

Historical Significance Letter and Concurrency

February 5, 2014

Ms. Dona M. Spain
Historic Preservation Officer
City of Coral Gables
Historical Resources Department
2327 Salzedo Street, 2nd Floor
Coral Gables, Florida 33134

**Re: 3001 Ponce de Leon Blvd / Folio 03-4117-005-7320 / Lots 1 thru 3 and
16 thru 19, of Coral Gables Crafts Section, as Recorded in Plat Book
102 at Page 69 / Request for Historic Significance Determination**

Dear Ms. Spain:

On behalf of Agave Ponce, LLC, please find the enclosed application for the issuance of a historic significance determination for the above-referenced property.

Included in this package are the following items:

1. Historical Significance Determination Application
2. Survey
3. Color Photographs
4. Processing Fee

If you require any additional information or would like to discuss this request further, please contact me at 305-579-0837. Thank you for your attention to and favorable consideration of the attached application.

Sincerely,



Mario J. Garcia-Serra

RECEIVED
CITY OF CORAL GABLES
HISTORICAL RESOURCES

2014 FEB -6 PM 2:26

**CITY OF CORAL GABLES
HISTORIC SIGNIFICANCE REQUEST
OF ANY STRUCTURE**

☐ Re-Issue

PROPERTY INFORMATION:

Folio Number: _____

Property Address: _____

Legal Description: _____

Original Date of Construction: _____

Original Architect(s): _____

OWNER INFORMATION:

Owner: _____

Mailing Address: _____

(Please be sure to include City and Zip Code)

Phone number(s): _____

CONTACT INFORMATION:

Applicant Name: _____

Mailing Address: _____

(Please be sure to include City and Zip Code)

Phone number(s): _____

THE FOLLOWING MUST BE PROVIDED AS PART OF THE REQUEST (as detailed on page 1):

- Survey (5 years old or younger)
- Letter of Request/Intent
- Color Photographs of all sides of all buildings on the site (All photographs submitted must be labeled)
- Processing Fee: \$100.00 (Cash or Checks. Checks made payable to: *The City of Coral Gables*)

-Staff Use Only-

EDEN SYSTEM PERMIT #: _____

Determination: The property ☐ does not meet the minimum eligibility criteria for designation as a local historic landmark at the present time.

☐ does meet the minimum eligibility criteria for designation as a local historic landmark.

2014 FEB -6 PM 2:26
RECEIVED
CITY OF CORAL GABLES
HISTORICAL RESOURCES

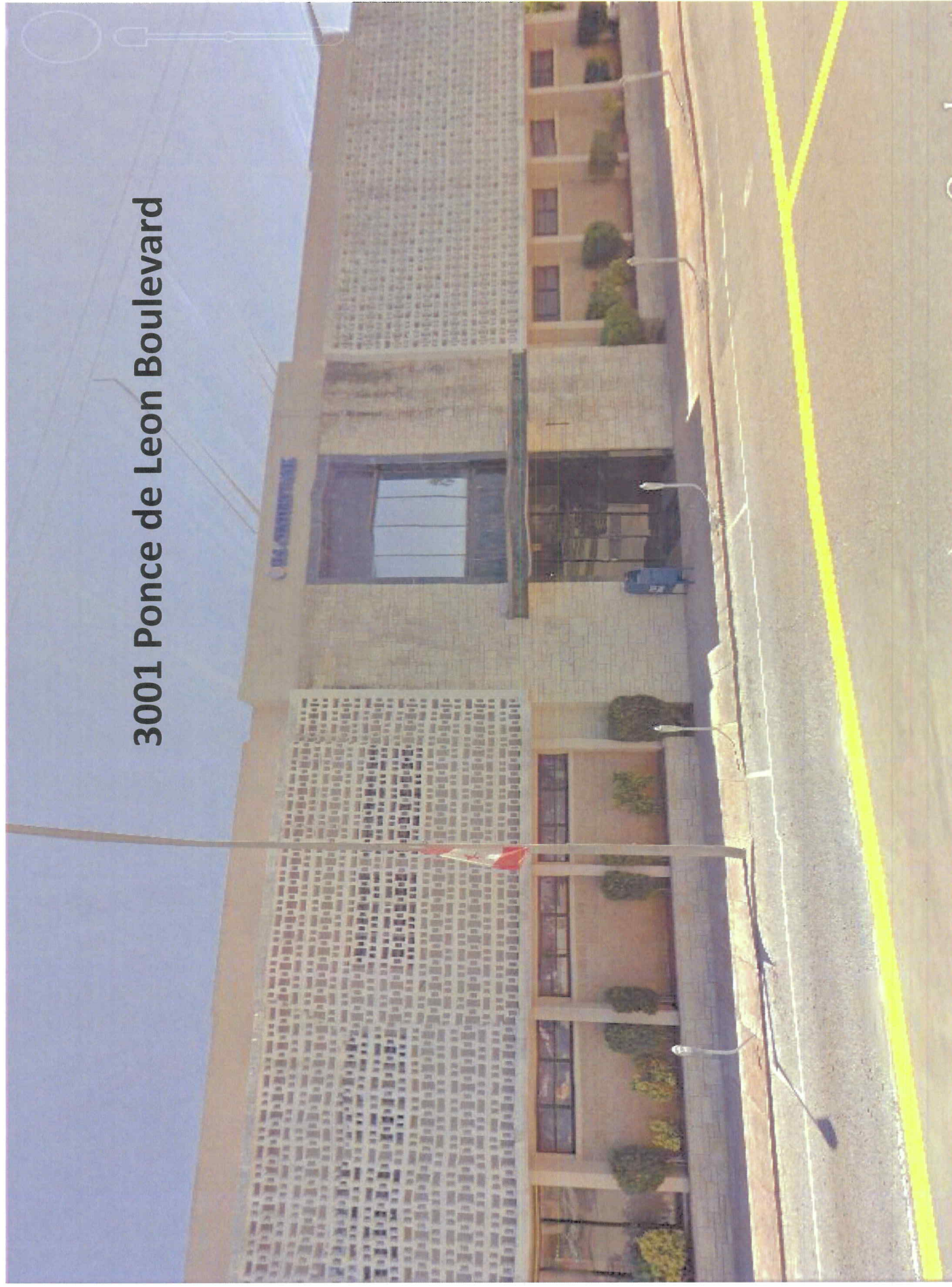
Note: The Historical Resources staff may require review by the Historic Preservation Board if the building to be demolished is considered eligible for local designation.

Any change from the foregoing may only be made upon a demonstration of a change in the material facts upon which this determination was made. Please be advised that this determination does not constitute a development order.

Exhibit "A"

Lots 1, 2, 3, 16, 17, 18 and 19, of CORAL GABLES CRAFT SECTION according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida; AND TRACTS A, B and C of CATAMAL CORNER, according to the plat thereof as recorded in Plat Book 102, Page 69 of the Public Records of Miami-Dade County, Florida; AND Lots 6 and 7, less the northeasterly 107.5 ft. thereof, Block 30, of CORAL GABLES CRAFT SECTION according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

3001 Ponce de Leon Boulevard



3001 Ponce de Leon Boulevard



© 2014 Google

[Report a problem](#)

