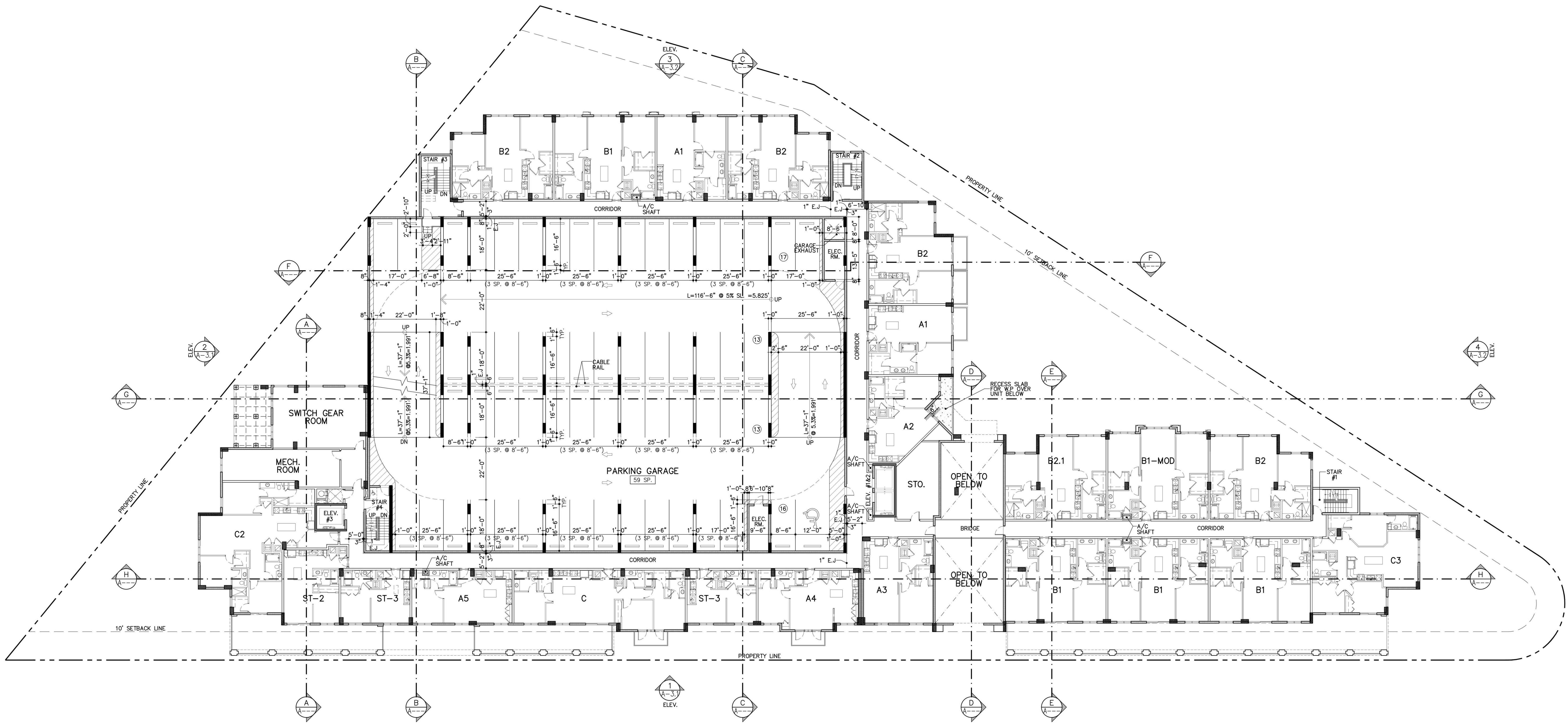




BLDG. FLOOR PLAN
2ND LEVEL
2ND FLR.
ELEV.+12'-4"

NORTH

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

DRAWN _____ RAN _____
CHECKED _____
DATE 08/18/15
SCALE AS SHOWN
JOB NO. 1645.PRJ
SHEET 1645-A-2.2.DWG

A-2.2

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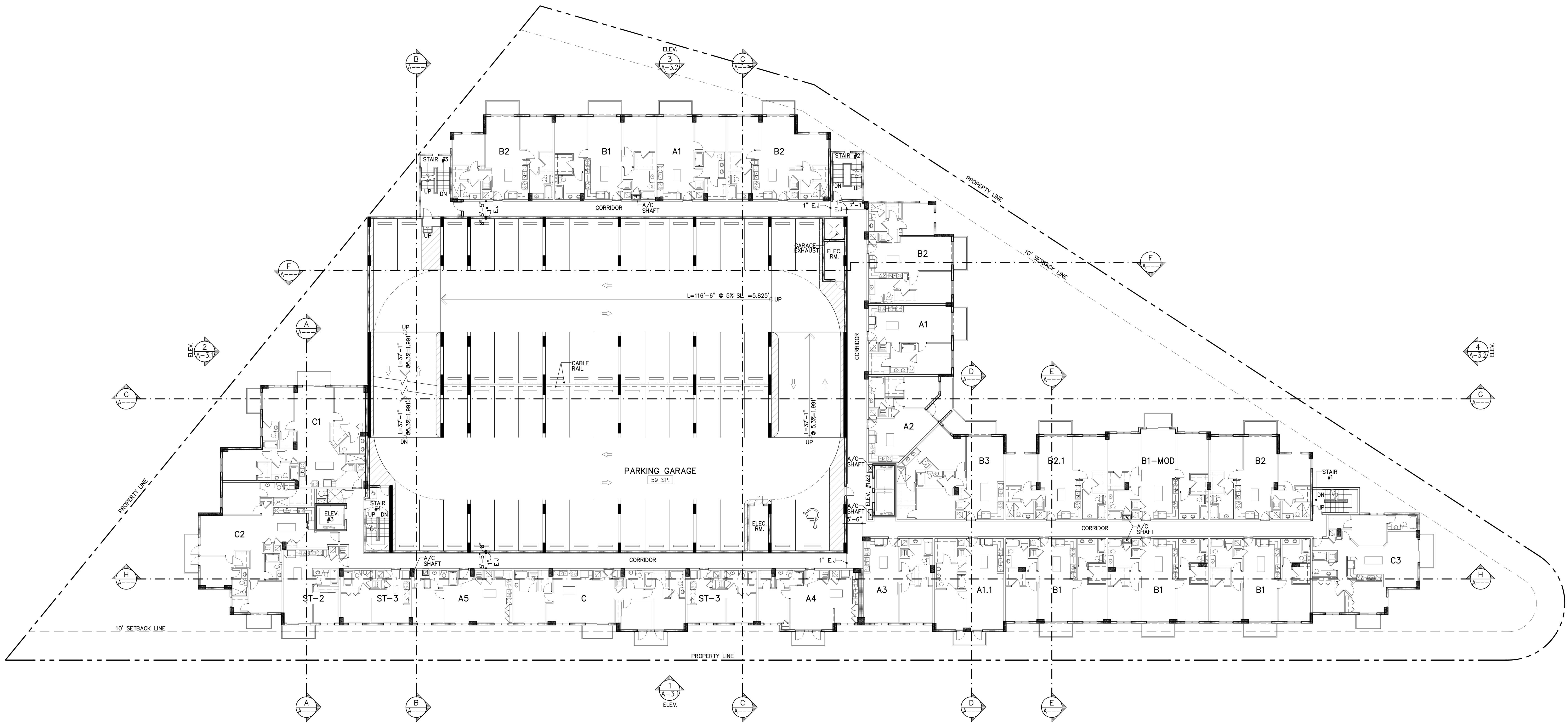
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AR0013085

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BLDG. FLOOR PLAN
3RD TO 7TH LEVEL
SCALE: 1/16"=1'-0"

DRAWN _____
CHECKED _____
DATE 08/18/15
SCALE AS SHOWN
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SHEET 1645-A-2.3.DWG

A-2.3

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(954) 925-6030

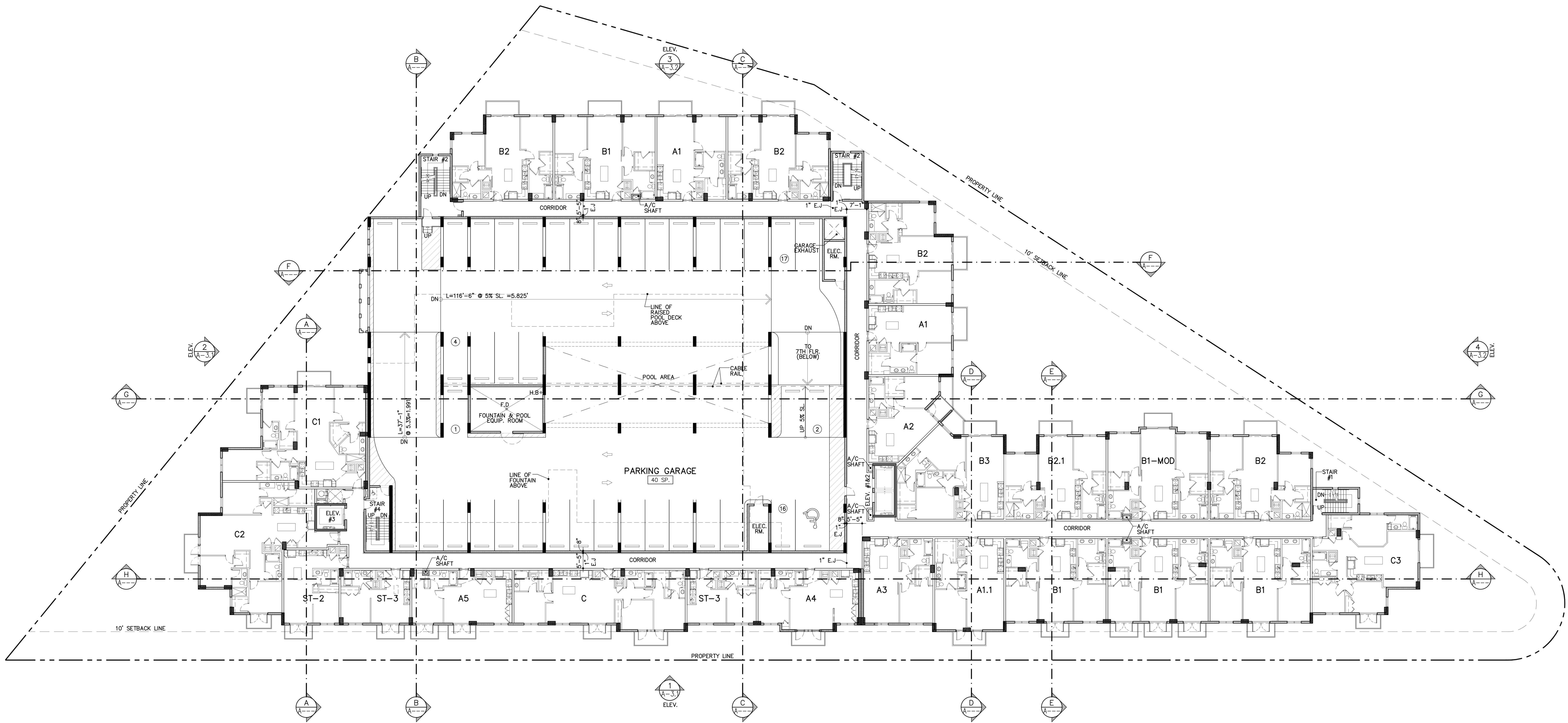
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BLDG. FLOOR PLAN
8TH LEVEL

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

DRAWN _____ RAN _____
CHECKED _____
DATE 08/18/15
SCALE AS SHOWN
JOB NO. 1645.PRJ
SHEET 1645-A-2.4.DWG

A-2.4

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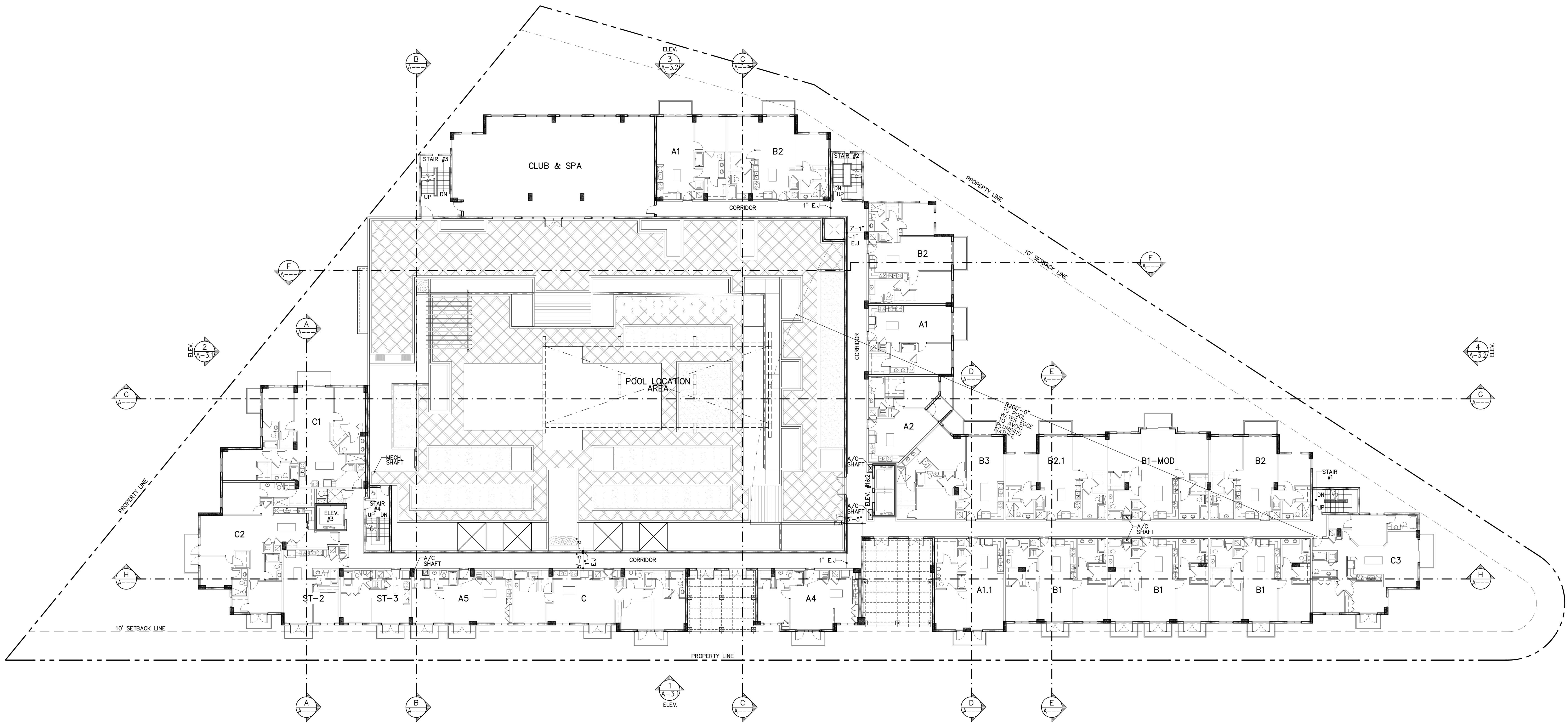
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A00013085

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LOCATED AT:
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FOR:
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3399 PEACHTREE RD SUITE 600
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P&Z SUBMITTAL 08/26/15	

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BLDG. FLOOR PLAN
LEVEL 9TH/POOL DECK
SCALE: 1/16"=1'-0"

REVISIONS		BY
04/03/15	04/03/15	
05/14/15	05/14/15	
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07/10/15	07/10/15	
08/26/15	08/26/15	

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2995 SW 104th St.
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(305) 273-9911
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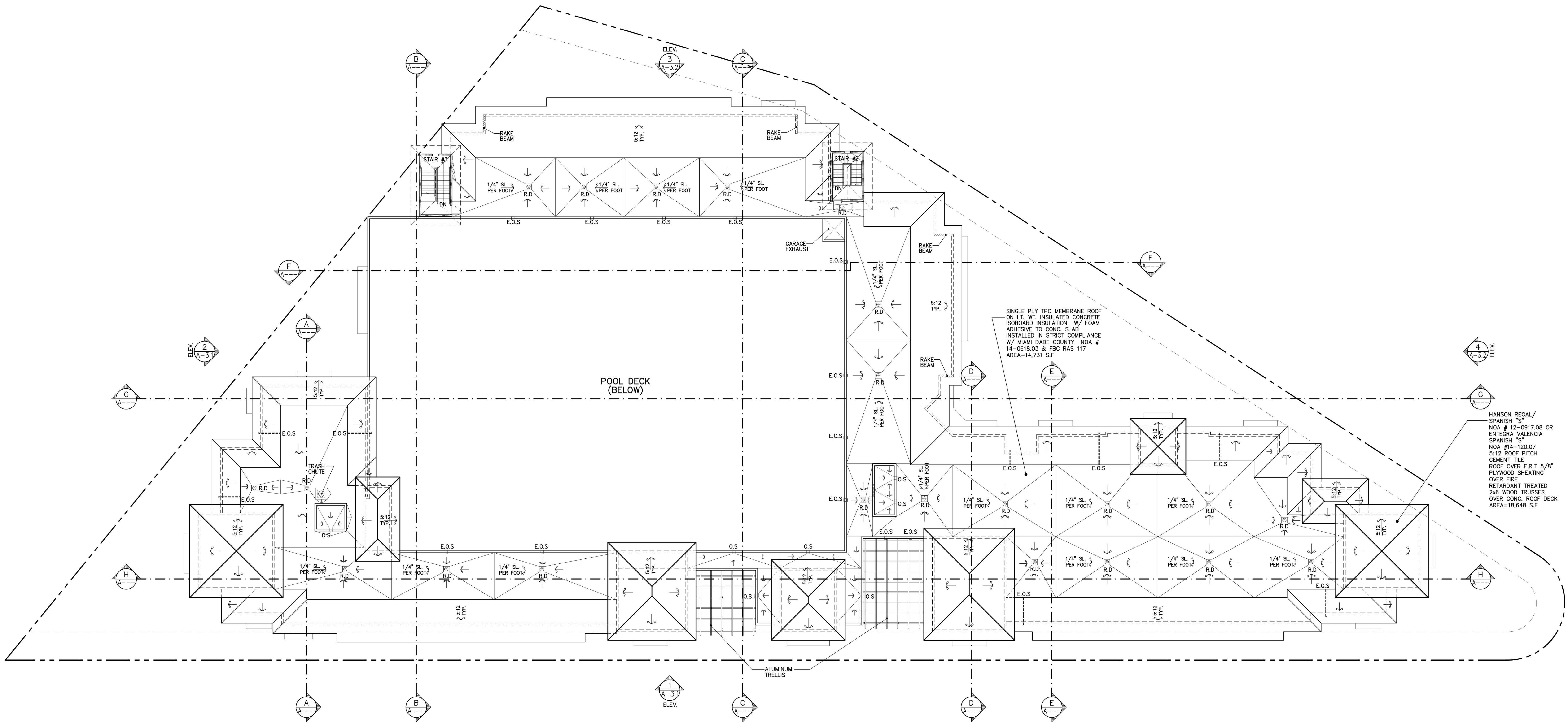
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CHECKED: _____
DATE: 08/18/15
SCALE: AS SHOWN
JOB NO.: 1645.PRJ
SHEET: 1645-A-2.5.DWG

OF SHEETS

A-2.5



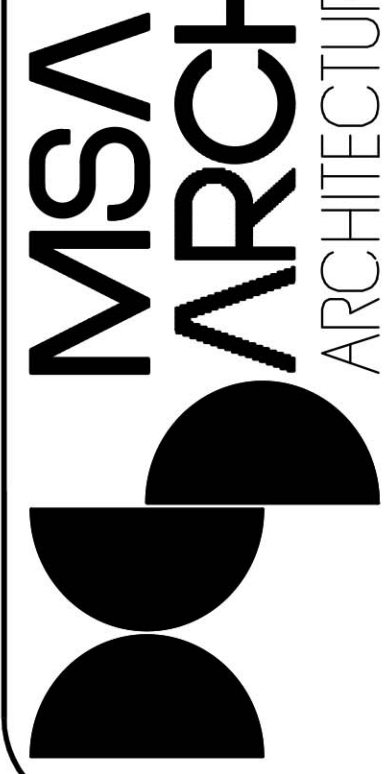
BLDG. ROOF PLAN

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

DRAWN _____ RAN _____
CHECKED _____
DATE 08/18/15
SCALE AS SHOWN
JOB NO. 1645.PRJ
SHEET 1645-A-2.6.DWG

A-2.6

OF SHEETS



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(305) 273-9911
HOLLYWOOD OFFICE
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

FOR: CABLES PONCE III
LOCATED AT: CORAL GABLES, FL
3399 PEACHTREE RD SUITE 600
ATLANTA GA 30326

JOSE I. SAUMELL
AR0013085

SPANISH "S"
NOA # 12-0917.08 OR
ENTEGRÁ VALENCIA
SPANISH "S"
NOA #14-120.07
5:12 ROOF PITCH
CEMENT TILE
ROOF OVER F.R.T. 5/8"
PLYWOOD SHEATING
OVER FIRE
RETARDANT TREATED
2x6 WOOD TRUSSES
OVER CONC. ROOF DECK
AREA=18,648 S.F.

HANSON REGAL/
SPANISH "S"
NOA # 12-0917.08 OR
ENTEGRÁ VALENCIA
SPANISH "S"
NOA #14-120.07
5:12 ROOF PITCH
CEMENT TILE
ROOF OVER F.R.T. 5/8"
PLYWOOD SHEATING
OVER FIRE
RETARDANT TREATED
2x6 WOOD TRUSSES
OVER CONC. ROOF DECK
AREA=18,648 S.F.

SINGLE PLY TPO MEMBRANE ROOF
ON LT. WT. INSULATED CONCRETE
ISOBORD INSULATION W/ FOAM
ADHESIVE TO CONC. SLAB
INSTALLED IN STRICT COMPLIANCE
W/ MIAMI DADE COUNTY NOA #
14-0616.03 & FBC RAS 117
AREA=14,731 S.F.

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FOR:
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AR0013085

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AR0000895
MIAMI OFFICE
7695 SW 104th ST.
MIAMI, FLORIDA 33156
(305) 273-9911
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CHECKED
DATE 08/18/15
SCALE AS SHOWN
JOB NO. 1645.0.PRJ
SHEET

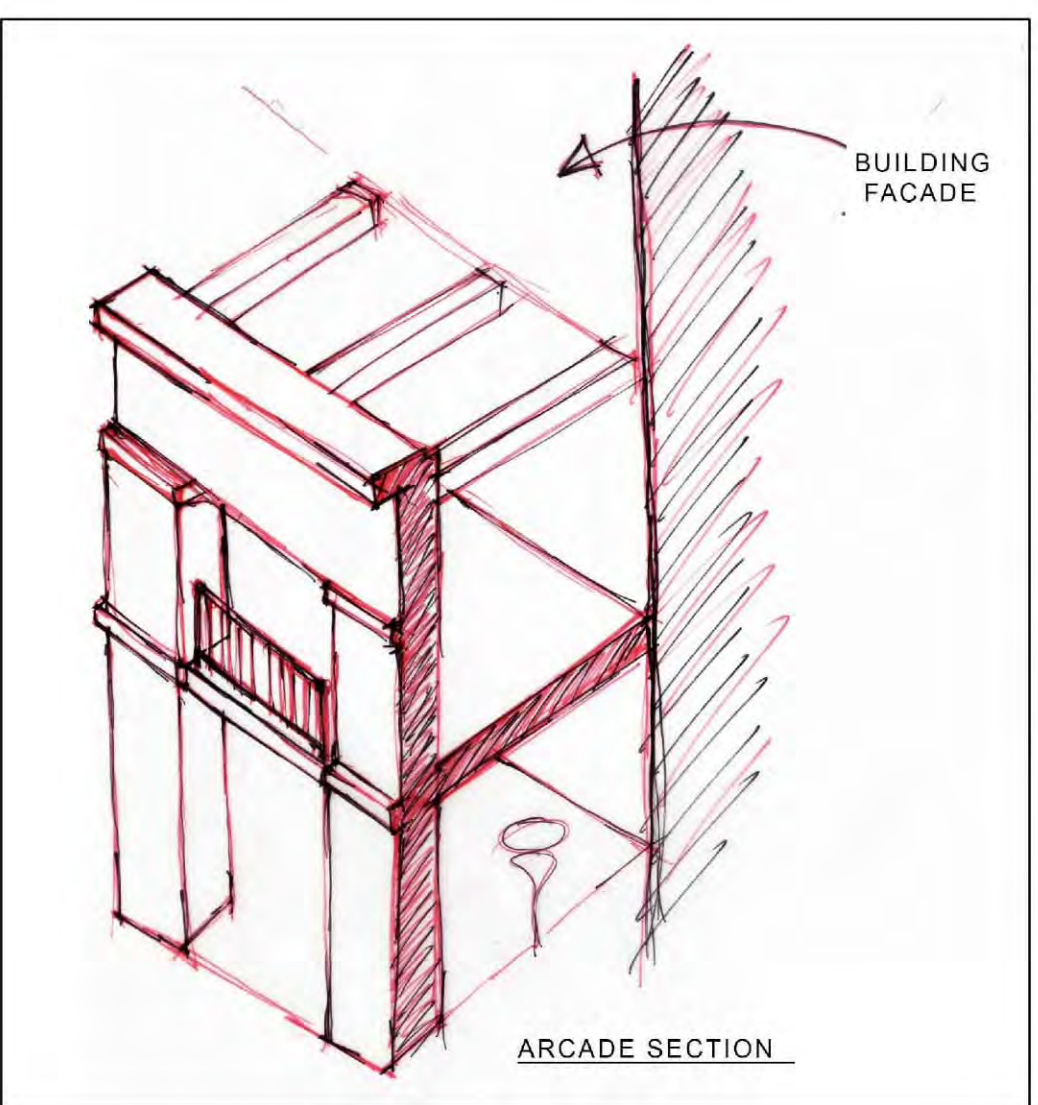


1 GRANELLO AVE ELEVATION



2 SIDE ELEVATION

NOTE:
ALL SIGNS SHALL BE SUBMITTED UNDER A SEPARATE PERMIT (TYP)



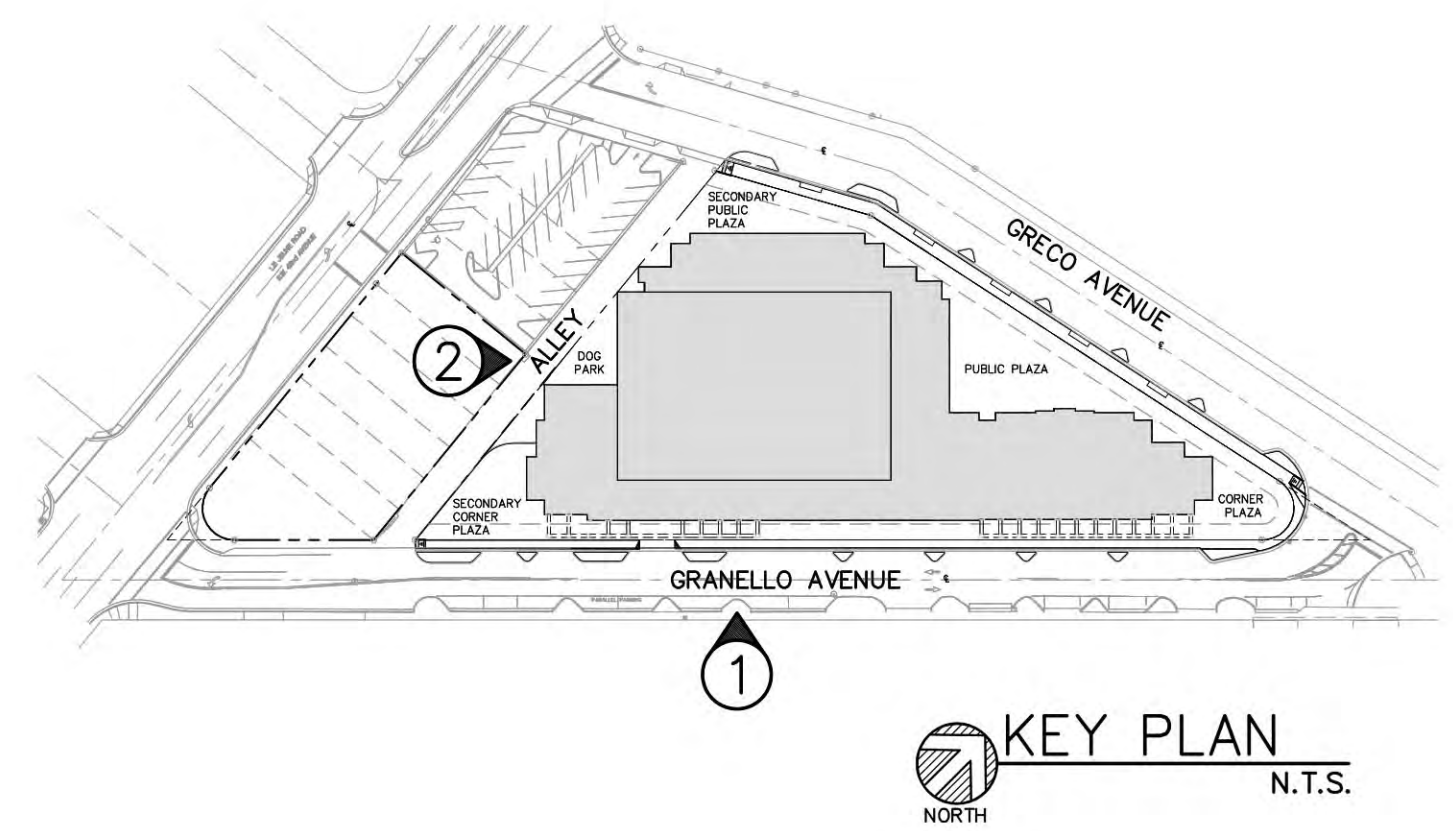
COLOR SCHEME

A
MAIN STUCCO
SW 7005
PURE WHITE

B
ACCENT 1
SW 7042
SHOJI WHITE

C
TRIMS
SW 6097
STURDY BROWN

D
AWNINGS
SW 6436
BONSAI TINT



ELEVATIONS

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



3 GRECO AVE ELEVATION

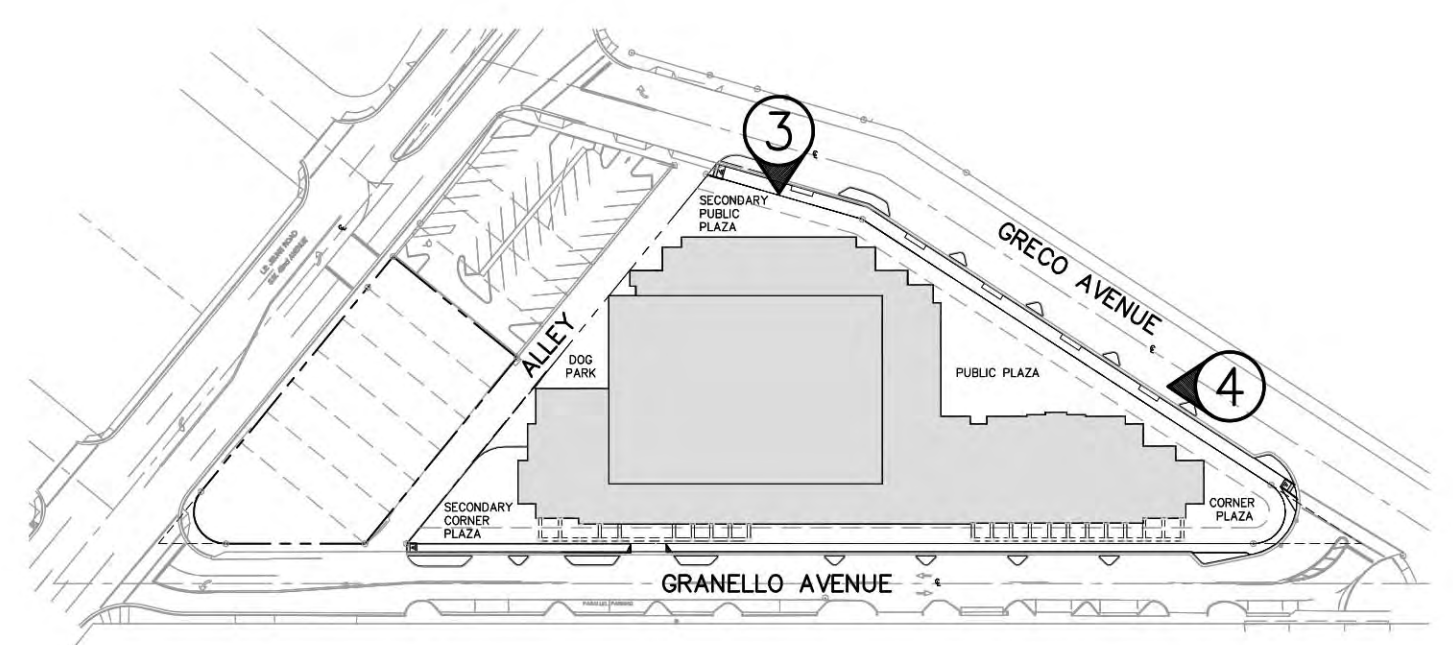


4 GRECO AVE ELEVATION (FACING PUBLIC PLAZA)

NOTE:
ALL SIGNS SHALL BE SUBMITTED UNDER A SEPARATE PERMIT (TYP)

COLOR SCHEME

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



KEY PLAN
N.T.S.

ELEVATIONS

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

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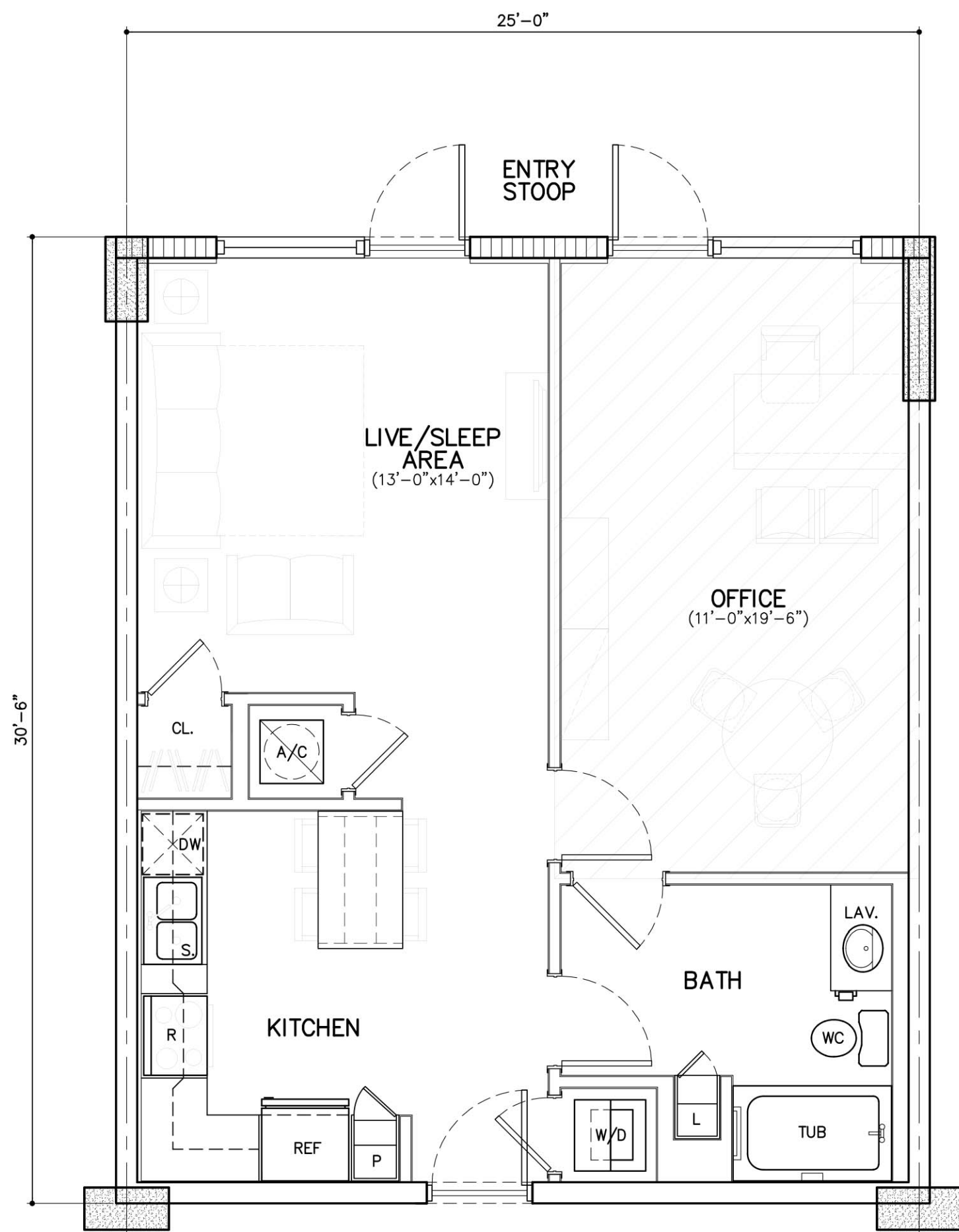
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LOCATED AT:
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FOR:
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3399 PEACHTREE RD SUITE 600
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JOSE I. SAUMELL
AR0013085

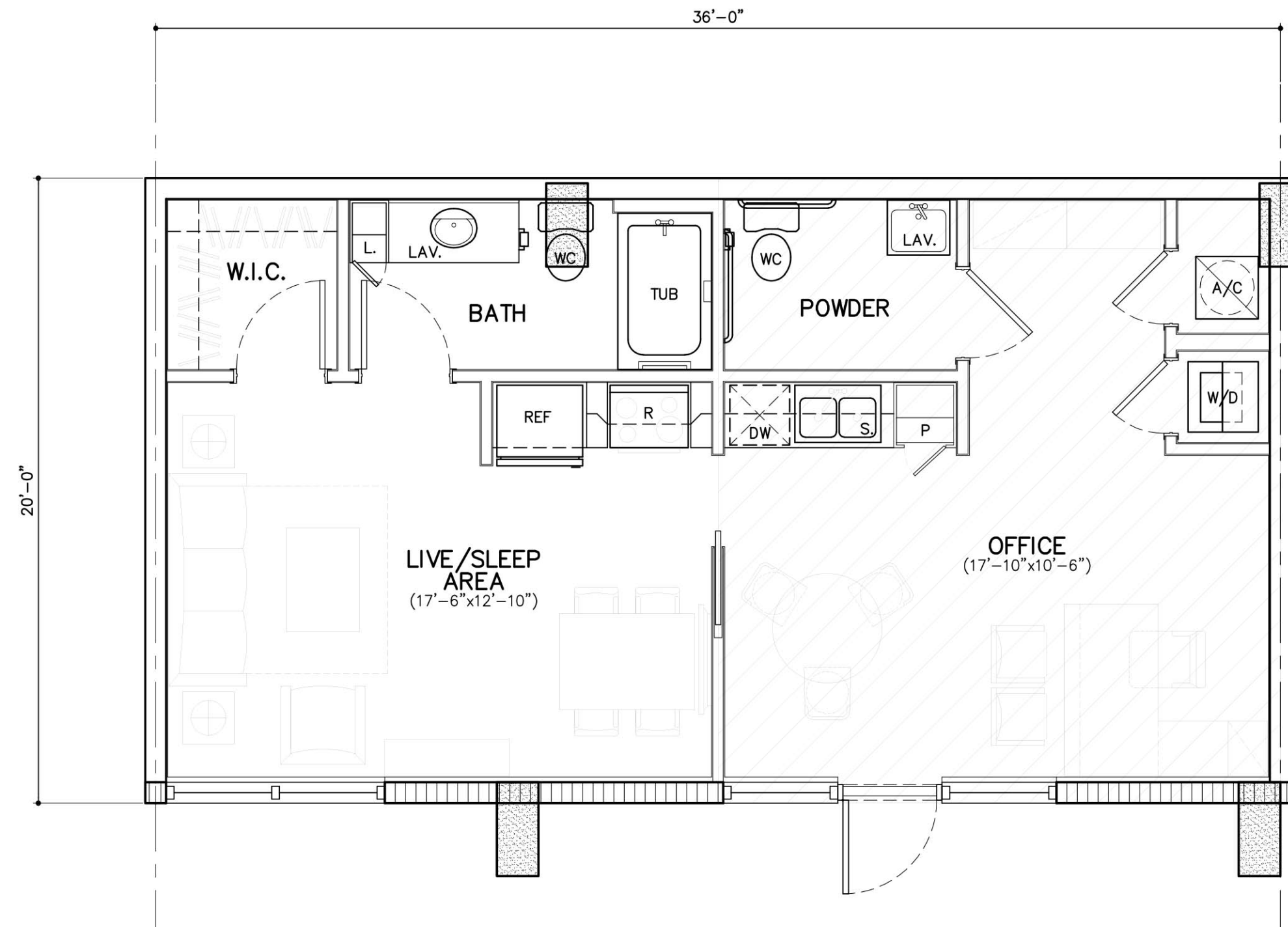
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MIAMI OFFICE
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SUITE 100
CORAL GABLES, FL 33156
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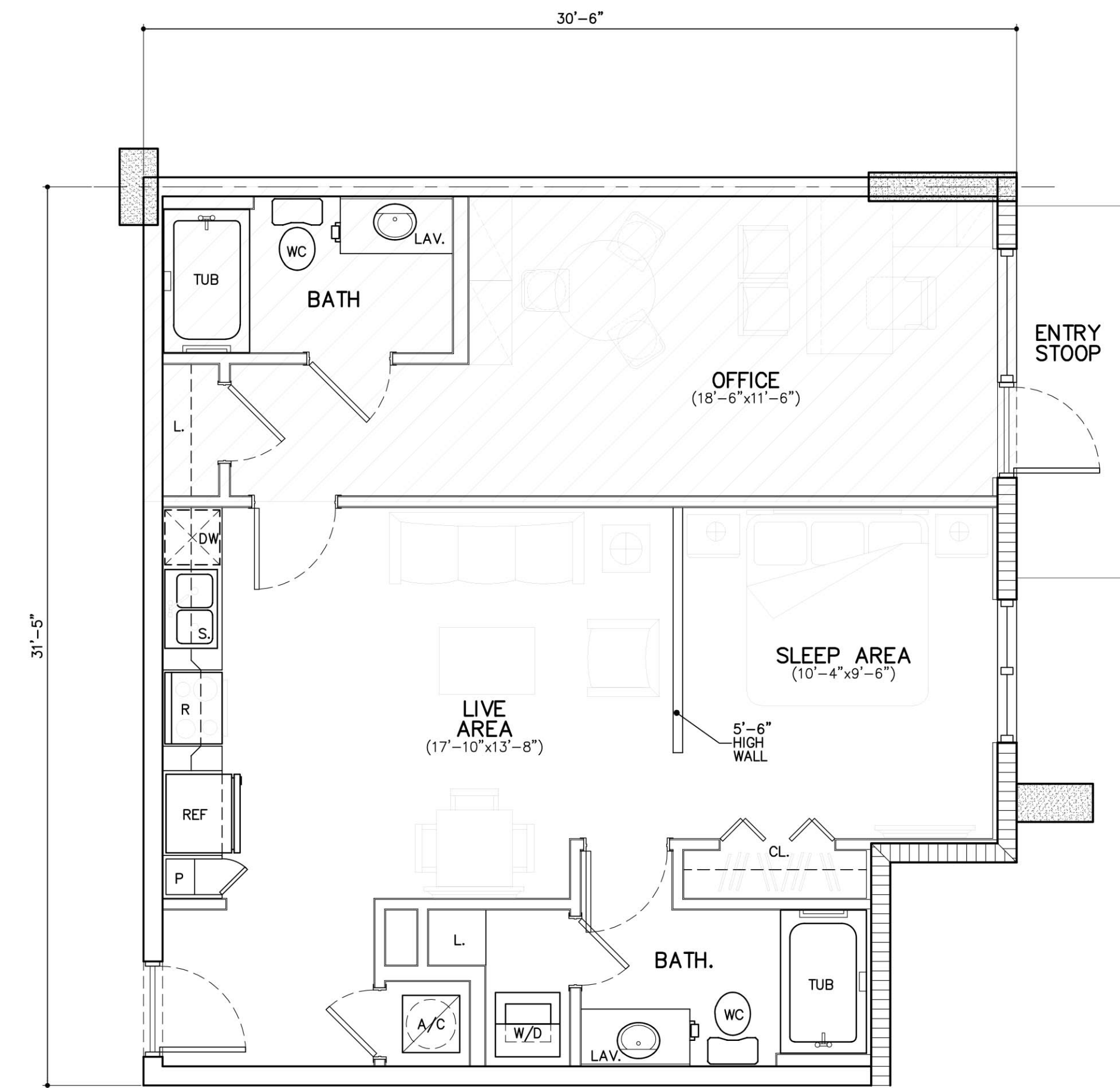
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CHECKED	
DATE	08/18/15
SCALE	AS SHOWN
JOB NO.	1645.0.PRJ
SHEET	



