

- REZONING AND CONDITIONAL USE APPLICATION -



OFIZZINA

1200 PONCE DE LEON BOULEVARD
PLANNING & ZONING BOARD MEETING

OCTOBER 8th, 2014

Table of Contents

Cover	
1) Table of Contents	Page 1
2) Statement of Use and/or Cover Letter / Comprehensive Land Use Analysis	Page 2 - 8
3) Application, Representation and Contact Information	Page 9 – 15
4) Aerial Context Plan	Page 16
5) Photographs of Property, Adjacent Uses and/or Streetscape	Page 17
6) Adjoining Properties Context Plan	Page 18
7) Property Survey and Legal Description / Vegetation Survey, Plat	Page 19
8) Future Land Use Map / Existing & Proposed Zoning Maps	Page 20 - 21
9) Site Plan & Supporting Information, Building Floor Plans	Page 22 – 36
10) Architectural / Building Elevations	Page 37 - 40
11) Massing Model and/or 3D Computer Model	Page 41
12) Landscape Plan	Page 42 – 46
13) Art in Public Places	Page 47
14) Lighting Plan	Page 48
15) Sign Master Plan	Page 49 - 51
16) Previous Ordinances, Resolutions, Covenants, Development Agreements	Page 52 – 55
17) Zoning Analysis (Preliminary)	Page 56 – 64
18) Traffic Impact Study, Traffic Stacking Analysis	Page 65 – 99
19) Historical Significance Determination	Page 100 – 101
20) Miami-Dade Conflict of Interest and Code of Ethics Lobbyist Forms	Page 102 – 103
21) Concurrency Information Statement	Page 104 – 109

July 7, 2014

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

Re: 1200 Ponce de Leon Boulevard / Request for Rezoning, Site Plan Approval, and Conditional Use

Dear Mr. Trias:

The purpose of this application is to obtain the proper approvals from the City of Coral Gables for the redevelopment of the site located at 1200 Ponce de Leon Boulevard.

The property at 1200 Ponce de Leon Boulevard consists of a 28,524 square foot (0.6558 acre) property at the southwest corner of the intersection of Antilla Avenue and Ponce de Leon Boulevard in the City of Coral Gables. The site contains a circular two-story office building and its supporting parking and circulation. The existing building has a total floor area of 12,876 square feet and the site contains 29 parking spaces.

The owners plan to demolish the existing office building and replace it with a 16-story office tower. A drive-through facility will be included. As part of the redevelopment of the site, Lots 6 & 7 on the western end of the property need to be rezoned from Multi-Family (MF-2) to Commercial (C). These two lots are already part of the site and have been used for parking since the construction of the existing building in 1972. (See attached Site History). The re-zoning will bring Lots 6 and 7 into conformity with the existing Commercial zoning on the balance of the site.

The underlying Future Land Use designation of this entire property on the City of Coral Gables Future Land Use Map, including Lots 6 and 7, is Commercial High Rise.

This Future Land Use designation allows buildings up to 150 feet tall with an FAR of up to 3.0 which may be increased to 190.5 feet and a FAR of 3.5 pursuant to the Mediterranean Design Bonus regulations. The proposed re-zoning of Lots 6 and 7 will correct the inconsistency between the existing Residential zoning and the Commercial Future Land Use Designation on those lots.

In addition to the re-zoning of Lots 6 and 7, the owner is requesting site plan approval for a new building and site layout. The new building will contain 16 stories and 96,427 S.F. of commercial space. The FAR will be 3.38. A total of 322 parking spaces are required; 335 will be provided.

A conditional use approval is also requested for the proposed drive-through facility which will be accessed on the northerly side of the property from Antilla Avenue and will be completely incorporated within the proposed building envelope so as to not be visible. As required by City code, we are providing the following responses to the standards for review for the Conditional Use request, as found in Section 3-408:

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

The purpose of the conditional use is to allow a drive-thru facility for a bank in this proposed building. Drive-thru facilities are available by conditional use in the Commercial zoning district and the Commercial zoning district is consistent with the Commercial High-Rise Intensity future land use designation on the Future Land Use Map in the City's comprehensive plan. Thus the use is presumed to be consistent with and further the goals of the Comprehensive Plan unless it contains objectionable or unsafe features.

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

This property is designated Commercial High-Rise Intensity on the Future Land Use Map. The same land use designation is found to the north and south of this project, and Ponce de Leon Boulevard lies to the east. Thus it can reasonably be anticipated that the proposed commercial use for a drive-thru facility for a bank will be compatible with existing and planned uses in the area. The only possible exception is to the west where the property abuts Residential Multi-Family Medium Density land use. The drive-thru facility will be physically located away from the western boundary of the property and will be completely

incorporated within the building envelope to avoid any potential conflicts between the residential and commercial uses.

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

Drive-thru facilities are universally associated with banks in today's business environment. They make banks better able to serve their customers and they greatly increase the speed and convenience of business transactions. There is nothing inherent in a drive-thru facility which would conflict with the needs and character of the City or the immediate neighborhood, which is commercial in nature.

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

As noted previously, this property has commercial land use and commercial zoning, and properties to the north and south are the same. To the east is Ponce de Leon Boulevard. The only potential conflict could be with property on the west side of the site which is zoned residential. Therefore, the drive-thru facility will not be located immediately adjacent to this site's common property line with residential zoning but will be located further east on the site, and will be completely incorporated within the building envelope. Therefore there should be no adverse effect on other properties in the area.

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

The proposed use is a drive-thru facility associated with the bank in the new office building to be constructed on this location. Banks with drive-thru facilities are very common and appropriate to commercial/retail zoning districts. This particular facility will be designed in such a way that it will operate safely and facilitate good traffic flow and it will also be aesthetically pleasing so that it will have no adverse effect on adjacent uses buildings or structures.

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

As can be seen on the attached site plan, this parcel will function well with a bank drive-thru facility. The parcel is large enough to accommodate the building, its associated parking, and this drive-thru.

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

A drive-thru banking facility is very common in retail and commercial environments and nothing in its nature will be detrimental to the health, safety and welfare of the community.

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

As can be seen from the attached site plan, this drive-thru facility has been thoughtfully designed so that its traffic flow functions well within the context of the general site parking and circulation. Traffic for the facility will be brought in from Antilla Avenue and then routed in a circular pattern around an internal structure so that the bank machines and tellers are easily accessible to car drivers. After completing their transactions drivers can exit back onto Antilla Avenue without conflicting with the other on-site vehicular traffic which will have its own separate ingress/egress point further to the west on Antilla Avenue. The site plan also provides for an internal ground-level loading bay, also located away from the site's regular vehicular circulation. Please also review the traffic study and stacking analysis which is included with this submittal and supports this conclusion.

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

A concurrency impact statement will be requested so as to confirm that the proposed project, including the drive through, complies with the applicable concurrency standards.

Mr. Ramon Trias
July 7, 2014
Page 5

We are confident that this project will greatly enhance the North Ponce area and add to the City's world renowned reputation for premiere office buildings and, accordingly, respectfully request your favorable consideration of this application.

Sincerely,



Mario Garcia-Serra

MG/op

Enclosures

MIA_ACTIVE 4178318.2

OFIZZINA – 1200 Ponce De Leon Boulevard **Comprehensive Land Use Plan Analysis**

Ofizzina is a proposed 16-story office building located at 1200 Ponce de Leon Boulevard at the corner of Ponce de Leon Boulevard and Antilla Avenue. The property is designated Commercial High Rise on the City's Future Land Use Map. This designation allows buildings to be constructed up to a height of 150 feet with a floor area ratio ("FAR") of 3.0, which may be increased to 190.5 feet and a FAR of 3.5 pursuant to the Mediterranean Design Bonus regulations. Ofizzina has been designed to achieve the Mediterranean Design Bonus by incorporating many design features and elements of the Mediterranean style.

Ofizzina is consistent with the following Goals, Objectives and Policies of the City's Comprehensive Plan:

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

Ofizzina will strengthen and enhance the City of Coral Gables as a vibrant business community by adding additional commercial and financial entities to the City's already impressive business community.

Objective FLU-1.1 - Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map.

Ofizzina will preserve Coral Gables as a "placemaker" and balance the existing and future surrounding land uses to achieve a high quality living and working environment. The property is currently designated as Commercial High Rise and the Applicant will maintain the existing land use. The project will also enhance the infrastructure, facilities and services surrounding the development and be consistent and compatible with the surrounding uses.

Objective FLU-1.7 – Discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas.

Ofizzina will create an infill redevelopment project which will discourage urban sprawl and encourage reuse of underutilized parcels that supports walking, bicycling and public transit use. Ofizzina will replace an older, underutilized parcel with a Class A office product and financial institution that will revitalize and reenergize this area of Ponce de Leon Boulevard.

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

Ofizzina will bring new energy and excitement to the North Ponce Area while reaffirming the original George Merrick’s vision for Coral Gables’ design, look and lifestyle. Ofizzina is a signature design by Corwil Architects that creatively incorporates the City’s architectural heritage including Mediterranean style architecture, arcades and loggias and a tower element at the top of the building, while providing a balance between uses. The project creates large pedestrian walkways and colonnades for the public use in keeping with the urban framework of the northern end of Ponce de Leon Boulevard.

Objective DES-1.2 - Preserve the Coral Gables Mediterranean design and architecture.

Ofizzina is beautifully designed in Mediterranean architectural style compatible with the City’s architectural heritage. The development promotes sound, aesthetically pleasing commercial uses and is designed to ensure the preservation of the unique character of the City’s Mediterranean architecture.

Policy DES-1.2.1 – Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.

Ofizzina satisfies the requirements to achieve development bonuses of height and FAR, as it enhances Coral Gables’ Mediterranean design character. Its design is a creative use of Mediterranean architecture which promotes public realm improvements and pedestrian amenities including plazas, colonnades and large walkable sidewalks along the street corridors. Ofizzina provides a visual linkage between contemporary architecture and the existing and new architectural fabric with clean lines and vertical and horizontal elements that incorporate Mediterranean features. The use of tower features, Mediterranean materials and elements on building facades, and loggias and/or arcades provide the architectural and public realm features necessary for achieving the desired Mediterranean Design Bonuses.

Policy GRN-1.3.2 – All new development proposals shall include designated safe pedestrian paths of travel within the site and provides pedestrian access to and from the public right-of-way to encourage walkability.

Ofizzina will include designated safe pedestrian paths of travel within the site and will provide pedestrian access to and from the public right-of-way to encourage walkability.



City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

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

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

General information

Street address of the subject property: 1200 Ponce de Leon Boulevard

Property/project name: Ofizzina

Legal description: Lot(s) 6 through 10

Block(s) 26 Section (s) Coral Gables Douglas

Property owner(s): Jose R. Boschetti, Vice President of BLS Ofizzina Management Corp., Manager of Ofizzina 1200, LLC
& Applicant:

Property owner(s) mailing address: 1200 Ponce de Leon Boulevard, 2nd Floor, Coral Gables, FL 33134-3323

Telephone: Business (305) 461-7272 Ext. 311 Fax (786) 513-8054

Other _____ Email jboschetti @ bfgroupllc.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Mario Garcia-Serra

Applicant(s)/agent(s) mailing address: Gunster, Brickell World Plaza, 600 Brickell Avenue, Suite 3500, Miami, FL 33131

Telephone: Business (305) 376-6061 Fax (305) 376-6010

Other _____ Email MGarcia-Serra @ gunster.com

Property information

Current land use classification(s): Commercial High-Rise

Current zoning classification(s): Commercial and MF-2

Proposed land use classification(s) (if applicable): No change

Proposed zoning classification(s) (if applicable): Commercial (C) District

Supporting information (to be completed by Planning Staff)

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

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



City of Coral Gables Planning Division Application

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

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner affirmation and consent

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



City of Coral Gables Planning Division Application

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

Property owner(s) signature(s): Jose R. Boschetti, Vice President of BLS Ofizzina Management Corp., Manager of Ofizzina 1200, LLC By: _____ Jose R. Boschetti	Property owner(s) print name: Jose R. Boschetti, Vice President of BLS Ofizzina Management Corp., Manager of Ofizzina 1200, LLC	
Property owner(s) signature(s):	Property owner(s) print name:	
Property owner(s) signature(s):	Property owner(s) print name:	
Address: 1200 Ponce de Leon Boulevard, 2nd Floor, Coral Gables, FL 33134-3323		
Telephone: (305) 461-7272 Ext. 311	Fax: (786) 513-8054	Email: jboschetti@bfgroupllc.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 25 day of August by Jose R. Boschetti
(Signature of Notary Public - State of Florida)



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

Personally Known OR Produced Identification; Type of Identification Produced _____



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:	Fax:	Email:
------------	------	--------

NOTARIZATION

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

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

Applicant(s)/Agent(s) Signature: Jose R. Boschetti, Vice President of BLS Ofizzina Management Corp., Manager of Ofizzina 1200, LLC By: _____ Jose R. Boschetti	Applicant(s)/Agent(s) Print Name: Jose R. Boschetti, Vice President of BLS Ofizzina Management Corp., Manager of Ofizzina 1200, LLC
---	--

Address:
 1200 Ponce de Leon Boulevard, 2nd Floor, Coral Gables, FL 33134-3323

Telephone: (305) 461-7272 Ext. 311	Fax: (786) 513-8054	Email: jboschetti@bfgroupllc.com
------------------------------------	---------------------	----------------------------------

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
 The foregoing instrument was acknowledged before me this 25 day of August by Jose R. Boschetti
 (Signature of Notary Public - State of Florida)

(Handwritten signature)



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



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:

Fax:

Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____ by _____

(Signature of Notary Public - State of Florida)

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

Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature:

Mario Garcia-Serra

Applicant(s)/Agent(s) Print Name:

Mario Garcia-Serra

Address: Gunster, Brickell World Plaza, 600 Brickell Avenue, Suite 3500, Miami, FL 33131

Telephone: (305) 376-6061

Fax: (305) 376-6010

Email: MGarcia-Serra@gunster.com

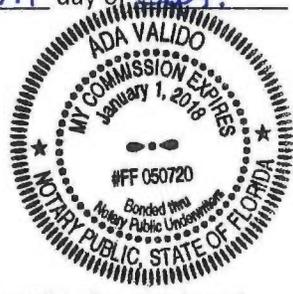
NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 10th day of Sept. by Mario Garcia-Serra

(Signature of Notary Public - State of Florida)

[Signature]



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

Personally Known OR Produced Identification; Type of Identification Produced _____

Owner:

Ofizzina 1200, LLC
1200 Ponce de Leon Blvd., 2nd Floor
Coral Gables, FL 33134

Applicant / Attorney:

Mario Garcia-Serra
2 South Biscayne Boulevard, Suite # 3400
Miami, FL 33131
Telephone: 305-376-6061

Architect:

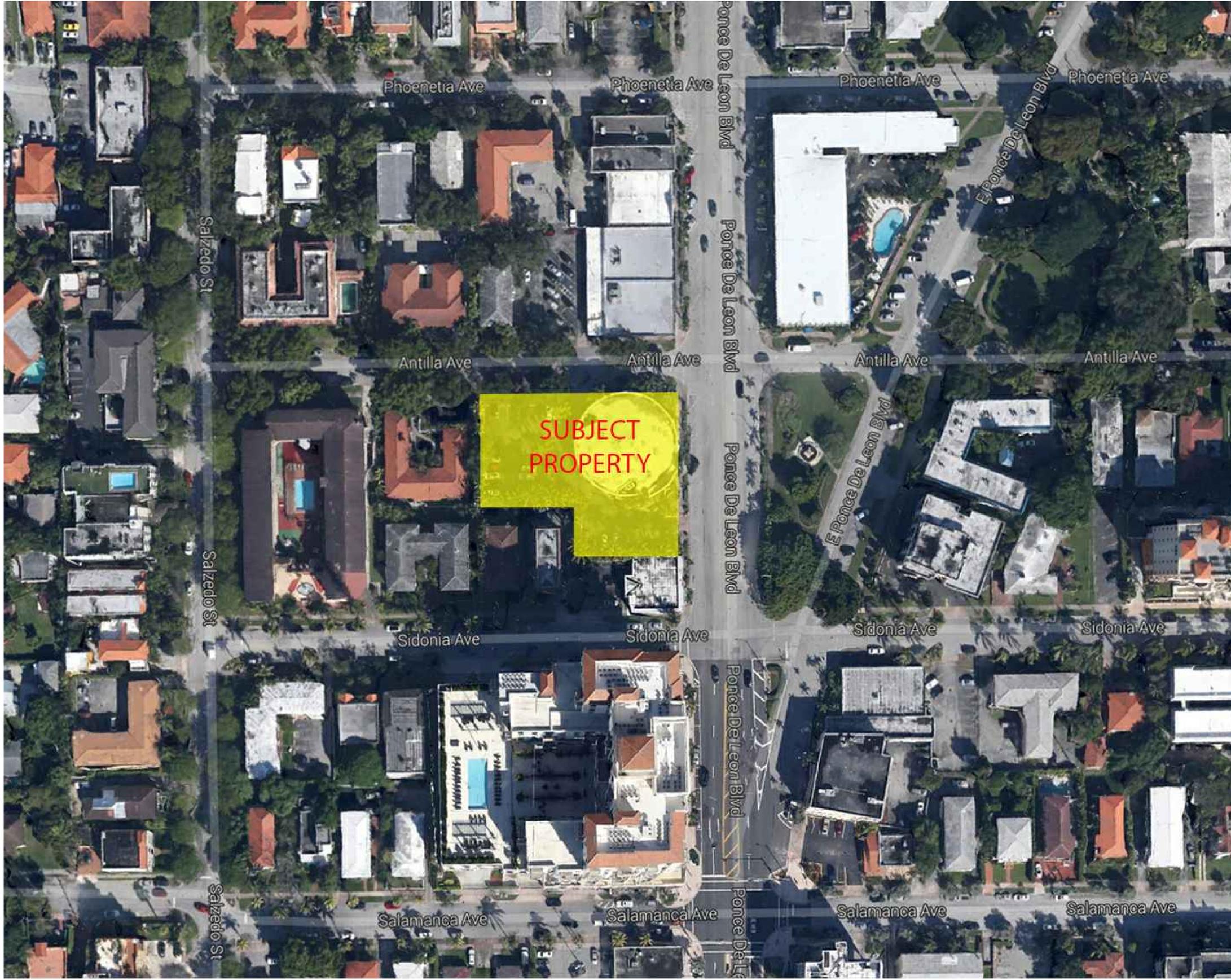
Corwil Architects, Inc.
4210 Laguna Street
Coral Gables, FL 33146
Telephone: 305-448-7383

Landscape Architect:

Witkin Hults Design Group
13707 South 21st Avenue
Hollywood, FL 33020
Telephone: 954-923-9681

Traffic Engineer:

Tim Plummer
David Plummer & Associates
1750 Ponce de Leon Boulevard
Coral Gables, FL 33134
Telephone: 305-447-0900



CORWILARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
OFIZZINA
 1200 PONCE DE LEON
 BOULEVARD
 CORAL GABLES
 OWNER:

AERIAL CONTEXT PLAN

PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT, THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14
 JOB NO. 2014-05
 DRAWN BY MC
 APPR BY AMC
 FILE 2014-05

SHEET NUMBER:

A-0.01



VIEW 1



VIEW 2



VIEW 3



CONTEXT PLAN
N.T.S.



VIEW 10



VIEW 9



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8



VIEW 11



VIEW 12



VIEW 13



VIEW 14



VIEW 15



CORWIL ARCHITECTS
4210 LAGUNA ST., CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
OFIZZINA

1200 PONCE DE LEON
BOULEVARD
CORAL GABLES

OWNER:

CONTEXT PLAN

PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS, INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT, THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEER.

DATE: 02-28-14

JOB NO. 2014-05

DRAWN BY MC

APPR BY AMC

FILE 2014-05

SHEET NUMBER:

A-0.02



ADJOINING PROPERTIES
CONTEXT PLAN

PHASE

REVISIONS

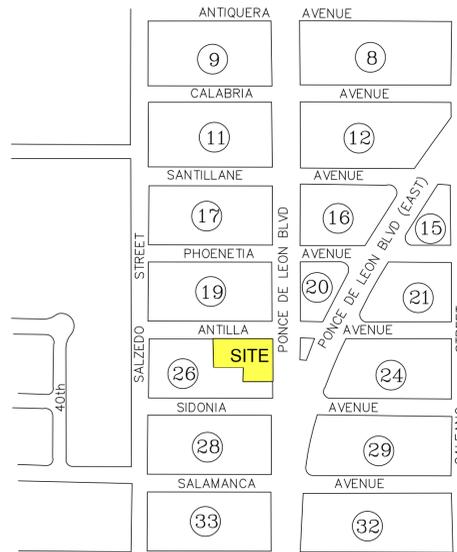
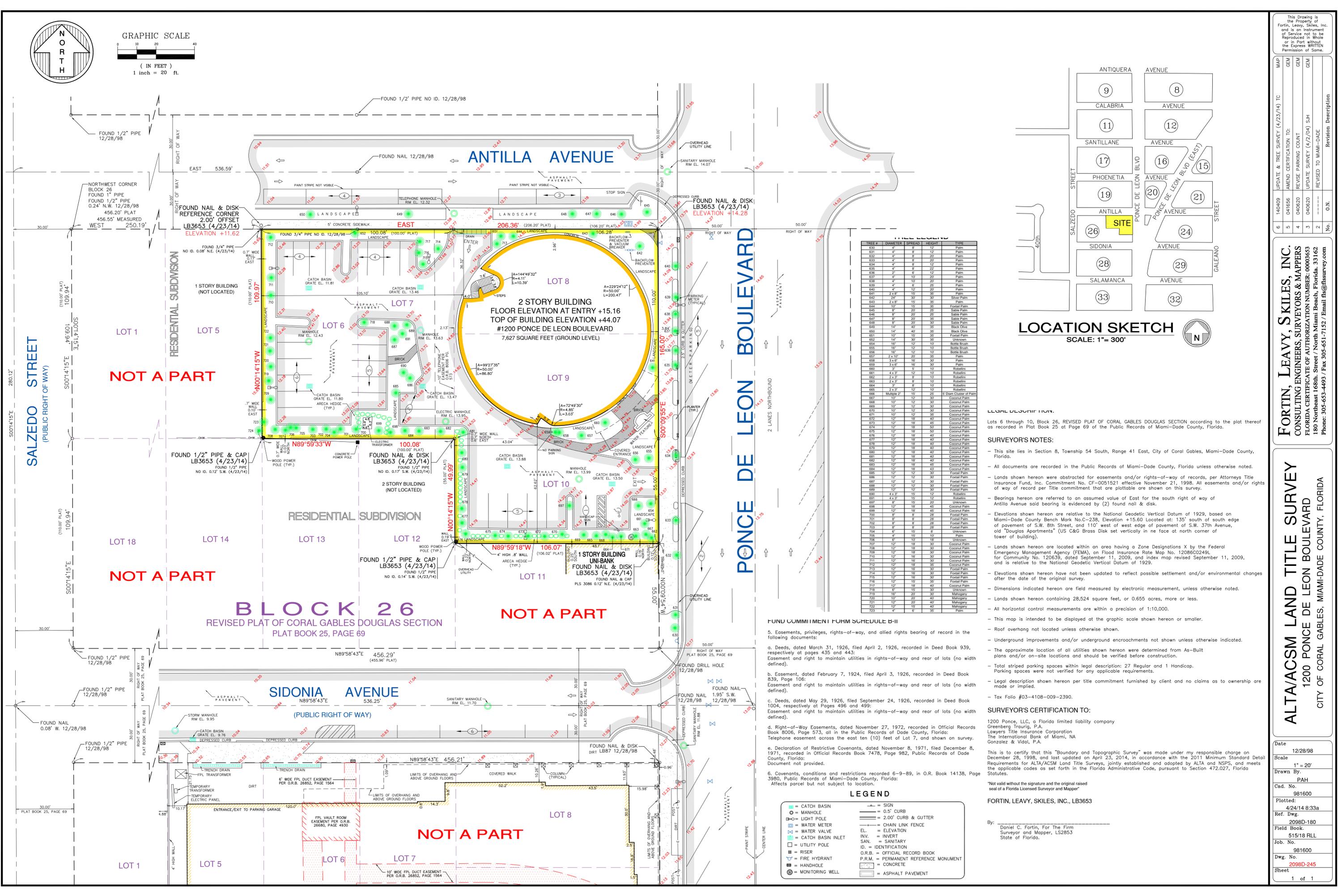
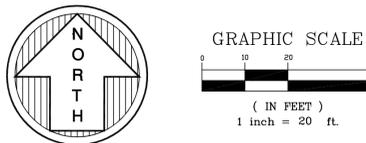
SEAL

THE DRAWINGS IS THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT, THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT/ ENGINEERS.

DATE: 04-30-14
 JOB NO. 2014-05
 DRAWN BY MC
 APPR BY AMC
 FILE 2014-05

SHEET NUMBER:

A-0.03



TREE	DIAMETER	SPREAD	HEIGHT	TYPE
631	4"	6'	12'	Palm
632	4"	6'	12'	Palm
633	4"	6'	12'	Palm
634	4"	6'	12'	Palm
635	4"	6'	12'	Palm
636	4"	6'	12'	Palm
637	4"	6'	12'	Palm
638	4"	6'	12'	Palm
639	4"	6'	12'	Palm
640	4"	6'	12'	Palm
641	2 x 8"	15'	35'	Palm
642	2 x 8"	15'	35'	Palm
643	2 x 8"	15'	35'	Palm
644	10"	15'	35'	Coconut Palm
645	8"	20'	25'	Sabal Palm
646	8"	20'	25'	Sabal Palm
647	8"	20'	25'	Sabal Palm
648	8"	20'	25'	Sabal Palm
649	14"	40'	35'	Black Olive
650	14"	40'	35'	Black Olive
651	10"	15'	35'	Coconut Palm
652	14"	30'	35'	Unknown
653	10"	12'	10'	Bottle Brush
654	10"	12'	10'	Bottle Brush
655	10"	12'	10'	Bottle Brush
656	10"	12'	10'	Bottle Brush
657	2 x 10"	20'	35'	Palm
658	3 x 6"	15'	30'	Palm
659	3 x 6"	15'	30'	Palm
660	2 x 8"	15'	35'	Robellia
661	4 x 3"	12'	10'	Robellia
662	2 x 3"	8'	10'	Robellia
663	2 x 3"	8'	10'	Robellia
664	3"	8'	10'	Robellia
665	2 x 2"	12'	12'	Robellia
666	Multiple 2"	15'	25'	Trident Cluster of Palm
667	10"	12'	30'	Coconut Palm
668	10"	12'	30'	Coconut Palm
669	10"	12'	30'	Coconut Palm
670	10"	12'	30'	Coconut Palm
671	10"	12'	30'	Coconut Palm
672	12"	18'	45'	Coconut Palm
673	12"	18'	45'	Coconut Palm
674	12"	18'	45'	Coconut Palm
675	12"	18'	45'	Coconut Palm
676	12"	18'	45'	Coconut Palm
677	12"	18'	45'	Coconut Palm
678	12"	18'	45'	Coconut Palm
679	12"	18'	45'	Coconut Palm
680	12"	18'	45'	Coconut Palm
681	12"	18'	45'	Coconut Palm
682	12"	18'	45'	Coconut Palm
683	12"	18'	45'	Coconut Palm
684	12"	18'	45'	Coconut Palm
685	12"	18'	45'	Coconut Palm
686	12"	18'	45'	Coconut Palm
687	12"	18'	45'	Coconut Palm
688	12"	18'	45'	Coconut Palm
689	12"	18'	45'	Coconut Palm
690	4 x 3"	15'	12'	Robellia
691	4 x 3"	15'	12'	Robellia
692	8"	15'	20'	Unknown
693	12"	18'	45'	Coconut Palm
694	12"	18'	45'	Coconut Palm
695	12"	18'	45'	Coconut Palm
696	12"	18'	45'	Coconut Palm
697	12"	18'	45'	Coconut Palm
698	12"	18'	45'	Coconut Palm
699	12"	18'	45'	Coconut Palm
700	8"	8'	28'	Coconut Palm
701	8"	8'	28'	Coconut Palm
702	8"	8'	28'	Coconut Palm
703	8"	8'	28'	Coconut Palm
704	8"	8'	28'	Coconut Palm
705	4"	15'	10'	Palm
706	4"	15'	10'	Palm
707	12"	18'	30'	Coconut Palm
708	12"	18'	30'	Coconut Palm
709	12"	18'	30'	Coconut Palm
710	12"	18'	30'	Coconut Palm
711	12"	18'	30'	Coconut Palm
712	12"	18'	30'	Coconut Palm
713	12"	18'	30'	Coconut Palm
714	12"	18'	30'	Coconut Palm
715	12"	18'	30'	Coconut Palm
716	12"	18'	30'	Coconut Palm
717	12"	18'	30'	Coconut Palm
718	12"	18'	30'	Coconut Palm
719	18"	20'	30'	Malogany
720	18"	20'	30'	Malogany
721	12"	18'	40'	Malogany
722	12"	18'	40'	Malogany
723	4"	6'	35'	Palm

FUND COMMITMENT FORM SCHEDULE B-II

5. Easements, privileges, rights-of-way, and allied rights bearing of record in the following documents:

a. Deeds, dated March 31, 1926, filed April 2, 1926, recorded in Deed Book 939, respectively at pages 435 and 443: Easement and right to maintain utilities in rights-of-way and rear of lots (no width defined).

b. Easement, dated February 7, 1924, filed April 3, 1926, recorded in Deed Book 839, Page 106: Easement and right to maintain utilities in rights-of-way and rear of lots (no width defined).

c. Deeds, dated May 29, 1926, filed September 24, 1926, recorded in Deed Book 1004, respectively at Pages 496 and 499: Easement and right to maintain utilities in rights-of-way and rear of lots (no width defined).

d. Right-of-Way Easements, dated November 27, 1972, recorded in Official Records Book 8006, Page 573, all in the Public Records of Dade County, Florida: Telephone easement across the east ten (10) feet of Lot 7, and shown on survey.

e. Declaration of Restrictive Covenants, dated November 8, 1971, filed December 8, 1971, recorded in Official Records Book 7478, Page 982, Public Records of Dade County, Florida: Document not provided.

6. Covenants, conditions and restrictions recorded 6-9-89, in O.R. Book 14138, Page 3980, Public Records of Miami-Dade County, Florida: Affects parcel but not subject to location.

LEGAL DESCRIPTION.

