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Landscape, Lighting, Civil, and Urban Design Drawings



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

NOT FOR CONSTRUCTION

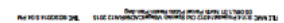


MAHAN RYKIEL
 ASSOCIATES, INC.
 1000 POND LANE, SUITE 100
 ATLANTA, GA 30328
 (404) 525-1234
 WWW.MAHANRYKIEL.COM

DATE	DESCRIPTION
10/1/2014	FINAL PLAN
9/1/2014	REVISION 1
8/1/2014	REVISION 2
7/1/2014	REVISION 3
6/1/2014	REVISION 4
5/1/2014	REVISION 5
4/1/2014	REVISION 6
3/1/2014	REVISION 7
2/1/2014	REVISION 8
1/1/2014	REVISION 9
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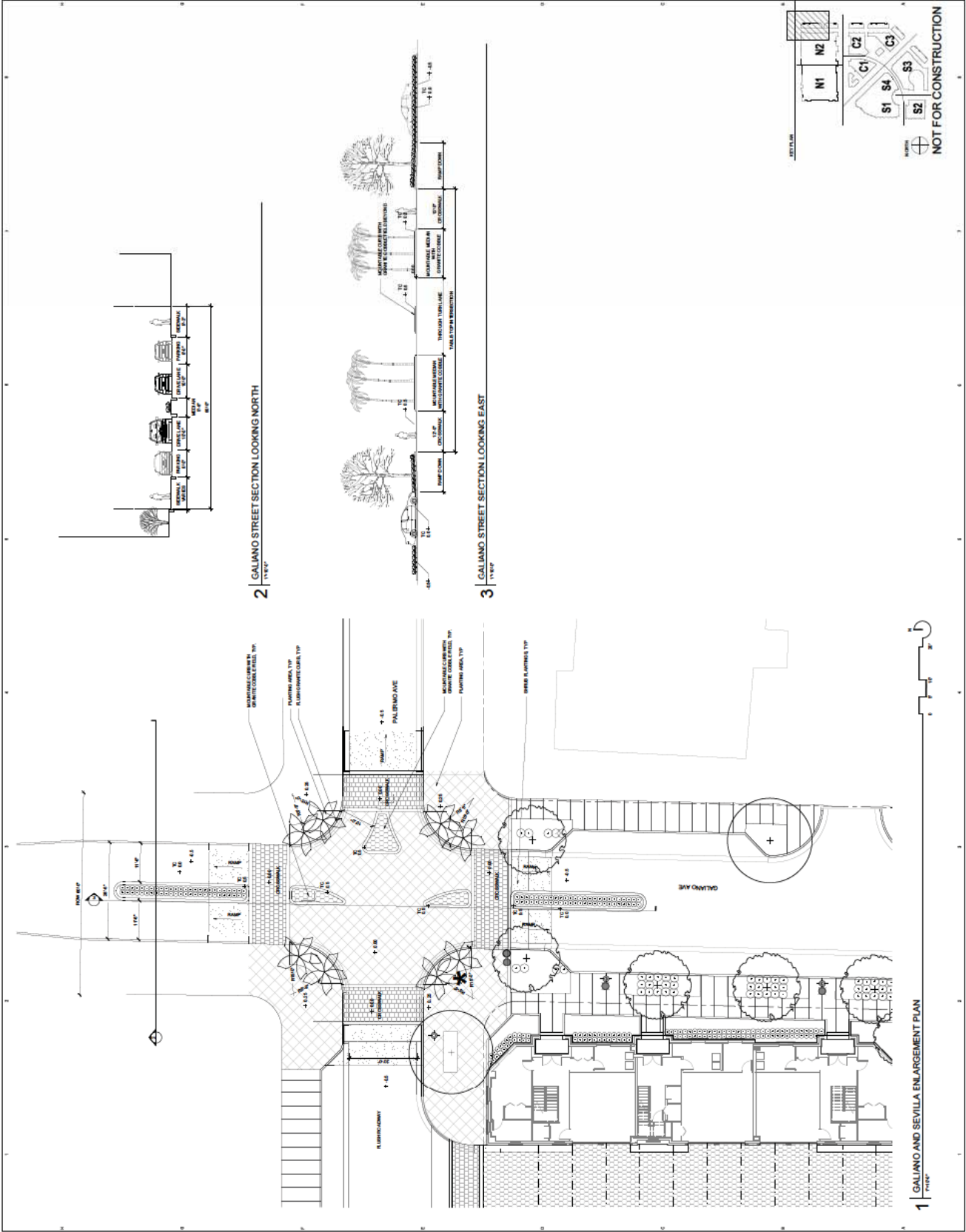
MEDITERRANEAN VILLAGE at Ponce Circle

MAHAN RYKIEL
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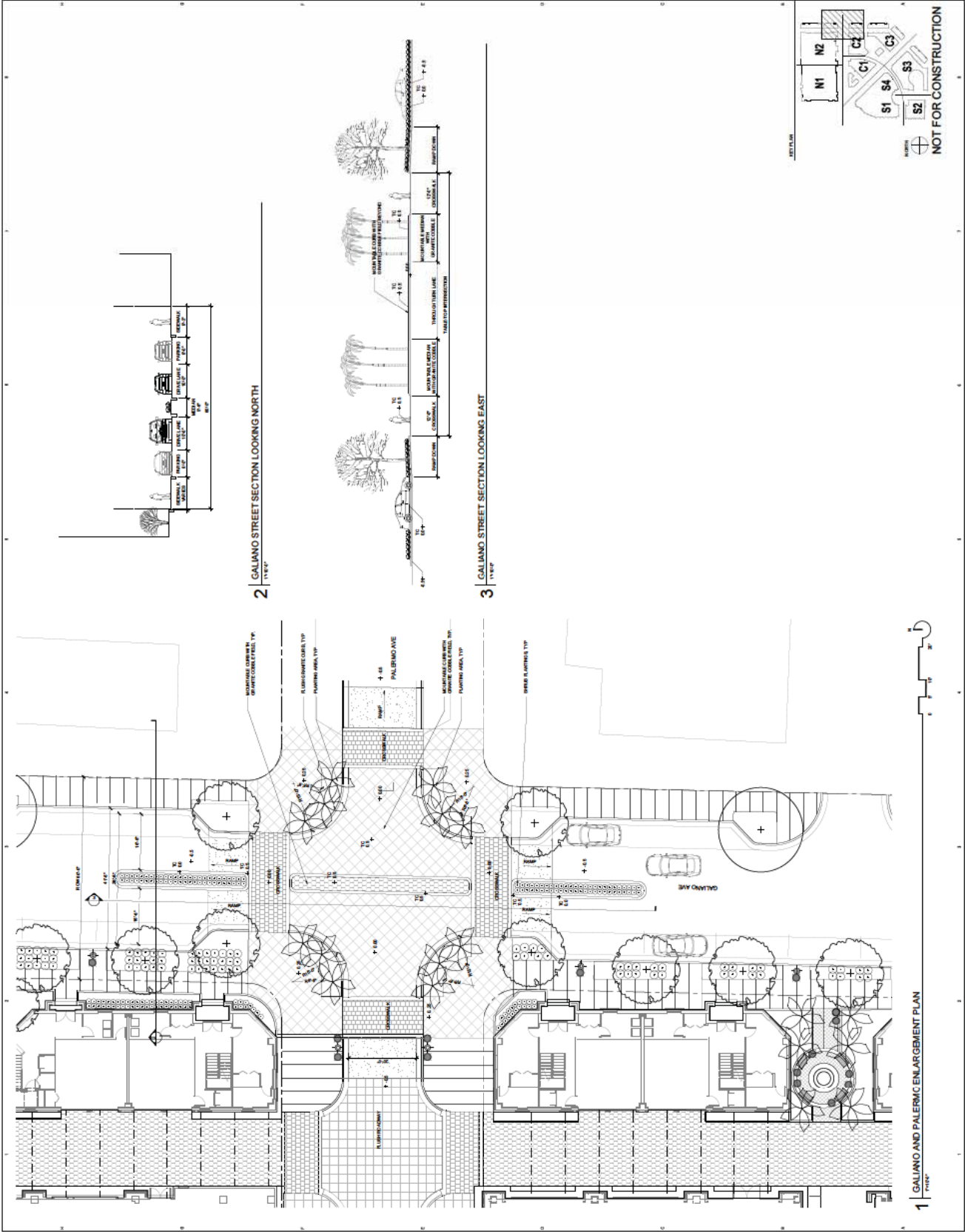


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THESE RESULTS WERE REPRODUCED BY OTHER RESEARCHERS.



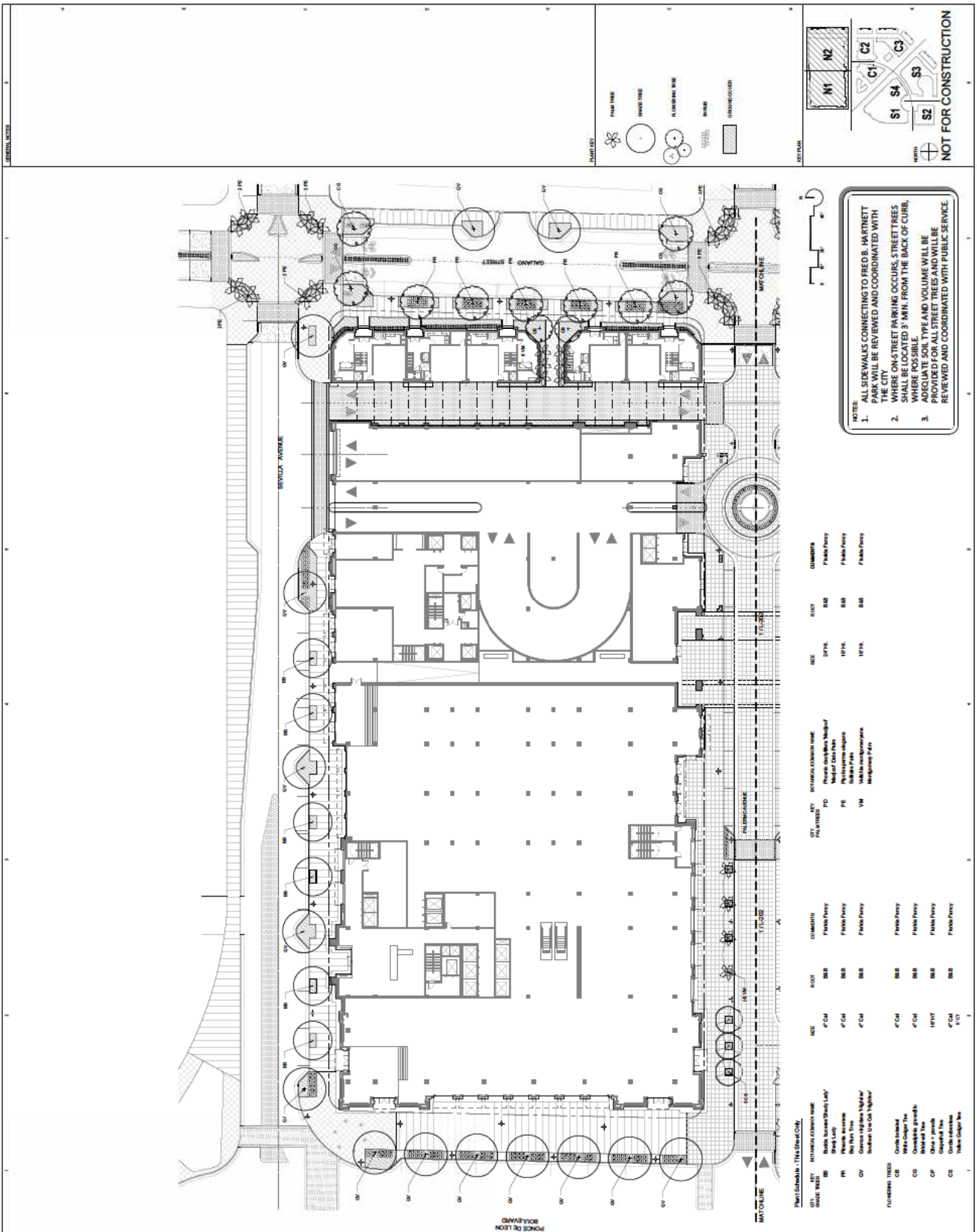
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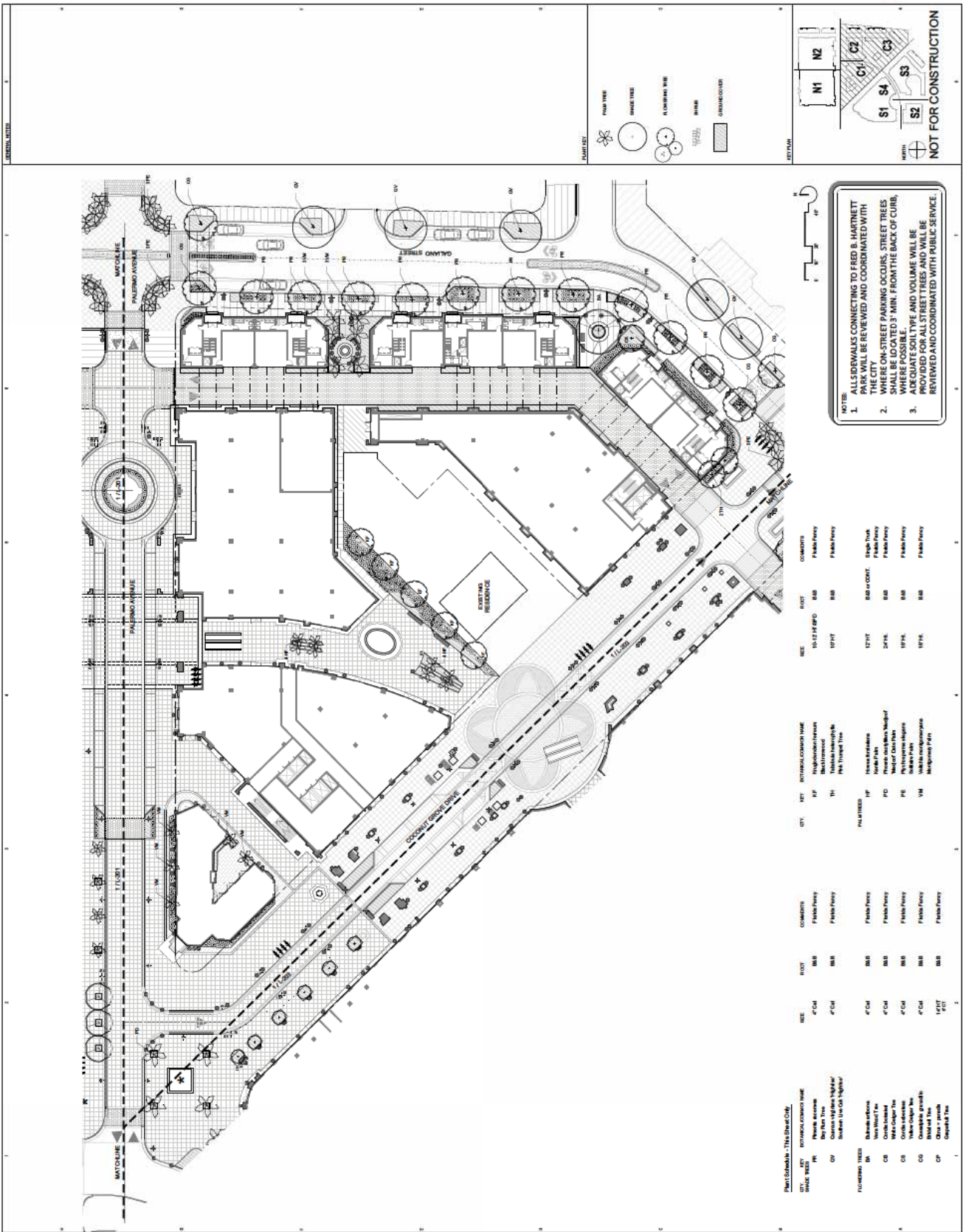
MEDITERRANEAN VILLAGE
at Ponce Circle

PROJECT
MEDITERRANEAN VILLAGE
3001 AVENUE 10, SUITE 100
SAN ANTONIO, TEXAS 78205

NO.	DATE	DESCRIPTION
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2	02/15/2019	REVISED
3	03/15/2019	REVISED
4	04/15/2019	REVISED
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PLANT MATERIAL	QUANTITY	REMARKS
1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY OF SAN ANTONIO.		
2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.		
3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.		

