

Coral Gables Development Review Committee
Tentative Plat Application

07.13.2016

MEDITERRANEAN VILLAGE

at Ponce Circle

2801, 2901, and 3001 Ponce De Leon Blvd.
Coral Gables, Florida



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Statement of Use



July 17, 2016

VIA HAND DELIVERY

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

Re: Mediterranean Village / Development Review Committee Tentative Plat Application / Statement of Use

Dear Mr. Trias:

On behalf Agave Ponce, LLC (the "Applicant"), we respectfully submit this application to the Development Review Committee for subdivision review for a tentative plat for the property at 2801, 2901, and 3001 Ponce de Leon Boulevard, (the "Property"). The 765,659 square-foot Property is currently vacant. In June 2015, the Applicant obtained a Planned Area Development ("PAD") Approval pursuant to Ordinance No. 2015-13, for the construction of a project consisting of a mix of uses including office, commercial, retail, hotel and residential (the "Project" or "Mediterranean Village").

The proposed re-plat of the Property reflects the approved Mediterranean Village; memorializes the vacation of the alley running north from Malaga Avenue between Ponce de Leon Boulevard and Coconut Grove Drive as established in Ordinance No. 2015-14; and extinguishes unused easements, replacing them with new easements appropriate for the Project. The proposed plat is in compliance with the platting standards in Division 15 of Article 5 of the City's Zoning Code. This re-plat is necessary to promote efficient, adequate and economic supply of utilities and services to the approved Project and the Project which will be developed on the re-platted Property provides safe and convenient vehicular and pedestrian traffic circulation as well as public open spaces for recreational purposes. The Mediterranean Village promises to be a transformative project of great public benefit to the City and this is the next step in making it a reality.

July 17, 2016
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Thank you for your consideration of this application. We look forward to your feedback. Please contact me if you have any questions or would like to discuss the foregoing.

Sincerely,



Mario J. Garcia-Serra

MIA_ACTIVE 4426434.1



Level
1
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Preamble

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Abandonment and Vacations
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use with Site Plan
- Conditional Use without Site Plan
- Coral Gables Mediterranean Architectural Design Special Locational 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
- Separation/Establishment of a Building Site
- Site Plan
- 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: _____

Property information

Street address of the subject property: 2801-2901-3001 Ponce de Leon Boulevard

Property/project name: Mediterranean Village



Level
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Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
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Current land use classification(s): Commercial Mid-Rise, Commercial Low-Rise, Commercial High-Rise

Current zoning classification(s): Commercial District (C)

Proposed land use classification(s) (if applicable): N/A

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

Previous use(s)/current use(s) of the property/building(s): vacant

Proposed use(s) of the property/building(s): Mixed commercial and residential

Size of property (square feet/acres) 292,723 square feet / 6.72 acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 765,659 square feet

Total number of residential units per acre and total number of unit's 214 total units / 12 units per acre

Estimated cost of the existing/proposed building/project: N/A

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

2006 - Old Spanish Village PAD

2015 - Amendments to FLUM, Comprehensive Plan and Zoning Code; PAD approval for Mediterranean

Village; alley vacation; development agreement and revocation of Old Spanish Village PAD

Project Legal Description: Lot(s): See attached Exhibit A

Block(s): _____

Section(s): _____

Listing of all folio numbers for subject property:

03-4417-005-5390; -5391; -5470; -5480; -5500; -5510; -6230; -7320; -7370; -7380; -7390; -7400; -7410;

03-4117-069-0010; -0010; -0020; -0030; -0040; -0050; -0060; -0070; -0080; -0090; -0100; -0120; -0130;

-0140; -0150; 0160; 0170; 0180; 0190; 0200; 0210; 0220; 0230; 0240; 0250; 0260; 0270; 0280; 0290; 0300



Level
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Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

General information

Applicant(s)/Agent(s) Name(s): Mario Garcia-Serra, Esq.

Telephone Contact No: 305-376-6061 Fax No. 305-376-6010 Email MGarcia-Serra @ gunster.com

Mailing Address: Gunster, 600 Brickell Avenue, Suite 3500, Miami, Florida 33131
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Agave Ponce, LLC

Telephone Contact No: 305-857-0400 Fax No. 305-407-8128 Email jap @ agaveholdingsllc.com

Mailing Address: 2601 S Bayshore Drive, Suite 1215, Miami, Florida 33133
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____ @ _____

Mailing Address: _____
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Daniel E. Freed AIA

Telephone Contact No: 786-268-3200 Fax No. _____ Email dfreed @ rtkl.com

Mailing Address: RTKL Associates, 396 Alhambra Circle, Coral Gables, Florida 33134
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

Please see above



Level
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Review

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Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjacent uses and/or streetscape.
- Property survey and legal description.
- Zoning chart and supporting information.
- Site Plan.
- Landscape plan and vegetation assessment.
- Tree survey and relocation plan.
- Architectural/building elevations.
- Building floor plans.
- Pedestrian amenities and streetscape plan.
- On-street parking analysis.
- Art in Public Places plan and/or statement.
- Lighting plan and signage plan.
- Underground utilities plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical significance letter.
- City Concurrency Impact Statement (CIS).
- Traffic study.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty deed.
- Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.
- Other: Tentative Plat



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Posting of the property. The City will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.

Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB.

Applicant/agent/property owner/architect affirmation and consent

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

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



Level
1
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Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:

Mario Garcia-Serra

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

Mario Garcia-Serra

Address: Gunster, 600 Brickell Avenue, Suite 3500, Miami, Florida 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 18th day of February, 2016 by Mario Garcia-Serra
(Signature of Notary Public - State of Florida)

[Handwritten Signature]



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

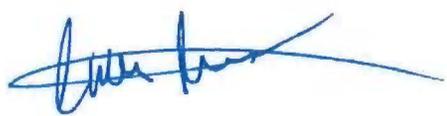
Personally Known OR Produced Identification; Type of Identification Produced _____



Level
1
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
 Email: planning@coralgables.com Phone: 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name: Carlos Beckmann, as Development Manager of Agave Ponce, LLC
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Property Owner(s) Signature:	Property Owner(s) Print Name:
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Property Owner(s) Signature:	Property Owner(s) Print Name:
------------------------------	-------------------------------

Address: 2601 S. Bayshore Drive, Suite 1215, Miami, Florida 33133

Telephone: 305-858-1890 Fax:

Email: jap@agaveholdingsllc.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
 The foregoing instrument was acknowledged before me this 19 day of JULY, 2016 by [Signature]
 (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,
Florida

Level

1

Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Architect(s) Signature:
Surveyor

Architect(s) Print Name:
Surveyor

Mark Steven Johnson

Address: 3240 Corporate Way, Miramar, Florida 33025

Telephone: 954-435-7010

Fax: 954-438-3288

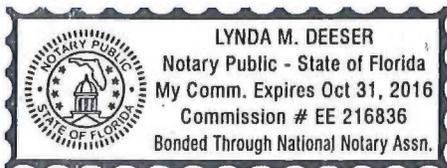
Email: mjohnson@shiskin.com



NOTARIZATION

STATE OF FLORIDA/COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 13th day of July 2016 by Mark S. Johnson
(Signature of Notary Public - State of Florida)



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

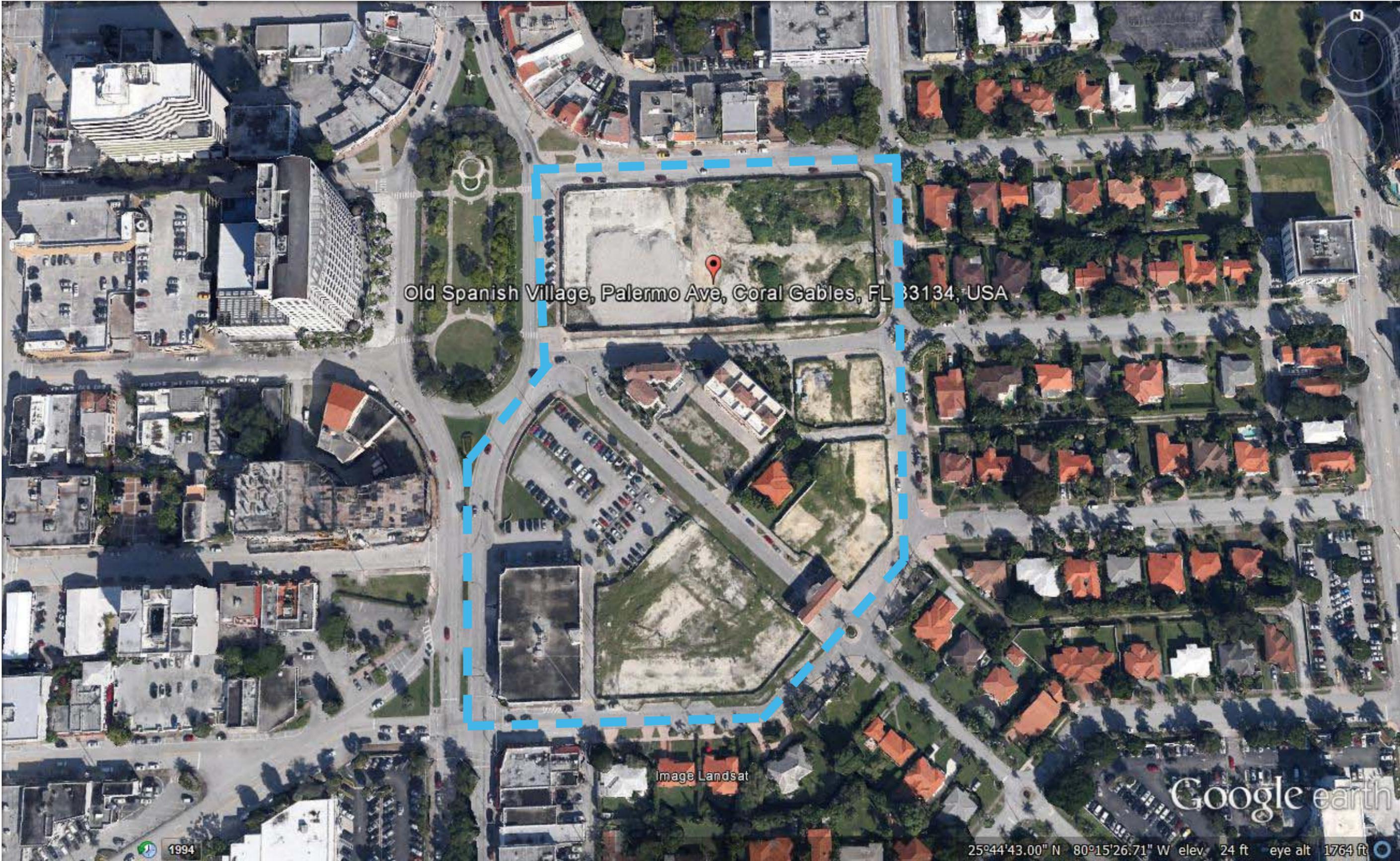
Personally Known OR Produced Identification; Type of Identification Produced _____