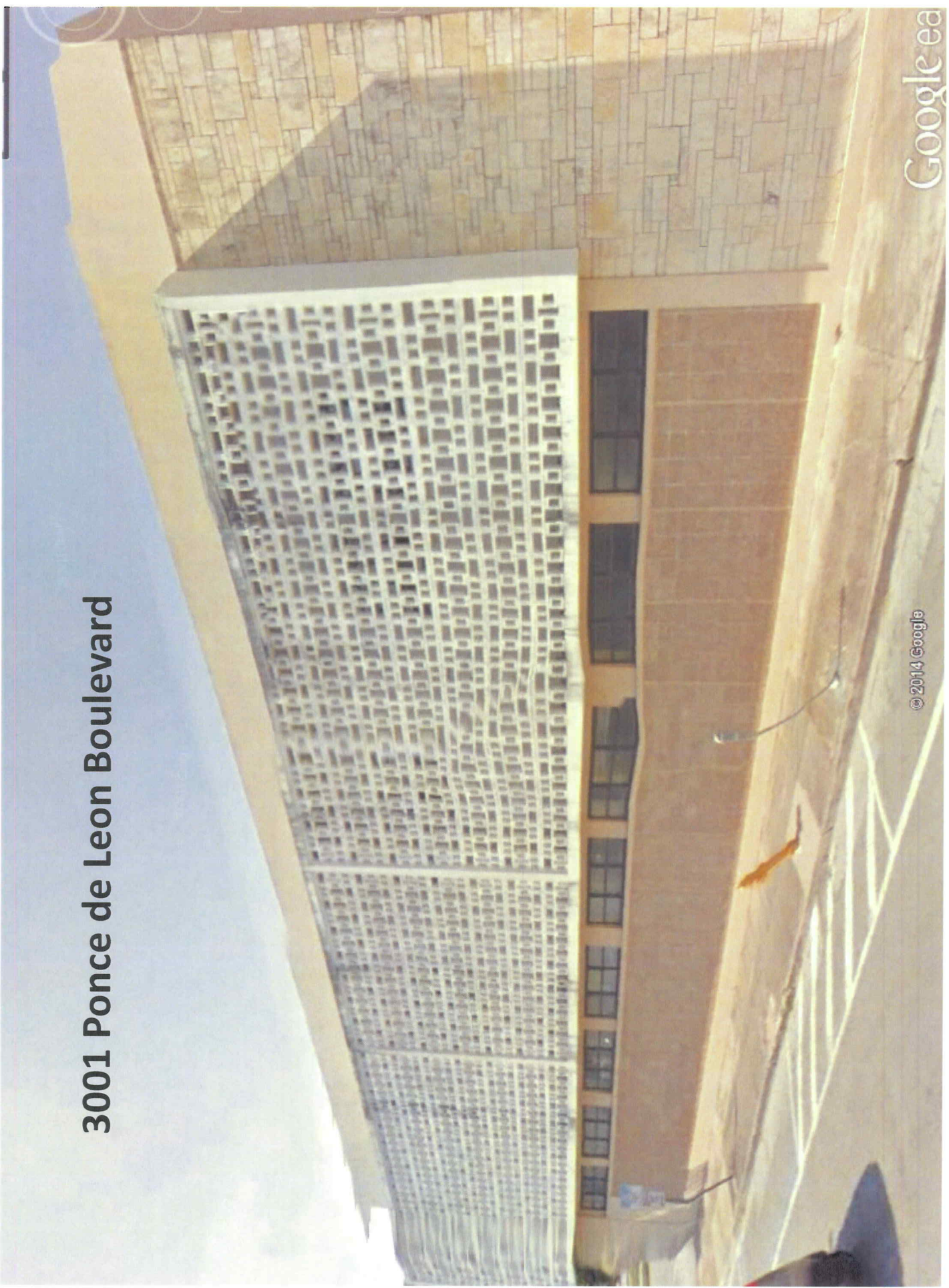
Google

25°44'39.50" N 80°15'29.80" W elev 23 ft eye alt 23

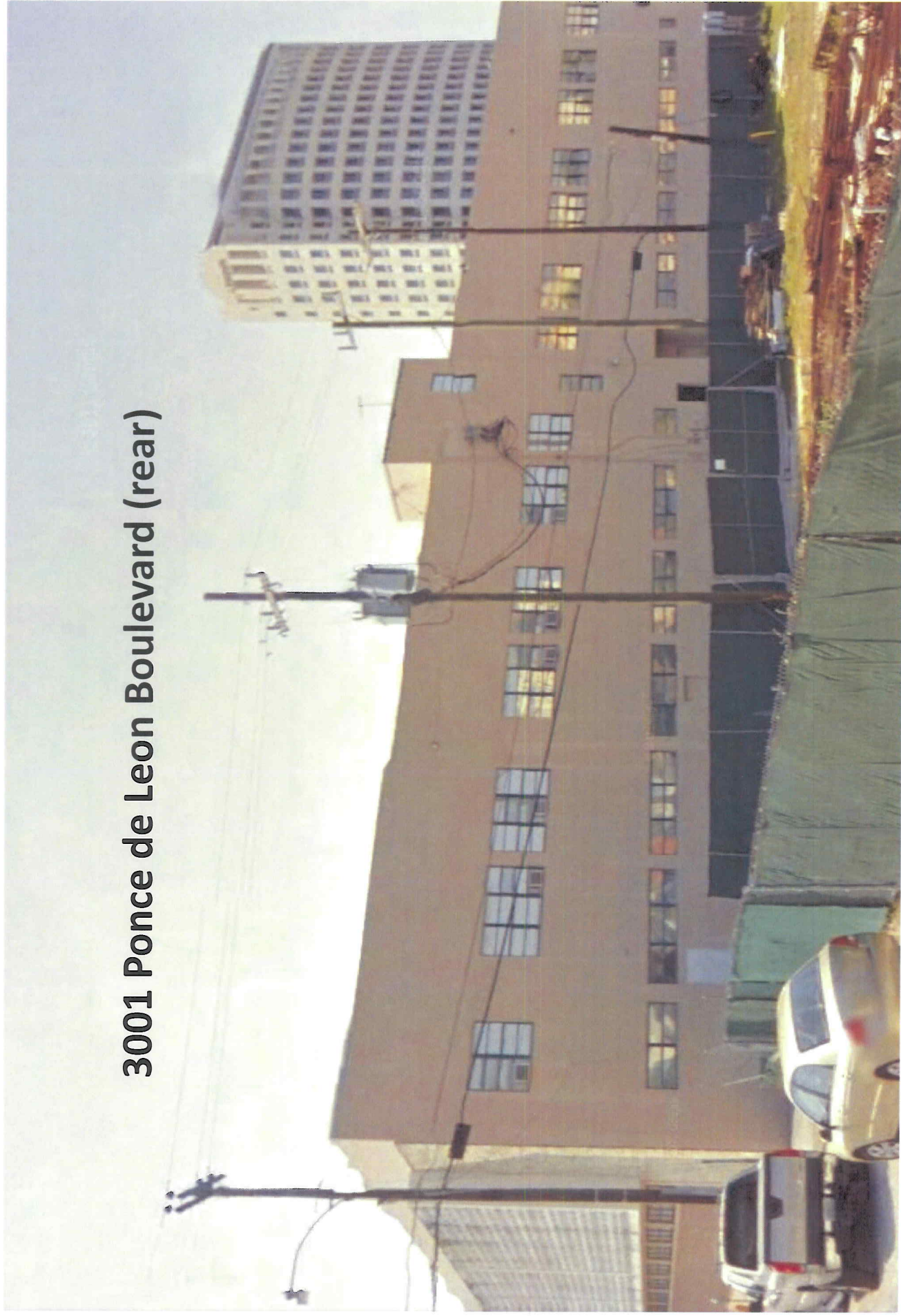
3001 Ponce de Leon Boulevard



3001 Ponce de Leon Boulevard



3001 Ponce de Leon Boulevard (rear)



GREENBERG TRAURIGVendor No. 03191
Vendor Name: CITY OF CORAL GABLESCheck No. 607773
Check Date: 02/06/14

DATE	INVOICE NUMBER	DESCRIPTION	NET AMOUNT
02/05/2014	01020514100	147608.010100 MGR/mjl Historic Significance Request	\$ 100.00
TOTAL:			\$ 100.00

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

GT GreenbergTraurig8400 N.W. 36th Street
Suite 400
Miami, FL 33166Wells Fargo Bank, N.A.
Florida

No. 607773

DATE

02/06/2014

63-751/631

NOT NEGOTIABLE AFTER 90 DAYS FROM ISSUE

PAY

*One Hundred & no/100 Dollars***\$*****100.00**TO
THE
ORDER
OF

CITY OF CORAL GABLES

TWO SIGNATURES REQUIRED FOR AMOUNTS OVER \$10,000.00

GREENBERG TRAURIG
Operating Account*Cesar L. Alvarez*

Void if Over \$100.00

⑈607773⑈ ⑆063107513⑆ 2000014648647⑈

Mario J. Garcia-Serra
Tel 305.579.0837
Fax 305.961.5387
garcia-serram@gtlaw.com

February 5, 2014

Ms. Dona M. Spain
Historic Preservation Officer
City of Coral Gables
Historical Resources Department
2327 Salzedo Street, 2nd Floor
Coral Gables, Florida 33134

Re: Building at approximately 119 Palermo Avenue, between Ponce de Leon Boulevard and Galiano Street / Folios 03-4117-069-0050, 03-4117-069-0060, 03-4117-069-0070, and 03-4117-069-0080 / All of Block 4, of Ponce Place Villas East, as Recorded in Plat Book 168 at Page 42 / Request for Historic Significance Determination

Dear Ms. Spain:

On behalf of Agave Ponce, LLC, please find the enclosed application for the issuance of a historic significance determination for the above-referenced property.