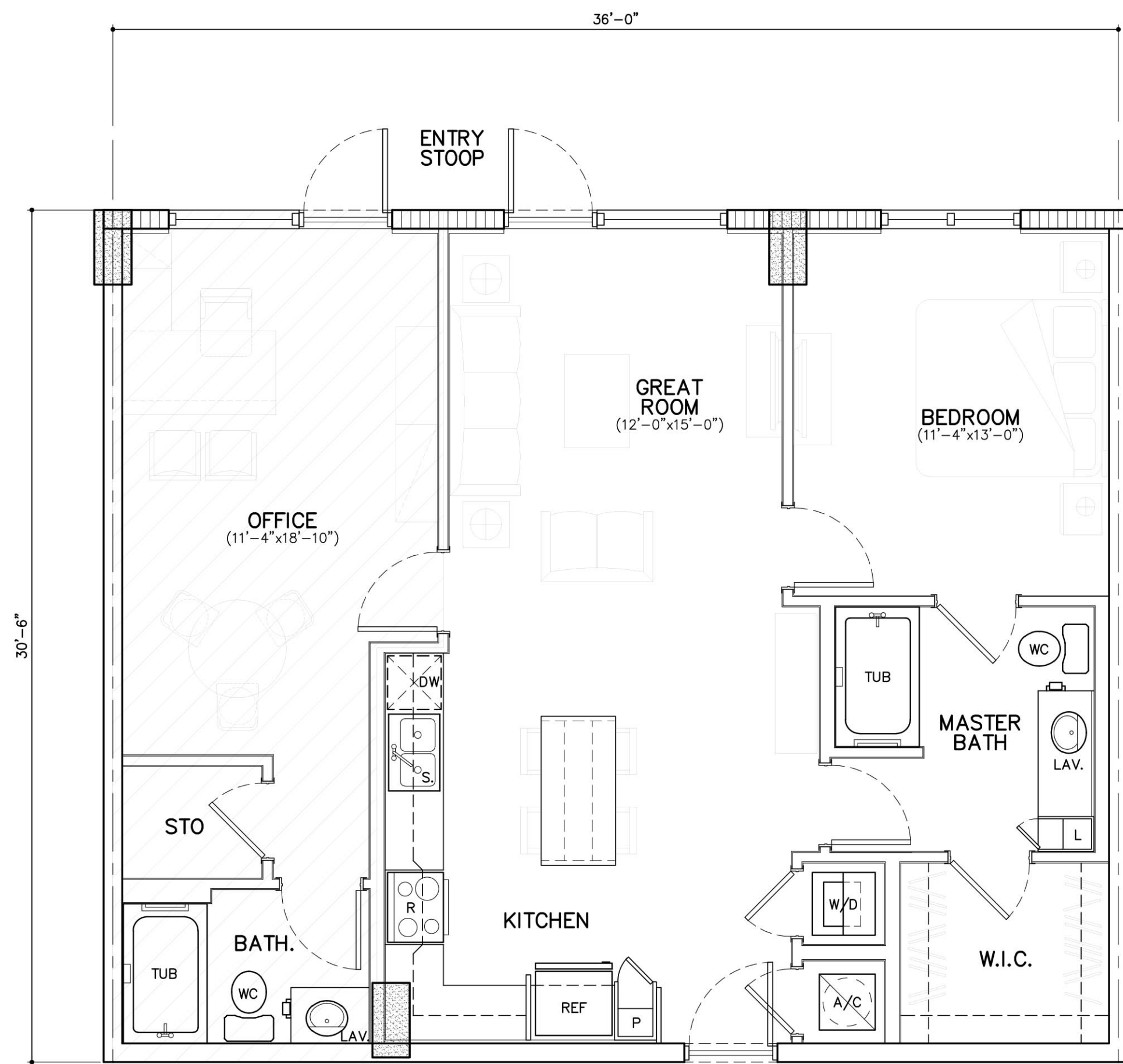
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LIVE AREA = 530 S.F. (2 UNITS)
WORK AREA = 233 S.F.
TOTAL AREA = 763 S.F.



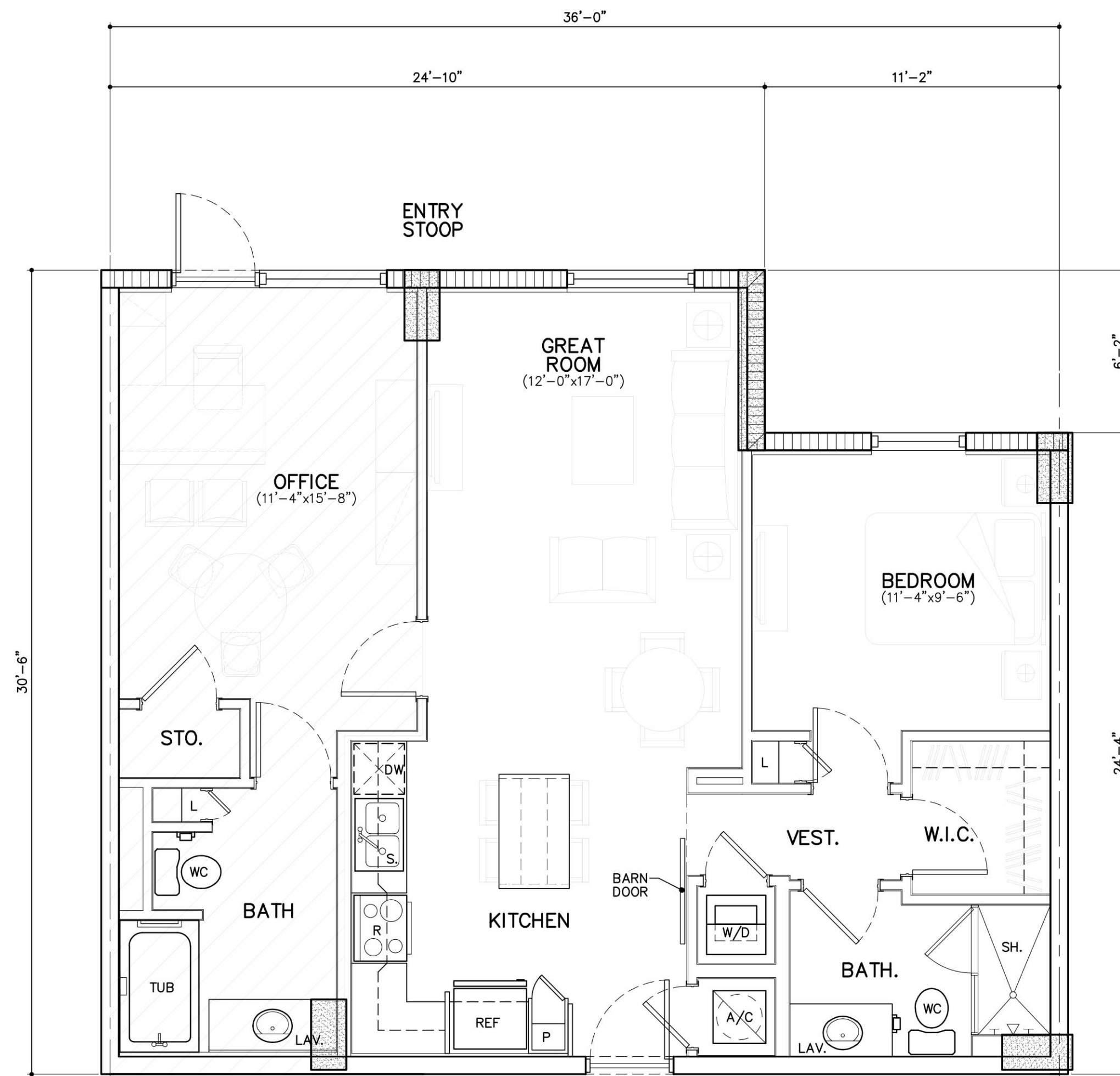
ST-1-LIVE/WORK
LIVE AREA = 360 S.F. (3 UNITS)
WORK AREA = 360 S.F.
TOTAL AREA = 720 S.F.



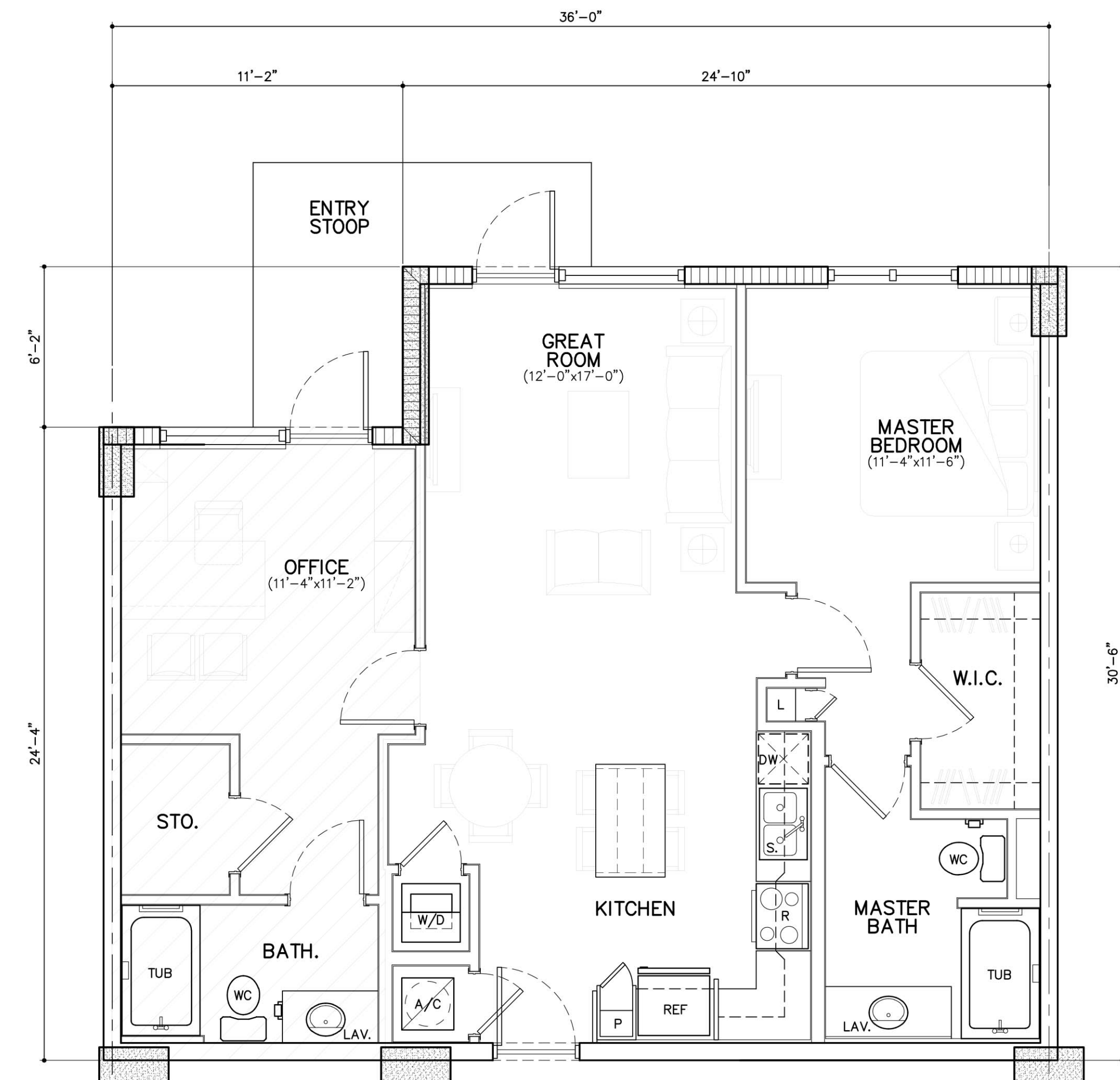
ST-1.1-LIVE/WORK
LIVE AREA = 579 S.F. (1 UNIT)
WORK AREA = 336 S.F.
TOTAL AREA = 915 S.F.



B-1-LIVE/WORK (1BD/2BATH)
LIVE AREA = 326 S.F. (1 UNIT)
WORK AREA = 772 S.F.
TOTAL AREA = 1,098 S.F.



UNIT B2-LIVE/WORK (1BD/2BATH)
LIVE AREA = 323 S.F. (2 UNITS)
WORK AREA = 706 S.F.
TOTAL AREA = 1,029 S.F.



UNIT B2.1-LIVE/WORK (1BD/2BATH)
LIVE AREA = 271 S.F. (1 UNIT)
WORK AREA = 758 S.F.
TOTAL AREA = 1,029 S.F.

UNIT FLOOR PLANS
SCALE: 1/4"=1'-0"

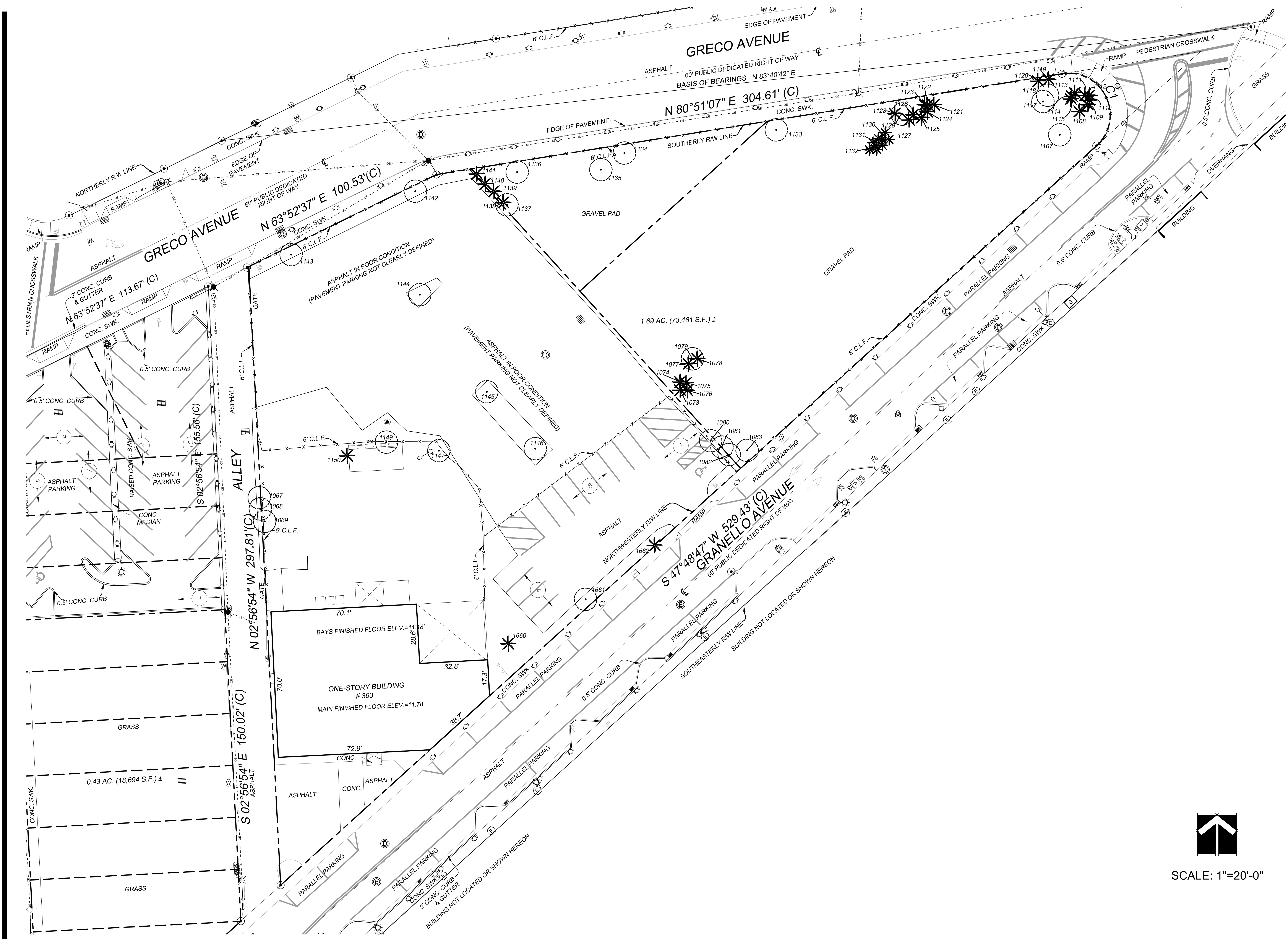
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P&Z SUBMITTAL 08/26/15	

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FOR:
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PEACHTREE RD SUITE 600
ATLANTA GA 30326

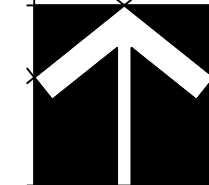
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MSA ARCHITECTS, INC.
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2985 SW 104th ST.
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
11000 HOLLYWOOD BLVD.
HOLLYWOOD, FLORIDA 33020
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JOB NO. 1645.PRJ
SHEET 1645-A-4.6.DWG



DATE: Aug 24, 2015 - 4:41pm EST
FILE: \\SERVER\\I\\data\\2015\\1507- Gables Residential - Gables Ponce III\\Current DRC\\TS-1.dwg



SCALE: 1"=20'-0"

Tree Survey and Vegetation Assessment
Gables Ponce III
Gables Residential
Coral Gables, Florida

Sheet Description
Tree Survey
and
Vegetation Assessment

Release Date
04-03-15

Project Number
1507

Drawing Number
TS-1
Sheet 1 of 2

Rev. 1 05-15-15 BOA Submittal
Rev. 2 06-12-15 BOA Submittal
Rev. 3 07-10-15 P&Z
PRE-APP SUBMITTAL
Rev. 4 P&Z SUBMITTAL 06/26/15

