Historical Significance Letter and Concurrency



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: 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.

Murio Sancia Saura

Mario J. Garcia-Serra

CITY OF CORAL GABLES HISTORICAL RESOURCES

2014 FEB -6 PM 2: 26

CITY OF CORAL GABLES

HISTORIC SIGNIFICANCE REQUEST OF ANY STRUCTURE

Re-	(ssue

Folio Number:		
Property Addres	ss:	
Legal Description	n:	
Original Date o	Construction:	
Original Archite	ect(s):	
OWNER IN	FORMATION:	
Owner:		
Mailing Address	:(Please be sure to include City and Zip Code)	
Phone number(s);	E
CONTACT	INFORMATION:	
Applicant Name		
Mailing Address	: (Please be sure to include City and Zip Code)	
Phone number(s):	
 THE FOLLOW Survey (5) Letter of R Color Phot 	VING MUST BE PROVIDED AS PART OF THE REQUEST (as detailed of vears old or younger) equest/Intent ographs of all sides of all buildings on the site (All photographs submitted must be la Fee: \$100.00 (Cash or Checks. Checks made payable to: The City of Coral Gables)	
I SYSTEM PERM	-Staff Use Only-	0
nination: The prope	rty does not meet the minimum eligibility criteria for designation as a	Saca
	local historic landmark at the present time.	2.3

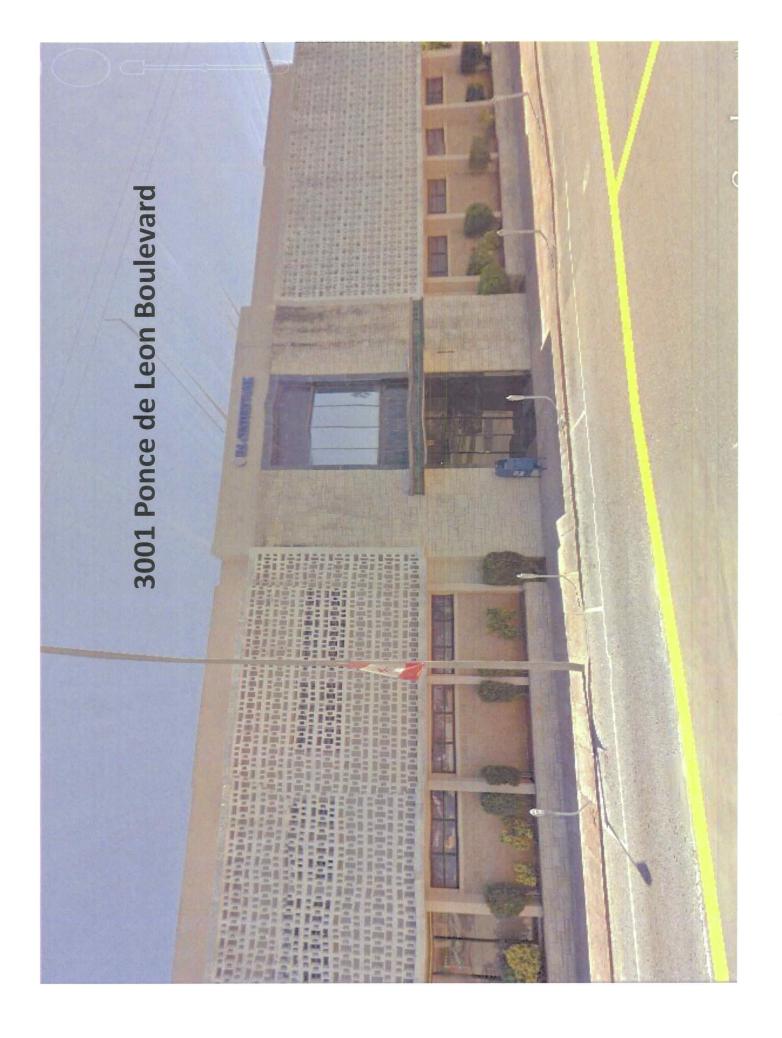
Note: The Historical Resources staff may require review by the Historic Preservation Board if the building to be demolished is considered eligible for local designation.

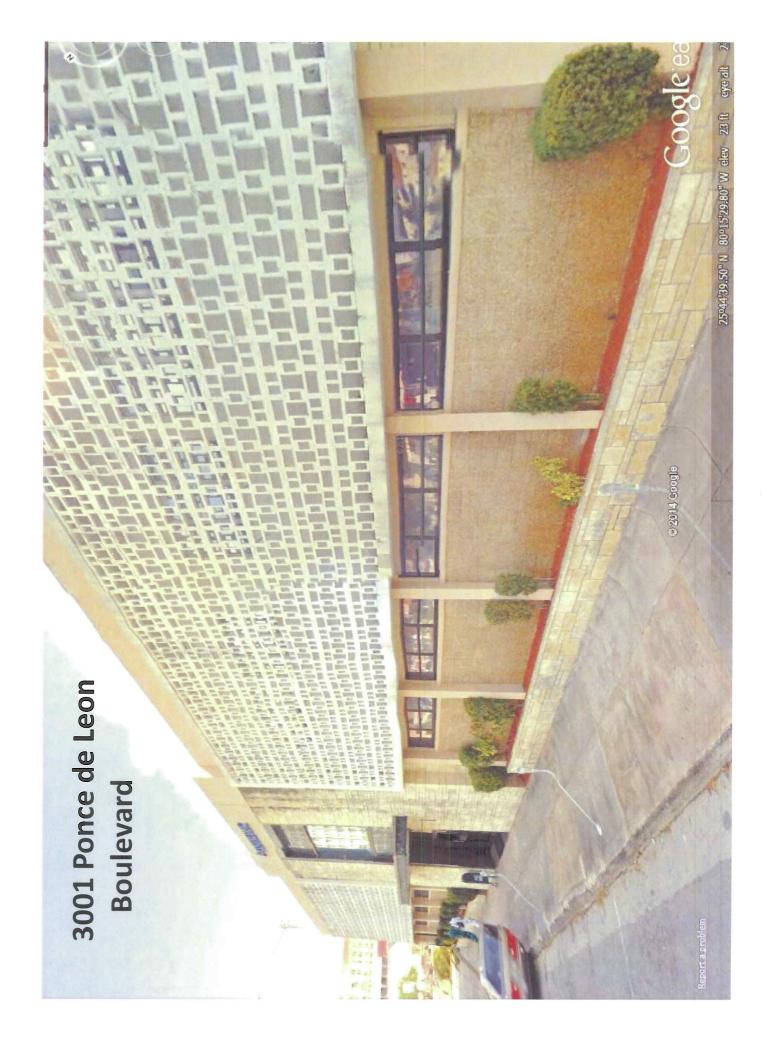
Any change from the foregoing may only be made upon a demonstration of a change in the material facts upon which this determination was made. Please be advised that this determination does not constitute a development order.

historic landmark.

Exhibit "A"

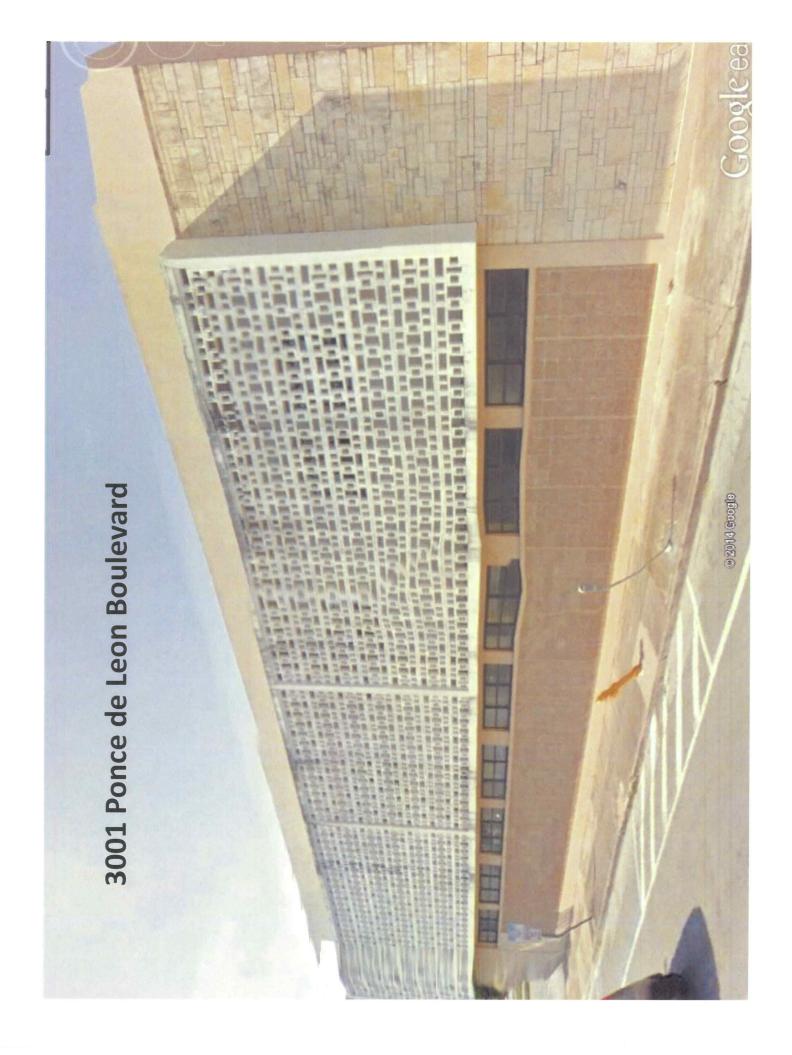
Lots 1, 2, 3, 16, 17, 18 and 19, of CORAL GABLES CRAFT SECTION according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida; AND TRACTS A, B and C of CATAMAL CORNER, according to the plat thereof as recorded in Plat Book 102, Page 69 of the Public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

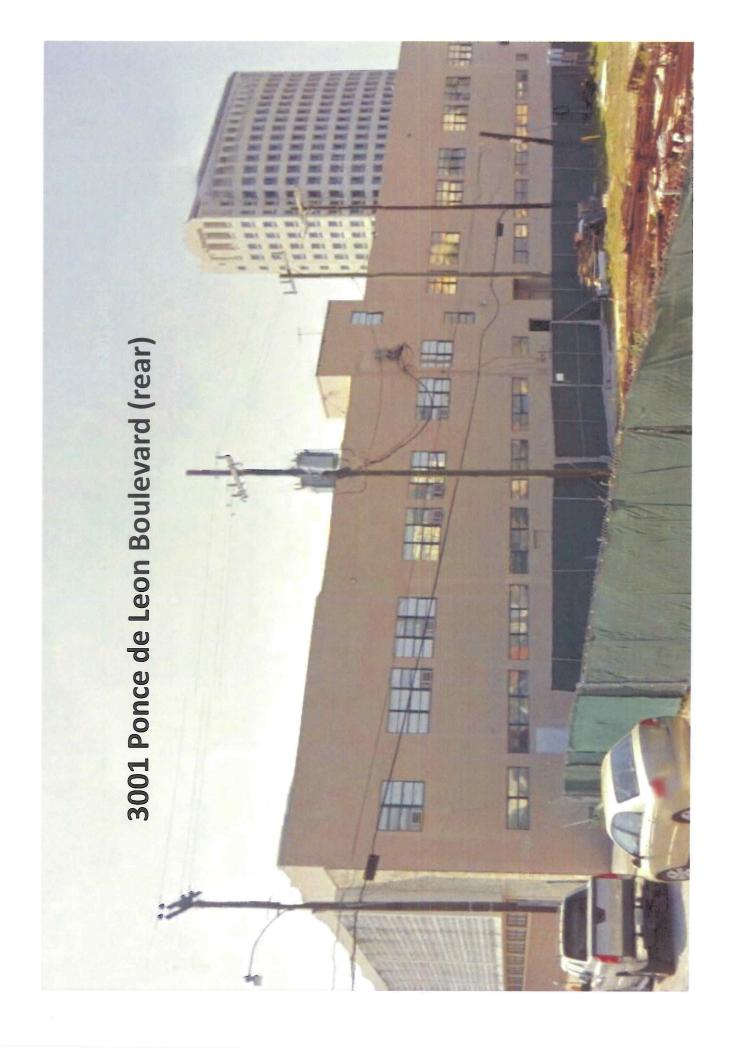






3001 Ponce de Leon Boulevard





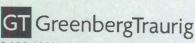
GREENBERG TRAURIG

Vendor No. 03191

Vendor Name: CITY OF CORAL GARLES

Check No. 607773

INCENBERG I	naunia	Vendor Name: CITY OF CORAL GABLES	Check I	Date:	02/06/14
DATE INVO	ICE NUMBER	DESCRIPTION		N	ET AMOUN
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	25				
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OTAL:			\$		100.00



8400 N.W. 36th Street Suite 400 Miami, FL 33166

PAY

One Hundred & no/100 Dollars

TO THE ORDER OF

CITY OF CORAL GABLES

Wells Fargo Bank, N.A. Florida

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

No. 607773

DATE 02/06/2014

63-751/631

NOT NEGOTIABLE AFTER 90 DAYS FROM ISSUE

\$*****100.00

TWO SIGNATURES REQUIRED FOR AMOUNTS OVER \$10,000.00 **GREENBERG TRAURIG**

Void if Over \$100.00



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

Mario Dancia Serie

CITY OF CORAL GABLES
HISTORICAL RESOURCES

SOIPLEB-P BN S: SP

CITY OF CORAL GABLES

HISTORIC SIGNIFICANCE REQUEST OF ANY STRUCTURE

	Re-Issue
_	TODORO

Folio Number: 03	-4117-069-0050, 03-4117-069-0060, 03-4117-069-0070, and 03-4117-069-0080
	Approximately 119 Palermo Ave., between Ponce de Leon Blvd. and Galiano St.
Legal Description:	Late 1 2 2 and 4 of Plack 2 of Dance Place Villag East
	Plat Book 168, Page 42 of the Public Records of Miami-Dade County
Original Date of (Construction: unfinished
Original Architect	under puur
J	\
OWNER INF	ORMATION:
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 IN Applicant Name:	NFORMATION: Mario Garcia-Serra
Mailing Address:	
	(Please be sure to include City and Zip Code)
Phone number(s):	(305) 579-0837
Survey (5 yesLetter of ReqColor Photos	ING MUST BE PROVIDED AS PART OF THE REQUEST (as detailed ars old or younger) quest/Intent graphs of all sides of all buildings on the site (All photographs submitted must be see: \$100.00 (Cash or Checks. Checks made payable to: The City of Coral Gables)
SYSTEM PERMIT	-Staff Use Only-
ination: The propert	y 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

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.



