

7

Landscape, Lighting, Civil, and Urban Design Drawings

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT
AGAVE POWER LLC,
3901, 3901, 3901 MONTE DE
CASSINO, MONTE DE CASSINO

[illegible]

10

**OVERALL
ILLUSTRATIVE
PUBLIC REALM
PLAN**

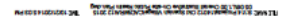
L-000

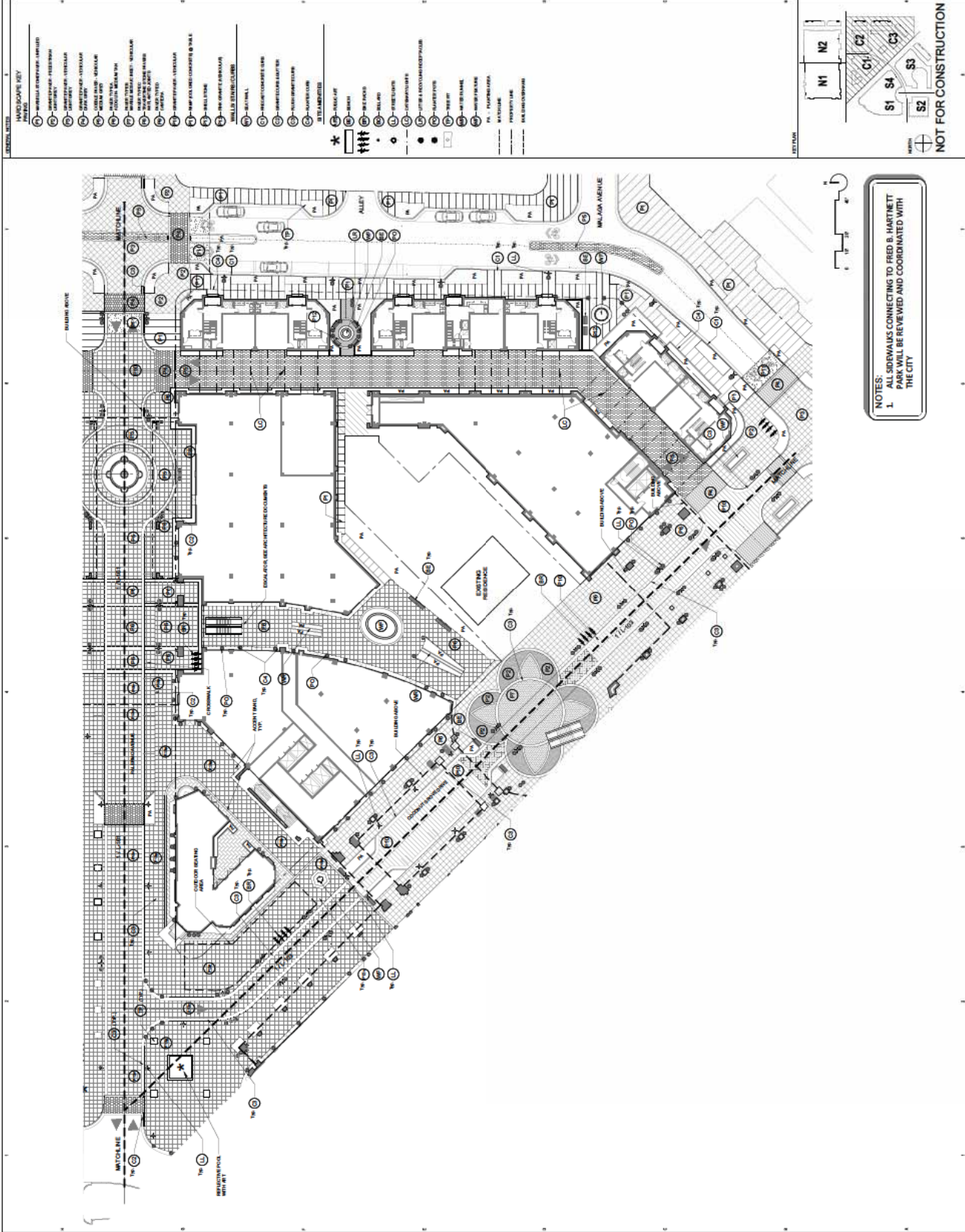
NOTES:
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY



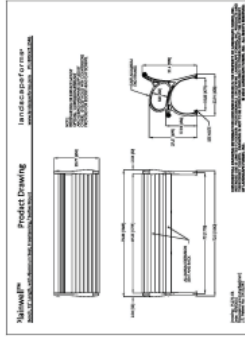
NOT FOR CONSTRUCTION



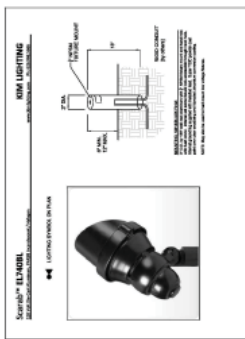




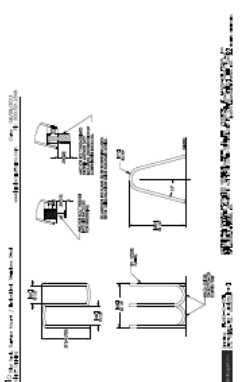
THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE



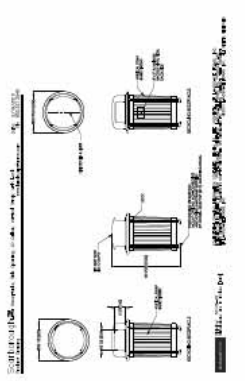
1 BENCH
Sheet 010



2 TREE PIT UPLIGHT
Sheet 010



3 BIKE RACK
Sheet 010



4 LITTER & RECYCLING RECEPTACLE
Sheet 010



5 Pavers - Pedestrian
Sheet 010

LANDSCAPE OPEN SPACE CALCULATIONS

Item	Quantity	Unit	Area (sq ft)
Grass	10,000	sq ft	10,000
Gravel	5,000	sq ft	5,000
Path	1,000	sq ft	1,000
Water Feature	100	sq ft	100
Planting Area	2,000	sq ft	2,000
Other	100	sq ft	100
TOTAL			18,200

A. OVERALL LANDSCAPE OPEN SPACE

Item	Quantity	Unit	Area (sq ft)
Grass	10,000	sq ft	10,000
Gravel	5,000	sq ft	5,000
Path	1,000	sq ft	1,000
Water Feature	100	sq ft	100
Planting Area	2,000	sq ft	2,000
Other	100	sq ft	100
TOTAL			18,200

B. TERRACE/DECK/STREET TYPIC LANDSCAPE OPEN SPACE

Item	Quantity	Unit	Area (sq ft)
Grass	10,000	sq ft	10,000
Gravel	5,000	sq ft	5,000
Path	1,000	sq ft	1,000
Water Feature	100	sq ft	100
Planting Area	2,000	sq ft	2,000
Other	100	sq ft	100
TOTAL			18,200

C. ALL OTHER STREET TYPIC LANDSCAPE OPEN SPACE

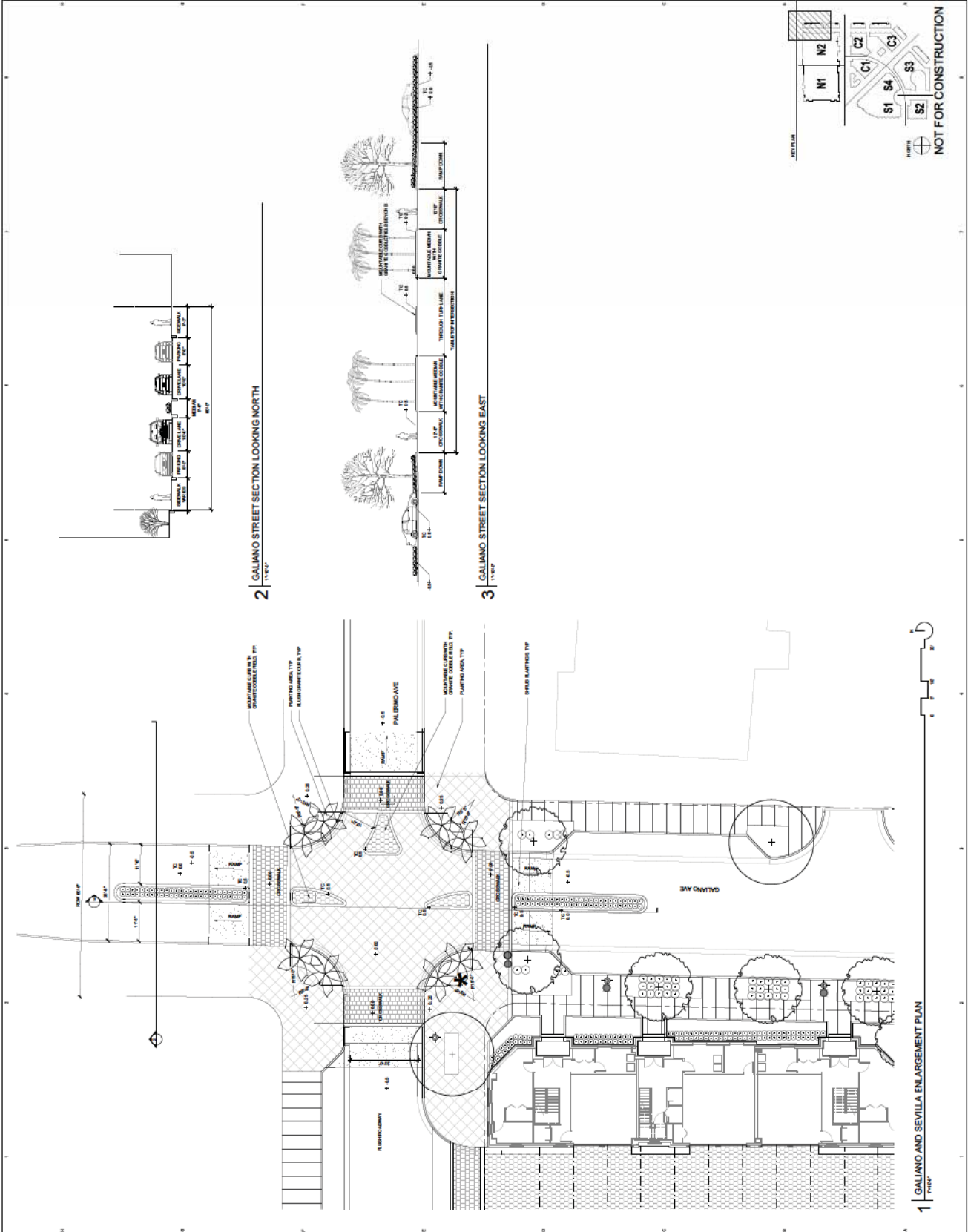
Item	Quantity	Unit	Area (sq ft)
Grass	10,000	sq ft	10,000
Gravel	5,000	sq ft	5,000
Path	1,000	sq ft	1,000
Water Feature	100	sq ft	100
Planting Area	2,000	sq ft	2,000
Other	100	sq ft	100
TOTAL			18,200

TABLE 1: LANDSCAPE OPEN SPACE CALCULATIONS

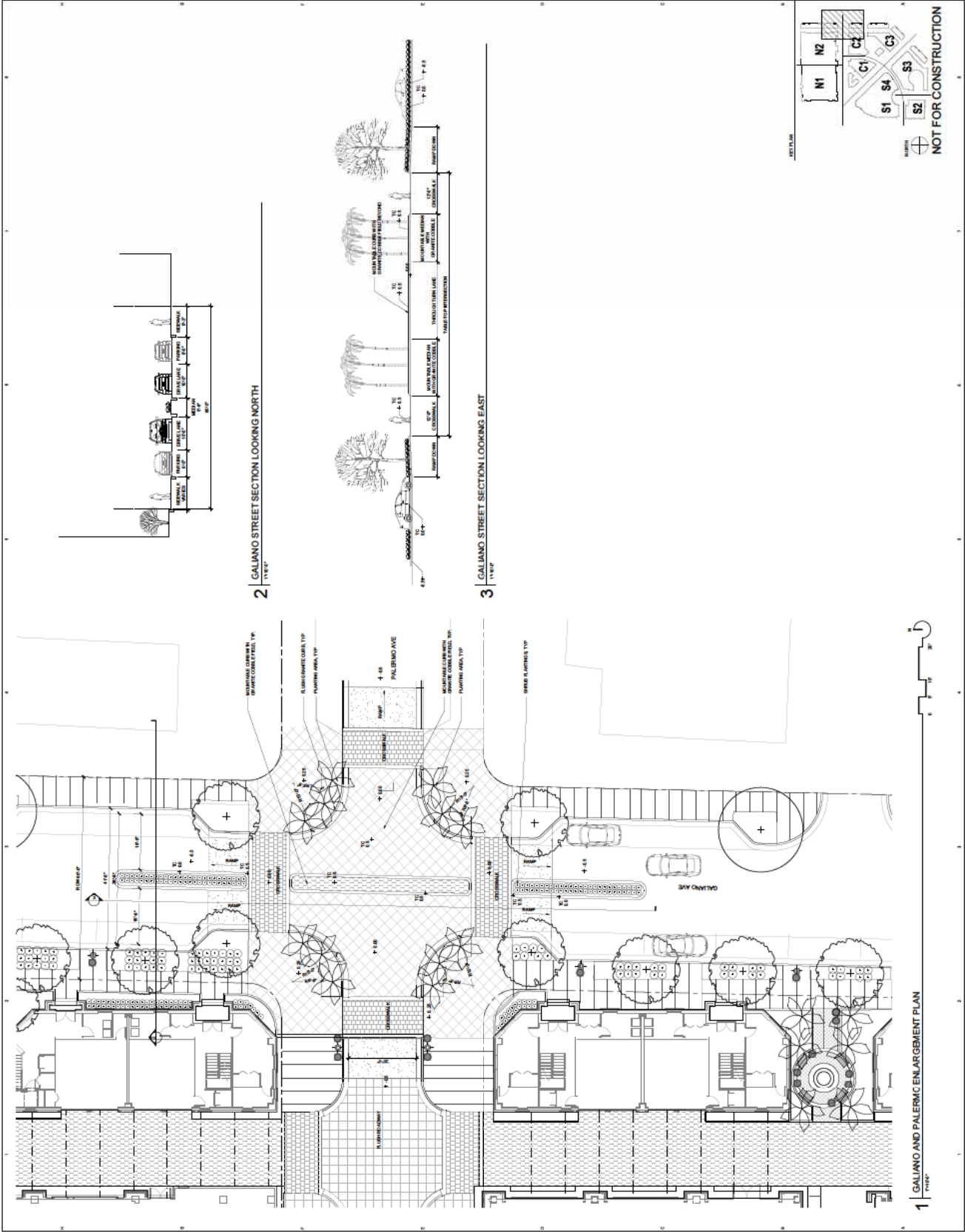
Item	Quantity	Unit	Area (sq ft)
Grass	10,000	sq ft	10,000
Gravel	5,000	sq ft	5,000
Path	1,000	sq ft	1,000
Water Feature	100	sq ft	100
Planting Area	2,000	sq ft	2,000
Other	100	sq ft	100
TOTAL			18,200

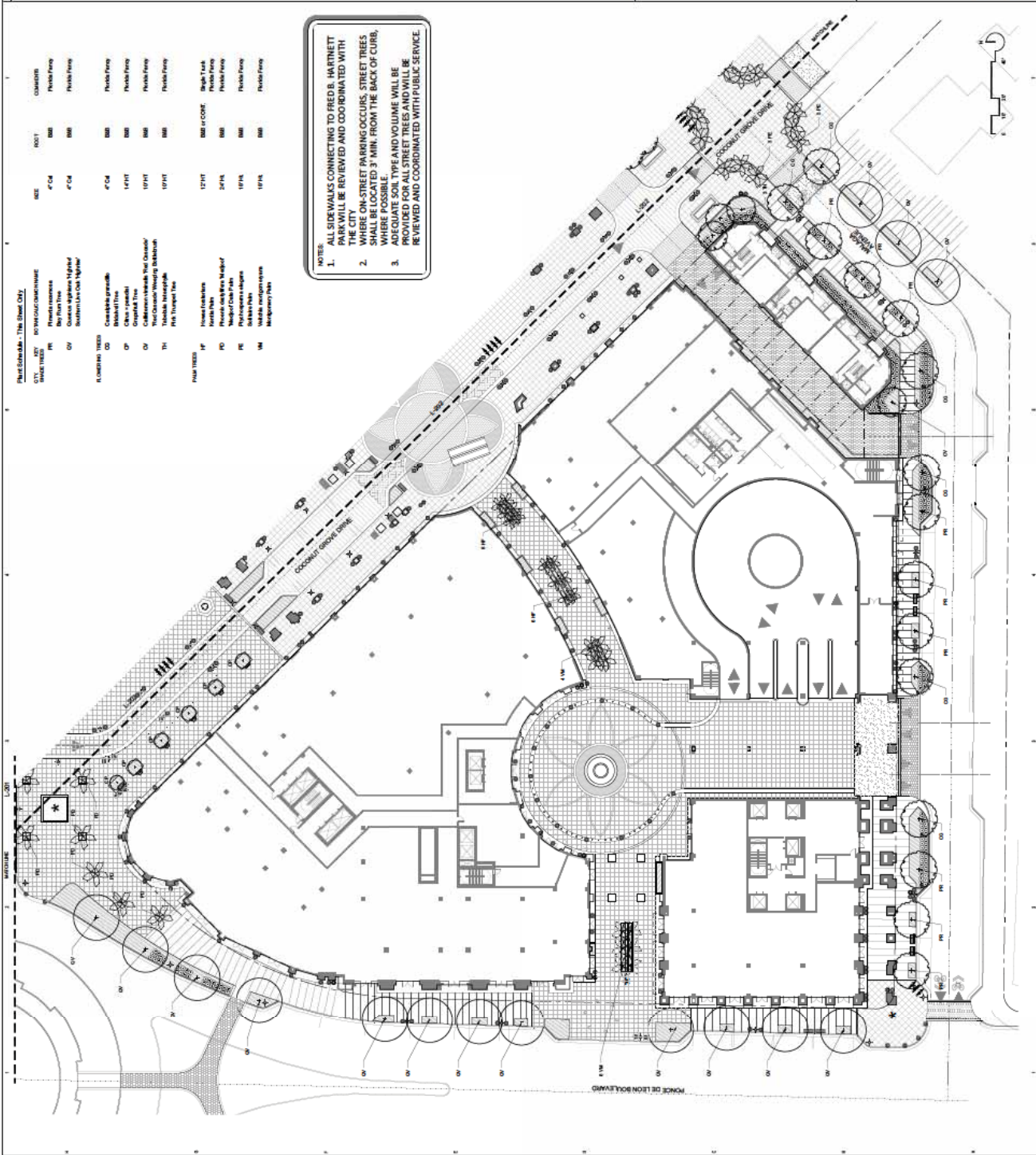


PUBLIC REALM
DESIGN
CALCULATIONS



NAME OF FARMER (LN)	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	





Plant Schedule - The Street Only

ITEM	QTY	DESCRIPTION	SIZE	ROOT	COMMENTS
1	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
2	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
3	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
4	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
5	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
6	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
7	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
8	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
9	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
10	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
11	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
12	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
13	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
14	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
15	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
16	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
17	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
18	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
19	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
20	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
21	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
22	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
23	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
24	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
25	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
26	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
27	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
28	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
29	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
30	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
31	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
32	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
33	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
34	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
35	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
36	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
37	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
38	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
39	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
40	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
41	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
42	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
43	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
44	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
45	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
46	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
47	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
48	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
49	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
50	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
51	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
52	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
53	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
54	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
55	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
56	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
57	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
58	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
59	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
60	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
61	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
62	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
63	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
64	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
65	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
66	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
67	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
68	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
69	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
70	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
71	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
72	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
73	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
74	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
75	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
76	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
77	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
78	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
79	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
80	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
81	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
82	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
83	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
84	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
85	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
86	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
87	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
88	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
89	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
90	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
91	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
92	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
93	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
94	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
95	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
96	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
97	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
98	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
99	1	Plant Schedule - The Street Only	4" Cd	1000	Planting
100	1	Plant Schedule - The Street Only	4" Cd	1000	Planting

NOTES:
 1. ALL SIGNALLS CONNECTING TO FREDS. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY.
 2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
 3. PLANTING SCHEDULE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

MEDITERRANEAN VILLAGE
at Ponce Circle

MAHAN RYKIEL
ARCHITECTS
1000 POND LANE
SUITE 200
ATLANTA, GA 30308
TEL: 404.525.1234
WWW.MAHANRYKIEL.COM

DATE: 01/15/2015
 DRAWN BY: J. RYKIEL
 CHECKED BY: J. RYKIEL
 PROJECT NO: 15-001
 SHEET NO: 15-001-01
 TITLE: SOUTH PARCEL PLANTING PLAN



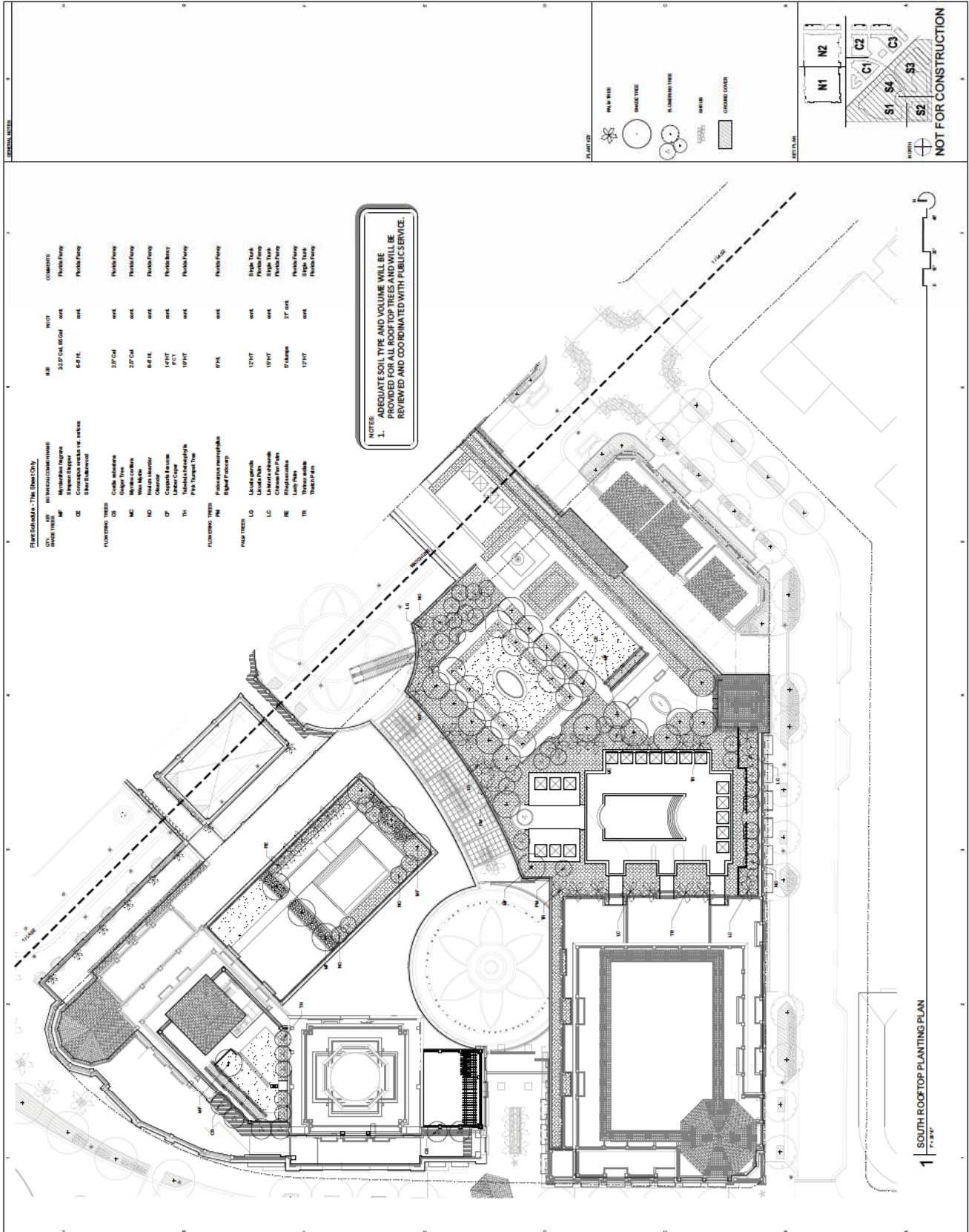
NOTES:
 1. ACCURATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE at Ponce Circle

CL. DATE: 01/11/2017
 PROJECT: MEDITERRANEAN VILLAGE AT PONCE CIRCLE
 DRAWING: L-400

NO.	DESCRIPTION	DATE	BY	CHECKED
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			
11	REVISION			
12	REVISION			
13	REVISION			
14	REVISION			
15	REVISION			
16	REVISION			
17	REVISION			
18	REVISION			
19	REVISION			
20	REVISION			
21	REVISION			
22	REVISION			
23	REVISION			
24	REVISION			
25	REVISION			
26	REVISION			
27	REVISION			
28	REVISION			
29	REVISION			
30	REVISION			
31	REVISION			
32	REVISION			
33	REVISION			
34	REVISION			
35	REVISION			
36	REVISION			
37	REVISION			
38	REVISION			
39	REVISION			
40	REVISION			
41	REVISION			
42	REVISION			
43	REVISION			
44	REVISION			
45	REVISION			
46	REVISION			
47	REVISION			
48	REVISION			
49	REVISION			
50	REVISION			
51	REVISION			
52	REVISION			
53	REVISION			
54	REVISION			
55	REVISION			
56	REVISION			
57	REVISION			
58	REVISION			
59	REVISION			
60	REVISION			
61	REVISION			
62	REVISION			
63	REVISION			
64	REVISION			
65	REVISION			
66	REVISION			
67	REVISION			
68	REVISION			
69	REVISION			
70	REVISION			
71	REVISION			
72	REVISION			
73	REVISION			
74	REVISION			
75	REVISION			
76	REVISION			
77	REVISION			
78	REVISION			
79	REVISION			
80	REVISION			
81	REVISION			
82	REVISION			
83	REVISION			
84	REVISION			
85	REVISION			
86	REVISION			
87	REVISION			
88	REVISION			
89	REVISION			
90	REVISION			
91	REVISION			
92	REVISION			
93	REVISION			
94	REVISION			
95	REVISION			
96	REVISION			
97	REVISION			
98	REVISION			
99	REVISION			
100	REVISION			