Revision Dates

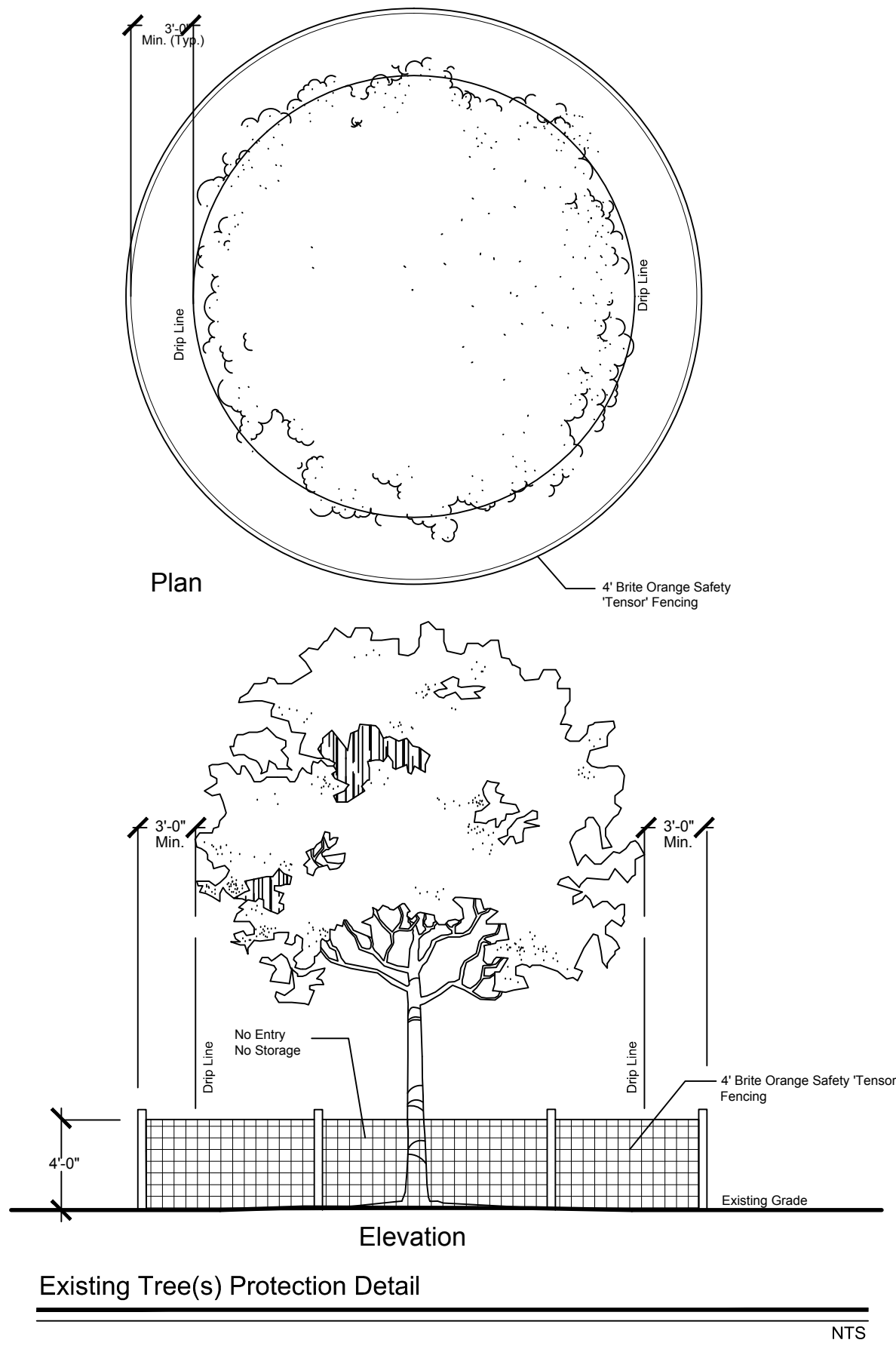
HUGH JOHNSON
R/LA #C000237

Seal

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LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING
ARCHITECTURAL ALLIANCE
612 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315 A20001446 LC0000237
TEL: (954) 704-8658 FAX: (954) 704-0731 E-MAIL: info@a2a-alliance.com

TREE TABLE

TREE ID#	SPECIES	NATIVE	DBH	HEIGHT	REMAIN	REMOVE	RELOCATE	CONDITION
1067	Schinus terebinthifolius / Brazilian Pepper		6"			X		40%
1068	Schinus terebinthifolius / Brazilian Pepper		8"			X		40%
1069	Schinus terebinthifolius / Brazilian Pepper		15"(3)			X		40%
1073	Livistona rotundifolia / Round Leaf Fan Palm		6"	10'		X		55%
1074	Livistona rotundifolia / Round Leaf Fan Palm		6"	10'		X		55%
1075	Livistona rotundifolia / Round Leaf Fan Palm		6"	15'		X		55%
1076	Livistona rotundifolia / Round Leaf Fan Palm		6"	15'		X		55%
1077	Livistona rotundifolia / Round Leaf Fan Palm		6"	30'		X		55%
1078	Livistona rotundifolia / Round Leaf Fan Palm		4"	30'		X		55%
1079	Bursera simaruba / Gumbo Limbo Tree		15"	25'		X		50%
1080	Quercus virginiana / Live Oak		6"			X		35%
1081	Hibiscus r.s. / Hibiscus		3"	6'		X		30%
1082	Hibiscus r.s. / Hibiscus		3"	6'		X		30%
1083	Coccoloba uvifera / Seagrape Tree		6"(7)	25'		X		50%
1107	Unknown		15"	30'		X		0% (DEAD)
1108	Washingtonia robusta / Washington Palm		8"	12'		X		55%
1109	Washingtonia robusta / Washington Palm		8"	15'		X		55%
1110	Washingtonia robusta / Washington Palm		8"	18'		X		55%
1111	Washingtonia robusta / Washington Palm		8"	18'		X		55%
1112	Washingtonia robusta / Washington Palm		8"	15'		X		55%
1113	Washingtonia robusta / Washington Palm		8"	15'		X		55%
1114	Washingtonia robusta / Washington Palm		8"	15'		X		55%
1115	Washingtonia robusta / Washington Palm		8"	12'		X		55%
1117	Schinus terebinthifolius / Brazilian Pepper		4"(7)	10'		X		20%
1118	Schinus terebinthifolius / Brazilian Pepper		3"	10'		X		20%
1119	Washingtonia robusta / Washington Palm		6"	15'		X		45%
1120	Washingtonia robusta / Washington Palm		6"	15'		X		45%
1121	Washingtonia robusta / Washington Palm		8"	15'		X		50%
1122	Washingtonia robusta / Washington Palm		6"	15'		X		50%
1123	Washingtonia robusta / Washington Palm		6"	15'		X		50%
1124	Washingtonia robusta / Washington Palm		12"	15'		X		50%
1125	Washingtonia robusta / Washington Palm		8"	15'		X		50%
1126	Washingtonia robusta / Washington Palm		8"	15'		X		50%
1127	Washingtonia robusta / Washington Palm		8"	12'		X		50%
1128	Livistona rotundifolia / Round Leaf Fan Palm		8"	30'		X		60%
1129	Schefflera actinophylla / Umbrella Tree		30"	25'		X		50%
1130	Dyopsis lutescens / Areca Palm		4"(6)	18'		X		25%
1131	Dyopsis lutescens / Areca Palm		4"(10)	18'		X		25%
1132	Dyopsis lutescens / Areca Palm		4"(5)	18'		X		25%
1133	Quercus virginiana / Live Oak		24"	28'		X		45%
1134	Bursera simaruba / Gumbo Limbo Tree		15"	18'		X		40%
1135	Bursera simaruba / Gumbo Limbo Tree		12"	18'		X		45%
1136	Bursera simaruba / Gumbo Limbo Tree		15"	18'		X		50%
1137	Quercus virginiana / Live Oak		3"	8'		X		20%
1138	Ptychosperma elegans / Solitaire Palm		4"(2)	8'		X		30%
1139	Ptychosperma elegans / Solitaire Palm		4"(3)	12'		X		50%
1140	Ptychosperma elegans / Solitaire Palm		4"	15'		X		50%
1141	Ptychosperma elegans / Solitaire Palm		4"	12'		X		50%
1142	Bucida buceras / Black Olive		24"	30'		X		60%
1143	Bucida buceras / Black Olive		15"	18'		X		45%
1144	Bucida buceras / Black Olive		12"	20'		X		50%
1145	Bucida buceras / Black Olive		24"	25'		X		55%
1146	Bucida buceras / Black Olive		24"	25'		X		55%
1147	Delonix regia / Royal Poinciana		4"	10'		X		25%
1149	Schinus terebinthifolius / Brazilian Pepper		12"(2)	15'		X		50%
1150	Roystonia regia / Cuban Royal Palm		20"	30'		X		45%
1680	Roystonia regia / Cuban Royal Palm		20"	30'		X		55%
1661	Bucida buceras / Black Olive		24"	30'		X		55%
1662	Washingtonia robusta / Washington Palm		24"	4'		X		60%



Tree Survey and Vegetation Assessment List

Gables Ponce III

Gables Residential
Coral Gables, Florida

Sheet Description

Tree Survey
and Vegetation
Assessment List

Release Date

04-03-15

Project Number

1507

Drawing Number

TS-2

Sheet 2 of 2

HUGH JOHNSON
RLA #C000237

Seal

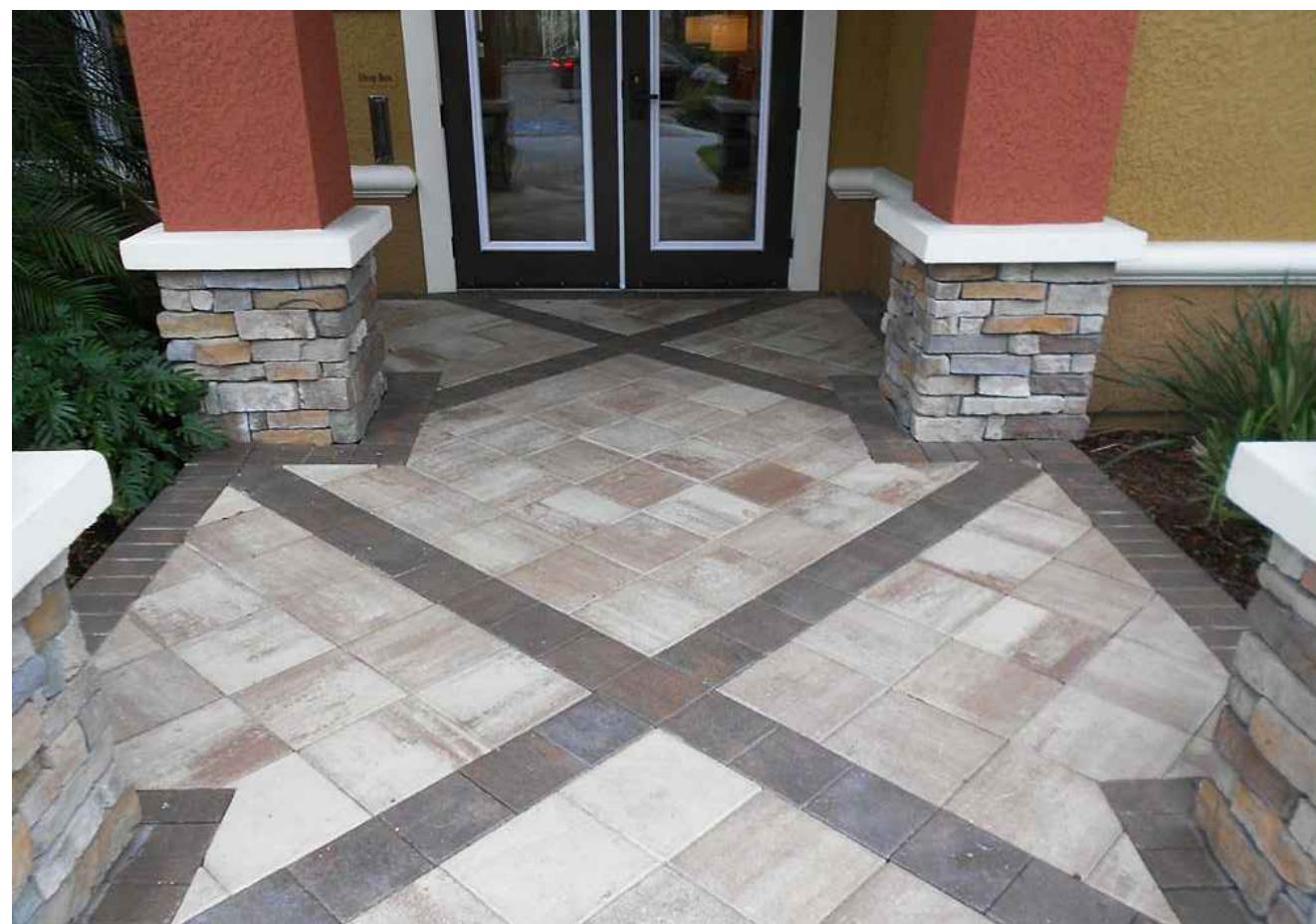
Rev. 1 05-15-15 BOA Submittal
Rev. 2 06-15-15 BOA Submittal
Rev. 3 07-10-15 P&Z
PRE-APP SUBMITTAL
Rev. 4 P&Z SUBMITTAL 08/26/15

Revision Dates

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING

ARCHITECTURAL ALLIANCE

612 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315 A026001446 LC0000237
TEL: (954) 704-0055 FAX: (954) 704-0731 E-MAIL: info@archalliance.com



TREMRON PARK PLAZA PAVERS W/ 4x8" BORDER



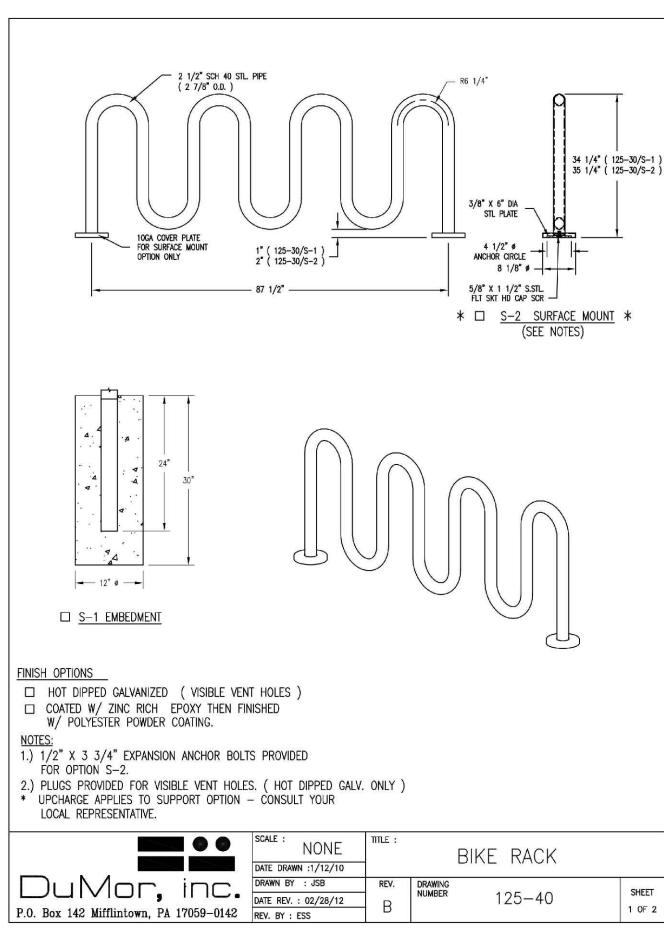
LANDSCAPE FORMS PLAINWELL BENCH



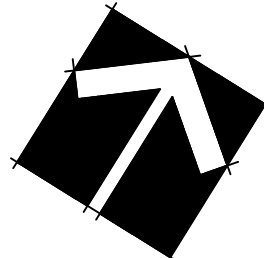
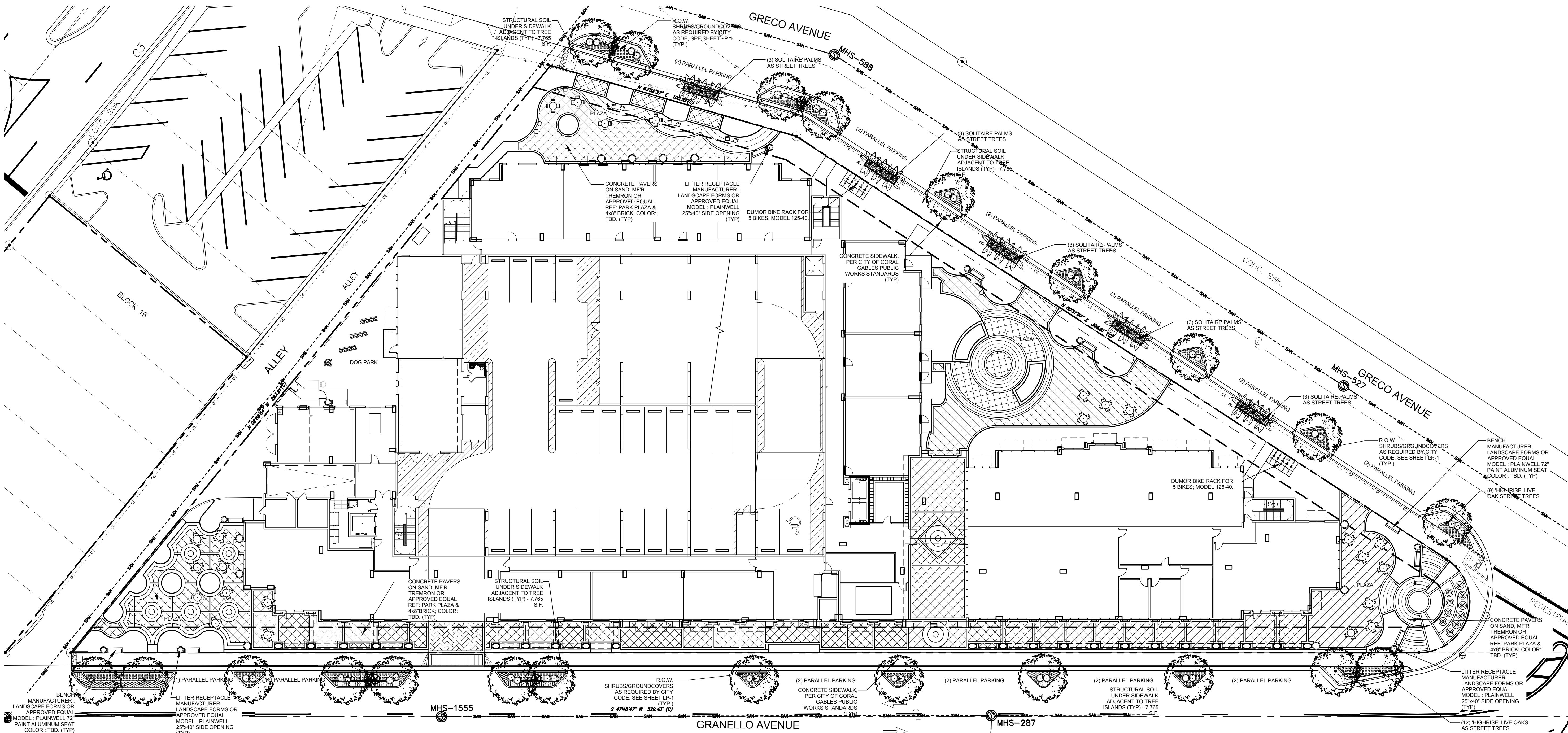
LANDSCAPE FORMS PLAINWELL TRASH RECEPTACLE



HIGHRISE LIVE OAK STREET TREE



DUMOR BIKE RACK



SCALE: 1"=20'-0"

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612 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315 A00001446 LC0000237
TEL: (954) 767-0555 FAX: (954) 767-0731 E-MAIL: INFO@ARCHITECTURALALLIANCE.COM

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Rev. 4 P&Z Submittal 06/26/15

Revision Dates

Pedestrian Amenities and Streetscape Plan

Gables Ponce III

Gables Residential
Coral Gables, Florida

Sheet Description

Pedestrian Amenities and Streetscape Plan

Release Date

04-04-15

Project Number

1507

Drawing Number

MP-1

Sheet 1 of 1

LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	MANUFACTURER	CATALOG NUMBER	QTY	TYPE	VOLTS	MOUNTING	REMARKS
	POLE LIGHT (STREET)	ARCHITECTURAL AREA LIGHTING	FSS-RB-SAL-JS-LED-MTB-FSL-TRA-IM SILVER-P422-2-4PA-14' Pole in Matte Black	16	240V, 32.9W 35LED-BW	240	GRADE	MATTE BLACK FINISH POLE: ROUND ALUMINUM MODEL #DB4 10' HT.
	UP LIGHT	RAB LIGHTING	HBLED10YA	17	10W LED 30,000K UNV	120	GRADE	MATTE BLACK FINISH TO UP LIGHT LARGE PALMS