Included in this package are the following items:

1. Historical Significance Determination Application
2. Survey
3. Color Photographs
4. Processing Fee

If you require any additional information or would like to discuss this request further, please contact me at 305-579-0837. Thank you for your attention to and favorable consideration of the attached application.

Sincerely,



Mario J. Garcia-Serra

RECEIVED
CITY OF CORAL GABLES
HISTORICAL RESOURCES
2014 FEB -6 PM 2:26

**CITY OF CORAL GABLES
HISTORIC SIGNIFICANCE REQUEST
OF ANY STRUCTURE**

☐ Re-Issue

PROPERTY INFORMATION:

Folio Number: 03-4117-069-0050, 03-4117-069-0060, 03-4117-069-0070, and 03-4117-069-0080

Property Address: Approximately 119 Palermo Ave., between Ponce de Leon Blvd. and Galiano St.

Legal Description: Lots 1, 2, 3, and 4 of Block 2, of Ponce Place Villas East,
as recorded at Plat Book 168, Page 42 of the Public Records of Miami-Dade County

Original Date of Construction: unfinished

Original Architect(s): unknown

OWNER INFORMATION:

Owner: Agave Ponce, LLC

Mailing Address: 2601 S. Bayshore Dr., Suite 1215, Miami, FL 33133
(Please be sure to include City and Zip Code)

Phone number(s): (305) 858-1890

CONTACT INFORMATION:

Applicant Name: Mario Garcia-Serra

Mailing Address: 333 SE 2nd Ave., #4400, Miami, FL 33131
(Please be sure to include City and Zip Code)

Phone number(s): (305) 579-0837

THE FOLLOWING MUST BE PROVIDED AS PART OF THE REQUEST (as detailed on page 1):

- Survey (5 years old or younger)
- Letter of Request/Intent
- Color Photographs of all sides of all buildings on the site (All photographs submitted must be labeled)
- Processing Fee: \$100.00 (Cash or Checks. Checks made payable to: *The City of Coral Gables*)

-Staff Use Only-

EDEN SYSTEM PERMIT #: _____

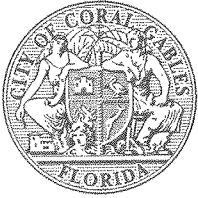
Determination: The property ☐ does not meet the minimum eligibility criteria for designation as a local historic landmark at the present time.

☐ does meet the minimum eligibility criteria for designation as a local historic landmark.

Note: The Historical Resources staff may require review by the Historic Preservation Board if the building to be demolished is considered eligible for local designation.

Any change from the foregoing may only be made upon a demonstration of a change in the material facts upon which this determination was made. Please be advised that this determination does not constitute a development order.

RECEIVED
CITY OF CORAL GABLES
HISTORICAL RESOURCES
2014 FEB -6 PM 2:27



The City of Coral Gables

Historical Resources Department

March 3, 2014

Agave Ponce LLC
2601 S. Bayshore Drive, Suite 1215
Miami, FL 33133

Re: 119 Palermo Avenue, between Ponce de Leon Boulevard and Galiano Street, Lots 1, 2, 3, and 4 of Block 2 of Ponce Place Villas East, as recorded in Plat Book 168 at Page 42 of the public records of Miami-Dade County Florida

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

119 Palermo Avenue, between Ponce de Leon Boulevard and Galiano Street, Lots 1, 2, 3, and 4 of Block 2 of Ponce Place Villas East, as recorded in Plat Book 168 at Page 42 of the public records of Miami-Dade County Florida, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period.

Upon expiration of the six-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Dona M. Spain", with a long horizontal flourish extending to the right.

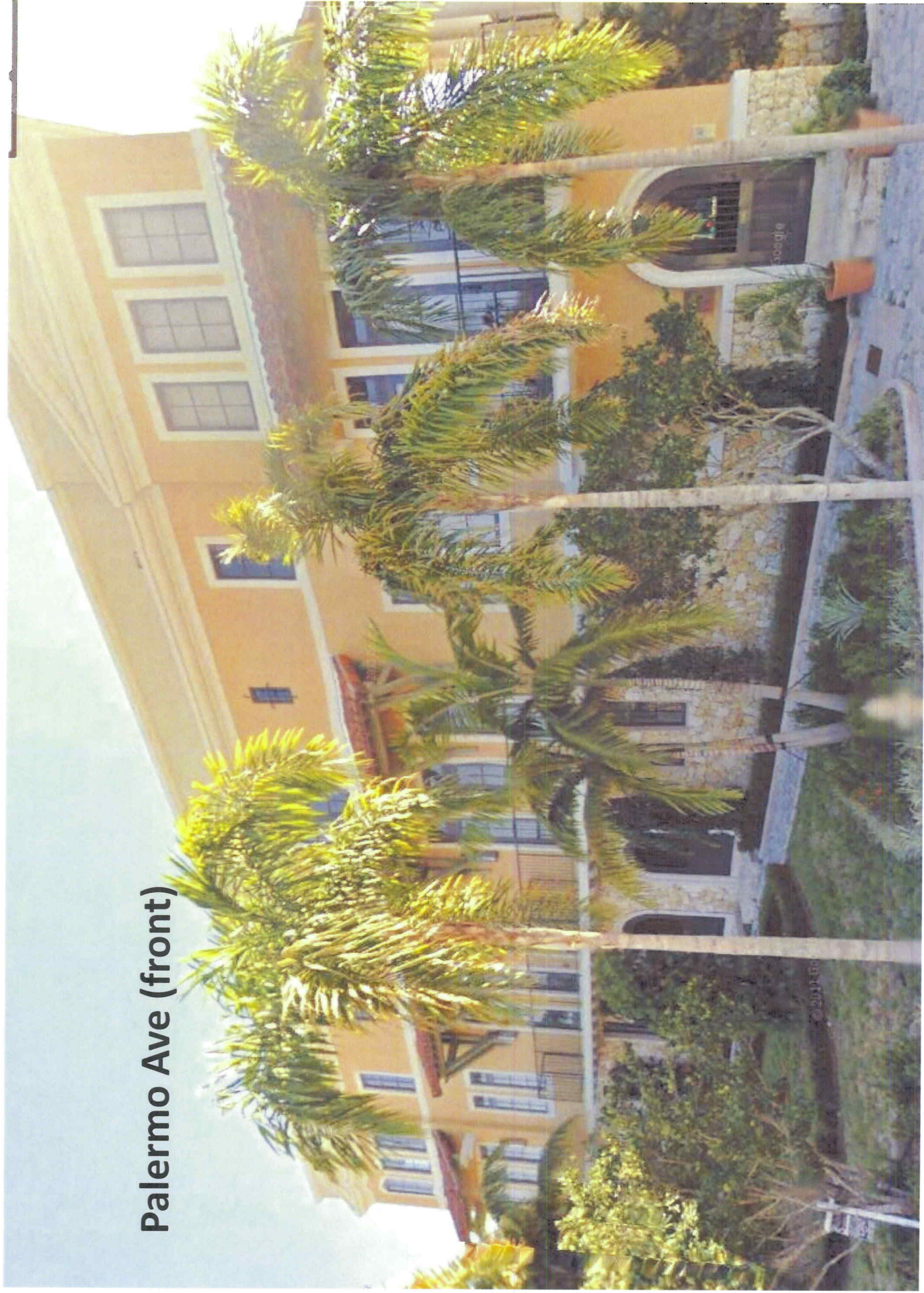
Dona M. Spain
Historic Preservation Officer

cc: Mario Garcia-Serra, 333 SE 2nd Avenue, #4400, Miami, FL 33131
Craig Leen, City Attorney
Bridgette Thornton, Deputy City Attorney
Jane Tompkins, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
William Miner, Building Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File