3

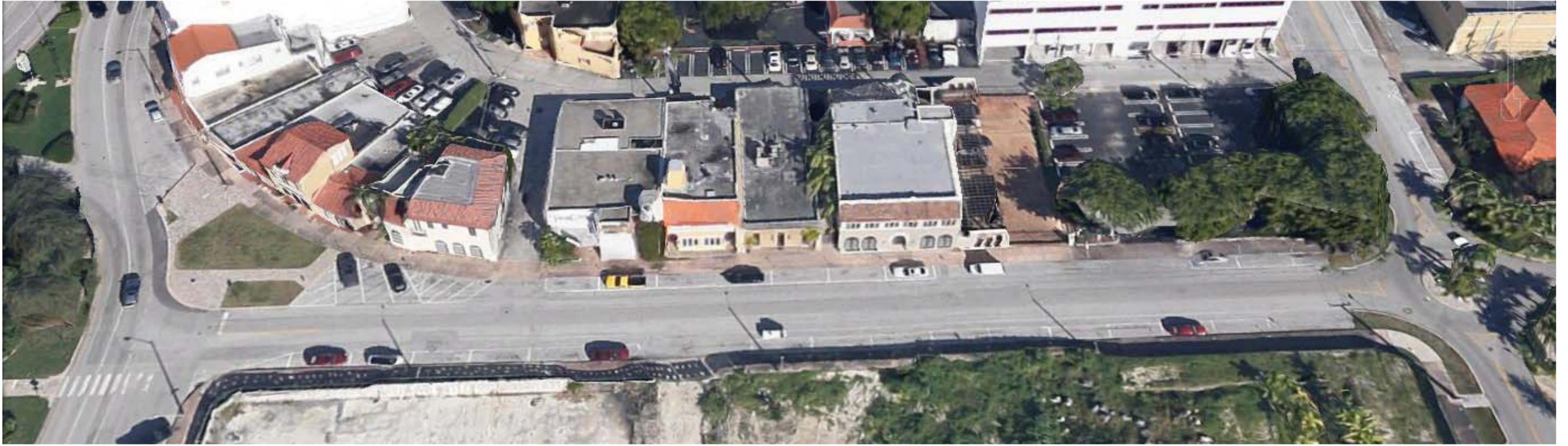
Aerial

4

Photographs of Property, Adjacent Uses and Streetscape



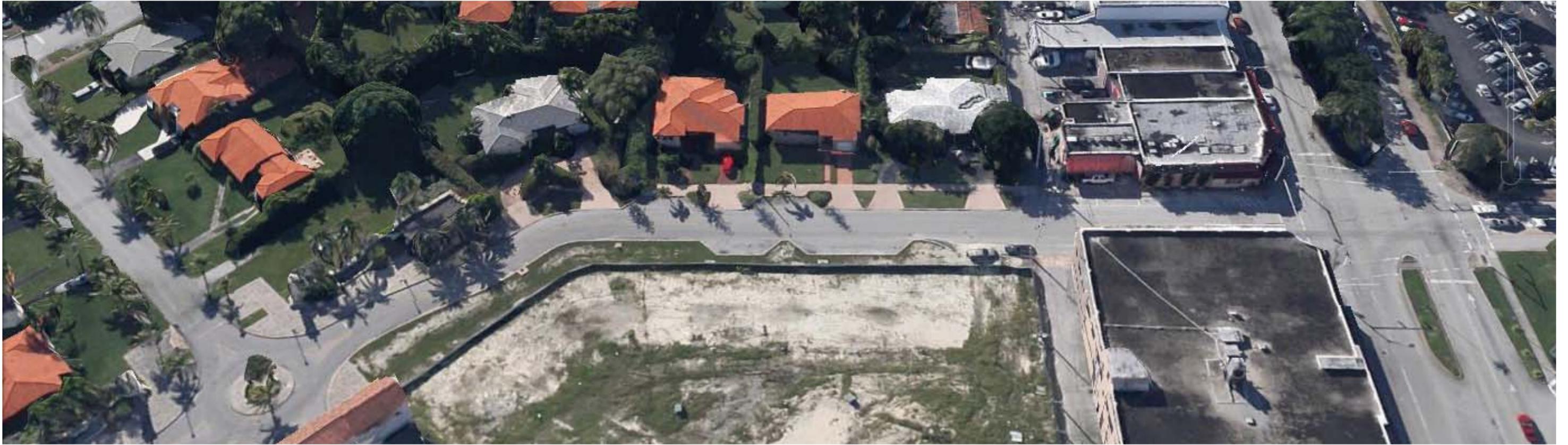
Sevilla Ave. Aerial



Galiano St. Aerial



Malaga Ave. Aerial



Ponce De Leon Blvd. Aerial



Existing Structures on Property

2901 Ponce De Leon Blvd.



Coral Gables, Florida

MEDITERRANEAN VILLAGE at Ponce Circle

2901 Ponce De Leon Blvd.



3001 Ponce De Leon Blvd.



Coral Gables, Florida

MEDITERRANEAN VILLAGE at Ponce Circle

Adjacent Structures

124 Malaga Ave.



118 Malaga Ave.



3101 Ponce De Leon Blvd.



130 Malaga Ave.



124 Malaga Ave.



118 Malaga Ave.



110 Malaga Ave.



3008 Coconut Grove Drive



3001 Coconut Grove Drive



46 Malaga Ave.



49 Malaga Ave.



50 Palermo Ave.



95 Palermo Ave.



90 Sevilla Ave.



103 Sevilla Ave.



129 Sevilla Ave.



141 Sevilla Ave.



145 Sevilla Ave.



153 Sevilla Ave.



2745 Ponce De Leon Blvd.



Coral Gables, Florida

MEDITERRANEAN VILLAGE at Ponce Circle

2733 Ponce De Leon Blvd.



2727 Ponce De Leon Blvd.



2725 Ponce De Leon Blvd.



2717 Ponce De Leon Blvd.



2701 Ponce De Leon Blvd.



2700 Ponce De Leon Blvd.



2710 Ponce De Leon Blvd.



2712 Ponce De Leon Blvd.



2722 Ponce De Leon Blvd.



2728 Ponce De Leon Blvd.



2800 Ponce De Leon Blvd.



Coral Gables, Florida

MEDITERRANEAN VILLAGE at Ponce Circle

2910 Ponce De Leon Blvd.



2940 Ponce De Leon Blvd.



2960 Ponce De Leon Blvd.



2990 Ponce De Leon Blvd.



Coral Gables, Florida

MEDITERRANEAN VILLAGE at Ponce Circle

3000 Ponce De Leon Blvd.

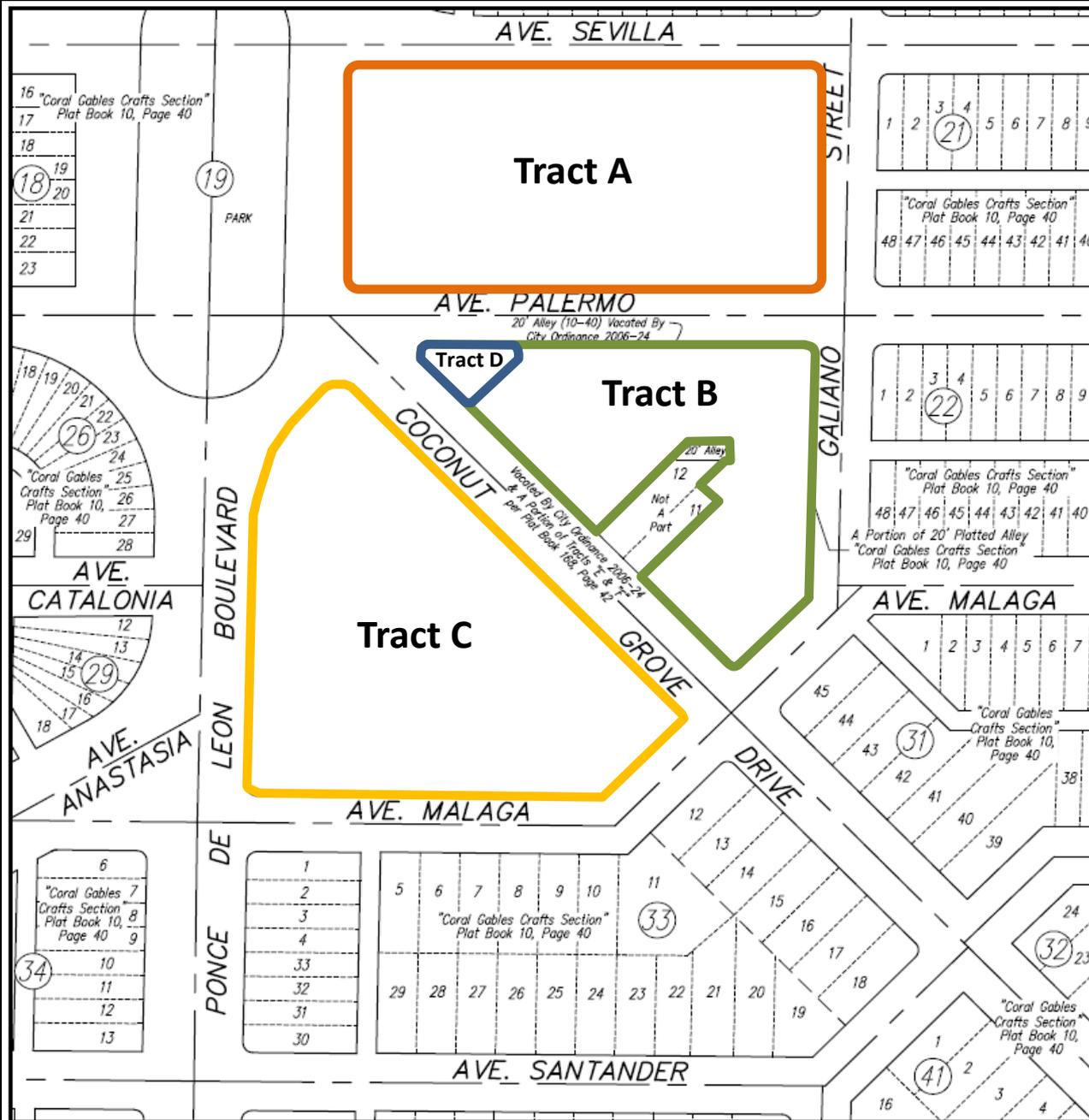


3100 Ponce De Leon Blvd.



Illustrative Drawing of Proposed New Tracts

Illustrative Drawing of Proposed New Tract



6

Tentative Plat Survey

- GENERAL LEGEND:**
- AERIAL TARGET
 - ALUMINUM LIGHT POST
 - ALUMINUM LIGHT POST (SINGLE)
 - ALUMINUM LIGHT POST (DOUBLE)
 - ALUMINUM LIGHT POST (TRIPLE)
 - ALUMINUM LIGHT POST (QUAD)
 - ANCHOR/GUY WIRE
 - BACKFLOW PREVENTER ASSEMBLY
 - CABLE TELEVISION ASSEMBLY
 - CATCH BASIN
 - CENTERLINE
 - CHECK VALVE ASSEMBLY
 - CIRCULAR GRAB
 - COLUMN (CIRCULAR)
 - COLUMN (SQUARE)
 - CONCRETE LIGHT POLE
 - CONCRETE LIGHT POLE (DOUBLE)
 - CONCRETE POWER POLE
 - CONTRIC POINT
 - CURB INLET
 - ELECTRIC BOX
 - ELECTRIC HAND HOLE
 - ELEVATIONS (SEE NOTES FOR DATUM)
 - FIRE HYDRANT
 - FLAPOLE
 - FLOW LINE
 - FORCE MAIN MANHOLE
 - FORCE MAIN VALVE
 - F.P.L. ELECTRIC MANHOLE
 - F.P.L. TRANSFORMER PAD
 - F.P.L. TRANSMISSION POLE
 - GAS MANHOLE
 - GAS METER
 - GAS PUMP
 - GAS VALVE
 - GREASE TRAP MANHOLE
 - GROUND LIGHTING
 - GUARD POST
 - IRRIGATION HAND HOLE
 - IRRIGATION VALVE
 - MAINTENANCE WELL
 - MONITOR WELL
 - MONUMENT LINE
 - OVERHEAD WIRES (APPROXIMATE)
 - P-5 INLET
 - PARKING METER
 - PEDESTRIAN CROSSING SIGNAL
 - PERMANENT REFERENCE MONUMENT
 - POST INDICATOR VALVE
 - VACUUM BREAKER ASSEMBLY
 - PROPERTY LINE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - SIAMENSE CONNECTION
 - SIGN POST
 - SPRINKLER PUMP
 - STANDPIPE
 - STORM SEWER MANHOLE
 - STREET LIGHT HAND HOLE
 - SWALE INLET
 - TELEPHONE BOX (SOUTHERN BELL)
 - TELEPHONE HAND HOLE
 - TELEPHONE MANHOLE (SO. BELL)
 - TELEPHONE PAYPHONE
 - TRAFFIC HAND HOLE
 - TRAFFIC UTILITY BOX
 - TRAFFIC SIGNAL POST
 - UNDERGROUND UTILITY MARKER
 - UNKNOWN UTILITY MANHOLE
 - UNKNOWN UTILITY HAND HOLE
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - WOOD LIGHT POLE
 - WOOD POWER POLE
 - HANDICAP PARKING
 - STROLLER PARKING
- ABBREVIATIONS:**
- R denotes RADIUS
 - A denotes DELTA ANGLE
 - L denotes ARC DISTANCE
 - NM denotes TANGENT DISTANCE
 - PCP denotes PERMANENT CONTROL POINT
 - PRM denotes PERMANENT REFERENCE MONUMENT
 - PIB denotes PLAT BOOK
 - PC denotes POINT
 - POC denotes POINT OF COMMENCEMENT
 - POB denotes POINT OF BEGINNING
 - OU denotes OVERHEAD UTILITY WIRES
 - DRB denotes OFFICIAL RECORDS BOOK
 - PC denotes POINT OF CURVATURE
 - CBS denotes CONCRETE BLOCK STRUCTURE
 - CONC denotes CONCRETE
 - CLF denotes CHAINLINK FENCE
 - WF denotes WOOD FENCE
 - F.P. denotes FOUND IRON PIPE
 - S.I.P. denotes SET IRON PIPE (L-B-R) CAP
 - F.A.D. denotes FOUND NAIL & BRASS DISC
 - S.N.D. denotes SET NAIL & BRASS DISC
 - CL denotes CLEAR
 - ENC denotes ENCROACHMENT
 - R/W denotes RIGHT-OF-WAY
 - (D) denotes DEED DISTANCE
 - (L) denotes DISTANCE BY LEGAL DESCRIPTION
 - (M) denotes MEASURED DISTANCE
 - (R) denotes RECORD OR PLATTED DISTANCE
- PAINTED UNDERGROUND UTILITIES (APPROXIMATE)**
- COMMUNICATION
 - SEWER
 - ELECTRIC
 - FORCE MAIN
 - IRRIG.
 - NATURAL GAS
 - SANITARY SEWER
 - WATER

MEDITERRANEAN VILLAGE AT PONCE CIRCLE



LOCATION MAP

A PORTION OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'



PLAT DETAIL

SCALE: 1"=150'

CERTIFIED TO:

AGAVE PONCE, LLC
2901 PONCE, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
BILZIN SUMBERG BAENA PRICE & AXELROD, LLP

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "TENTATIVE PLAT" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND CHAPTER 472.027, FLORIDA STATUTES.

Schwelke-Shiskin & Associates, Inc.

BY: MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

ALL OF BLOCKS 20 AND 30, AND A PORTION OF THE PLATTED ALLEY LYING WITHIN BLOCK 23, "CORAL GABLES CRAFTS SECTION," AS RECORDED IN PLAT BOOK 10, AT PAGE 40, AND BLOCKS 1, 2, 3, 4, 5, 6 AND 7, AND TRACTS "A," "B," "C," "D," "E," "F" AND "G," "PONCE PLACE VILLAS EAST," PLAT BOOK 168, PAGE 42, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

PARCEL (1):

LOTS 1 THROUGH 36, BLOCK 20, CRAFTS SECTION OF CORAL GABLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (2):

ALL OF THE NORTH-SOUTH ALLEY, WHICH EXTENDS FROM SEVILLA AVENUE TO PALERMO AVENUE, AND THE EAST-WEST ALLEY IN BLOCK 20, CRAFTS SECTION OF CORAL GABLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS VACATED BY CITY OF CORAL GABLES ORDINANCE 2006-24.

PARCEL (3):

LOTS 1, 2, 3, 16, 17, 18 AND 19, BLOCK 30, OF CORAL GABLES CRAFTS SECTION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND TRACTS A, B AND C OF CATAMAL CORNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND LOTS 6 AND 7, LESS THE NORTHEASTERLY 107.5 FT. THEREOF, BLOCK 30, OF CORAL GABLES CRAFTS SECTION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (4):

ALL THAT PORTION OF THE NORTH-SOUTH ALLEY IN BLOCK 30, CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH LIES SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1, BLOCK 30, CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS VACATED BY CITY OF CORAL GABLES ORDINANCE 2006-24.

PARCEL (5):

LOTS 14 AND 15 AND THE WEST 10 FEET OF LOT 13, BLOCK 30, OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (6):

LOTS 12 AND 13, LESS THE WEST 10 FEET OF LOT 13, BLOCK 30, OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (7):

LOTS 10 AND 11, IN BLOCK 30, OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (8):

LOTS 8 AND 9, BLOCK 30, OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (9):

NORTHEASTERLY 107.5 FEET OF LOTS 6 AND 7, BLOCK 30, OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (10):

ALL OF THE LANDS AS CONTAINED IN THAT CERTAIN RECORD PLAT OF "PONCE PLACE VILLAS EAST," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL (11):

THAT PORTION OF ALLEY VACATED BY ORDINANCE NO. 2015-14 (AS AMENDED).

NOTE:

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM USE ALL OF THOSE CERTAIN "LIMITED ACCESS RIGHT-OF-WAY LINES" ALONG COCONUT GROVE DRIVE, AVENUE MALAGA AND GALIANO STREET AS CREATED BY THE PLAT OF "PONCE PLACE VILLAS EAST," AS RECORDED IN PLAT BOOK 168 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM USE THOSE CERTAIN UTILITY EASEMENTS LOCATED WITHIN TRACTS "B," "C," "E" AND "F" CREATED BY THE PLAT OF "PONCE PLACE VILLAS EAST," AS RECORDED IN PLAT BOOK 168 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM USE THOSE CERTAIN PUBLIC INGRESS-EGRESS EASEMENTS LOCATED WITHIN TRACTS "B" AND "E" CREATED BY THE PLAT OF "PONCE PLACE VILLAS EAST," AS RECORDED IN PLAT BOOK 168 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THIS SKETCH REPRESENTS A "BOUNDARY SURVEY" WITH ELEVATIONS FOR A TENTATIVE PLAT.
- THERE ARE NO VISIBLE ENCROACHMENTS, OTHER THAN THOSE SHOWN HEREON.
- THE ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND ITEMS.
- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE WALL OR FENCE FOOTERS/FOUNDATIONS.
- THE DISTANCES SHOWN ALONG THE PROPERTY LINES HEREON ARE RECORD AND MEASURED, UNLESS NOTED OTHERWISE.
- THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12086C0457L, COMMUNITY NO. 120639, PANEL NO. 0457, SUFFIX L, OF MAP DATED SEPTEMBER 11, 2009.
- THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- BENCHMARK A: P.K. NAIL & BRASS WASHER ON TOP OF CURB AT FRONT OF SIDEWALK AT THE SOUTHWEST CORNER OF PONCE DE LEON BOULEVARD AND AVENUE ALMERIA. ELEVATION=10.81 N.G.V.D. (11.07 CITY OF MIAMI MEAN LOW WATER BAY DATUM).
- BENCHMARK B: 2" SQUARE ON TOP OF CURB AT THE NORTHWEST CORNER OF AVENUE MALAGA AND GALIANO STREET. ELEVATION=12.46 N.G.V.D. (12.72 CITY OF MIAMI MEAN LOW WATER BAY DATUM).
- THE UNDERGROUND WATER AND SEWER UTILITY ITEMS SHOWN HEREON REPRESENT AN APPROXIMATE LOCATION OF SAID UTILITIES AS SHOWN ON CERTAIN ATLAS SHEETS OBTAINED FROM MIAMI-DADE WATER & SEWER AUTHORITY AND AUGMENTED BY FIELD LOCATIONS BY THIS FIRM AND ARE SUBJECT TO THE ACCURACY OF THE INFORMATION PROVIDED.
- PORTIONS OF THE LANDS DESCRIBED HEREIN ARE SUBJECT TO UTILITY EASEMENTS PURSUANT TO DEED BOOK 1304, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM USE THE HISTORIC RESERVATIONS CALLING FOR FIVE FOOT REAR EASEMENTS AND THREE FOOT EASEMENTS ALONG SIDE LOT LINES "WHEN NECESSARY," WHILE ENCUMBERING THE UNDERLYING LANDS, HISTORICALLY THEY ARE GENERALLY NOT ENFORCED UNLESS THEY ARE ACCOMMODATING EXISTING FACILITIES. IT IS IMPORTANT TO NOTE THAT THE PARTICULAR LANDS INCLUDED IN THIS SURVEY HAVE COMPLETED A DEVELOPMENT REVIEW PROCESS WHICH THE CURRENT PROJECT IMPROVEMENTS ARE PART OF. ALTHOUGH INCOMPLETE, THE IMPROVEMENTS AND UTILITY SERVICES RELATED TO THEM HAVE BEEN COORDINATED AND APPROVED BY ALL PARTICIPATING UTILITY PROVIDERS WITHOUT THE RELIANCE ON ANY OF THESE HISTORIC EASEMENTS.

DEVELOPMENT INFORMATION

- OWNER: AGAVE PONCE, LLC
396 ALHAMBRA CIRCLE, SUITE 201
CORAL GABLES, FLORIDA 33134
- NUMBER OF TRACTS: 4
(SEE "AREA TABULATION")
- NUMBER OF LOTS: 0
- UTILITY SERVICE:
EXISTING WATER (MIAMI-DADE WATER & SEWER AUTHORITY)
EXISTING SEWER (CITY OF CORAL GABLES)
- EXISTING ZONING: "P.A.D." (PLANNED AREA DEVELOPMENT)
7.0 FEET N.G.V.D. 1929 (PER PLAT BOOK 120, PAGE 13, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)
- PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER 12086C0457L, COMMUNITY NO. 120639, PANEL NO. 0457, SUFFIX L, MAP AND INDEX MAP BOTH DATED 09-11-2009.
- MIAMI-DADE COUNTY, FLORIDA, PROPERTY APPRAISER TAX FOLIO NO.:
03-4117-005-5390, 03-4117-005-5391,
03-4117-005-5470, 03-4117-005-5480,
03-4117-005-5510, 03-4117-005-5500,
03-4117-069-0010, 03-4117-069-0020,
03-4117-069-0030, 03-4117-069-0040,
03-4117-069-0050, 03-4117-069-0060,
03-4117-069-0070, 03-4117-069-0080,
03-4117-069-0090, 03-4117-069-0100,
03-4117-069-0110, 03-4117-069-0120,
03-4117-069-0130, 03-4117-069-0140,
03-4117-069-0150, 03-4117-069-0160,
03-4117-069-0170, 03-4117-069-0180,
03-4117-069-0190, 03-4117-069-0200,
03-4117-069-0210, 03-4117-069-0220,
03-4117-069-0230, 03-4117-069-0240,
03-4117-069-0250, 03-4117-069-0260,
03-4117-069-0270, 03-4117-069-0280,
03-4117-069-0290, 03-4117-069-0300
03-4117-005-7320, 03-4117-005-7370
03-4117-005-7380, 03-4117-005-7390
03-4117-005-7400, 03-4117-005-7410

PROPOSED USE:

- TRACT "A": 108,700 SQ. FT. COMMERCIAL/RETAIL
317,000 SQ. FT. OFFICE
168,248 SQ. FT. RESIDENTIAL APARTMENT UNITS: 94
18,855 SQ. FT. TOWNHOUSE
RESIDENTIAL TOWNHOUSE UNITS: 5
- TRACT "B": 29,600 SQ. FT. COMMERCIAL/RETAIL
29,000 SQ. FT. RESTAURANT
27,413 SQ. FT. TOWNHOUSE
RESIDENTIAL TOWNHOUSE UNITS: 7
- TRACT "C": 126,700 SQ. FT. COMMERCIAL/RETAIL
214,746 SQ. FT. RESIDENTIAL APARTMENT UNITS: 120
13,118 SQ. FT. TOWNHOUSE
RESIDENTIAL TOWNHOUSE UNITS: 3
HOTEL ROOMS: 184 (NO EXTENDED STAY & NO KITCHENETTES)
- TRACT "D": EXISTING HISTORICAL BUILDING (TO REMAIN)

ZONING:
SINGLE FAMILY ATTACHED UNITS: 0
SINGLE FAMILY DETACHED UNITS: 0
MULTI-FAMILY UNITS: 162

TOTAL ACREAGE:
GROSS AREA = 10.344± ACRES (450,570 SQ. FT.)
NET AREA = 6.731± ACRES (293,205 SQ. FT.)

AREA TABULATION:		
TRACT "A"	103,369 SQ. FT.	2.373± ACRES
TRACT "B"	65,564 SQ. FT.	1.706± ACRES
TRACT "C"	120,444 SQ. FT.	2.764± ACRES
TRACT "D"	3828 SQ. FT.	0.088± ACRES
TOTAL TRACT AREA	293,205 SQ. FT.	6.731± ACRES

CERTIFICATE OF AUTHORIZATION
No. LB-87

Schwelke-Shiskin & Associates, Inc.
LAND PLANNERS & ENGINEERS
3240 CORPORATE WAY, MIAMI, FLORIDA 33133
TEL: (954) 435-7010 FAX: (954) 435-3988

Drawn By: L.E.C. Date: 02-24-16
Checked By: M.S.J. Date: 03-18-14
Surveyed By: L.E.C. Date: 02-24-16
Scale: AS SHOWN
F.E. No.: 50 47E
F.B. No.: Pg. 44

File No. **AJ-5165 TP** Sheet 1 of 3

This is not a "Boundary Survey."

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

TENTATIVE PLAT

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

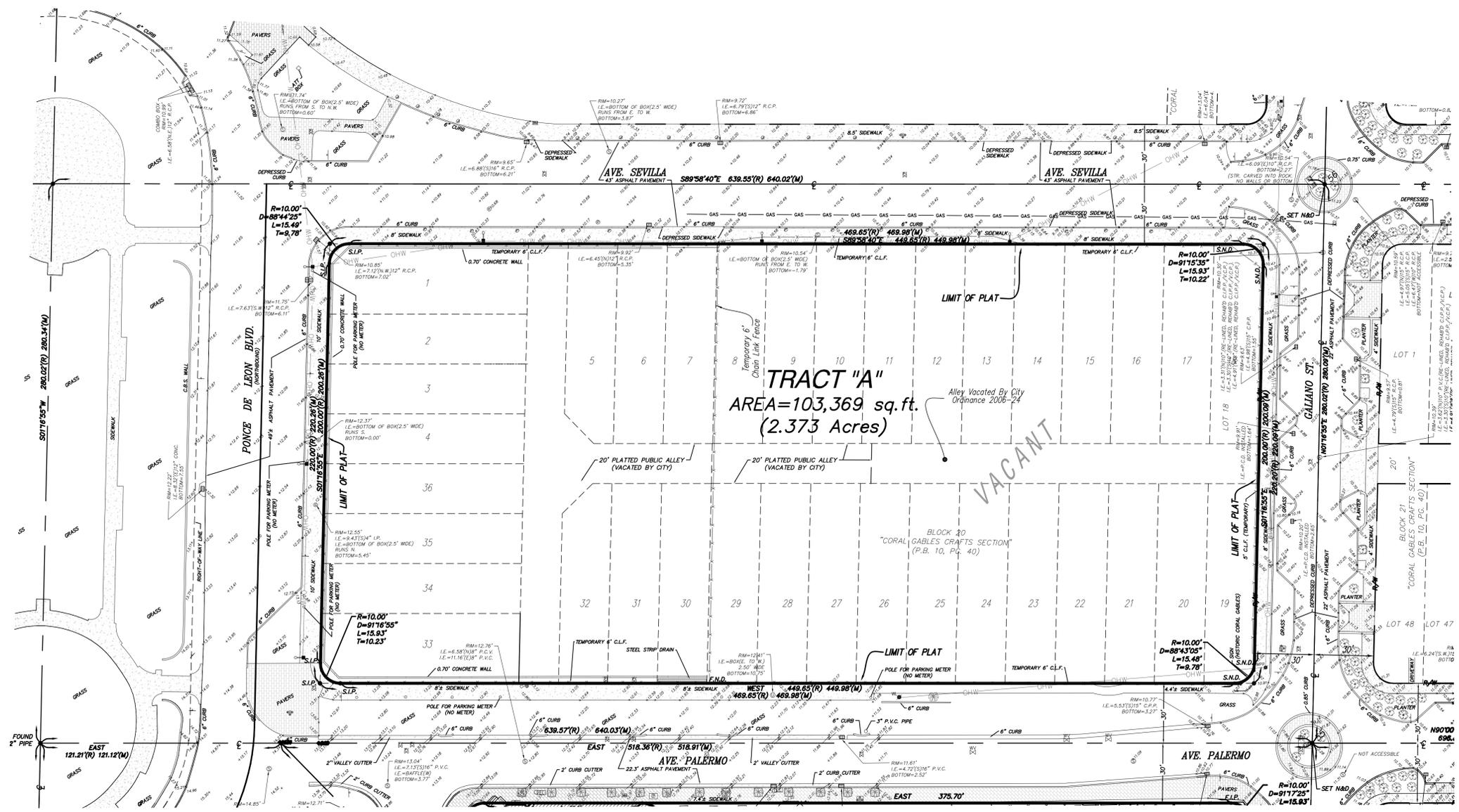
PREPARED FOR: AGAVE PONCE, LLC
Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

REVISIONS

No.	Date	By	Description
1	02/24/16	L.E.C.	ISSUE FOR RECORD
2	03/18/14	M.S.J.	FINAL REVISIONS

FILE NO. **AJ-5165 TP**

- GENERAL LEGEND:**
- AERIAL TARGET
 - ALUMINUM LIGHT POST
 - ALUMINUM LIGHT POST (SINGLE)
 - ALUMINUM LIGHT POST (DOUBLE)
 - ALUMINUM LIGHT POST (TRIPLE)
 - ALUMINUM LIGHT POST (QUAD)
 - ANCHOR/BUY WIRE
 - BACKFLOW PREVENTER ASSEMBLY
 - CABLE TELEVISION BOX
 - CATCH BASIN
 - CENTERLINE
 - CHECK VALVE ASSEMBLY
 - CIRCULAR GRASS
 - COLUMN (CIRCULAR)
 - COLUMN (SQUARE)
 - CONCRETE LIGHT POLE
 - CONCRETE LIGHT POLE (DOUBLE)
 - CONCRETE POWER POLE
 - CONTROL POINT
 - CURB INLET
 - ELECTRIC BOX
 - ELECTRIC HAND HOLE
 - ELEVATIONS (SEE NOTES FOR DATUM)
 - FIRE HYDRANT
 - FLAGPOLE
 - FLOW LINE
 - FORCE MAIN MANHOLE
 - FORCE MAIN VALVE
 - F.P.L. ELECTRIC MANHOLE
 - F.P.L. TRANSFORMER PAD
 - F.P.L. TRANSMISSION POLE
 - GAS MANHOLE
 - GAS METER
 - GAS PUMP
 - GAS VALVE
 - GREASE TRAP MANHOLE
 - GROUND LIGHTING
 - GUARD POST
 - IRRIGATION HAND HOLE
 - IRRIGATION VALVE
 - MAILBOX
 - MONITOR WELL
 - MONUMENT LINE
 - OVERHEAD WIRES (APPROXIMATE)
 - P-S INLET
 - PARKING METER
 - PEDESTRIAN REFERENCE SIGNAL
 - PERMANENT REFERENCE MONUMENT
 - POST INDICATOR VALVE
 - VACUUM BREAKER ASSEMBLY
 - PROPERTY LINE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - SIAMSE CONNECTION
 - SIGN POST
 - SPRINKLER PUMP
 - STANDPIPE
 - STORM SEWER MANHOLE
 - STREET LIGHT HAND HOLE
 - SWALE INLET
 - TELEPHONE BOX (SOUTHERN BELL)
 - TELEPHONE HAND HOLE
 - TELEPHONE MANHOLE (SO. BELL)
 - TELEPHONE PAYPHONE
 - TRAFFIC HAND HOLE
 - TRAFFIC UTILITY BOX
 - TRAFFIC SIGNAL POST
 - UNDERGROUND UTILITY MARKER
 - UNKNOWN UTILITY MANHOLE
 - UNKNOWN UTILITY HAND HOLE
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - WOOD LIGHT POLE
 - WOOD POWER POLE
 - HANDICAP PARKING
 - STROLLER PARKING
- ABBREVIATIONS:**
- R denotes RADIUS
 - L denotes LEGAL DISTANCE
 - P denotes POINT
 - PCP denotes PERMANENT CONTROL POINT
 - PRM denotes PERMANENT REFERENCE MONUMENT
 - PB denotes PLAT BOOK
 - PAC denotes POINT OF COMMENCEMENT
 - POB denotes POINT OF BEGINNING
 - OHW denotes OVERHEAD UTILITY WIRES
 - DWB denotes OPTICAL RECORDS BOOK
 - P.C. denotes POINT OF CURVATURE
 - CBS denotes CONCRETE BLOCK STRUCTURE
 - CONC denotes CONCRETE
 - CLF denotes CHAIN LINK FENCE
 - WF denotes WOOD FENCE
 - F.P. denotes FOUND IRON PIPE
 - S.I.P. denotes SET IRON PIPE & LB-RT CAP
 - F.N.D. denotes FOUND NAIL & BRASS DISC
 - S.N.D. denotes SET LB-RT NAIL & BRASS DISC
 - CL denotes CLEAR
 - ENC. denotes ENCROACHMENT
 - R/W denotes RIGHT-OF-WAY
 - (D) denotes DEED DISTANCE
 - (L) denotes DISTANCE BY LEGAL DESCRIPTION
 - (M) denotes MEASURED DISTANCE
 - (R) denotes RECORD OR PLATTED DISTANCE
- PAINTED UNDERGROUND UTILITIES (APPROXIMATE)**
- COMMUNICATION
 - SEWER
 - ELECTRIC
 - FORCE MAIN
 - IRRIGATION
 - NATURAL GAS
 - SANITARY SEWER
 - WATER



