

SETTLEMENT AGREEMENT FOR
Board of Architects Appeal
Cocoplum Entrance Features

This Agreement is made and entered into this 6th day of February, 2019 (hereinafter referred to as the Effective Date) by and between the City of Coral Gables (hereinafter referred to as the "CITY"), a Florida municipal corporation, and Cocoplum Homeowners Association, Inc. (hereinafter referred to as "Applicant").

WHEREAS, on January 10th, 2019, the Board of Architects (hereinafter referred to as "BOA") denied Applicant's plans as presented (BOA No. AB-18-04-3802), attached hereto as Exhibit "1", for the replacement of the southernmost entrance feature at the main community entrance located on Cartagena Plaza, and the addition of faux metal gates and updated signage on the existing pillars on the median and swales of Cocoplum Road, south east of the intersection of Los Pinos Boulevard; and

WHEREAS, on January 18th, 2019, Applicant filed an Application for Appeal in accordance with sections 2-303(D) and 3-606 of the City of Coral Gables Zoning Code; and

WHEREAS, on February 6th, 2019, a Conflict Resolution Meeting was held, in accordance with section 2-303(D) of the City of Coral Gables Zoning Code, and the Applicant presented updated plans, attached hereto as Exhibit "2", addressing all the comments and suggestions made by the BOA at the January 10th meeting, and said updated plans were subsequently approved by the City Architect and the Planning and Zoning Director.


NOW THEREFORE, in accordance with section 2-303(D) of the City of Coral Gables Code:

In consideration for the full and final resolution of the pending Appeal, Applicant agrees that:

1. The attached plans identified as Exhibit "2" are approved subject to the City Commission approving the required encroachment agreement(s).
2. **APPELLANT AGREES THAT THIS SETTLEMENT AGREEMENT FULLY AND FINALLY RESOLVES THIS MATTER.**
3. **THE PARTIES WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER ON ANY MATTERS ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT.**

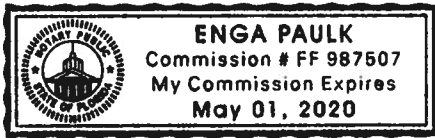
IN WITNESS WHEREOF, the parties have executed this Agreement on the day and the year first written above.

APPLICANT:


Miguel Diaz de la Portilla
ATTORNEY FOR APPLICANT

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledge before me this 11 day of February, in the year, 2019, by Miguel Diaz de la Portilla of _____, who is personally known to me or has produced FL Driver's License as identification.




NOTARY PUBLIC, State of Florida

AS TO THE CITY OF CORAL GABLES:

CITY ATTORNEY:


MIRIAM SOLER RAMOS

IN ACCORDANCE WITH SECTION 2-303(D) OF THE CORAL GABLES ZONING CODE, APPROVED BY BOA SPECIAL MASTER:


ARAMIS ALVAREZ . FEB 11/2019

Exhibit 1

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

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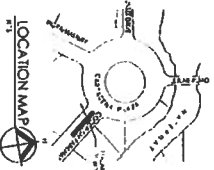
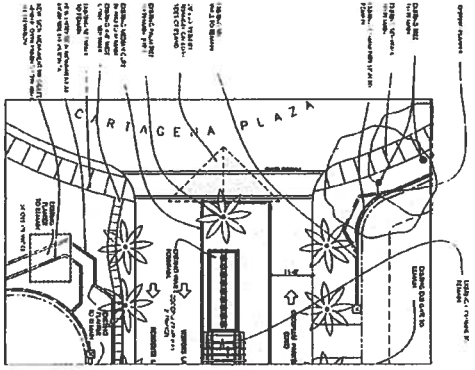
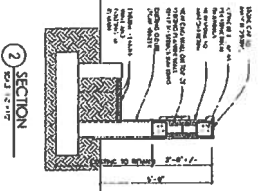
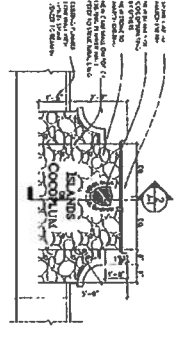
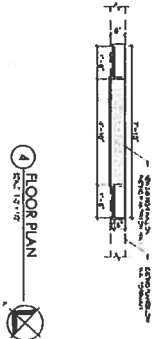
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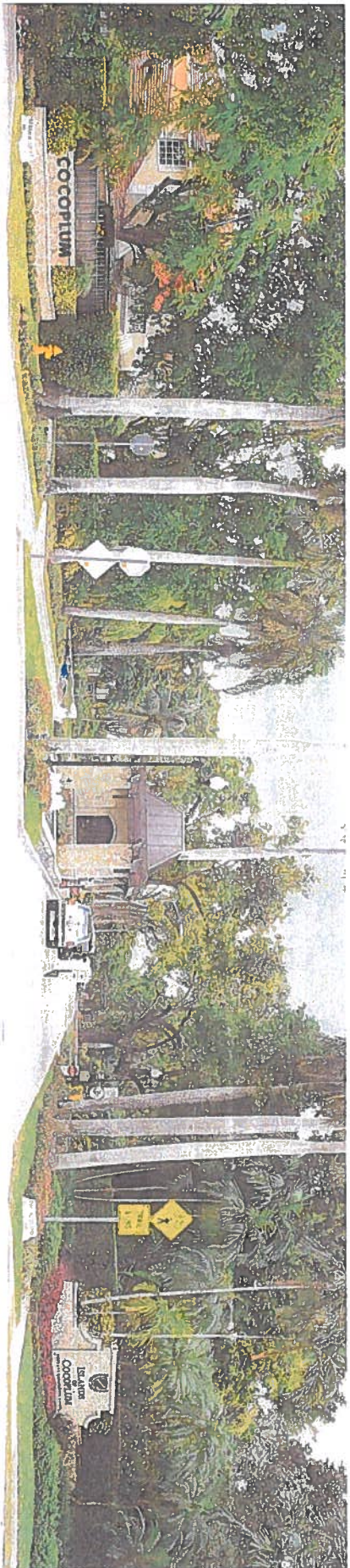
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date _____ reviewer _____
 issued _____
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 checked _____
 project no. _____

A-1

COCOPLUM ENTRY MONUMENT

PACHECO-MARTINE & ASSOCIATES LLC
 ARCHITECTS
 4990 SW 72nd Ave, Suite 101, Miami, FL 33155
 T (305) 444-2573 F (305) 444-3838



PROPOSED



EXISTING

COCOPLUM AND ISLANDS OF COCOPLUM ENTRANCE FIXTURES



PACHECO-MARTINEZ
& ASSOCIATES LLC.

LEFT SIDE

ISLANDS OF COCOPLUM SIGNAGE
AT CARTAGENA PLAZA



PACHECO-MARTINEZ
& ASSOCIATES LLC.

RIGHT SIDE

ISLANDS OF COCOPLUM SIGNAGE
AT CARTAGENA PLAZA

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

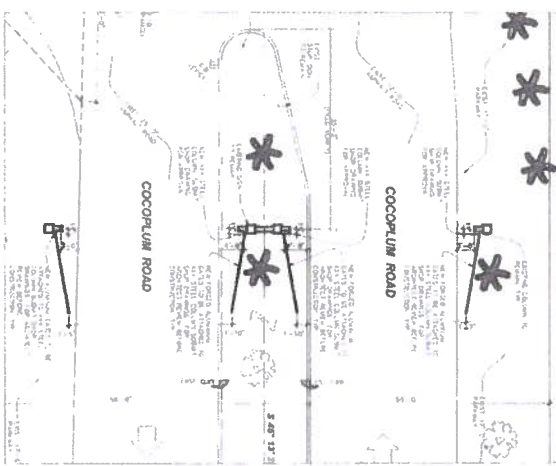
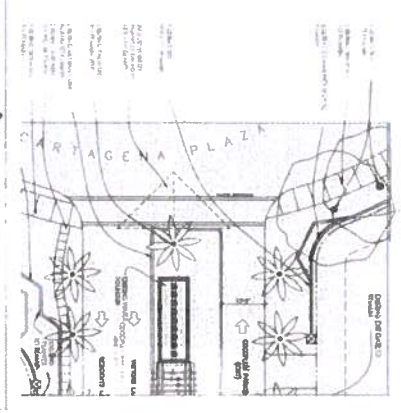
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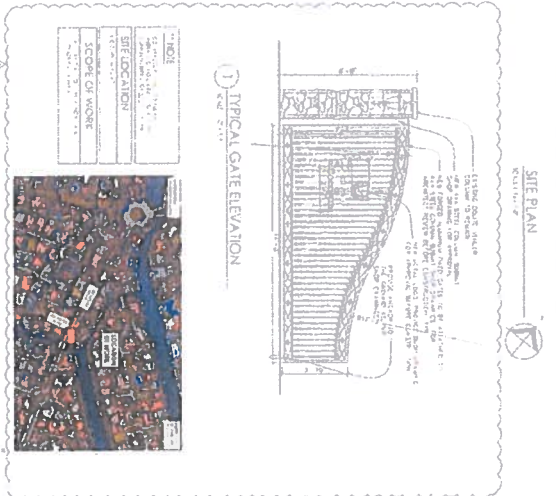
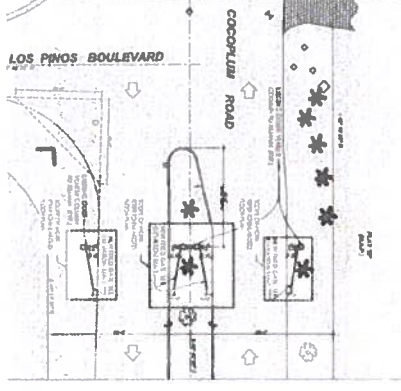
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10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES.



ENLARGED FLOOR PLAN



LOCATION MAP

A-1

SYMBOL	DESCRIPTION
(Symbol)	As Shown
(Symbol)	As Shown
(Symbol)	As Shown
(Symbol)	As Shown
(Symbol)	As Shown

COCOPLUM ENTRY FIXTURE
 COPAL GATE AS
 CRDA

PACHECO-MARTINE & ASSOCIATES LLC
 4420 E 9th Ave, Suite 101, Aurora, CO 80014
 303.696.2471



PROPOSED RIGHT SIDE



EXISTING RIGHT SIDE



LEFT SIDE



RIGHT SIDE

ISLANDS OF COCOPLUM ENTRANCE GATES



PACHECO-MARTINEZ
& ASSOCIATES LLC

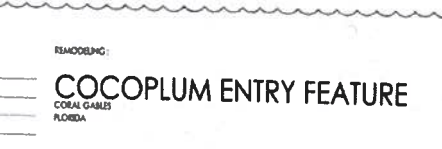
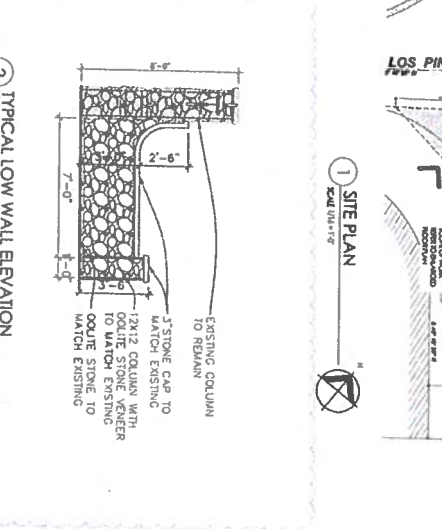
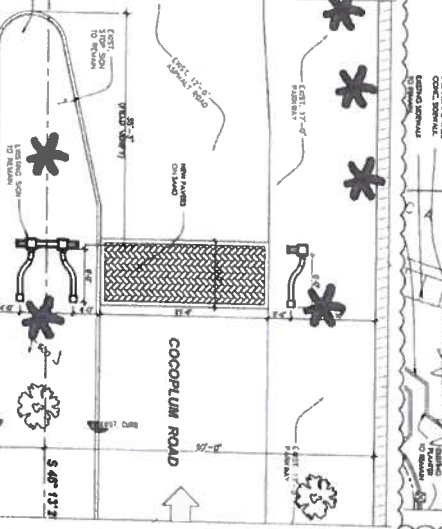
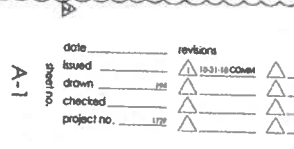
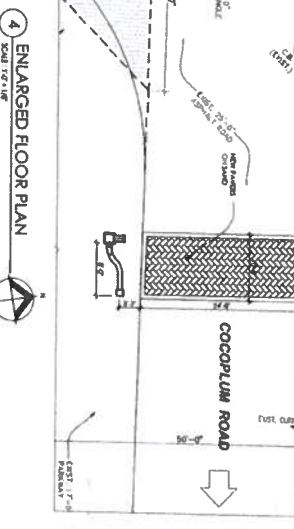
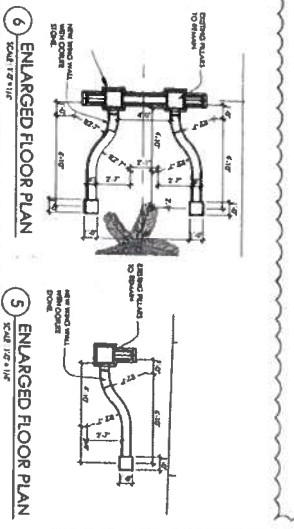


ISLANDS
OF
COCOPLUM

Exhibit 2

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE STATE OF FLORIDA.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE STATE OF FLORIDA.
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REMOVAL:
COCOPLUM ENTRY FEATURE
 CORAL GABLES
 FLORIDA

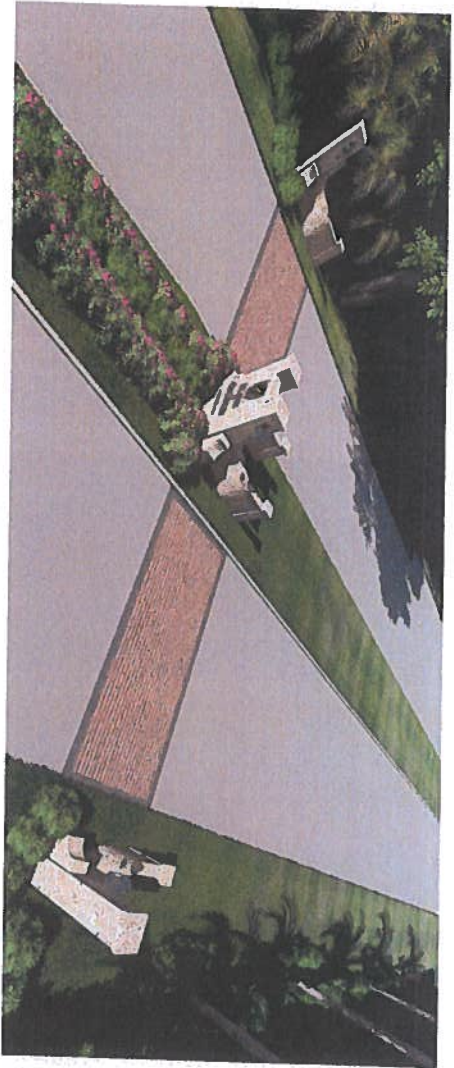
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PACHECO-MARTINEZ & ASSOCIATES LLC.
 AA26002619 AR6412 AR93773
 4990 SW 72nd AVE, SUITE 101 MIAMI, FL 33155
 T (305) 666-2573 F (305) 666-3871



BIRD VIEW



SIGN ELEVATION



ENTRANCE ELEVATION

ISLANDS OF COCOPLUM
COCOPLUM ROAD APPROACH



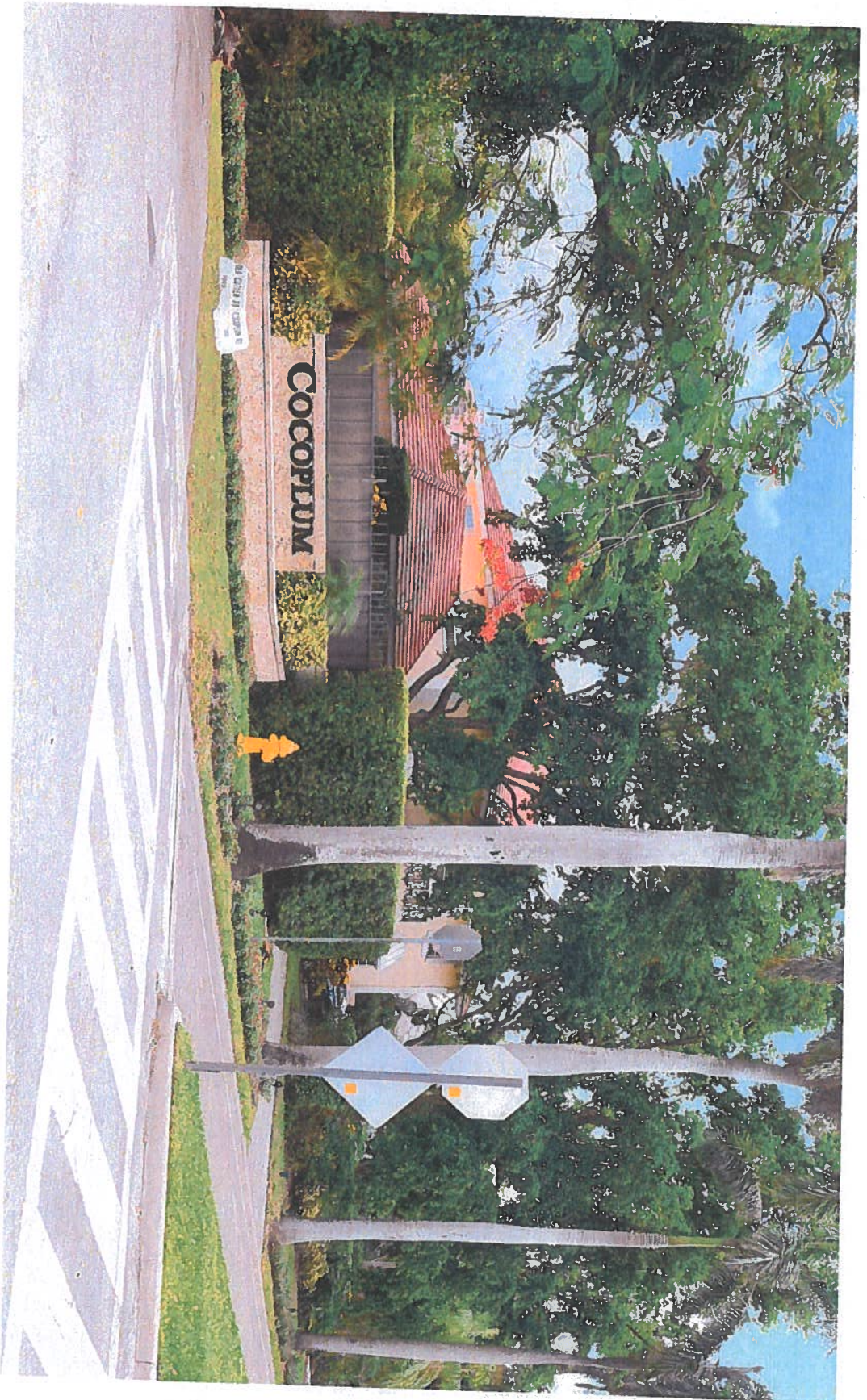
PACHECO-MARTINEZ
& ASSOCIATES LLC.



PACHECO-MARTINEZ
& ASSOCIATES LLC.

RIGHT SIDE

ISLANDS OF COCOPRUM SIGNAGE
AT CARTAGENA PLAZA



**PACHECO-MARTINEZ
& ASSOCIATES LLC.**

LEFT SIDE

**ISLANDS OF COCOPLUM SIGNAGE
AT CARTAGENA PLAZA**