Lots 6 through 10, Block 26, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION according to the plat hereto as recorded in Plat Book 25 at Page 69 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 8, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for easements and/or rights-of-way of records, per Attorneys Title Insurance Fund, Inc. Commitment No. CF-0051521 effective November 21, 1998. All easements and/or rights of way of record per Title commitment that are plottable are shown on this survey.
- Bearings hereon are referred to an assumed value of East for the south right of way of Antilla Avenue said bearing is evidenced by (2) found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. C-238, Elevation +15.60 Located at: 135' south of south edge of pavement of S.W. 8th Street, and 110' west of west edge of pavement of S.W. 37th Avenue, old "Douglas Apartments" (US C&G Brass Disk set vertically in ne face at north corner of tower of building).
- Lands shown hereon are located within an area having a Zone Designations X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0249L for Community No. 120639, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Elevations shown hereon have not been updated to reflect possible settlement and/or environmental changes after the date of the original survey.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 28,524 square feet, or 0.655 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Total striped parking spaces within legal description: 27 Regular and 1 Handicap. Parking spaces were not verified for any applicable requirements.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.
- Tax Folio #03-4108-009-2390.

SURVEYOR'S CERTIFICATION TO:

1200 Ponce, LLC, a Florida limited liability company
Greenberg Traurig, P.A.
Lawyers Title Insurance Corporation
The International Bank of Miami, NA
Gonzalez & Vidal, P.A.

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on December 28, 1998, and last updated on April 23, 2014, in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

LEGEND

	= CATCH BASIN		= SIGN
	= MANHOLE		= 0.5' CURB
	= LIGHT POLE		= 2.0' CURB & GUTTER
	= WATER METER		= CHAIN LINK FENCE
	= WATER VALVE		EL. = ELEVATION
	= CATCH BASIN INLET		INV. = INVERT
	= UTILITY POLE		SAN. = SANITARY
	= RISER		ID. = IDENTIFICATION
	= FIRE HYDRANT		O.R.B. = OFFICIAL RECORD BOOK
	= HANDHOLE		P.R.M. = PERMANENT REFERENCE MONUMENT
	= MONITORING WELL		CONC. = CONCRETE
			= ASPHALT PAVEMENT

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

MAP	GEN	GEN	GEN
6	140409	UPDATE & TREE SURVEY (4/23/14) TC	TC
5	041656	AMEND CERTIFICATION TO:	
4	040820	REVISE PARKING COUNT	GEN
3	040820	REVISE SURVEY (4/2/04) S/H	GEN
2	-----	UPDATE TO MIAMI-DADE	
		REVISION	Description
		O.N.	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-663-4493 / Fax: 305-661-7132 / Email: fls@flsurvey.com

ALTA/ACSM LAND TITLE SURVEY
1200 PONCE DE LEON BOULEVARD
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

Date: 12/28/98
Scale: 1" = 20'
Drawn By: PAH
Cad. No.: 981600
Plotted: 4/24/14 8:33a
Ref. Dwg.: 2098D-180
Field Book: 515/18 RLL
Job No.: 981600
Dwg. No.: 2098D-245
Sheet: 1 of 1



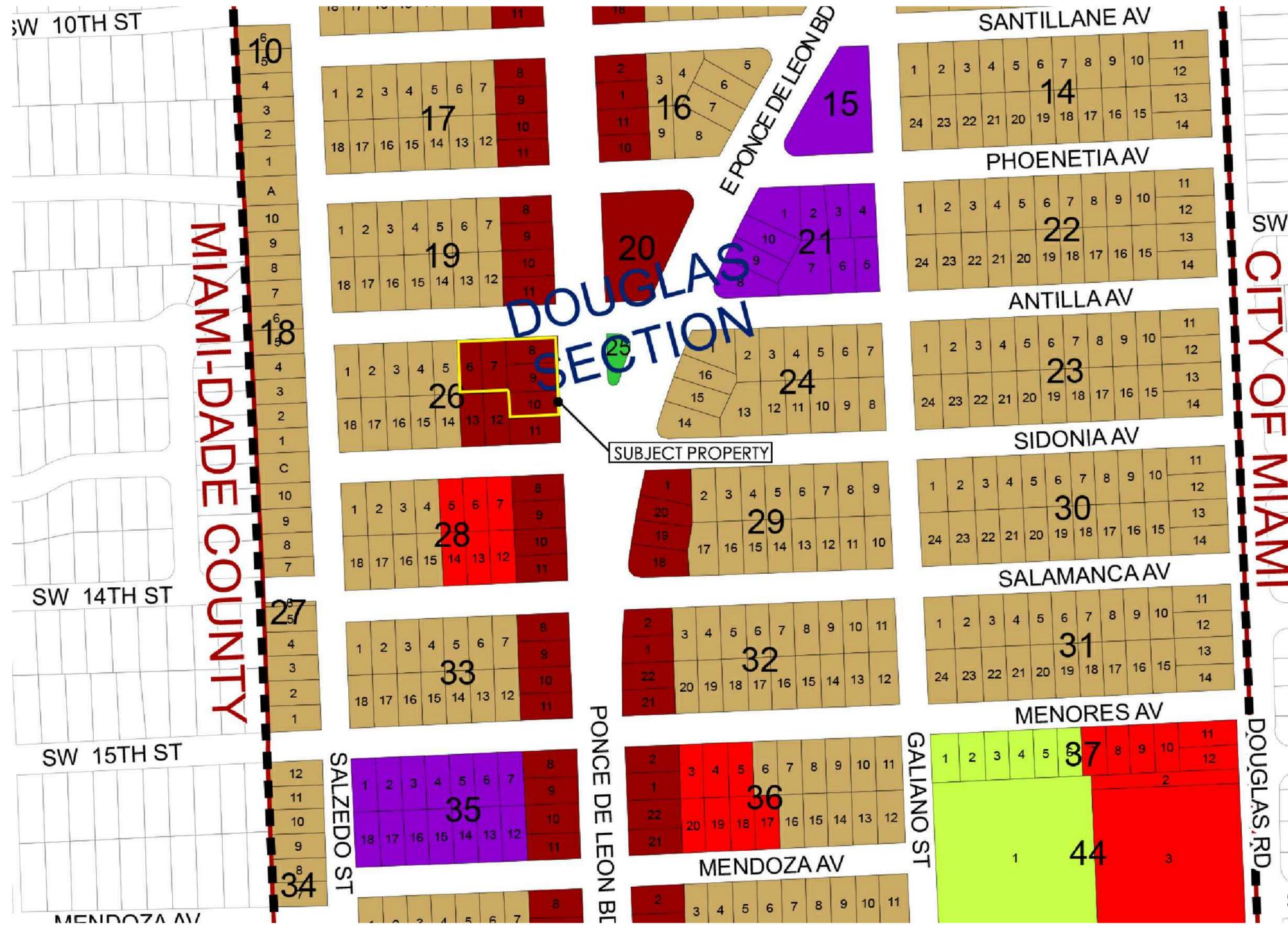
CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33144
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
OFIZZINA

1200 PONCE DE LEON
BOULEVARD
CORAL GABLES

OWNER:

FUTURE LAND USE MAP



FUTURE LAND USE MAP
N.T.S.

Future Land Use Map

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

Plate 5 of 18
City of Coral Gables
Planning & Zoning Division
July 2013

PHASE	
REVISIONS	
SEAL	

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT, THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE:	04-30-14
JOB NO.	2014-05
DRAWN BY	MC
APPR BY	AMC
FILE	2014-05
SHEET NUMBER:	



CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
OFIZZINA
1200 PONCE DE LEON
BOULEVARD
CORAL GABLES

OWNER:

EXISTING & PROPOSED
ZONING MAP

PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

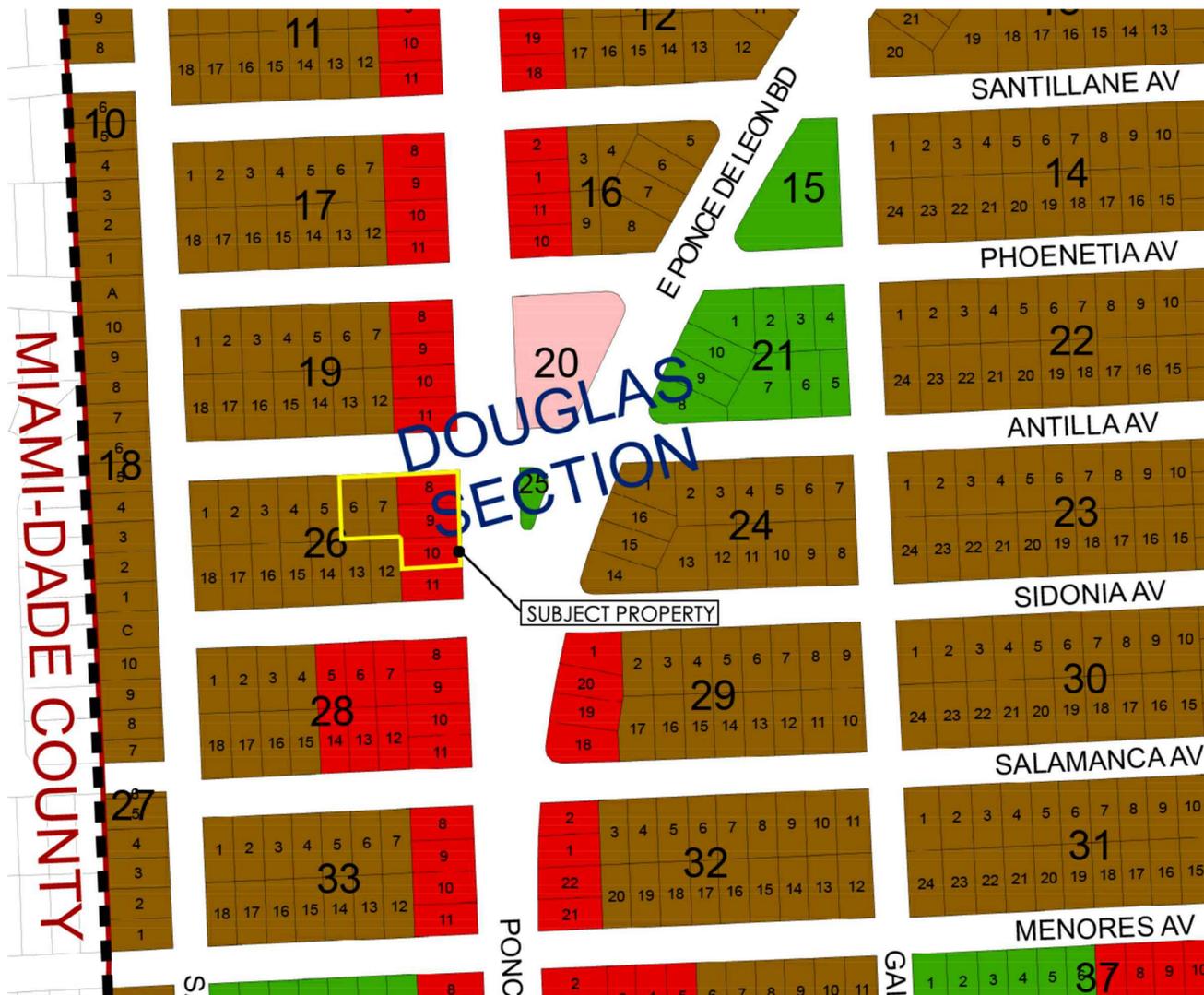
DRAWN BY MC

APPR BY AMC

FILE 2014-05

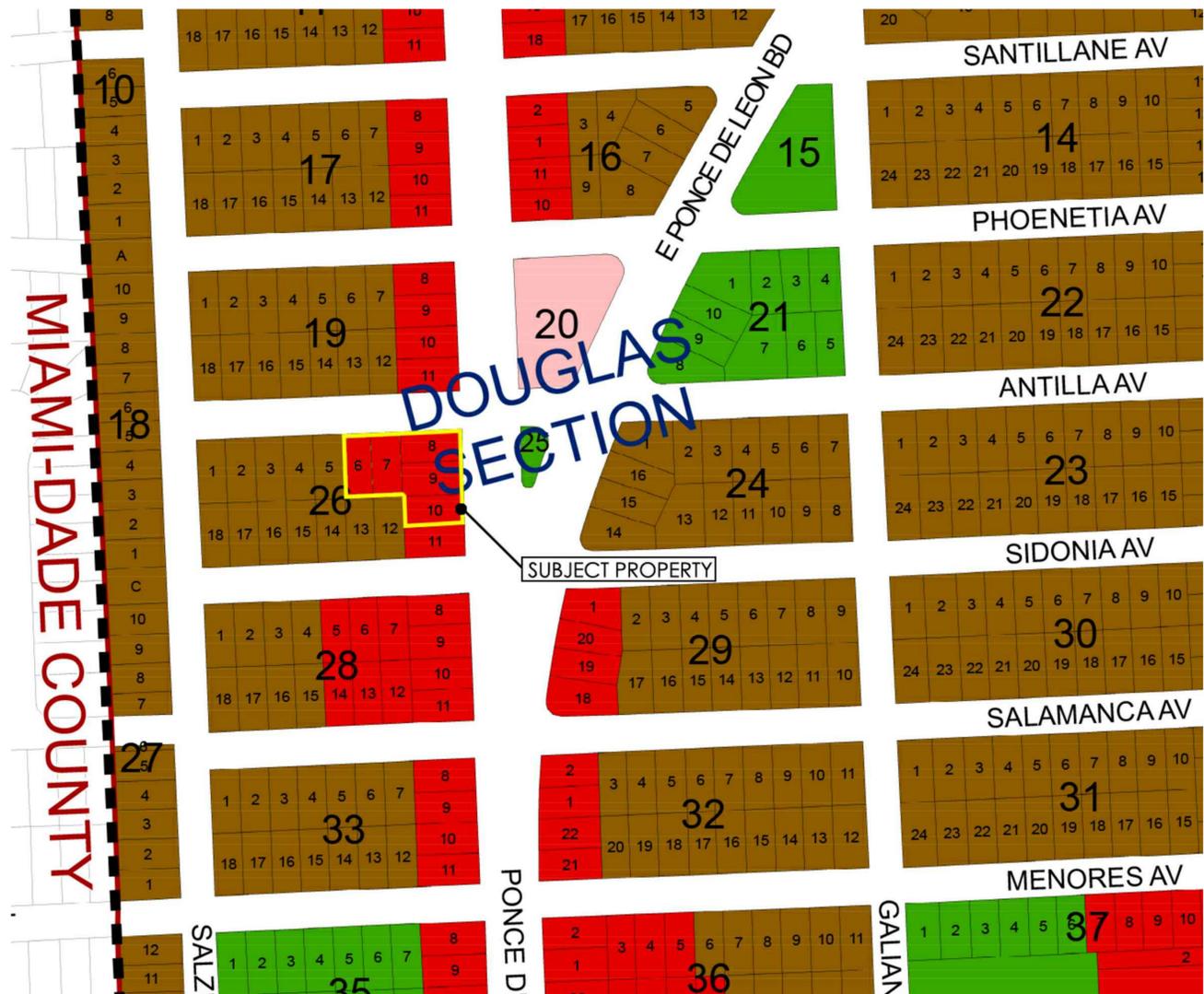
SHEET NUMBER:

A-0.05



EXISTING ZONING MAP

N.T.S.



PROPOSED ZONING MAP

N.T.S.



Zoning Map

Zoning Districts

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

Plate 5 of 18

City of Coral Gables
Planning & Zoning Division
July 2013



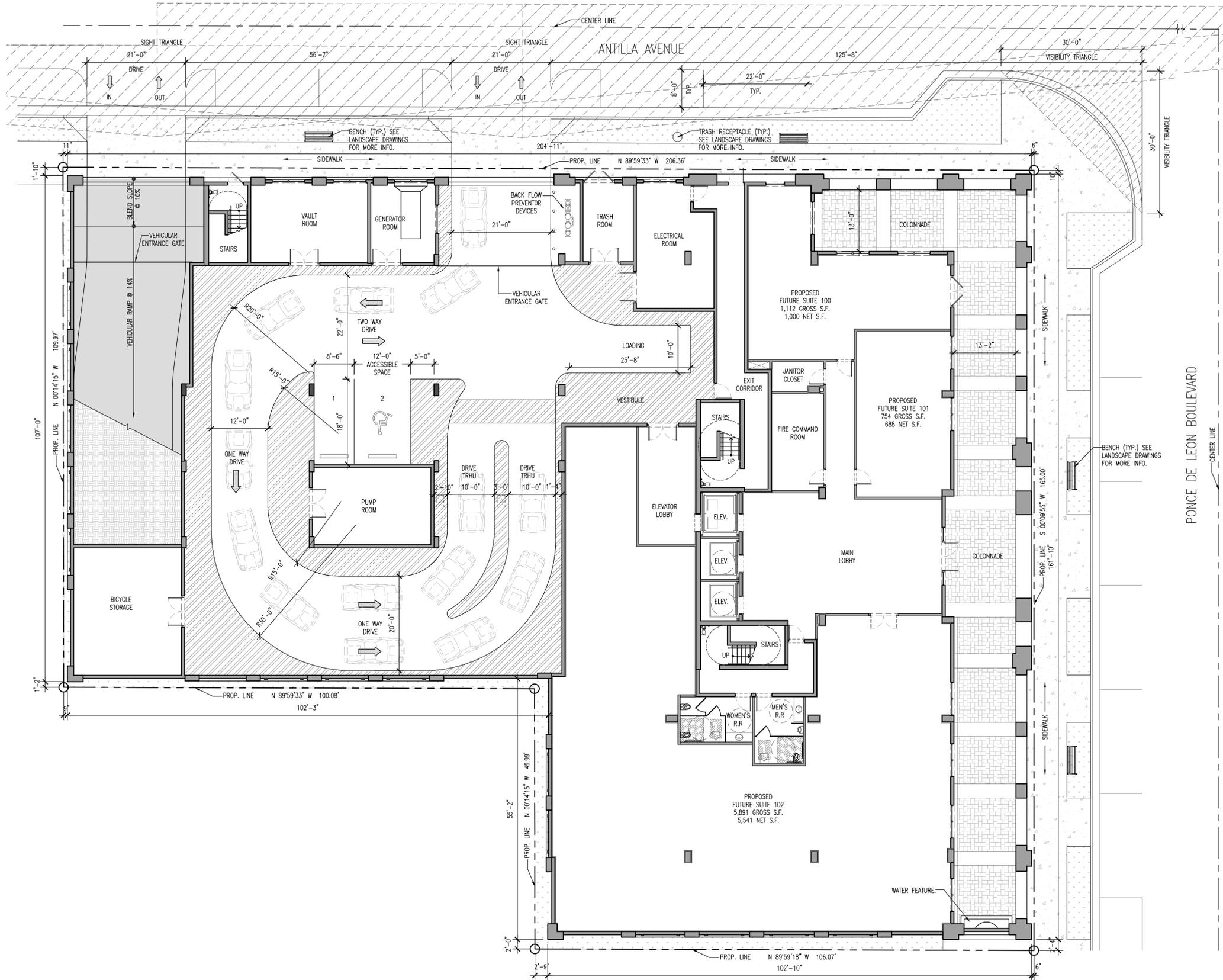
CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON BOULEVARD
CORAL GABLES

OWNER:



SITE/ GROUND FLOOR PLAN

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



SITE/ GROUND FLOOR PLAN

PROJECT DATA			
EXISTING ZONING	COMMERCIAL USE (C)/ MULTI-FAMILY (MF-2)		
EXISTING LAND USE	COMMERCIAL- HIGH RISE (C)		
1. PROPOSED ZONING	"C" (COMMERCIAL)		
2. PROPOSED LAND USE	HIGH RISE INTENSITY (16 STORIES, 3.5 F.A.R.) WITH APPLICABLE MEDITERRANEAN BONUSES		
3. LAND AREA	28,524 S.F. ± (.65 ACRES)		
4. MIN. PARCEL OF LAND	LESS THAN (45) FEET IN HEIGHT = 2,500 S.F. GREATER THAN (45) FEET IN HEIGHT = MIN. 20,000 S.F. OF LAND		
5. SETBACKS	FRONT (PONCE DE LEON BLVD.)	MIN. REQUIRED / ALLOWED	PROPOSED / PROVIDED
		0'-0" (PODIUM)	0'-6"
		10'-0" (TOWER)	12'-2"
	INT. SIDE	0'-0"	1'-2"
SIDE STREET (ANTILLA AVE.)		0'-0" (PODIUM)	0'-10"
		15'-0" (TOWER)	15'-2"
	REAR	0'-0" (PODIUM)	0'-9"
		10'-0" (TOWER)	28'-7"
6. FLOOR AREA RATIO	3.5 X (28,524 S.F.)	99,834 S.F.	97,650 S.F.
7. HEIGHT	190'-6" W/ APPLICABLE MEDITERRANEAN BONUSES		190'-6"
8. OPEN SPACE	28,524 S.F. X 25%	7,131 S.F.	10,185 S.F.
8. PARKING		MIN. REQUIRED/ ALLOWED	PROPOSED/ PROVIDED
OFFICE AREA 97,650 S.F. / 300 SQ. F. OF AREA		326 PARKING SPACES	335 STALLS (8 ACCESSIBLE STALLS INCLUDED)

TABLE 1. - REQUIRED STANDARDS FOR MEDITERRANEAN BONUSES AS PER ORDINANCE #0-2004-13		
#	SATISFIED	DESCRIPTION
1	X	ARCHITECTURAL ELEMENTS ON BUILDING FACADES
2	X	ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL
3	X	ARCHITECTURAL ELEMENTS LOCATED ON TOP OF BUILDINGS
4	X	BICYCLE STORAGE
5	X	BUILDING FACADE BREAKS IF LONGER THAN 150 FEET
6	X	BUILDING LOT COVERAGE NO MIN. OR MAX. REQUIRED
7	N/A	DRIVE THRU FACILITIES
8	X	LANDSCAPE OPEN AREA 25% OF TOTAL LOT AREA
9	X	STREET LIGHTING
10	X	PARKING GARAGE
11	N/A	PORTE COCHERES
12	X	RIGHT OF WAY IMPROVEMENTS
13	X	RIGHT OF WAY PLANTING REQUIREMENTS
14	X	SANITATION AREAS FULLY ENCLOSED
15	X	SIDEWALK PEDESTRIAN ACCESS TO ADJOINING STREET
16	X	STRUCTURAL SOIL
17	X	MIN. WINDOW CASING DEPTH OF 4" THROUGHOUT

TABLE 2. - REQUIRED ARCHITECTURAL AND PUBLIC REALM STANDARDS FOR MEDITERRANEAN BONUSES		
#	SATISFIED	DESCRIPTION
1	X	ARCADES AND/ OR LOGGIAS
2	X	BUILDING ROOFLINES
3	X	BUILDING STEPBACK
4	X	BUILDING TOWERS
5	N/A	DRIVEWAYS
6	X	LIGHTING OF LANDSCAPING
7	X	MATERIALS ON EXTERIOR BUILDING FACADES
8	X	OVERHEAD DOORS
9	X	PAVER TREATMENTS
10	N/A	PEDESTRIAN AMENITIES
11	N/A	PEDESTRIAN PASS-THROUGHS/ PASEOS ON PROPERTIES CONTIGUOUS TO ALLEYS AND/ OR STREETS
12	N/A	UNDERGROUND PARKING

TABLE 3. - REQUIRED ARCHITECTURAL AND PUBLIC REALM STANDARDS FOR MEDITERRANEAN BONUSES		
#	SATISFIED	DESCRIPTION
1	X	BUILDING SETBACK REDUCTIONS
2	X	ENCROACHMENT OR LOGGIAS AND/OR ARCADES LOCATED AS A PART OF AN ADJACENT BUILDING BETWEEN RIGHTS-OF-WAY.

PHASE

REVISIONS

SEAL

THE DRAWINGS & THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT. THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT/ ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

DRAWN BY MC

APPR BY AMC

FILE 2014-05

SHEET NUMBER:



CORWILARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON
 BOULEVARD
 CORAL GABLES

OWNER:

2ND LEVEL FLOOR PLAN

PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
 THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
 EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

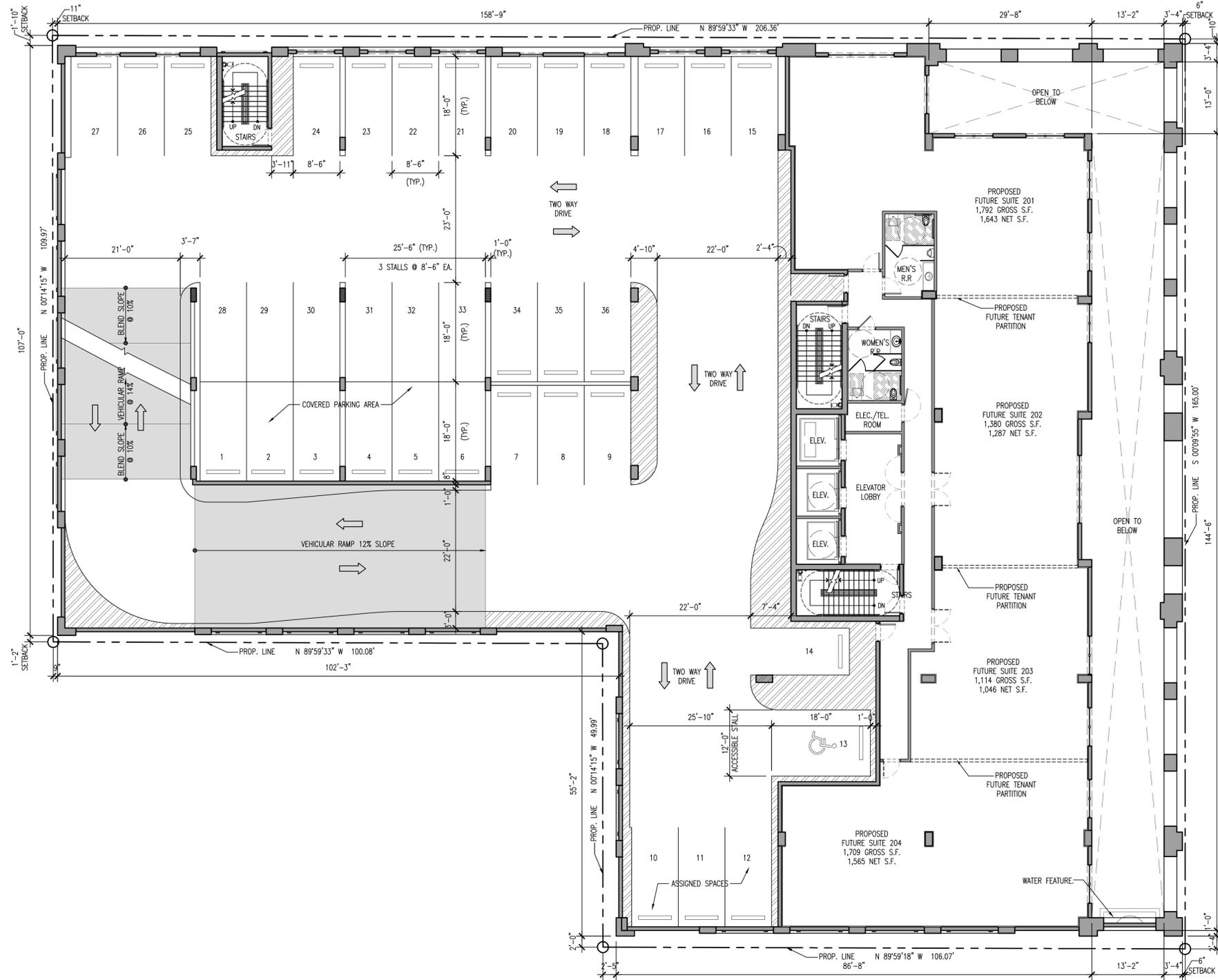
DRAWN BY MC

APPR BY AMC

FILE 2014-05

SHEET NUMBER:

A-1.01



2ND LEVEL FLOOR PLAN

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





CORWILARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
OFIZZINA
 1200 PONCE DE LEON
 BOULEVARD
 CORAL GABLES
 OWNER:

3RD LEVEL PARKING FLOOR PLAN

PHASE

REVISIONS

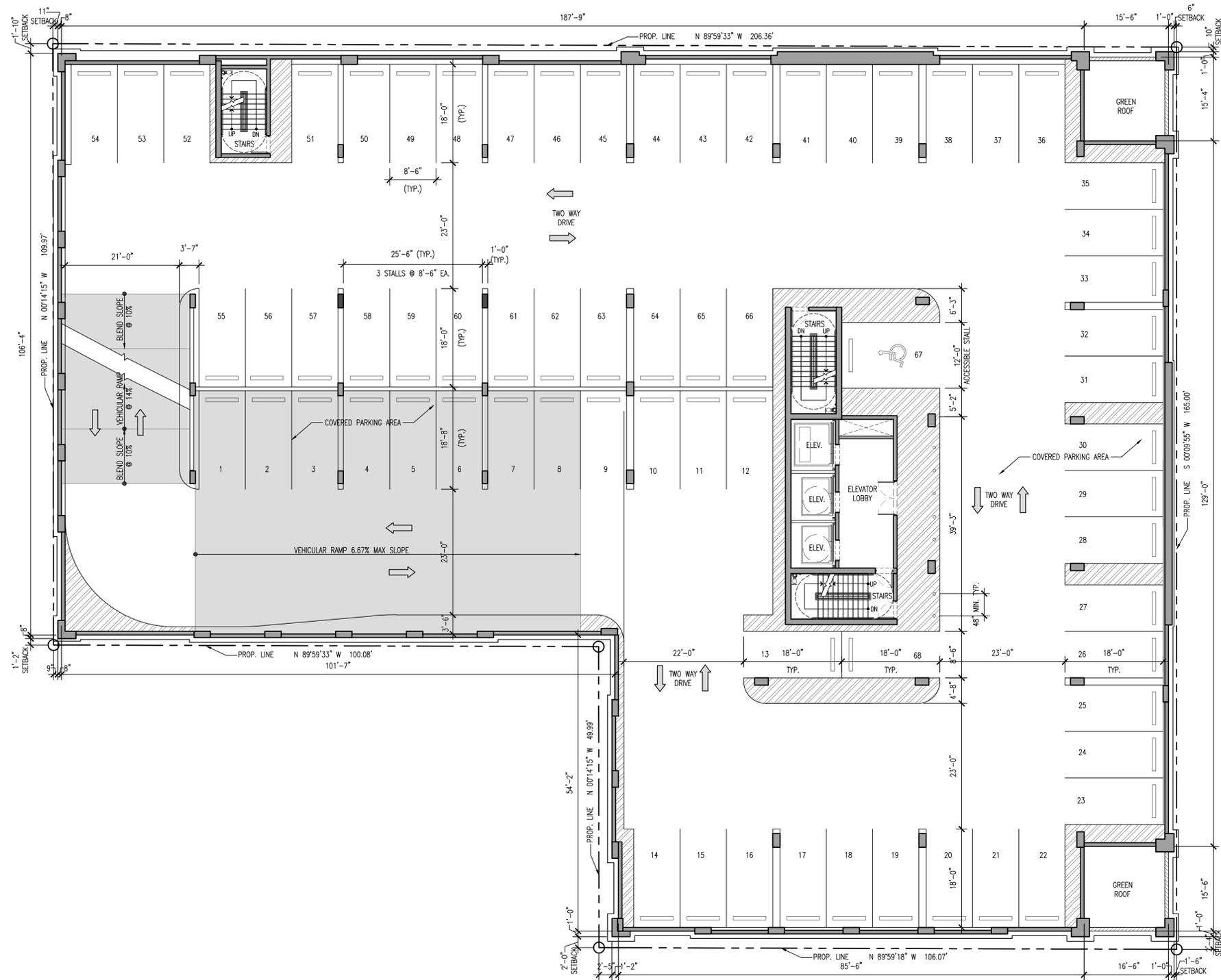
SEAL

THE DRAWINGS & THE PROPERTY OF CORWIL ARCHITECTS INC.
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
 THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
 EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14
 JOB NO. 2014-05
 DRAWN BY MC
 APPR BY AMC
 FILE 2014-05