See Sheet 2 of 3

Sabatini-Sisler & Associates, Inc.
 LAND PLANNERS & ENGINEERS
 3240 CORPORATE WAY, MIAMI, FLORIDA 33122
 TEL: (305) 435-7010 FAX: (305) 438-3888

CERTIFICATE OF AUTHORIZATION No. LP-87
 Checked By: M.S.J. Date: 02-24-16
 Scale: AS SHOWN
 Order No. 202522 F.B. No.: 30 47E Pg. 44
 Drawn By: L.E.G.
 Survey: 03-13-14
 File No. AJ-5165 TP
 Sheet 3 of 3

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.
 This is not a "Boundary Survey."

TENTATIVE PLAT

MEDITERRANEAN VILLAGE AT PONCE CIRCLE

PREPARED FOR: AGAVE PONCE LLC

Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

REVISIONS

No.	Date	By	Description
1	03/13/14	L.E.G.	INITIAL PLAT
2	02/24/16	M.S.J.	REVISIONS

FILE NO. AJ-5165 TP

7

Site Plan

Recent Ordinances and Resolutions

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2015 14 (AS AMENDED)

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING PARTIAL ABANDONMENT AND VACATION OF A 20-FOOT WIDE PUBLIC ALLEYWAY GENERALLY RUNNING EAST-WEST APPROXIMATELY 85 FEET IN LENGTH, DIVIDING BLOCKS 3, 4 AND TRACT F FROM BLOCK 5 AND TRACT G OF PONCE PLACE VILLAS EAST PURSUANT TO ZONING CODE ARTICLE 3, DIVISION 12, "ABANDONMENT AND VACATIONS" AND CITY CODE CHAPTER 62, ARTICLE 8, "VACATION, ABANDONMENT AND CLOSURE OF STREETS, EASEMENTS AND ALLEYS BY PRIVATE OWNERS AND THE CITY; APPLICATION PROCESS," AND THE DEDICATION OF A PUBLIC ACCESS EASEMENT GENERALLY RUNNING OVER AN INTERNAL DRIVEWAY FROM PALERMO AVENUE TO COCONUT GROVE DRIVE RELATED TO PROPOSED DEVELOPMENT CONSISTENT WITH THE SEPARATELY PROPOSED SECTION 3-510 "MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT," ON THE PROPERTY GENERALLY KNOWN AS 2801, 2901, AND 3001 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR SEVERABILITY, REPEALER AND AN EFFECTIVE DATE. (LEGAL DESCRIPTION OF VACATION ON FILE AT THE CITY)

WHEREAS, an Application was submitted requesting the partial abandonment and vacation of a 20-foot wide public alleyway generally running East-West approximately 85 feet in length, dividing blocks 3, 4 and Tract F from Blocks 5 and Tract G of Ponce Place Villas East as legally described in Exhibit "A" attached hereto and incorporated herein (the "Vacation"), and

WHEREAS, in conjunction with the Vacation, the applicant proposes the dedication of a public access easement generally running over an internal driveway from Palermo Avenue to Coconut Grove Drive as legally described in Exhibit "B" attached hereto and incorporated herein (the "Easement"), and

WHEREAS, the Vacation and Easement are necessary for the construction of a mixed-use project referred to as the "Mediterranean Village" (the Mediterranean Village PAD) on the property generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida; and

WHEREAS, the Applicant has submitted an application for Zoning Code text amendments which propose Section 3-510, “Mediterranean Village Form-Based Planned Area Development” and related supporting Comprehensive Plan text amendments which the applicant seeks to utilize in the design and development of the Mediterranean Village PAD; and

WHEREAS, the Vacation has been submitted concurrently with proposed applications including Comprehensive Plan map amendments, a proposed Planned Area Development Site Plan, and Development Agreement, which consistent with the proposed Section 3-510 of the Zoning Code, are all necessary for the Mediterranean Village PAD to be reviewed in its totality; and

WHEREAS, the procedures and requirements for the Abandonment and Vacation of non-fee interests are provided in Zoning Code, Article 3, Division 12, entitled “Abandonment and Vacations,” and in City Code Chapter 62, Article 8, entitled “Vacation, Abandonment and closure of streets, easements and alleys by private owners and the city; Application process;” and

WHEREAS, in accordance with Section 62-262 of the City Code, property owners within 1,000 feet of the proposed alley to be vacated were notified by letter of the Development Review Committee public meeting on January 30, 2015, where the Agave Ponce LLC’s application was reviewed; and

WHEREAS, in accordance with Section 62-262 of the City Code, following publication of notice of public hearing and notification of all property owners of record within one thousand (1000) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on February 11, 2015, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the February 11, 2015 Planning and Zoning Board meeting, the Board recommended approval with conditions (vote: 7 – 0) of the Vacation; and

WHEREAS, after notice was duly published, a public hearing for First Reading on the Vacation was held before the City Commission on March 25, 2015 at which hearing all interested parties were afforded the opportunity to be heard, and the item was continued to a special City Commission hearing on April 2, 2015 and the City Commission, after due consideration and discussion, approved with conditions the Vacation on First Reading (vote: 5 – 0); and

WHEREAS, in accordance with Section 62-262 of the City Code, following publication of notice of public hearing and notification by certified mail of all property owners of record within one thousand (1000) feet, a public hearing for Second Reading on the Vacation was held before the City Commission on May 26, 2015 and was continued to June 10, 2015 at which hearing all interested parties were afforded the opportunity to be heard, and the City Commission, after due consideration and discussion, approved with conditions the Vacation on Second Reading (vote: 5-0); and

WHEREAS, it is felt that the vacation of said alley and the provisions of the substitute easement are in the interest of public health, safety, order, convenience, comfort, prosperity and general welfare;

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

SECTION 1. That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That the City Commission hereby finds:

1. The granting of the Vacation provides some benefit to the public health, safety, welfare, or convenience, but the overall benefit anticipated to result from the abandonment outweighs the specific benefit derived from the non-fee property interest, in that:
 - a. The Vacation or abandonment will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City; and
 - b. The Vacation or abandonment will not interfere with any planning effort of the City that is underway at the time of the application but is not yet completed;
2. The Vacation or abandonment will provide a material public benefit in terms of promoting the desired development and improves the City’s long-term fiscal condition and the applicant provides beneficial mitigation in the form of a proffered mitigation plan which mitigates the loss of real property, the increase in the intensity of use and/or impacts on the public health, safety and welfare including increased parking and traffic;
3. The general public will be best served by the Vacation and proposed Easement together providing broader access to the city street system;
4. The Vacation is consistent with the city's comprehensive plan;
5. The Vacation and proposed Easement together provide a material public benefit to the public health, safety and welfare;
6. That sufficient alternative public access to the remaining alleyway has been provided by means of a proffered substitute access easement running over an internal driveway from Palermo Avenue to Coconut Grove Drive;
7. The effect of the proposed action will not have a negative impact upon the safety of pedestrians and vehicular traffic, because the Vacation involves an alleyway;
8. No evidence has been submitted to indicate that the Vacation will have an adverse or negative effect upon the provision of municipal services, including, but not limited to, emergency services and waste removal; and

9. The Vacation is part of a master development plan for this area of the community, and therefore, mitigation is a part of the development plan proposed by the applicant to offset any potential impacts.

SECTION 3. That a portion of the 20-foot wide public alleyway generally running East-West approximately 85 feet in length, dividing blocks 3, 4 and Tract F from Blocks 5 and Tract G of Ponce Place Villas East as legally described in Exhibit "A" attached hereto and incorporated herein, shall be and is hereby vacated, abandoned and discontinued for the purpose for which it was dedicated to public use subject to the following conditions of approval:

Alley vacation and abandonment. Prior to the issuance of a Temporary Certificate of Occupancy (TCO) for the Mediterranean Village PAD, and in accordance with Chapter 62, Article VIII, Sections 62-257 through 62-265 of the City Code, the Public Works Department recommendation of approval of the proposed alley vacation and abandonment is incorporated herein, and the Applicant, property owner(s), its successors or assigns shall address the following:

- a. The Owner of record, by proper instrument, shall grant an access and utility easement to the City of Coral Gables and any and all applicable utility companies to be used for utility purposes including storm and sanitary sewers and for use as a passageway for City vehicles and the general public. A legal description of said access and utility easement shall be provided to and approved by the City prior to issuance of the first Temporary Certificate of Occupancy.
- b. The easement described hereinabove shall be constructed in accordance with the specifications of the Public Works Department of the City and the plans for such construction shall be submitted to and shall be subject to approval by the Public Works Department. In addition, approval from Miami-Dade County Public Works and Waste Management Department is required where the public access easement intersects with public streets. The permits and inspections for such construction shall be handled in the same manner as the paving for streets and alleys.
- c. The City of Coral Gables shall have the right to exercise the same control over the easement described hereinabove as if the same were a dedicated alley and the acceptance and approval of such easements shall in no way relieve the applicant from complying with any and all regulations pertaining to alleys including but not limited to building, zoning and other applicable regulations.
- d. The easement described hereinabove shall at all times be kept free and clear of any and all encroachments and obstructions, including but not limited to, motor vehicles, trucks, trailers, debris, stoops, waste containers, and the like, and shall be maintained to a standard commensurate with City alleyways, and the City shall have the authority to monitor and enforce same.
- e. A vertical clearance of sixteen feet (16') minimum extending the full length and width of the easement shall be provided above the easements described hereinabove.
- f. The cost of removal and/or relocation of any and all utilities, including storm and sanitary sewers, installation of any required drainage facility, removal of curbs or abandoned concrete approaches and sidewalks and the paving and construction of the substitute easement hereinabove described, shall be borne by the applicant whose actions necessitate such expense.

- g. The use of the vacated property shall be limited to the same uses as to which the adjacent properties are zoned.
- h. The reversionary rights to the portion of the alley vacated shall revert to the owners abutting on each side of the vacated alley.

SECTION 4. In the event that the Applicant has not constructed the project within three (3) years of the issuance of a Building Permit for any portion of any property abutting and adjacent to the public right-of-way vacated, ownership of the Alley will revert to the City, unless such time period is extended in the discretion of the City Manager.

SECTION 5. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 6. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 7. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

SECTION 8. This Ordinance shall become effective upon the date of its adoption; provided, that Section 3. of this Ordinance shall not become effective until this Ordinance is recorded in the Public Records of Miami-Dade County, Florida.

PASSED AND ADOPTED THIS TENTH DAY OF JUNE, A.D., 2015.
(Moved: Quesada / Seconded: Lago)
(Yeas: Lago, Quesada, Slesnick, Kerdyk, Cason)
(Unanimous: 5-0 Vote)
(Agenda Item: A-5)

APPROVED:



JIM CASON
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



CRAIG E. LEEN
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2015-12

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, BY AMENDING ARTICLE 3, "DEVELOPMENT REVIEW," DIVISION 5, "PLANNED AREA DEVELOPMENT," TO CREATE SECTION 3-510 "MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT," WITH FORM-BASED DEVELOPMENT STANDARDS THAT MODIFY AND SUPPLEMENT THE EXISTING PLANNED AREA DEVELOPMENT STANDARDS AND CRITERIA TO ALLOW APPROPRIATE INFILL AND REDEVELOPMENT IN URBANIZED AREAS IF CERTAIN MINIMUM REQUIREMENTS ARE MET; AND AMENDING APPENDIX A, "SITE SPECIFIC ZONING REGULATIONS," SECTION A-36 "CRAFTS SECTION," BY REMOVING SECTION A-36.B.5. REGARDING THE USE, DESIGN AND NUMBER OF STORIES FOR DEVELOPMENT IN BLOCK 20; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application was submitted requesting approval of a Zoning Code text amendment to Article 3, "Development Review," Division 5, "Planned Area Development," ("PAD") to allow for Mediterranean Village Form-Based Planned Area Development standards for PADs in the City's urbanized areas where certain minimum criteria are met as provided in Exhibit "A," the Mediterranean Village Form-Based Planned Area Development attached hereto; and

WHEREAS, the Applicant is requesting a Zoning Code text amendment to remove Site Specific Regulations in Section A-36.B.5. which place use, design and height restrictions on Block 20, Crafts Section, that are inconsistent with the current vision for the area, as provided in Exhibit "B" attached hereto; and

WHEREAS, the existing Zoning Code provisions do not sufficiently address large-scale, urban place-making, innovative mixed-use development, and excellence in architectural design and materials; and

WHEREAS, in advance of public hearing consideration, the City's staff analysis and recommendation are available for inspection at City of Coral Gables Planning Department and City Clerk's office and available on the City's Web page at www.coralgables.com for easy retrieval; and

WHEREAS, after notice duly published, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on December 10, 2014, and February 11, 2015 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Local Planning Agency on December 10, 2014 and February 11, 2015 was presented with the text amendments to the Official Zoning Code, and after due consideration, recommended approval with conditions (vote: 7 – 0) of the text amendment; and

WHEREAS, after notice was duly published, a public hearing for First Reading was held before the City Commission on March 25, 2015, at which hearing all interested parties were afforded the opportunity to be heard, and the item was continued to a special City Commission hearing on April 2, 2015, where after due consideration and discussion, the City Commission approved with conditions the text amendment to the Zoning Code on First Reading (vote: 3 – 2); and

WHEREAS, after notice was duly published, a public hearing for Second Reading on the amendments to the Zoning Code Text was held before the City Commission on May 26, 2015, and was continued to a special City Commission hearing on June 10, 2015, at which hearing all interested parties were afforded the opportunity to be heard, where after due consideration and discussion, the City Commission unanimously approved the text amendments in concept (vote: 5 – 0), and approved the text amendment to the Zoning Code on Second Reading (vote: 3 – 2);

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

SECTION 1. The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Official Zoning Code of the City of Coral Gables is hereby amended as shown in “Exhibit A,” the Mediterranean Village Form-Based Planned Area Development and “Exhibit B,” Site Specific Regulations modifications, which Exhibits are attached hereto and incorporated herein by this reference.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 6. If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TENTH DAY OF JUNE, A.D., 2015.

(Moved: Quesada / Seconded: Lago)

(Yeas: Quesada, Keon, Cason)

(Majority: (3-2) Vote)

(Nays: Lago, Slesnick)

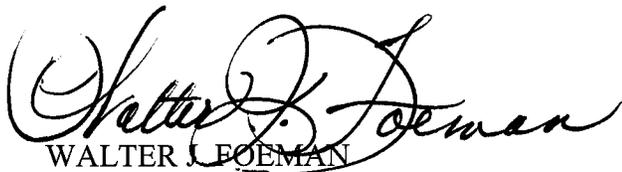
(Agenda Item: A-3)

APPROVED:



JIM CASON
MAYOR

ATTEST:



WALTER J. JOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



CRAIG E. LEEN
CITY ATTORNEY

THE CITY OF CORAL GABLES**ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA GRANTING APPROVAL OF A PROPOSED PLANNED AREA DEVELOPMENT (PAD) APPROVAL REFERRED TO AS “MEDITERRANEAN VILLAGE” PURSUANT TO ZONING CODE ARTICLE 3, “DEVELOPMENT REVIEW”, DIVISION 5, “PLANNED AREA DEVELOPMENT (PAD)”, FOR THE CONSTRUCTION OF A PROJECT CONSISTING OF A MIX OF USES INCLUDING OFFICE, COMMERCIAL, RETAIL, HOTEL AND RESIDENTIAL, CONSISTENT WITH THE SEPARATELY PROPOSED SECTION 3-510 “MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT,” ON THE PROPERTY LEGALLY DESCRIBED AS BLOCK 20, BLOCK 23 (LESS LOT 12 AND A PORTION OF LOT 11), AND BLOCK 30, CRAFTS SECTION, ALSO GENERALLY KNOWN AS 2801, 2901, AND 3001 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE. (LEGAL DESCRIPTION OF PROPERTY ON FILE AT THE CITY)

WHEREAS, an Application was submitted requesting approval of a proposed Planned Area Development (PAD) pursuant to Zoning Code Article 3, “Development Review”, Division 5, “Planned Area Development”, for the construction of a mixed-use project referred to as the “Mediterranean Village” (the Mediterranean Village PAD) on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section (generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard) (the “Property”), Coral Gables, Florida; and,

WHEREAS, the Applicant has submitted an application for Zoning Code text amendments which propose Section 3-510, “Mediterranean Village Form-Based Planned Area Development” and related supporting Comprehensive Plan text amendments which the applicant seeks to utilize in the design and development of the Mediterranean Village PAD; and,

WHEREAS, the proposed Planned Area Development Site Plan has been submitted concurrently with proposed applications including Comprehensive Plan text amendments, Comprehensive Plan map amendments, Zoning Code text amendments, Development Agreement, and Vacation of an Alleyway, which consistent with the proposed Section 3-510 of the Zoning Code, are all necessary for the Mediterranean Village PAD to be reviewed in its totality; and,

WHEREAS, after notice of public hearing was duly published and notification of all property owners of record within one thousand (1000) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on February 11, 2015, at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the February 11, 2015 Planning and Zoning Board meeting, the Board recommended approval with conditions (vote: 7 – 0) of the Mediterranean Village PAD on the Property; and,

WHEREAS, after notice was duly published, a public hearing for First Reading on the Mediterranean Village PAD and related development agreement was held before the City Commission on March 25, 2015 at which hearing all interested parties were afforded the opportunity to be heard, and the item was continued to a special City Commission hearing on April 2, 2015 and the City Commission, after due consideration and discussion, approved with conditions the PAD on First Reading (vote: 3 – 2); and

WHEREAS, after notice was duly published, a public hearing for Second Reading on the Mediterranean Village PAD and related development agreement was held before the City Commission on May 26, 2015 and was continued to a special City Commission hearing on June 10, 2015, at which hearing all interested parties were afforded the opportunity to be heard, and the City Commission, after due consideration and discussion, _____ the PAD on Second Reading (vote: _____).

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

SECTION 1. That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That the Applicant’s request for approval of the proposed Mediterranean Village PAD on the Property pursuant to Zoning Code Article 3, “Development Review”, Division 5, “Planned Area Development” is _____, subject to the following conditions, which must be satisfied by the Applicant or its successors or assigns:

1. **Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with the following:
 - a. Applicant’s Submittal Package dated 06.02.15 prepared by RTKL, including 11x17 Summary package and complete Binder.
 - b. Traffic Impact, Valet Operations and Shared Parking Analyses updates prepared by Kimley-Horn and Associates, Inc. dated 05.28.15.
 - c. Complete Traffic Impact Analysis, dated 05.28.2015 prepared by Kimley-Horn and Associates, Inc.

- d. Development Agreement between Agave Ponce, LLC and City of Coral Gables, dated 06.02.2015.
 - e. Initial Application submittal as amended via the City review process and all representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
2. **Restrictive covenant.** Within 30 days of approval, the Applicant shall submit a draft restrictive covenant for City Attorney review/approval outlining all conditions of approval as approved by the City Commission. Failure to submit the covenant within the specified time frame shall render the approval void unless said time frame for submittal of the covenant is extended by the City Attorney after a showing of good cause by the property owner as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
 3. **Development Agreement.** Within 30 days of approval, the Applicant shall record the Development Agreement in the Public Records of Miami-Dade County and shall submit a copy to the Development Review Official and the City Clerk's Office. Failure to submit the recorded Development Agreement within the specified time frame shall render the approval void unless said time frame for submittal of the recorded Development Agreement is extended by the City Attorney after a showing of good cause by the property owner as to why the time frame should be extended.
 4. **Exclusive Parking:** Parking spaces may not be sold or rented to those who are not users or residents of the Mediterranean Village.
 5. **Glass roofs.** Glass roofs shall not be permitted over public rights of way.
 6. **Peer Reviews and Inspections.** Due to the large and complex scope of work, accelerated schedule and high cost of development, the Applicant shall reimburse the City for acquiring the services of an outside Peer Review Consultant. The Peer Reviewer shall ensure code compliance for all building, mechanical electrical plumbing and structural aspects of the project. The Peer Reviewer shall be identified, hired and managed by the Building Division under the direct supervision of the City's Building Official.
 7. **Construction Staging.** In accordance with City Ordinance No. 3592 (dated 4/23/2002), the General Contractor shall be required to provide a construction staging plan which provides information on how the construction activities will be managed to reduce negative off-site impacts on surrounding properties. The Plan shall provide for maintenance of traffic (MOT), pedestrian and vehicular safety, use of right of way, material delivery and equipment, hours of operation, tree protection, worker parking, etc. The Building Division will provide a checklist of requirements upon request.
 8. **Written notice.** Provide a minimum of seventy-two (72) hour written notice to all properties

within five hundred (500) feet of the Mediterranean Village (2801, 2901, and 3001 Ponce de Leon Boulevard) project boundaries of any proposed partial street/alley closures as a result of the project's construction activity.

