CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

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

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

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

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

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

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

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

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1,000) feet, a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on December 10, 2014, and February 11, 2015 at which hearings all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the February 11, 2015 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended Approval of the proposed land use plan map amendments (vote: 7 – 0); and,

WHEREAS, the City Commission held a public hearing on March 25, 2015 at which hearing all interested persons were afforded an opportunity to be heard, and the item was continued to a special City Commission hearing on April 2, 2015 and this application for change of land use was approved on first reading (vote: 5 – 0); and,

WHEREAS, after notice was duly published, a public hearing for Second Reading on the amendments to the Future Land Use Map of the Comprehensive Plan was held before the City Commission on May 26, 2015 and was continued to a special City Commission hearing on June 10, 2015, at which hearing all interested parties were afforded the opportunity to be heard, and the City Commission, after due consideration and discussion, _____ the Comprehensive Plan Map Amendments on Second Reading (vote: _____).

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

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

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

SECTION 2. The Applicant's request for Comprehensive Plan Map Amendments pursuant to Zoning Code Article 3, "Development Review," Division 15,

"Comprehensive Plan Text and Map Amendments," changing the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity land use designations on property generally bounded by Sevilla Avenue on the North, Malaga Avenue on the South, Ponce de Leon Boulevard on the West and Galiano Street on the East, as shown on Exhibit "A" and legally described on Exhibit "B," both Exhibits as attached hereto and incorporated herein by this reference, are hereby approved.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

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

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

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

APPROVED:

JIM CASON
MAYOR

ATTEST:

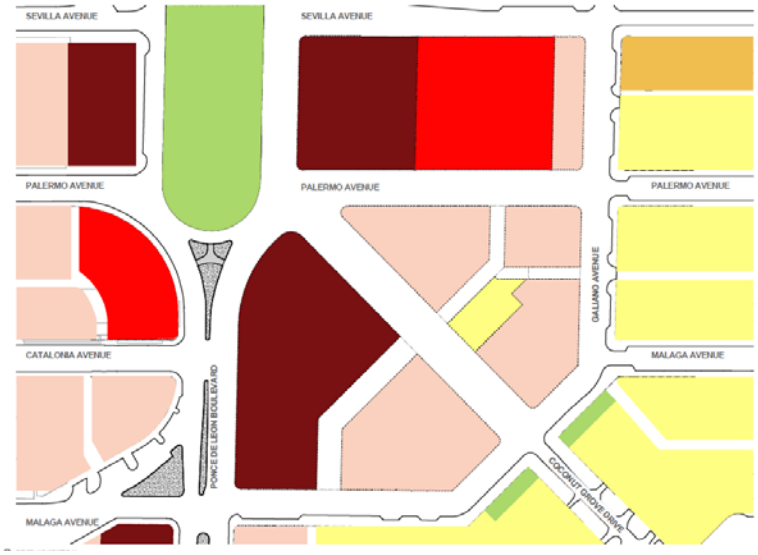
WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

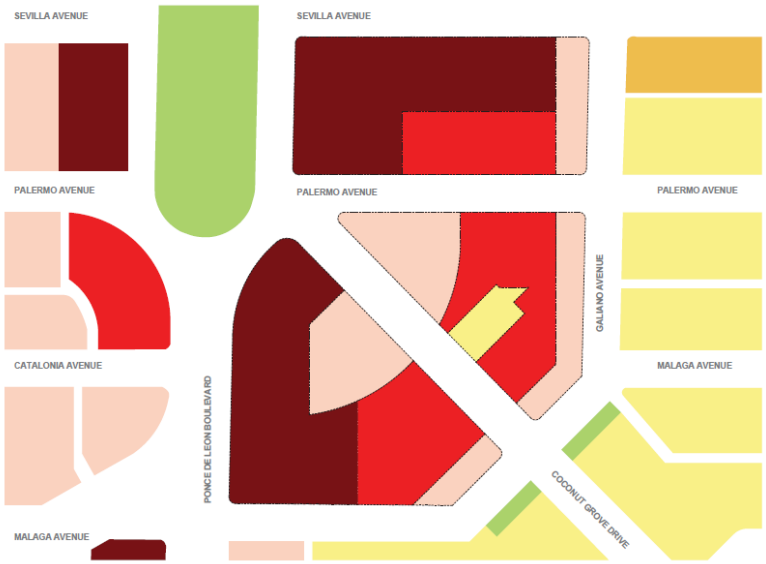
CRAIG E. LEEN
CITY ATTORNEY

Exhibit "A"

Existing Future Land Use Map



Proposed Future Land Use Map

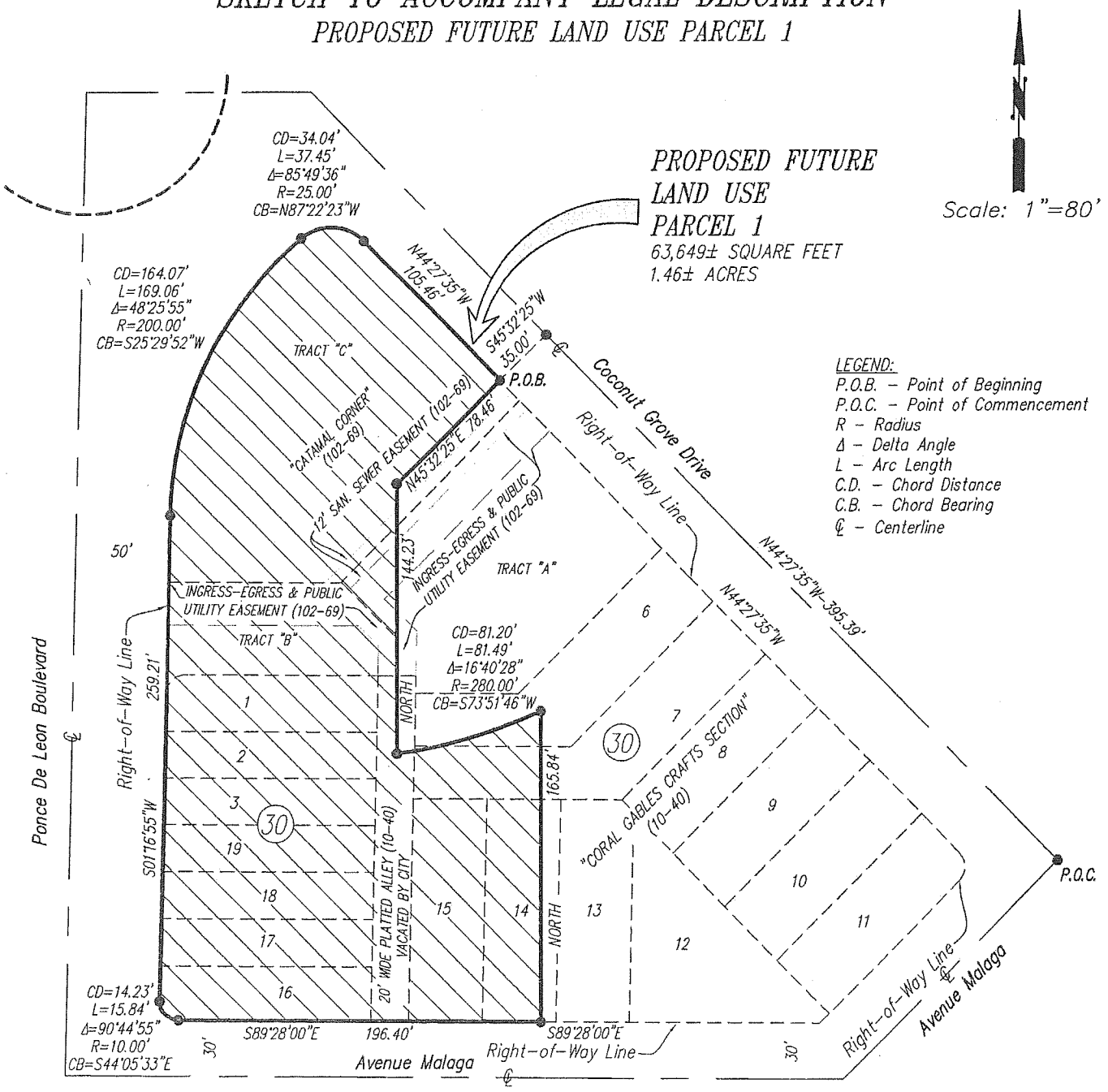


- Residential Single-Family Low Density (6 Units/Acre)
- Residential Single-Family High Density (9 Units/Acre)
- Residential Multi-Family Duplex Density (9 Units/Acre)
- Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)
- Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)
- Residential Multi-Family High Density (150 Feet; 60 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
- Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
- Industrial
- University Campus
- University Campus Multi-Use Area
- Education
- Parks and Recreation
- Open Space

Commercial High-Rise

Exhibit B

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 1



NOTE:

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

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

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

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 203474

DATE: NOV. 17, 2014

F.B.: N.A.

SHEET 1 OF 2 SHEET(S)

PREPARED UNDER MY SUPERVISION:

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

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 1

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 1

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

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned Plat of "CORAL GABLES CRAFTS SECTION;" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 395.39 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 35.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence run North 44 degrees 27 minutes 35 seconds West, along the Southwesterly right-of-way line of Coconut Grove Drive, for a distance of 252.12 feet to a Point of Curvature of a circular curve concave to the South; thence run Westerly along the arc of a circular curve to the left, having a radius of 25.00 feet, a central angle of 85 degrees 49 minutes 35 seconds, a chord distance of 34.04 feet through a chord bearing of North 87 degrees 22 minutes 23 seconds West for an arc distance of 37.45 feet to a Point of Compound Curvature with a circular curve concave to the Southeast (said last course being coincident with the Northerly boundary line of the aforementioned Tract "C"); thence run Southerly along the arc of a circular curve to the left, having a radius of 200.00 feet; a central angle of 48 degrees 25 minutes 55 seconds, a chord distance of 164.07 feet through a chord bearing of South 25 degrees 29 minutes 52 seconds West, for an arc distance of 169.06 feet to a Point of Tangency (said last course being coincident with the Easterly right-of-way line of Ponce De Leon Boulevard); thence run South 01 degrees 16 minutes 55 seconds West for a distance of 259.21 feet to a Point of Curvature of a circular curve concave to the Northeast (said last course being coincident with the Easterly right-of-way line of Ponce De Leon Boulevard); thence run Easterly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 90 degrees 44 minutes 55 seconds, a chord distance of 14.23 feet through a chord bearing of South 44 degrees 05 minutes 33 seconds East, for an arc distance of 15.84 feet to a Point of Tangency; thence run South 89 degrees 28 minutes 00 seconds East, along the Northerly right-of-way line of Avenue Malaga, for a distance of 196.40 feet to a point; thence run due North for a distance of 165.84 feet to a point on the next described circular curve concave to the Northwest; thence run Southwesterly along the arc of a circular curve to the right, having a radius of 280.00 feet, a central angle of 16 degrees 40 minutes 28 seconds, a chord distance of 81.20 feet through a chord bearing of South 73 degrees 51 minutes 46 seconds West, for an arc distance of 81.49 feet to a point; thence run due North for a distance of 144.23 feet to a point; thence run North 45 degrees 32 minutes 25 seconds East for a distance of 78.46 feet to the POINT OF BEGINNING, lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 63,649 square feet, more or less (1.46 acres, more or less).

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

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS • ENGINEERS • LAND PLANNERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

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DATE: NOV. 17, 2014
F.B.: N.A.

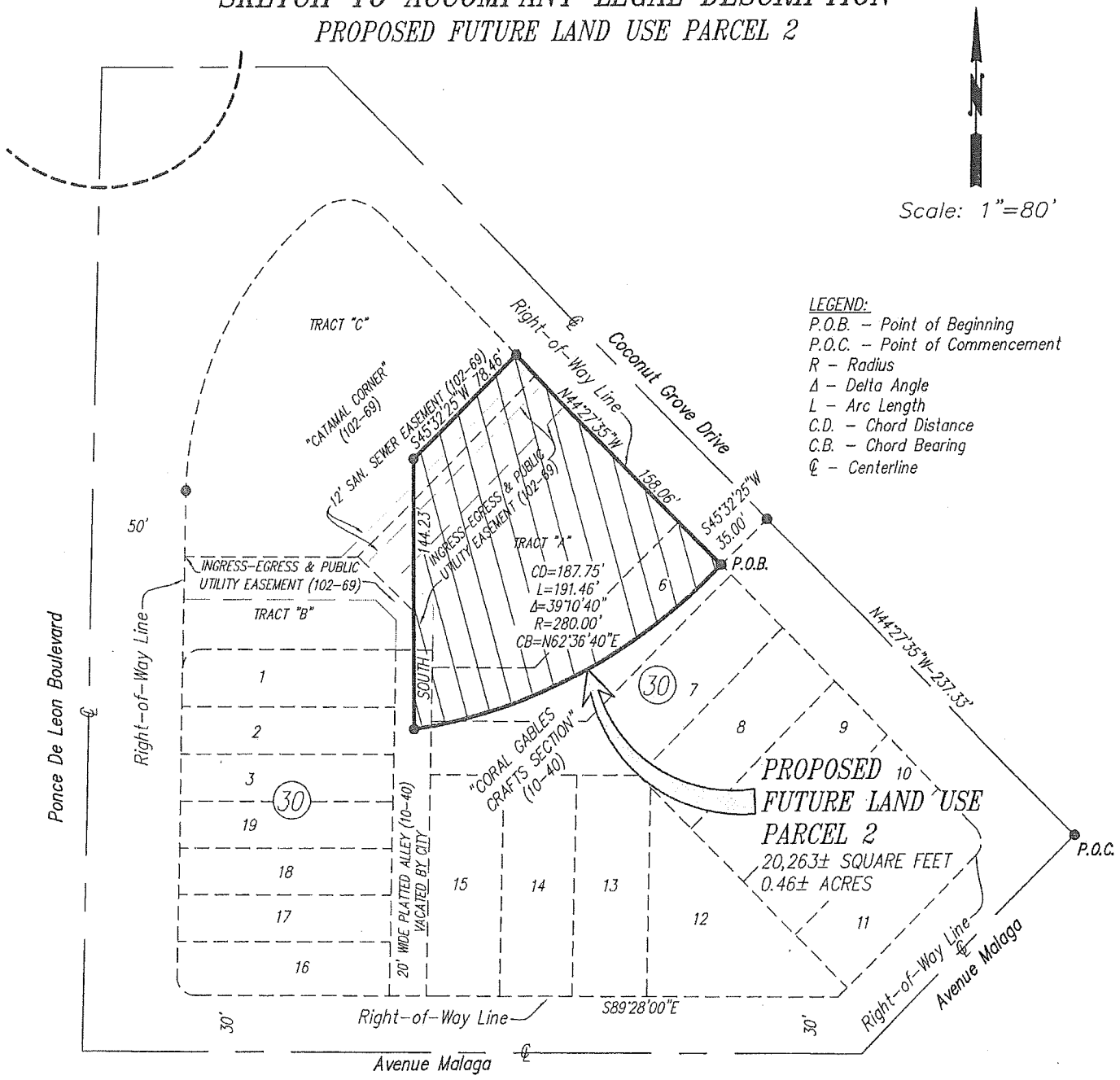
SHEET 2 OF 2 SHEET(S)

PREPARED UNDER MY SUPERVISION:

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

Commercial Low Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 2



NOTE:

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2. See Sheet 2 for Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)

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DATE: NOV. 17, 2014

SHEET 1 OF 2 SHEET(S)

F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

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

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 2

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 2

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

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

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

NOTE:
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See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
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ORDER NO.: 203474
DATE: NOV. 17, 2014
F.B.: N.A.

SHEET 2 OF 2 SHEET(S)

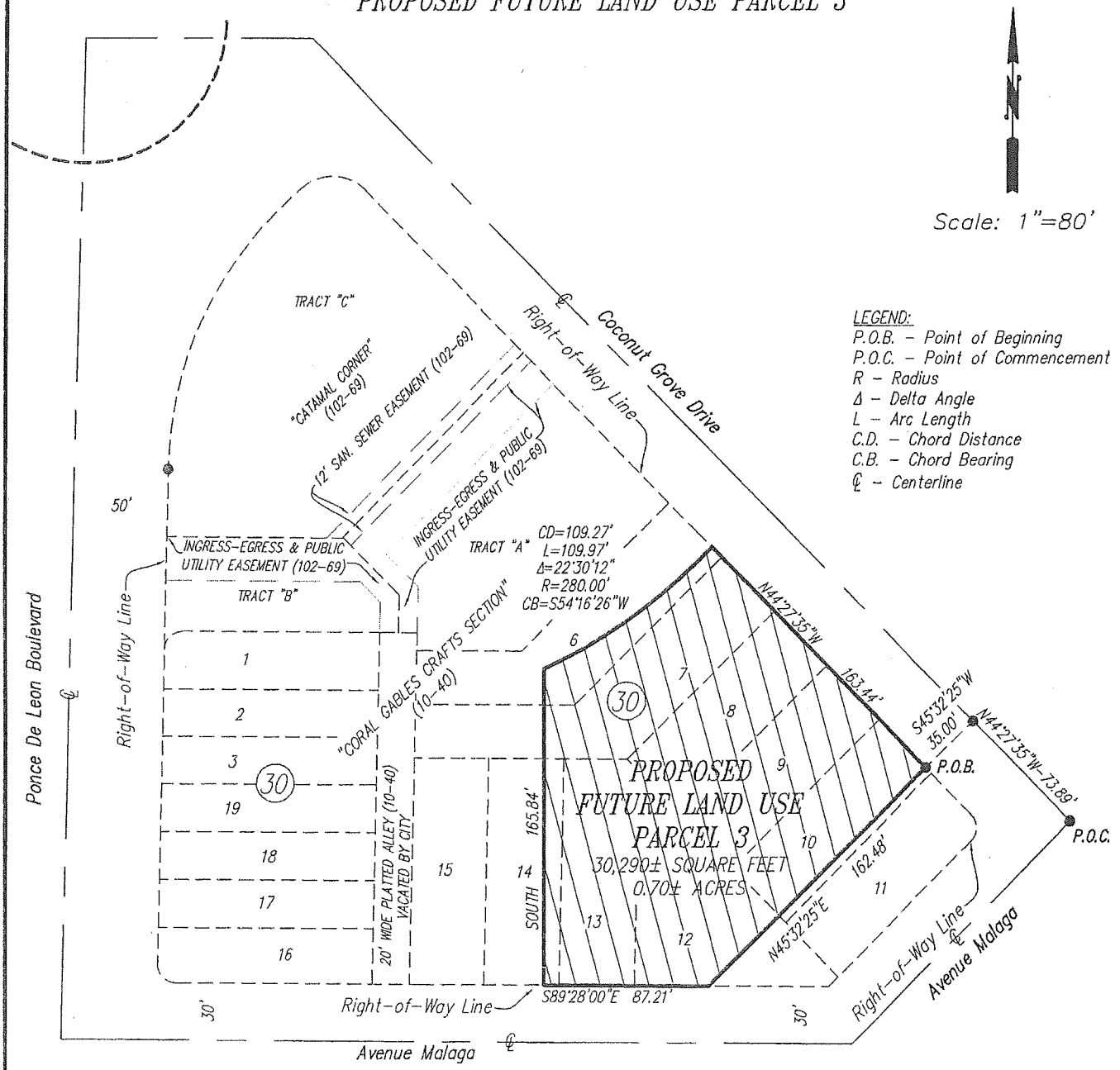
PREPARED UNDER MY SUPERVISION:

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

Commercial Mid-Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROPOSED FUTURE LAND USE PARCEL 3



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2. See Sheet 2 for Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)

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F.B.: N.A.

SHEET 1 OF 2 SHEET(S)

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 3

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 3

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

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned Plat of "CORAL GABLES CRAFTS SECTION;" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 73.89 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 35.00 feet to a point on the Southwesterly right-of-way line of said Coconut Grove Drive and the POINT OF BEGINNING of the following described parcel of land; thence run North 44 degrees 27 minutes 35 seconds West, along the Southwesterly right-of-way line of Coconut Grove Drive, for a distance of 163.44 feet to a point on the next described circular curve concave to the Northwest; thence run Southwesterly along the arc of a circular curve to the right, having a radius of 280.00 feet, a central angle of 22 degrees 30 minutes 12 seconds, a chord distance of 109.27 feet through a chord bearing of South 54 degrees 16 minutes 26 seconds West, for an arc distance of 109.97 feet to a point; thence run due South for a distance of 165.84 feet to a point; thence run South 89 degrees 28 minutes 00 seconds East, along the Northerly right-of-way line of Avenue Malaga, for a distance of 87.21 feet to a point; thence North 45 degrees 32 minutes 25 seconds East for a distance of 162.48 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 30,290 square feet, more or less (0.70 acres, more or less)

NOTE:
Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
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Prepared For: Agave Ponce LLC

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SHEET 2 OF 2 SHEET(S)

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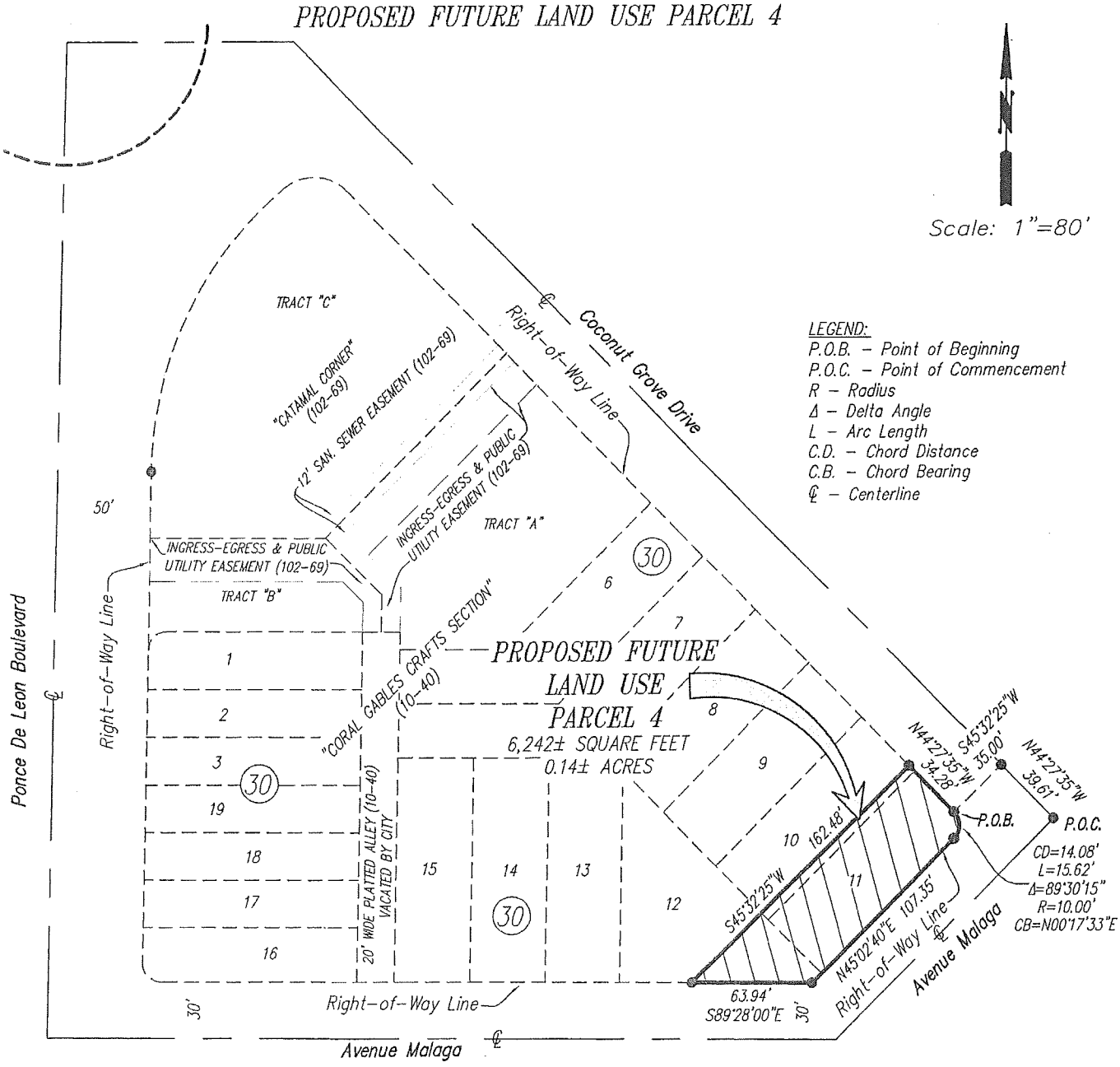
MARK STEVEN JOHNSON SECRETARY/TREAS.
FLORIDA PROF. LAND SURVEYOR NO. 4775

Commercial Low Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROPOSED FUTURE LAND USE PARCEL 4



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2. See Sheet 2 for Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)

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SHEET 1 OF 2 SHEET(S)

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FLORIDA PROF. LAND SURVEYOR NO. 4775

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 4

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 4

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

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

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

NOTE:
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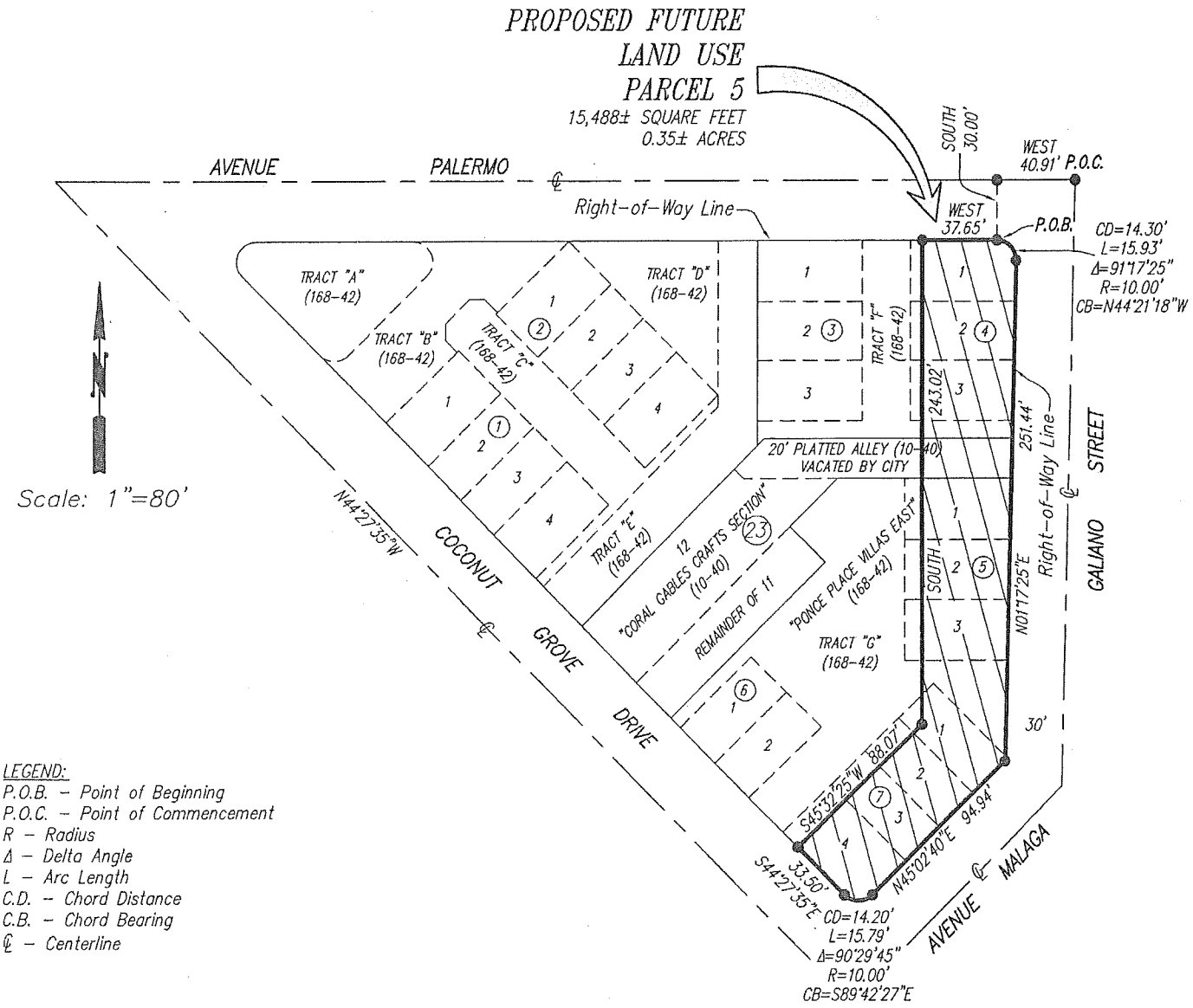
Commercial Low Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 5



LEGEND:
P.O.B. – Point of Beginning
P.O.C. – Point of Commencement
R – Radius
Δ – Delta Angle
L – Arc Length
C.D. – Chord Distance
C.B. – Chord Bearing
℄ – Centerline

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

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 5

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 5

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

Commence at the centerline intersection of Galiano Street and Avenue Palermo as shown on the aforementioned Plat of "PONCE PLACE VILLAS EAST" thence run due West, along the centerline of Avenue Palermo, for a distance of 40.91 feet to a point; thence run due South for a distance of 30.00 feet to a point on the Southwesterly right-of-way line of said Avenue Palermo and the POINT OF BEGINNING of the following described parcel of land; thence run due West, along the Southerly right-of-way line of Avenue Palermo, for a distance of 37.65 feet to a point; thence run due South for a distance of 243.02 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 88.07 feet to a point; thence run South 44 degrees 27 minutes 35 seconds East, along the Northerly right-of-way line of Coconut Grove Drive, for a distance of 33.50 feet to a Point of Curvature of a circular curve concave to the North; thence run Easterly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 90 degrees 29 minutes 45 seconds, a chord distance of 14.20 feet through a chord bearing of South 89 degrees 42 minutes 27 seconds East for an arc distance of 15.79 feet to a Point of Tangency; thence run North 45 degrees 02 minutes 40 seconds East, along the Northwesterly right-of-way line of Avenue Malaga, for a distance of 94.94 feet to a point; thence run North 01 degrees 17 minutes 25 seconds East, along the Westerly right-of-way line of Galiano Street, for a distance of 251.44 feet to a Point of Curvature of a circular curve concave to the Southwest; thence run Westerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 91 degrees 17 minutes 25 seconds, a chord distance of 14.30 feet through a chord bearing of North 44 degrees 21 minutes 18 seconds West for an arc distance of 15.93 feet to a Point of Tangency and the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

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

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

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS · ENGINEERS · LAND PLANNERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 203474
DATE: NOV. 17, 2014
F.B.: N.A.

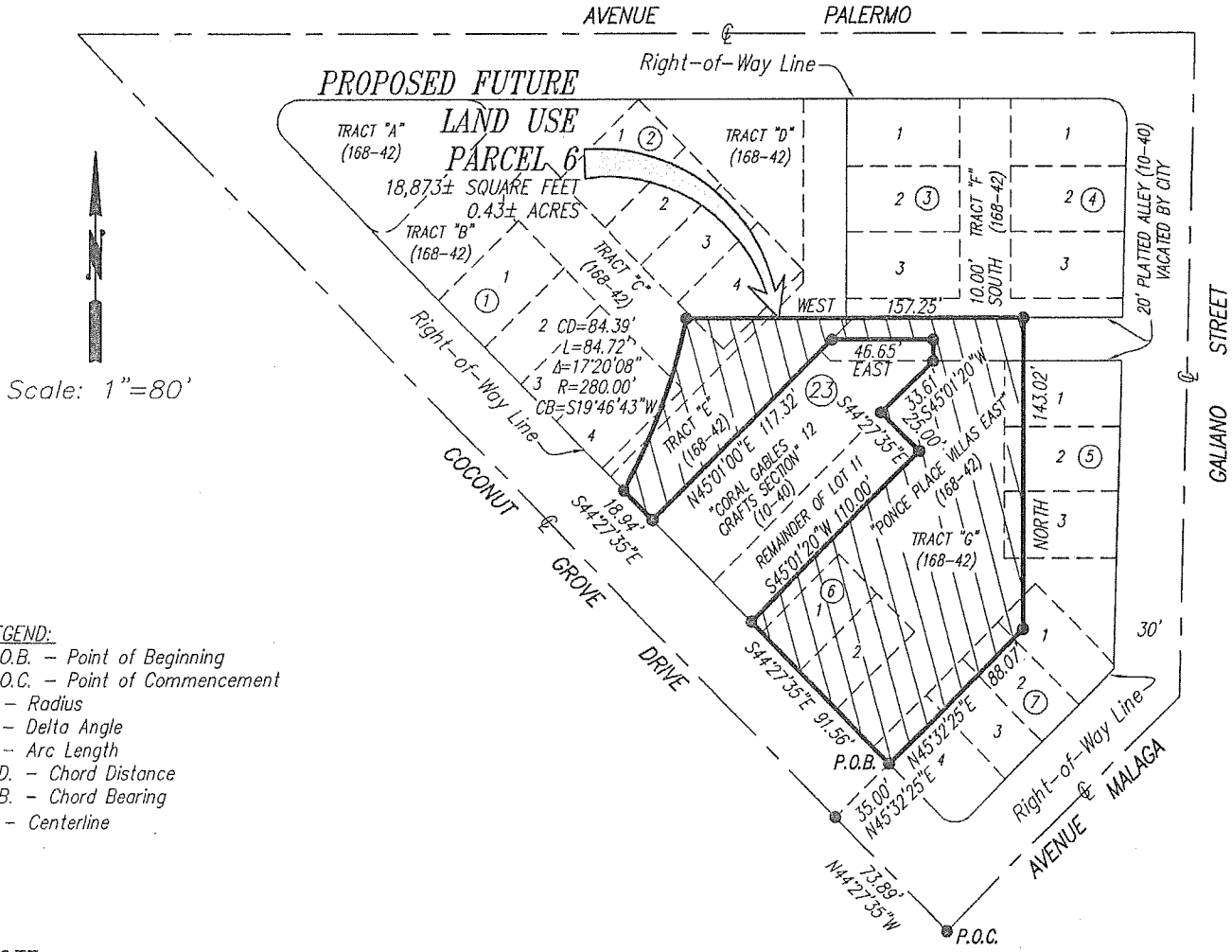
SHEET 2 OF 2 SHEET(S)

PREPARED UNDER MY SUPERVISION:

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

Commercial Mid Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 6



Scale: 1"=80'

LEGEND:
P.O.B. – Point of Beginning
P.O.C. – Point of Commencement
R – Radius
Δ – Delta Angle
L – Arc Length
C.D. – Chord Distance
C.B. – Chord Bearing
℄ – Centerline

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

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
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ORDER NO.: 203474
DATE: NOV. 17, 2014
F.B.: N.A.

SHEET 1 OF 1 SHEET(S)

PREPARED UNDER MY SUPERVISION:

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

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 6

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 6

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

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned Plat of "PONCE PLACE VILLAS EAST" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 73.89 feet to a point; thence run North 45 degrees 32 minutes 25 seconds East for a distance of 35.00 feet to a point on the Northerly right-of-way line of said Coconut Grove Drive and the POINT OF BEGINNING of the following described parcel of land; thence run North 45 degrees 32 minutes 25 seconds East for a distance of 88.07 feet to a point; thence run due North for a distance of 143.02 feet to a point; thence run due West, along the Southerly boundary line of Tract "F" of the aforementioned Plat of "PONCE PLACE VILLAS EAST," and its Westerly prolongation thereof, for a distance of 157.25 feet to a point on the next described circular curve concave to the Northwest; thence run Southerly along the arc of a circular curve to the right, having a radius of 280.00 feet, a central angle of 17 degrees 20 minutes 08 seconds, a chord distance of 84.39 feet through a chord bearing of South 19 degrees 46 minutes 43 seconds West, for an arc distance of 87.72 feet to a point; thence run South 44 degrees 27 minutes 35 seconds East, along the Northeasterly right-of-way line of Coconut Grove Drive, for a distance of 18.94 feet to a point; thence run North 45 degrees 01 minutes 00 seconds East for a distance of 117.32 feet to a point (said last mentioned course being coincident with the Southeasterly boundary line of the aforementioned Tract "E," "PONCE PLACE VILLAS EAST;") thence run due East, along the centerline of the aforementioned 20' Wide Platted Alley located within Block 23, for a distance of 46.65 feet to a point; thence run due South for a distance of 10.00 feet to a point; thence run South 45 degrees 01 minutes 20 seconds West for a distance of 33.61 feet to a point; thence South 44 degrees 27 minutes 35 seconds East for a distance of 25.00 feet; thence South 45 degrees 01 minutes 20 seconds West for a distance of 110.00 feet to a point (said last mentioned 2 courses being coincident with the Northwesterly boundary line of the aforementioned Tract "G," "PONCE PLACE VILLAS EAST;" thence run South 44 degrees 27 minutes 35 seconds East, along the Northerly right-of-way line of Coconut Grove Drive, for a distance of 91.56 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

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

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

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
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SHEET 2 OF 2 SHEET(S)

PREPARED UNDER MY SUPERVISION:

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

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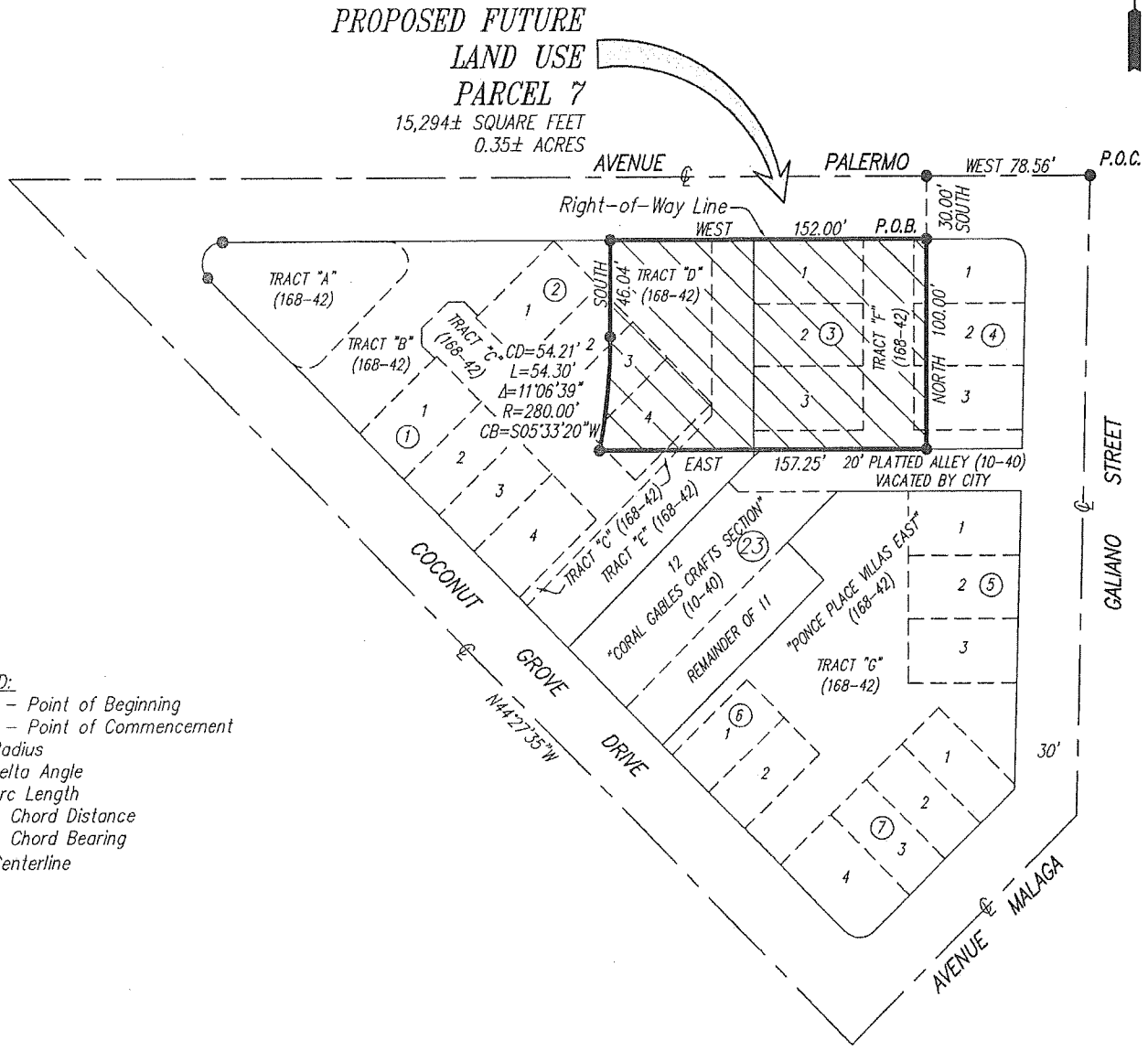
Commercial Mid Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 7

Scale: 1"=80'



LEGEND:
P.O.B. – Point of Beginning
P.O.C. – Point of Commencement
R – Radius
Δ – Delta Angle
L – Arc Length
C.D. – Chord Distance
C.B. – Chord Bearing
℄ – Centerline

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

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
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PREPARED UNDER MY SUPERVISION:

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FLORIDA PROF. LAND SURVEYOR NO. 4775

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 7

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 7

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

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

Said parcel of land contains 15,294 square feet, more or less (0.35 acres, more or less)

NOTE:

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

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
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ORDER NO.: 203474

DATE: NOV. 17, 2014

F.B.: N.A.

SHEET 2 OF 2 SHEET(S)

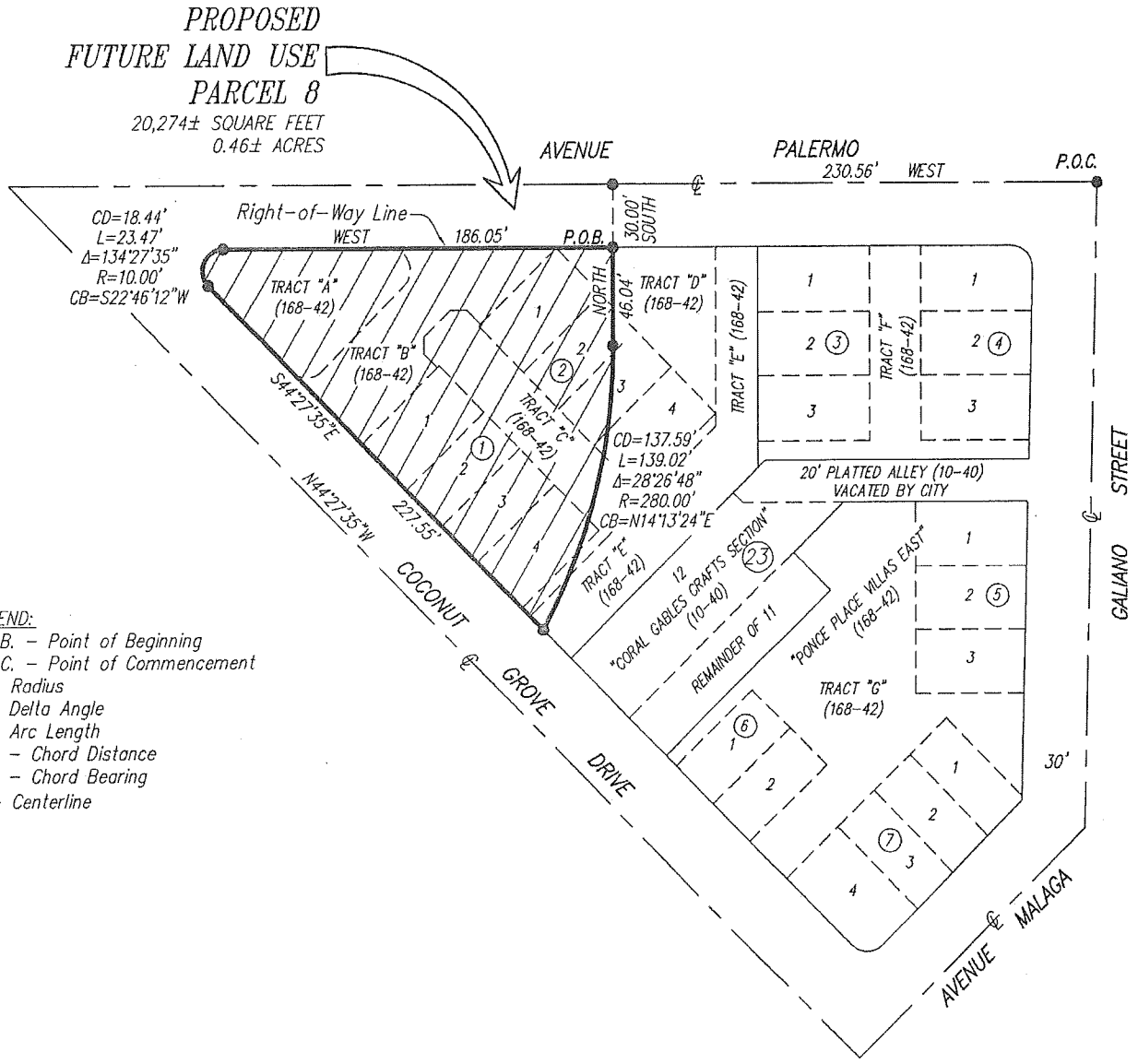
PREPARED UNDER MY SUPERVISION:

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

Commercial Low Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 8

Scale: 1"=80'



LEGEND:
P.O.B. – Point of Beginning
P.O.C. – Point of Commencement
R – Radius
Δ – Delta Angle
L – Arc Length
C.D. – Chord Distance
C.B. – Chord Bearing
℄ – Centerline

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

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
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SHEET 1 OF 2 SHEET(S)

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FLORIDA PROF. LAND SURVEYOR NO. 4775

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 8

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 8

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

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

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

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

Prepared For: Agave Ponce LLC

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SHEET 2 OF 2 SHEET(S)

PREPARED UNDER MY SUPERVISION:

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

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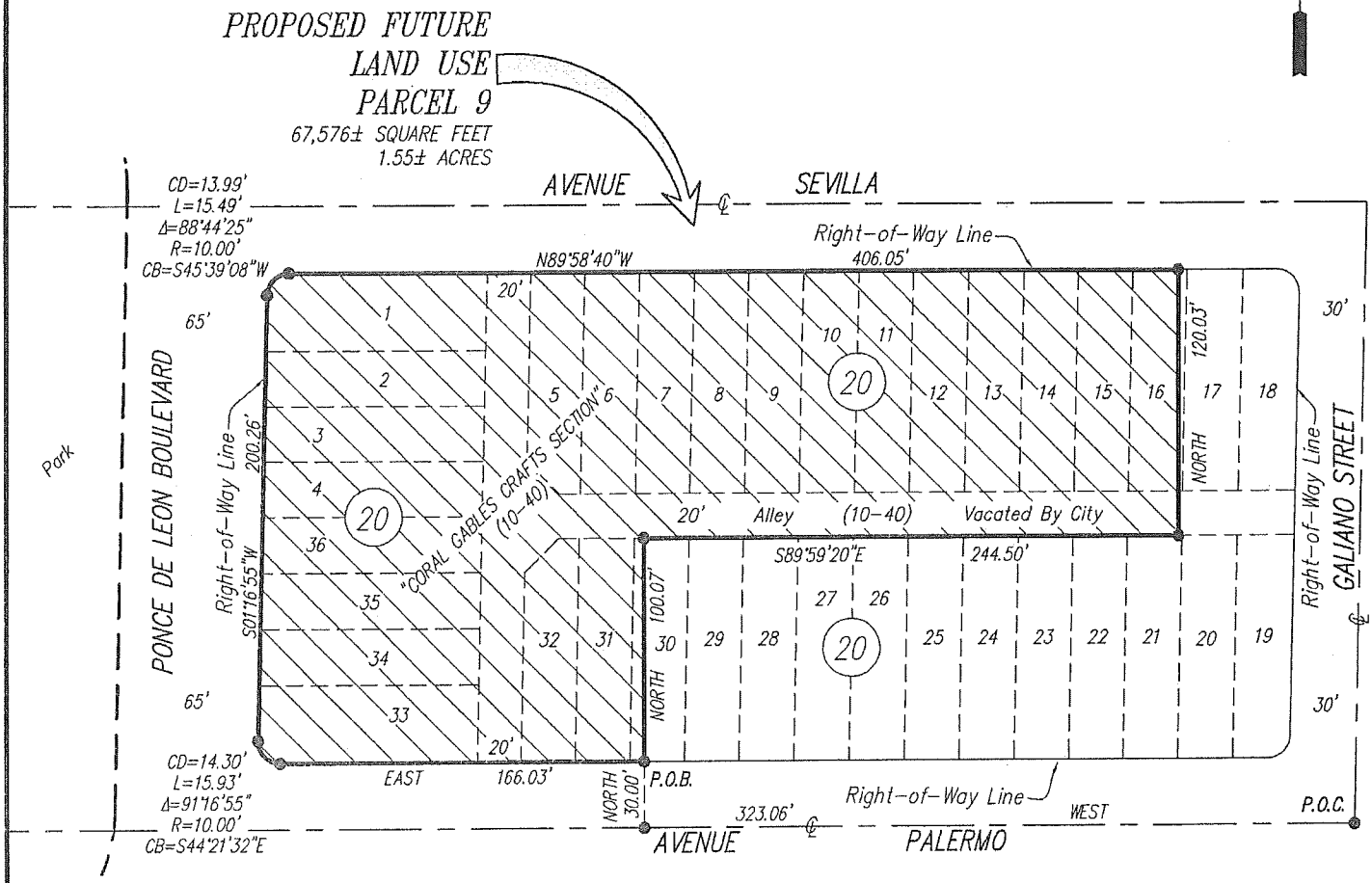
Commercial High Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 9

Scale: 1"=80'



LEGEND:
P.O.B. – Point of Beginning
P.O.C. – Point of Commencement
R – Radius
Δ – Delta Angle
L – Arc Length
C.D. – Chord Distance
C.B. – Chord Bearing
℄ – Centerline

NOTE:
1. Bearings shown hereon relate to an assumed bearing (WEST) along the centerline of Avenue Palermo.
2. See Sheet 2 for Legal Description.

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS • ENGINEERS • LAND PLANNERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

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DATE: NOV. 17, 2014
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SHEET 1 OF 2 SHEET(S)

PREPARED UNDER MY SUPERVISION:

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FLORIDA PROF. LAND SURVEYOR NO. 4775

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 9

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 9

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

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

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

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

Prepared For: Agave Ponce LLC

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FLORIDA PROF. LAND SURVEYOR NO. 4775

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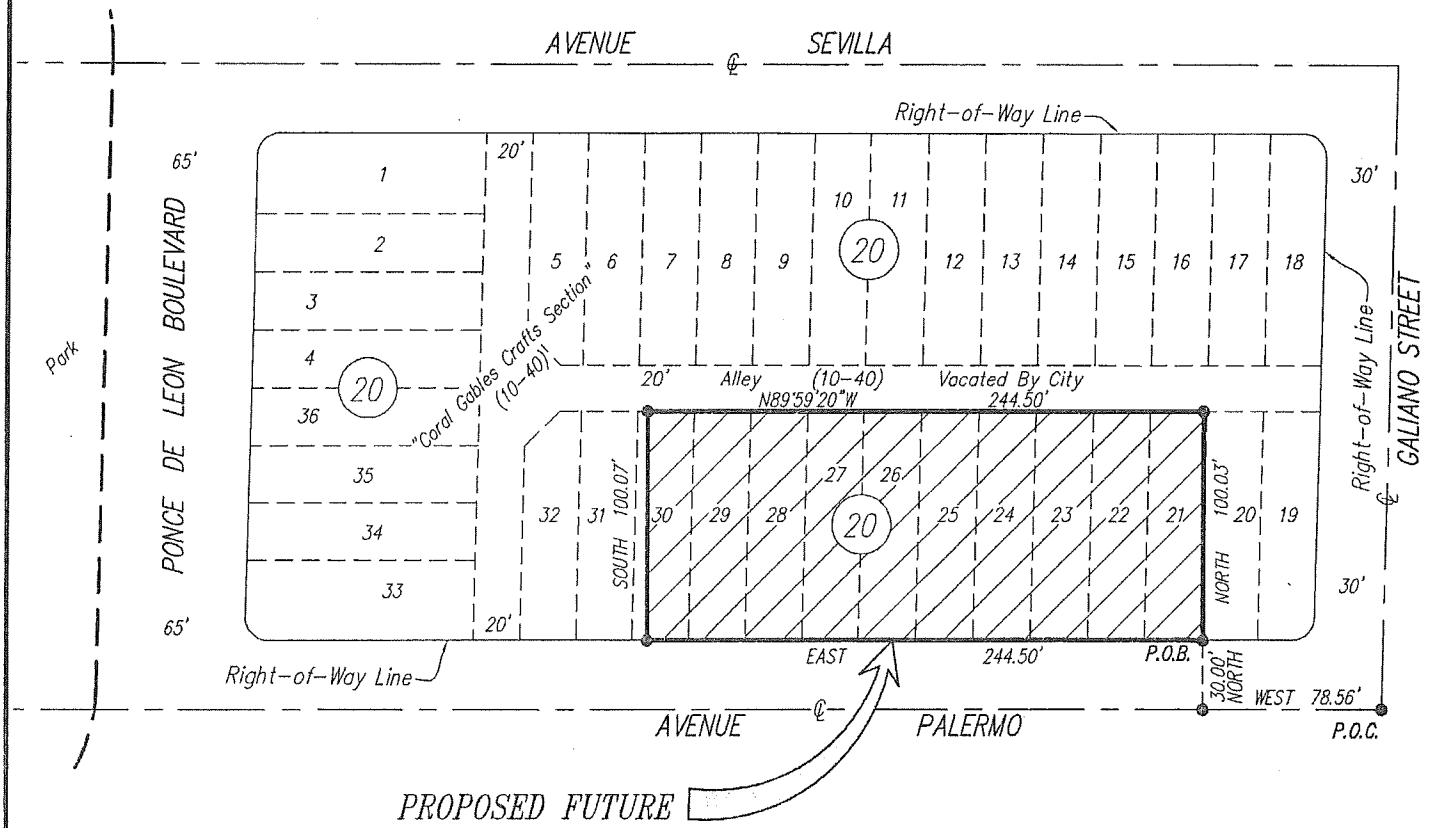
Commercial Mid Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 10

Scale: 1"=80'



NOTE:

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

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)

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FLORIDA PROF. LAND SURVEYOR NO. 4775

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 10

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 10

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

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

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

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

Prepared For: Agave Ponce LLC

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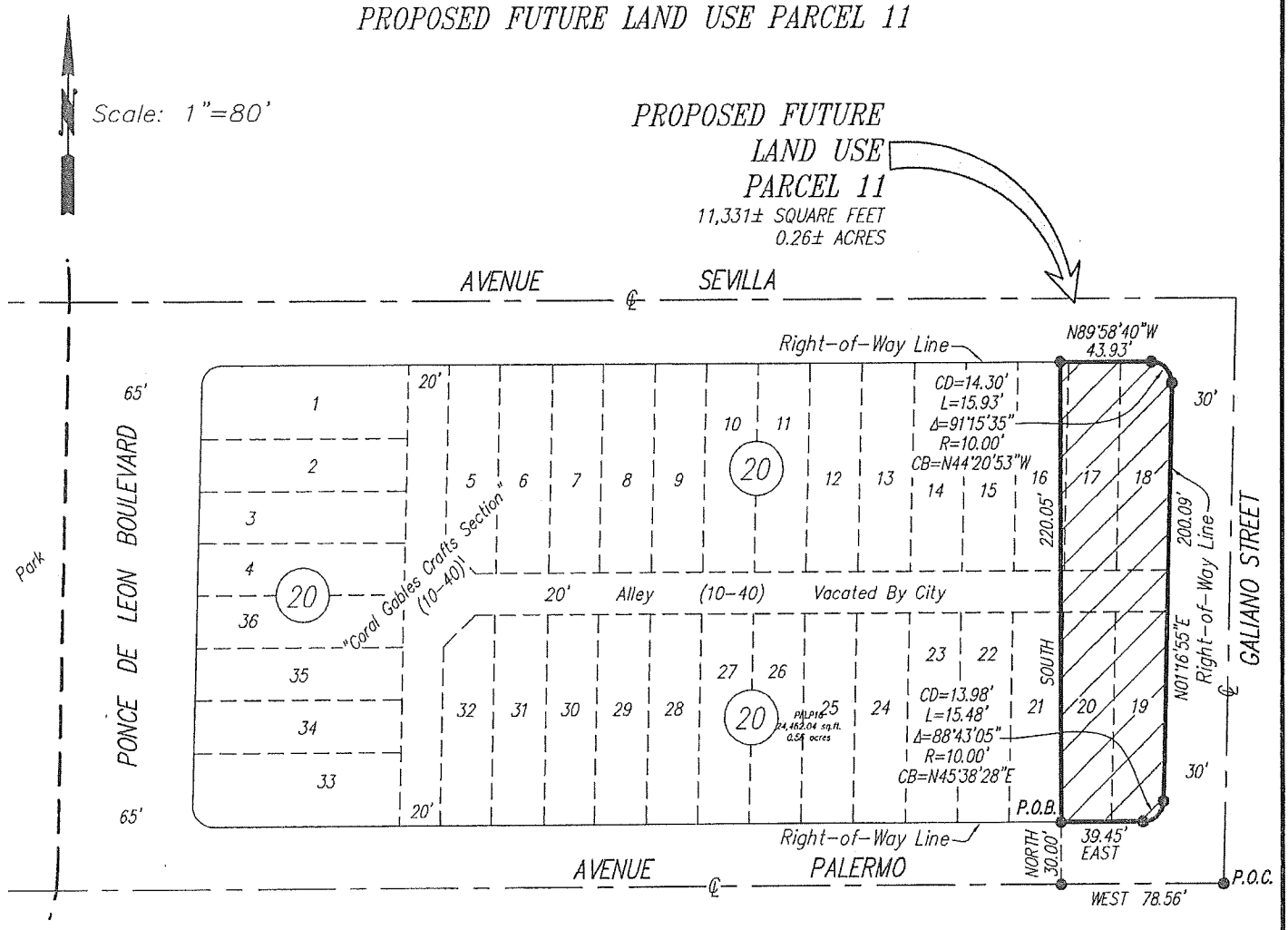
FLORIDA PROF. LAND SURVEYOR NO. 4775

Commercial Low Rise

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 11



LEGEND:
P.O.B. – Point of Beginning
P.O.C. – Point of Commencement
R – Radius
Δ – Delta Angle
L – Arc Length
C.D. – Chord Distance
C.B. – Chord Bearing
℄ – Centerline

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

Prepared For: Agave Ponce LLC

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS • ENGINEERS • LAND PLANNERS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 203474
DATE: NOV. 17, 2014
F.B.: N.A.

SHEET 1 OF 2 SHEET(S)

PREPARED UNDER MY SUPERVISION:

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

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED FUTURE LAND USE PARCEL 11

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 11

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

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

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

NOTE:

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

Prepared For: Agave Ponce LLC

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SHEET 2 OF 2 SHEET(S) F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

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