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 nondesignated 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,

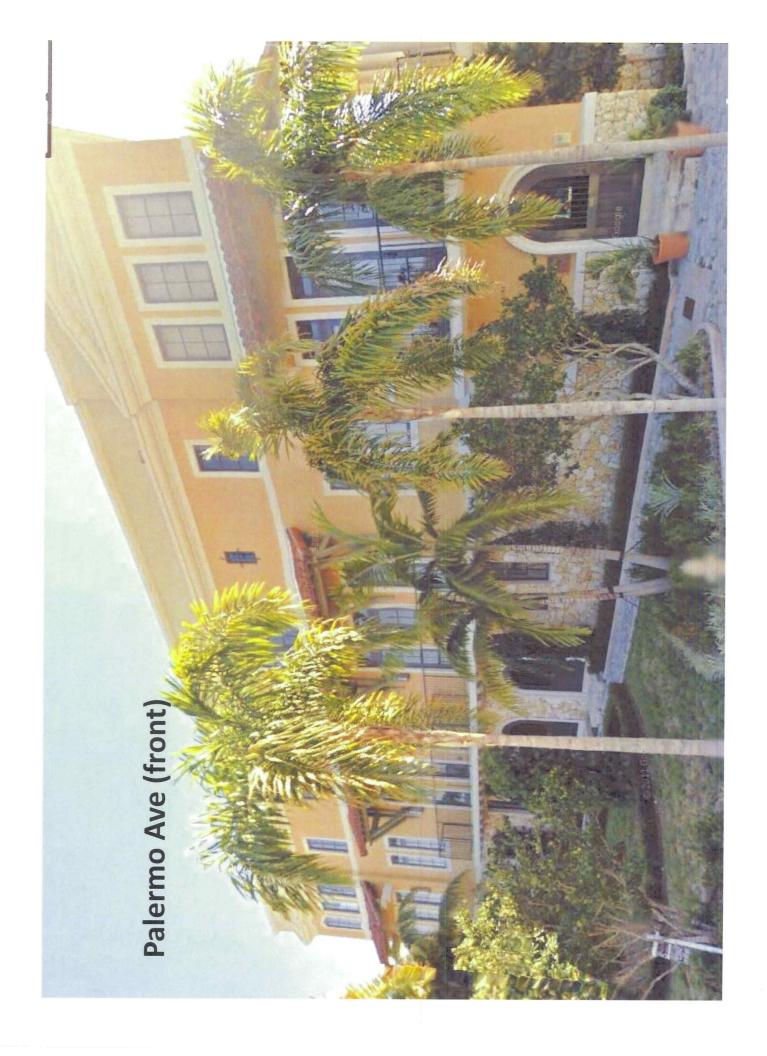
Dona M. Spain

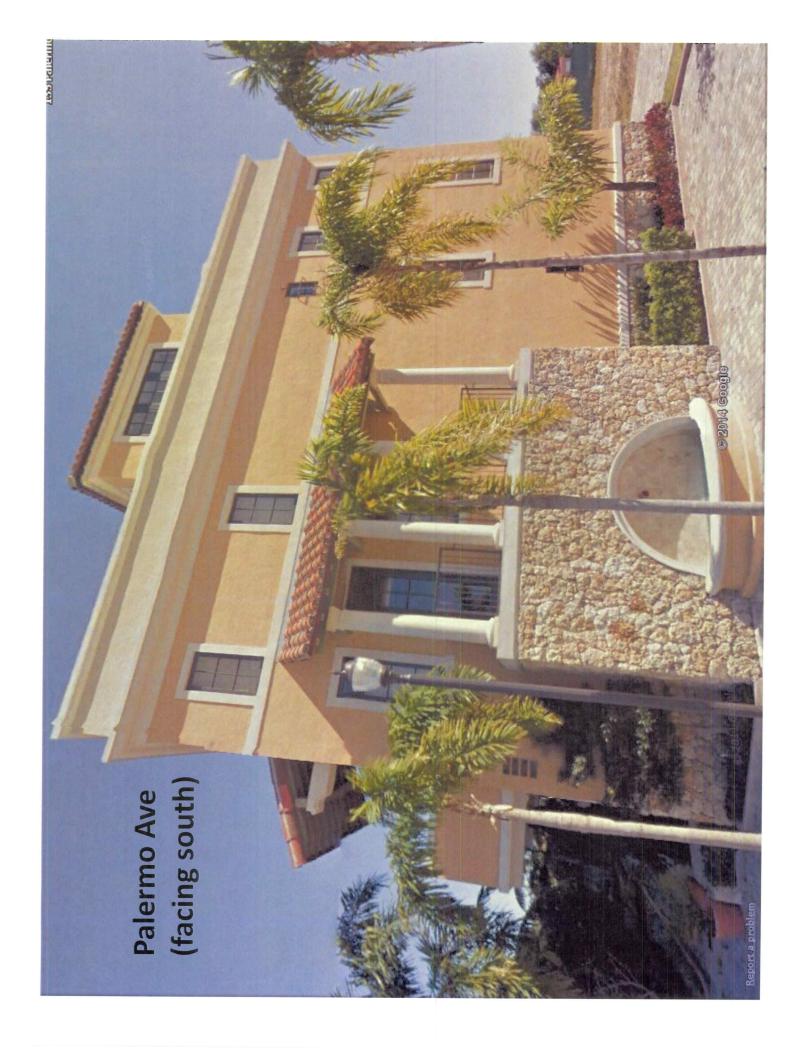
Historic Preservation Officer

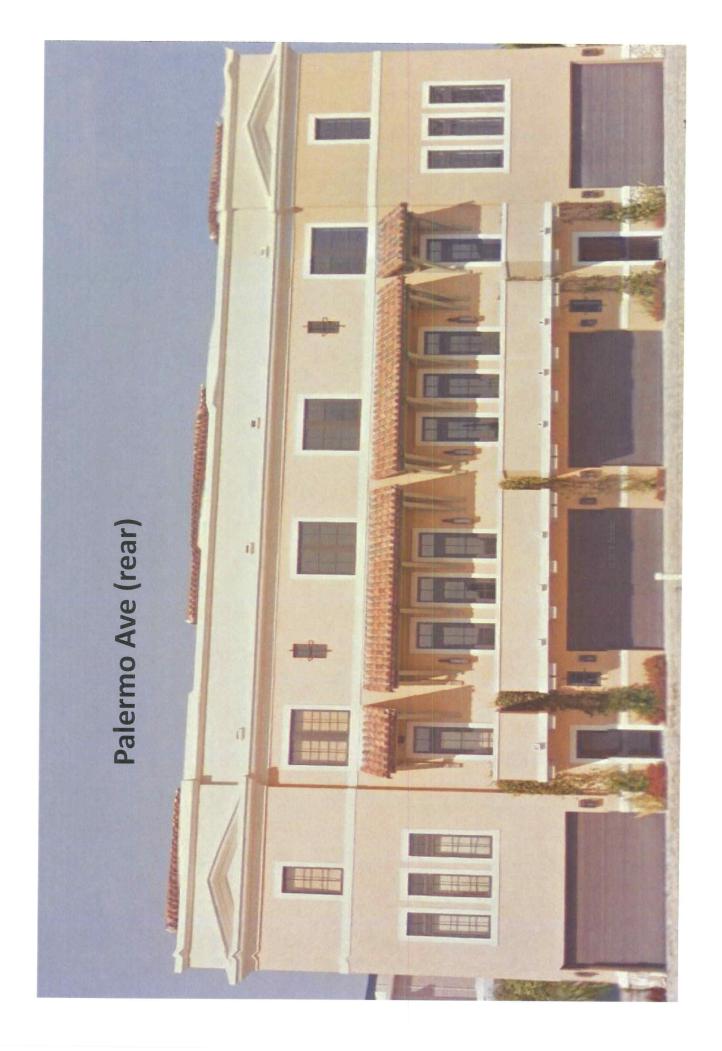
cc: Mario Garcia-Serra, 333 SE 2nd Avenue, #4400, Miami, FL 33131 Craig Leen, City Attorney
Bridgette Thornton, Deputy City Attorney
Jane Tompkins, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
William Miner, Building Director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

Historical Significance Request Property File









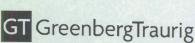
GREENBERG TRAURIG

Vendor No. 03191

Vendor Name: CITY OF CORAL GABLES

Check No. 607774 Check Date: 02/06/14

NET AMOUNT 147608.010100 MGR/mj Historic Significance Request NET AMOUNT 100.00 NET AMOUNT NET A	GREENBE	RG TRAURIG	Vendor Name: CITY OF CORAL GABLES	Check Date: 02/06/14
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8400 N.W. 36th Street Suite 400 Miami, FL 33166

PAY

One Hundred & no/100 Dollars

TO THE ORDER OF

CITY OF CORAL GABLES

Wells Fargo Bank, N.A.

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

No. 607774

DATE 02/06/2014

63-751/631

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\$******100.00

TWO SIGNATURES REQUIRED FOR AMOUNTS OVER \$10,000.00 GREENBERG TRAURIG

GREENBERG TRAURIG
Operating Account

Void if Over \$100.00

Spain, Dona

From:

Leen, Craig

Sent:

Wednesday, March 26, 2014 4:15 PM

To:

Spain, Dona

Cc:

'Susan L. Trevarthen' Response to Opinion Request Re: Old Spanish Village PAD

Subject: 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 3-502.8. 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

FROM:

DONA M. SPAIN

HISTORIC PRESERVATION OFFICER

SUBJECT:

DATE: MARCH 27, 2014

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.

CERTIFIED TO: Agave Ponce, LLC
2901 Ponce, LLC
First American Title Insurance Company
Bilzin Sumberg Baena Price & Axelrod, LLP To desire MOUSE AND THE CONTROL OF T I HEREBY CERTIFY:

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

