERS (THOROUGH).

10. ALL TREES TO BE FLOODED FOR FIVE (5) DAYS PRIOR TO TRANSPLANT.

11. ALL PITS TO BE FILLED THE SAME DAY AND WITH CLEAN FILL IN 12 INCH LIFTS/LAYERS. EACH THEN COMPACTED BEFORE A SUBSEQUENT 18" LIFT/LAYER IS PLACED. REPEAT UNTIL BACKFILL IS FLUSH WITH SURROUNDING GRADE.

12. CORRECT ALL PROBLEMS RELATED TO SETTLEMENT, EROSION, OR OTHER DISTRESS OF EXCAVATED/BACKFILLED PIT FROM WHICH TREE/PALM HAS BEEN REMOVED, INCLUDING THE COMPLETE AND THOROUGH REMOVAL OF ALL RESIDUAL ROOTS, STUMPS AND PORTIONS AND PARTS THEREOF.

13. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL.

14. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ROOT BALL BURLAP OR SHRINK WRAP.

INSTALLATION

1. VERIFY ALL UNDERGROUND CONSTRUCTIONS OR OBSTRUCTION (UTILITIES, SEPTIC SYSTEMS, ETC.) ARE IDENTIFIED, LOCATED AND CLEARLY MARKED AS APPROPRIATE PRIOR TO EXCAVATION OF PLANTING PITS FOR RELOCATED TREES AND PALMS. ANY UNKNOWN OBJECTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO INSTALLING AND BACKFILLING.

2. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.

3. PLANTING PITS SHALL BE A MINIMUM OF TWO (2) TIMES LARGER IN DIAMETER AND ONE AND A HALF (1-1/2) TIMES LARGER IN DEPTH THAN THE ROOT BALL. ROUGHEN SIDES AND BOTTOM OF PIT.

4. AFTER EACH PLANTING PIT IS EXCAVATED, PLACE SUFFICIENT PLANTING MIX IN BOTTOM OF EXCAVATION, AND SEAT PLANT, INSURING TOP OF ROOT BALL IS FLUSH WITH IMMEDIATELY ADJACENT FINAL OR PROPOSED GRADE.

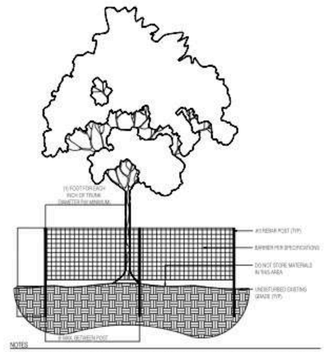
5. LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION. REFER TO HARDSCAPE PLANS AND CIVIL ENGINEERS GRADING PLANS FOR PROPOSED SITE ELEVATIONS

6. LANDSCAPE CONTRACTOR TO ENSURE ALL ROOT FLARES ARE EXPOSED.

7. CENTER EACH RELOCATED TREE/PALM IN ITS PLANTING PIT AND BACKFILL WITH SPECIFIED PLANTING MIX.

8. PLACE PLANTING MIX IN 12 INCH LIFTS/LAYERS AROUND ROOT BALL AND COMPACT UNTIL ALL VOIDS ARE FILLED WITH COMPACTED PLANTING MIX.

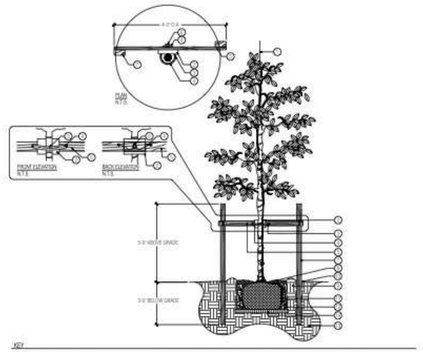
9. BUILD SOIL SAUCER OF MOUNDED EXCAVATED SOIL AROUND PERIMETER OF EACH PLANTING PIT TO FORM WATERING BASIN. MULCH TO A DEPTH OF 3".



NOTES

1.) THE TREE PROTECTION BARRICADE SHALL BE AT LEAST FOUR (4) FEET HIGH. THE BARRIER SHALL CONSIST OF EITHER A WOOD FENCE WITH 2X4 POSTS PLACED A MAXIMUM OF EIGHT (8) FEET APART, WITH A 2X4 MINIMUM TOP RAIL, OR A TEMPORARY WIRE MESH FENCE, OR OTHER SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO THE PROTECTED AREA. THE BARRICADE SHALL BE AT LEAST ONE FOOT IN DIAMETER FOR EACH INCH OF TRUNK DIAMETER. FOR EXAMPLE, A TREE WITH A TRUNK DIAMETER OF 12 INCHES SHALL BE SURROUNDED BY A BARRICADE TWELVE FEET IN DIAMETER.
2.) TREES LESS THAN 12" DBH. THE MINIMUM BARRICADE SHALL BE PLACED AT LEAST SIX (6) FEET AWAY FROM THE BASE OF THE TREE.
3.) HAND WORK ONLY WITHIN TREE BARRICADES
4.) TREE BARRICADE APPROVAL: OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.

1 TREE PROTECTION DETAIL
SCALE: N.T.S



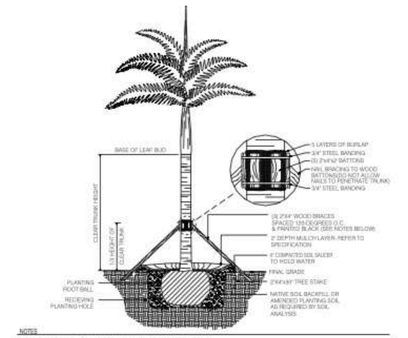
2 MEDIUM TREE PLANTING & STAKING DETAIL
SCALE: N.T.S

KEY

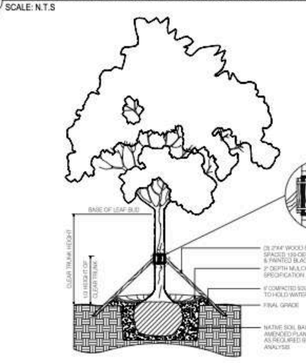
1) SET TREE PLUMB IN PLANTING PIT.
2.) PROTECT TREE TRUNK WITH 1 NOMACO ® STRAP (OR APPROVED EQUAL) (REUSABLE, AS SPECIFIED, OR APPROVED EQUAL.
3.) AMAZON HOUSE AND RUBBER B. 1/2 AIR HOSE #W1146 OR APPROVED EQUAL TO COVER 16 GAUGE WIRE.
4.) 1 16 GAUGE GALVANIZED WIRE. WIRE PRODUCT ®, OR APPROVED EQUAL.
5.) 3" X 4" X 4' NON TREATED LANDSCAPE TIMBER AS SPECIFIED. FASTEN WITH 4.5 3" DECK SCREWS TO 2" X 4" X 8' FT. LANDSCAPE TIMBERS.
6.) 1" X 8" MALLEABLE CLAMP FASTENER FOR WIRE. SUPPLIER: FLORIDA WIRE ® OR APPROVED EQUAL.
7.) 2" X 4" X 4' X 8' FT. LANDSCAPE TIMBER AS SPECIFIED.
8.) 3" MULCH DEPTH (DO NOT PLACE MULCH WITHIN 6" OF TRUNK). TYP.
9.) 4" WATERING (WITHIN FOOTBALL DIA.) FILL 3 TIMES IMMEDIATELY AFTER PLANTING. RAKE OUT PRIOR TO MULCHING AND PLATING.
10.) ROOTFLARE 1"-2" ABOVE FINISHED GRADE.
11.) BASE OF CONTAINERIZED ROOTBALL. REMOVE ALL BURLAP IF NOT 100% BIODEGRADABLE. PRODUCT ®, OR APPROVED EQUAL. REMOVE CONTAINER FROM ROOTBALL PRIOR TO PLANTING.
12.) BACKFILL: TOP SOIL TYP. OR AREA. BACKFILL SHALL BE AMENDED THROUGHOUT ENTIRE SITE WITH FERTILIZER AND COMPOST AS REQUIRED.
13.) UNDISTURBED SUBGRADE.
14.) COMPACT SOIL IMMEDIATELY BENEATH THE ROOT BALL TO PREVENT SETTLING.

NOTES:

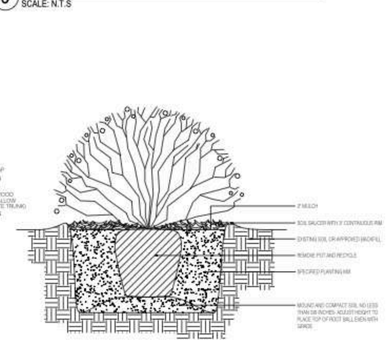
1.) CONTRACTOR TO ASSURE PERCOLATION IN TREE PITS.
2.) NO MULCH WITHIN 4" OF TRUNK



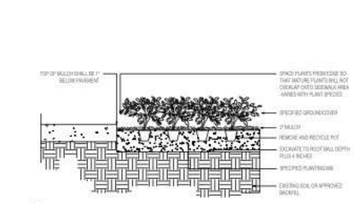
4 SMALL TREE PLANTING AND STAKING DETAIL
SCALE: N.T.S



5 LARGE TREE PLANTING AND STAKING DETAIL
SCALE: N.T.S



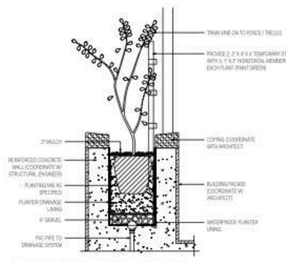
6 SHRUB PLANTING DETAIL
SCALE: N.T.S



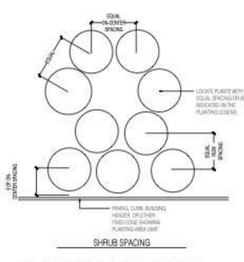
NOTE

1.) SEE PLANTING PLAN FOR SPACING.

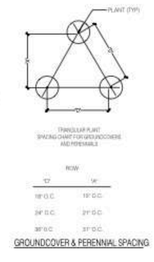
7 GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S



8 VINE PLANTING DETAIL
SCALE: N.T.S



SHRUB SPACING



GROUNDCOVER & PERENNIAL SPACING

9 PLANT SPACING DETAIL
SCALE: N.T.S

Project No
1812

Project Address
214 and 224 Catalonia Ave.,
3000 Ponce De Leon Blvd.,
and 203 University Drive

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Revisions

Mark	Date	Description

Title
General Planting Notes and Details

NOT FOR CONSTRUCTION

CITY OF CORAL GABLES
SITE PLAN REVIEW BOARD
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES
Drawing Issued on 6/4/1902

L-3.20

CATALONIA AVENUE

NORTH PROPERTY LINE

SIDE SETBACK - 0' SETBACK AT GRADE
SETBACK AT GRADE PENDING OPEN SPACE REDUCTION

SIDE SETBACK - 10' SETBACK ABOVE 45'

RAMP UP

WEST PROPERTY LINE

REAR SETBACK - 0' SETBACK PENDING
OPEN SPACE SETBACK REDUCTION

BUILDING
TOWER
ELEV.
+0.0

PASEO

989 sq ft

FRONT SETBACK - 10' SETBACK ABOVE 45'

FRONT SETBACK - 0' SETBACK AT GRADE

EAST PROPERTY LINE

PONCE DE LEON BLVD

COVERED
ARCADE
ELEV.
+0.0

BUILDING
TOWER
ELEV.
+0.0

LOADING

REAR SETBACK - 0' SETBACK PENDING
OPEN SPACE SETBACK REDUCTION

SIDE SETBACK - 10' SETBACK ABOVE 45'

SIDE SETBACK - 0' SETBACK AT GRADE
SETBACK AT GRADE PENDING OPEN SPACE REDUCTION

SOUTH PROPERTY LINE

UNIVERSITY DRIVE
(ANASTASIA - PER PLAT)

NOTE: SEE SHEET L-0.00A
FOR GENERAL ABBREVIATIONS.