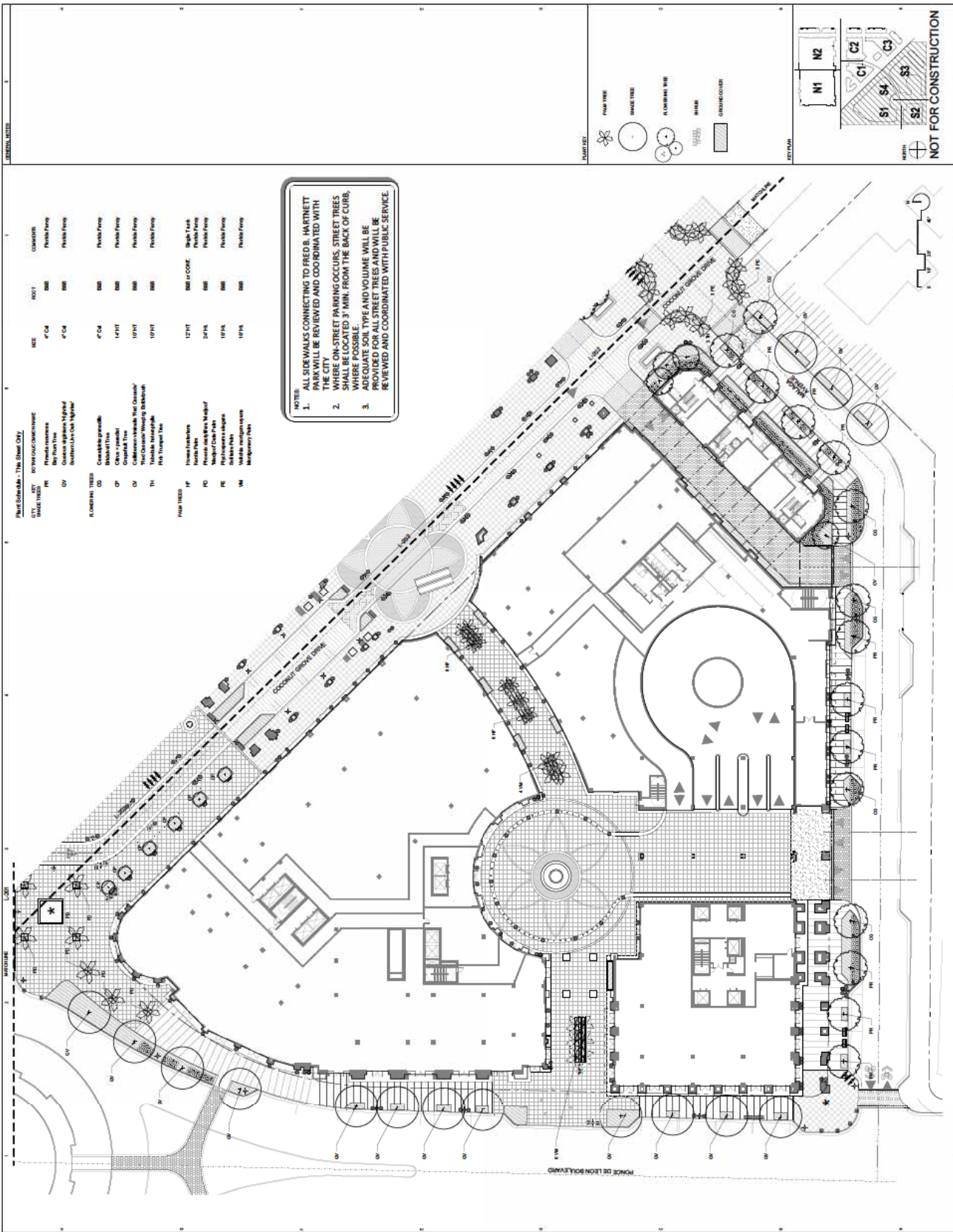


DATE	TIME	LOCATION	REMARKS
10/10/2011	12:00	1000	1000

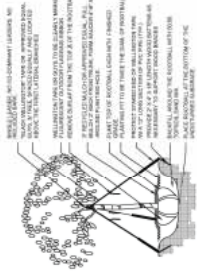
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NOTES:

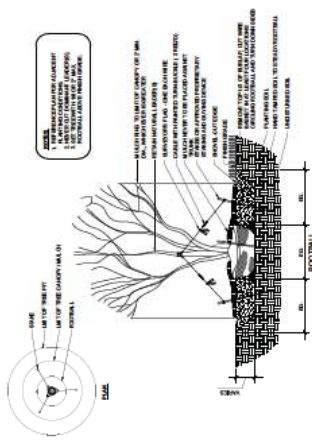
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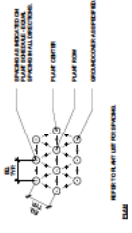
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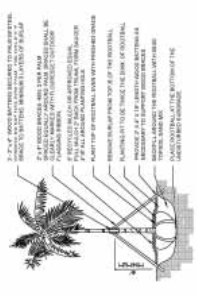
1 | Typical Tree Planting (2.5' Cal. - 4' Cal.) (Less Than 14' Ht.), Staked



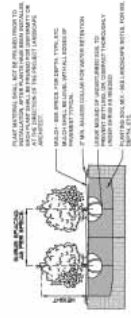
3 | Typical Tree Planting (Over 3' Cal. - 14' Ht.) Staked



6 | Typical Groundcover Planting & Spacing



2 | Typical Palm Tree Planting



4 | Typical Shrub Planting

GENERAL NOTES:

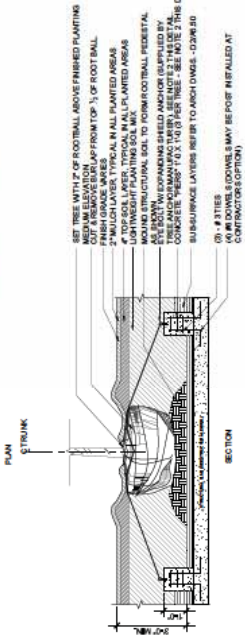
- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and/or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility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

PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grading and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 2" layer of Mulchless mulch. Exempted multi or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and/or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own separate foliage labels and field verification for 100% root coverage for all areas specified.
- All landscape areas are to be provided with automatic irrigation system which provide 100% coverage, and 50% watering.
- All trees 1 1/2" in trunk diameter to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after site is brought up to grade. Clearly set out balls are not acceptable.
- Planting will be inspected and certified that the 5000 min. windbreak tree. Planting will be inspected to be comprised of 50% Canadian sweet gum, 25% red tree, and 25% American.
- Tree and shrub pits will be supplemented with "Agglo-Ton" 21 gram data with 20% 10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

NOTES:

1. TREE ANCHORING SYSTEM SHALL BE OF THE FOLLOWING TYPE OR APPROVED EQUAL:
3000 CARBIDE STATION BLVD
PHOENIX, AZ 85028
MANUFACTURER: PLANTUS ANCHORS LIMITED
2. TREE ANCHORING SYSTEM SHALL BE OF THE FOLLOWING TYPE OR APPROVED EQUAL:
3000 CARBIDE STATION BLVD
PHOENIX, AZ 85028
MANUFACTURER: PLANTUS ANCHORS LIMITED
3. FOR PLANTS IN WET AREAS, REFER TO THE FOLLOWING NOTES:
4. DO NOT CUT OFF CENTRAL LEADER
5. REFER TO SOILS REPORTS ON L3 AND L3.3



5 | Typical Rootball Harness

LANDSCAPE LEGEND

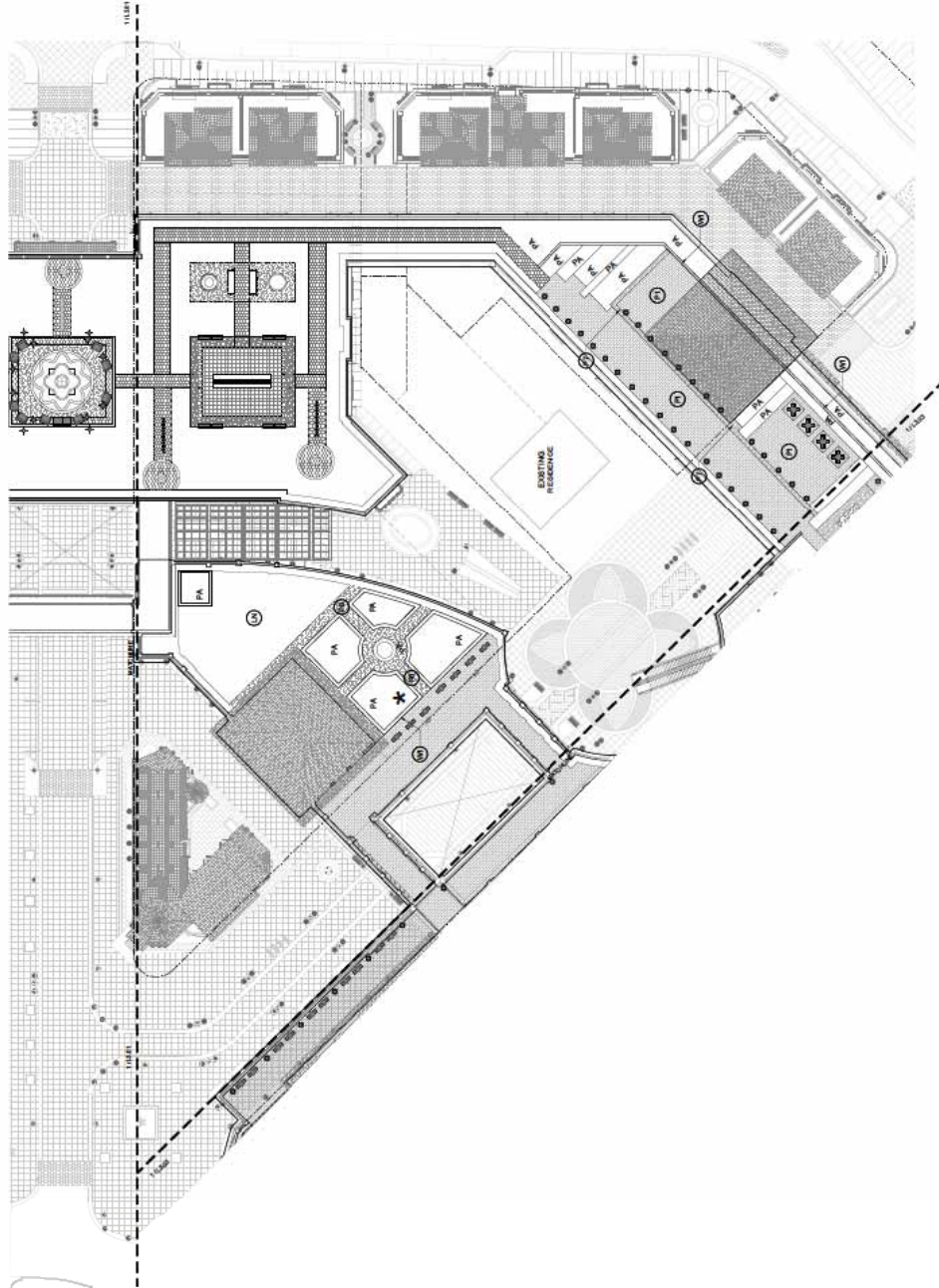
ITEM	QUANTITY	REMARKS
A. No. of Trees Required	28	4.71
B. Volume of Soil Required	188	3.75
C. Volume of Soil Required	188	3.75
D. Volume of Soil Required	188	3.75
E. Volume of Soil Required	188	3.75
F. Volume of Soil Required	188	3.75
G. Volume of Soil Required	188	3.75
H. Volume of Soil Required	188	3.75
I. Volume of Soil Required	188	3.75
J. Volume of Soil Required	188	3.75
K. Volume of Soil Required	188	3.75
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P. Volume of Soil Required	188	3.75
Q. Volume of Soil Required	188	3.75
R. Volume of Soil Required	188	3.75
S. Volume of Soil Required	188	3.75
T. Volume of Soil Required	188	3.75
U. Volume of Soil Required	188	3.75
V. Volume of Soil Required	188	3.75
W. Volume of Soil Required	188	3.75
X. Volume of Soil Required	188	3.75
Y. Volume of Soil Required	188	3.75
Z. Volume of Soil Required	188	3.75