All of the North-South Alley, which extends from Sevilla Avenue to Palermo Avenue, in Block 20, CRAFTS SECTION OF CORAL CABLES, according to the plot thereof, as recorded in Plot Book 10, at Page 40, of the Public Records of Manni-Dode County, Florida.

All that part of the East-West Alley in Block 20, CRAFTS SECTION OF CORAL CABLES, 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, CRAFT SECTION OF CORAL CABLES, according to the plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

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

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.

Lot 45, Block 31, of CRAFTS SECTION OF CORAL GABLES, as recorded in Plat Book 10, at Page 40, of the Public

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 CABLES 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 CRINER, 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)

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:

Lots 12 and 13, less 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 Mani-Dude County, Florida.

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 Floride

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.

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, LESS Tract "A" thereof.

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 CABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

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-Dada 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-Dada County, Florida.

That the attached "BOUNDARY SURVEY" of the lands shown hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision and direction. This survey complies with the applicable Minimum Technical Standards adapted by the Florida State Board of Professional Surveyors and Mappers as contained in Chapter 50-17, Florida Administrative Dode, pursuant to Chapter 472.027, Florida

Schwebke-shiskin & Associates, Inc.

NOTE.

The following exceptions are contained within Schedule B, Section II of that certain Title Commitment No. 3534770 prepared by fidelity National Title Insurance Company, effective date June 7, 2011 at 8:00 a.m., and, to the extent they are a matter of survey and can be plotted on this survey, are shown herean or otherwise noted (numbers refer to the exceptions as specifically noted in the referenced commitment).