9. **Prior to issuance of a Foundation Permit**, Applicant shall:

- a. **On Street Parking.** Comply with Section 74-201 – 74-203 Parking Replacement Assessment, including calculation of total public parking spaces being lost as approved by the City Parking and Planning & Zoning Directors (loss of ten (10) on-site parking spaces at the rate of \$42,000 per parking space lost. (Section 2.14(iii) of the Development Agreement)
- b. **Traffic Signal Warrant Studies.** The traffic signal warrant studies for Ponce de Leon Boulevard/Sevilla Avenue, Ponce de Leon Boulevard/Palermo Avenue, and SW 37 Avenue/Almeria Avenue shall be submitted to the City and Miami-Dade County within 90 days of execution of the development agreement. Should Miami-Dade County not approve the traffic signal warrant studies at any of the above locations based on traffic projections, the Applicant shall submit new traffic signal warrant studies to the City and Miami-Dade County based on actual traffic counts within 90 days after the project is deemed substantially complete by the City.
- c. **Additional Reviews.** Additional review of each individual building shall be conducted by the Board of Architects, at which time staff comments and BOA comments on the function and aesthetics of each building shall be addressed. Final approval of the project by the Board of Architects is required prior to issuance of any building permit.
- d. **Zoning Review.** The Applicant shall provide measurable floor plans of the project to City Staff for verification of Zoning requirements such as floor area ratio, setbacks, and height.
- e. **Parking Garage Design.** The parking garage design shall be modified to address the following items:
 - i. The parking garage cross connection on the Central Block (2901 Ponce de Leon Boulevard) shall be modified to have two-lane, two-way movement on all levels.
 - ii. The dead-end turnaround at the top level of the garage shall be redesigned to allow comfortable turning movements.
 - iii. All parking stalls shall be at least one foot (1') setback from walls.
 - iv. All turning areas in the parking garage, particularly the entry and exit to both ramping systems, need to have a minimum fifteen foot (15') radius.
- f. **Traffic Improvements.** All proposed traffic flow modifications including street design, width, sight triangles, cross walks, diverters, etc. shall require conceptual approval of Miami-Dade County and the City prior to the issuance of the first City

permit. If any components of the proposed modifications are not approved, the traffic study shall be revised and additional community involvement may be required.

- g. **Upfront Mobility Contribution.** Complete payment of its \$1.34 million mitigation contribution to address the Project's impact on public mobility. (Section 2.15(i) of the Development Agreement)
- h. **Encroachment Plan.** Obtain Commission approval by resolution of an Encroachment Plan addressing special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way as shown in the site plan and addressed in the Development Agreement. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed approving the encroachments.
- i. **Encroachment Agreement and Covenant.** Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Direct, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. (8.1 and 8.6)
- j. **Restoration Bond.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, for restoration of the Arts Center Building, Residence at 2915 Coconut Grove Drive, and City Property, as required by Section 11.21(i) of the Development Agreement.
- k. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing, as required by Section 11.21(ii) of the Development Agreement.
- l. **Bond for Offsite Improvements.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, in the amount of 115% of the estimated total hard and soft cost of all Offsite Improvements, as required by Section 11.21(iii) of the Development Agreement.
- m. **Historic Arts Center Building:**
 - a. Complete structural report shall be conducted by a City approved architect or engineer with knowledge about historic buildings, in particular focusing on the foundations (if any) of the historic building. The report and any implementing measures shall be done with all applicable permits and monitored by the Historical Resources Department as well as the Building Division.
 - b. Submit a plan prepared by a City approved architect or engineer with

knowledge about historic buildings, addressing the method of safeguarding the building during underground parking garage construction and other relevant construction activities, as determined by the Preservation Officer, and obtain approval of the plan by the Preservation Officer.

- c. Provide as-built drawings to the standard set by the Historical American Building Survey to the Planning and Zoning Division and the Historical Resources Department.

n. **Existing Single-family residence at 2915 Coconut Grove Drive:**

- a. Conduct and provide to the City a risk management assessment to determine possible impacts to the property and preventative measures to be taken, and submit a protection plan.
 - b. Submit a construction staging plan indicating how the property owner will access the house throughout construction of the below-grade and above grade portions of the project, and how continuous utility service will be provided throughout construction.
 - c. Submit a plan by a City approved architect or engineer addressing the method of safeguarding the building during underground parking garage construction and other relevant construction activities, as determined by the Building Official.
- o. **Construction Notices.** Provide written notice to all properties within five hundred (500) feet of the Mediterranean Village (2801, 2901, and 3001 Ponce de Leon Boulevard) project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.

10. **Prior to issuance of the first Temporary Certificate of Occupancy, Applicant shall:**

- a. **Art in Public Places.** Prior to the issuance of a Temporary Certificate of Occupancy (TCO) for the project, the Applicant shall comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept for public art to be reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission. The Applicant's compliance with all requirements of the Art in Public Places program shall be coordinated by the Director of Economic and Cultural Development.
- b. **Additional Contribution.** In addition to the requirements of the City Code for Art in Public Places, Owner shall contribute \$2.7 million which, in the discretion of the City,

may be placed in the City's Art Fund or used for public safety as outlined in Exhibit M of the Agreement, or both. (Section 2.11(ii) of the Development Agreement)

- c. **Conceptual Employee Parking Plan.** Submit and obtain the approval by the City Parking Director, of an employee parking management plan to limit spillover parking impacts on residential streets. (Section 2.14 (iv) of the Development Agreement)
- d. **Annual Mobility Contribution.** Complete its first annual Mobility Contribution in the amount of \$626,000. (Section 2.15(ii) of the Development Agreement)
- e. **Traffic improvements and study.** Complete all traffic improvements recommended by the Traffic Study prepared by Kimley Horn and Associates and dated 05.28.15 (Section 2.15(ii)(c) of the Development Agreement), and satisfactorily resolve any outstanding Traffic Study issues as identified by the Public Works Department and City's traffic consultant, subject to review and approval by the Director of Public Works.
- f. **Malaga Avenue, University Drive, and Ponce de Leon Boulevard Intersection.** The intersection of Malaga Avenue, University Drive, and Ponce de Leon Boulevard shall be further studied and all traffic flow modifications shall be designed in coordination with the City, and shall require the approval of Miami-Dade County. The Applicant shall construct all of the traffic improvements recommended and approved by the City and County.
- g. **Galiano Street, Malaga Avenue, and University Drive Bicycle Facilities.** The stretch of Galiano Street, Malaga Avenue, and University Drive between Sevilla Avenue and LeJeune Road, and all intersections along this stretch, shall be designed as a bicycle and pedestrian-friendly route, as recommended in the Coral Gables Bicycle / Pedestrian Plan dated April 2014, and subject to City approval. The Applicant shall construct all of the traffic improvements recommended and approved by the City and County.
- h. **On-Site Bicycle Support Facilities.** As shown in the applicant's submittal prepared by RTKL and dated June 2, 2015, the applicant shall construct two (2) bicycle support facilities on-site, including secure bicycle storage, showers, locker rooms, and optional retail uses such as bicycle repair, bicycle sales, or refreshment sales.
- i. **Residential Parking Zones.** The Applicant shall be responsible for funding and installing decorative signs approved by the Parking Director, related to developing and upgrading Residential Parking Zones in the neighborhood to the East of the project as described in the Development Agreement.
- j. **Valet Operations Plan.** A valet operations plan shall be submitted to and approved by the Parking Director. The plan shall ensure that queuing of vehicles for valet during large events or peak traffic hours will not block the flow of traffic on Ponce de Leon Boulevard.
- k. **Taxi Management Plan.** The applicant shall submit and obtain the approval of the Parking Director, for final plans for loading, unloading and queuing of taxis for the hotel.

- l. **Traffic Flow Modifications.** All traffic flow modifications including street design, width, sight triangles, cross walks, diverters, etc shall require the approval of Miami-Dade County in addition to the City. Prior to issuance of the first Temporary Certificate of Occupancy for the project, the Applicant shall construct all of the traffic improvements outlined in the Mediterranean Village Traffic Impact Analysis dated May 28, 2015.
- m. **Right-of-way and public realm improvements.** Install all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Landscape Services, Planning and Zoning, and Parking. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.
- n. **Undergrounding of overhead utilities.** Submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
- o. **Utility Upgrades.** All sanitary sewer gravity lines serving the project shall be properly upgraded to handle peak flows all downstream from the points of connection through the serving pump station.
- p. **LEED-ND.** Provide evidence that the Project has achieved "Stage 3 – Certified Neighborhood Development" LEED or equivalent certification, or if not achieved, Owner shall post such escrow or letter of credit as required by the Development Agreement. (Section 5.3(ii)a. of the Development Agreement)
- q. **Publicly Accessible Open Spaces Easement.** Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and the Owner. (Section 7.4 of the Development Agreement)
- r. **LEED.** Prior to the issuance of the Temporary Certificate of Occupancy for any individual building other than the Arts Center Building, such individual building must achieve LEED or equivalent certification, or if not achieved, Owner shall post such escrow or letter of credit as required by the Development Agreement. (Section 5.3(ii)b. of the Development Agreement)

11. Following issuance of the first Temporary Certificate of Occupancy, Applicant shall:

- a. **Neighborhood Traffic Calming.** At the Applicant's expense, the City shall perform traffic calming studies one year from the issuance of the first Temporary Certificate of occupancy at the following locations: (a) Sevilla Avenue, Palermo Avenue, Malaga Avenue, and Coconut Grove Drive between Galiano Street and SW 37 Avenue, (b) Malaga Avenue and Catalonia Avenue between SW 42 Avenue and Salzedo Street, and

(c) Santander Avenue and San Sebastian Avenue between Ponce de Leon Boulevard and Douglas Road. If the Public Works Director determines that traffic calming is warranted on any of these roadways, the Applicant shall construct or pay for any physical traffic calming improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.

- b. **Traffic Monitoring.** At the Applicant's expense, the City shall perform annual traffic monitoring for a period of five years commencing six months from the issuance of the first certificate of occupancy. The traffic monitoring shall include a study of the number of external vehicular trips generated by the project during the morning and afternoon peak periods. Should the actual number of external vehicular trips during either of these periods result in a 10% increase in the number of external vehicular trips generated by the development above that which was projected during the original traffic impact analysis, the City will conduct traffic impact studies, at the Applicant's expenses, to determine appropriate mitigation. The Applicant shall construct or pay for any improvements in the traffic impact studies within one year of completion of these studies.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

SECTION 6. This Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D.
2015.

