

OPPENHEIM ARCHITECTURE

PONCE PARK RESIDENCES

PLAN REVISIONS

4/13/22

CITY OF CORAL GABLES PLANNING & ZONING DIVISION



Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalficial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
**Rendering - Tower
from NE**



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

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-41



Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalicial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalicial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
**Rendering - Park/
Arcade from
Ponce**



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

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22



Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalficial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
**Rendering -
Catalonia Dropoff
Exit**

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

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22



Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalicial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalicial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
**Rendering -
Arcade from North**



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

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-42



Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalicial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalicial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
**Rendering -
Arcade from South**



NOT FOR CONSTRUCTION
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
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 224
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalficial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
Textures and
Materials
Inspiration



NOT FOR CONSTRUCTION

CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-12



COLONADE HOTEL ARCADE HEIGHT STUDY



BILTMORE HOTEL ARCADE HEIGHT STUDY



115 MENDOZA AVE - CORAL GABLES FLORIDA



Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalicial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalicial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
**Coral Gables
Arcade Precidents**

NOT FOR CONSTRUCTION

CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES
Drawing Issued on 4/13/22



CORAL GABLES MEDITERRANEAN DESIGN GUIDE BILTMORE HOTEL PRECEDENT



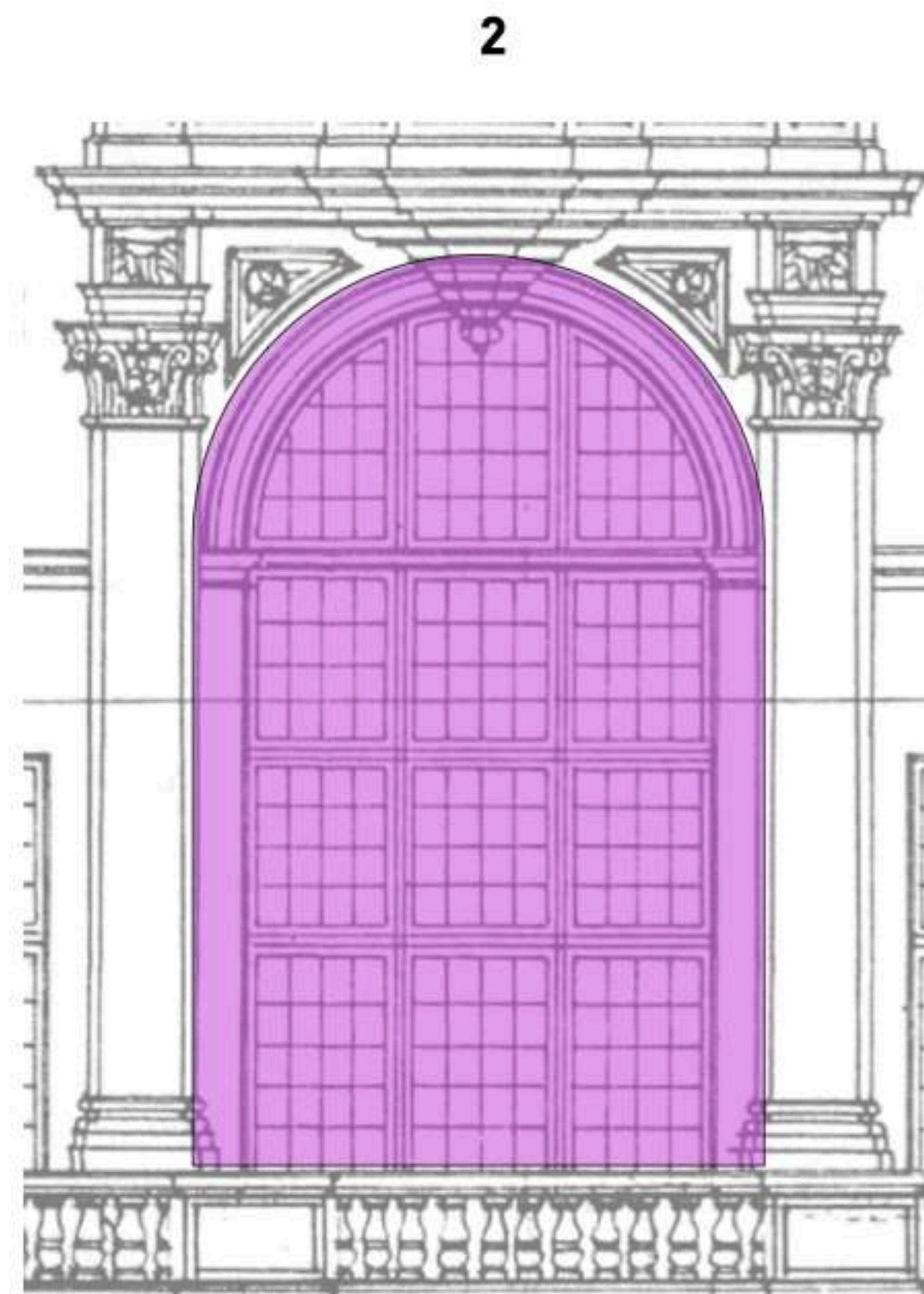
ARCH PROPORTION

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

Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalicial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalicial.com

COPYRIGHT © OPPENHEIM 2022



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

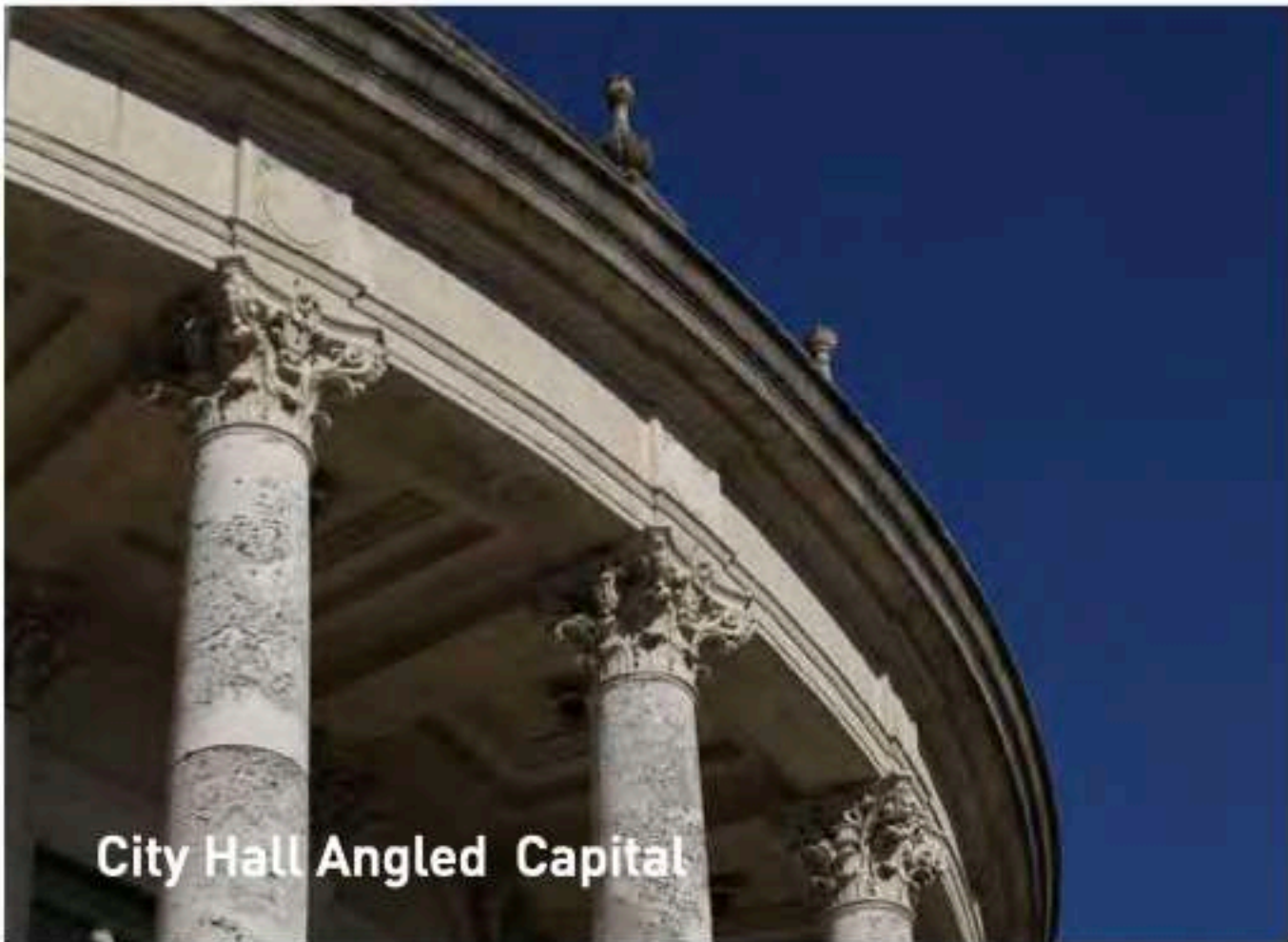
A-23



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

Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalficial.com

COPYRIGHT @ OPPENHEIM 2020



Chad Oppenheim
No. AR 0016620

Title
**Mediterranean
Style Building
Inspiration**

1:1.00



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

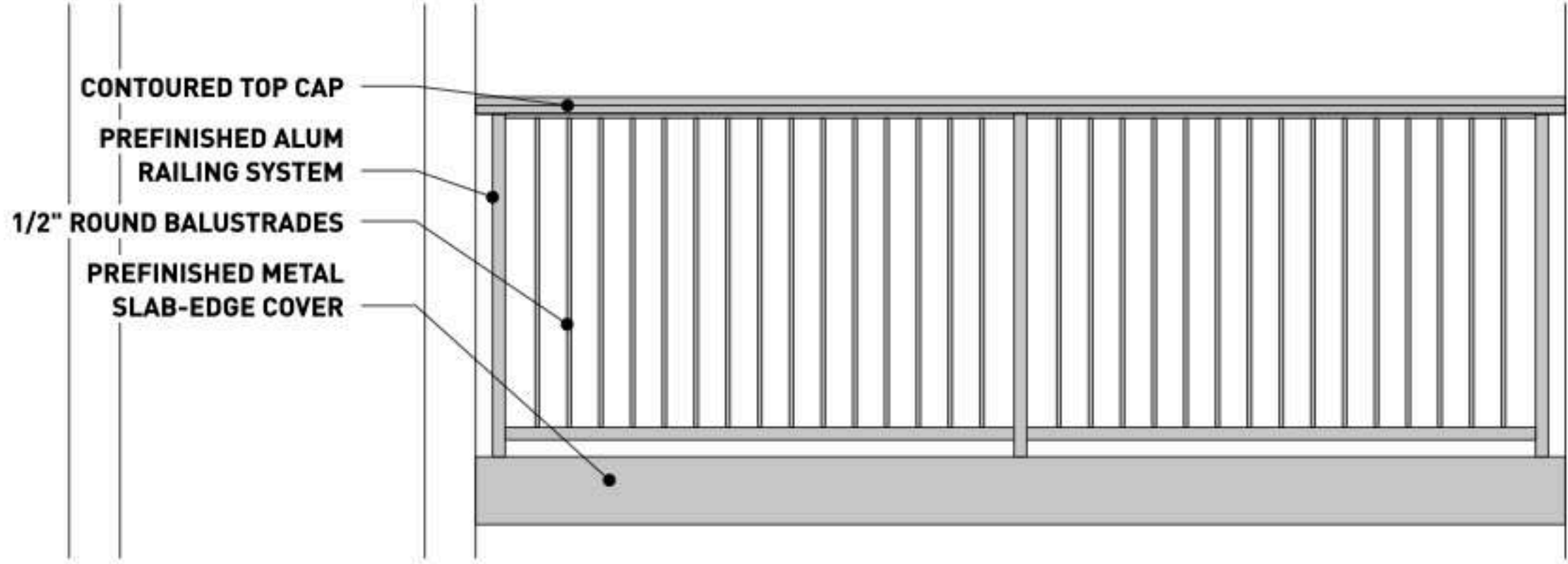
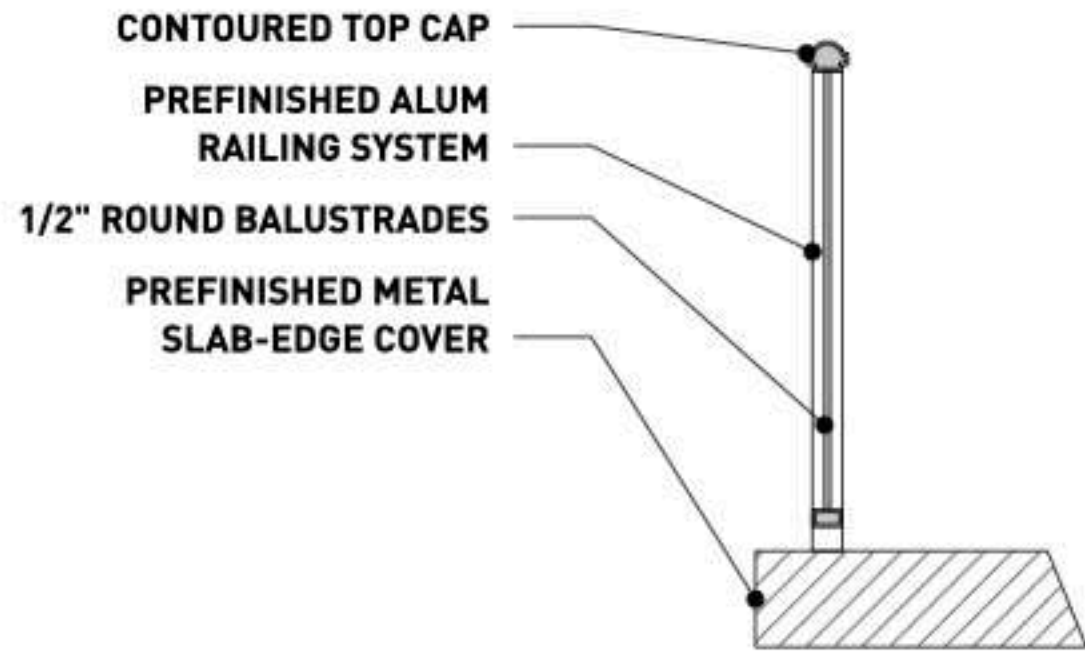
1812
PONCE PARK RESIDENCES