- 8. Easements recorded December 16, 1924 under Clerk's File Number 117788 in Deed Book 466, Page 399, of the Public Records of Miami-Dade County, Florida. (As to Parcel 2, 5 and 14) - "Merrick Easements" (affect property, not plotted on survey - see Surveyor's Notes)
- 9. Utility easements referenced in the following instruments, which easements run along the rear five (5) feet of the platted lots and along the three (3) foot strip lying along the side lines of the platted lots per Paragraph 16 of the Warranty Deed recorded at Deed Book 1304 at Page 9, of the Public Records of Miami-Dade County, Floridia. (As to Parcels 1, 3 through 9, 11, 12, 13, 14 and 19) — Merrick Easements' (affect property, not plotted on survey — see Surveyor's Notes)
- 10. Telephone and Telegraph Easement in favor of South Atlantic Telephone and Telegraph Company granted in Deed recorded in Deed Book 839, at Page 106, of the Public Records of Miami-Dade County, Florida. (As to all Parcels) – (affects property – transfer of facilities and easement rights reserved by Merrick Easements referenced in Exception items 8, 9, 13 and 16, not plottable)
- 11. Water Service Easement in favor of Consumers Water Company referenced in Bill of Sale recorded in Deed Book 939, at Page 443, assigned to Consumer's Water Company by instrument recorded in Deed Book 1004, at Page 499, of the Public Records of Miami-Dade County, Florida. (As to all Parcels) – (affects praperty – transfer of facilities and easement rights reserved by 'Merrick Eosements' referenced in Exception items 8, 9,
- 12. Electric Service Easement in favor of Utilities Land Company referenced in Bill of Sale recorded in Deed Book 939, at Page 435, assigned to Florida Power & Light Company by instrument recorded in Deed Book 1004, at Page 496, of the Public Records of Miami-Dade County, Florida. (As to all Parcels) (affects property transfer of facilities and easement rights reserved by "Merrick Easements' referenced in Exception Items 8, 9, 13 and 16, not plottable)
- 1.3. Utility easements referenced in the following instruments, which easements run along the rear five (5) feet of . Untily assements reterenced in the tollowing instruments, which easements run doing the rear me (3) reet of the platted lots and along the three (3) foot Stori plying along the side lines of the platted lots per Paragraph 16 of the following Deeds recorded in Deed Book 1000, Page 197; Deed Book 1054, Page 504; Deed Book 1331, Page 474; Deed Book 756, Page 468; Deed Book 1104, Page 100; Deed Book 905, Page 229; Deed Book 1045, Page 433 and Deed Book 576, Page 98, of the Public Records of Migmi-Dade County, Florida, (As to Parcels 1 and 3) – "Merrick Easements" (affect property, not plotted on survey – see Surveyor's Notes)
- 14. Fasement and Right-of-Way recorded in Official Records Book 6988, Page 708, of the Public Records of Miami-Dade County, Florida. (As to Parcel 1)(terminated by City of Coral Gables Ordinance 2006-24 and therefore not plotted).
- 15. Easements and Restrictions contained in Ordinance No. 2527 recorded December 5. 1984 in Official Records Losanians and neutronia cultimate in roduntare to 2522 recover becames in John Montain technology in roduling the Book 12344, Page 1016, of the Public Records of Miami-Dade County, Florida. (As to Parcels 4, 5, 6, 7, 8, 9, 11 and 13) – (vacates Avenue Calalonia and reserves a 20 foot utility easement designated therein, the utility easement was later vacated by City of Coral Gables Ordinance 2006–24, terminated and therefore not
- 16. Easements contained in Warranty Deed recorded in Deed Book 1305, Page 433 and Restrictions contained in Deed recorded in Deed Book 1143, Page 370, of the Public Records of Miami-Dade County, Florida. (As to Parcel 5) – "Merrick Easements" (affect property, not plotted on survey – see Surveyor's
- 17. Easement recorded June 22, 1951 in Deed Book 3457, Page 274, of the Public Records of Miami-Dade County, Florida. (As to Parcels 6, 7, 8, 9 and 11) (10 foot water easement plotted hereon, noting that this easement is or can be terminated in coordination of the donation of newly completed water facilities abandoning and replacing water lines previously necessitating this easement
- 18. Easements and Restrictions contained in Ordinance No. 2129 recorded in Official Records Book 8994. Page Essenieris uni resimi, cui su culturie un in distinucir un 2125 fectivore in inflution recursio souto 1957, 1958, of the Public Records of Minimi-Dade County, Florida, f./s. to Parcel 147) (Ordinance vocathing road in Catamal Corner, see exception 19, reserving eosements as noted in Catamal Corner, said eosements were vocated by City of Card Cobbes Ordinance 2006–24 and therefore not plotted)
- 19. Dedications, Easements, Reservations and other matters, as shown on the Plat of CATAMAL CORNER, as recorded in Plat Book 102, Page 69, of the Public Records of Miami-Dade County, Florida, (As to Parcel 14) nents reserved herein were terminated by City of Coral Gables Ordinance 2006–24 and therefore are no
- 20.Easements and Covenants in the Agreement by and between the City of Coral Gables, Florida and Catamal Realty, Inc., and Kanforth Foundation recorded August 28, 1970 in Official Records Book 6939, Page 33, of the Public Records of Manin-Dade County, Florida. (As to Parcel 14/Inc) tolatable and pathed over by
- 21.Declaration of Restrictive Covenants recorded April 3, 2007 in Official Records Book 25500, Page 2577, of the permits construction fence within public right-of-way to protect site and public subject to conditions)
- 22.Agreement for Water Facilities Between Miami-Dade County and Ponce Circle Developers, LLC, recorded June 18, 2007 in Official Records Book 25712, Page 959, amended by Addendum Number One recorded September 16, 2008 in Official Records Book 26568, Page 2267, of the Public Records of Miami-Dade County, Florida. (As to Parcels 1 to 14 and Parcels 16 to 20)(affects property as a whole, not plottable)
- 23.Hold Harmless & Restrictive Covenant Encroachment Agreement between Ponce Circle Developers, LLC, and the City of Coral Gables recorded April 2, 2008 in Official Records Book 26302, Page 3634, of the Public Records of Miami-Dade County, Florida. (As to all Parcels) (affects property as a whole, not plottable)
- 24.Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded May 7, 2008 in Official Records Book 26366, Page 3215, of the Public Records of Miami-Dade County, Florida, (As to Parcel 11)(not

Continued to righ

- 25 Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded May 7, 2008 in Official Records Book 26366, Page 3217, of the Public Records of Miami-Dade County, Florida. (As to Parcel 8) (no niottable)
- 26.Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded May 7, 2008 in Official Records Book 26366, Page 3219, of the Public Records of Miami-Dade County, Florida. (As to Parcel 9) (not
- 27.Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded May 30, 2008 in Official Records Book 26405, Page 4986, of the Public Records of Miami-Dade County, Florida, (As to Parcel
- 28. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded May 30, 2008 in Official Records Book 26405, Page 4988, of the Public Records of Miami-Dade County, Florida. (As to Parcel 13) (not plottable)
- 29.Covenants, conditions and restrictions (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) as set forth in the Declaration of Restrictive Covenants recorded June 13, 2008 in Official Records Book 26429, Page 4087, affected by Affidavit recorded April 27, 2011 in Official Records Book 27667, Page 4816, as may be amended from time to time, of the Public Records of Miami-Dade County, Florida. (As to all Parcels) (not plottable)
- 30.Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based of race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of PONCE PLACE VILLAS EAST recorded in Plat Book 168, Page(s) 42, of the Public Records of Miami-Dade County, Florida. (As to Parcels 4 through 9, 11 and 13) (not plottable)
- 31. The rights of tenants in possession under bong fide leases pursuant to the provisions of the Federal "Helpin Families Save Their Homes Act" of 2009. (not plottable)

SURVEYOR'S NOTES:

- This sketch represents a "Boundary Survey" with elevations
- 2. There are no visible encroachments, other than those shown hereor
- 3. The elevations shown hereon relate to National Geodetic Vertical Datum (N.G.V.D.) of 1929.
- 4. Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items
- 5 No attempt was made by this firm to locate wall or fence footers/foundations
- 6. The distances shown along the property lines hereon are record and measured, unless noted otherwise.
- . The property shown hereon falls within Federal Flood Zone "X" per Flood Insurance Rate Map No. 286C0457L, Community No. 120639, Panel No. 0457, Suffix L, of map dated September 11, 2009.
- 8. This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification shown hereon does not extend to any unnamed parties
- 9. All those exceptions, to which they are a matter of survey, as contained in that certain Title Commitment No. 3534770 prepared by Fidelity National Title Insurance Company, effective date June 7, 2011 at 8:00 a.m..
- 10. Any applicable building setback lines affecting the subject property are based on an approved site plan prepared by a qualified architect and are not shown hereon.
- 11. Benchmark A: P.K. nail & brass washer on top of curb at front of sidewalk at the southwest corner of Ponce De Leon Boulevard and Avenue Almeria. Elevation=10.81 N.G.V.D. (11.07 City of Miami Mean Low Water Bay
- 12. Benchmark B: 2" square on top of curb at the northwest corner of Avenue Malaga and Galiano Street. Elevation=12.46 N.G.V.D. (12.72 City of Miami Mean Low Water Bay Datum).
- 13. The underground water and sewer utility items shown hereon represent an approximate location of said utilities as shown on certain allas sheets obtained from Milami-Dade Water & Sewer Authority and augmented by field locations by this firm and are subject to the accuracy of the information provided.
- 14. Portions of the lands described herein are subject to utility easements pursuant to Deed Book 1304, Page 9, of the Public Records of Miami-Dade County, Florida.
- 15. The lots contained within the subject property were first platted and conveyed subject to many standard conditions and reservations established by Cord Gables Corporation in form deeds. Among these reservations were five foot rear easements and three foot easements along side lot lines when necessary. While encumbering the underlying lands, historically they are generally not enforced unless they are coormodating estisting facilities. It is important to note that the particular lands included in this survey have completed a development review process which the current project improvements are part of. Although incomplete, the improvements and utility services related to them have been coordinated and approved by all participating utility providers without the refinence on any of these historic easements. reliance on any of these historic easements
- 16. The title description for the subject lands contains an equivalent reference for Parcels 4 through 9, 11 and 13 to PONCE PLACE VILLAS EAST as recorded in Plat Book 168 at Page 42. While these parcels have all been re-platted and are wholly within PONCE PLACE VILLAS EAST, they do not comprise all of the lands within said plat, further the limit of the reference parcels at the northwest limit (in proximity to former Avenue Catalonia) is not coincident within the re-platted Lot lines and Tract lines within said plat.

ERS BROWNED. Drawn Order FILE A LAND This sketch signature a Florida lice

- 0-

S

Scale:

LAND S.
TAND S.
Survey
Survey
Date:
F.B. No.:

4843

 $\overline{ELEVATIONS}$ WITH SURVEY BOUNDARY

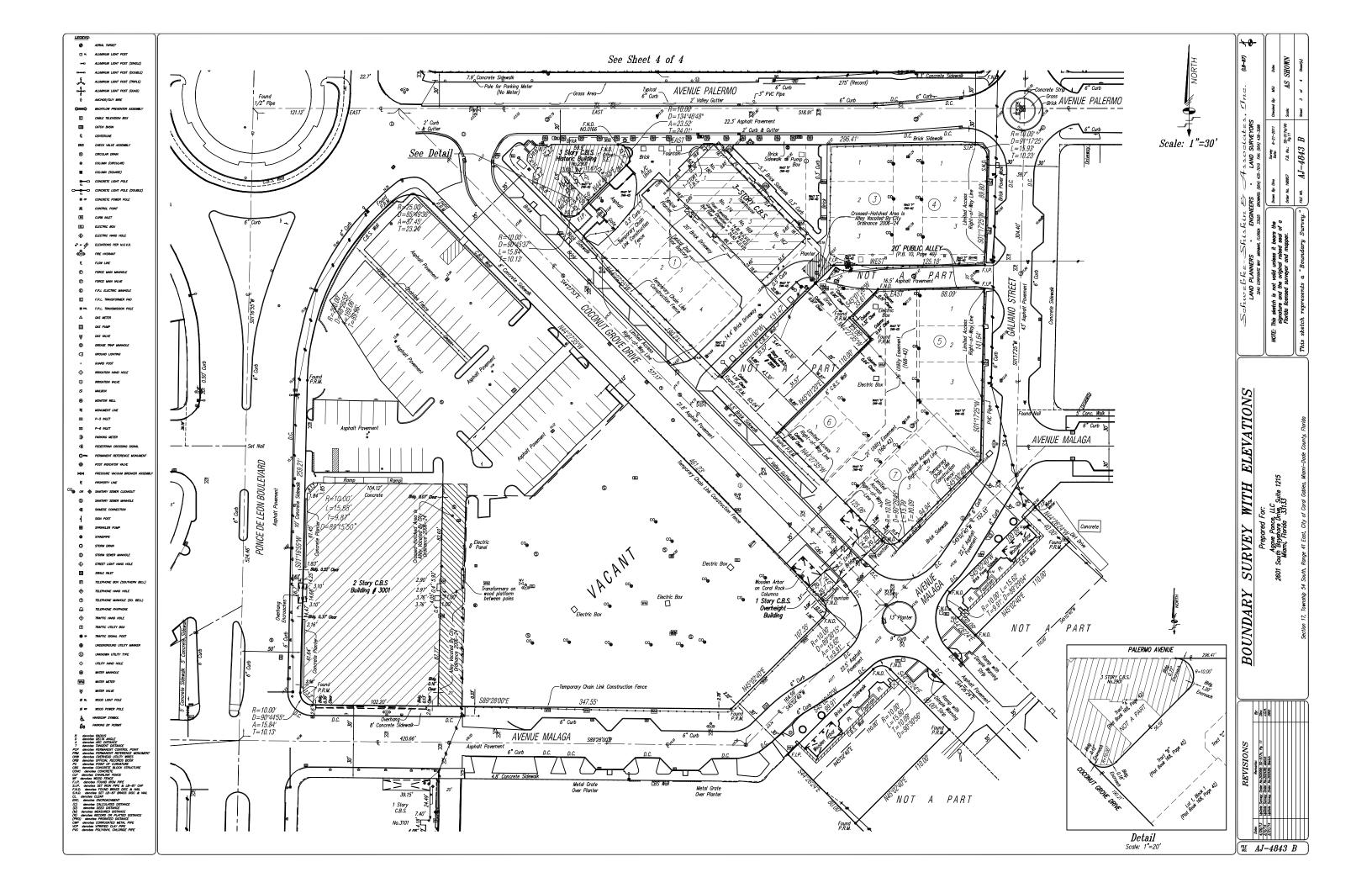
Prepared For: Agave Ponce, LLC puth Bayshore Drive, Suite 1 Miami, Florida 33133

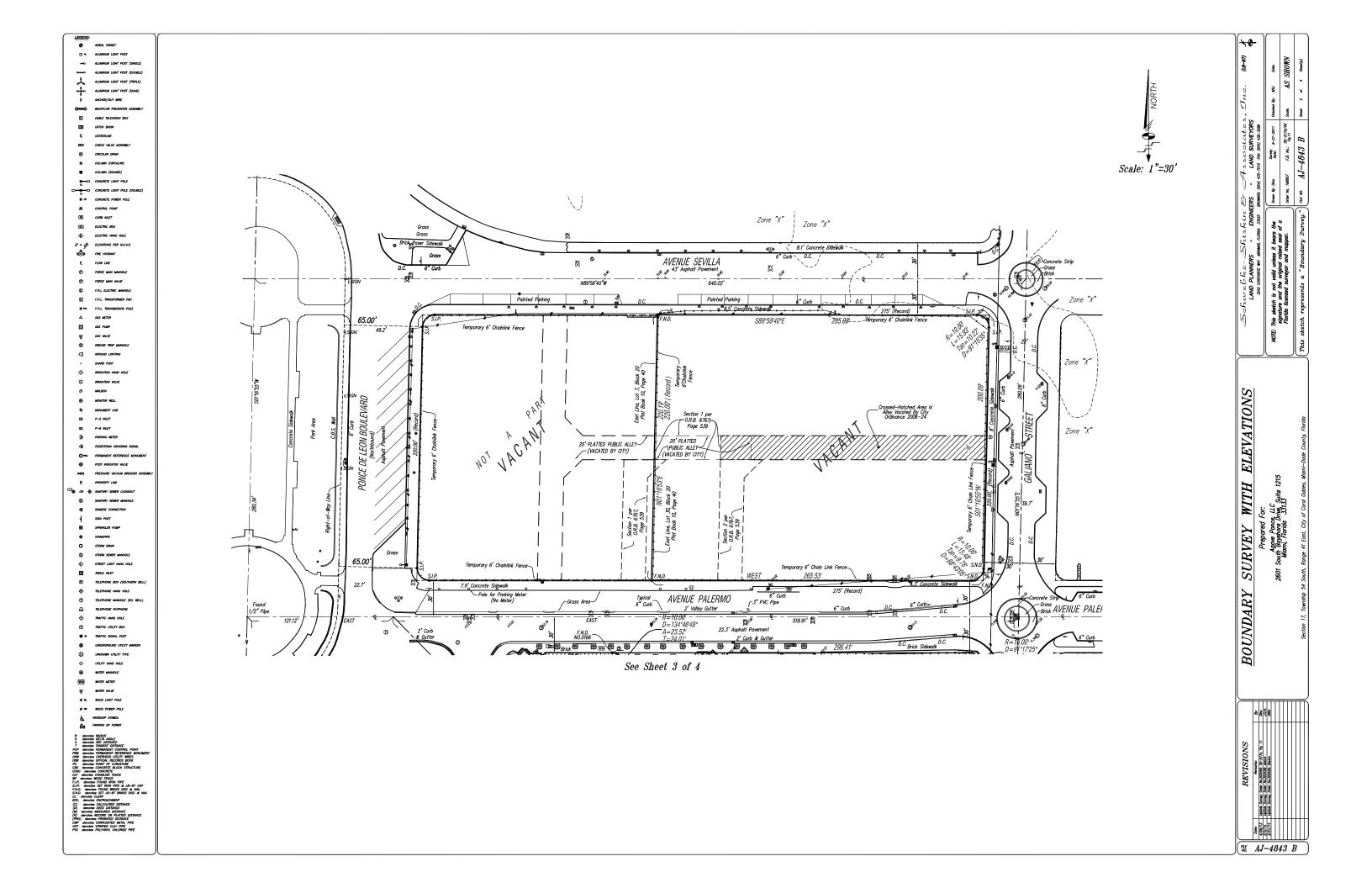
By: LG.H. DINO So-517 Shetch Order No.202638; s Order No.202638; s Order No.202528; S Sames: 0

THE AJ-4843 B

UpDate S UpDate S UpDate S







Josh Bailey

From: Garcia-Serra, Mario <MGarcia-Serra@gunster.com>

Sent:Monday, November 03, 2014 12:00 PMTo:Trias, Ramon; 'McLaughlin, Megan'Cc:'Eddy Avila'; Josh Bailey; Dan Freed

Subject: FW: Meditteranean 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 <u>gunster.com</u>

From: Spain, Dona [mailto:dspain@coralgables.com] Sent: Monday, November 03, 2014 11:37 AM

To: Garcia-Serra, Mario

Subject: FW: Meditteranean 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: Meditteranean 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:

- 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 <u>gunster.com</u>

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

Zones:

Trffic, 27 Fire Protection 201

rotection Flood Protection

X

Parks and Recreation

Multi Family Dwellings: 214 units

Professional Office: 315000 Sq.Ft. Quality Restaurant: 29000 Sq.Ft.

Townhouse Dwellings: 15 units Discount Store: 295000 Sq.Ft.

Hotel: 184 rooms

STATUS=P

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			ОК	Within Urban Infill A
Golf Course	0.038666686	47.41	0.436656821	ОК	
Tennis Courts	0.386666628	40.35	4.366566358	OK	
Racquetball Courts	0.05046	6.23	0.56991	ок	
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	ОК	
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	ОК	
Mini Parks (acres)	0.0232	0.97	0.262	OK	
Open Space (acres)	0.058	1.53	0.6559	ОК	
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.



Area



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System **School Concurrency Determination**

MDCPS Application SP0314110601357

Local Government (LG):

Coral Gables

Number: 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

0341170055391, 0341170055470, 0341170055480, 0341170055510, 0341170055500, 0341170690240, 0341170690250, 0341170690010, 0341170690020, 0341170690030, 0341170690040, 0341170690050, 0341170690060, 0341170690070, 0341170690080,

Additional Folio Number(s):

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 229 UNITS SINGLE-FAMILY DETACHED UNITS: 0 SINGLE-FAMILY ATTACHED UNITS: 15

MULTIFAMILY UNITS:

<u>214</u>

	CONCURR	ENCY SERVICE A	REA SCHOO	LS		
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)	О	7	0	NO	Current CSA
962	CORAL GABLES PREPARATORY ACADEMY (MID COMP)	О	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

<u>22</u>9

Issue Date:

11/6/2014 4:00:18 PM

MDCPS (A)Iministrator

Expiration Date:

11/6/2015 4:00:18 PM

Capacity Reserved:

Elementary:12 / Middle:7 / Senior: 8

Units:

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Mlaml, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System **School Concurrency Determination**

MDCPS Application SP0314110601357

Local Government (LG):

Coral Gables

Number: 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

0341170055391, 0341170055470, 0341170055480, 0341170055510, 0341170055500, 0341170690240, 0341170690250, 0341170690010, 0341170690020, 0341170690030, 0341170690040, 0341170690050, 0341170690060, 0341170690070, 0341170690080,

Additional Folio Number(s):

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 229 UNITS SINGLE-FAMILY DETACHED UNITS: 0 SINGLE-FAMILY ATTACHED UNITS: 15

MULTIFAMILY UNITS:

<u>214</u>

	CONCURR	ENCY SERVICE A	REA SCHOO	LS		
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)	О	7	0	NO	Current CSA
962	CORAL GABLES PREPARATORY ACADEMY (MID COMP)	О	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

<u>22</u>9

Issue Date:

11/6/2014 4:00:18 PM

MDCPS (A)Iministrator

Expiration Date:

11/6/2015 4:00:18 PM

Capacity Reserved:

Elementary:12 / Middle:7 / Senior: 8

Units:

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Mlaml, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

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*******

HH DOLLADO

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

MEMO -

OSV - Concurrency Application

#001118# #266086554#

9119820147#

Agave Ponce, LLC

1118

CITY OF CORAL GABLES

Date 10/7/2014 Type Reference Bill 10-6-2014 Original Amt. 190.31

Balance Due 190.31 10/7/2014

Discount

Payment 190.31

Check Amount

190.31

CITI - DEVELOPMEN OSV - Concurrency Application

190.31

SALES ON SALES ON ALL SALES ON



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: ACAVE PONCE LLC. DEVELOPMENT NAME: MEDITERRANEAN VILLAGE AT PANCE CIA SITE ADDRESS: 2801, 2901, 3001 PONCE DE LEON BLVD. CARAL FLORIDA FOLIO: PLEASE SEX ATTACHED	GABLES
ALTONOMIC TO THE PROPERTY OF T	
CONCURRENCY REVIEW REQUESTED: (PLEASE CHECK ONE BELOW) X INFORMATIONAL	2614 OCT 114 SUILDING AL
IMPACT ANALYSIS ASSOCIATED DEVELOPMENT ORDER: DEVELOPMENT ORDER/PROCESSING NUMBER:	AHID: 03
PROPOSED LAND USES:	
RESIDENTIAL	
SINGLE FAMILY NUMBER OF UNITS:	
TOWNHOUSES NUMBER OF UNITS: 15	
MULTI-FAMILY NUMBER OF UNITS: 214	
W)	

PROI	POSED LAND USE	S:	(1)
COM	MERCIAL		
SERV	ICE STATION NUM	MBER OF PUMPS:	
SUPE	RMARKET 1,000 S.	F. GFA:	
DISC	OUNT STORE 1,000	S.F. GFA:	
DISC	OUNT STORE W/SU	JPERMARKET 1,000 S.F. GFA:	
GENE	RAL RETAIL OR D	EPT. STORE 1,000 S.F. GFA: 295,000 3F	
AUTC	SUPPLY 1,000 S.F.	. GFA:	
NEW	CAR DEALER 1,000	S.F. GFA:	
CONV	ENIENCE STORE	,000 S.F. GFA:	
SHOP	PING CENTER		
	½ TO 1 MILLION S	SQ. FT. 1,000 S.F. GFA:	
VP	100 TO 500 THOUS	SAND SQ. FT. 1,000 S.F. GFA:	
	LESS THAN 100,00	00 SQ. FT. 1,000 S.F. GFA:	
	CENTRAL AREA	HIGH DENSITY 1,000 S.F. GFA:	
GENE	RAL MFG. WAREH	OUSE 1,000 S.F. GFA:	
	PLUS NUMBER OF	FBAYS:	
RESEA	ARCH/DEVELOPMI	ENT 1,000 S.F. GFA:	
INDUS	STRIAL PARK 1,000) S.F. GFA:	
GENE	RAL LIGHT INDUS	TRY 1,000 S.F. GFA:	
ALL I	NDUSTRY AVERAC	GE OFFICES 1,000 S.F. GFA:	
GENE	RAL 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 5F
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:

д.	5) \$s	77
EDUCATIONAL (CONTINUES)		63
SECONDARY SCHOOL NU	JMBER OF STUDENTS:	
ELEMENTARY SCHOOL N	IUMBER OF STUDENTS:	
COMBINED ELEM./SEC. N	UMBER OF STUDENTS:	
LIBRARY NUMBER OF STAFF: _		
MOTEL/HOTEL		
HOTEL NUMBERS OF ROO	OMS: <u>/84</u>	
MOTEL NUMBER OF ROO	MS:	
RESORT HOTEL NUMBER	OF ROOMS:	

Urban Village at Ponce Circle

Folio Numbers:

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

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:

Lots 12 and 13, less 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 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.

Together With:

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.



MARIA JAhn

City of Coral Gables Building & Zoning Department Public School Concurrency

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Urban Village at Ponce Circle

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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.

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Parcel 12:

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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:

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Parcel 18:

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Parcel 20:

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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.

Together With:

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.



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

Mario Lancia Scena

MGS/amv

MIA_ACTIVE 4257558.1



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

ADDRESS Email MAME , LO SAN SEBASCIAN AND FALMARCE CORAL GABLES BENSOUTH, NET LASON SAMOUGH SOUTH MIA JUS-JEE YAHROGAN Many Actions 141 Secolla Ale-ESTEON SOTO 133 Seulla Crousalor/Pragarerom. 4715 ORDUNA DR. C.GOZNES 220 Mirade Nile #234 mfoglia estapora godo. Novo des os eda @ (eg. Marine figlia Loudes Ojeds lourdes.claire@ yahoo.com Lourdes Munoz 1310 SW 63 De. Miani 33144 RONNY JONES EZ Sulvia C, yeller 33MALSEAAV. COMLGABLES 2124 REMAY A BOSCHOUTH E NICHAEL S. LAVIN Mousehould the sing. rog SANTAMER mel more a bellsadhine Marianne Elmore 621 Novarre Are. Said Anthe Said and 0521 Q yohoo.com 320 Palerno AIR Joll July Jule 16 AE's 185 Wost freing 104 Santander Ale Magdo. Fre ALBERTO VADA 296 SAUTALADER AUE, C.G.FL. Robert Gonzacez ponzacez Orgepa nat Lana Blanco lianablanco@outlook.com Reserio Barroto 110 San Selacina posiborrotoeguail.au

NAME ADDRESS EM9.1 JULIO Webel 309 malaga webmon 2@ Yahro.com SAM MARYING 35 SEVILLA AD ADVISOR @ JUNO.com 2005 POLADO BLY MIRACLE MILZ BOLADOJØBELGOJFH. NET Gustano Bobalille 120 SANTANDER AVE abobadilla Batt. not DANIA OTERO-TEREZ 40 ALMERIA AVE #15 dania otero a hotmuilon ALVARDIMORA 100 ANDALUS CAPVEH 70 3 ellugro. Mora el como EMMA BLANCO 16 SEVILLA AVE EMBREP GEMAIL. COR Plances LARGE 107 SACTO AND SEAR CARRIES Mindy Mittly 739 NE 74th St Minday @ Leiraneva Fr. Found Saba 320 Palermo office @ stg miams. Hugh Secure 46 SAW SOMETIMEN ESGUINE maj Quark Maria Eleva Vada 296 Sentander mariae EDUARDO PEREZ 4 Seulla Ge Vadia Chotmail
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