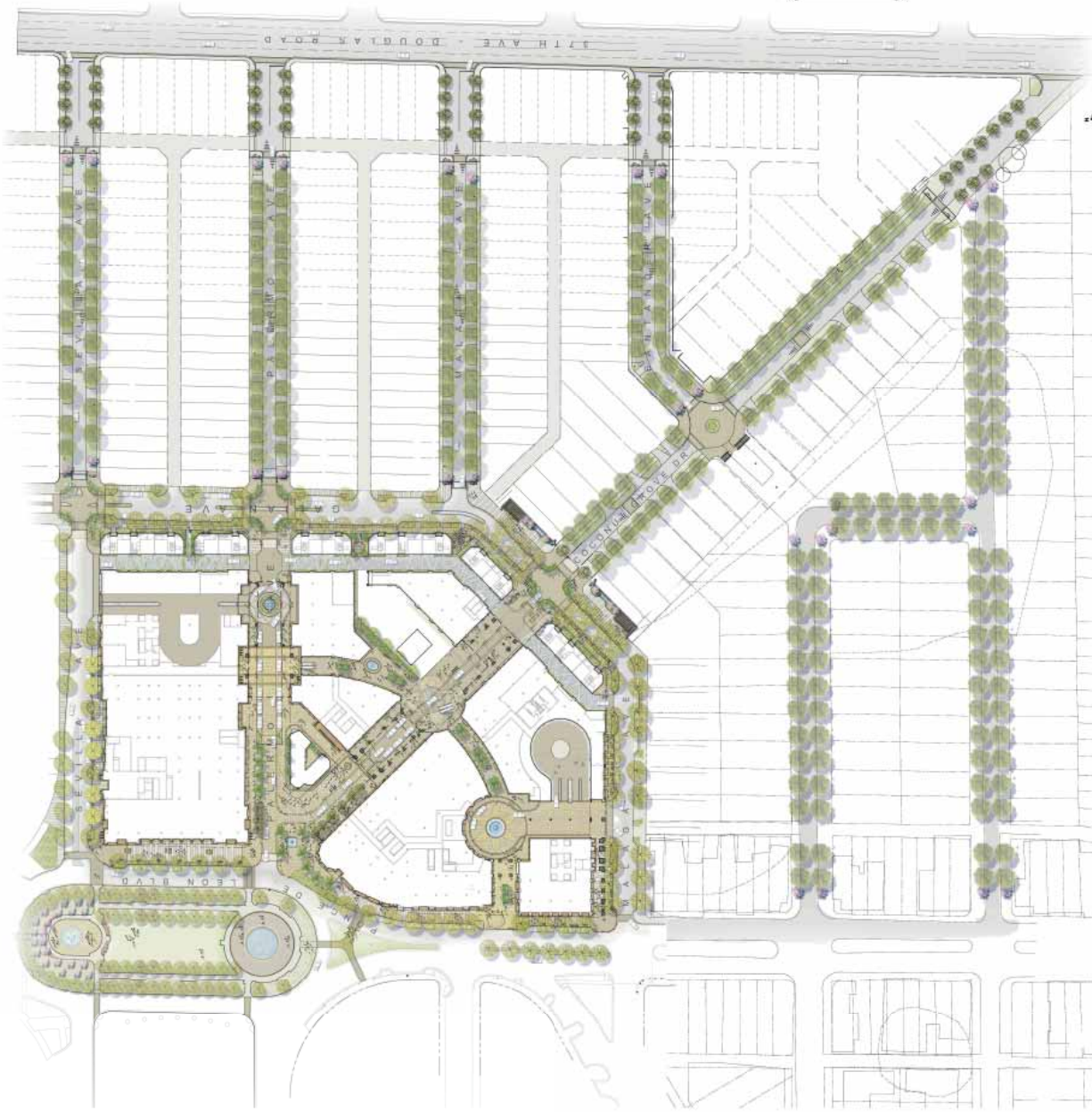


MEDITERRANEAN VILLAGE at Ponce Circle

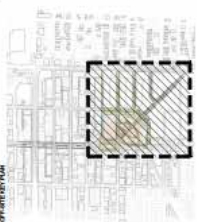
L-500
 MAHAN RYKIEL
 L.L.C.
 1000 N. 10TH AVE. SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.MAHANRYKIEL.COM

ITEM	DESCRIPTION	DATE	STATUS
1	DESIGN DEVELOPMENT	01/15/2015	COMPLETE
2	SCHEMATIC DESIGN	02/15/2015	COMPLETE
3	PRELIMINARY DESIGN	03/15/2015	COMPLETE
4	FINAL DESIGN	04/15/2015	COMPLETE
5	CONSTRUCTION	05/15/2015	COMPLETE
6	MAINTENANCE	06/15/2015	COMPLETE
7	OPERATION	07/15/2015	COMPLETE
8	REPAIR	08/15/2015	COMPLETE
9	REPLACE	09/15/2015	COMPLETE
10	RECONSTRUCT	10/15/2015	COMPLETE
11	REDESIGN	11/15/2015	COMPLETE
12	REBUILD	12/15/2015	COMPLETE
13	REPAIR	01/15/2016	COMPLETE
14	REPLACE	02/15/2016	COMPLETE
15	RECONSTRUCT	03/15/2016	COMPLETE
16	REDESIGN	04/15/2016	COMPLETE
17	REBUILD	05/15/2016	COMPLETE
18	REPAIR	06/15/2016	COMPLETE
19	REPLACE	07/15/2016	COMPLETE
20	RECONSTRUCT	08/15/2016	COMPLETE
21	REDESIGN	09/15/2016	COMPLETE
22	REBUILD	10/15/2016	COMPLETE
23	REPAIR	11/15/2016	COMPLETE
24	REPLACE	12/15/2016	COMPLETE
25	RECONSTRUCT	01/15/2017	COMPLETE
26	REDESIGN	02/15/2017	COMPLETE
27	REBUILD	03/15/2017	COMPLETE
28	REPAIR	04/15/2017	COMPLETE
29	REPLACE	05/15/2017	COMPLETE
30	RECONSTRUCT	06/15/2017	COMPLETE
31	REDESIGN	07/15/2017	COMPLETE
32	REBUILD	08/15/2017	COMPLETE
33	REPAIR	09/15/2017	COMPLETE
34	REPLACE	10/15/2017	COMPLETE
35	RECONSTRUCT	11/15/2017	COMPLETE
36	REDESIGN	12/15/2017	COMPLETE
37	REBUILD	01/15/2018	COMPLETE
38	REPAIR	02/15/2018	COMPLETE
39	REPLACE	03/15/2018	COMPLETE
40	RECONSTRUCT	04/15/2018	COMPLETE
41	REDESIGN	05/15/2018	COMPLETE
42	REBUILD	06/15/2018	COMPLETE
43	REPAIR	07/15/2018	COMPLETE
44	REPLACE	08/15/2018	COMPLETE
45	RECONSTRUCT	09/15/2018	COMPLETE
46	REDESIGN	10/15/2018	COMPLETE
47	REBUILD	11/15/2018	COMPLETE
48	REPAIR	12/15/2018	COMPLETE
49	REPLACE	01/15/2019	COMPLETE
50	RECONSTRUCT	02/15/2019	COMPLETE

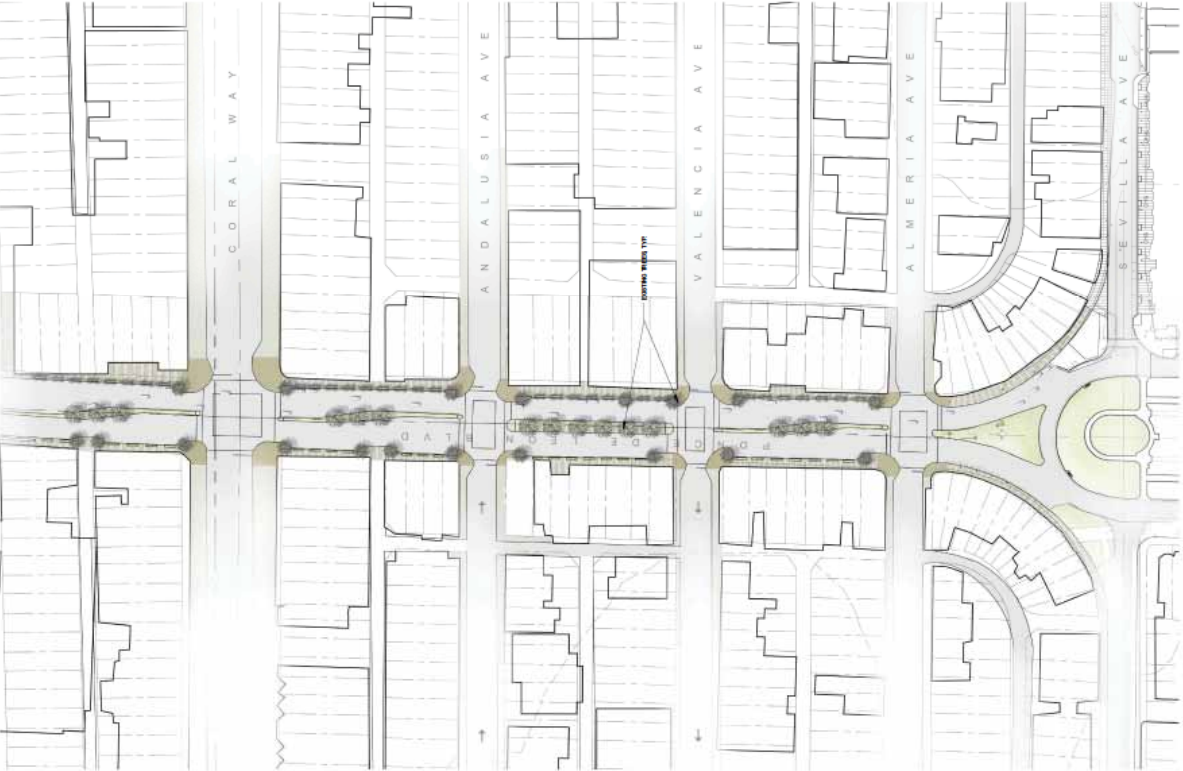
BASE ELEVATION
 5411
 ILLUSTRATIVE OFF-SITE
 IMPROVEMENT PLAN
 L-500



NOTES:
 1. ALL SIDEWALKS CONNECTING TO RED & HARTNETT
 PARK WILL BE REVIEWED AND COORDINATED WITH
 THE CITY
 2. ALL PROPOSED PLANTING WILL BE REVIEWED BY A
 PEER REVIEW AND CITY STAFF FOR FINAL SELECTION
 PRIOR TO SUBMITTING FOR A BUILDING PERMIT.



NOT FOR CONSTRUCTION



NOTES:

1. STREETSCAPE IMPROVEMENTS TO BE DESIGNED AND PAID FOR BY THE DEVELOPER. STREETScape CONSULTANT AND PAID FOR BY THE DEVELOPER.
2. EXISTING BASE INFORMATION WAS PULLED FROM PUBLIC GIS INFORMATION AND AERIAL PHOTOS. ALL EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD.



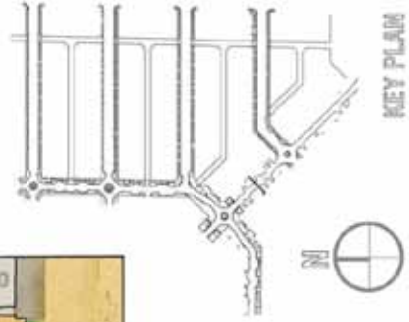
NOT FOR CONSTRUCTION

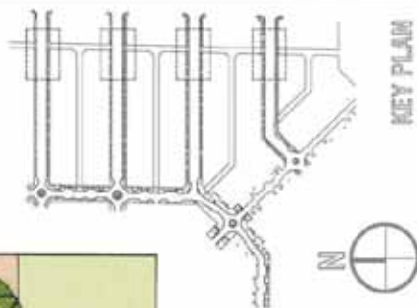
MEDITERRANEAN VILLAGE
at Ponce Circle

PROJECT LOCATION
1000 N. GAVIN AVENUE, SUITE 100
DENVER, CO 80202

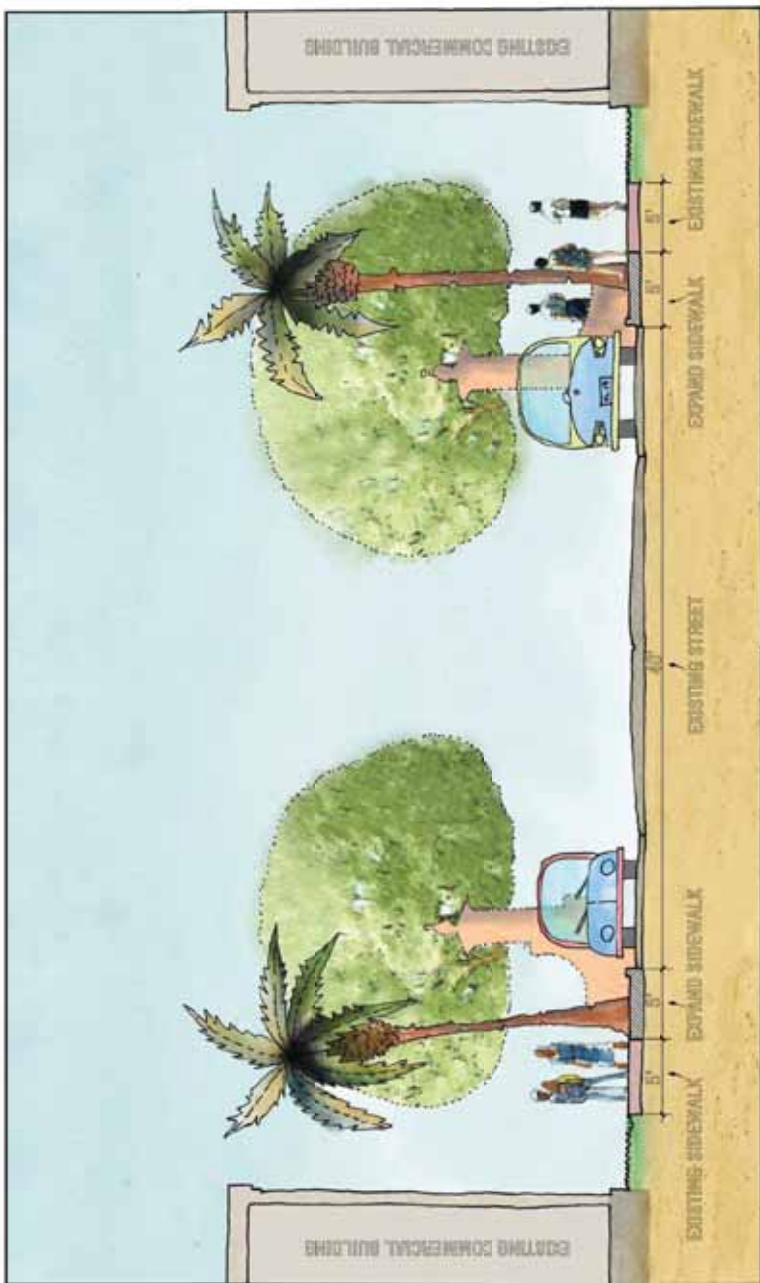
DATE	DESCRIPTION	BY
01/15/2021	PRELIMINARY DESIGN	MAHAN RYKIEL
02/10/2021	REVISED DESIGN	MAHAN RYKIEL
03/10/2021	REVISED DESIGN	MAHAN RYKIEL
04/10/2021	REVISED DESIGN	MAHAN RYKIEL
05/10/2021	REVISED DESIGN	MAHAN RYKIEL
06/10/2021	REVISED DESIGN	MAHAN RYKIEL
07/10/2021	REVISED DESIGN	MAHAN RYKIEL
08/10/2021	REVISED DESIGN	MAHAN RYKIEL
09/10/2021	REVISED DESIGN	MAHAN RYKIEL
10/10/2021	REVISED DESIGN	MAHAN RYKIEL
11/10/2021	REVISED DESIGN	MAHAN RYKIEL
12/10/2021	REVISED DESIGN	MAHAN RYKIEL
01/10/2022	REVISED DESIGN	MAHAN RYKIEL
02/10/2022	REVISED DESIGN	MAHAN RYKIEL
03/10/2022	REVISED DESIGN	MAHAN RYKIEL
04/10/2022	REVISED DESIGN	MAHAN RYKIEL
05/10/2022	REVISED DESIGN	MAHAN RYKIEL
06/10/2022	REVISED DESIGN	MAHAN RYKIEL
07/10/2022	REVISED DESIGN	MAHAN RYKIEL
08/10/2022	REVISED DESIGN	MAHAN RYKIEL
09/10/2022	REVISED DESIGN	MAHAN RYKIEL
10/10/2022	REVISED DESIGN	MAHAN RYKIEL
11/10/2022	REVISED DESIGN	MAHAN RYKIEL
12/10/2022	REVISED DESIGN	MAHAN RYKIEL
01/10/2023	REVISED DESIGN	MAHAN RYKIEL
02/10/2023	REVISED DESIGN	MAHAN RYKIEL
03/10/2023	REVISED DESIGN	MAHAN RYKIEL
04/10/2023	REVISED DESIGN	MAHAN RYKIEL
05/10/2023	REVISED DESIGN	MAHAN RYKIEL
06/10/2023	REVISED DESIGN	MAHAN RYKIEL
07/10/2023	REVISED DESIGN	MAHAN RYKIEL
08/10/2023	REVISED DESIGN	MAHAN RYKIEL
09/10/2023	REVISED DESIGN	MAHAN RYKIEL
10/10/2023	REVISED DESIGN	MAHAN RYKIEL
11/10/2023	REVISED DESIGN	MAHAN RYKIEL
12/10/2023	REVISED DESIGN	MAHAN RYKIEL
01/10/2024	REVISED DESIGN	MAHAN RYKIEL
02/10/2024	REVISED DESIGN	MAHAN RYKIEL
03/10/2024	REVISED DESIGN	MAHAN RYKIEL
04/10/2024	REVISED DESIGN	MAHAN RYKIEL
05/10/2024	REVISED DESIGN	MAHAN RYKIEL
06/10/2024	REVISED DESIGN	MAHAN RYKIEL
07/10/2024	REVISED DESIGN	MAHAN RYKIEL
08/10/2024	REVISED DESIGN	MAHAN RYKIEL
09/10/2024	REVISED DESIGN	MAHAN RYKIEL
10/10/2024	REVISED DESIGN	MAHAN RYKIEL
11/10/2024	REVISED DESIGN	MAHAN RYKIEL
12/10/2024	REVISED DESIGN	MAHAN RYKIEL
01/10/2025	REVISED DESIGN	MAHAN RYKIEL
02/10/2025	REVISED DESIGN	MAHAN RYKIEL
03/10/2025	REVISED DESIGN	MAHAN RYKIEL
04/10/2025	REVISED DESIGN	MAHAN RYKIEL
05/10/2025	REVISED DESIGN	MAHAN RYKIEL
06/10/2025	REVISED DESIGN	MAHAN RYKIEL
07/10/2025	REVISED DESIGN	MAHAN RYKIEL
08/10/2025	REVISED DESIGN	MAHAN RYKIEL
09/10/2025	REVISED DESIGN	MAHAN RYKIEL
10/10/2025	REVISED DESIGN	MAHAN RYKIEL
11/10/2025	REVISED DESIGN	MAHAN RYKIEL
12/10/2025	REVISED DESIGN	MAHAN RYKIEL
01/10/2026	REVISED DESIGN	MAHAN RYKIEL
02/10/2026	REVISED DESIGN	MAHAN RYKIEL
03/10/2026	REVISED DESIGN	MAHAN RYKIEL
04/10/2026	REVISED DESIGN	MAHAN RYKIEL
05/10/2026	REVISED DESIGN	MAHAN RYKIEL
06/10/2026	REVISED DESIGN	MAHAN RYKIEL
07/10/2026	REVISED DESIGN	MAHAN RYKIEL
08/10/2026	REVISED DESIGN	MAHAN RYKIEL
09/10/2026	REVISED DESIGN	MAHAN RYKIEL
10/10/2026	REVISED DESIGN	MAHAN RYKIEL
11/10/2026	REVISED DESIGN	MAHAN RYKIEL
12/10/2026	REVISED DESIGN	MAHAN RYKIEL
01/10/2027	REVISED DESIGN	MAHAN RYKIEL
02/10/2027	REVISED DESIGN	MAHAN RYKIEL
03/10/2027	REVISED DESIGN	MAHAN RYKIEL
04/10/2027	REVISED DESIGN	MAHAN RYKIEL
05/10/2027	REVISED DESIGN	MAHAN RYKIEL
06/10/2027	REVISED DESIGN	MAHAN RYKIEL
07/10/2027	REVISED DESIGN	MAHAN RYKIEL
08/10/2027	REVISED DESIGN	MAHAN RYKIEL
09/10/2027	REVISED DESIGN	MAHAN RYKIEL
10/10/2027	REVISED DESIGN	MAHAN RYKIEL
11/10/2027	REVISED DESIGN	MAHAN RYKIEL
12/10/2027	REVISED DESIGN	MAHAN RYKIEL
01/10/2028	REVISED DESIGN	MAHAN RYKIEL
02/10/2028	REVISED DESIGN	MAHAN RYKIEL
03/10/2028	REVISED DESIGN	MAHAN RYKIEL
04/10/2028	REVISED DESIGN	MAHAN RYKIEL
05/10/2028	REVISED DESIGN	MAHAN RYKIEL
06/10/2028	REVISED DESIGN	MAHAN RYKIEL
07/10/2028	REVISED DESIGN	MAHAN RYKIEL
08/10/2028	REVISED DESIGN	MAHAN RYKIEL
09/10/2028	REVISED DESIGN	MAHAN RYKIEL
10/10/2028	REVISED DESIGN	MAHAN RYKIEL
11/10/2028	REVISED DESIGN	MAHAN RYKIEL
12/10/2028	REVISED DESIGN	MAHAN RYKIEL
01/10/2029	REVISED DESIGN	MAHAN RYKIEL
02/10/2029	REVISED DESIGN	MAHAN RYKIEL
03/10/2029	REVISED DESIGN	MAHAN RYKIEL
04/10/2029	REVISED DESIGN	MAHAN RYKIEL
05/10/2029	REVISED DESIGN	MAHAN RYKIEL
06/10/2029	REVISED DESIGN	MAHAN RYKIEL
07/10/2029	REVISED DESIGN	MAHAN RYKIEL
08/10/2029	REVISED DESIGN	MAHAN RYKIEL
09/10/2029	REVISED DESIGN	MAHAN RYKIEL
10/10/2029	REVISED DESIGN	MAHAN RYKIEL
11/10/2029	REVISED DESIGN	MAHAN RYKIEL
12/10/2029	REVISED DESIGN	MAHAN RYKIEL
01/10/2030	REVISED DESIGN	MAHAN RYKIEL
02/10/2030	REVISED DESIGN	MAHAN RYKIEL
03/10/2030	REVISED DESIGN	MAHAN RYKIEL
04/10/2030	REVISED DESIGN	MAHAN RYKIEL
05/10/2030	REVISED DESIGN	MAHAN RYKIEL
06/10/2030	REVISED DESIGN	MAHAN RYKIEL
07/10/2030	REVISED DESIGN	MAHAN RYKIEL
08/10/2030	REVISED DESIGN	MAHAN RYKIEL
09/10/2030	REVISED DESIGN	MAHAN RYKIEL
10/10/2030	REVISED DESIGN	MAHAN RYKIEL
11/10/2030	REVISED DESIGN	MAHAN RYKIEL
12/10/2030	REVISED DESIGN	MAHAN RYKIEL

DATE: 01/15/2021
BY: MAHAN RYKIEL
CHECKED: MAHAN RYKIEL
APPROVED: MAHAN RYKIEL

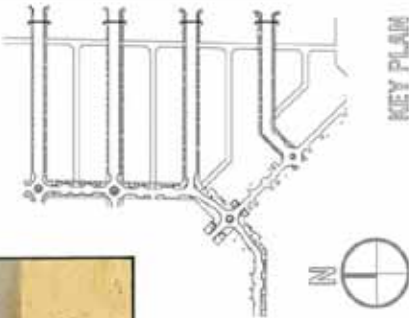
[illegible]