PROPOSED STREET LAMP BY
ARCHITECTURAL AREA LIGHTING

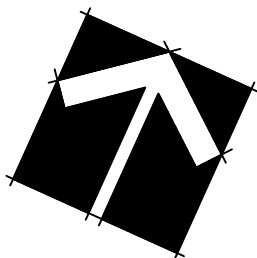
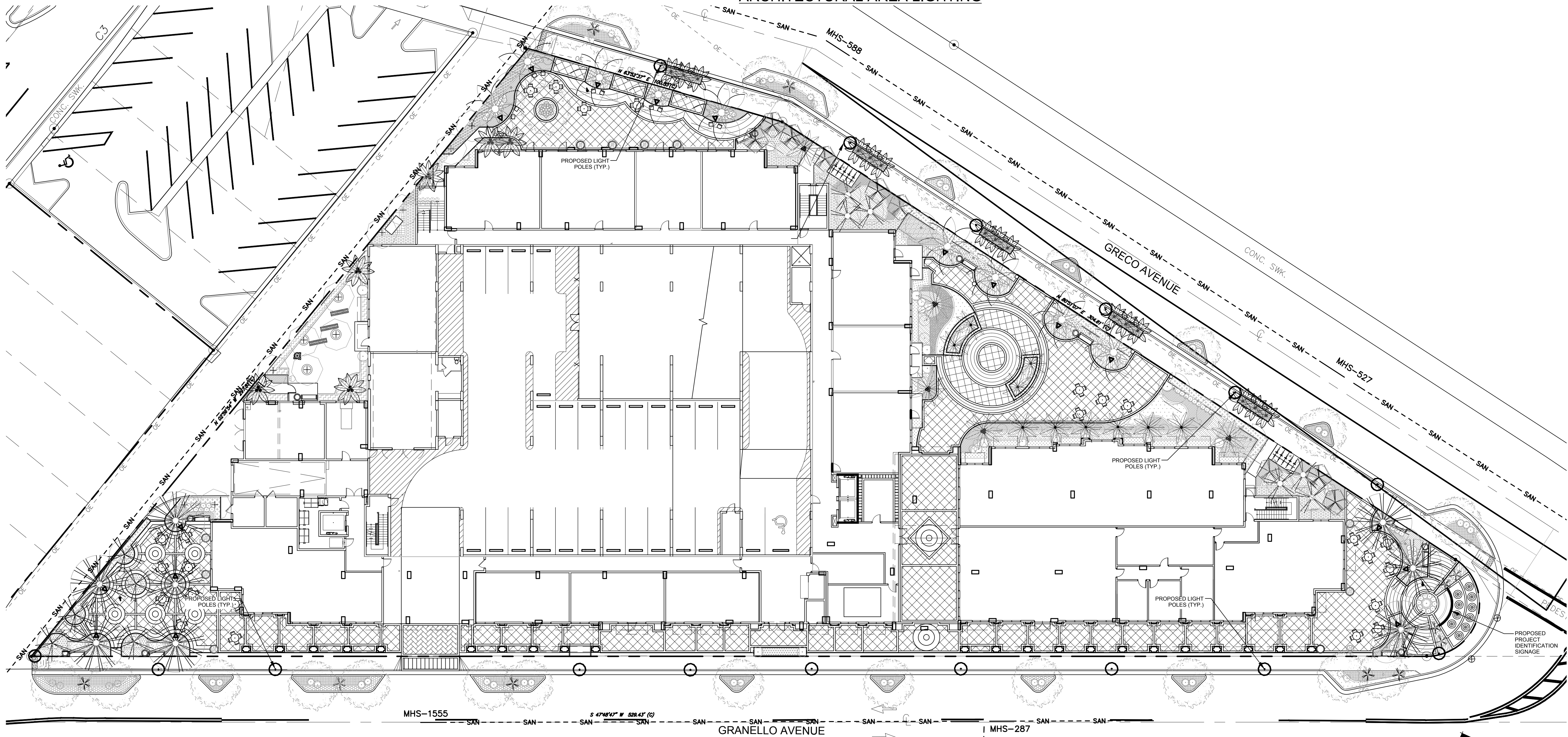
HSLED26B



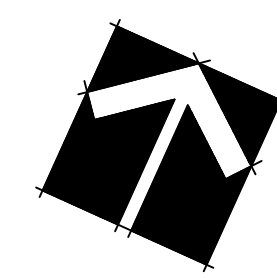
RAB LIGHTING

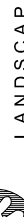
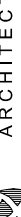
Project:	Type:	
Prepared By:	Date:	
Driver Info	LED Info	
Type: 120V:	Constant Current: 0.24A	Watts: 28W
208V:	0.15A	Color Temp: 5000K (Cool)
240V:	0.15A	Color Accuracy: 98 CRI
277V:	0.11A	L70 lifespan: 100,000
Input Watts: 27W		Lumens: 2,336
Efficiency: 96%		Efficacy: 87 LPW

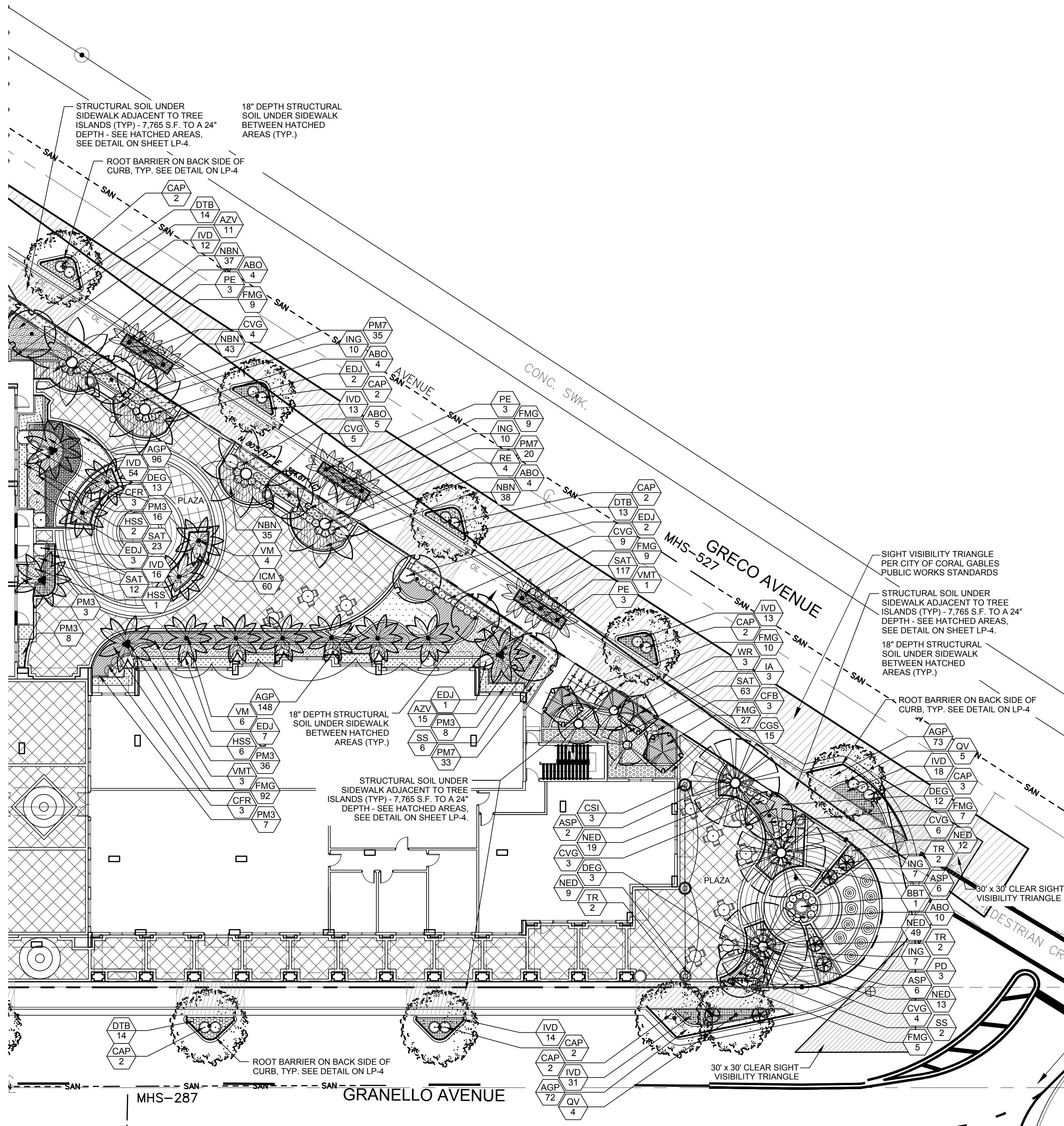
PROPOSED UP LIGHT BY
RAB LIGHTING



SCALE: 1"=20'-0"



Landscape Plan Gables Ponce III Gables Residential Coral Gables, Florida		ARCHITECTURE LANDSCAPE ARCHITECTURE LAND PLANNING INTERIOR DESIGN GOVERNMENTAL PROCESSING  ARCHITECTURAL ALLIANCE 612 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33305 A3020017466 LCC0000237 TEL: (954) 775-7273 FAX: (954) 775-7273 E-MAIL: INFO@ARCHITECTURALALLIANCE.COM	
Rev. 1 05-15-15 B.O.A. Submittal Rev. 2 06-12-16 B.O.A. Submittal Rev. 3 07-10-15 P&Z Rev. 4 P&Z SUBMITTAL 08/26/15		HUGH JOHNSON RLA #C000237 Seal	
Sheet Description Tree Disposition Plan		Revision Dates	
Release Date 04-04-15		Revision Dates	
Project Number 1507		Revision Dates	
Drawing Number LP-1 Sheet 1 of 4		Revision Dates	



PLANT SCHEDULE

Table with 10 columns: TREES CD, QTY, BOTANICAL NAME, COMMON NAME, CONT, CAL, SIZE, NATIVE, DROUGHT, SPACING. Includes sections for FLOWERING TREES, PALM TREES, SHRUBS, and GROUND COVERS.

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

Rev. 1 05-15-15 BOA Submittal

Rev. 2 06-12-15 BOA Submittal

Rev. 3 07-15-15 BOA Submittal

Rev. 4 08-20-15 BOA Submittal

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RLA #0000237

Seal

Revision Dates

Landscape Plan
Gables Ponce III
Gables Residential
Coral Gables, Florida

Sheet Description

Tree Disposition Plan

Release Date
04-04-15

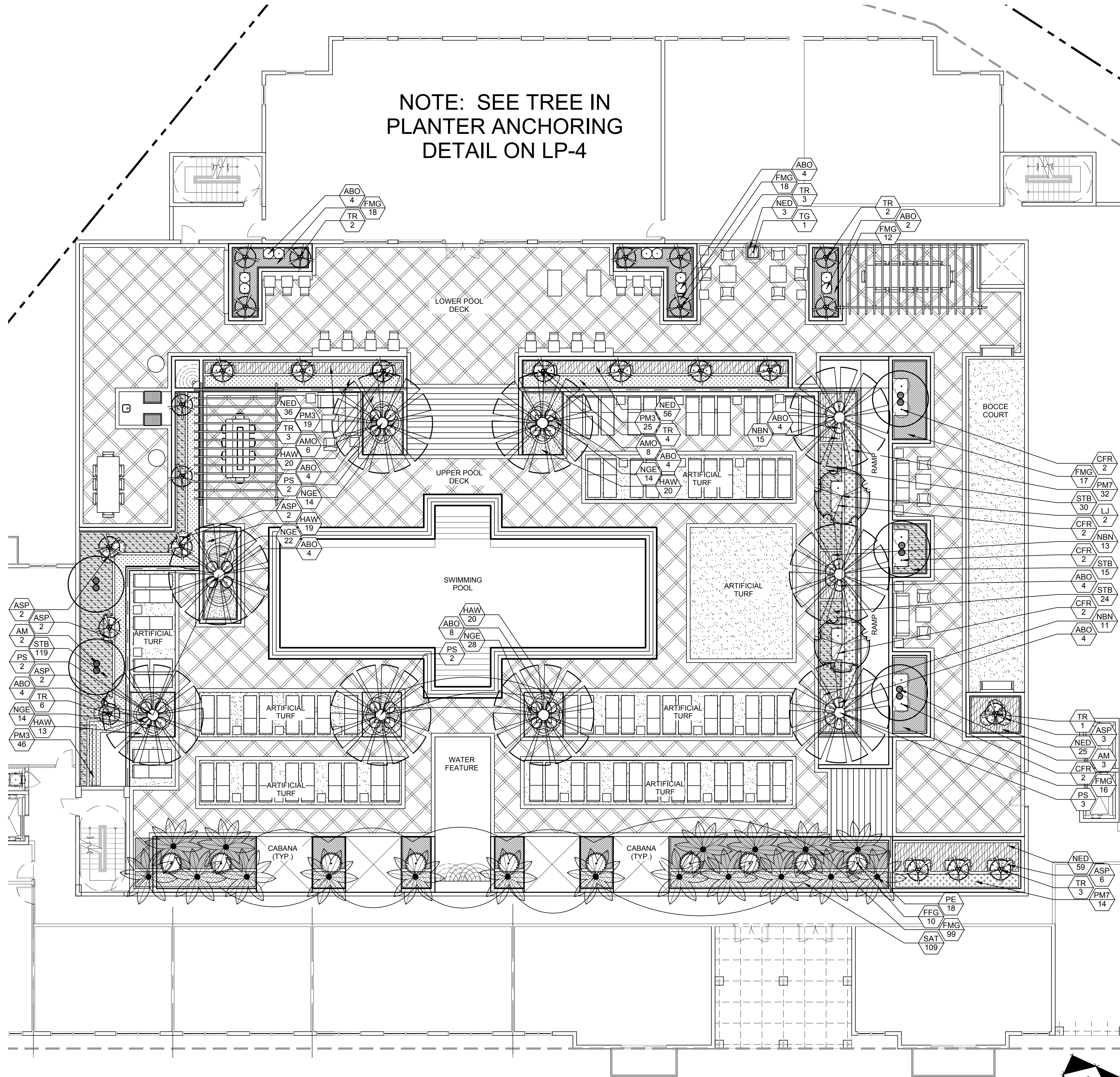
Project Number
1507

Drawing Number

LP-2

Sheet 2 of 4

ARCHITECTURE
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ARCHITECTURAL ALLIANCE



NOTE: SEE TREE IN
PLANTER ANCHORING
DETAIL ON LP-4

PLANT_SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
LJ	2	Ligustrum japonicum	Tree Ligustrum	FG&B&B	Multi Stem	12' Ht. x 12' Spr., Multi-Trunk	No	Medium	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
AM	5	Adonidia merrillii	Adonidia Palm	B&B Field Grown		8-10' OA, Double Trunks	No	High	
PS	9	Phoenix sylvestris	Wild Date Palm	FG&B&B		12' CT., Matched Heights	No	High	
PE	18	Ptychosperma elegans	Solitaire Palm	FG&B&B		12-16' CT, Staggered OA Hts.	No	High	
TR	24	Thrinax radiata	Florida Thatch Palm	B&B Field Grown		8' OA, Triple Trunks	Yes	High	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
ABO	45	Aechmea blanchetiana	'Burnt Orange' Bromeliad	3 gal	No	specimen	No	Medium	24" o.c.
AMO	14	Aechmea mexicana albo	Variegated Bromeliad	9" Pot		30-36" OA	No	Medium	30" o.c.
ASP	17	Aechmea Sp. 'Pink Frost'	Pink Frost Bromeliad	9" Pot		30" OA.	No	Medium	30" o.c.
CFR	10	Cordyline fruticosa 'Red Sister'	Hawaiian Ti Plant	7 Gal.		30" OA.	No	Medium	36" o.c.
FFG	10	Furcraea foetida	False Agave	7 Gal.		30" OA.	No	High	48" o.c.
TG	1	Tibouchina grandiflora	Fuzzy Leaf Princess Flower	15 gal		5'-6' OA			48" o.c.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
FMG	175	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal		12"HT x 16"SPR	No	High	24" o.c.
PM7	46	Podocarpus macrophyllus	Yew Pine	7 Gal.		42" Ht. x 24" Spr.	No	High	24" o.c.
PM3	90	Podocarpus macrophyllus	Podocarpus	3 gal		24"HT x 24"SPR	No	High	24" o.c.
STB	188	Sansevieria trifasciata 'Black Gold'	Black Gold Sansevieria	1 gal		12"HT x 12"SPR	No	High	18" o.c.
SAT	109	Schefflera arboricola 'Trinette'	Dwarf Trinette Schefflera	3 gal		18" Ht. MIN.	No	High	18" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
HAW	92	Hemigraphis alternata 'Exotica'	Waffle Plant	1 gal		6" Ht. Min.	No	Medium	18" o.c.
NBN	39	Neoregelia x 'Bossa Nova'	Green & White Bromeliad	1 gal	No	12" O.A.	No	Medium	15" o.c.
NED	179	Neoregelia x 'Donger'	Red Dwarf Bromeliad	1 gal		12" O.A.	No	Medium	15" o.c.
NGE	92	Neoregelia x 'Green Eyes'	Neoregelia Bromeliad	6" Pot		12" O.A.	No	Medium	12" o.c.

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

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ARCHITECTURAL ALLIANCE
612 S.W. FOURTH AVENUE, FORT LAUDERDALE, FLORIDA 33315 A20001446 LC0000237
TEL: (954) 764-8868 FAX: (954) 764-0701 E-MAIL: landscape@archall.net

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Rev. 4 P&Z SUBMITTAL 08/26/15

Revision Dates

Pool and Amenity Deck Landscape Plan

Gables Ponce III

Gables Residential
Coral Gables, Florida

Sheet Description
Pool and
Amenity Deck
Landscape Plan

Release Date
04-04-15

Project Number
1507

Drawing Number
LP-3

Sheet 3 of 4

NOTES:

GENERAL PLANTING REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

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

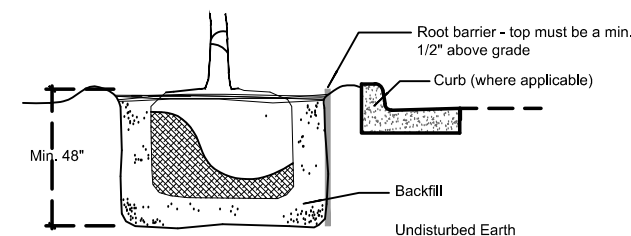
The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

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

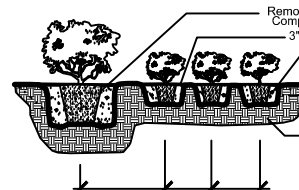
All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floritam' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

Typical planting using a tree root barrier equal to or as manufactured by Deeproot, #103-24-2.



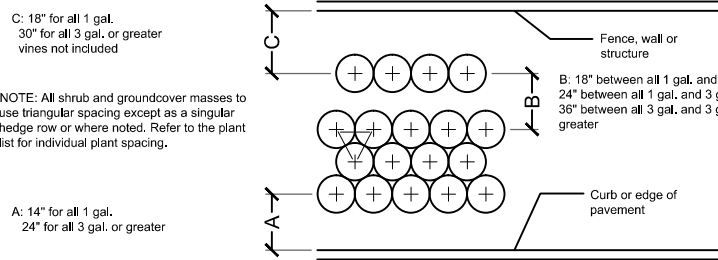
ROOT BARRIER DETAIL

NTS



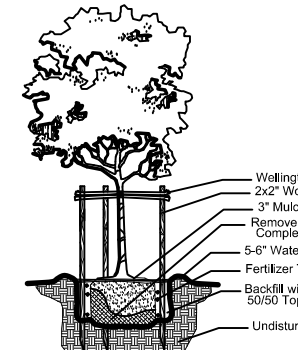
Shrub & Ground Cover Planting Detail

NTS



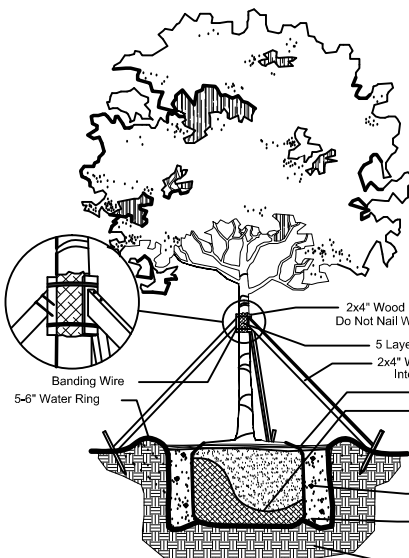
Typical Plant Spacing

NTS



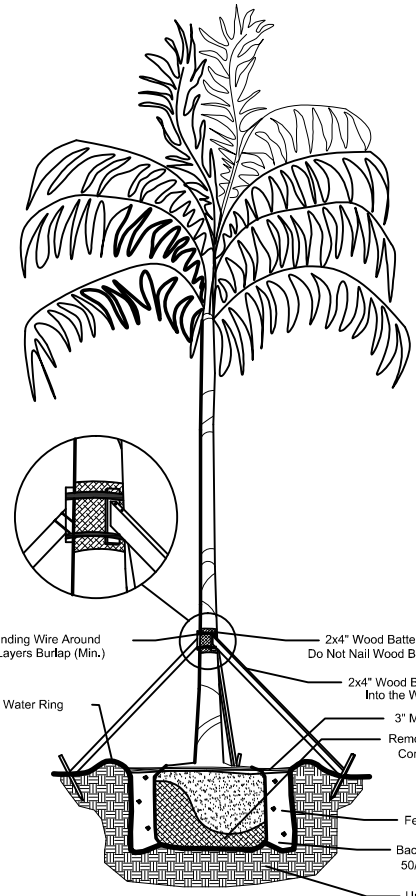
Small Tree Planting Detail

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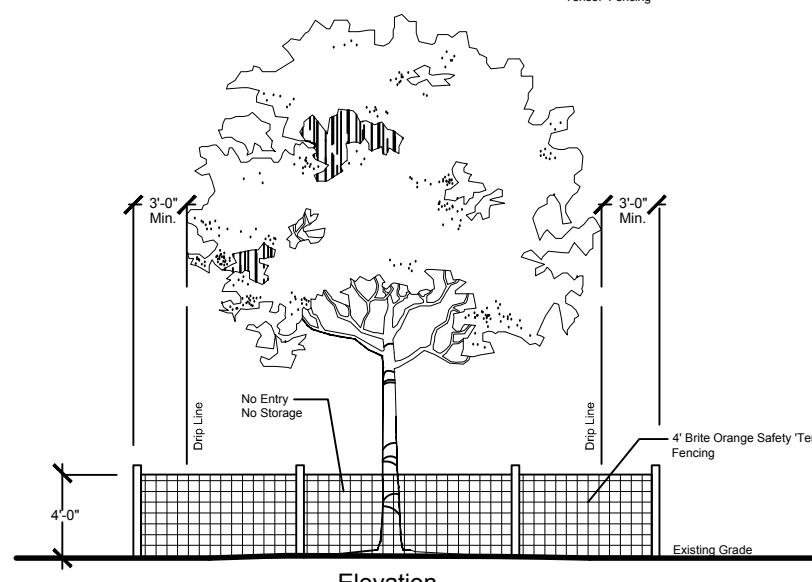
Large Tree Planting Detail

NTS



Palm Planting Detail

NTS



Existing Tree(s) Protection Detail

NTS

LANDSCAPE REQUIREMENTS - CITY OF CORAL GABLES

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

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

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

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

TOTAL : 892'

REQUIRED : 892' / 35' = 25.5 Trees (30% native species min.)
PROVIDED : 21 Trees, 5 Palms (counted 3:1), 81% Native (26 Trees total)

% PALMS PERMITTED TO COUNT AS STREET TREES:
3:1 basis x 25%

20.6 x 0.25 = 5.15

Permitted : 5 (15 at 3:1 basis)
Provided : 5

REQUIRED SHRUBS :

Greco Avenue : 406'
Granello Avenue : 486'

TOTAL : 892'

REQUIRED : 892' / 1' O.C. = 892 Shrubs (30% native species min.)