STREET TREES

ITEM	QUANTITY	REMARKS
A. No. of Trees Required	28	4.71
B. Volume of Soil Required	188	3.75
C. Volume of Soil Required	188	3.75
D. Volume of Soil Required	188	3.75
E. Volume of Soil Required	188	3.75
F. Volume of Soil Required	188	3.75
G. Volume of Soil Required	188	3.75
H. Volume of Soil Required	188	3.75
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J. Volume of Soil Required	188	3.75
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O. Volume of Soil Required	188	3.75
P. Volume of Soil Required	188	3.75
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R. Volume of Soil Required	188	3.75
S. Volume of Soil Required	188	3.75
T. Volume of Soil Required	188	3.75
U. Volume of Soil Required	188	3.75
V. Volume of Soil Required	188	3.75
W. Volume of Soil Required	188	3.75
X. Volume of Soil Required	188	3.75
Y. Volume of Soil Required	188	3.75
Z. Volume of Soil Required	188	3.75

PLANTING DETAILS & CALCULATIONS

ITEM	QUANTITY	REMARKS
A. No. of Trees Required	28	4.71
B. Volume of Soil Required	188	3.75
C. Volume of Soil Required	188	3.75
D. Volume of Soil Required	188	3.75
E. Volume of Soil Required	188	3.75
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S. Volume of Soil Required	188	3.75
T. Volume of Soil Required	188	3.75
U. Volume of Soil Required	188	3.75
V. Volume of Soil Required	188	3.75
W. Volume of Soil Required	188	3.75
X. Volume of Soil Required	188	3.75
Y. Volume of Soil Required	188	3.75
Z. Volume of Soil Required	188	3.75



1 | CENTRAL ROOFTOP SITE PLAN



NOT FOR CONSTRUCTION

[illegible]

CLIENT
AGAVE POWER LLC
3851 38th, 38th POWER DE
LEON (GOULEVARD)

MEDITERRANEAN VILLAGE
at Ponce Circle

CO-1485 & T444T

MAHAN RYKEL
LEGAT
100 W. 14th St. New York, NY 10011-4202

PROTECT



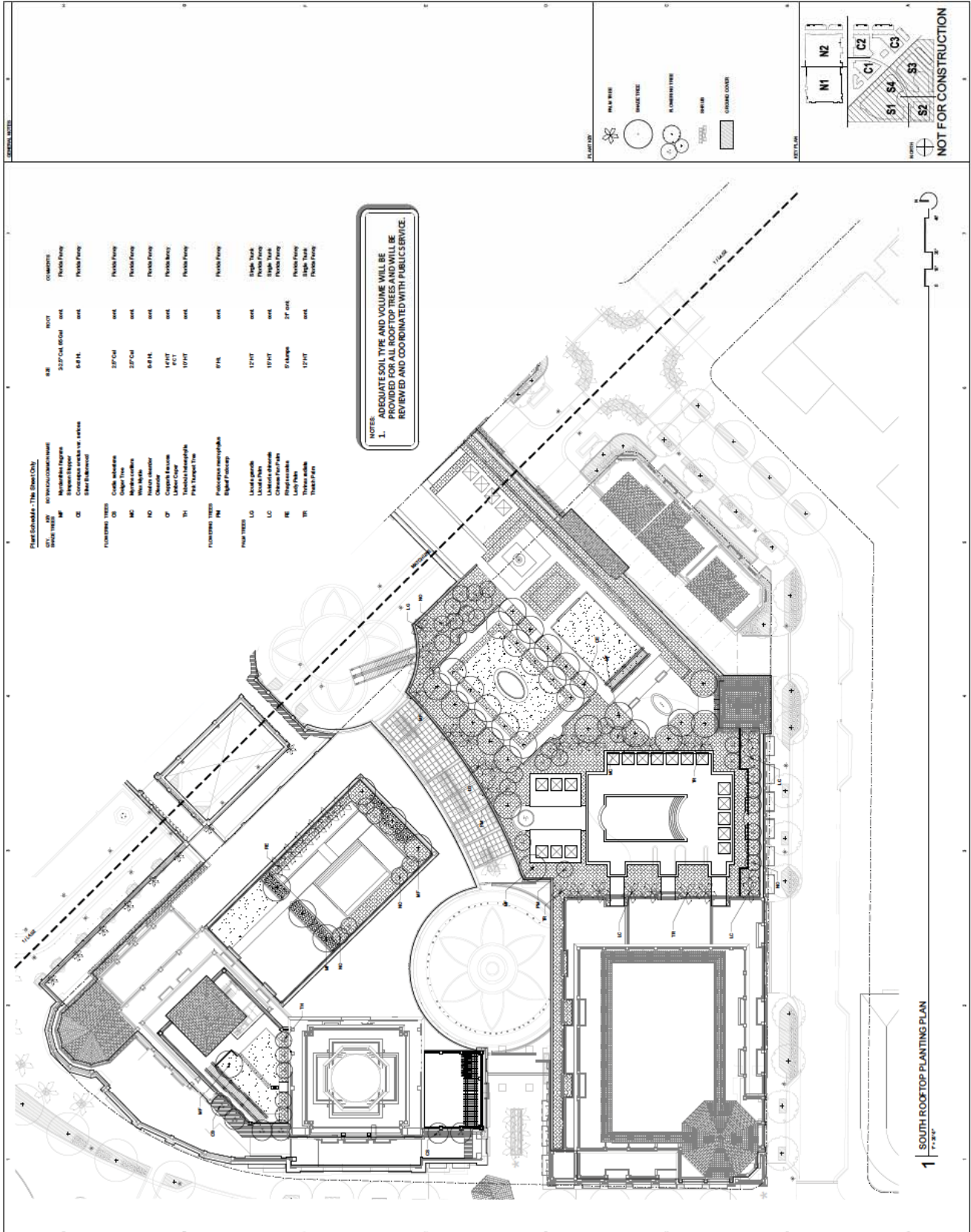
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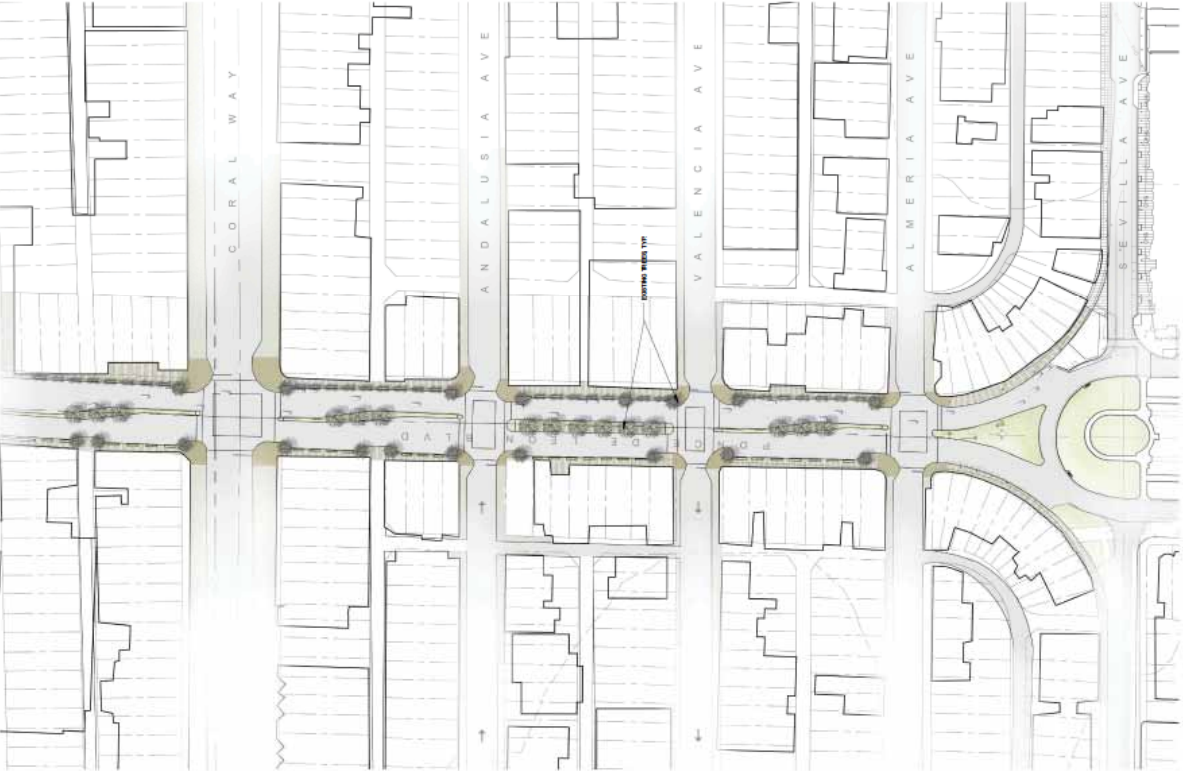
NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE at Ponce Circle

CL. DATE: 01/11/2011
 PROJECT: MEDITERRANEAN VILLAGE AT PONCE CIRCLE
 DRAWING: L-400

NO.	DESCRIPTION	DATE	BY	CHKD.
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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

MAHAN RYKIEL
 ARCHITECTS
 1000 N. W. 10th Ave, Suite 200
 Fort Lauderdale, FL 33304
 (954) 561-1111
 PROJ. 2023

CLIENT: MEDITERRANEAN VILLAGE
 1000 N. W. 10th Ave, Suite 200
 Fort Lauderdale, FL 33304

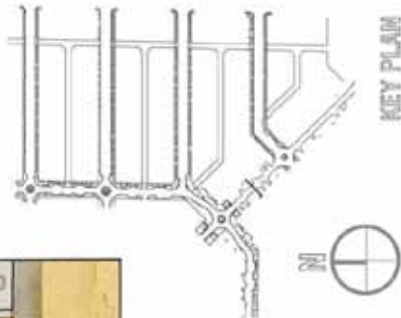
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DATE: 08/08/2023
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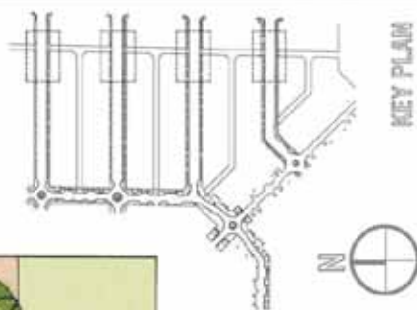
L-501