SHEET NUMBER:

A-1.02



3RD LEVEL PARKING FLOOR PLAN
 SCALE: 3/32" = 1'-0"





CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
OFIZZINA
1200 PONCE DE LEON
BOULEVARD
CORAL GABLES

OWNER:

4TH LEVEL PARKING FLOOR PLAN

PHASE

REVISIONS

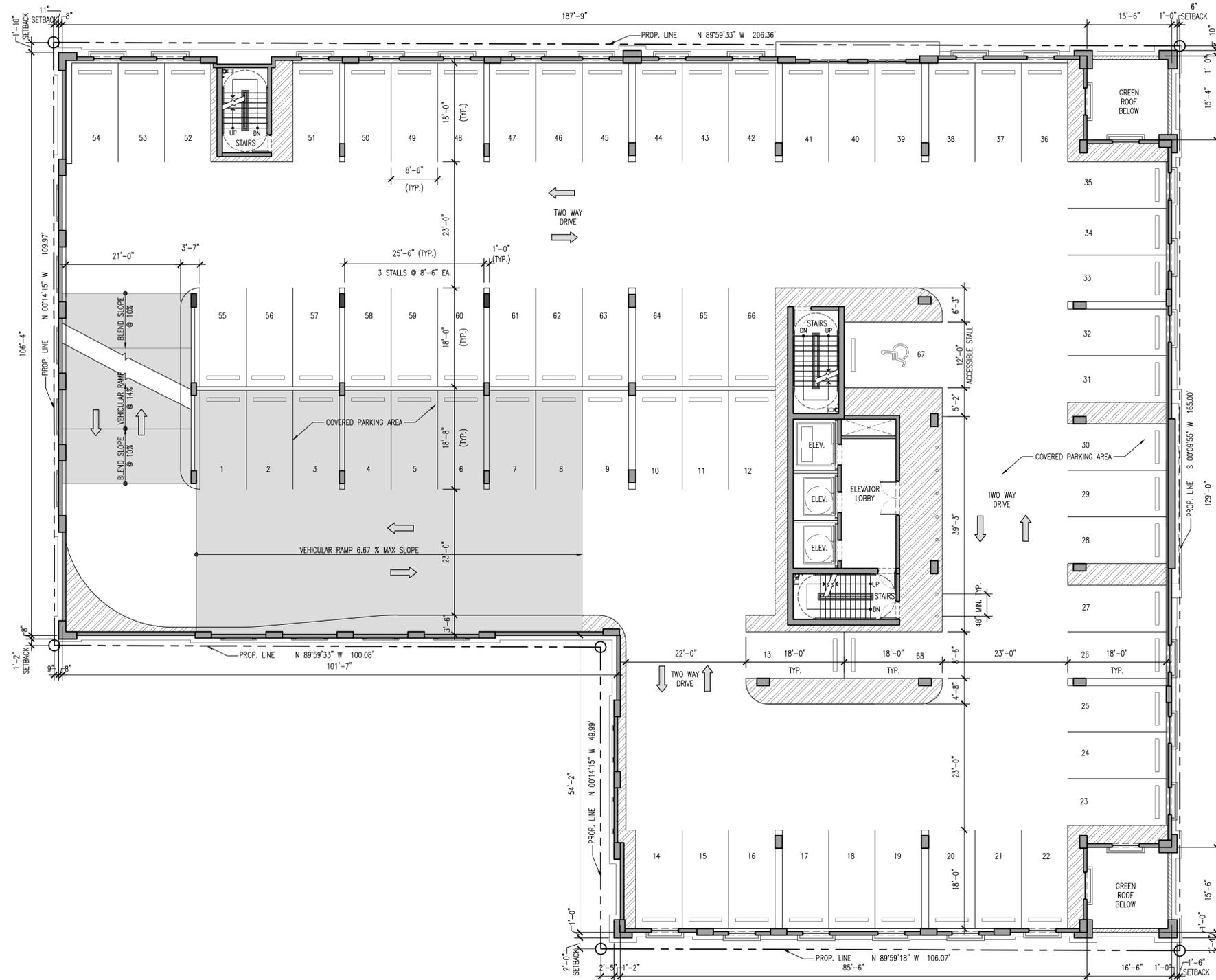
SEAL

THE DRAWINGS & THE PROPERTY OF CORWIL ARCHITECTS INC.
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT.
THE CONTENTS OF THIS DRAWINGS ARE CONFIDENTIAL
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14
JOB NO. 2014-05
DRAWN BY MC
APPR BY AMC
FILE 2014-05

SHEET NUMBER:

A-1.03



4TH LEVEL PARKING FLOOR PLAN
SCALE 3/32" = 1'-0"





CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
OFIZZINA
1200 PONCE DE LEON
BOULEVARD
CORAL GABLES
OWNER:

5TH LEVEL PARKING FLOOR PLAN

PHASE

REVISIONS

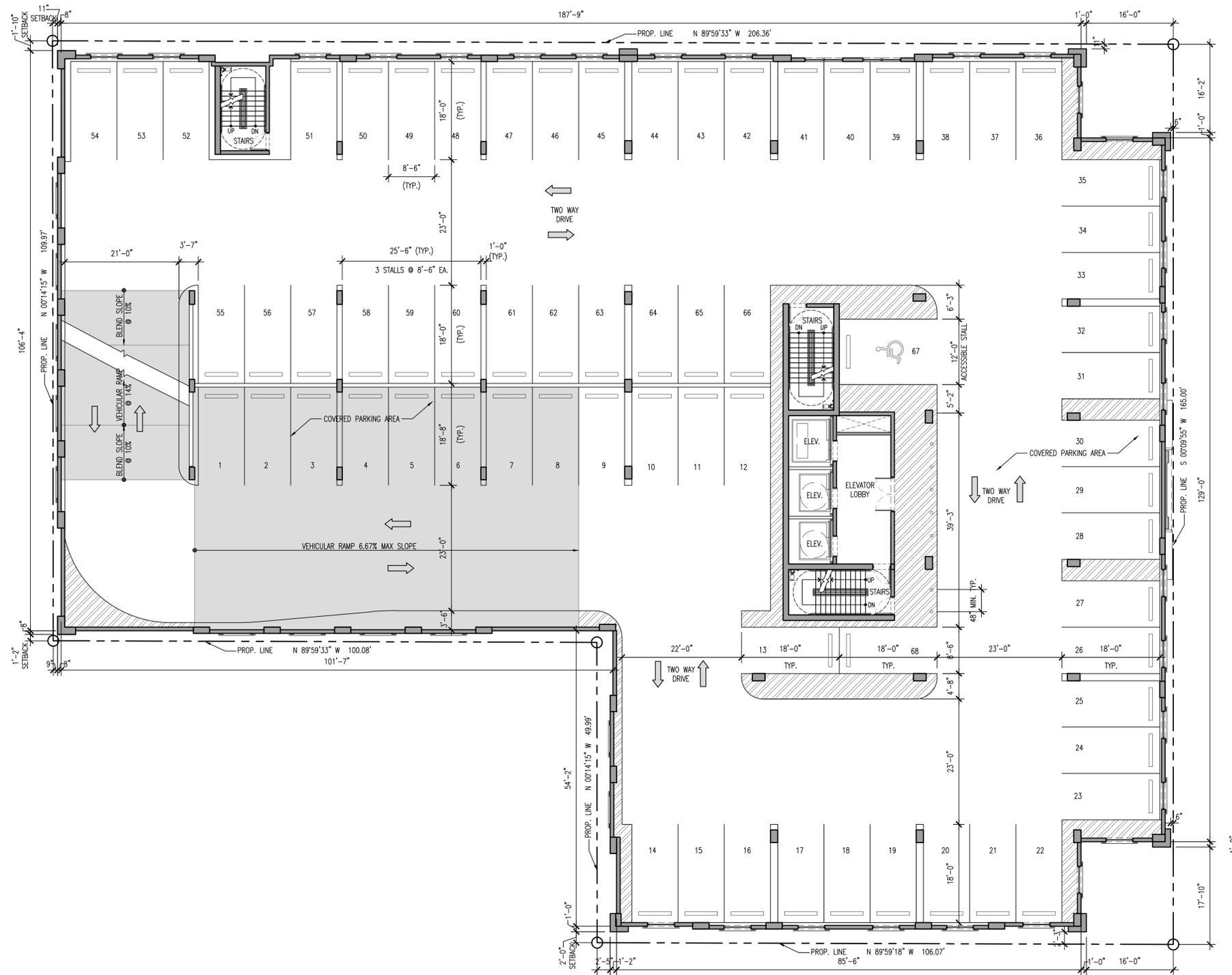
SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14
JOB NO. 2014-05
DRAWN BY MC
APPR BY AMC
FILE 2014-05

SHEET NUMBER:

A-1.04



5TH LEVEL PARKING FLOOR PLAN
SCALE: 3/32" = 1'-0"





CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON
BOULEVARD
CORAL GABLES

OWNER:

6TH LEVEL PARKING FLOOR PLAN

PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

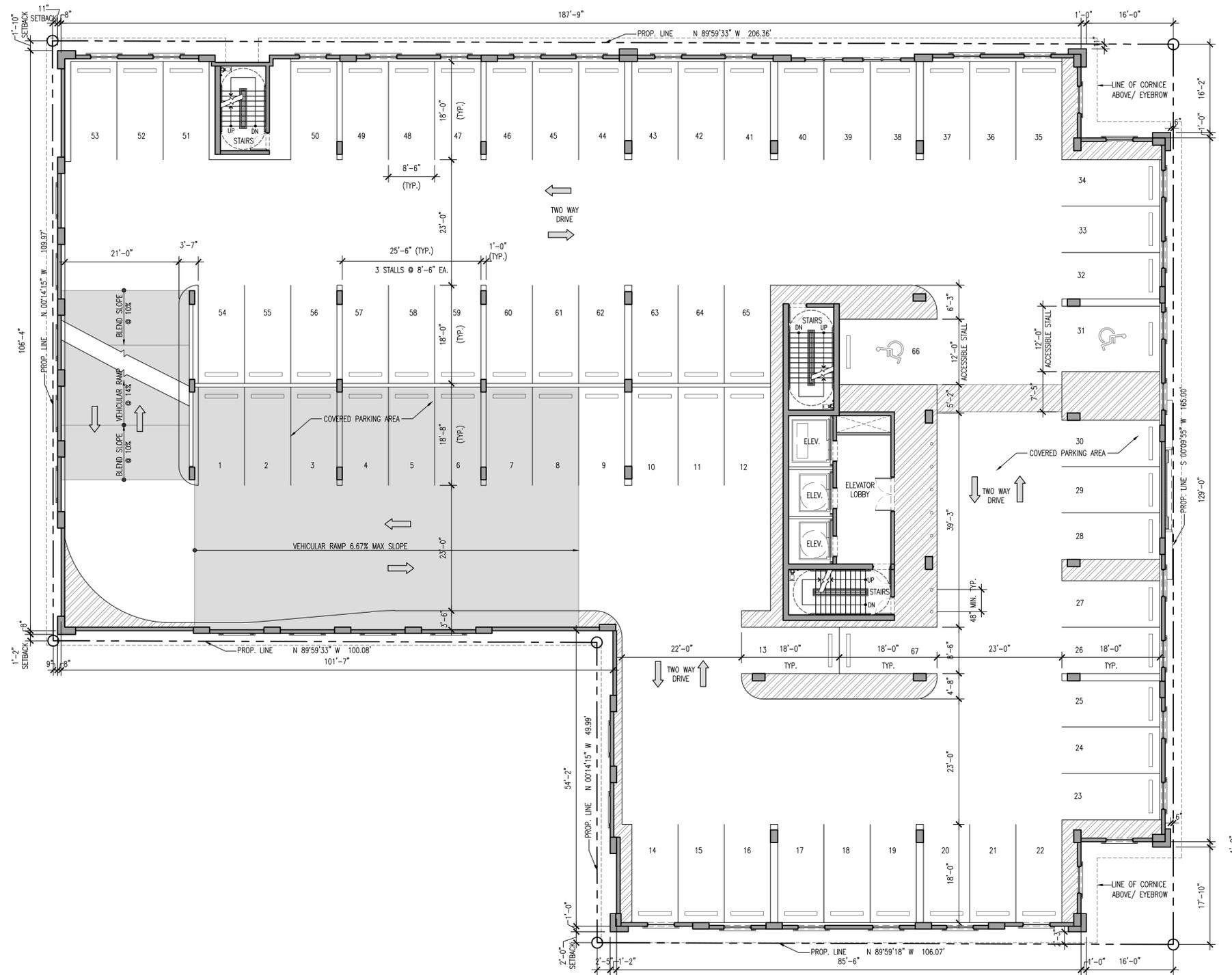
DRAWN BY MC

APPR BY AMC

FILE 2014-05

SHEET NUMBER:

A-1.05



6TH LEVEL PARKING FLOOR PLAN

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





CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T.305.448.7383

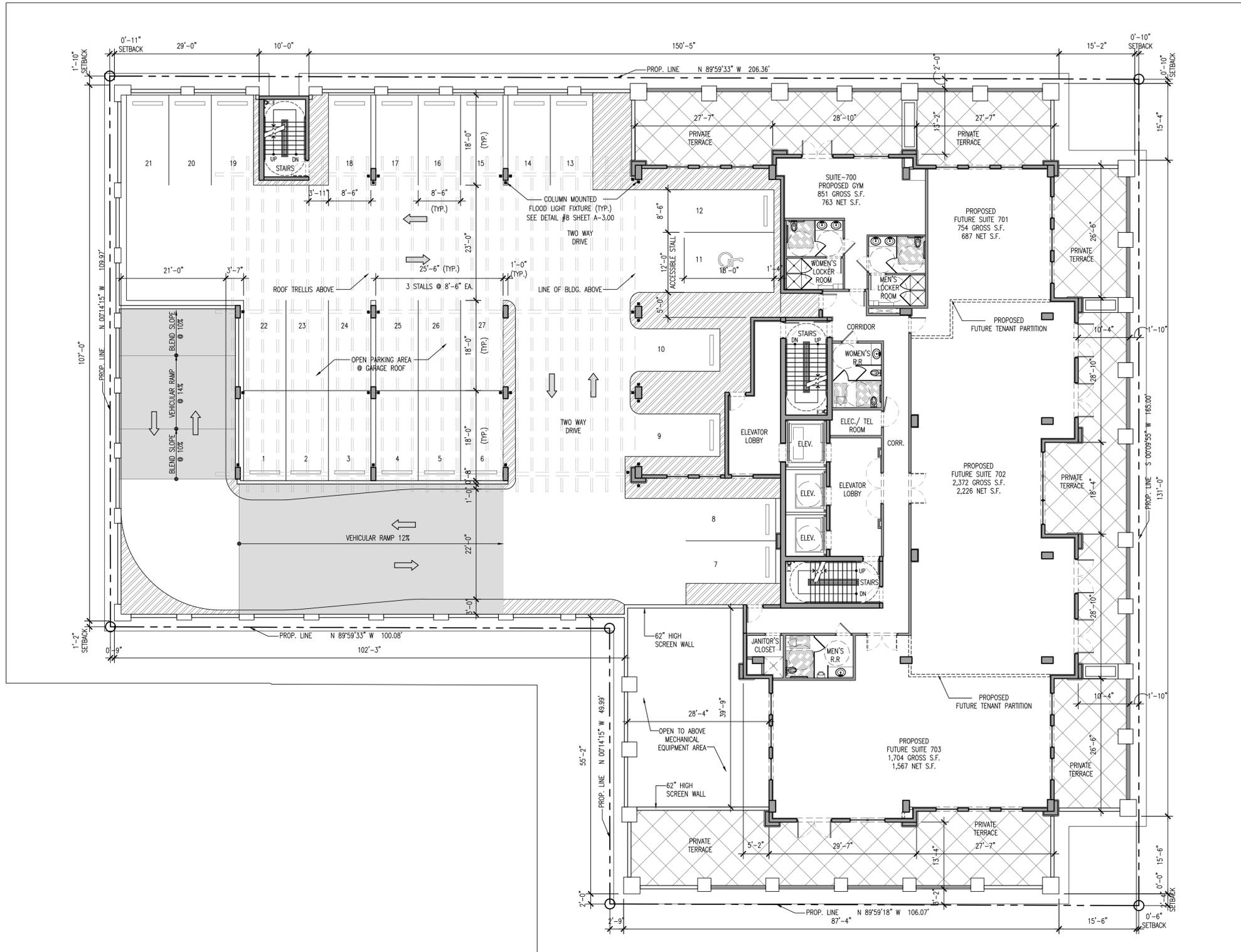
PROJECT:

OFIZZINA

1200 PONCE DE LEON
BOULEVARD
CORAL GABLES

OWNER:

7TH LEVEL PARKING FLOOR PLAN



7TH LEVEL OFFICE/PARKING FLOOR PLAN
SCALE: 3/32" = 1'-0"

PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

DRAWN BY MC

APPR BY AMC

FILE 2014-05

SHEET NUMBER:

A-1.06



CORWILARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON
 BOULEVARD
 CORAL GABLES

OWNER:

8TH-12TH LEVEL FLOOR PLAN

PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
 THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
 EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

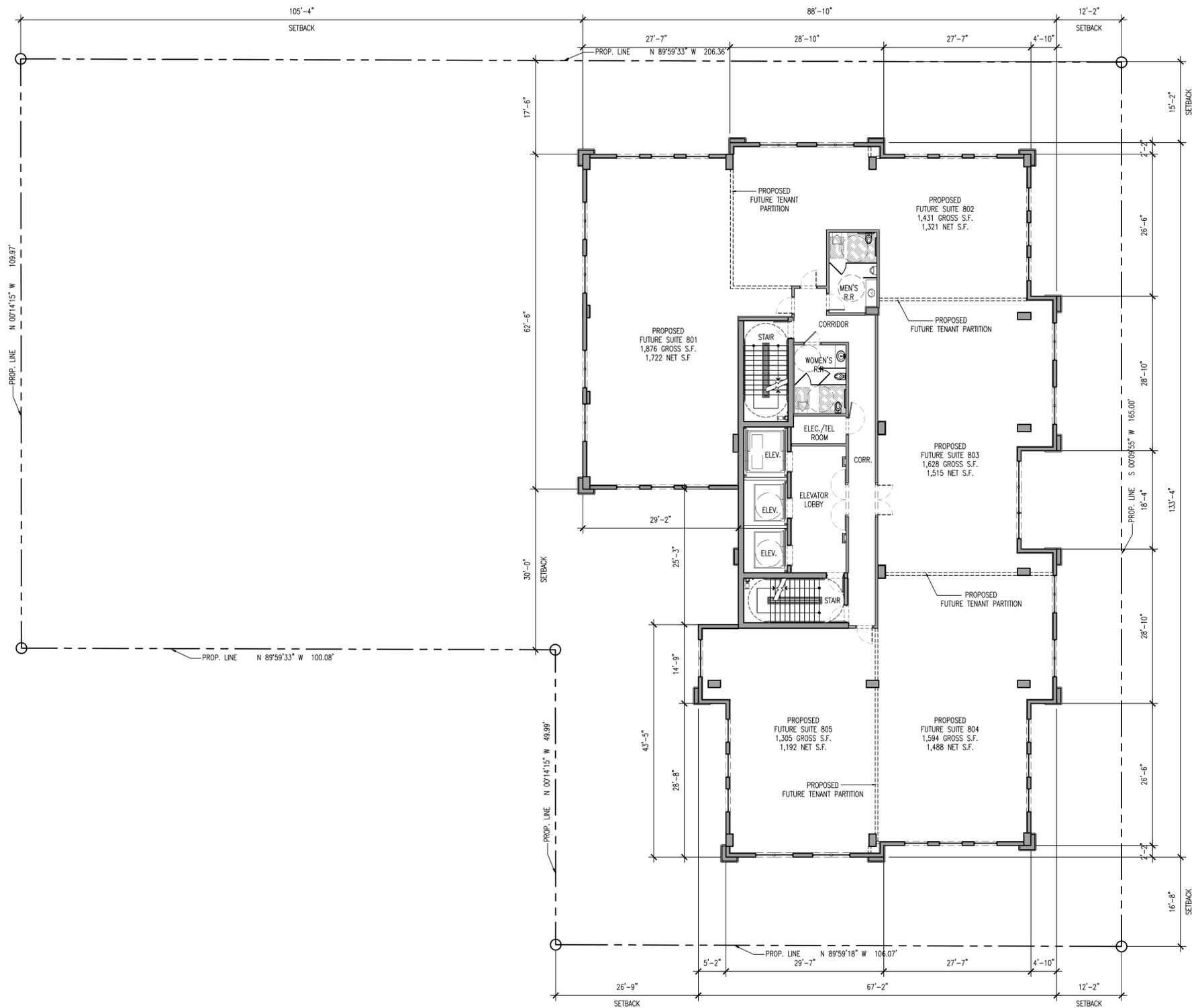
DRAWN BY MC

APPR BY AMC

FILE 2014-05

SHEET NUMBER:

A-1.07



8TH-12TH LEVEL FLOOR PLAN

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





CORWILARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON
 BOULEVARD
 CORAL GABLES

OWNER:

13TH - LEVEL FLOOR PLAN

PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
 THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
 EXCEPT AS AGREED TO BY THE ARCHITECT/ ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

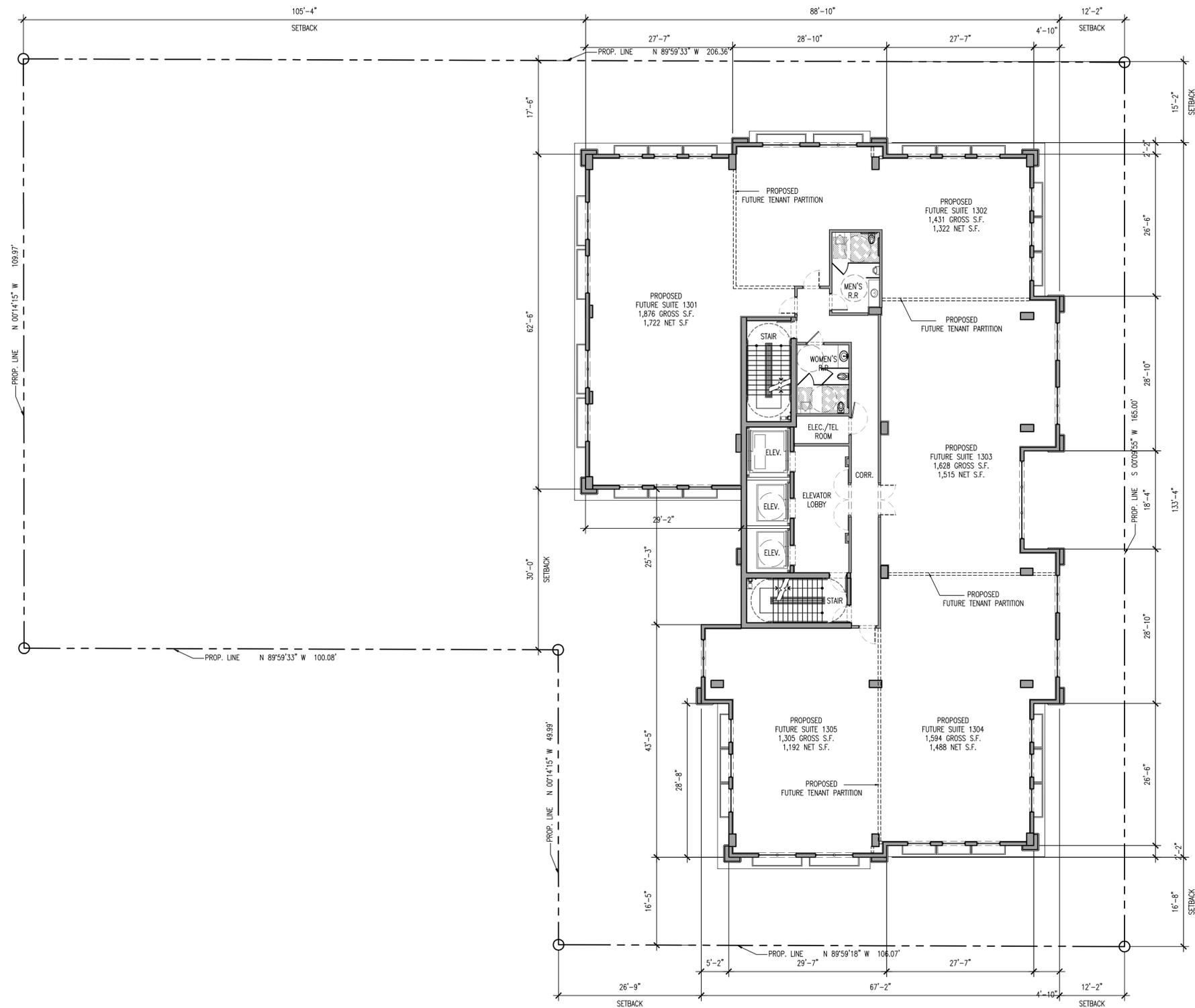
DRAWN BY MC

APPR BY AMC

FILE 2014-05

SHEET NUMBER:

A-1.08



13TH- LEVEL FLOOR PLAN

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





CORWILARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON
 BOULEVARD
 CORAL GABLES

OWNER:

14TH - LEVEL FLOOR PLAN

PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
 THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
 EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

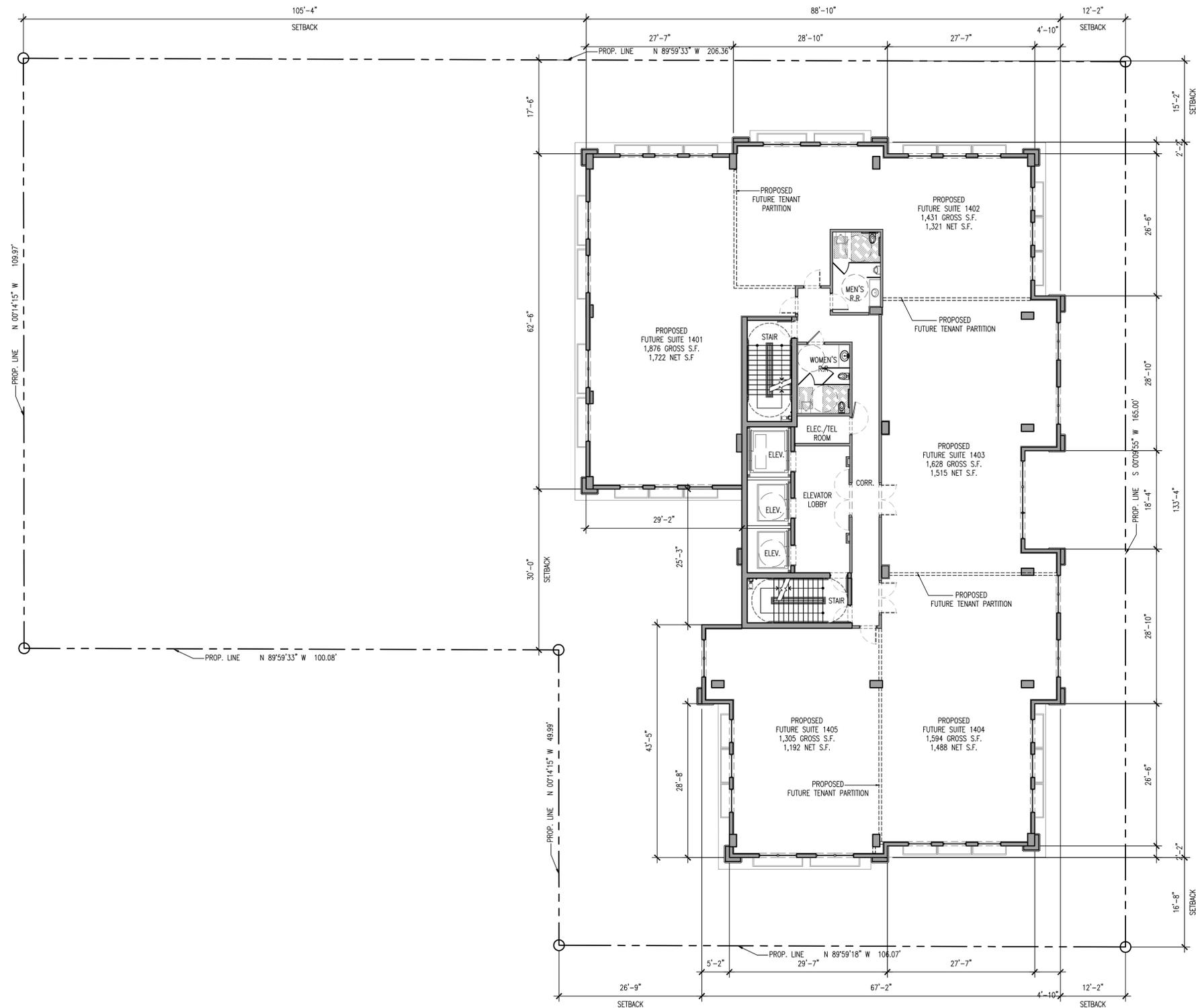
DRAWN BY MC

APPR BY AMC

FILE 2014-05

SHEET NUMBER:

A-1.09



14TH- LEVEL FLOOR PLAN

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

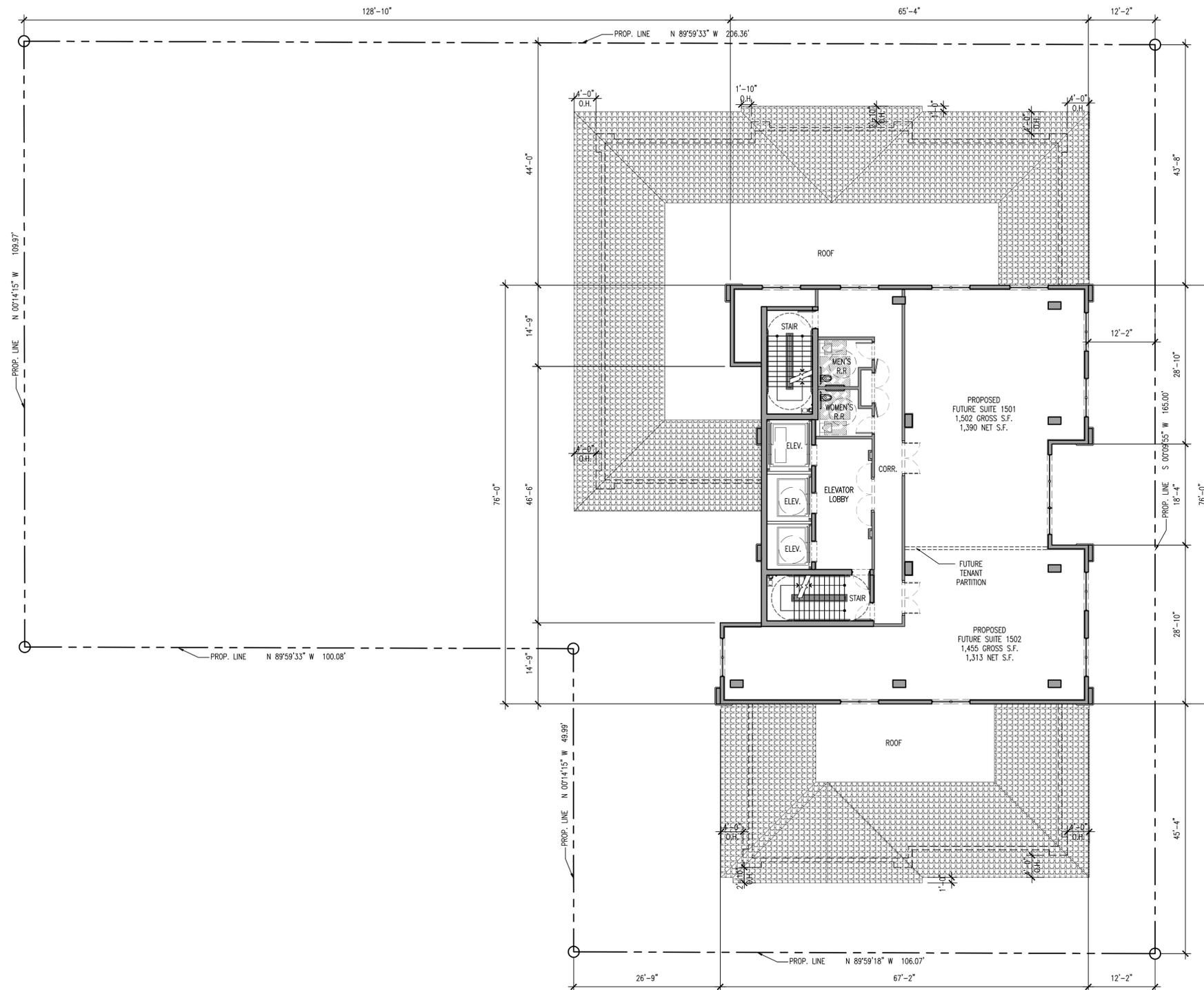




CORWILARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
OFIZZINA
 1200 PONCE DE LEON
 BOULEVARD
 CORAL GABLES
 OWNER:

15TH - LEVEL FLOOR PLAN



15TH- LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"



PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT. THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14
 JOB NO. 2014-05
 DRAWN BY MC
 APPR BY AMC
 FILE 2014-05

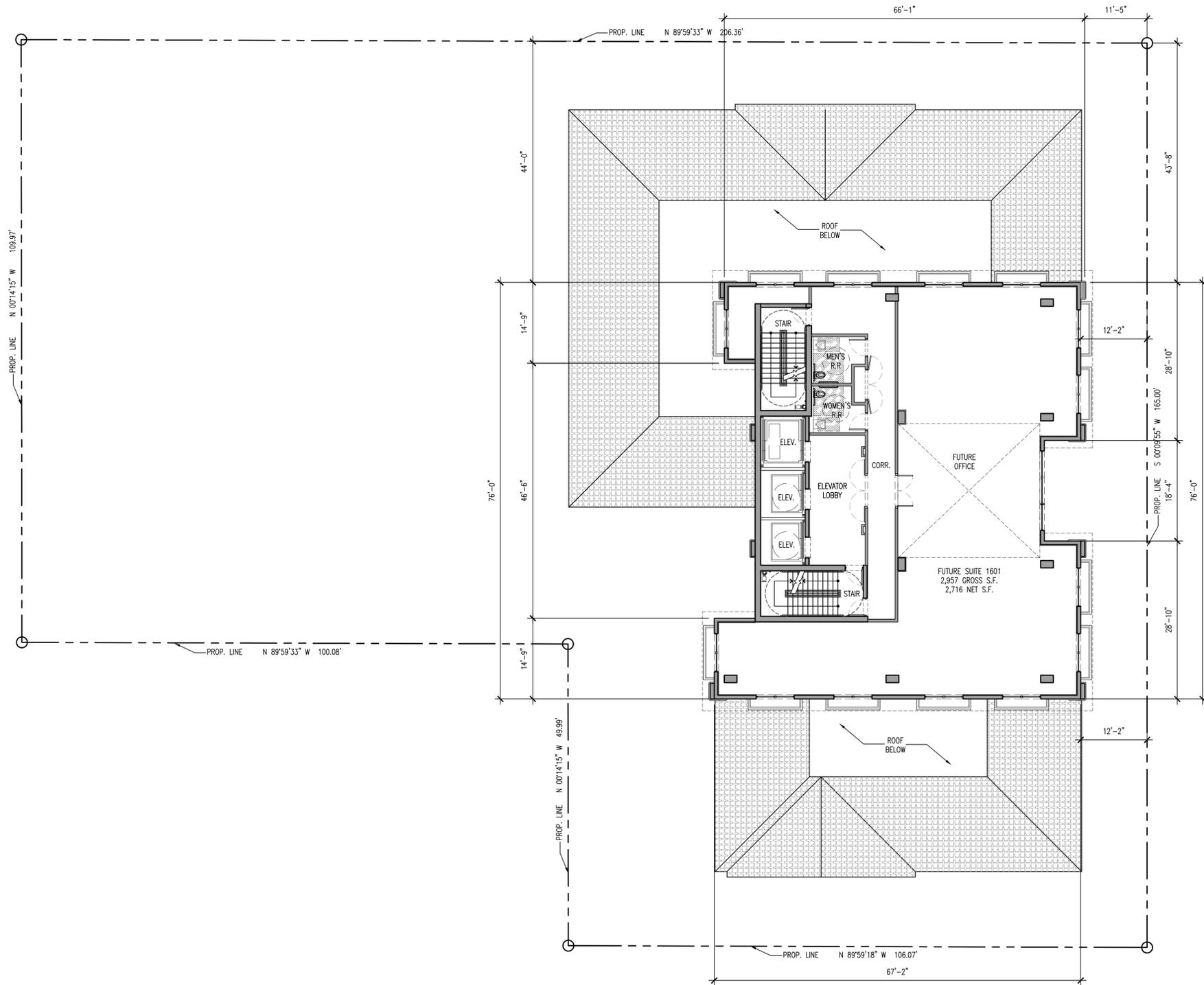
SHEET NUMBER:



CORWILARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
OFIZZINA
 1200 PONCE DE LEON
 BOULEVARD
 CORAL GABLES
 OWNER:

16TH - LEVEL FLOOR PLAN



16TH- LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"



PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT. THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14
 JOB NO. 2014-05
 DRAWN BY MC
 APPR BY AMC
 FILE 2014-05

SHEET NUMBER:

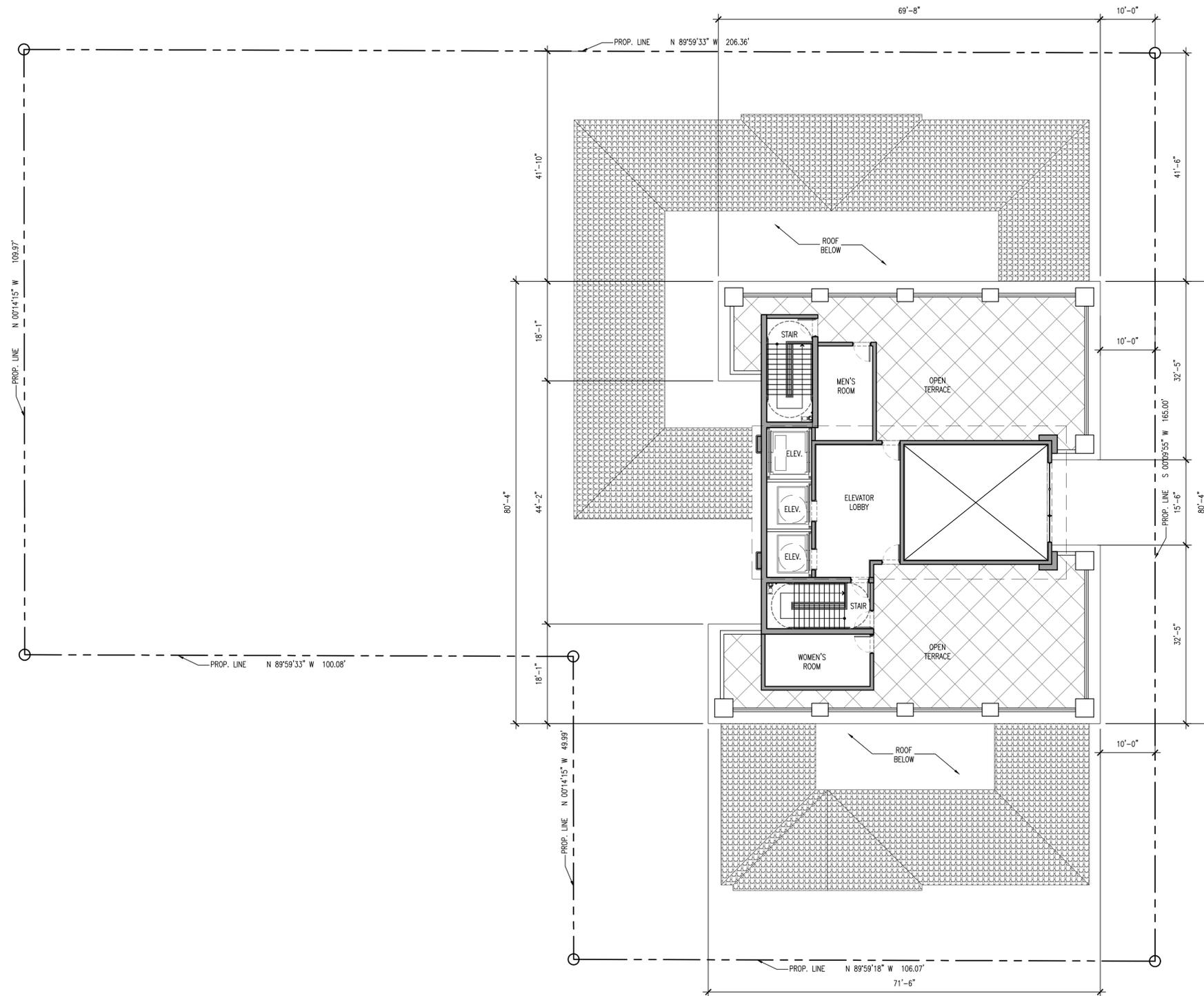
A-1.11



CORWILARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
OFIZZINA
 1200 PONCE DE LEON
 BOULEVARD
 CORAL GABLES
 OWNER:

17TH - LEVEL FLOOR PLAN



17TH- LEVEL FLOOR PLAN
 SCALE: 3/32" = 1'-0"



PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT. THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT/ ENGINEERS.

DATE: 04-30-14
 JOB NO. 2014-05
 DRAWN BY MC
 APPR BY AMC
 FILE 2014-05

SHEET NUMBER:



CORWILARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON
 BOULEVARD
 CORAL GABLES

OWNER:

ROOF - LEVEL FLOOR PLAN

PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT. THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

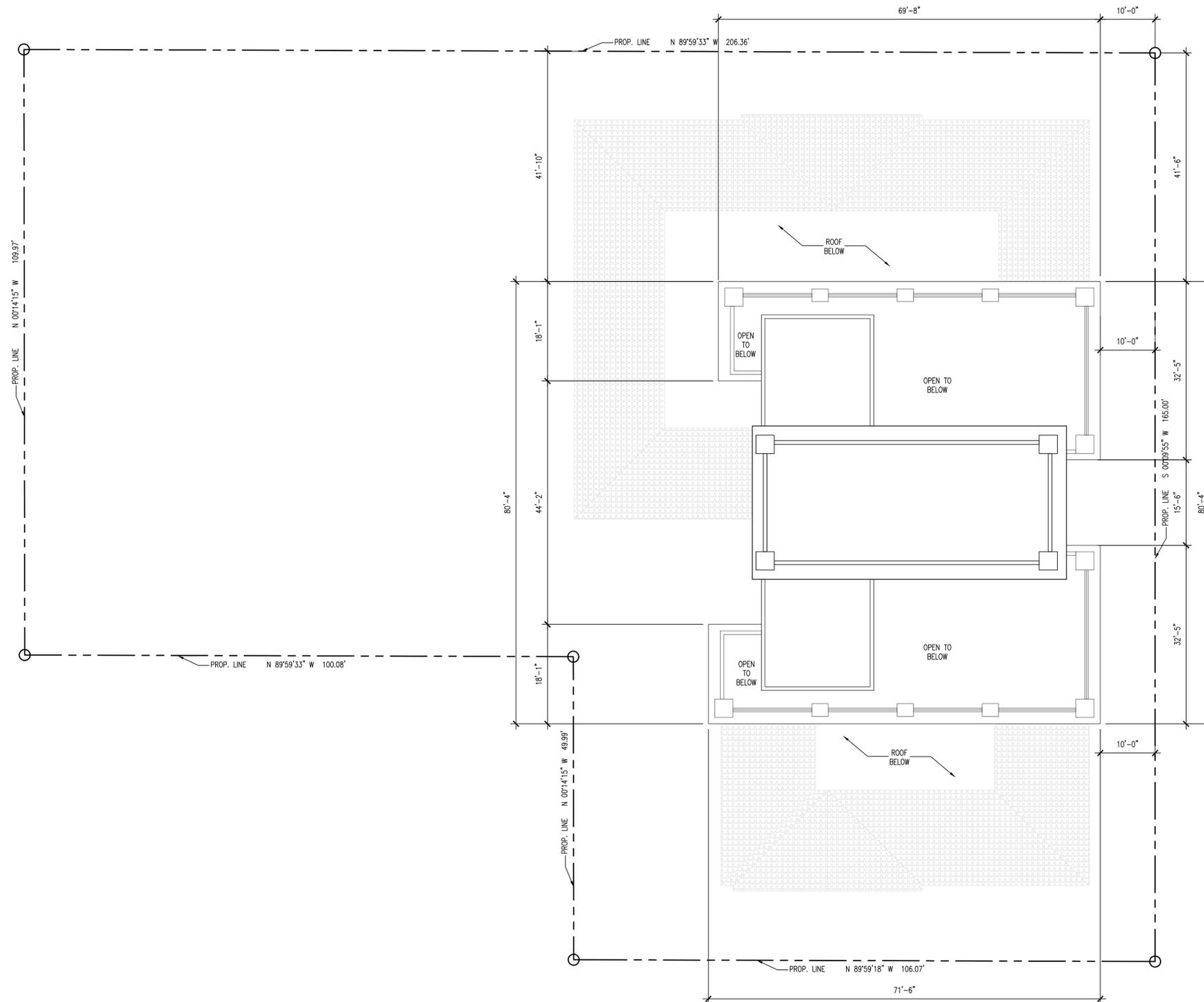
DRAWN BY MC

APPR BY AMC

FILE 2014-05

SHEET NUMBER:

A-1.13



ROOF- LEVEL FLOOR PLAN

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





CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:
OFIZZINA
1200 PONCE DE LEON
BOULEVARD
CORAL GABLES

OWNER:

ENLARGED DETAILS

PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

DRAWN BY MC

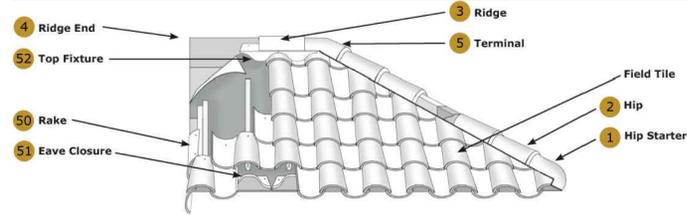
APPR BY AMC

FILE 2014-05

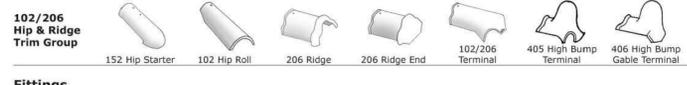
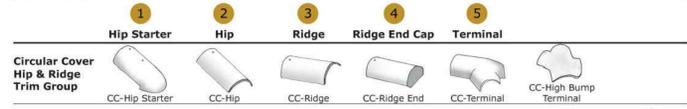
SHEET NUMBER:

A-3.00

16" Tapered Barrel Mission™ - Barrel Tile



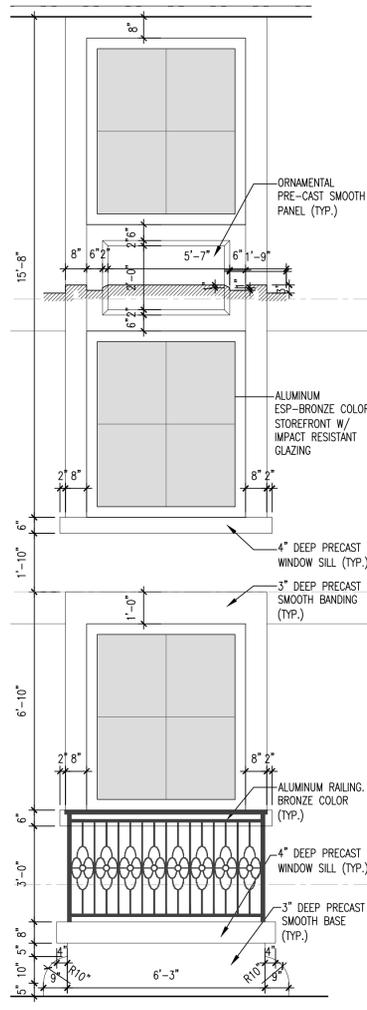
Hip & Ridge



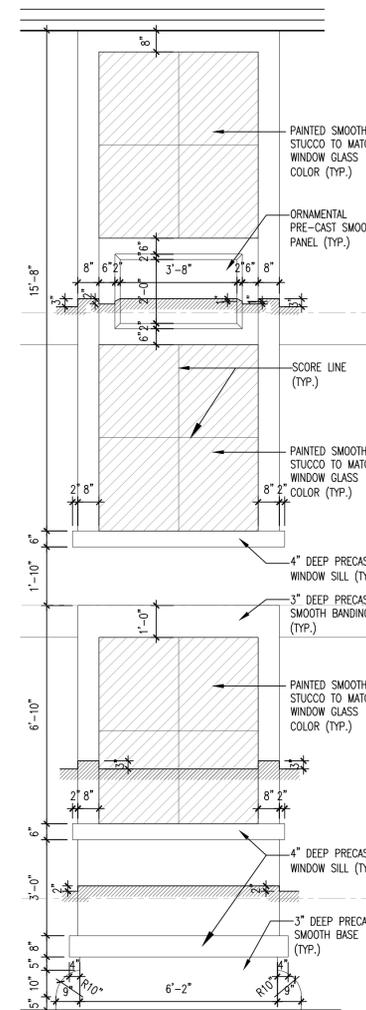
Actual Size	16"	-	-
Exposure	13"	10-1/2"	10-1/2"
Weight	6.5 lbs./pc.	3.1 lbs./pc.	2.2 lbs./pc.



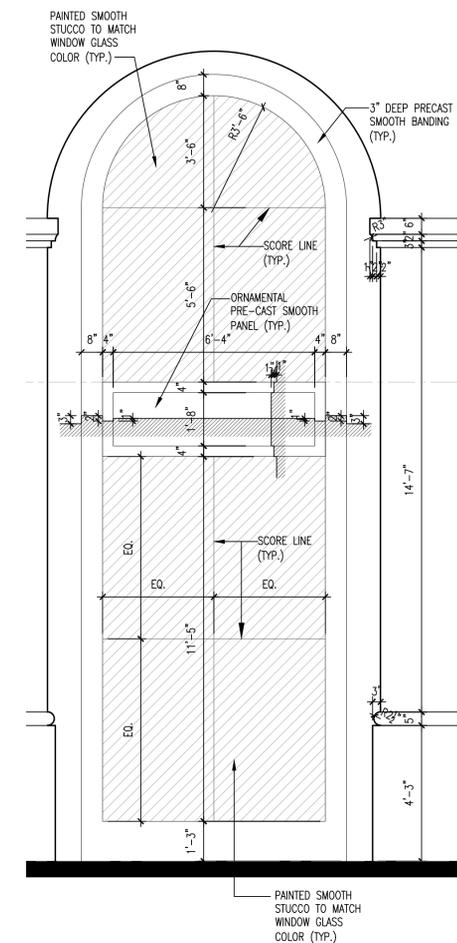
1 BARREL ROOF TILE DETAIL
SCALE: N.T.S.



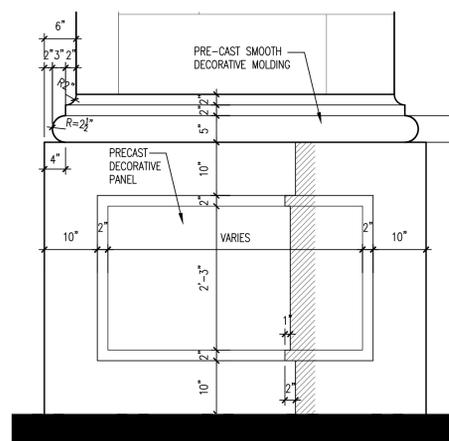
2 ENLARGED DETAIL
SCALE: 3/8" = 1'-0"



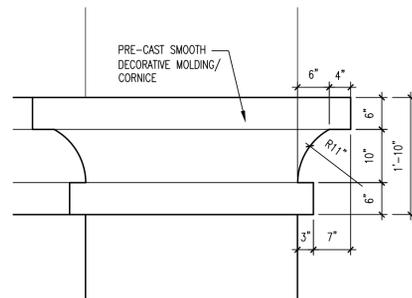
3 ENLARGED DETAIL
SCALE: 3/8" = 1'-0"



4 ENLARGED DETAIL
SCALE: 3/8" = 1'-0"



5 COLUMN BASE DETAIL
SCALE: 3/8" = 1'-0"



6 CORNICE DETAIL
SCALE: 3/8" = 1'-0"



7 NATURAL KEYSTONE
SCALE: N.T.S.



8 LIGHT FIXTURE
SCALE: N.T.S.



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON
BOULEVARD
CORAL GABLES

OWNER:

BUILDING EAST ELEVATION

PHASE

REVISIONS

SEAL

THE DRAWINGS & THE PROPERTY OF CORWIL ARCHITECTS INC.
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

DRAWN BY MC

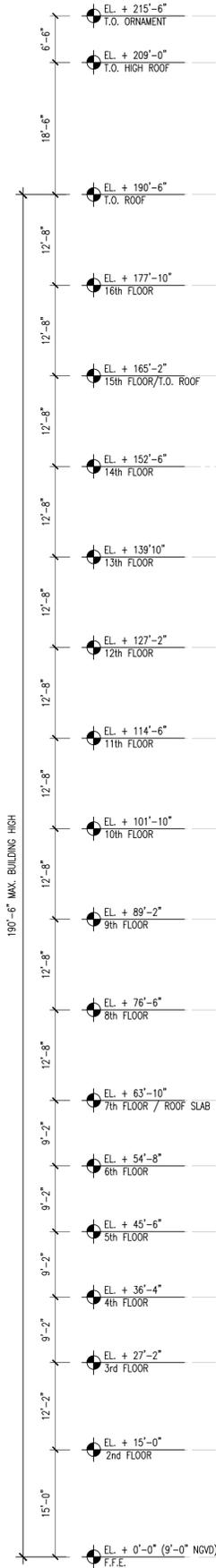
APPR BY AMC

FILE 2014-05

SHEET NUMBER:

A-2.00

ELEVATION LEGEND	
1	BARREL ROOF TILE
2	PRECAST SMOOTH FINISH ORNAMENT/CAP
3	ALUMINUM RAILING - BRONZE COLOR
4	PRECAST SMOOTH FINISH CONTINUOUS BANDING/CORNICE
5	PRECAST STONE FINISH BRACKET
6	ALUMINUM ESP - BRONZE COLOR STOREFRONT/WINDOW/DOOR. 4" MIN. RECESS
7	PRECAST SMOOTH FINISH WINDOW SILL
8	PRECAST SMOOTH FINISH QUINS
9	NATURAL KEYSTONE. SEE DETAIL 7 SHEET A-3.00
10	PRECAST SMOOTH FINISH COLUMN BASE
11	ALUMINUM TRELLIS - BRONZE COLOR
12	PAINTED SMOOTH STUCCO. COLOR TO MATCH GLAZING COLOR
13	PAINTED STUCCO
14	PRECAST SMOOTH FINISH WINDOW SURROUNDS
15	ALUMINUM GATE - BRONZE COLOR
16	1/2" STUCCO REVEAL
17	WALL MOUNTED FLOOD LIGHT FIXTURE (TYP.) SEE DETAIL #8 SHEET A-3.00



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



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON
BOULEVARD
CORAL GABLES

OWNER:

BUILDING WEST ELEVATION

PHASE

REVISIONS

SEAL

THE DRAWINGS & THE PROPERTY OF CORWIL ARCHITECTS INC.
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

DRAWN BY MC

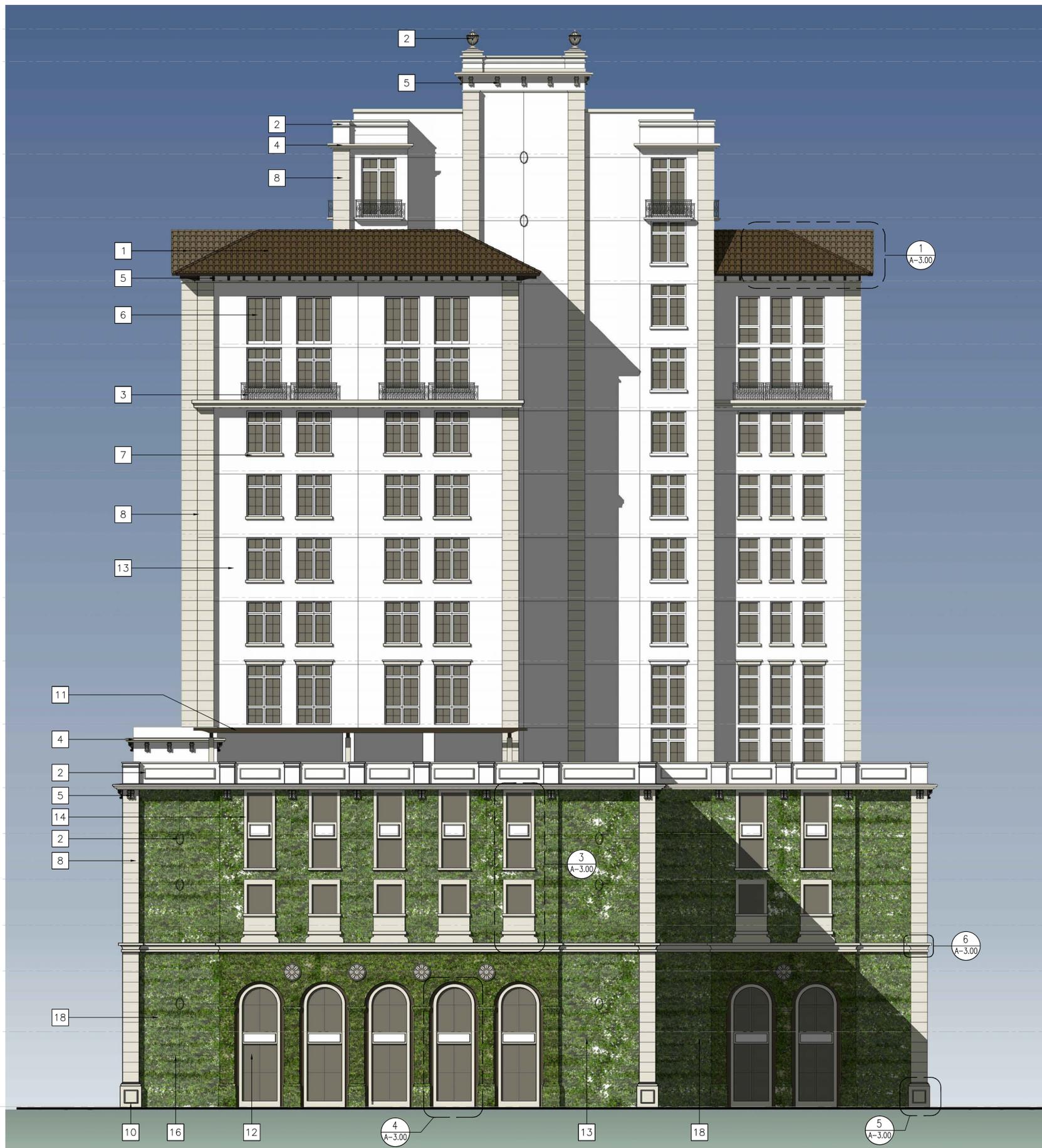
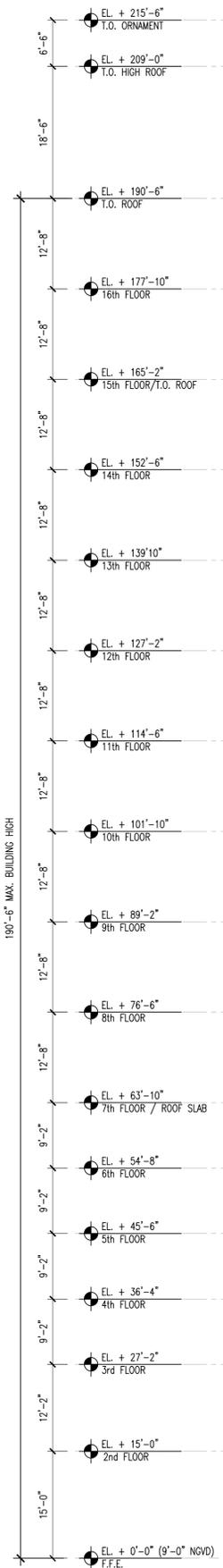
APPR BY AMC

