Exhibit C

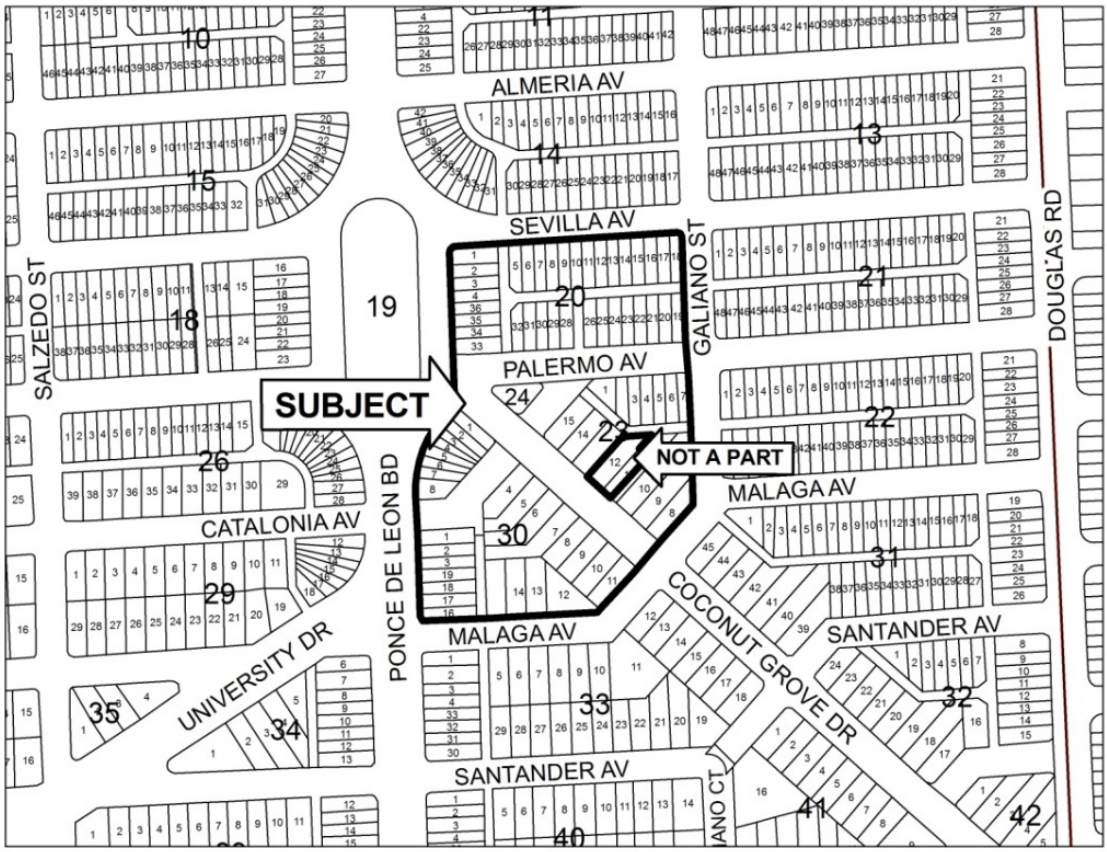
CITY OF CORAL GABLES
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given that the City Commission of the City of Coral Gables, Florida, will hold a public hearing on the following ordinances on First Reading on Wednesday, March 25, at 1 p.m. in the City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale Amendment procedures (S.163.3187, Florida Statutes), changing the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity Land Use designations on property generally bounded by Sevilla Avenue on the north, Malaga Avenue on the south, Ponce de Leon Boulevard on the west and Galiano Street on the east, and generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida as shown on Exhibit "A" and legally described on Exhibit "B;" providing for severability, repealer and an effective date. (Legal description of property on file at the City)*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, "Table FLU-2. Commercial Land Uses," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Commercial High-Rise Intensity," "Commercial Mid-Rise Intensity," and "Commercial Low-Rise Intensity" Land Use Classifications to provide that (A) residential use shall be permitted and (B) intensity shall be controlled by a Planned Area Development plan instead of by Floor Area Ratio, in a project developed in accordance with the Mediterranean Village Form-Based Planned Area Development; and further amending the "Commercial High-Rise Intensity" and "Commercial Mid-Rise Intensity" Land Use Classifications to provide that, in such a Mediterranean Village project, additional height may be granted for specified uses or architectural embellishment; providing for severability, repealer and an effective date.*
3. *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, "Development Review," Division 5, "Planned Area Development," to create Section 3-510, "Mediterranean Village Form-Based Planned Area Development," with form-based development standards that modify and supplement the existing Planned Area Development standards and criteria to allow appropriate infill and redevelopment in urbanized areas if certain minimum requirements are met; and amending Appendix A, "Site Specific Zoning Regulations," Section A-36 "Crafts Section," by removing Section A-36.B.5. regarding the use, design and number of stories for development in Block 20; providing for severability, repealer, codification and an effective date.*
4. *An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as "Mediterranean Village" pursuant to Zoning Code Article 3, "Development Review", Division 5, "Planned Area Development (PAD)", for the construction of a project consisting of a mix of uses including office, commercial, retail, hotel and residential, consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Planned Area Development," on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section, also generally known as 2801, 2901, And 3001 Ponce de Leon Boulevard, Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date. (Legal description of property on file at the City)*

(See reverse side)

5. *An Ordinance of the City Commission of Coral Gables, Florida requesting partial abandonment and vacation of a 20-foot wide public alleyway generally running east-west approximately 85 feet in length, dividing Blocks 3, 4 and Tract F from Block 5 and Tract G of Ponce Place Villas East pursuant to Zoning Code Article 3, Division 12, "Abandonment And Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys By Private Owners and the City; Application Process," and the dedication of a public access easement generally running over an internal driveway from Palermo Avenue to Coconut Grove Drive related to proposed development consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Planned Area Development," on the property generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date. (Legal description of vacation on file at the City)*
6. *An Ordinance of the City Commission of Coral Gables, Florida approving a Development Agreement pursuant to Zoning Code Article 3, Division 20, entitled "Development Agreements," for a proposed Planned Area Development referred to as "Mediterranean Village" related to the construction of a project consisting of a mix of uses including office, commercial, retail, hotel and residential, consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Planned Area Development," on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section, generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida; providing for severability, repealer and an effective date. (Legal description of property on file at the City)*
7. *An Ordinance of the City Commission of Coral Gables, Florida regarding the Planned Area Development (PAD) Mixed-Use Site Plan for the proposed project referred to as "Old Spanish Village", generally described as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida, and approved by Ordinance No. 2006-23 and amended by Ordinance No. 2007-27.1; revoking the PAD approvals for failure to proceed in accordance with the approved development phasing pursuant to Zoning Code Section 3-509; providing findings; providing for severability, repealer and an effective date. (Legal description of property on file at the City)*



The above items are available for review on the City's web page at www.coralgables.com, and in the Planning and Zoning Division, 2nd Floor, 427 Biltmore Way, Coral Gables, Florida.

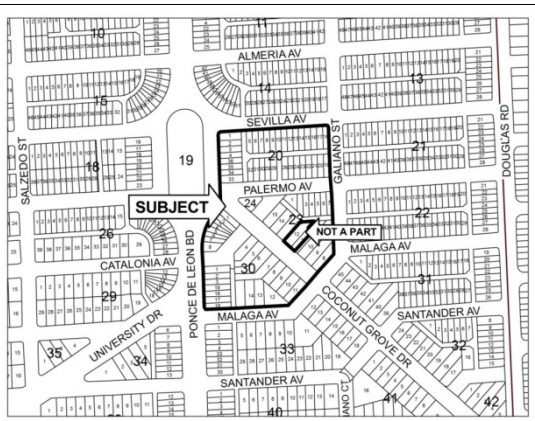
Interested parties may appear at the public hearing and be heard. All interested persons are advised that if they decide to appeal any decision made by the City Commission on these items, they will need a record of the proceedings of the City Commission meeting, and therefore may need to ensure that a verbatim record of the proceedings are made, which record includes the testimony and evidence upon which the appeal is to be based.

WALTER FOEMAN
CITY CLERK

PUBLISH DATE: March 18, 2015

PURSUANT TO THE AMERICAN WITH DISABILITIES ACT (A.D.A.), ANY PERSON REQUIRING SPECIAL ACCOMMODATIONS FOR PARTICIPATION IN THE MEETING BECAUSE OF A DISABILITY SHOULD CALL GLENN KEPHART, PUBLIC WORKS DIRECTOR, (305) 460-5001, NO LESS THAN THREE WORKING DAYS PRIOR TO THE MEETING.

N:\City Commission\Notices\03 25 15 CC meeting - Notice for Publication 1st reading - Mediterranean Village with map

	City of Coral Gables Courtesy Public Hearing Notice **March 18, 2015**	

Applicant:	**Agave Ponce, LLC**
Application:	**Comprehensive Plan Map and Text Amendment, Zoning Code Text Amendment, Planned Area Development Site Plan, Alleyway Vacation, Development Agreement, and Revocation of an Existing Planned Area Development**
Property:	**2801,2901 and 3001 Ponce de Leon Boulevard (Mediterranean Village)**
Public Hearing - Date/Time/ Location:	**City Commission** **March 25, 2015, 1:00pm** **City Commission Chambers, City Hall,** **405 Biltmore Way, Coral Gables, Florida, 33134**

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the Coral Gables City Commission will conduct a Public Hearing on March 25, 2015 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale Amendment procedures (S.163.3187, Florida Statutes), changing the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity Land Use designations on property generally bounded by Sevilla Avenue on the north, Malaga Avenue on the south, Ponce de Leon Boulevard on the west and Galiano Street on the east, and generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida as shown on Exhibit "A" and legally described on Exhibit "B;" providing for severability, repealer and an effective date. (Legal description of property on file at the City)*
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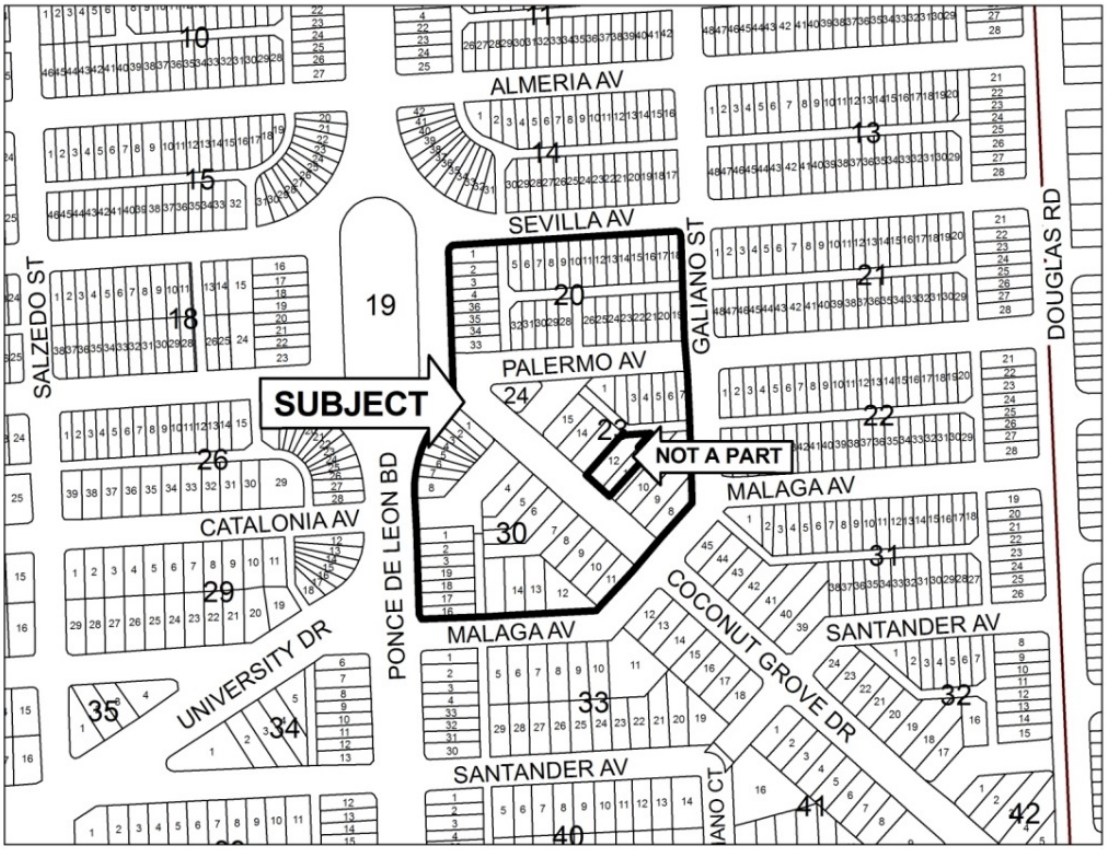

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Sincerely,

City of Coral Gables, Florida

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