COCONUT GROVE DRIVE

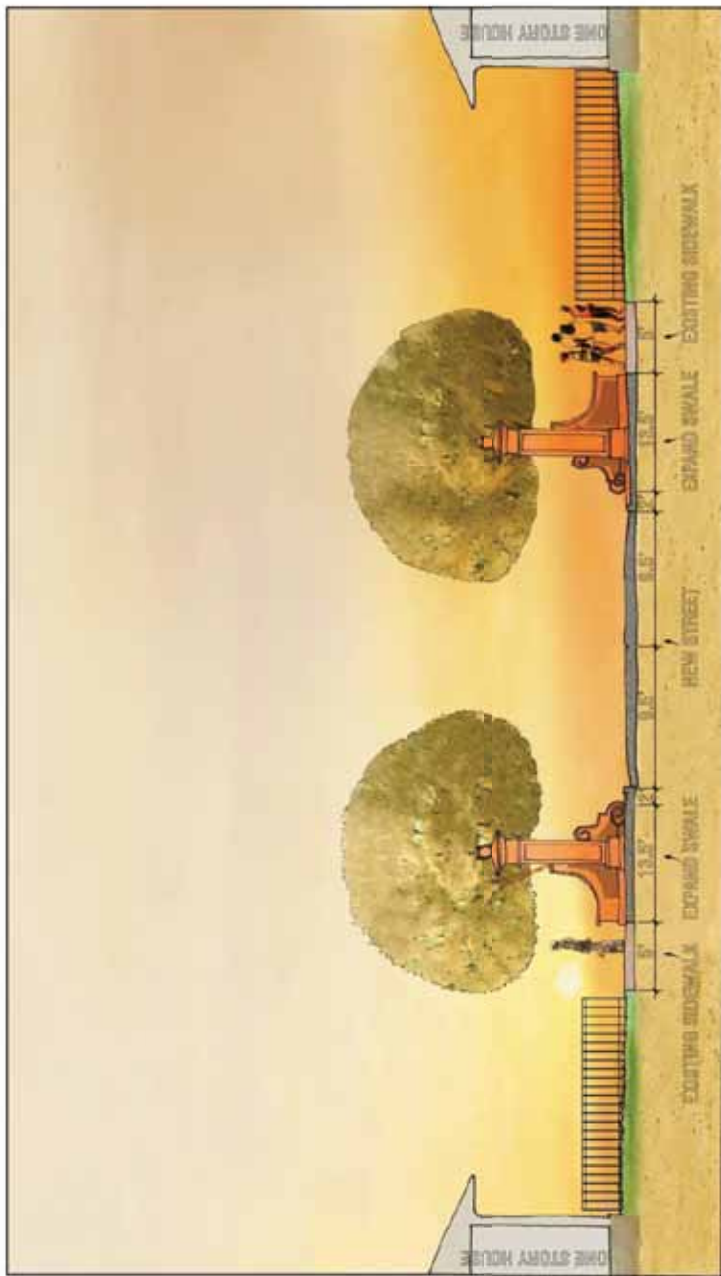


KEY PLAN

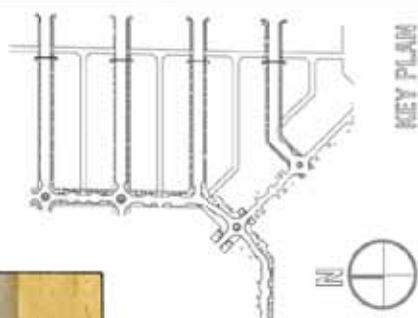


PROPOSED STREET PLAN VIEW

TYPICAL COMMERCIAL AREA STREET
VIEW FROM SW 37TH AVE

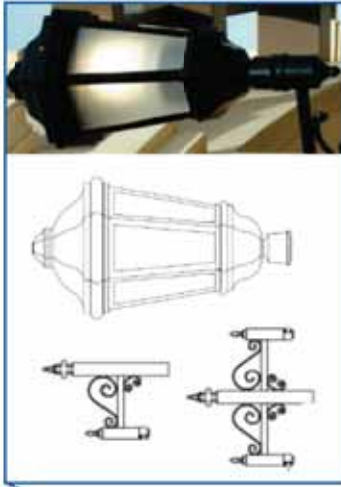
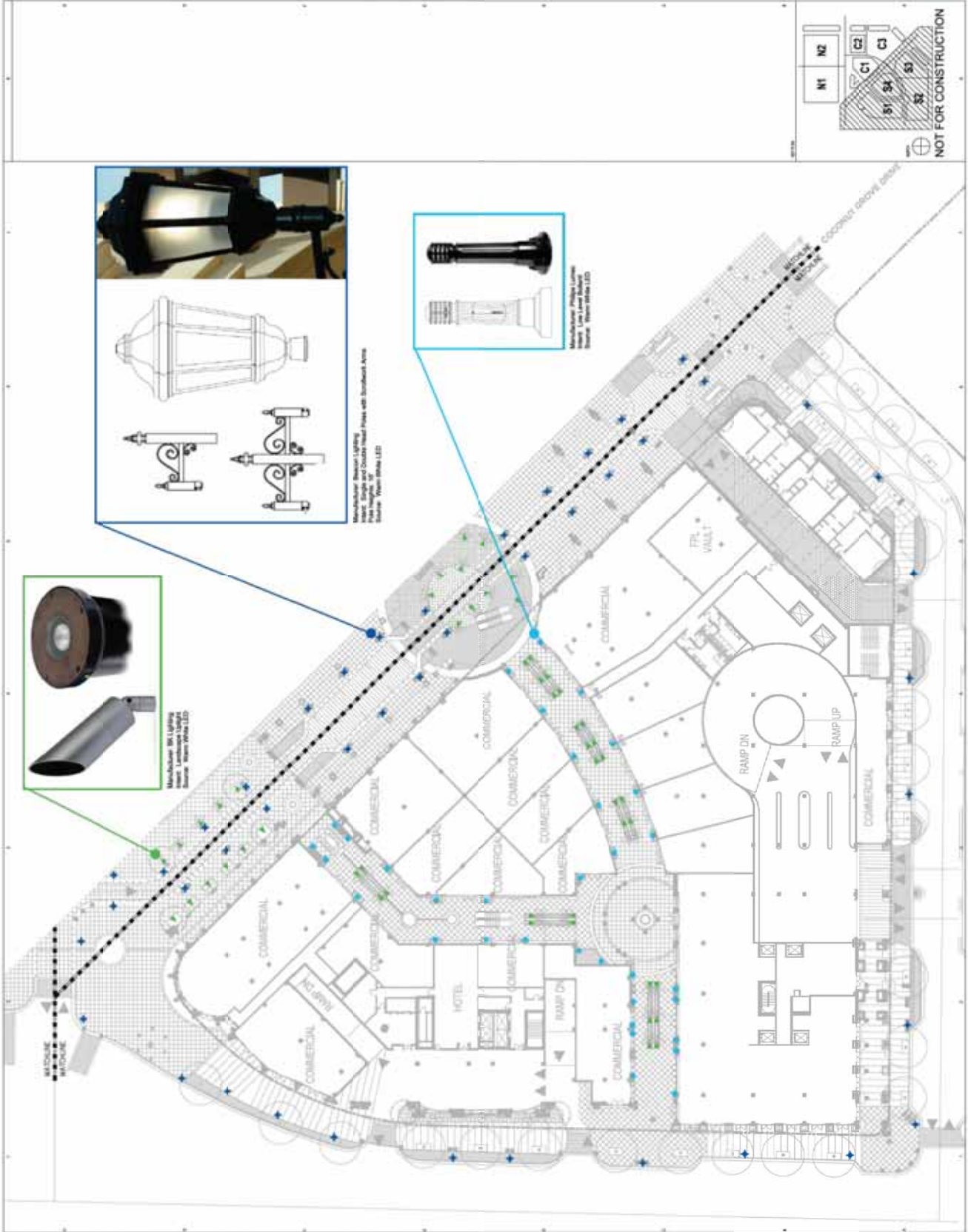


TYPICAL NEIGHBORHOOD ENTRANCE FEATURE





Manufacturer: Inc Lighting
 Mount: Landscape Uplight
 Source: Warm White LED

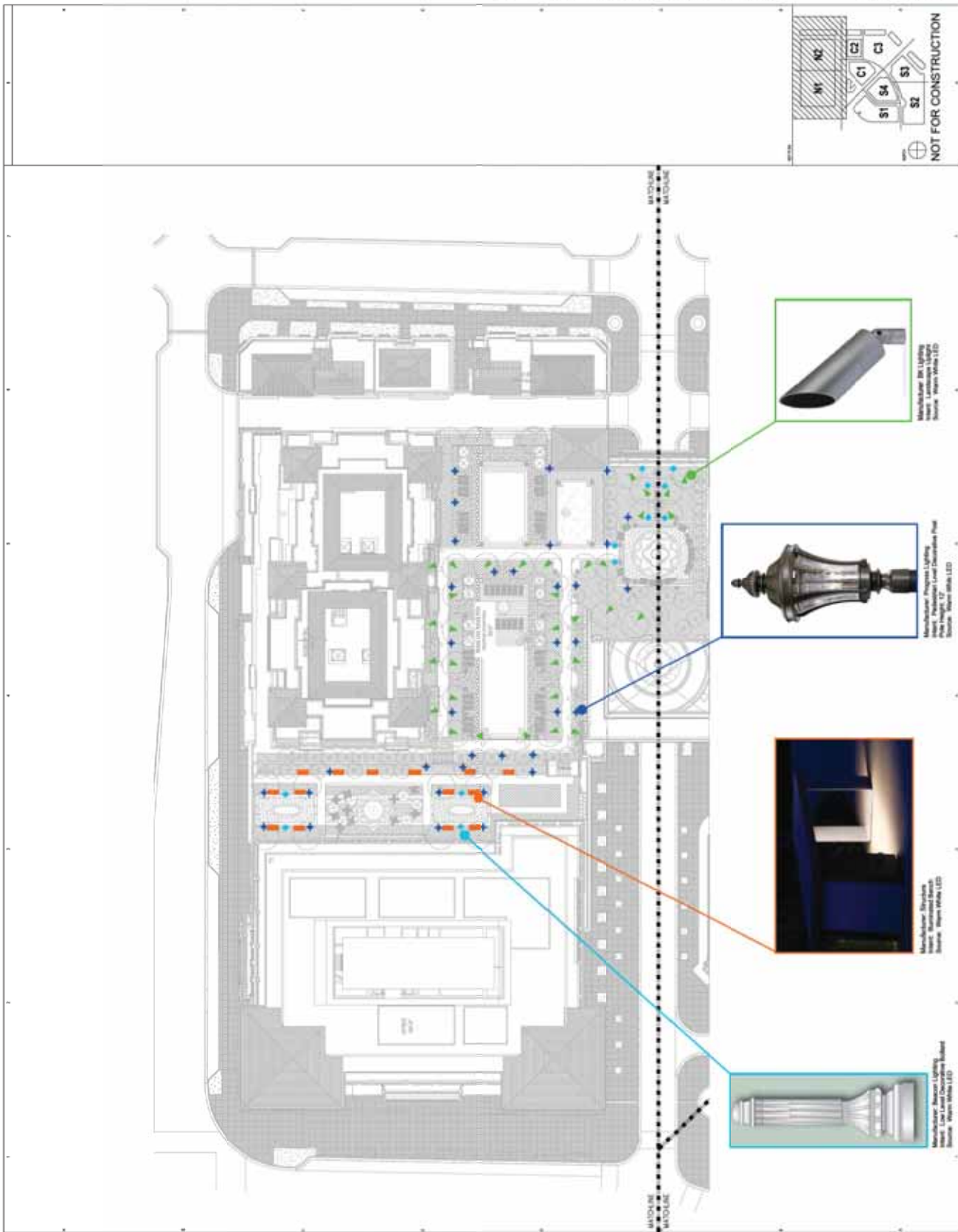


MEDITERRANEAN VILLAGE at Ponce Circle

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NORTH PARCEL
 LIGHTING
 ROOF PLAN
 LD-301

NOT FOR CONSTRUCTION

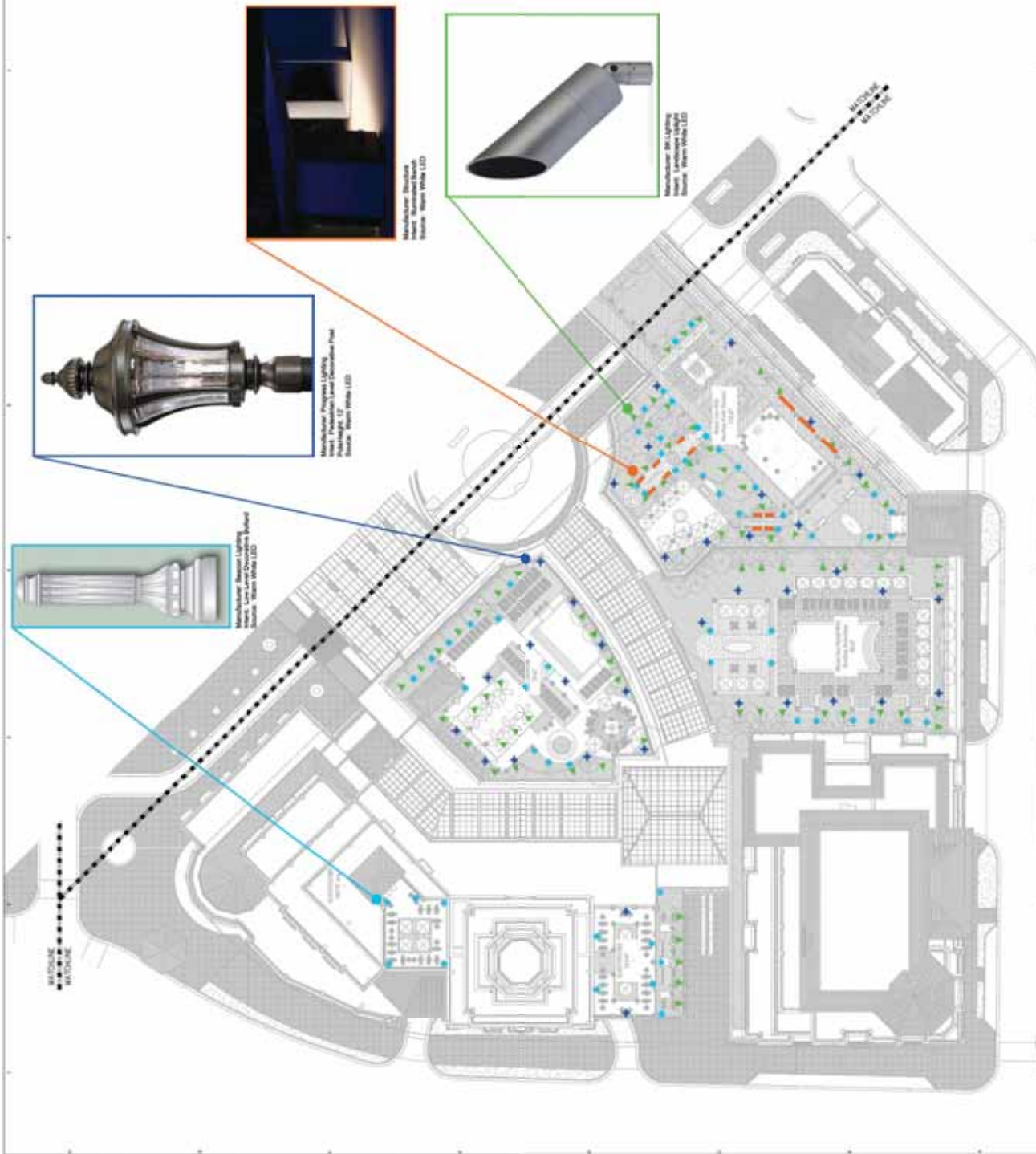




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**MEDITERRANEAN
VILLAGE at
Ponce Circle**



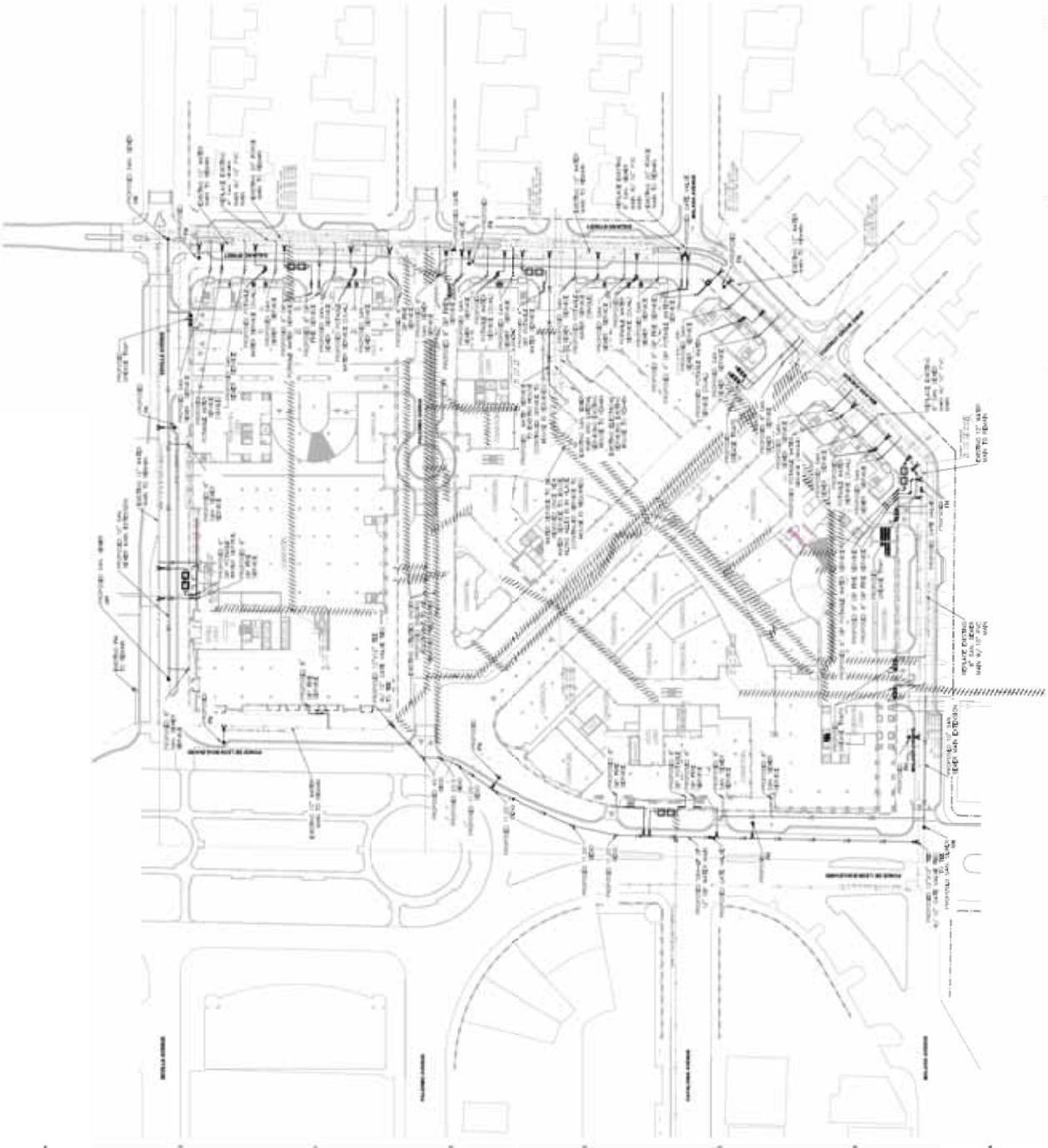


AGAVE FORKS

LANE

ARCHITECTS
1000 N. 10TH AVE., SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.LANEARCHITECTS.COM

MEDITERRANEAN VILLAGE at Ponce Circle



NOTES
1. THIS IS A PRELIMINARY DRAWING. SUBJECT TO
CHANGE. CONSULTING ON THE
PLANS, AND TO THE CONSTRUCTION OF THE
PROJECT, SHALL BE THE RESPONSIBILITY OF THE
CLIENT.



NOT FOR CONSTRUCTION

EX-1

THIS DRAWING IS THE PROPERTY OF LANE ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LANE ARCHITECTS.



AGAVE PORCELL

LANE

ARCHITECTS
1000 10th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.1000
www.lane-architects.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
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	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

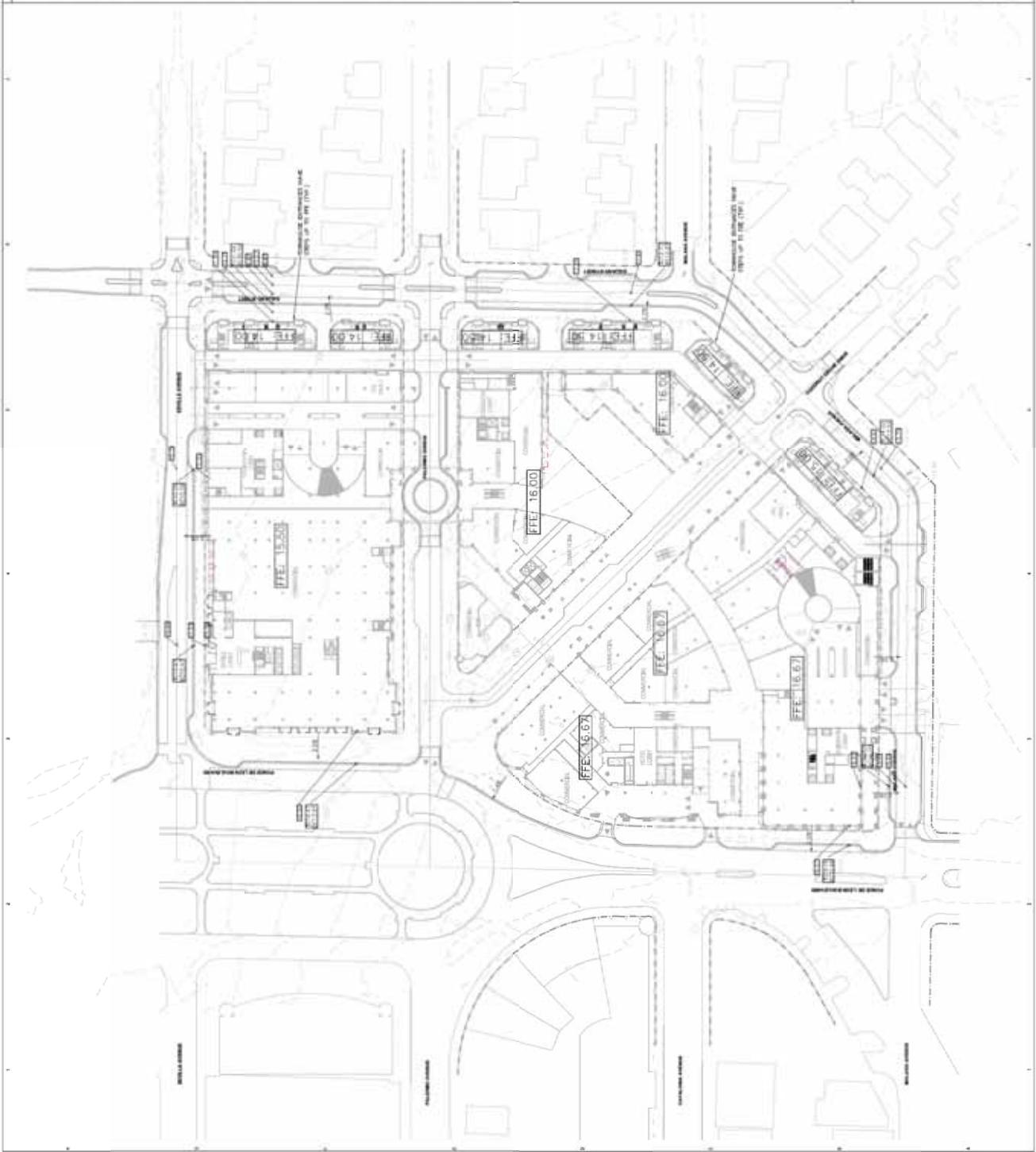


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LANE

ARCHITECTS
1000 S. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.LANEARCHITECTS.COM

MEDITERRANEAN VILLAGE at Ponce Circle



NOTES:
1. THIS IS A PRELIMINARY GRADING SUBJECT TO
CHANGE. COORDINATE ON THE
CONSTRUCTION WITH THE CITY OF DENVER
FOR THE FINAL GRADING.



NOT FOR CONSTRUCTION

EX-3

NO.	DATE	DESCRIPTION
1	10/1/2010	ISSUED FOR PERMIT
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Building Floor Plans

MEDITERRANEAN VILLAGE
at Ponce Circle

COLUMBIA

SUMMIT PAPER CO. U.S.C.

2085 3RD AVE. NEW YORK 10 (N.Y.)

1-800-675-1100

THE UNIVERSITY OF CHICAGO

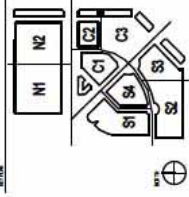
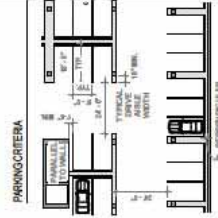
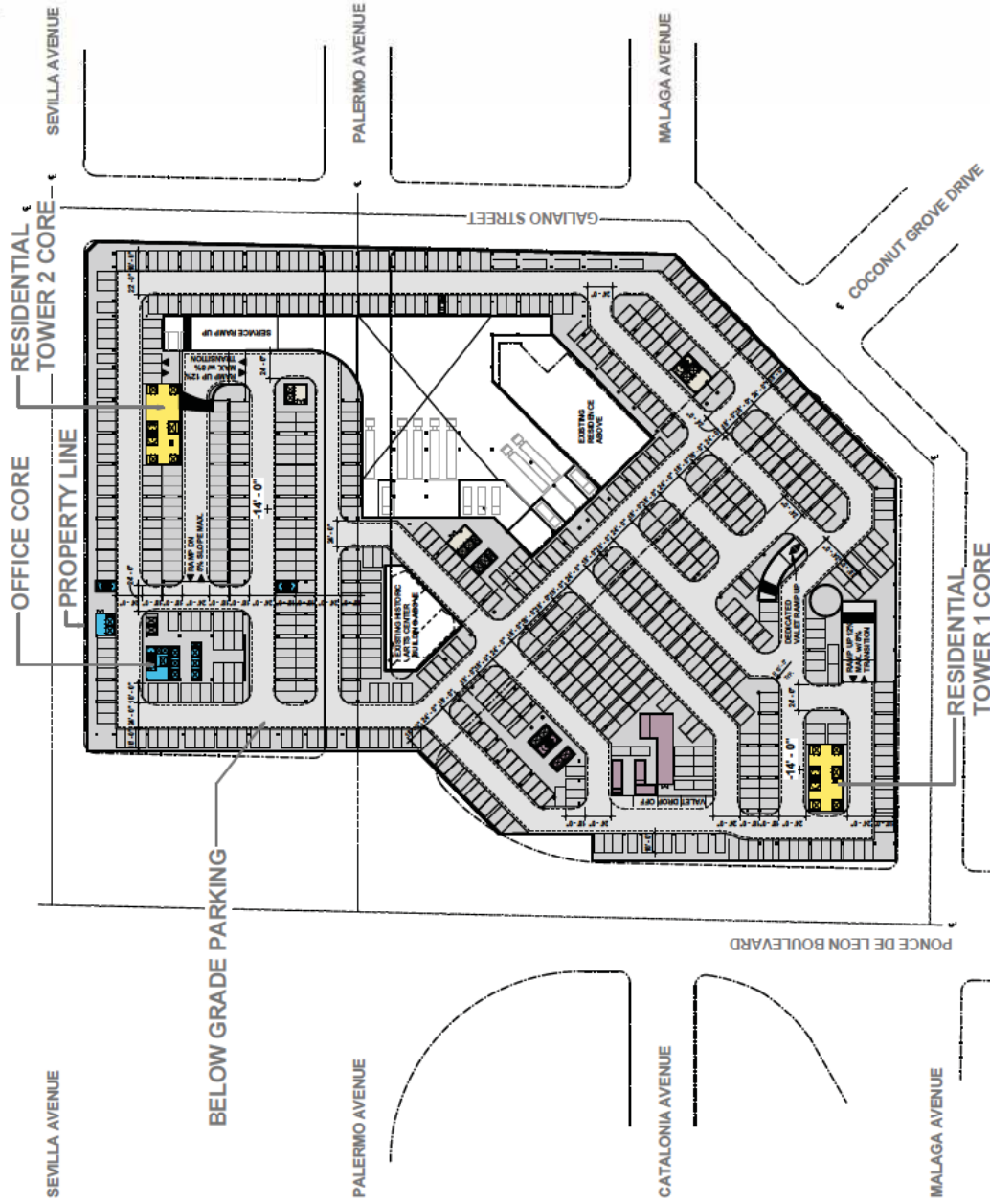
**FLOOR PLAN
LEVEL B1**

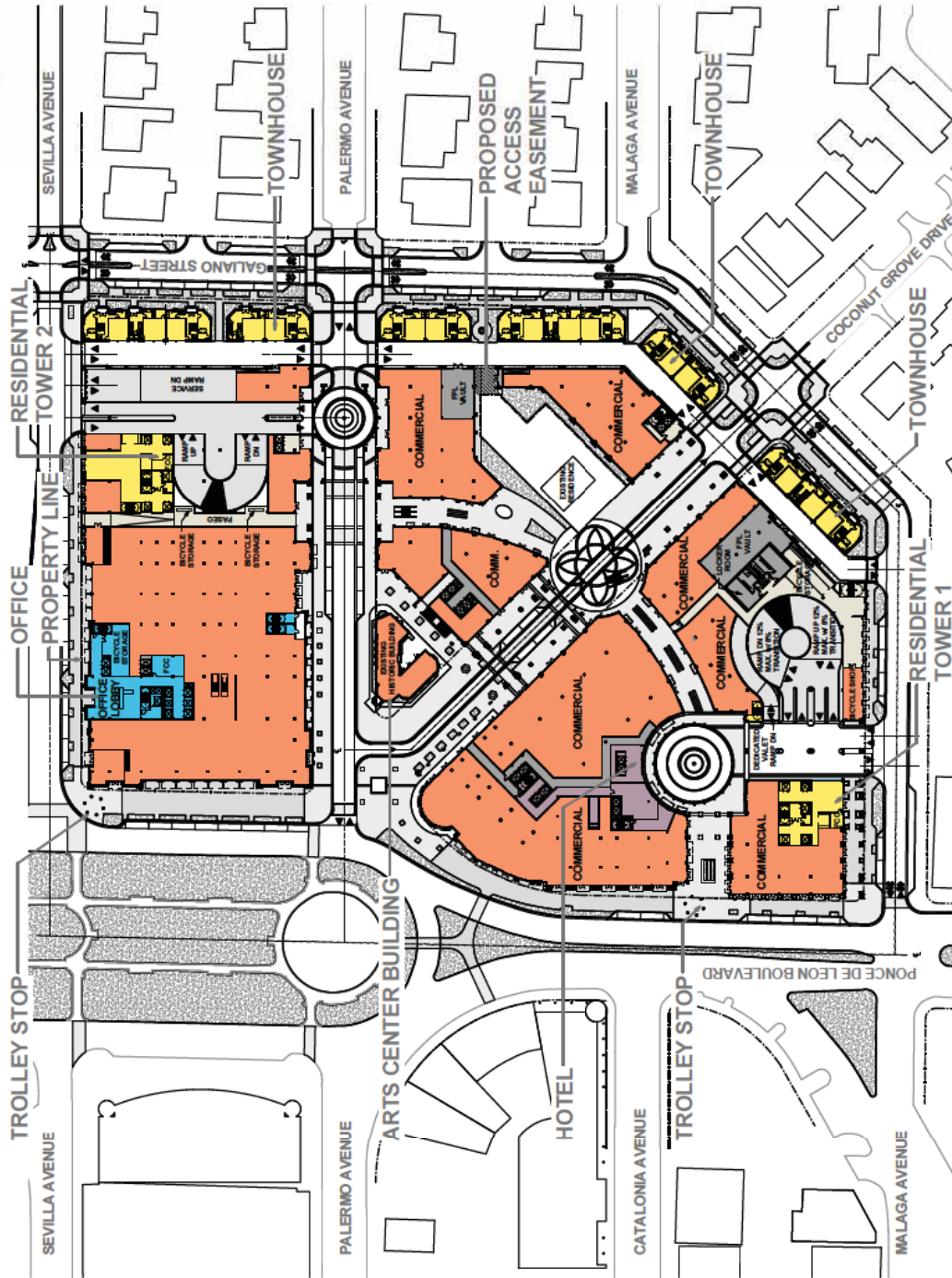
A-101

THE HILLTOPPING TALKS

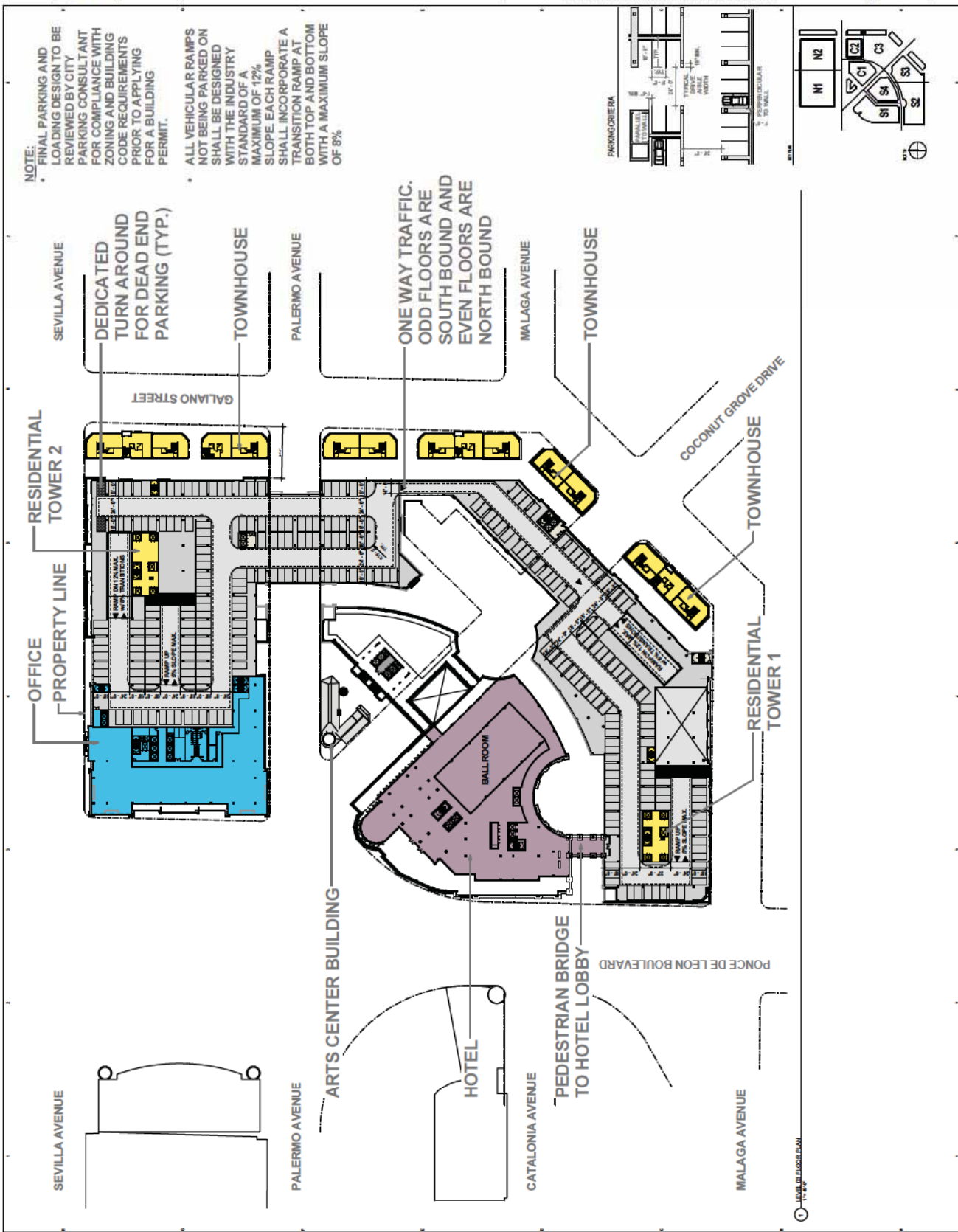
NOTE:
* FINAL PARKING AND
LOADING DESIGN TO BE
REVIEWED BY CITY
PARKING CONSULTANT
FOR COMPLIANCE WITH
ZONING AND BUILDING
CODE REQUIREMENTS
PRIOR TO APPLYING
FOR A BUILDING
PERMIT.

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%.





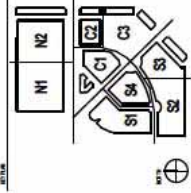
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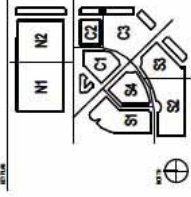
**-ONE WAY TRAFFIC.
ODD FLOORS ARE
SOUTH BOUND AND
EVEN FLOORS ARE
NORTH BOUND**



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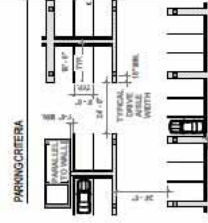
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**-ONE WAY TRAFFIC.
ODD FLOORS ARE
SOUTH BOUND AND
EVEN FLOORS ARE
NORTH BOUND**



—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

SEVILLA AVENUE

PALERMO AVENUE

1 LEVEL 0751023151

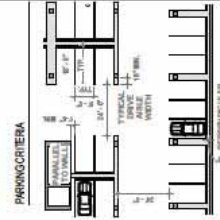
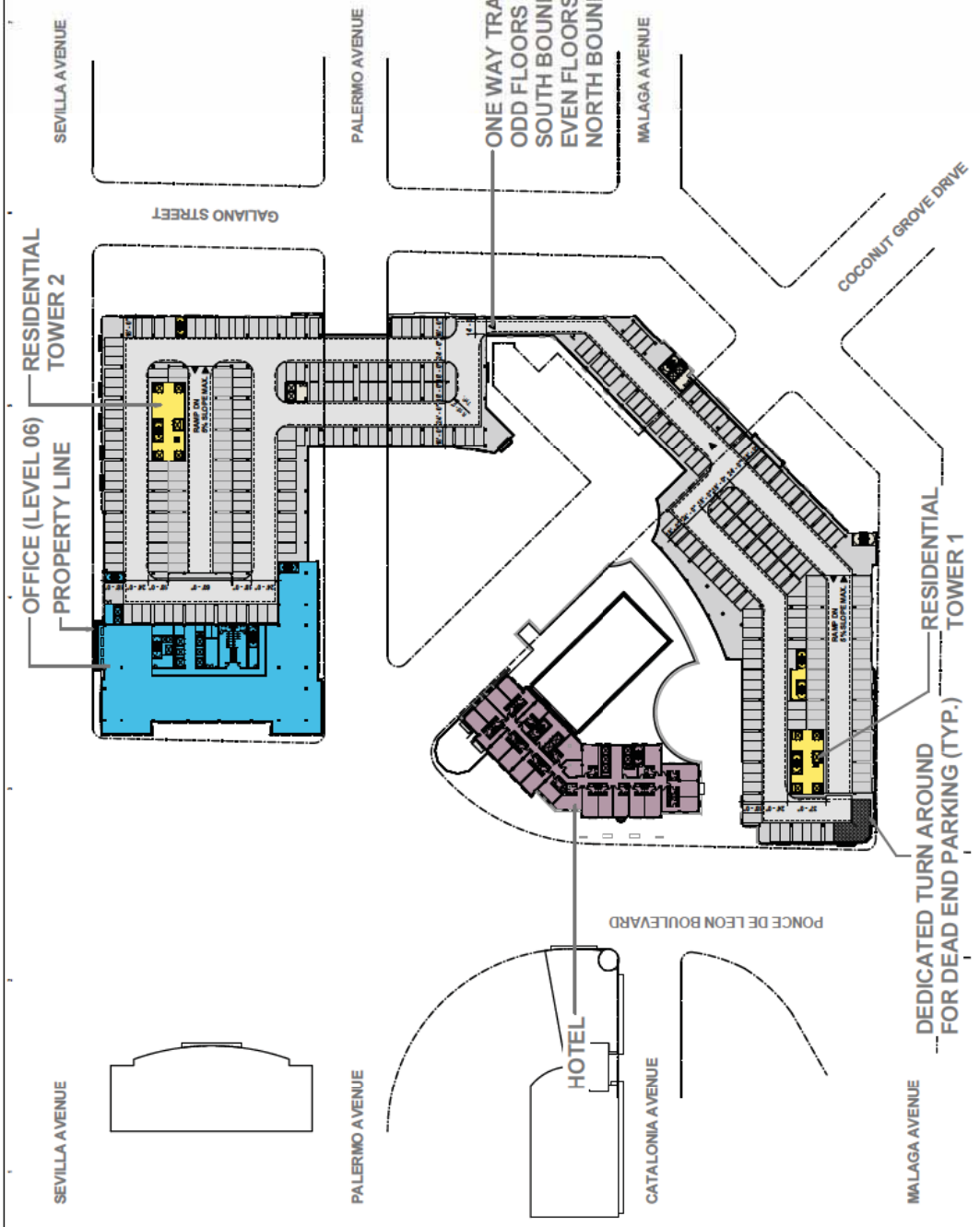
TABLE 1

DOI: 10.1002/anie.201100000

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.

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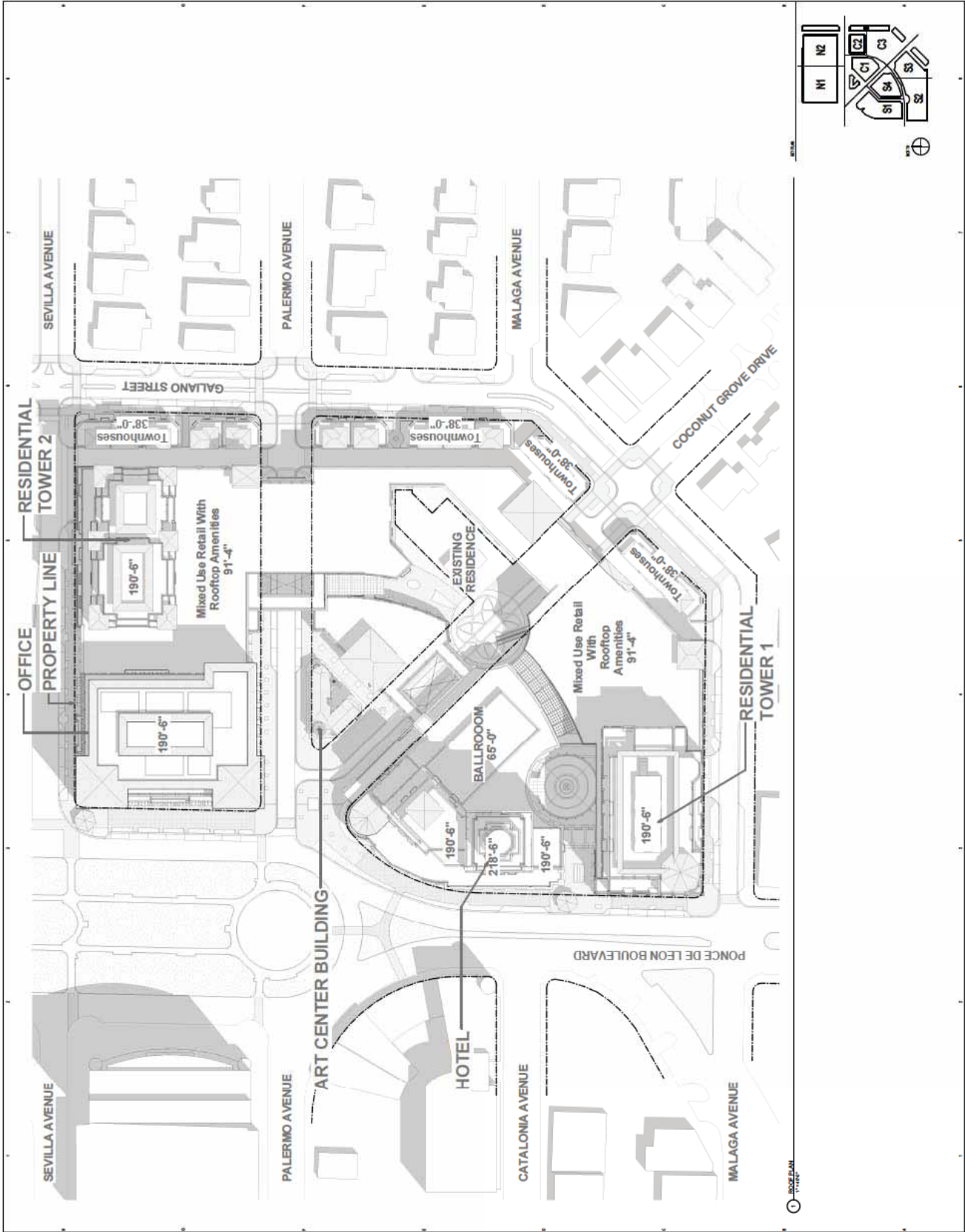
**-ONE WAY TRAFFIC.
ODD FLOORS ARE
SOUTH BOUND AND
EVEN FLOORS ARE
NORTH BOUND**



MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
 THE POND
 1000 AVENUE OF THE ARTS
 SUITE 1000
 ATLANTA, GA 30303
 TEL: 404.524.4400
 FAX: 404.524.4401
 WWW.POND.COM

NO.	REVISION	DATE	BY	CHKD
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**MEDITERRANEAN
 VILLAGE at
 Ponce Circle**

CLIENT: SEATTLE ARTS CENTER
 PROJECT: MEDITERRANEAN VILLAGE AT PONCE CIRCLE
 LOCATION: SEATTLE, WA

NO.	DATE	DESCRIPTION
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100	04/18/18	REVISED



DATE: 01/15/10
 TITLE: ILLUSTRATIVE SITE PLAN
 SCALE: 1" = 100'

PROJECT: A-122
 SHEET: 1 OF 1



1" = 100'