LANDSCAPE LIGHTING FIXTURE SCHEDULE | GROUND FLOOR

QTY	SYMBOL	REF	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	NOTES
69		L1	DIRECTIONAL LIGHT	AURORA LIGHT	TELLURIDE HSL16-S	MATERIAL: GRASS, SHROUD FINISH: TBD - LIGHT SOURCE: LED (TYP.) 13W, 2700 (TYP.) OPTICS: TBD - ACCESSORIES: 1080, ARM MOUNT, TBD, FINISH: (BLP) BRONZE LIVING PATINA	ILL LISTED FOR WET LOCATION
23		L2	PATH LIGHT	AURORA LIGHT	LPL-EXT 18" 30"	WATTAGE (B.W): SHADE: TYLT: LED: (2700 (TYP.) LENS: (CC) SUR: PL MOUNT: TBD, FINISH: (BLP) BRONZE LIVING PATINA	ILL LISTED FOR WET LOCATION

LIGHTING SPECIFICATION GENERAL NOTES

1. GENERAL REQUIREMENTS:
   A. FOR ALL WIRING, ELECTRICAL CONNECTIONS AND POWER SUPPLY FOR LANDSCAPE LIGHT FIXTURES, SEE ELECTRICAL ENGINEERING DRAWINGS.
   B. LIGHTING FIXTURES AND OTHER LIGHTING MATERIAL SHALL BE LOCATED AS INDICATED ON DRAWINGS AND AS FURTHER SPECIFIED. ALL MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT & MEP'S. CUT, FIXTURE PARTS AND COMPONENTS SHALL BE MADE OF MATERIALS APPROPRIATE TO THEIR FUNCTION AND AS SUCH SHALL BE NECESSARY TO CORROSION AND THERMAL AND MECHANICAL STRESSES ENCOUNTERED IN THE NORMAL APPLICATION AND FUNCTIONING OF THE FIXTURES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING FIXTURES WITH PROPER VENTS AS NOT TO EXCEED THE TEMPERATURE RATING OF THE LIGHTING FIXTURES OR LAMPS.
   C. LOCATIONS OF FIXTURES ARE SHOWN DIAGRAMMATICALLY. FINAL LOCATIONS TO BE DETERMINED BY THE LANDSCAPE ARCHITECT ON-SITE AFTER THE INSTALLATION OF THE TREES.
      a. NOTIFY THE LANDSCAPE ARCHITECT ABOUT FIELD CONDITIONS AT VARIANCE WITH PLANS AND/OR SPECIFICATIONS BEFORE COMMENCING INSTALLATION
      b. COORDINATE CONDITIONS AT VARIANCE WITH OTHER TRADES BEFORE INSTALLATION OF FIXTURES.
   D. LUMINAIRES SHALL BE DELIVERED TO THE PREMISE COMPLETE (EXCEPT AS NOTED OR SPECIFIED), INCLUDING MOUNTING DEVICES AND COMPONENTS NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE EQUIPMENT. LUMINAIRES SHALL INCLUDE LAMPS.
   E. BLEMISHED, DAMAGED, OR UNSATISFACTORY FIXTURES SHALL BE REPLACED IN A MANNER SATISFACTORY TO LANDSCAPE ARCHITECT AT NO COST TO THE PROJECT OWNER.
   F. ELECTRICAL CONTRACTOR TO INSTALL LOUVERS, SPREAD LENSES, AND COLOR FILTERS AS SPECIFIED AND PROVIDE LABOR TO FOCUS ALL ADJUSTABLE FIXTURES, ADDITIONALLY, ELECTRICAL CONTRACTORS SHALL PROVIDE FOR FOUR (4) NON-CONSECUTIVE DAYS TO ADJUST AIMING, LAMPING, AND COLORING OF LIGHTING FIXTURES WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT. THIS MAY INCLUDE RELAMPING FIXTURES WITH DIFFERENT WATTAGES OR BEAM SPREADS AS DIRECTED BY THE LANDSCAPE DESIGNER. ELECTRICAL CONTRACTOR TO PROVIDE LADDERS AND LIFTS AS NECESSARY.
   G. TRANSFORMERS SHOULD HAVE THE CAPACITY FOR FUTURE ADDITION OF LIGHTING.
   H. LANDSCAPE LIGHTING AND PLANTING AREAS SHALL BE COMPOSED OF GROUND BURIAL CABLES FOR FLEXIBILITY OF ON-SITE ADJUSTMENT OF FIXTURE LOCATION
2. WARRANTY:
   A. ALL LIGHTING FIXTURES SHALL BE COVERED BY A MINIMUM ONE YEAR WARRANTY COVERING WORKMANSHIP AND MATERIAL. IF THE FIXTURES ARE SUPPLIED BY THE INSTALLING CONTRACTOR THE GUARANTEE SHALL INCLUDE THE LABOR TO REPLACE DEFECTIVE DEVICES.

GROUND LEVEL LIGHTING PLAN
SCALE: 1/8"=1'-0"

Project No
1812

Project Address
214 and 224 Catalonia Ave.,
3000 Ponce De Leon Blvd.,
and 203 University Drive

Client
PONCE PARK RESIDENCES
The Allen Morris Company
121 Alhambra Plaza Suite 1400
Miami, FL 33134

Design Architect
Oppenheim
Architecture
265 NE 37 Street
Miami FL 33137
P 305 576 8601
F 305 576 8431
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
10150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalficial, Inc.
6913 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalficial.com

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Revisions

Mark	Date	Description

Title
Ground Level
Landscape Lighting
Plan

NOT FOR CONSTRUCTION

CITY OF CORAL GABLES
DESIGN REVIEW BOARD
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 6/17/22

L-4.10

Tab 5

Bilzin Sumberg

Anthony De Yurre
Tel 305-350-2404
Fax 305-351-2222
adeyurre@bilzin.com

January 10, 2020

VIA HAND DELIVERY

Mr. Ramon Trias
Development Review Committee, Chairman
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: Development Review Committee Application / Ponce Park Residences / Public Records Search / 224 and 216 Catalonia Avenue. 3000 Ponce de Leon Boulevard. 203 Universitv Drive. and 225 Malaga Avenue (the "Propertv")

Dear Mr. Trias:

On behalf of RC Acquisitions, LLC (the "Applicant"), please be advised that we have searched the public records and have not found any ordinances, resolutions, covenants, or development agreements previously granted for the Property. A copy of the results of Public Records Request W030095-082019 confirming the same is attached hereto as Exhibit "A". Should you have any questions or require additional information, please do not hesitate to contact me at (305) 350-2404.

Sincerely,

pp: Jennifer Hill

Anthony De Yurre

MIAMI 6554790.2 84043/89234

EXHIBIT “A”

W030095-082019 - Public Records Request

Message History (7)

On 9/11/2019 11:28:39 AM, City of Coral Gables wrote:

Subject: Request Completed :: W030095-082019
Body:
Dear Jennifer,

The Public Records Request request that you submitted to the City, with the reference number W030095-082019 has been completed.

Thank you.

To track and respond to this request, click here to visit the Coral Gables Customer Connect page and click on "View My Questions/Requests".

You may also view and submit requests via smartphone. Click here to get the Coral Gables CityApp

CORAL GABLES
THE CITY BEAUTIFUL

On 9/11/2019 11:28:22 AM, City of Coral Gables wrote:

Subject: Public Records Request :: W030095-082019
Body:
RE: PUBLIC RECORDS REQUEST of Reference # W030095-082019

Dear Jennifer,

The City received a public information request from you on August 20, 2019.

The City has reviewed its files and has determined there are no responsive documents to your request. I searched using our

If you have any questions, or wish to discuss this further, you may contact my office at 305-569-1839 .

Sincerely,

City Clerk's Office
405 Biltmore Way, First Floor
Coral Gables, FL 33134
305-460-5210

On 9/3/2019 4:08:42 PM, Jennifer Fine wrote:

Cynthia, thanks for getting back to me. There is no specific project. I just need to include all ordinances, resolutions, covenants, and development agreements previously granted by the City for the property as part of the DRC application for a project on that site. If there are none, I will include that information in our application submittal. Thank you again.

On 9/3/2019 3:23:50 PM, City of Coral Gables wrote:

Subject: Public Records Request :: W030095-082019
Body:
Good afternoon Jennifer,

I've looked for resolutions or ordinances and I can't seem to find resolutions or ordinances related to the addresses you provided. Is there a specific name to the project maybe so I can look into this more?

Thank you,

Cynthia Garcia
City Clerk's Office

On 9/3/2019 9:48:40 AM, Jennifer Fine wrote:

Hi, I am following up regarding the status of this public records request. Please advise. Thank you.

On 8/20/2019 1:52:50 PM, City of Coral Gables wrote:

Dear **Jennifer Fine**:

Thank you for your recent request submitted to the City of Coral Gables.

Summary: **Please provide copies of all ordinances, resolutions, covenants, and development agreements previously granted by the City for the following property: Lots 8 through 20, Block 29, Coral Gables Crafts Section, Plat Book 10, Page 40. The property is also identified by the following street addresses: 224 Catalonia Avenue, 216 Catalonia Avenue, 3000 Ponce de Leon Boulevard, and 203 University Drive. Lastly, the property is identified by the following folio numbers: 03-4117-005-7140, 03-4117-005-7160, 03-4117-005-7170, 03-4117-005-7180, and 03-4117-005-7230. Thank you!**

In accordance with Section 119.07, F.S. and City of Coral Gables Code Section 2-349 - which may be found at https://library.municode.com/fl/coral_gables/codes/code_of_ordinances? - please be advised that a special service charge may be imposed for the production of public records which require more than 20 minutes of agency resources for the production, inspection, and or copying as well as extensive use of information technology resources.

Be assured, a member of our team will respond to you as soon as possible. Meanwhile, you can monitor the progress of your request at the link below and you'll receive an email when your request has been completed. Again, thank you for using the City's Public Records Platform, if you have any questions regarding the status of your inquiry, please feel free to log into the City's portal and send a message.

Sincerely,

City Clerk's Office

(305) 460-5210

Request Status: https://www.coralgables.com/service-requests

On 8/20/2019 1:52:49 PM, Jennifer Fine wrote:

Request was created by customer

Tab 6

Historical Resources & Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

P 305.460.5093
E hist@coralgables.com

September 11, 2019

RC Acquisitions LLC
216 Catalonia Avenue
Coral Gables, FL 33134

Re: 216 Catalonia Avenue, legally described as Lots 10 & 11, Block 29, Coral Gables Crafts Section according to the plat thereof as recorded in Plat Book 10 Page 40 of the public records of Miami-Dade County, Florida

Dear Property Owners:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

216 Catalonia Avenue, legally described as Lots 10 & 11, Block 29, Coral Gables Crafts Section according to the plat thereof as recorded in Plat Book 10 Page 40 of the public records of Miami-Dade County, Florida, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Dona M. Spain
Historic Preservation Officer

cc: Anthony de Yurre, 1450 Brickell Avenue, Ste 2300, Miami, FL 33131
Miriam Soler Ramos, City Attorney
Cristina M. Suárez, Deputy City Attorney
Suramy Cabrera, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File

Historical Resources & Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

P 305.460.5093
E hist@coralgables.com

September 11, 2019

RC Acquisitions LLC
216 Catalonia Avenue
Coral Gables, FL 33134

Re 203 University Drive, legally described as Lots 19 & 20, Block 29, Coral Gables Crafts Section according to the plat thereof as recorded in Plat Book 10 Page 40 of the public records of Miami-Dade County, Florida

Dear Property Owners:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

203 University Drive, legally described as Lots 19 & 20, Block 29, Coral Gables Crafts Section according to the plat thereof as recorded in Plat Book 10 Page 40 of the public records of Miami-Dade County, Florida, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Dona M. Spain
Historic Preservation Officer

cc: Anthony de Yurre, 1450 Brickell Avenue, Ste 2300, Miami, FL 33131
Miriam Soler Ramos, City Attorney
Cristina M. Suárez, Deputy City Attorney
Suramy Cabrera, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File

Historical Resources & Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

P 305.460.5093
E hist@coralgables.com

October 4th, 2019

Coral Gables Chamber of Comme Inc.
224 Catalonia Avenue
Coral Gables, FL 33134

Re: 224 Catalonia Avenue, legally described as Lots 28 TO 30, Block 39, Coral Gables Section L, according to the plat thereof as recorded in Plat Book 8 Page 85 of the public records of Miami-Dade County, Florida,

Dear Property Owners:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

224 Catalonia Avenue, legally described as Lot 8 Less W1/2 & All Lot 9, Block 29, Coral Gables Crafts Section, according to the plat thereof as recorded in Plat Book 10 Page 40 of the public records of Miami-Dade County, Florida, <u>does not meet</u> the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by

the Historic Preservation Board if an application is made for a demolition permit.

Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Dona M. Spain
Historic Preservation Officer

cc: RC Acquisitions LLC, 121 Alhambra Plaza, Ste. 1600, Coral Gables, FL 33134
Anthony de Yurre, 1450 Brickell Avenue, Ste. 2300, Miami, FL 33131
Miriam Soler Ramos, City Attorney
Cristina M. Suárez, Deputy City Attorney
Suramy Cabrera, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File

Historical Resources & Cultural Arts

2327 Salzedo Street
Coral Gables
Florida 33134

P 305.460.5093
E hist@coralgables.com

January 30, 2020

P & J Enterprise Holdings, LLC
225 Malga Avenue
Coral Gables, FL 33134

Re: 225 Malaga Avenue, legally described as Lot 21, Block 29, Coral Gables Craft Section, according to the plat thereof as recorded in Plat Book 10, at Page 40 of the public records of Miami-Dade County, Florida

Dear Property Owner:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

225 Malaga Avenue, legally described as Lot 21, Block 29, Coral Gables Craft Section, according to the plat thereof as recorded in Plat Book 10, at Page 40 of the public records of Miami-Dade County, Florida, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the

Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Kara Kautz

Kara N. Kautz
Interim Historic Preservation Officer

cc: Anthony De Yurre, 1450 Brickell Avenue, Suite 2300, Miami, FL
Miriam Soler Ramos, City Attorney
Cristina M. Suárez, Deputy City Attorney
Suramy Cabrera, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File

Tab 7

CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Impact Statement

This Concurrency Impact Statement provides specific information on the availability of public services for a propose project or change in use. Adequat4e public services must be available as a prerequisite for the approval of any development order (e.g. any approval, permit, etc., allowing development, construction or a change in use).

This statement is associated with a specific development order application and is subject to the final action taken on that application. If a final action is not taken on the development order associated with the statement within six (6) months from the date of issuance, the statement shall expire. The applicant is advised to consult the City to assure that public services will remain after approval of the development order application.

Ponce Park Residences
3000 PONCE DE LEON BLVD
Coral Gables, FL

Multi Family Dwellings: 171 units
16-Hr Convenient Store: 18000 Sq.Ft.
STATUS=P

Date Printed: 9/3/2020
Development Order: 0
Record Number: 3314
Assoc. Demolition Record: 0

Zones:

Trffic	Fire Protection	Flood Protection	Parks and Recreation
27	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	6993			OK	Within Urban Infill Area
Golf Courses	0.02850001425	47.41	0.6374569214	OK	
Tennis Courts	0.2849999715	40.35	6.3745661572	OK	
Racquetball Courts	0.0371925	6.23	0.831954	OK	
BAsketball Courts	0.122265	15.34	2.734912	OK	
Ball Diamonds	0.0765225	6.27	1.711618	OK	
Playing Fields	0.0765225	7.27	1.711618	OK	
Swimming Pools	0.00855	3.13	0.18274	OK	
Equipped Playing Areas	0.0855	6.34	1.9129	OK	
Special Recreation Facilities	1.2825	93.84	27.4075	OK	
Neighborhood Parks (acres)	0.320625	5.62	7.1722	NO	
Mini Parks (acres)	0.0171	0.97	0.38248	OK	
Open Space (acres)	0.04275	1.53	0.9571	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: $190.31
Application Date: 9/3/2020
Expiration Date: September 3, 2021

Statement Issued by:

Comments:

Although the purposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and will be assessed.

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

School Concurrency Determination

MDCPS Application Number:	**SP0320090300355**	Local Government (LG):	**Coral Gables**
Date Application Received:	**9/3/2020 12:45:55 PM**	LG Application Number:	**Ponce Park Residences**
Type of Application:	**Site Plan**	Sub Type:	**Public**

Applicant's Name: **Ponce Park Residences**
Address/Location: **3000 Ponce de Leon**
Master Folio Number: **0341170057170**
Additional Folio Number(s): ***0341170057140, 0341170057160, 0341170057180, 0341170057230, 0341170057250,***

PROPOSED # OF UNITS: **171**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **171**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
721	GEORGE W CARVER ELEMENTARY	-15	9	0	NO	Current CSA
721	GEORGE W CARVER ELEMENTARY	0	9	0	NO	Current CSA Five Year Plan
6741	PONCE DE LEON MIDDLE	55	4	4	YES	Current CSA
7071	CORAL GABLES SENIOR	-231	5	0	NO	Current CSA
7071	CORAL GABLES SENIOR	0	5	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
1761	DAVID FAIRCHILD ELEMENTARY	97	9	9	YES	Adjacent CSA
7341	MIAMI JACKSON SENIOR	926	5	5	YES	Adjacent CSA
*An Impact reduction of **28.23%** included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number:	MA0320090300355	Total Number of Units:	171
Issue Date:	9/10/2020 2:39:24 PM	Expiration Date:	9/10/2021 2:39:24 PM
Capacity Reserved:	Elementary:9 / Middle:4 / Senior: 5		

MDCPS Administrator

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Tab 8

Application Representation and Contact Information

Agent/Attorney:
Anthony De Yurre
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, Suite 2300
Miami, FL 33131
(305)350-2404
Adeyurre@bilzin.com

Property Owner/Applicant:
Coral Gables Chamber of Commerce, Inc.
224 Catalonia Avenue
Coral Gables, FL 33134
(305)446-1657
MTrowbridge@coralgableschamber.org

Property Owner/Applicant:
RC Acquisitions, LLC
121 Alhambra Plaza, Suite 1600
Coral Gables, FL 33134
(305)443-1000
wasm@allenmorris.com

Architect:
Oppenheim Architecture
245 NE 37th Street
Miami, FL 33137
(305)576-8404
marcel@oppenoffice.com

Traffic Engineer:
Timothy J. Plummer, PE
David Plummer & Associates
1750 Ponce de Leon Boulevard
Coral Gables, FL 33134
(305)447-0900
Tim.plummer@dplummer.com

Landscape Architect:
Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
(786)717-6564
andres@naturalficial.com

Tab 9

From: Rodas, Paul <prodas@coralgables.com>
Sent: Tuesday, March 17, 2020 11:22 AM
To: Jennifer E. Fine <jfine@bilzin.com>; Cejas, Devin <dcejas@coralgables.com>; Ceballos, Gustavo <gceballos@coralgables.com>; Trias, Ramon <rtrias@coralgables.com>; Garcia, Jennifer <jgarcia4@coralgables.com>
Cc: Anthony De Yurre <adeyurre@bilzin.com>; Keller, Jessica <jkeller@coralgables.com>; DeZayas, Melissa <mdezayas@coralgables.com>; Diaz, Hermes <hdiaz2@coralgables.com>
Subject: RE: DRC Application - Ponce Park Tower [IWOV-MIAMI.FID1353509]

Good afternoon Jennifer,

Here is the list currently registered Telecommunications companies:

AT&T/ New Cingular Wireless
Atlantic Broadband
Century Link/Level3 Communications
Comcast
MCImetro

We also have two companies in queue applying for renewal of their registration with the City (they do have existing infrastructure within our City boundaries):

Hotwire
Verizon/Cellco Partnership

We need letters that state the utilities companies are clear and have no objections; any letter with objections will require resolution between the developer and the utility company before we are able to proceed.

Thank you,

Paul Rodas, P.E.
Permit Section Manager
City of Coral Gables
Department of Public Works
2800 SW 72nd Avenue
Miami, FL 33155
T: 305.460.5048

January 6, 2020

Enrique Pousada, PSM
Senior Surveyor
Public Works Dept.
City of Miami
444 SW 2nd Ave, 4th Floor
Miami, FL 33130

Reference: I/O University Dr & Ponce De Leon
Location: 20' wide alley lying in Block 29 of Coral Gables Crafts Section, Plat book 10 at Page 40 of Public Record of Miami-Dade, Florida together with a portion of Anastasia Ave, now known as University Drive, see attached survey

Please consider this letter as your notification that satisfactory arrangements for installation of electric service have been made in accordance with Ordinance 68-69.
As per our agreement with you, we would appreciate your making these satisfactory arrangements contingent on easement requirements as follows:

(X) Easements necessary for electrical facilities marked on the attached copy of the subject tentative plat and a duplicate was sent to owner. An Easement by means of instrument will be granted by the customer for existing and future facilities. Therefore, FPL has no objection to the proposed road closure and no objection to the approval and recording of the plat.

( ) No Additional Easements are required at this time for electrical facilities. Any additional Easements required will be obtained by instrument prior to completion of building construction.

( ) Easements have been assured verbally by the owner/developer and will be granted prior to completion of the building construction. An Easement by means of instrument will be granted by the customer for existing and future facilities.

In addition, contributions in aid of construction for relocation or installation of underground electrical facilities, whenever applicable, will be collected at a later date and therefore FPL has no objection to this Plat.
If there are any questions or you need further information, please call (305) 377-6029 for assistance.

Sincerely,

Joel R Garcia
Joel R Garcia
Engineering Leader

BOUNDARY & TOPOGRAPHIC SURVEY

PONCE PARK TOWER

CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 6000383
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email flis@fortinsurvey.com

3	10/2018	ADD AREA TABULATION (9/26/18)	ECM
2	10/2018	ADD PROPOSED BOUNDARY LINE (9/24/18)	ECM
1	10/2018	CONTOUR, ROADWAY TOPO DATE (9/12/18) TC	ECM
No.	D.R.	Revisions Description	

Drawing Number: 18-1-1

Original Issue: 09/07/18

Scale: 1" = 20'

Drawn By: ECM

Checked By: DWE / DANIEL

Job No.: 181465

Field Book: 1

Ref. Dwg. No.: SPW19 (3 FILES)

Plat Book & Page: PLAT BOOK 173 PAGE 74

Folio No.: 03-4113-006-1760

Sec. Twp. Rge.: SEC 11 TWP 54 RGE 41

Sheet No.: 1 of 1

Survey Date: 10/2018

Field Crew: NO FIELD WORK

Drawn By: ECM

Checked By: DWE / DANIEL

Job No.: 181465

Field Book: 1

Ref. Dwg. No.: SPW19 (3 FILES)

Plat Book & Page: PLAT BOOK 173 PAGE 74

Folio No.: 03-4113-006-1760

Sec. Twp. Rge.: SEC 11 TWP 54 RGE 41

Sheet No.: 1 of 1

Survey Date: 10/2018

Field Crew: NO FIELD WORK

Drawn By: ECM

Checked By: DWE / DANIEL

Job No.: 181465

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Ref. Dwg. No.: SPW19 (3 FILES)

Plat Book & Page: PLAT BOOK 173 PAGE 74

Folio No.: 03-4113-006-1760

Sec. Twp. Rge.: SEC 11 TWP 54 RGE 41

Sheet No.: 1 of 1

Survey Date: 10/2018

Field Crew: NO FIELD WORK

November 18, 2019

Ellison Hersch
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131
ehersch@bilzin.com
(305) 374-7580 Ext. 3017

RE: No Objection Request / The twenty-foot-wide alley, lying in Block 29 OF CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Dear Ms./Mrs. Hersch:

Florida City Gas (FCG) has received your request to vacate the alley located at the aforementioned location.

We regret to inform you that **FCG objects to your alley vacation request**. FCG maintains facilities at this location that exist within the aforementioned alley, as per the enclosed document. The nature of the construction for the proposed aforementioned improvements is a direct conflict with existing FCG facilities. Please be advised if you wish to proceed with the construction of the mentioned improvements, it will be necessary to relocate and or abandon the existing FCG facilities, **completely at your expense**.

Please be advised that you are required to contact Sunshine State One Call of Florida, Inc. (SSOCF) at 811, at least two (2) full business days prior to commencing any excavation.