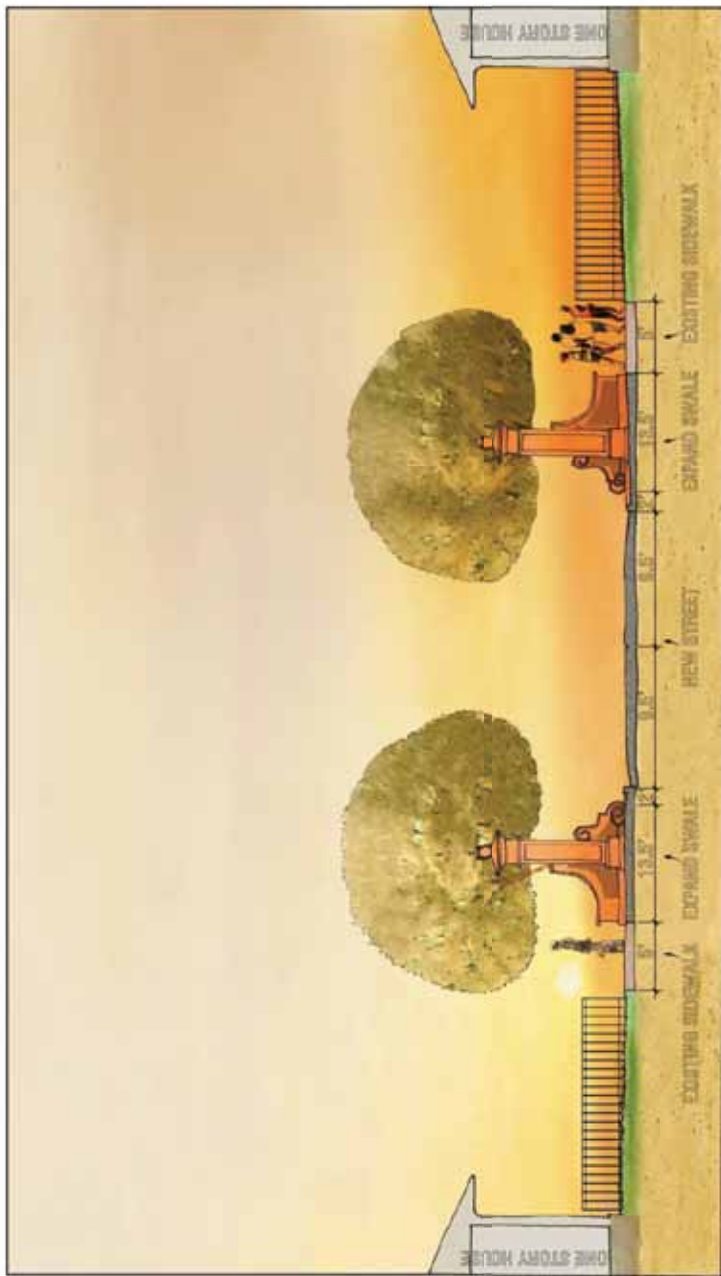


PROPOSED STREET PLAN VIEW

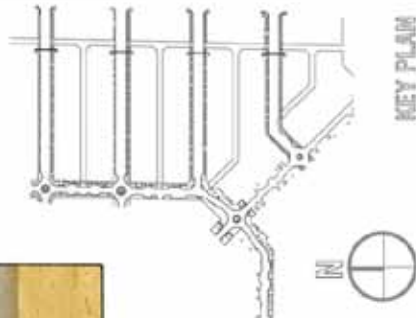


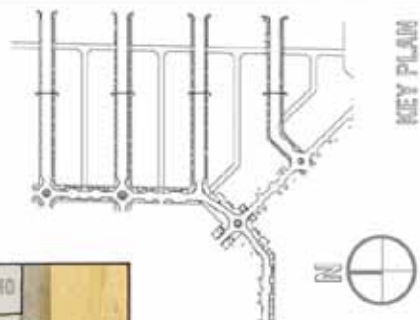
TYPICAL COMMERCIAL AREA STREET
VIEW FROM SW 37TH AVE





TYPICAL NEIGHBORHOOD ENTRANCE FEATURE

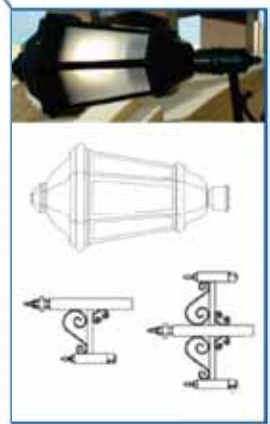
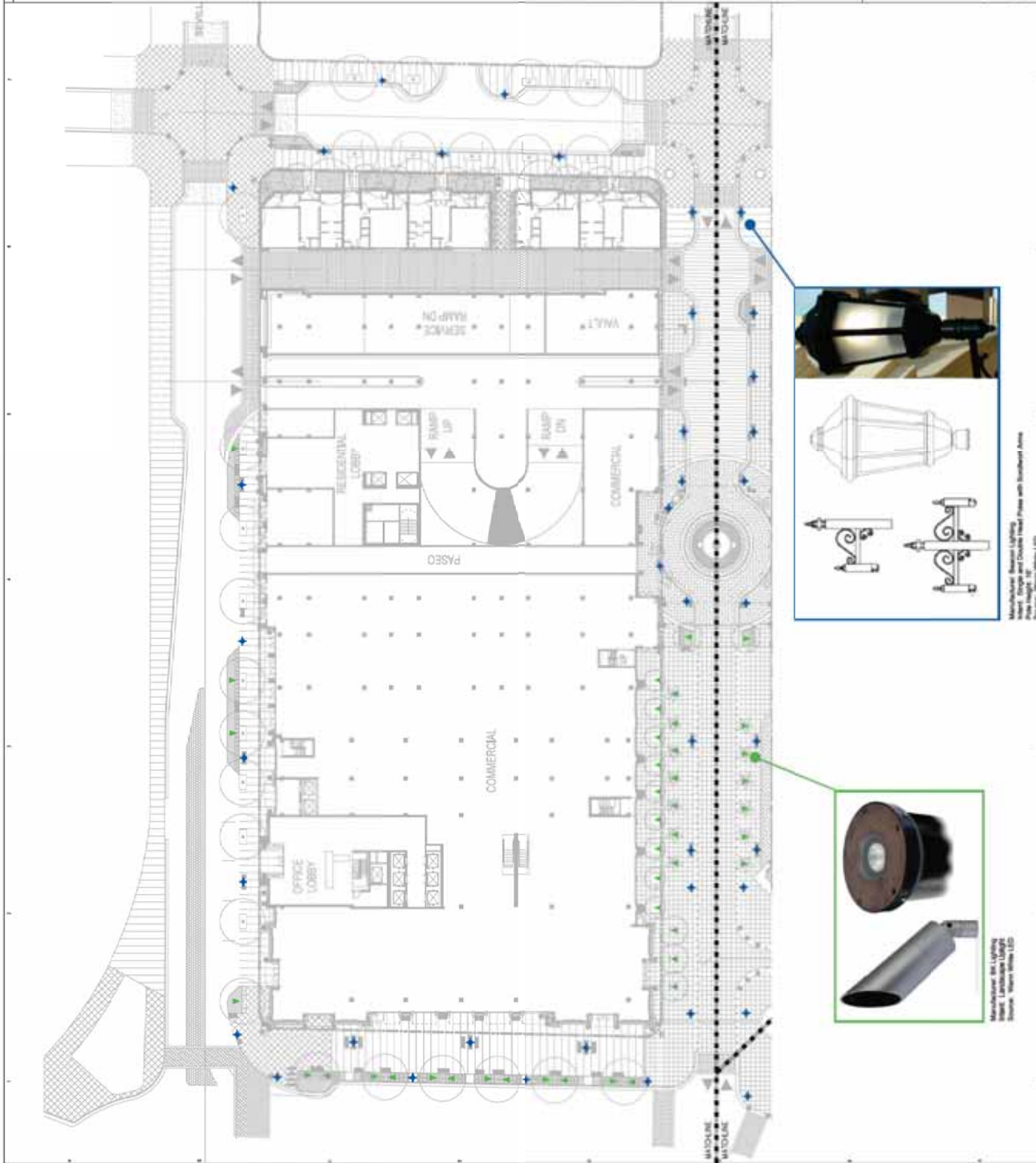




MEDITERRANEAN VILLAGE at Ponce Circle

SHEET NO. 101
 DATE: 08/15/2018
 PROJECT: MEDITERRANEAN VILLAGE AT PONCE CIRCLE
 DRAWN BY: J. BROWN
 CHECKED BY: M. SMITH
 APPROVED BY: D. JONES

NORTH PARCEL
 LIGHTING
 PLAN
 LD-201



**SOUTH PARCEL
LIGHTING
PLAN**

Health benefits to society



NOT FOR CONSTRUCTION



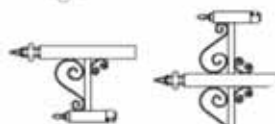
1

100

MEDITERRANEAN
VILLAGE at
Ponce Circle

 $\exp.$

1992, 1993
1994, 1995
1996, 1997
1998, 1999
2000, 2001
2002, 2003
2004, 2005
2006, 2007
2008, 2009
2010, 2011
2012, 2013
2014, 2015
2016, 2017
2018, 2019
2020, 2021
2022, 2023
2024, 2025
2026, 2027
2028, 2029
2030, 2031
2032, 2033
2034, 2035
2036, 2037
2038, 2039
2040, 2041
2042, 2043
2044, 2045
2046, 2047
2048, 2049
2050, 2051
2052, 2053
2054, 2055
2056, 2057
2058, 2059
2060, 2061
2062, 2063
2064, 2065
2066, 2067
2068, 2069
2070, 2071
2072, 2073
2074, 2075
2076, 2077
2078, 2079
2080, 2081
2082, 2083
2084, 2085
2086, 2087
2088, 2089
2090, 2091
2092, 2093
2094, 2095
2096, 2097
2098, 2099
2100, 2101
2102, 2103
2104, 2105
2106, 2107
2108, 2109
2110, 2111
2112, 2113
2114, 2115
2116, 2117
2118, 2119
2120, 2121
2122, 2123
2124, 2125
2126, 2127
2128, 2129
2130, 2131
2132, 2133
2134, 2135
2136, 2137
2138, 2139
2140, 2141
2142, 2143
2144, 2145
2146, 2147
2148, 2149
2150, 2151
2152, 2153
2154, 2155
2156, 2157
2158, 2159
2160, 2161
2162, 2163
2164, 2165
2166, 2167
2168, 2169
2170, 2171
2172, 2173
2174, 2175
2176, 2177
2178, 2179
2180, 2181
2182, 2183
2184, 2185
2186, 2187
2188, 2189
2190, 2191
2192, 2193
2194, 2195
2196, 2197
2198, 2199
2200, 2201
2202, 2203
2204, 2205
2206, 2207
2208, 2209
2210, 2211
2212, 2213
2214, 2215
2216, 2217
2218, 2219
2220, 2221
2222, 2223
2224, 2225
2226, 2227
2228, 2229
2230, 2231
2232, 2233
2234, 2235
2236, 2237
2238, 2239
2240, 2241
2242, 2243
2244, 2245
2246, 2247
2248, 2249
2250, 2251
2252, 2253
2254, 2255
2256, 2257
2258, 2259
2260, 2261
2262, 2263
2264, 2265
2266, 2267
2268, 2269
2270, 2271
2272, 2273
2274, 2275
2276, 2277
2278, 2279
2280, 2281
2282, 2283
2284, 2285
2286, 2287
2288, 2289
2290, 2291
2292, 2293
2294, 2295
2296, 2297
2298, 2299
2300, 2301
2302, 2303
2304, 2305
2306, 2307
2308, 2309
2310, 2311
2312, 2313
2314, 2315
2316, 2317
2318, 2319
2320, 2321
2322, 2323
2324, 2325
2326, 2327
2328, 2329
2330, 2331
2332, 2333
2334, 2335
2336, 2337
2338, 2339
2340, 2341
2342, 2343
2344, 2345
2346, 2347
2348, 2349
2350, 2351
2352, 2353
2354, 2355
2356, 2357
2358, 2359
2360, 2361
2362, 2363
2364, 2365
2366, 2367
2368, 2369
2370, 2371
2372, 2373
2374, 2375
2376, 2377
2378, 2379
2380, 2381
2382, 2383
2384, 2385
2386, 2387
2388, 2389
2390, 2391
2392, 2393
2394, 2395
2396, 2397
2398, 2399
2400, 2401
2402, 2403
2404, 2405
2406, 2407
2408, 2409
2410, 2411
2412, 2413
2414, 2415
2416, 2417
2418, 2419
2420, 2421
2422, 2423
2424, 2425
2426, 2427
2428, 2429
2430, 2431
2432, 2433
2434, 2435
2436, 2437
2438, 2439
2440, 2441
2442, 2443
2444, 2445
2446, 2447
2448, 2449
2450, 2451
2452, 2453
2454, 2455
2456, 2457
2458, 2459
2460, 2461
2462, 2463
2464, 2465
2466, 2467
2468, 2469
2470, 2471
2472, 2473
2474, 2475
2476, 2477
2478, 2479
2480, 2481
2482, 2483
2484, 2485
2486, 2487
2488, 2489
2490, 2491
2492, 2493
2494, 2495
2496, 2497
2498, 2499
2500, 2501
2502, 2503
2504, 2505
2506, 2507
2508, 2509
2510, 2511
2512, 2513
2514, 2515
2516, 2517
2518, 2519
2520, 2521
2522, 2523
2524, 2525
2526, 2527
2528, 2529
2530, 2531
2532, 2533
2534, 2535
2536, 2537
2538, 2539
2540, 2541
2542, 2543
2544, 2545
2546, 2547
2548, 2549
2550, 2551
2552, 2553
2554, 2555
2556, 2557
2558, 2559
2560, 2561
2562, 2563
2564, 2565
2566, 2567
2568, 2569
2570, 2571
2572, 2573
2574, 2575
2576, 2577
2578, 2579
2580, 2581
2582, 2583
2584, 2585
2586, 2587
2588, 2589
2590, 2591
2592, 2593
2594, 2595
2596, 2597
2598, 2599
2600, 2601
2602, 2603
2604, 2605
2606, 2607
2608, 2609
2610, 2611
2612, 2613
2614, 2615
2616, 2617
2618, 2619
2620, 2621
2622, 2623
2624, 2625
2626, 2627
2628, 2629
2630, 2631
2632, 2633
2634, 2635
2636, 2637
2638, 2639
2640, 2641
2642, 2643
2644, 2645
2646, 2647
2648, 2649
2650, 2651
2652, 2653
2654, 2655
2656, 2657
2658, 2659
2660, 2661
2662, 2663
2664, 2665
2666, 2667
2668, 2669
2670, 2671
2672, 2673
26



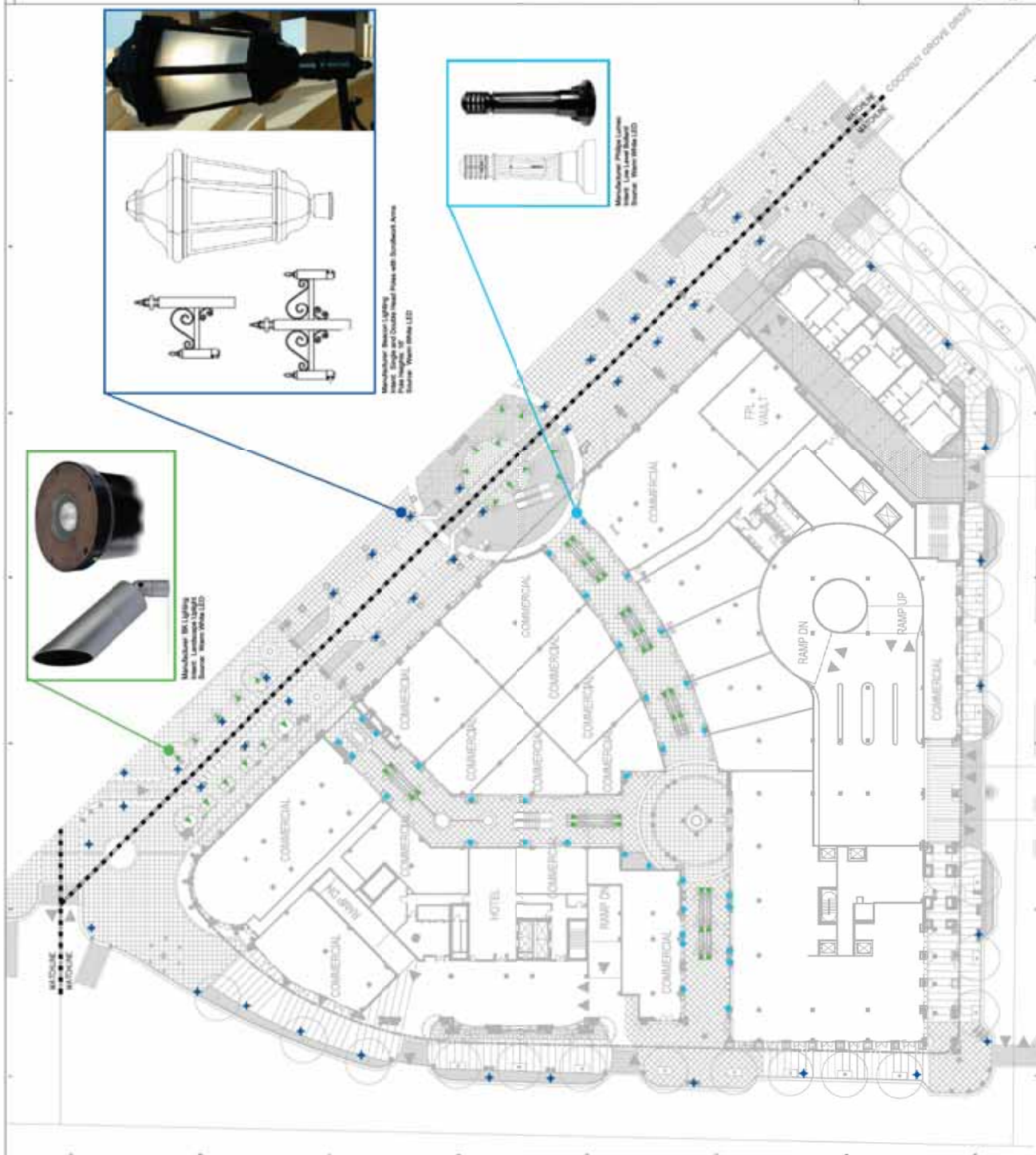
Manufacturer: Beacon Lighting
Mount: Single and Double Head Mount with Burnback Arms
Rise Height: 5' 6"
Color: Warm White LED



Davidson, P. J. 1992. *Phages: Latent and Lysogenic Viruses*. New York: Elsevier.



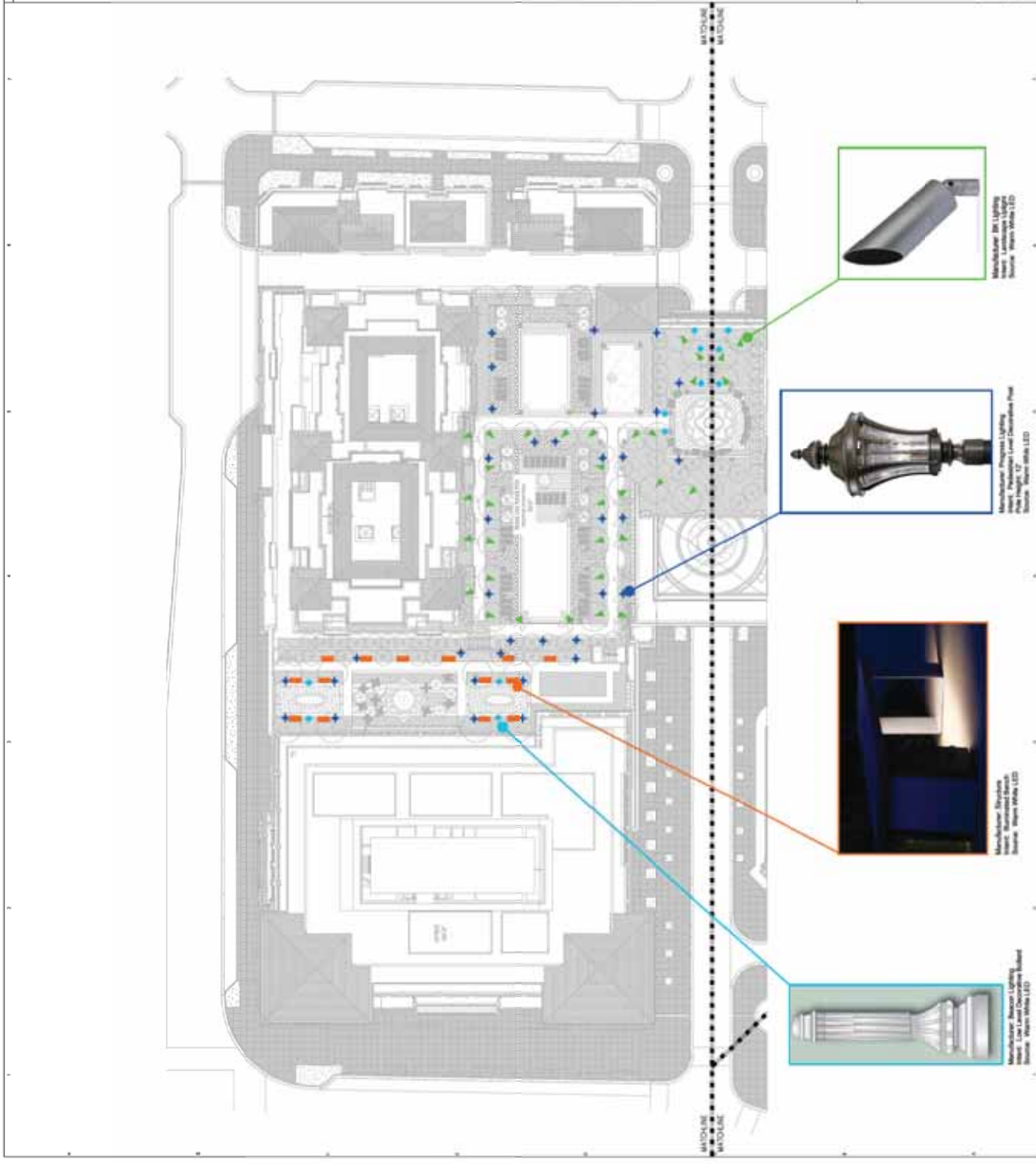
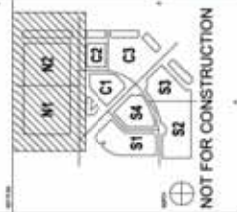
Architecture: BM Lighting
 Text: Landscape Light
 Source: Warm White LED

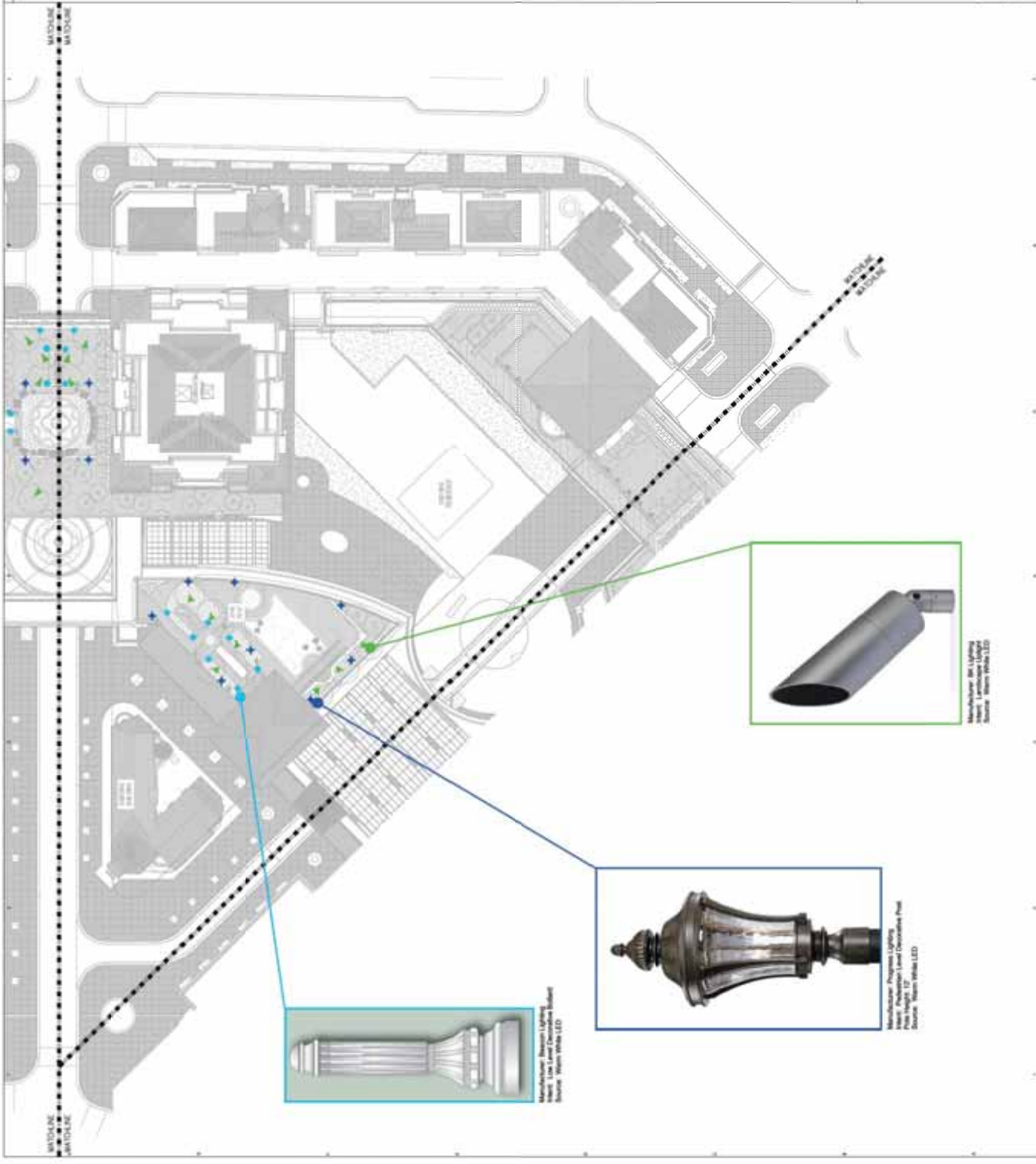


MEDITERRANEAN VILLAGE at Ponce Circle

DATE	10/15/2014
BY	EXP
CHECKED BY	EXP
APPROVED BY	EXP
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT

NORTH PARCEL
 LIGHTING
 ROOF PLAN
 LD-301





LD-302

CENTRAL PARCEL LIGHTING ROOF PLAN

NOT FOR CONSTRUCTION

MANUFACTURER: SLS LIGHTING

MODEL: LUMINAIRE

SOURCE: WARM WHITE LED

MANUFACTURER: PROGRESS LIGHTING

MODEL: POSHLIGHT (LOW CHANDLER POLE)

HEIGHT: 17'

SOURCE: WARM WHITE LED

MANUFACTURER: PROGRESS LIGHTING

MODEL: POSHLIGHT (LOW CHANDLER POLE)

HEIGHT: 17'

SOURCE: WARM WHITE LED

MANUFACTURER: SLS LIGHTING

MODEL: LUMINAIRE

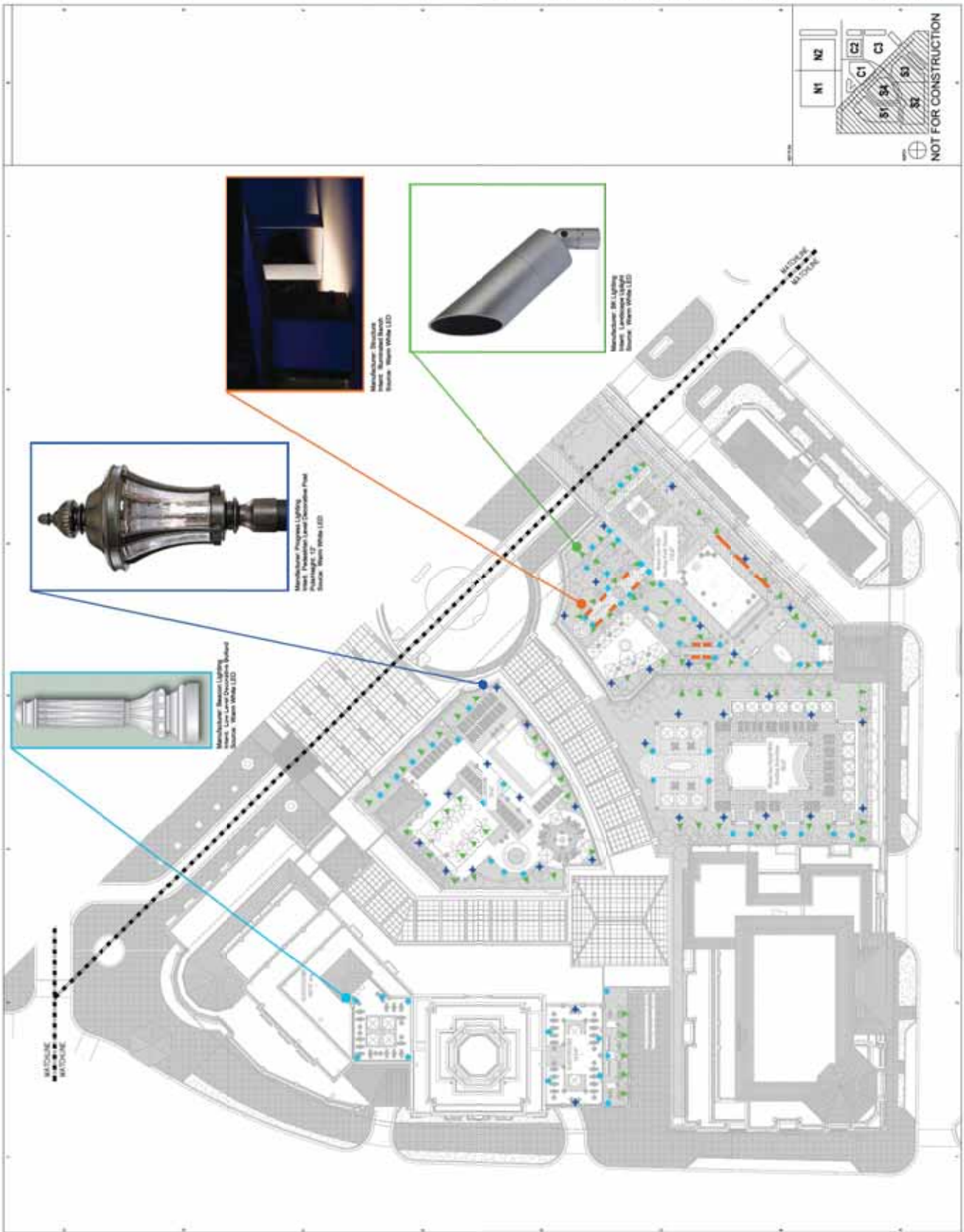
SOURCE: WARM WHITE LED



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

[illegible]

**MEDITERRANEAN
VILLAGE at
Ponce Circle**





LANGAN

...the ...