Drawing Issued on 03/16/2022

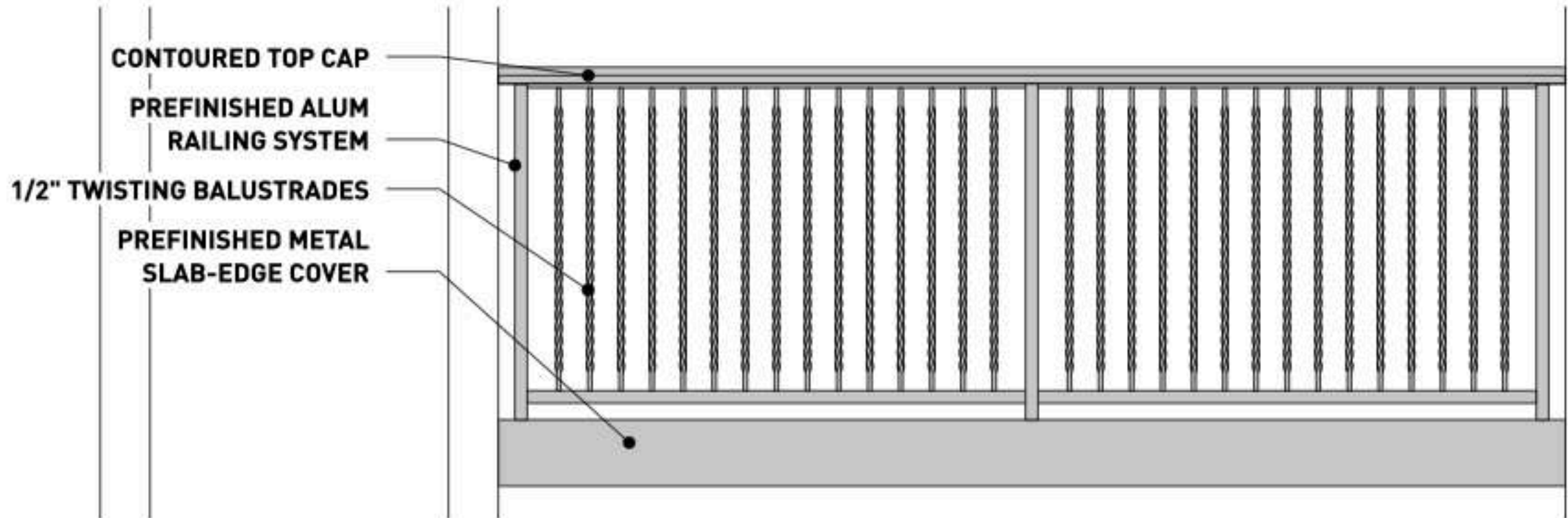
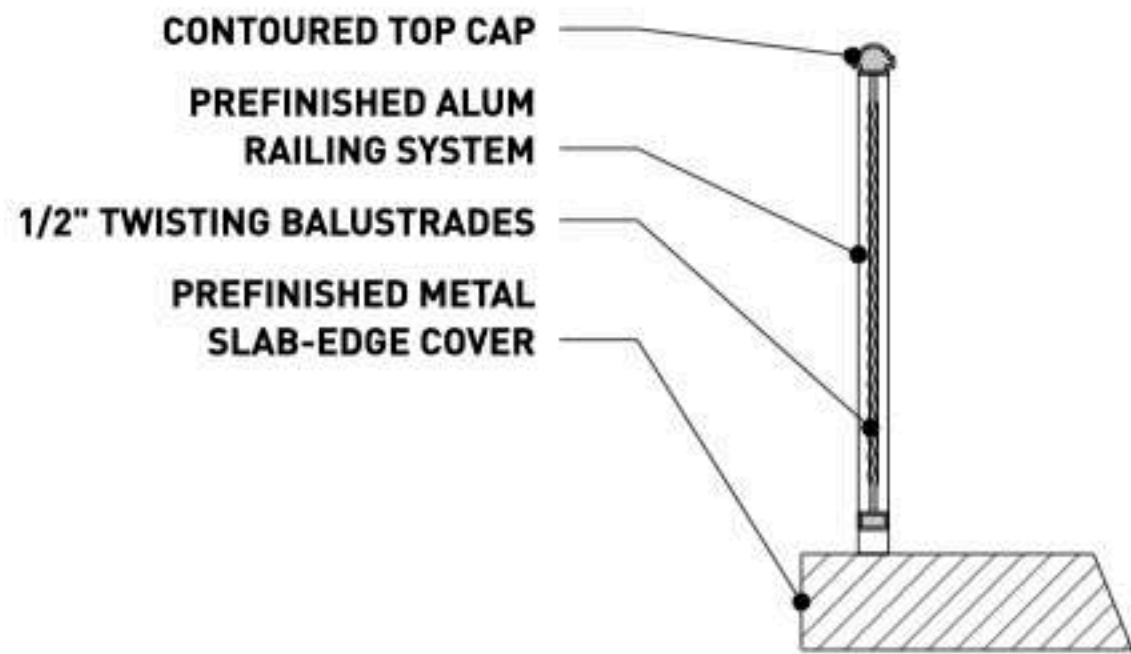
A-11



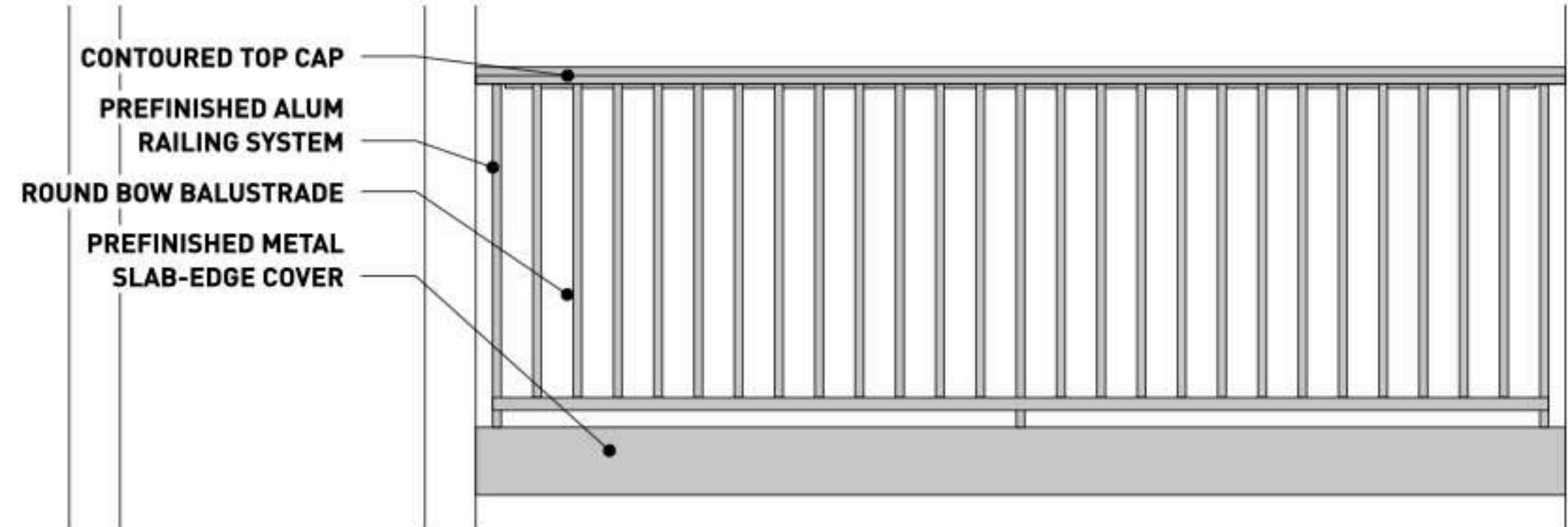
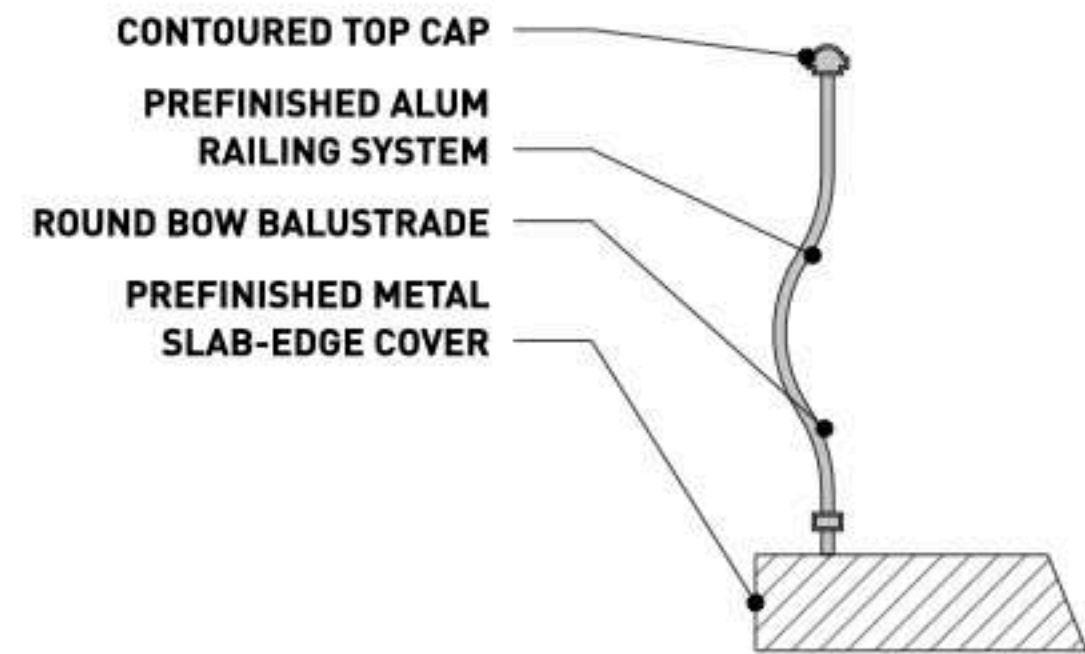
RAILING INSPIRATION - CITY HALL



RAILING OPTION 01 - ROUND BALUSTRADES



RAILING OPTION 02 - TWISTING BALUSTRADES



RAILING OPTION 03 - BOW BALUSTRADES

Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalicial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalicial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
Details/Elevations

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

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalficial.com

COPYRIGHT © OPPENHEIM 2022

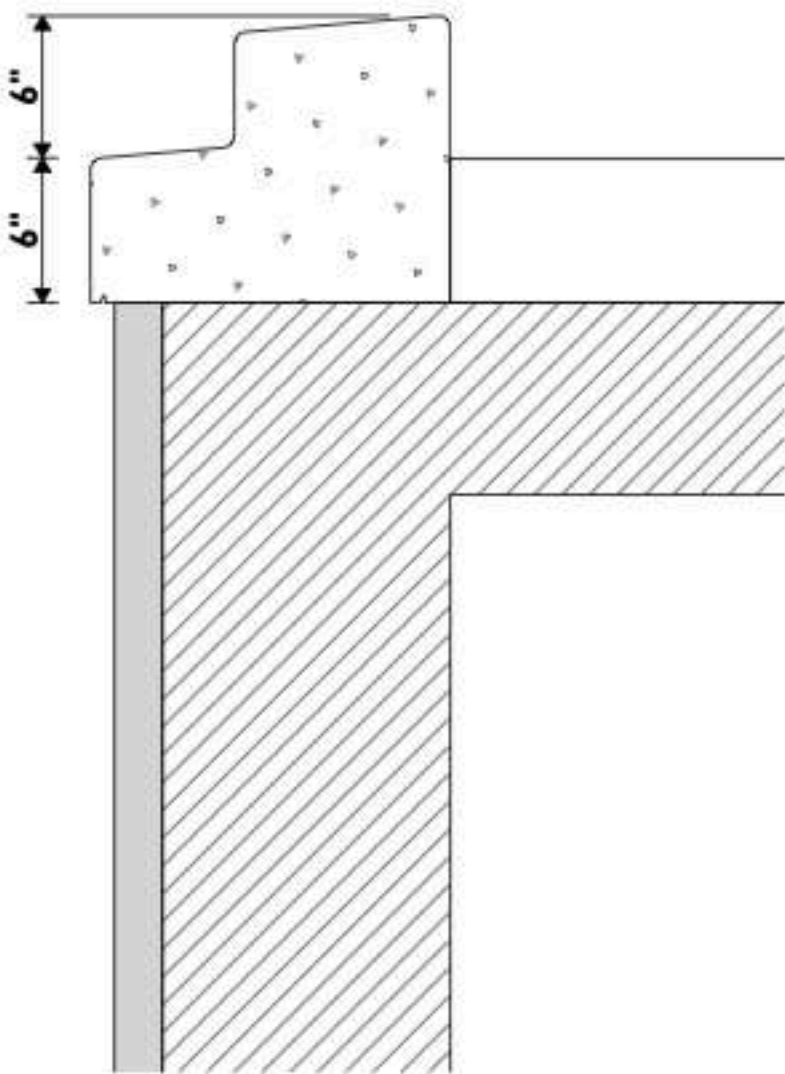


Chad Oppenheim
No. AR 0016620

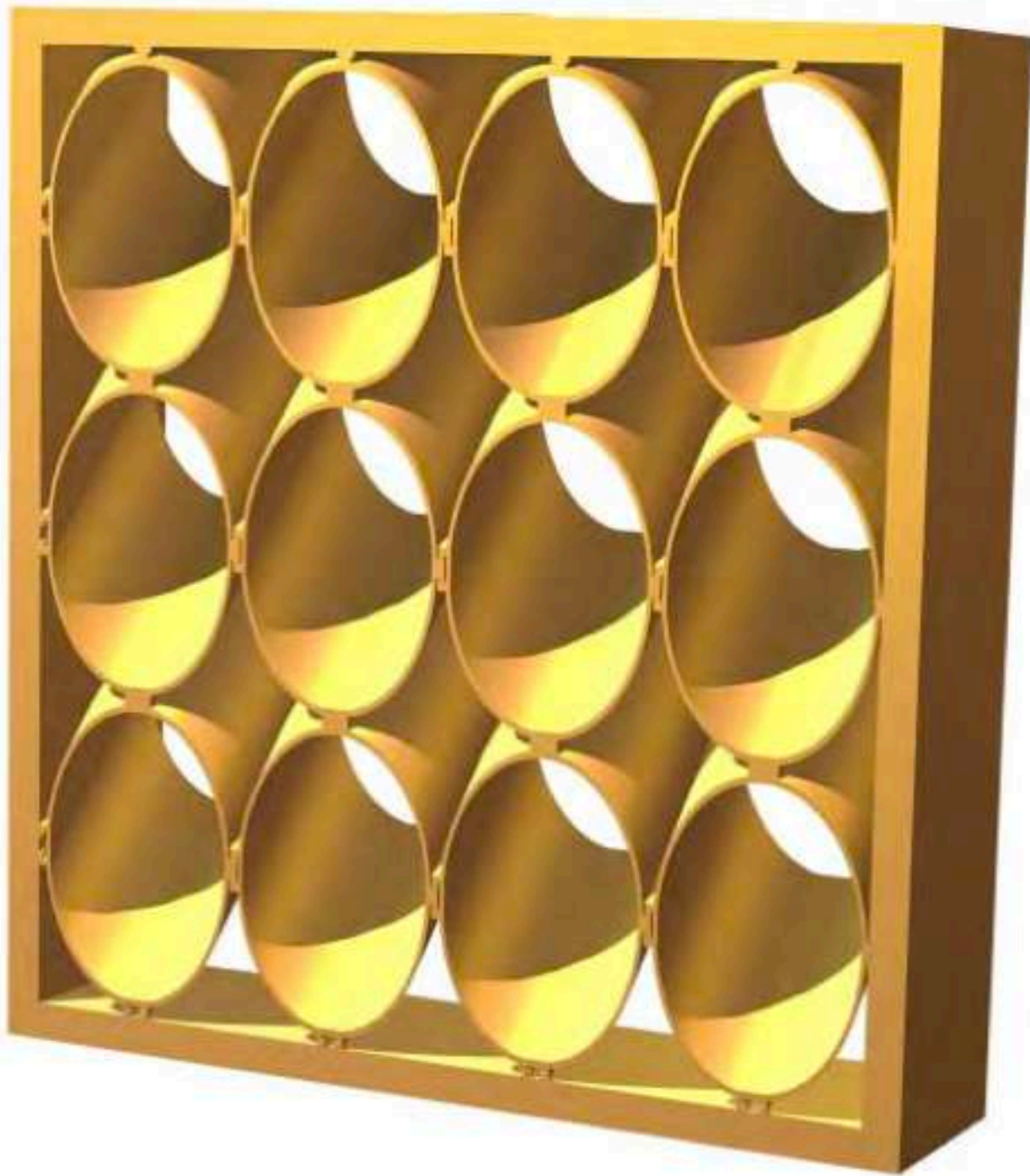
Title
Details/Elevations

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

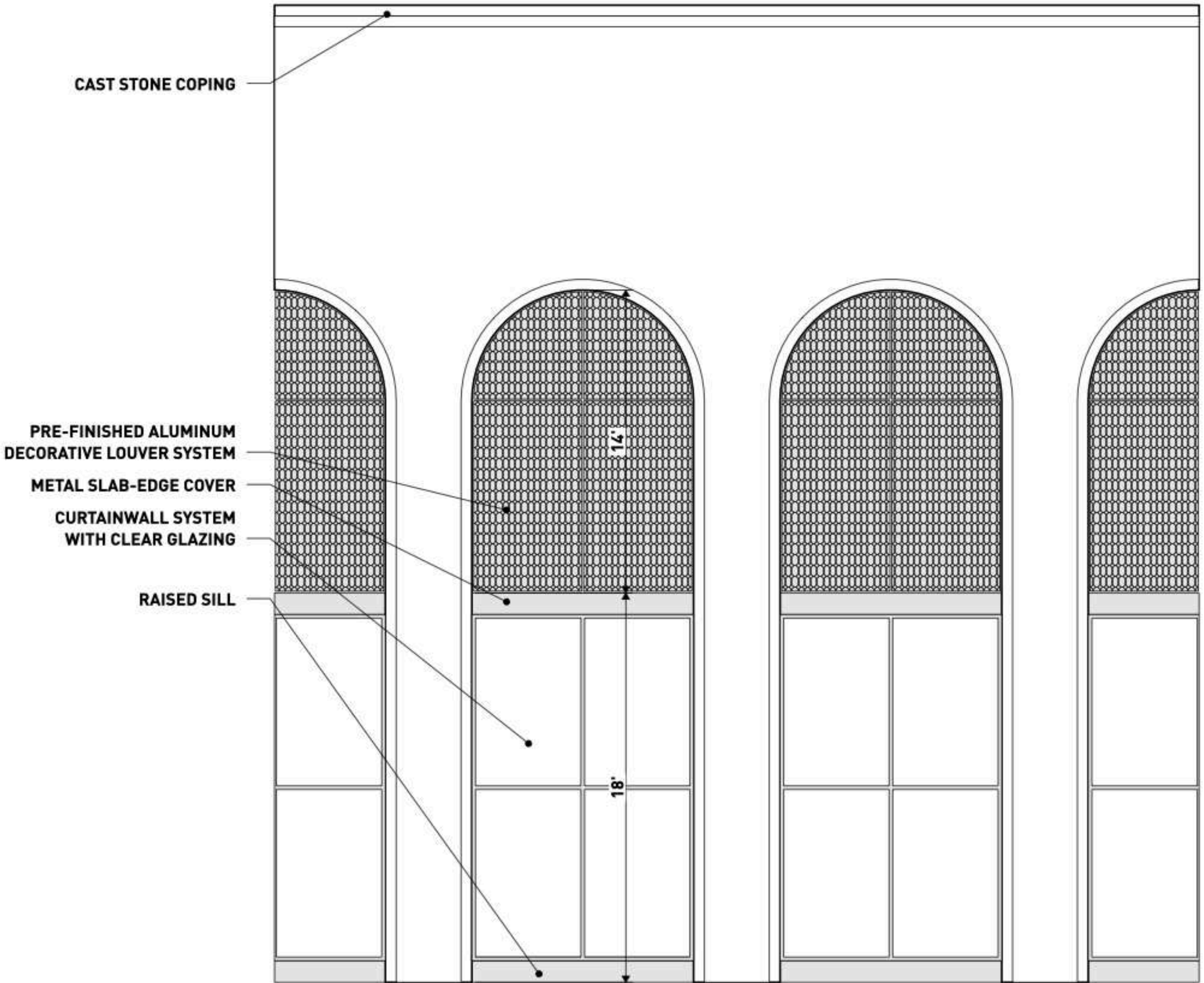
1812
PONCE PARK RESIDENCES
Drawing Issued on 4/13/22



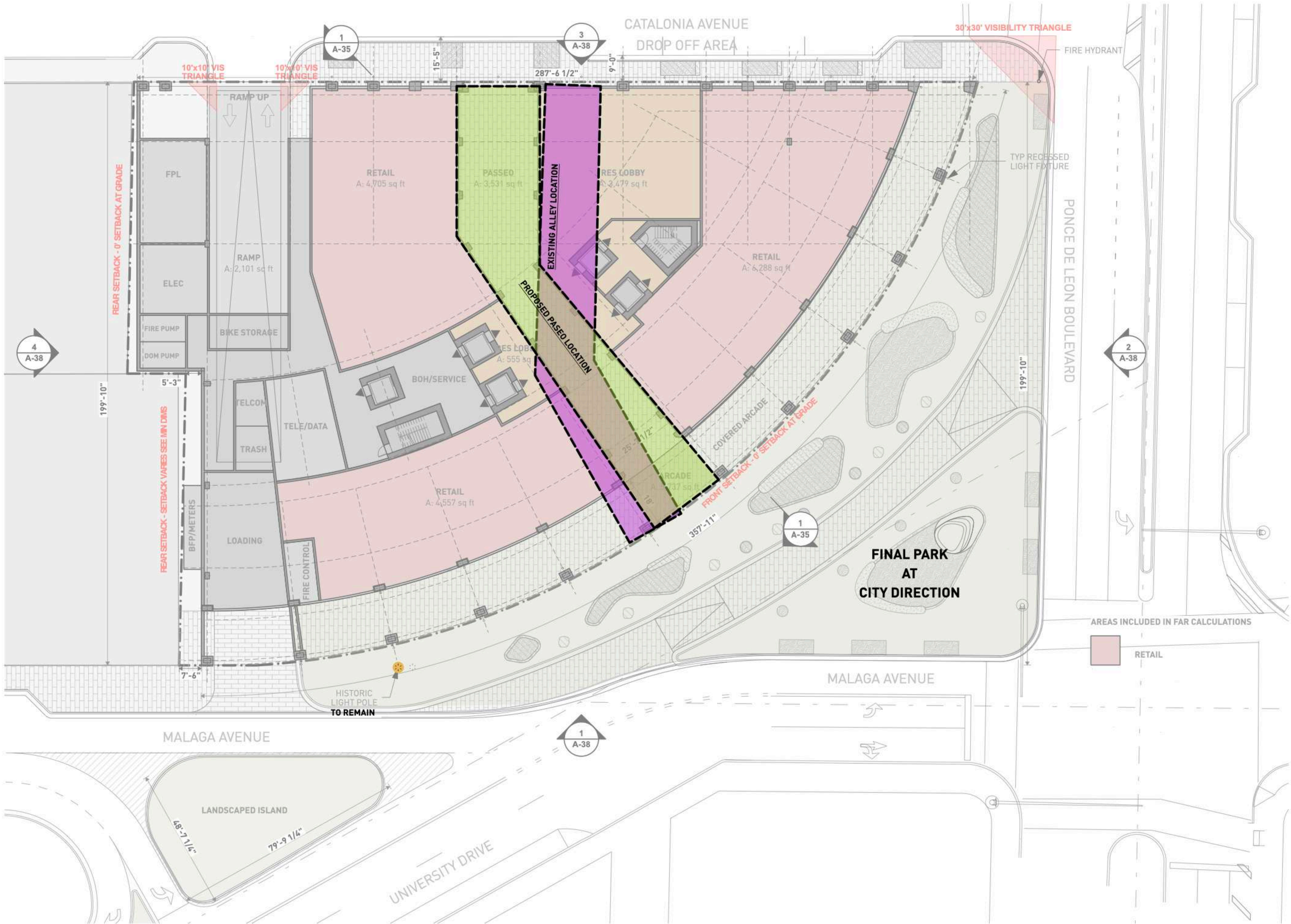
PROPOSED COPING/TRANSITION DETAIL



PROPOSED ALUMINUM LOUVER - COLOR TO MATCH MULLIONS



TYPICAL RETAIL GLAZING/GARAGE SCREENING ELEVATION



Project No
1812
Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalicial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalicial.com

COPYRIGHT © OPPENHEIM 2022

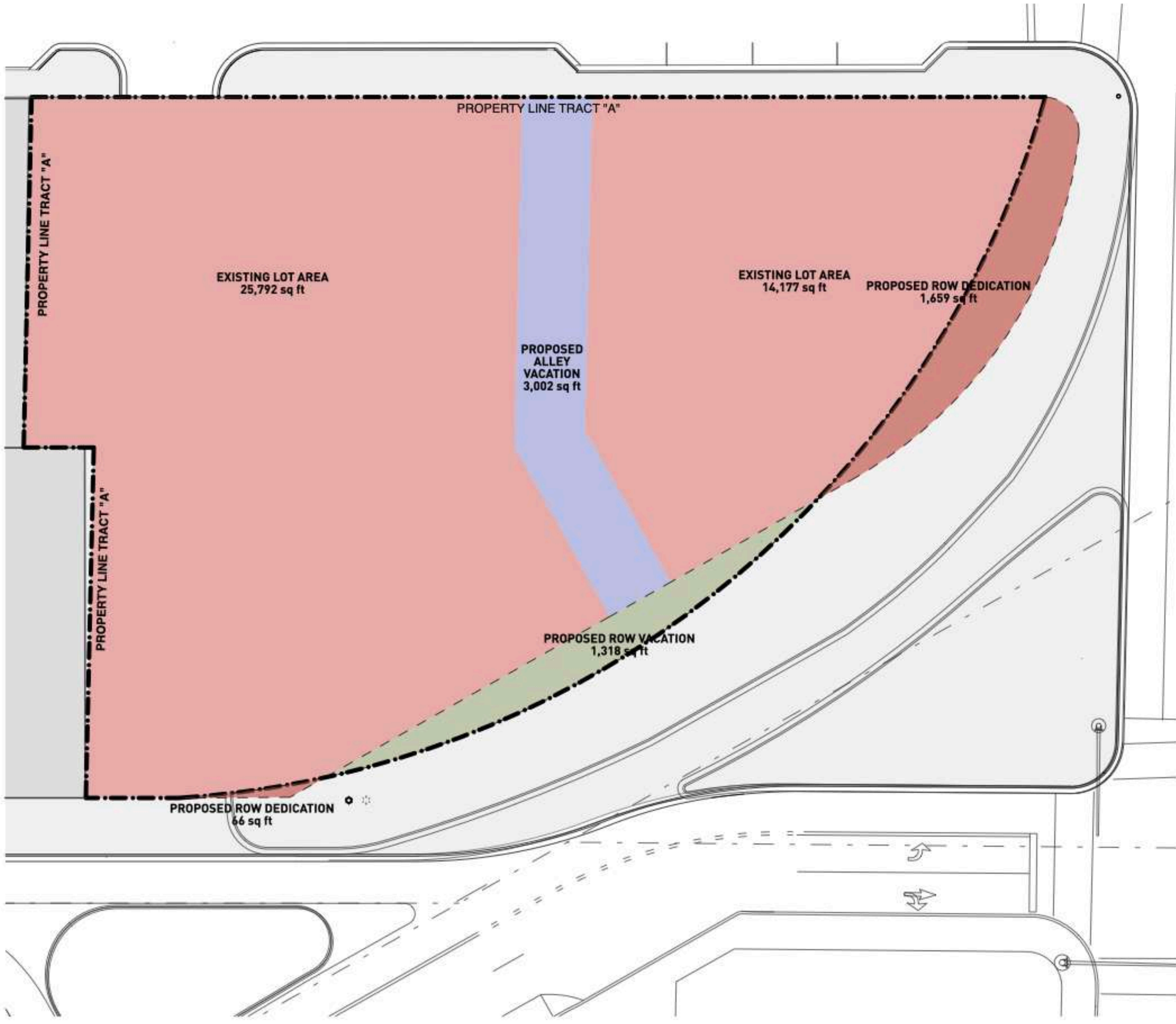


Chad Oppenheim
No. AR 0016620

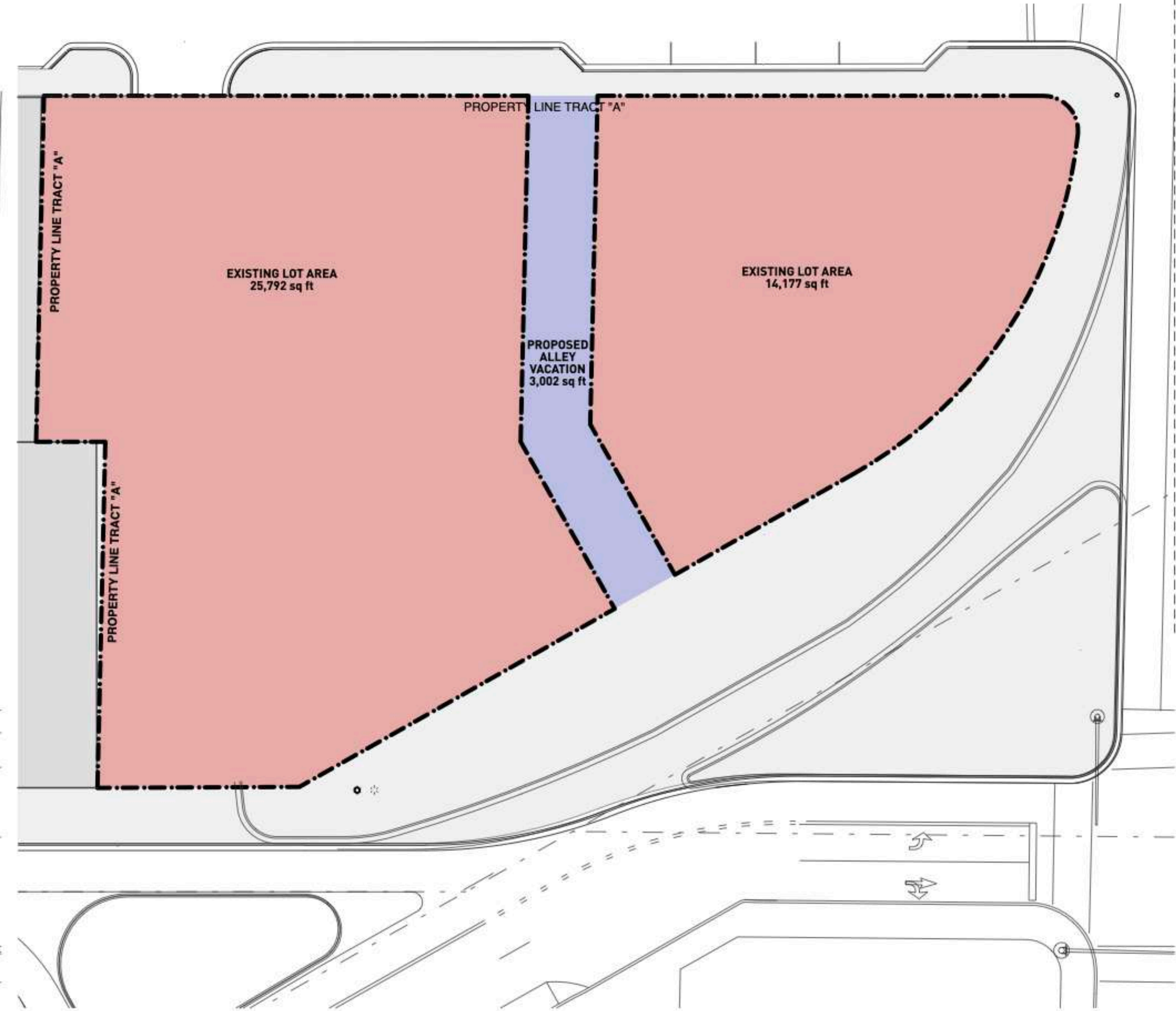
Title
**Alley/Passeo
Location Diagram**

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

1812
PONCE PARK RESIDENCES
Drawing Issued on 4/13/22



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	

Project No

1812

Project Address

216 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 1600
Miami, FL 33134

Design Architect

Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer

Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect

Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalficial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title

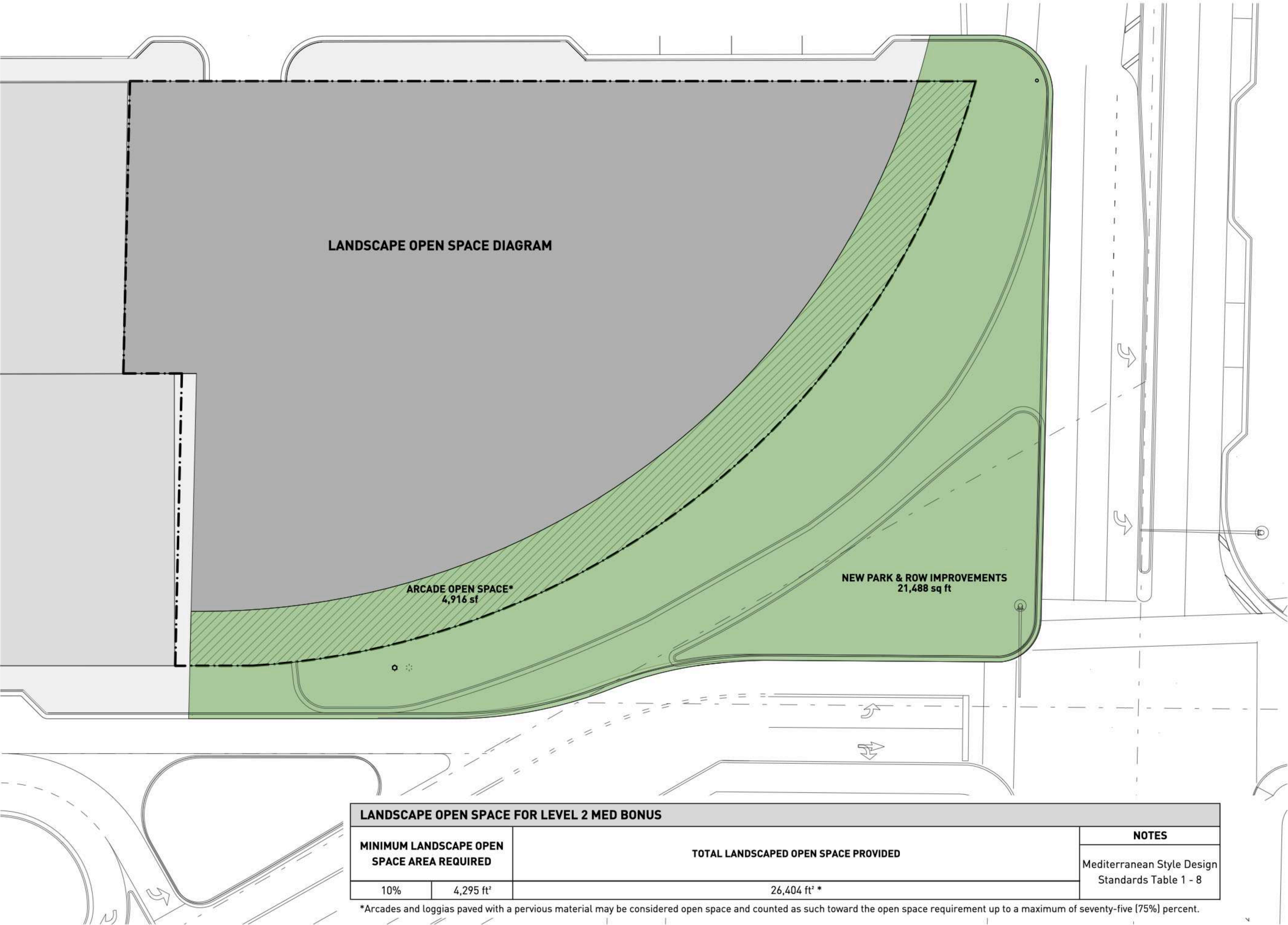
FAR Diagram

NOT FOR CONSTRUCTION

CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22



LANDSCAPE OPEN SPACE DIAGRAM

ARCADE OPEN SPACE*
4,916 sf

NEW PARK & ROW IMPROVEMENTS
21,488 sq ft

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

*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.

Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalficial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
**Landscape Open
Space for Level 2
Med Bonus**



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

1812
PONCE PARK RESIDENCES
Drawing Issued on 4/13/22

#1

ROADWAY CONCERNS

**NO ROAD
FAR**

#2

DENSITY REDUCTION

1/2 UNITS

#3

AREA REDUCTION

20% LESS

#4

TRANSITIONAL HEIGHT

5 LESS FLOORS
1/2 PLAZA MAX

#5

NO RENTAL HIGHEST QUALITY

**LUXURY
CONDO**

#6

PARKING REDUCTION

**92 LESS
SPACES**

Project No

1812

Project Address

216 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 1600
Miami, FL 33134

Design Architect

Oppenheim

Architecture

245 NE 37 Street

Miami FL 33137

P 305 576 8404

F 305 576 8433

W oppen.com

Civil Engineer

Langan

Parkside Corporate Center

15150 NW 79th Court, Suite 200

Miami Lakes, FL 33016-5848

P 786 264 7200

W langan.com

Landscape Architect

Naturalficial, Inc.

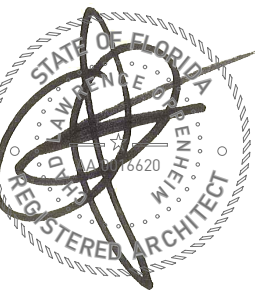
6915 Red Road, Suite 224

Coral Gables, FL 33143

P 786 717 6564

W naturalficial.com

COPYRIGHT © OPPENHEIM 2020



Chad Oppenheim

No. AR 0016620

Title

Height

Comparison

1:1744.39



NOT FOR CONSTRUCTION

CITY OF CORAL GABLES

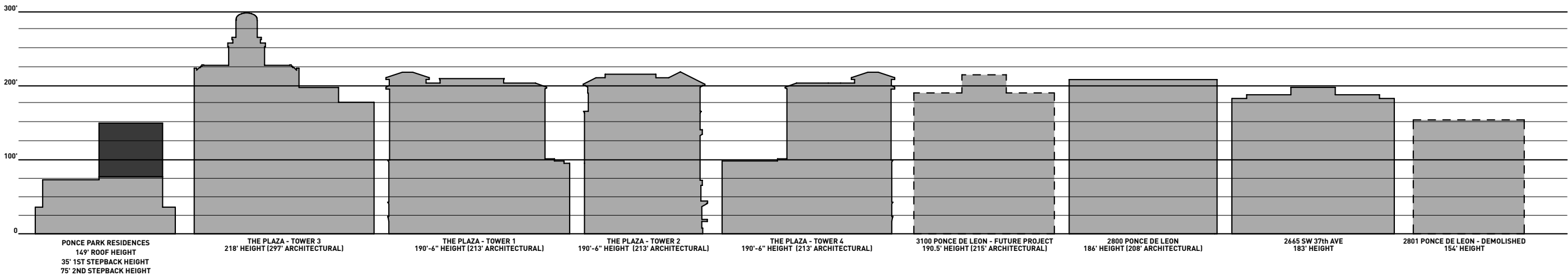
BOARD OF ARCHITECTS

UPDATED DEVELOPMENT APPLICATION

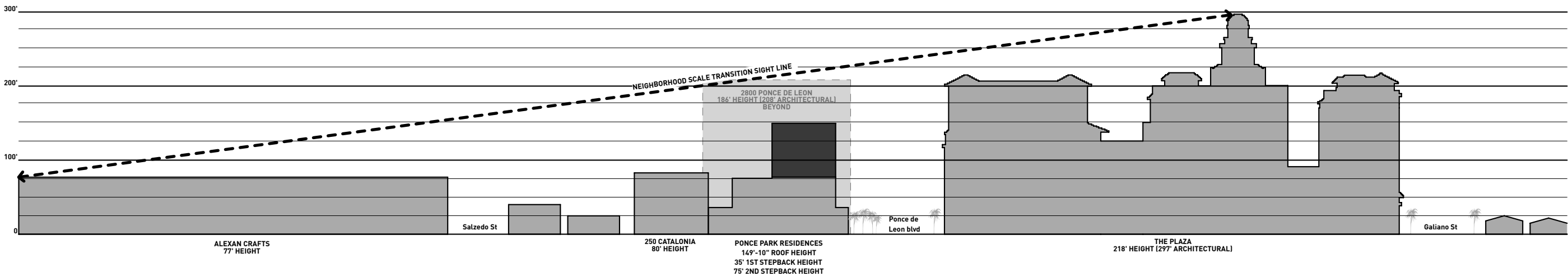
1812

PONCE PARK RESIDENCES

Drawing Issued on 03/16/2022



ADJACENT PROJECT HEIGHT COMPARISON



EAST/WEST CONTEXT MASSING SECTION



Project No

1812

Project Address

216 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 1600
Miami, FL 33134

Design Architect

**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

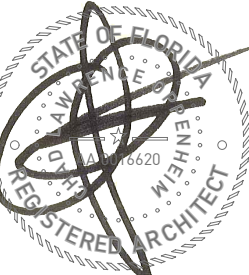
Civil Engineer

Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect

Naturalicial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalicial.com

COPYRIGHT © OPPENHEIM 2020



Chad Oppenheim
No. AR 0016620

Title

Context Height
Map

1" =200'

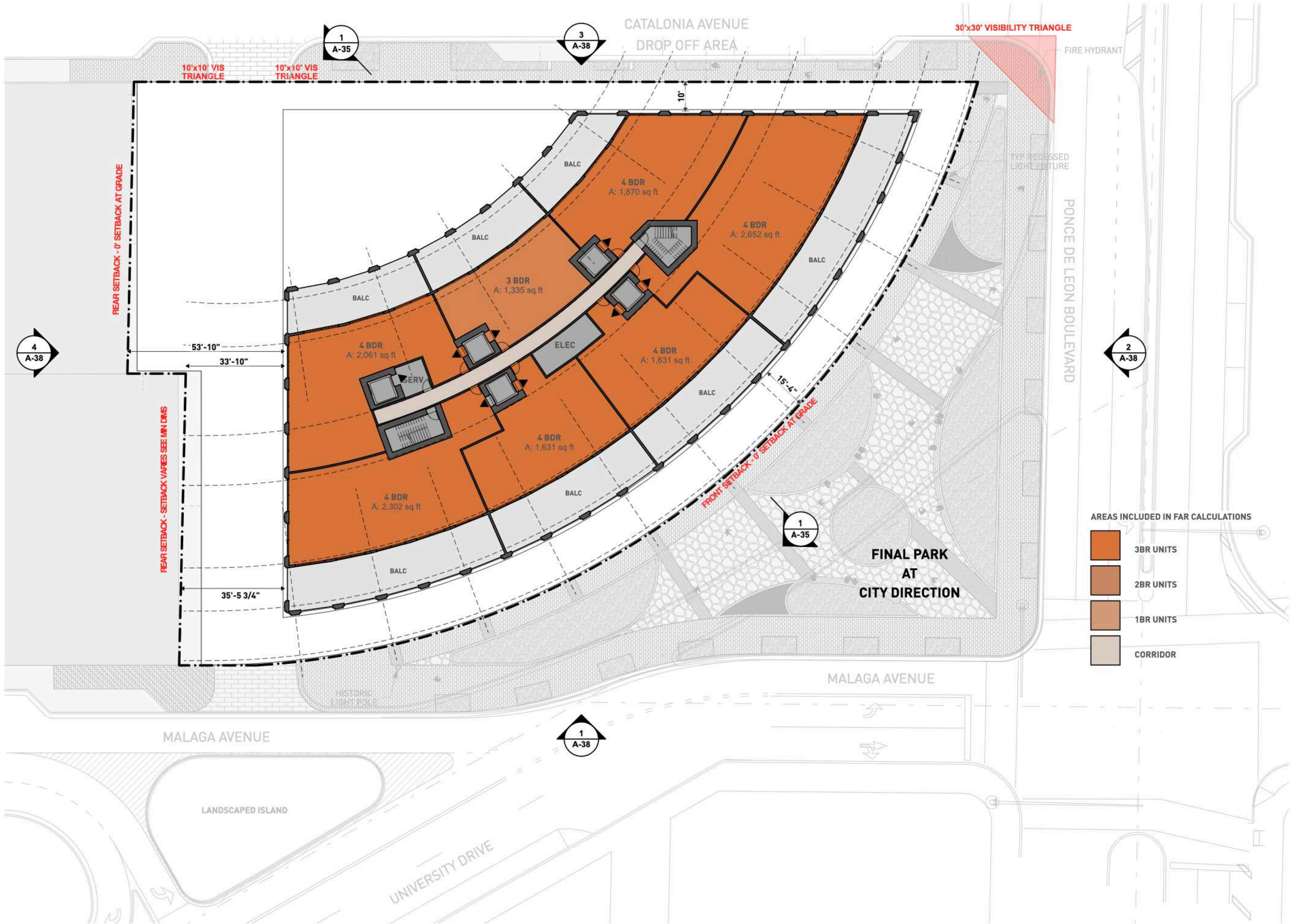


NOT FOR CONSTRUCTION

Planning & Zoning Review App

1812
PONCE PARK RESIDENCES

Drawing Issued on 01/26/2022



Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalficial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
**Residential Story
09**

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

1812
PONCE PARK RESIDENCES
Drawing Issued on 4/13/22

A-33

TRAFFIC COMPARISON

CONDOS

80 UNITS W/ 15.67K SF RETAIL

AM - 65 PEAK TRIPS
PM - 71 PEAK TRIPS

OFFICE

90K SF OFFICE W/ 10K SF RETAIL

AM - 146 PEAK TRIPS
PM - 171 PEAK TRIPS

233%
TRAFFIC
INCREASE



Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalicial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalicial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
**Rendering -
Arcade from North**


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

1812
PONCE PARK RESIDENCES
Drawing Issued on 4/13/22

A-42



Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalicial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalicial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
**Rendering -
Arcade from South**



NOT FOR CONSTRUCTION
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
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalficial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
**Rendering - Park/
Arcade from
Ponce**