PROVIDED : 955 Shrubs (323 Native (34%), 226 Dwarf Ilex Holly, 6 Thatch Palms, 45 Purple Crinum, and 46 Gold Mound Duranta)

VUA LANDSCAPE BUFFER REQUIREMENTS :

1 TREE PER 25' OF PROPERTY LINE REQUIRED

NO EXTERIOR VUA = NOT APPLICABLE

PART 2 - PRODUCTS

2.1 STRUCTURAL SOIL

A. Provide a Structural Soil mix using the two components listed below that will meet the ASTM standards as follows:

3/4" Stalite Expanded Slate 80%
Sandy Clay Loam 20%
*Percentages of sand and clay may vary to meet testing requirements

- Air Filled Porosity: 10% - 15% by volume
- Water Retention (ASTM D2325) at 0.1 bar: minimum of 10% - 12% by volume, up to 30%
- Permeability (Hydraulic Conductivity) (ASTM D2484 or D5084): Minimum 1/4" - 1/2" per hour

2.2 Structural Soil Components

A. 3/4" Stalite Rotary Kiln Expanded Slate

- ASTM C29 Unit Dry Weight loose (48 lbs/cf to 55 lbs/cf)
Saturated Surface Loose (55 lbs/cf to 60 lbs/cf)
- ASTM C127 Specific Gravity to meet 1.45 to 1.60 Dry Bulk
- ASTM C330 to meet the ASTM Gradation 3/4" - #4 size

3/4" to #4 Sieve Size	% Passing
1"	100
3/4"	80 - 100
3/8"	10-50
#4	0 - 10

- Test for degradation loss using Los Angeles Abrasion testing in accordance with **ASTM C-131 modified method FM 1-1096**. No more than 28% of the weight of the aggregate must be lost to degradation.

B. Sandy Clay Loam

- Texture
40%-65% sand
15%-25% silt
20%-35% clay
2%-5% organic matter

2.2 MIXING OFFSITE

A. Structural Soil

- Mechanically mix the sand and loam thoroughly if mixing is necessary to meet the specifications.
- Saturate the 3/4" Expanded Slate with water and mechanically mix the sandy clay loam until the slate particles are completely coated.
- When stockpiling the finished mix, cover the pile with a plastic tarp to prevent drying out or soil separation from rain.
- Install the mix within 48 hours of mixing.

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

Zoning District: C with CBD overlay
Net Lot Area: 1.69 acres / 73,583 s.f.

OPEN SPACE: Plazas, courtyards, arcades, and loggias paved with a pervious material may be considered open space and count as such towards the open space up to 75% maximum

Net lot area = 73,583 s.f. x 10% = 7,358 s.f.

REQUIRED: 7,358 S.F. (Maximum pervious paver area = 5,519 s.f.)
PROVIDED: 6,833 s.f. at ground level
3,308 s.f. planters at rec. level
0 s.f. pervious pavers at ground level (0%)
10,041 s.f. total

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

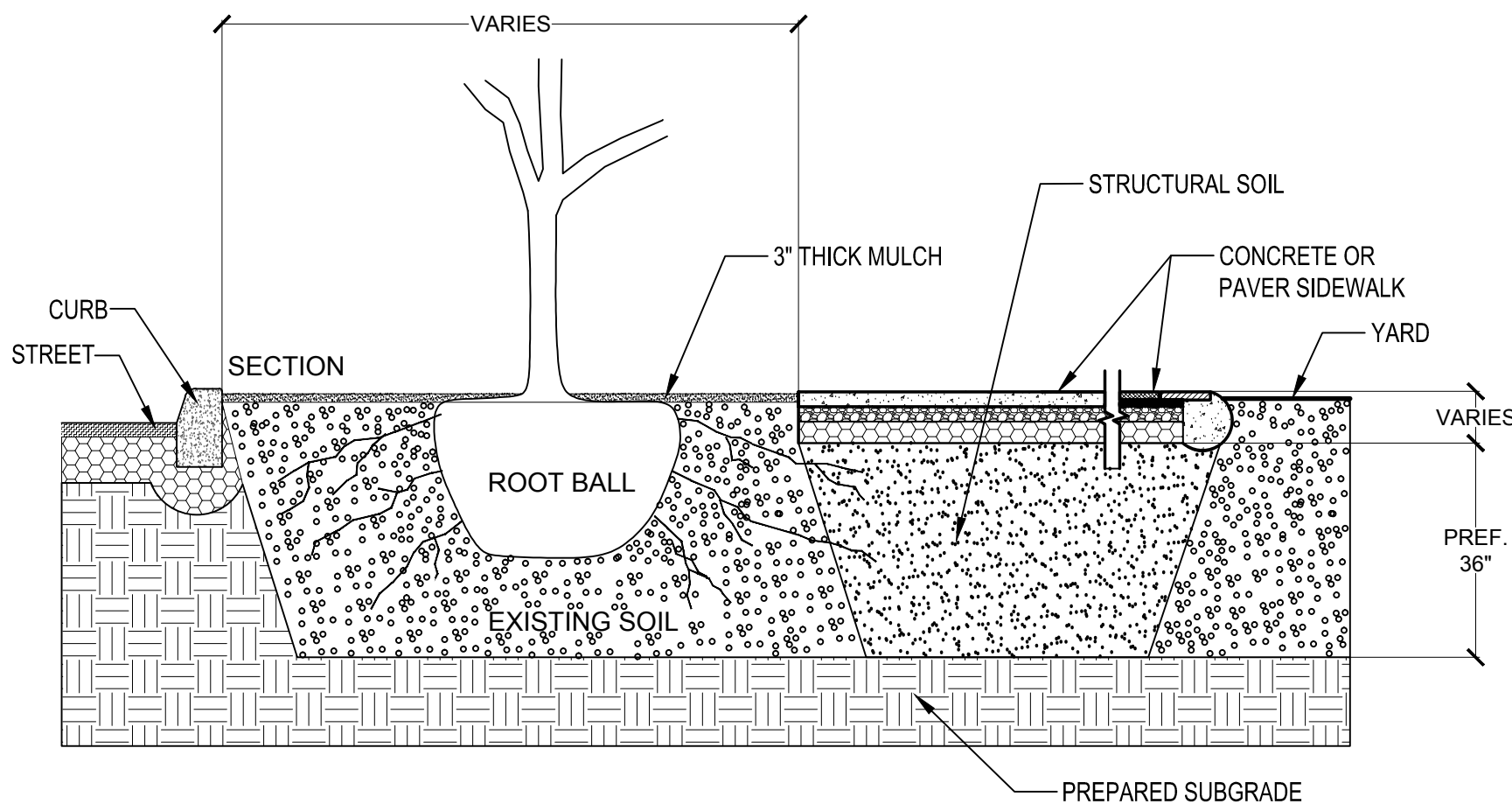
REQUIRED: 47 trees (30% minimum native species required)
PROVIDED: 35 trees + (12 palms 3:1) = 47 total trees
(59% native, 9 East Palatka Hollies, 11 Pigeon Plum, 5 Sweet Acacia, and 3 Royal Palms (9@3:1))

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

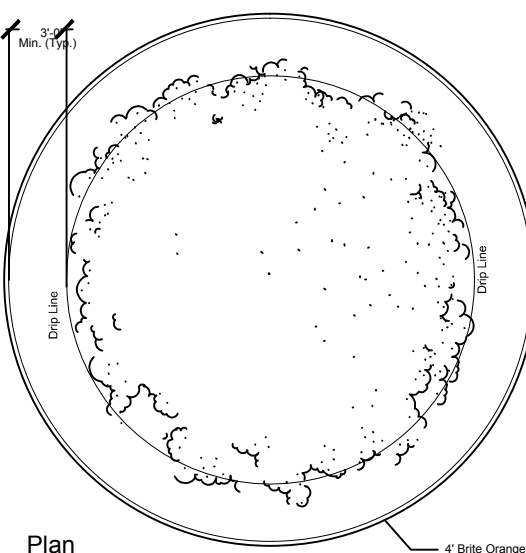
ALLOWED: 12 Trees
PROVIDED: 12 (36 Total Palms @ 3:1)

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

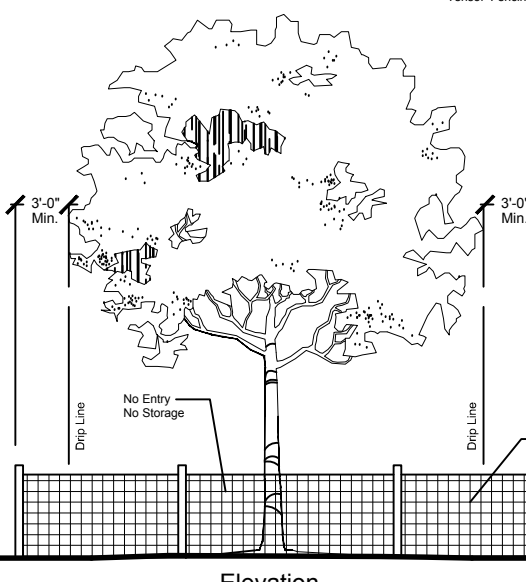
REQUIRED: 379 Shrubs (30% minimum native species of required = 114 Natives Required)
PROVIDED: 680 Shrubs (223 Native)



STRUCTURAL SOIL DETAIL AND NOTES



Plan



Elevation

Landscape Requirements, Details, and Specifications

Gables Ponce III

Gables Residential
Coral Gables, Florida

Sheet Description

Landscape Requirements,
Details,
and Specifications

Release Date
04-04-15

Project Number
1507

Drawing Number

LP-4

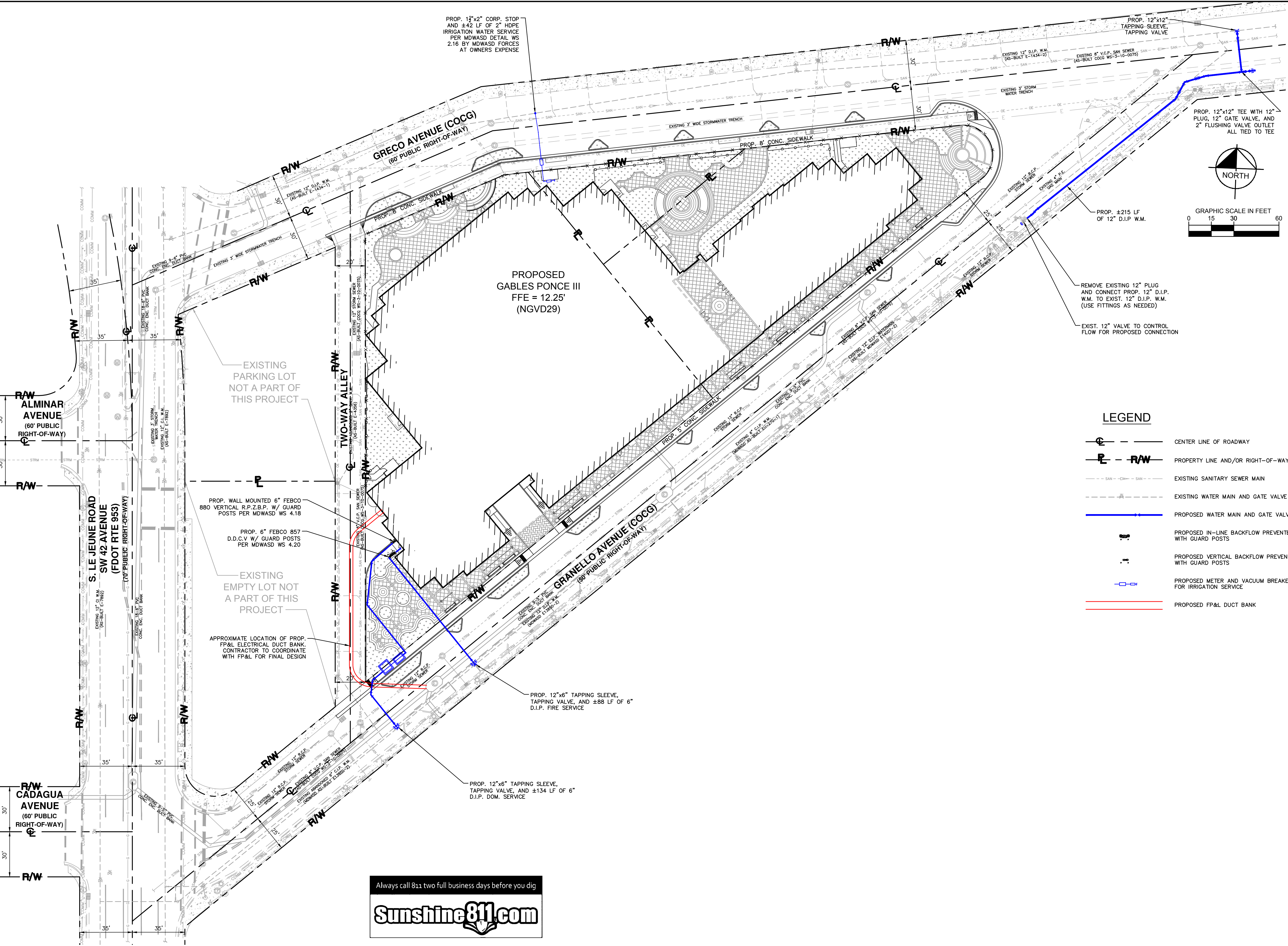
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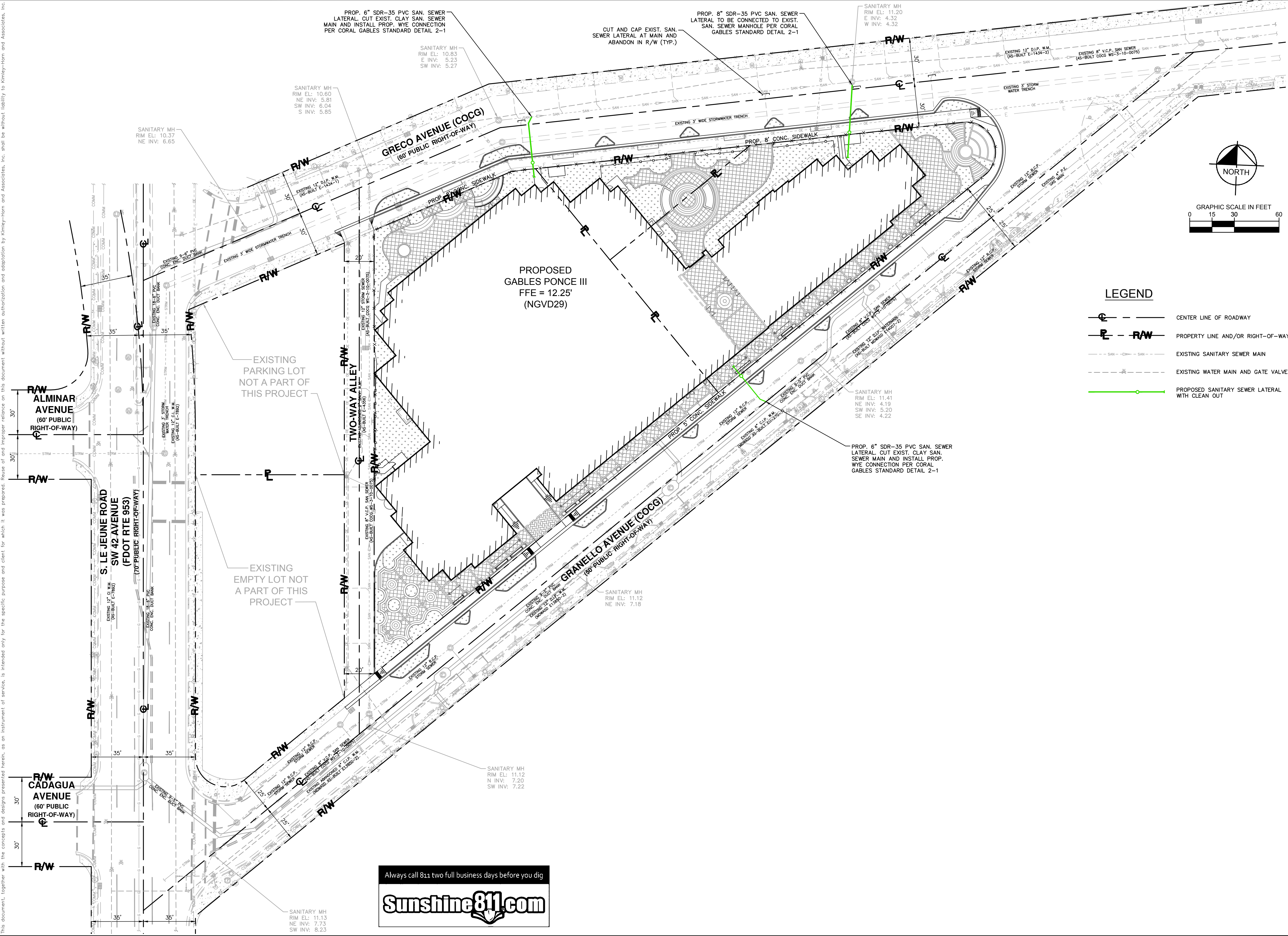
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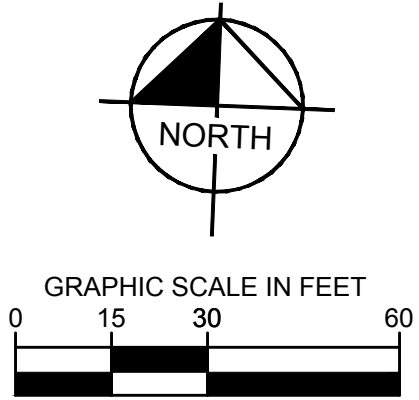


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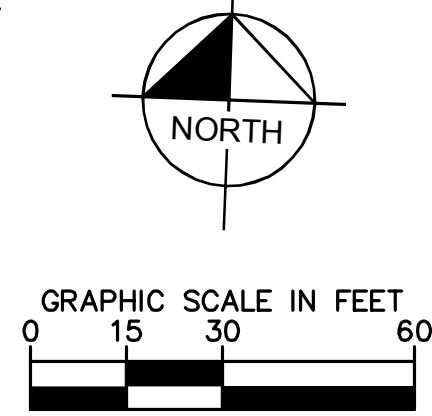
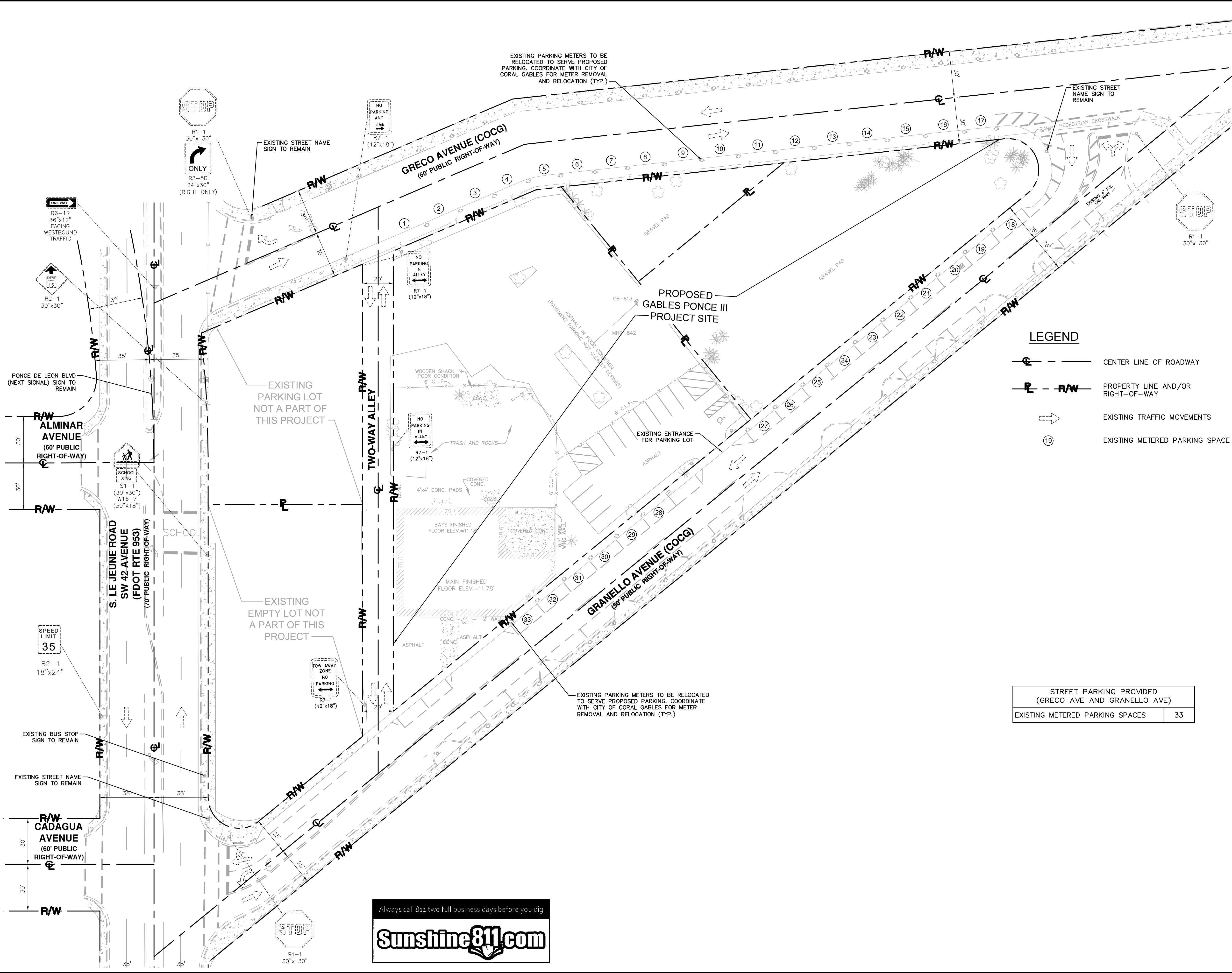
LEGEND

- CENTER LINE OF ROADWAY
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- EXISTING SANITARY SEWER MAIN
- EXISTING WATER MAIN AND GATE VALVE
- PROPOSED SANITARY SEWER LATERAL WITH CLEAN OUT

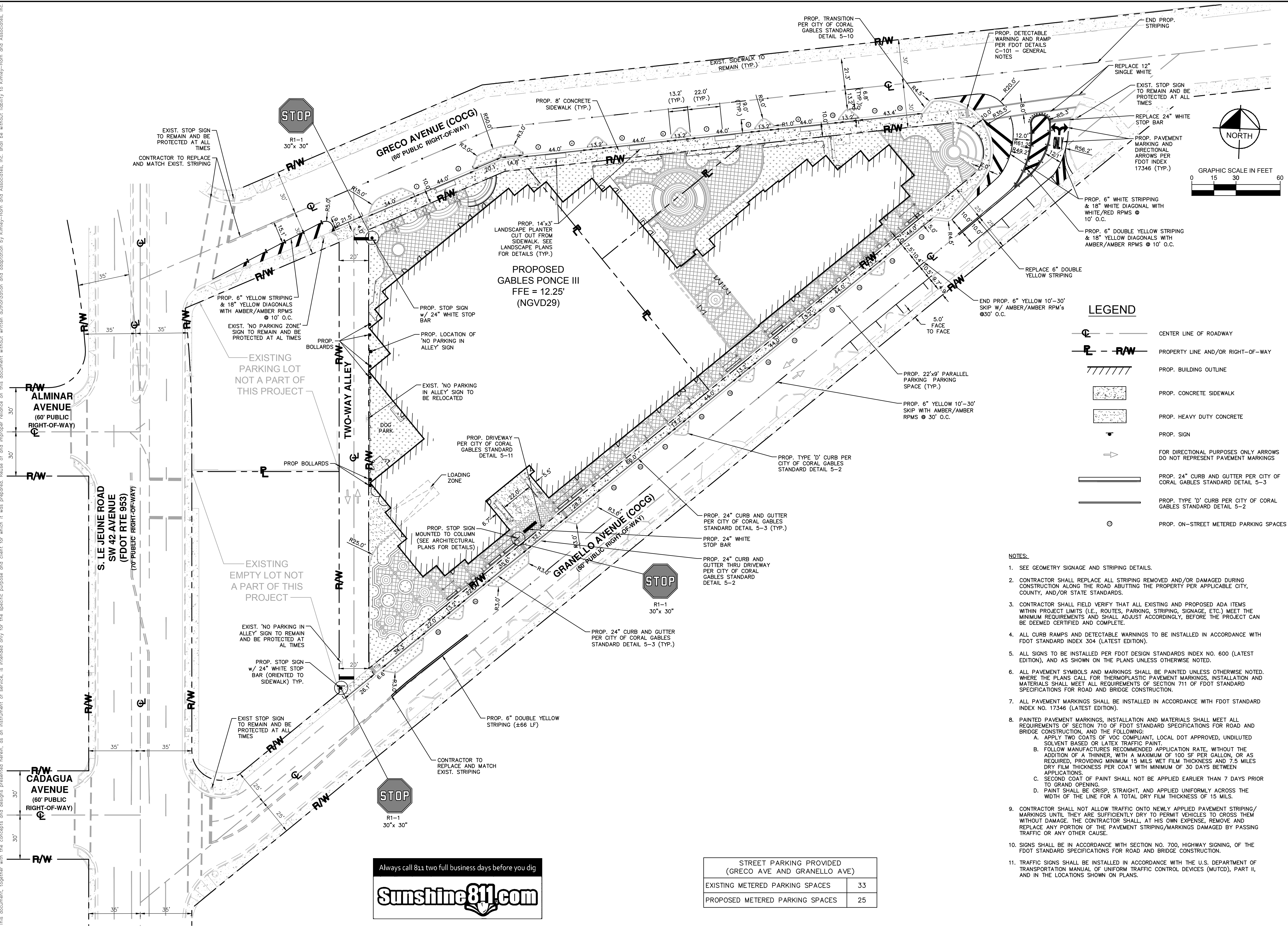


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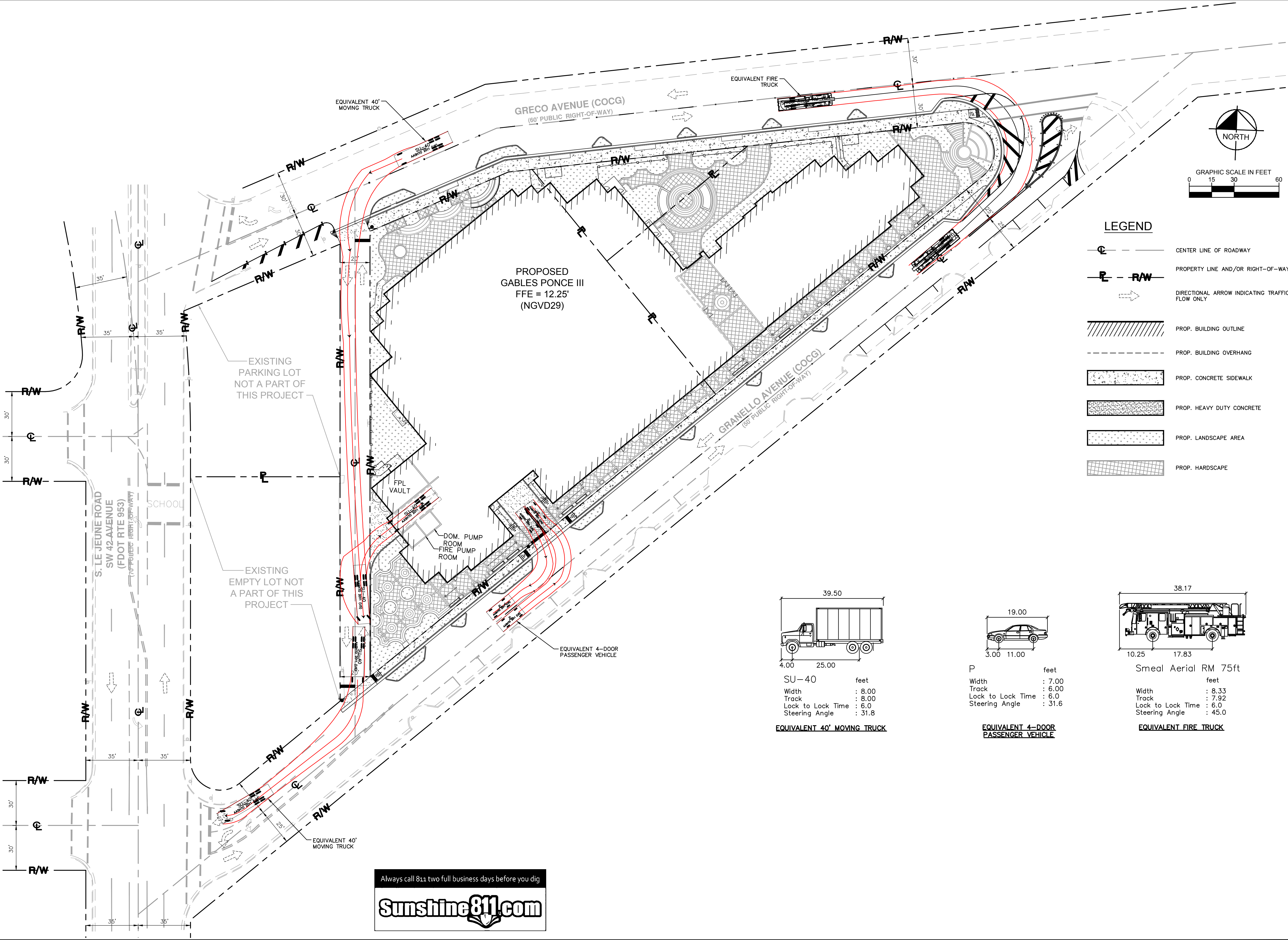


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LICENSED PROFESSIONAL		CHRISTOPHER THOMAS FALCE, P.E. FL LICENSE NUMBER 73908	
Kimley»Horn		© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 33324 600 N. US HWY 1 SOUTH, SUITE 400 PHOENIX, AZ 85004-5100 CA 00000696 WWW.KIMLEY-HORN.COM	
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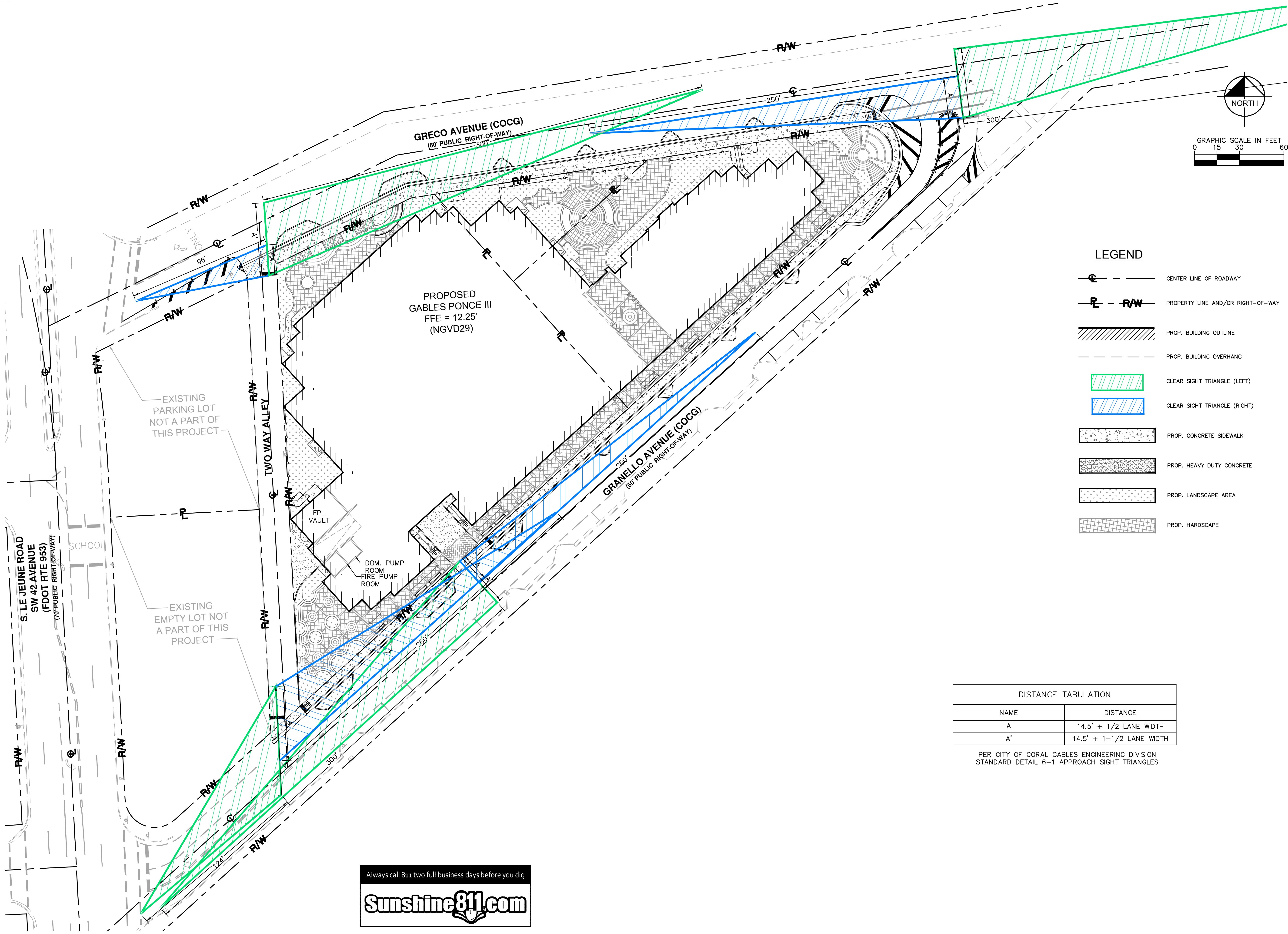
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LEGEND

CENTER LINE OF ROADWAY

PROPERTY LINE AND/OR RIGHT-OF-WAY

PROP. BUILDING OUTLINE

PROP. BUILDING OVERHANG

CLEAR SIGHT TRIANGLE (LEFT)

CLEAR SIGHT TRIANGLE (RIGHT)

PROP. CONCRETE SIDEWALK

PROP. HEAVY DUTY CONCRETE

PROP. LANDSCAPE AREA

PROP. HARDSCAPE

DISTANCE TABULATION	
NAME	DISTANCE
A	14.5' + 1/2 LANE WIDTH
A'	14.5' + 1-1/2 LANE WIDTH

PER CITY OF CORAL GABLES ENGINEERING DIVISION
STANDARD DETAIL 6-1 APPROACH SIGHT TRIANGLES

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GABLES PONCE III
PREPARED FOR
LG PONCE III, LLC.

CORAL GABLES
FLORIDA

SHEET NUMBER
C-5

SIGHT TRIANGLE
EXHIBIT

KHA PROJECT
043695000

DATE
8/24/2015

SCALE AS SHOWN

DESIGNED BY
ST

DRAWN BY
ST

CHECKED BY
SE

LICENSED PROFESSIONAL

CHRISTOPHER THOMAS
FALCE, P.E.
FL LICENSE NUMBER
73908

DATE

Kimley»Horn

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600 N. PINE ISLAND RD. SUITE 450 PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA 00000666

P&Z SUBMITTAL

8/26/2015

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NO.

REVISIONS

DATE

BY

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NORTH

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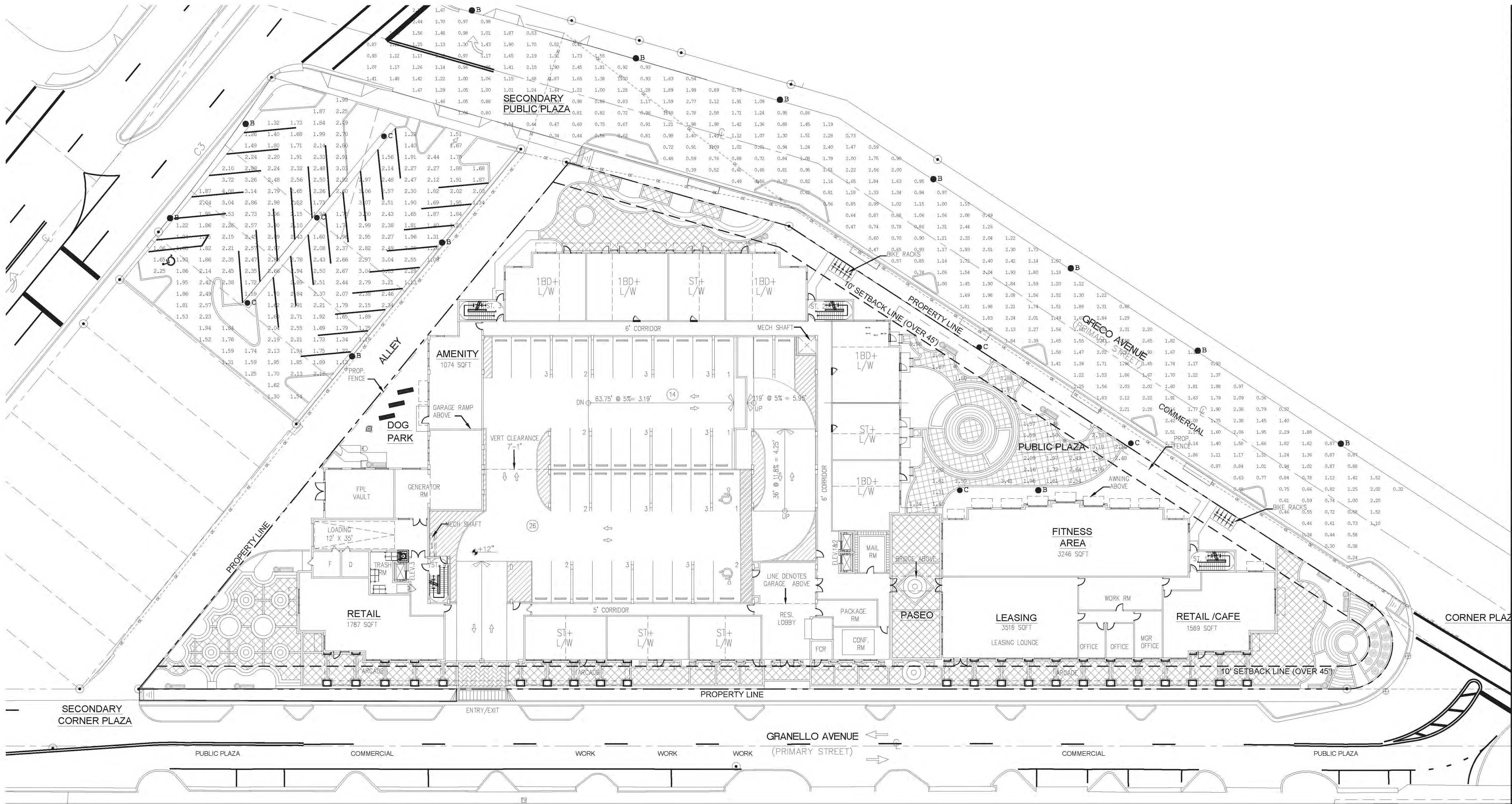
MIAMI-DADE COUNTY BUS STOP

CITY OF CORAL GABLES TROLLEY STOP

METRO RAIL STATION

DISTANCE TO PUBLIC TRANSIT

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REVISIONS	BY
P & Z SUBMITTAL 08-26-15	

GABLES PONCE III

LOCATED AT:
CORAL GABLES, FL
FOR:
GABLES RESIDENTIAL
3399 PEACHTREE RD SUITE 600
ATLANTA GA 30326


Franyie
ENGINEERS
INC.

Certificate of
Authorization #
00002906

VIVIANA FRANYIE
PE # 49985 MECH
ALEJANDRO FRANYIE
PE # 73089 MECH

10610 NW 27 Street, Miami FL 33172
T: (305)592-1360 F: (305)594-9279
www.franyieengineers.com

JOB NUMBER 15-118
DATE

SCALE AS SHOWN
JOB NO. 1645.PRJ
SHEET

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	12	B	SINGLE	14000	0.720	USAL GER-III-150MH W/180HS SHIELD
	6	C	SINGLE	14000	0.720	USAL GER-V-150MH

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
Greco Avenue	Illuminance	Fc	1.34	3.02	0.24	5.58	12.58	396
Public Area	Illuminance	Fc	2.06	4.09	0.96	2.15	4.26	35
Site	Illuminance	Fc	2.16	4.08	1.06	2.04	3.85	218

 NORTH

PHOTOMETRIC SITE PLAN

SCALE: 1"=20'-0"

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

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

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

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

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

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

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

RESOLUTION NO. 2402

A RESOLUTION ORDERING LOCAL IMPROVEMENT H 51

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

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

IMPROVEMENT H 51 AS FOLLOWS:

On Toledo Street

From Bird Road

To Biltmore Drive

On Ave. Alava

From Granada Blvd.