Palermo Ave



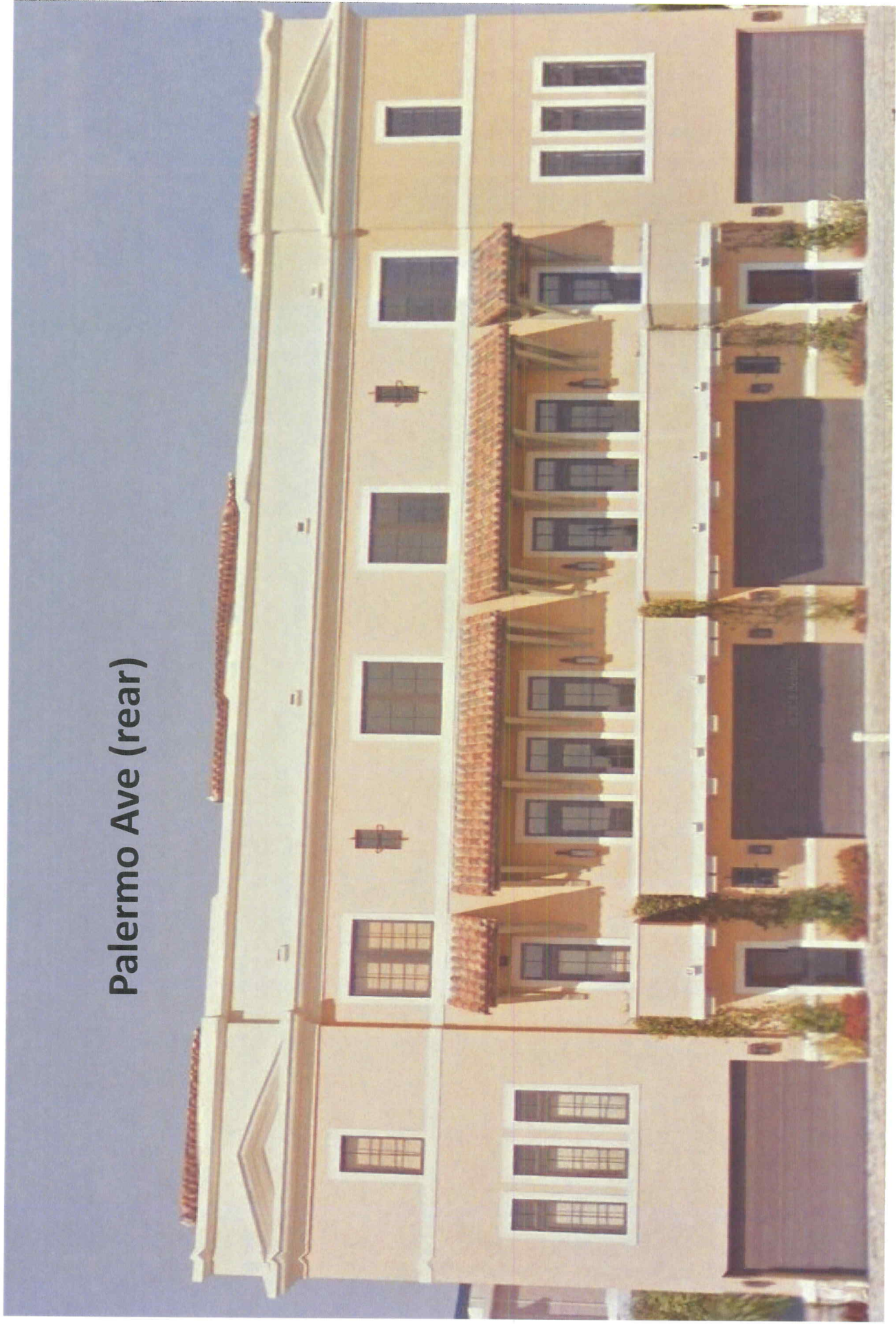
Palermo Ave (front)



**Palermo Ave
(facing south)**



Palermo Ave (rear)



GREENBERG TRAURIG

Vendor No. 03191

Vendor Name: CITY OF CORAL GABLES

Check No. 607774

Check Date: 02/06/14

DATE	INVOICE NUMBER	DESCRIPTION	NET AMOUNT
02/05/2014	01020514100A	147608.010100 MGR/mjl Historic Significance Request	\$ 100.00
TOTAL:			\$ 100.00

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

GT GreenbergTraurig8400 N.W. 36th Street
Suite 400
Miami, FL 33166Wells Fargo Bank, N.A.
Florida

No. 607774

DATE

02/06/2014

63-751/631

NOT NEGOTIABLE AFTER 90 DAYS FROM ISSUE

\$*****100.00

PAY

One Hundred & no/100 Dollars

TWO SIGNATURES REQUIRED FOR AMOUNTS OVER \$10,000.00

GREENBERG TRAURIG
Operating AccountTO
THE
ORDER
OF

CITY OF CORAL GABLES

Cesar L. Alvarez

Void if Over \$100.00

⑈607774⑈ ⑆063107513⑆ 2000014648647⑈

Spain, Dona

From: Leen, Craig
Sent: Wednesday, March 26, 2014 4:15 PM
To: Spain, Dona
Cc: 'Susan L. Trevarthen'
Subject: Response to Opinion Request Re: Old Spanish Village PAD
Attachments: Ord. No. 2006.23.pdf; Old Spanish Village ORD 2007-27.1 09 25 2007.pdf

Importance: High

Dona,

You inquired about the demolition request you received for 3001 Ponce de Leon Boulevard. You noted that the property is included within a Planned Area Development (PAD), which was approved in ordinance number 2006-23 and amended in ordinance number 2007-27.1, the approved plans of which show that this building would be demolished, and a new building would be constructed in its place. Indeed, Ordinance No. 2007-27.1 expressly addresses the proposed new building at 3001 Ponce de Leon Boulevard in its text. The conditions of approval of the PAD protect the one existing historically designated landmark on site, which was not proposed for demolition and was instead proposed to be preserved. In contrast, the conditions of approval of the PAD do not call for preserving 3001 Ponce de Leon Boulevard. The PAD was conditioned to incorporate these drawings.

Moreover, the PAD was conditioned to approve deviations from other requirements of the Zoning Code substantially as follows, both at approval in 2006 and when amended in 2007:

"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 other applicable land development regulations cited above."**

See Ordinance Nos. 2006-23 and 2007-27.1, attached, and Section 3-502.B. in the current Zoning Code Article 3, Division 5 (the PAD regulations which used to be in Article 9.)

Accordingly, after reviewing this matter, and conferring with special counsel, it is my office's opinion that your ability to review whether to preserve this building has been precluded by the prior ordinances of the City Commission, which clearly have approved its demolition. City staff is bound to ordinances of the City Commission, and you are therefore bound to sign the demolition permit pursuant to these ordinances.

Craig E. Leen
City Attorney
City of Coral Gables

CITY OF CORAL GABLES

- MEMORANDUM -

TO: RAMON TRIAS
PLANNING & ZONING DIRECTOR
DEVELOPMENT REVIEW COMMITTEE
(DRC) CHAIRMAN

DATE: MARCH 27, 2014

FROM: 
DONA M. SPAIN
HISTORIC PRESERVATION OFFICER

SUBJECT: DEVELOPMENT REVIEW
COMMITTEE REVIEW
2801 PONCE DE LEON BLVD --
AGAVE PONCE

The Historical Resources Department has reviewed the "2801 Ponce de Leon Blvd -- Agave Ponce" and has the following comments:

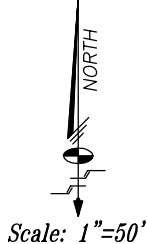
2901 Ponce de Leon Blvd, a Local Historic Landmark, is located within the boundaries of this project. An underground parking structure is proposed adjacent to this building. Please provide the Historical Resources Department, the Building Official and the Structural Engineer for the City with the plans for protection of this building and its foundation.

In addition, please see attached.

R denotes RADIUS
 Δ denotes DELTA ANGLE
 A denotes ARC DISTANCE
 T denotes TANGENT DISTANCE
 PCP denotes PERMANENT CONTROL POINT
 PRM denotes PERMANENT REFERENCE MOVEMENT
 VCB denotes VERTICAL CURVE BEGIN
 ORB denotes OFFICIAL RECORDS BOOK
 PCP denotes POINT OF CURVATURE
 CBS denotes CEMENT BLOCK STRUCTURE
 CONC denotes CONCRETE
 CLF denotes CHALKLINE FENCE
 WFD denotes WOOD FENCE
 L.P. denotes FOUND IRON PIPE
 S.P. denotes SET IRON PIPE & LB-87 CAP
 F.N.D. denotes FOUND BRASS DISC & NAIL
 N.D. denotes SET LB-87 BRASS DISC & NAIL
 CL denotes CLEAK
 ENC denotes ENCRICHMENT
 (C) denotes CALCULATED DISTANCE
 (D) denotes DEED DISTANCE
 (M) denotes MEASURED DISTANCE
 (R) denotes RECORD OR PLATTED DISTANCE
 (PRO) denotes PRIORATED DISTANCE
 CAP denotes CORRUGATED IRON PIPE
 VCP denotes VITRIFIED CLAY PIPE
 PVC denotes POLYVINYL CHLORIDE PIPE

[illegible]

- LEGEND:**
- ⊙ AERIAL TARGET
 - ⊠ ALUMINUM LIGHT POST
 - ⊠ ALUMINUM LIGHT POST (SINGLE)
 - ⊠ ALUMINUM LIGHT POST (DOUBLE)
 - ⊠ ALUMINUM LIGHT POST (TRIPLE)
 - ⊠ ALUMINUM LIGHT POST (QUAD)
 - ⊠ ANCHOR/GRIP WIRE
 - ⊠ BACKFLOW PREVENTER ASSEMBLY
 - ⊠ CABLE TELEVISION BOX
 - ⊠ CATCH BASIN
 - ⊠ CENTERLINE
 - ⊠ CHECK VALVE ASSEMBLY
 - ⊠ CIRCULAR DRAIN
 - ⊠ COLUMN (CIRCULAR)
 - ⊠ COLUMN (SQUARE)
 - ⊠ CONCRETE LIGHT POLE
 - ⊠ CONCRETE LIGHT POLE (DOUBLE)
 - ⊠ CONCRETE POWER POLE
 - ⊠ CONTROL POINT
 - ⊠ CURB INLET
 - ⊠ ELECTRIC BOX
 - ⊠ ELECTRIC HAND HOLE
 - ⊠ ELEVATIONS PER N.G.V.D.
 - ⊠ FIRE HYDRANT
 - ⊠ FLOW LINE
 - ⊠ FORCE MAIN MANHOLE
 - ⊠ FORCE MAIN VALVE
 - ⊠ F.P.L. ELECTRIC MANHOLE
 - ⊠ F.P.L. TRANSFORMER PAD
 - ⊠ F.P.L. TRANSMISSION POLE
 - ⊠ GAS METER
 - ⊠ GAS PUMP
 - ⊠ GAS VALVE
 - ⊠ GREASE TRAP MANHOLE
 - ⊠ GROUND LIGHTING
 - ⊠ GUARD POST
 - ⊠ IRRIGATION HAND HOLE
 - ⊠ IRRIGATION VALVE
 - ⊠ MAILBOX
 - ⊠ MONITOR WELL
 - ⊠ MONUMENT LINE
 - ⊠ P-5 INLET
 - ⊠ P-6 INLET
 - ⊠ PARKING METER
 - ⊠ PEDESTRIAN CROSSING SIGNAL
 - ⊠ PERMANENT REFERENCE MONUMENT
 - ⊠ POST INDICATOR VALVE
 - ⊠ PRESSURE VACUUM BREAKER ASSEMBLY
 - ⊠ PROPERTY LINE
 - ⊠ SANITARY SEWER CLEANKUT
 - ⊠ SANITARY SEWER MANHOLE
 - ⊠ SEWER CONNECTION
 - ⊠ SIGN POST
 - ⊠ SPRINKLER PUMP
 - ⊠ STANDPIPE
 - ⊠ STORM DRAIN
 - ⊠ STORM SEWER MANHOLE
 - ⊠ STREET LIGHT HAND HOLE
 - ⊠ SCALE INLET
 - ⊠ TELEPHONE BOX (SOUTHERN BELL)
 - ⊠ TELEPHONE HAND HOLE
 - ⊠ TELEPHONE MANHOLE (SO. BELL)
 - ⊠ TELEPHONE PAYPHONE
 - ⊠ TRAFFIC HAND HOLE
 - ⊠ TRAFFIC UTILITY BOX
 - ⊠ TRAFFIC SIGNAL POST
 - ⊠ UNDERGROUND UTILITY MARKER
 - ⊠ UNKNOWN UTILITY TYPE
 - ⊠ UTILITY HAND HOLE
 - ⊠ WATER MANHOLE
 - ⊠ WATER METER
 - ⊠ WATER VALVE
 - ⊠ WOOD LIGHT POLE
 - ⊠ WOOD POWER POLE
 - ⊠ HANDCAP SYMBOL
 - ⊠ PARKING BY PERMIT
- REVISIONS**
- | DATE | BY | REVISION |
|----------|----|----------------|
| 1/2/2011 | AS | Initial Survey |
| 2/2/2011 | AS | Final Survey |
| 2/2/2011 | AS | Final Survey |



BOUNDARY SURVEY WITH ELEVATIONS

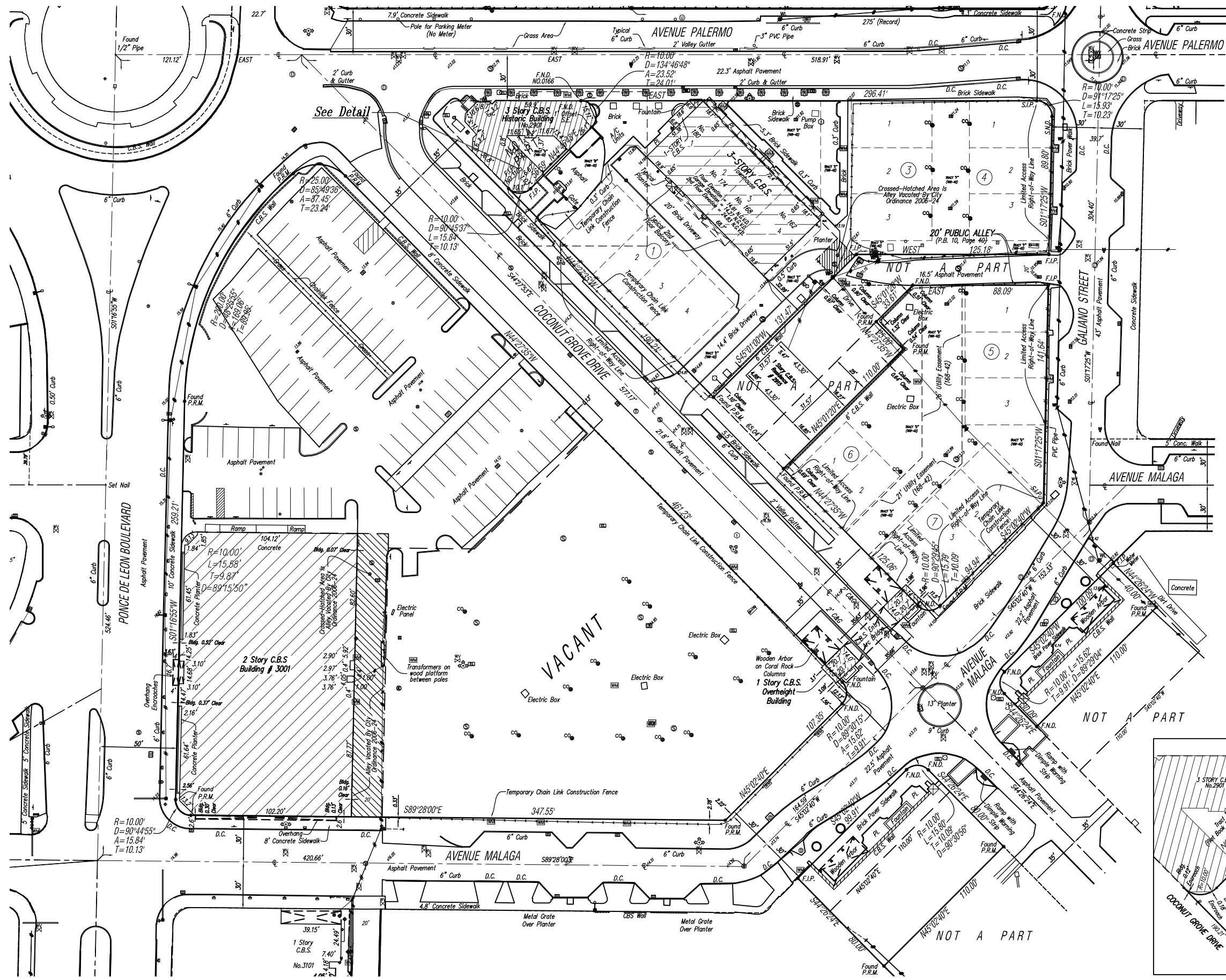
Prepared For:
Agave Ponce, LLC
2601 South Bayshore Drive, Suite 1215
Miami, Florida 33133

Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

LAND PLANNERS
Schwartz & Associates, Inc.
LAND SURVEYORS
200 Corporate Way, Miami, Florida 33133
RECORD: 100557
DATE: 6-21-2011
CHECKED BY: AS
DATE: 6-21-2011
DRAWN BY: AS
DATE: 6-21-2011
SCALE: 1"=50'
SHEET: 2 of 4
PROJECT: AJ-4843 B

DATE	BY	REVISION
1/2/2011	AS	Initial Survey
2/2/2011	AS	Final Survey
2/2/2011	AS	Final Survey

See Sheet 4 of 4



Scale: 1"=30'



Detail
Scale: 1"=20'

BOUNDARY SURVEY WITH ELEVATIONS

Prepared For:
Agave Pines, LLC
2601 South Bayshore Drive, Suite 1215
Miami, Florida 33133

Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida

REVISIONS

DATE	BY	REVISION
12/21/11	J. Ponce	Initial Survey
12/21/11	J. Ponce	Final Survey
12/21/11	J. Ponce	Final Survey

Surveyed by: J. Ponce
Checked by: J. Ponce
Date: 6-21-2011
Drawn by: J. Ponce
Date: 6-21-2011
Scale: AS SHOWN
Sheet: 3 of 4
Project: AJ-4843 B

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This sketch represents a "Boundary Survey."

- [illegible]

[illegible]

Josh Bailey

From: Garcia-Serra, Mario <MGarcia-Serra@gunster.com>
Sent: Monday, November 03, 2014 12:00 PM
To: Trias, Ramon; 'McLaughlin, Megan'
Cc: 'Eddy Avila'; Josh Bailey; Dan Freed
Subject: FW: Mediterranean Village (f/k/a Old Spanish Village) / Historic Structure Items
Attachments: Mediterranean Village - Application Sufficiency Review Letter.pdf

Ramon and Megan,

Good morning. FYI. Please see my exchange below with Dona Spain.

Best regards,

Mario



Mario Garcia-Serra | Shareholder
600 Brickell Avenue
Brickell World Plaza
Suite 3500
Miami, Florida 33131

P 305-376-6061 F 786-425-4104
gunster.com

From: Spain, Dona [<mailto:dspace@coralgables.com>]
Sent: Monday, November 03, 2014 11:37 AM
To: Garcia-Serra, Mario
Subject: FW: Mediterranean Village (f/k/a Old Spanish Village) / Historic Structure Items

Yes, I agree with those statements.

Dona M. Spain
Historic Preservation Officer
City of Coral Gables, Florida
(305)460-5095

From: Garcia-Serra, Mario [<mailto:MGarcia-Serra@gunster.com>]
Sent: Monday, November 03, 2014 11:35 AM
To: Spain, Dona
Subject: Mediterranean Village (f/k/a Old Spanish Village) / Historic Structure Items

Dear Dona,

As we discussed at our meeting on October 24th with regards to Items 7(a) and 7(b) of the attached letter, please confirm that you are in agreement with the following:

1. A certificate of appropriateness will not be required at this time for the above referenced project, since no improvements are presently proposed for the only historically designated structure on the site, the Arts Center Building located at 2901 Ponce de Leon Boulevard. When improvements are proposed for the Arts Center Building, you will make a determination as to whether a standard or special certificate of appropriateness is required.
2. The plan to ensure preservation of the historic structure during construction of the project will be required and prepared as part of the project's construction staging plan approval process.

Best regards,

Mario



Mario Garcia-Serra | Shareholder
600 Brickell Avenue
Brickell World Plaza
Suite 3500
Miami, Florida 33131

P 305-376-6061 F 786-425-4104
gunster.com

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Information Statement

This Concurrency Information Statement is for informational purposes only and reflects the availability of public services only at the time statement is issued.

The available capacity for each public service is monitored and updated as development orders are issued by the city, and the applicant cannot be assured that the necessary public services will be available for a development order (e.g. any change in use) at a future date.



ACAVE PONCE LLC.
2801 PONCE DE LEON BLVD.
Coral Gables, FL

Date Printed: 11/6/2014
Development Order: 0
Record Number: 3254
Assoc. Demolition Record: 0

Multi Family Dwellings: 214 units
Townhouse Dwellings: 15 units
Discount Store: 295000 Sq.Ft.
Professional Office: 315000 Sq.Ft.
Quality Restaurant: 29000 Sq.Ft.
Hotel: 184 rooms
STATUS=P

Zones:

Traffic	Fire Protection	Flood Protection	Parks and Recreation
27	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	27266			OK	Within Urban Infill Area
Golf Course	0.038666686	47.41	0.436656821	OK	
Tennis Courts	0.386666628	40.35	4.366566358	OK	
Racquetball Courts	0.05046	6.23	0.56991	OK	
Basketball Courts	0.16588	15.34	1.87348	OK	
Ball Diamonds	0.10382	6.27	1.17247	OK	
Playing Fields	0.10382	7.27	1.17247	OK	
Swimming Pools	0.0116	3.13	0.11945	OK	
Equipped Playing Areas	0.116	6.34	1.3105	OK	
Special Recreation Facilities	1.74	93.84	17.914	OK	
Neighborhood Parks (acres)	0.435	5.62	4.9132	OK	
Mini Parks (acres)	0.0232	0.97	0.262	OK	
Open Space (acres)	0.058	1.53	0.6559	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: \$190.31

Statement Issued by:

Application Date: 11/6/2014

Expiration Date: N/A

Comments: CONSTRUCT (15) TOWNHOUSES, (214) MULTI-FAMILY RESIDENTIAL UNITS, (295,000) SQ. FT. RETAIL, (315,000) SQ. FT. OFFICE, (29,000) SQ. FT. RESTAURANTS WITH (2500) SEATS AND HOTEL WITH (184) ROOMS

Although the purposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and will be assessed.



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number: SP0314110601357 Local Government (LG): Coral Gables
 Date Application Received: 11/6/2014 8:56:42 AM LG Application Number: 305-460-5236
 Type of Application: Site Plan Sub Type: Redevelopment

Applicant's Name: Mediterranean Village @ Ponce Circle
 Address/Location: 2801, 2901, 3001 Ponce De Leon Blvd.
 Master Folio Number: 0341170055390

Additional Folio Number(s): 0341170055391, 0341170055470, 0341170055480, 0341170055510, 0341170055500, 0341170690240, 0341170690250, 0341170690010, 0341170690020, 0341170690030, 0341170690040, 0341170690050, 0341170690060, 0341170690070, 0341170690080, 0341170690270, 0341170690260, 0341170690280, 0341170690290, 0341170690100, 0341170690110, 0341170690120, 0341170690130, 0341170690140, 0341170690150, 0341170690160, 0341170690170, 0341170690200, 0341170690210, 0341170690220, 0341170690230, 0341170690190, 0341170690180, 0341170690300, 0341170057320, 0341170057370, 0341170057380, 0341170057390, 0341170057400, 0341170057410,

PROPOSED # OF UNITS 229
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 15
 MULTIFAMILY UNITS: 214

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5401	SUNSET EL - GEORGE CARVER EL - CORAL GABLES EL	147	12	12	YES	Current CSA
962	CORAL GABLES PREPARATORY ACADEMY (MID COMP)	0	7	0	NO	Current CSA
962	CORAL GABLES PREPARATORY ACADEMY (MID COMP)	0	7	0	NO	Current CSA Five Year Plan
6741	PONCE DE LEON MIDDLE	89	7	7	YES	Current CSA
7071	CORAL GABLES SENIOR	-452	8	0	NO	Current CSA
7071	CORAL GABLES SENIOR	130	8	8	YES	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of 21.13% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number: MA0314110601357 Total Number of Units: 229
 Issue Date: 11/6/2014 4:00:18 PM Expiration Date: 11/6/2015 4:00:18 PM
 Capacity Reserved: Elementary:12 / Middle:7 / Senior: 8

MDCPS Administrator

MDCPS Authorized Signature

**Concurrency Management System (CMS)**

Miami Dade County Public Schools

Miami-Dade County Public Schools**Concurrency Management System
School Concurrency Determination**

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 Capacity Reserved: Elementary:12 / Middle:7 / Senior: 8

MDCPS Administrator

MDCPS Authorized Signature

Agave Ponce, LLC
2601 S Bayshore Drive, Suite 1215
Miami, Florida 33133
305-858-1890

CITIBANK, N.A.
201 S Biscayne Boulevard
Miami, Florida 33131
63-8655/2660

1118

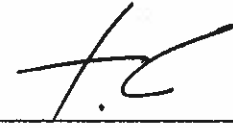
10/7/2014

PAY TO THE
ORDER OF CITY OF CORAL GABLES

\$ **190.31

One Hundred Ninety and 31/100 ***** DOLLARS

CITY OF CORAL GABLES
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134



MEMO
OSV - Concurrency Application

⑈001118⑈ ⑆266086554⑆ 9119820147⑈

Agave Ponce, LLC

1118

Date	Type	Reference	Original Amt.	Balance Due	10/7/2014 Discount	Payment
10/7/2014	Bill	10-6-2014	190.31	190.31		190.31
					Check Amount	190.31

CITI - DEVELOPMEN OSV - Concurrency Application

190.31

RECEIVED 11:20:09
BUILDING AND ZONING
CITY OF CORAL GABLES



CITY OF CORAL GABLES CONCURRENCY APPLICATION

AN APPLICATION FEE OF \$190.31 WILL BE CHARGED WITH THE COMPLETION OF THIS APPLICATION

PROPOSED PROJECT INFORMATION:

APPLICANT: AGAVE PONCE LLC.

DEVELOPMENT NAME: MEDITERRANEAN VILLAGE AT PONCE CIRCLE

SITE ADDRESS: 2801, 2901, 3001 PONCE DE LEON BLVD. CORAL GABLES
FLORIDA

FOLIO: PLEASE SEE ATTACHED

CONCURRENCY REVIEW REQUESTED:

(PLEASE CHECK ONE BELOW)

☒ INFORMATIONAL

☐ IMPACT ANALYSIS

ASSOCIATED DEVELOPMENT ORDER:

DEVELOPMENT ORDER/PROCESSING NUMBER: _____

2014 OCT 14 AM 10:03
BUILDING AND ZONING
CITY OF CORAL GABLES

PROPOSED LAND USES:

RESIDENTIAL

SINGLE FAMILY NUMBER OF UNITS: _____

TOWNHOUSES NUMBER OF UNITS: 15

MULTI-FAMILY NUMBER OF UNITS: 214

PROPOSED LAND USES:

COMMERCIAL

SERVICE STATION NUMBER OF PUMPS: _____

SUPERMARKET 1,000 S.F. GFA: _____

DISCOUNT STORE 1,000 S.F. GFA: _____

DISCOUNT STORE W/SUPERMARKET 1,000 S.F. GFA: _____

GENERAL RETAIL OR DEPT. STORE 1,000 S.F. GFA: 295,000 SF

AUTO SUPPLY 1,000 S.F. GFA: _____

NEW CAR DEALER 1,000 S.F. GFA: _____

CONVENIENCE STORE 1,000 S.F. GFA: _____

SHOPPING CENTER

½ TO 1 MILLION SQ. FT. 1,000 S.F. GFA: _____

100 TO 500 THOUSAND SQ. FT. 1,000 S.F. GFA: _____

LESS THAN 100,000 SQ. FT. 1,000 S.F. GFA: _____

CENTRAL AREA HIGH DENSITY 1,000 S.F. GFA: _____

GENERAL MFG. WAREHOUSE 1,000 S.F. GFA: _____

PLUS NUMBER OF BAYS: _____

RESEARCH/DEVELOPMENT 1,000 S.F. GFA: _____

INDUSTRIAL PARK 1,000 S.F. GFA: _____

GENERAL LIGHT INDUSTRY 1,000 S.F. GFA: _____

ALL INDUSTRY AVERAGE OFFICES 1,000 S.F. GFA: _____

GENERAL OFFICE 1,000 S.F. GFA: _____

MEDICAL OFFICE 1,000 S.F. GFA: _____

PROFESSIONAL OFFICE 1,000 S.F. GFA: 315,000 SF

CIVIC CENTER 1,000 S.F. GFA: _____

RESEARCH CENTER 1,000 S.F. GFA: _____

RESTAURANTS

QUALITY 1,000 S.F. GFA: 29,000 SF

OTHER SIT-DOWN 1,000 S.F. GFA: _____

FAST FOOD 1,000 S.F. GFA: _____

NUMBER OF SEATS: 2500

BANKS 1,000 S.F. GFA: _____

HOSPITALS

GENERAL NUMBERS OF BEDS: _____

CHILDREN NUMBER OF BEDS: _____

CONVALESCENT NUMBER OF BEDS: _____

UNIVERSITY NUMBER OF BEDS: _____

VETERANS NUMBER OF BEDS: _____

NURSING HOME NUMBER OF BEDS: _____

CLINICS NUMBER OF BEDS: _____

EDUCATIONAL

ALL NUMBER OF STUDENTS: _____

4-YEAR UNIVERSITY NUMBER OF STUDENTS: _____

JR. COLLEGE NUMBER OF STUDENTS: _____

EDUCATIONAL (CONTINUES)

SECONDARY SCHOOL NUMBER OF STUDENTS: _____

ELEMENTARY SCHOOL NUMBER OF STUDENTS: _____

COMBINED ELEM./SEC. NUMBER OF STUDENTS: _____

LIBRARY NUMBER OF STAFF: _____

MOTEL/HOTEL

HOTEL NUMBERS OF ROOMS: 184 _____

MOTEL NUMBER OF ROOMS: _____

RESORT HOTEL NUMBER OF ROOMS: _____

Urban Village at Ponce Circle

Folio Numbers:

03-4117-005-5390, 03-4117-005-5391, 03-4117-005-5470, 03-4117-005-5480, 03-4117-005-5391, 03-4117-005-5510, 03-4117-005-5500, 03-4117-069-0240, 03-4117-069-0250, 03-4117-069-0010, 03-4117-069-0020, 03-4117-069-0030, 03-4117-069-0040, 03-4117-069-0050, 03-4117-069-0060, 03-4117-069-0070, 03-4117-069-0080, 03-4117-069-0270, 03-4117-069-0260, 03-4117-069-0280, 03-4117-069-0090, 03-4117-069-0100, 03-4117-069-0110, 03-4117-069-0120, 03-4117-069-0130, 03-4117-069-0140, 03-4117-069-0290, 03-4117-069-0150, 03-4117-069-0160, 03-4117-069-0170, 03-4117-069-0200, 03-4117-069-0210, 03-4117-069-0220, 03-4117-069-0230, 03-4117-069-0190, 03-4117-069-0180, 03-4117-069-0300, 03-4117-005-7320, 03-4117-005-7370, 03-4117-005-7380, 03-4117-005-7390, 03-4117-005-7400, 03-4117-005-7410

Urban Village at Ponce Circle

LEGAL DESCRIPTION:

Parcel 1:

Lots 8 through 13, inclusive and Lots 26 through 29, inclusive, all in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 2:

All of the North-South Alley, which extends from Sevilla Avenue to Palermo Avenue, in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

And

All that part of the East-West Alley in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof; as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida, which lies west of a line 20 feet West of and parallel to the East lines extended Lots 10 and 27, in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

LESS

That portion of the North-South alley and the portion of the East-West alley which lies West of the East property line of Lots 30 and 7 projected North and South respectively, Block 20, "CORAL GABLES CRAFTS SECTION", according to the Plat thereof, recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 3:

Lots 14 through 25, inclusive, in Block 20, CRAFTS SECTION OF CORAL GABLES, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 10:

Lot 45, Block 31, of CRAFTS SECTION OF CORAL GABLES, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 12:

Lots 12 and 13, in Block 33, of CORAL GABLES CRAFTS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel 14:

Lots 1, 2, 3, 16, 17, 18 and 19, Block 30, of CORAL GABLES CRAFTS SECTION according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida; AND TRACTS A, B and C of CATAMAL CORNER, according to the plat thereof as recorded in Plat Book 102, Page 69 of the Public Records of

Miami-Dade County, Florida; AND Lots 6 and 7, less the northeasterly 107.5 ft. thereof, Block 30, of CORAL GABLES CRAFTS SECTION according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 15:

INTENTIONALLY DELETED (Partial Release recorded in O.R. Book 27291, Page 2036)

Parcel 16:

Lots 14 and 15 and the West 10 feet of Lot 13, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 17:

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Parcel 18:

Lots 10 and 11, in Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 19:

Northeasterly 107.5 feet of Lots 6 and 7, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 20:

Lots 8 and 9, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Together With:

All of the lands as contained in that certain record plat of "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.

Together With:

All that portion of the East-West Alley in Block 20, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, which lies East of a line 20 feet West of and parallel to the East lines extended Lots 10 and 27, in Block 20, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

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All that portion of the North-South Alley in Block 30, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, which lies South of the Easterly extension of the North line of Lot 1, Block 30, CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.



City of Coral Gables
Building & Zoning Department
Public School Concurrency

Application Information

Application Type:* CHANGE IN LAND-USE
Application Sub-type:
Application Name:* MEDITERRANEAN VILLAGE - C PONCE CIRCLE
Telephone number:* 786-268-9235
E-mail address:* JBAILEY.C.RTKL.COM
project address:* 2801, 2901, 3001 PONCE DE LEON BLVD.

Contact Information

Contact name:* EDDIE AYILA
Telephone number:* 305-857-0400
Email Address:* EAYILA@THEKEYCORP.COM
Local Government Name: City of Coral Gables
Local Government Telephone Number: 305-460-5235
Local Government E-mail: Schoolconcurrency@coralgables.com
Local Government Application Number: (OFFICE USE ONLY)

Property Details

Master Parcel/Folio Number:*(No dashes) PLEASE SEE ATTACHED
Additional Parcel/Folio Numbers: (Separate by a comma ,)
Total Acreage:* 6.77 ACRES
Previous Use: MIXED USE
Total Number of Existing Units: 4
Demolition Permit #: Date:
Proposed Use: MIXED USE
Single Family Detached Increase in Units:*
Single Family Attached Increase in Units:* 15
Multi-Family Attached Increase in Units:* 214
Total Number of Units Increased:* 225

Owner/Architect/Contractor Name (Please circle one)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

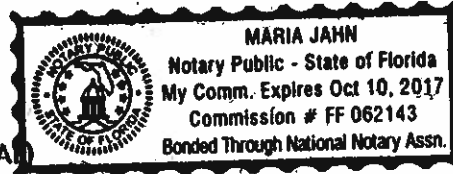
The foregoing was acknowledge before me this 13th day of Oct., 2014, by Don Freed

☒ is personally known to me,

() has produced a _____ as Identification.

NOTARY PUBLIC

MARIA Jahn



(SEAL)

BUILDING AND ZONING
CITY OF CORAL GABLES

OCT 14, AM 10:08

Urban Village at Ponce Circle

Folio Numbers:

03-4117-005-5390, 03-4117-005-5391, 03-4117-005-5470, 03-4117-005-5480, 03-4117-005-5391, 03-4117-005-5510, 03-4117-005-5500, 03-4117-069-0240, 03-4117-069-0250, 03-4117-069-0010, 03-4117-069-0020, 03-4117-069-0030, 03-4117-069-0040, 03-4117-069-0050, 03-4117-069-0060, 03-4117-069-0070, 03-4117-069-0080, 03-4117-069-0270, 03-4117-069-0260, 03-4117-069-0280, 03-4117-069-0090, 03-4117-069-0100, 03-4117-069-0110, 03-4117-069-0120, 03-4117-069-0130, 03-4117-069-0140, 03-4117-069-0290, 03-4117-069-0150, 03-4117-069-0160, 03-4117-069-0170, 03-4117-069-0200, 03-4117-069-0210, 03-4117-069-0220, 03-4117-069-0230, 03-4117-069-0190, 03-4117-069-0180, 03-4117-069-0300, 03-4117-005-7320, 03-4117-005-7370, 03-4117-005-7380, 03-4117-005-7390, 03-4117-005-7400, 03-4117-005-7410

Urban Village at Ponce Circle

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INTENTIONALLY DELETED (Partial Release recorded in O.R. Book 27291, Page 2036)

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GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Writer's Direct Dial Number: 305-376-6061
Writer's E-Mail Address: mgarcia-serra@gunster.com

November 14, 2014

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Mediterranean Village / Confirmation of Compliance with Required Public
Information Meeting

Dear Mr. Trias,

Please be advised that on September 17, 2014, Agave Ponce, LLC, as required by Section 3-302(D) of the Zoning Code, hosted a public information meeting at 5:30 pm at the Arts Center Building located at 2901 Ponce de Leon Boulevard which is part of the Mediterranean Village project site. Invitations for this meeting were mailed to all property owners within the 1,000 foot mail notification radius required for this project. Between, 5:30 and 6:30pm, there was an open house format during which the project plans and renderings were on display and members of the public where able to discuss them informally with the project team. At 6:30pm, a formal project presentation was made by the project team and questions from the audience were answered. After the conclusion of the question and answer session, some members of the public remained to discuss project details with the project team. The meeting concluded at approximately 8:30pm. Copies of the invitation which was mailed out, the meeting sign in sheet, and the list of all property owners within the notice radius were previously provided to you under separate cover. Thank you for your attention to this matter.

Best regards,

Mario J. Garcia-Serra

MGS/amv

MIA_ACTIVE 4257558.1



View from Fred B. Hartnett/Ponce Circle Park

You are invited to attend a community informational meeting and open house

By Agave Ponce LLC

On development plans for Old Spanish Village

At Ponce Place Villas, 2901 Ponce de Leon Blvd. Coral Gables

Wednesday, September 17

Open House 5:30 pm to 7:30 pm

Presentation 6:30 pm

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