FILE 2014-05

SHEET NUMBER:

A-2.01

ELEVATION LEGEND	
1	BARREL ROOF TILE
2	PRECAST SMOOTH FINISH ORNAMENT/CAP
3	ALUMINUM RAILING - BRONZE COLOR
4	PRECAST SMOOTH FINISH CONTINUOUS BANDING/CORNICE
5	PRECAST STONE FINISH BRACKET
6	ALUMINUM ESP - BRONZE COLOR STOREFRONT/WINDOW/DOOR. 4" MIN. RECESS
7	PRECAST SMOOTH FINISH WINDOW SILL
8	PRECAST SMOOTH FINISH QUOINS
9	NATURAL KEYSTONE. SEE DETAIL 7 SHEET A-3.00
10	PRECAST SMOOTH FINISH COLUMN BASE
11	ALUMINUM TRELLIS - BRONZE COLOR
12	PAINTED SMOOTH STUCCO. COLOR TO MATCH GLAZING COLOR
13	PAINTED STUCCO BEHIND GREEN WALL
14	PRECAST SMOOTH FINISH WINDOW SURROUNDS
15	ALUMINUM GATE - BRONZE COLOR
16	1/2" STUCCO REVEAL
17	WALL MOUNTED FLOOD LIGHT FIXTURE (TYP.) SEE DETAIL #8 SHEET A-3.00
18	GREEN WALL BY GSKY PLANT SYSTEMS



WEST ELEVATION

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



CORWIL ARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON
BOULEVARD
CORAL GABLES

OWNER:

BUILDING NORTH ELEVATION

PHASE

REVISIONS

SEAL

THE DRAWINGS & THE PROPERTY OF CORWIL ARCHITECTS INC.
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

DRAWN BY MC

APPR BY AMC

FILE 2014-05

SHEET NUMBER:

A-2.02

ELEVATION LEGEND	
1	BARREL ROOF TILE
2	PRECAST SMOOTH FINISH ORNAMENT/CAP
3	ALUMINUM RAILING - BRONZE COLOR
4	PRECAST SMOOTH FINISH CONTINUOUS BANDING/CORNICE
5	PRECAST STONE FINISH BRACKET
6	ALUMINUM ESP - BRONZE COLOR STOREFRONT/WINDOW/DOOR. 4" MIN. RECESS
7	PRECAST SMOOTH FINISH WINDOW SILL
8	PRECAST SMOOTH FINISH QUOINS
9	NATURAL KEYSTONE. SEE DETAIL 7 SHEET A-3.00
10	PRECAST SMOOTH FINISH COLUMN BASE
11	ALUMINUM TRELLIS - BRONZE COLOR
12	PAINTED SMOOTH STUCCO. COLOR TO MATCH GLAZING COLOR
13	PAINTED STUCCO
14	PRECAST SMOOTH FINISH WINDOW SURROUNDS
15	ALUMINUM GATE - BRONZE COLOR
16	1/2" STUCCO REVEAL
17	WALL MOUNTED FLOOD LIGHT FIXTURE (TYP.) SEE DETAIL #8 SHEET A-3.00



NORTH ELEVATION

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



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON
BOULEVARD
CORAL GABLES

OWNER:

BUILDING SOUTH ELEVATION

PHASE

REVISIONS

SEAL

THE DRAWINGS & THE PROPERTY OF CORWIL ARCHITECTS INC.
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
THE CONTENTS OF THIS DRAWINGS ARE CONFIDENTIAL
AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

DRAWN BY MC

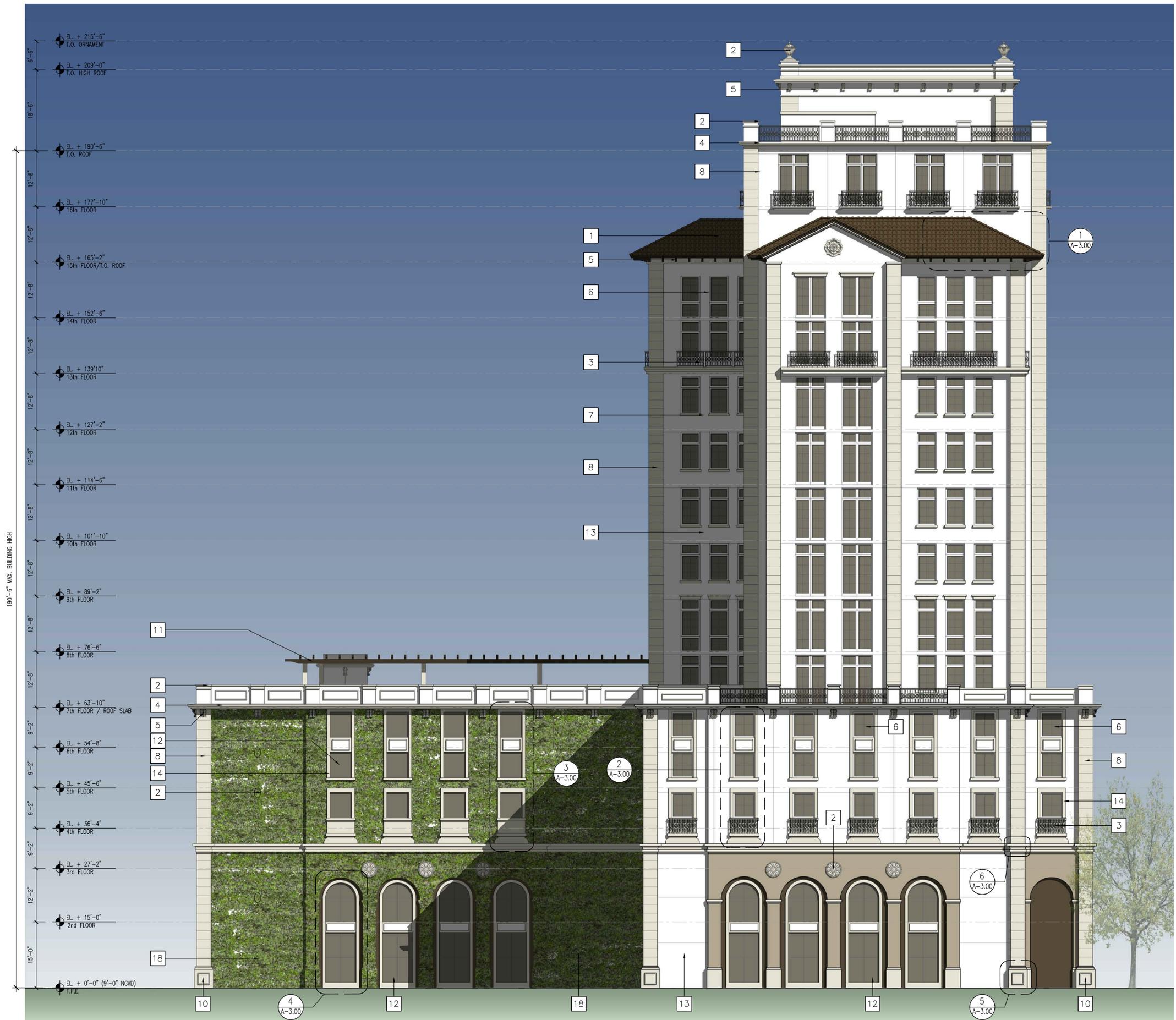
APPR BY AMC

FILE 2014-05

SHEET NUMBER:

A-2.03

ELEVATION LEGEND	
1	BARREL ROOF TILE
2	PRECAST SMOOTH FINISH ORNAMENT/CAP
3	ALUMINUM RAILING - BRONZE COLOR
4	PRECAST SMOOTH FINISH CONTINUOUS BANDING/CORNICE
5	PRECAST STONE FINISH BRACKET
6	ALUMINUM ESP - BRONZE COLOR STOREFRONT/WINDOW/DOOR. 4" MIN. RECESS
7	PRECAST SMOOTH FINISH WINDOW SILL
8	PRECAST SMOOTH FINISH QUOINS
9	NATURAL KEYSTONE. SEE DETAIL 7 SHEET A-3.00
10	PRECAST SMOOTH FINISH COLUMN BASE
11	ALUMINUM TRELLIS - BRONZE COLOR
12	PAINTED SMOOTH STUCCO. COLOR TO MATCH GLAZING COLOR
13	PAINTED STUCCO
14	PRECAST SMOOTH FINISH WINDOW SURROUNDS
15	ALUMINUM GATE - BRONZE COLOR
16	1/2" STUCCO REVEAL
17	WALL MOUNTED FLOOD LIGHT FIXTURE (TYP.) SEE DETAIL #8 SHEET A-3.00
18	GREEN WALL BY GSKY PLANT SYSTEMS



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



CORWILARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON
 BOULEVARD
 CORAL GABLES

OWNER:

3D RENDERING

PHASE

REVISIONS

SEAL

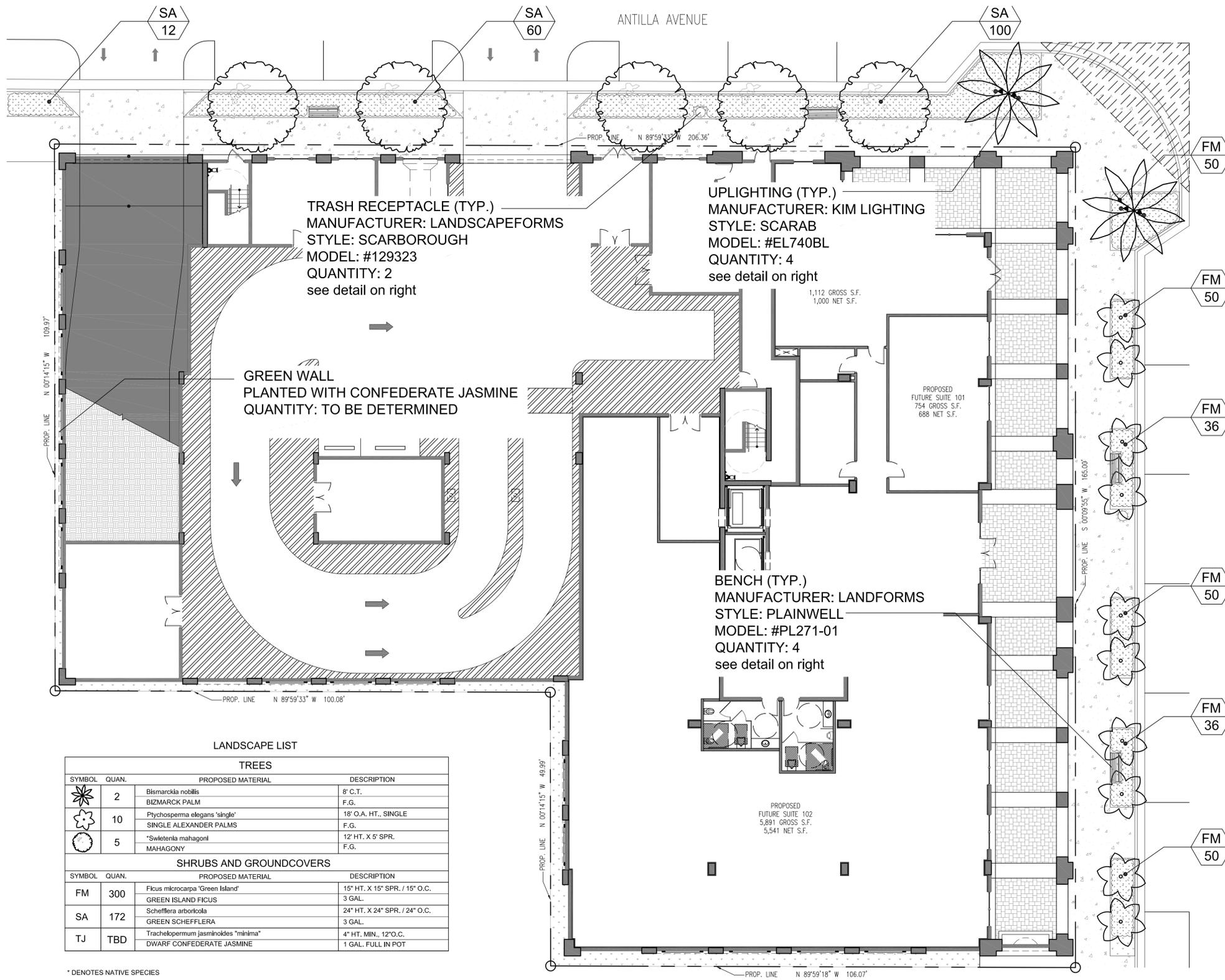
THE DRAWINGS IS THE PROPERTY OF CORWIL ARCHITECTS INC.
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
 THE CONTENTS OF THIS DRAWINGS ARE CONFIDENTIAL
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
 EXCEPT AS AGREED TO BY THE ARCHITECT/ ENGINEERS.

DATE: 04-30-14
 JOB NO. 2014-05
 DRAWN BY MC
 APPR BY AMC
 FILE 2014-05

SHEET NUMBER:

A-2.04

3D RENDERING
 N.T.S.



LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	2	Bismarckia nobilis BIZMARCK PALM	8' C.T. F.G.
	10	Ptychosperma elegans 'single' SINGLE ALEXANDER PALMS	18" O.A. HT., SINGLE F.G.
	5	*Swietenia mahagoni MAHAGONY	12" HT. X 5" SPR. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
FM	300	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
SA	172	Schefflera arboricola GREEN SCHEFFLERA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
TJ	TBD	Tracheloperium jasminoides 'minima' DWARF CONFEDERATE JASMINE	4" HT. MIN., 12" O.C. 1 GAL. FULL IN POT

* DENOTES NATIVE SPECIES

Plainwell™ Product Drawing landscapeforms®
www.landscapeforms.com Ph: 800.521.2546

Bench, 72" Length, with Aluminum Seat, Freestanding / Surface Mount

NOTE: FREESTANDING OR SURFACE MOUNT OPTIONS. CORROSION-RESISTANT ANCHORING HARDWARE SUPPLIED BY OTHERS. Ø13/32" HOLES WITH COUNTERBORE PROVIDED FOR SOCKET HEAD CAP SCREWS.

Drawing: PL271-01
Date: 4/26/2010
Dimensions are in inches (mm)
U.S. Patent No. 6,848,345

CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC. INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF LANDSCAPE FORMS, INC. © 2010 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

Scarborough™ Product Drawing landscapeforms®
www.landscapeforms.com Ph: 800.521.2546

After Receptacle, Side Opening, 30 Gallon, Vertical Strip, with Lock and Sand Pan

NOTE: FREESTANDING OR SURFACE MOUNT OPTIONS. CORROSION-RESISTANT ANCHORING HARDWARE SUPPLIED BY OTHERS. Ø13/32" HOLES WITH COUNTERBORE PROVIDED FOR SOCKET HEAD CAP SCREWS.

Scarab™ EL740BL **KIM LIGHTING**
www.kimlighting.com Ph: 626.968.5666

120 Volt Die-Cast Aluminum, PAR38 Incandescent / Halogen

▲ LIGHTING SYMBOL ON PLAN

MOUNTING: SM19BLACK Finish
3" O.D. by 18" wall cast aluminum with 2" NPSM fixture mount and hand hole with flush cover. Internal set screw fixture lock accessible through hand hole. Internal ground lug supplied with installed lead. Super TBC powder coat paint over clear anodizing and flared zinc-plated aluminum connection coating.

NOTE: May also be used to hard mount low voltage fixtures.

WITKIN HULTS DESIGN GROUP
307 South 21st Avenue, Hollywood, Florida
phone: 954.923.9681 fax: 954.923.9689
www.witkindesign.com

OFIZZINA
Coral Gables, Florida
GROUNDFLOOR
LANDSCAPE PLAN

Revisions:
08.13.14 City comments.

Seat:

Lic. # LA0000889
Member: A.S.L.A.

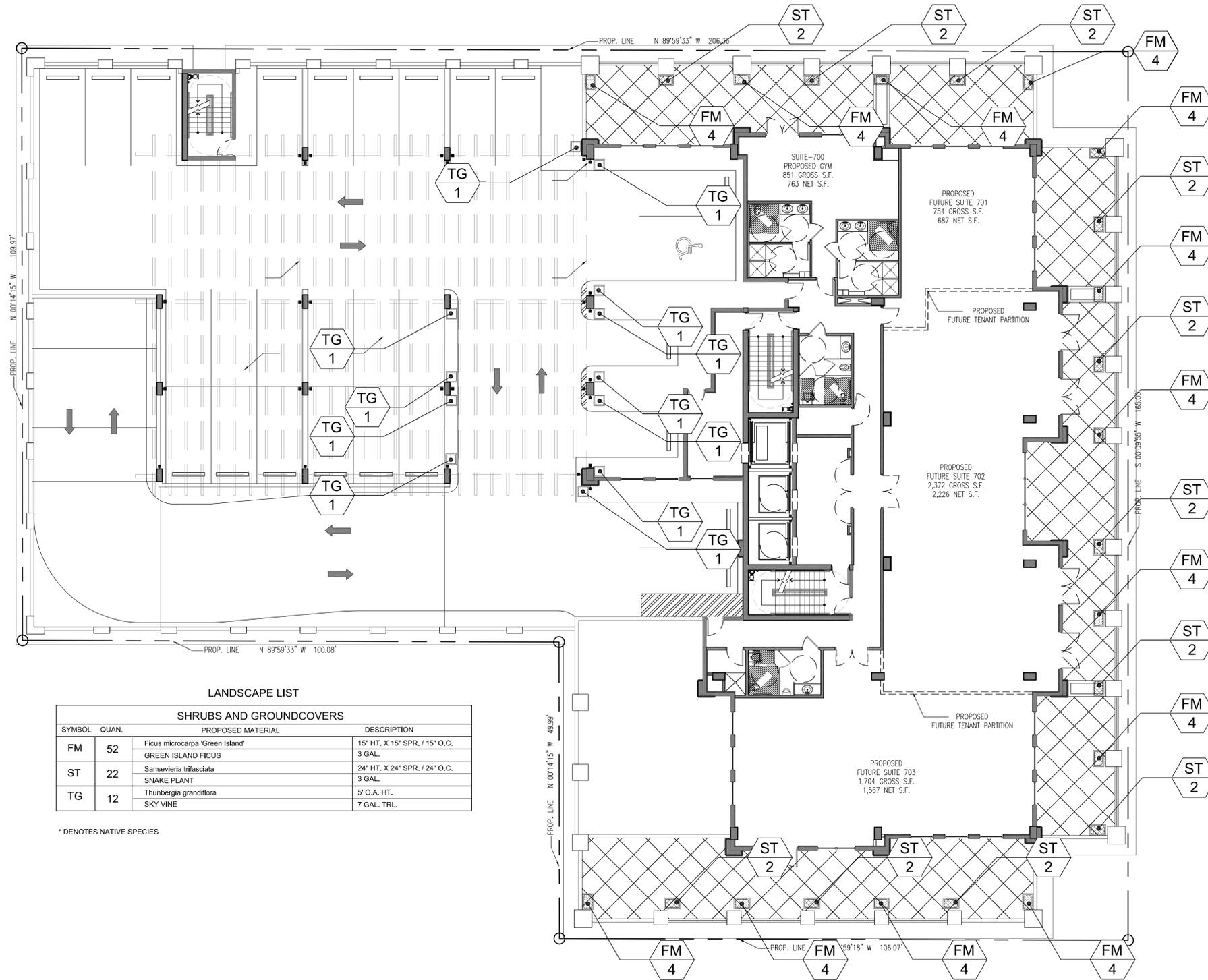
Drawing: Landscape Plan
Date: 04/28/2014
Scale: See Left
Drawn by: JM
Sheet No.:
L-2
Cad Id.: 2014-034

LANDSCAPE PLAN

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



ANTILLA AVENUE



LANDSCAPE LIST

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
FM	52	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
ST	22	Sansevieria trifasciata	24" HT. X 24" SPR. / 24" O.C.
		SNAKE PLANT	3 GAL.
TG	12	Thunbergia grandiflora	5' O.A. HT.
		SKY VINE	7 GAL. TRL.

* DENOTES NATIVE SPECIES



STYLE	TOLGA PLANTER
SIZE	36"X14"X24"
QUANTITY	24
COLOR	WHITE

PLANTERSETC.COM



STYLE	TOULAN PLANTER
SIZE	20"X20"X42"
QUANTITY	12
COLOR	CHARCOAL GRAY

PLANTERSETC.COM

WITKIN HULTS DESIGN GROUP
 307 South 21st Avenue, Hollywood, Florida
 phone: 954.923.9681 fax: 954.923.9689
 www.witkindesign.com

OFIZZINA
 Coral Gables, Florida
 7th FLOOR TERRACE
 LANDSCAPE PLAN

Revisions:
 08.13.14 City comments.

Seat:
 Lic. # LA0000889
 Member: A.S.L.A.

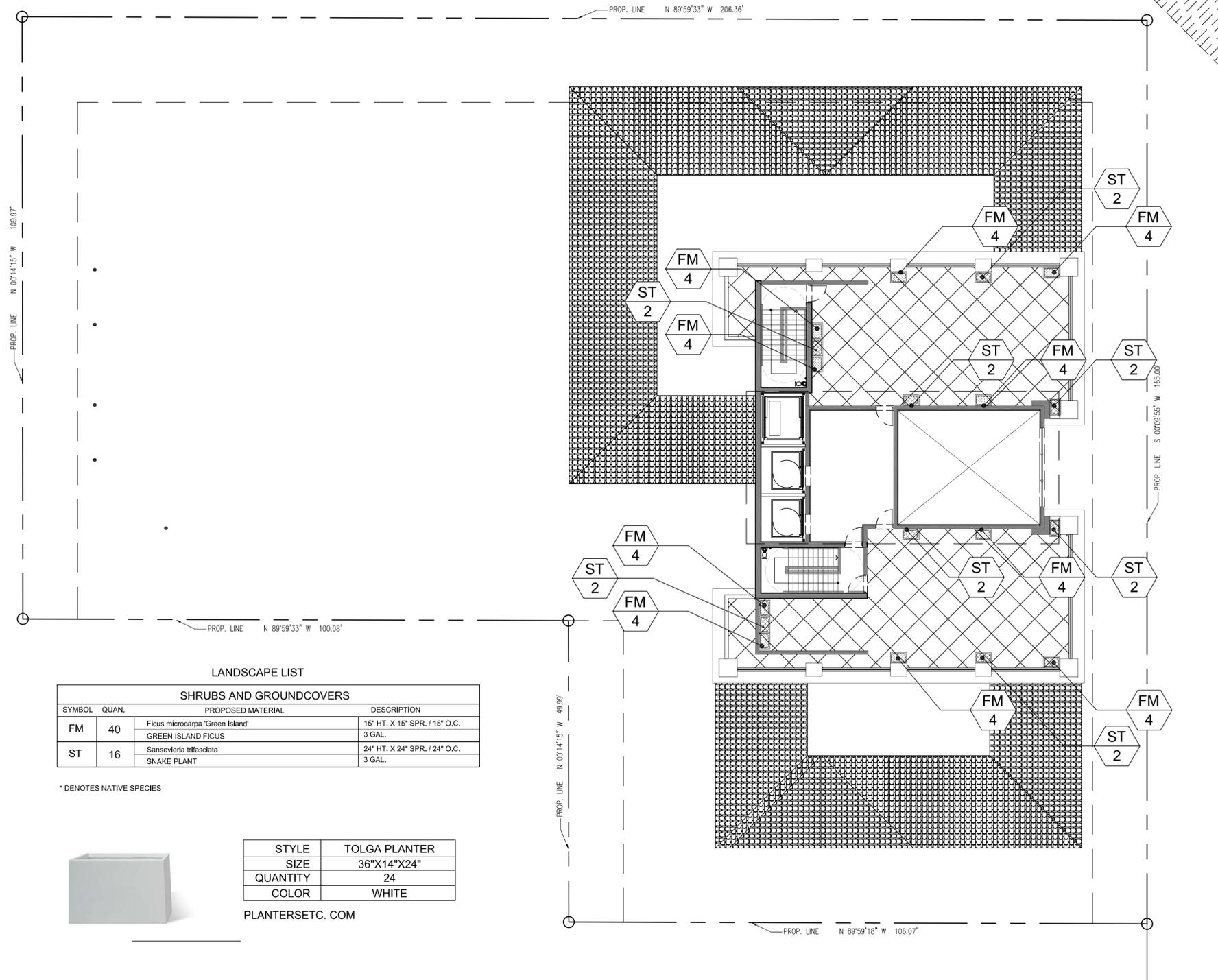
Drawing: Landscape Plan
 Date: 04/28/2014
 Scale: See Left
 Drawn by: JM
 Sheet No.:
L-3
 Cad Id.: 2014-034

LANDSCAPE PLAN

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



ANTILLA AVENUE



PONCE DE LEON BOULEVARD

LANDSCAPE LIST

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
FM	40	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
ST	16	Sansevieria trifasciata	24" HT. X 24" SPR. / 24" O.C.
		SNAKE PLANT	3 GAL.

* DENOTES NATIVE SPECIES



STYLE	TOLGA PLANTER
SIZE	36"X14"X24"
QUANTITY	24
COLOR	WHITE

PLANTERSETC.COM

LANDSCAPE PLAN

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



WITKIN HULTS DESIGN GROUP
 307 South 21st Avenue, Hollywood, Florida
 phone: 954.923.9681 fax: 954.923.9689
 www.witkindesign.com

OFIZZINA
 Coral Gables, Florida
 17th FLOOR TERRACE
 LANDSCAPE PLAN

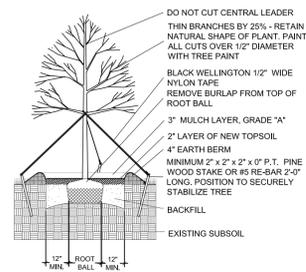
Project:

Revisions:

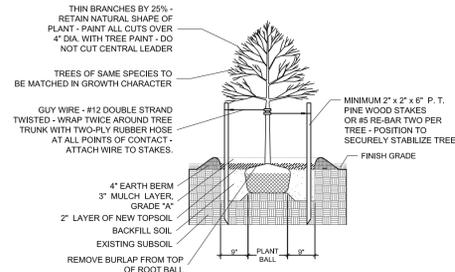
Seat:

Lic. # LA0000889
 Member: A.S.L.A.

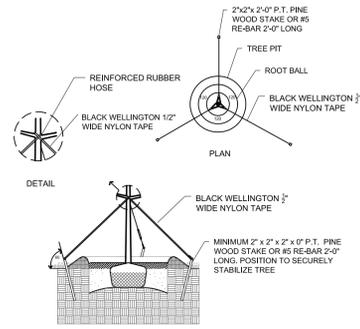
Drawing: Landscape Plan
 Date: 04/28/2014
 Scale: See Left
 Drawn by: JM
 Sheet No.:
L-4
 Cad Id.: 2014-034



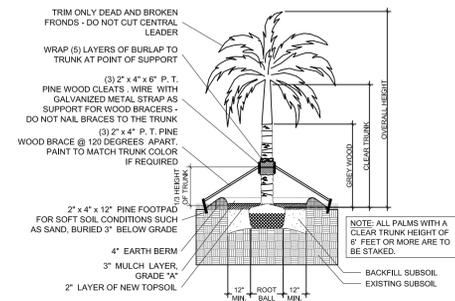
LARGE TREE PLANTING DETAIL



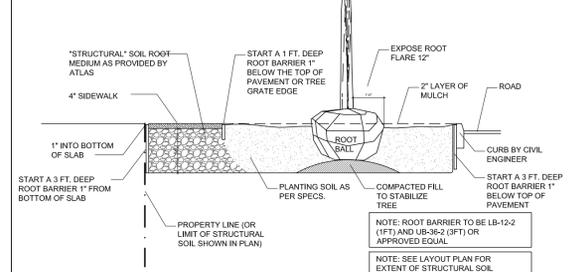
SMALL TREE PLANTING DETAIL



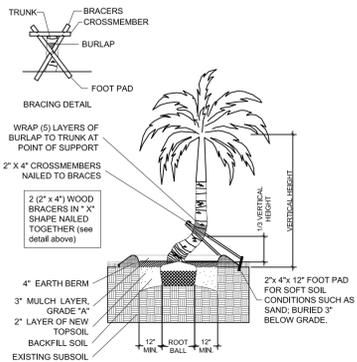
TYPICAL TREE GUYING DETAIL



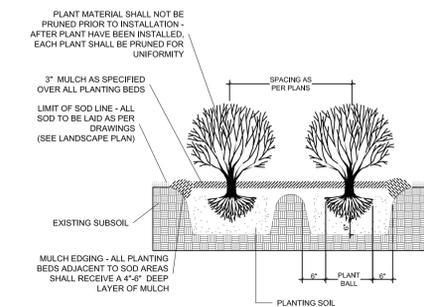
STRAIGHT TRUNK PALM PLANTING DETAIL



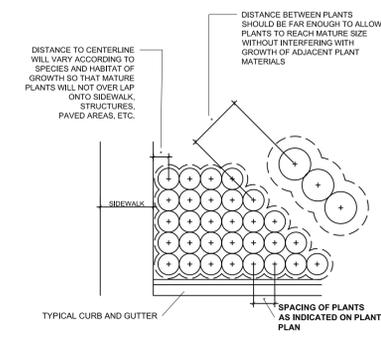
STRUCTURAL SOIL / SIDEWALK DETAIL



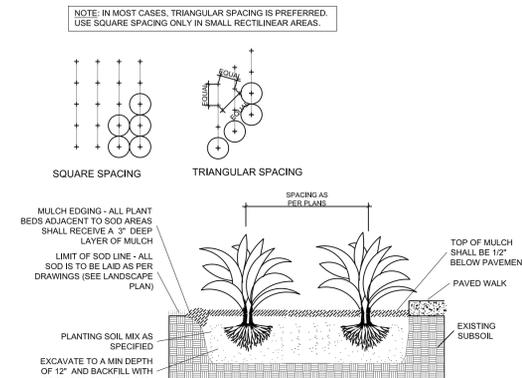
CURVED TRUNK PALM PLANTING DETAIL



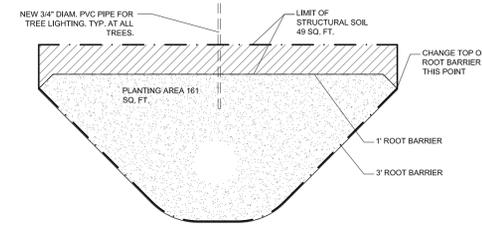
TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL



PLANTING DETAIL AT BUMP OUT

PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratum' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

Project:

Revisions:
 08.13.14 City comments.

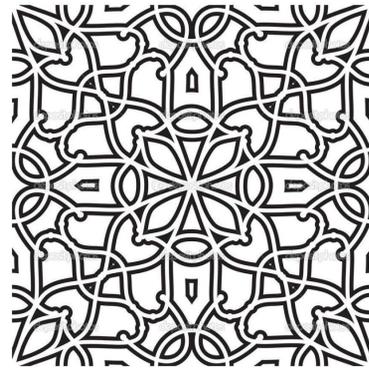
Seat:

Lic. # LA0000889
 Member: A.S.L.A.

Drawing: Landscape Details
 Date: 4/28/2014
 Scale: NTS
 Drawn by: JM
 Sheet No.:



TREE SCULPTURE



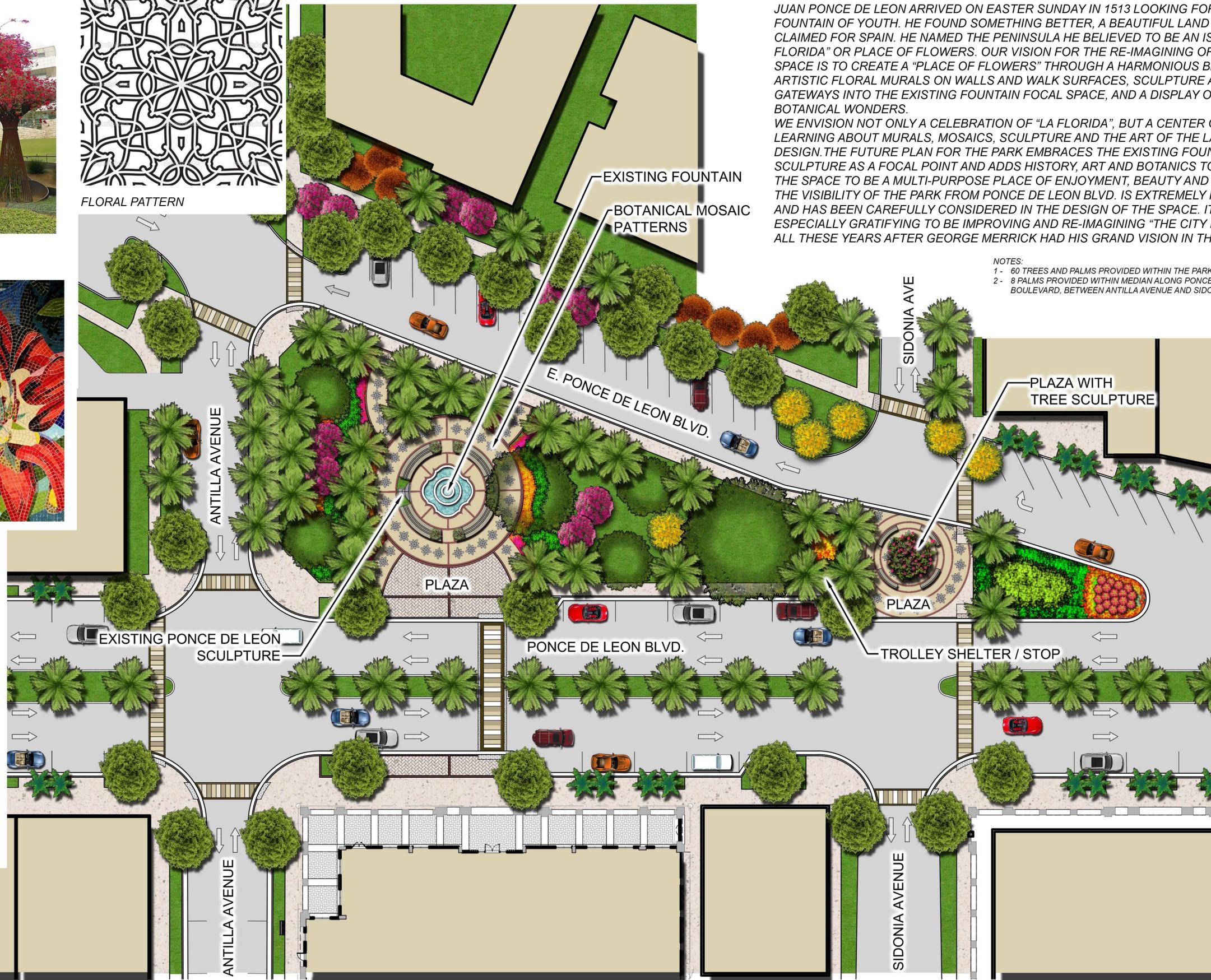
FLORAL PATTERN



FLORAL MOSAICS



NATIVE ROYAL PALMS



**"LA FLORIDA" - PONCE DE LEON PARK
ARTIST'S STATEMENT**

JUAN PONCE DE LEON ARRIVED ON EASTER SUNDAY IN 1513 LOOKING FOR THE FOUNTAIN OF YOUTH. HE FOUND SOMETHING BETTER, A BEAUTIFUL LAND THAT HE CLAIMED FOR SPAIN. HE NAMED THE PENINSULA HE BELIEVED TO BE AN ISLAND "LA FLORIDA" OR PLACE OF FLOWERS. OUR VISION FOR THE RE-IMAGINING OF THIS PARK SPACE IS TO CREATE A "PLACE OF FLOWERS" THROUGH A HARMONIOUS BLEND OF ARTISTIC FLORAL MURALS ON WALLS AND WALK SURFACES, SCULPTURE AS FLORAL GATEWAYS INTO THE EXISTING FOUNTAIN FOCAL SPACE, AND A DISPLAY OF BOTANICAL WONDERS.

WE ENVISION NOT ONLY A CELEBRATION OF "LA FLORIDA", BUT A CENTER OF LEARNING ABOUT MURALS, MOSAICS, SCULPTURE AND THE ART OF THE LANDSCAPE DESIGN. THE FUTURE PLAN FOR THE PARK EMBRACES THE EXISTING FOUNTAIN AND SCULPTURE AS A FOCAL POINT AND ADDS HISTORY, ART AND BOTANICS TO RE-INVENT THE SPACE TO BE A MULTI-PURPOSE PLACE OF ENJOYMENT, BEAUTY AND LEARNING. THE VISIBILITY OF THE PARK FROM PONCE DE LEON BLVD. IS EXTREMELY IMPORTANT AND HAS BEEN CAREFULLY CONSIDERED IN THE DESIGN OF THE SPACE. IT IS ESPECIALLY GRATIFYING TO BE IMPROVING AND RE-IMAGINING "THE CITY BEAUTIFUL" ALL THESE YEARS AFTER GEORGE MERRICK HAD HIS GRAND VISION IN THE 1920'S.

NOTES:

- 1 - 60 TREES AND PALMS PROVIDED WITHIN THE PARK
- 2 - 8 PALMS PROVIDED WITHIN MEDIAN ALONG PONCE DE LEON BOULEVARD, BETWEEN ANTILLA AVENUE AND SIDONIA AVENUE



CORWILARCHITECTS
4210 LAGUNA ST. CORAL GABLES FL. 33146
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON
BOULEVARD
CORAL GABLES

OWNER:

CONCEPTUAL PLAN
PONCE DE LEON PARK

PHASE

REVISIONS

SEAL

THE DRAWINGS IS THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT. THE CONTENTS OF THIS DRAWINGS ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 09-11-14

JOB NO. 2014-05

DRAWN BY EC

APPR BY HJ

FILE 2014-05

SHEET NUMBER: PP-1



SCALE: 1" = 20'-0"



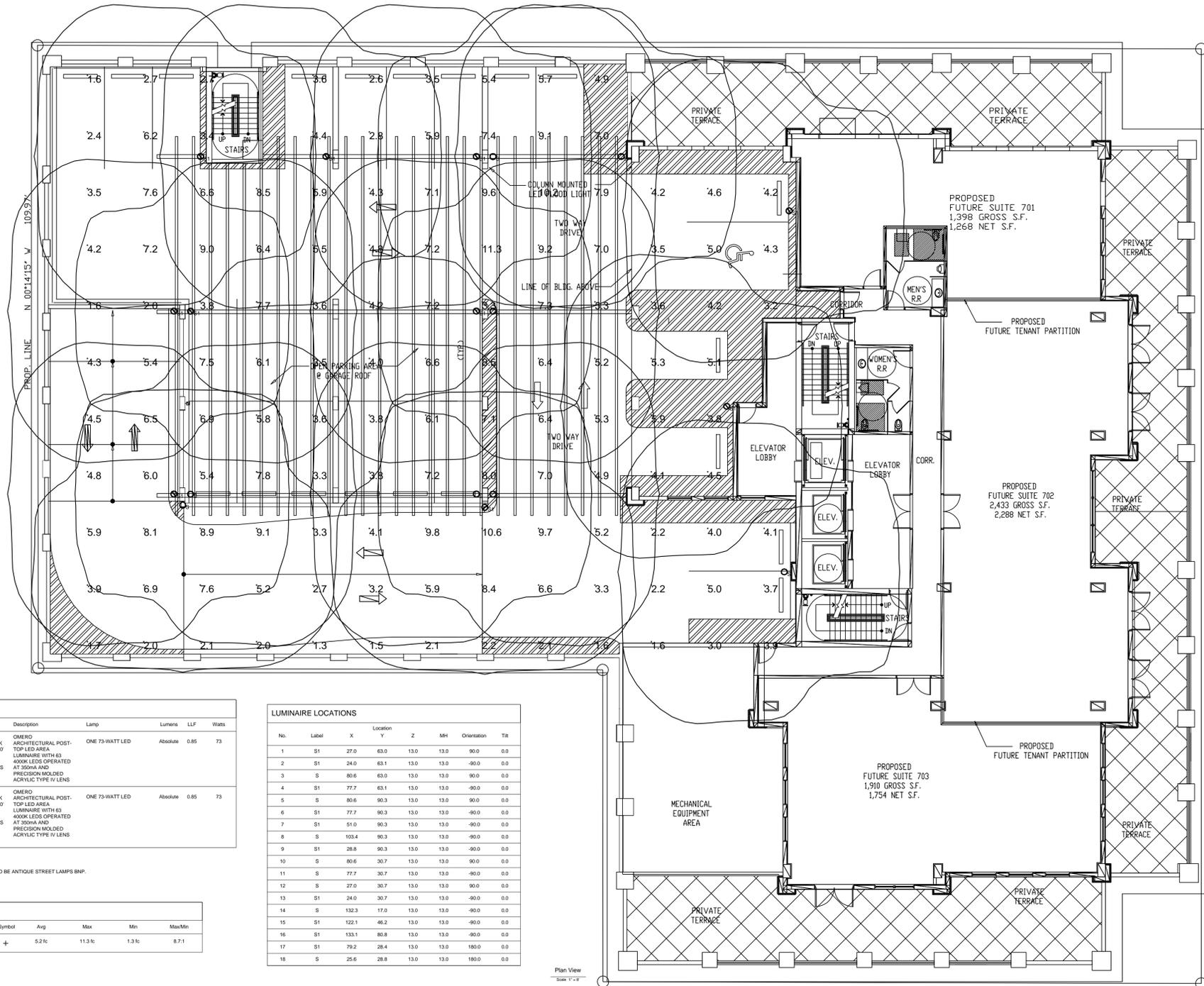
ARCHITECTURAL ALLIANCE
LANDSCAPE ARCHITECTURE
LAND PLANNING
GOVERNMENTAL PROCESSING



CORWILARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:
OFIZZINA
 1200 PONCE DE LEON
 BOULEVARD
 CORAL GABLES
 OWNER:

7TH LEVEL PARKING LIGHTING PLAN



Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
○	S	8	LITHONIA MSP LED 1.68835049K SR4 MOUNTED 10' AFF OR COLUMNS OR EXTERIOR WALLS	OMERO ARCHITECTURAL POST-TOP LED AREA LUMINAIRE WITH 43 4000K LEDS OPERATED AT 300MA AND PRECISION MOLDED ACRYLIC TYPE IV LENS	ONE 73-WATT LED	Absolute	0.85	73
⊗	S1	10	LITHONIA MSP LED 1.68835049K SR4 MOUNTED 10' AFF OR COLUMNS OR EXTERIOR WALLS THRU EMERGENCY GENERATOR	OMERO ARCHITECTURAL POST-TOP LED AREA LUMINAIRE WITH 43 4000K LEDS OPERATED AT 300MA AND PRECISION MOLDED ACRYLIC TYPE IV LENS	ONE 73-WATT LED	Absolute	0.85	73

NOTE: WALL BRACKET TO BE ANTIQUE STREET LAMPS BNP.

Description	Symbol	Avg	Max	Min	Max/Min
7TH FLOOR OPEN PARKING	+	5.2fc	11.3fc	1.3fc	8.7:1

No.	Label	X	Y	Z	Mt	Orientation	Tilt
1	S1	27.0	63.0	13.0	13.0	90.0	0.0
2	S1	24.0	63.1	13.0	13.0	-90.0	0.0
3	S	80.6	63.0	13.0	13.0	90.0	0.0
4	S1	77.7	63.1	13.0	13.0	-90.0	0.0
5	S	80.6	60.3	13.0	13.0	90.0	0.0
6	S1	77.7	60.3	13.0	13.0	-90.0	0.0
7	S1	51.0	60.3	13.0	13.0	-90.0	0.0
8	S	103.4	60.3	13.0	13.0	-90.0	0.0
9	S1	28.8	60.3	13.0	13.0	-90.0	0.0
10	S	80.6	30.7	13.0	13.0	90.0	0.0
11	S	77.7	30.7	13.0	13.0	-90.0	0.0
12	S	27.0	30.7	13.0	13.0	90.0	0.0
13	S1	24.0	30.7	13.0	13.0	-90.0	0.0
14	S	132.3	17.0	13.0	13.0	90.0	0.0
15	S1	122.1	46.2	13.0	13.0	-90.0	0.0
16	S1	133.1	60.8	13.0	13.0	90.0	0.0
17	S1	79.2	38.4	13.0	13.0	180.0	0.0
18	S	25.6	28.8	13.0	13.0	180.0	0.0

Plan View
 Scale 1" = 6'

PHASE

REVISIONS

SEAL

THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC. UNLESS OTHERWISE PROVIDED FOR BY CONTRACT. THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14
 JOB NO. 2014-05
 DRAWN BY MC
 APPR BY AMC
 FILE 2014-05

SHEET NUMBER:

7TH LEVEL PARKING LIGHTING PLAN

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



LP-1.00



CORWILARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON
 BOULEVARD
 CORAL GABLES

OWNER:

**SIGN MASTER PLAN
 EAST ELEVATION**

PHASE

REVISIONS

SEAL

THE DRAWINGS IS THE PROPERTY OF CORWIL ARCHITECTS INC.
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
 THE CONTENTS OF THIS DRAWINGS ARE CONFIDENTIAL
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
 EXCEPT AS AGREED TO BY THE ARCHITECT/ ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

DRAWN BY MC

APPR BY AMC

FILE 2014-05

SHEET NUMBER:

A-4.00

LEGEND	
1	PROPOSED BUILDING SIGNAGE LOCATION
2	PROPOSED RETAIL SIGNAGE LOCATION
3	PROPOSED PARKING SIGNAGE LOCATION
4	PROPOSED BANK DRIVE-THRU SIGNAGE LOCATION

6'-6"	EL. + 215'-6" T.O. ORNAMENT
18'-6"	EL. + 209'-0" T.O. HIGH ROOF
12'-8"	EL. + 190'-6" T.O. ROOF
12'-8"	EL. + 177'-10" 16th FLOOR
12'-8"	EL. + 165'-2" 15th FLOOR/T.O. ROOF
12'-8"	EL. + 152'-6" 14th FLOOR
12'-8"	EL. + 139'-10" 13th FLOOR
12'-8"	EL. + 127'-2" 12th FLOOR
12'-8"	EL. + 114'-6" 11th FLOOR
12'-8"	EL. + 101'-10" 10th FLOOR
12'-8"	EL. + 89'-2" 9th FLOOR
12'-8"	EL. + 76'-6" 8th FLOOR
12'-8"	EL. + 63'-10" 7th FLOOR / ROOF SLAB
9'-2"	EL. + 54'-8" 6th FLOOR
9'-2"	EL. + 45'-6" 5th FLOOR
9'-2"	EL. + 36'-4" 4th FLOOR
9'-2"	EL. + 27'-2" 3rd FLOOR
12'-2"	EL. + 15'-0" 2nd FLOOR
15'-0"	EL. + 0'-0" (9'-0" NGVD) F.F.E.



SIGNAGE PLAN - EAST ELEVATION

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



CORWIL ARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON
 BOULEVARD
 CORAL GABLES

OWNER:

**SIGN MASTER PLAN
 NORTH ELEVATION**

PHASE

REVISIONS

SEAL

THE DRAWINGS & THE PROPERTY OF CORWIL ARCHITECTS INC.
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
 THE CONTENTS OF THIS DRAWINGS ARE CONFIDENTIAL
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
 EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

DRAWN BY MC

APPR BY AMC

FILE 2014-05

SHEET NUMBER:

A-4.01

ELEVATION LEGEND	
1	PROPOSED BUILDING SIGNAGE LOCATION
2	PROPOSED RETAIL SIGNAGE LOCATION
3	PROPOSED PARKING SIGNAGE LOCATION
4	PROPOSED BANK DRIVE-THRU SIGNAGE LOCATION

- 6'-6" EL. + 216'-6" T.O. ORNAMENT
- 18'-6" EL. + 209'-0" T.O. HIGH ROOF
- 12'-8" EL. + 190'-6" T.O. ROOF
- 12'-8" EL. + 177'-10" 16th FLOOR
- 12'-8" EL. + 165'-2" 15th FLOOR/T.O. ROOF
- 12'-8" EL. + 152'-6" 14th FLOOR
- 12'-8" EL. + 139'-10" 13th FLOOR
- 12'-8" EL. + 127'-2" 12th FLOOR
- 12'-8" EL. + 114'-6" 11th FLOOR
- 12'-8" EL. + 101'-10" 10th FLOOR
- 12'-8" EL. + 89'-2" 9th FLOOR
- 12'-8" EL. + 76'-6" 8th FLOOR
- 9'-2" EL. + 63'-10" 7th FLOOR / ROOF SLAB
- 9'-2" EL. + 54'-8" 6th FLOOR
- 9'-2" EL. + 45'-6" 5th FLOOR
- 9'-2" EL. + 36'-4" 4th FLOOR
- 9'-2" EL. + 27'-2" 3rd FLOOR
- 12'-2" EL. + 15'-0" 2nd FLOOR
- 15'-0" EL. + 0'-0" (0'-0" NGVD) F.F.E.



SIGNAGE PLAN - NORTH ELEVATION

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



CORWILARCHITECTS
 4210 LAGUNA ST. CORAL GABLES FL. 33146
 LIC. NO. AA-C002151 T. 305.448.7383

PROJECT:

OFIZZINA

1200 PONCE DE LEON
 BOULEVARD
 CORAL GABLES

OWNER:

**SIGN MASTER PLAN
 SOUTH ELEVATION**

PHASE

REVISIONS

SEAL

THE DRAWINGS & THE PROPERTY OF CORWIL ARCHITECTS INC.
 UNLESS OTHERWISE PROVIDED FOR BY CONTRACT,
 THE CONTENTS OF THIS DRAWING ARE CONFIDENTIAL
 AND SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY
 EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 04-30-14

JOB NO. 2014-05

DRAWN BY MC

APPR BY AMC

FILE 2014-05

SHEET NUMBER:

A-4.02

ELEVATION LEGEND	
1	PROPOSED BUILDING SIGNAGE LOCATION
2	PROPOSED RETAIL SIGNAGE LOCATION
3	PROPOSED PARKING SIGNAGE LOCATION
4	PROPOSED BANK DRIVE-THRU SIGNAGE LOCATION



SIGNAGE PLAN - SOUTH ELEVATION

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

PREVIOUS CITY OF CORAL GABLES ACTIONS

Date	Action	Resolution/Ordinance	Comments
April 19, 1956	Request for variance and change of use to permit replacement of an existing filling or service station with a new filling station	Resolution No. 6402	Denied by City Commission
July 27, 1971	Request change of zoning on Lot 7, Block 26, Douglas Section, from A-13 Apartment Use to XA-13, Apartment Use	Ordinance No. 1925	The letter "x" to permit the lot to be used for off-street parking in connection with a proposed credit union on Lots 8, 9 and 10, Block 26, Douglas Section. Amend Plate 5. Approved by City Commission.
January 30, 1973	Request change of zoning on Lot 6, Block 26, Douglas Section, from A-13 Apartment Use to XA-13, Apartment Use	Ordinance No. 2000	The letter "x" to permit the lot to be used for off-street parking in connection with a proposed credit union on Lots 8, 9 and 10, Block 26, Douglas Section. Amend Plate 5. Approved by City Commission.

dance studio meets all plumbing requirements and the location is approved by the Fire Prevention Bureau as to the required number of exits.

4. Permit the installation of an exit door from a first floor bedroom as shown on the plans submitted for building now under construction on Lot 15, Block 28, Douglas Section.

5. Permit the construction of a residence on Lot 9, Block 64, Granada Section facing Avenue Medina instead of Lisbon Street.

Motion for its adoption was made by Commissioner Searle, seconded by Commissioner Phillips. Resolution was adopted by the following roll call: "Yeas" - Commissioners Montgomery, Neher, Phillips and Searle; Mayor Hartnett. "Nays" - None.

The following resolution was presented and read:

RESOLUTION NO. 6401

A RESOLUTION AUTHORIZING AN EXCEPTION TO ORDINANCE NO. 271, KNOWN AS THE "ZONING ORDINANCE".

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

That the following exception to the provisions of Ordinance No. 271, having been recommended by the Zoning Board of Appeals at a regular meeting of May 28, 1956, be and the same is hereby granted.

Permit the construction of an addition on the rear of an existing residence on Lots 21, 22 and 23, Block 104, Country Club Section Part 5, said addition having a flat roof without parapets.

Motion for its adoption was made by Commissioner Montgomery, seconded by Commissioner Neher. Resolution was adopted by the following roll call: "Yeas" - Commissioners Montgomery, Neher and Sedrle; Mayor Hartnett. "Nay" - Commissioner Phillips.

The following resolution was presented and read:

RESOLUTION NO. 6402

A RESOLUTION UPHOLDING THE DECISION OF THE ZONING BOARD OF APPEALS.

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

That the decision of the Zoning Board of Appeals made at its meeting of April 19, 1956 in which they denied a request for a variance and change of use to permit the replacement of an existing filling or service station with a new filling station on Lots 8 and 9, Block 26, Douglas Section (1200 Ponce de Leon Boulevard) be and the same is hereby upheld.

Motion for its adoption was made by Commissioner Searle, seconded by Commissioner Phillips. Resolution was adopted by the following roll call: "Yeas" - Commissioners Neher, Phillips and Searle; Mayor Hartnett. Not Voting - Commissioner Montgomery.

The following resolution was presented and read:

HP

ORDINANCE NO. 1925

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY DEALING WITH A CHANGE OF ZONING ON LOT 7, BLOCK 26, "DOUGLAS SECTION", CORAL GABLES, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, an application was made for a change of zoning on subject property from A-13 Apartment Use to XA-13 Apartment Use, the letter symbol "X" to permit the lot to be used for offstreet parking in connection with a proposed Credit Union Building to be constructed on Lots 8, 9 and 10, Block 26, "Douglas Section"; located on Lot 7, Block 26, "Douglas Section", Coral Gables, Florida; and

WHEREAS, after Notice of Public Hearing duly published and notification of all property owners of record within three hundred feet (300'), a public hearing was held before the Planning Board of The City of Coral Gables, Florida on June 21, 1971, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning Board at its regular meeting of June 21, 1971, recommended that the application be approved;

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

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and, in particular, that certain Building Content and Area District Map, Plate No. 5, attached to and by reference made a part thereof, be and the same hereby is amended to show henceforth a change of zoning on subject property from A-13 Apartment Use to XA-13 Apartment Use (2427 minimum square foot floor area), the letter symbol "X" to permit the lot to be used for offstreet parking in connection with a proposed Credit Union Building to be constructed on Lots 8, 9 and 10, Block 26, "Douglas Section", located on Lot 7, Block 26, "Douglas Section", (the south side of Avenue Antilla 106 feet west of Ponce de Leon Boulevard), Coral Gables, Florida.

SECTION 2. That all ordinances or parts of ordinances in conflict or inconsistent herewith be and the same hereby are repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY - SEVENTH DAY OF JULY, A. D. 1971.

APPROVED:

W. Keith Phillips, Jr.
W. Keith Phillips, Jr., MAYOR

ATTEST:

Loretta V. Shuey
Loretta V. Shuey, CITY CLERK

ORDINANCE NO. 2000

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY DEALING WITH A CHANGE OF ZONING ON LOT 6, BLOCK 26, "DOUGLAS SECTION", CORAL GABLES, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.

WHEREAS, an application was made for a change of zoning on Lot 6, Block 26, "Douglas Section", from A-13 Apartment Use to XA-13 Apartment Use, the letter symbol "X" to permit the lot to be used for offstreet parking in connection with a Credit Union Building to be constructed on Lots 8, 9 and 10, Block 26, "Douglas Section";

WHEREAS, after Notice of Public Hearing duly published and notification of all property owners of record within three hundred feet (300'), a public hearing was held before the Planning Board of the City of Coral Gables, Florida on December 18, 1972, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning Board at its regular meeting of December 18, 1972, recommended that the application be approved;

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

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and, in particular, that certain Use and Area Map, Plate No. 5, attached to and by reference made a part thereof, be and the same hereby is amended to show henceforth a change of zoning on Lot 6, Block 26, "Douglas Section" from A-13 Apartment Use (2427 minimum square foot floor area) to XA-13 Apartment Use (2427 minimum square foot floor area), the letter symbol "X" to permit the lot to be used for offstreet parking in connection with a Credit Union Building to be constructed on Lots 8, 9 and 10, Block 26, "Douglas Section".

SECTION 2. That all ordinances or parts of ordinances in conflict or inconsistent herewith be and the same hereby are repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS THIRTIETH DAY OF JANUARY, A. D. 1973.

APPROVED:

W. Keith Phillips, Jr.
W. Keith Phillips, Jr., MAYOR

C. L. Dressel
C. L. Dressel, VICE MAYOR

ATTEST:

Loretta V. Sheehy
Loretta V. Sheehy, CITY CLERK

I

I

DRC Zoning Review: 1200 Ponce

Prepared by Planning Division – 05.22.14

Review based on plans dated 04.30.14

Existing designations and site data:

Category	Site Info
Property address	1200 Ponce de Leon Blvd
Property legal description	Lots 6-10, Block 26, Douglas Section
Total site area (sq. ft.)	28,524 sq. ft. (see Survey)
Existing property uses	2-story office building
Existing Comprehensive Plan Future Land Use Map designation(s)	Commercial, High-Rise Intensity
Proposed Comprehensive Plan Future Land Use Map designation(s)	No change proposed
Existing Zoning Map designation(s)	Lots 6-7: MF2; Multi-Family 2 District; and, Lots 8-10: C; Commercial District
Proposed Zoning Map designation(s)	Requires change of Zoning on Lots 6-7 to C; Commercial District
Eligible to utilize Mixed Use District (MXD) provisions	Eligible to utilize Individual MXD Building provisions.
Within Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes
Restrictive Covenant	Restrictive Covenant required in Lieu of a Unity of Title.

Category	Site Info
Total site area (sq. ft.)	28,524 sq. ft. (see Survey)
Floor area ratio (FAR) permitted – Maximum 3.0 FAR (without Mediterranean bonus)	85,572 sq. ft.
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (with Mediterranean bonus)	99,834 sq. ft.
Floor area ratio (FAR) proposed	3.4 FAR; 96,427 sq. ft.
Building height (feet) permitted	150' As-of-right; 190'-6" with Mediterranean Bonus
Building height (feet) proposed	190'-6" (applying for Mediterranean Bonus)

Note: The review provided herein is not a comprehensive analysis and is intended only to identify concerns at the Development Review Committee (DRC) level in order to inform the applicant of any changes that may be necessary to allow further review of the application to proceed.

DRC Zoning Review: 1200 Ponce

Zoning Code Review:

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-206.E.1	All buildings or structures located in Districts shall be constructed or erected upon a building site containing at least one (1) platted lot and such building site shall have a minimum street frontage of fifty (50) feet.	Complies.
Sec. 3-206.E.4.a	That no more than one (1) building or structure is located on a building site, except as may be provided for herein concerning lawful accessory buildings for accessory use.	Complies.
Sec. 3-1201	Abandonment and Vacation of Non-Fee Interests	Not applicable.
Sec. 3-2001	Art in Public Places	Requires review by Economic Sustainability.
Section 4-302. Commercial District (C)		
Sec. 4-302.A	Purpose and applicability. The purpose of the Commercial (C) District is to provide convenient access to higher intensity goods and services throughout the City in conjunction with providing economic stability without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively impacting the safe and efficient movement of people and things within the City.	
Sec. 4-302.B	Permitted uses.	Complies. Office use is a permitted use in the C District
Sec. 4-302.C	Conditional uses.	Complies. Proposed drive through facility abutting MF2 District requires Conditional Use review.
D. Performance Standards		
Sec. 4-302.D.1	Minimum parcel of land: a. Less than forty-five (45) feet in height shall be a minimum two-thousand-five-hundred (2,500) square feet. b. Greater than forty-five (45) feet in height shall have a minimum of two-hundred (200) feet of primary street frontage and minimum land area of twenty-thousand (20,000) square feet.	Complies.
Sec. 4-302.D.2	Minimum parcel dimensions: a. Width. Twenty (25) feet. b. Depth. One-hundred (100) feet.	Complies.
Sec. 4-302.D.3	Minimum setbacks. The following setbacks shall be provided for all buildings:	Complies. Compliance dependent upon securing approval of Mediterranean Bonus from Board of Architects.

DRC Zoning Review: 1200 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>a. Front:</p> <ul style="list-style-type: none"> i. Up to fifteen (15) feet in height: None. ii. The portion of a building above fifteen (15) feet shall be set back ten (10) feet from the property line at the lower of: a) a cornice line above fifteen (15) feet; b) the top of a parking pedestal; or c) forty (40) feet. <p>b. Side:</p> <ul style="list-style-type: none"> i. Interior side: Up to forty-five (45) feet in height – zero (0) feet, greater than forty-five (45) feet in height – fifteen (15) feet plus one (1) foot of additional setback for each three (3) feet of height above forty-five (45) feet. ii. Side street: Fifteen (15) feet. <p>c. Rear:</p> <ul style="list-style-type: none"> i. Abutting a dedicated alley or street: None. ii. Not abutting dedicated alley or street: Ten (10) feet. <p>d. Setback from canal, waterway, lake or bay: On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.</p> <p>e. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet.</p>	
Sec. 4-302.D.4	Floor area ratio: 3.0.	<p>Complies.</p> <p>Compliance dependent upon securing approval of Mediterranean Bonus from Board of Architects.</p>
Sec. 4-302.D.5	<p>Height. The maximum permitted height is as follows:</p> <ul style="list-style-type: none"> a. Pursuant to the Comprehensive Plan Map designation and/or Site Specific Zoning regulations. b. C properties shall have a height limitation of three (3) floors or forty-five (45) feet, whichever is less, within one-hundred (100) feet of an adjacent, abutting or 	<p>Complies.</p> <p>Compliance dependent upon securing approval of Mediterranean Bonus from Board of Architects.</p> <p>Comprehensive Plan Future Land Use Map designation: Commercial, High-Rise Intensity.</p> <p>Height permitted: 150' As-of-right; 190'-6" with Mediterranean Bonus.</p> <p>Height Proposed: 190'-6"</p>

DRC Zoning Review: 1200 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	contiguous (including streets, waterways, or alleys) SFR and/or MF1 property, as measured from the C property line.	
Sec. 4-302.D.6	<p>Nighttime uses adjacent to a residential district.</p> <p>a. Parking lots for nighttime uses shall be screened with opaque wall, fences or hedges to a height of a minimum of four (4) feet at time of installation so that vehicle headlamps cannot illuminate land which is designated as a residential district.</p> <p>b. No patron or customer access for nighttime uses which is visible from land designated as a residential district shall be available for use from the hours of 8:00 PM to 6:00 AM.</p> <p>c. No deliveries shall be accepted between the hours of 8:00 PM and 6:00 AM for nighttime uses.</p> <p>d. Windows and doors facing land designated as a residential district shall be opaque or shall be provided with shades, screens, or drapes to screen illumination from within the building.</p> <p>e. A landscape buffer comprised of a continuous hedge and small trees with a height of at least fourteen (14) feet at intervals of not less than ten (10) feet on centers shall be located along any property line of a nighttime use which has a common property line with property designated as a residential district, or is separated only by an alley.</p> <p>f. Signage which is visible from land designated as a residential district shall not be illuminated between the hours of 10:00 PM and 6:00 AM.</p> <p>g. Additional criteria for medical clinics.</p> <p>i. Overnight stays at a medical clinic shall not exceed twenty-four (24) consecutive hours.</p> <p>ii. Overnight stays shall be</p>	<p>Complies.</p> <p>Provide condition of approval limiting access to drive through facilities, including ATMs, to the hours of 6:00 AM to 8:00 PM.</p>

DRC Zoning Review: 1200 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>prohibited on Saturday or Sunday on property that abuts a residential district.</p> <p>iii. Patients shall not be admitted or discharged between the hours of 10:00 PM and 6:00 AM.</p> <p>iv. A maximum of six (6) beds or sleeping rooms shall be permitted, and a total of six (6) patients at one time may remain overnight in any medical clinic, regardless of the number of medical personnel affiliated with such clinic.</p> <p>v. The medical clinic shall be closed to the public between the hours of 10:00 PM and 6:00 AM.</p> <p>vi. All doors in the medical clinic that face a residential district shall remain closed at all times between the hours of 10:00 PM and 6:00 AM.</p> <p>vii. No loitering of any kind shall be permitted in any area which is visible from land which is designated as a residential district.</p> <p>viii. Compliance with all applicable federal, state, and local laws, including, without limitation, all licensing requirements.</p> <p>h. Overnight accommodations.</p> <p>i. No outdoor facilities, including pools, decks, outdoor dining or drinking facilities which are visible from land designated residential shall be used or operated after 10:00 PM.</p> <p>ii. No music (live or recorded) shall be performed or played except within in an enclosed building between the hours of 8:00 PM and 6:00 AM.</p> <p>iii. No kitchen with outside venting shall be operated between the hours of 10:00 PM and 6:00 AM.</p>	
Sec. 4-302.D.7	Additional standards for mixed-use development.	Not applicable.
Article 5 – Development Standards.		
Division 1. Accessory Uses		
Sec. 5-115	Drive-throughs, walk-up windows, and automated teller machines (ATM).	Complies.

DRC Zoning Review: 1200 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>Drive throughs, walk-up windows, and ATMs accessory to banks, restaurants, and retail sales and service shall be permitted provided that:</p> <p>A. Such uses are designed so as to not interfere with the circulation of pedestrian or vehicular traffic on the adjoining streets, alleys or sidewalks.</p> <p>B. Drive-through lanes and vehicle stacking areas adjacent to public streets or sidewalks shall be separated from such streets or sidewalks by walls, railings, or hedges at least thirty-six (36) inches in height.</p> <p>C. Three-hundred and sixty (360) degree architectural treatment is utilized. Building design shall incorporate variation in building height, building mass, roof forms and changes in wall planes so as to avoid large expanses of flat, uninterrupted building walls. Drive through, ATMs and walk-up elements should be architecturally integrated into the building, rather than appearing to be applied or "stuck on" to the building.</p> <p>D. Drive-through displays, ordering areas, walk-up windows, ATMs and parking canopies shall not serve as the singularly dominant feature on the site or as a sign or an attention-getting device.</p> <p>E. Exterior walk-up ATMs serving pedestrians may be permitted up to a maximum of two (2) square feet in sign area per ATM machine. Such signage shall not be internally illuminated.</p> <p>F. Entries and/or exits to drive-through facilities shall be a minimum of one hundred (100) feet from any intersection. Shorter distances from road intersections may be approved if the Development Review Officer determines that public safety and/or the efficiency of traffic circulation are not being</p>	

DRC Zoning Review: 1200 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	<p>compromised.</p> <p>G. Drive-through stacking lanes shall be a minimum of one hundred (100) feet from any single-family residential parcel.</p> <p>H. All service areas, restrooms and ground mounted equipment associated with the drive-through shall be screened from public view.</p> <p>I. Landscaping shall screen drive-through aisles from the public right-of-way and adjacent uses and shall be used to minimize the visual impacts of the drive-through.</p>	
Article 5 – Development Standards. Division 11. Landscaping		
Sec. 5-1104.A	See Zoning Code Sec. 5-1104.A for general requirements that are applicable to all rights-of-way and private properties within the City.	Compliance required at time of final plan submittal.
Section 5-1105. Landscape requirements.		
Sec. 5-1105.A	Public rights-of-way. Must comply with items 1 thru 6 of Zoning Code Section 5-1105.A.	Requires review and approval by Public Service and Public Works.
Sec. 5-1105.C	Other properties. Must comply with items 1 thru 3 of Zoning Code Section 5-1105.C.	Requires review and approval by Public Service and Public Works.
Article 5 – Development Standards. Division 14. Parking, Loading, and Driveway Requirements		
Sec. 5-1402.A	<p>Dimensions and configuration of parking spaces.</p> <ol style="list-style-type: none"> 1. Required parking space dimensions: <ol style="list-style-type: none"> a. Parallel parking spaces: 9 feet by 22 feet. b. Angled parking spaces: 8½ feet by 18 feet. c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code. 2. Wheel stops and curbing. Precast concrete wheel stops or curbing shall be provided for all angled parking spaces that abut a sidewalk such that cars are curbed at 16 ½ feet. The balance of the required depth of the parking spaces between the wheel stop or curb and the sidewalk shall be clear of obstructions. 3. Required aisle widths. Minimum required aisle widths for two-way 	<p>To be determined.</p> <p>Determination requires full-size set of plans for review.</p>

DRC Zoning Review: 1200 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	aisles: 22 feet.	
Sec. 5-1402.B	Dimensions of loading spaces. Loading spaces shall be at least 10 feet wide by 25 feet long, and shall provide at least 14 feet of vertical clearance.	To be determined. Determination requires full-size set of plans for review.
Sec. 5-1406.A	General. 1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade. 2. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code.	To be determined. Determination requires full-size set of plans for review.
Sec. 5-1409.A	Exemptions from required parking. Buildings that are located within the Central Business District (CBD) that have a floor-area-ratio of 1.25 or less (1.45 or less if Mediterranean bonus is used) are not required to provide off-street parking for any uses except residential units.	Not applicable.
Sec. 5-1409.B	Calculation of parking requirements.	Complies. Required parking: 322 spaces Proposed parking: 335 spaces (see calculations provided on Sheet A-1.00)
Sec. 5-1410.A	Tandem spaces. Tandem spaces are permitted as required parking; provided each set of tandem parking spaces are assigned to an individual unit within the building.	Complies. Each set of tandem parking spaces must be assigned to the same individual unit within the building.
Sec. 5-1410.B.2	Vertical parking lifts may utilize the following maximum percentages to satisfy required parking spaces, calculated at two (2) parking spaces per lift, within a building: a. Twenty percent (20%) of the first fifty (50) parking spaces; and, b. Ten percent (10%) from fifty-one (51) spaces to two-hundred (200) spaces; and c. Five (5%) percent thereafter. Vertical parking lift systems shall be limited to two-levels/decks and each lift shall be controlled exclusively by one (1) tenant/unit	Not applicable.
Division 19. Signs		
Sec. 5-1902	General design standards that are applicable to all signs.	To be determined.

DRC Zoning Review: 1200 Ponce

Zoning Code Section	Reference/Provision	Required/Provided
	All signs shall comply with the design standards provided in Sec. 5-1902.	Provide Signage Plan indicating size and location of all proposed exterior signage to determine compliance.
Sec. 5-1904	Standards for on premise signs. See provisions contained in the table provided in Sec. 5-1904.	To be determined. Provide Signage Plan indicating size and location of all proposed exterior signage to determine compliance.
Appendix A – Site Specific Zoning Regulations		
Section A-40 - Douglas Section.	<p>A. Building sites.</p> <p>1. No building site facing upon Ponce de Leon Boulevard or east Ponce de Leon Boulevard shall contain less than two (2) platted lots where such lots are less than fifty-five (55) feet in width.</p> <p>C. Height of buildings.</p> <p>3. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:</p> <p>e. Lots 8, 9, 10, 11, in Blocks 9, 11, 17, 19, 26, 28, 33, 35 and 40.</p>	

David Plummer
& Associates

OFIZZINA

TRAFFIC STUDY



OFIZZINA

TRAFFIC STUDY

Prepared For
Ofizzina1200 LLC

Prepared By
DPA

Date
July 2014

Dpa Job#
14135

TABLE OF CONTENTS

	<u>Page</u>
List of Exhibits	ii
EXECUTIVE SUMMARY	iii
1.0 INTRODUCTION	1
1.1 Project Background	1
1.2 Study Objective	1
1.3 Study Area and Methodology.....	3
2.0 DATA COLLECTION.....	5
2.1 Roadway Characteristics	5
2.2 Traffic Counts.....	6
2.3 Intersection Data.....	6
2.4 Walking / Other Modes of Transportation	9
2.5 Roadway Capacity Analysis.....	9
2.6 Intersection Capacity Analysis	11
3.0 PLANNED AND PROGRAMMED ROADWAY IMPROVEMENTS.....	12
4.0 FUTURE TRAFFIC CONDITIONS	13
4.1 Background Traffic And Committed Developments	13
4.2 Future Without Project Roadway Capacity Analysis	14
4.3 Future Without Project Intersection Capacity Analysis	14
4.4 Project Trip Generation	17
4.5 Project Trip Assignment	19
4.6 Future With Project Roadway Capacity Analysis	21
4.7 Future With Project Intersection Capacity Analysis	23
5.0 QUEUING ANALYSIS.....	25
6.0 CONCLUSIONS.....	27
Appendix A: Site Plan	
Appendix B: Methodology	
Appendix C: Data Collection	
Appendix D: Intersection Capacity Analysis Worksheets	
Appendix E: Committed Development Information	
Appendix F: Project Trip Generation	
Appendix G: Queuing Documentation	

LIST OF EXHIBITS

<u>Exhibit</u>	<u>Page</u>
1	Location Map..... 2
2	Existing Lane Configurations..... 7
3	Existing AM and PM Peak Hour Traffic Volumes 8
4	Existing Roadway Capacity Analysis 10
5	Existing Intersection Capacity Analysis..... 11
6	Committed Developments AM and PM Peak Hour Trip Generation 13
7	Future without Project Roadway Capacity Analysis..... 14
8	Future without Project AM and PM Peak Hour Traffic Volumes..... 15
9	Future without Project Intersection Capacity Analysis 16
10	Project Trip Generation 18
11	Cardinal Distribution Project 19
12	Project Trip Distribution..... 20
13	Future with Project Roadway Capacity Analysis..... 21
14	Future with Project AM and PM Peak Hour Traffic Volumes..... 22
15	Future with Project Intersection Capacity Analysis 23
16	Drive-Through Teller Processing Rate..... 24
17	Queuing Calculations 25

EXECUTIVE SUMMARY

The Ofizzina project will be located at 1200 Ponce de Leon Boulevard in Coral Gables, Florida. The site is located within the Gables Re-development Infill District (GRID), the city's traffic concurrency exception area. The proposed development will replace existing 12,876 SF of office space with 90,536 SF of office space and a 5,891 SF drive-in bank. Access to and from the site will be provided on a two-way driveway located on Antilla Avenue. This traffic study is consistent with the methodology previously discussed with and agreed to by the city of Coral Gables Public Works Department. Project buildout is anticipated in 2016.

An assessment of the traffic impacts associated with the proposed project was performed in accordance with the requirements of the city of Coral Gables. The analysis shows that the project would not adversely impact the roadway links and intersections that were analyzed within the study area. An assessment of circulation as it relates to the operation of the drive-through bank teller during the peak hour was performed. The analysis shows that the anticipated queue will not spill onto adjacent right-of-way.

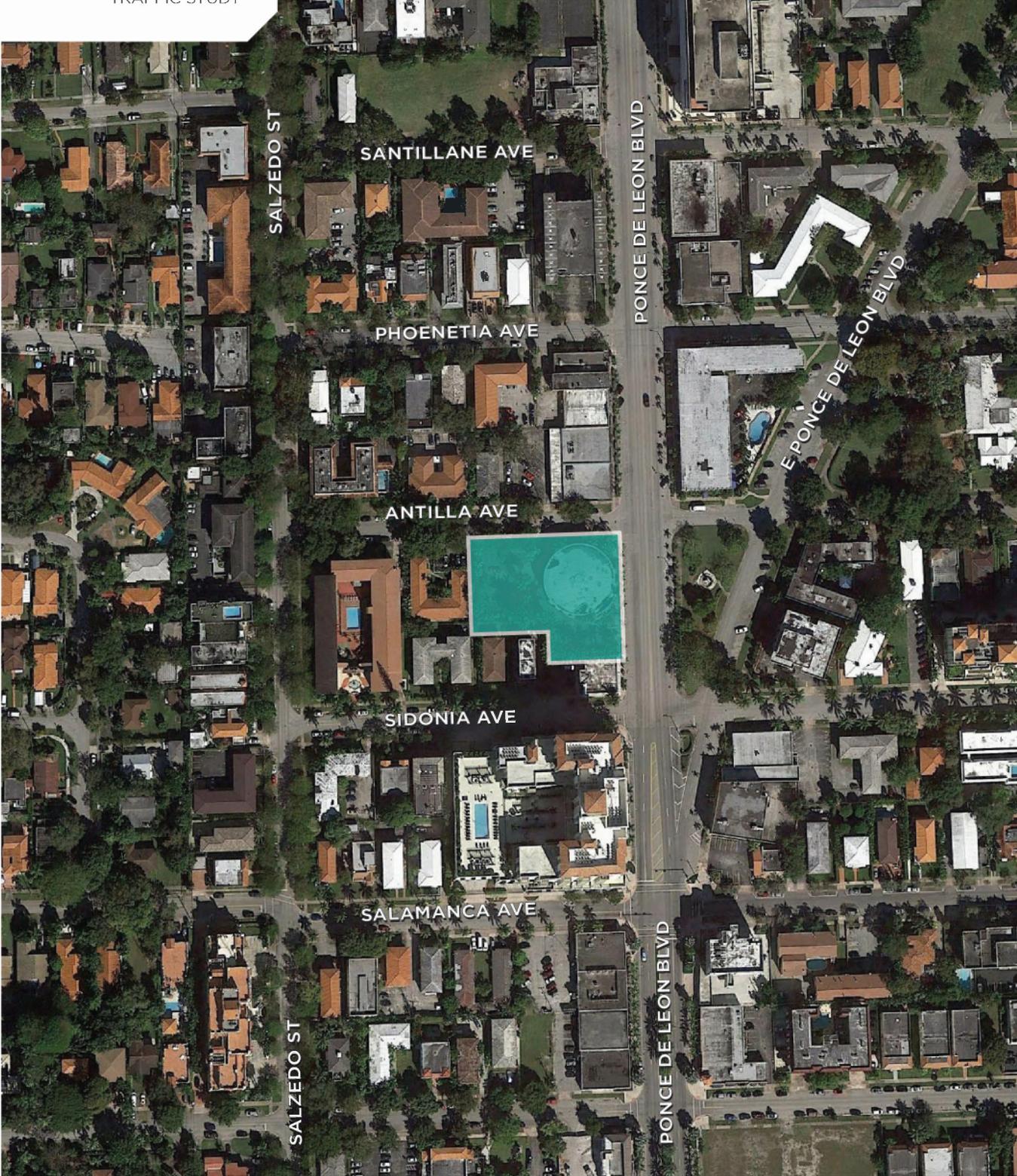
1.0 INTRODUCTION

1.1 Project Background

The Ofizzina project will be located at 1200 Ponce de Leon Boulevard in Coral Gables, Florida (See Exhibit 1). The site is located within the Gables Re-development Infill District (GRID), the city's traffic concurrency exception area. The proposed development will replace existing 12,876 SF of office space with 90,536 SF of office space and a 5,891 SF drive-in bank. Access to and from the site will be provided on a two-way driveway located on Antilla Avenue. See Appendix A for site plan. This traffic study is consistent with the methodology previously discussed with and agreed to by the city of Coral Gables Public Works Department. Project buildout is anticipated in 2016.

1.2 Study Objective

The purpose of the study is to provide a traffic study that meets the requirements of the city of Coral Gables for the project. This study includes vehicular flow, trip generation, roadway and intersection analyses, and a queuing analysis.



 Project Location

EXHIBIT 1 LOCATION MAP



1.3 Study Area and Methodology

The analysis undertaken follows the study methodology previously discussed with and approved by the city of Coral Gables Public Works Department (See Appendix B). A synopsis of the methodology is as follows:

- Traffic Counts (Intersections) – Two-hour turning movement counts were collected for the AM (7-9 AM) and PM (4-6 PM) hours on May 29, 2014 at the following intersections:
 - Ponce de Leon Boulevard / Antilla Avenue (U)
 - Ponce de Leon Boulevard / Salamaca Avenue (S)
 - Salzedo Street / Antilla Avenue (U)
 - Salzedo Street / Santillane Avenue (U)

- Traffic Counts (Segments) - 48-hour machine counts, summarized at 15-minute intervals, were taken from May 28, 2014 to May 29, 2014 at the following roadway segments:
 - Ponce de Leon Boulevard between Antilla Avenue and Salamaca Avenue
 - Antilla Avenue between Ponce de Leon Boulevard and Salzedo Street
 - Salzedo Street between Antilla Avenue and Salamaca Avenue

- Background Traffic. Average Annual Daily Traffic (AADT) volumes were reviewed to determine the appropriate background growth applicable to this area. This growth rate was applied to existing traffic counts to establish future traffic conditions without project for the anticipated project buildout year.

- Committed Developments. The city was consulted to determine any committed development in the vicinity of the project site. Traffic associated with these projects was considered in the analysis.

- Project Traffic. Trip generation for the project was estimated using trip generation information published by the Institute of Transportation Engineers (ITE) publication Trip Generation

Manual, 9th Edition. Net new external project traffic was assigned to the adjacent street network using the appropriate cardinal distribution from the Miami-Dade 2035 Long Range Transportation Plan, published by the Metropolitan Planning Organization.

- Future Traffic Conditions. Project traffic was combined with projections of future traffic without project. Roadway link and intersection capacity analyses were performed for this condition.
- Queuing Analysis: The potential queue at the bank drive-through was calculated for the project's PM peak hour trip generation (the critical inbound hour).

2.0 DATA COLLECTION

Data collection for this study included roadway characteristics, intersection traffic counts, signal timing, and seasonal adjustment factors. The data collection effort is described in the following sections.

2.1 Roadway Characteristics

Ponce de Leon Boulevard

Ponce de Leon Boulevard is a minor arterial that provides north/south access throughout the city of Coral Gables Central Business District (CBD). Within the study area, Ponce de Leon Boulevard is a two-way, four-lane, divided roadway south of Sidonia Avenue, and undivided roadway north of Sidonia Avenue. On-street, metered, parking is provided on the east and west side of the roadway. The city of Coral Gables operates and maintains Ponce de Leon Boulevard. The posted speed limit is 35 mph.

Salzedo Street

Salzedo Street is a local roadway that provides north/south access within the study area. Salzedo Street is a two-way, two-lane, undivided roadway with on-street parking on both sides of the roadway. The city of Coral Gables operates and maintains Salzedo Street. The speed limit is not posted within the study limits.

Antilla Avenue

Antilla Avenue is a local roadway that provides east/west access within the study area. Antilla Avenue is a two-way, two-lane, undivided roadway with on-street parking on both sides of the roadway. The city of Coral Gables operates and maintains Antilla Avenue. The speed limit is not posted within the study limits.

Salamanca Avenue

Salamanca Avenue is a local roadway that provides east/west access within the study area. Salamanca Avenue is a two-way, two-lane, undivided roadway with on-street parking on both sides

of the roadway. The city of Coral Gables operates and maintains Salamanca Avenue. The posted speed limit is 30 mph.

Santillane Avenue

Santillane Avenue is a local roadway that provides east/west access within the study area. Santillane Avenue is a two-way, two-lane, undivided roadway with on-street parking on both sides of the roadway. The city of Coral Gables operates and maintains Santillane Avenue. The speed limit is not posted within the study limits.

2.2 Traffic Counts

Forty-eight hour traffic machine counts were collected on May 28 through May 29, 2014 at Ponce de Leon Boulevard, and Salzedo Street. Forty-eight hour counts for Antilla Avenue were recounted on June 3 through June 4 2014 due to improper function of traffic machine. Vehicle turning movement counts were taken on May 29, 2014 at the study intersections during the AM and PM peak periods. The counts were adjusted to reflect average annual daily traffic conditions using the latest weekly volume adjustment factors were obtained from FDOT. Weekly volume adjustment factors (Miami-Dade County South) corresponding to the dates of the counts were used. Traffic counts are provided in Appendix C.

2.3 Intersection Data

Signal timing data was obtained from Miami-Dade County for the signalized intersections analyzed in this study. This information was used for the signal phasing and timing required for the intersection capacity analysis. A field survey was also conducted to obtain the intersection lane configurations to be used in the intersection analysis. Exhibit 2 shows the existing lane configurations at the analyzed intersections. Existing volumes for the morning and afternoon peak hour at the segments and intersections analyzed are shown in Exhibit 3. The signal timings are also provided in Appendix C.

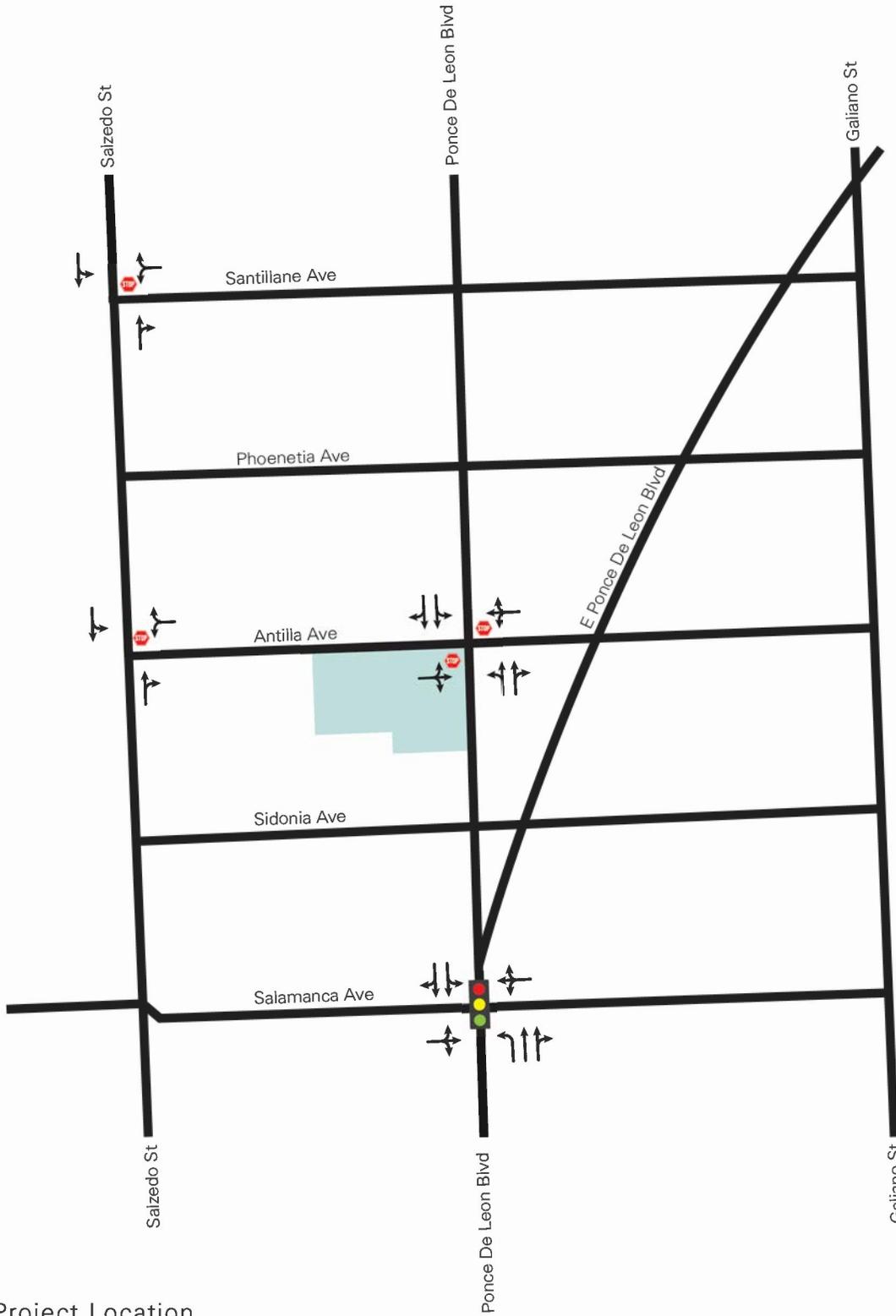
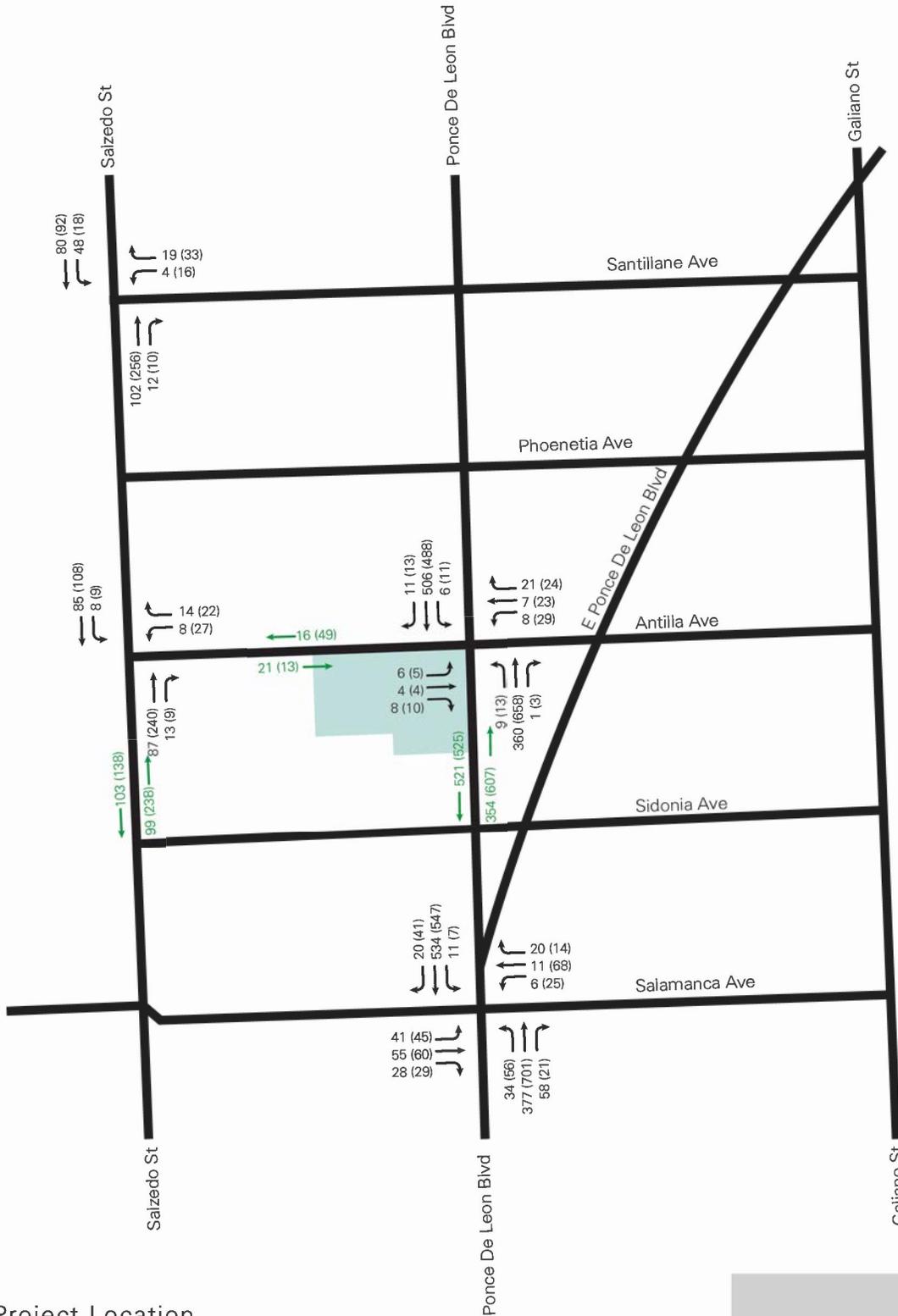


EXHIBIT 2 EXISTING LANE CONFIGURATIONS



LEGEND

- AM - 00
- PM - 00
- Segment Vol - 00 (00)

EXHIBIT 3

EXISTING PEAK HOUR TRAFFIC VOLUMES

2.4 Walking / Other Modes of Transportation

Pedestrian activity is an essential element within the CBD of Coral Gables. The Coral Gables Trolley service (which traverses the Ponce de Leon Boulevard corridor) provides frequent service to the area and connects with the Douglas Road Metrorail Station. The Project site is located in an area where pedestrian activity is common between existing site and surrounding properties.