APPROVED:

JIM CASON

MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA)

ORDINANCE NO. 2015-15 (AS AMENDED)

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING A DEVELOPMENT AGREEMENT PURSUANT TO ZONING CODE ARTICLE 3, DIVISION 20, ENTITLED "DEVELOPMENT AGREEMENTS," FOR A PROPOSED PLANNED AREA DEVELOPMENT REFERRED TO AS "MEDITERRANEAN VILLAGE" RELATED TO THE CONSTRUCTION OF A PROJECT CONSISTING OF A MIX OF USES INCLUDING OFFICE, COMMERCIAL, RETAIL, HOTEL AND RESIDENTIAL, CONSISTENT WITH THE SEPARATELY PROPOSED SECTION 3-510 "MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT," ON THE PROPERTY LEGALLY DESCRIBED AS BLOCK 20, BLOCK 23 (LESS LOT 12 AND A PORTION OF LOT 11), AND BLOCK 30, CRAFTS SECTION, GENERALLY KNOWN AS 2801, 2901, AND 3001 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE. (LEGAL DESCRIPTION OF PROPERTY ON FILE AT THE CITY)

WHEREAS, a Development Agreement has been submitted pursuant to Zoning Code Article 3, "Development Review", Division 20, "Development Agreements", related to the construction of a mixed-use project referred to as the "Mediterranean Village" (the Mediterranean Village PAD) on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section (generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard) (the "Property"), Coral Gables, Florida; and

WHEREAS, the Applicant has submitted an application for Zoning Code text amendments which propose Section 3-510, "Mediterranean Village Form-Based Planned Area Development" and related supporting Comprehensive Plan text amendments which the applicant seeks to utilize in the design and development of the Mediterranean Village PAD; and

WHEREAS, the Development Agreement has been submitted concurrently with proposed applications including Comprehensive Plan map amendments, a proposed Planned Area Development Site Plan, and Vacation of an Alleyway, which consistent with the proposed Section 3-510 of the Zoning Code, are all necessary for the Mediterranean Village PAD to be reviewed in its totality; and

WHEREAS, after notice of public hearing was duly published and notification of all property owners of record within one thousand (1000) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on February 11, 2015, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the February 11, 2015 Planning and Zoning Board meeting, the Board recommended approval with conditions (vote: 7 – 0) of the Development Agreement; and

WHEREAS, after notice was duly published, a public hearing for First Reading on the Development Agreement was held before the City Commission on March 25, 2015 at which hearing all interested parties were afforded the opportunity to be heard, and the item was continued to a special City Commission hearing on April 2, 2015 and the City Commission, after due consideration and discussion, approved with conditions the Development Agreement on First Reading (vote: 5 – 0); and

WHEREAS, after notice was duly published, a public hearing for Second Reading on the Development Agreement was held before the City Commission on May 26, 2015 and continued to a special City Commission meeting on June 10, 2015 at which hearing all interested parties were afforded the opportunity to be heard, and the City Commission, after due consideration and discussion, unanimously approved the Development Agreement in concept (vote: 5-0), and approved the attached Development Agreement, implementing the development of habitable square footage for a fine dining restaurant above 190.5 feet on Second Reading (vote: 3-2);

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

SECTION 1. That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That, pursuant to Zoning Code Article 3, “Development Review”, Division 20, “Development Agreements” the Applicant’s request for approval of the Development Agreement related to the construction of the Mediterranean Village PAD on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section (generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard), Coral Gables, Florida, is approved.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

SECTION 6. This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TENTH DAY OF JUNE, A.D. 2015.
(Moved: Quesada / Seconded Lago)
(Yeas: Keon, Quesada, Cason)
(Majority: (3-2) Vote)
(Nays: Slesnick, Lago)
(Agenda Item: A-6)

APPROVED:



JIM CASON
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



CRAIG E. LEEN
CITY ATTORNEY

Name and Contact Information

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dfreed@rtkl.com
786.268.3200

Landscape Architect- Mahan Rykiel Associates, Inc.
800 Wyman Park Drive, Suite 100 | Baltimore, MD 21211
Scott J. Rykiel FASLA
srykiel@mahanrykiel.com
410.235.6001

Traffic Engineer- Kimley-Horn and Associates, Inc.
1221 Brickell Avenue, Suite 400 | Miami, FL 33131
John McWilliams PE
john.mcwilliams@kimley-horn.com
305.673.2025

Structural Engineer- Desimone
800 Brickell Ave. 6th Floor | Miami, FL 33131
William R. O'Donnell PE
william.odonnell@de-simone.com
305.441.0755

MEP Engineer- EXP
2601 Westhall Lane | Maitland, FL 32751
William Weinaug, JR.
bill.weinaug@exp.com
407.660.0088

Civil Engineer- Langan
15150 NW 79th Court, Suite 200 | Miami, FL 33016
Leonardo Rodriguez PE
lrodriguez@langan.com
786.264.7223

Construction Management- Coastal Construction Group
5959 Blude Lagoon Drive, Suite 200 | Miami, FL 33126
Tom Murphy
tcmurphy@coastalconstruction.com
305.559.4900

City of Coral Gables Lobbyists Forms



CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2014 FEB -6 AM 11: 51

CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name DAN FREED
LOBBYIST

Print Your Business Name, if applicable RTKL ASSOCIATES INC

Business Telephone Number 786-268-3939

Business Address 396 ALHAMBRA CIRCLE, SOUTH TOWER
ADDRESS CITY, STATE ZIP CODE
CORAL GABLES, FL 33134

Federal ID#: 52-0884069

State the extent of any business or professional relationship you have with any current member of the City Commission.
NONE

PRINCIPAL REPRESENTED:

NAME HECTOR FERNANDEZ COMPANY NAME, IF APPLICABLE AGAVE PONCE, LLC
BUSINESS ADDRESS 2001 N. BAYSHORE DRIVE
SUITE 1215, MIAMI FL 33133 TELEPHONE NO.: 305-858-1890

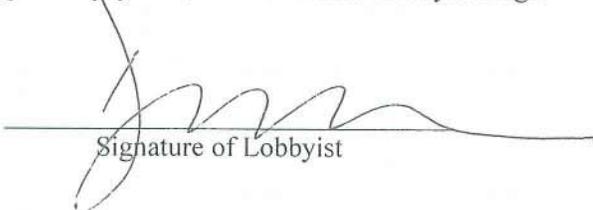
ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APPLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

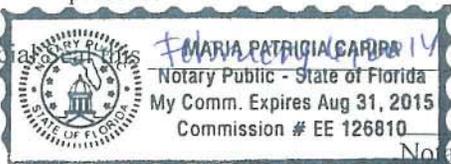
I DAN FREED hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the \$150.00 Annual Lobbyist Registration Fee.


Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared DAN FREED to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Office



Personally Known

Produced ID

Notary Public,
State of Florida

\$150.00 Fee Paid ck #325

Received By U.A. Law

Date: 02/06/2014

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

For Office Use Only

Data Entry Date: _____, 20____. Entered By: _____



CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2014 FEB -6 AM 11: 51

CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name Dan Freed

 LOBBYIST

Print Your Business Name RTKL Associates Inc.

Business Telephone Number (786) 268-3200

Business Address 396 Alhambra Circle, South Tower Coral Gables 33134

ADDRESS CITY, STATE ZIP CODE

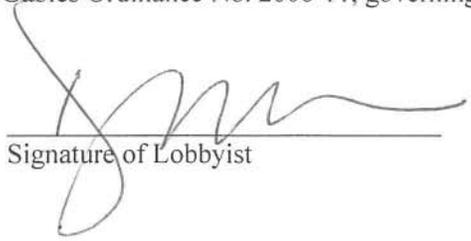
Corporation, Partnership, or Trust Represented:
 Principal Name: Agave Ponce, LLC

Principal Address: 2601 S. Bayshore Drive, Suite 1215, Miami, FL 33133 Telephone Number: (305) 858-1890

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: **(Separate Application is required for each specific issue)**
Old Spanish Village, 2801 - 2901 - 3001 Ponce de Leon Boulevard

2014 FEB 6 AM 11:51

I Dan Freed hereby swear or affirm under penalty of per-
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11, governing Lobbying.



Signature of Lobbyist

February 6, 2014
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Dan Freed to me well known and known to me to be the person
described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said in-
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this February 6, 2014.

Personally Known
 Produced ID



For Office Use Only	
Data Entry Date: _____, 20____.	Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.



**CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST

2016 JAN 19 PM 1:20
 CITY OF CORAL GABLES
 RECEIVED BY THE
 OFFICE OF THE CLERK

Print Your Name: Mario Garcia-Serra LOBBYIST

Print Your Business Name, if applicable: Gunster, Yoakley & Stewart, P.A.

Business Telephone Number: 305-376-6000

Business Address: 600 Brickell Avenue, suite 3500, Miami, Florida 33131
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 59-1450702

State the extent of any business or professional relationship you have with any current member of the City Commission.
N/A

PRINCIPAL REPRESENTED:

NAME: Hector Fernandez COMPANY NAME, IF APPLICABLE: Agave Ponce, LLC

BUSINESS ADDRESS: 2601 S. Bayshore Drive, Suite 1215 TELEPHONE NO.: 404-923-5529
Miami, Florida 33133

ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APPLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

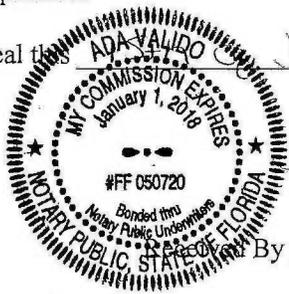
I Mario Garcia-Serra hereby swear or affirm under penalty of per-
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-
11, governing Lobbying and that all of the facts contained in this Registration
Application are true and that I agree to pay the \$150.00 Annual Lobbyist Regis-
tration Fee.

Mario Garcia-Serra
Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Mario Garcia-Serra to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this



January 2016
Cla Salas
Notary Public
State of Florida

Personally Known

Produced ID

\$150.00 Fee Paid _____

By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

For Office Use Only	
Data Entry Date: _____, 20____.	Entered By: _____



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name	<u>Mario Garcia-Serra</u>		
		<u>LOBBYIST</u>	
Print Your Business Name	<u>Gunster, Yoakley & Stewart, P.A.</u>		
Business Telephone Number	<u>305-376-6000</u>		
Business Address	<u>600 Brickell Avenue, Suite 3500, Miami, Florida 33131</u>		
	<u>ADDRESS</u>	<u>CITY, STATE</u>	<u>ZIP CODE</u>

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CLERK
2018 JAN 19 PM 1:20

Corporation, Partnership, or Trust Represented:

Principal Name: Agave Ponce, LLC

Principal Address: 2601 S. Bayshore Drive, Suite 1215, Miami, FL 33133 Telephone Number: 305-858-1890

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: **(Separate Application is required for each specific issue)**

Mediterranean Village, 2801 - 2901 - 3001 Pomce de Leon Boulevard

I Mario Garcia-Serra hereby swear or affirm under penalty of per-
Print Name of Lobbyist
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11, governing Lobbying.

Mario Garcia-Serra
Signature of Lobbyist

1/15/14
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Mario Garcia-Serra to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 15th of January, 2014

Personally Known
 Produced ID



[Signature]
Notary Public
State of Florida

For Office Use Only	
Data Entry Date: _____, 20____.	Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.