Exhibit L

City Commission

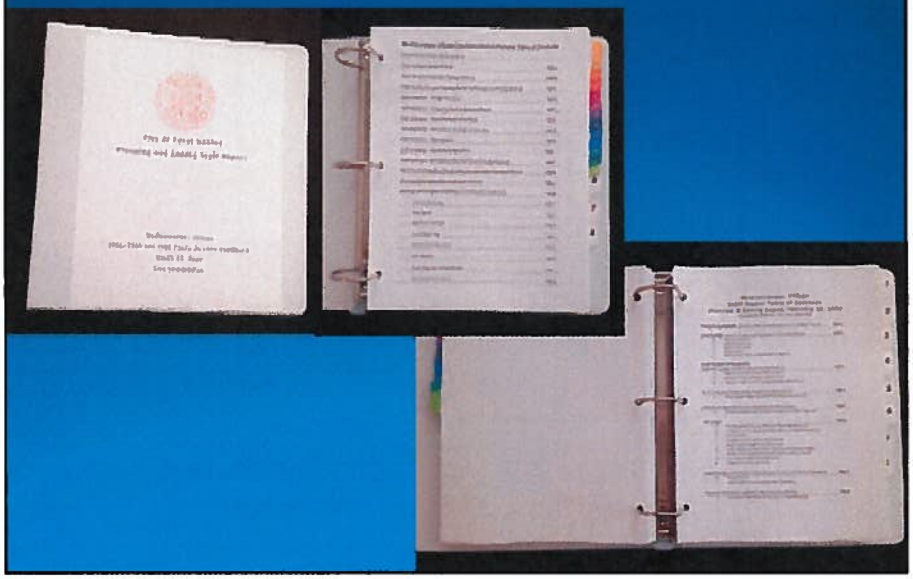
Mediterranean Village

(2801, 2901 and 3001 Ponce de Leon Boulevard)

Comprehensive Plan Text and Map Amendment, Zoning Code Text Amendment, PAD Site Plan, Alley Vacation, Development Agreement, and Revocation of an Existing PAD

March 25, 2015

Staff Report



Staff Report

CITY COMMISSION COVER MEMO

- **Exhibit A:** Progress Report Memo
- **Exhibit B:** Applicant's 11x17 Addendum Package
- **Exhibit C:** Public Notification and Comments
- **Exhibit D – J:** Draft Ordinances
- **Exhibit K:** PZB Meeting Minutes and Comments
- **Exhibit L:** City Commission Powerpoint Presentation
- **Exhibit M:** Updated Planning and Zoning Board Staff Report with Attachments

Staff Report

Expert Consultants involved in Project Review

Land Use Law:

- Susan Trevarthen, Weiss Serota Helfman

Form-Based Zoning Regulations:

- Victor Dover, Dover, Kohl & Partners
- Elizabeth Plater-Zyberk, Duany, Plater-Zyberk & Co.
- Ana Gelabert-Sanchez, Harvard University
- Dr. Charles Bohl, University of Miami

Staff Report

Expert Consultants involved in Project Review

Architecture:
- Elizabeth Plater-Zyberk, DPZ
- Marianne Cusato, Notre Dame University
- Joanna Lombard, University of Miami

Retail:
- Robert Gibbs, Gibbs Planning Group
- Paul Lambert, Lambert Advisory

Traffic and Parking:
- Tim Plummer, David Plummer & Associates

Landscape:
- Robert Parsley, ASLA, Geomantic Designs

Application Location

Application Location

Application Location

Review Timeline

1. **City Commission: 01/14/14**
   Old Spanish Village site and Form-Based PAD Workshop
2. **Development Review Committee: 04/11/14**
   Mediterranean Village Planned Area Development
3. **City Commission: 06/13/14**
   Mediterranean Village Form-Based PAD Workshop
4. **Board of Architects: 07/23/14**
   Mediterranean Village Planned Area Development Workshop
5. **Planning and Zoning Board: 08/13/14**
   Mediterranean Village Form-Based PAD Workshop

Review Timeline

6. **Neighborhood Meeting: 09/17/14**
   Mediterranean Village Planned Area Development
7. **Expert Panel Review: 09/19/14**
   Mediterranean Village Planned Area Development project
8. **Board of Architects: 11/05/14**
   Preliminary Review of Overall Project Concept
9. **Expert Panel Review: 11/21/14**
   Mediterranean Village Form-Based PAD
10. **Planning and Zoning Board: 12/10/14**
    Comp. Plan Text and Map Amendments, Zoning Code Amendment

Review Timeline

11	**Historic Preservation Board: 12/11/14** Informational Presentation on Arts Center Building
12	**Traffic Advisory Board: 1/20/15** Traffic Impact Analysis
13	**Development Review Committee: 01/30/15** Alley Vacation and Development Agreement
14	**Planning and Zoning Board: 02/11/15** Complete Mediterranean Village Application
15	**Historic Preservation Board: 02/19/15** Follow-up Presentation on Arts Center Building

Public Notice

January 2014 – February 2015

1. Public Meetings: **15**
2. Postings at City Hall: **14**
3. Meeting Materials posted on City website: **12**
4. Meeting Minutes on City website: **6**
5. Property Posted: **5**
6. Courtesy Notice Letter, 1,000 ft: **5**
7. Newspaper Advertisement: **6**
8. Televised Meeting: **5**

Applicant's Request

Applicant's Request / Proposed Public Benefits

Applicant's Requests	Proposed Public Benefits
• Additional Height for Public Uses (1 - 2 additional floors in specific locations) • Additional Height for Architectural Features (78' vs 25') • Additional FAR (4.375 – 1,280,974 sf vs. 3.5 – 1,024,779 sf) • Shared Parking and Modal Split Reductions (2,710 vs 3,182 parking spaces)	• Trolley Service Enhancements • Neighborhood Streetscape Improvements • Bicycle Facility Enhancements • Rooftop public parks, rooftop restaurant • Enhanced Art in Public Places contributions

Applicant's Request / Proposed Public Benefits

Applicant's Requests	Proposed Public Benefits
• Reduced Stepback from Residential (50' – 70' stepback from SFR instead of 100') • Vehicular curb cuts on Ponce de Leon (currently not permitted) • Residential use in Commercial Land Use (currently only permitted in MXD)	• Arts Center Building restored for civic use • Sustainable LEED-ND Design • Regional mixed-use destination • High-quality architecture and materials • Underground parking and loading

Items for Consideration by City Commission

Summary of Applicant's Request

1. **Comprehensive Plan Map Amendment**
   a. Re-distribution of permitted height on site

2. **Comprehensive Plan Text Amendment**
   a. Two additional stories for public uses
   b. FAR controlled by project PAD plan
   c. Residential use permitted in Commercial areas

Summary of Applicant's Request

3. **Zoning Code Text Amendment**
   a. Form-Based Planned Area Development
      i. Controls intensity through design, form
      ii. Integrated Mediterranean standards
      iii. Clear design standards for pedestrian open space
      iv. LEED requirements
      v. Enhanced public spaces and off-site improvements
      vi. Transit contributions
      vii. Optimize parking based on context
   b. Removing Site-Specific provisions from previous project

Summary of Applicant's Request

4. **Planned Area Development Site Plan:** 6.72 acres
   a. 4.375 FAR (1,280,974 sq ft)
   b. Height
      i. Low Rise Land Use (77')
         - *Townhouses: 36'*
         - *Gym and Ballroom Podium: 70'*
      ii. Mid Rise Land Use (97')
         - *Residential Amenity Podium: 80'*
         - *Cinema Podium: 116'*
      iii. High Rise Land Use (190'6")
         - *3 Residential Towers and Office Tower: 190'6"*
         - *Hotel Tower: 218'6"*

Summary of Applicant's Request

4. **Planned Area Development Site Plan:** 6.72 acres

   c. Program
      i. 229 Residential Units
      ii. 314,000 sf Office
      iii. 324,400 sf Restaurant, Entertainment, and Retail
      iv. 184 Hotel Rooms
   d. Parking Spaces: 2,710

Summary of Applicant's Request

5. **Alley Vacation**
   a. 85' long portion of a 20' wide alley

6. **Development Agreement**
   a. Ensures the high quality design, construction, and maintenance of project
   b. Memorializes public benefits provided as part of the project

Additional Item

7. **Revocation of Existing Old Spanish Village Planned Area Development**
   a. Mediterranean Village Planned Area Development regulations replace Old Spanish Village Planned Area Development regulations for the subject property.

Status Update

1. **Internal Consistency:** The applicant shall ensure the internal consistency of project, including parking counts and total FAR.
2. **Development Agreement:** The applicant shall meet with City Staff and the City Attorney to resolve the items listed in the proffered conditions of approval for the Development Agreement and any other issues with the Development Agreement.
3. **Landscaping:** Update landscape plan, public realm and streetscape improvements in consultation with Public Service Department.
4. **Signage:** A more complete Signage Plan is needed to supplement the information provided by the applicant.
5. **Transit Improvement Plan:** Develop the plan in coordination with City Staff, and address all outstanding issues in the Development Agreement.

Status Update

6. **Art in Public Places:** Determine the percentage contribution that will be made, above and beyond the 1% required by Code.
7. **Arts Center Building:** Determine the program for this building and work with City Staff to determine public benefit and contributions.
8. **Grading:** grade changes that result from the construction of the underground parking garage shall be addressed and fully explained in a pedestrian open space plan.
9. **Parking Garage:** The parking garage layout will be revised to address staff concerns regarding valet operations, parking, and vehicular and pedestrian circulation.
10. **Existing Single-Family Residence:** Demonstrate the feasibility and appropriateness of constructing the proposed project around the existing single-family residence.

Status Update

11. **LEED-ND:** Complete "Stage 1" submission for a Conditionally Approved Plan.
12. **Utilities:** Address the possible need to extend power, water or sewer lines to the site.
13. **Traffic Analysis:** Memorialize the improvements discussed in the Traffic Impact Analysis report in the Development Agreement, and obtain City and County approval for the proposed traffic calming devices.
14. **Parking Analysis:** Update calculations based on City comments.
15. **Valet Operations Analysis:** Verify number of valet stations, attendants, and dimensions of drop-off areas.

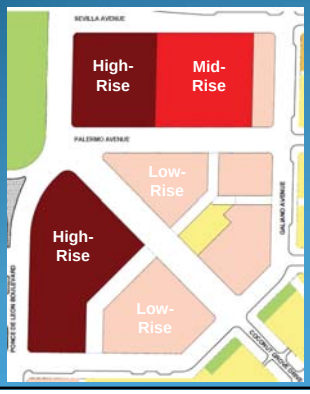
Status Update

16. **Parking Garage Design**: Address staff comments regarding turning movements and layout. ✓
17. **Alley Vacation**: address staff comments from the January 2015 DRC meeting. ✓
18. **Additional Comments**: Address additional conditions that may emerge from the Planning and Zoning Board's comments and from Staff, including buildout schedule, agreed standards and procedures for any potential adjustments to approvals. ✓

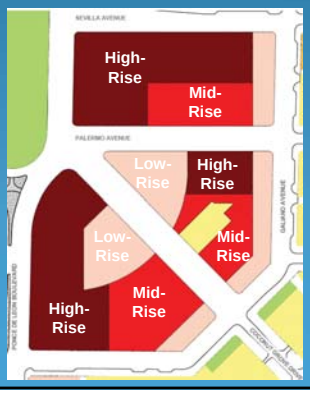
Application Request #1

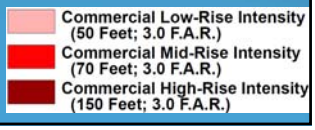
❖ **Comprehensive Plan Map Amendment**: changing the boundaries between Commercial Low-Rise, Mid-Rise and High-Rise Intensity

Existing Land Use Map



Proposed Land Use Map





Application Request #2

❖ **Comprehensive Plan Text Amendment:**

- Commercial High-Rise Intensity
- Commercial Mid-Rise Intensity
- Commercial Low-Rise Intensity

1. Residential use permitted
2. Intensity controlled by a Planned Area Development plan instead of by Floor Area Ratio
3. Additional height granted for specified public uses or architectural embellishment.

Application Request #2

❖ **Comprehensive Plan Text Amendment:**
Commercial High-Rise Intensity : Use and Intensity

Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).

Residential use shall only be permitted as part of a mixed-use development as provided herein, or a Mediterranean Village.

The intensity of a project located in a Mediterranean Village is not regulated by F.A.R., and instead controlled by an approved Mediterranean Village PAD Plan.

Application Request #2

- **Comprehensive Plan Text Amendment**: Commercial High-Rise Intensity : Height

Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

The heights of structures located in a project located in a Mediterranean Village may exceed the applicable maximum, to the extent approved by the City, for those areas containing only (a) architectural embellishment or (b) a top floor (one or two level) dining, entertainment, or other similar destination use open to the public, or (c) a top floor containing an activated rooftop.

Application Request #2

- **Comprehensive Plan Text Amendment**: Commercial Mid-Rise Intensity : Use and Intensity

Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).

Residential use shall only be permitted as part of a mixed-use development as provided herein, or a Mediterranean Village.

The intensity of a project located in an Mediterranean Village is not regulated by F.A.R., and instead controlled by an approved Mediterranean Village PAD Plan.

Application Request #2

❖ **Comprehensive Plan Text Amendment:**
Commercial Mid-Rise Intensity : Height

Up to 70' maximum (no limitation on floors), or 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.

The heights of structures located in a project located in a Mediterranean Village may exceed the applicable maximum, to the extent approved by the City, for those areas only containing (a) architectural embellishment or (b) a top floor (one or two level) dining, entertainment, or other similar destination use open to the public, or (c) a top floor containing an activated rooftop.

Application Request #2

❖ **Comprehensive Plan Text Amendment:**
Commercial Low-Rise Intensity : Use and Intensity

Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).

Residential use shall only be permitted as part of a mixed-use development as provided herein, or a Mediterranean Village.

The intensity of a project located in a Mediterranean Village is not regulated by F.A.R., and instead controlled by an approved Mediterranean Village PAD Plan.

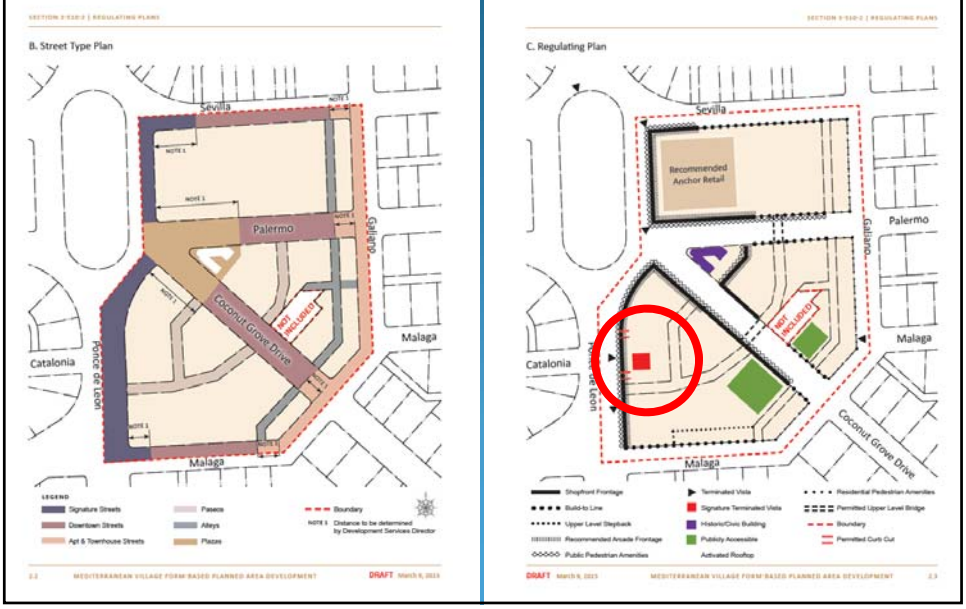
Application Request #3

❖ **Zoning Code Text Amendment**

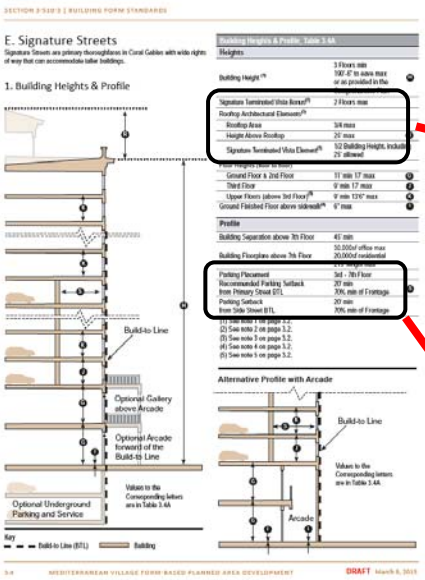
1. Mediterranean Village Form-Based PAD:
   - Creating a new type of Planned Area Development with high standards for design and public benefits requirements. Only applies to subject property.

2. Site Specific Text:
   - Removing Site Specific text for Crafts Section, Block 20, that was created for a previously-approved project and no longer applies.

Application Request #3



Application Request #3



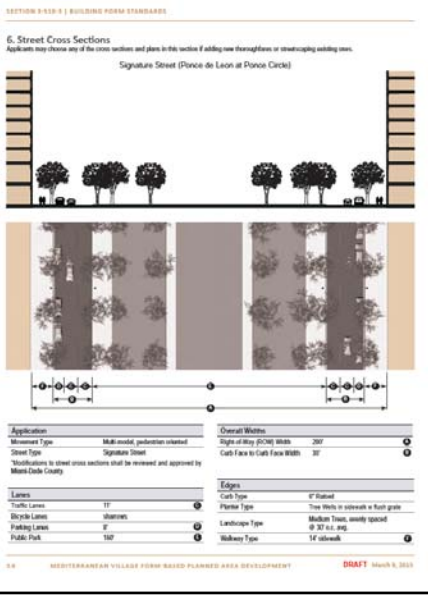
Hotel Rooftop Restaurant:

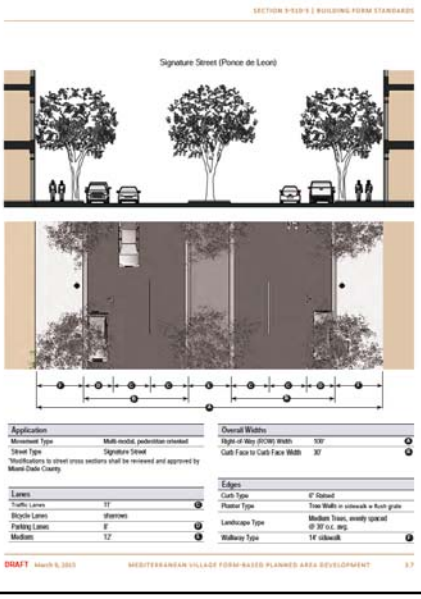
Signature Terminated Vista Bonus[2]	2 Floors max
Rooftop Architectural Elements[3]	
Rooftop Area	3/4 max
Height Above Rooftop	25' max (R)
Signature Terminated Vista Element[1]	1/2 Building Height, including 25' allowed

Parking Garage Liner along Ponce:

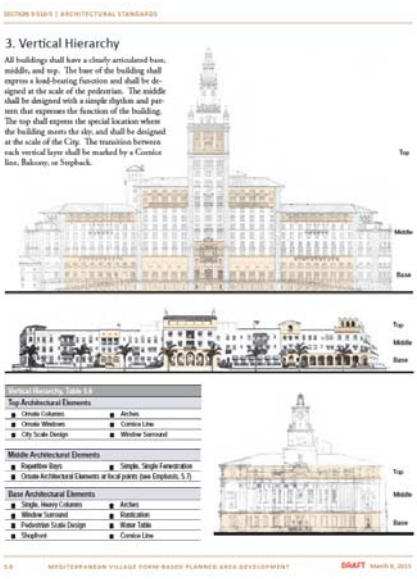
Parking Placement	3rd - 7th Floor
Recommended Parking Setback from Primary Street BTL	20' min 70% min of Frontage (S)
Parking Setback from Side Street BTL	20' min 70% min of Frontage

Application Request #3





Application Request #3



3. Vertical Hierarchy

All buildings shall have a clearly articulated base, middle, and top. The base of the building shall express a load-bearing function and shall be designed at the scale of the pedestrian. The middle shall be designed with a simple rhythm and pattern that expresses the function of the building. The top shall express the special location where the building meets the sky, and shall be designed at the scale of the City. The transition between each vertical layer shall be marked by a Cornice line, Balcony, or Stepback.

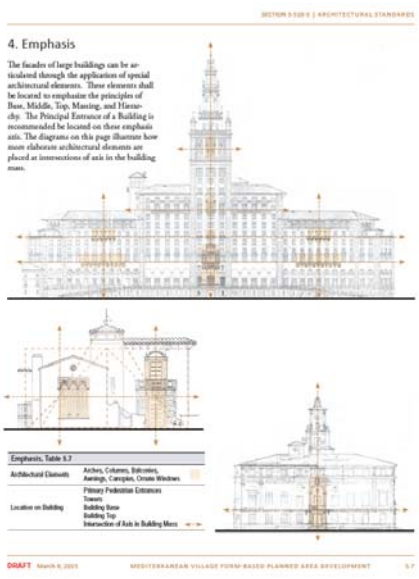
Top
Middle
Base

Top
Middle
Base

Top
Middle
Base

Top Architectural Elements	
Ornate Columns	Arches
Ornate Windows	Cornice Line
City Scale Design	Window Surround
Middle Architectural Elements	
Repetitive Bays	Simple, Single Fenestration
Ornate Architectural Elements at focal points (see Emphasis, 5.7)	
Base Architectural Elements	
Single, Heavy Columns	Arches
Window Surround	Rustication
Pedestrian Scale Design	Water Table
Shopfront	Cornice Line

5.6 MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT DRAFT March 9, 2015



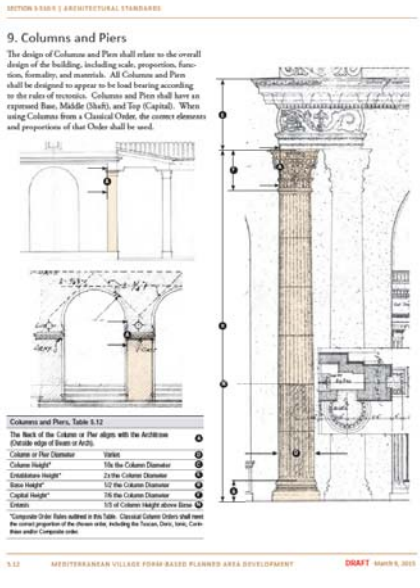
4. Emphasis

The facades of large buildings can be articulated through the application of special architectural elements. These elements shall be located to emphasize the principles of Base, Middle, Top, Massing, and Hierarchy. The Principal Entrance of a Building is recommended be located on these emphasis axis. The diagrams on this page illustrate how more elaborate architectural elements are placed at intersections of axis in the building mass.

Emphasis, Table 5.7	
Architectural Elements	Arches, Columns, Balconies, Awnings, Canopies, Ornate Windows
Location on Building	Primary Pedestrian Entrances Towers Building Base Building Top Intersection of Axis in Building Mass

DRAFT March 9, 2015 MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT 5.7

Application Request #3



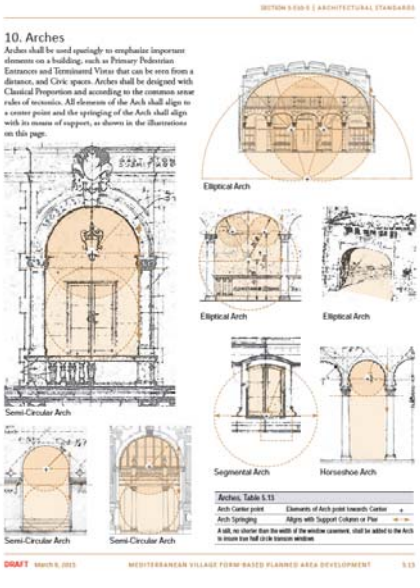
9. Columns and Piers

The design of Columns and Piers shall relate to the overall design of the building, including scale, proportion, function, formality, and materials. All Columns and Piers shall be designed to appear to be load bearing according to the rules of tectonics. Columns and Piers shall have an expressed Base, Middle (Shaft), and Top (Capital). When using Columns from a Classical Order, the correct elements and proportions of that Order shall be used.

Columns and Piers, Table 5.12	
The Back of the Column or Pier aligns with the Architrave (Outside edge of Beam or Arch).	
Column or Pier Diameter	Varies
Column Height*	10x the Column Diameter
Entablature Height*	2x the Column Diameter
Base Height*	1/2 the Column Diameter
Capital Height*	1½ the Column Diameter
Entasis	1/5 of Column Height above Base

*Composite Order Rules outlined in this Table. Classical Column Orders shall meet the correct proportion of the chosen order, including the Tuscan, Doric, Ionic, Corinthian and/or Composite order.

5.12 MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT DRAFT March 9, 2015



10. Arches

Arches shall be used sparingly to emphasize important elements on a building, such as Primary Pedestrian Entrances and Terminated Vistas that can be seen from a distance, and Civic spaces. Arches shall be designed with Classical Proportion and according to the common sense rules of tectonics. All elements of the Arch shall align to a center point and the springing of the Arch shall align with its means of support, as shown in the illustrations on this page.

Elliptical Arch

Elliptical Arch

Elliptical Arch

Semi-Circular Arch

Segmental Arch

Horseshoe Arch

Semi-Circular Arch

Semi-Circular Arch

Arches, Table 5.13	
Arch Center point	Elements of Arch point towards Center
Arch Springing	Aligns with Support Column or Pier

A sill, no shorter than the width of the window casement, shall be added to the Arch to insure true half circle transom windows.

DRAFT March 9, 2015 MEDITERRANEAN VILLAGE FORM-BASED PLANNED AREA DEVELOPMENT 5.13

Application Request #3

- Zoning Code Text Amendment
  - Site Specific Text:

Appendix A, Section A-36 - Crafts Section., B. Height of buildings.: ~~5. A multi-story building thirteen (13) stories in height, as per submitted plans for use as an office building may be constructed on Lots 1, 2, 3, 4, 33, 34, 35 and 36, Block 20, according to Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.~~

Application Request #3

- Zoning Code Text Amendment
  - Site Specific Text:

Appendix A, Section A-36 - Crafts Section., B. Height of buildings.: ~~5. A multi-story building thirteen (13) stories in height, as per submitted plans for use as an office building may be constructed on Lots 1, 2, 3, 4, 33, 34, 35 and 36, Block 20, according to Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.~~

Application Request #4

❖ Planned Area Development Site Plan

Application Request #4

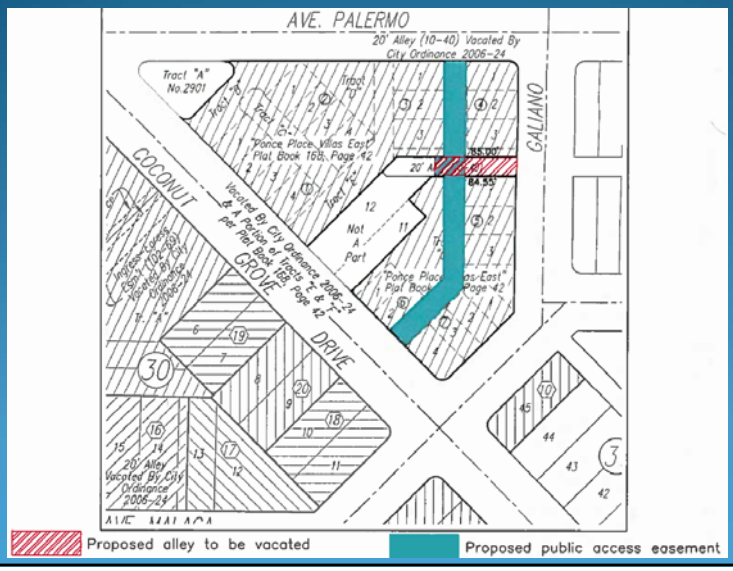
❖ Planned Area Development Site Plan

Application Request #4

- Planned Area Development Site Plan
  - Architecture will be further reviewed by the Board of Architects following Commission Approval, with a special Board of Architects review and approval for each individual building on the site. At that time, staff comments on the architecture and specific site plan design comments will be addressed and fully resolved.
  - PZB will further review the Site Plan at the discretion of the City Commission

Application Request #5

- Alley Vacation



Application Request #6

❖ Development Agreement
- Ensures the high quality of project
- Memorializes public benefits

Includes:
- Trolley Service Improvements
- Neighborhood Streetscape Improvements
- Art in Public Places Contributions
- Arts Center Building offered for civic use
- Encroachments Plan
- Development Schedule
- Project Operation Standards

Application Request #7

❖ Revocation of Existing Old Spanish Village Planned Area Development

- Old Spanish Village PAD has missed all agreed deadlines
- Mediterranean Village Planned Area Development regulations replace Old Spanish Village Planned Area Development regulations for the subject property.

Findings of Fact –
1 and 2. Comprehensive Plan Map and Text Amendment

Staff finds the standards in Section 3-1506 are satisfied.

- Consistent with the Comprehensive Plan
- Increased mixed-use development utilizing existing urban infrastructure, in keeping with City's Concurrency Management program
- Increases opportunities for multi-family units within an existing commercial district
- Not anticipated to have any impact on existing environmental resources

Findings of Fact –
3. Zoning Code Text Amendment

Staff finds the standards in Section 3-1405 are satisfied.

- Promotes efficient use of urban infrastructure, multi-modal activity and preservation of open space, which are all public benefits
- Allows uses that are consistent with the proposed Comprehensive Plan amendments
- Allows densities and intensities that are consistent with the proposed Comprehensive Plan amendments
- Allows densities and intensities that are comparable to existing projects in the downtown
- Does not conflict with the Comprehensive Plan

Findings of Fact –
4. Planned Area Development

Staff finds the standards in Section 3-503 are satisfied.

- The proposed plan is consistent with the proposed legislative changes and applicable PAD requirements of the Zoning Code.
- The proposed project maximizes public space, recreation and visual quality. Adequate provisions have been made for traffic circulation and control.
- The redevelopment of this property fulfills the objective of the City to attract mixed use developments to downtown and the creation of a pedestrian oriented urban environment.

Findings of Fact –
5. Alley Vacation

Staff finds the standards in Section 3-1203 are satisfied.

- The alley vacation and proposed public access easement will provide benefit to multiple future townhouse residents, and allows for the development of a mixed-use development in the Downtown, and will serve the needs of the existing single-family property.
- The alley vacation is part of the Mediterranean Village Planned Area Development, which is a mixed-use project in the Downtown. This is a desired development that improves the City's long-term fiscal condition.

Findings of Fact –
6. Development Agreement

Staff finds the standards in Section 3-2006 are satisfied.

- The Development Agreement is a tool that will be used to guarantee and enforce the operations, maintenance, and public amenities of the Mediterranean Village Planned Area Development. Staff finds that the Mediterranean Village project is consistent with the Comprehensive Plan.

Findings of Fact –
7. Revocation of Existing Old Spanish Village PAD

Staff finds the standards in Section 3-508B and 3-509 are satisfied.

- The Old Spanish Village PAD failed to meet the required schedule for construction, infrastructure installation, and mitigation payments, therefore the Commission may revoke approval of the Planned Area Development.

Staff Recommendation

- The Planning and Zoning Division based upon the complete Findings of Fact recommends:
  - **Approval with conditions.**

Conditions of Approval:

1. **Application/supporting documentation.** Construction of the proposed project shall conform with the documentation provided by the applicant in public hearings.

2. **Restrictive covenant.** Within 30 days of approval, the property owner, its successors or assigns shall submit a draft restrictive covenant for City Attorney review/approval outlining all conditions of approval as approved by the City Commission.

Conditions of Approval:

3. **Development Agreement.** Within 30 days of approval, the property owner, its successors or assigns shall record the Development Agreement in the Public Records of Miami-Dade County.

4. **Bond.** Within 90 days of approval, the property owner, its successors or assigns shall post a bond to cover the costs of restoring the property to a clean, safe, and attractive condition in the event that the project is not completed in a timely manner.

Conditions of Approval:

5. **Additional Reviews.** Additional review of each individual building shall be conducted by the Board of Architects, at which time staff comments and BOA comments on the function and aesthetics of each building shall be addressed. Final approval of the project by the Board of Architects is required prior to issuance of a building permit. Planning and Zoning Board review may be required at a later date at the discretion of the Commission.

Conditions of Approval:

6. **Traffic Study.** Any outstanding Traffic Study issues shall be satisfactorily resolved prior to Building Permit.

7. **Encroachments Plan.** Prior to Building Permit, Commission approval required for encroachments into, onto, under and over the right of way.

Conditions of Approval:

8. **Historic Arts Center Building.**
   a. A structural report shall be conducted focusing on the foundations of the historic building.
   b. A plan shall be submitted addressing the method of safeguarding the building during underground parking garage construction and other relevant construction activities.
   c. A construction bond shall be posted covering all phases of construction that may affect the property.
   d. As-built drawings to the standard set by the Historical American Building Survey shall be submitted.

Conditions of Approval:

9. **Existing Single-family residence.**
   a. A risk management assessment shall be conducted to determine preventative measures, and a protection plan shall be submitted.
   b. A construction staging plan shall be submitted indicating access to the house and continuous utility service throughout construction.
   c. A plan shall be submitted addressing the method of safeguarding the building during relevant construction activities.
   d. A construction bond shall be posted covering all phases of construction that affect the property.

Conditions of Approval:

10. **Construction information/contact.** Provide written notice to all properties within five hundred (500) feet of the Mediterranean Village (2801, 2901, and 3001 Ponce de Leon Boulevard) project boundaries providing a specific liaison/contact person for the project.

11. **Private Provider.** Due to the large and complex scope of work, accelerated schedule and high cost of development, the owner should retain a Private Provider to perform plan reviews and inspection services throughout the life of the project.

Conditions of Approval:

12. **Written notice.** Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of the Mediterranean Village (2801, 2901, and 3001 Ponce de Leon Boulevard) project boundaries of any proposed partial street/alley closures as a result of the project's construction activity.

Conditions of Approval:

13. **Art in Public Places.** Comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept for public art to be reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission.

14. **Right-of-way and public realm improvements.** Installation of all right-of-way improvements subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.

Conditions of Approval:

15. **Undergrounding of overhead utilities.** The Applicant shall submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities.

16. **On Street Parking.** Comply with Section 74-201 – 74-203 Parking Replacement Assessment, including calculation of total public parking spaces lost.

Conditions of Approval:

17. **Alley vacation and abandonment.** Prior to the issuance of the final Certificate of Occupancy (CO) for the project:

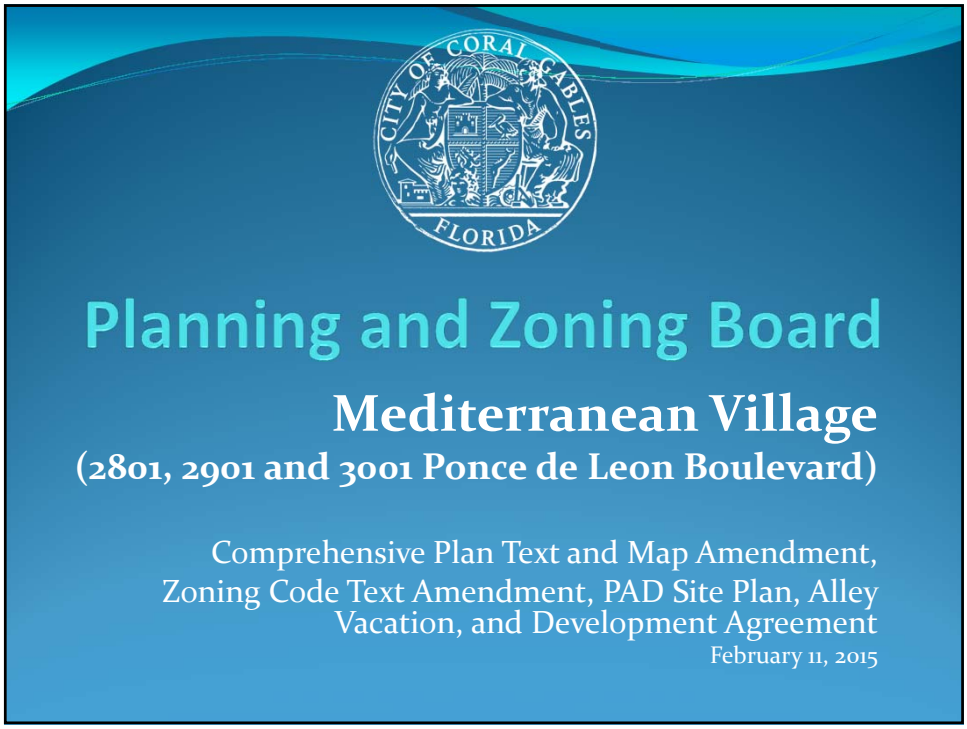
    a. Public easement: the Applicant shall grant to the City public ingress and egress on the public easement and all utilities
    b. All vehicle turning radii shall be adequate.
    c. Provide a vertical clearance of sixteen feet (16') minimum along the public easement.
    d. Applicant shall be responsible for the relocation of existing utilities located in the alley.

Conditions of Approval:

18. **Traffic Calming.** Traffic calming studies for the residential streets east of LeJeune Road (Malaga Avenue and Catalonia Avenue) and east of Galiano Street (Sevilla Avenue, Palermo Avenue, Malaga Avenue) shall be conducted by the applicant six to twelve months after the opening of the project to assure that these streets are protected from cut-through traffic. If traffic calming thresholds are exceeded, the applicant shall mitigate this condition as approved by the Public Works Director.

Conditions of Approval:

18. **Exclusive Parking.** Parking spaces may not be sold or rented to those who are not users or residents of the Mediterranean Village.


Planning and Zoning Board
Mediterranean Village
(2801, 2901 and 3001 Ponce de Leon Boulevard)
Comprehensive Plan Text and Map Amendment, Zoning Code Text Amendment, PAD Site Plan, Alley Vacation, and Development Agreement
February 11, 2015