To Toledo St.

6/13/44

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

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

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

Estimated Assessment per front foot \$1.10

(Work & Incidentals)

was introduced.

Motion for adoption by Commissioner Phillips, seconded by Commissioner

Bell.

Resolution adopted by the following roll call:

"Yes" -	Commissioner Bell
	Holley
	Houston
	Phillips
Mayor	Mayes

There being no further business, the meeting was adjourned.

APPROVED:

Thomas C. Mayes
Mayor
Thomas C. Mayes

ATTEST:

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

RESOLUTION NO. 2398

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

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

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

was introduced.

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

Resolution adopted by the following roll call:

"Yes" -	Commissioner Bell
	Holley
	Houston
	Phillips
	Mayor
	Mayes

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

RESOLUTION NO. 2399

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

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

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

and

RESOLUTION NO. 2400

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

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

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

were introduced.

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

The Resolutions were adopted by the following roll call:

"Yes" -	Commissioner Bell
	Holley
	Houston
	Phillips
Mayor	Mayes

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

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

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

RESOLUTION NO. 2701

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

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

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

was introduced.

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

Resolution adopted by the following roll call:

"Yes" -	Commissioner Bell
	Holley
	Houston
	Phillips
Mayor	Mayes



The City of Coral Gables

Historical Resources Department

March 4, 2015

LG Ponce III LLC
3399 Peachtree Road NE, Suite 600
Atlanta, GA 30326

Re: 363 Granello Avenue, lengthy legal description on file at the Historical Resources Department

Dear Sirs:

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 six (6) 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:

363 Granello Avenue, lengthy legal description on file at the Historical Resources Department, 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.

This letter is a reissue of the previous letter dated September 11, 2008. 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 six (6) 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 six-month period. Upon expiration of the six-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: Mario Garcia-Serra, Esq., 600 Brickell Avenue, Suite 3500, Miami, FL 33131
Craig Leen, City Attorney
Bridgette Thornton, Deputy City Attorney
Jane Tompkins, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
William Miner, Building Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File

INTRODUCTION

USRE Holdings, LLC is proposing a development consisting of residential and retail uses located east of SR 953/Le Jeune Road between Greco Avenue (north) and Granello Avenue (south) in the City of Coral Gables. Currently, the area proposed for development is vacant. The proposed development will consist of a 211-unit apartment building and 4,000 square feet of specialty retail space. Primary access to the site is provided through one (1) full-access driveway into a parking garage on Granello Avenue. A project location map is included as Figure 1 and a site plan is provided in Appendix A. The project is expected to be completed by year 2017.

The roadways within the immediate vicinity of the site include Greco Avenue, Granello Avenue, Ponce De Leon Boulevard, SR 953/Le Jeune Road, SR 976/Bird Road/SW 40th Street, and SR 5/US 1/Dixie Highway. Greco Avenue and Granello Avenue are two-lane undivided roadways. Ponce De Leon Boulevard is a four-lane undivided roadway. SR 953/Le Jeune Road and SR 976/Bird Road/SW 40 Street are four-lane divided roadway. SR 5/US 1/Dixie Highway is a six-lane divided roadway.

Kimley-Horn and Associates, Inc. has completed this traffic impact analysis to assess the project's impact on the surrounding roadway network and determine if adequate capacity is available to support future traffic volumes. This report summarizes the data collection, project trip generation and distribution, and operational analyses.



Figure 1
 Site Location Map
 Gables Ponce III
 Coral Gables, Florida

EXISTING TRAFFIC

A.M. peak period (7:00 to 9:00 A.M.) and P.M. peak period (4:00 to 6:00 P.M.) turning movement counts were collected on March 19, 2015 (Thursday) and March 31, 2015 (Tuesday) at the following twenty (20) intersections:

- SR 953/Le Jeune Road and SR 976/Bird Road/SW 40 Street
- SR 953/Le Jeune Road and Greco Avenue
- SR 953/Le Jeune Road and Granello Avenue
- SR 953/Le Jeune Road and Ponce De Leon Boulevard/Grand Avenue
- SR 953/Le Jeune Road and SR 5/US 1
- Ponce De Leon Boulevard and SR 976/Bird Road/SW 40 Street
- Ponce De Leon Boulevard and Greco Avenue/Ruiz Avenue
- Ponce De Leon Boulevard and SR 5/US 1
- Greco Avenue and Granello Avenue

The volumes were collected in 15-minute intervals and the peak hour was determined for each intersection. The Florida Department of Transportation (FDOT) peak season conversion factor (PSCF) was applied to the traffic counts to adjust the traffic to peak season volumes. The appropriate peak season conversion factor for the counts collected in March is 1.00. In addition, peak hour factors of the overall intersection were applied to the peak season turning movement counts within the capacity analysis. The turning movement counts and FDOT peak season factor category reports are included in Appendix D. Figure 6 presents the existing turning movement volumes at the study intersections during the weekday A.M. and P.M. peak hours.



Legend

- Study Roadway
- Study Intersection
- XX A.M. Peak Hour Traffic
- (XX) P.M. Peak Hour Traffic

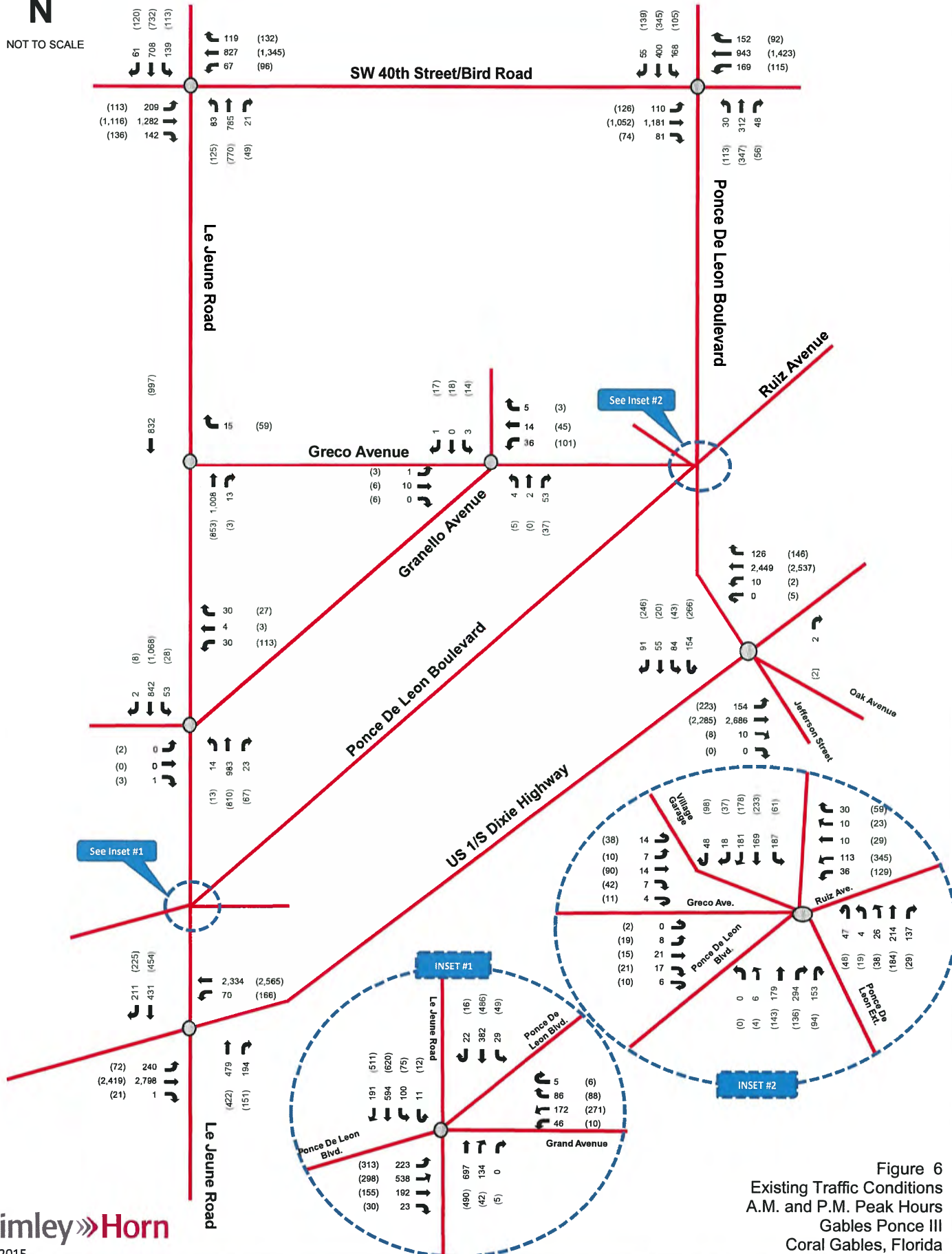


Figure 6
Existing Traffic Conditions
A.M. and P.M. Peak Hours
Gables Ponce III
Coral Gables, Florida

FUTURE TOTAL TRAFFIC

Future total traffic conditions are defined as the expected traffic conditions in the year 2017 after the opening of the project. Figure 8 presents the future traffic volumes for the weekday A.M. and P.M. peak hours. Volume development worksheets for the study intersections are included in Appendix F.



Legend

- Study Roadway
- Study Intersection
- XX A.M. Peak Hour Traffic
- (XX) P.M. Peak Hour Traffic

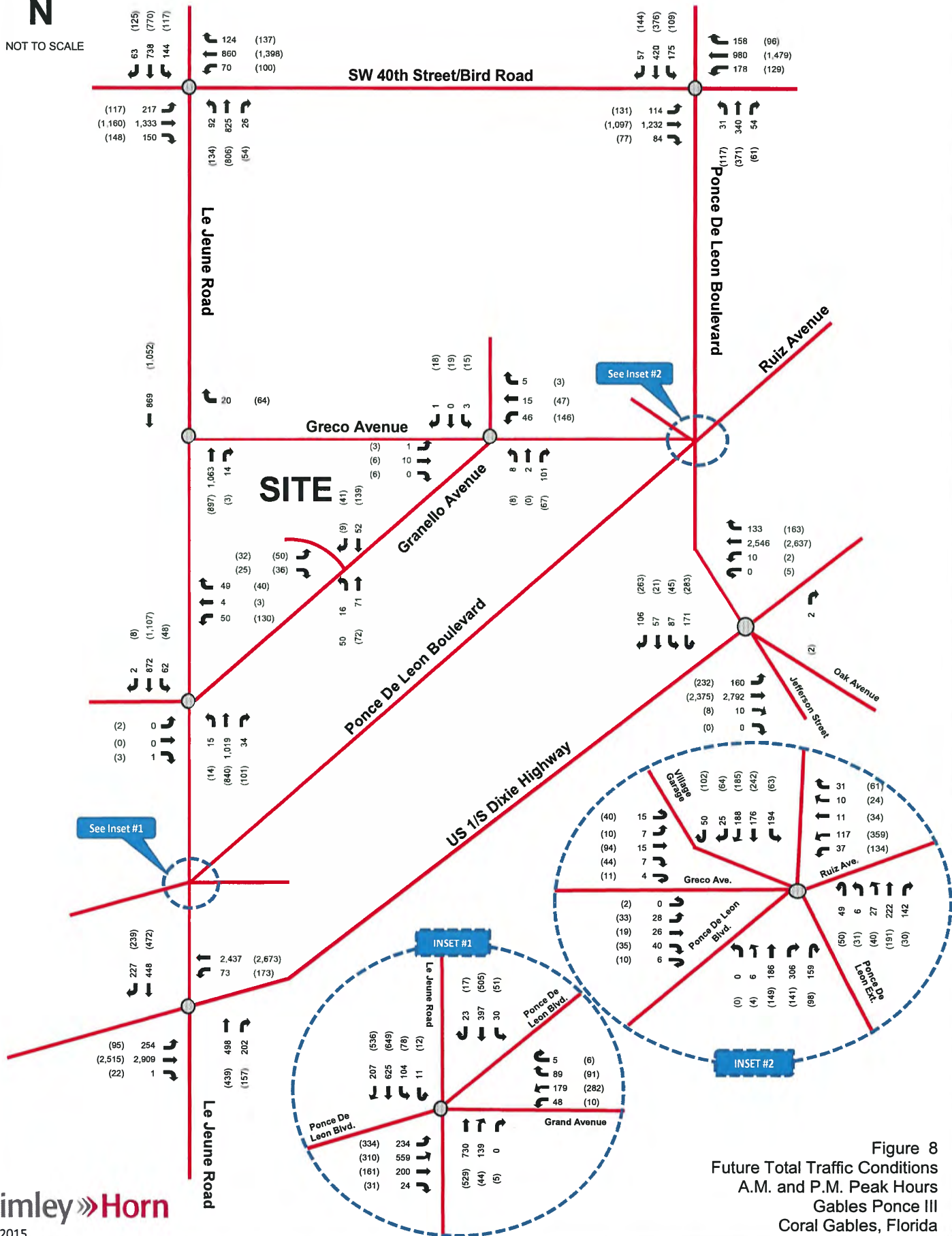


Figure 8
Future Total Traffic Conditions
A.M. and P.M. Peak Hours
Gables Ponce III
Coral Gables, Florida

INTERSECTION CAPACITY ANALYSIS

The operating conditions were analyzed for the study intersections. Three (3) scenarios (existing conditions, future background conditions, and future total conditions) were analyzed using *Trafficware's SYNCHRO 8.0 Software* which applies methodologies outlined in the *Highway Capacity Manual, 2000 and 2010 Edition*. The roundabout was analyzed using *SIDRA Solutions' SIDRA Intersection 6.0 Software* which applies *HCM 2010* methodologies. Synchro worksheets for the study intersections are included in Appendix G. A summary of the intersection and driveway analyses for the A.M. and P.M. peak hours are presented in Tables 3 and 4. As these tables indicate, all study intersections are expected to operate at levels of service (LOS) E or better overall during the A.M. and P.M. peak hours under existing year 2015 conditions, background year 2017 conditions, and future total year 2017 conditions.

Table 3: A.M. Peak Hour Intersection Capacity Analysis								
Intersection	Traffic Control	Overall LOS/Delay	Approach LOS					
			EB	WB	NB		SB	
Existing Conditions (Future Background Conditions) [Future Total Conditions]								
SR 953/Le Jeune Road at SR 976/Bird Road/SW 40 Street	Signalized	D/42.6 (D/46.0) [D/46.6]	D (D) [D]	D (D) [D]	E (E) [E]		D (D) [D]	
SR 953/Le Jeune Road at Greco Avenue	One-Way Stop Controlled	(1)	N/A	B (B) [B]	(2)		(2)	
SR 953/Le Jeune Road at Granello Avenue	Two-Way Stop Controlled	(1)	B (B) [B]	C (D) [D]	(2)		(2)	
SR 953/Le Jeune Road at Ponce De Leon Boulevard/Grand Avenue	Signalized ⁽³⁾	E/61.3 (E/62.9) [E/63.0]	E (E) [E]	F (F) [F]	D (D) [D]		D (D) [D]	E (E) [E]
SR 953/Le Jeune Road at SR 5/US 1/Dixie Highway	Signalized ⁽³⁾	D/44.5 (D/48.1) [D/48.5]	C (C) [C]	D (E) [E]	F (F) [F]		D (E) [E]	
Ponce De Leon Boulevard at SR 976/Bird Road/SW 40 Street	Signalized	D/39.3 (D/40.2) [D/40.3]	D (D) [D]	D (D) [D]	D (D) [D]		C (C) [C]	
Ponce De Leon Boulevard at Greco Avenue/Ruiz Avenue	Roundabout	B/13.6 (C/15.2) [C/16.1]	A (A) [A]	A (A) [A]	C (C) [C]	C (D) [D]	A (A) [A]	A (A) [A]
Ponce De Leon Boulevard at SR 5/US 1/Dixie Highway	Signalized ⁽³⁾	C/21.1 (C/22.2) [C/22.7]	B (B) [B]	C (B) [B]	N/A		F (F) [F]	
Greco Avenue at Granello Avenue	Two-Way Stop-Controlled	(1)	(2)	(2)	A (A) [A]		A (A) [B]	
Granello Avenue at Project Driveway	One-Way Stop-Controlled	(1)	(2)	(2)	N/A		- (-) [A]	

Notes: ⁽¹⁾ Overall intersection LOS is not defined, as intersection operates under stop-control conditions.

⁽²⁾ Approach operates under free-flow conditions. LOS is not defined.

⁽³⁾ HCM 2000 methodology was applied, as HCM 2010 was not compatible for the analysis.

Table 4: P.M. Peak Hour Intersection Capacity Analysis

Intersection	Traffic Control	Overall LOS/Delay	Approach LOS					
			EB	WB	NB		SB	
Existing Conditions (Future Background Conditions) [Future Total Conditions]								
SR 953/Le Jeune Road at SR 976/Bird Road/SW 40 Street	Signalized	C/34.7 (D/36.8) [D/37.5]	D (D) [D]	D (D) [D]	C (C) [C]		D (D) [D]	
SR 953/Le Jeune Road at Greco Avenue	One-Way Stop Controlled	(1)	N/A	B (B) [B]	(2)		(2)	
SR 953/Le Jeune Road at Granello Avenue	Two-Way Stop Controlled	(1)	C (C) [C]	D (E) [E]	(2)		(2)	
SR 953/Le Jeune Road at Ponce De Leon Boulevard/Grand Avenue	Signalized ⁽³⁾	E/76.6 (E/78.1) [E/77.5]	E (E) [E]	F (F) [F]	D (D) [D]		F (F) [F]	F (F) [F]
SR 953/Le Jeune Road at SR 5/US 1/Dixie Highway	Signalized ⁽³⁾	C/34.1 (D/36.7) [D/41.0]	D (D) [E]	B (B) [B]	F (F) [F]		C (C) [C]	
Ponce De Leon Boulevard at SR 976/Bird Road/SW 40 Street	Signalized	D/40.7 (D/41.4) [D/40.7]	C (C) [C]	C (C) [C]	E (E) [E]		E (E) [E]	
Ponce De Leon Boulevard at Greco Avenue/Ruiz Avenue	Roundabout	C/17.3 (C/19.9) [C/21.5]	B (B) [B]	D (E) [E]	B (B) [B]	B (B) [B]	B (B) [C]	C (C) [C]
Ponce De Leon Boulevard at SR 5/US 1/Dixie Highway	Signalized ⁽³⁾	D/38.9 (D/41.5) [D/42.1]	D (D) [D]	B (B) [B]	N/A		F (F) [F]	
Greco Avenue at Granello Avenue	Two-Way Stop-Controlled	(1)	(2)	(2)	A (A) [A]		B (B) [B]	
Granello Avenue at Project Driveway	One-Way Stop-Controlled	(1)	(2)	(2)	N/A		- (-) [B]	

Notes: ⁽¹⁾ Overall intersection LOS is not defined, as intersection operates under stop-control conditions.

⁽²⁾ Approach operates under free-flow conditions. LOS is not defined.

⁽³⁾ HCM 2000 methodology was applied, as HCM 2010 was not compatible for the analysis.

MULTIMODAL IMPROVEMENTS

The project plans numerous improvements to improve connectivity and accessibility for alternative modes of travel to reduce the vehicular impacts of the project on the surrounding roadway network. Measures to encourage people to use public transportation, promote bicycling and walking and offer alternatives to the typical workday hours are strategies under consideration. The following measures are proposed as part of this project:

- Four (4) outdoor public plazas on the north, west, and east sides of the project totaling approximately 12,600 square feet
 - Large public plaza located in the middle of the property provides two entrances off of Greco Avenue and Granello Avenue
 - All public plazas include tables and chairs for public use
- 8.5 foot wide sidewalks with tree islands and streetscape on the north side of the project
- 5 foot wide sidewalks with tree islands and streetscape on the south side of the project
- Two (2) proposed bicycle racks on the north side of the project, along Greco Avenue

CONCLUSIONS

This analysis has addressed traffic-related impacts associated with the proposed Gables Ponce III project within Coral Gables, Florida. Based on the results of the analysis, the following is concluded:

- The project is expected to generate 101 new trips during the A.M. peak hour and 138 new trips during the P.M. peak hour.
- Intersection capacity analyses indicate that the study intersections are expected to operate at overall levels of service (LOS) E or better during the A.M. and P.M. peak hours under all analysis conditions.
- The project plans numerous improvements to improve connectivity and accessibility for alternative modes of travel including the following:
 - Four (4) outdoor public plazas on the north, west, and east sides of the project totaling approximately 12,600 square feet
 - Large public plaza located in the middle of the property provides two entrances off of Greco Avenue and Granello Avenue
 - All public plazas include tables and chairs for public use
 - 8.5 foot wide sidewalks with tree islands and streetscape on the north side of the project
 - 5 foot wide sidewalks with tree islands and streetscape on the south side of the project
 - Two (2) proposed bicycle racks on the north side of the project, along Greco Avenue