If you need additional information, please do not hesitate to contact me.

Regards,

Gustavo Peña
Engineering Technician
(305) 835-3624

EXHIBIT "A"

LEGAL DESCRIPTION:

The twenty foot wide alley, lying in Block 29 OF CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10 at Page 40 of the Public Records of Miami–Dade County, Florida, together with a portion of Anastasia Avenue, as shown on said Plat, now known as University Drive, all being more particularly described as follows:

Begin at the Northeast corner of Lot 11 in said Block 29 of CORAL GABLES CRAFTS SECTION, also being the Northwest corner of said twenty foot wide alley; thence South 01°22'29" West, along the East line of said Lot 11, also being the West line of the twenty foot wide alley for 99.99 feet to the Southeast corner of said Lot 11, also being the Northeast corner of Lot 19 in said Block 29; thence South 29°18'09" East, along the East line of said Lot 19, also being the West line of the twenty foot wide alley for 55.36 feet to the Southeast corner of said Lot 19 and the Southwest corner of the twenty foot wide alley; thence South 60°37'46" West, along the South line of said Lot 19 and the South line of Lot 20 in said Block 29, also being the Northwesterly Right–of–Way line of Anastasia Avenue, now known as University Drive for 105.20 feet to the intersection of a point on the North Right–of–Way line of Malaga Avenue, as shown on said plat of CORAL GABLES CRAFTS SECTION and the South line of said Block 29; thence South 89°54'42" East along the Easterly prolongation of said South line of Block 29 for 101.67 feet to the centerline of University Drive (f/k/a Anastasia Avenue), being a 100 foot Right–of–Way as shown on said Plat of CORAL GABLES CRAFTS SECTION; thence North 60°37'46" East, along said centerline, for 34.34 feet to a point on a line, sixty feet North of and parallel with the North line of Lot 6 in Block 34, as shown on said Plat Book 10 at Page 40; thence South 89°22'14" East, along said parallel line, for 90.44 feet to a point on the West Right–of–Way line of Ponce De Leon Boulevard, being a one hundred foot Right–of–Way, as shown on said Plat Book 10 at Page 40; thence North 01°21'56" East along said West Right–of–Way line, for 183.95 feet to a point on the Easterly prolongation of the South Right–of–Way line of Catalonia Avenue, as shown on said Plat Book 10 at Page 40; thence North 89°54'37" West, along said Easterly prolongation, for 10.61 feet to a point of cusp being on the North line of Lot 12 in said Block 29, the following three courses being along the Easterly and Southerly line of said Block 29; (1) thence Southeasterly along a 10.00 foot radius curve, leading to the right, through a central angle of 96°13'59" for an arc distance of 16.80 feet to a point of compound curvature; (2) thence Southwesterly along a 128.58 foot radius curve, leading to the right, through a central angle of 54°18'24" for an arc distance of 121.87 feet to a point of tangency; (3) thence South 60°37'46" West for 59.55 feet to a point on the East line of said twenty foot wide alley, the previous two courses being along said North Right–of–Way line of University Drive (f/k/a Anastasia Avenue); thence North 29°18'09" West, along said East line of the twenty foot wide alley and the West line of Lot 18 in said Block 29, for 49.85 feet; thence North 01°22'29" East, along said East line of the twenty foot wide alley, for 94.95 feet to a point on said South Right–of–Way line of Catalonia Avenue; thence North 89°54'37" West, along said South Right–of–Way line for 20.00 feet to the Point of Beginning.

Drawn By	MAP
Cad. No.	191132
Ref. Dwg.	2019–101
Plotted:	11/12/19 3:28p

LEGAL DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	11/12/19
Scale	NOT TO SCALE
Job. No.	191132
Dwg. No.	1019–061
Sheet	1 of 4

EXHIBIT "A"

SURVEYOR'S NOTES:

- This site lies in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 89°54'37" W for the South right of way line of Catalonia Avenue
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2019-101.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on November 12, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

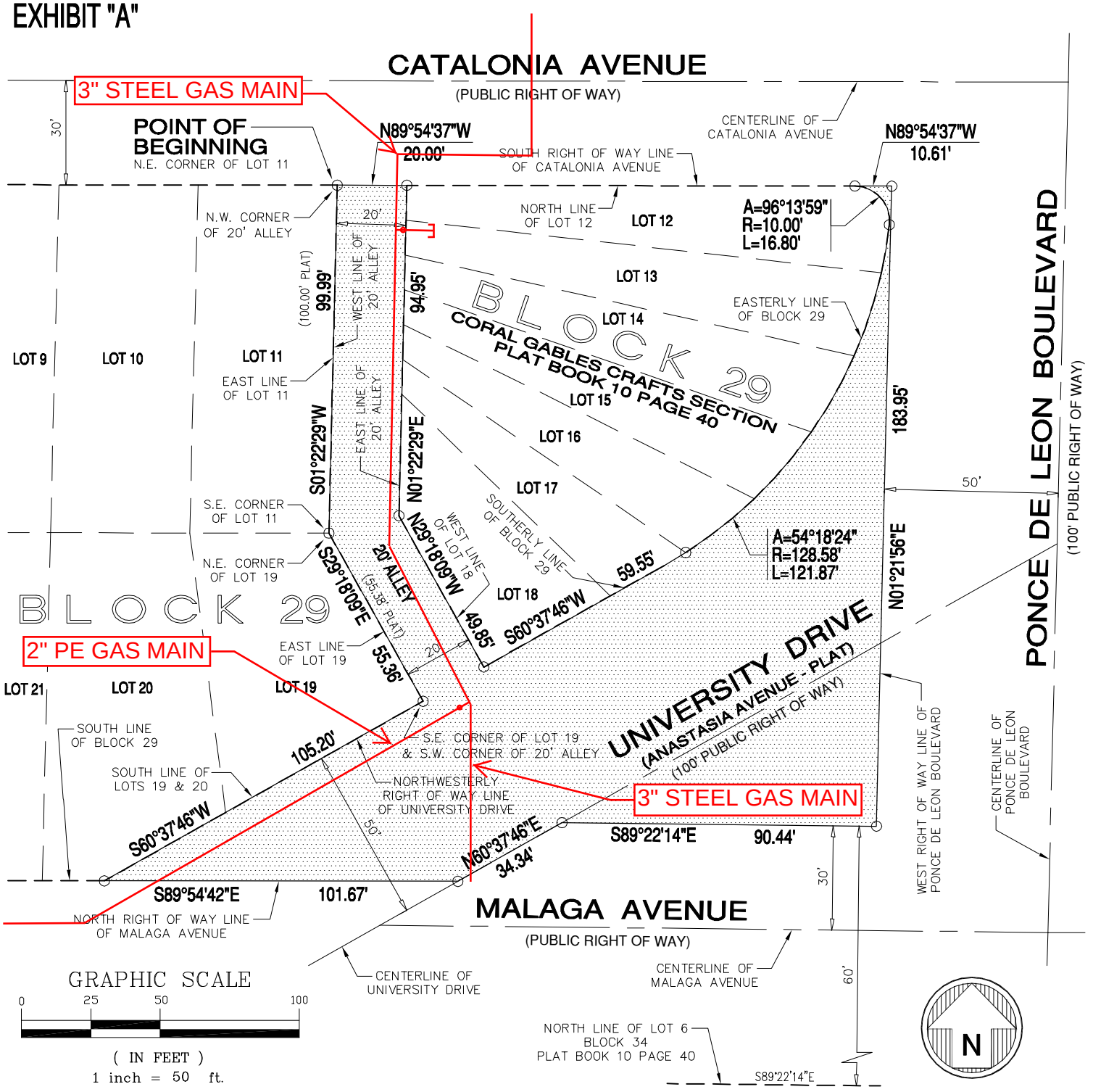
Drawn By	MAP
Cad. No.	191132
Ref. Dwg.	2019-101
Plotted:	11/12/19 3:28p

SURVEYOR'S NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	11/12/19
Scale	NOT TO SCALE
Job. No.	191132
Dwg. No.	1019-061
Sheet	2 of 4

EXHIBIT "A"



Drawn By	MAP
Cad. No.	191132
Ref. Dwg.	2019-101
Plotted:	11/12/19 3:28p

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	11/12/19
Scale	1"=40'
Job. No.	191132
Dwg. No.	1019-061
Sheet	3 of 4

EXHIBIT "A"

Drawn By	MAP
Cad. No.	191132
Ref. Dwg.	2019-101
Plotted:	11/12/19 3:28p

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	11/12/19
Scale	NOT TO SCALE
Job. No.	191132
Dwg. No.	1019-061
Sheet	4 of 4

Engineering – Design Department
2601 SW 145th Ave Miramar, Fl 33027

Tuesday, November 26, 2019

Ellison Hersch
Project Assistant
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

Comcast No Objection / 20' Wide Alley Vacation
Waiver of Objection [IWOV-MIAMI.FID1353509]
Comcast muid_10226_D

Dear Mr. Hersch

Comcast has ***no objection nor conflicts*** to this subject alley vacation request.
The Comcast facilities adjacent to the vacation area are located in the road right-of way.

Please see the attached screen shot

Should you have any further question, please feel free to call me at 1-754-221-1254 or e-mail at Leonard_Maxwell-Newbold@cable.comcast.com

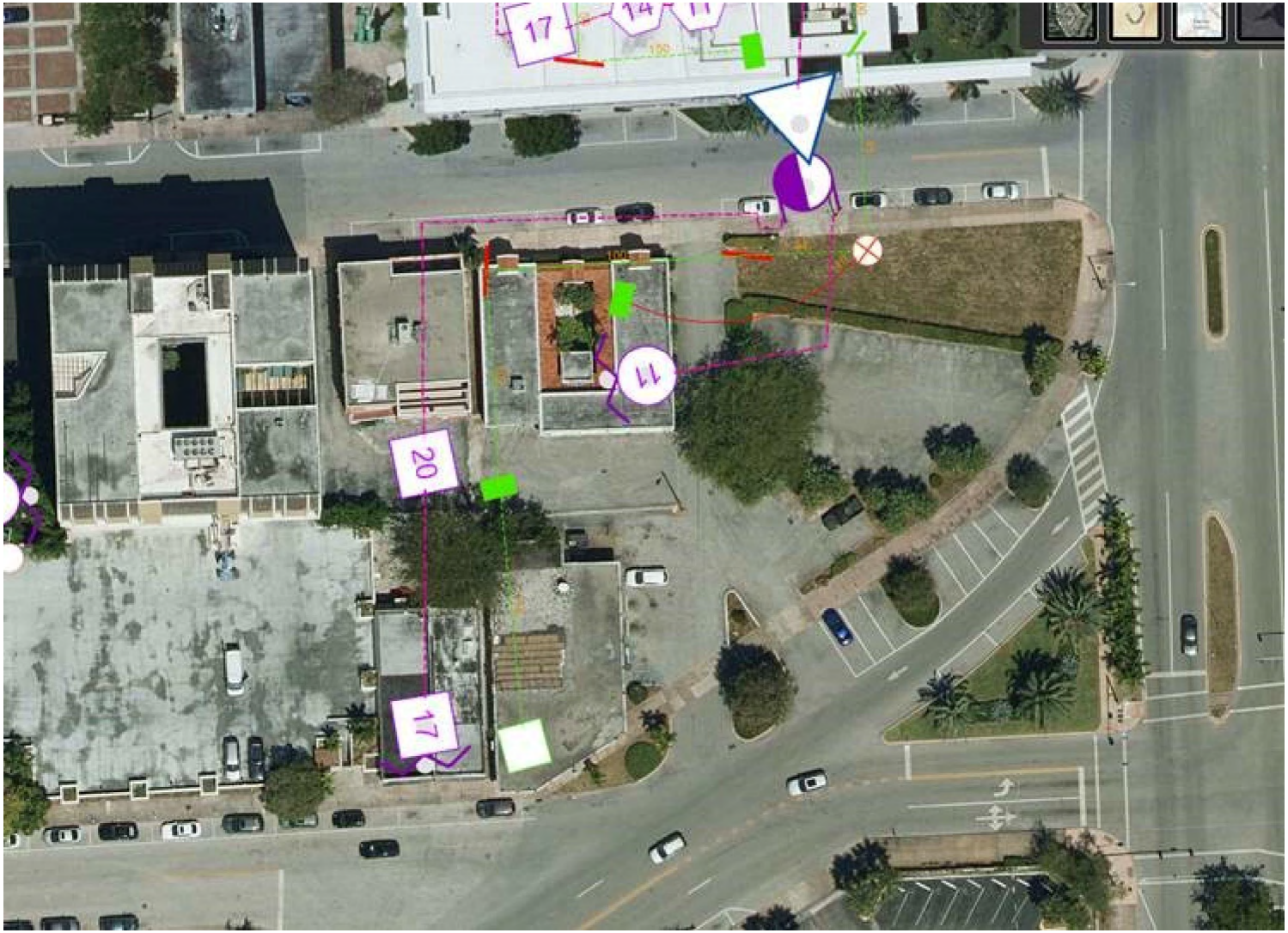
Sincerely,

Leonard Maxwell-Newbold

Digitally signed by Leonard Maxwell-Newbold
COMCAST
Date: 2019.11.26 13:01:54 -05'00'

Leonard Maxwell-Newbold
Regional Permit Manager
Comcast / Southern Division (RDC)
10/2/2015 4:26:10 PM

Cc: Jose Martinez / Comcast Area Construction Coordinator
File


17
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20
17

Ellison Hersch
Project Assistant
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

Re: Folio: **03-4117-005-7230, 03-4117-005-7180, 03-4117-005-7170, 03-4117-005-7160.**

Dear Mr. Lopez:

The following is to confirm that _AT&T Telecommunications_ has no objection to the **following folios: 03-4117-005-7230, 03-4117-005-7180, 03-4117-005-7170, 03-4117-005-7160**.