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

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

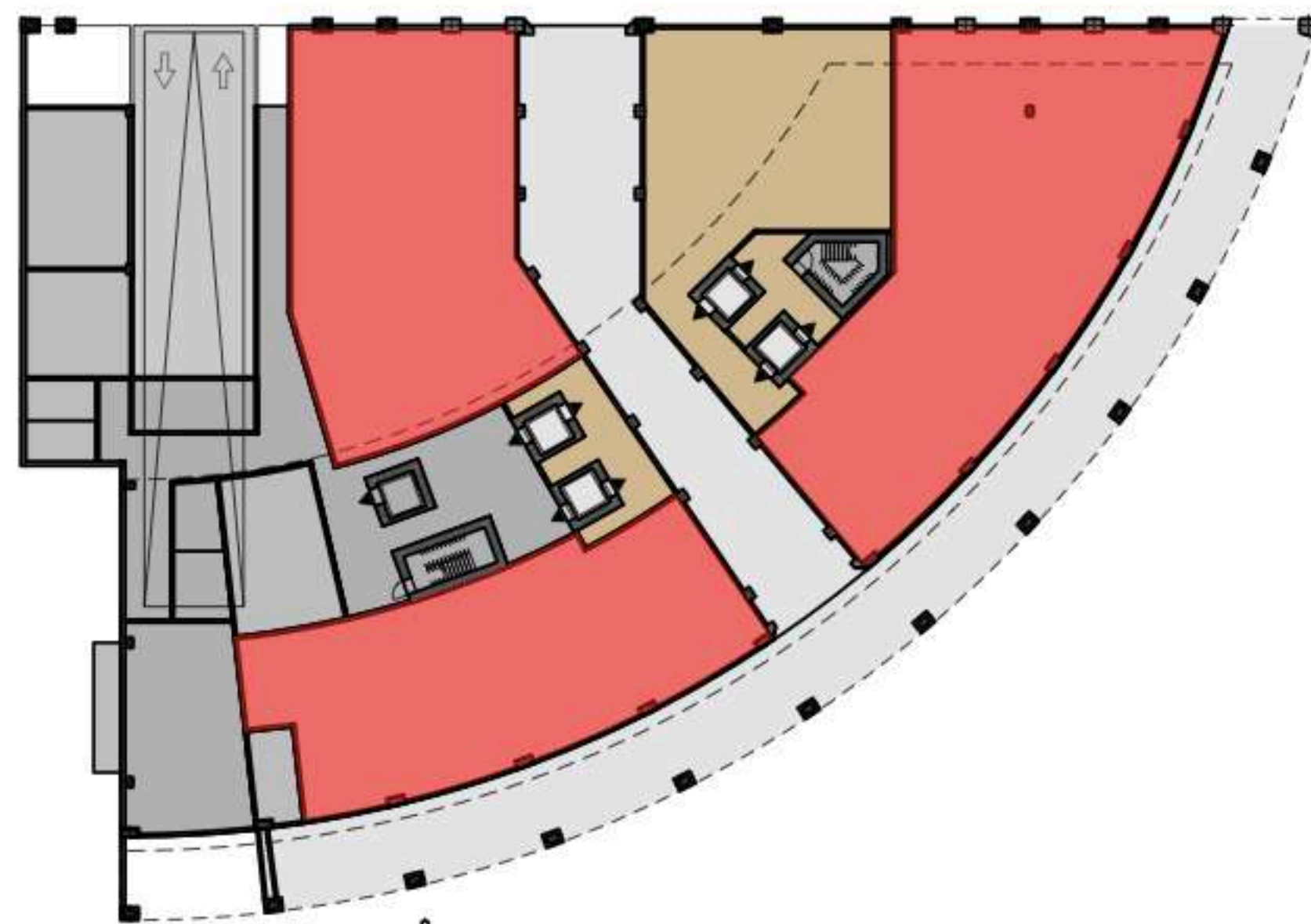
OPPENHEIM ARCHITECTURE

PONCE PARK RESIDENCES

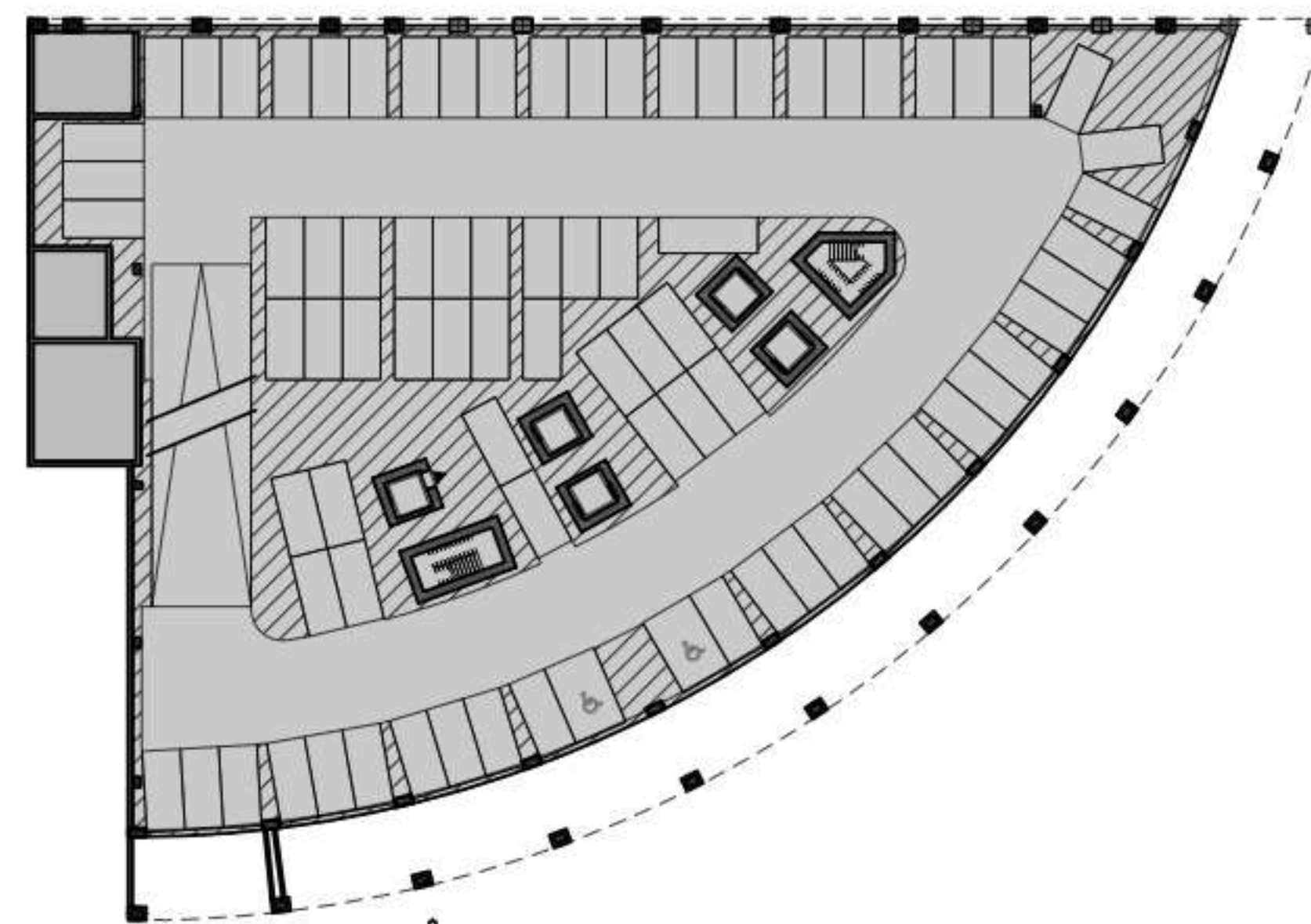
PLAN REVISIONS

4/13/22

CITY OF CORAL GABLES PLANNING & ZONING DIVISION



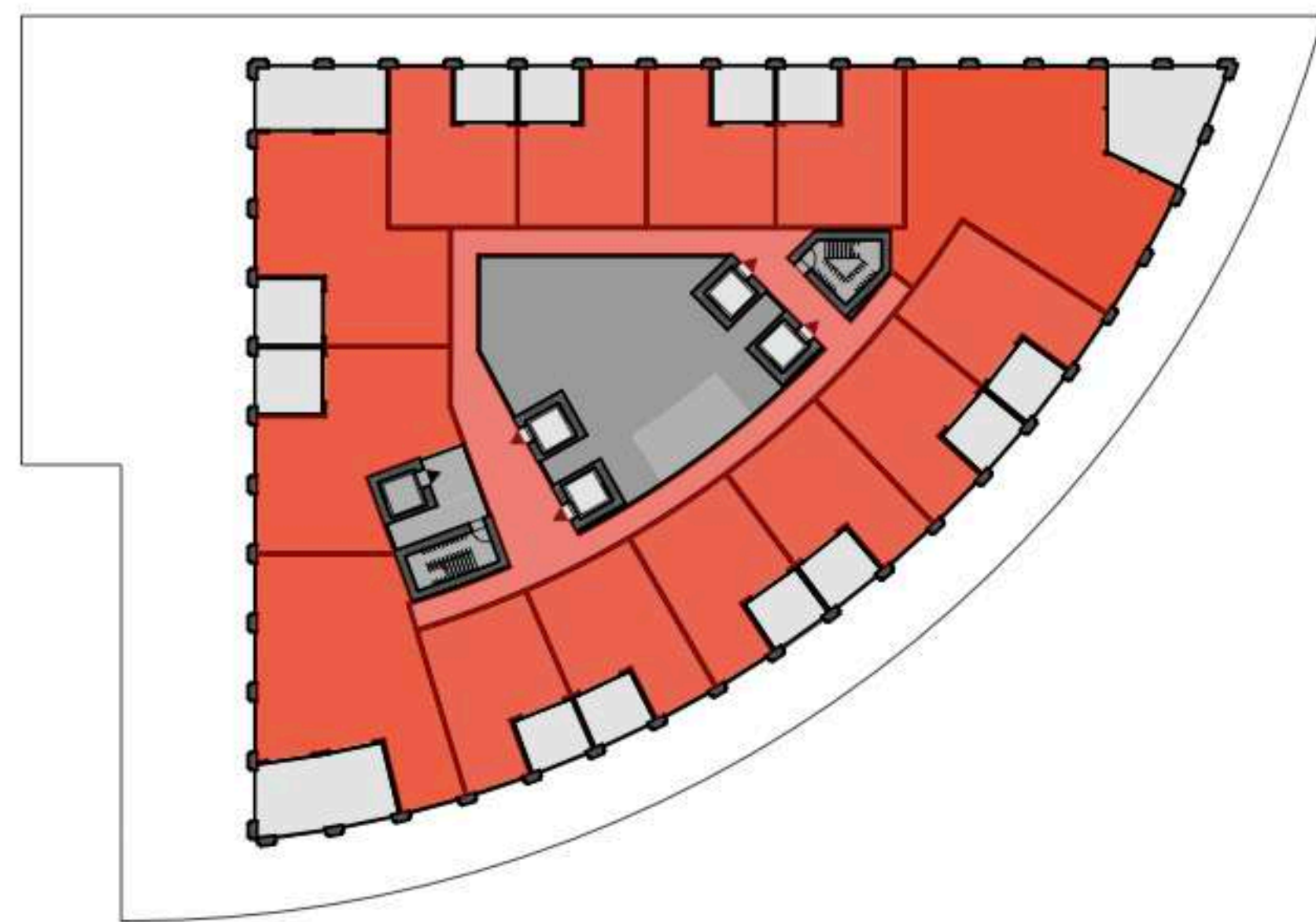
GROUND FLOOR STORY



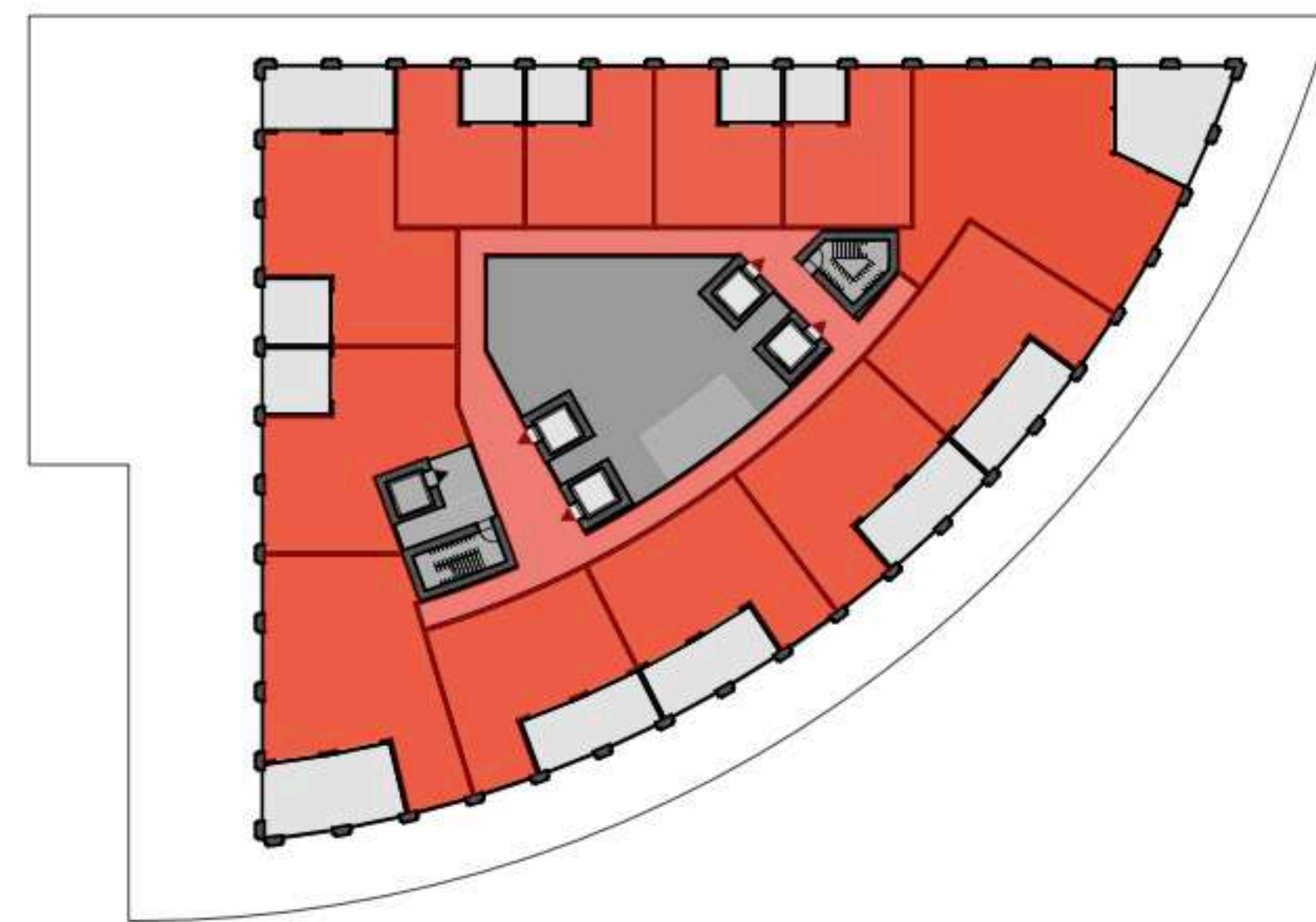
SCREENED PARKING LEVELS 01 AND 01.5



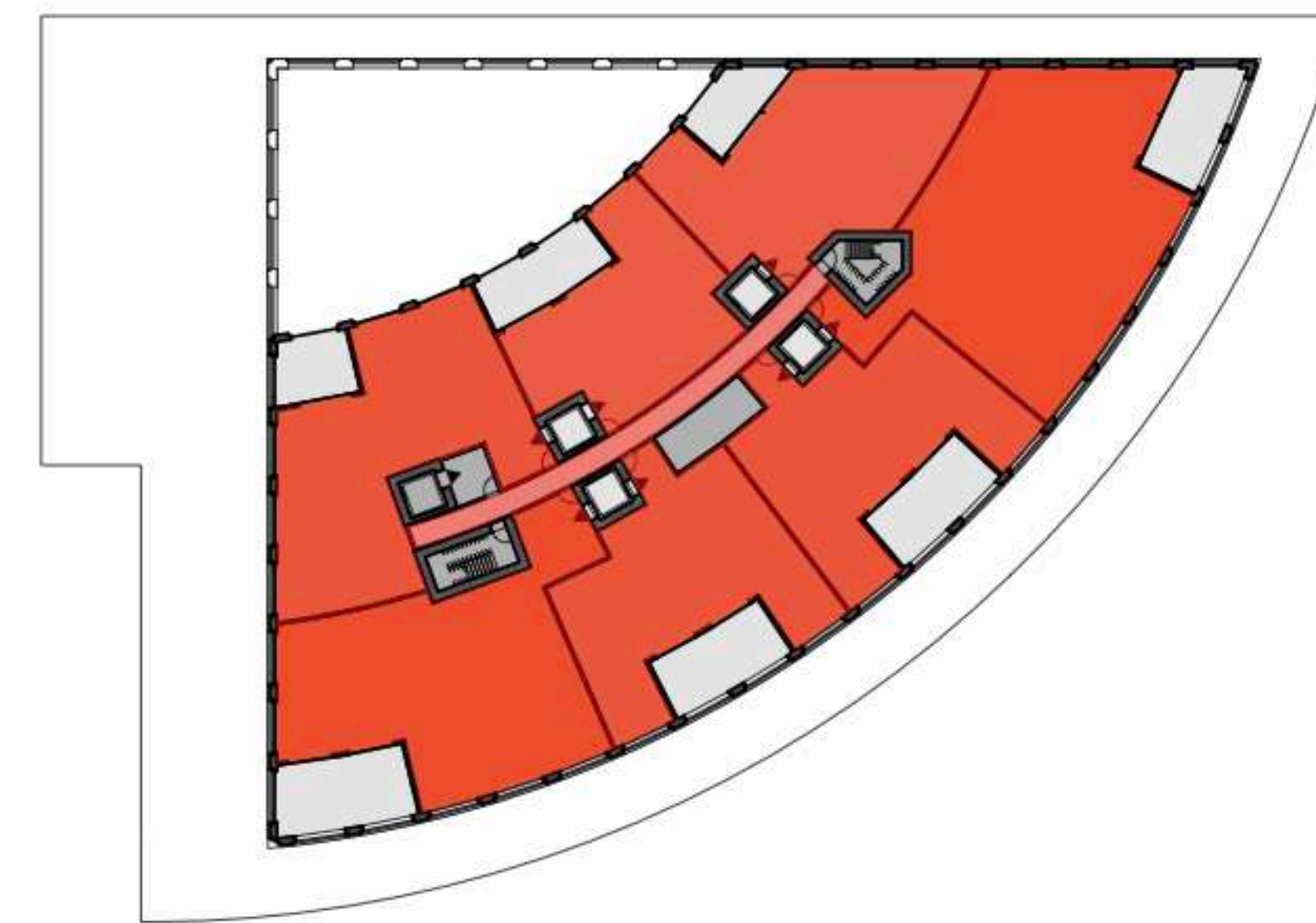
RESIDENTIAL STORY 01



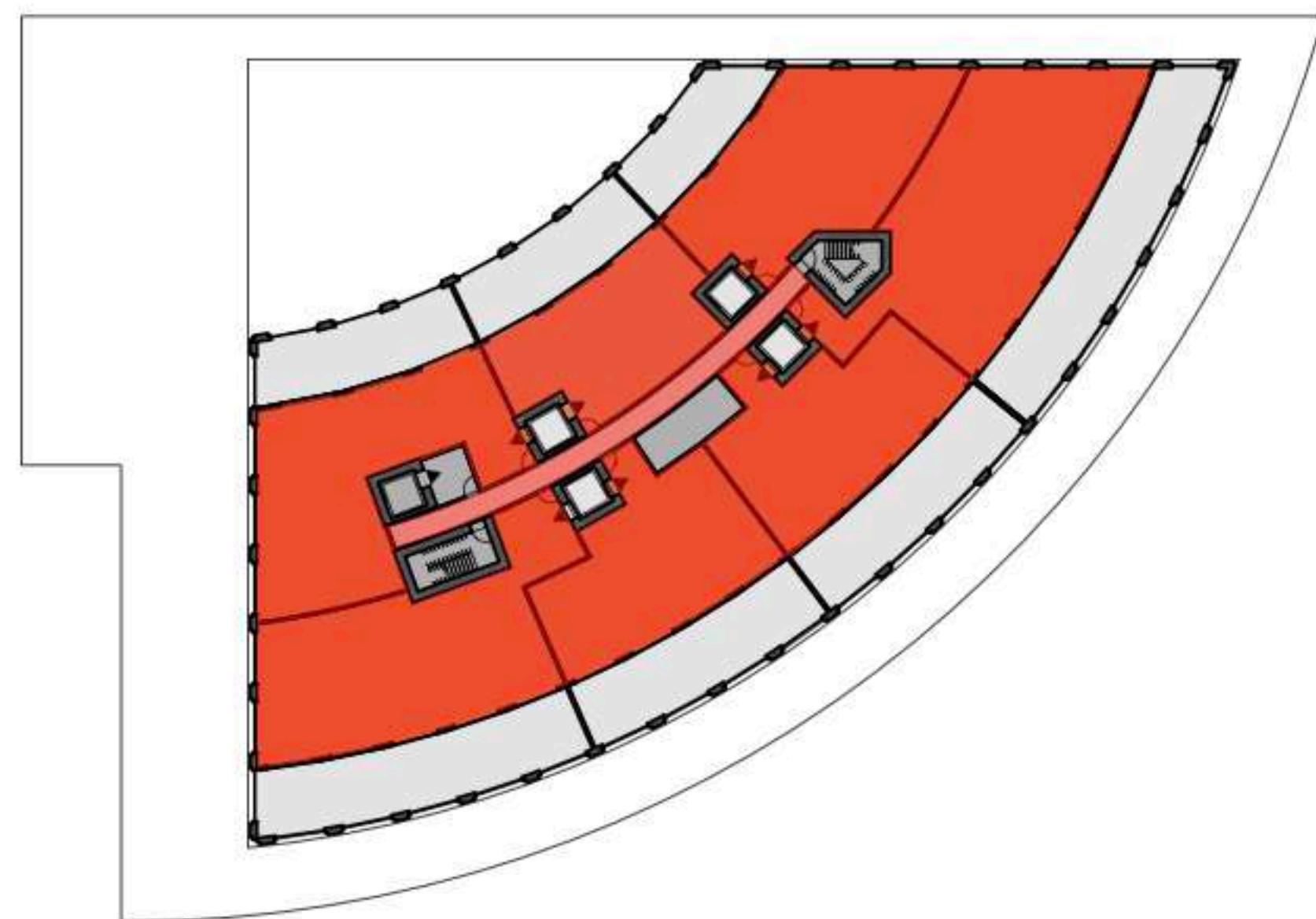
RESIDENTIAL STORY 02



RESIDENTIAL STORY 03



RESIDENTIAL STORY 04-08



RESIDENTIAL STORY 09



RESIDENTIAL STORY 10

FAR AREA DIAGRAM LEGEND



Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalficial.com

COPYRIGHT © OPPENHEIM 2020



Chad Oppenheim
No. AR 0016620

Title
FAR Diagrams

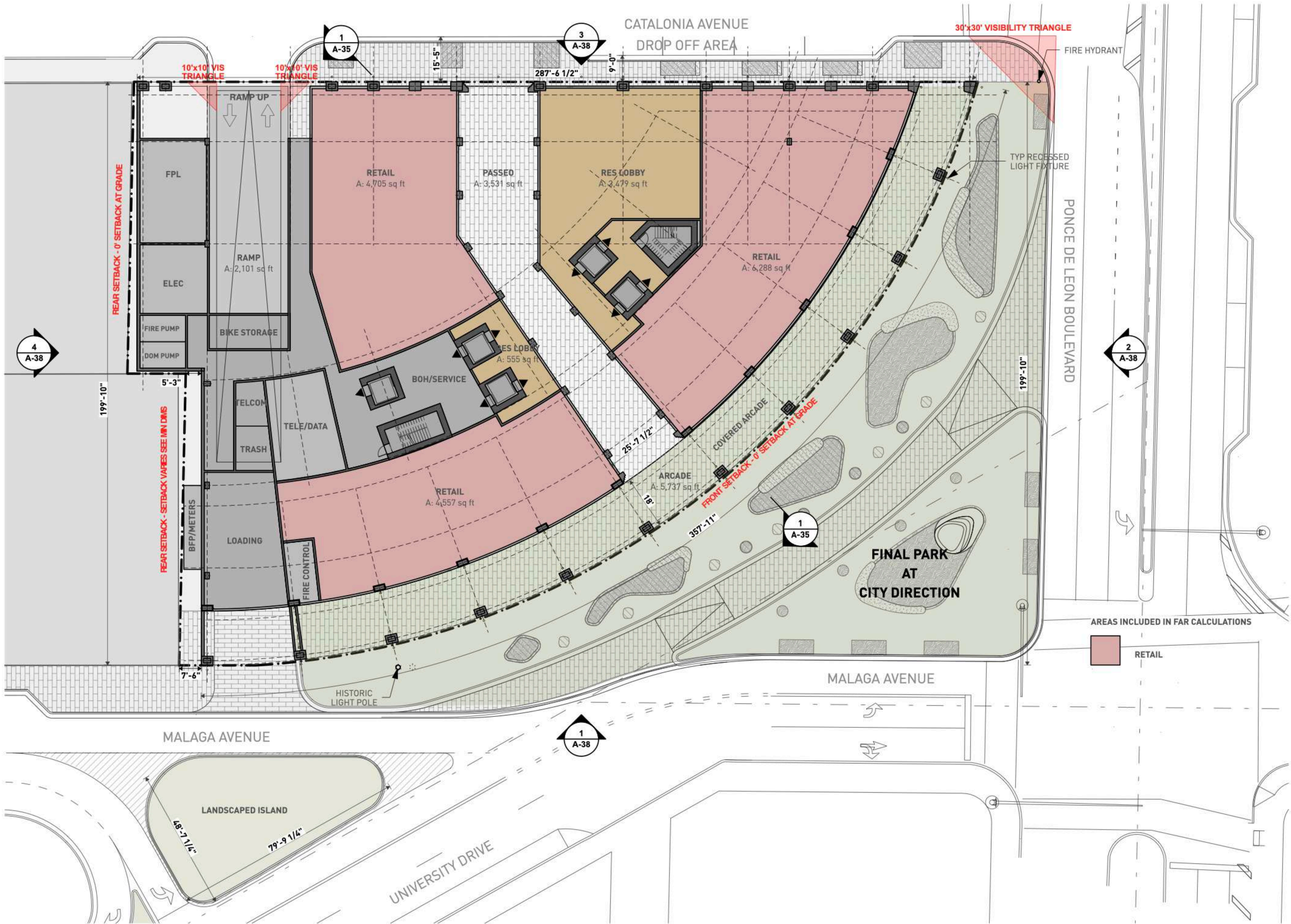
1:800
NOT FOR CONSTRUCTION

CITY OF CORAL GABLES
BOARD OF ARCHITECTS
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 03/16/2022

A-7



Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalicial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalicial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
**Ground Level
Story**

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

1812
PONCE PARK RESIDENCES
Drawing Issued on 4/13/22



Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalicial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalicial.com

COPYRIGHT © OPPENHEIM 2022

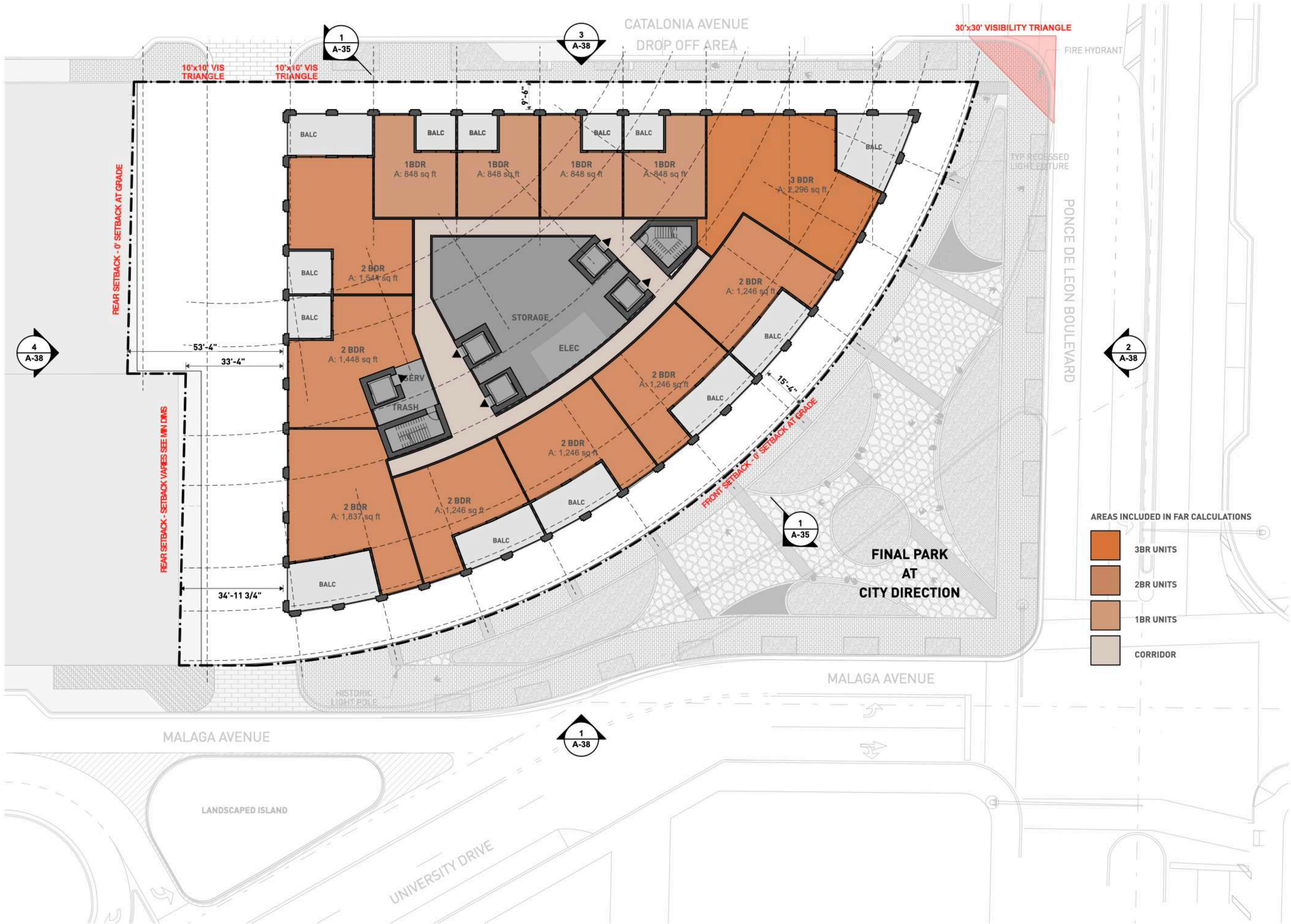


Chad Oppenheim
No. AR 0016620

Title
**Residential Story
02**

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

1812
PONCE PARK RESIDENCES
Drawing Issued on 4/13/22



Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalicial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalicial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
**Residential Story
03**

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

1812
PONCE PARK RESIDENCES
Drawing Issued on 4/13/22



Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalicial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalicial.com

COPYRIGHT © OPPENHEIM 2022

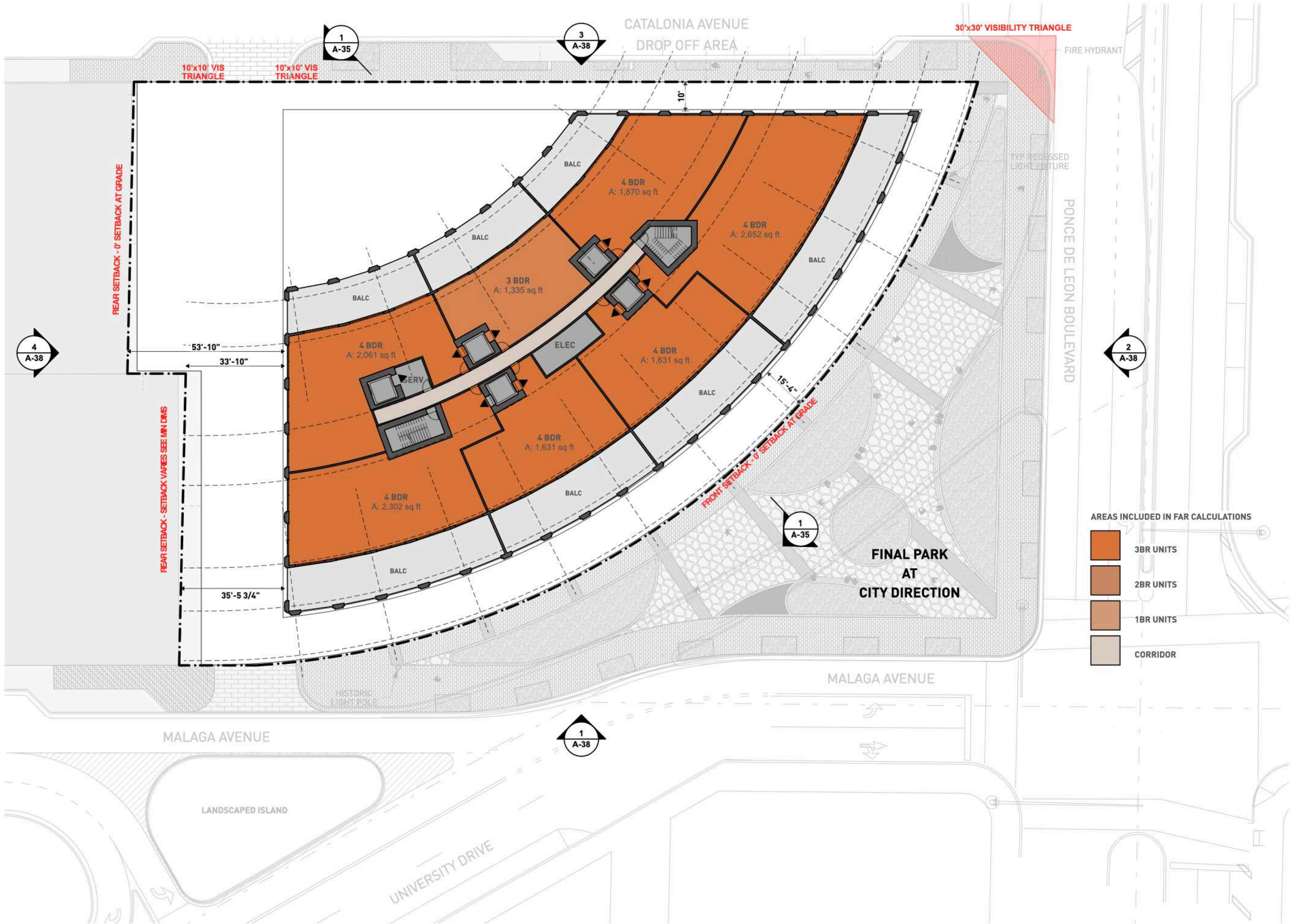


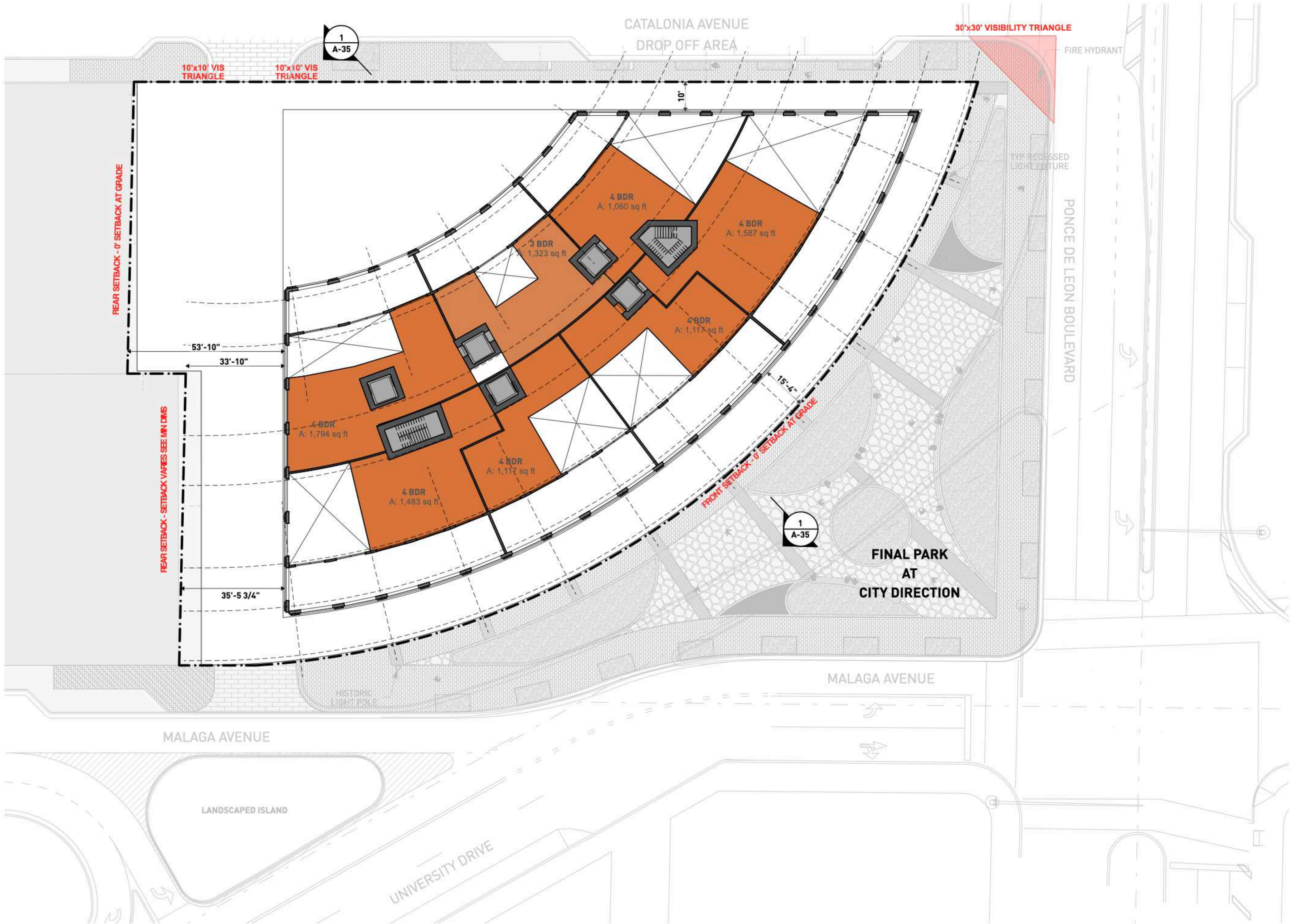
Chad Oppenheim
No. AR 0016620

Title
**Residential Story
04-08**

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

1812
PONCE PARK RESIDENCES
Drawing Issued on 4/13/22





Project No
1812
Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalficial.com

COPYRIGHT © OPPENHEIM 2022

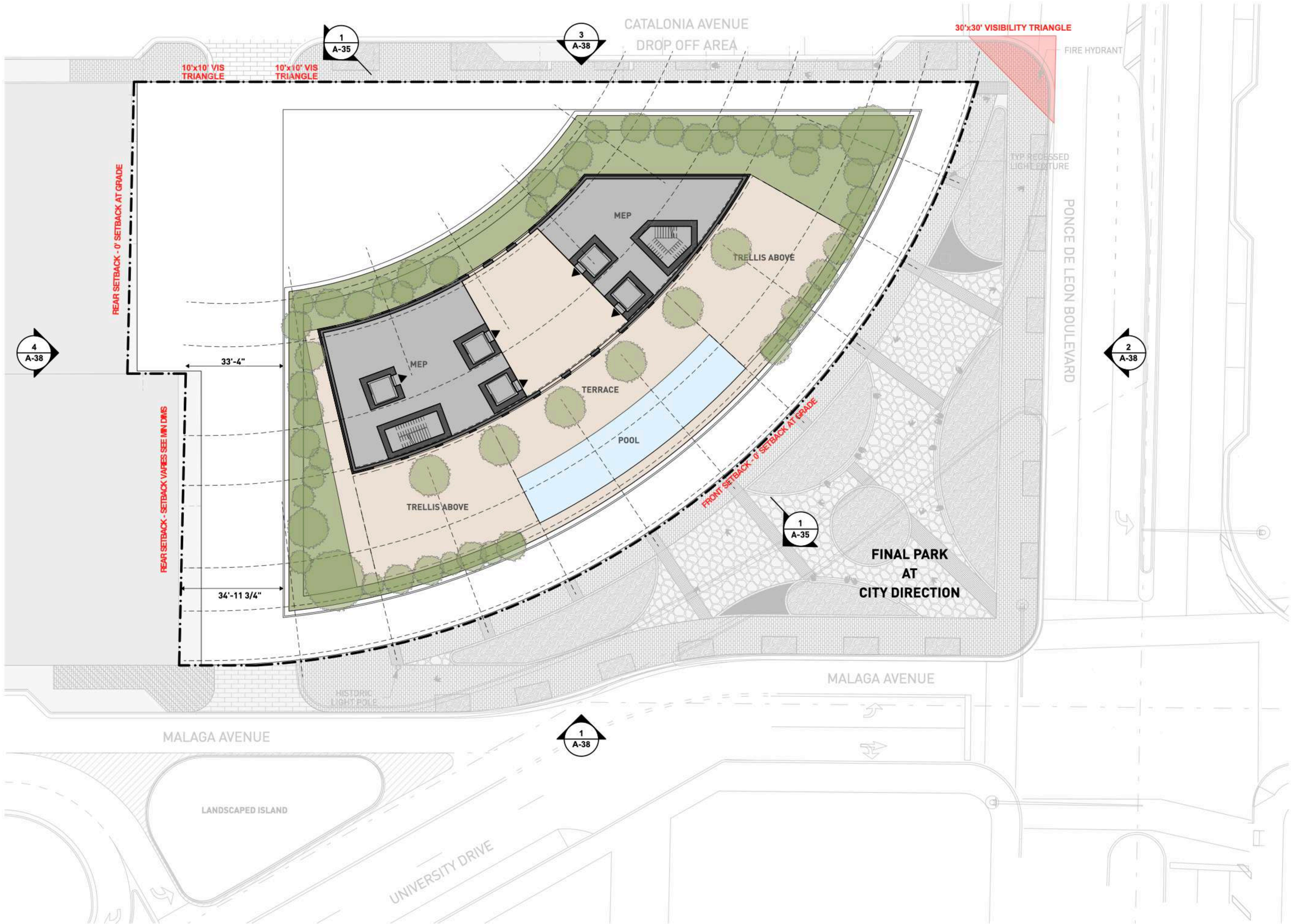


Chad Oppenheim
No. AR 0016620

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



Project No
1812

Project Address
216 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 1600
Miami, FL 33134

Design Architect
**Oppenheim
Architecture**
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalicial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalicial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
Roof Level

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

1812
PONCE PARK RESIDENCES
Drawing Issued on 4/13/22

A-35

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

TRANSEFERABLE 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				DENSITY CALCULATIONS					
FLOOR/LEVEL	AREA APPLICABLE TO F.A.R. CALCULATION*	NUMBER OF LEVELS	TOTAL F.A.R. AREA	UNIT MATRIX					
				STUDIO	1BR	2BR	3BR	4BR	TOTAL
Roof	0 ft²		0 ft²						
									0
Residential Story 10	10,052 ft²	1	10,052 ft²						0
Residential Story 09	14,902 ft²	1	14,902 ft²				1	6	1
Residential Story 08	18,137 ft²	1	18,137 ft²			2	3	2	5
Residential Story 07	18,137 ft²	1	18,137 ft²			2	3	2	5
Residential Story 06	18,137 ft²	1	18,137 ft²			2	3	2	5
Residential Story 05	18,137 ft²	1	18,137 ft²			2	3	2	5
Residential Story 04	18,137 ft²	1	18,137 ft²			2	3	2	5
Residential Story 03	18,550 ft²	1	18,550 ft²		4	7	1		12
Residential Story 02	18,550 ft²	1	18,550 ft²		10	3	1		14
Residential Story 01	19,489 ft²	1	19,489 ft²		9	2	1		12
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		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
216 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 1600
Miami, FL 33134

Design Architect
Oppenheim Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer
Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect
Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalficial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
Zoning Data


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

1812
PONCE PARK RESIDENCES
Drawing Issued on 4/13/22

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		Mediterranean Style Design Standards Table 1 - 8
		26,404 ft² *	

*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)	

Project No

1812

Project Address

216 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 1600
Miami, FL 33134

Design Architect

Oppenheim
Architecture
245 NE 37 Street
Miami FL 33137
P 305 576 8404
F 305 576 8433
W oppen.com

Civil Engineer

Langan
Parkside Corporate Center
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016-5848
P 786 264 7200
W langan.com

Landscape Architect

Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143
P 786 717 6564
W naturalficial.com

COPYRIGHT © OPPENHEIM 2022



Chad Oppenheim
No. AR 0016620

Title
Zoning Data

N

NOT FOR CONSTRUCTION

CITY OF CORAL GABLES
PLANNING & ZONING DIVISION
UPDATED DEVELOPMENT APPLICATION

1812
PONCE PARK RESIDENCES

Drawing Issued on 4/13/22

A-6B