2.5 Roadway Capacity Analysis

The FDOTs generalized service volume tables provide the maximum volume for a specific Level of Service (LOS). LOS is a qualitative assessment of a road's operating conditions and is represented by the letters A through F, where A is free flow (best condition) and F is the most congested condition.

The proposed project is located within the city of Coral Gables Redevelopment and Infill District (GRID), which is a Transportation Concurrency Area established by the city to promote development within its boundaries. In essence, this ordinance establishes that roadways within the geographical area of the GRID are exempt from the citywide traffic LOS Standards.

Exhibit 4 shows roadway link analysis for the study area segments based on the FDOT generalized peak hour directional service volume tables. All roadways currently operate within the city's LOS standards (LOS E).

Exhibit 4
Existing Roadway Capacity Analysis
Weekday AM and PM Peak Hour Conditions

Roadway	Direction	# of Lanes	AM Peak Volume	PM Peak Volume	LOS Std	SV ¹	Meet LOS Std?
Ponce de Leon Boulevard between Antilla Avenue and Salamanca Avenue	NB	2LD	354	607	E	1224	Yes
	SB	2LD	521	525	E	1224	Yes
Antilla Avenue between Ponce de Leon Boulevard and Salzedo Street	EB	1LU	21	13	E	575	Yes
	WB	1LU	16	49	E	575	Yes
Salzedo Street between Antilla Avenue and Salamanca Avenue	NB	1LU	99	238	E	575	Yes
	SB	1LU	103	138	E	575	Yes

¹ **Ponce de Leon Blvd:** Class II Arterial 2 Lane - 10% Non_State Signalized Roadway and -20% for No Exclusive Right/Left Turns ($1700 \text{ vph} * 0.9 * 0.8 = 1224 \text{ vph}$); **Antilla Avenue and Salzedo Street:** Class II Arterial 1 Lane - 10% Non_State Signalized Roadway and -20% for No Exclusive Right/Left Turns ($800 \text{ vph} * 0.9 * 0.8 = 575 \text{ vph}$)

2.6 Intersection Capacity Analysis

The Highway Capacity Software (HCS), based on procedures of the 2010 Highway Capacity Manual, were used to perform intersection capacity analysis at the analyzed intersections. Exhibit 5 shows the resulting LOS for existing conditions during morning and afternoon peak hours. All the intersections operate within the city's LOS standards (LOS E). Analysis worksheets are included in Appendix D.

Exhibit 5
Existing Intersection Capacity Analysis
Weekday AM and PM Peak Hour Conditions

Intersection	Signalized/ Unsignalized	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
Ponce de Leon Boulevard / Antilla Avenue	U	NB	A	A	E + 20
		SB	A	A	E + 20
		EB	C	C	E
		WB	B	D	E
Ponce de Leon Boulevard / Salamanca Avenue	S	NB	B	C	E + 20
		SB	C	C	E + 20
		EB	D	D	E
		WB	D	D	E
		<i>Overall</i>	<i>C</i>	<i>C</i>	<i>N/A</i>
Salzedo Street / Antilla Avenue	U	SB	A	A	E
		WB	A	B	E
Salzedo Street / Santillane Avenue	U	SB	A	A	E
		WB	A	B	E

Source: David Plummer & Associates

3.0 PLANNED AND PROGRAMED ROADWAY IMPROVEMENTS

The 2014 Miami-Dade County Transportation Improvement Program (TIP) and the 2035 Long Range Transportation Program were reviewed to identify any programmed or planned projects within the limits of the study area established. These documents show no officially programmed or planned capacity improvement projects within the study area.

4.0 FUTURE TRAFFIC CONDITIONS

4.1 Background Traffic and Committed Developments

Average Daily Traffic counts published by the Miami-Dade Public Works Department and the FDOT were reviewed to determine historic growth in the area. This analysis indicated that the annual growth rate is 1.1%. Historic growth rate documentation is included in Appendix C.

The city was consulted to determine any committed development in the vicinity of the project site. One committed development was considered for estimating future traffic volumes in this study: 2020 Salzedo Street. Exhibit 6 provides a tabulation of AM and PM peak hour trips generated by the committed development, along with the approved land uses. Committed development information is included in Appendix E.

Exhibit 6
Committed Development Trip Generation*

Project	ITE Land Use	Size/Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
2020 Salzedo Street	Apartments Land Use 220	214 DU	22	88	110	86	47	133
	Office Building Land Use 710	30,617 SF	42	6	48	8	38	46
	Specialty Retail Land Use 826	4,643 SF	15	9	24	15	18	33
Net External Trips			79	103	182	109	103	212

* Committed development documentation is included in Appendix D.

4.2 Future Without Project Roadway Capacity Analysis

Future without project conditions was obtained by adding background traffic with committed development trips. Exhibit 7 shows the future without project AM and PM peak hour traffic at each roadway segment. Exhibit 8 shows the projected roadway volumes for future without project traffic.

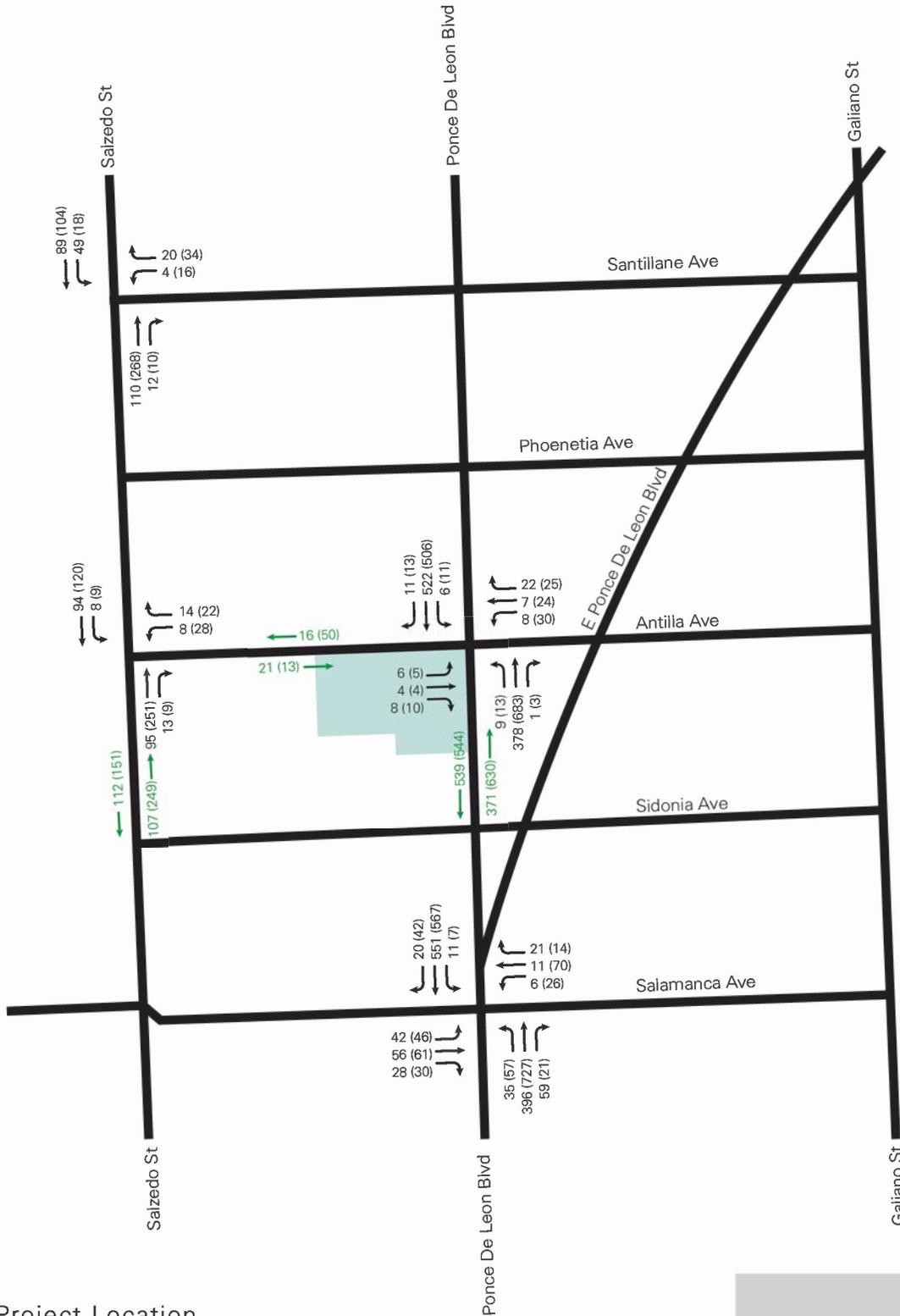
Exhibit 7
Future without Project Roadway Capacity Analysis
Weekday AM and PM Peak Hour Conditions

Roadway	Direction	# of Lanes	AM Peak Volume	PM Peak Volume	LOS Std	SV ¹	Meet LOS Std?
Ponce de Leon Boulevard between Antilla Avenue and Salamanca Avenue	NB	2LD	371	630	E	1224	Yes
	SB	2LD	539	544	E	1224	Yes
Antilla Avenue between Ponce de Leon Boulevard and Salzedo Street	EB	1LU	21	13	E	575	Yes
	WB	1LU	16	50	E	575	Yes
Salzedo Street between Antilla Avenue and Salamanca Avenue	NB	1LU	107	249	E	575	Yes
	SB	1LU	112	151	E	575	Yes

¹ **Ponce de Leon Blvd:** Class II Arterial 2 Lanes - 10% Non_State Signalized Roadway and -20% for No Exclusive Right/Left Turns ($1700 \text{ vph} * 0.9 * 0.8 = 1224 \text{ vph}$); **Antilla Avenue and Salzedo Street:** Class II Arterial 1 Lanes - 10% Non_State Signalized Roadway and -20% for No Exclusive Right/Left Turns ($800 \text{ vph} * 0.9 * 0.8 = 575 \text{ vph}$)

4.3 Future Without Project Intersection Capacity Analysis

Future without project conditions was obtained by adding background traffic with committed development trips. Exhibit 8 also shows the projected turning movements for future without project traffic.



Project Location

LEGEND

- AM - 00
- PM - (00)
- Segment Vol - 00 (00)

EXHIBIT 8

FUTURE WITHOUT PROJECT PEAK HOUR TRAFFIC VOLUMES

Exhibit 9 shows the resulting LOS for morning and afternoon peak conditions for future without project. Capacity worksheets are included in Appendix D.

Exhibit 9
Future without Project Intersection Capacity Analysis
Weekday AM and PM Peak Hour Conditions

Intersection	Signalized/ Unsignalized	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
Ponce de Leon Boulevard / Antilla Avenue	U	NB	A	A	E + 20
		SB	A	A	E + 20
		EB	C	C	E
		WB	B	D	E
Ponce de Leon Boulevard / Salamanca Avenue	S	NB	B	C	E + 20
		SB	C	C	E + 20
		EB	D	D	E
		WB	D	D	E
		<i>Overall</i>	<i>C</i>	<i>C</i>	<i>N/A</i>
Salzedo Street / Antilla Avenue	U	SB	A	A	E
		WB	A	B	E
Salzedo Street / Santillane Avenue	U	SB	A	A	E
		WB	A	B	E

4.4 Project Trip Generation

Trip generation for the proposed project and the existing use was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. This manual provides gross trip generation rates and/or equations by land use type. These rates and equations estimate vehicle trip ends at a free-standing site's driveways. See Appendix F for project trip generation worksheets.

The project site is located in an area where pedestrian activity is common between the existing site and surrounding properties. The project site is also in an area served by the Coral Gables trolley which can connect to bus routes from Miami-Dade Transit and the Douglas Road Metrorail Station. A 10% adjustment was applied to the trip generation of the existing and proposed uses to account for other modes of transportation. The project trip generation summary is provided in Exhibit 10.

**Exhibit 10
Project Trip Generation Summary**

Proposed ITE Land Use Designation ¹	Size/Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
General Office Building (Land Use 710)	90,536 SF	156	21	177	31	149	149
Drive-In Bank (Land Use 912)	5,891 SF	41	30	71	72	71	143
Subtotal Gross Trips		197	51	248	103	220	323
Transit/Pedestrian Trips	10%	-20	-5	-25	-10	-22	-32
Pass-By Trips (Drive-in Bank only)	47%	-19	-14	-33	-34	-33	-37
Net External Trips (Proposed)		158	32	190	59	165	224

Existing ITE Land Use Designation ¹	Size/Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
General Office Building (Land Use 710)	12,876 SF	33	4	37	16	77	93
Transit/Pedestrian Trips	10%	-3	-0	-3	-1	-8	-9
Net External Trips (Existing)		30	4	34	15	69	34

Proposed Uses	158	32	190	59	165	224
Existing Uses	-30	-4	-34	-15	-69	-34
Net New External Trips	128	28	156	44	96	140

¹ Based on ITE Trip Generation Manual, Ninth Edition,

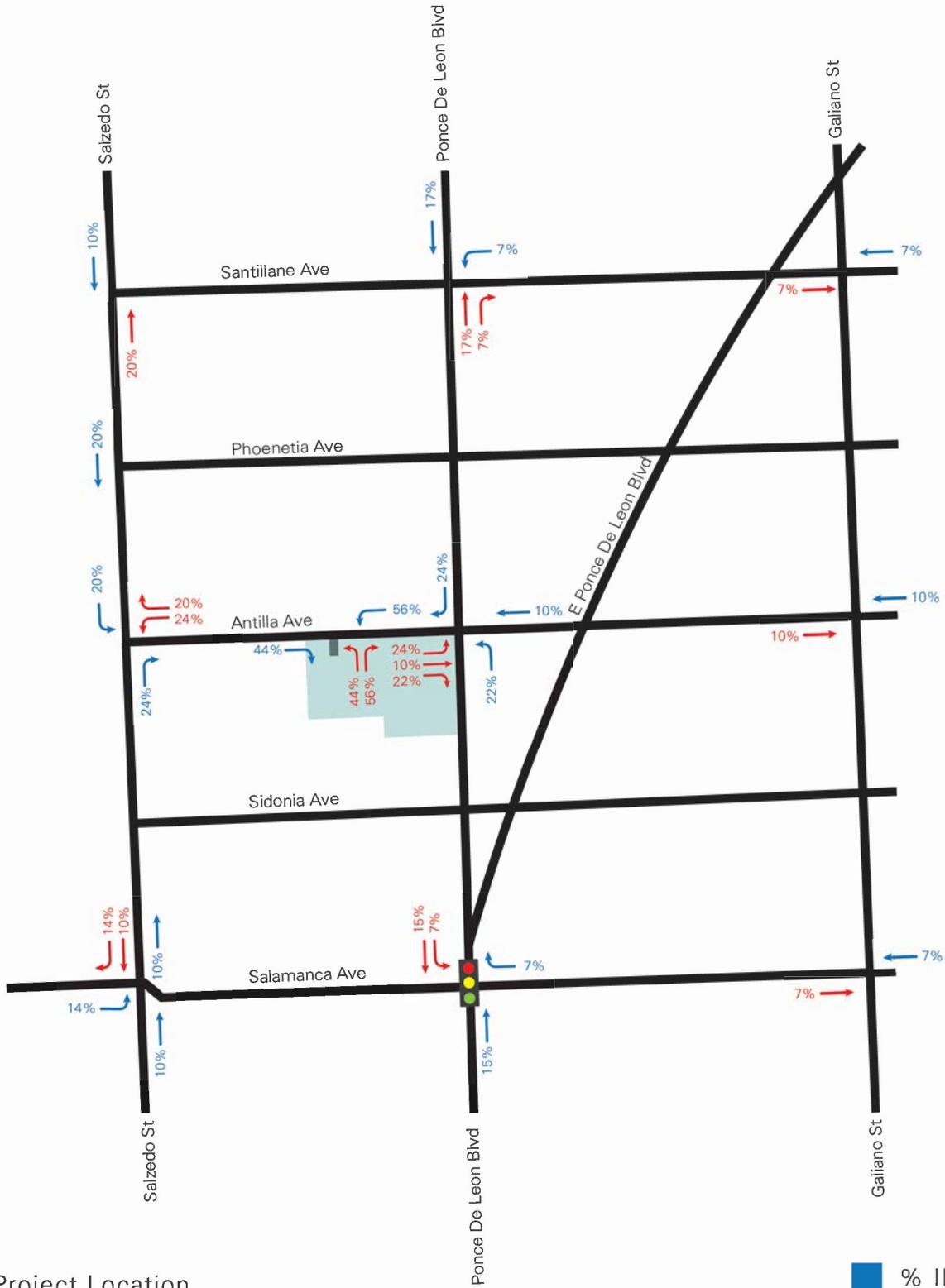
4.5 Project Trip Assignment

Project traffic was distributed and assigned to the study area using the Cardinal Distribution for TAZ 1037 shown in Exhibit 11. The Cardinal Distribution gives a generalized distribution of trips from a TAZ to other parts of Miami-Dade County. For estimating trip distribution for the project traffic, consideration was given to conditions such as the roadway network accessed by the project traffic, roadways available to travel in the desired direction, and attractiveness of traveling on a specific roadway. Project trip distribution for the proposed project is shown in Exhibit 12.

Exhibit 11
Cardinal Distribution (TAZ 1037)

Direction	Distribution
NNE	11.85%
ENE	17.93%
ESE	6.14%
SSE	11.27%
SSW	13.55%
WSW	12.06%
WNW	11.92%
NNW	15.28%
Total	100.00%

Source: *Miami Urban Area Transportation Study*



Project Location

Blue square: % IN
Red square: % OUT

EXHIBIT 12

PROJECT TRIP DISTRIBUTION

4.6 Future With Project Roadway Capacity Analysis

Trip assignments in the previous sections and traffic projections for the project were combined to obtain the total traffic on the analyzed roadway segments. Exhibit 13 shows roadway capacity for the future with project during the AM and PM peak hour for each roadway segment. All the segments under study meet the city’s LOS standards (LOS E). Exhibit 14 shows the projected AM and PM roadway volumes.

Exhibit 13
Future with Project Roadway Capacity Analysis
Weekday AM and PM Peak Hour Conditions

Roadway	Direction	# of Lanes	AM Peak Volume	PM Peak Volume	LOS Std	SV ¹	Meet LOS Std?
Ponce de Leon Boulevard between Antilla Avenue and Salamanca Avenue	NB	2LU	399	627	E	1224	Yes
	SB	2LU	542	511	E	1224	Yes
Antilla Avenue between Ponce de Leon Boulevard and Salzedo Street	EB	1LU	78	33	E	575	Yes
	WB	1LU	30	123	E	575	Yes
Salzedo Street between Antilla Avenue and Salamanca Avenue	NB	1LU	113	268	E	575	Yes
	SB	1LU	138	160	E	575	Yes

¹ **Ponce de Leon Blvd:** Class II Arterial 2 Lanes - 10% Non_State Signalized Roadway and -20% for No Exclusive Right/Left Turns ($1700 \text{ vph} * 0.9 * 0.8 = 1224 \text{ vph}$); **Antilla Avenue and Salzedo Street:** Class II Arterial 1 Lanes - 10% Non_State Signalized Roadway and -20% for No Exclusive Right/Left Turns ($800 \text{ vph} * 0.9 * 0.8 = 575 \text{ vph}$)



EXHIBIT 14

FUTURE WITH PROJECT PEAK HOUR TRAFFIC VOLUMES

4.7 Future With Project Intersection Capacity Analysis

The trip assignments in the previous section, traffic projections for the project, committed developments and background growth were combined to obtain future traffic with project at the analyzed intersections. Exhibit 15 shows the resulting LOS for the morning and afternoon peak conditions for future with project. Capacity worksheets are included in Appendix D. Exhibit 14 also shows the projected turning movement volumes for future with project. All intersections analyzed are projected to operate within the city’s LOS standard during the morning and afternoon peak periods.

Exhibit 15
Future with Project Intersection Capacity Analysis
Weekday AM and PM Peak Hour Conditions

Intersection	Signalized/ Unsignalized	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
Ponce de Leon Boulevard / Antilla Avenue	U	NB	A	A	E + 20
		SB	A	A	E + 20
		EB	C	D	E
		WB	C	E	E
Ponce de Leon Boulevard / Salamanca Avenue	S	NB	B	C	E + 20
		SB	C	C	E + 20
		EB	D	D	E
		WB	D	D	E
		<i>Overall</i>	<i>C</i>	<i>C</i>	<i>N/A</i>
Salzedo Street / Antilla Avenue	U	SB	A	A	E + 20
		WB	A	B	E
Salzedo Street / Santillane Avenue	U	NB	A	A	E + 20
		WB	A	B	E
Project Driveway / Antilla Avenue	U	NB	A	A	N/A
		WB	A	A	E

5.0 QUEUING ANALYSIS

The queuing analysis was performed based on the methodology outlined in the *Institute of Transportation Engineers (ITE) Transportation and Land Development*. The analysis was performed to determine if adequate storage area is provided within the bank property so that the queue does not extend past the entrance (95% confidence level analysis). To determine the anticipated traffic associated with the proposed drive-in teller, vehicles using three surrogate teller facilities were counted. In addition to the number of vehicles using the tellers, the processing time was also measured. The counts were collected at the following three locations:

- FirstBank Florida - 9290 SW 40th Street, Miami
- Chase Bank – 1300 Ponce de Leon Blvd, Coral Gables
- Gibraltar Private Bank - 1575 San Ignacio Avenue, Coral Gables

The potential queue at the Drive-through teller was calculated based on the average number of vehicles using a bank teller at surrogate locations during the busiest time (worst case scenario). An average processing rate 3.23 minutes per vehicle was used in the analysis. Exhibit 16 shows a summary of the results of the bank teller counts and processing times. The detailed counts are shown in Appendix G.

Exhibit 16
Drive-Through Teller Counts and Processing Time

Location	Time	Number of Vehicles	Average Processing Time (Min:Sec)
FirstBank Florida (2 Lanes)	4:00 – 5:00 PM	5	4:53
Gibraltar Private Bank	1:00 – 2:00 PM	9	2:17
Chase Bank	1:00 – 2:00 PM	7	2:27
Average		7	3:14

Source: DPA

The queuing analysis used the single-channel waiting line model with Poisson arrivals and exponential service times. The analysis is based on the coefficient of utilization (ρ) which is the ratio of the average arrival rate of vehicles to the average service rate.

$$\rho = \frac{\text{Average Demand Rate}}{\text{Average Service Rate}}$$

The average service rate corresponds to the time it will take a customer to process a transaction and leave the teller area. If the coefficient of utilization is greater than 1, then the calculation will yield an infinite queue length.

The required queue storage (M) is determined using the following equation:

$$M = \left[\frac{\ln P(x > M) - \ln Q_M}{\ln \rho} \right] - 1$$

In this equation, $P(x > M)$ is set at 5% to yield a 95% confidence that the queue will not back-up onto the adjacent street. The calculations are presented in Exhibit 17.

Exhibit 17
Ofizzina
Queue Calculations

$$Q = \text{Processing rate} = \frac{60 \text{ min/hr}}{3.23 \text{ min/process}} = 18.58 \text{ process/hr}$$

$$q = \text{Demand Rate} = 7 \frac{\text{veh}}{\text{hr}}$$

$$N = \text{Service Positions} = 1$$

$$= \text{Utilization factor} = \frac{q}{(NQ)} = \frac{7 \text{ veh/hr}}{1 \times 18.58 \text{ process/hr}} = 0.3768$$

$Q_m = \text{Table Value} = 0.3768$

$M = \text{queue length which is exceeded 5\% of the time } [P(x>M)]$

$$M = \frac{\ln P(x>M) - \ln(Q_m)}{\ln(\rho)} - 1 = \frac{\ln(0.05) - \ln(0.3768)}{\ln(0.3768)} - 1 = 1.07, \text{ say 2 vehicles}$$

The results of the queuing analysis show that the average queue during the peak hour of the bank teller will be 2 vehicles. The location of the Drive-through teller has approximately 200 feet of storage between the teller and the Antilla Avenue right-of-way. This area is enough to accommodate 9 vehicles in queue. The distance between the teller and the first parking space is approximately 150 feet; this area is enough to accommodate one vehicle at the teller and five vehicles in queue.

6.0 CONCLUSIONS

An assessment of the traffic impacts associated with the proposed project was performed in accordance with the requirements of the city of Coral Gables. The analysis shows that the project would not adversely impact the roadway links and intersections that were analyzed within the study area. An assessment of circulation as it relates to the operation of the drive-through bank teller during the peak hour was performed. The analysis shows that the anticipated queue will not spill onto the adjacent right-of-way.



**DAVID PLUMMER
& ASSOCIATES**

1750 PONCE DE LEON BOULEVARD

CORAL GABLES, FLORIDA 33134

P: 305.447.0900

F: 305.444.4986

DPA@DPLUMMER.COM

WWW.DPLUMMER.COM



The City of Coral Gables

Historical Resources Department

April 18, 2014

1200 Ponce LLC
C/O Camilo Lopez
1200 Ponce de Leon Boulevard, 1st Floor
Coral Gables, FL 33134

Re: 1200 Ponce de Leon Boulevard, Lots 6 thru 10 Block 26, Coral Gables Douglas Section
PB 25-69

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:

1200 Ponce de Leon Boulevard, Lots 6 thru 10 Block 26, Coral Gables Douglas Section PB 25-69, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

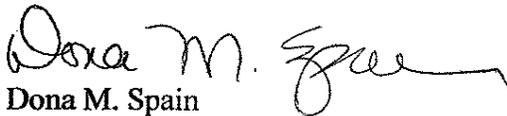
Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months.

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, 2 South Biscayne Boulevard, Suite 3400, 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

CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Information Statement

This Concurrency Information Statement is for informational purposes only and reflects the availability of public services only at the time statement is issued.

The available capacity for each public service is monitored and updated as development orders are issued by the city, and the applicant cannot be assured that the necessary public services will be available for a development order (e.g. any change in use) at a future date.



1200 Ponce, LLC
1200 Ponce De Leon Blvd
Coral Gables, FL

General Office: -12900 Sq.Ft.
STATUS=P

Date Printed: 7/8/2014
Development Order: 0
Record Number: 3246
Assoc. Demolition Record: 0

Zones:

Trffic	Fire Protection	Flood Protection	Parks and Recreation
34	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	-150			OK	Within Urban Infill Area
Golf Course	0	47.41	0.3689901205	OK	
Tennis Courts	0	40.35	3.689899759	OK	
Racquetball Courts	0	6.23	0.481605	OK	
BASKETBALL Courts	0	15.34	1.58319	OK	
Ball Diamonds	0	6.27	0.990785	OK	
Playing Fields	0	7.27	0.990785	OK	
Swimming Pools	0	3.13	0.11075	OK	
Equipped Playing Areas	0	6.34	1.1075	OK	
Special Recreation Facilities	0	93.84	16.609	OK	
Neighborhood Parks (acres)	0	5.62	4.15195	OK	
Mini Parks (acres)	0	0.97	0.2214	OK	
Open Space (acres)	0	1.53	0.5544	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: \$190.31

Statement Issued by:

Application Date: 7/8/2014

Expiration Date: N/A

Comments: Demolish existing (12,876) s.f. Commercial Building

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

CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Information Statement

This Concurrency Information Statement is for informational purposes only and reflects the availability of public services only at the time statement is issued.

The available capacity for each public service is monitored and updated as development orders are issued by the city, and the applicant cannot be assured that the necessary public services will be available for a development order (e.g. any change in use) at a future date.



1200 Ponce, LLC
1200 Ponce De Leon Blvd
Coral Gables, FL

General Office: 97700 Sq.Ft.
STATUS=P

Date Printed: 7/8/2014
Development Order: 0
Record Number: 3247
Assoc. Demolition Record: 0

Zones:

Trffic	Fire Protection	Flood Protection	Parks and Recreation
34	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	1143			OK	Within Urban Infill Area
Golf Course	0	47.41	0.3689901205	OK	
Tennis Courts	0	40.35	3.689899759	OK	
Racquetball Courts	0	6.23	0.481605	OK	
Basketball Courts	0	15.34	1.58319	OK	
Ball Diamonds	0	6.27	0.990785	OK	
Playing Fields	0	7.27	0.990785	OK	
Swimming Pools	0	3.13	0.11075	OK	
Equipped Playing Areas	0	6.34	1.1075	OK	
Special Recreation Facilities	0	93.84	16.609	OK	
Neighborhood Parks (acres)	0	5.62	4.15195	OK	
Mini Parks (acres)	0	0.97	0.2214	OK	
Open Space (acres)	0	1.53	0.5544	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: \$190.31

Statement Issued by:

Application Date: 7/8/2014

Expiration Date: N/A

Comments: Construct new (97,650) s.f. Commercial Office Building

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