Please feel free to contact me should you have any questions or concerns.

Regards,

Javier Hernandez
Mgr OSP Plng & Engrg Design
Construction & Engineering-SE

AT&T
600 NW 79th Avenue, Room 360, Miami, FL 33126
o 305.929-2166 c 305.298.7329 | jh4318@att.com

MOBILIZING **YOUR** WORLD

Ellison Hersch
Project Assistant
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

Re: Folio: **03-4117-005-7230, 03-4117-005-7180, 03-4117-005-7170, 03-4117-005-7160, 03-4117-005-7250 (the "Property")**

Dear Ms. Hersch:

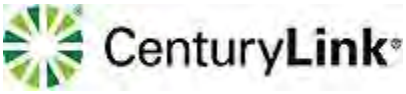
The following is to confirm that **CenturyLink** has no objection to the proposed alley and street vacations on or abutting the Property.

Please feel free to contact me should you have any questions or concerns.

Regards,

Shannon Miller

Shannon Miller
Contract Manager – NIS ROW
1025 Eldorado Blvd.
Broomfield, CO 80021
p: 720.888.6463
e: shannon.miller@centurylink.com



Ellison Hersch
Project Assistant
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

Re: Folio: **03-4117-005-7230, 03-4117-005-7180, 03-4117-005-7170, 03-4117-005-7160, 03-4117-005-7250 (the "Property")**

Dear Ms. Hersch:

The following is to confirm that **Atlantic Broadband** has no objection to the proposed alley and street vacations on or abutting the Property.

Please feel free to contact me should you have any questions or concerns.

Regards,

Edwin Zambrana
Construction Manager
Atlantic Broadband
Office: 305-861-8069 Ext. 5411

Water and Sewer
P. O. Box 330316 • 3071 SW 38th Avenue
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

April 9, 2020

Ellison Hersch
Project Assistant
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131
Via email to:
joub@miamidade.gov

RE: **NO OBJECTION TO ALLEY CLOSED.**

Miami Dade County Plat Book 10, Page 40 **Section:17-54-41**

FOLIOS: 03-4117-005-7230, 03-4117-005-7180, 03-4117-005-7170, 03-4117-005-7160, 03-4117-005-7250 (the "Property")

Dear Ms. Hersch:

The following is to confirm that **Miami-Dade WASD** has no objection to the proposed alley and street vacations on or abutting the Property, **so long as an alternative easement is provided prior to issuance of a Certificate of Occupancy.**

Please feel free to contact me should you have any questions or concerns.

Regards,

Should you have any question regarding this matter, do not hesitate to contact me.

Very truly yours,

GGUERRERO

Guillermo Guerrero,
Professional Land Surveyor
Right of Way Unit.
Miami Dade County Water and Sewer Department.
305-268-5268.

.

City of Coral Gables
Public Works Department
2800 SW 72 Avenue
Miami, FL 33155

November 27, 2019

RE: Proposed mixed use project on the property located at 203 University Drive, 224 Catalonia Avenue, 226 Catalonia Avenue, and 3000 Ponce de Leon Boulevard.

TO WHOM IT MAY CONCERN

The following is to confirm that the City of Coral Gables Utilities Division has no objection to the vacate and abandon the twenty-foot wide alleyway that runs from Catalonia Avenue to Malaga Avenue and the portion of University Drive between Ponce de Leon Boulevard and Malaga Avenue. A new sanitary sewer system shall be proposed to serve the referenced properties.

Please feel free to contact me should you have any question.

Jorge E. Acevedo, PE, ENV SP, LEED Green Associate
Utilities & ROW Division Chief
Utilities Director
City of Coral Gables
Department of Public Works
2800 SW 72 Avenue, Miami, FL 33155
Direct: (305)460-5006
Main: (305)460-5000
Jacevedo2@coralgables.com

Ellison Hersch
Project Assistant
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

Re: Folio: **03-4117-005-7230, 03-4117-005-7180, 03-4117-005-7170, 03-4117-005-7160, 03-4117-005-7250 (the "Property")**

Dear Ms. Hersch:

The following is to confirm that **MCImetro** has no objection to the proposed alley and street vacations on or abutting the Property.

Please feel free to contact me should you have any questions or concerns.

Regards,

Robert Butler

Robert Butler
Global Access and Transport Engineering
Engr III Spec-Ntwk Eng&Ops
400 International Pkwy
Richardson, TX, 75081
O 1 469 886 4091
robert.butler@verizon.com

April 29, 2020

2100 W. Cypress Creek Rd
Fort Lauderdale, FL 33309

CORPORATE SITE: www.hotwirecommunications.com
CUSTOMER SITE : gethotwired.com

Ellison Hersch
Project Assistant
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

Re: Folio: **03-4117-005-7230, 03-4117-005-7180, 03-4117-005-7170, 03-4117-005-7160, 03-4117-005-7250 (the "Property")**

Dear Ms. Hersch:

The following is to confirm that **Hotwire Communications** has no objection to the proposed alley and street vacations on or abutting the Property.

Please feel free to contact me should you have any questions or concerns.

Regards,

Maria Milanes
954-465-1927
maria.milanes@hotwirecommunication.com

Ellison Hersch
Project Assistant
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, Florida 33131

Re: Proposed street and alley way abandonment; twenty-foot wide alleyway that runs from Catalonia Avenue to Malaga Avenue and the portion of University Drive between Ponce de Leon Boulevard and Malaga Avenue abandonment for alley way and portion of University Drive, Coral Gables, FL ("Proposed Abandonment").

Dear Ms. Hersch:

Per your request, Cellco Partnership, d/b/a Verizon Wireless and its affiliates ("Verizon") confirm that it has no knowledge of the presence of any existing above ground or below ground facilities located within the portion of a certain property that is part of the Proposed Abandonment, being an alley way approximately 20' wide and a portion of University Drive, located in the City of Coral Gables, Florida, as said property is more particularly described in that certain legal description and sketch attached and incorporated herein as Exhibit "A", drawn by Fortin, Leavy, Skiles, Inc., dated 11.12.19 ("Abandonment Area"). Please note that this letter makes no representations of the presence or location of any facilities owned or controlled by Verizon located outside of the Abandonment Area described herein.

Please feel free to contact me should you have any questions or concerns.

Sincerely,

enclosure
cc: Renee M. Shepherd, Network Counsel, Verizon

Tab 10

CFN: 20110728646 BOOK 27875 PAGE 3002
DATE:10/27/2011 03:17:16 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

NOTE: THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING EXECUTED AND RECORDED BECAUSE OF A TYPOGRAPHICAL ERROR. THE NAME AND IDENTITY OF THE GRANTEE IN THE SPECIAL WARRANTY DEED RECORDED JULY 13, 2011, IN O.R. BOOK 27755, PAGE 815, WERE INCORRECT AND WERE NOT THE PURCHASER OF THIS PROPERTY. THE CORRECT GRANTEE AS SET FORTH HEREIN PAID THE REQUIRED FLORIDA DOCUMENTARY STAMP TAX IN THE AMOUNT OF $2,833.20 AND SUR-TAX OF $2,124.90 ON JULY 13, 2011.

PREPARED BY AND RETURN TO:

First American Title Company, LLC
Attention: Amy Baten
24 Greenway Plaza, Suite 850
Houston, TX 77046
NCS 450885-FL1

"CORRECTIVE"
SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED, is made and entered into as of this 25th day of Oct., 2011, by **FEDERAL DEPOSIT INSURANCE CORPORATION as Receiver for Turnberry Bank, a Federal Savings Bank,** (the "Grantor"), whose address is c/o Quantum Partners, 4801 Woodway, Ste. 210W, Houston, TX 77056, and having been appointed Receiver by the Department of the Treasury under Order No. 2010-43, a copy of which is hereby attached as Exhibit "A", accepted the appointment of Receiver in letter attached as Exhibit "B", and acting by and through its attorney-in-fact as designated in the Limited Power of Attorney attached as Exhibit "C" and incorporated herein by this reference; to and in favor of **RC Acquisitions, LLC, a Delaware limited liability company,** (the "Grantee"), whose address is 1201 W. Peachtree Street, Atlanta, GA 30309.

WITNESSETH:

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged by the Grantor, the Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Miami-Dade County, Florida and more particularly described as follows;

14 pgs | 120.50

LOTS 14, 15, 16, 17 AND 18, IN BLOCK 29, OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, OF PAGE 40, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

Whereas, the subject Property hereinabove described was acquired by Grantor by that certain Statutory Warranty Deed Recorded on May 26, 2000 in Book 19127 at Page 2602 of the Official Public Records of Real Property for Miami-Dade County, State of Florida.

Grantor, for the consideration stated and subject to any reservations from and exceptions to conveyance and warranty stated herein, grants, sells and conveys to Grantee the Property, any and all improvements located thereon and affixed thereto, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold the Property unto Grantee, Grantee's successors and assigns forever, subject to (a) the Permitted Encumbrances, as hereinafter defined, and (b) the exceptions, limitations and conditions herein set forth. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend the title to the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to any reservations from and exceptions to conveyance and warranty herein, when and only when the claim is by, through, or under Grantor but not otherwise.

Except for the limited covenant of warranty stated immediately above, the Property is conveyed: (a) without covenant, representation, or warranty of any kind or nature, express or implied, and (b) subject to the following matters (such matters hereinafter referred to individually and collectively as "Permitted Encumbrances"): (1) easements, rights of way, and prescriptive rights, whether of record or not; licenses and leases, whether written or oral, recorded or unrecorded; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances; liens, conveyances, and other instruments affecting the Property that have not been created, or do not arise, by, through, or under Grantor; rights of co-owners and co-tenants; rights of adjoining owners in any walls and fences situated on a common boundary; discrepancies, conflicts, and shortages in area or boundary lines; any encroachments or protrusions, or overlapping of improvements; any condition, right, claim, or other matter which would be revealed by a current survey of the Property or which could be discovered by an inspection of the Property; all rights, obligations and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any County Water Improvement District, Municipal Utility District, or similar governmental or quasi-governmental agency; taxes and assessments of whatever kind, type, or nature, assessed, levied, due, or payable for the year or period during which this conveyance takes place and for any subsequent year or period, the payment of which Grantee assumes; taxes, penalties, and assessments for the year in which this conveyance takes place and prior years due to change in land usage, ownership, or omission and/or mistake of assessment, the payment of which Grantee assumes; (2) existing building and zoning ordinances, land use laws and regulations, and environmental regulations; and (3) rights of parties in possession.

BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION OF THE PROPERTY, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED) CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION, OR THE MATERIALS, IF ANY, INCORPORATED INTO THE CONSTRUCTION, OF ANY IMPROVEMENTS TO THE PROPERTY, (iii) THE MANNER OF REPAIR, QUALITY OF REPAIR, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS, AND (iv) ACCESS. GRANTEE HAS MADE ALL INSPECTIONS OF THE PROPERTY TO DETERMINE ITS VALUE AND CONDITION DEEMED NECESSARY OR APPROPRIATE BY GRANTEE. GRANTEE ACKNOWLEDGES THAT GRANTEE IS NOT RELYING ON ANY INFORMATION PROVIDED BY GRANTOR IN DETERMINING THE PROPERTY CONDITION. BY ACCEPTANCE OF THIS DEED, GRANTEE SPECIFICALLY ASSUMES ALL RISK, COSTS AND LIABILITIES OF WHATEVER NATURE ARISING OUT OF THE CONDITION OF THE PROPERTY.

[REMAINDER OF THIS PAGE
LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

WITNESSES:

Witness Signature
Printed Name: Elizabeth Carter

Witness Signature
Printed Name: Lawrence Quinlan

GRANTOR:

FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver for Turnberry Bank, a Federal Savings Bank

By: _____
its Attorney-in-Fact
Christian E. Menzel
Attorney in Fact

STATE OF Florida)
) ss:
COUNTY OF Duval)

I hereby certify that the foregoing instrument was acknowledged before me this 25 day of OCT, 2011, by CHRISTIAN E. MENZEL, Attorney-in-Fact of the Federal Deposit Insurance Corporation, as Receiver for Community Southern Bank, a Federal Savings Bank. He/She [X] is personally known to me, or [X] has produced Gov't I.D. _____ as identification.

AFFIX NOTARY STAMP/SEAL BELOW:

NOTARY PUBLIC-STATE OF FLORIDA
Mark A. Haines
Commission # DD991338
Expires: MAY 12, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

_____
NOTARY PUBLIC - Signature Above

Printed Name: Mark A. Haines

My Commission Expires: _____

EXHIBIT "A"

Order No. 2010-43
Appointing FDIC as Receiver of Turnberry Bank

Office of Thrift Supervision
Department of the Treasury
Southeast Region
1475 Peachtree Street, N.E., Atlanta, GA 30309 • Telephone: (404) 974-9620
P.O. Box 105217, Atlanta, GA 30348-5217 • Fax: (404) 974-9802

Hand Delivered

July 16, 2010

OTS No. 08087

Tumberry Bank
20295 N.E. 29th Place
Aventura, Florida 33180

Re: Notice of Appointment of a Receiver

Dear Sir/Madam:

This is to notify you that the Acting Director, Office of Thrift Supervision, by Order Number 2010-43, dated July 16, 2010, appointed the Federal Deposit Insurance Corporation as receiver (Receiver) for Tumberry Bank, Aventura, Florida (Savings Bank), and provided authorization for the undersigned to deliver notice of such appointment.

The Receiver is now taking possession of the Savings Bank pursuant to the terms of its appointment as set forth in Order No. 2010-43, a copy of which is attached. In connection with the appointment of the Receiver, we respectfully call your attention to Section 5(d)(4) of the Home Owners' Loan Act, 12 U.S.C. § 1464(d)(4), which establishes criminal penalties for refusal to comply with the Receiver's demand for possession of the property, business and assets of an association in receivership.

Please countersign a copy of this letter and indicate the time and date of your receipt of the letter and attachment in the space provided on the following page and return such copy to me.

Sincerely,

Paul Paduano
Examiner IV

Attachment

Received by: Roark Young CEO
Print Name and Title

At 6:00, P.M., E.D.T., on Friday, July 16, 2010

Signature: Ron McYoung

Accepting Appointment of FDIC as Receiver for Turnberry Bank, Aventura, Florida:

James C. Walker Receiver in charge
Print Name and Title

At 6:00, P.M., E.D.T., on Friday, July 16, 2010

Signature: James C. Walker

Exhibit "B"
FDIC's Acceptance of Appointment

FDIC
Division of Resolutions and Receiverships
East Coast Temporary Satellite Office
7777 Baymeadows Way West
Jacksonville, Florida 32256
(904) 256-3351

July 16, 2010

Office of Thrift Supervision
1475 Peachtree Street N.E.
Atlanta, Georgia 30309

Subject: Turnberry Bank
Aventura, Florida
Acceptance of Appointment

Dear Sir or Madam:

Please be advised that the Federal Deposit Insurance Corporation accepts its appointment as Receiver of the above-captioned depository institution, in accordance with the Federal Deposit Insurance Act, as amended.

Sincerely,

Federal Deposit Insurance Corporation

By: _____
James C. Walker
Attorney-In-Fact

Exhibit "C"
Limited Power of Attorney

Doc # 2010052074, OR BK 15176 Page 537, Number Pages: 4, Recorded 03/09/2010 at 10:24 AM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING $35.50

Prepared by: Renee Marie Araujo, Esq.
FDIC East Coast Temporary Satellite Office
7777 Baymeadows Way West
Jacksonville, FL 32256

(Leave Blank Above this Line for Recording Information)
(Space Above this Line must be at least 3 Inches)

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that the FEDERAL DEPOSIT INSURANCE CORPORATION, a Corporation organized and existing under an Act of Congress, hereinafter called the "FDIC," acting in its Receivership capacity or separate Corporate capacity or as Manager of the FSLIC Resolution Fund has acquired and will acquire certain assets for liquidation and has determined that it is necessary to appoint a representative to act on its behalf in connection with the maintenance and liquidation of said assets, hereinafter called the "Acquired Assets."

WHEREAS, the FDIC desires to designate CHRISTIAN E. MENZEL as attorney-in-fact for the limited purpose of facilitating the management and disposition of the Acquired Assets; and

WHEREAS, the undersigned has full authority to execute this instrument on behalf of the FDIC under applicable Resolutions of the FDIC's Board of Directors and redelegations thereof.

NOW, THEREFORE, the FDIC appoints CHRISTIAN E. MENZEL as its true and lawful attorney-in-fact to act in its name, place, and stead, and hereby grants CHRISTIAN E. MENZEL the authority, subject to the limitations herein, as follows:

(1) Sign, seal and deliver as the act and deed of the FDIC any instrument in writing, and to do every other thing necessary and proper for the collection and recovery of any and all monies and properties of every kind and nature whatsoever for and on behalf of the FDIC and to give proper receipts and acquittance therefor in the name and on behalf of the FDIC;

(2) Release, discharge or assign any and all judgments, mortgages on real estate or personal property, including the release and discharge of the same of record in the Official or Public Records of the Clerk of any Circuit Court or any other official public records or registries, wherever located, where payments on account of the same in redemption or otherwise may have been made by the

debtor(s), and to endorse receipt of such payment upon the records in any appropriate public office;

(3) Receive, collect and give all proper acquittance for any other sums of money owing to the FDIC for any Acquired Asset which the attorney-in-fact may sell or dispose of;

(4) Execute any and all transfers and assignments as may be necessary to assign any securities or other choses in action;

(5) Sign, seal, acknowledge and deliver any and all agreements, easements, or conveyances as shall be deemed necessary or proper by the FDIC attorney-in-fact in the care and management of the Acquired Assets;

(6) Sign, seal, acknowledge and deliver indemnity agreements and surety bonds in the name of and on behalf of the FDIC;

(7) Sign receipts for the payment of all rents and profits due or to become due on the Acquired Assets;

(8) Execute, acknowledge and deliver deeds of real property in the name of the FDIC;

(9) Extend, postpone, release and satisfy or take such other action regarding any mortgage lien held in the name of the FDIC;

(10) Execute, acknowledge and deliver in the name of the FDIC a power of attorney wherever necessary or required by law to any attorney employed by the FDIC;

(11) Foreclose any mortgage or other lien on either real or personal property, wherever located;

(12) Do and perform every act necessary for the use, liquidation or collection of the Acquired Assets held in the name of the FDIC;

(13) Sign, seal, acknowledge and deliver any and all documents as may be necessary to settle any action(s) or claim(s) asserted against the FDIC, either in its Receivership or Corporate capacity, or as Manager of the FSLIC Resolution Fund.

This Power of Attorney shall be effective August 19, 2009, and shall continue in full force and effect through August 18, 2011, unless otherwise terminated by any official of the FDIC authorized to do so by the Board of Directors of the FDIC.

IN WITNESS WHEREOF, the FDIC, by its duly authorized officer empowered by appropriate resolution of its Board of Directors, has caused these presents to be subscribed in its name this 08th day of March, 2010.

FEDERAL DEPOSIT INSURANCE CORPORATION

By: _____
Name: OPHELIA JONES
Title: Manager of Customer Service -
East Coast Temporary Satellite Office
7777 Baymeadows Way West
Jacksonville, FL 32256

Signed in the presence of:

Witness: _____
Printed Name: _____

Witness: _____
Printed Name: _____

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

On this 08th day of March, 2010, before me, a Notary Public in and for the State of Florida appeared OPHELIA JONES, to me personally known, who, being by me first duly sworn did depose that he/she is Manager of Customer Service, East Coast Temporary Satellite Office of the Federal Deposit Insurance Corporation (the "Corporation"), in whose name the foregoing Limited Power of Attorney was executed and subscribed, and the said Limited Power of Attorney was executed and subscribed on behalf of the said Corporation by due authority of the Corporation's Board of Directors, and the said OPHELIA JONES, acknowledged the said Limited Power of Attorney to be the free act and deed of said Corporation.

[PLACE NOTARY SEAL BELOW HERE]

NOTARY PUBLIC-STATE OF FLORIDA
Eddy O. Belancourt
Commission # DD937749
Expires: NOV. 02, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

_____
Notary Public
Printed Name of Notary: _____
Commission No.: _____
My Commission expires: _____

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

On this 08th day of March, 2010, before me, a Notary Public in and for the State of Florida appeared Beneva V. Young (witness #1) and Charles E. Jones (witness #2), to me personally known to be the persons whose names are subscribed as witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that they saw **OPHELIA JONES**, Manager of Customer Service, East Coast Temporary Satellite Office, of the Federal Deposit Insurance Corporation, the person who executed the foregoing instrument, and had subscribed the same, and that they had signed the same as a witness at the request of the person who executed the same.

[PLACE NOTARY SEAL BELOW HERE]

NOTARY PUBLIC-STATE OF FLORIDA
Eddy O. Betancourt
Commission # DD937749
Expires: NOV. 02, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public
Printed Name of Notary: Eddy O Betancourt
Commission No.: DD937749
My Commission expires: Nov. 02, 2013

STATE OF FLORIDA
DUVAL COUNTY
I, THE UNDERSIGNED Clerk of the Circuit Court, Duval County, Florida, DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Clerk of Circuit Court of Duval County, Florida and the same is in full force and effect.
WITNESS my hand and seal of Clerk of Circuit Court at Jacksonville, Florida, this the 9 day of March, 2010

JIM FULLER
Clerk, Circuit and County Courts
Duval County, Florida
By: [signature]

CFN: 20110728648 BOOK 27875 PAGE 3018
DATE:10/27/2011 03:17:16 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

NOTE: THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING EXECUTED AND RECORDED BECAUSE OF A TYPOGRAPHICAL ERROR. THE NAME AND IDENTITY OF THE GRANTEE IN THE SPECIAL WARRANTY DEED RECORDED JULY 13, 2011, IN O.R. BOOK 27755, PAGE 829, WERE INCORRECT AND WERE NOT THE PURCHASER OF THIS PROPERTY. THE CORRECT GRANTEE AS SET FORTH HEREIN PAID THE REQUIRED FLORIDA DOCUMENTARY STAMP TAX IN THE AMOUNT OF $1,455.60 AND SUR-TAX OF $1,091.70 ON JULY 13, 2011.

PREPARED BY AND RETURN TO:

First American Title Company, LLC
Attention: Amy Baten
24 Greenway Plaza, Suite 850
Houston, TX 77046
NCS 450885-FL3

"CORRECTIVE"
SPECIAL WARRANTY DEED

TIIIS CORRECTIVE SPECIAL WARRANTY DEED, is made and entered into as of this 25th day of Oct., 2011, by **FEDERAL DEPOSIT INSURANCE CORPORATION as Receiver for Turnberry Bank, a Federal Savings Bank,** (the "Grantor"), whose address is c/o Quantum Partners, 4801 Woodway, Ste. 210W, Houston, TX 77056, and having been appointed Receiver by the Department of the Treasury under Order No. 2010-43, a copy of which is hereby attached as Exhibit "A", accepted the appointment of Receiver in letter attached as Exhibit "B", and acting by and through its attorney-in-fact as designated in the Limited Power of Attorney attached as Exhibit "C" and incorporated herein by this reference; to and in favor of **RC Acquisitions, LLC, a Delaware limited liability company,** (the "Grantee"), whose address is 1201 W. Peachtree Street, Atlanta, GA 30309.

WITNESSETH:

THAT, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged by the Grantor, the Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Miami-Dade County, Florida and more particularly described as follows;

LOTS 12 AND 13, IN BLOCK 29, OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, OF PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

Whereas, the subject Property hereinabove described was acquired by Grantor by that certain Statutory Warranty Deed Recorded on June 28, 2000 in Book 19173 at Page 234 of the Official Public Records of Real Property for Miami-Dade County, State of Florida.

Grantor, for the consideration stated and subject to any reservations from and exceptions to conveyance and warranty stated herein, grants, sells and conveys to Grantee the Property, any and all improvements located thereon and affixed thereto, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold the Property unto Grantee, Grantee's successors and assigns forever, subject to (a) the Permitted Encumbrances, as hereinafter defined, and (b) the exceptions, limitations and conditions herein set forth. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend the title to the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to any reservations from and exceptions to conveyance and warranty herein, when and only when the claim is by, through, or under Grantor but not otherwise.

Except for the limited covenant of warranty stated immediately above, the Property is conveyed: (a) without covenant, representation, or warranty of any kind or nature, express or implied, and (b) subject to the following matters (such matters hereinafter referred to individually and collectively as "Permitted Encumbrances"): (1) easements, rights of way, and prescriptive rights, whether of record or not; licenses and leases, whether written or oral, recorded or unrecorded; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances; liens, conveyances, and other instruments affecting the Property that have not been created, or do not arise, by, through, or under Grantor; rights of co-owners and co-tenants; rights of adjoining owners in any walls and fences situated on a common boundary; discrepancies, conflicts, and shortages in area or boundary lines; any encroachments or protrusions, or overlapping of improvements; any condition, right, claim, or other matter which would be revealed by a current survey of the Property or which could be discovered by an inspection of the Property; all rights, obligations and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any County Water Improvement District, Municipal Utility District, or similar governmental or quasi-governmental agency; taxes and assessments of whatever kind, type, or nature, assessed, levied, due, or payable for the year or period during which this conveyance takes place and for any subsequent year or period, the payment of which Grantee assumes; taxes, penalties, and assessments for the year in which this conveyance takes place and prior years due to change in land usage, ownership, or omission and/or mistake of assessment, the payment of which Grantee assumes; (2) existing building and zoning ordinances, land use laws and regulations, and environmental regulations; and (3) rights of parties in possession.

BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION OF THE PROPERTY, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED) CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION, OR THE MATERIALS, IF ANY, INCORPORATED INTO THE CONSTRUCTION, OF ANY IMPROVEMENTS TO THE PROPERTY, (iii) THE MANNER OF REPAIR, QUALITY OF REPAIR, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS, AND (iv) ACCESS. GRANTEE HAS MADE ALL INSPECTIONS OF THE PROPERTY TO DETERMINE ITS VALUE AND CONDITION DEEMED NECESSARY OR APPROPRIATE BY GRANTEE. GRANTEE ACKNOWLEDGES THAT GRANTEE IS NOT RELYING ON ANY INFORMATION PROVIDED BY GRANTOR IN DETERMINING THE PROPERTY CONDITION. BY ACCEPTANCE OF THIS DEED, GRANTEE SPECIFICALLY ASSUMES ALL RISK, COSTS AND LIABILITIES OF WHATEVER NATURE ARISING OUT OF THE CONDITION OF THE PROPERTY.

[REMAINDER OF THIS PAGE
LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

WITNESSES:

Witness Signature
Printed Name: Elizabeth Carter

Witness Signature
Printed Name: Lawrence Quinlan

GRANTOR:

FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver for Turnberry Bank, a Federal Savings Bank

By: _____
its Attorney-in-Fact
Christian E. Menzel
Attorney in Fact

STATE OF FLORIDA)
) ss:
COUNTY OF DUVAL)

I hereby certify that the foregoing instrument was acknowledged before me this 25 day of OCT, 2011, by CHRISTIANE. MENZEL Attorney-in-Fact of the Federal Deposit Insurance Corporation, as Receiver for Community Southern Bank, a Federal Savings Bank. He/She [X] is personally known to me, or [X] has produced GOV'T I.D. _____ as identification.

AFFIX NOTARY STAMP/SEAL BELOW:

NOTARY PUBLIC-STATE OF FLORIDA
Mark A. Haines
Commission # DD991338
Expires: MAY 12, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

_____
NOTARY PUBLIC - Signature Above

Printed Name: Mark A. Haines

My Commission Expires: _____

EXHIBIT "A"

Order No. 2010-43
Appointing FDIC as Receiver of Turnberry Bank

Office of Thrift Supervision
Department of the Treasury
Southeast Region
1475 Peachtree Street, N.E., Atlanta, GA 30309 • Telephone: (404) 974-9620
P.O. Box 105217, Atlanta, GA 30348-5217 • Fax: (404) 974-9802

Hand Delivered

July 16, 2010

OTS No. 08087

Turnberry Bank
20295 N.E. 29th Place
Aventura, Florida 33180

Re: Notice of Appointment of a Receiver

Dear Sir/Madam:

This is to notify you that the Acting Director, Office of Thrift Supervision, by Order Number 2010-43, dated July 16, 2010, appointed the Federal Deposit Insurance Corporation as receiver (Receiver) for Turnberry Bank, Aventura, Florida (Savings Bank), and provided authorization for the undersigned to deliver notice of such appointment.

The Receiver is now taking possession of the Savings Bank pursuant to the terms of its appointment as set forth in Order No. 2010-43, a copy of which is attached. In connection with the appointment of the Receiver, we respectfully call your attention to Section 5(d)(4) of the Home Owners' Loan Act, 12 U.S.C. § 1464(d)(4), which establishes criminal penalties for refusal to comply with the Receiver's demand for possession of the property, business and assets of an association in receivership.

Please countersign a copy of this letter and indicate the time and date of your receipt of the letter and attachment in the space provided on the following page and return such copy to me.

Sincerely,

Paul Paduano
Examiner IV

Attachment

Received by: Roark Young CEO
Print Name and Title

At 6:00, P.M., E.D.T., on Friday, July 16, 2010

Signature: Roark Young

Accepting Appointment of FDIC as Receiver for Turnberry Bank, Aventura, Florida:

James C. Walker Receiver in charge
Print Name and Title

At 6:00, P.M., E.D.T., on Friday, July 16, 2010

Signature: James C. Walker

Exhibit "B"
FDIC's Acceptance of Appointment

FDIC
Division of Resolutions and Receiverships
East Coast Temporary Satellite Office
7777 Baymeadows Way West
Jacksonville, Florida 32256
(904) 256-3351

July 16, 2010

Office of Thrift Supervision
1475 Peachtree Street N.E.
Atlanta, Georgia 30309

Subject: Turnberry Bank
Aventura, Florida
Acceptance of Appointment

Dear Sir or Madam:

Please be advised that the Federal Deposit Insurance Corporation accepts its appointment as Receiver of the above-captioned depository institution, in accordance with the Federal Deposit Insurance Act, as amended.

Sincerely,

Federal Deposit Insurance Corporation

By: _____
James C. Walker
Attorney-in-Fact

Exhibit "C"
Limited Power of Attorney

Doc # 2010052874, OR BK 15176 Page 537, Number Pages: 4, Recorded 03/09/2010 at 10:24 AM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING $35.50

Prepared by: Renee Marie Araujo, Esq.
FDIC East Coast Temporary Satellite Office
7777 Baymeadows Way West
Jacksonville, FL 32256

(Leave Blank Above this Line for Recording Information)
(Space Above this line must be at least 3 inches)

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that the FEDERAL DEPOSIT INSURANCE CORPORATION, a Corporation organized and existing under an Act of Congress, hereinafter called the "FDIC," acting in its Receivership capacity or separate Corporate capacity or as Manager of the FSLIC Resolution Fund has acquired and will acquire certain assets for liquidation and has determined that it is necessary to appoint a representative to act on its behalf in connection with the maintenance and liquidation of said assets, hereinafter called the "Acquired Assets."

WHEREAS, the FDIC desires to designate CHRISTIAN E. MENZEL as attorney-in-fact for the limited purpose of facilitating the management and disposition of the Acquired Assets; and

WHEREAS, the undersigned has full authority to execute this instrument on behalf of the FDIC under applicable Resolutions of the FDIC's Board of Directors and redelegations thereof.

NOW, THEREFORE, the FDIC appoints CHRISTIAN E. MENZEL as its true and lawful attorney-in-fact to act in its name, place, and stead, and hereby grants CHRISTIAN E. MENZEL the authority, subject to the limitations herein, as follows:

(1) Sign, seal and deliver as the act and deed of the FDIC any instrument in writing, and to do every other thing necessary and proper for the collection and recovery of any and all monies and properties of every kind and nature whatsoever for and on behalf of the FDIC and to give proper receipts and acquittance therefor in the name and on behalf of the FDIC;

(2) Release, discharge or assign any and all judgments, mortgages on real estate or personal property, including the release and discharge of the same of record in the Official or Public Records of the Clerk of any Circuit Court or any other official public records or registries, wherever located, where payments on account of the same in redemption or otherwise may have been made by the

debtor(s), and to endorse receipt of such payment upon the records in any appropriate public office;

(3) Receive, collect and give all proper acquittance for any other sums of money owing to the FDIC for any Acquired Asset which the attorney-in-fact may sell or dispose of;

(4) Execute any and all transfers and assignments as may be necessary to assign any securities or other choses in action;

(5) Sign, seal, acknowledge and deliver any and all agreements, easements, or conveyances as shall be deemed necessary or proper by the FDIC attorney-in-fact in the care and management of the Acquired Assets;

(6) Sign, seal, acknowledge and deliver indemnity agreements and surety bonds in the name of and on behalf of the FDIC;

(7) Sign receipts for the payment of all rents and profits due or to become due on the Acquired Assets;

(8) Execute, acknowledge and deliver deeds of real property in the name of the FDIC;

(9) Extend, postpone, release and satisfy or take such other action regarding any mortgage lien held in the name of the FDIC;

(10) Execute, acknowledge and deliver in the name of the FDIC a power of attorney wherever necessary or required by law to any attorney employed by the FDIC;

(11) Foreclose any mortgage or other lien on either real or personal property, wherever located;

(12) Do and perform every act necessary for the use, liquidation or collection of the Acquired Assets held in the name of the FDIC;

(13) Sign, seal, acknowledge and deliver any and all documents as may be necessary to settle any action(s) or claim(s) asserted against the FDIC, either in its Receivership or Corporate capacity, or as Manager of the FSLIC Resolution Fund.

This Power of Attorney shall be effective August 19, 2009, and shall continue in full force and effect through August 18, 2011, unless otherwise terminated by any official of the FDIC authorized to do so by the Board of Directors of the FDIC.

IN WITNESS WHEREOF, the FDIC, by its duly authorized officer empowered by appropriate resolution of its Board of Directors, has caused these presents to be subscribed in its name this 08th day of March, 2010.

FEDERAL DEPOSIT INSURANCE CORPORATION

By: _____
Name: OPHELIA JONES
Title: Manager of Customer Service –
East Coast Temporary Satellite Office
7777 Baymeadows Way West
Jacksonville, FL 32256

Signed in the presence of:

Witness: _____
Printed Name: _____

Witness: _____
Printed Name: _____

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

On this 08th day of March, 2010, before me, a Notary Public in and for the State of Florida appeared OPHELIA JONES, to me personally known, who, being by me first duly sworn did depose that he/she is Manager of Customer Service, East Coast Temporary Satellite Office of the Federal Deposit Insurance Corporation (the "Corporation"), in whose name the foregoing Limited Power of Attorney was executed and subscribed, and the said Limited Power of Attorney was executed and subscribed on behalf of the said Corporation by due authority of the Corporation's Board of Directors, and the said OPHELIA JONES, acknowledged the said Limited Power of Attorney to be the free act and deed of said Corporation.

[PLACE NOTARY SEAL BELOW HERE]

NOTARY PUBLIC-STATE OF FLORIDA
Eddy O. Belancourt
Commission # DD937749
Expires: NOV. 02, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

_____
Notary Public
Printed Name of Notary: Eddy O Belancourt
Commission No.: DD937749
My Commission expires: Nov. 02, 2013

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

On this 22nd day of March, 2010, before me, a Notary Public in and for the State of Florida appeared Berneva V. Young (witness #1) and Charles E. Jones (witness #2), to me personally known to be the persons whose names are subscribed as witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that they saw OPHELIA JONES, Manager of Customer Service, East Coast Temporary Satellite Office, of the Federal Deposit Insurance Corporation, the person who executed the foregoing instrument, and had subscribed the same, and that they had signed the same as a witness at the request of the person who executed the same.

[PLACE NOTARY SEAL BELOW HERE]

NOTARY PUBLIC-STATE OF FLORIDA
Eddy O. Betancourt
Commission # DD937749
Expires: NOV. 02, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public
Printed Name of Notary: Eddy O Betancourt
Commission No. : DD937749
My Commission expires: Nov. 02, 2013

STATE OF FLORIDA
DUVAL COUNTY
I, THE UNDERSIGNED Clerk of the Circuit Court, Duval County, Florida, DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Clerk of Circuit Court of Duval County, Florida and the same is in full force and effect.
WITNESS my hand and seal of Clerk of Circuit Court at Jacksonville, Florida, this the 1 day of May, 2010

JIM FULLER
Clerk, Circuit and County Courts
Duval County, Florida
By: D. Rabon

CFN 2005R0559561
OR Bk 23430 Pgs 3227 - 3228; (2pgs)
RECORDED 06/01/2005 15:28:51
DEED DOC TAX 12,300.00
SURTAX 9,225.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
Carlos A. Munoz
Attorney at Law
Carlos A. Muñoz, P.A.
7900 Red Road Suite 23
South Miami, FL 33143

File Number: **05-115CM**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 31st day of **May, 2005** between **2L Holdings, LLC, a dissolved Florida limited liability company** whose post office address is ~~**224 Catalonia Avenue, Coral Gables, FL 33134**~~, grantor, and **Coral Gables Chamber of Commerce, Inc., a Florida non profit corporation** whose post office address is ~~**360 Greco Avenue, Suite 100, Coral Gables, FL 33146**~~, grantee: **224 Catalonia Ave., Coral Gables, FL 33134
c/o Carlos Munoz, Esq., 7900 Red Rd., Suite 23, Miami, FL 33143

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

The East 1/2 of Lot 8, and all of Lot 9, in Block 29, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40 of Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4117-005-7140

a/k/a: 224-230 Catalonia Avenue, Coral Gables, FL 33134

Grantor, a dissolved limited liability company is conveying said property in order to wind up the company's business and affairs.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2004**; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Carlos Munoz

Witness Name: Laura Russo

Witness Name: Carlos Munoz

Witness Name: Laura Russo

2L Holdings, LLC, a Florida limited liability company

By: _____
Valentin Lopez, Managing Member

By: _____
Raimundo Lopez Lima Levi, Managing Member

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 31st day of May, 2005 by Valentin Lopez, Managing Member and Raimundo Lopez Lima Levi, Managing Member of 2L Holdings, LLC, a dissolved Florida limited liability company, on behalf of the company. They [_] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

CARLOS A. MUNOZ
MY COMMISSION # DD290656
EXPIRES: June 04, 2008
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

CFN: 20180645458 BOOK 31190 PAGE 4980
DATE:10/22/2018 03:10:37 PM
DEED DOC 25,200.00
SURTAX 18,900.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

THIS INSTRUMENT PREPARED BY:
GREGORY T. MARTINI, ESQ.
SACHER MARTINI & SACHER P.A.
2655 LeJeune Road, Suite 1101
Coral Gables, Florida 33134

Property Appraisers Parcel
Identification (Folio) Number(s):

03-4117-005-1760

WARRANTY DEED

THIS INDENTURE, made this 15th day of October, 2018, between JACQUES BAUDEAN and JEAN PAUL ROBIN, a married couple, whose post office address is 171 N. Hibiscus Drive, Miami Beach, FL 33139, collectively, party of the first part, and RC ACQUISITIONS, LLC, a Delaware limited liability company, whose post office address is 121 Alhambra Plaza, Suite 1600, Coral Gables, FL 33134, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten ($10.00) Dollars, to them in hand paid by party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described land situate and being in the County of Miami-Dade and State of Florida, to-wit:

> Lots 10 and 11, in Block 29, of CORAL GABLES, CRAFTS SECTION, according to the Plat thereof, recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO: real property taxes for the current year and subsequent years; covenants, easements and restrictions of record, however, this provision shall not serve to reimpose same; and applicable zoning ordinances.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, party of the first part has set their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Witness]

Gregory T. Martini
[Printed Name of Witness]

JACQUES BAUDEAN
Address:
171 N. Hibiscus Drive
Miami Beach, FL 33139

[Witness]

Melissa R. Smith
[Printed Name of Witness]

[Witness]

Gregory T. Martini
[Printed Name of Witness]

JEAN PAUL ROBIN
Address:
171 N. Hibiscus Drive
Miami Beach, FL 33139

[Witness]

Melissa R. Smith
[Printed Name of Witness]

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

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JACQUES BAUDEAN, the person described in and who executed the foregoing instrument, personally known to me or who has produced Fla Drivers License as identification, who did take an oath, and he acknowledged before me that he executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Coral Gables, said County and State, this 12th day of October, A.D. 2018.

My Commission Expires:

GREGORY T. MARTINI
Notary Public - State of Florida
My Comm. Expires Dec 9, 2018
Commission # FF 165741
Bonded through National Notary Assn.

Notary Public, State of Florida

Gregory T. Martini
[Printed Name of Notary Public]

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

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JEAN PAUL ROBIN, the person described in and who executed the foregoing instrument, personally known to me or who has produced Fla Drivers License as identification, who did take an oath, and he acknowledged before me that he executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Coral Gables, said County and State, this 12th day of October, A.D. 2018.

My Commission Expires:

GREGORY T. MARTINI
Notary Public - State of Florida
My Comm. Expires Dec 9, 2018
Commission # FF 165741
Bonded through National Notary Assn.

Notary Public, State of Florida

[Printed Name of Notary Public]

W:\6227\Sellers' Docs\Warranty Deed.frm

CFN: 20170579530 BOOK 30718 PAGE 1559
DATE:10/16/2017 12:10:51 PM
DEED DOC 12,000.00
SURTAX 9,000.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

PREPARED BY:

Patricia K. Fletcher, Esq.
Gunster, Yoakley & Stewart, P.A.
4733 North Highway A1A, Suite 301
Vero Beach, FL 32963

AFTER RECORDING RETURN TO:

Gunster, Yoakley & Stewart, P.A.
Att: V. Russell
800 SE Monterey Commons Blvd.
Suite 200
Stuart, FL 34996

Parcel ID #03-4117-005-7230

WARRANTY DEED

THIS WARRANTY DEED, made the 5th day of October, 2017, by **AL-AMAAN, INC., a Florida corporation,** whose address is c/o Amir Isaiah, Esq., as Receiver, 100 SE 2nd Street, 44th Floor, Miami, FL 33131 ("Grantor"), to **RC ACQUISITIONS, LLC, a Delaware limited liability company**, whose post office address is c/o Yazmin Gil, The Allen Morris Company, 121 Alhambra Plaza, Suite 1600, Coral Gables, Florida 33134 ("Grantee").

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Miami-Dade County, State of Florida, to-wit:

Lots 19 and 20, Block 29, Coral Gables Crafts Section, according to the Plat thereof as recorded in Plat Book 10, Page(s) 40, Public Records of Miami-Dade County, Florida.

(the "Property").

SUBJECT TO taxes and assessments for the year 2017 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority, and conditions, restrictions, reservations and easements of record, which are not reimposed hereby.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

THIS DEED IS BEING EXECUTED AND DELIVERED BY THE UNDERSIGNED RECEIVER ON BEHALF OF GRANTOR PURSUANT TO THAT CERTAIN ORDER ON MOTION TO APPROVE SALE OF PROPERTY FREE AND CLEAR OF LIENS AND ENCUMBRANCES AND TO APPROVE DISBURSEMENT OF SALE PROCEEDS DATED SEPTEMBER 1, 2017, ENTERED IN CASE NO. 14-027876 CA 01, ELEVENTH JUDICIAL CIRCUIT, MIAMI-DADE COUNTY, FLORIDA.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the date first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Mayling Diaz-Clark

Witness #1 Printed Name

Witness #2 Signature

Heather L. Gray

Witness #2 Printed Name

AL-AMAAN, INC., a Florida corporation

By: Amir Isaiah, Receiver

Amir Isaiah, Esq. as court appointed Receiver for Al-Amaan, Inc. under Case No. 14-027876 CA 01, Eleventh Judicial Circuit, Miami-Dade County, Florida

(Corporate Seal)

STATE OF FLORIDA)
) s.s.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5th day of October, 2017, by Amir Isaiah, Esq. as court appointed Receiver for Al-Amaan, Inc., a Florida corporation, under Case No. 14-027876 CA 01, Eleventh Judicial Circuit, Miami-Dade County, Florida, on behalf of said corporation. He is (✓) personally known to me, or ( ) has produced _____ as identification.

(NOTARIAL SEAL)

MAYLING DIAZ-CLARK
MY COMMISSION # FF 134732
EXPIRES: July 1, 2018
Bonded Thru Notary Public Underwriters

Notary Public - State of Florida
Printed Name: Mayling Diaz-Clark
My Commission Number: FF-134732
My Commission Expires: 7/1/2018

WPB_ACTIVE 6080649.2

CFN 2013R0726186
OR Bk 28818 Pgs 0653 - 654; (2pgs)
RECORDED 09/12/2013 14:00:02
DEED DOC TAX 0.60
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by:
Carlos M. Machado, Esq.
201 Alhambra Circle, Suite 1205
Coral Gables, Florida 33134

Property Appraisers Parcel Identification (Folio) Number(s): 03-4117-005-7250

This Quit-Claim Deed, Executed this 6th day of September, 2013 A.D., by J. Design Group, Inc., a Florida Corporation, 225 Malaga Avenue, Coral Gables, Florida 33134, grantor, to P & J Enterprise Holdings, LLC, a Florida Limited Liability Company, 225 Malaga Avenue, Coral Gables, Florida 33134, grantee,

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth *that the said first party, for and in consideration of the sum of $ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party, forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:*

Lot 21, Block 29, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

To Have and to Hold *The same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written.*

** Conveyance between entities owned by the exact same principals, and therefore, minimum documentary stamps are affixed. Crescent Miami Center, LLC v. Florida Dep't of Revenue ; 903 So. 2d 913 (Fla. 2005).*

J. Design Group, Inc., a Florida Corporation

Witness Signature
Carlos Machado
Printed name

JENNIFER CORREDOR
PRESIDENT

Witness Signature
Katrina Reg
Printed Name

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 6th day of September 2013, by Jennifer Corredor, President of J. Design Group, Inc., a Florida Corporation who is personally known to me or who has produced Fla. Drivers License as identification and did take an oath.

CARLOS MACHADO
Notary Public - State of Florida
My Comm. Expires Sep 9, 2016
Commission # EE 214266
Bonded Through National Notary Assn.

NOTARY PUBLIC:

Print Name:

My Commission Expires:

State of _____ at Large (Seal)