MALAGA AVENUE

TROLLEY STOP

HOTEL

ARTS CENTER BUILDING

PALERMO AVENUE

CROSSWALK
 TBD BY CITY

PARK DESIGN

STREET TREES ARE
 FLUSH WITH
 SIDEWALK

PARKING STRUCTURE
 BELOW TO BE
 DESIGNED TO HOUSE
 TREE PITS SO THAT

TROLLEY STOP

SEVILLA AVENUE

OFFICE

RESIDENTIAL
 TOWER 2

PASEO WILL
 INCORPORATE
 DECORATIVE LIGHTING,
 NATURAL MATERIALS
 AND 70% STOREFRONT
 ON COMMERCIAL USES

TOWNHOUSE

PALERMO AVENUE

PROPOSED
 ACCESS
 EASEMENT

MALAGA AVENUE

TOWNHOUSE

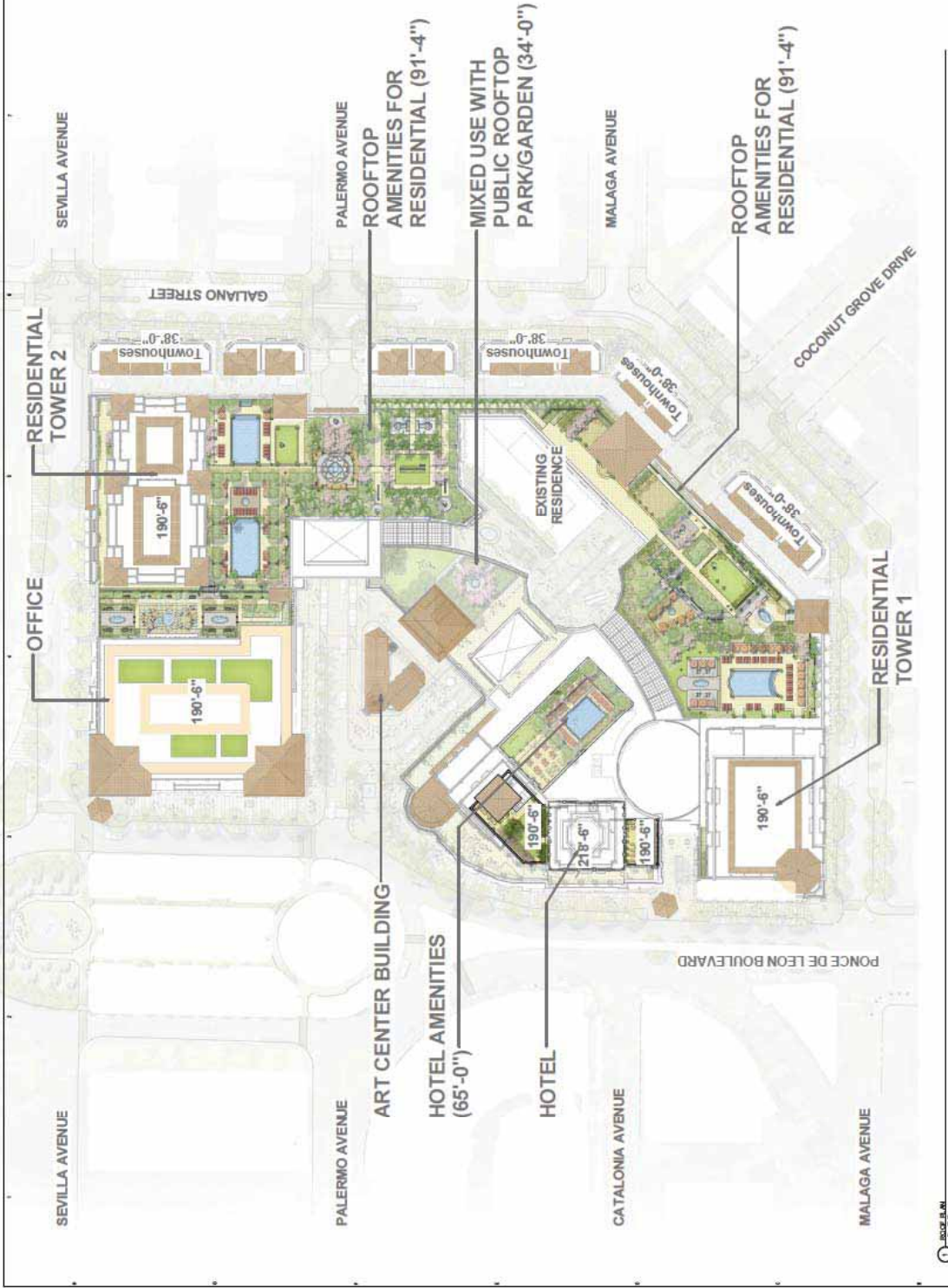
RESIDENTIAL
 TOWER 1

TOWNHOUSE

COCONUT GROVE DRIVE

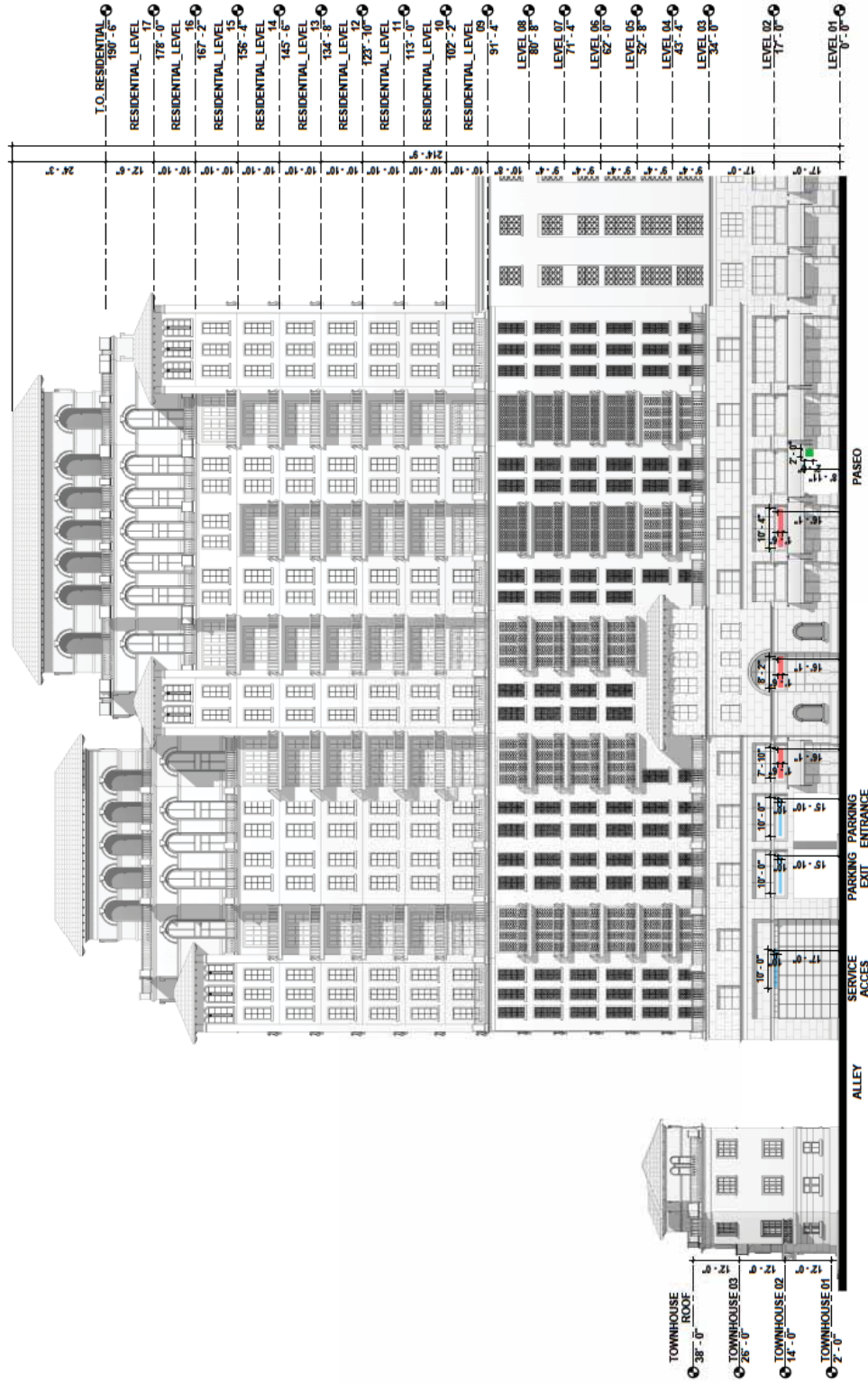
PONCE DE LEON BOULEVARD

CATALONIA AVENUE



Architectural Building Elevations

Sistem Bilangan		Bilangan	
Simbol	Artinya	Simbol	Artinya
	Salah	Salah	Salah
	Benar	Benar	Benar
	Salah	Salah	Salah
	Benar	Benar	Benar



1 ENLARGED NORTH ELEVATION

ENLARGED

MEDITERRANEAN VILLAGE
at Ponce Circle

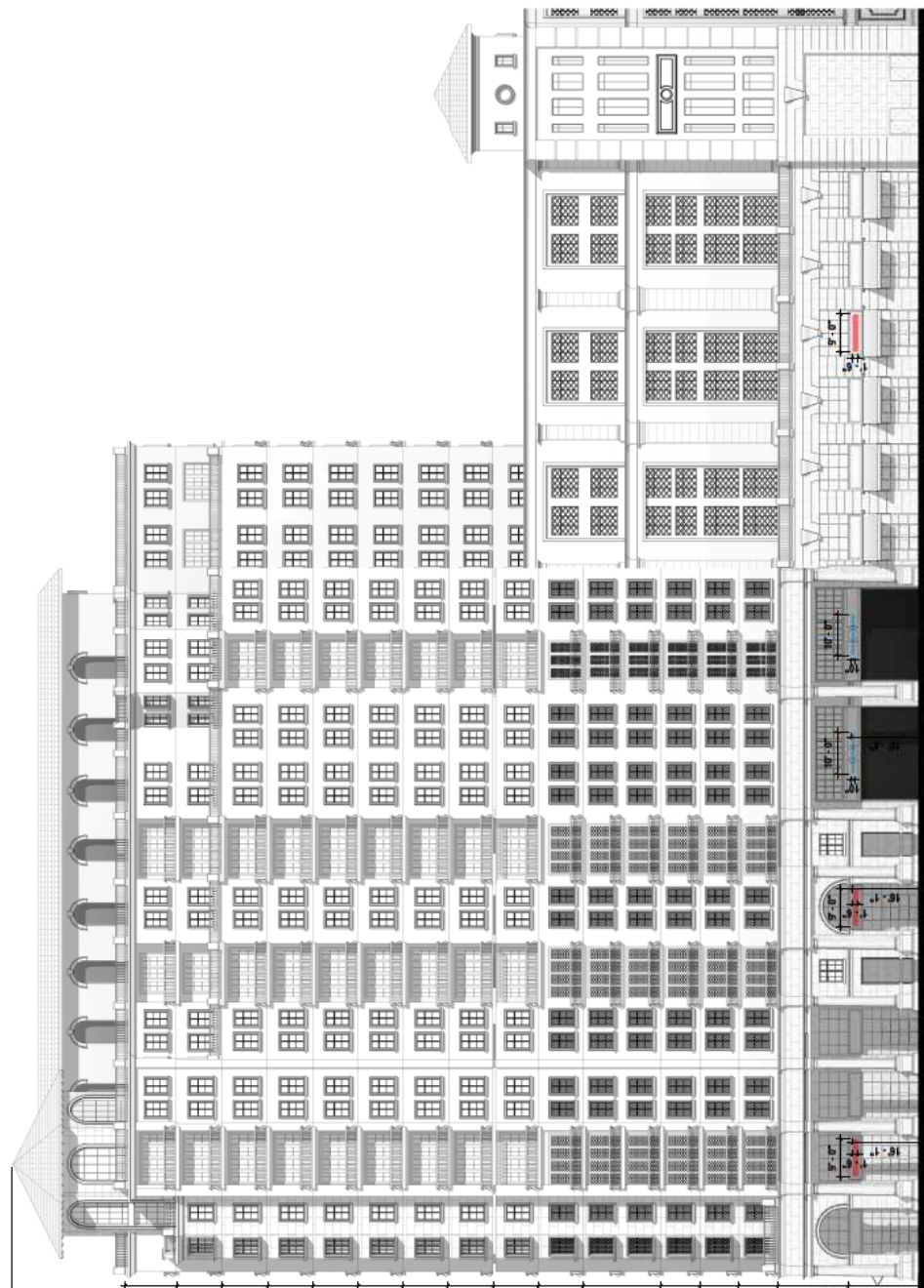
CLIENT: MEDIANE REAL ESTATE
ARCHITECT: MEDIANE REAL ESTATE
DATE: 08/20/2018

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ENLARGED
EXTERIOR
ELEVATIONS
A-201.3

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- 1.0. RESIDENTIAL_150'-6"
- RESIDENTIAL_LEVEL_17
- 178'-0"
- RESIDENTIAL_LEVEL_16
- 167'-2"
- RESIDENTIAL_LEVEL_15
- 155'-4"
- RESIDENTIAL_LEVEL_14
- 145'-6"
- RESIDENTIAL_LEVEL_13
- 134'-8"
- RESIDENTIAL_LEVEL_12
- 123'-10"
- RESIDENTIAL_LEVEL_11
- 113'-0"
- RESIDENTIAL_LEVEL_10
- 102'-2"
- RESIDENTIAL_LEVEL_09
- 91'-4"
- LEVEL_08
- 80'-8"
- LEVEL_07
- 71'-4"
- LEVEL_06
- 62'-0"
- LEVEL_05
- 52'-8"
- LEVEL_04
- 43'-4"
- LEVEL_03
- 34'-0"
- LEVEL_02
- 24'-0"
- LEVEL_01
- 14'-0"

PARKING
ENTRANCE

PARKING
EXIT

1.0. RESIDENTIAL_150'-6"

MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
MEDIANE REAL ESTATE
10000 W. 10TH AVENUE, SUITE 1000
DENVER, CO 80202

NO. OF STORIES	17
NO. OF UNITS	17
NO. OF GARAGES	17
NO. OF PARKING SPACES	17
NO. OF BICYCLE PARKING SPACES	17
NO. OF STORAGE SPACES	17
NO. OF LOUNGE SPACES	17
NO. OF OFFICE SPACES	17
NO. OF RETAIL SPACES	17
NO. OF RESTAURANT SPACES	17
NO. OF BAR SPACES	17
NO. OF THEATER SPACES	17
NO. OF GYM SPACES	17
NO. OF SPA SPACES	17
NO. OF POOL SPACES	17
NO. OF TENNIS COURT SPACES	17
NO. OF OTHER SPACES	17