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

100% Satisfaction Guarantee

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

CONCEPTUAL
UTILITIES
PLAN

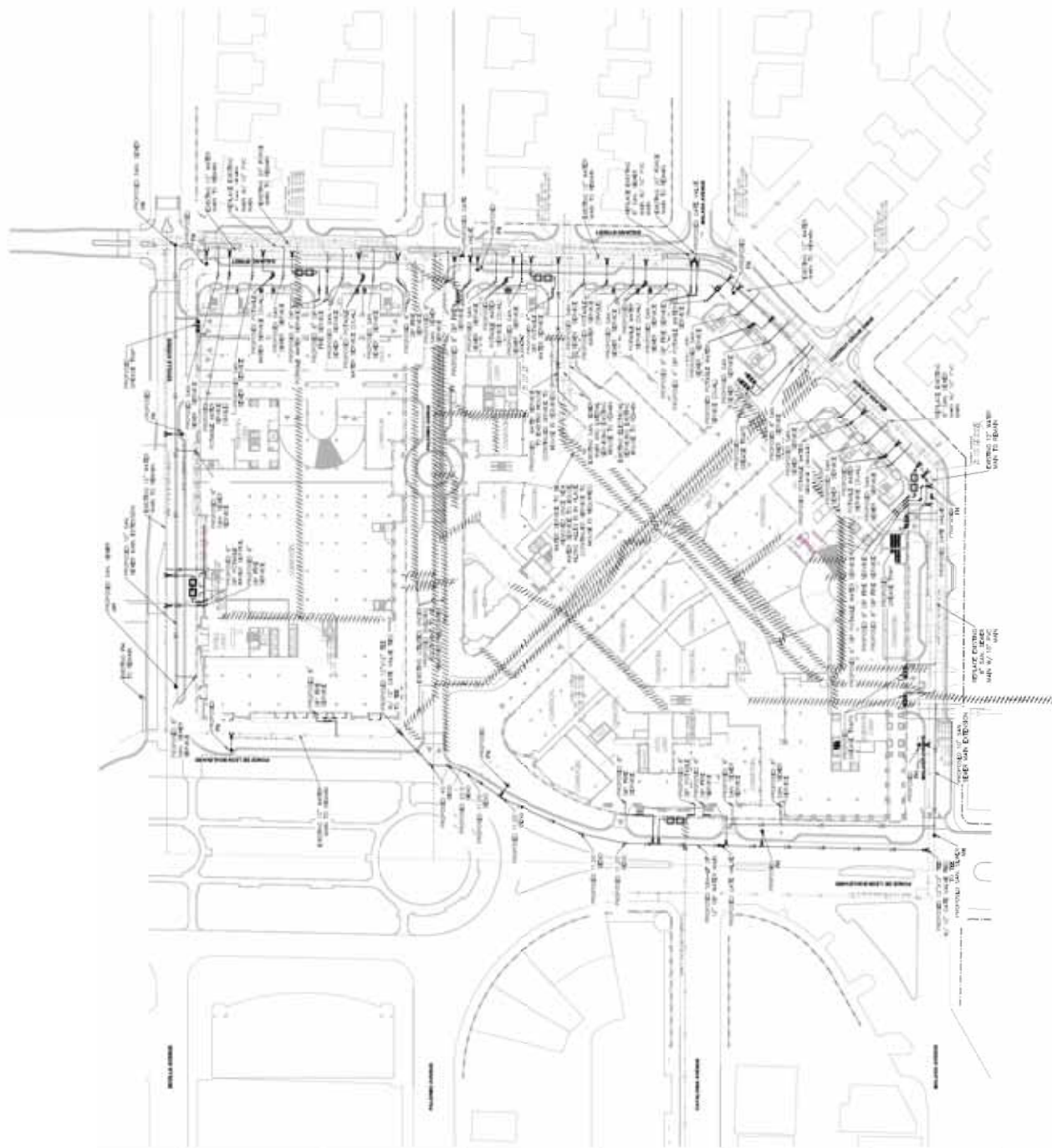
EX-1



1. This is a preliminary drawing to assist in the design of the building. It is a preliminary drawing to assist in the design of the building. It is a preliminary drawing to assist in the design of the building.



NOT FOR CONSTRUCTION





AGAVE PORCELL

LANE

ARCHITECTS
1000 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1000
WWW.LANEARCHITECTS.COM

MEDITERRANEAN VILLAGE at Ponce Circle



LEGEND	
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad

NOTES
1. THIS IS A PRELIMINARY DRAWING SUBJECT TO CHANGE. CONSULTING ON EXISTING CONDITIONS AND FUTURE CONSTRUCTION WITH ALL NEIGHBORS IS REQUIRED.



NOT FOR CONSTRUCTION

EX-2

CONCEPTUAL
SIGNAGE &
MARKING PLAN

SCHEDULE	
NO.	DESCRIPTION
1	10' x 10' x 10' concrete pad
2	10' x 10' x 10' concrete pad
3	10' x 10' x 10' concrete pad
4	10' x 10' x 10' concrete pad
5	10' x 10' x 10' concrete pad
6	10' x 10' x 10' concrete pad
7	10' x 10' x 10' concrete pad
8	10' x 10' x 10' concrete pad
9	10' x 10' x 10' concrete pad
10	10' x 10' x 10' concrete pad



LANGAN

...the ...

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

100% Satisfaction Guarantee

A blank grid for drawing a diagram. The grid is 10 units wide and 10 units high. The horizontal axis is labeled 'x' and the vertical axis is labeled 'y'.

© 2000 Blackwell Science Ltd
Journal of Internal Medicine 247: 111–117

100

CONCEPTUAL GRADING PLAN

EX-3

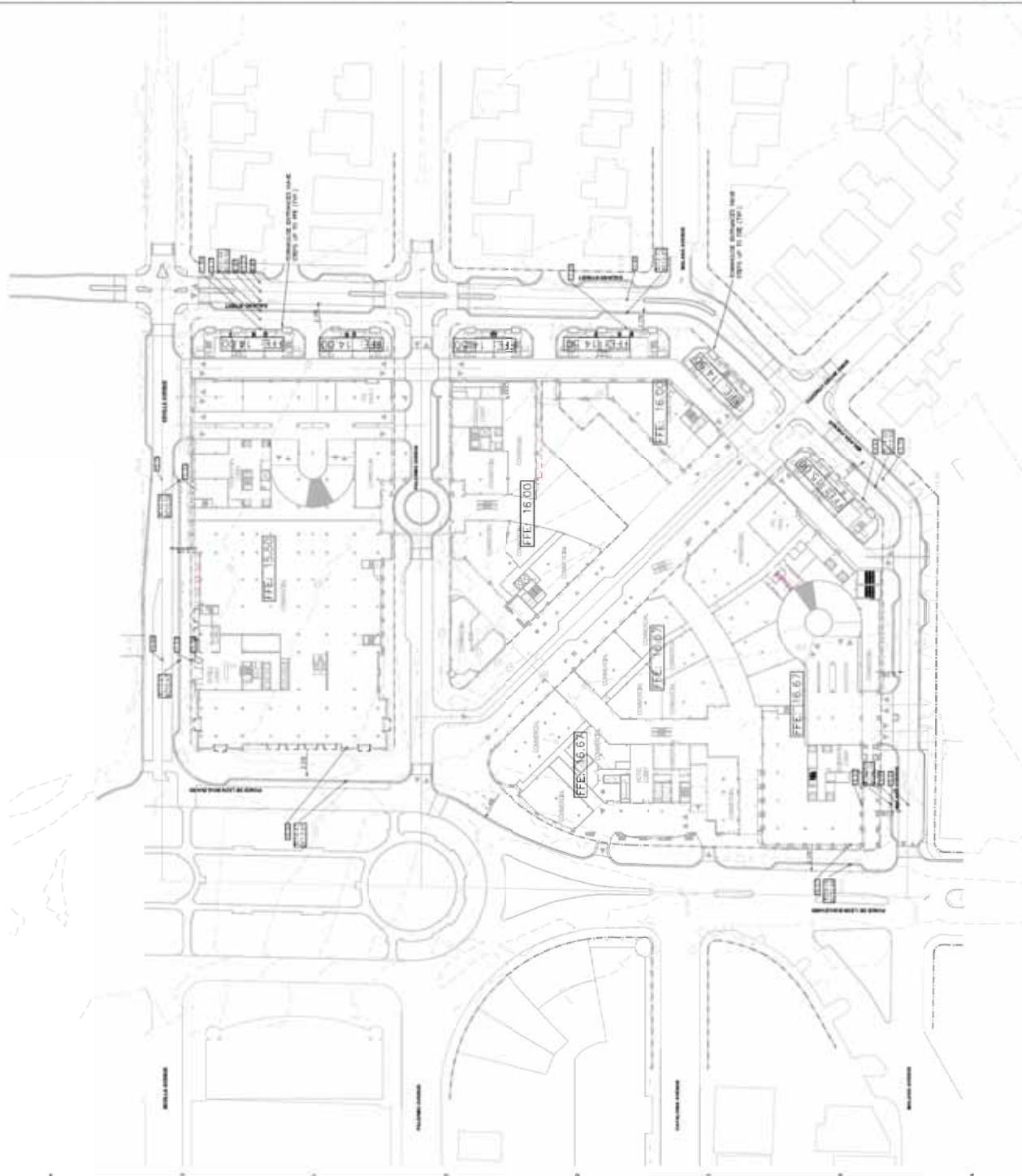


10

THIS IS A PRELIMINARY DRAWING. SUBJECT TO CHANGE. DEPENDING ON FUTURE DEVELOPMENT OF ARCHITECTURAL PLANS AND COORDINATION WITH CITY OF CORONA CANAL FLOOD PLAIN MANAGER.



NOT FOR CONSTRUCTION



Building Floor Plans

PROJECT

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

1000 AVENUE OF THE ARTS
SUITE 1000
MIAMI, FL 33133

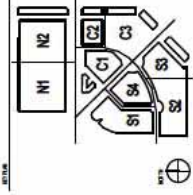
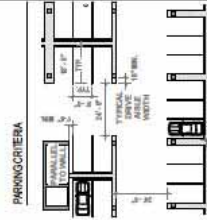
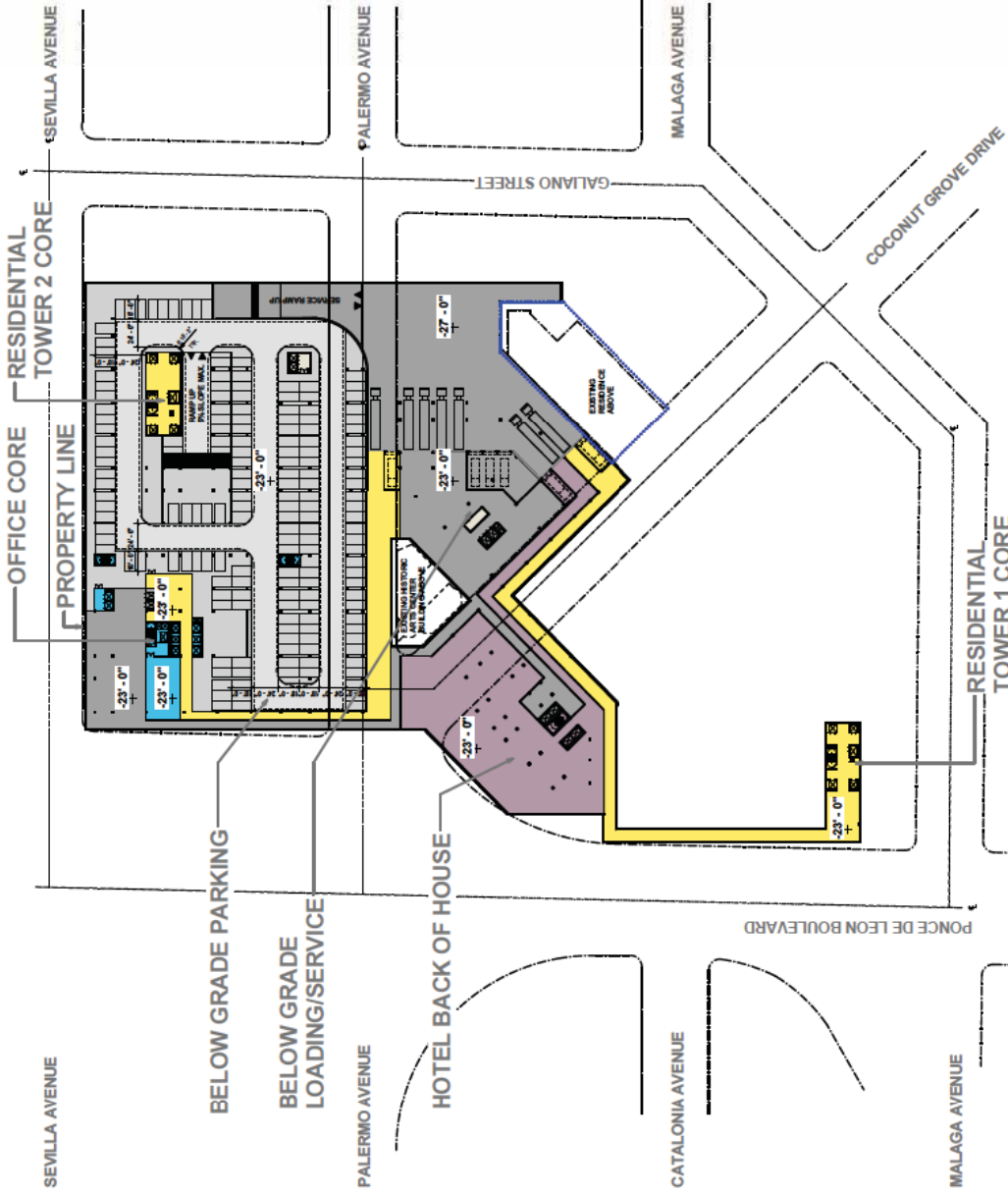
DATE: 08/11/2011

BY: [Signature]

FOR: [Signature]

NOTE:
FINAL PARKING AND
LOADING DESIGN TO BE
REVIEWED BY CITY
PARKING CONSULTANT
FOR COMPLIANCE WITH
ZONING AND BUILDING
CODE REQUIREMENTS
PRIOR TO APPLYING
FOR A BUILDING
PERMIT.

ALL VEHICULAR RAMPS
NOT BEING PARKED ON
SHALL BE DESIGNED
WITH THE INDUSTRY
STANDARD OF A
MAXIMUM OF 12%
SLOPE EACH RAMP
SHALL INCORPORATE A
TRANSITION RAMP AT
BOTH TOP AND BOTTOM
WITH A MAXIMUM SLOPE
OF 8%



PROJECT
FLOOR PLAN LEVEL
B2

DATE
A-100

MEDITERRANEAN VILLAGE at Ponce Circle

DATE: 10/1/10
 DRAWN BY: J. L. LEE
 CHECKED BY: J. L. LEE

DATE: 10/1/10
 DRAWN BY: J. L. LEE
 CHECKED BY: J. L. LEE

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/1/10
2	ISSUED FOR PERMIT	10/1/10
3	ISSUED FOR PERMIT	10/1/10
4	ISSUED FOR PERMIT	10/1/10
5	ISSUED FOR PERMIT	10/1/10
6	ISSUED FOR PERMIT	10/1/10
7	ISSUED FOR PERMIT	10/1/10
8	ISSUED FOR PERMIT	10/1/10
9	ISSUED FOR PERMIT	10/1/10
10	ISSUED FOR PERMIT	10/1/10

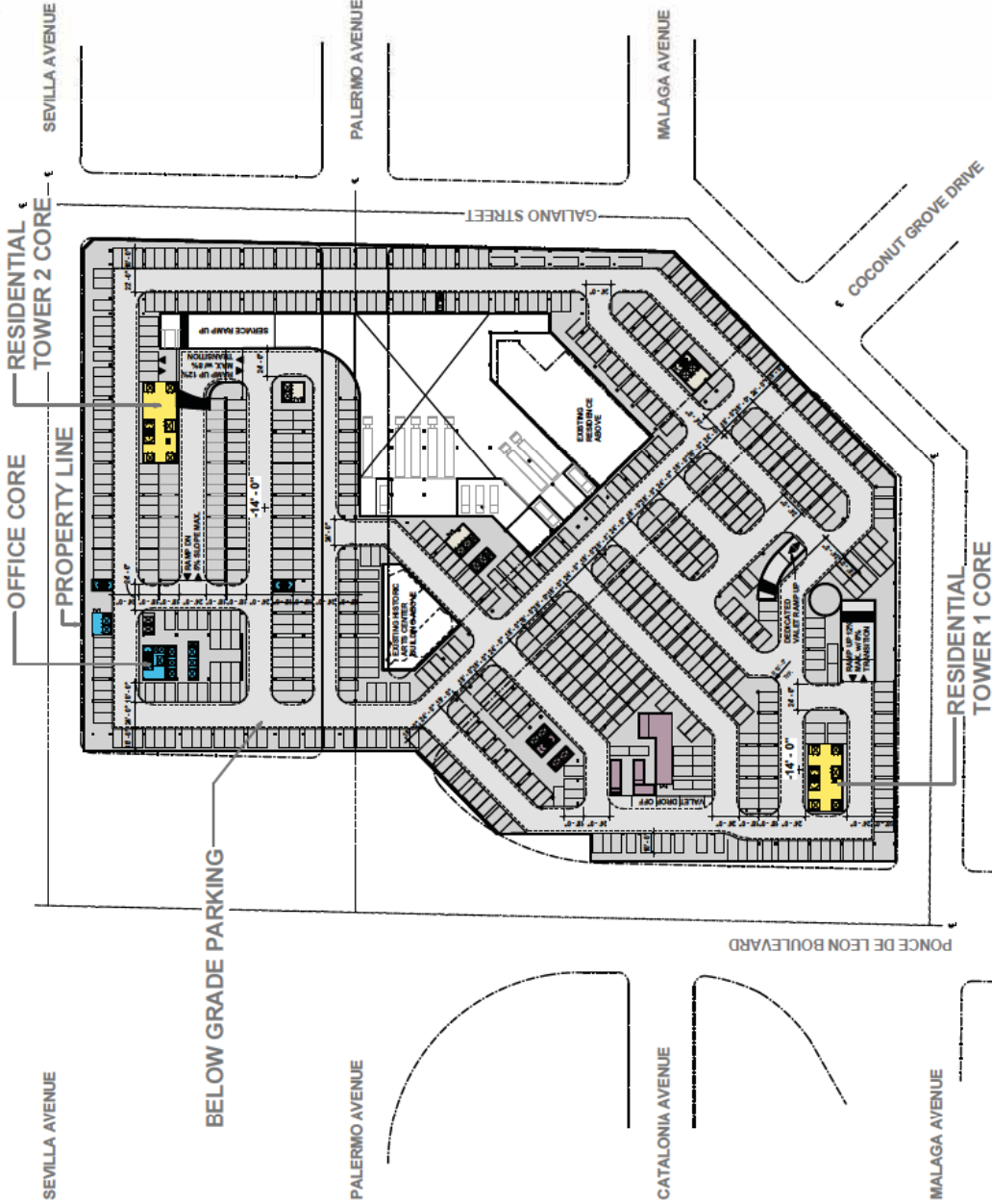
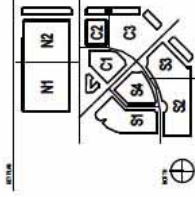
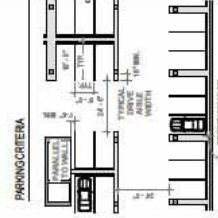


FLOOR PLAN
LEVEL B1

A-101

NOTE:
 FINAL PARKING AND
 LOADING DESIGN TO BE
 REVIEWED BY CITY
 PARKING CONSULTANT
 FOR COMPLIANCE WITH
 ZONING AND BUILDING
 CODE REQUIREMENTS
 PRIOR TO APPLYING
 FOR A BUILDING
 PERMIT.

ALL VEHICULAR RAMPS
 NOT BEING PARKED ON
 SHALL BE DESIGNED
 WITH THE INDUSTRY
 STANDARD OF A
 MAXIMUM OF 12%
 SLOPE EACH RAMP
 SHALL INCORPORATE A
 TRANSITION RAMP AT
 BOTH TOP AND BOTTOM
 WITH A MAXIMUM SLOPE
 OF 8%



LEVEL B1 FLOOR PLAN
 10/1/10

MALAGA AVENUE

CATALONIA AVENUE

PALERMO AVENUE

BELOW GRADE PARKING

SEVILLA AVENUE

OFFICE CORE

PROPERTY LINE

TOWER 2 CORE

RESIDENTIAL
TOWER 1 CORE

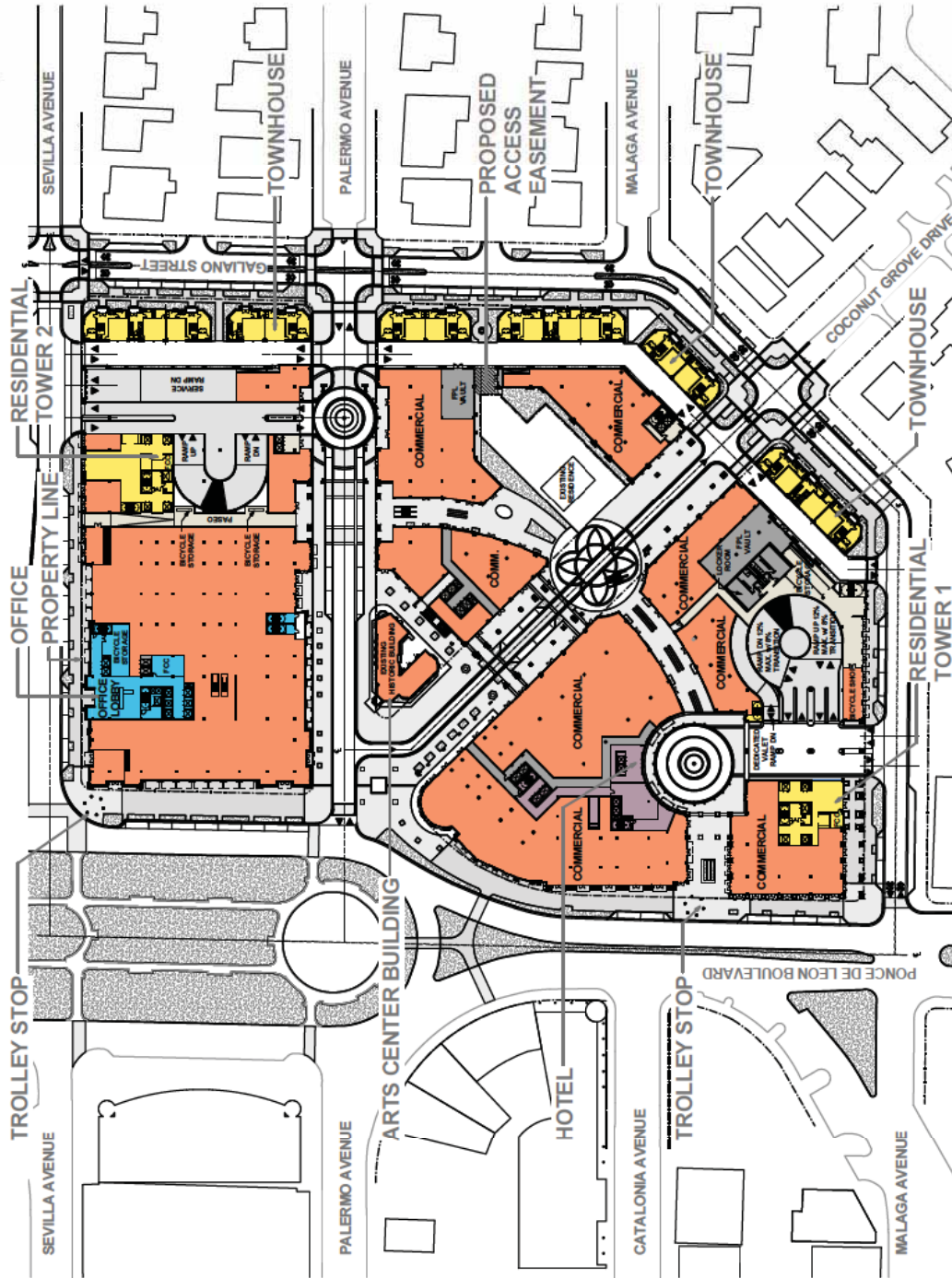
PONCE DE LEON BOULEVARD

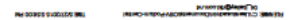
GALIANO STREET

MALAGA AVENUE

PALERMO AVENUE

SEVILLA AVENUE





NOTE:
* FINAL PARKING AND
LOADING DESIGN TO BE
REVIEWED BY CITY
PARKING CONSULTANT
FOR COMPLIANCE WITH
ZONING AND BUILDING
CODE REQUIREMENTS
PRIOR TO APPLYING
FOR A BUILDING
PERMIT.

- ALL VEHICULAR RAMPS NOT BEING PARKED ON SHALL BE DESIGNED WITH THE INDUSTRY STANDARD OF A MAXIMUM OF 12% SLOPE. EACH RAMP SHALL INCORPORATE A TRANSITION RAMP AT BOTH TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 8%.

**-ONE WAY TRAFFIC.
ODD FLOORS ARE
SOUTH BOUND AND
EVEN FLOORS ARE
NORTH BOUND**



MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
MEDITERRANEAN VILLAGE
1000 Ponce Circle
DALLAS, TEXAS 75201

DATE
01/11/11

BY
J. L. HARRIS

SCALE
1" = 10'

NOTES

1. SEE SHEET A-107 FOR

GENERAL NOTES

2. SEE SHEET A-108 FOR

GENERAL NOTES

3. SEE SHEET A-109 FOR

GENERAL NOTES

4. SEE SHEET A-110 FOR

GENERAL NOTES

5. SEE SHEET A-111 FOR

GENERAL NOTES

6. SEE SHEET A-112 FOR

GENERAL NOTES

7. SEE SHEET A-113 FOR

GENERAL NOTES

8. SEE SHEET A-114 FOR

GENERAL NOTES

9. SEE SHEET A-115 FOR

GENERAL NOTES

10. SEE SHEET A-116 FOR

GENERAL NOTES

11. SEE SHEET A-117 FOR

GENERAL NOTES

12. SEE SHEET A-118 FOR

GENERAL NOTES

13. SEE SHEET A-119 FOR

GENERAL NOTES

14. SEE SHEET A-120 FOR

GENERAL NOTES

15. SEE SHEET A-121 FOR

GENERAL NOTES

16. SEE SHEET A-122 FOR

GENERAL NOTES

17. SEE SHEET A-123 FOR

GENERAL NOTES

18. SEE SHEET A-124 FOR

GENERAL NOTES

19. SEE SHEET A-125 FOR

GENERAL NOTES

20. SEE SHEET A-126 FOR

GENERAL NOTES

21. SEE SHEET A-127 FOR

GENERAL NOTES

22. SEE SHEET A-128 FOR

GENERAL NOTES

23. SEE SHEET A-129 FOR

GENERAL NOTES

24. SEE SHEET A-130 FOR

GENERAL NOTES

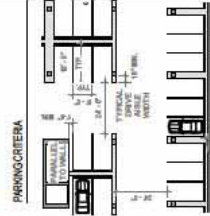
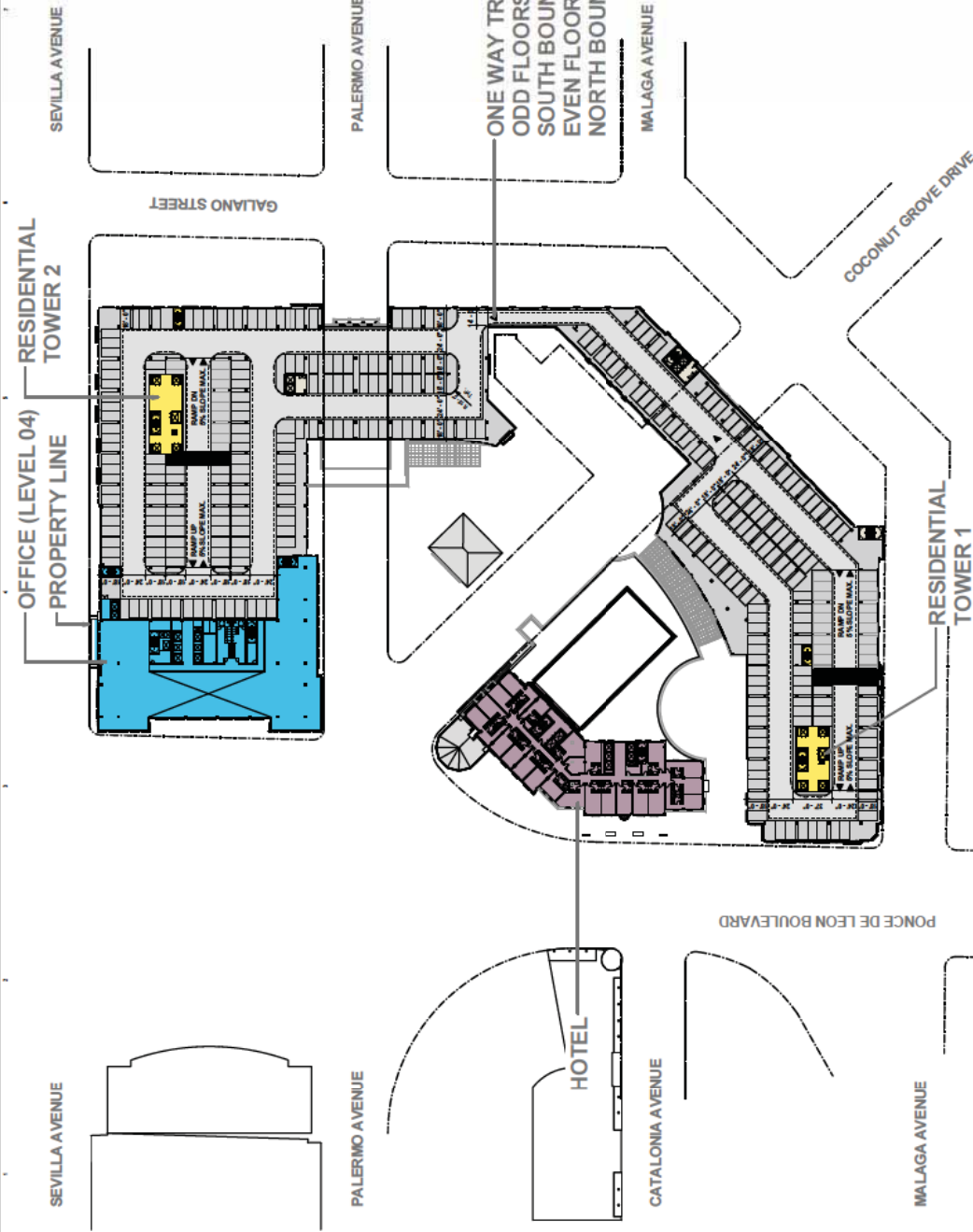
25. SEE SHEET A-131 FOR

GENERAL NOTES

NOTE:
FINAL PARKING AND
LOADING DESIGN TO BE
REVIEWED BY CITY
PARKING CONSULTANT
FOR COMPLIANCE WITH
ZONING AND BUILDING
CODE REQUIREMENTS
PRIOR TO APPLYING
FOR A BUILDING
PERMIT.

ALL VEHICULAR RAMP
NOT BEING PARKED ON
SHALL BE DESIGNED
WITH THE INDUSTRY
STANDARD OF A
MAXIMUM OF 12%
SLOPE EACH RAMP
SHALL INCORPORATE A
TRANSITION RAMP AT
BOTH TOP AND BOTTOM
WITH A MAXIMUM SLOPE
OF 8%.

ONE WAY TRAFFIC.
ODD FLOORS ARE
SOUTH BOUND AND
EVEN FLOORS ARE
NORTH BOUND



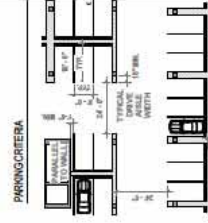
FLOOR PLAN
LEVEL 06

A-107

NOTE:
* FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY CITY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.

- ALL VEHICULAR RAMPS NOT BEING PARKED ON SHALL BE DESIGNED WITH THE INDUSTRY STANDARD OF A MAXIMUM OF 12% SLOPE. EACH RAMP SHALL INCORPORATE A TRANSITION RAMP AT BOTH TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 8%.

**-ONE WAY TRAFFIC.
ODD FLOORS ARE
SOUTH BOUND AND
EVEN FLOORS ARE
NORTH BOUND**



—OFFICE (LEVEL 05)
—PROPERTY LINE
—RESIDENTIAL TOWER 2

SEVILLA AVENUE

GALIANO STREET

PALERMO AVENUE

MALAGA AVENUE

COCONUT GROVE DRIVE

RESIDENTIAL
TOWER 1

PONCE DE LEON BOULEVARD

HOTEL

CATALONIA AVENUE

MALAGA AVENUE IE

SEVILLA AVENUE

PALERMO AVENUE

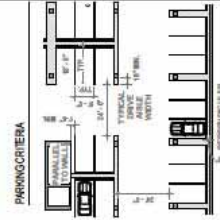
1 LEVEL 07 FLOOR PLAN

TABLE 1

NOTE:
* FINAL PARKING AND
LOADING DESIGN TO BE
REVIEWED BY CITY
PARKING CONSULTANT
FOR COMPLIANCE WITH
ZONING AND BUILDING
CODE REQUIREMENTS
PRIOR TO APPLYING
FOR A BUILDING
PERMIT.

- ALL VEHICULAR RAMPS NOT BEING PARKED ON SHALL BE DESIGNED WITH THE INDUSTRY STANDARD OF A MAXIMUM OF 12% SLOPE. EACH RAMP SHALL INCORPORATE A TRANSITION RAMP AT BOTH TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 8%.

**-ONE WAY TRAFFIC.
ODD FLOORS ARE
SOUTH BOUND AND
EVEN FLOORS ARE
NORTH BOUND**



1 LEVEL 08 FLOOR PLAN

DEDICATED TURN AROUND
FOR DEAD END PARKING (TYP.)

OFFICE (LEVEL 06)
RESIDENTIAL
TOWER 2
PROPERTY LINE

SEVILLA AVENUE

GALIANO STREET

PALERMO AVENUE

MALAGA AVENUE

COCONUT GROVE DRIVE

PONCE DE LEON BOULEVARD

HOTEL

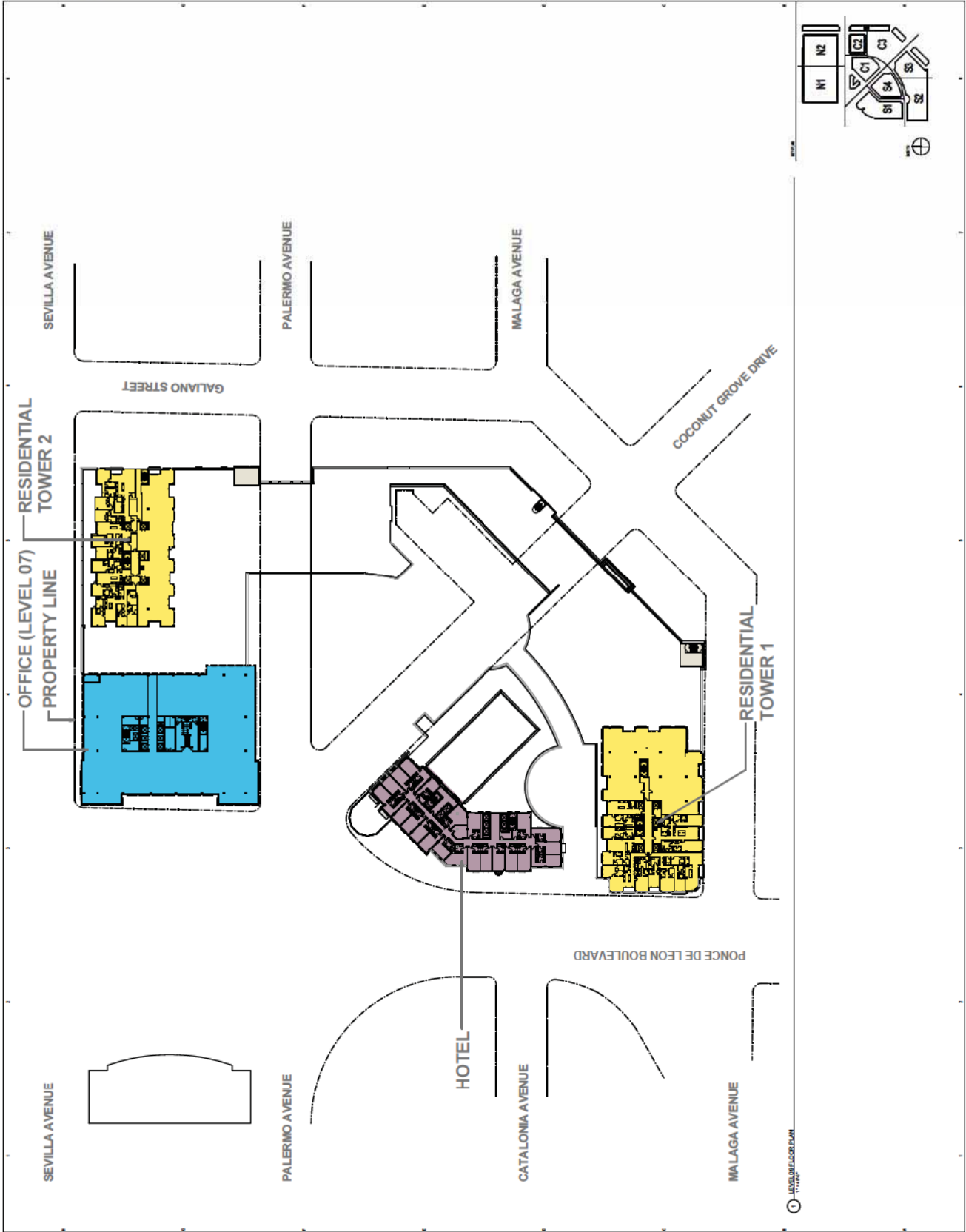
CATALONIA AVENUE

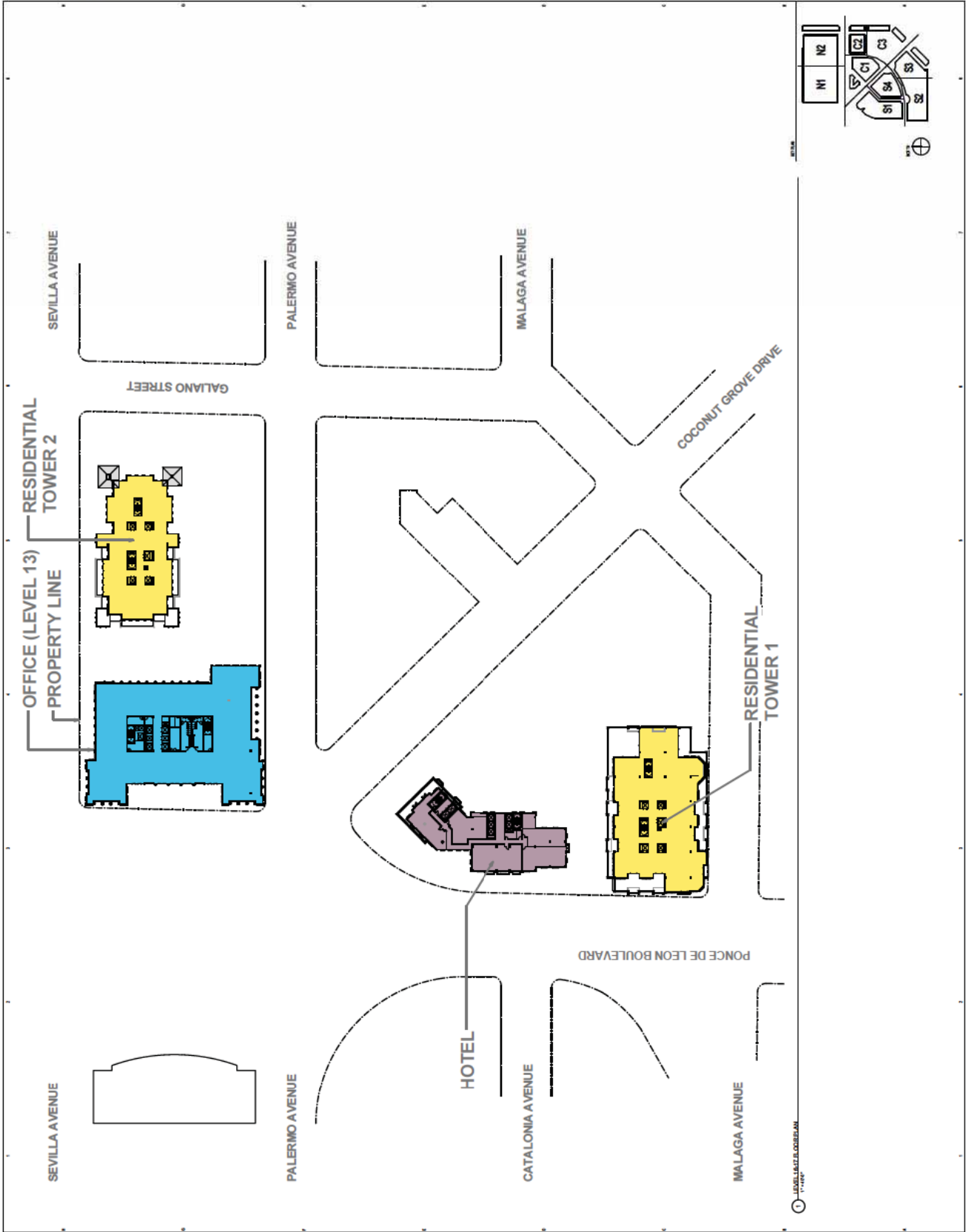
MALAGA AVENUE

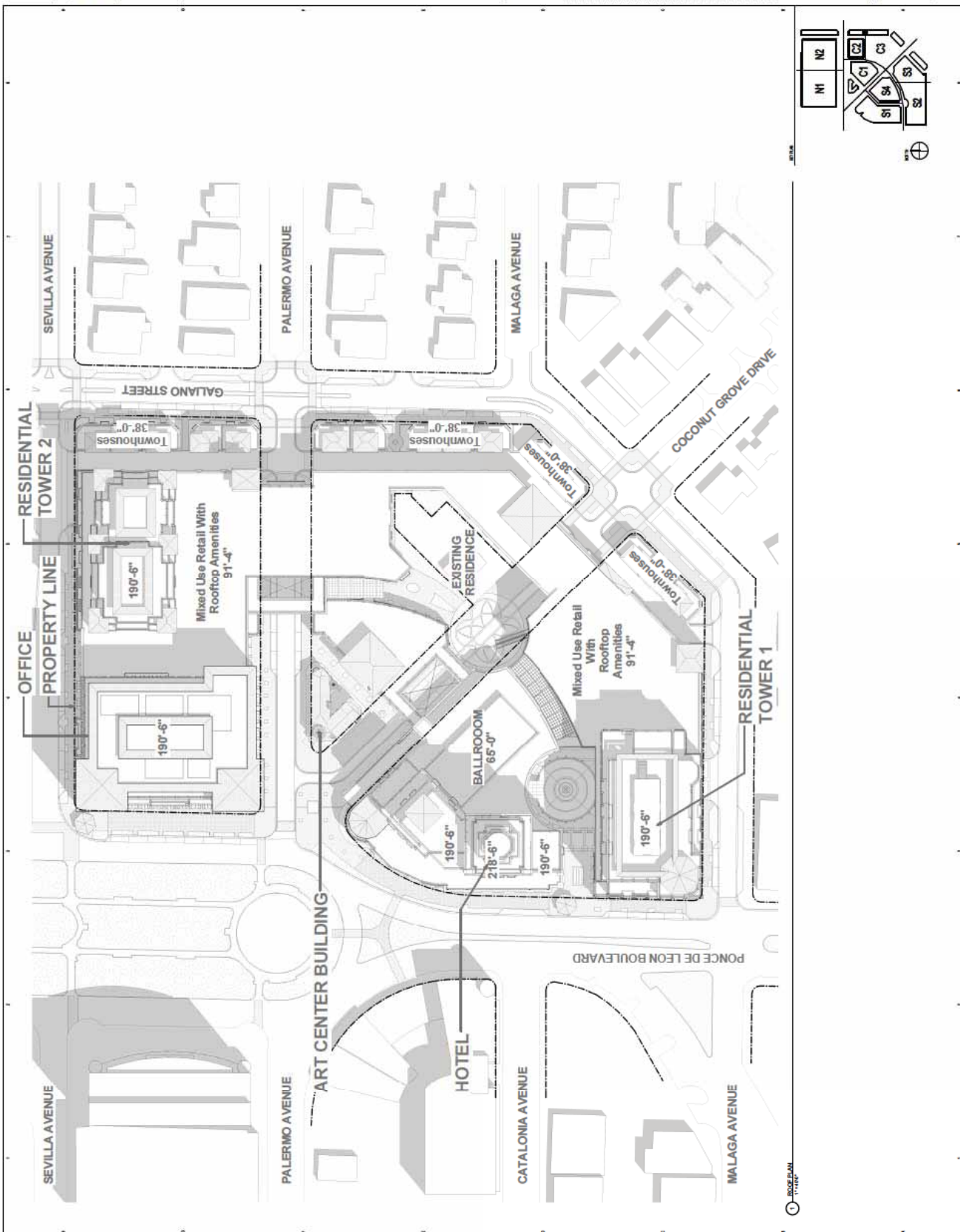
SEVILLA AVENUE

PALERMO AVENUE

NOTE:

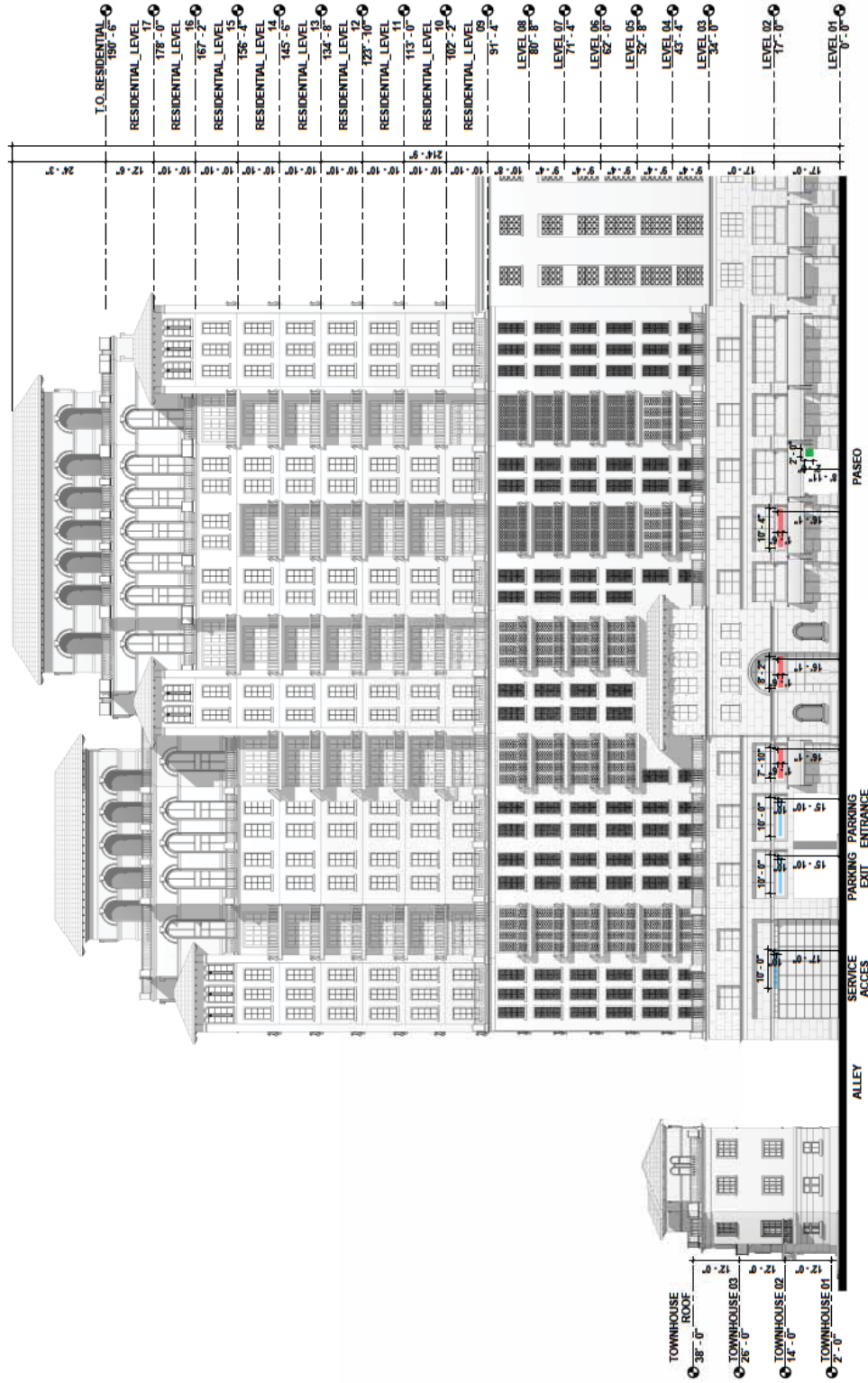








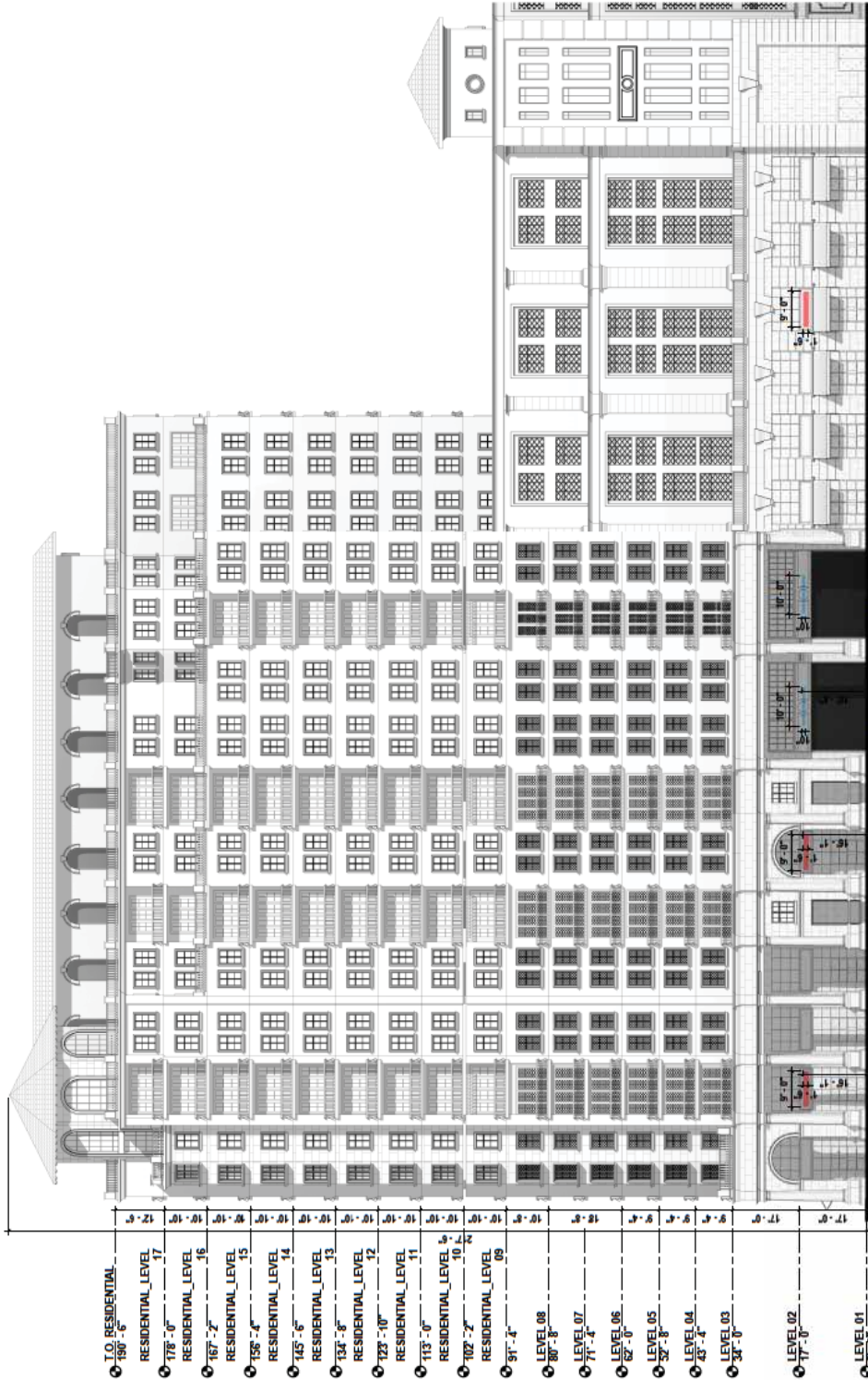
Architectural Building Elevations

[illegible]

1 ENLARGED NORTH ELEVATION

Abstract

Abstract

[illegible]

PARKING
EXIT

1 THE AGREED SOUTH ELEVATION

1999

73

MEDITERRANEAN VILLAGE at Ponce Circle

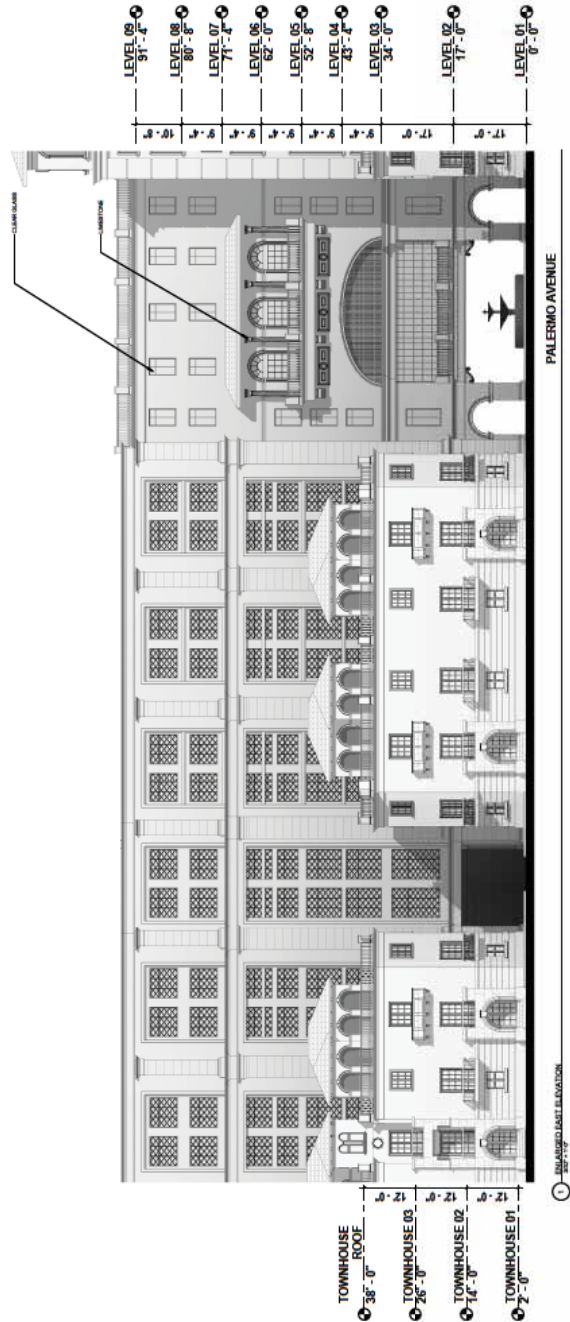
CLIENT: MEDICAL CENTER
ARCHITECT: MEDICAL CENTER
GENERAL CONTRACTOR: MEDICAL CENTER

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01/15/2019
2	ISSUED FOR PERMIT	01/15/2019
3	ISSUED FOR PERMIT	01/15/2019
4	ISSUED FOR PERMIT	01/15/2019
5	ISSUED FOR PERMIT	01/15/2019
6	ISSUED FOR PERMIT	01/15/2019
7	ISSUED FOR PERMIT	01/15/2019
8	ISSUED FOR PERMIT	01/15/2019
9	ISSUED FOR PERMIT	01/15/2019
10	ISSUED FOR PERMIT	01/15/2019
11	ISSUED FOR PERMIT	01/15/2019
12	ISSUED FOR PERMIT	01/15/2019
13	ISSUED FOR PERMIT	01/15/2019
14	ISSUED FOR PERMIT	01/15/2019
15	ISSUED FOR PERMIT	01/15/2019
16	ISSUED FOR PERMIT	01/15/2019
17	ISSUED FOR PERMIT	01/15/2019
18	ISSUED FOR PERMIT	01/15/2019
19	ISSUED FOR PERMIT	01/15/2019
20	ISSUED FOR PERMIT	01/15/2019



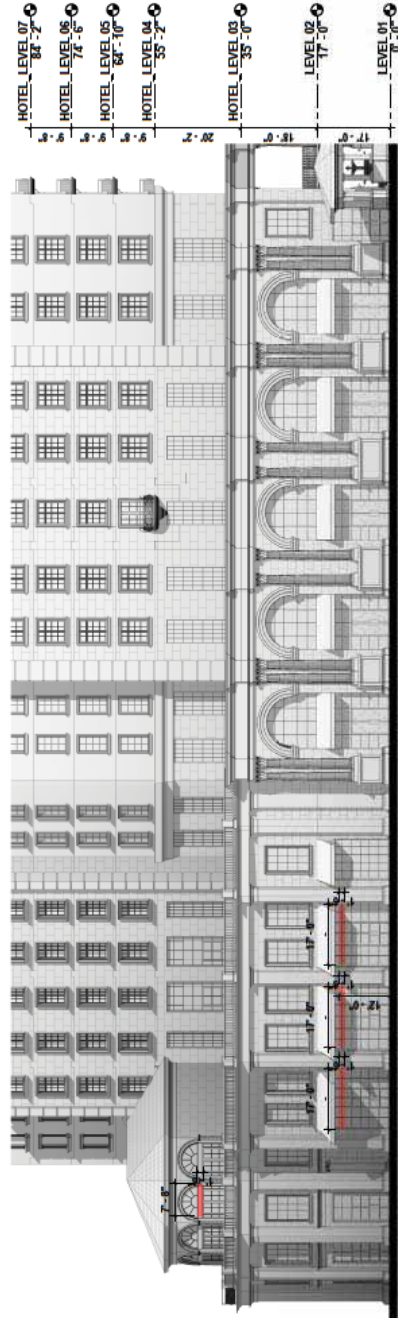
ENLARGED
EXTERIOR
ELEVATIONS
A-202.2

SYMBOL	DESCRIPTION
1	EXISTING
2	NEW
3	REWORK
4	DEMOLITION
5	LANDSCAPE
6	WATER
7	SEWER
8	ELECTRIC
9	TELEPHONE
10	CABLE
11	CONCRETE
12	ASPHALT
13	GRAVEL
14	SOIL
15	ROCK
16	WOOD
17	METAL
18	GLASS
19	PLASTER
20	STUCCO
21	BRICK
22	STONE
23	CEMENT
24	PAVEMENT
25	LANDSCAPE
26	WATER
27	SEWER
28	ELECTRIC
29	TELEPHONE
30	CABLE



ENLARGED ELEVATION
1/2" = 1'-0"

PALERMO AVENUE

[illegible]

1 ENLARGED VEST ELEVATION
2007-11-07

1997年12月31日 1998年12月31日

Page 2 of 23 (11/20/2018 11:20 AM)

MEDITERRANEAN VILLAGE

at Ponce Circle

CLIENT

THE ARCADIS COMPANY
 10000 ARCADIS DRIVE, SUITE 100
 DALLAS, TEXAS 75243

NO. OF SHEETS	10
SHEET NO.	10
TITLE	ENLARGED EXTERIOR ELEVATIONS
DATE	06/10/2010
DRAWN BY	W. J. HARRIS
CHECKED BY	W. J. HARRIS
APPROVED BY	W. J. HARRIS
DATE	06/10/2010
SCALE	AS SHOWN



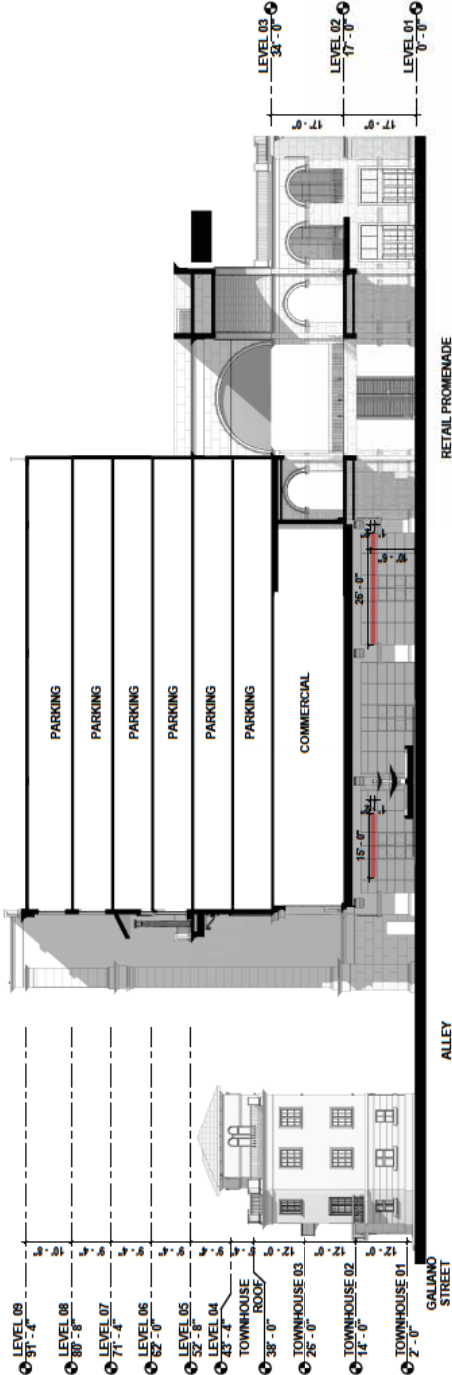
ENLARGED EXTERIOR ELEVATIONS

A-203.4

DATE

06/10/2010

NO.	DESCRIPTION
1	1.00 - 1.00 - 1.00 - 1.00
2	2.00 - 2.00 - 2.00 - 2.00
3	3.00 - 3.00 - 3.00 - 3.00
4	4.00 - 4.00 - 4.00 - 4.00
5	5.00 - 5.00 - 5.00 - 5.00
6	6.00 - 6.00 - 6.00 - 6.00
7	7.00 - 7.00 - 7.00 - 7.00
8	8.00 - 8.00 - 8.00 - 8.00
9	9.00 - 9.00 - 9.00 - 9.00
10	10.00 - 10.00 - 10.00 - 10.00
11	11.00 - 11.00 - 11.00 - 11.00
12	12.00 - 12.00 - 12.00 - 12.00
13	13.00 - 13.00 - 13.00 - 13.00
14	14.00 - 14.00 - 14.00 - 14.00
15	15.00 - 15.00 - 15.00 - 15.00
16	16.00 - 16.00 - 16.00 - 16.00
17	17.00 - 17.00 - 17.00 - 17.00
18	18.00 - 18.00 - 18.00 - 18.00
19	19.00 - 19.00 - 19.00 - 19.00
20	20.00 - 20.00 - 20.00 - 20.00
21	21.00 - 21.00 - 21.00 - 21.00
22	22.00 - 22.00 - 22.00 - 22.00
23	23.00 - 23.00 - 23.00 - 23.00
24	24.00 - 24.00 - 24.00 - 24.00
25	25.00 - 25.00 - 25.00 - 25.00
26	26.00 - 26.00 - 26.00 - 26.00
27	27.00 - 27.00 - 27.00 - 27.00
28	28.00 - 28.00 - 28.00 - 28.00
29	29.00 - 29.00 - 29.00 - 29.00
30	30.00 - 30.00 - 30.00 - 30.00
31	31.00 - 31.00 - 31.00 - 31.00
32	32.00 - 32.00 - 32.00 - 32.00
33	33.00 - 33.00 - 33.00 - 33.00
34	34.00 - 34.00 - 34.00 - 34.00
35	35.00 - 35.00 - 35.00 - 35.00
36	36.00 - 36.00 - 36.00 - 36.00
37	37.00 - 37.00 - 37.00 - 37.00
38	38.00 - 38.00 - 38.00 - 38.00
39	39.00 - 39.00 - 39.00 - 39.00
40	40.00 - 40.00 - 40.00 - 40.00
41	41.00 - 41.00 - 41.00 - 41.00
42	42.00 - 42.00 - 42.00 - 42.00
43	43.00 - 43.00 - 43.00 - 43.00
44	44.00 - 44.00 - 44.00 - 44.00
45	45.00 - 45.00 - 45.00 - 45.00
46	46.00 - 46.00 - 46.00 - 46.00
47	47.00 - 47.00 - 47.00 - 47.00
48	48.00 - 48.00 - 48.00 - 48.00
49	49.00 - 49.00 - 49.00 - 49.00
50	50.00 - 50.00 - 50.00 - 50.00
51	51.00 - 51.00 - 51.00 - 51.00
52	52.00 - 52.00 - 52.00 - 52.00
53	53.00 - 53.00 - 53.00 - 53.00
54	54.00 - 54.00 - 54.00 - 54.00
55	55.00 - 55.00 - 55.00 - 55.00
56	56.00 - 56.00 - 56.00 - 56.00
57	57.00 - 57.00 - 57.00 - 57.00
58	58.00 - 58.00 - 58.00 - 58.00
59	59.00 - 59.00 - 59.00 - 59.00
60	60.00 - 60.00 - 60.00 - 60.00
61	61.00 - 61.00 - 61.00 - 61.00
62	62.00 - 62.00 - 62.00 - 62.00
63	63.00 - 63.00 - 63.00 - 63.00
64	64.00 - 64.00 - 64.00 - 64.00
65	65.00 - 65.00 - 65.00 - 65.00
66	66.00 - 66.00 - 66.00 - 66.00
67	67.00 - 67.00 - 67.00 - 67.00
68	68.00 - 68.00 - 68.00 - 68.00
69	69.00 - 69.00 - 69.00 - 69.00
70	70.00 - 70.00 - 70.00 - 70.00
71	71.00 - 71.00 - 71.00 - 71.00
72	72.00 - 72.00 - 72.00 - 72.00
73	73.00 - 73.00 - 73.00 - 73.00
74	74.00 - 74.00 - 74.00 - 74.00
75	75.00 - 75.00 - 75.00 - 75.00
76	76.00 - 76.00 - 76.00 - 76.00
77	77.00 - 77.00 - 77.00 - 77.00
78	78.00 - 78.00 - 78.00 - 78.00
79	79.00 - 79.00 - 79.00 - 79.00
80	80.00 - 80.00 - 80.00 - 80.00
81	81.00 - 81.00 - 81.00 - 81.00
82	82.00 - 82.00 - 82.00 - 82.00
83	83.00 - 83.00 - 83.00 - 83.00
84	84.00 - 84.00 - 84.00 - 84.00
85	85.00 - 85.00 - 85.00 - 85.00
86	86.00 - 86.00 - 86.00 - 86.00
87	87.00 - 87.00 - 87.00 - 87.00
88	88.00 - 88.00 - 88.00 - 88.00
89	89.00 - 89.00 - 89.00 - 89.00
90	90.00 - 90.00 - 90.00 - 90.00
91	91.00 - 91.00 - 91.00 - 91.00
92	92.00 - 92.00 - 92.00 - 92.00
93	93.00 - 93.00 - 93.00 - 93.00
94	94.00 - 94.00 - 94.00 - 94.00
95	95.00 - 95.00 - 95.00 - 95.00
96	96.00 - 96.00 - 96.00 - 96.00
97	97.00 - 97.00 - 97.00 - 97.00
98	98.00 - 98.00 - 98.00 - 98.00
99	99.00 - 99.00 - 99.00 - 99.00
100	100.00 - 100.00 - 100.00 - 100.00



1

ENLARGED EXTERIOR ELEVATIONS

MEDITERRANEAN VILLAGE
at Ponce Circle

CLIENT
ALWAYS POWER LLC.
3801 20TH STREET, 3801 POWER IN
LOS ANGELES, CA 90008

www.elsevier.com/locate/jmb

10

3D Renderings



© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 395–402

A-916

3D VIEW

IDENTIFICATION

[illegible]

Client
NARUS POWER LLC
3001 20TH STREET POWER IN
JACKSONVILLE

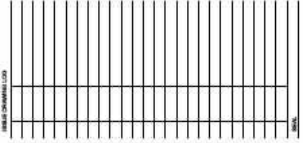
MEDITERRANEAN VILLAGE
at Ponce Circle

RTKL

AN ARCADIS COMPANY

RTKL AMERICA, INC.
200 ALABAMA AVE. SOUTH
SUITE 2000, FLOOR 20
DALLAS, TEXAS 75201
TEL: 214.760.2271
WWW.RTKL.COM
CONTACT NUMBER 45-400210

COMBIA T&T



**MEDITERRANEAN
VILLAGE at
Ponce Circle**

PROJECT

RTKL

AN ARCADIS COMPANY

RTKL AMERICA/CH2M HILL INC.
200 ALABAMA AVE. SOUTH
SUITE 1000
BIRMINGHAM, ALABAMA 35203
P 205.269.2200
F 205.269.2201
WWW.RTKL.COM
PHOTOGRAPH BY MICHAEL J. HARRIS 40-140021-00



11월 11일 11시 11분 11초

A-918

3D VIEW

A blank graph grid for plotting distance versus time. The horizontal axis is labeled 'Time (min)' and the vertical axis is labeled 'Distance (m)'. The grid consists of 10 major units on the horizontal axis and 10 major units on the vertical axis, with minor grid lines every 1 unit.

Client: **ARMOR POWER LLC
3801 38TH STREET FORT WORTH TX
76109-3801**

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

Abstract

AN ARCADIS COMPANY

REF

THE CHANGING LAND

© 2007
HARRIS PIONEER LLC
ALL RIGHTS RESERVED

MEDITERRANEAN VILLAGE
at Ponce Circle

Abstract

AN ARCADIS COMPANY

FIN



A-921

CLIENT
AGRIUS POWER LLC
3801 280TH STREET POWER DR
LAKEN WOLFEWARD

MEDITERRANEAN VILLAGE
at Ponce Circle

RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
380 AL WARDEN RD SUITE 300
CORAL GABLES FL 33134
P 305 358 2000
F 305 358 2001
WWW.RTKL.COM
PROJECT NUMBER 05-4002 00

COMBIA T&E



**MEDITERRANEAN
VILLAGE at
Ponce Circle**

CLIENT: **INDIAN POWER LLC**
2011-2012, 2013 POWER ON
AND 2014-2015

© 2000 Blackwell Science Ltd

[illegible]

Healthy Relationships

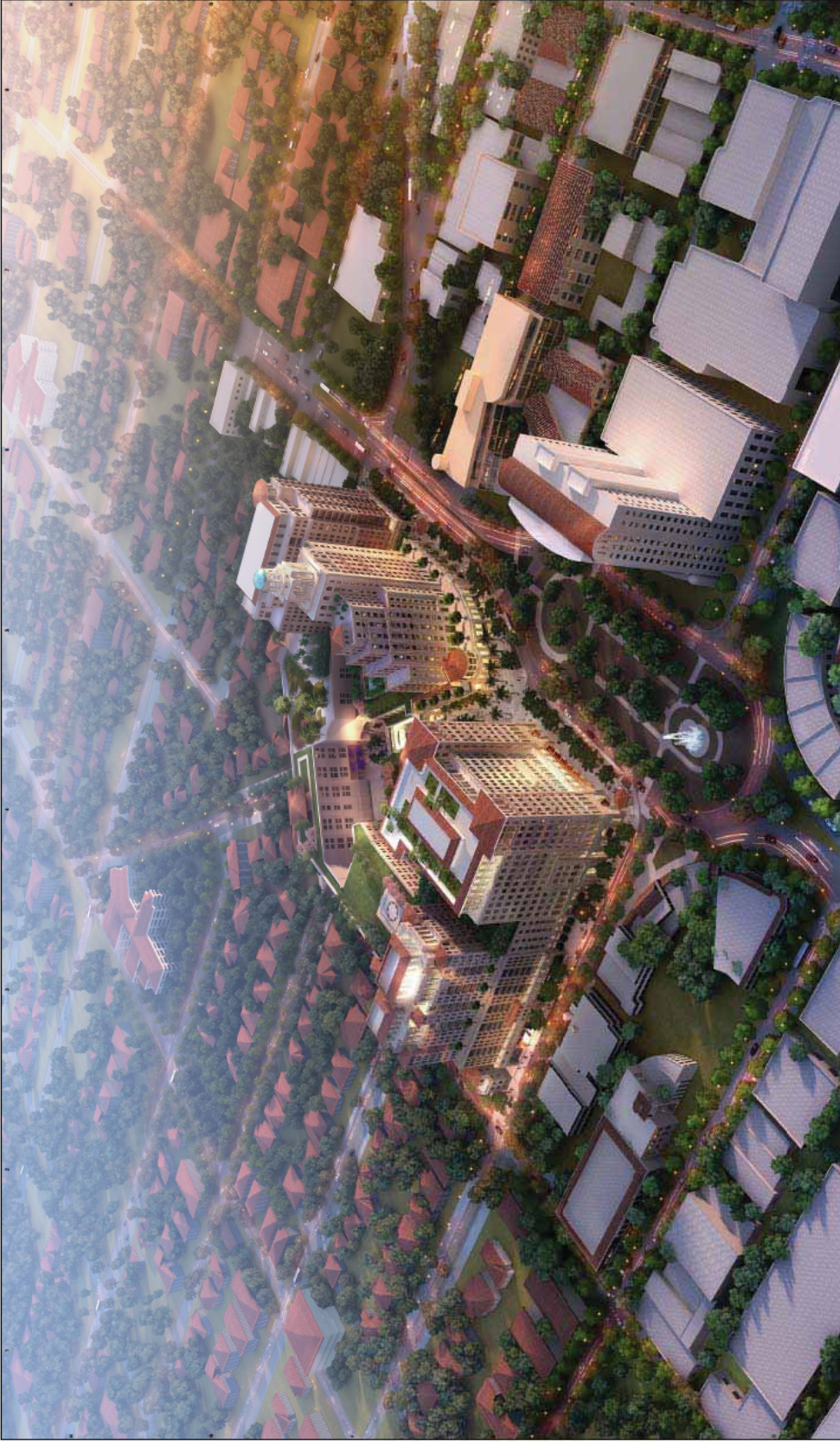
1000

1000

A-923

© 1998 WILEY-LISS, INC.





1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

www.elsevier.com/locate/jmb

CLB#17
ADAMS POWER LLC
301.260.1001, 800.769.0136
LACON POWERFARM

MEDITERRANEAN VILLAGE
at Ponce Circle

Abstract

AN ARCADIS COMPANY
 WTL ASSOCIATES INC.
 3811 ALABAMA CTR. SOUTH
 CORAL GABLES, FLORIDA
 P. 786.298.3203
 F. 786.298.3271
 WWW.WTL.COM
 PROJECT NUMBER: 45-14002-00

REFERENCES

A-924

1

3D VIEW

2017

QUESTIONS

A-925

[illegible]

CUSTOMER
ALUMINUM POWER LLC
3801.3801.3801 POWER DR
LEHIGH BOULEVARD

MEDITERRANEAN VILLAGE
at Ponce Circle

IRTEL

AN ARCADIS COMPANY

IRTEL ASSOCIATES INC.
3901 ALHAMBRA DR. SOUTH
CORAL GABLES, FLORIDA
33134
P. 786.384.2201
WWW.IRTEL.COM
PROJECT NUMBER 46-14025 (0)

COMBUSTION

Ordinances, Resolutions, Covenants, and Development Agreement



CITY OF CORAL GABLES

405 Biltmore Way, Coral Gables, Florida 33134

PUBLIC RECORDS REQUESTS FORM

(FY 2012-2013)

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2014 FEB - 6 PM 2:44

OPTIONAL INFORMATION

Name: Jose Rivero Date: 2/6/14
Company: Greenberg Traurig
Address: 333 Avenue of the Americas
City: MIAMI State: FL Zip Code: 33151
Daytime Telephone: (305) 29-5473 Fax: (305) 961-9473
E-mail: Riverojo@gtlaw.com

Optional Information is not required; however, the information is essential to us in communicating with you regarding the status of your request.

State of Florida's Public Records Law, Chapter 119, Florida Statutes, requires that the records which are made or received in connection with the transaction of official business by any "agency" must be open for inspection and copying in the absence of statute exempting such records or making such records confidential. As such, the City of Coral Gables provides copies of certain copyright protected documents. The copyright law of the United States (Title 17, United States Code) governs the making of photocopies or other reproductions of copyrighted material. Under certain conditions specified in the law, libraries and archives are authorized to furnish a photocopy or other reproduction. One of the specific conditions is that the photocopy or reproduction is to be "used for any purpose other than private study, scholarship or research." If a user makes a request for or later uses a photocopy or reproduction for purposes in excess of "fair use" that user may be liable for copyright infringement. Further the City reserves the right to refuse to accept a copying order, if in its judgment fulfillment of the order would involve violation of copyright law.

All payments MUST be made to the Finance Department

Please describe the records you are requesting and any additional information that will assist in locating the information. Failure to provide sufficient information may cause delay.

- ☒ I wish to have copies/duplicates of the records indicated below (50 % deposit required).
☐ I wish to make an appointment to review the records before copies are made.

copies of any resolutions, Ordinances, covenants and agreements
which affect the properties on the attached exhibit

*Please select one of the followings methods by which to receive the records requested. *The full amount must be prepaid.*

- ☐ To be mailed
☐ To be faxed*
☒ To be picked up*

Signature (not required):

Date:

2/6/14

Please read before signing

Pursuant to Chapter 119.07(4) F.S. The custodian of record shall furnish a copy of the record upon payment of the fee prescribed by law. If a fee is not prescribed by law, the following fees are authorized: (a) 1. Up to 15 cents per one-sided copy for duplicated copies of not more than 14 inches by 8 1/4 inches; 2. No more than an additional 5 cents for each two-sided copy; and 3. For all other copies, the actual cost of duplication of the actual record. (b) The charge for copies of county maps or aerial photographs supplies by county constitutional officers may also include a reasonable charge for the labor and overhead associated with their duplication. (c) An agency may charge up to \$1 per copy for certified copy of a public record. (d) if the nature or volume of the public records requested to be inspected or copied is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance by personnel ... or both, the agency may charge, in addition to the actual cost of duplication, a special service charge. Section 2-389, City Code, states that the city is permitted and shall charge an extensive research fee whenever extraordinary time constraint is designated by the person requesting copies or research of public records... For purposes of this section the term "extraordinary expenditure of time" shall mean 20 minutes or more. The extensive research fee shall be calculated using the hourly wage of the employee performing such services.

(FY 2012/2013 - Renewal 4/2013)

2014 FEB . 6 PM 2: 44

Property Address	Folio No.
2801 Ponce De Leon Blvd.	03-4117-005-5390
107 Palermo Ave.	03-4117-005-5500
111 Palermo Ave.	03-4117-005-5510
2901 Ponce De Leon Blvd.	03-4117-069-0240
2915 Coconut Grove Dr.	03-4117-005-6230
3001 Ponce De Leon Blvd.	03-4117-005-7320
Vacant	03-4117-005-5391
Vacant	03-4117-005-5470
Vacant	03-4117-005-5480
Vacant	03-4117-069-0050
Vacant	03-4117-069-0060
Vacant	03-4117-069-0070
Vacant	03-4117-069-0080
Vacant	03-4117-069-0260
Vacant	03-4117-069-0040
Vacant	03-4117-069-0030
Vacant	03-4117-069-0020
Vacant	03-4117-069-0010
Vacant	03-4117-069-0250
Vacant	03-4117-069-0270
Vacant	03-4117-069-0280
Vacant	03-4117-069-0290
Vacant	03-4117-069-0120
Vacant	03-4117-069-0130
Vacant	03-4117-069-0140
Vacant	03-4117-069-0110
Vacant	03-4117-069-0100
Vacant	03-4117-069-0090
Vacant	03-4117-069-0300
Vacant	03-4117-069-0150
Vacant	03-4117-069-0160
Vacant	03-4117-069-0170
Vacant	03-4117-069-0200
Vacant	03-4117-069-0210
Vacant	03-4117-069-0220
Vacant	03-4117-069-0230
Vacant	03-4117-069-0190
Vacant	03-4117-069-0180
Vacant	03-4117-005-7370
Vacant	03-4117-005-7380
Vacant	03-4117-005-7390
Vacant	03-4117-005-7400
Vacant	03-4417-005-7410
Vacant	03-4417-005-7930

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-20

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING A CHANGE OF LAND USE FROM "COMMERCIAL, MID-RISE INTENSITY", "COMMERCIAL, LOW-RISE INTENSITY", "RESIDENTIAL USE (SINGLE-FAMILY) HIGH DENSITY" AND "RESIDENTIAL USE (SINGLE-FAMILY) LOW DENSITY" TO "COMMERCIAL, HIGH-RISE INTENSITY", "COMMERCIAL, MID-RISE INTENSITY", "COMMERCIAL, LOW-RISE INTENSITY" AND "PARKS AND RECREATIONAL USE" FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 5-32, BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 30, AND LOT 45, BLOCK 31 AND PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature passed the Local Government Comprehensive Planning and Land Development Regulation Act requiring all counties and cities to prepare a Comprehensive Land Use Plan; and

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and

WHEREAS, Application No. 01-06-395-P was submitted requesting that the Future Land Use Map of the Comprehensive Land Use Plan be amended to change the land use of various parcels of land from "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity", "Residential Use (Single-Family) High Density" and "Residential Use (Single-Family) Low Density" to "Commercial, High-Rise Intensity", "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity" and "Parks and Recreational Use" for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance; and

WHEREAS, after a courtesy public notice was mailed to all property owners within the affected area, and within 1,000 foot radius from the affected area; and

WHEREAS, after notice of a public hearing being duly published, a public hearing was held before the Planning and Zoning Board, acting as the Local Planning Agency, of the City of Coral Gables on June 14, 2006 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, at the June 14, 2006 Local Planning Agency meeting, the Local Planning Agency recommended approval of the proposed amendments to the Future Land Use Map (vote: 4-1); and

WHEREAS, the City Commission on July 11, 2006 passed the proposed amendment to the Future Land Use Map on First Reading as provided herein (vote: 4-1); and

WHEREAS, due to the location of the application site with the City's transportation concurrency exception area (i.e., the Gables Redevelopment and Infill District), the application is considered a small-scale amendment, and therefore not subject to state and regional review; and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to amend the Future Land Use Map of the City's Comprehensive Land Use Plan pursuant to Florida Statutes after carefully considering written and oral comments by members of the public and governing agencies;

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

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. That the Future Land Use Map of the City of Coral Gables Comprehensive Land Use Plan be amended to change the land use of various parcels of land from "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity", "Residential Use (Single-Family) High Density" and "Residential Use (Single-Family) Low Density" to "Commercial, High-Rise Intensity", "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity" and "Parks and Recreational Use" for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance, and as graphically displayed in the proposed Future Land Use Map provided herein as "Attachment A."

SECTION 3. That the City transmit the amendment to the Florida Department of Community Affairs with an acknowledgement that the amendment is a small-scale amendment as defined by Florida Statutes, and therefore not subject to state and regional review.

SECTION 4. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 5. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 6. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 7. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 8. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 9. That this Ordinance shall become effective thirty (30) days upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST,
A.D., 2006.

(Moved: Anderson / Seconded: Cabrera)
(Seconded: Cabrera, Withers, Anderson, Slesnick)
(Nays: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-5)

APPROVED:

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

DONALD D. SLESNICK II
MAYOR

ATTEST:

A large, stylized handwritten signature in black ink, with the name 'Walter J. Foeman' clearly legible within the loops.

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

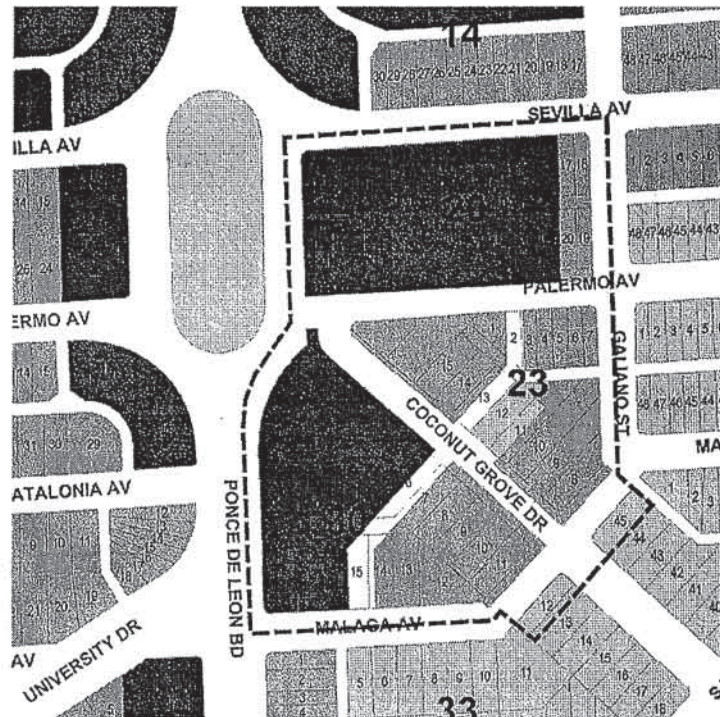
A large, stylized handwritten signature in black ink, with the name 'Elizabeth Hernandez' clearly legible within the loops.

ELIZABETH HERNANDEZ
CITY ATTORNEY

Attachment A

Comprehensive Land Use Plan Map Legend

- RESIDENTIAL USE (SINGLE FAMILY)**
- Low Density (6 Units/Acre)
 - High Density (9 Units/Acre)
- RESIDENTIAL USE (MULTI FAMILY)**
- Duplex Density (9 Units/Acre)
 - Low Density (20 Units/Acre; 4 Stories)
 - Medium Density (40 Units/Acre; 6 Stories)
 - High Density (60 Units/Acre; 13 Stories)
- COMMERCIAL USE**
- Low-Rise Intensity (4 Stories; F.A.R. 3.0)
 - Mid-Rise Intensity (6 Stories; F.A.R. 3.0)
 - High-Rise Intensity (13 Stories; F.A.R. 3.0)
- INDUSTRIAL USE**
- UNIVERSITY USE**
- EDUCATIONAL USE**
- PARKS AND RECREATIONAL USE**
- OPEN SPACE**
- CONSERVATION AREAS**
- PUBLIC BUILDINGS AND GROUNDS**
- HOSPITAL USE**
- RELIGIOUS/INSTITUTIONAL**



CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-21

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA AMENDING THE ZONING CODE TEXT BY AMENDING PROVISIONS CONTAINED IN ARTICLE 3, "USE DISTRICT AND REGULATIONS", SECTION 3-5, "MIXED-USE DISTRICT REGULATIONS", BY EXTENDING THE SOUTHERN BOUNDARY OF MIXED-USE DISTRICT NO. 1 FROM PALERMO AVENUE TO MALAGA AVENUE; PROVIDING A REPEALER PROVISION, A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables has adopted and codified Mixed Use District No. 1 (MXD1) provisions in Section 3-5(b) of the Zoning Code;

WHEREAS, a commercial mixed-use project containing proposed office, retail, townhouse, and multi-family residential uses has been submitted requiring this Zoning Code amendment as a prerequisite to review of the proposed project at public hearings;

WHEREAS, Application No. 01-06-395-P was submitted requesting that the Zoning Code be amended to expand the southern boundary of the MXD1 zoning district from Palermo Avenue to Malaga Avenue, as indicated herein as "Attachment A";

WHEREAS, after a courtesy public notice was mailed to all property owners within the affected area, and within 1,000 foot radius from the affected area;

WHEREAS, after notice of a public hearing being duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006 at which hearing all interested parties were afforded the opportunity to be heard;

WHEREAS, at the June 14, 2006 Planning and Zoning Board meeting, the Board recommended approval of the proposed amendments to the Zoning Code (vote: 4-1);

WHEREAS, the City Commission on July 11, 2006 passed the proposed amendment to the Zoning Code on First Reading as provided herein (vote: 4-1); and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to amend the Zoning Code pursuant to Florida Statutes after carefully considering written and oral comments by members of the public and governing agencies;

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

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. That the “Zoning Code of the City of Coral Gables” shall be and it is hereby amended by amending Section 3-5(b), as follows:

“1. Location eligibility. All properties zoned for C-Use and located within the following described geographic area shall be eligible to use the standards set forth herein for Mixed-use District No. 1.

a. The area bounded by Southwest Eighth Street to the north, ~~Palermo~~ Malaga Avenue to the south, Douglas Road to the east and LeJeune road to the west. (3326)”

SECTION 3. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinance 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 session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 7. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 8. That this Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST,
A.D. 2006.

(Moved: Cabrera / Seconded: Anderson)
(Yeas: Withers, Anderson, Cabrera, Slesnick)
(Nays: Kerdyk)
(Unanimous 4-1 Vote)
(Agenda Item E-6)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER L. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-22

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING THE CHANGE OF ZONING FROM "CC", COMMERCIAL, "XCB", COMMERCIAL, "A-15", APARTMENT AND "XR-3", "R-2" AND "R-3", RESIDENTIAL, SINGLE-FAMILY TO "CB", COMMERCIAL AND "S", SPECIAL USE FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON THE PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables has adopted and codified Mixed Use District No. 1 (MXD1) provisions in Section 3-5(b) of the Zoning Code;

WHEREAS, the City Commission desires to expand the southern boundary of the MXD1 zoning district from Palermo Avenue to Malaga Avenue;

WHEREAS, a commercial mixed-use project containing proposed office, retail, townhouse, and multi-family residential uses has been submitted requiring this Zoning Code amendment as a prerequisite to review of the proposed project at public hearings;

WHEREAS, Application No. 01-06-395-P was submitted requesting that the Zoning Code be amended to change the zoning of various parcels of land from "CC", Commercial, "XCB", Commercial, "A-15", Apartment and "XR-3", "R-2" and "R-3", Residential, Single-Family to "CB", Commercial and "S", Special Use for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance;

WHEREAS, after a courtesy public notice was mailed to all property owners within the affected area, and within 1,000 foot radius from the affected area;

WHEREAS, after notice of a public hearing being duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006 at which hearing all interested parties were afforded the opportunity to be heard;

WHEREAS, at the June 14, 2006 Planning and Zoning Board meeting, the Board recommended approval of the proposed amendments to the Zoning Code (vote: 4-1);

WHEREAS, the City Commission on July 11, 2006 passed the proposed amendment to the Zoning Code on First Reading as provided herein (vote: 4-1);

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to amend the Zoning Code pursuant to Florida Statutes after carefully considering written and oral comments by members of the public and governing agencies;

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

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. That the Zoning Code of the City of Coral Gables be amended to change the zoning designations of various parcels of land from "CC", Commercial, "XCB", Commercial, "A-15", Apartment and "XR-3", "R-2" and "R-3", Residential, Single-Family to "CB", Commercial and "S", Special Use for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance, and as graphically displayed in the proposed Zoning Code Map provided herein as "Attachment A."

SECTION 3. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinance 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 session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 7. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 8. That this Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF SEPTEMBER,
A.D., 2006.

(Moved: Anderson / Seconded: Cabrera)
(Yeas: Withers, Anderson, Cabrera, Slesnick)
(Nays: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-7)

APPROVED:


DONALD D. SLESNICK II
MAYOR

ATTEST:


WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

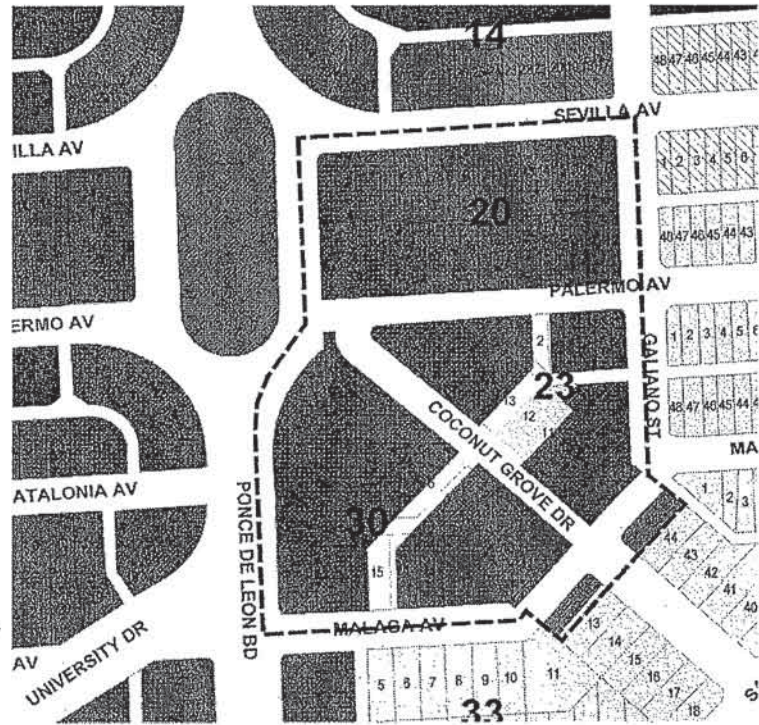

ELIZABETH HERNANDEZ
CITY ATTORNEY

Attachment A

Zoning Map Legend

ZONING

A	R-6
A-13	R-6-7
A-15	R-7
A-17	R-8
XA-#	R-8-9
CA	R-9
CB	R-9-10
CC	R-11
XC	R-12
D-10	R-14
D-14	R-14-15
XD-#	R-16
M	R-17
P	R-18
R-TH	R-19
R-1-2	R
R-2	XR
R-3	XR-#
R-4	S
R-5	



CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-23

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING THE PLANNED AREA DEVELOPMENT (PAD) MIXED-USE SITE PLAN PURSUANT TO ZONING CODE SECTION 3-5 AND SECTION 9-3, FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON TITLE PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND A PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for PAD mixed-use site plan review for the properties legally described in the heading of this ordinance to permit the construction of a mixed-use project consisting of office, retail, townhouse, and multi-family residential uses known as "Old Spanish Village"; and,

WHEREAS, companion applications have been submitted and filed with the City for change of land use, Zoning Code text amendment, change of zoning, street and alley vacations and dedications, and conditional use special location review necessary to allow for the development of the project referred to as "Old Spanish Village"; and,

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006, at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the June 14, 2006 Planning and Zoning Board meeting, the Board recommended approval of the proposed PAD mixed use site plan subject to Staff conditions of approval with modifications (vote: 4-1); and,

WHEREAS, pursuant to Section 9-3 of the Zoning Code all proposed PAD Site Plan applications are subject to a public hearing for City Commission review and approval via Ordinance; and,

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on July 11, 2006 and the Commission approved the related application requests on First Reading (vote: 4-1), at which hearing all interested persons were afforded the opportunity to be heard;

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on August 22, 2006 and the Commission approved the related application requests on Second Reading (vote: 4-1) at which hearing all interested persons were afforded the opportunity to be heard;

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

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 City Commission, upon consideration of the recommendation of the Planning and Zoning Board, the project architect, the testimony of the project historian, the maps, elevations, schematics, context studies, and other presentation materials submitted into the record, finds and concludes that:

1. To the extent that certain provisions of Article 9 of the Zoning Code, requiring specific minimum standards, are in conflict with other provisions of the City's Codes, Zoning Codes and regulations, as approved or recommended for approval by the Planning and Zoning Board, Board of Adjustment, and Board of Architects, those inconsistent provisions of Article 9 are superseded to the extent of such conflict, as follows:
 - a. The actions, designs, construction and/or other solutions proposed by the applicant, although not literally in accord with the special regulations in the PAD ordinance, satisfy regulations in Article 28 and Article 3, the Coral Gables Mediterranean Architectural Style Design Bonuses and the Mixed Use District Regulations, respectively, and, by virtue of compliance with these regulations, provide public purposes to at least an equivalent degree; and,
 - b. Pursuant to Section 9-3 a and b, by virtue of compliance with Article 28 -the Coral Gables Mediterranean Architectural Style Design Bonus and Article 3 - Mixed Use District regulations, Old Spanish Village furthers the purpose and intent of the PAD ordinance and the other applicable land development regulations cited above.
2. Old Spanish Village is designed pursuant to and complies with certain provisions of the PAD, Coral Gables Mediterranean Style Design Bonus, and MXD-1 regulations.
3. Old Spanish Village embodies the shared intent of these three sets of regulations to further George Merrick's vision of architectural design excellence by preserving a historic landmark, providing plazas, open spaces and urban passageways and promoting a harmonious mix of uses in a well planned and designed project.
4. Old Spanish Village fully complies with the Coral Gables Mediterranean Style Design Bonus Regulations, including the landscape/open space requirement.

5. The Board of Architects has determined that Old Spanish Village satisfies the criteria set forth in Article 28 and has incorporated the allowable FAR into its design.

SECTION 3. In furtherance of the Comprehensive Land Use Plan, Zoning Code, and other applicable City provisions, the "Old Spanish Village" PAD is approved subject to all of the following conditions:

1. Application/supporting documentation. Construction of the project shall be in conformance with the following:
 - a. Site plan, building elevations and building program contained in application package (Sheets No. 1-100) prepared by Bermello Ajamil & Partners, Inc., dated 06.05.06, and updated on 07.24.06.
 - b. Traffic Study prepared by David Plummer and Associates, Inc., dated November, 2005, with addendums dated 03 .24.06 and 05.23 .06.
 - c. Improvements and/or conditions contained herein, unless otherwise specified herein, shall be completed prior to receipt of final Certificate of Occupancy (CO).
 - d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated 04.03.06, and revised and submitted on 06.05.06.
 - e. All representations proffered by the applicant's representatives provided during public hearing review.
 - f. Changes to the plans required by the City Commission as part of the review of this application at public hearings.
 - g. The project shall be constructed in compliance with the following materials as entered into the record by the Applicant:
 - 1) 07.24.06 Master Plan Proposal for Ponce Circle Developers (Site Plan).
 - 2) 07.11.06 City Commission PowerPoint presentation.
 - 3) 07.11.06 City Commission Video presentation.
 - 4) 08.14.06 Letter from David Plummer and Associates re: traffic calming.
2. Verification of revisions to plans, elevations and all supporting documents.
 - a. Modification to all applicable documents that are necessary as a part of the public hearing review and approval of the application shall be submitted to the Planning Department within 60 days of final approval for verification that all conditions of approval are satisfied.
3. Changes to approved plans.
 - a. The applicant, successors or assigns shall advise of any-changes to the plans and drawings referenced above as a part of building permit review process. Changes shall require Building and Zoning Department review and approval to determine the extent of changes and may require reconsideration by the Planning and Zoning Board and City Commission as determined by the Building and Zoning Director, pursuant to Section 9-6 of the Zoning Code (2006.)
 - b. The applicant, successors or assigns shall advise the Department of any applicable changes in writing prior to the issuance of a Temporary Certificate of Occupancy (TCO) for any principal structure for each phase of the project.
 - c. The City will facilitate and help expedite all reviews and approvals necessary through the City Manager's Office.
4. General.

- a. Restrictive Covenant. Within 30 days of approval of the adoption of the ordinances, the property owner, its successors or assigns shall secure City Attorney review and approval of a Restrictive Covenant outlining all conditions of approval required by the City Commission. Failure to submit the draft Restrictive Covenant within the specified time frame shall render all approvals void.
 - b. PAD ownership. Applicant shall present and record with the City proof of ownership of all land within PAD, and shall establish a property owner's association for the ownership and maintenance of all common areas, including open space, recreation areas and private streets and driveways. Proof of ownership and establishment of property owner's association shall be subject to review and approval by the City Attorney.
5. Prior to the issuance of a building permit for any phase of the project, the property owner, its successors or assigns, shall adhere or agree to the following conditions:
- a. The applicant provide detailed plans and sections of proposed buffering around remaining single family residence to address and include any proposed walls, landscaping, nighttime lighting, drainage and noise control, subject to review and approval by the Directors of Public Service and Planning Departments.
 - b. Building signage.
 - 1) No building signage shall be permitted above the second floor on any building elevation that faces onto "R", Residential Single-Family zoned property located to the east and south of the project site.
 - 2) Permitted building signage above the third floor may have night time back lighting, but no other form of signage illumination shall be permitted.
 - 3) No signage shall be permitted to encroach off-site onto public or private property which is not apart of the subject property.
 - 4) No commercial signage shall be permitted on residential townhouse units.
 - 5) All signage shall comply with the examples of permitted signage provided as part of the submitted application package on Application Sheets No. 26, 27 and 28 of 100 entitled "Signage", prepared by Tom Graboski Assoc., Inc. and dated 06-05-06.
 - 6) Illumination necessary to satisfy applicable emergency, building code, and life/safety requirements shall be exempt from the above prohibitions.
 - c. Public Realm Improvements.
 - 1) Infrastructure Improvements. As proffered by the Applicant, Applicant agrees to provide one (1) million dollar contribution to City for infrastructure improvements, in accordance with a schedule subject to approval by City Manager but with full payment prior to final CO on project.
 - 2) Ponce Circle Park improvements. As proffered by the Applicant, Applicant agrees to provide funding for design costs of Ponce Circle Park not to exceed two (2) hundred thousand dollars, in accordance with a schedule subject to approval by City Manager but with full payment prior to final CO on project.
 - 3) Public Realm Improvement Plan. Prepare and submit a Public Realm Improvement Plan that provides the location and description of all public realm improvements proposed within public rights-of-ways within and adjoining the project site, including but not limited to landscaping, trolley stops, mid block pedestrian paseo/passageways, water features, information and directional signage, street lighting, examples and locations of street furniture including benches, waste cans, information kiosks, lighting standards, bicycle racks, newspaper racks, moveable planters and other related items, subject to review and approval by the Directors of Public Works, Public Service and Planning Departments. All proposed public realm improvements and landscaping

within any public right-of-way shall conform with the City's Master Streetscape Plan, subject to review and approval by the Directors of Public Works, Public Service and Planning Departments.

- d. Landscape Plan. Prepare and submit a Landscape Plan that provides the location, type and size at time of planting of all landscaping proposed within the project, subject to review and approval by the Directors of the Public Works, Public Service and Planning Departments. All landscaping provided by applicant located within the project site and public rights-of-ways shall comply with the following:
 - 1) Landscape costs. All costs associated with the installation of landscaping, irrigation, maintenance and other improvements within the rights-of-way, as referenced on the approved landscape plans shall be the responsibility of the applicant.
 - 2) Landscape maintenance. Maintain all landscaping as detailed on the landscaping plan, and replace all dead or non-complying plant materials in accordance with the plant materials identified.
 - 3) Irrigation. All landscaped areas shall be irrigated to provide for 100% coverage of plant materials identified.
 - 4) Utilize structural soil within all planter areas.
- e. Parking and traffic circulation.
 - 1) Metered parking. Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of thirty-four (34) existing on- street metered parking spaces resulting from proposed project. The final number of lost metered parking spaces shall be confirmed by the Director of the Parking and Public Works Departments. Applicant may appeal this determination to the City Manager.
 - 2) Sale or leasing. The sale or leasing of parking spaces to any person, business or entity that is not a tenant or resident of this project shall be prohibited, except for parking management services.
 - 3) Parking garage gates. All vehicular and parking garage gates shall be included and shown on site and building plans. All decorative gates along Coconut Grove Drive shall remain permanently open and shall not be closed at any time. No vehicular gates shall be installed that prohibit or restrict required and designated commercial parking spaces.
 - 4) Valet parking. Valet parking on any adjoining public street or alleyway shall be prohibited. Valet/employee parking shall only be from valet parking stations located on private property located within the project site, subject to review and approval by the Directors of Parking, Public Works and Planning Departments.
- f. Construction information/contact. The applicant shall complete the following to advise as to the construction status of the project:
 - 1) Contact person. Provide and advise the surrounding residential and commercial neighborhood properties within 1000 feet a specific liaison/contact person including a contact name, contact telephone number and email, etc. to allow easy communication of potential concerns, construction activity progress, etc.
 - 2) Written notice. Provide a minimum of 72 hour written notice to those residents impacted by any proposed partial street closures as determined by the Building and Zoning Department in preparation of the Construction Staging Plan. Full closure of streets shall be prohibited, except as approved by the City Manager.
 - 3) Email communication. Develop an email subscription/distribution list to allow communication between adjacent neighbors or interested parties to assist in communication of construction activities and project status.

6. Prior to the issuance of a final CO for first completed phase of the project, the owner, its successors or assigns shall complete the following:
 - a. Traffic improvements. Install intersection/roadway improvements as agreed to and graphically represented on the submitted site plans and project phasing plan, Application Sheets No. 9, 16, 19, 24 and 25 of 100, prepared by Bermello Ajamil & Partners, Inc., dated 07.24.06, as outlined in the 08.14.06 letter from David Plummer & Associates re: traffic calming, and as recommended by and subject to review and approval of the Director of the Public Works Department, as follows:
 - 1) Re-alignment of Coconut Grove Drive at Palermo Avenue and the re-alignment of Malaga Avenue.
 - 2) Intersection improvements at the intersection of University Drive and Ponce de Leon Boulevard.
 - b. Streetscape improvements. Provide and install landscaping, irrigation and other associated public realm improvements as graphically represented on the conceptual landscape plan and phasing plan, Application Sheets No. 9, 17, 18, 19, 22 and 24 prepared by Bermello Ajamil & Partners, Inc., and dated 06.05.06, to be reviewed and approved by the Directors of Public Works, Public Service and Planning Departments.
 - c. Additional conditions proffered by Applicant. As proffered by the Applicant at the 07.11.06 City Commission meeting, the Applicant agrees to provide the following:
 - 1) Landscaping and beautification of the area at Santander Street and Coconut Grove that is currently a dead end area covered with asphalt. Remove asphalt, add new sod, plant trees (including new trees on adjacent green space bordering Santander Avenue) and pave a new driveway for the neighbor's entrance at west side of the area, subject to City's approval.
 - 2) Work with City of Coral Gables' Public Works department using reasonable best efforts to provide:
 - i. Speed bumps and stop signs at alley behind Christy's restaurant and in the alley one block south.
 - ii. To construct small median/divider along Malaga Avenue between Ponce de Leon Boulevard and Coconut Grove Drive to prevent cars going north on alley behind Christy's from crossing Malaga.
 - iii. Improve intersection as per City's Streetscape Master Plan at Santander Street and Ponce de Leon Boulevard.
 - 3) Add old-fashioned streetlights on Santander Street, subject to approval by City of Coral Gables and FPL.
 - 4) Examine adding additional green space to City's right of way at University Drive and Malaga Avenue, subject to City review and approval.
 - 5) Remove two (2) units only (one unit per floor) off the southeast corner of the proposed 3001 Ponce de Leon Boulevard building in order to reduce the height to seventy-two feet (72') in that area of the building, resulting in a maximum 171 total multi-family residential units within the 3001 Ponce de Leon Boulevard building.
 - 6) Provide an additional fifty (50) parking spaces dedicated and available for public use within the project, bringing the total parking to be provided to 1,070 parking spaces.
 - 7) Replace all dead, damaged, and missing trees to both sides of the swale on the 100 block of Santander Avenue as determined by and subject to the review and approval of the City.
7. Prior to the issuance of a building permit, the property owner, its successors or assigns, shall apply for and receive the following required City reviews and approvals.
 - a. Right-of-way encroachments. Secure City Commission review and approval of all proposed encroachments into public rights-of-way.

- b. Infrastructure improvements. Prepare and submit an infrastructure improvement plan for the coordination and construction of water, sewer, gas, electrical and other infrastructure facilities upon request by the Director of the Public Works Department for review and approval.
 - c. Construction staging plan. The applicant, its successors or assigns, shall submit a construction parking and traffic management plan for each phase of the project for the Building and Zoning Department review and approval.
8. Prior to the issuance of a building permit, the deficiency in available infrastructure necessary to provide required racquetball courts identified by the Concurrency Impact Statement (CIS) shall be satisfactorily resolved.
9. Affordable housing component. The Applicant shall develop a detailed proposal subject to City Manager's review and approval to provide 22 units (new or rehabilitated) of affordable housing or payment in lieu thereof within five (5) years from issuance of building permit for Phase I or within five (5) years of January 1, 2008. In the event that the City passes an Affordable Housing ordinance that would require this project to provide less than 22 units, the Applicant may elect to proceed under the ordinance. Any subsidies, rental programs and/or government incentives or bonuses shall belong to the Applicant. Consistent with the foregoing sentence, Applicant shall assume sole responsibility for the costs of compliance with any such subsidy, rental program, or governmental incentive package. Likewise, it shall be the Applicant's sole responsibility to comply with any monitoring or reporting obligations that arise from Applicant's participation in any such programs.
10. Future legislation and The Applicant Contributions.
- a. Over the course of the project, the Applicant will make certain contributions to the City that are in the form of money and in-kind improvements to the public realm within the project boundaries.

"The Applicant's Contributions" are defined as the combined sum of the In-kind Contributions and Monetary Contributions as set forth in this paragraph.

 - (i) "In-kind Contributions" consist of the cost of under-grounding utilities and infrastructure improvements within the public realm and contained within the project boundaries over the construction duration of the project.
 - (ii) "Monetary Contributions" consist of the one million two hundred thousand dollar (\$1,200,000.00) contributions set forth in Section 3, paragraph 5c.1) and 2).
 - b. The Applicant acknowledges that the City has discussed future adoption of legislation for impact fees and separately, art-in-public places. Should either or both of these ordinances be adopted, the City agrees to the Applicant's obligations under these ordinances by applying the Applicant's Contributions as follows:
 - (i) Toward any impact fees that may be assessed.
 - (ii) Toward any arts-in-public places fee that may be assessed after credit for cost of historic preservation measures above minimum requirements that would be triggered by Applicant's improvements to historic structure(s) outside of minimum required maintenance; for public art and qualifying landscape improvements;
 - (iii) The remaining balance of the Applicant's Contribution, if any may be applied as determined by City Manager and/or City Commission..

SECTION 4. The applicant shall further be required to comply with all applicable zoning regulations and any changes to the submitted plans in connection with the site plan herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 5. It is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 6. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 7. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 8. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 9. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intent

SECTION 10. This Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS 22nd day of August, A.D., 2006.

APPROVED:



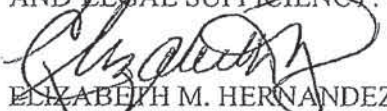
DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-24

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING STREET AND ALLEY VACATIONS AND DEDICATIONS PURSUANT TO CITY CODE CHAPTER 62, ARTICLE 8, FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON THE PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND LOTS 12-13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for one development proposal which included six (6) separate applications for a Planned Area Development (PAD) on property legally described as Block 20, Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and 30, and Lot 45, Block 31 and Lots 12-13, Block 33, and adjacent public rights-of-ways (ROW), Coral Gables, Florida, to permit the construction of a MXD1 mixed-use project; and

WHEREAS, the proposed vacations and dedications of public ROW's are required to accomplish the traffic circulation within and around the project site as proposed in the submitted PAD site plan; and

WHEREAS, as required by the City Code, the proposed public ROW vacations and dedications have been reviewed by the Public Works Department, and on June 9, 2006 by the Development Review Committee (DRC) at a special meeting at which the Committee had no objections to the proposed public ROW vacations and dedications; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and Zoning Board/LPA of the City of Coral Gables on June 14, 2006, at which hearing all interested persons were afforded the opportunity to be heard and the Planning and Zoning Board/LPA recommended approval (vote 4-1); and

WHEREAS, the applicant has proffered various improvements and contributions to mitigate the proposed development's potential impact; and

WHEREAS, the City Commission at its regular meeting of July 11, 2006 recommended approval (vote: 4-1) of the proposed public ROW vacations and dedications on First Reading;

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

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 request for public ROW vacations and dedications for the construction of the proposed PAD mixed-use project referred to as "Old Spanish Village", legally described as Block 20, Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and 30, and Lot 45, Block 31 and Lots 12-13, Block 33, and adjacent public rights-of-ways (ROW) , Coral Gables, Florida, as set forth in Application No. 01-06-395-P, shall be and are hereby approved.

SECTION 3. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinance 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 session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 7. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 8. That this Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST A.D.,
2006.

(Moved: Anderson / Seconded: Withers)
(Yeas: Cabrera, Withers, Anderson, Slesnick)
(Natys: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-9)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST



WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2006-163

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA GRANTING SPECIAL LOCATIONAL SITE PLAN APPROVAL PURSUANT TO ZONING CODE SECTION 28-6, TO ALLOW MEDITERRANEAN ARCHITECTURAL BONUSES ADJACENT TO AN "R" USE DISTRICT FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", AND LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND LOTS 12-13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 01-06-395-P; SUBJECT TO CERTAIN CONDITIONS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for special locational site plan approval to allow Mediterranean Architectural bonuses for a proposed project referred to as "Old Spanish Village" on the properties legally described in the heading of this Resolution; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, the granting of special locational site plan review is required to allow Mediterranean Architectural bonuses for the construction of the proposed townhouse and multi-family units across the street from a single-family residential zoned district; and

WHEREAS, the City Commission at its regular meeting of July 11, 2006 recommended approval of the companion application requests on First Reading;

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

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 Resolution upon adoption hereof.

SECTION 2. The request for special locational approval for the proposed mixed-use project shall be and is hereby approved with the conditions contained in the accompanying PAD site plan ordinance for this application.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations, and any changes to the submitted plans in connection with the site plan herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Resolution shall not affect the validity of any other portion of this Resolution, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 5. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 6. All Resolutions or parts of Resolutions that are inconsistent or in conflict with the provisions of this Resolution are repealed.

SECTION 7. If any section, part of session, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

SECTION 8. It is the intention of the City Commission that the provisions of this Resolution shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word resolution be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 9. That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST,
A.D., 2006.

(Moved: Withers / Seconded: Anderson)
(Yeas: Withers, Anderson, Cabrera, Slesnick)
(Nays: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-10)

APPROVED:



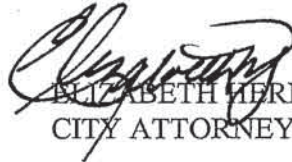
DONALD D. SLESNICK II
MAYOR

ATTEST



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2007-27.1

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING AMENDMENTS TO THE SITE PLAN OF THE PREVIOUSLY APPROVED MIXED USE PLANNED AREA DEVELOPMENT (PAD) KNOWN AS "OLD SPANISH VILLAGE", LOCATED ON PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND A PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACT A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for PAD mixed-use site plan review for the properties legally described in the heading of this ordinance to permit the construction of a mixed-use project consisting of office, retail, townhouse, and multi-family residential uses known as "Old Spanish Village"; and

WHEREAS, Application No. 01-06-395-P included six (6) separate related applications required for review at public hearings for the "Old Spanish Village" project including change of land use, change of zoning, Zoning Code text amendment, PAD site plan review, street and alley vacations and dedications and conditional use for the award of Mediterranean architectural style bonuses; and

WHEREAS, all six (6) applications were adopted by the City Commission at a public hearing on August 22, 2006, including Ordinance No. 2006-23 approving the proposed PAD mixed-use site plan for the "Old Spanish Village" project; and

WHEREAS, revisions to the previously approved PAD site plan were requested by the applicant and presented in Application No. 06-07-012-P submitted on June 1, 2007; and

WHEREAS, pursuant to the Zoning Code, the proposed revisions to the 2801 Casa Palermo Building and 3001 Ponce Building have been determined to be major amendments to the approved PAD site plan as defined by the Code, and are subject to site plan review at public hearings and approval via Ordinance; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on July 18, 2007, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the July 18, 2007 Planning and Zoning Board meeting, the Board recommended approval of the proposed amendments to the PAD mixed use site plan subject to the originally approved conditions of approval as amended herein (vote: 5-0); and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on August 28, 2007 and the Commission approved the proposed amendments to the previously approved PAD mixed use site plan subject to the originally approved conditions of approval as amended herein on First Reading (vote: 4-0), at which hearing all interested persons were afforded the opportunity to be heard;

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

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 City Commission, upon consideration of the recommendation of the Planning and Zoning Board, the testimony of the project architect and professional representatives, the maps, elevations, schematics, context studies, and other presentation materials submitted into the record, finds and concludes that:

1. To the extent that certain provisions of Article 9 of the Zoning Code, requiring specific minimum standards, are in conflict with other provisions of the City's Codes, Zoning Codes and regulations, as approved or recommended for approval by the Planning and Zoning Board, Board of Adjustment, and Board of Architects, those inconsistent provisions of Article 9 are superseded to the extent of such conflict, as follows:
 - a. The actions, designs, construction and/or other solutions proposed by the applicant, although not literally in accord with the special regulations in the PAD ordinance, satisfy regulations in Article 28 and Article 3, the Coral Gables Mediterranean Architectural Style Design Bonuses and the Mixed Use District Regulations, respectively, and, by virtue of compliance with these regulations, provide public purposes to at least an equivalent degree; and,
 - b. Pursuant to Section 9-3 a and b, by virtue of compliance with Article 28 -the Coral Gables Mediterranean Architectural Style Design Bonus and Article 3 - Mixed Use District regulations, the proposed amendments to the approved "Old Spanish Village" project furthers the purpose and intent of the PAD ordinance and the other applicable land development regulations cited above.
2. "Old Spanish Village" is designed pursuant to and complies with certain provisions of the PAD, Coral Gables Mediterranean Style Design Bonus, and MXD-1 regulations.
3. "Old Spanish Village" embodies the shared intent of these three sets of regulations to further George Merrick's vision of architectural design excellence by preserving a historic landmark, providing plazas, open spaces and urban passageways and promoting a harmonious mix of uses in a well planned and designed project.

4. "Old Spanish Village" fully complies with the Coral Gables Mediterranean Style Design Bonus Regulations, including the landscape/open space requirement.
5. The Board of Architects has determined that the proposed amendments to the approved "Old Spanish Village" project satisfies the criteria set forth in Article 28 and has incorporated the allowable FAR into its design.

SECTION 3. In furtherance of the Comprehensive Land Use Plan, Zoning Code, and other applicable City provisions, the proposed amendments to the previously approved "Old Spanish Village" PAD site plan is approved subject to the originally approved and adopted conditions of approval as amended as follows:

1. Application/supporting documentation. Construction of the project shall be in conformance with the following:
 - a. Site plan, landscape plan and detailed improvements, building elevations and building program contained in application package (Sheets No. 1-100) prepared by Bermello Ajamil & Partners, Inc., dated 06.05.06, and updated on 07.24.06, and as amended in Application No. 06-07-012-P, (Sheets No. 1-94), prepared by Bermello Ajamil & Partners, dated 07.12.07.
 - b. Traffic Study prepared by David Plummer and Associates, Inc., dated November, 2005, with addendums dated 03.24.06, 05.23 .06, and revised in June 2007.
 - d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated 04.03.06, and revised and submitted on 06.05.06, and as amended in Application No. 06-07-12-P submittal package prepared by Bermello Ajamil & Partners, dated 07.12.07.
4. General.
 - a. Restrictive Covenant. Within 30 days of approval of the adoption of the ordinances, the property owner, its successors or assigns shall submit to the City Attorney for review and approval of a Restrictive Covenant outlining all conditions of approval required by the City Commission. Failure to submit the draft Restrictive Covenant within the specified time frame shall render the applications referenced herein void.
5. Prior to the issuance of a building permit for any phase of the project, the property owner, its successors or assigns, shall adhere or agree to the following conditions:
 - e. Parking and traffic circulation.
 - 1) Metered parking. Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of twenty-seven (27) existing on-street metered parking spaces resulting from proposed project. The final number of lost metered parking spaces shall be confirmed by the Director of the Parking and Public Works Departments. Applicant may appeal this determination to the City Manager.
6. Prior to the issuance of a final CO for first completed phase of the project, the owner, its successors or assigns shall complete the following:
 - a. Traffic improvements. Install intersection/roadway improvements as agreed to and graphically represented on the submitted site plans and project phasing plan, Application Sheets No. 9, 16, 19, 24 and 25 of 100, prepared by Bermello Ajamil & Partners, Inc., dated 07.24.06, as outlined in the 08.14.06 letter from David Plummer & Associates re: traffic calming, and as amended in Application No. 06-07-012-P, (Sheets No. 1-94), prepared by Bermello Ajamil & Partners, dated 07.12.07, and as recommended by and subject to review and approval of the Director of the Public Works Department, as follows:

- 1) Re-alignment of Coconut Grove Drive at Palermo Avenue and the re-alignment of Malaga Avenue.
- 2) Intersection improvements at the intersection of University Drive and Ponce de Leon Boulevard.

Traffic calming: Within six months of City Commission approval, the applicant agrees to provide the following:

- 1) Traffic Impact Study for determining potential traffic calming alternatives for the residential areas bounded by Sevilla Avenue on the north, Douglas Road on the east, Galiano Street on the west and Coconut Grove Drive on the south.
- 2) Design and funding of all traffic calming devices based upon final recommendations of the traffic calming study.

The type and location of traffic calming improvements shall be based on the traffic impacts created by the proposed project as determined by the Traffic Impact Study, and subject to the Public Works Director's review and approval.

- b. Streetscape improvements. Provide and install landscaping, irrigation and other associated public realm improvements as graphically represented on the conceptual landscape plan and phasing plan, Application Sheets No. 9, 17, 18, 19, 22 and 24 prepared by Bermello Ajamil & Partners, Inc., and dated 06.05.06, and as amended in Application No. 06-07-012-P, (Sheets No. 1-94), prepared by Bermello Ajamil & Partners, dated 07.12.07, to be reviewed and approved by the Directors of Public Works and Public Service.
- c. Additional conditions proffered by Applicant. As proffered by the Applicant at the 07.11.06 City Commission meeting, the Applicant agrees to provide the following:
 - 5) Reduce the height of the southeast corner of the proposed 3001 Ponce de Leon Boulevard building to seventy-two feet (72') in that area of the building.
 - 6) Provide an additional fifty (50) parking spaces dedicated and available for public use within the project, bringing the total parking to be provided to 1,409 parking spaces.

SECTION 4. The applicant shall further be required to comply with all applicable zoning regulations and any changes to the submitted plans in connection with the site plan herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 5. It is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 6. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 7. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 8. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 9. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 10. This Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF SEPTEMBER, A.D.,
2007.

(Moved: Anderson / Seconded: Kerdyk)
(Yeas: Cabrera, kerdyk, Withers, Anderson, Slesnick)
(Unanimous: 5-0 Vote)
(Agenda Item: E-1)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2008-78

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING FINAL PLAT ENTITLED "PONCE PLACE VILLAS EAST" BEING A RE-PLAT OF AN APPROXIMATELY 1.5 ACRE SITE, BEING A PORTION OF THE PREVIOUSLY APPROVED "OLD SPANISH VILLAGE" PLANNED AREA DEVELOPMENT (PAD) SITE PLAN, LEGALLY DESCRIBED AS BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION (2901 PONCE DE LEON BOULEVARD), CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 10-07-037-P; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 10-07-037-P was submitted for review of a plat entitled "Ponce Place Villas East", being a replat of an approximately 1.5 acre site for the property legally described as Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and adjacent public rights-of-ways (ROW), Crafts Section (2901 Ponce de Leon Boulevard), Coral Gables, Florida; and

WHEREAS, the proposed plat is in compliance with the previously approved "Old Spanish Village" PAD site plan and amendments, adopted by Ordinances No. 2006-23 and 2007-27.1, and all conditions of approval required at the time the PAD site plan was approved remain in effect; and

WHEREAS, this proposed plat is intended to create separate building sites for the historic 2901 Ponce Arts Center Building and 23 townhouses; and

WHEREAS, this application has been submitted in conjunction with another proposed plat entitled "Ponce Place Villas West", which is a re-plat of the adjoining portion of the project which would create separate building sites for the 3001 Ponce Building and 15 townhouses; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on November 14, 2007, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the November 14, 2007 Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat (vote: 7-0); and

WHEREAS, pursuant to Article 3, Division 9, "Platting/Subdivision" of the Zoning Code all proposed re-plat applications are subject to a public hearing for City Commission review and approval via Resolution; and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on January 22, 2008, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

WHEREAS, the City Commission on May 27, 2008 approved the request subject to conditions;

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

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 request for re-plat of Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and adjacent public rights-of-ways (ROW), Crafts Section (2901 Ponce de Leon Boulevard), Coral Gables, Florida, as set forth in Application No. 10-07-037-P, requesting approval of a plat entitled "Ponce Place Villas East", being a re-plat of an approximately 1.5 acre site shall be approved.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. That this resolution shall become effective upon the date of its adoption herein.

2008.

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

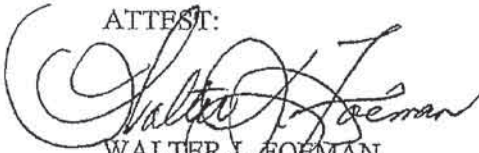
(Moved: Kerdyk / Seconded: Anderson)
(Yeas: Kerdyk, Withers, Anderson, Slesnick)
(Absent: Cabrera)
(Majority: 4-0 Vote)
(Agenda Item: E-4)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:


WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2008-79

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING FINAL PLAT ENTITLED "PONCE PLACE VILLAS WEST" BEING A RE-PLAT OF AN APPROXIMATELY 3.0 ACRE SITE, BEING A PORTION OF THE PREVIOUSLY APPROVED "OLD SPANISH VILLAGE" PLANNED AREA DEVELOPMENT (PAD) SITE PLAN, LEGALLY DESCRIBED AS ALL OF BLOCK 30, LOT 45, BLOCK 31, LOTS 12-13, BLOCK 33 AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER (3001 PONCE DE LEON BOULEVARD), CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 10-07-038-P; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Application No. 10-07-038-P was submitted for review of a plat entitled "Ponce Place Villas West", being a replat of an approximately 3.0 acre site for the property legally described as all of Block 30, Lot 45, Block 31, Lots 12-13, Block 33 and adjacent public rights-of-ways (ROW), Crafts Section, Tracts A, B and C, Catamal Corner (3001 Ponce de Leon Boulevard), Coral Gables, Florida; and

WHEREAS, the proposed plat is in compliance with the previously approved "Old Spanish Village" PAD site plan and amendments, adopted by Ordinances No. 2006-23 and 2007-27.1, and all conditions of approval required at the time the PAD site plan was approved remain in effect; and

WHEREAS, this proposed plat is intended to create separate building sites for the 3001 Ponce Building and 15 townhouses; and

WHEREAS, this application has been submitted in conjunction with another proposed plat entitled "Ponce Place Villas East", which is a re-plat of the adjoining portion of the project which would create separate building sites for the historic 2901 Ponce Arts Center Building and 23 townhouses; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on November 14, 2007, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the November 14, 2007 Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat (vote: 7-0); and

WHEREAS, pursuant to Article 3, Division 9, "Platting/Subdivision" of the Zoning Code all proposed re-plat applications are subject to a public hearing for City Commission review and approval via Resolution; and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on January 22, 2008, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

WHEREAS, the City Commission on May 27, 2008 approved the request subject to conditions; now therefore;

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

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 Resolution upon adoption hereof.

SECTION 2. The request for re-plat of all of Block 30, Lot 45, Block 31, Lots 12-13, Block 33 and adjacent public rights-of-ways (ROW), Crafts Section, Tracts A, B and C, Catamal Corner (3001 Ponce de Leon Boulevard), Coral Gables, Florida, as set forth in Application No. 10-07-038-P, requesting approval of a plat entitled "Ponce Place Villas West", being a re-plat of an approximately 3.0 acre site shall be approved.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. That this resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS DAY OF TWENTY-SEVENTH DAY OF
MAY, A.D., 2008.

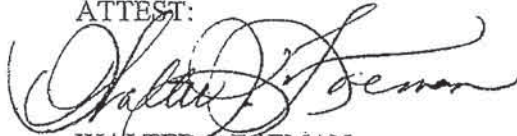
(Moved: Anderson / Seconded: Withers)
(Yeas: Withers, Anderson, Kerdyk, Slesnick)
(Absent: Cabrera)
(Majority: 4-0 Vote)
(Agenda Item: E-5)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY