

CITY OF CORAL GABLES, FLORIDA**ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW," DIVISION 15, "COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS", AND SMALL SCALE AMENDMENT PROCEDURES (SS.163.3187, FLORIDA STATUTES), CHANGING THE BOUNDARIES BETWEEN COMMERCIAL LOW-RISE INTENSITY, COMMERCIAL MID-RISE INTENSITY AND COMMERCIAL HIGH RISE INTENSITY LAND USE DESIGNATIONS ON PROPERTY GENERALLY BOUNDED BY SEVILLA AVENUE ON THE NORTH, MALAGA AVENUE ON THE SOUTH, PONCE DE LEON BOULEVARD ON THE WEST AND GALIANO STREET ON THE EAST, AND GENERALLY KNOWN AS 2801, 2901, AND 3001 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA AS SHOWN ON EXHIBIT "A" AND LEGALLY DESCRIBED ON EXHIBIT "B;" PROVIDING FOR SEVERABILITY, REPEALER AND AN EFFECTIVE DATE.

WHEREAS, an application was submitted requesting a change of land use to change the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity land use designations on property generally bounded by Sevilla Avenue on the North, Malaga Avenue on the South, Ponce de Leon Boulevard on the West and Galiano Street on the East, and generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida, as shown on Exhibit "A" and legally described on Exhibit "B;" and,

WHEREAS, a project referred to as a "Mediterranean Village" consisting of a mix of uses including destination retail, entertainment, hotel, office, multi-family, and townhouse uses is proposed to be constructed on the subject property, and the project requires new land use classifications; and,

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

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

WHEREAS, Staff finds that the procedures for reviewing and recommending a proposed change of land use are provided in Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and that the proposed land use map amendments have met those criteria and standards; and,

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

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1,000) feet, a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on December 10, 2014, and _____, 2015 at which hearings all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the _____, 2015 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended _____ of the proposed land use plan map amendments (vote: ____); and,

WHEREAS, the City Commission held a public hearing on _____, 2015, at which hearing all interested persons were afforded an opportunity to be heard and this application for change of land use was approved on first reading (vote: ____); and,

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to change the land use pursuant to Florida Statutes, and including careful consideration of written and oral comments by members of the public.

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

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

SECTION 2. The Applicant's request for Comprehensive Plan Map Amendments pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," changing the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity land use designations on property generally bounded by Sevilla Avenue on the North, Malaga Avenue on the South, Ponce de Leon Boulevard on the West and Galiano Street on the East, as shown on Exhibit "A" and legally described on Exhibit "B," both Exhibits as attached hereto and incorporated herein by this reference, are hereby approved.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in

conflict with the provisions of this Ordinance are repealed.

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

SECTION 5. This Ordinance shall become effective upon the date of its adoption herein.

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

APPROVED:

JIM CASON
MAYOR

ATTEST:

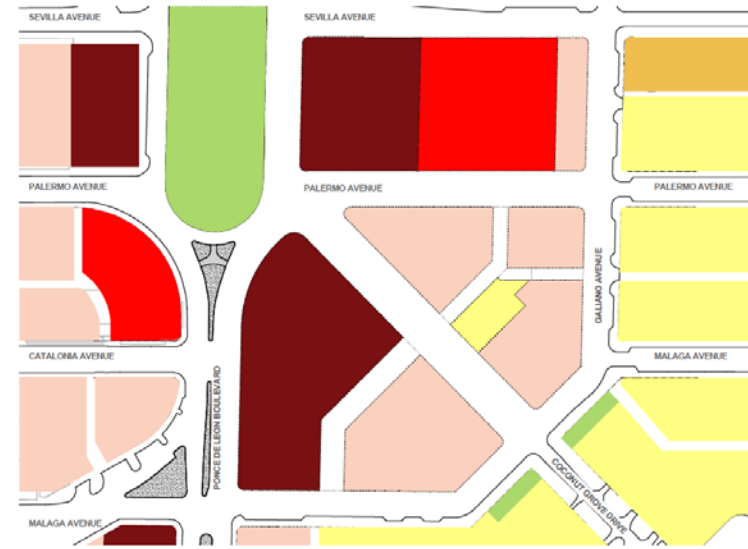
WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

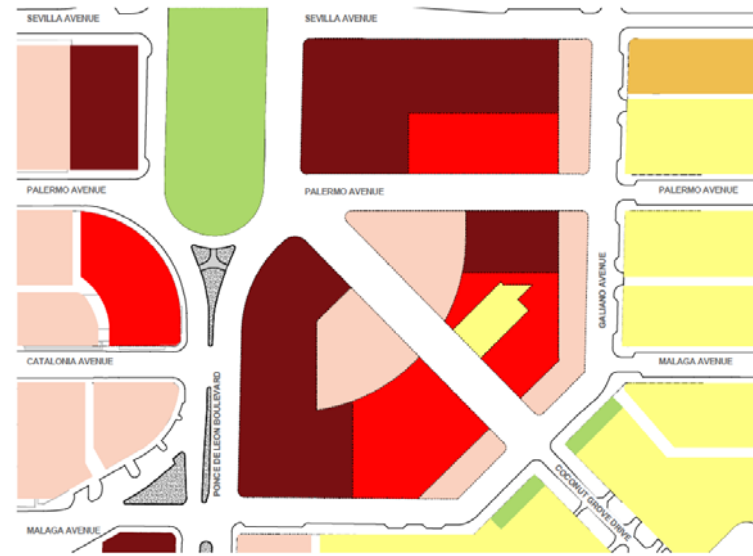
CRAIG E. LEEN
CITY ATTORNEY

Exhibit "A"

Existing Future Land Use Map



Proposed Future Land Use Map



- Residential Single-Family Low Density (6 Units/Acre)
- Residential Single-Family High Density (9 Units/Acre)
- Residential Multi-Family Duplex Density (9 Units/Acre)
- Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)
- Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)

- Residential Multi-Family High Density (150 Feet; 60 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
- Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
- Industrial

- University Campus
- University Campus Multi-Use Area
- Education
- Parks and Recreation
- Open Space

Scale: 1"=80'

Prepared For: Agave Ponce LLC

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 203474

PREPARED UNDER MY SUPERVISION:

DATE: NOV. 17, 2014

SHEET 1 OF 2 SHEET(S)

F.B.: _____ N.A. _____

MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 2

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 2

A portion of Tract "A" and "C", "CATAMAL CORNER," according to the Plat thereof, as recorded in Plat Book 102 at Page 69, of the Public Records of Miami-Dade County, Florida, together with a portion of Lots 6, 7 and that certain portion of the 20' Wide Platted Alley, all located within Block 30, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned plat of "CORAL GABLES CRAFTS SECTION;" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 237.33 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 35.00 feet to a point on the Southwesterly right-of-way line of said Coconut Grove Drive and the POINT OF BEGINNING of the following described parcel of land; thence North 44 degrees 27 minutes 35 seconds West, along the Southwesterly right-of-way line of Coconut Grove Drive, for a distance of 158.06 feet; thence South 45 degrees 32 minutes 25 seconds West for a distance of 78.46 feet; thence South for a distance of 144.23 feet; thence run Northeasterly along the arc of a circular curve to the left, having a radius of 280.00 feet, a central angle of 39 degrees 10 minutes 40 seconds, a chord distance of 187.75 feet through a chord bearing of North 62 degrees 36 minutes 40 seconds East, for a arc distance of 191.46 feet to the POINT OF BEGINNING, lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 20,263 square feet, more or less (0.46 acres, more or less)

NOTE:

Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

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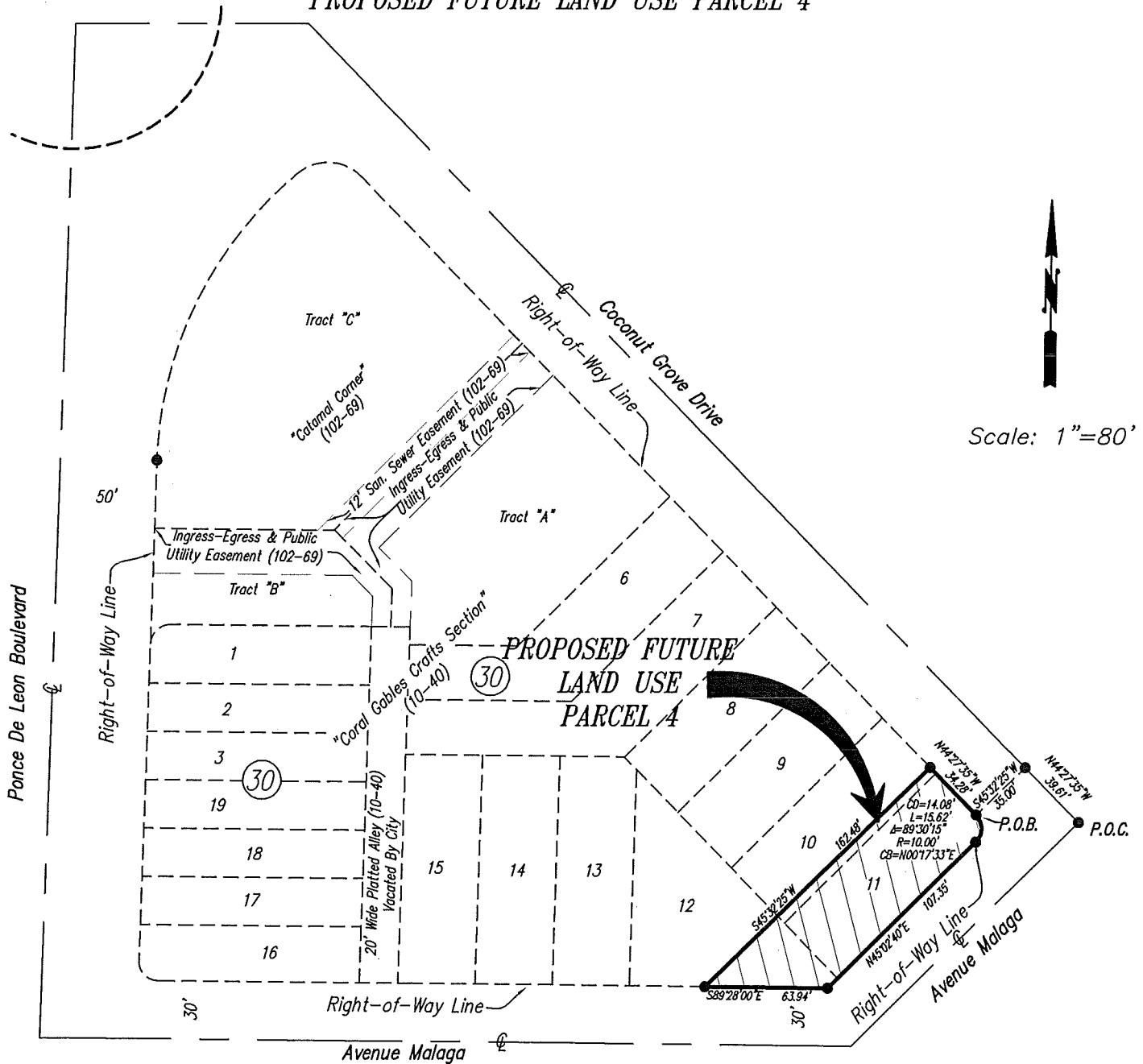
SHEET 2 OF 2 SHEET(S)

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROPOSED FUTURE LAND USE PARCEL 4



NOTE:

1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.
3. CL denotes Centerline.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc.
 LAND SURVEYORS • ENGINEERS • LAND PLANNERS

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 4

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 4

Lot 11 and a portion of Lots 10 and 12, located within Block 30, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned plat of "CORAL GABLES CRAFTS SECTION;" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 39.61 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 35.00 feet to a point on the Southwesterly right-of-way line of said Coconut Grove Drive and the POINT OF BEGINNING of the following described parcel of land; thence North 44 degrees 27 minutes 35 seconds West, along the Southwesterly right-of-way line of Coconut Grove Drive, for a distance of 34.28 feet; thence South 45 degrees 32 minutes 25 seconds West for a distance of 162.48 feet; thence South 89 degrees 28 minutes 00 seconds East, along the Northerly right-of-way line of Avenue Malaga, for a distance of 63.94 feet; thence North 45 degrees 02 minutes 40 seconds East, along the Northwesterly right-of-way line of Avenue Malaga, for a distance of 107.35 feet; thence Northerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 89 degrees 30 minutes 15 seconds, a chord distance of 14.08 feet through a chord bearing of North 00 degrees 17 minutes 33 seconds East for a arc distance of 15.62 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 6,242 square feet, more or less (0.14 acres, more or less)

NOTE:

Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive. See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

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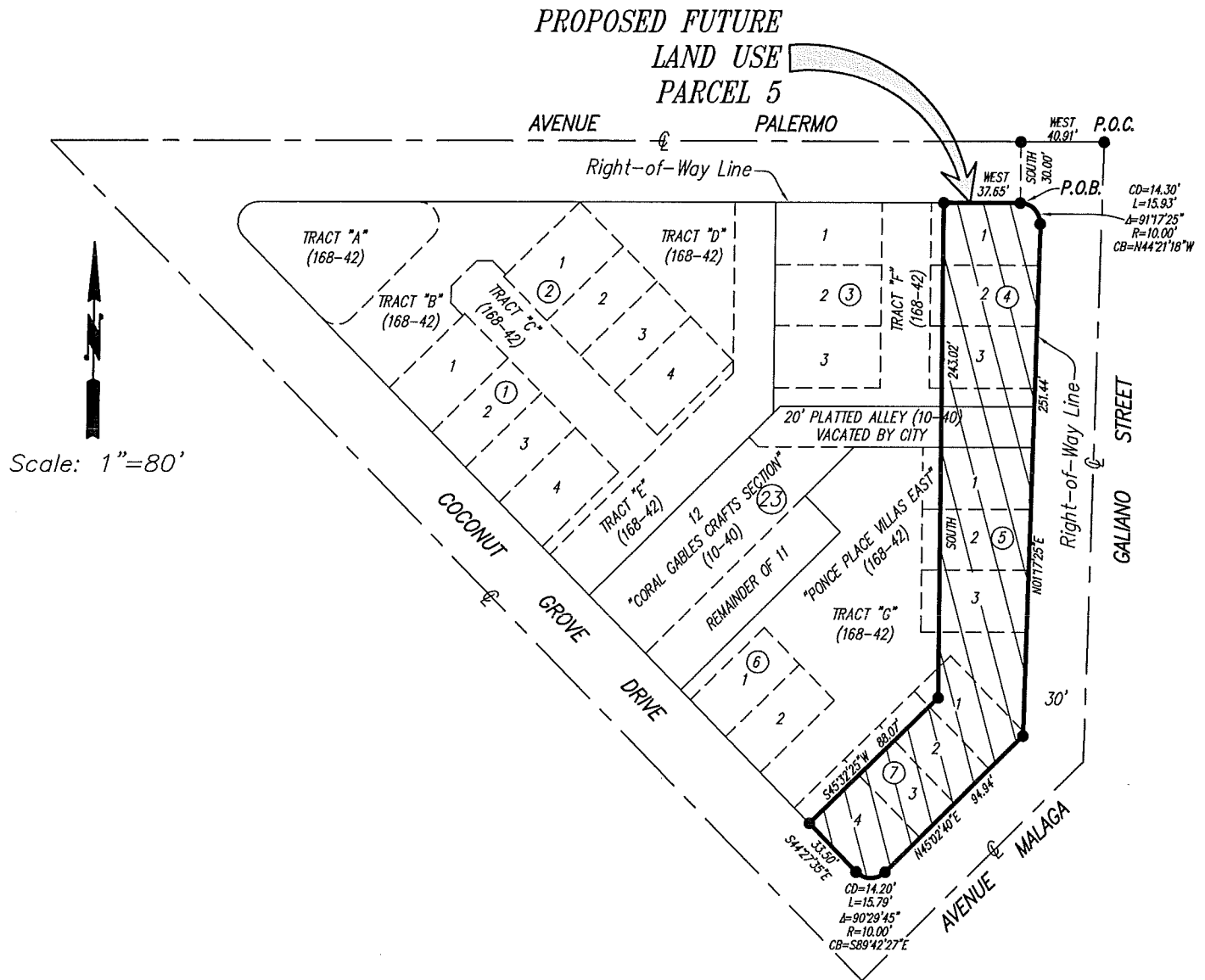
SHEET 2 OF 2 SHEET(S)

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROPOSED FUTURE LAND USE PARCEL 5



NOTE:

1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.
3. C denotes Centerline.

Prepared For: Agave Ponce LLC

Schwabke-Shiskin & Associates, Inc.
 LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

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MARK STEVEN JOHNSON SECRETARY/TREAS.
 FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 5

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 5

A portion of Lots 1, 2 and 3 of Block 4, a portion of lots 1, 2 and 3 of block 5, a portion of lots 1, 2, 3 and 4 of Block 7, and a portion of Tracts "F" and "G", PONCE PLACE VILLAS EAST, according to the Plat thereof, as recorded in Plat Book 168 at Page 42, and that certain portion of the 20' Wide Platted Alley located within Block 23, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Galiano Street and Avenue Palermo as shown on the aforementioned plat of "PONCE PLACE VILLAS EAST" thence run West, along the centerline of Avenue Palermo, for a distance of 40.91 feet to a point; thence run South for a distance of 30.00 feet to a point on the Southwesterly right-of-way line of said Avenue Palermo and the POINT OF BEGINNING of the following described parcel of land; thence West, along the Southerly right-of-way line of Avenue Palermo, for a distance of 37.65 feet; thence South for a distance of 243.02 feet; thence South 45 degrees 32 minutes 25 seconds West for a distance of 88.07 feet; thence South 44 degrees 27 minutes 35 seconds East, along the Northerly right-of-way line of Coconut Grove Drive, for a distance of 33.50 feet; thence Easterly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 90 degrees 29 minutes 45 seconds, a chord distance of 14.20 feet through a chord bearing of South 89 degrees 42 minutes 27 seconds East for a arc distance of 15.79 feet; thence North 45 degrees 02 minutes 40 seconds East, along the Northwesterly right-of-way line of Avenue Malaga, for a distance of 94.94 feet; thence North 01 degrees 17 minutes 25 seconds East, along the Westerly right-of-way line of Galiano Dtreet, for a distance of 251.44 feet; thence Westerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 91 degrees 17 minutes 25 seconds, a chord distance of 14.30 feet through a chord bearing of North 44 degrees 21 minutes 17 seconds West for a arc distance of 15.93 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 15,488 square feet, more or less (0.35 acres, more or less)

NOTE:

Bearings shown hereon relate to an assumed bearing (N01°17'25"E) along the centerline of Galiano Street.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

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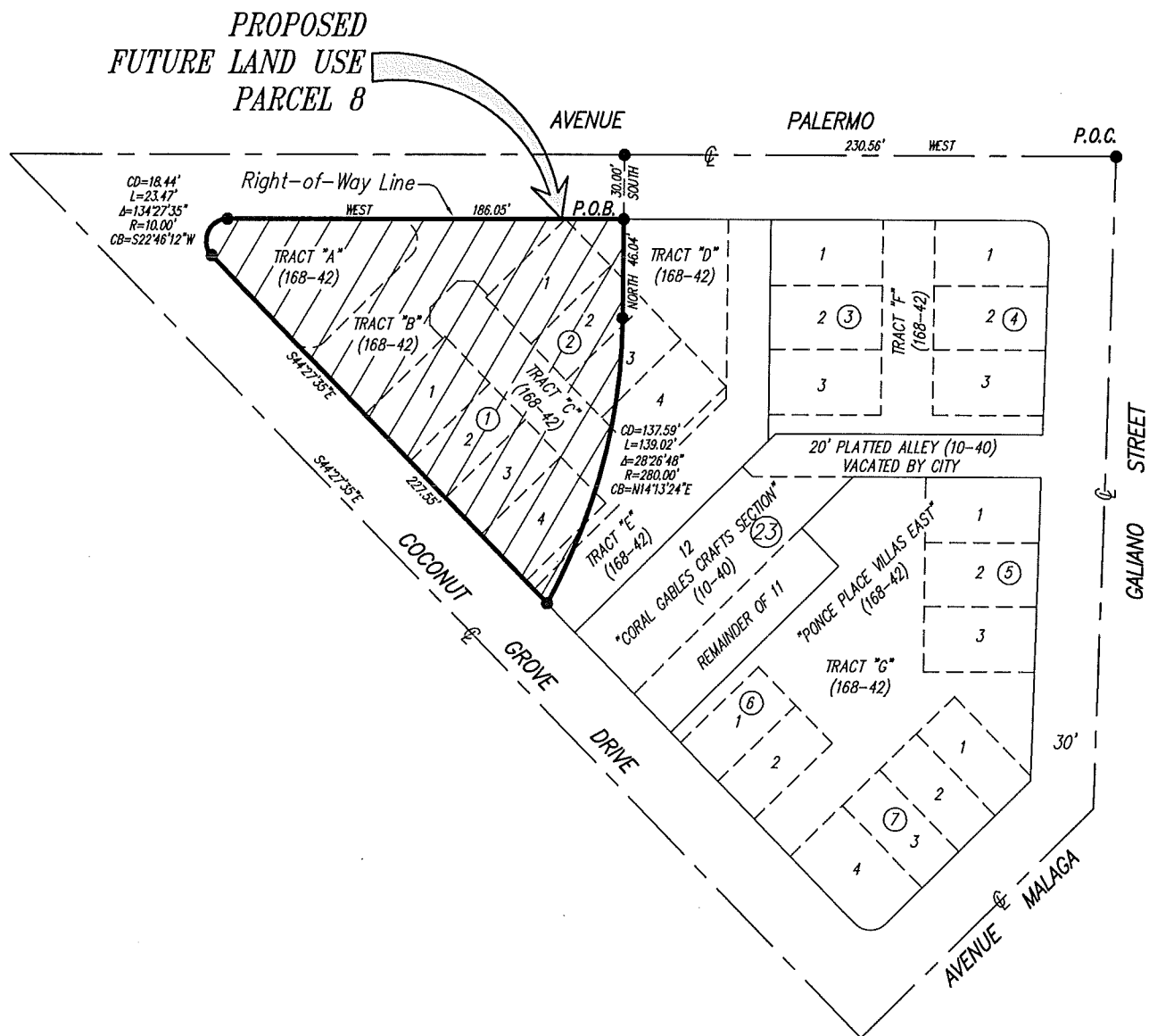
SHEET 2 OF 2 SHEET(S)

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 8

Scale: 1"=80'



NOTE:

1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.
3. C denotes Centerline.

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FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 8

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 8

Lots 1, 2, 3, portion of lot 4 of Block 1, Lots 1, 2, portions of lot 3, 4 of Block 2, Tract "A", Tract "B", portions of Tract "C", "D" and "E", "PONCE PLACE VILLAS EAST" according to the Plat thereof, as recorded in Plat Book 168 at Page 42, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Avenue Palermo and Galiano Street as shown on the aforementioned plat of "PONCE PLACE VILLAS EAST"; thence run West, along the centerline of Avenue Palermo, for a distance of 230.56 feet to a point; thence run South for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence West, along the Southerly right-of-way line of Avenue Palermo, for a distance of 186.05 feet to a point of curvature; thence Southerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 134 degrees 27 minutes 35 seconds, a chord distance of 18.44 feet through a chord bearing of South 22 degrees 46 minutes 12 seconds West for a arc distance of 23.47 feet; thence South 44 degrees 27 minutes 35 seconds East, along the Northerly right-of-way line of Coconut Grove Drive, for a distance of 227.55 feet; thence Northerly along the arc of a circular curve to the left, having a radius of 280.00 feet, a central angle of 28 degrees 26 minutes 48 seconds, a chord distance of 137.59 feet through a chord bearing of North 14 degrees 13 minutes 24 seconds East for a arc distance of 137.02 feet; thence North for a distance of 46.04 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 20,274 square feet, more or less (0.46 acres, more or less)

NOTE:

Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive. See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

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LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

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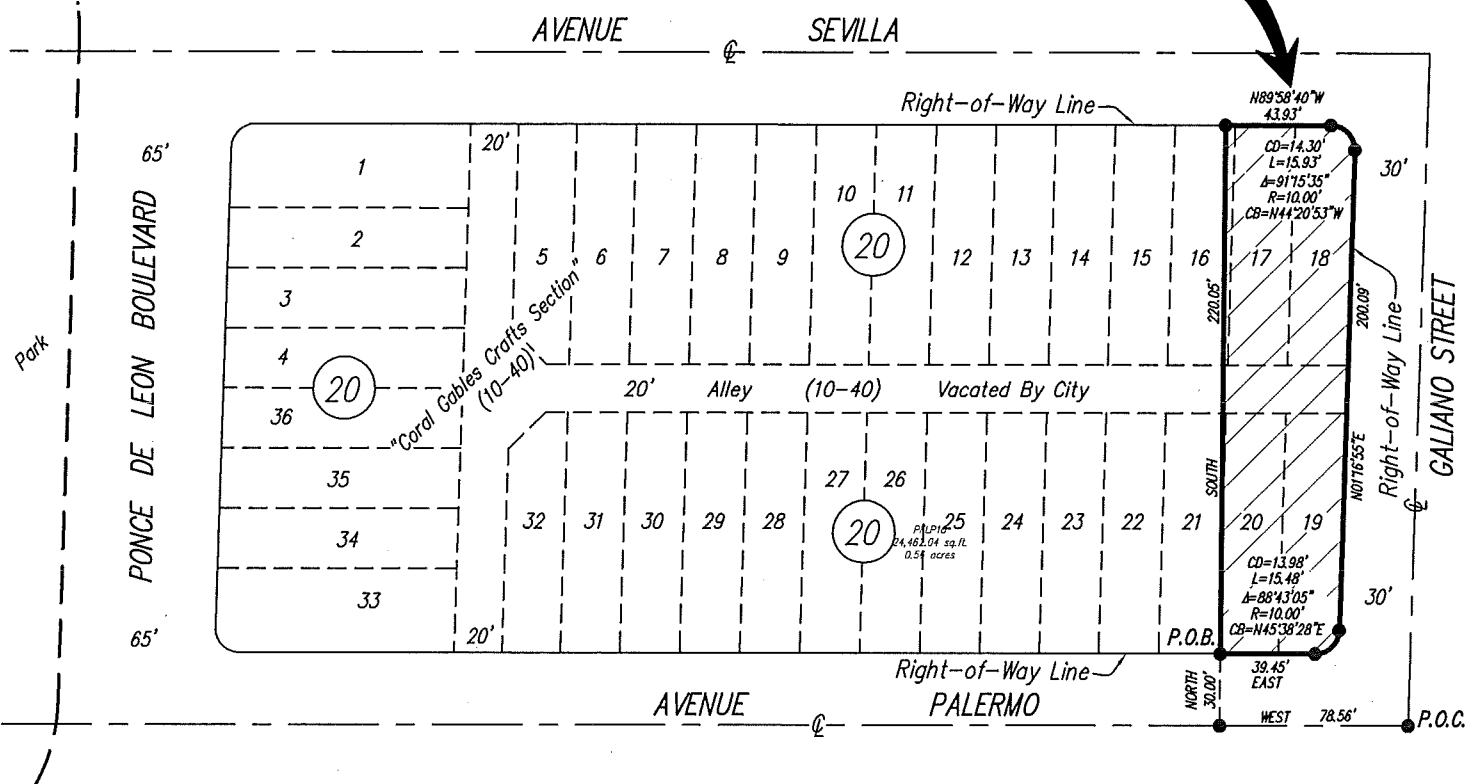
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 11

Scale: 1"=80'

PROPOSED FUTURE
LAND USE
PARCEL 11



NOTE:

1. Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo.
2. See Sheet 2 for Legal Description.
3. CL denotes Centerline.

Prepared For: Agave Ponce LLC

Schwabke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 11

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 11

Lots 17, 18, 19, 20, portions of Lots 16, 21 and that certain portion of the 20' Wide Platted Alley, all located within Block 20, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Avenue Palermo and Galiano Street as shown on the aforementioned plat of "CORAL GABLES CRAFTS SECTION;" thence run West, along the centerline of Avenue Palermo, for a distance of 78.56 feet to a point; thence run North for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence East, along the Northerly right-of-way line of Avenue Palermo, for a distance of 39.45 feet to a point of curvature; thence Northerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 88 degrees 43 minutes 05 seconds, a chord distance of 13.98 feet through a chord bearing of North 45 degrees 38 minutes 28 seconds East, for a arc distance of 115.48 feet to a point of tangency; thence North 01 degrees 16 minutes 55 seconds East, along the Westerly right-of-way line of Galiano Street, for a distance of 200.09 feet to a point of curvature; thence Northerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 91 degrees 15 minutes 35 seconds, a chord distance of 14.30 feet through a chord bearing of North 44 degrees 20 minutes 53 seconds West, for a arc distance of 14.30 feet to a point of tangency; thence North 89 degrees 58 minutes 40 seconds West, along the Southerly right-of-way line of Avenue Sevilla, for a distance of 43.93 feet; thence South for a distance of 220.05 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 11,331 square feet, more or less (0.26 acres, more or less)

NOTE:

*Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo.
See Sheet 1 for Sketch To Accompany Legal Description.*

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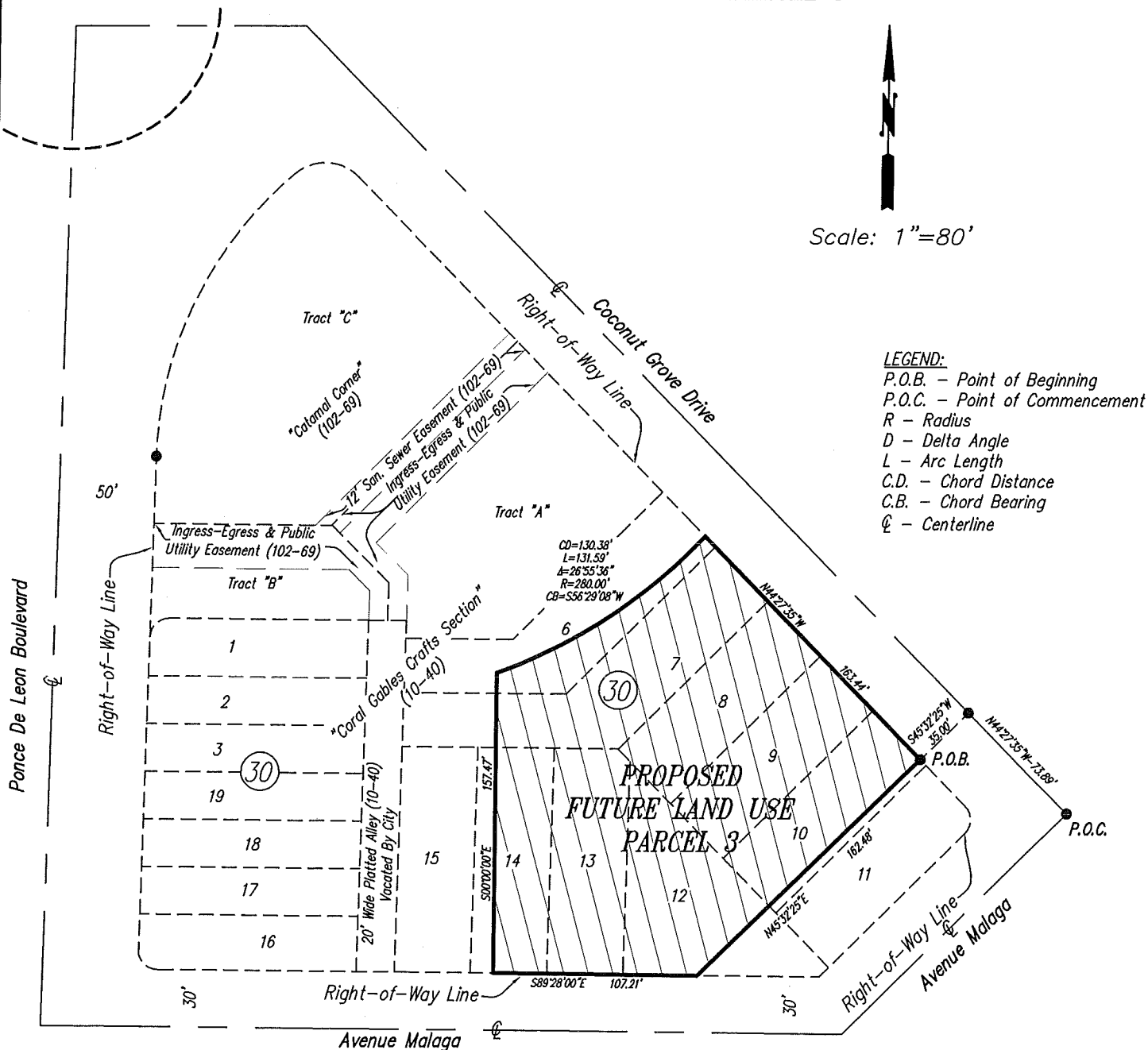
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 3



Schwebke-Shiskin & Associates, Inc.
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**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 3**

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 3

Lots 8, 9, 13 and a portion of Lots 6, 7, 10, 12 and 14, located within Block 30, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned plat of "CORAL GABLES CRAFTS SECTION;" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 73.89 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 35.00 feet to a point on the Southwesterly right-of-way line of said Coconut Grove Drive and the POINT OF BEGINNING of the following described parcel of land; thence North 44 degrees 27 minutes 35 seconds West, along the Southwesterly right-of-way line of Coconut Grove Drive, for a distance of 163.44 feet; thence Southwesterly along the arc of a circular curve to the right, having a radius of 280.00 feet, a central angle of 26 degrees 55 minutes 36 seconds, a chord distance of 130.58 feet through a chord bearing of South 56 degrees 29 minutes 08 seconds West, for a arc distance of 1131.59 feet; thence South for a distance of 157.47 feet; thence South 89 degrees 28 minutes 00 seconds East, along the Northerly right-of-way line of Avenue Malaga, for a distance of 107.21 feet; thence North 45 degrees 32 minutes 25 seconds East a distance of 162.48 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 33,519 square feet, more or less (0.77 acres, more or less)

NOTE:

Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive. See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284



THIS IS NOT A "LAND SURVEY."

ORDER NO.: 203474

PREPARED UNDER MY SUPERVISION:

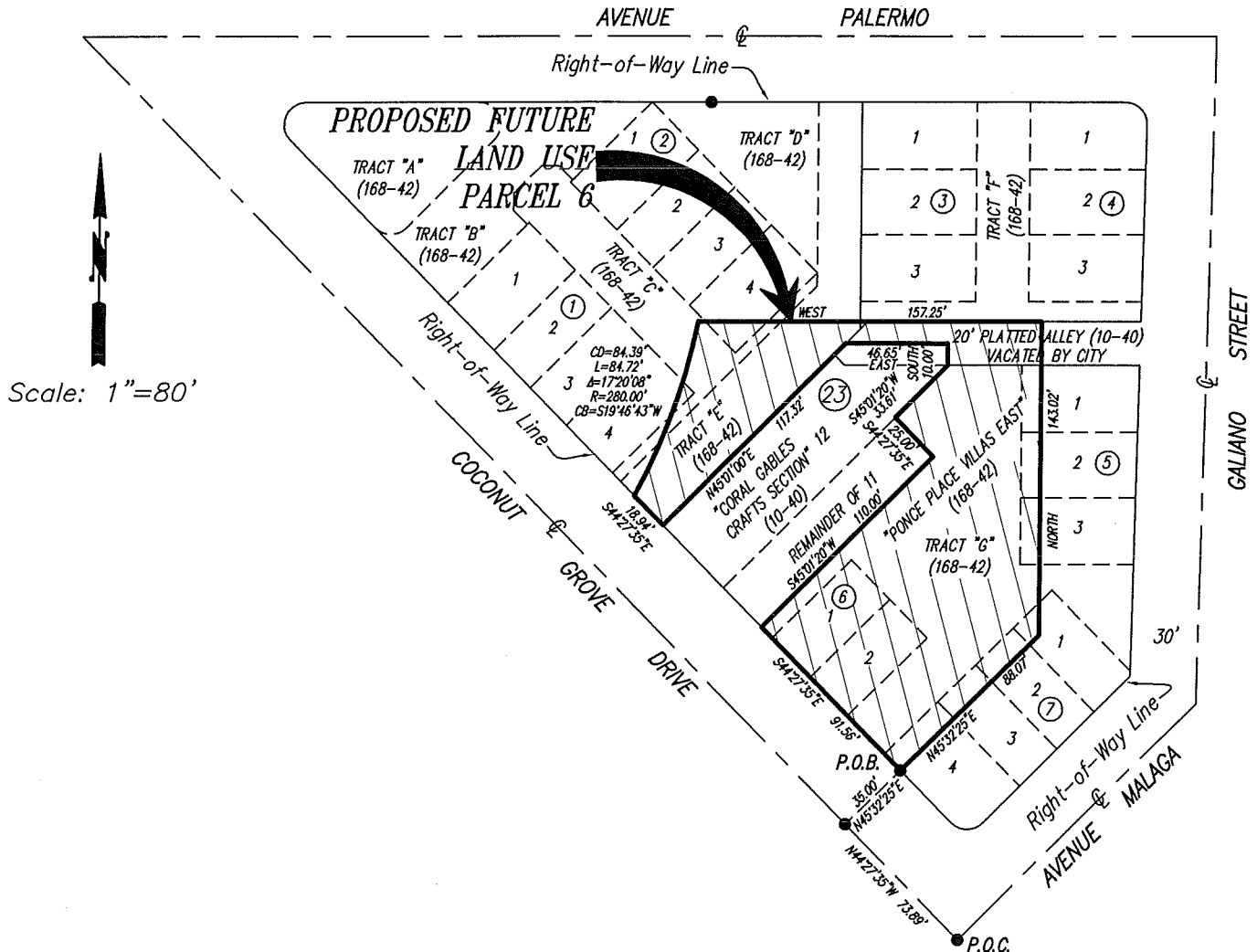
DATE: NOV. 17, 2014

SHEET 2 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 6



NOTE:

1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.
3. CL denotes Centerline.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

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ORDER NO.: 203474

PREPARED UNDER MY SUPERVISION:

DATE: NOV. 17, 2014

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F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 6**

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 6

A portion of lots 1, 2 and 3 of block 5, a portion of lots 1, 2, 3 and 4 of Block 7, lots 1 and 2 of Block 6, a portion of lot 4 of Block 2, a portion of lot 4 of Block 1, a portion of Tracts "C", "E" and "G", PONCE PLACE VILLAS EAST, according to the Plat thereof, as recorded in Plat Book 168 at Page 42, and that certain portion of the 20' Wide Platted Alley located within Block 23, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned plat of "PONCE PLACE VILLAS EAST" thence run N44°27'35"W, along the centerline of Coconut Grove Drive, for a distance of 73.89 feet to a point; thence run N45°32'25"E for a distance of 35.00 feet to a point on the Northerly right-of-way line of said Coconut Grove Drive and the POINT OF BEGINNING of the following described parcel of land; thence North 45 degrees 32 minutes 25 seconds East for a distance of 88.07 feet; thence North for a distance of 143.02 feet; thence West for a distance of 157.25 feet; thence Southerly along the arc of a circular curve to the right, having a radius of 280.00 feet, a central angle of 17 degrees 20 minutes 08 seconds, a chord distance of 84.39 feet through a chord bearing of South 19 degrees 46 minutes 43 seconds West, for a arc distance of 87.72 feet; thence South 44 degrees 27 minutes 35 seconds East, along the Northerly right-of-way line of Coconut Grove Drive, for a distance of 18.94 feet; thence North 45 degrees 01 minutes 00 seconds East for a distance of 117.32 feet; thence East for a distance of 46.65 feet; thence South for a distance of 10.00 feet; thence South 45 degrees 01 minutes 20 seconds West for a distance of 33.61 feet; thence South 44 degrees 27 minutes 35 seconds East for a distance of 25.00 feet; thence South 45 degrees 01 minutes 20 seconds West for a distance of 110.00 feet; thence South 44 degrees 27 minutes 35 seconds East, along the Northerly right-of-way line of Coconut Grove Drive, for a distance of 91.56 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 18,873 square feet, more or less (0.43 acres, more or less)

NOTE:

Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DAD: (305) 652-7010 BROWARD: (954) 435-7010 FAX: (305) 652-8284

(LB-87)



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ORDER NO.: 203474

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DATE: NOV. 17, 2014

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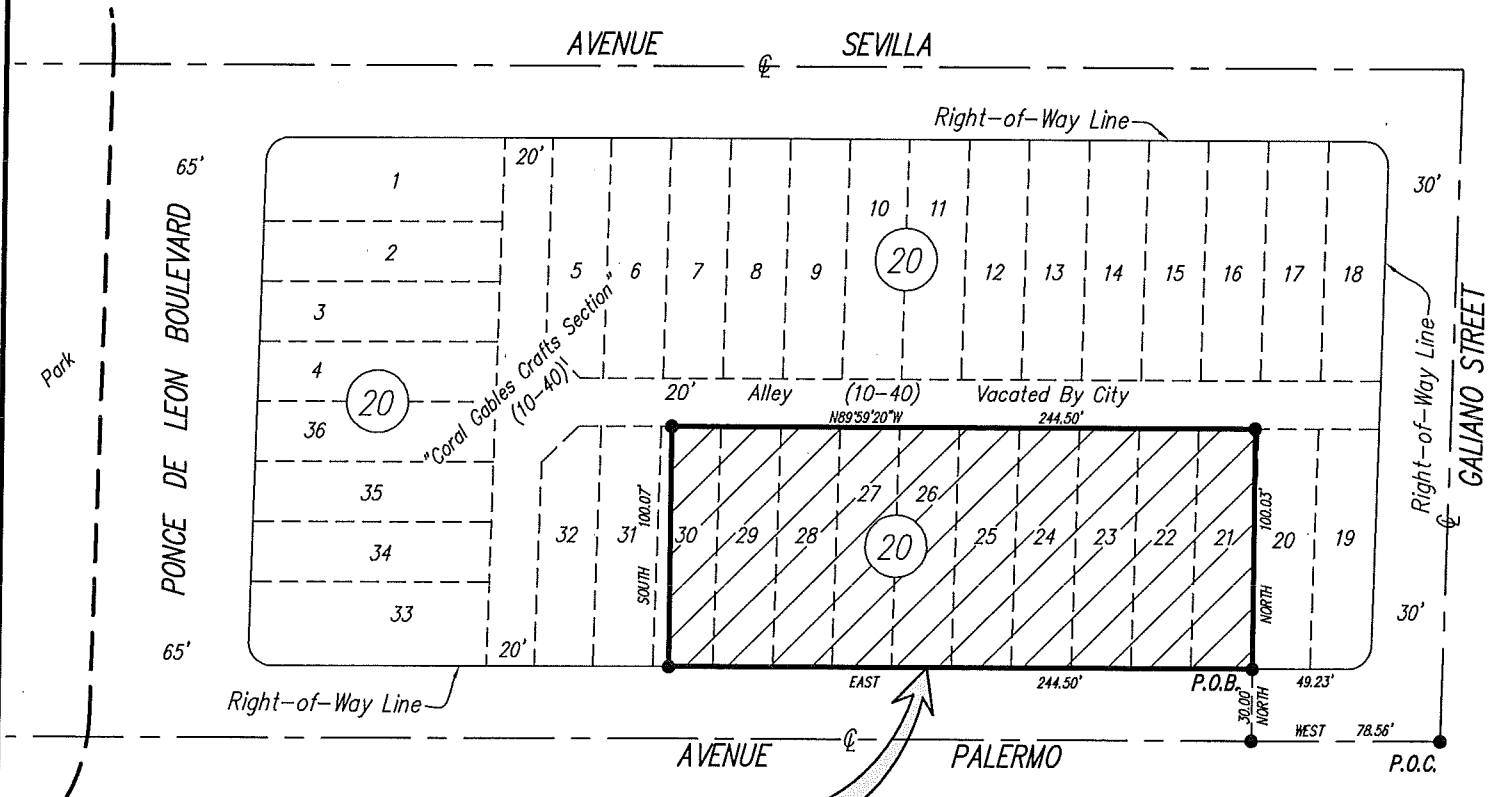
F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROPOSED FUTURE LAND USE PARCEL 10

Scale: 1"=80'



PROPOSED FUTURE
LAND USE
PARCEL 10

NOTE:

1. Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo.
2. See Sheet 2 for Legal Description.
3. CL denotes Centerline.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

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FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 10

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 10

Lots 21, 22, 23, 24, 25, 26, 27, 28, 29, portion of Lot 30, all located within Block 20, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Avenue Palermo and Galiano Street as shown on the aforementioned plat of "CORAL GABLES CRAFTS SECTION;" thence run West, along the centerline of Avenue Palermo, for a distance of 78.56 feet to a point; thence run North for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence North for a distance of 100.03 feet; thence North 89 degrees 59 minutes 20 seconds West for a distance of 244.50 feet; thence South for a distance of 100.07 feet; thence East, along the Northerly right-of-way line of Avenue Palermo, for a distance of 244.50 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 24,462 square feet, more or less (0.56 acres, more or less)

NOTE:

Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DATE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284



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DATE: NOV. 17, 2014

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FLORIDA PROF. LAND SURVEYOR NO. 4775

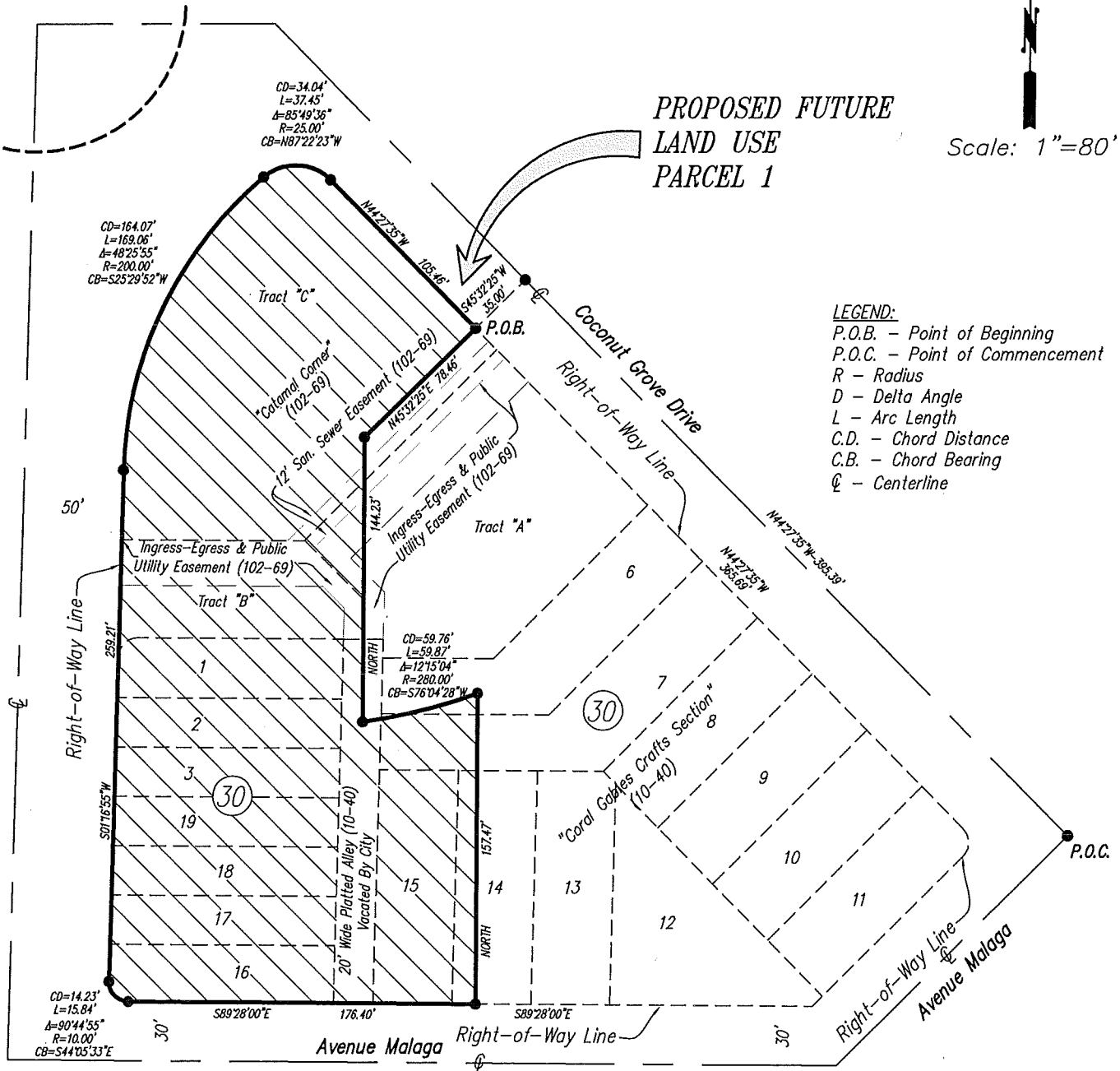
SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 1

Scale: 1"=80'

LEGEND:

P.O.B. - Point of Beginning
P.O.C. - Point of Commencement
R - Radius
D - Delta Angle
L - Arc Length
C.D. - Chord Distance
C.B. - Chord Bearing
CL - Centerline

Ponce De Leon Boulevard



NOTE:

1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DAD:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

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MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 1

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 1

Tract "B", a portion of Tract "A" and "C", "CATAMAL CORNER," according to the Plat thereof, as recorded in Plat Book 102 at Page 69, of the Public Records of Miami-Dade County, Florida, together with Lots 1, 2, 3, 15, 16, 17, 18, 19, portions of Lots 6, 7, 14 and that certain portion of the 20' Wide Platted Alley, all located within Block 30, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned plat of "CORAL GABLES CRAFTS SECTION;" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 395.39 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 35.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence run North 44 degrees 27 minutes 35 seconds West, along the Southwesterly right-of-way line of Coconut Grove Drive, for a distance of 252.12 feet to a Point of Curvature of a circular curve concave to the South; thence run Westerly along the arc of a circular curve to the left, having a radius of 25.00 feet, a central angle of 85 degrees 49 minutes 35 seconds, a chord distance of 34.04 feet through a chord bearing of North 87 degrees 22 minutes 23 seconds West for an arc distance of 37.45 feet to a Point of Reverse Curvature with a circular curve concave to the Southeast (said last course being coincident with the Northerly boundary line of the aforementioned Tract "C"); thence run Southerly along the arc of a circular curve to the left, having a radius of 200.00 feet; a central angle of 48 degrees 25 minutes 55 seconds, a chord distance of 164.07 feet through a chord bearing of South 25 degrees 29 minutes 52 seconds West, for an arc distance of 169.06 feet to a Point of Tangency (said last course being coincident with the Easterly right-of-way line of Ponce De Leon Boulevard); thence run South 01 degrees 16 minutes 55 seconds West for a distance of 259.21 feet to a Point of Curvature of a circular curve concave to the Northeast (said last course being coincident with the Easterly right-of-way line of Ponce De Leon Boulevard); thence run Easterly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 90 degrees 44 minutes 55 seconds, a chord distance of 14.23 feet through a chord bearing of South 44 degrees 05 minutes 33 seconds East, for an arc distance of 15.84 feet to a Point of Tangency; thence South 89 degrees 28 minutes 00 seconds East, along the Northerly right-of-way line of Avenue Malaga, for a distance of 176.40 feet; thence North for a distance of 157.47 feet to a point on a curve; thence Southwesterly along the arc of a circular curve to the right, having a radius of 280.00 feet, a central angle of 12 degrees 15 minutes 04 seconds, a chord distance of 59.76 feet through a chord bearing of South 76 degrees 04 minutes 28 seconds West, for an arc distance of 59.87 feet; thence North for a distance of 144.23 feet; thence North 45 degrees 32 minutes 25 seconds East a distance of 78.46 feet to the POINT OF BEGINNING, lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 60,419 square feet, more or less (1.39 acres, more or less).

NOTE:

Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284



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DATE: NOV. 17, 2014

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FLORIDA PROF. LAND SURVEYOR NO. 4775

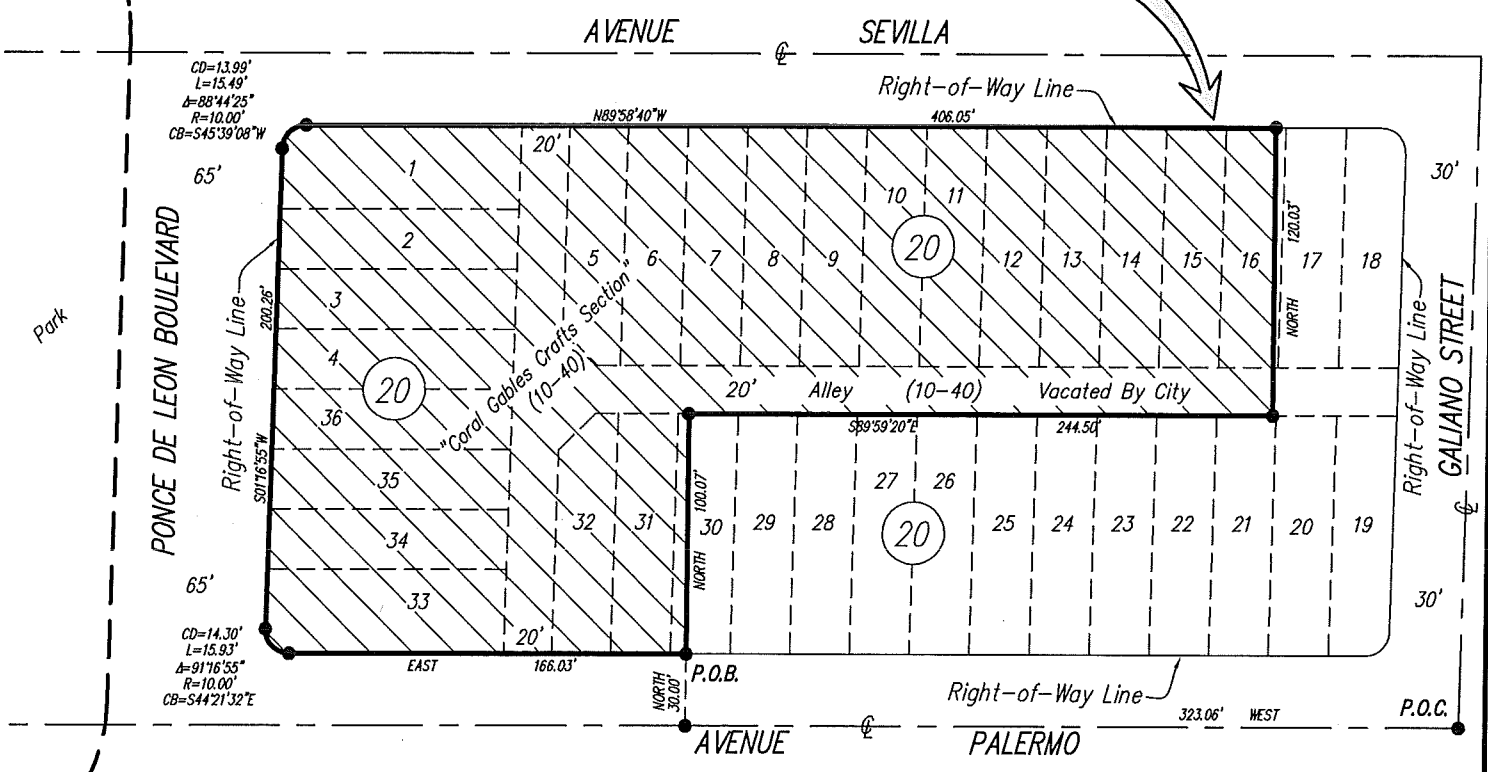
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROPOSED FUTURE LAND USE PARCEL 9

Scale: 1"=80'



PROPOSED FUTURE LAND USE PARCEL 9



NOTE:

1. Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo.
2. See Sheet 2 for Legal Description.
3. CL denotes Centerline.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

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3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284



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DATE: NOV. 17, 2014

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FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 9

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 9

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 31, 32, 33, 34, 35, 36, portion of Lots 16, 30, and that certain portion of the 20' Wide Platted Alley, all located within Block 20, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Avenue Palermo and Galiano Street as shown on the aforementioned plat of "CORAL GABLES CRAFTS SECTION;" thence run West, along the centerline of Avenue Palermo, for a distance of 323.06 feet to a point; thence run North for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence North for a distance of 100.07 feet; thence South 89 degrees 59 minutes 20 seconds East for a distance of 244.50 feet; thence North for a distance of 120.03 feet; thence North 89 degrees 58 minutes 40 seconds West, along the Southerly right-of-way line of Avenue Sevilla, for a distance of 406.05 feet to a point of curvature; thence Southerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 88 degrees 44 minutes 25 seconds, a chord distance of 13.99 feet through a chord bearing of South 45 degrees 39 minutes 07 seconds West, for a arc distance of 15.49 feet to a point of tangency; thence South 01 degrees 16 minutes 55 seconds West for a distance of 200.26 feet to a point of curvature; thence Southerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 91 degrees 16 minutes 55 seconds, a chord distance of 14.30 feet through a chord bearing of South 44 degrees 21 minutes 32 seconds East for a arc distance of 15.93 feet to a point of tangency; thence East a distance of 166.03 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 67,576 square feet, more or less (1.55 acres, more or less)

NOTE:

Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

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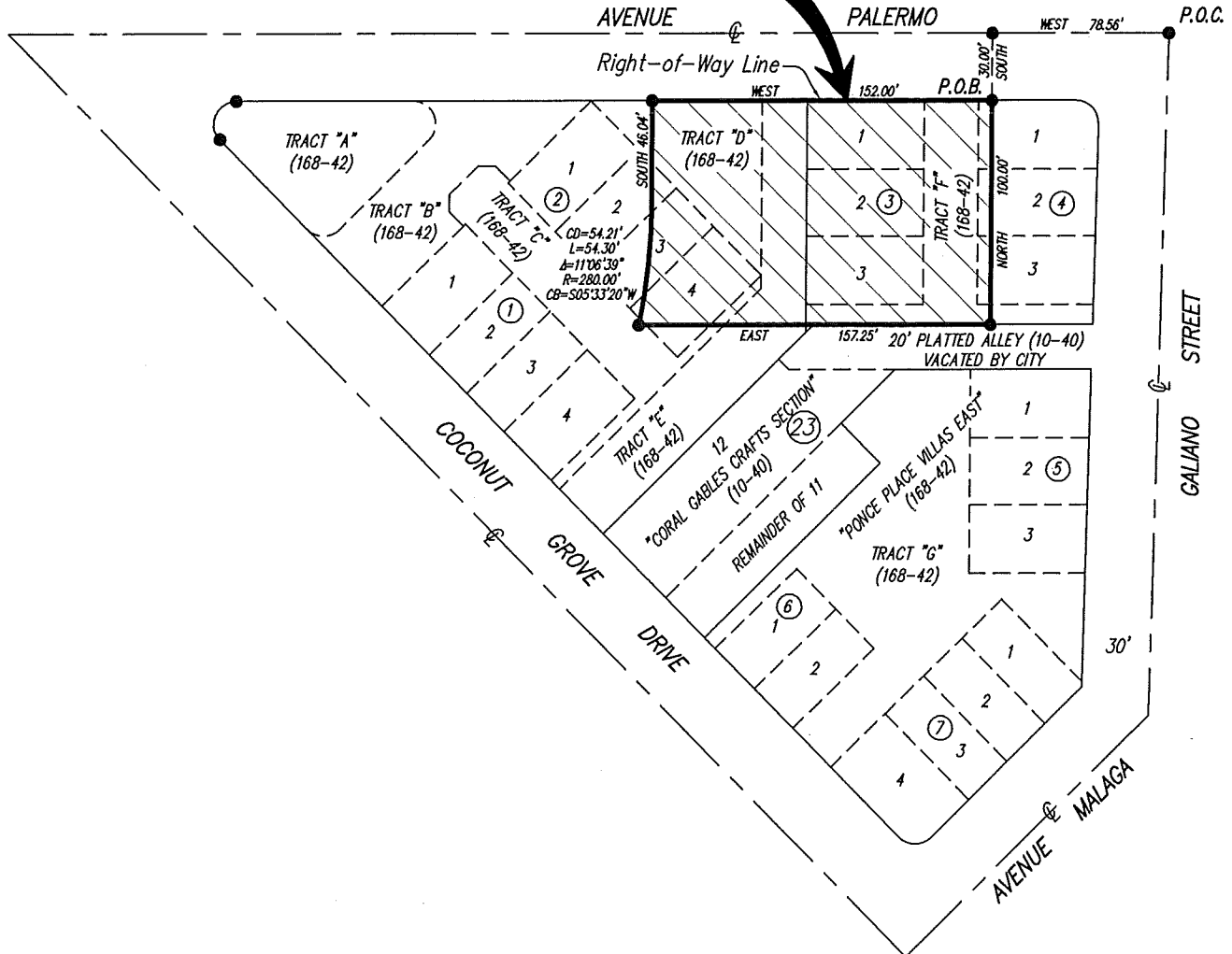
MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 7

Scale: 1"=80'



PROPOSED FUTURE LAND USE PARCEL 7



NOTE:

1. Bearings shown hereon relate to an assumed bearing (N44°27'35\"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.
3. CL denotes Centerline.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

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FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 7

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 7

Lots 1, 2 and 3 of Block 3, a portion of lots 1, 2 and 3 of Block 4, a portion of lots 3 and 4 of Block 2, a portion of Tracts "C", "D" and "E", PONCE PLACE VILLAS EAST, according to the Plat thereof, as recorded in Plat Book 168 at Page 42, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Galiano Street and Avenue Palermo as shown on the aforementioned plat of "PONCE PLACE VILLAS EAST" thence run West, along the centerline of Avenue Palermo, for a distance of 78.56 feet to a point; thence run South for a distance of 30.00 feet to a point on the Southerly right-of-way line of said Avenue Palermo and the POINT OF BEGINNING of the following described parcel of land; thence West, along the Southerly right-of-way line of Avenue Palermo, for a distance of 152.00 feet; thence South for a distance of 46.04 feet to a point of curvature; thence Southerly along the arc of a circular curve to the right, having a radius of 280.00 feet, a central angle of 11 degrees 06 minutes 39 seconds, a chord distance of 54.21 feet through a chord bearing of South 05 degrees 33 minutes 20 seconds West, for a arc distance of 54.30 feet; thence East for a distance of 157.25 feet; thence North for a distance of 100.00 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 15,293 square feet, more or less (0.35 acres, more or less)

NOTE:

Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo.
See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

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