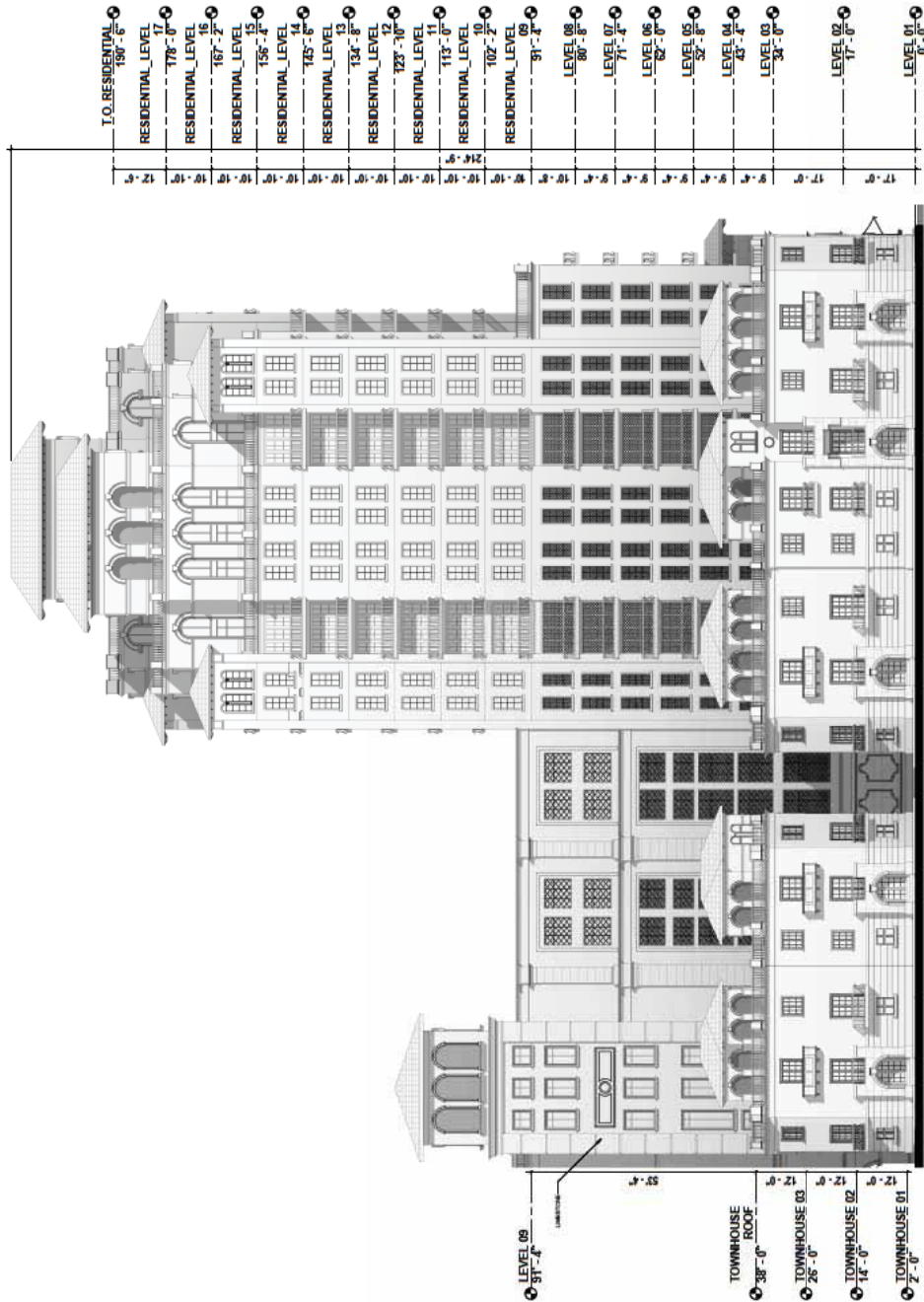


ENLARGED
EXTERIOR
ELEVATIONS

A-202.1

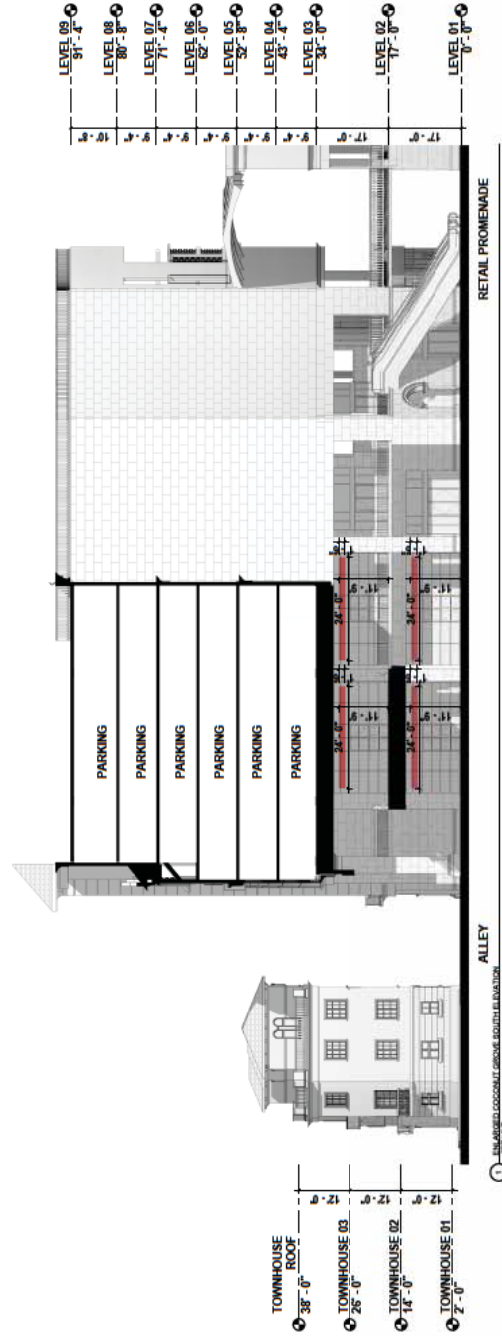
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SEE ARCHITECT'S ELEVATION
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3D Renderings



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3D VIEW

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CLIENT
AUGUS POWER LLC
381 JEFF. WEST POWERS DR
LAKEN ROLLINGWOOD

MEDITERRANEAN VILLAGE
at Ponce Circle

Web-Site:

AN ARCADIS COMPANY

REFERENCES



REF



A-917
2014 RTKL ASSOCIATES, INC.
N.C. JUDICIAL BRANCH

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100% REINFORCED

CLIENT
KARUS POWER LLC
3001 WEST 10TH AVENUE DE
LAFAYETTE, LOUISIANA

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

Abstract

IRTEL

AN ARCADIS COMPANY

INTERNATIONAL ASSOCIATES INC.
300 AL WARRIOR CIRCLE SOUTH
CORAL GABLES, FLORIDA
33134
TEL: 305.442.1200
FAX: 305.442.1201
WWW.IRTEL.COM
IRTEL@IRTEL.COM

TELEPHONE: 408.440.0200



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A-918

3D VIEW

BEST IDENTIFICATION

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 each major unit further divided into 5 minor units.

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**MEDITERRANEAN
VILLAGE at
Ponce Circle**

Product

AN ARCADIS COMPANY

REF

www.chengshibao.com

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MEDITERRANEAN VILLAGE
at Ponce Circle

Abstract

AN ARCADIS COMPANY

FIN



A-921

CLIENT
ARMUS POWER LLC
3801 2801 3001 POWER DR
LAKEN HILLS, INDIANA

MEDITERRANEAN VILLAGE
at Ponce Circle

RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
380 AL WARDEN RD SUITE 300
CORAL GABLES FL 33134
P 305 351 2000
F 305 351 2001
WWW.RTKL.COM
PROJECT NUMBER 05-4002 00

COMBIA T&E



101 1000 C. SOUTH AVENUE, SUITE 1000, ATLANTA, GA 30309
 TEL: 404.525.1000 FAX: 404.525.1001
 WWW.ARCADIS.COM

PROJECT
A-922

3D VIEW



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CLIENT
 THE ARCADIS COMPANY
 101 1000 C. SOUTH AVENUE, SUITE 1000
 ATLANTA, GA 30309

MEDITERRANEAN VILLAGE
 at Ponce Circle

RTNL
 AN ARCADIS COMPANY
 101 1000 C. SOUTH AVENUE, SUITE 1000
 ATLANTA, GA 30309
 TEL: 404.525.1000 FAX: 404.525.1001
 WWW.ARCADIS.COM

MEDITERRANEAN
VILLAGE at
Ponce Circle

DATE	10/10/2018
BY	J. J. JONES
CHECKED BY	J. J. JONES
APPROVED BY	J. J. JONES
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Journal of Interpersonal Violence

CLIENT
NABORS POWER LLC
3801 38TH STREET P.O. BOX 26
LAFAYETTE, LA 70508

MEDITERRANEAN VILLAGE
at Ponce Circle

AN ARCADIS COMPANY
 RTKL ASSOCIATES INC.
 381 AL HANADIA CTR. SOUTH
 CORAL GABLES, FL 33134
 P. 305.366.3200
 F. 305.366.3201
 WWW.RTKL.COM
 PROJECT NUMBER: 40-14002-00

Index

A-924

1

3D VIEW

KEY POINTS

QUESTIONS

A-925

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
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CLIENT
ARMUS POWER LLC
3801 200TH STREET, SUITE 200
LYNN HOLLAND

Product

RTKL

AN ARCADIS COMPANY

RTKL AMERICAN INC.
200 ALABAMA CTR. SOUTH
HOUSTON, TEXAS 77002
P 713.266.2200
F 713.266.2201
WWW.RTKL.COM
PHOTOGRAPH BY MICHAEL J. HARRIS © 2000

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 supplied 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 handwritten signature in black ink, appearing to read 'Donald D. Slesnick II', written over a horizontal line.

DONALD D. SLESNICK II
MAYOR

ATTEST:

A handwritten signature in black ink, appearing to read 'Walter J. Foeman', written in a cursive style.

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

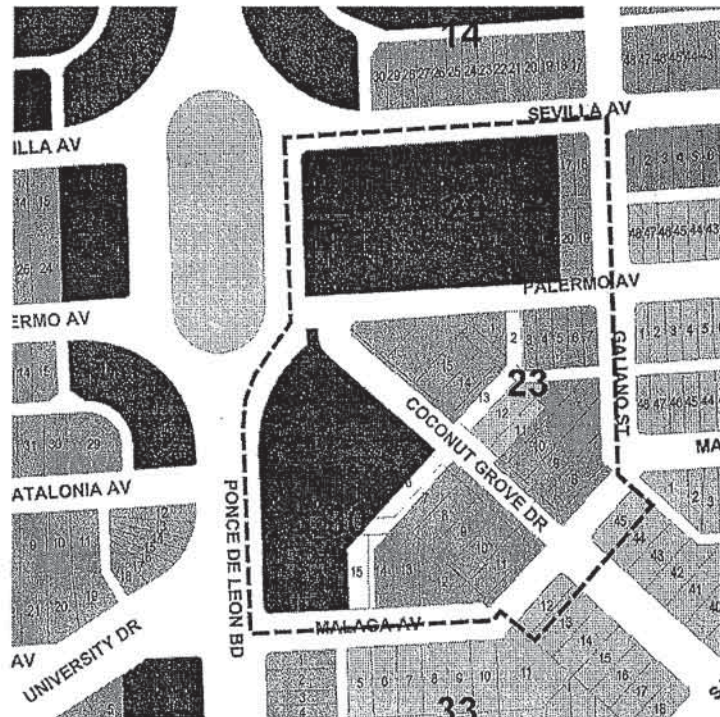
A handwritten signature in black ink, appearing to read 'Elizabeth Hernandez', written in a cursive style.

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 section, 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:



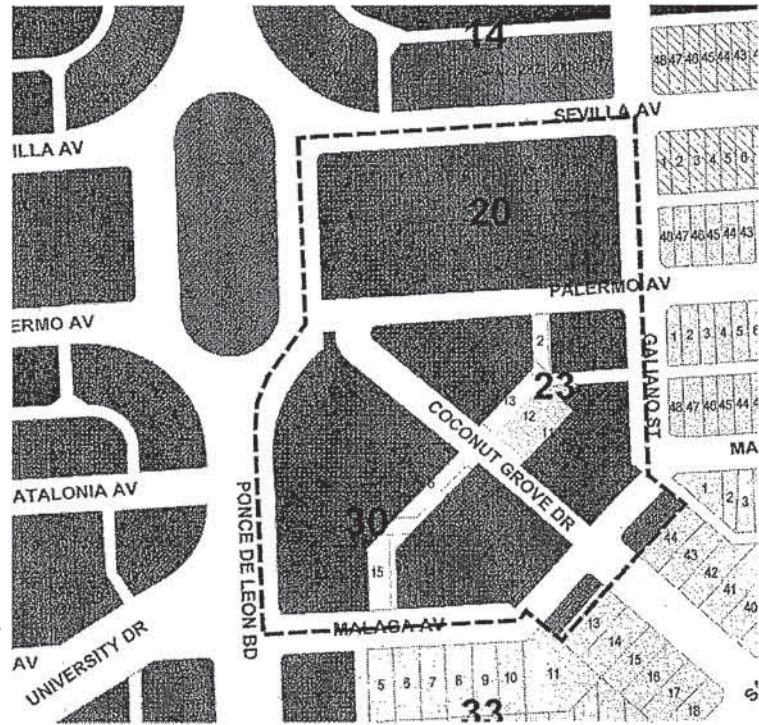
ELIZABETH HERNANDEZ
CITY ATTORNEY

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:



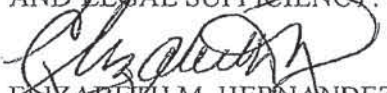
DONALD D. SLESNICK II
MAYOR

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.

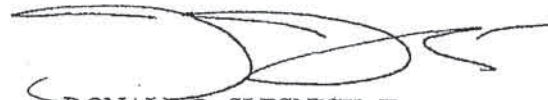
SECTION 4. That this resolution shall become effective upon the date of its adoption herein.

2008.

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

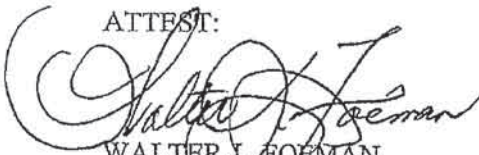
(Moved: Kerdyk / Seconded: Anderson)
(Yeas: Kerdyk, Withers, Anderson, Slesnick)
(Absent: Cabrera)
(Majority: 4-0 Vote)
(Agenda Item: E-4)

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.

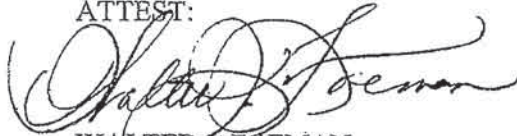
(Moved: Anderson / Seconded: Withers)
(Yeas: Withers, Anderson, Kerdyk, Slesnick)
(Absent: Cabrera)
(Majority: 4-0 Vote)
(Agenda Item: E-5)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY