

7

Landscape, Lighting, Civil, and Urban Design Drawings



NOTES:
 1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY



NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE at Ponce Circle

MAHAN RYKIEL
 ARCHITECTS
 1000 POND LANE
 SUITE 100
 ATLANTA, GA 30308
 (404) 525-1234
 WWW.MAHANRYKIEL.COM

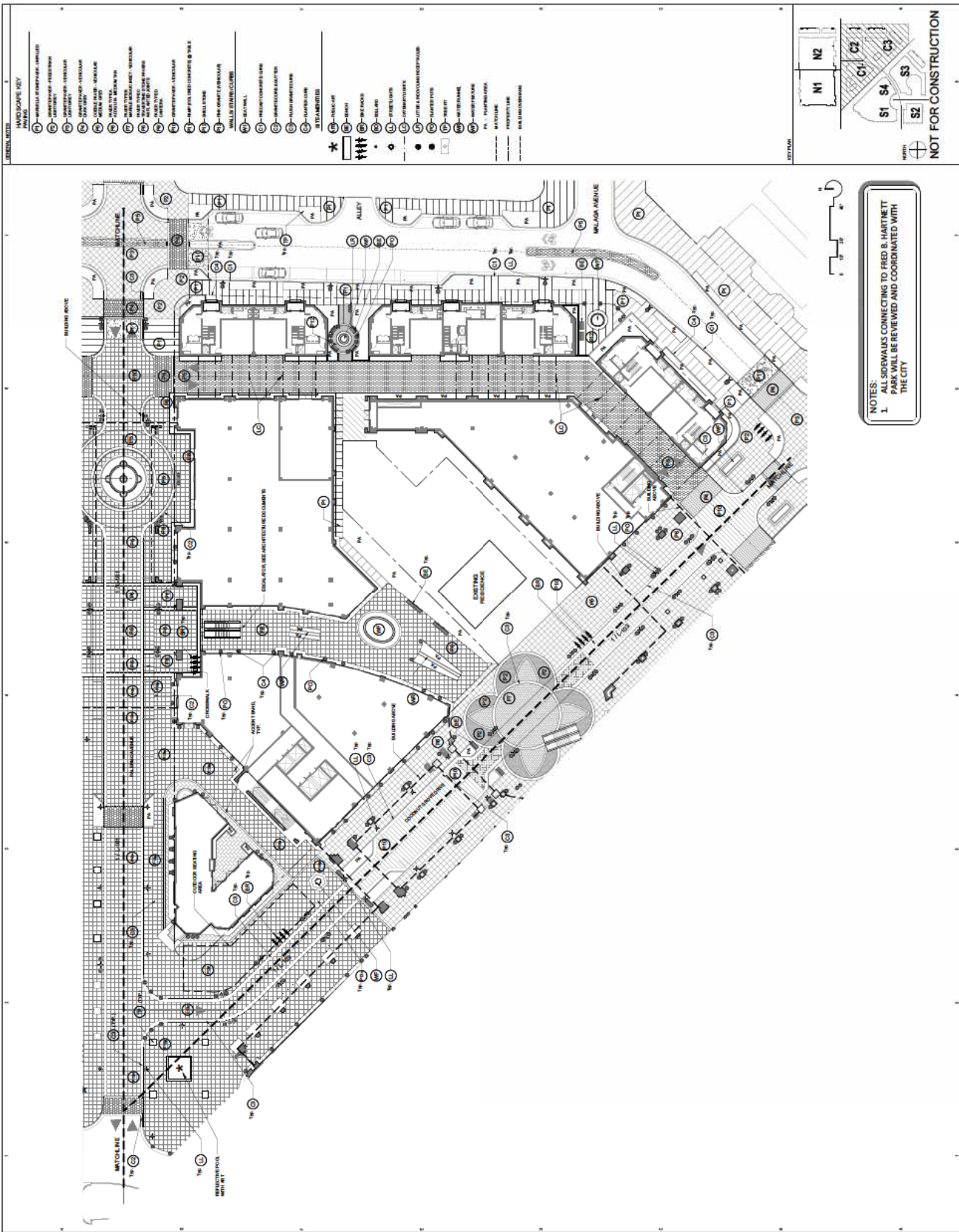
CLIENT: ATLANTA-DECATUR METROPOLITAN PLANNING COMMISSION
 PROJECT: MEDITERRANEAN VILLAGE AT PONCE CIRCLE
 DATE: 08/14/2014

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/14/2014
2	REVISIONS TO PERMIT	08/14/2014
3	REVISIONS TO PERMIT	08/14/2014
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50	REVISIONS TO PERMIT	08/14/2014



ATLANTA-DECATUR METROPOLITAN PLANNING COMMISSION
 1000 POND LANE
 SUITE 100
 ATLANTA, GA 30308
 (404) 525-1234
 WWW.ATLANTA-DECATURMPC.COM

L-000



NOTES:
 1. ALL SIDEWALKS CONNECTING TO FRED B. HARTNETT PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY

LEGEND

LANDSCAPE KEY

- 1. BENTON BOUTIQUE - LANTANA
- 2. BENTON BOUTIQUE - PLEISTOCENE
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MEDITERRANEAN VILLAGE at Ponce Circle

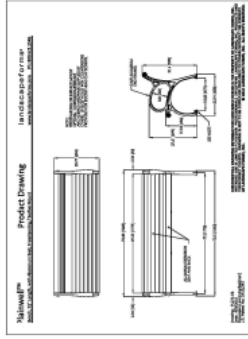
MAHAN RYKIEL
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 SUITE 200
 ATLANTA, GA 30308
 TEL: 404.525.1234
 FAX: 404.525.1235
 WWW.MAHANRYKIEL.COM

LEGEND

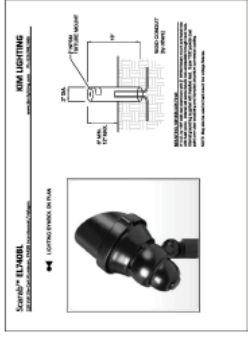
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DATE: 08/11/2011
 PROJECT: MEDITERRANEAN VILLAGE
 SHEET: L-102
 DRAWN BY: J. HARTNETT
 CHECKED BY: J. HARTNETT
 APPROVED BY: J. HARTNETT

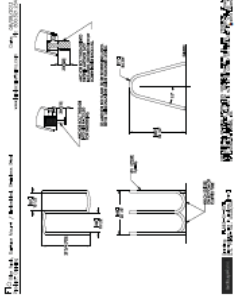
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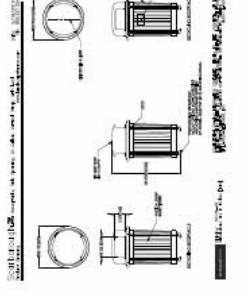
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Sheet 010



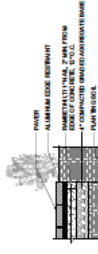
2 TREE PIT UPLIGHT
Sheet 010



3 BIKE RACK
Sheet 010



4 LITTER & RECYCLING RECEPTACLE
Sheet 010



5 Pavers - Pedestrian
Sheet 010

LANDSCAPE OPEN SPACE CALCULATIONS

Item	Quantity	Unit	Area (sq ft)
Grass	10,000	sq ft	10,000
Gravel	5,000	sq ft	5,000
Path	1,000	sq ft	1,000
Water	1,000	sq ft	1,000
Planting	1,000	sq ft	1,000
Other	1,000	sq ft	1,000
TOTAL			23,000

A. OVERALL LANDSCAPE OPEN SPACE

Item	Quantity	Unit	Area (sq ft)
Grass	10,000	sq ft	10,000
Gravel	5,000	sq ft	5,000
Path	1,000	sq ft	1,000
Water	1,000	sq ft	1,000
Planting	1,000	sq ft	1,000
Other	1,000	sq ft	1,000
TOTAL			23,000

B. TERRACE/DECK/STREET OPEN SPACE

Item	Quantity	Unit	Area (sq ft)
Grass	10,000	sq ft	10,000
Gravel	5,000	sq ft	5,000
Path	1,000	sq ft	1,000
Water	1,000	sq ft	1,000
Planting	1,000	sq ft	1,000
Other	1,000	sq ft	1,000
TOTAL			23,000

C. ALL OTHER STREET OPEN SPACE

Item	Quantity	Unit	Area (sq ft)
Grass	10,000	sq ft	10,000
Gravel	5,000	sq ft	5,000
Path	1,000	sq ft	1,000
Water	1,000	sq ft	1,000
Planting	1,000	sq ft	1,000
Other	1,000	sq ft	1,000
TOTAL			23,000

D. ALL OTHER STREET OPEN SPACE

Item	Quantity	Unit	Area (sq ft)
Grass	10,000	sq ft	10,000
Gravel	5,000	sq ft	5,000
Path	1,000	sq ft	1,000
Water	1,000	sq ft	1,000
Planting	1,000	sq ft	1,000
Other	1,000	sq ft	1,000
TOTAL			23,000

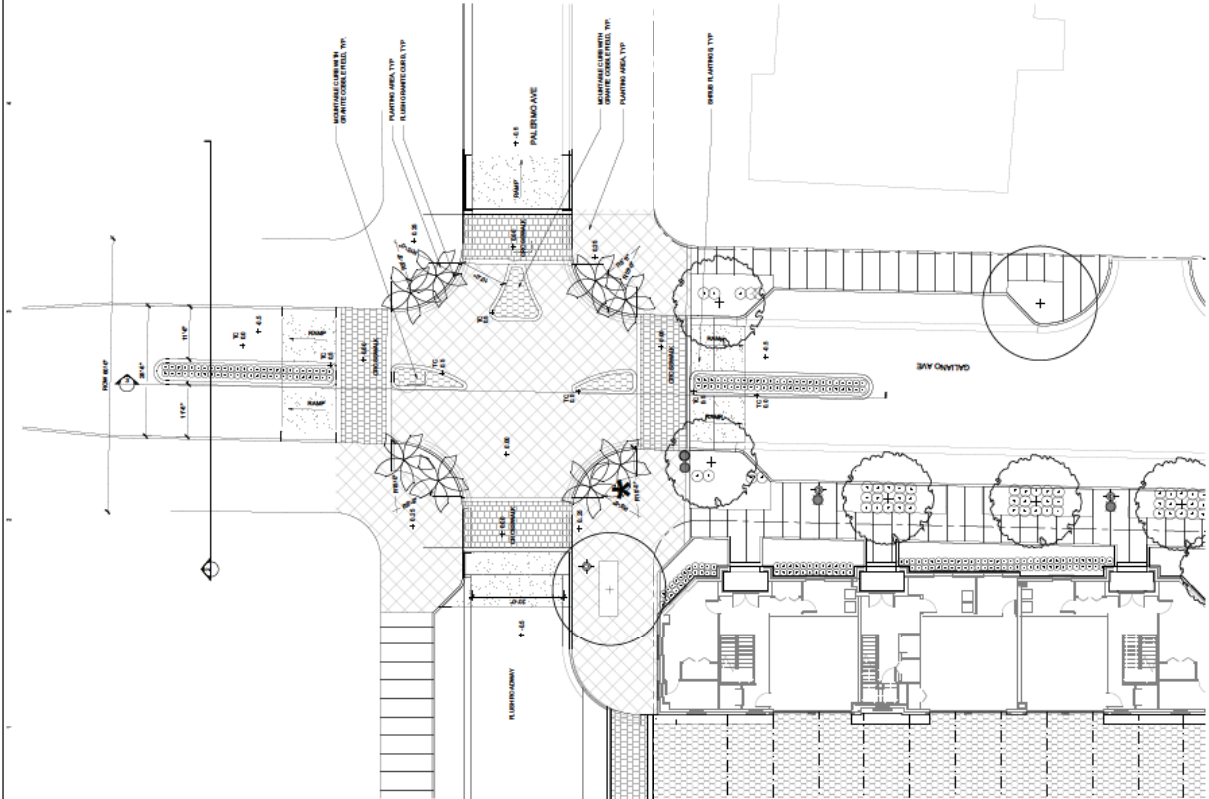
E. ALL OTHER STREET OPEN SPACE

Item	Quantity	Unit	Area (sq ft)
Grass	10,000	sq ft	10,000
Gravel	5,000	sq ft	5,000
Path	1,000	sq ft	1,000
Water	1,000	sq ft	1,000
Planting	1,000	sq ft	1,000
Other	1,000	sq ft	1,000
TOTAL			23,000

OVERALL TOTAL: 23,000 sq ft

NO. 1	CONCRETE	1000
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NO. 100	CONCRETE	1000





1 GALIANO AND SEVILLA ENLARGEMENT PLAN
1"=40' 0"



2 GALIANO STREET SECTION LOOKING NORTH
1"=6' 0"

3 GALIANO STREET SECTION LOOKING EAST
1"=6' 0"

CL. DATA

EXISTING GRADE
PROPOSED GRADE
FINISH GRADE
FINISH GRADE

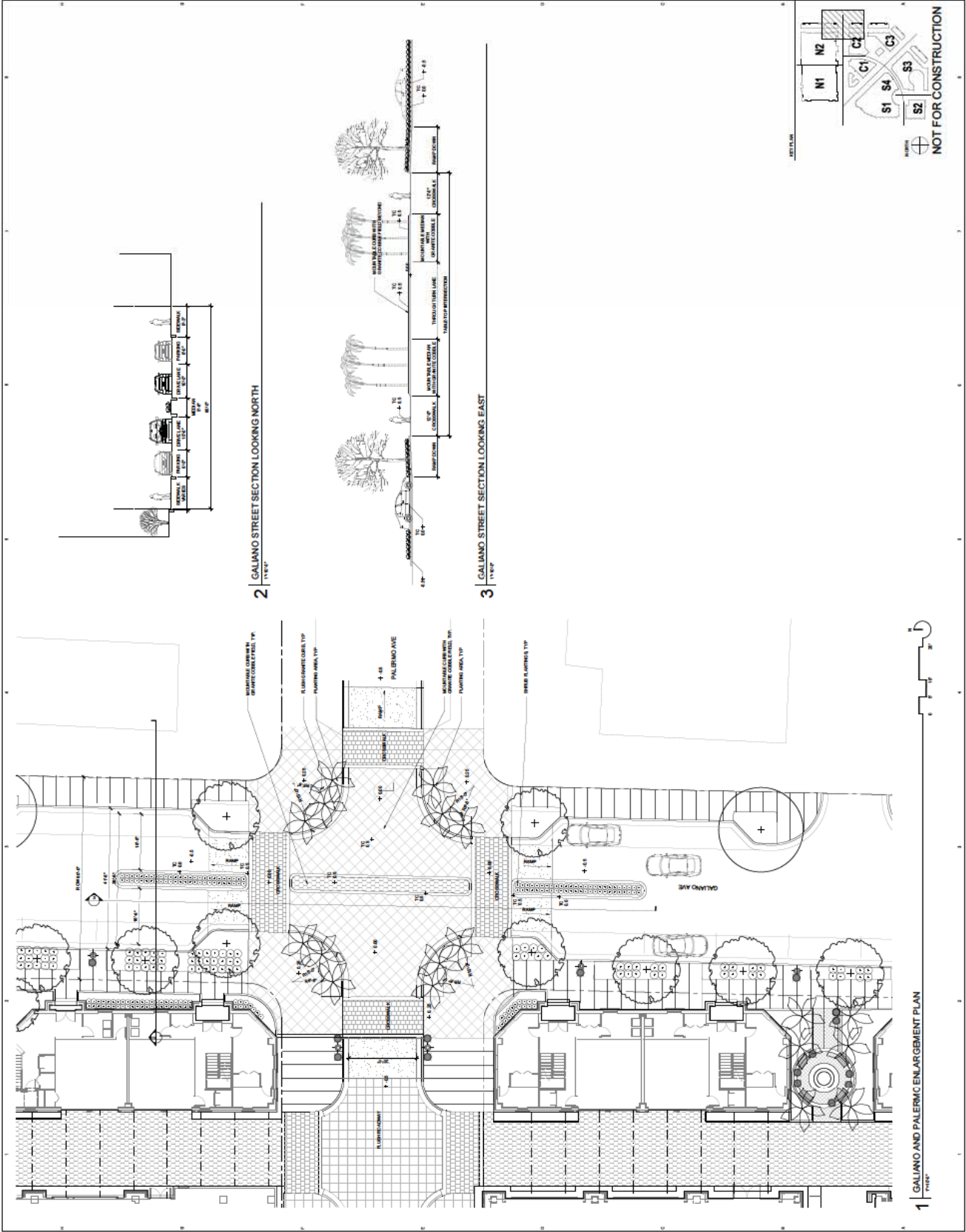
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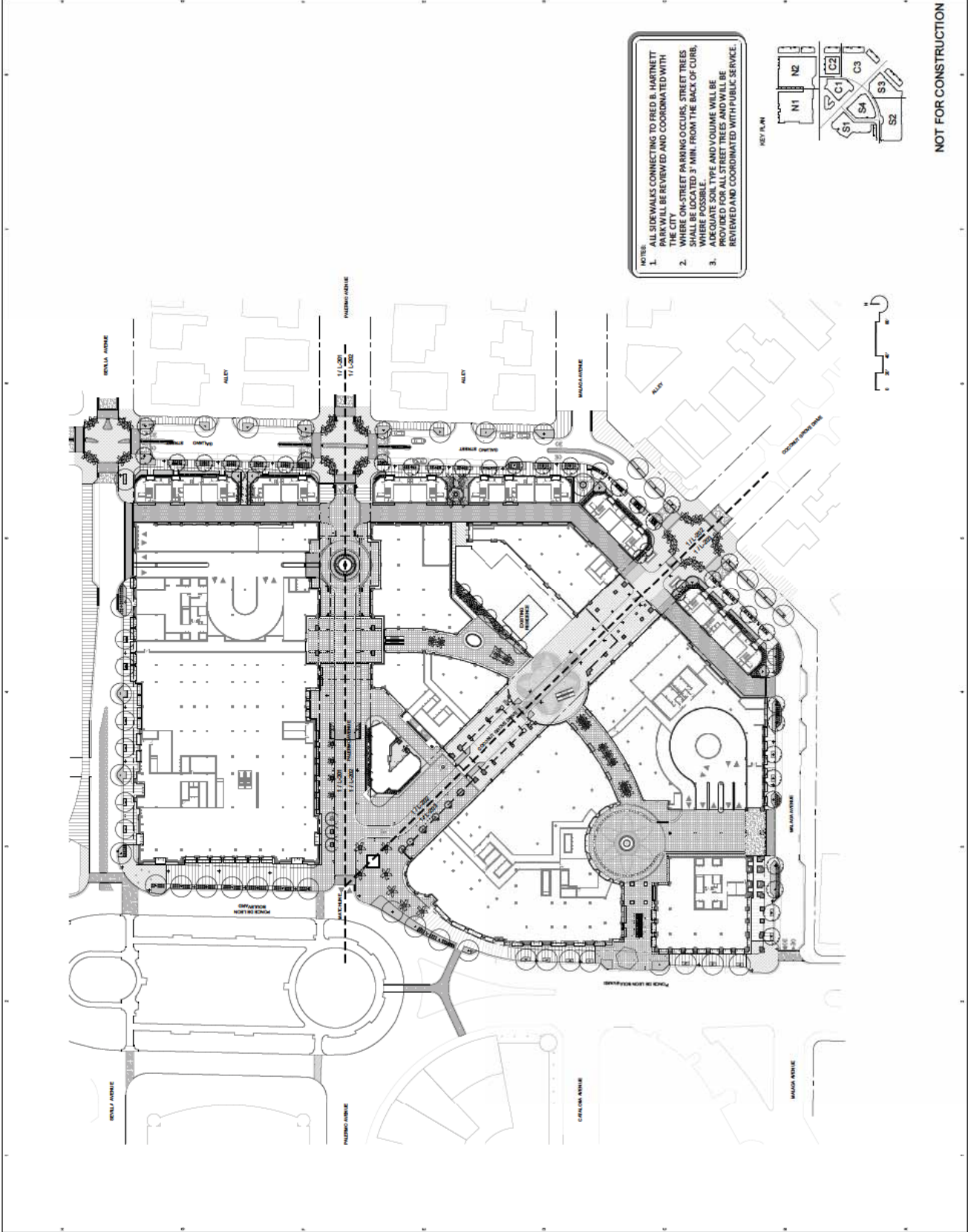
MAHAN RYKEL
ARCHITECTS
1000 PASEO DE LA VISTA
SUITE 100
SAN ANTONIO, TEXAS 78205
(214) 591-1000
www.mahanrykel.com

PROJECT: GALIANO AND SEVILLA ENLARGEMENT
DATE: 10/10/18
BY: MM
CHKD: MM
APP'D: MM

NOT FOR CONSTRUCTION

1"=40' 0"





NOTES:
1. ALL SIDEWALKS CONNECTING TO POND B, MARTNET PARK WILL BE REVIEWED AND COORDINATED WITH THE CITY.
2. WHERE ON-STREET PARKING OCCURS, STREET TREES SHALL BE LOCATED 3' MIN. FROM THE BACK OF CURB, WHERE POSSIBLE.
3. ADEQUATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR PLANTING TREES AND SHALL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

KEY PLAN



NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE at Ponce Circle

MAHAN RYKIEL
ARCHITECTS
P.L.L.C.
1000 N. W. 10th Ave., Suite 1000
Fort Lauderdale, FL 33304
TEL: 954.574.1100
FAX: 954.574.1101
WWW.MAHANRYKIEL.COM

DATE: 01/11/2011
BY: J. MAHAN
CHECKED BY: J. MAHAN
SCALE: AS SHOWN

NO.	DESCRIPTION	DATE
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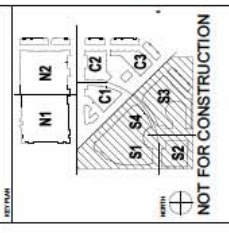
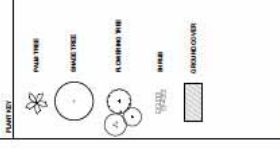
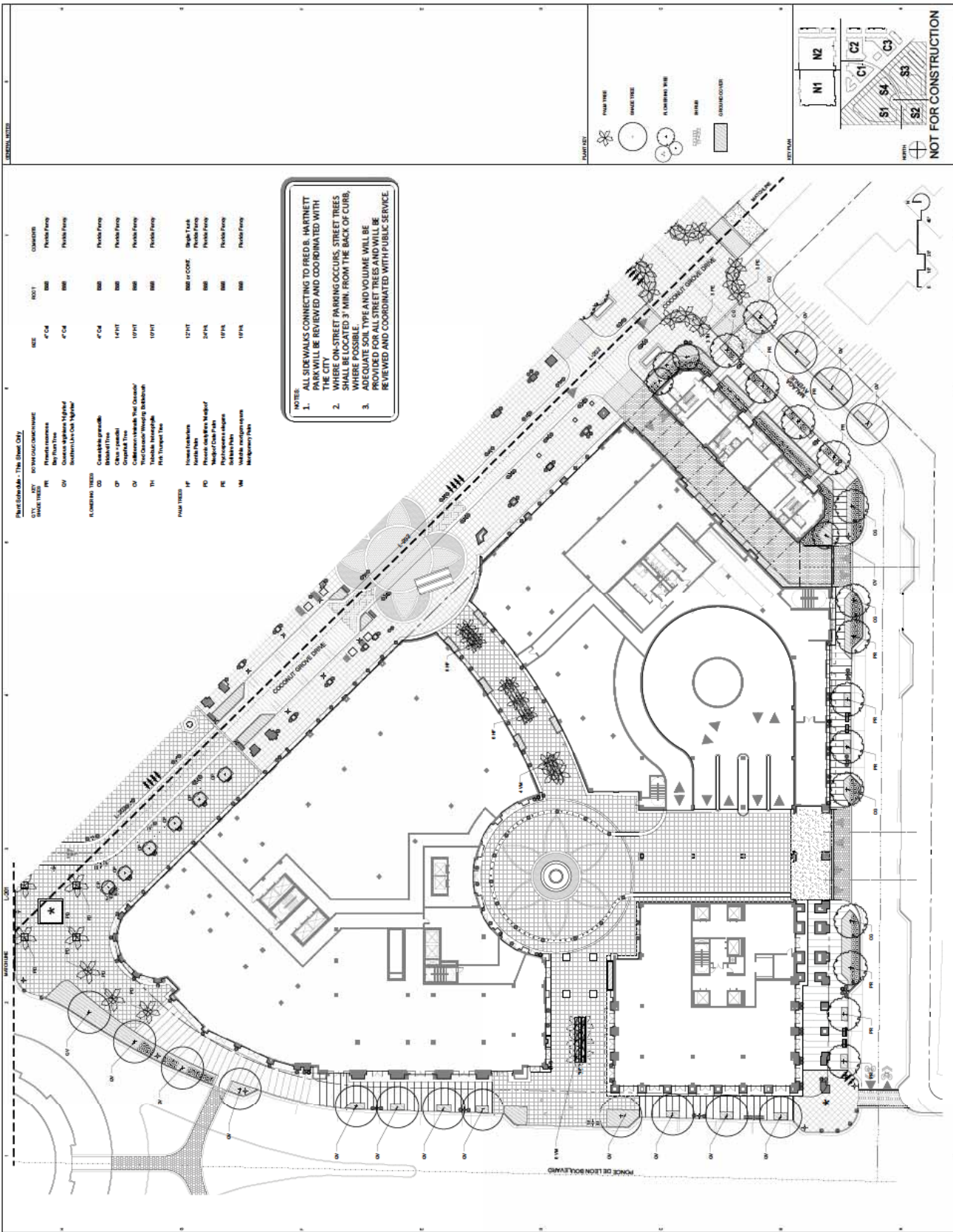
DATE: 01/11/2011
BY: J. MAHAN
CHECKED BY: J. MAHAN
SCALE: AS SHOWN

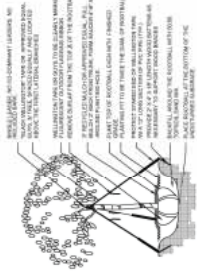
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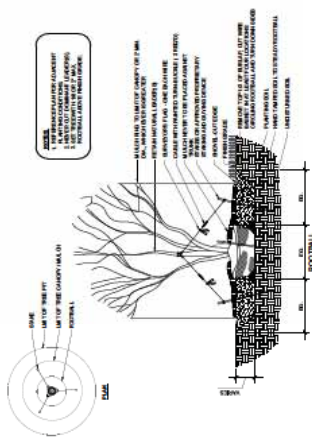
NOTES:

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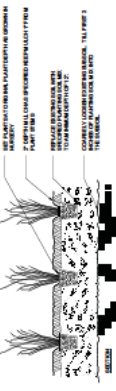
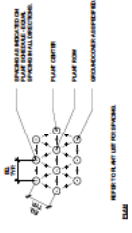




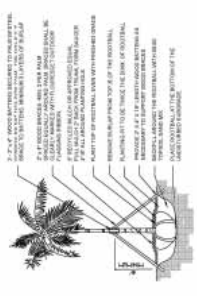
1 Typical Tree Planting (2.5' Cal. - 4' Cal.) (Less Than 14' Ht.), Staked



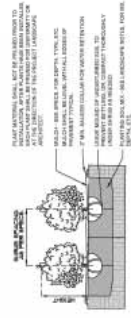
3 Typical Tree Planting (Over 3' Cal. - 14' Ht.) Staked



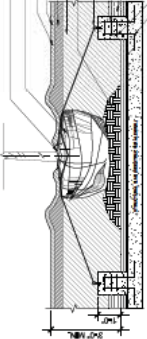
6 Typical Groundcover Planting & Spacing



2 Typical Palm Tree Planting



4 Typical Shrub Planting



5 Typical Rootball Harness

NOTES:
1. TREE ANCHORING SYSTEM SHALL BE OF THE FOLLOWING TYPE OR APPROXIMATE EQUAL:
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6. TREE ANCHORING SYSTEM SHALL BE OF THE FOLLOWING TYPE OR APPROXIMATE EQUAL:

GENERAL NOTES:
-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work.
-Contract proper utility companies and/or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
-All underground and overhead utilities shall be properly marked and flagged during installation.
-All planting plans are to be made without the prior consent of the Landscape Architect and Owner. Additions and/or deletions to the plant material must be approved by the project engineer.
-Landscape Contractor is responsible for providing their own signage, signage and field verification for 100% coverage for all areas specified.
-All landscape areas are to be provided with automatic irrigation system which provide 100% coverage, and 50% coverage.

PLANTING NOTES:
-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grading and Standards for Nursery Plants.
-All plants are to be top dressed with a minimum 2" layer of Mulchless mulch. Exempted multi or equal.
-Planting plans shall take precedence over plant list in case of discrepancies.
-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and/or deletions to the plant material must be approved by the project engineer.
-Landscape Contractor is responsible for providing their own signage, signage and field verification for 100% coverage for all areas specified.
-All landscape areas are to be provided with automatic irrigation system which provide 100% coverage, and 50% coverage.
-All trees 1 1/2" in diameter or less are to be provided with a 24" diameter mulched saucer at the base of the trunk.
-Trees are to be planted within parking islands after site is brought up to grade. Clearly set out bulbs are not acceptable.
-Planting will be inspected and verified that the 5000 min. windbreak tree. Shrubbery will be installed to be comprised of 50% Camellia, 25% rose, 25% and tree come next and 25% Acacia.
-Tree and shrub plants will be supplemented with "Aggrium Pro" 21 gram dose with 20% 0-5-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

NOT FOR CONSTRUCTION

MEDITERRANEAN VILLAGE at Ponce Circle

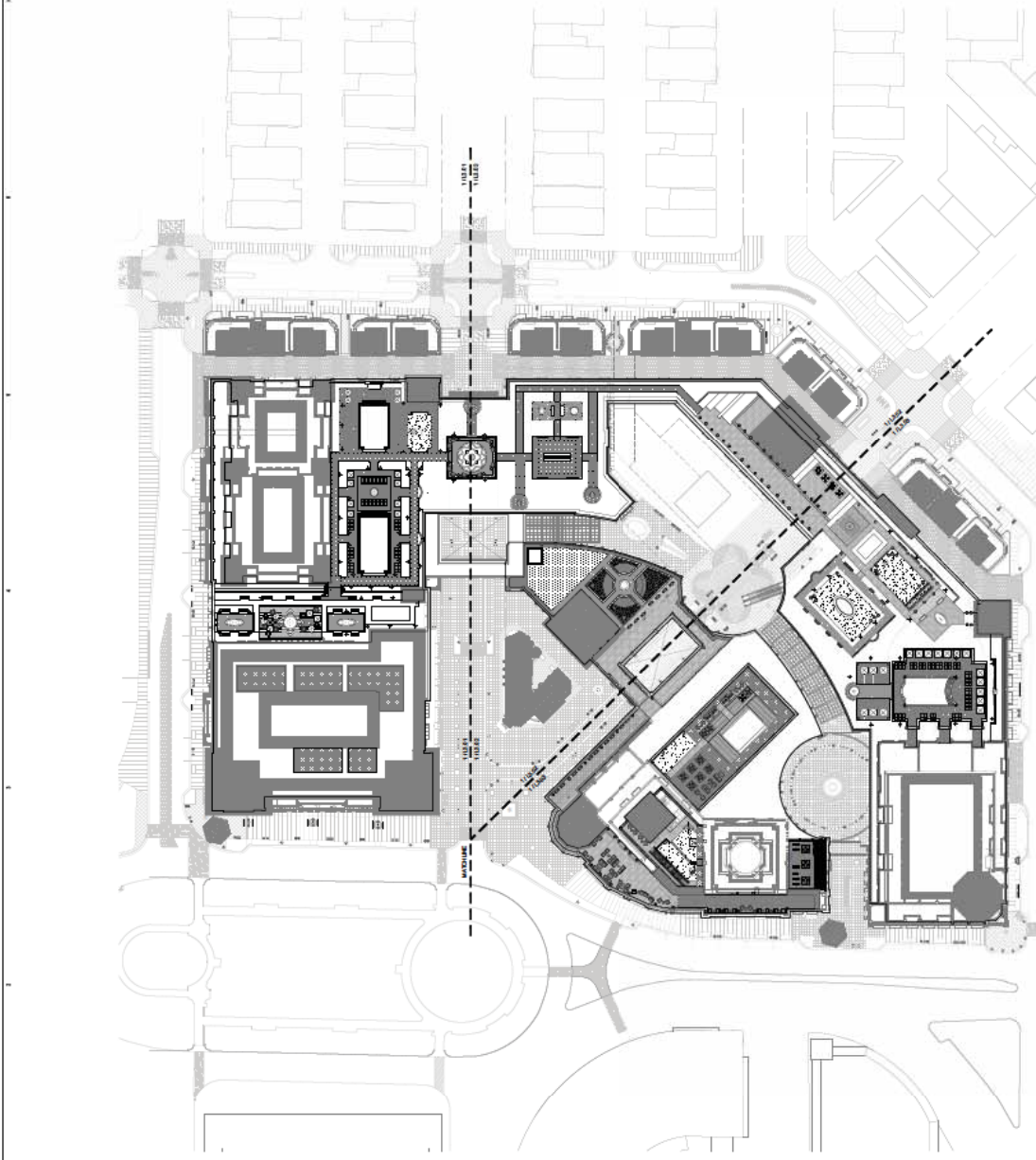
MAHAN RYKIEL
LANDSCAPE ARCHITECTS
P.O. BOX 1000
MIAMI, FL 33101
TEL: 305.371.1000
FAX: 305.371.1001
WWW.MR-PA.COM

DATE: 01/11/11
BY: J. RYKIEL
CHECKED BY: J. RYKIEL
SCALE: AS SHOWN

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
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1 OVERALL ROOFTOP SITE PLAN
1" = 40'



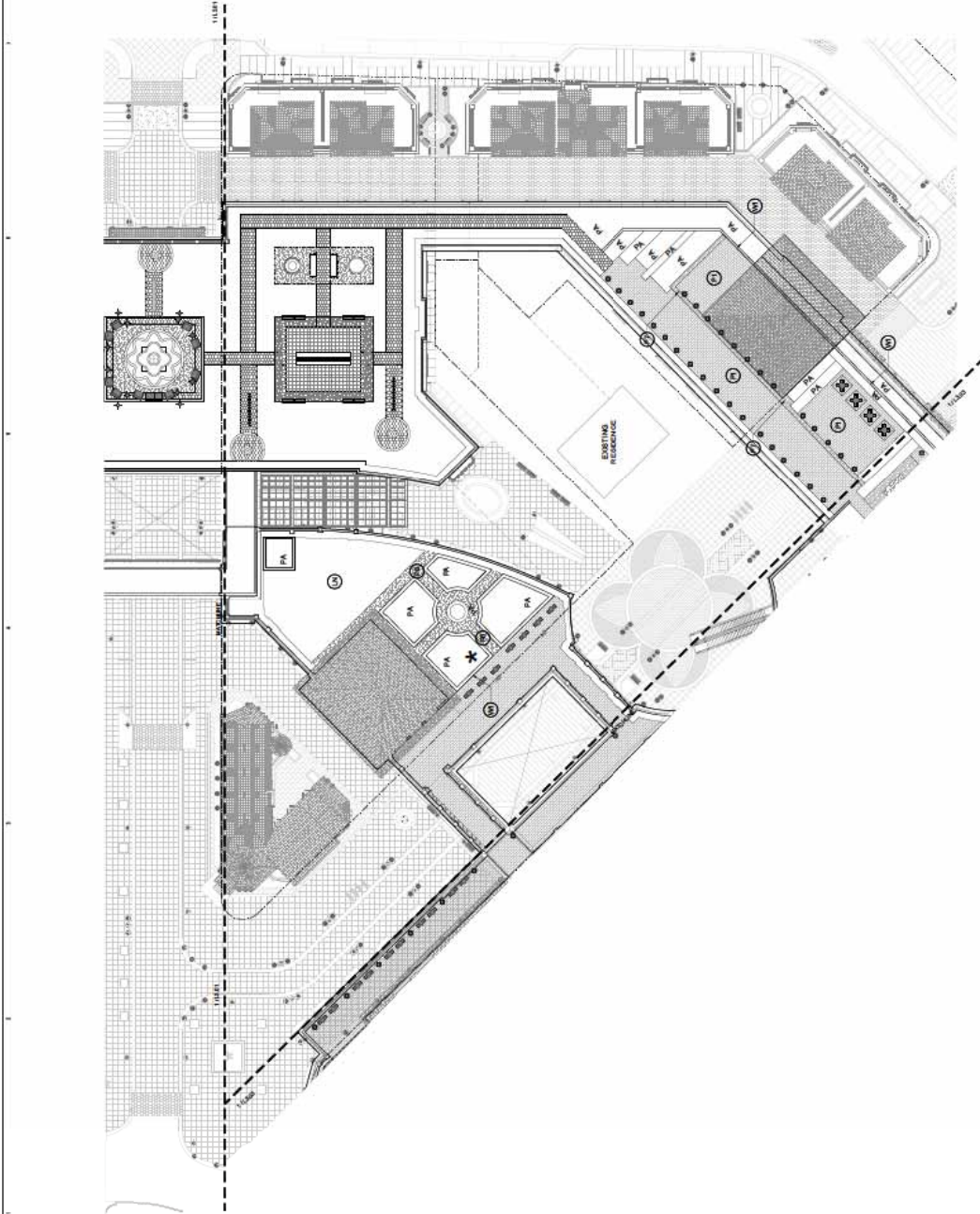
CL. DATE: 01/11/2011
 PREPARED BY: MAHAN RYKEL
 CHECKED BY: MAHAN RYKEL
 APPROVED BY: MAHAN RYKEL

NO.	REVISION	DATE	BY	CHKD.	APPD.
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50	REVISED FOR CITY COMMENTS	01/11/2011	MAHAN RYKEL		

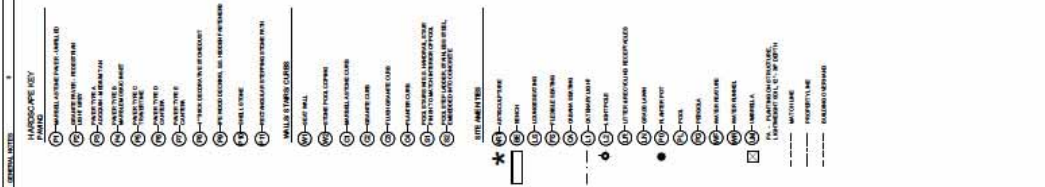
MEDITERRANEAN VILLAGE at Ponce Circle

MAHAN RYKEL
 ARCHITECTS
 1000 Ponce de Leon Avenue, Suite 100
 Atlanta, Georgia 30308
 (404) 525-1000
 mrykel.com

PROJECT: L-300
 SHEET: L-300
 DATE: 01/11/2011
 SCALE: 1" = 40'



1 CENTRAL ROOFTOP SITE PLAN
1/8\"/>



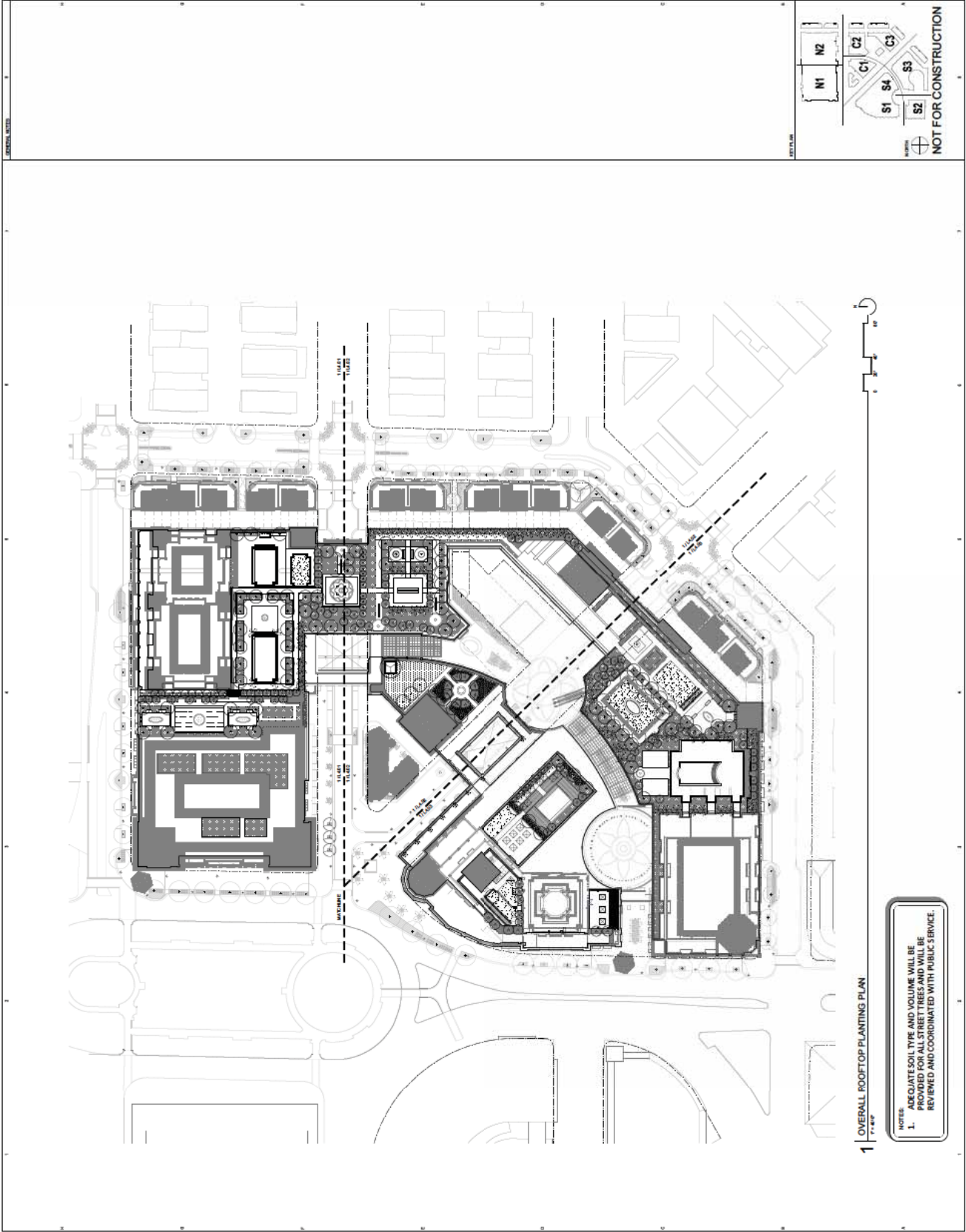
NOT FOR CONSTRUCTION
CENTRAL PARCEL
LANDSCAPE PLAN
L-302

MAHAN RYKEL
ARCHITECTS

MEDITERRANEAN VILLAGE
at Ponce Circle

PROJECT

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100	REVISION			



GENERAL NOTES

MAHAN RYKEL
ARCHITECTS
P.L.L.C.

MEDITERRANEAN VILLAGE at Ponce Circle

DATE: 01/11/2017
BY: J. RYKEL
CHECKED: J. RYKEL
APPROVED: J. RYKEL

NO.	DESCRIPTION	DATE	BY	CHKD.	APPD.
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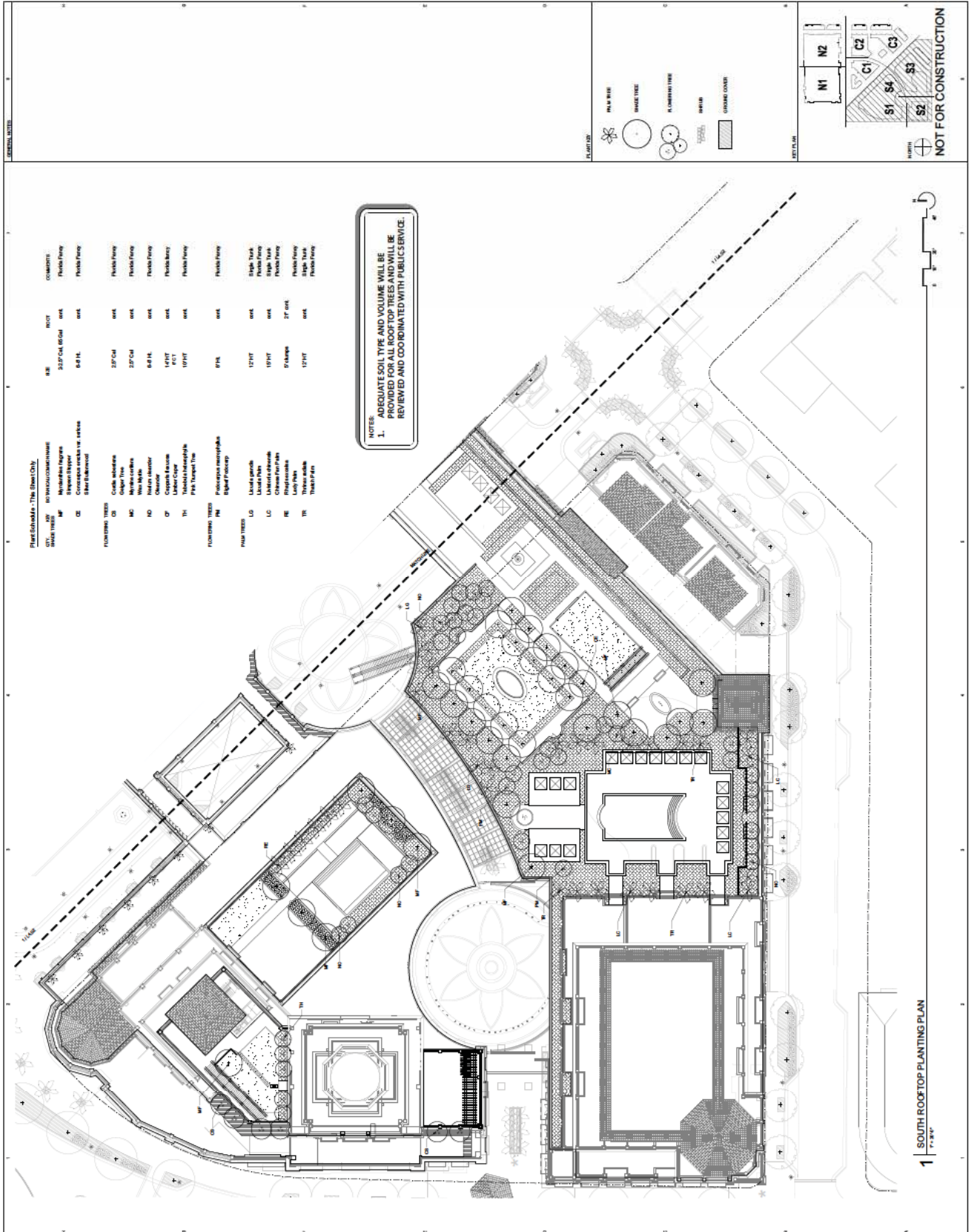
1 OVERALL ROOFTOP PLANTING PLAN

NOTES:
1. ASSOCIATE SOIL TYPE AND VOLUME WILL BE PROVIDED FOR ALL STREET TREES AND WILL BE REVIEWED AND COORDINATED WITH PUBLIC SERVICE.

L-400a

OVERALL ON-SITE
LANDSCAPE
ROOFTOP PLANTING
PLAN

DATE: 01/11/2017
BY: J. RYKEL
CHECKED: J. RYKEL
APPROVED: J. RYKEL

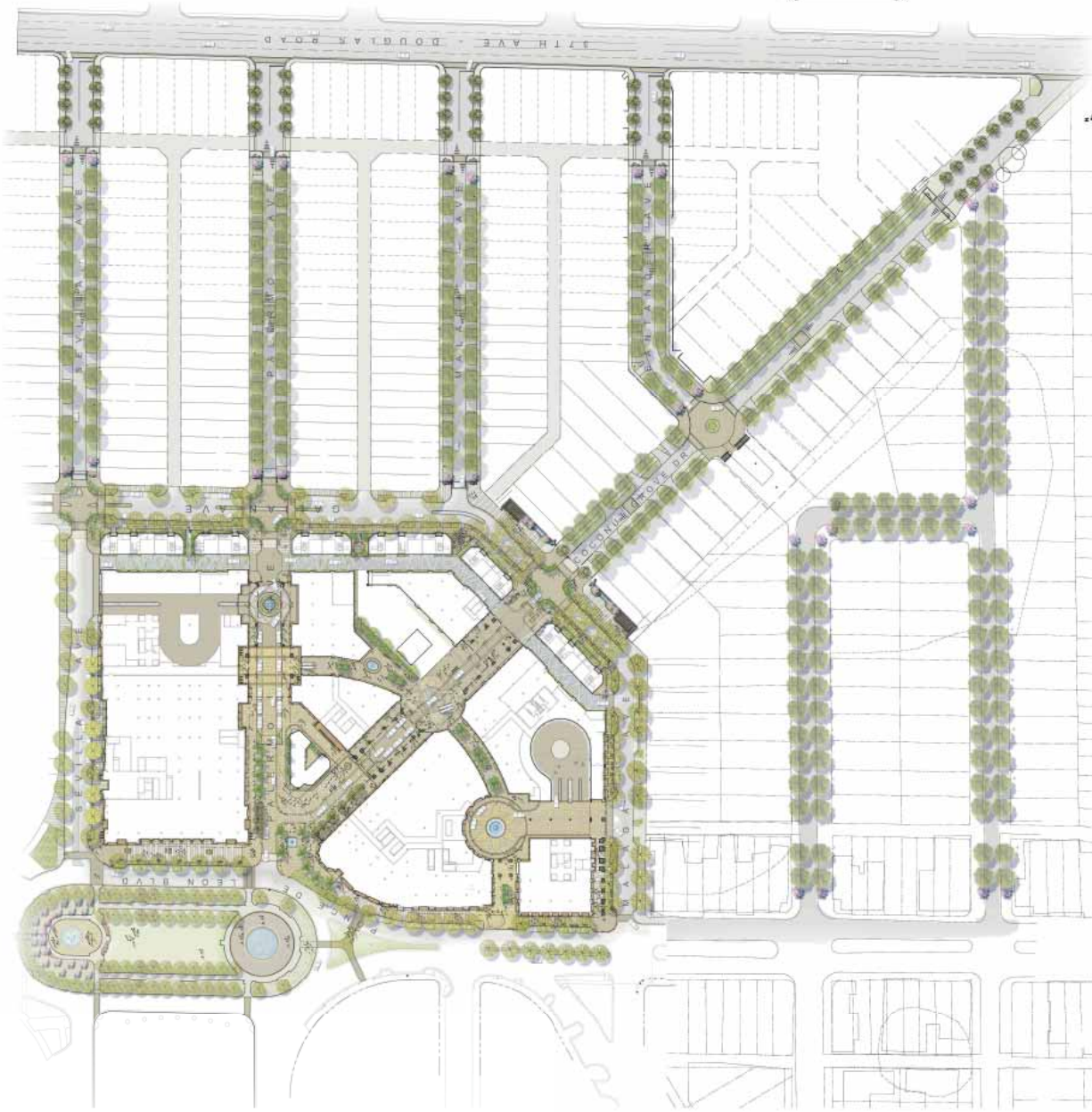


MEDITERRANEAN VILLAGE at Ponce Circle

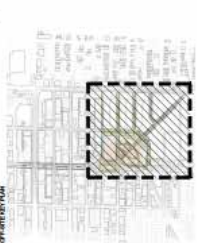
L-500
 MAHAN RYKIEL
 L.L.C.
 1000 N. 10TH AVE. SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.MAHANRYKIEL.COM

ITEM	DESCRIPTION	DATE	STATUS
1	DESIGN DEVELOPMENT	01/15/2014	COMPLETE
2	SCHEMATIC DESIGN	02/15/2014	COMPLETE
3	PRELIMINARY DESIGN	03/15/2014	COMPLETE
4	FINAL DESIGN	04/15/2014	COMPLETE
5	CONSTRUCTION	05/15/2014	IN PROGRESS
6	COMPLETION	06/15/2014	PENDING
7	MAINTENANCE	07/15/2014	PENDING
8	REPAIRS	08/15/2014	PENDING
9	RENOVATIONS	09/15/2014	PENDING
10	RECONSTRUCTION	10/15/2014	PENDING
11	REDEMPTION	11/15/2014	PENDING
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BASE ELEVATION
 5111
 ILLUSTRATIVE OFF-SITE
 IMPROVEMENT PLAN
 L-500

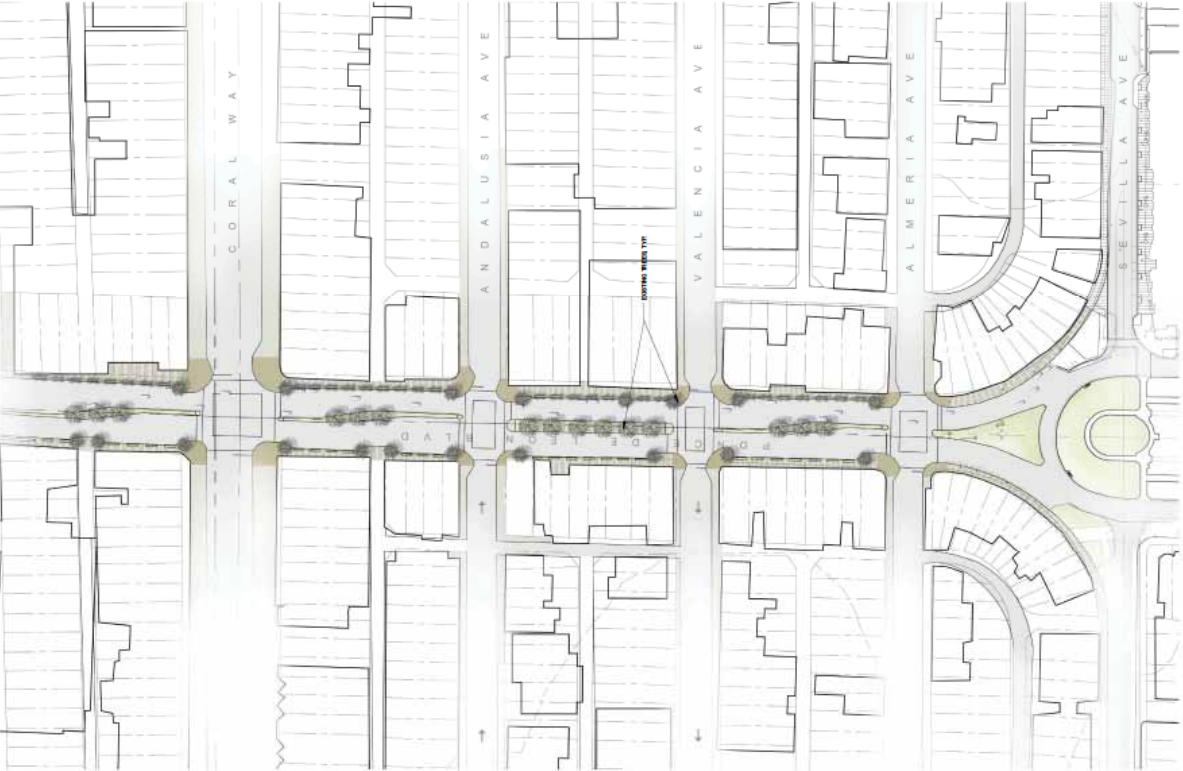


NOTES:
 1. ALL SIDEWALKS CONNECTING TO RED & HARTNETT
 PARK WILL BE REVIEWED AND COORDINATED WITH
 THE CITY
 2. ALL PROPOSED PLANTING WILL BE REVIEWED BY A
 PEER REVIEW AND CITY STAFF FOR FINAL SELECTION
 PRIOR TO SUBMITTING FOR A BUILDING PERMIT.

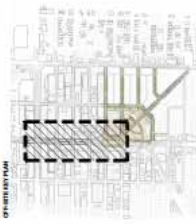


NOT FOR CONSTRUCTION





NOTES:
 1. STREETSCAPE IMPROVEMENTS TO BE DESIGNED AND PAID FOR BY THE DEVELOPER.
 2. EXISTING BASE INFORMATION WAS PULLED FROM PUBLIC GIS INFORMATION AND AERIAL PHOTOS. ALL EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD.



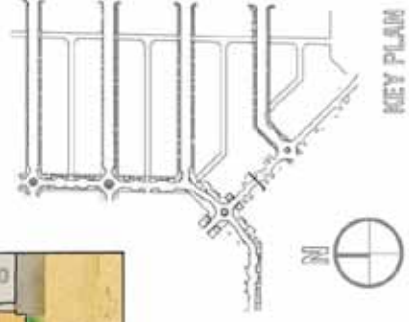
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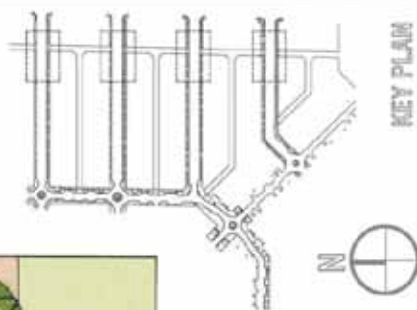
MEDITERRANEAN VILLAGE
 at Ponce Circle

PROJECT LOCATION
 1000 15TH AVENUE, SUITE 100
 DENVER, CO 80202

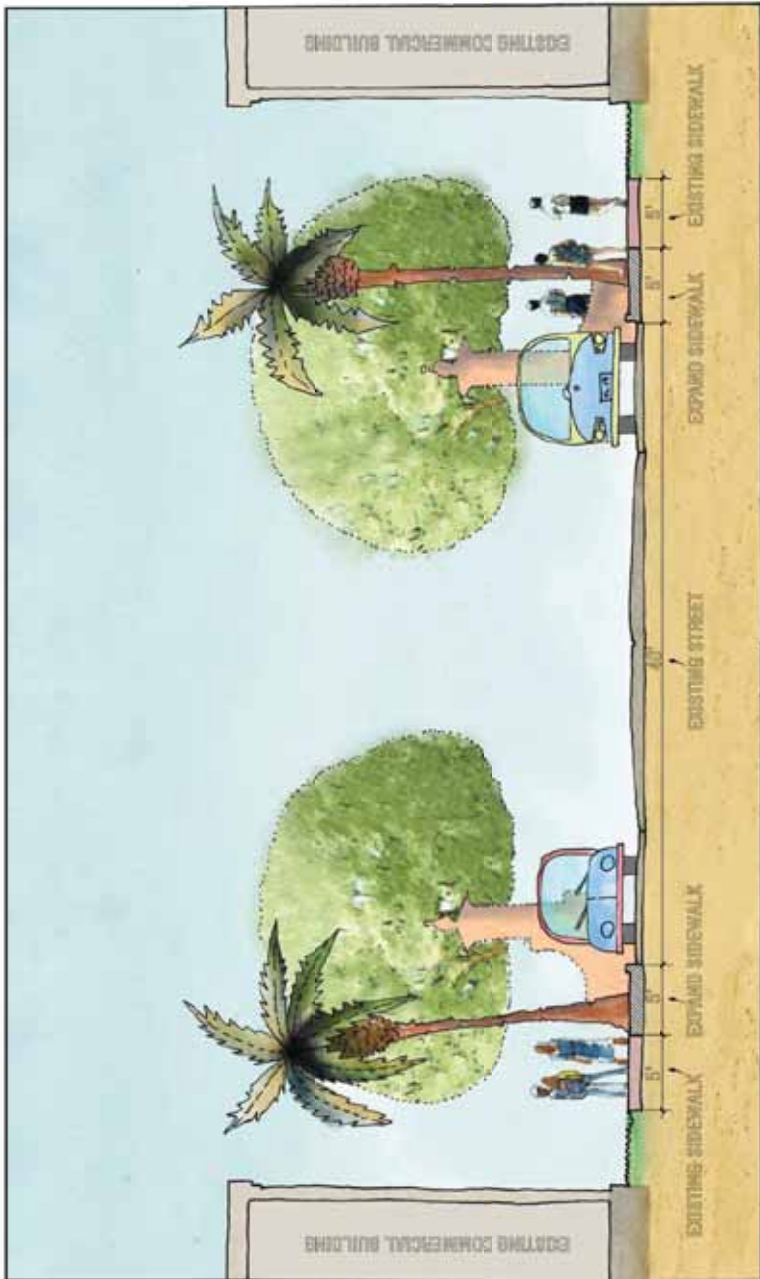
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1	STREETSCAPE IMPROVEMENTS			
2	LANDSCAPE IMPROVEMENTS			
3	PAVING IMPROVEMENTS			
4	SEWER IMPROVEMENTS			
5	WATER IMPROVEMENTS			
6	UTILITY IMPROVEMENTS			
7	DEMOLITION			
8	CONSTRUCTION			
9	PERMITS			
10	INSURANCE			
11	PROFESSIONAL FEES			
12	TOTAL			

DATE: 01/15/2024
 DRAWN BY: J. RYKIEL
 CHECKED BY: M. RYKIEL
 PROJECT: MEDITERRANEAN VILLAGE
 SHEET: L-501

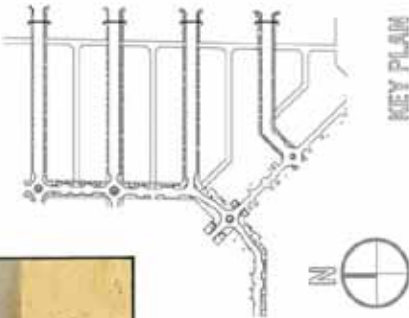
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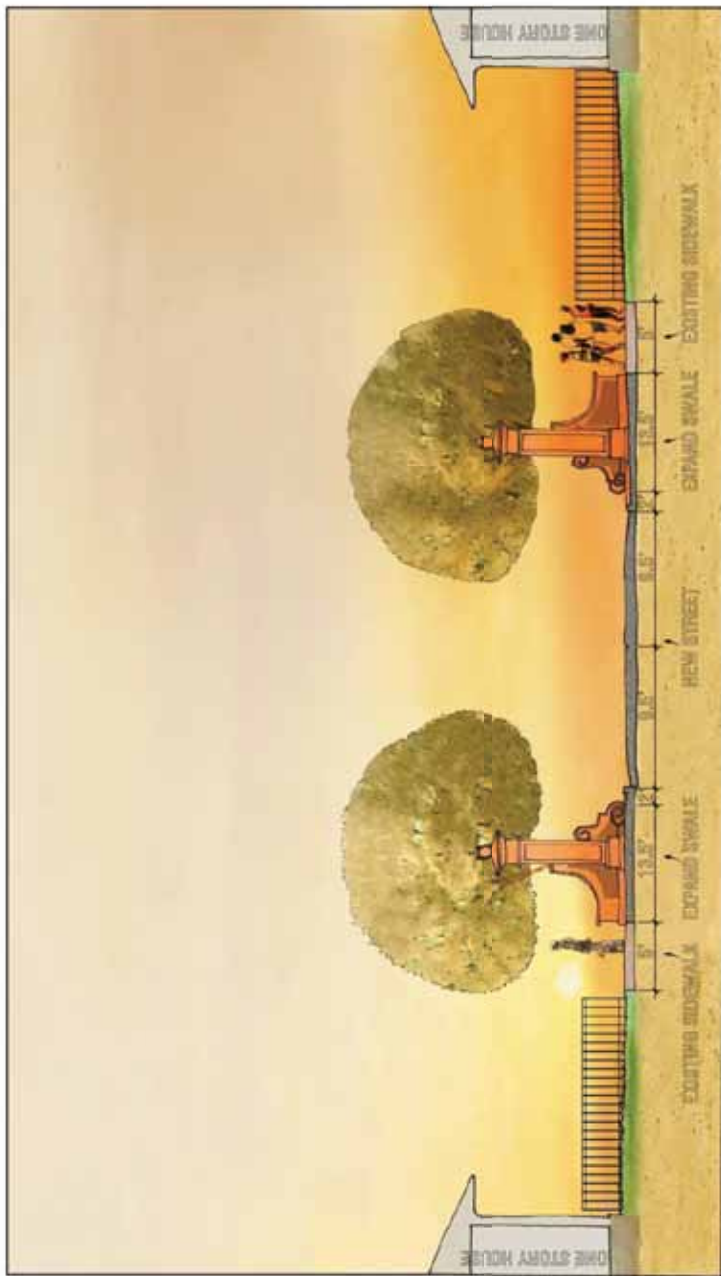


PROPOSED STREET PLAN VIEW

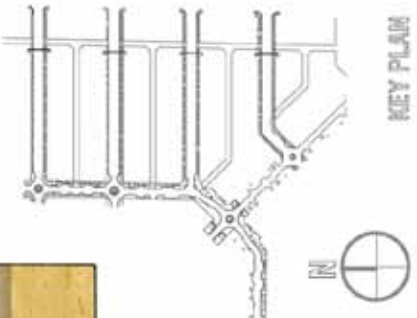


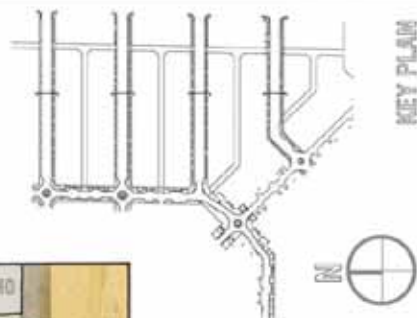
TYPICAL COMMERCIAL AREA STREET
VIEW FROM SW 37TH AVE





TYPICAL NEIGHBORHOOD ENTRANCE FEATURE





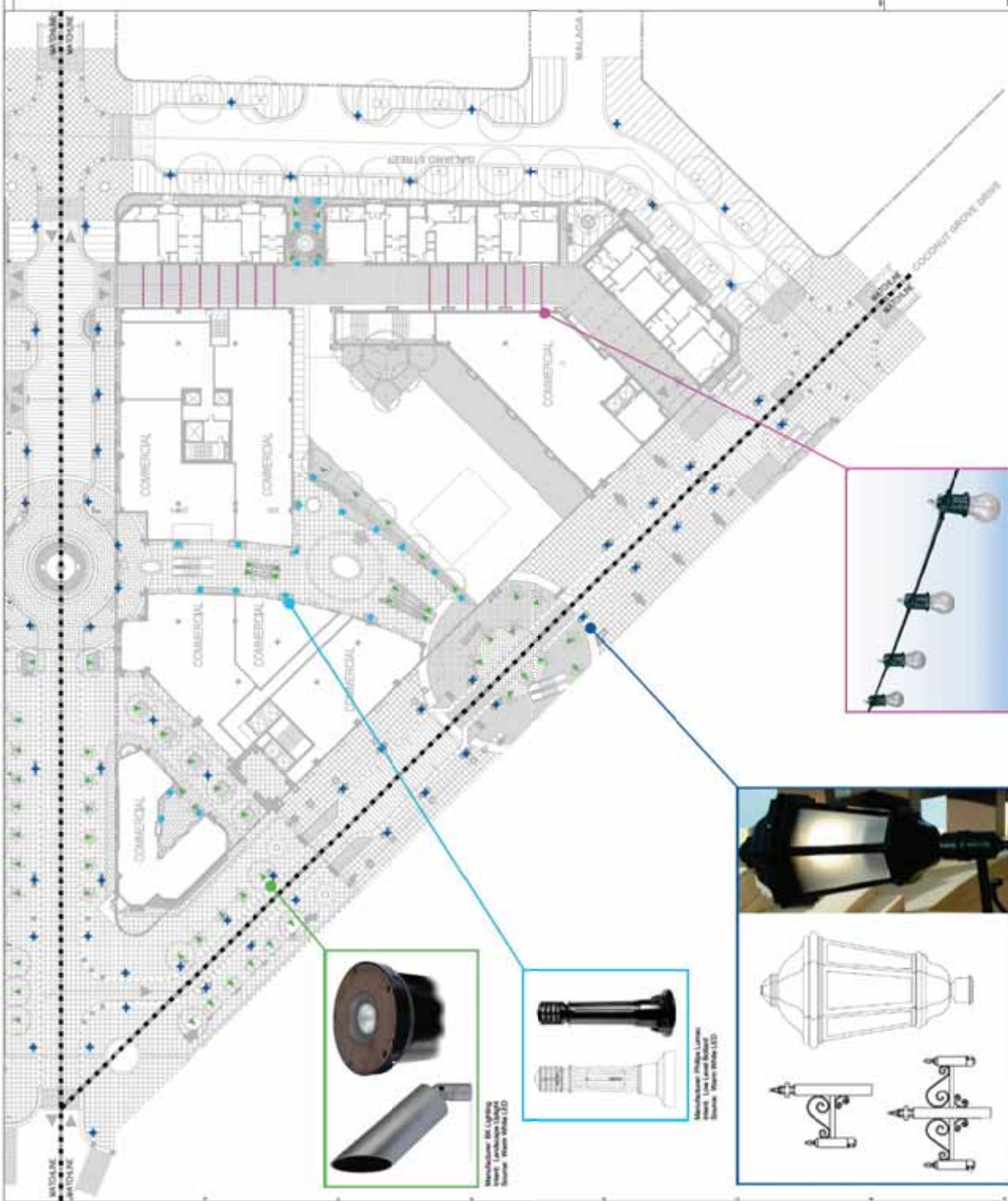
MEDITERRANEAN VILLAGE at Ponce Circle

SHEET NO. _____
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 PROJECT NAME _____
 PROJECT LOCATION _____
 PROJECT OWNER _____
 PROJECT ARCHITECT _____
 PROJECT ENGINEER _____
 PROJECT CONSULTANT _____
 PROJECT CONTRACTOR _____
 PROJECT SUBMITTER _____
 PROJECT REVIEWER _____
 PROJECT APPROVER _____
 PROJECT SIGNATURE _____
 PROJECT DATE _____

CENTRAL PARCEL
 LIGHTING
 PLAN
 LD-202



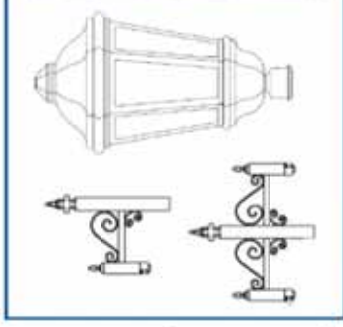
NOT FOR CONSTRUCTION



Mediterranean Modern Light
 Material: Aluminum
 Finish: Matte Black
 Height: 10'



Mediterranean Modern Light
 Material: Aluminum
 Finish: Matte Black
 Height: 10'



Mediterranean Modern Light
 Material: Aluminum
 Finish: Matte Black
 Height: 10'

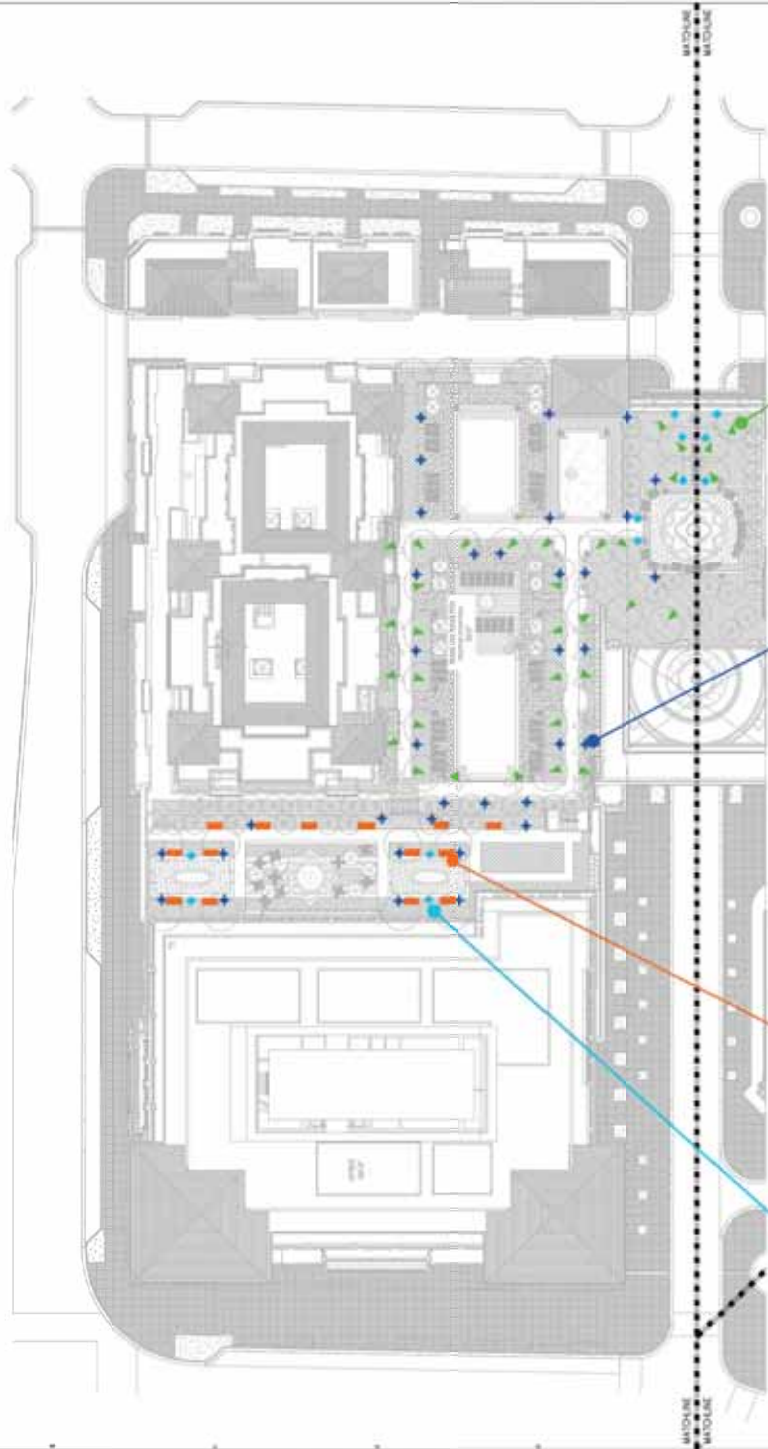
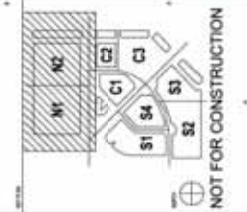


Mediterranean Modern Light
 Material: Aluminum
 Finish: Matte Black
 Height: 10'

MEDITERRANEAN VILLAGE at Ponce Circle

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NORTH PARCEL
 LIGHTING
 ROOF PLAN
 LD-301



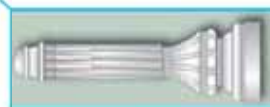
Manufacturer: BTL Lighting
 Model: L-Series
 Source: Warm White LED



Manufacturer: Progress Lighting
 Model: P-Series
 Source: Warm White LED



Manufacturer: Progress Lighting
 Model: P-Series
 Source: Warm White LED



Manufacturer: Progress Lighting
 Model: P-Series
 Source: Warm White LED

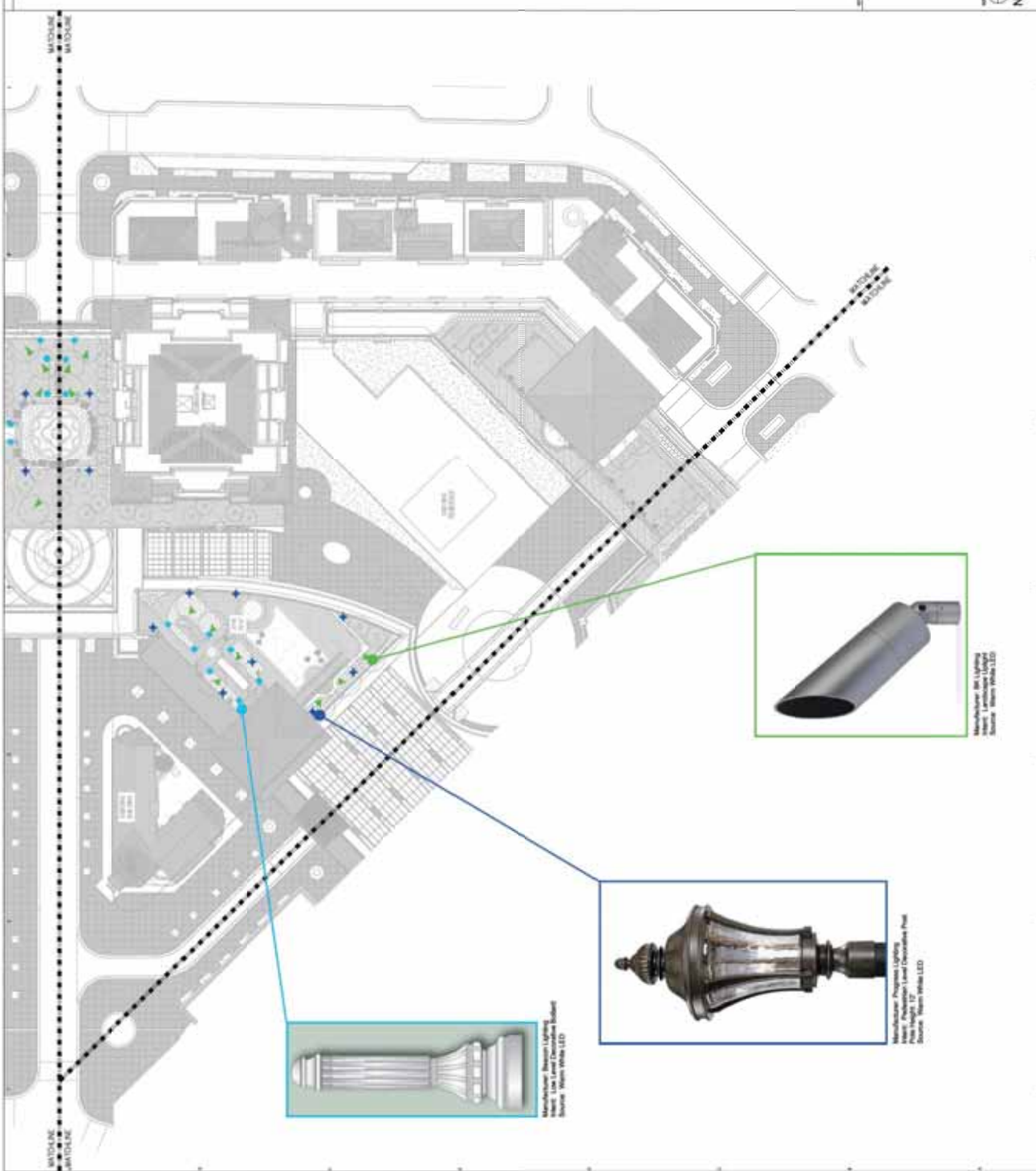
MEDITERRANEAN VILLAGE at Ponce Circle

SHEET NO. 101
 DATE 01/15/2019
 BY J. H.

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CENTRAL PARCEL
 LIGHTING
 ROOF PLAN
 LD-302

NOT FOR CONSTRUCTION





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Journal compilation © 2006 Blackwell Publishing Ltd

MEDITERRANEAN
VILLAGE at
Ponce Circle



Manufacturer: 3M Lighting
 Series: Landscape Lights
 Source: Warm White (100)



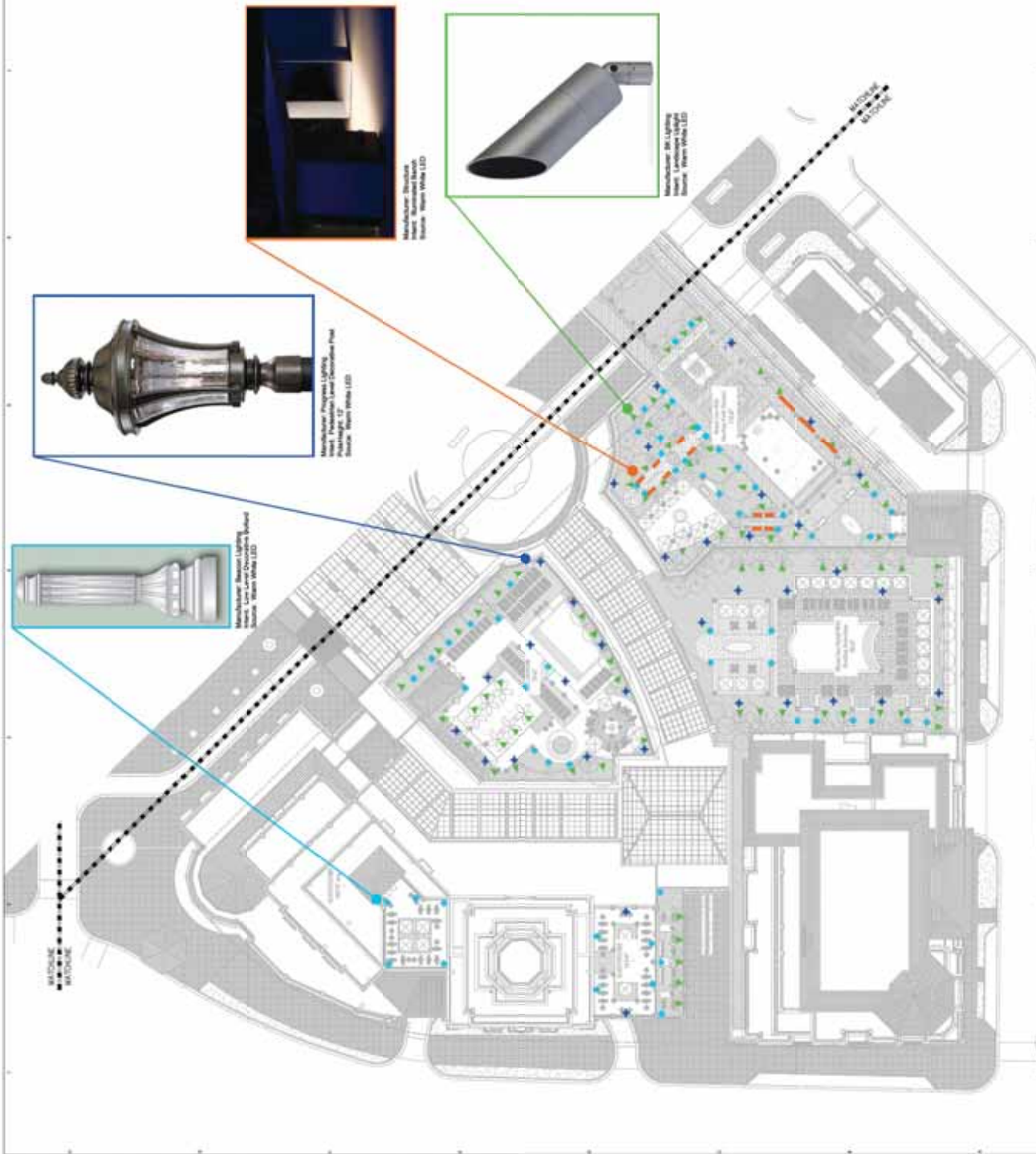
Manufacturer: Structura
Material: Anodized Aluminum
Source: Home Depot (CD)



Architecture Program Lighting
and Pedestrian Lamp Corporation Post
Office Box 20



Architecture: Beacon Lighting
 Interior: Live Local Decorative Objects
 Furniture: West Elm (2017)



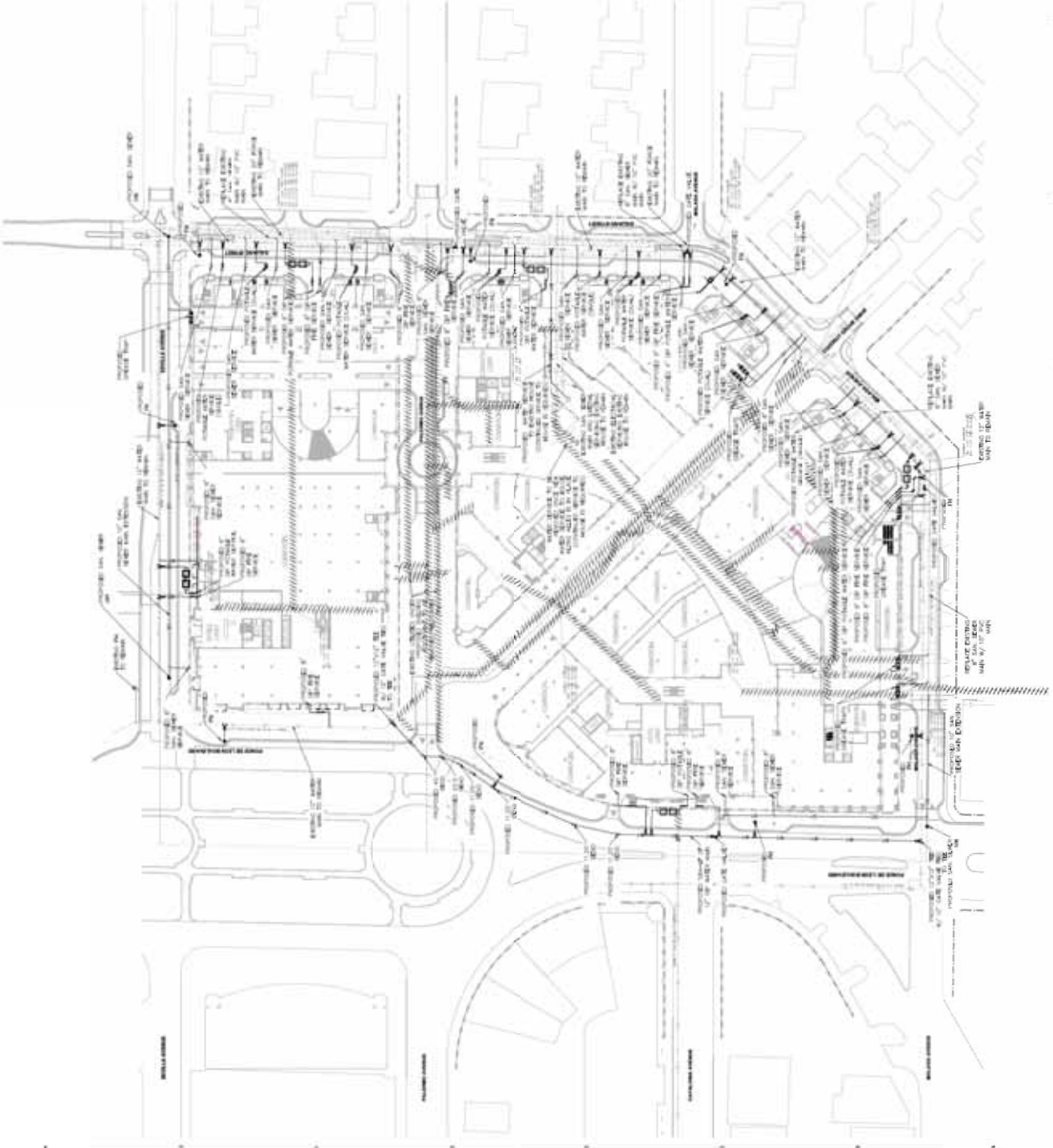


AGAVE FORKS

LANE

ARCHITECTS
1000 N. 10TH AVE., SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.LANEARCHITECTS.COM

MEDITERRANEAN VILLAGE at Ponce Circle



NOTES
1. THIS IS A PRELIMINARY DRAWING. SUBJECT TO
CHANGE. CONTRACTOR TO VERIFY ALL
DIMENSIONS, ELEVATIONS, AND
PLANS, AND TO MAKE COORDINATION WITH
ALL OTHERS. ALL DIMENSIONS ARE
UNLESS OTHERWISE NOTED.



NOT FOR CONSTRUCTION

EX-1

THIS DRAWING IS THE PROPERTY OF LANE ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LANE ARCHITECTS.



AGAVE PORCELL

LANE

ARCHITECTS
1000 10th Street, Suite 100
San Francisco, CA 94103
Tel: 415.774.1000
www.lane-architects.com

MEDITERRANEAN VILLAGE at Ponce Circle



LEGEND	
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
	10' x 10' x 10' concrete pad
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	10' x 10' x 10' concrete pad

NOTES
1. THIS IS A PRELIMINARY DRAWING SUBJECT TO CHANGE. CONSULTING ON EXISTING CONDITIONS AND FUTURE CONSTRUCTION WITH ALL NEIGHBORS IS REQUIRED.



NOT FOR CONSTRUCTION

EX-2

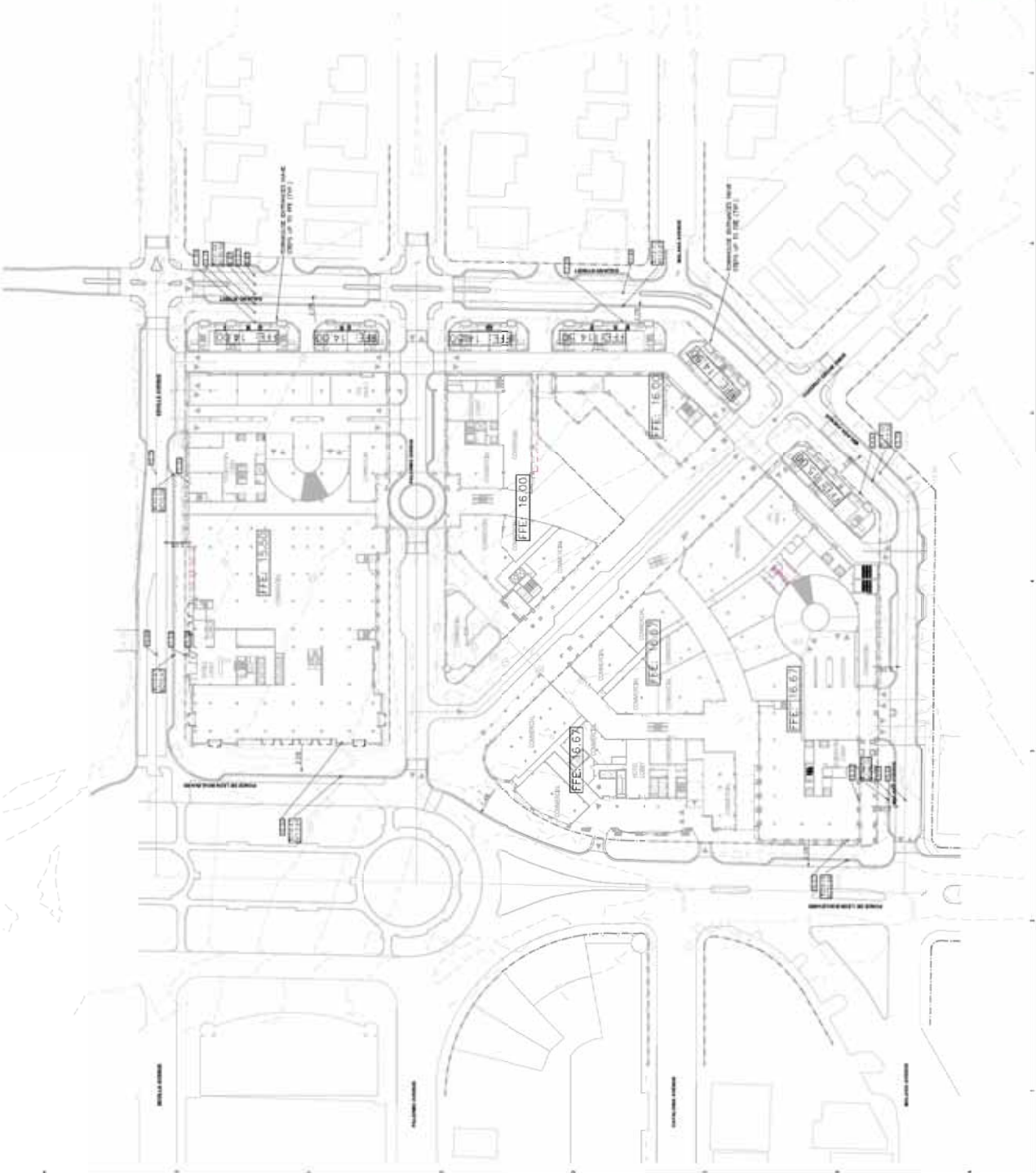


AGAVE FORKS

LANE

ARCHITECTS
1000 N. 10TH AVE., SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.LANEARCHITECTS.COM

MEDITERRANEAN VILLAGE at Ponce Circle



NOTES
1. THIS IS A PRELIMINARY GRADING SUBJECT TO
CHANGE. COORDINATE ON THE FIELD
WITH THE CITY OF DENVER AND
COORDINATION WITH CITY OF COLORED
FLOOD PLAIN MANAGER.



NOT FOR CONSTRUCTION

EX-3

NO.	DATE	DESCRIPTION
1	10/1/2011	ISSUED FOR PERMIT
2	10/1/2011	ISSUED FOR PERMIT
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**MEDITERRANEAN
VILLAGE at
Ponce Circle**

CELESTIAL

THE UNIVERSITY OF CHICAGO

RESEARCH DESIGN AND METHODS

FLOOR PLAN LEVEL
B2

A-100

MEMBER ASSOCIATION

NOTE:

- **FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY CITY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.**

ALL VEHICULAR RAMPS
NOT BEING PARKED ON
SHALL BE DESIGNED
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STANDARD OF A
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SLOPE. EACH RAMP
SHALL INCORPORATE A
TRANSITION RAMP AT
BOTH TOP AND BOTTOM
WITH A MAXIMUM SLOPE
OF 8%.

PIPING/CORROSION

1000

**RESIDENTIAL
TOWER 1 CORE**

—OFFICE CORE
—RESIDENTIAL
TOWER 2 CORE
—PROPERTY LINE

RESIDENTIAL
TOWER 2 COR

SEVILLA AVENUE

BELOW GRADE PARKING

BELOW GRADE
LOADING/SERVICE

PALERMO AVENUE

HOTEL BACK OF HOUSE-

CATALONIA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

COCONUT GROVE DRIVE

— SEVILLA AVENUE

PALERMO AVENUE

MALAGA AVENUE

GALIANO STREET-

QUESTIONS



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1

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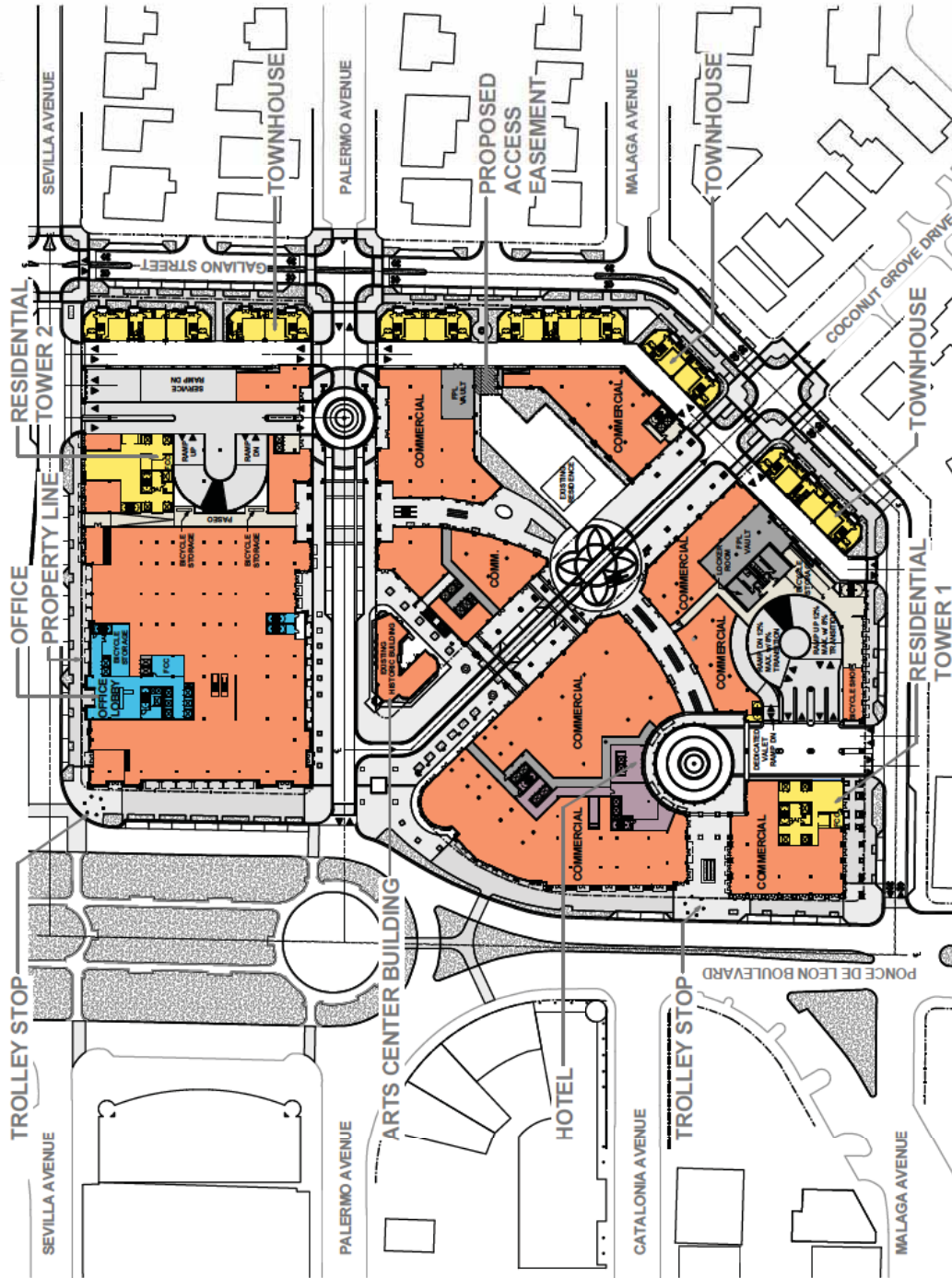
THE UNIVERSITY OF CHICAGO

RESEARCH DESIGN AND METHODS

FLOOR PLAN LEVEL
B2

A-100

MEMBER ASSOCIATION



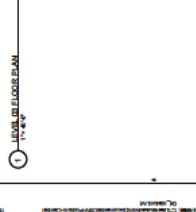
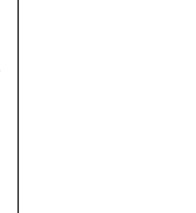
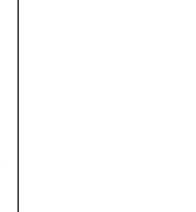
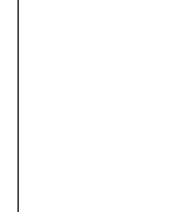
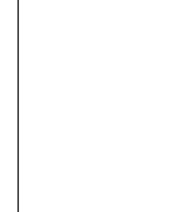
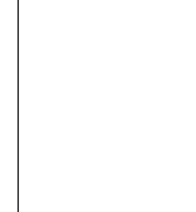
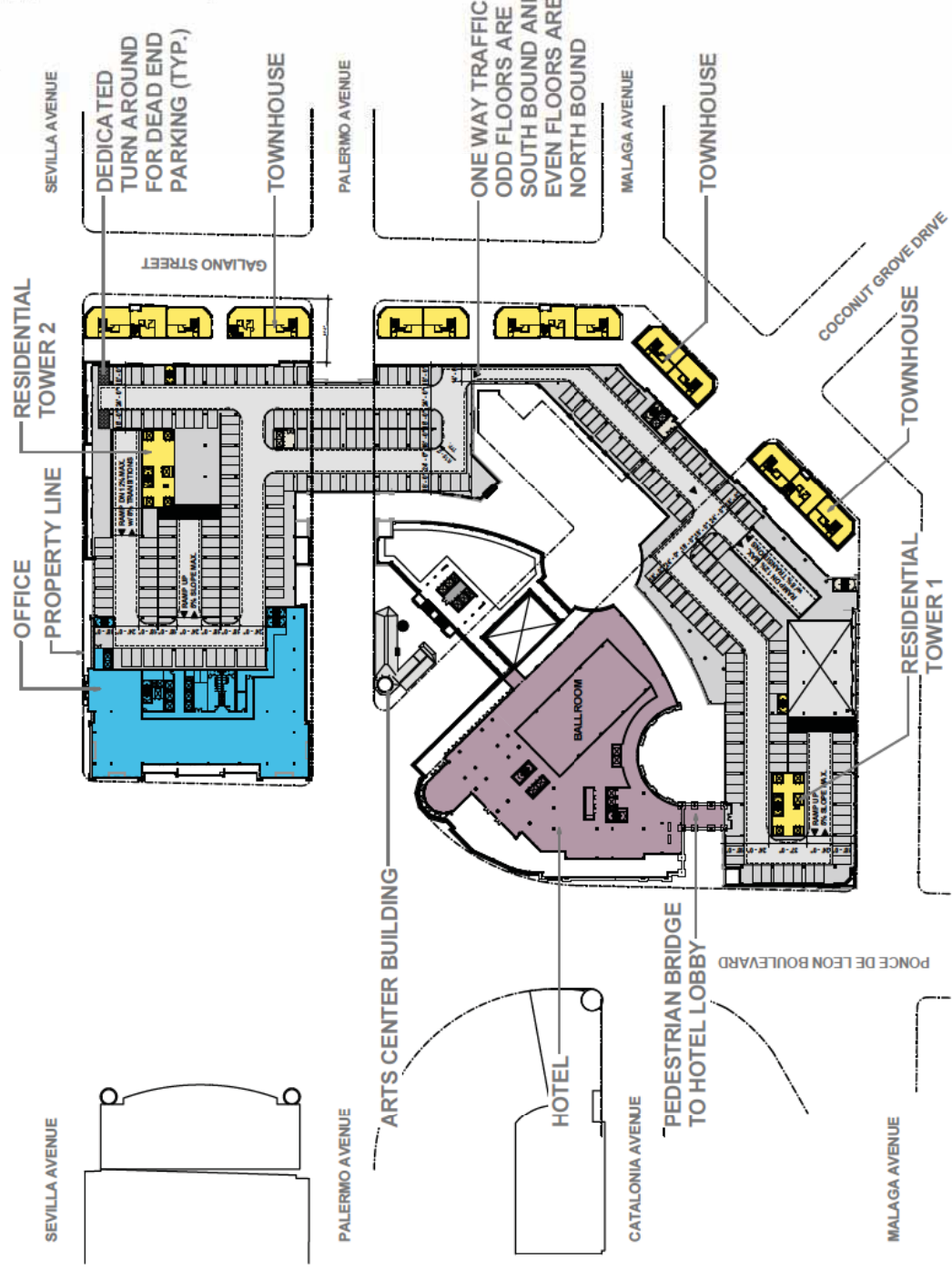
MEDITERRANEAN VILLAGE at Ponce Circle

DATE: 10/1/10
BY: J. L. HARRIS
CHECKED: J. L. HARRIS

NO.	REVISION	DATE
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NOTE: FINAL PARKING AND LOADING DESIGN TO BE REVIEWED BY CITY PARKING CONSULTANT FOR COMPLIANCE WITH ZONING AND BUILDING CODE REQUIREMENTS PRIOR TO APPLYING FOR A BUILDING PERMIT.

ALL VEHICULAR RAMP SHALL BE DESIGNED WITH THE INDUSTRY STANDARD OF A MAXIMUM OF 12% SLOPE EACH RAMP SHALL INCORPORATE A TRANSITION RAMP AT BOTH TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 8%.



NOTE:
* FINAL PARKING AND
LOADING DESIGN TO BE
REVIEWED BY CITY
PARKING CONSULTANT
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PRIOR TO APPLYING
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PERMIT.

- ALL VEHICULAR RAMPS NOT BEING PARKED ON SHALL BE DESIGNED WITH THE INDUSTRY STANDARD OF A MAXIMUM OF 12% SLOPE. EACH RAMP SHALL INCORPORATE A TRANSITION RAMP AT BOTH TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 8%.

**-ONE WAY TRAFFIC.
ODD FLOORS ARE
SOUTH BOUND AND
EVEN FLOORS ARE
NORTH BOUND**



MEDITERRANEAN VILLAGE at Ponce Circle

DATE: 11/11/11
BY: J. L. HARRIS
FOR: THE DEVELOPER

SCALE: 1/8" = 1'-0"

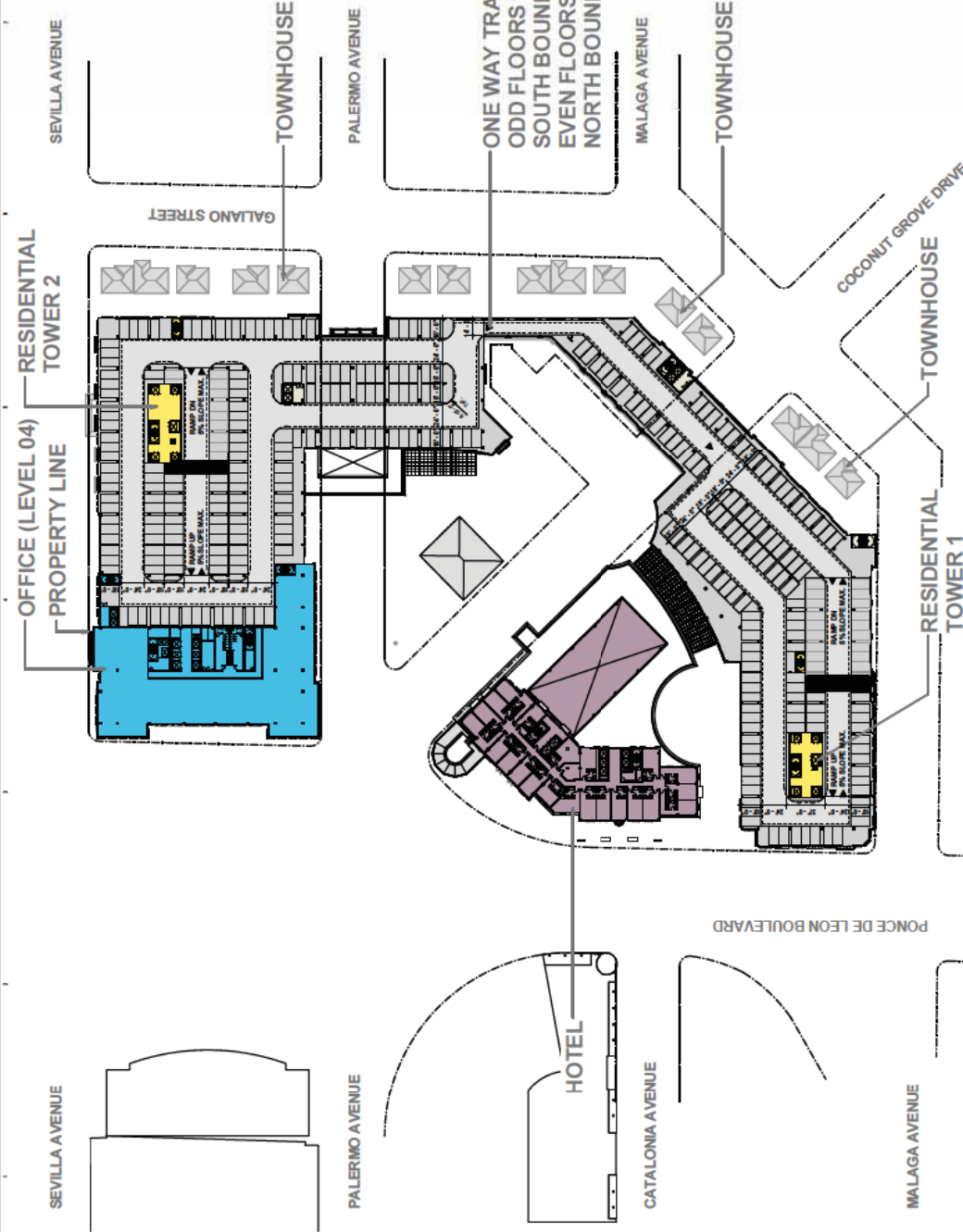
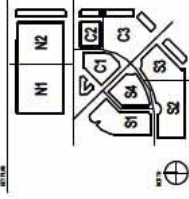
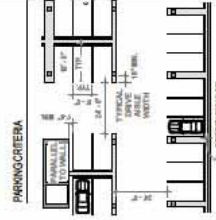
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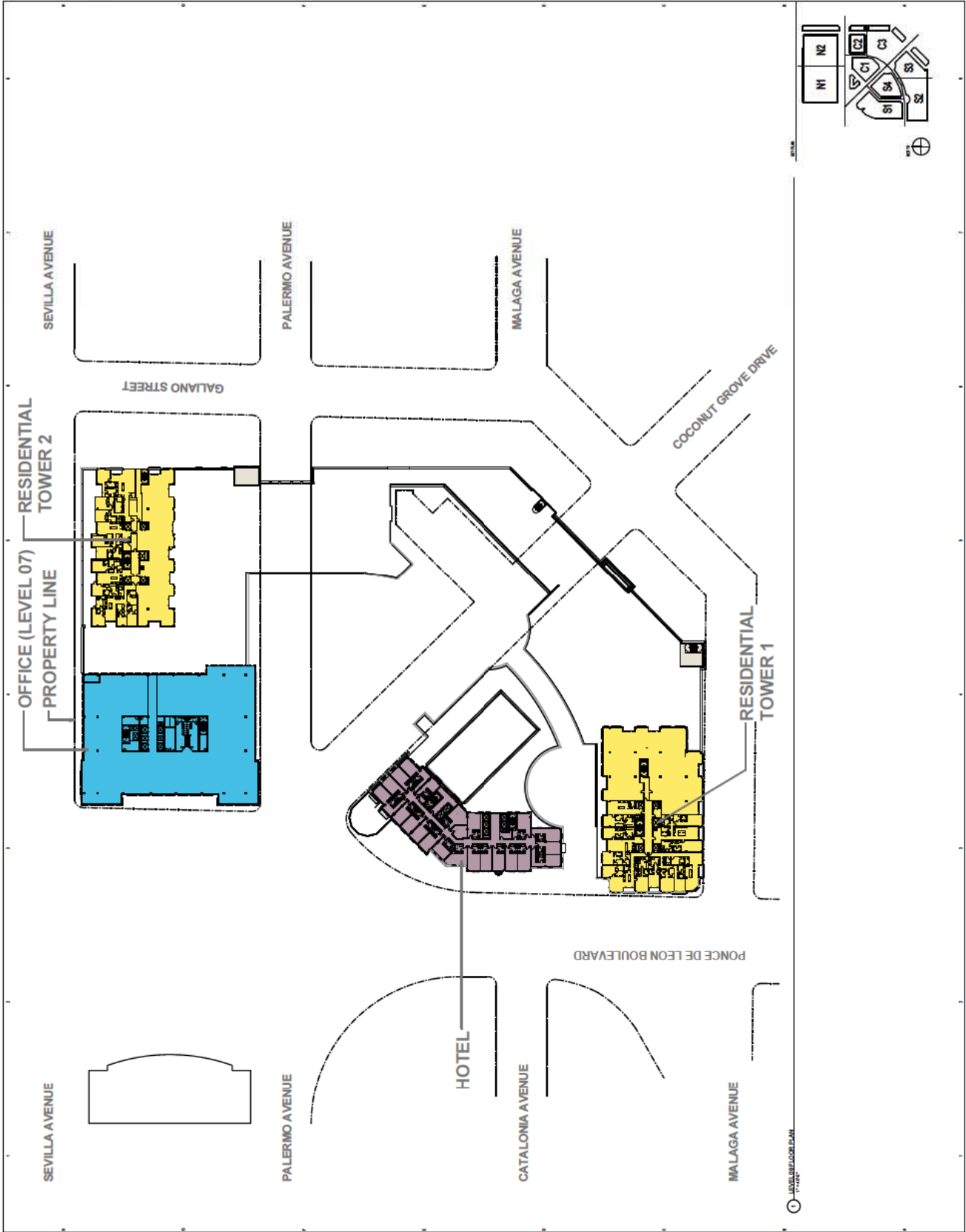
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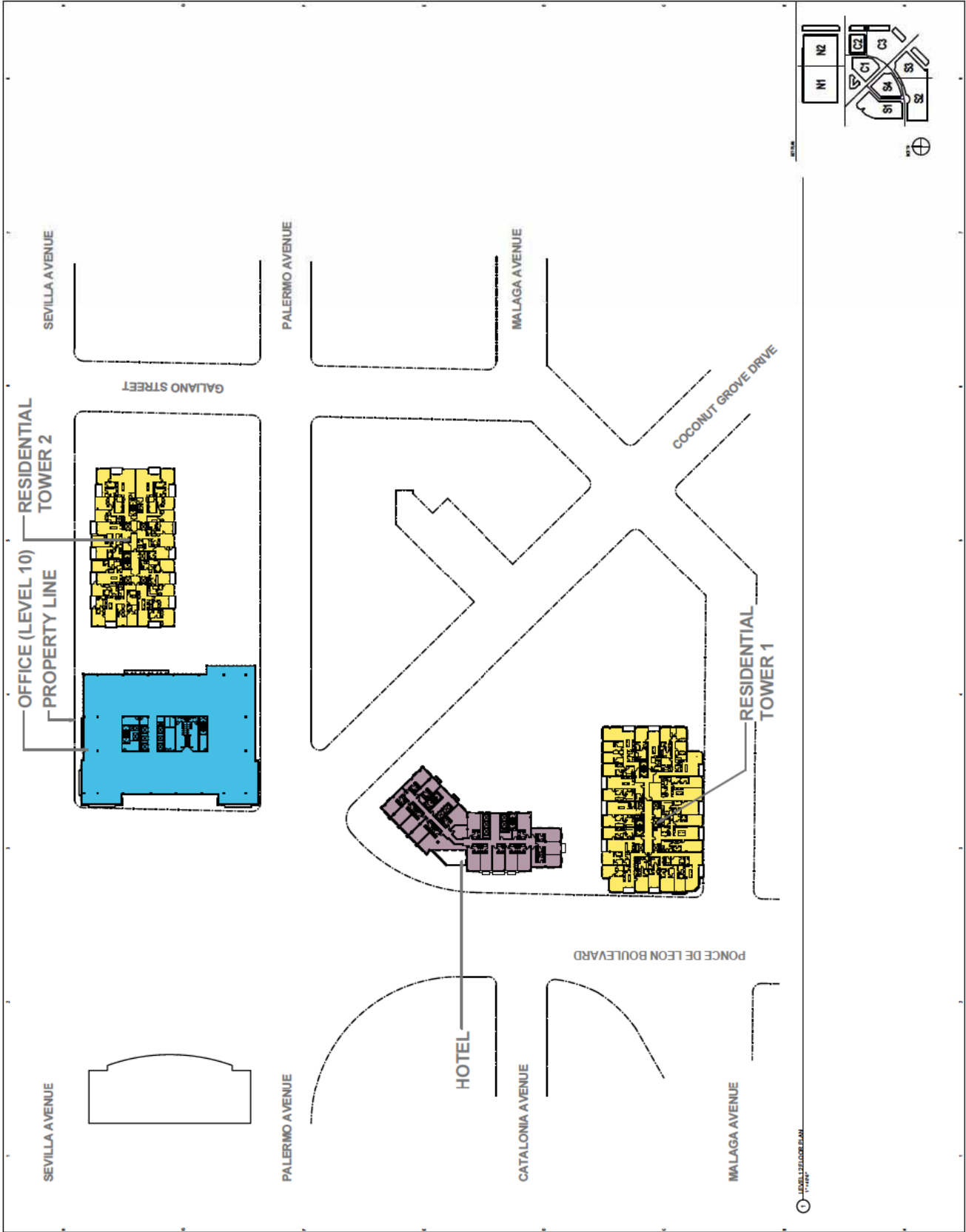
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ODD FLOORS ARE
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NORTH BOUND

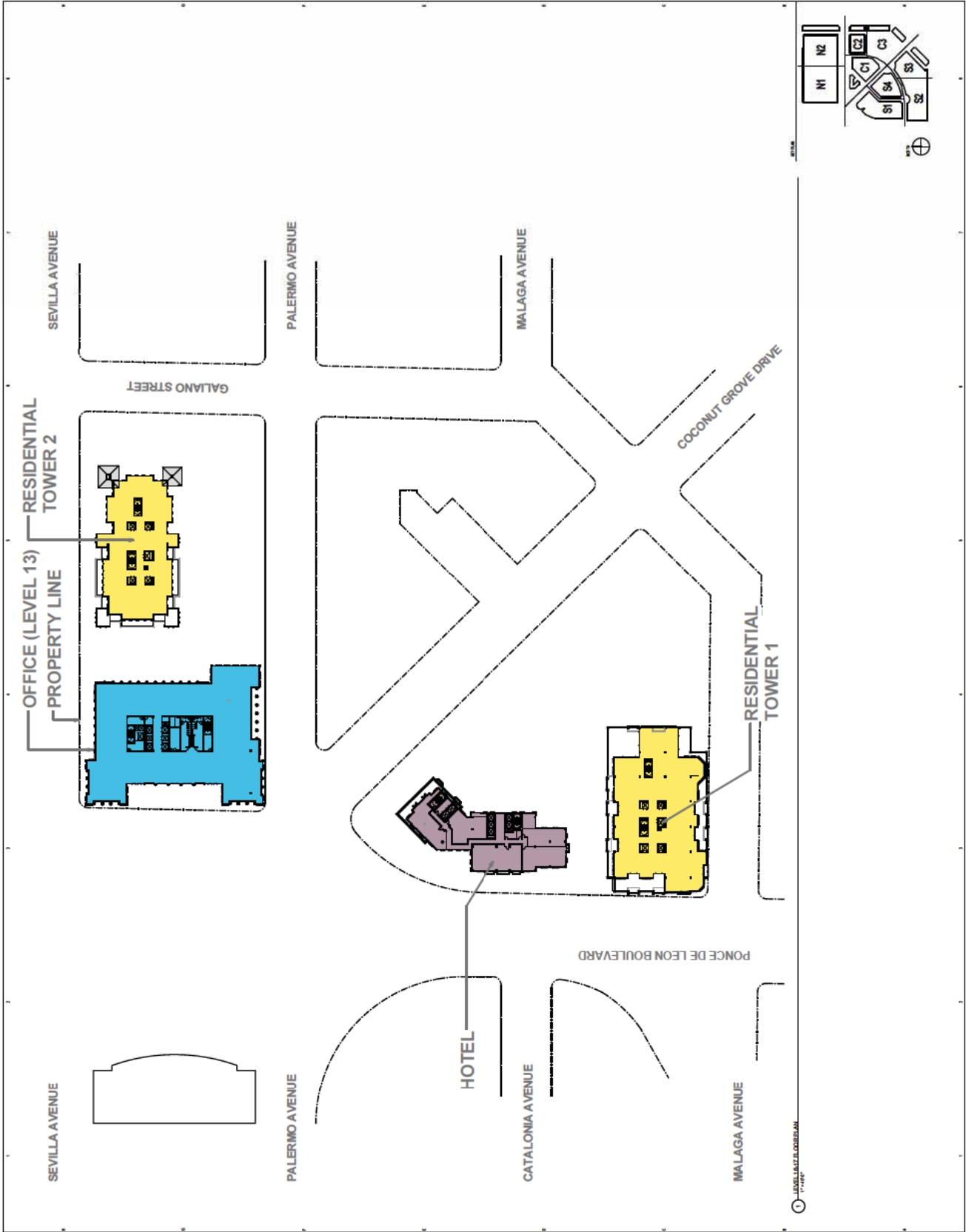


LEVEL 05 OF 05 PLAN

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Journal of Internal Medicine 247: 395–401







MEDITERRANEAN VILLAGE at Ponce Circle

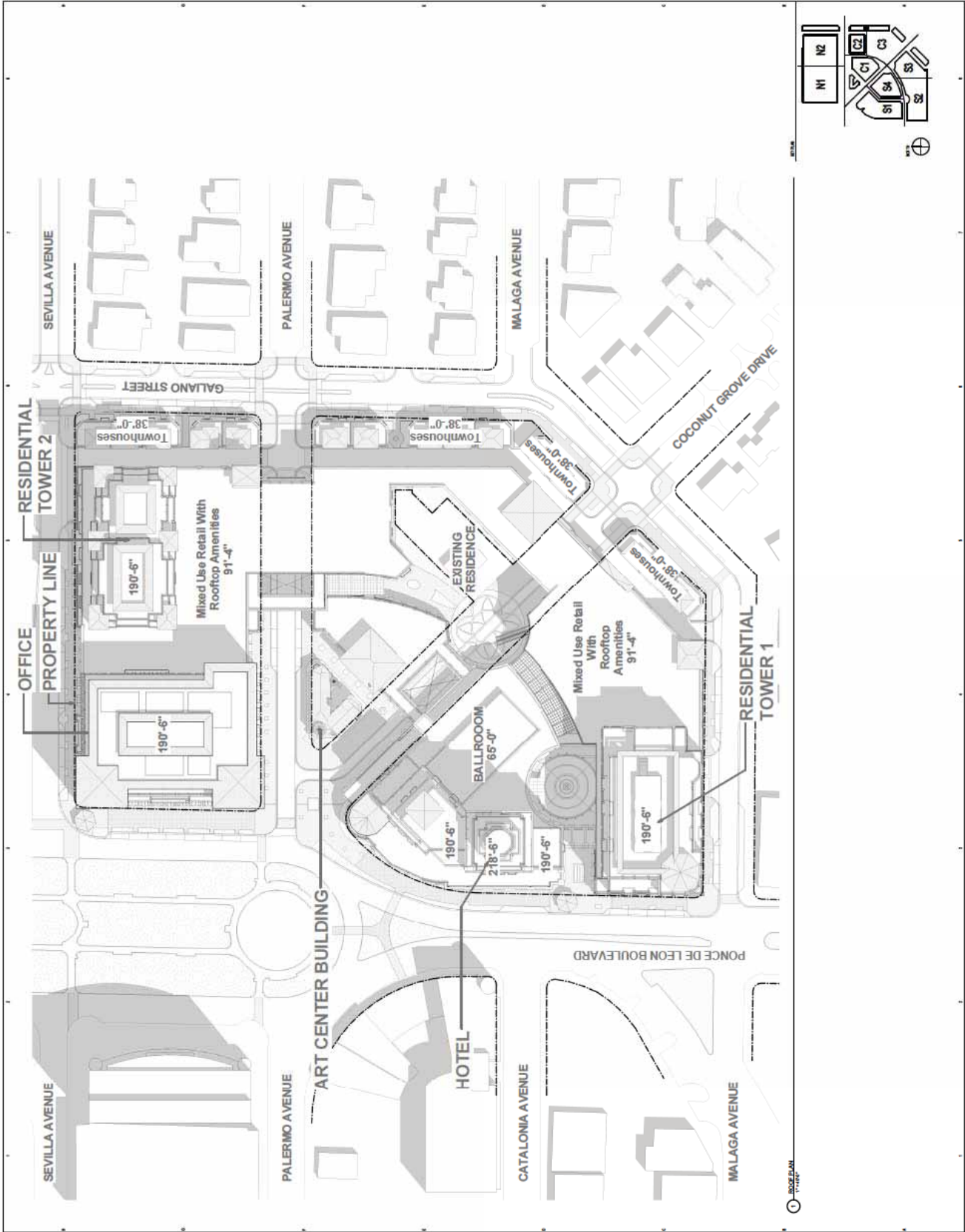
DATE: 10/15/14
 DRAWN BY: J. L. LEE
 CHECKED BY: J. L. LEE
 APPROVED BY: J. L. LEE

SCALE: 1" = 10'-0"

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ROOF PLAN

A-121



MEDITERRANEAN VILLAGE at Ponce Circle

CLIENT
ANN ARBOR CITY
1000 AVENUE OF THE ARTS
ANN ARBOR, MI 48106

NO.	DATE	DESCRIPTION
1	01/15/14	ISSUED FOR PERMITTING
2	02/10/14	REVISED FOR COMMENTS
3	03/10/14	REVISED FOR COMMENTS
4	04/10/14	REVISED FOR COMMENTS
5	05/10/14	REVISED FOR COMMENTS
6	06/10/14	REVISED FOR COMMENTS
7	07/10/14	REVISED FOR COMMENTS
8	08/10/14	REVISED FOR COMMENTS
9	09/10/14	REVISED FOR COMMENTS
10	10/10/14	REVISED FOR COMMENTS
11	11/10/14	REVISED FOR COMMENTS
12	12/10/14	REVISED FOR COMMENTS
13	01/10/15	REVISED FOR COMMENTS
14	02/10/15	REVISED FOR COMMENTS
15	03/10/15	REVISED FOR COMMENTS
16	04/10/15	REVISED FOR COMMENTS
17	05/10/15	REVISED FOR COMMENTS
18	06/10/15	REVISED FOR COMMENTS
19	07/10/15	REVISED FOR COMMENTS
20	08/10/15	REVISED FOR COMMENTS
21	09/10/15	REVISED FOR COMMENTS
22	10/10/15	REVISED FOR COMMENTS
23	11/10/15	REVISED FOR COMMENTS
24	12/10/15	REVISED FOR COMMENTS
25	01/10/16	REVISED FOR COMMENTS
26	02/10/16	REVISED FOR COMMENTS
27	03/10/16	REVISED FOR COMMENTS
28	04/10/16	REVISED FOR COMMENTS
29	05/10/16	REVISED FOR COMMENTS
30	06/10/16	REVISED FOR COMMENTS
31	07/10/16	REVISED FOR COMMENTS
32	08/10/16	REVISED FOR COMMENTS
33	09/10/16	REVISED FOR COMMENTS
34	10/10/16	REVISED FOR COMMENTS
35	11/10/16	REVISED FOR COMMENTS
36	12/10/16	REVISED FOR COMMENTS
37	01/10/17	REVISED FOR COMMENTS
38	02/10/17	REVISED FOR COMMENTS
39	03/10/17	REVISED FOR COMMENTS
40	04/10/17	REVISED FOR COMMENTS
41	05/10/17	REVISED FOR COMMENTS
42	06/10/17	REVISED FOR COMMENTS
43	07/10/17	REVISED FOR COMMENTS
44	08/10/17	REVISED FOR COMMENTS
45	09/10/17	REVISED FOR COMMENTS
46	10/10/17	REVISED FOR COMMENTS
47	11/10/17	REVISED FOR COMMENTS
48	12/10/17	REVISED FOR COMMENTS
49	01/10/18	REVISED FOR COMMENTS
50	02/10/18	REVISED FOR COMMENTS
51	03/10/18	REVISED FOR COMMENTS
52	04/10/18	REVISED FOR COMMENTS
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55	07/10/18	REVISED FOR COMMENTS
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57	09/10/18	REVISED FOR COMMENTS
58	10/10/18	REVISED FOR COMMENTS
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60	12/10/18	REVISED FOR COMMENTS
61	01/10/19	REVISED FOR COMMENTS
62	02/10/19	REVISED FOR COMMENTS
63	03/10/19	REVISED FOR COMMENTS
64	04/10/19	REVISED FOR COMMENTS
65	05/10/19	REVISED FOR COMMENTS
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69	09/10/19	REVISED FOR COMMENTS
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71	11/10/19	REVISED FOR COMMENTS
72	12/10/19	REVISED FOR COMMENTS
73	01/10/20	REVISED FOR COMMENTS
74	02/10/20	REVISED FOR COMMENTS
75	03/10/20	REVISED FOR COMMENTS
76	04/10/20	REVISED FOR COMMENTS
77	05/10/20	REVISED FOR COMMENTS
78	06/10/20	REVISED FOR COMMENTS
79	07/10/20	REVISED FOR COMMENTS
80	08/10/20	REVISED FOR COMMENTS
81	09/10/20	REVISED FOR COMMENTS
82	10/10/20	REVISED FOR COMMENTS
83	11/10/20	REVISED FOR COMMENTS
84	12/10/20	REVISED FOR COMMENTS
85	01/10/21	REVISED FOR COMMENTS
86	02/10/21	REVISED FOR COMMENTS
87	03/10/21	REVISED FOR COMMENTS
88	04/10/21	REVISED FOR COMMENTS
89	05/10/21	REVISED FOR COMMENTS
90	06/10/21	REVISED FOR COMMENTS
91	07/10/21	REVISED FOR COMMENTS
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94	10/10/21	REVISED FOR COMMENTS
95	11/10/21	REVISED FOR COMMENTS
96	12/10/21	REVISED FOR COMMENTS
97	01/10/22	REVISED FOR COMMENTS
98	02/10/22	REVISED FOR COMMENTS
99	03/10/22	REVISED FOR COMMENTS
100	04/10/22	REVISED FOR COMMENTS



DATE: 01/15/14
TITLE: ILLUSTRATIVE SITE PLAN
PROJECT: MEDITERRANEAN VILLAGE at Ponce Circle

NUMBER: A-122
SCALE: 1" = 100'



1" = 100'

MALAGA AVENUE

TROLLEY STOP

HOTEL

ARTS CENTER BUILDING

PALERMO AVENUE

CROSSWALK

TBD BY CITY

PARK DESIGN

FLUSH WITH

STREET TREES ARE

DESIGNED TO HOUSE

PARKING STRUCTURE

BELOW TO BE

TROLLEY STOP

SEVILLA AVENUE

OFFICE

RESIDENTIAL TOWER 2

PASEO WILL INCORPORATE DECORATIVE LIGHTING, NATURAL MATERIALS AND 70% STOREFRONT ON COMMERCIAL USES

TOWNHOUSE

PALERMO AVENUE

PROPOSED ACCESS EASEMENT

MALAGA AVENUE

TOWNHOUSE

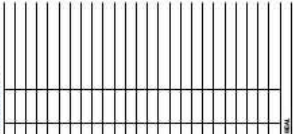
RESIDENTIAL TOWER 1

TOWNHOUSE

COCONUT GROVE DRIVE

PONCE DE LEON BOULEVARD

CATALONIA AVENUE



Architectural Building Elevations

MEDITERRANEAN VILLAGE at Ponce Circle

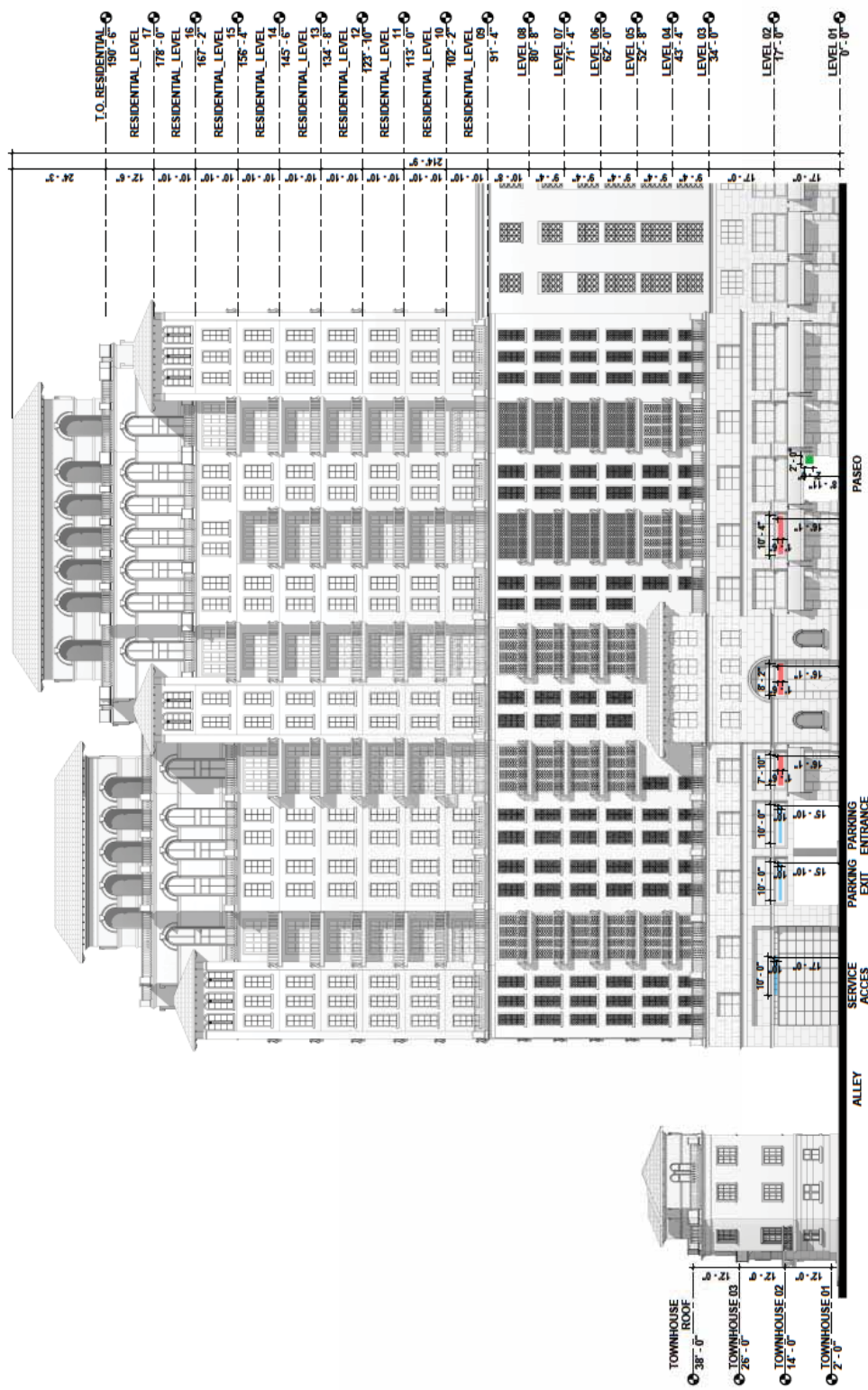
CLIENT
MEDIAN DEVELOPMENT LLC
10000 ARCADIS DRIVE
SUITE 1000
DALLAS, TEXAS 75243

NO. OF STORIES	18
NO. OF UNITS	180
NO. OF GARAGES	180
NO. OF PARKING SPACES	180
NO. OF BICYCLE SPACES	180
NO. OF STORAGE SPACES	180
NO. OF LOADING DOCKS	180
NO. OF SERVICE AREAS	180
NO. OF MECHANICAL AREAS	180
NO. OF ELECTRICAL AREAS	180
NO. OF PLUMBING AREAS	180
NO. OF HVAC AREAS	180
NO. OF FIRE PROTECTION AREAS	180
NO. OF SECURITY AREAS	180
NO. OF COMMUNITY AREAS	180
NO. OF OTHER AREAS	180

ENLARGED
EXTERIOR
ELEVATIONS

A-201.1

SYMBOL	DESCRIPTION
1	1.0. RESIDENTIAL
2	2.0. RESIDENTIAL
3	3.0. RESIDENTIAL
4	4.0. RESIDENTIAL
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98	98.0. RESIDENTIAL
99	99.0. RESIDENTIAL
100	100.0. RESIDENTIAL



LEVEL 01 0'-0"

LEVEL 02 17'-0"

LEVEL 03 34'-0"

LEVEL 04 51'-0"

LEVEL 05 68'-0"

LEVEL 06 85'-0"

LEVEL 07 102'-0"

LEVEL 08 119'-0"

LEVEL 09 136'-0"

LEVEL 10 153'-0"

LEVEL 11 170'-0"

LEVEL 12 187'-0"

LEVEL 13 204'-0"

LEVEL 14 221'-0"

LEVEL 15 238'-0"

LEVEL 16 255'-0"

LEVEL 17 272'-0"

LEVEL 18 289'-0"

LEVEL 19 306'-0"

LEVEL 20 323'-0"

LEVEL 21 340'-0"

LEVEL 22 357'-0"

LEVEL 23 374'-0"

LEVEL 24 391'-0"

LEVEL 25 408'-0"

LEVEL 26 425'-0"

LEVEL 27 442'-0"

LEVEL 28 459'-0"

LEVEL 29 476'-0"

LEVEL 30 493'-0"

LEVEL 31 510'-0"

LEVEL 32 527'-0"

LEVEL 33 544'-0"

LEVEL 34 561'-0"

LEVEL 35 578'-0"

LEVEL 36 595'-0"

LEVEL 37 612'-0"

LEVEL 38 629'-0"

LEVEL 39 646'-0"

LEVEL 40 663'-0"

LEVEL 41 680'-0"

LEVEL 42 697'-0"

LEVEL 43 714'-0"

LEVEL 44 731'-0"

LEVEL 45 748'-0"

LEVEL 46 765'-0"

LEVEL 47 782'-0"

LEVEL 48 799'-0"

LEVEL 49 816'-0"

LEVEL 50 833'-0"

LEVEL 51 850'-0"

LEVEL 52 867'-0"

LEVEL 53 884'-0"

LEVEL 54 901'-0"

LEVEL 55 918'-0"

LEVEL 56 935'-0"

LEVEL 57 952'-0"

LEVEL 58 969'-0"

LEVEL 59 986'-0"

LEVEL 60 1003'-0"

LEVEL 61 1020'-0"

LEVEL 62 1037'-0"

LEVEL 63 1054'-0"

LEVEL 64 1071'-0"

LEVEL 65 1088'-0"

LEVEL 66 1105'-0"

LEVEL 67 1122'-0"

LEVEL 68 1139'-0"

LEVEL 69 1156'-0"

LEVEL 70 1173'-0"

LEVEL 71 1190'-0"

LEVEL 72 1207'-0"

LEVEL 73 1224'-0"

LEVEL 74 1241'-0"

LEVEL 75 1258'-0"

LEVEL 76 1275'-0"

LEVEL 77 1292'-0"

LEVEL 78 1309'-0"

LEVEL 79 1326'-0"

LEVEL 80 1343'-0"

LEVEL 81 1360'-0"

LEVEL 82 1377'-0"

LEVEL 83 1394'-0"

LEVEL 84 1411'-0"

LEVEL 85 1428'-0"

LEVEL 86 1445'-0"

LEVEL 87 1462'-0"

LEVEL 88 1479'-0"

LEVEL 89 1496'-0"

LEVEL 90 1513'-0"

LEVEL 91 1530'-0"

LEVEL 92 1547'-0"

LEVEL 93 1564'-0"

LEVEL 94 1581'-0"

LEVEL 95 1598'-0"

LEVEL 96 1615'-0"

LEVEL 97 1632'-0"

LEVEL 98 1649'-0"

LEVEL 99 1666'-0"

LEVEL 100 1683'-0"

LEVEL 101 1700'-0"

LEVEL 102 1717'-0"

LEVEL 103 1734'-0"

LEVEL 104 1751'-0"

LEVEL 105 1768'-0"

LEVEL 106 1785'-0"

LEVEL 107 1802'-0"

LEVEL 108 1819'-0"

LEVEL 109 1836'-0"

LEVEL 110 1853'-0"

LEVEL 111 1870'-0"

LEVEL 112 1887'-0"

LEVEL 113 1904'-0"

LEVEL 114 1921'-0"

LEVEL 115 1938'-0"

LEVEL 116 1955'-0"

LEVEL 117 1972'-0"

LEVEL 118 1989'-0"

LEVEL 119 2006'-0"

LEVEL 120 2023'-0"

LEVEL 121 2040'-0"

LEVEL 122 2057'-0"

LEVEL 123 2074'-0"

LEVEL 124 2091'-0"

LEVEL 125 2108'-0"

LEVEL 126 2125'-0"

LEVEL 127 2142'-0"

LEVEL 128 2159'-0"

LEVEL 129 2176'-0"

LEVEL 130 2193'-0"

LEVEL 131 2210'-0"

LEVEL 132 2227'-0"

LEVEL 133 2244'-0"

LEVEL 134 2261'-0"

LEVEL 135 2278'-0"

LEVEL 136 2295'-0"

LEVEL 137 2312'-0"

LEVEL 138 2329'-0"

LEVEL 139 2346'-0"

LEVEL 140 2363'-0"

LEVEL 141 2380'-0"

LEVEL 142 2397'-0"

LEVEL 143 2414'-0"

LEVEL 144 2431'-0"

LEVEL 145 2448'-0"

LEVEL 146 2465'-0"

LEVEL 147 2482'-0"

LEVEL 148 2499'-0"

LEVEL 149 2516'-0"

LEVEL 150 2533'-0"

LEVEL 151 2550'-0"

LEVEL 152 2567'-0"

LEVEL 153 2584'-0"

LEVEL 154 2601'-0"

LEVEL 155 2618'-0"

LEVEL 156 2635'-0"

LEVEL 157 2652'-0"

LEVEL 158 2669'-0"

LEVEL 159 2686'-0"

LEVEL 160 2703'-0"

LEVEL 161 2720'-0"

LEVEL 162 2737'-0"

LEVEL 163 2754'-0"

LEVEL 164 2771'-0"

LEVEL 165 2788'-0"

LEVEL 166 2805'-0"

LEVEL 167 2822'-0"

LEVEL 168 2839'-0"

LEVEL 169 2856'-0"

LEVEL 170 2873'-0"

LEVEL 171 2890'-0"

LEVEL 172 2907'-0"

LEVEL 173 2924'-0"

LEVEL 174 2941'-0"

LEVEL 175 2958'-0"

LEVEL 176 2975'-0"

LEVEL 177 2992'-0"

LEVEL 178 3009'-0"

LEVEL 179 3026'-0"

LEVEL 180 3043'-0"

LEVEL 181 3060'-0"

LEVEL 182 3077'-0"

LEVEL 183 3094'-0"

LEVEL 184 3111'-0"

LEVEL 185 3128'-0"

LEVEL 186 3145'-0"

LEVEL 187 3162'-0"

LEVEL 188 3179'-0"

LEVEL 189 3196'-0"

LEVEL 190 3213'-0"

LEVEL 191 3230'-0"

LEVEL 192 3247'-0"

LEVEL 193 3264'-0"

LEVEL 194 3281'-0"

LEVEL 195 3298'-0"

LEVEL 196 3315'-0"

LEVEL 197 3332'-0"

LEVEL 198 3349'-0"

LEVEL 199 3366'-0"

LEVEL 200 3383'-0"

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MEDITERRANEAN VILLAGE
at Ponce Circle

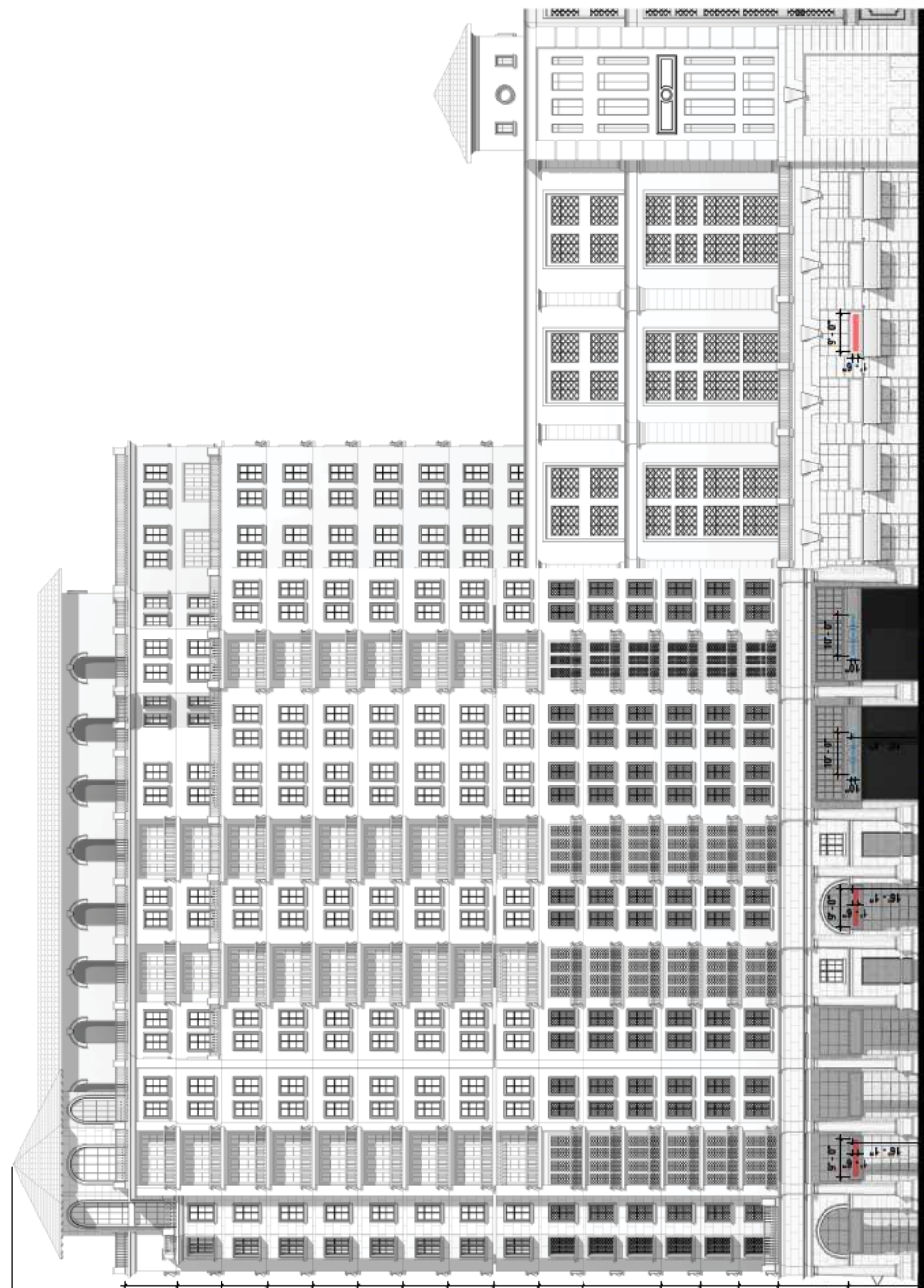
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DATE: 08/20/2018

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ENLARGED
EXTERIOR
ELEVATIONS
A-201.3

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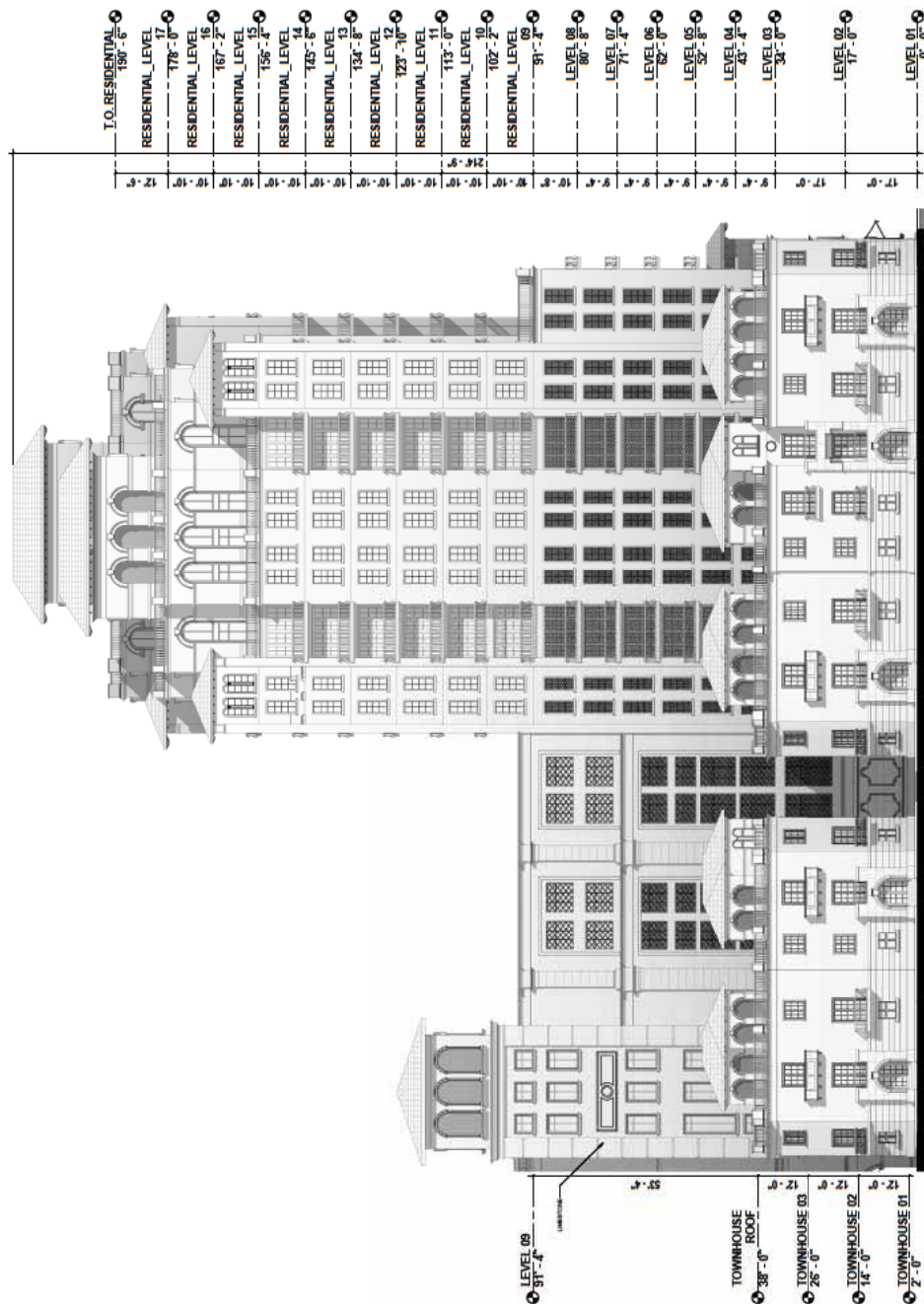
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- 178'-0"
- RESIDENTIAL_LEVEL_16
- 167'-2"
- RESIDENTIAL_LEVEL_15
- 155'-4"
- RESIDENTIAL_LEVEL_14
- 145'-6"
- RESIDENTIAL_LEVEL_13
- 134'-8"
- RESIDENTIAL_LEVEL_12
- 123'-10"
- RESIDENTIAL_LEVEL_11
- 113'-0"
- RESIDENTIAL_LEVEL_10
- 102'-2"
- RESIDENTIAL_LEVEL_09
- 91'-4"
- LEVEL_08
- 80'-8"
- LEVEL_07
- 71'-4"
- LEVEL_06
- 62'-0"
- LEVEL_05
- 52'-8"
- LEVEL_04
- 43'-4"
- LEVEL_03
- 34'-0"
- LEVEL_02
- 17'-0"
- LEVEL_01
- 0'-0"

PARKING
ENTRANCE

PARKING
EXIT

1.0. RESIDENTIAL_150'-6"

項目	数量	単位	価格	金額	備考
① 材料費	100	kg	100	10000	
② 労務費	100	人	100	10000	
③ 経費	100	円	100	10000	
④ 利益	100	円	100	10000	
⑤ 合計	400			40000	
⑥ 売上	100	kg	100	10000	
⑦ 粗利益	100	円	100	10000	
⑧ 経費	100	円	100	10000	
⑨ 利益	100	円	100	10000	
⑩ 合計	400			40000	



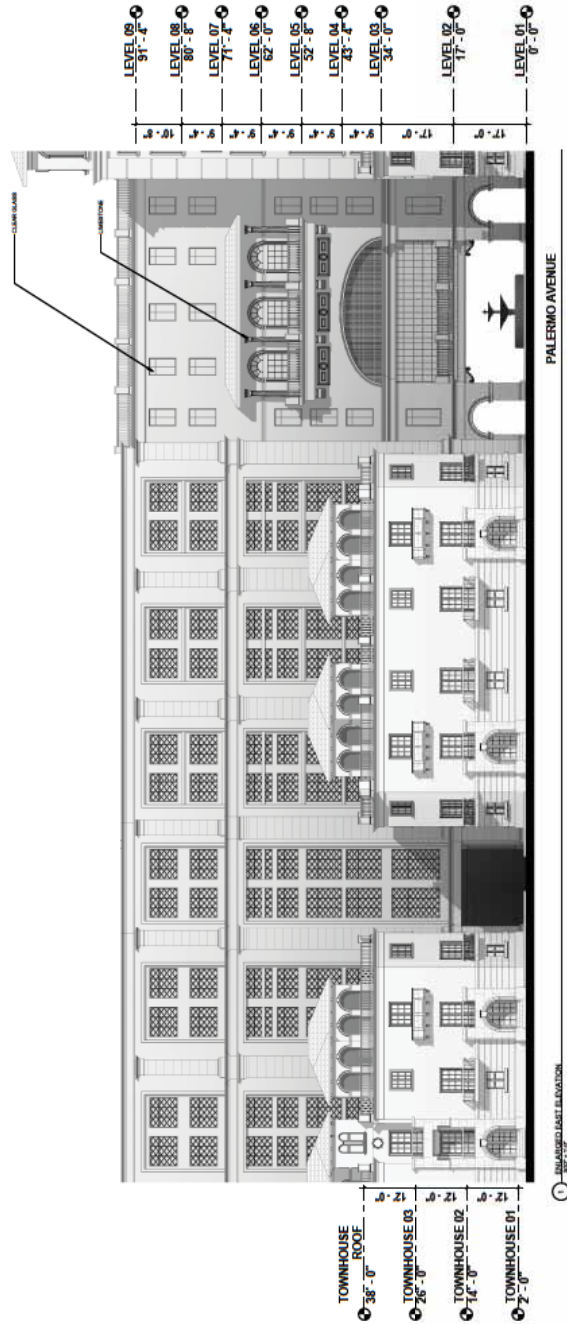
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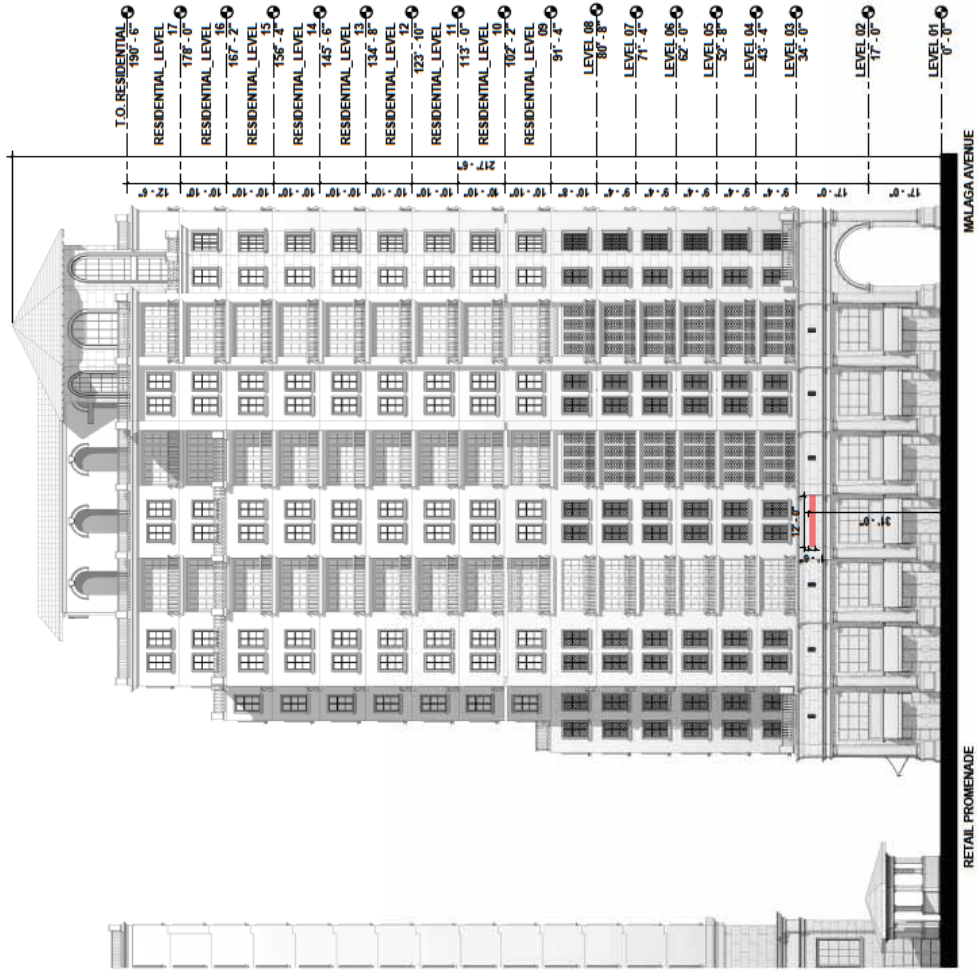
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1973-1974

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RETAIL PROMENADE

ENLARGED WEST ELEVATION

— **first a secret**

— **first a secret**

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MEDITERRANEAN VILLAGE at Ponce Circle

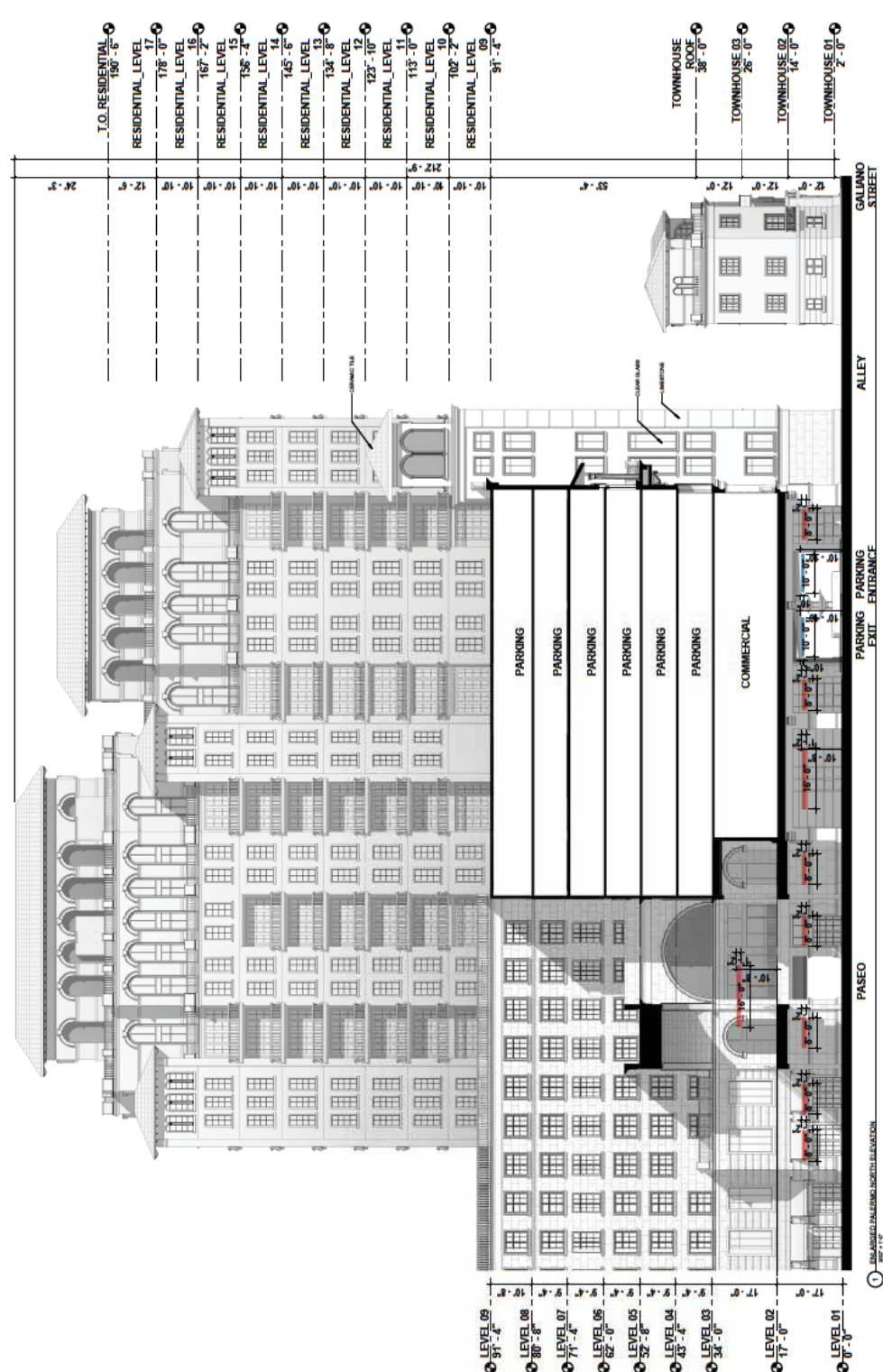
CLIENT
MEDICAL CENTER
10000 ARCADIS DRIVE
DALLAS, TEXAS 75243

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ENLARGED
EXTERIOR
ELEVATIONS
A-203.2

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/14/2018
2	REVISIONS	
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MEDITERRANEAN VILLAGE

at Ponce Circle

CLIENT

ATLANTA-OLYMPIC
 COMMITTEE
 1000 AVENUE OF THE ARTS
 SUITE 1000
 ATLANTA, GA 30303

NO. OF SHEETS	10
SHEET NO.	10
TITLE	SECTION
DATE	10/10/00
BY	10/10/00
CHECKED BY	10/10/00
DESIGNED BY	10/10/00
IN CHARGE	10/10/00
APPROVED	10/10/00
REVISIONS	
NO.	DESCRIPTION
1	10/10/00
2	10/10/00
3	10/10/00
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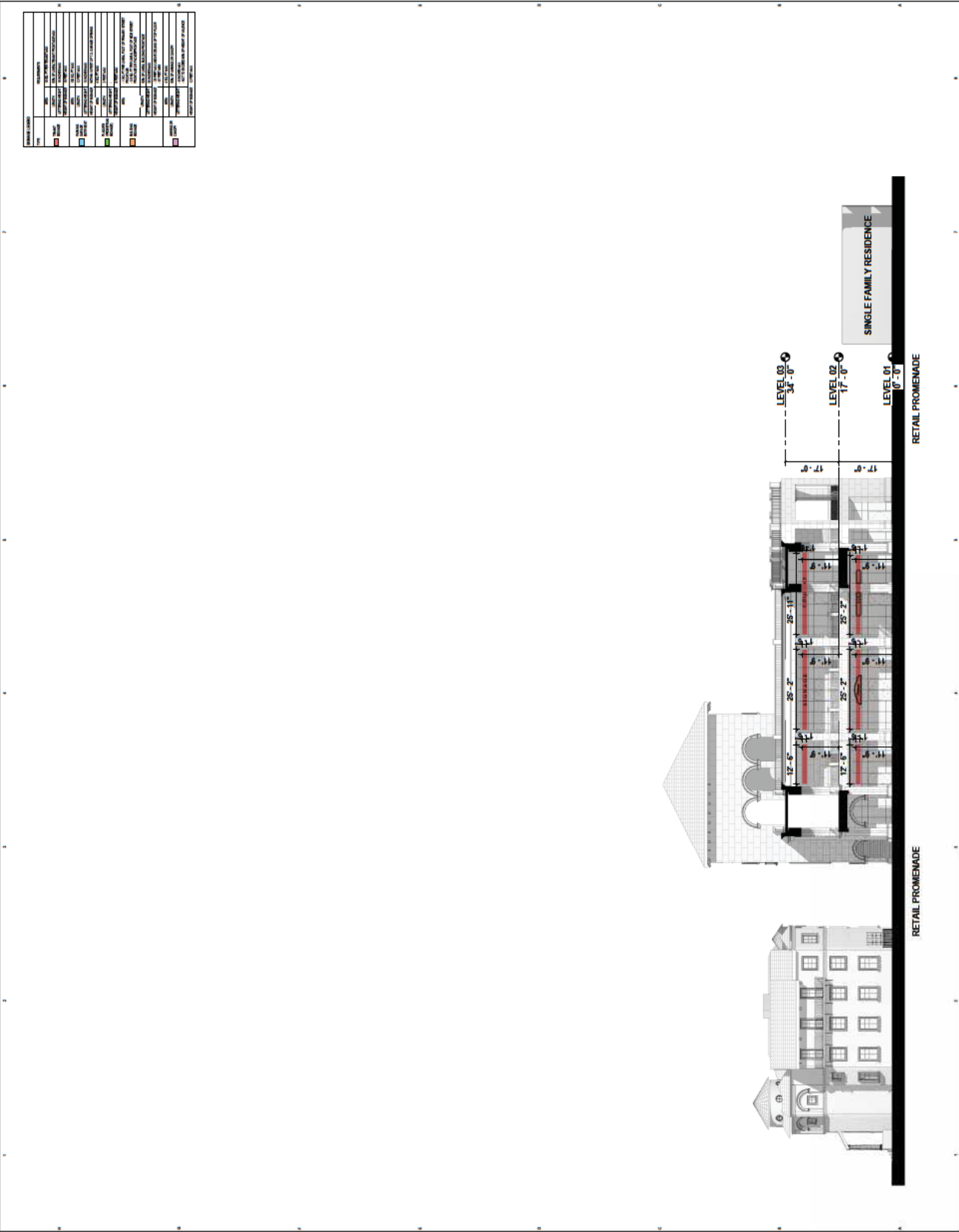


ENLARGED
EXTERIOR
ELEVATIONS

A-204.1

DATE

10/10/00



MEDITERRANEAN VILLAGE

at Ponce Circle

CLIENT
 MEDIANE REAL ESTATE
 10000 ARCADIS DRIVE, SUITE 100
 DALLAS, TEXAS 75243

NO. 01	NO. 02	NO. 03	NO. 04	NO. 05	NO. 06	NO. 07	NO. 08	NO. 09	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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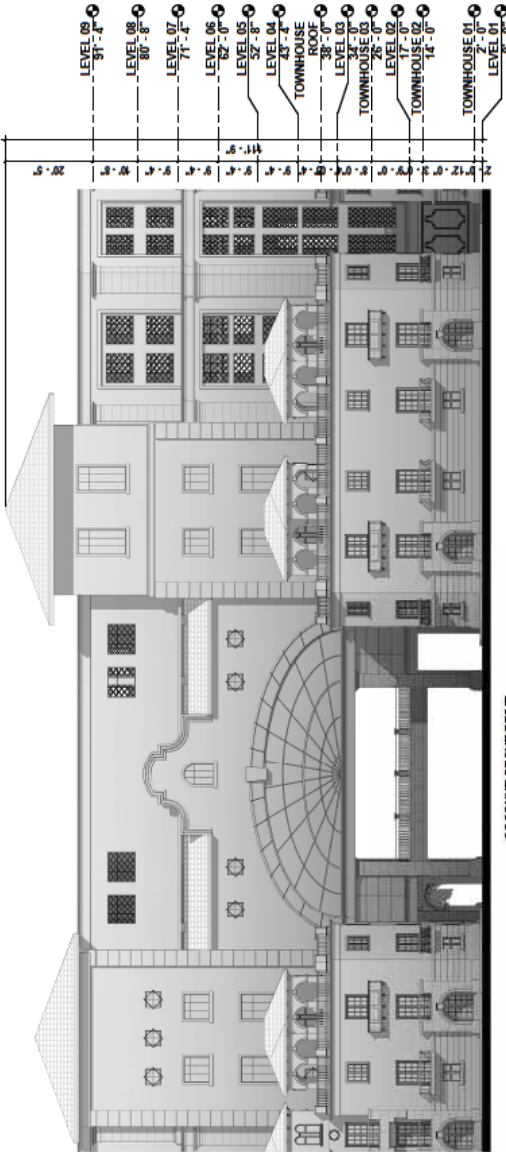


SHEET DESCRIPTION
 ENLARGED
 EXTERIOR
 ELEVATIONS

NO. 01
 A-205.1

2024.07.01 - 08.01.2024

NO.	DESCRIPTION	DATE
01	REVISION	08.01.2024
02	REVISION	08.01.2024
03	REVISION	08.01.2024
04	REVISION	08.01.2024
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97	REVISION	08.01.2024
98	REVISION	08.01.2024
99	REVISION	08.01.2024
100	REVISION	08.01.2024



COCONUT GROVE DRIVE

ENLARGED EXTERIOR ELEVATIONS

NO. 01

10

3D Renderings



A-917
NUMBER
2014 RTOL ASSOCIATES INC.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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CLIENT	ADAMS PONSER LLC 3001 20TH STREET FORT WORTH TX 76104-4000
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Product

IRTEL

AN ARCADIS COMPANY

IRTEL AMERICAN, INC.
300 ALABAMA CTR. SOUTH
HOUSTON, TEXAS 77002, U.S.A.
P. 713.288.2221
F. 713.288.2221
WWW.IRTEL.COM
IRTEL@IRTEL.COM 45-14002-00



1997年12月15日 星期一

A-918

3D VIEW

BEST CERTIFICATION

[illegible]

© 2007
MAGNETIC RECORDS LLC
ALL RIGHTS RESERVED

**MEDITERRANEAN
VILLAGE at
Ponce Circle**

1500

FIN

AN ARCADIS COMPANY

TECH ASSOCIATES INC.
100 ALABAMA CIR. SOUTH
DEAL, GAINES, FLORIDA
786 266 3200
786 266 3201
WWW.TRII.COM
CONTACT NUMBER 45-14002 00

A-921

CLIENT
ARMUS POWER LLC
3801 2801 3001 POWER DR
LAFAYETTE, MISSISSIPPI

MEDITERRANEAN VILLAGE
at Ponce Circle

RTKL

AN ARCADIS COMPANY

RTKL ASSOCIATES INC.
380 AL WARDEN RD SUITE 300
CORAL GABLES FL 33134
P 305 358 2200
F 305 358 2201
WWW.RTKL.COM
PROJECT NUMBER 05-4002 00

COMBIA T&E



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3D VIEW

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100% CRYSTALLINE

ALUMINUM POWER LLC
3001 28TH STREET, SUITE 1000
LAKELAND, FL 33801

MEDITERRANEAN VILLAGE
at Ponce Circle

Product

AN ARCADES COMPANY

PRINCE



Abstract

CLIENT: **INDIAN POWER LLC**
2011-2012, 2013 POWER ON
AND 2014-2015

0000-0001-9100-0000

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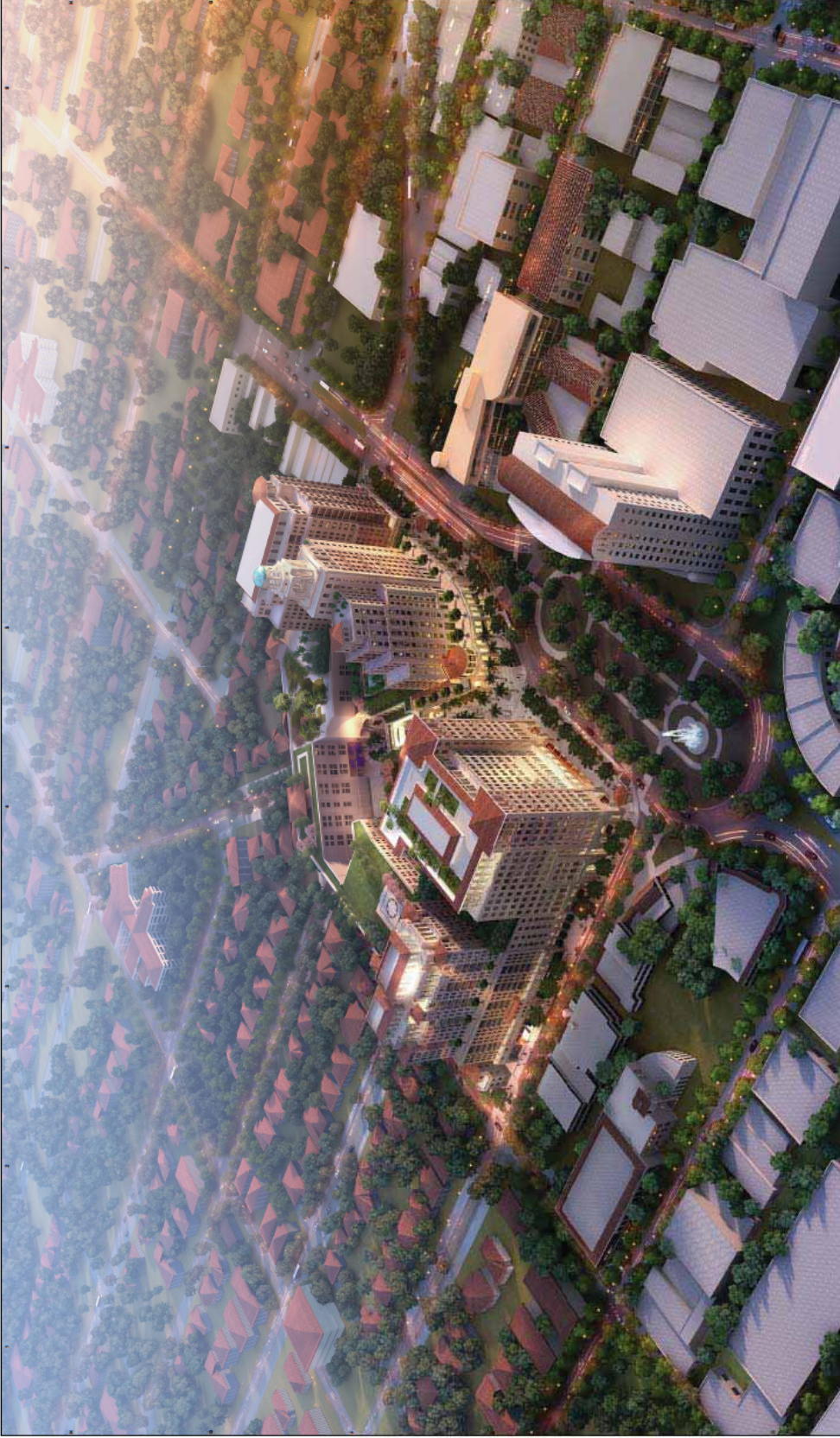
3-D VIEW

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© 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679,



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www.elsevier.com/locate/jmb

CLIENT	ADAMS POWER LLC 3801 280TH STREET POWER DR LYNNWOOD, WA 98037
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MEDITERRANEAN VILLAGE
at Ponce Circle

Web-Site:

AN ARCADIS COMPANY
NTKL ASSOCIATES INC.
3801 ALHAMBRA CIRCLE SOUTH
CORAL GABLES, FLORIDA
P 786.288.2200
F 786.288.2271
WWW.NTKL.COM
PROJECT NUMBER: 45-14002.00

BIOL

A-924

1

3D VIEW

100

QUESTIONS

A-925

[illegible]

CLIENT
ARMUS POWER LLC
3801.3801.3801 POWER DR
LEHIGH BOULEVARD

MEDITERRANEAN VILLAGE
at Ponce Circle

IRTEL

AN ARCADIS COMPANY

IRTEL AMERICAN INC.
590 AL HAMBRA CIRCLE SOUTH
CORAL GABLES, FLORIDA
33134
P. 786.384.2201
WWW.IRTEL.COM
PROJECT NUMBER 46-14025 (0)

CONSULTANT

Ordinances, Resolutions, Covenants, and Development Agreement



CITY OF CORAL GABLES

405 Biltmore Way, Coral Gables, Florida 33134

PUBLIC RECORDS REQUESTS FORM

(FY 2012-2013)

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2014 FEB - 6 PM 2:44

OPTIONAL INFORMATION

Name: Jose Rivero Date: 2/6/14
Company: Greenberg Traurig
Address: 333 Avenue of the Americas
City: MIAMI State: FL Zip Code: 33151
Daytime Telephone: (305) 29-5473 Fax: (305) 961-9473
E-mail: Riverojo@gtlaw.com

Optional Information is not required; however, the information is essential to us in communicating with you regarding the status of your request.

State of Florida's Public Records Law, Chapter 119, Florida Statutes, requires that the records which are made or received in connection with the transaction of official business by any "agency" must be open for inspection and copying in the absence of statute exempting such records or making such records confidential. As such, the City of Coral Gables provides copies of certain copyright protected documents. The copyright law of the United States (Title 17, United States Code) governs the making of photocopies or other reproductions of copyrighted material. Under certain conditions specified in the law, libraries and archives are authorized to furnish a photocopy or other reproduction. One of the specific conditions is that the photocopy or reproduction is to be "used for any purpose other than private study, scholarship or research." If a user makes a request for or later uses a photocopy or reproduction for purposes in excess of "fair use" that user may be liable for copyright infringement. Further the City reserves the right to refuse to accept a copying order, if in its judgment fulfillment of the order would involve violation of copyright law.

All payments MUST be made to the Finance Department

Please describe the records you are requesting and any additional information that will assist in locating the information. Failure to provide sufficient information may cause delay.

- ☒ I wish to have copies/duplicates of the records indicated below (50 % deposit required).
☐ I wish to make an appointment to review the records before copies are made.

copies of any resolutions, Ordinances, covenants and agreements
which affect the properties on the attached exhibit

*Please select one of the followings methods by which to receive the records requested. *The full amount must be prepaid.*

- ☐ To be mailed
☐ To be faxed*
☒ To be picked up*

Signature (not required):

Date:

2/6/14

Please read before signing

Pursuant to Chapter 119.07(4) F.S. The custodian of record shall furnish a copy of the record upon payment of the fee prescribed by law. If a fee is not prescribed by law, the following fees are authorized: (a) 1. Up to 15 cents per one-sided copy for duplicated copies of not more than 14 inches by 8 1/4 inches; 2. No more than an additional 5 cents for each two-sided copy; and 3. For all other copies, the actual cost of duplication of the actual record. (b) The charge for copies of county maps or aerial photographs supplies by county constitutional officers may also include a reasonable charge for the labor and overhead associated with their duplication. (c) An agency may charge up to \$1 per copy for certified copy of a public record. (d) if the nature or volume of the public records requested to be inspected or copied is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance by personnel ... or both, the agency may charge, in addition to the actual cost of duplication, a special service charge. Section 2-389, City Code, states that the city is permitted and shall charge an extensive research fee whenever extraordinary time constraint is designated by the person requesting copies or research of public records... For purposes of this section the term "extraordinary expenditure of time" shall mean 20 minutes or more. The extensive research fee shall be calculated using the hourly wage of the employee performing such services.

(FY 2012/2013 - Renewal 4/2013)

2014 FEB . 6 PM 2: 44

Property Address	Folio No.
2801 Ponce De Leon Blvd.	03-4117-005-5390
107 Palermo Ave.	03-4117-005-5500
111 Palermo Ave.	03-4117-005-5510
2901 Ponce De Leon Blvd.	03-4117-069-0240
2915 Coconut Grove Dr.	03-4117-005-6230
3001 Ponce De Leon Blvd.	03-4117-005-7320
Vacant	03-4117-005-5391
Vacant	03-4117-005-5470
Vacant	03-4117-005-5480
Vacant	03-4117-069-0050
Vacant	03-4117-069-0060
Vacant	03-4117-069-0070
Vacant	03-4117-069-0080
Vacant	03-4117-069-0260
Vacant	03-4117-069-0040
Vacant	03-4117-069-0030
Vacant	03-4117-069-0020
Vacant	03-4117-069-0010
Vacant	03-4117-069-0250
Vacant	03-4117-069-0270
Vacant	03-4117-069-0280
Vacant	03-4117-069-0290
Vacant	03-4117-069-0120
Vacant	03-4117-069-0130
Vacant	03-4117-069-0140
Vacant	03-4117-069-0110
Vacant	03-4117-069-0100
Vacant	03-4117-069-0090
Vacant	03-4117-069-0300
Vacant	03-4117-069-0150
Vacant	03-4117-069-0160
Vacant	03-4117-069-0170
Vacant	03-4117-069-0200
Vacant	03-4117-069-0210
Vacant	03-4117-069-0220
Vacant	03-4117-069-0230
Vacant	03-4117-069-0190
Vacant	03-4117-069-0180
Vacant	03-4117-005-7370
Vacant	03-4117-005-7380
Vacant	03-4117-005-7390
Vacant	03-4117-005-7400
Vacant	03-4417-005-7410
Vacant	03-4417-005-7930

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-20

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING A CHANGE OF LAND USE FROM "COMMERCIAL, MID-RISE INTENSITY", "COMMERCIAL, LOW-RISE INTENSITY", "RESIDENTIAL USE (SINGLE-FAMILY) HIGH DENSITY" AND "RESIDENTIAL USE (SINGLE-FAMILY) LOW DENSITY" TO "COMMERCIAL, HIGH-RISE INTENSITY", "COMMERCIAL, MID-RISE INTENSITY", "COMMERCIAL, LOW-RISE INTENSITY" AND "PARKS AND RECREATIONAL USE" FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 5-32, BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 30, AND LOT 45, BLOCK 31 AND PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Legislature passed the Local Government Comprehensive Planning and Land Development Regulation Act requiring all counties and cities to prepare a Comprehensive Land Use Plan; and

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and

WHEREAS, Application No. 01-06-395-P was submitted requesting that the Future Land Use Map of the Comprehensive Land Use Plan be amended to change the land use of various parcels of land from "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity", "Residential Use (Single-Family) High Density" and "Residential Use (Single-Family) Low Density" to "Commercial, High-Rise Intensity", "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity" and "Parks and Recreational Use" for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance; and

WHEREAS, after a courtesy public notice was mailed to all property owners within the affected area, and within 1,000 foot radius from the affected area; and

WHEREAS, after notice of a public hearing being duly published, a public hearing was held before the Planning and Zoning Board, acting as the Local Planning Agency, of the City of Coral Gables on June 14, 2006 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, at the June 14, 2006 Local Planning Agency meeting, the Local Planning Agency recommended approval of the proposed amendments to the Future Land Use Map (vote: 4-1); and

WHEREAS, the City Commission on July 11, 2006 passed the proposed amendment to the Future Land Use Map on First Reading as provided herein (vote: 4-1); and

WHEREAS, due to the location of the application site with the City's transportation concurrency exception area (i.e., the Gables Redevelopment and Infill District), the application is considered a small-scale amendment, and therefore not subject to state and regional review; and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to amend the Future Land Use Map of the City's Comprehensive Land Use Plan pursuant to Florida Statutes after carefully considering written and oral comments by members of the public and governing agencies;

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

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

SECTION 2. That the Future Land Use Map of the City of Coral Gables Comprehensive Land Use Plan be amended to change the land use of various parcels of land from "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity", "Residential Use (Single-Family) High Density" and "Residential Use (Single-Family) Low Density" to "Commercial, High-Rise Intensity", "Commercial, Mid-Rise Intensity", "Commercial, Low-Rise Intensity" and "Parks and Recreational Use" for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance, and as graphically displayed in the proposed Future Land Use Map provided herein as "Attachment A."

SECTION 3. That the City transmit the amendment to the Florida Department of Community Affairs with an acknowledgement that the amendment is a small-scale amendment as defined by Florida Statutes, and therefore not subject to state and regional review.

SECTION 4. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 5. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 6. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 7. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 8. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 9. That this Ordinance shall become effective thirty (30) days upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST,
A.D., 2006.

(Moved: Anderson / Seconded: Cabrera)
(Seconded: Cabrera, Withers, Anderson, Slesnick)
(Nays: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-5)

APPROVED:

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

DONALD D. SLESNICK II
MAYOR

ATTEST:

A large, stylized handwritten signature in black ink, with the name 'Walter J. Foeman' clearly legible within the loops.

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

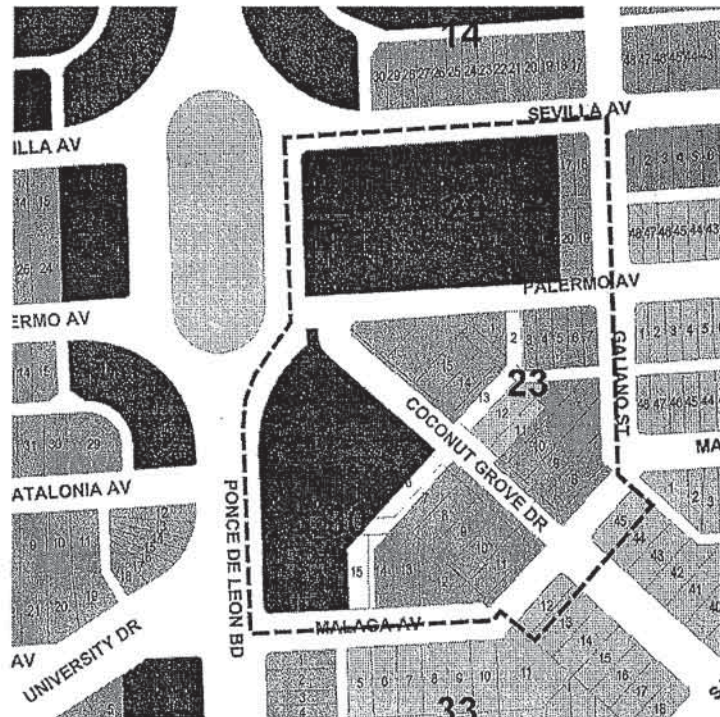
A stylized handwritten signature in black ink, featuring a large initial 'E' and a cursive 'H'.

ELIZABETH HERNANDEZ
CITY ATTORNEY

Attachment A

Comprehensive Land Use Plan Map Legend

- RESIDENTIAL USE (SINGLE FAMILY)**
 - Low Density (6 Units/Acre)
 - High Density (9 Units/Acre)
- RESIDENTIAL USE (MULTI FAMILY)**
 - Duplex Density (9 Units/Acre)
 - Low Density (20 Units/Acre; 4 Stories)
 - Medium Density (40 Units/Acre; 6 Stories)
 - High Density (60 Units/Acre; 13 Stories)
- COMMERCIAL USE**
 - Low-Rise Intensity (4 Stories; F.A.R. 3.0)
 - Mid-Rise Intensity (6 Stories; F.A.R. 3.0)
 - High-Rise Intensity (13 Stories; F.A.R. 3.0)
- INDUSTRIAL USE**
- UNIVERSITY USE**
- EDUCATIONAL USE**
- PARKS AND RECREATIONAL USE**
- OPEN SPACE**
- CONSERVATION AREAS**
- PUBLIC BUILDINGS AND GROUNDS**
- HOSPITAL USE**
- RELIGIOUS/INSTITUTIONAL**



CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-21

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA AMENDING THE ZONING CODE TEXT BY AMENDING PROVISIONS CONTAINED IN ARTICLE 3, "USE DISTRICT AND REGULATIONS", SECTION 3-5, "MIXED-USE DISTRICT REGULATIONS", BY EXTENDING THE SOUTHERN BOUNDARY OF MIXED-USE DISTRICT NO. 1 FROM PALERMO AVENUE TO MALAGA AVENUE; PROVIDING A REPEALER PROVISION, A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables has adopted and codified Mixed Use District No. 1 (MXD1) provisions in Section 3-5(b) of the Zoning Code;

WHEREAS, a commercial mixed-use project containing proposed office, retail, townhouse, and multi-family residential uses has been submitted requiring this Zoning Code amendment as a prerequisite to review of the proposed project at public hearings;

WHEREAS, Application No. 01-06-395-P was submitted requesting that the Zoning Code be amended to expand the southern boundary of the MXD1 zoning district from Palermo Avenue to Malaga Avenue, as indicated herein as "Attachment A";

WHEREAS, after a courtesy public notice was mailed to all property owners within the affected area, and within 1,000 foot radius from the affected area;

WHEREAS, after notice of a public hearing being duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006 at which hearing all interested parties were afforded the opportunity to be heard;

WHEREAS, at the June 14, 2006 Planning and Zoning Board meeting, the Board recommended approval of the proposed amendments to the Zoning Code (vote: 4-1);

WHEREAS, the City Commission on July 11, 2006 passed the proposed amendment to the Zoning Code on First Reading as provided herein (vote: 4-1); and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to amend the Zoning Code pursuant to Florida Statutes after carefully considering written and oral comments by members of the public and governing agencies;

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

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

SECTION 2. That the “Zoning Code of the City of Coral Gables” shall be and it is hereby amended by amending Section 3-5(b), as follows:

“1. Location eligibility. All properties zoned for C-Use and located within the following described geographic area shall be eligible to use the standards set forth herein for Mixed-use District No. 1.

a. The area bounded by Southwest Eighth Street to the north, ~~Palermo~~ Malaga Avenue to the south, Douglas Road to the east and LeJeune road to the west. (3326)”

SECTION 3. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 6. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.


SECTION 7. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 8. That this Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST,
A.D. 2006.


(Moved: Cabrera / Seconded: Anderson)
(Yeas: Withers, Anderson, Cabrera, Slesnick)
(Nays: Kerdyk)
(Unanimous 4-1 Vote)
(Agenda Item E-6)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER L. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-22

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING THE CHANGE OF ZONING FROM "CC", COMMERCIAL, "XCB", COMMERCIAL, "A-15", APARTMENT AND "XR-3", "R-2" AND "R-3", RESIDENTIAL, SINGLE-FAMILY TO "CB", COMMERCIAL AND "S", SPECIAL USE FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON THE PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables has adopted and codified Mixed Use District No. 1 (MXD1) provisions in Section 3-5(b) of the Zoning Code;

WHEREAS, the City Commission desires to expand the southern boundary of the MXD1 zoning district from Palermo Avenue to Malaga Avenue;

WHEREAS, a commercial mixed-use project containing proposed office, retail, townhouse, and multi-family residential uses has been submitted requiring this Zoning Code amendment as a prerequisite to review of the proposed project at public hearings;

WHEREAS, Application No. 01-06-395-P was submitted requesting that the Zoning Code be amended to change the zoning of various parcels of land from "CC", Commercial, "XCB", Commercial, "A-15", Apartment and "XR-3", "R-2" and "R-3", Residential, Single-Family to "CB", Commercial and "S", Special Use for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance;

WHEREAS, after a courtesy public notice was mailed to all property owners within the affected area, and within 1,000 foot radius from the affected area;

WHEREAS, after notice of a public hearing being duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006 at which hearing all interested parties were afforded the opportunity to be heard;

WHEREAS, at the June 14, 2006 Planning and Zoning Board meeting, the Board recommended approval of the proposed amendments to the Zoning Code (vote: 4-1);

WHEREAS, the City Commission on July 11, 2006 passed the proposed amendment to the Zoning Code on First Reading as provided herein (vote: 4-1);

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to amend the Zoning Code pursuant to Florida Statutes after carefully considering written and oral comments by members of the public and governing agencies;

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

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

SECTION 2. That the Zoning Code of the City of Coral Gables be amended to change the zoning designations of various parcels of land from "CC", Commercial, "XCB", Commercial, "A-15", Apartment and "XR-3", "R-2" and "R-3", Residential, Single-Family to "CB", Commercial and "S", Special Use for the proposed project referred to as "Old Spanish Village", on the properties legally described in the heading of this ordinance, and as graphically displayed in the proposed Zoning Code Map provided herein as "Attachment A."

SECTION 3. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 6. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.


SECTION 7. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 8. That this Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF SEPTEMBER,
A.D., 2006.

(Moved: Anderson / Seconded: Cabrera)
(Yeas: Withers, Anderson, Cabrera, Slesnick)
(Nays: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-7)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



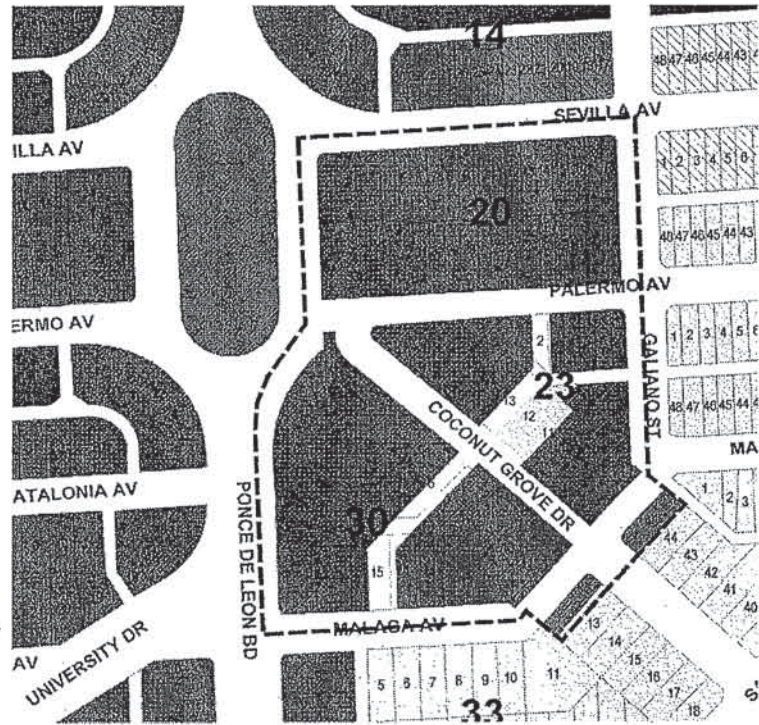
ELIZABETH HERNANDEZ
CITY ATTORNEY

Attachment A

Zoning Map Legend

ZONING

A	R-6
A-13	R-6-7
A-15	R-7
A-17	R-8
XA-#	R-8-9
CA	R-9
CB	R-9-10
CC	R-11
XC	R-12
D-10	R-14
D-14	R-14-15
XD-#	R-16
M	R-17
P	R-18
R-TH	R-19
R-1-2	R
R-2	XR
R-3	XR-#
R-4	S
R-5	



CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-23

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING THE PLANNED AREA DEVELOPMENT (PAD) MIXED-USE SITE PLAN PURSUANT TO ZONING CODE SECTION 3-5 AND SECTION 9-3, FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON TITLE PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND A PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for PAD mixed-use site plan review for the properties legally described in the heading of this ordinance to permit the construction of a mixed-use project consisting of office, retail, townhouse, and multi-family residential uses known as "Old Spanish Village"; and,

WHEREAS, companion applications have been submitted and filed with the City for change of land use, Zoning Code text amendment, change of zoning, street and alley vacations and dedications, and conditional use special location review necessary to allow for the development of the project referred to as "Old Spanish Village"; and,

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006, at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the June 14, 2006 Planning and Zoning Board meeting, the Board recommended approval of the proposed PAD mixed use site plan subject to Staff conditions of approval with modifications (vote: 4-1); and,

WHEREAS, pursuant to Section 9-3 of the Zoning Code all proposed PAD Site Plan applications are subject to a public hearing for City Commission review and approval via Ordinance; and,

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on July 11, 2006 and the Commission approved the related application requests on First Reading (vote: 4-1), at which hearing all interested persons were afforded the opportunity to be heard;

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on August 22, 2006 and the Commission approved the related application requests on Second Reading (vote: 4-1) at which hearing all interested persons were afforded the opportunity to be heard;

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

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

SECTION 2. The City Commission, upon consideration of the recommendation of the Planning and Zoning Board, the project architect, the testimony of the project historian, the maps, elevations, schematics, context studies, and other presentation materials submitted into the record, finds and concludes that:

1. 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, Old Spanish Village furthers the purpose and intent of the PAD ordinance and the other applicable land development regulations cited above.
2. Old Spanish Village is designed pursuant to and complies with certain provisions of the PAD, Coral Gables Mediterranean Style Design Bonus, and MXD-1 regulations.
3. Old Spanish Village embodies the shared intent of these three sets of regulations to further George Merrick's vision of architectural design excellence by preserving a historic landmark, providing plazas, open spaces and urban passageways and promoting a harmonious mix of uses in a well planned and designed project.
4. Old Spanish Village fully complies with the Coral Gables Mediterranean Style Design Bonus Regulations, including the landscape/open space requirement.

5. The Board of Architects has determined that Old Spanish Village satisfies the criteria set forth in Article 28 and has incorporated the allowable FAR into its design.

SECTION 3. In furtherance of the Comprehensive Land Use Plan, Zoning Code, and other applicable City provisions, the "Old Spanish Village" PAD is approved subject to all of the following conditions:

1. Application/supporting documentation. Construction of the project shall be in conformance with the following:
 - a. Site plan, building elevations and building program contained in application package (Sheets No. 1-100) prepared by Bermello Ajamil & Partners, Inc., dated 06.05.06, and updated on 07.24.06.
 - b. Traffic Study prepared by David Plummer and Associates, Inc., dated November, 2005, with addendums dated 03 .24.06 and 05.23 .06.
 - c. Improvements and/or conditions contained herein, unless otherwise specified herein, shall be completed prior to receipt of final Certificate of Occupancy (CO).
 - d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated 04.03.06, and revised and submitted on 06.05.06.
 - e. All representations proffered by the applicant's representatives provided during public hearing review.
 - f. Changes to the plans required by the City Commission as part of the review of this application at public hearings.
 - g. The project shall be constructed in compliance with the following materials as entered into the record by the Applicant:
 - 1) 07.24.06 Master Plan Proposal for Ponce Circle Developers (Site Plan).
 - 2) 07.11.06 City Commission PowerPoint presentation.
 - 3) 07.11.06 City Commission Video presentation.
 - 4) 08.14.06 Letter from David Plummer and Associates re: traffic calming.
2. Verification of revisions to plans, elevations and all supporting documents.
 - a. Modification to all applicable documents that are necessary as a part of the public hearing review and approval of the application shall be submitted to the Planning Department within 60 days of final approval for verification that all conditions of approval are satisfied.
3. Changes to approved plans.
 - a. The applicant, successors or assigns shall advise of any-changes to the plans and drawings referenced above as a part of building permit review process. Changes shall require Building and Zoning Department review and approval to determine the extent of changes and may require reconsideration by the Planning and Zoning Board and City Commission as determined by the Building and Zoning Director, pursuant to Section 9-6 of the Zoning Code (2006.)
 - b. The applicant, successors or assigns shall advise the Department of any applicable changes in writing prior to the issuance of a Temporary Certificate of Occupancy (TCO) for any principal structure for each phase of the project.
 - c. The City will facilitate and help expedite all reviews and approvals necessary through the City Manager's Office.
4. General.

- a. Restrictive Covenant. Within 30 days of approval of the adoption of the ordinances, the property owner, its successors or assigns shall secure City Attorney review and approval of a Restrictive Covenant outlining all conditions of approval required by the City Commission. Failure to submit the draft Restrictive Covenant within the specified time frame shall render all approvals void.
 - b. PAD ownership. Applicant shall present and record with the City proof of ownership of all land within PAD, and shall establish a property owner's association for the ownership and maintenance of all common areas, including open space, recreation areas and private streets and driveways. Proof of ownership and establishment of property owner's association shall be subject to review and approval by the City Attorney.
5. Prior to the issuance of a building permit for any phase of the project, the property owner, its successors or assigns, shall adhere or agree to the following conditions:
- a. The applicant provide detailed plans and sections of proposed buffering around remaining single family residence to address and include any proposed walls, landscaping, nighttime lighting, drainage and noise control, subject to review and approval by the Directors of Public Service and Planning Departments.
 - b. Building signage.
 - 1) No building signage shall be permitted above the second floor on any building elevation that faces onto "R", Residential Single-Family zoned property located to the east and south of the project site.
 - 2) Permitted building signage above the third floor may have night time back lighting, but no other form of signage illumination shall be permitted.
 - 3) No signage shall be permitted to encroach off-site onto public or private property which is not apart of the subject property.
 - 4) No commercial signage shall be permitted on residential townhouse units.
 - 5) All signage shall comply with the examples of permitted signage provided as part of the submitted application package on Application Sheets No. 26, 27 and 28 of 100 entitled "Signage", prepared by Tom Graboski Assoc., Inc. and dated 06-05-06.
 - 6) Illumination necessary to satisfy applicable emergency, building code, and life/safety requirements shall be exempt from the above prohibitions.
 - c. Public Realm Improvements.
 - 1) Infrastructure Improvements. As proffered by the Applicant, Applicant agrees to provide one (1) million dollar contribution to City for infrastructure improvements, in accordance with a schedule subject to approval by City Manager but with full payment prior to final CO on project.
 - 2) Ponce Circle Park improvements. As proffered by the Applicant, Applicant agrees to provide funding for design costs of Ponce Circle Park not to exceed two (2) hundred thousand dollars, in accordance with a schedule subject to approval by City Manager but with full payment prior to final CO on project.
 - 3) Public Realm Improvement Plan. Prepare and submit a Public Realm Improvement Plan that provides the location and description of all public realm improvements proposed within public rights-of-ways within and adjoining the project site, including but not limited to landscaping, trolley stops, mid block pedestrian paseo/passageways, water features, information and directional signage, street lighting, examples and locations of street furniture including benches, waste cans, information kiosks, lighting standards, bicycle racks, newspaper racks, moveable planters and other related items, subject to review and approval by the Directors of Public Works, Public Service and Planning Departments. All proposed public realm improvements and landscaping

within any public right-of-way shall conform with the City's Master Streetscape Plan, subject to review and approval by the Directors of Public Works, Public Service and Planning Departments.

- d. Landscape Plan. Prepare and submit a Landscape Plan that provides the location, type and size at time of planting of all landscaping proposed within the project, subject to review and approval by the Directors of the Public Works, Public Service and Planning Departments. All landscaping provided by applicant located within the project site and public rights-of-ways shall comply with the following:
 - 1) Landscape costs. All costs associated with the installation of landscaping, irrigation, maintenance and other improvements within the rights-of-way, as referenced on the approved landscape plans shall be the responsibility of the applicant.
 - 2) Landscape maintenance. Maintain all landscaping as detailed on the landscaping plan, and replace all dead or non-complying plant materials in accordance with the plant materials identified.
 - 3) Irrigation. All landscaped areas shall be irrigated to provide for 100% coverage of plant materials identified.
 - 4) Utilize structural soil within all planter areas.
- e. Parking and traffic circulation.
 - 1) Metered parking. Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of thirty-four (34) existing on- street metered parking spaces resulting from proposed project. The final number of lost metered parking spaces shall be confirmed by the Director of the Parking and Public Works Departments. Applicant may appeal this determination to the City Manager.
 - 2) Sale or leasing. The sale or leasing of parking spaces to any person, business or entity that is not a tenant or resident of this project shall be prohibited, except for parking management services.
 - 3) Parking garage gates. All vehicular and parking garage gates shall be included and shown on site and building plans. All decorative gates along Coconut Grove Drive shall remain permanently open and shall not be closed at any time. No vehicular gates shall be installed that prohibit or restrict required and designated commercial parking spaces.
 - 4) Valet parking. Valet parking on any adjoining public street or alleyway shall be prohibited. Valet/employee parking shall only be from valet parking stations located on private property located within the project site, subject to review and approval by the Directors of Parking, Public Works and Planning Departments.
- f. Construction information/contact. The applicant shall complete the following to advise as to the construction status of the project:
 - 1) Contact person. Provide and advise the surrounding residential and commercial neighborhood properties within 1000 feet a specific liaison/contact person including a contact name, contact telephone number and email, etc. to allow easy communication of potential concerns, construction activity progress, etc.
 - 2) Written notice. Provide a minimum of 72 hour written notice to those residents impacted by any proposed partial street closures as determined by the Building and Zoning Department in preparation of the Construction Staging Plan. Full closure of streets shall be prohibited, except as approved by the City Manager.
 - 3) Email communication. Develop an email subscription/distribution list to allow communication between adjacent neighbors or interested parties to assist in communication of construction activities and project status.

6. Prior to the issuance of a final CO for first completed phase of the project, the owner, its successors or assigns shall complete the following:
 - a. Traffic improvements. Install intersection/roadway improvements as agreed to and graphically represented on the submitted site plans and project phasing plan, Application Sheets No. 9, 16, 19, 24 and 25 of 100, prepared by Bermello Ajamil & Partners, Inc., dated 07.24.06, as outlined in the 08.14.06 letter from David Plummer & Associates re: traffic calming, and as recommended by and subject to review and approval of the Director of the Public Works Department, as follows:
 - 1) Re-alignment of Coconut Grove Drive at Palermo Avenue and the re-alignment of Malaga Avenue.
 - 2) Intersection improvements at the intersection of University Drive and Ponce de Leon Boulevard.
 - b. Streetscape improvements. Provide and install landscaping, irrigation and other associated public realm improvements as graphically represented on the conceptual landscape plan and phasing plan, Application Sheets No. 9, 17, 18, 19, 22 and 24 prepared by Bermello Ajamil & Partners, Inc., and dated 06.05.06, to be reviewed and approved by the Directors of Public Works, Public Service and Planning Departments.
 - c. Additional conditions proffered by Applicant. As proffered by the Applicant at the 07.11.06 City Commission meeting, the Applicant agrees to provide the following:
 - 1) Landscaping and beautification of the area at Santander Street and Coconut Grove that is currently a dead end area covered with asphalt. Remove asphalt, add new sod, plant trees (including new trees on adjacent green space bordering Santander Avenue) and pave a new driveway for the neighbor's entrance at west side of the area, subject to City's approval.
 - 2) Work with City of Coral Gables' Public Works department using reasonable best efforts to provide:
 - i. Speed bumps and stop signs at alley behind Christy's restaurant and in the alley one block south.
 - ii. To construct small median/divider along Malaga Avenue between Ponce de Leon Boulevard and Coconut Grove Drive to prevent cars going north on alley behind Christy's from crossing Malaga.
 - iii. Improve intersection as per City's Streetscape Master Plan at Santander Street and Ponce de Leon Boulevard.
 - 3) Add old-fashioned streetlights on Santander Street, subject to approval by City of Coral Gables and FPL.
 - 4) Examine adding additional green space to City's right of way at University Drive and Malaga Avenue, subject to City review and approval.
 - 5) Remove two (2) units only (one unit per floor) off the southeast corner of the proposed 3001 Ponce de Leon Boulevard building in order to reduce the height to seventy-two feet (72') in that area of the building, resulting in a maximum 171 total multi-family residential units within the 3001 Ponce de Leon Boulevard building.
 - 6) Provide an additional fifty (50) parking spaces dedicated and available for public use within the project, bringing the total parking to be provided to 1,070 parking spaces.
 - 7) Replace all dead, damaged, and missing trees to both sides of the swale on the 100 block of Santander Avenue as determined by and subject to the review and approval of the City.
7. Prior to the issuance of a building permit, the property owner, its successors or assigns, shall apply for and receive the following required City reviews and approvals.
 - a. Right-of-way encroachments. Secure City Commission review and approval of all proposed encroachments into public rights-of-way.

- b. Infrastructure improvements. Prepare and submit an infrastructure improvement plan for the coordination and construction of water, sewer, gas, electrical and other infrastructure facilities upon request by the Director of the Public Works Department for review and approval.
 - c. Construction staging plan. The applicant, its successors or assigns, shall submit a construction parking and traffic management plan for each phase of the project for the Building and Zoning Department review and approval.
8. Prior to the issuance of a building permit, the deficiency in available infrastructure necessary to provide required racquetball courts identified by the Concurrency Impact Statement (CIS) shall be satisfactorily resolved.
9. Affordable housing component. The Applicant shall develop a detailed proposal subject to City Manager's review and approval to provide 22 units (new or rehabilitated) of affordable housing or payment in lieu thereof within five (5) years from issuance of building permit for Phase I or within five (5) years of January 1, 2008. In the event that the City passes an Affordable Housing ordinance that would require this project to provide less than 22 units, the Applicant may elect to proceed under the ordinance. Any subsidies, rental programs and/or government incentives or bonuses shall belong to the Applicant. Consistent with the foregoing sentence, Applicant shall assume sole responsibility for the costs of compliance with any such subsidy, rental program, or governmental incentive package. Likewise, it shall be the Applicant's sole responsibility to comply with any monitoring or reporting obligations that arise from Applicant's participation in any such programs.
10. Future legislation and The Applicant Contributions.
- a. Over the course of the project, the Applicant will make certain contributions to the City that are in the form of money and in-kind improvements to the public realm within the project boundaries.

"The Applicant's Contributions" are defined as the combined sum of the In-kind Contributions and Monetary Contributions as set forth in this paragraph.

 - (i) "In-kind Contributions" consist of the cost of under-grounding utilities and infrastructure improvements within the public realm and contained within the project boundaries over the construction duration of the project.
 - (ii) "Monetary Contributions" consist of the one million two hundred thousand dollar (\$1,200,000.00) contributions set forth in Section 3, paragraph 5c.1) and 2).
 - b. The Applicant acknowledges that the City has discussed future adoption of legislation for impact fees and separately, art-in-public places. Should either or both of these ordinances be adopted, the City agrees to the Applicant's obligations under these ordinances by applying the Applicant's Contributions as follows:
 - (i) Toward any impact fees that may be assessed.
 - (ii) Toward any arts-in-public places fee that may be assessed after credit for cost of historic preservation measures above minimum requirements that would be triggered by Applicant's improvements to historic structure(s) outside of minimum required maintenance; for public art and qualifying landscape improvements;
 - (iii) The remaining balance of the Applicant's Contribution, if any may be applied as determined by City Manager and/or City Commission..

SECTION 4. The applicant shall further be required to comply with all applicable zoning regulations and any changes to the submitted plans in connection with the site plan herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 5. It is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 6. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 7. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 8. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 9. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intent

SECTION 10. This Ordinance shall become effective upon the date of its adoption herein.


PASSED AND ADOPTED THIS 22nd day of August, A.D., 2006.

APPROVED:




DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2006-24

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING STREET AND ALLEY VACATIONS AND DEDICATIONS PURSUANT TO CITY CODE CHAPTER 62, ARTICLE 8, FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", ON THE PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND LOTS 12-13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for one development proposal which included six (6) separate applications for a Planned Area Development (PAD) on property legally described as Block 20, Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and 30, and Lot 45, Block 31 and Lots 12-13, Block 33, and adjacent public rights-of-ways (ROW), Coral Gables, Florida, to permit the construction of a MXD1 mixed-use project; and

WHEREAS, the proposed vacations and dedications of public ROW's are required to accomplish the traffic circulation within and around the project site as proposed in the submitted PAD site plan; and

WHEREAS, as required by the City Code, the proposed public ROW vacations and dedications have been reviewed by the Public Works Department, and on June 9, 2006 by the Development Review Committee (DRC) at a special meeting at which the Committee had no objections to the proposed public ROW vacations and dedications; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and Zoning Board/LPA of the City of Coral Gables on June 14, 2006, at which hearing all interested persons were afforded the opportunity to be heard and the Planning and Zoning Board/LPA recommended approval (vote 4-1); and

WHEREAS, the applicant has proffered various improvements and contributions to mitigate the proposed development's potential impact; and

WHEREAS, the City Commission at its regular meeting of July 11, 2006 recommended approval (vote: 4-1) of the proposed public ROW vacations and dedications on First Reading;

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

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

SECTION 2. The request for public ROW vacations and dedications for the construction of the proposed PAD mixed-use project referred to as "Old Spanish Village", legally described as Block 20, Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and 30, and Lot 45, Block 31 and Lots 12-13, Block 33, and adjacent public rights-of-ways (ROW) , Coral Gables, Florida, as set forth in Application No. 01-06-395-P, shall be and are hereby approved.

SECTION 3. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 6. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 7. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 8. That this Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST A.D.,
2006.

(Moved: Anderson / Seconded: Withers)
(Yeas: Cabrera, Withers, Anderson, Slesnick)
(Natys: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-9)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST



WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2006-163

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA GRANTING SPECIAL LOCATIONAL SITE PLAN APPROVAL PURSUANT TO ZONING CODE SECTION 28-6, TO ALLOW MEDITERRANEAN ARCHITECTURAL BONUSES ADJACENT TO AN "R" USE DISTRICT FOR THE PROPOSED PROJECT REFERRED TO AS "OLD SPANISH VILLAGE", AND LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND LOTS 12-13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 01-06-395-P; SUBJECT TO CERTAIN CONDITIONS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for special locational site plan approval to allow Mediterranean Architectural bonuses for a proposed project referred to as "Old Spanish Village" on the properties legally described in the heading of this Resolution; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1000) feet, public hearings were held before the Planning and Zoning Board of the City of Coral Gables on June 14, 2006, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, the granting of special locational site plan review is required to allow Mediterranean Architectural bonuses for the construction of the proposed townhouse and multi-family units across the street from a single-family residential zoned district; and

WHEREAS, the City Commission at its regular meeting of July 11, 2006 recommended approval of the companion application requests on First Reading;

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

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

SECTION 2. The request for special locational approval for the proposed mixed-use project shall be and is hereby approved with the conditions contained in the accompanying PAD site plan ordinance for this application.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations, and any changes to the submitted plans in connection with the site plan herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. That it is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Resolution shall not affect the validity of any other portion of this Resolution, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 5. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 6. All Resolutions or parts of Resolutions that are inconsistent or in conflict with the provisions of this Resolution are repealed.

SECTION 7. If any section, part of session, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

SECTION 8. It is the intention of the City Commission that the provisions of this Resolution shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word resolution be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 9. That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF AUGUST,
A.D., 2006.

(Moved: Withers / Seconded: Anderson)
(Yeas: Withers, Anderson, Cabrera, Slesnick)
(Nays: Kerdyk)
(Unanimous/ 4-1 Vote)
(Agenda Item E-10)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2007-27.1

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES APPROVING AMENDMENTS TO THE SITE PLAN OF THE PREVIOUSLY APPROVED MIXED USE PLANNED AREA DEVELOPMENT (PAD) KNOWN AS "OLD SPANISH VILLAGE", LOCATED ON PROPERTY LEGALLY DESCRIBED AS ALL OF BLOCK 20, BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND 30, AND LOT 45, BLOCK 31 AND A PORTION OF LOT 13, BLOCK 33, AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACT A, B AND C, CATAMAL CORNER, CORAL GABLES, FLORIDA; AND INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, A SAVINGS CLAUSE, AND A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 01-06-395-P was submitted for PAD mixed-use site plan review for the properties legally described in the heading of this ordinance to permit the construction of a mixed-use project consisting of office, retail, townhouse, and multi-family residential uses known as "Old Spanish Village"; and

WHEREAS, Application No. 01-06-395-P included six (6) separate related applications required for review at public hearings for the "Old Spanish Village" project including change of land use, change of zoning, Zoning Code text amendment, PAD site plan review, street and alley vacations and dedications and conditional use for the award of Mediterranean architectural style bonuses; and

WHEREAS, all six (6) applications were adopted by the City Commission at a public hearing on August 22, 2006, including Ordinance No. 2006-23 approving the proposed PAD mixed-use site plan for the "Old Spanish Village" project; and

WHEREAS, revisions to the previously approved PAD site plan were requested by the applicant and presented in Application No. 06-07-012-P submitted on June 1, 2007; and

WHEREAS, pursuant to the Zoning Code, the proposed revisions to the 2801 Casa Palermo Building and 3001 Ponce Building have been determined to be major amendments to the approved PAD site plan as defined by the Code, and are subject to site plan review at public hearings and approval via Ordinance; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on July 18, 2007, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the July 18, 2007 Planning and Zoning Board meeting, the Board recommended approval of the proposed amendments to the PAD mixed use site plan subject to the originally approved conditions of approval as amended herein (vote: 5-0); and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on August 28, 2007 and the Commission approved the proposed amendments to the previously approved PAD mixed use site plan subject to the originally approved conditions of approval as amended herein on First Reading (vote: 4-0), at which hearing all interested persons were afforded the opportunity to be heard;

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

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

SECTION 2. The City Commission, upon consideration of the recommendation of the Planning and Zoning Board, the testimony of the project architect and professional representatives, the maps, elevations, schematics, context studies, and other presentation materials submitted into the record, finds and concludes that:

1. 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 the other applicable land development regulations cited above.
2. "Old Spanish Village" is designed pursuant to and complies with certain provisions of the PAD, Coral Gables Mediterranean Style Design Bonus, and MXD-1 regulations.
3. "Old Spanish Village" embodies the shared intent of these three sets of regulations to further George Merrick's vision of architectural design excellence by preserving a historic landmark, providing plazas, open spaces and urban passageways and promoting a harmonious mix of uses in a well planned and designed project.

4. "Old Spanish Village" fully complies with the Coral Gables Mediterranean Style Design Bonus Regulations, including the landscape/open space requirement.
5. The Board of Architects has determined that the proposed amendments to the approved "Old Spanish Village" project satisfies the criteria set forth in Article 28 and has incorporated the allowable FAR into its design.

SECTION 3. In furtherance of the Comprehensive Land Use Plan, Zoning Code, and other applicable City provisions, the proposed amendments to the previously approved "Old Spanish Village" PAD site plan is approved subject to the originally approved and adopted conditions of approval as amended as follows:

1. Application/supporting documentation. Construction of the project shall be in conformance with the following:
 - a. Site plan, landscape plan and detailed improvements, building elevations and building program contained in application package (Sheets No. 1-100) prepared by Bermello Ajamil & Partners, Inc., dated 06.05.06, and updated on 07.24.06, and as amended in Application No. 06-07-012-P, (Sheets No. 1-94), prepared by Bermello Ajamil & Partners, dated 07.12.07.
 - b. Traffic Study prepared by David Plummer and Associates, Inc., dated November, 2005, with addendums dated 03.24.06, 05.23 .06, and revised in June 2007.
 - d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated 04.03.06, and revised and submitted on 06.05.06, and as amended in Application No. 06-07-12-P submittal package prepared by Bermello Ajamil & Partners, dated 07.12.07.
4. General.
 - a. Restrictive Covenant. Within 30 days of approval of the adoption of the ordinances, the property owner, its successors or assigns shall submit to the City Attorney for review and approval of a Restrictive Covenant outlining all conditions of approval required by the City Commission. Failure to submit the draft Restrictive Covenant within the specified time frame shall render the applications referenced herein void.
5. Prior to the issuance of a building permit for any phase of the project, the property owner, its successors or assigns, shall adhere or agree to the following conditions:
 - e. Parking and traffic circulation.
 - 1) Metered parking. Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of twenty-seven (27) existing on-street metered parking spaces resulting from proposed project. The final number of lost metered parking spaces shall be confirmed by the Director of the Parking and Public Works Departments. Applicant may appeal this determination to the City Manager.
6. Prior to the issuance of a final CO for first completed phase of the project, the owner, its successors or assigns shall complete the following:
 - a. Traffic improvements. Install intersection/roadway improvements as agreed to and graphically represented on the submitted site plans and project phasing plan, Application Sheets No. 9, 16, 19, 24 and 25 of 100, prepared by Bermello Ajamil & Partners, Inc., dated 07.24.06, as outlined in the 08.14.06 letter from David Plummer & Associates re: traffic calming, and as amended in Application No. 06-07-012-P, (Sheets No. 1-94), prepared by Bermello Ajamil & Partners, dated 07.12.07, and as recommended by and subject to review and approval of the Director of the Public Works Department, as follows:

- 1) Re-alignment of Coconut Grove Drive at Palermo Avenue and the re-alignment of Malaga Avenue.
- 2) Intersection improvements at the intersection of University Drive and Ponce de Leon Boulevard.

Traffic calming: Within six months of City Commission approval, the applicant agrees to provide the following:

- 1) Traffic Impact Study for determining potential traffic calming alternatives for the residential areas bounded by Sevilla Avenue on the north, Douglas Road on the east, Galiano Street on the west and Coconut Grove Drive on the south.
- 2) Design and funding of all traffic calming devices based upon final recommendations of the traffic calming study.

The type and location of traffic calming improvements shall be based on the traffic impacts created by the proposed project as determined by the Traffic Impact Study, and subject to the Public Works Director's review and approval.

- b. Streetscape improvements. Provide and install landscaping, irrigation and other associated public realm improvements as graphically represented on the conceptual landscape plan and phasing plan, Application Sheets No. 9, 17, 18, 19, 22 and 24 prepared by Bermello Ajamil & Partners, Inc., and dated 06.05.06, and as amended in Application No. 06-07-012-P, (Sheets No. 1-94), prepared by Bermello Ajamil & Partners, dated 07.12.07, to be reviewed and approved by the Directors of Public Works and Public Service.
- c. Additional conditions proffered by Applicant. As proffered by the Applicant at the 07.11.06 City Commission meeting, the Applicant agrees to provide the following:
 - 5) Reduce the height of the southeast corner of the proposed 3001 Ponce de Leon Boulevard building to seventy-two feet (72') in that area of the building.
 - 6) Provide an additional fifty (50) parking spaces dedicated and available for public use within the project, bringing the total parking to be provided to 1,409 parking spaces.

SECTION 4. The applicant shall further be required to comply with all applicable zoning regulations and any changes to the submitted plans in connection with the site plan herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 5. It is the intention of the City Commission that each provision hereof be considered severable, and that the invalidity of any provision of this Ordinance shall not affect the validity of any other portion of this Ordinance, the Coral Gables Comprehensive Land Use Plan, or the Coral Gables Zoning Code.

SECTION 6. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 7. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 8. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 9. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 10. This Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF SEPTEMBER, A.D.,
2007.

(Moved: Anderson / Seconded: Kerdyk)
(Yeas: Cabrera, kerdyk, Withers, Anderson, Slesnick)
(Unanimous: 5-0 Vote)
(Agenda Item: E-1)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2008-78

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING FINAL PLAT ENTITLED "PONCE PLACE VILLAS EAST" BEING A RE-PLAT OF AN APPROXIMATELY 1.5 ACRE SITE, BEING A PORTION OF THE PREVIOUSLY APPROVED "OLD SPANISH VILLAGE" PLANNED AREA DEVELOPMENT (PAD) SITE PLAN, LEGALLY DESCRIBED AS BLOCK 23 LESS A PORTION OF LOT 11 AND LOT 12, ALL OF BLOCK 24 AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION (2901 PONCE DE LEON BOULEVARD), CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 10-07-037-P; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Application No. 10-07-037-P was submitted for review of a plat entitled "Ponce Place Villas East", being a replat of an approximately 1.5 acre site for the property legally described as Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and adjacent public rights-of-ways (ROW), Crafts Section (2901 Ponce de Leon Boulevard), Coral Gables, Florida; and

WHEREAS, the proposed plat is in compliance with the previously approved "Old Spanish Village" PAD site plan and amendments, adopted by Ordinances No. 2006-23 and 2007-27.1, and all conditions of approval required at the time the PAD site plan was approved remain in effect; and

WHEREAS, this proposed plat is intended to create separate building sites for the historic 2901 Ponce Arts Center Building and 23 townhouses; and

WHEREAS, this application has been submitted in conjunction with another proposed plat entitled "Ponce Place Villas West", which is a re-plat of the adjoining portion of the project which would create separate building sites for the 3001 Ponce Building and 15 townhouses; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on November 14, 2007, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the November 14, 2007 Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat (vote: 7-0); and

WHEREAS, pursuant to Article 3, Division 9, "Platting/Subdivision" of the Zoning Code all proposed re-plat applications are subject to a public hearing for City Commission review and approval via Resolution; and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on January 22, 2008, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

WHEREAS, the City Commission on May 27, 2008 approved the request subject to conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:

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

SECTION 2. The request for re-plat of Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and adjacent public rights-of-ways (ROW), Crafts Section (2901 Ponce de Leon Boulevard), Coral Gables, Florida, as set forth in Application No. 10-07-037-P, requesting approval of a plat entitled "Ponce Place Villas East", being a re-plat of an approximately 1.5 acre site shall be approved.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. That this resolution shall become effective upon the date of its adoption herein.

2008.

PASSED AND ADOPTED THIS TWENTY-SEVENTH DAY OF MAY, A.D.,

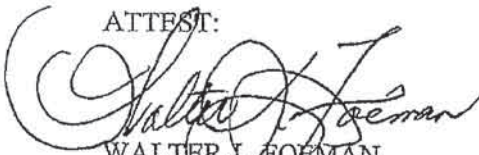
(Moved: Kerdyk / Seconded: Anderson)
(Yeas: Kerdyk, Withers, Anderson, Slesnick)
(Absent: Cabrera)
(Majority: 4-0 Vote)
(Agenda Item: E-4)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:


WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2008-79

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING FINAL PLAT ENTITLED "PONCE PLACE VILLAS WEST" BEING A RE-PLAT OF AN APPROXIMATELY 3.0 ACRE SITE, BEING A PORTION OF THE PREVIOUSLY APPROVED "OLD SPANISH VILLAGE" PLANNED AREA DEVELOPMENT (PAD) SITE PLAN, LEGALLY DESCRIBED AS ALL OF BLOCK 30, LOT 45, BLOCK 31, LOTS 12-13, BLOCK 33 AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER (3001 PONCE DE LEON BOULEVARD), CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 10-07-038-P; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

WHEREAS, Application No. 10-07-038-P was submitted for review of a plat entitled "Ponce Place Villas West", being a replat of an approximately 3.0 acre site for the property legally described as all of Block 30, Lot 45, Block 31, Lots 12-13, Block 33 and adjacent public rights-of-ways (ROW), Crafts Section, Tracts A, B and C, Catamal Corner (3001 Ponce de Leon Boulevard), Coral Gables, Florida; and

WHEREAS, the proposed plat is in compliance with the previously approved "Old Spanish Village" PAD site plan and amendments, adopted by Ordinances No. 2006-23 and 2007-27.1, and all conditions of approval required at the time the PAD site plan was approved remain in effect; and

WHEREAS, this proposed plat is intended to create separate building sites for the 3001 Ponce Building and 15 townhouses; and

WHEREAS, this application has been submitted in conjunction with another proposed plat entitled "Ponce Place Villas East", which is a re-plat of the adjoining portion of the project which would create separate building sites for the historic 2901 Ponce Arts Center Building and 23 townhouses; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on November 14, 2007, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the November 14, 2007 Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat (vote: 7-0); and

WHEREAS, pursuant to Article 3, Division 9, "Platting/Subdivision" of the Zoning Code all proposed re-plat applications are subject to a public hearing for City Commission review and approval via Resolution; and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on January 22, 2008, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

WHEREAS, the City Commission on May 27, 2008 approved the request subject to conditions; now therefore;

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

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

SECTION 2. The request for re-plat of all of Block 30, Lot 45, Block 31, Lots 12-13, Block 33 and adjacent public rights-of-ways (ROW), Crafts Section, Tracts A, B and C, Catamal Corner (3001 Ponce de Leon Boulevard), Coral Gables, Florida, as set forth in Application No. 10-07-038-P, requesting approval of a plat entitled "Ponce Place Villas West", being a re-plat of an approximately 3.0 acre site shall be approved.

SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. That this resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS DAY OF TWENTY-SEVENTH DAY OF
MAY, A.D., 2008.

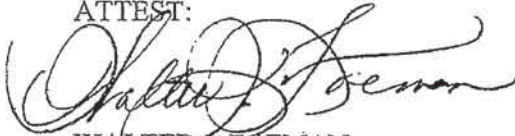
(Moved: Anderson / Seconded: Withers)
(Yeas: Withers, Anderson, Kerdyk, Slesnick)
(Absent: Cabrera)
(Majority: 4-0 Vote)
(Agenda Item: E-5)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY