12

Historical Significance Letter and Concurrency

GT GreenbergTraurig

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

February 5, 2014

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

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

Dear Ms. Spain:

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

Included in this package are the following items:

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

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

Sincerely,

Mario J. Garcia-Serra

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

CITY OF CORAL GABLES
HISTORIC SIGNIFICANCE REQUEST OF ANY STRUCTURE

☐ Re-Issue

PROPERTY INFORMATION:

Folio Number: 03-4117-005-7320

Property Address: 3001 Ponce de Leon Boulevard

Legal Description: See Exhibit "A"

Original Date of Construction: 1959

Original Architect(s): unknown

OWNER INFORMATION:

Owner: Agave Ponce, LLC

Mailing Address: 2601 S. Bayshore Dr., Suite 1215, Miami, FL 33133

(Please be sure to include City and Zip Code)

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

CONTACT INFORMATION:

Applicant Name: Mario Garcia-Serra

Mailing Address: 333 SE 2nd Ave., #4400, Miami, FL 33131

(Please be sure to include City and Zip Code)

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

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

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

-Staff Use Only-

EDEN SYSTEM PERMIT #: _____

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

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

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

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

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

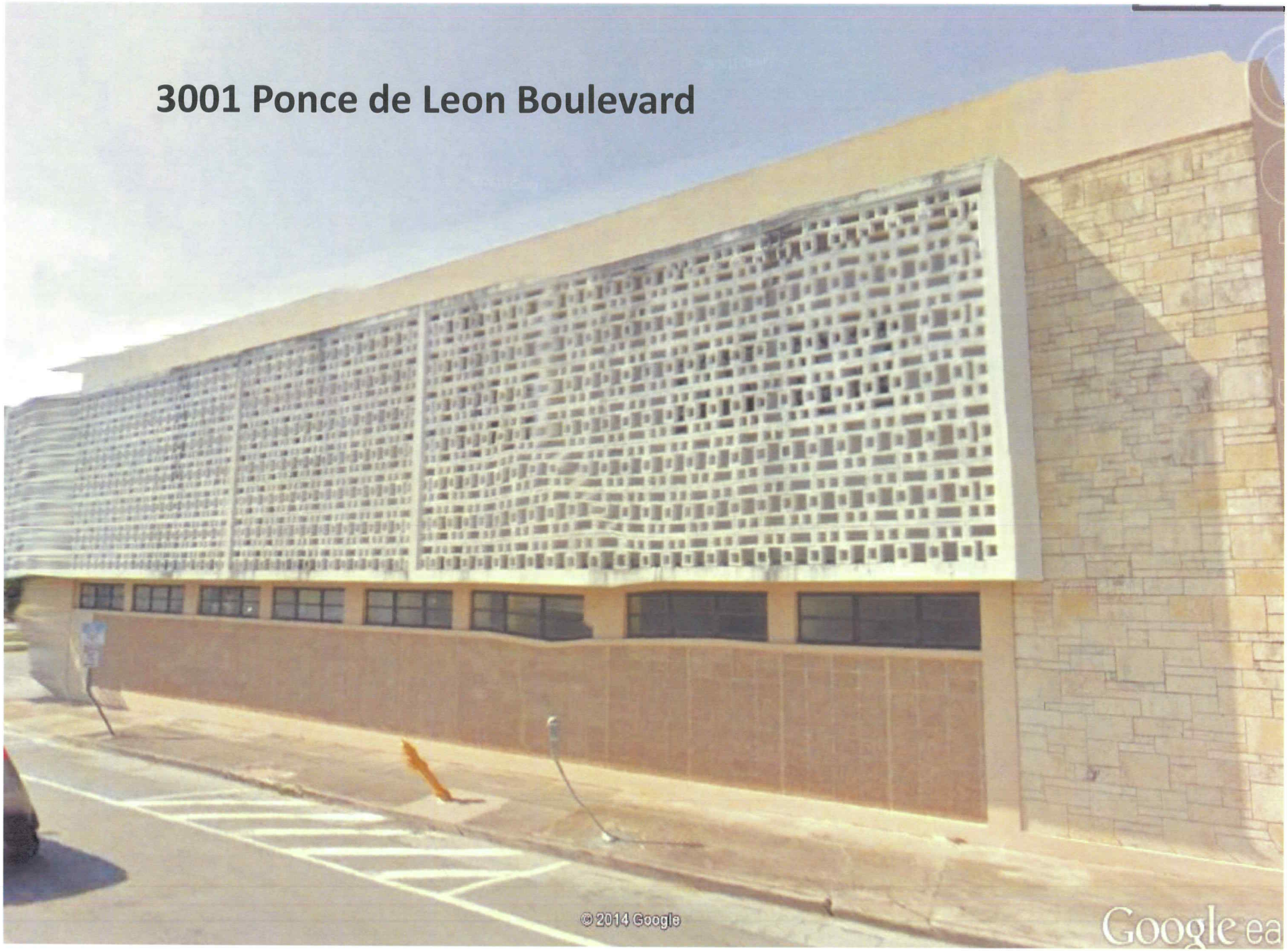
Exhibit “A”

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

3001 Ponce de Leon Boulevard

3001 Ponce de Leon Boulevard
© 2014 Google
Report a problem
25°44'39.50" N 80°15'29.80" W elev 23 ft eye alt

3001 Ponce de Leon Boulevard


3001 Ponce de Leon Boulevard
© 2014 Google
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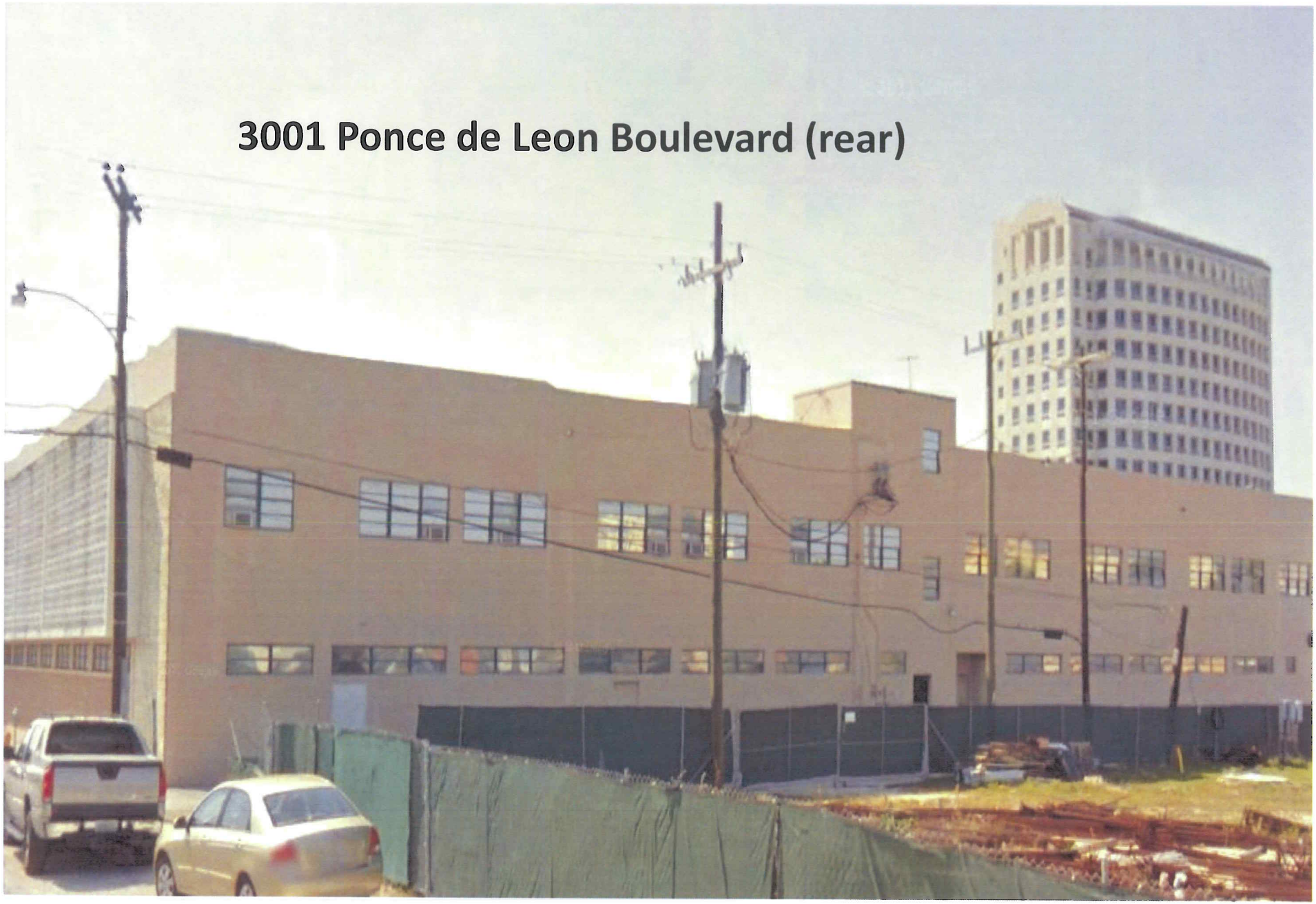

3001 Ponce de Leon Boulevard (rear)

REORDER 805 - U.S. PATENT NO. 5538290, 5575508, 5641183, 5785353, 5984364, 6030000

GREENBERG TRAURIG

Vendor No. 03191
Vendor Name: CITY OF CORAL GABLES

Check No. 607773
Check Date: 02/06/14

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

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

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

Wells Fargo Bank, N.A.
Florida

No. 607773

DATE
02/06/2014

63-751/631

NOT NEGOTIABLE AFTER 90 DAYS FROM ISSUE

$*******100.00

PAY
One Hundred & no/100 Dollars

TO THE ORDER OF **CITY OF CORAL GABLES**

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

César L. Alvarez

Void if Over $100.00

⑈607773⑈ ⑆063107513⑆ 2000014648647⑈

GT GreenbergTraurig

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

February 5, 2014

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

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

Dear Ms. Spain:

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

Included in this package are the following items:

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

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

Sincerely,

Mario J. Garcia-Serra

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

CITY OF CORAL GABLES
HISTORIC SIGNIFICANCE REQUEST OF ANY STRUCTURE

☐ Re-Issue

PROPERTY INFORMATION:

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

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

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

Original Date of Construction: unfinished

Original Architect(s): unknown

OWNER INFORMATION:

Owner: Agave Ponce, LLC

Mailing Address: 2601 S. Bayshore Dr., Suite 1215, Miami, FL 33133

(Please be sure to include City and Zip Code)

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

CONTACT INFORMATION:

Applicant Name: Mario Garcia-Serra

Mailing Address: 333 SE 2nd Ave., #4400, Miami, FL 33131

(Please be sure to include City and Zip Code)

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

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

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

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

-Staff Use Only-

EDEN SYSTEM PERMIT #:_____

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

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

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

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

The City of Coral Gables

Historical Resources Department

March 3, 2014

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

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

Dear Sirs:

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

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

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

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

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

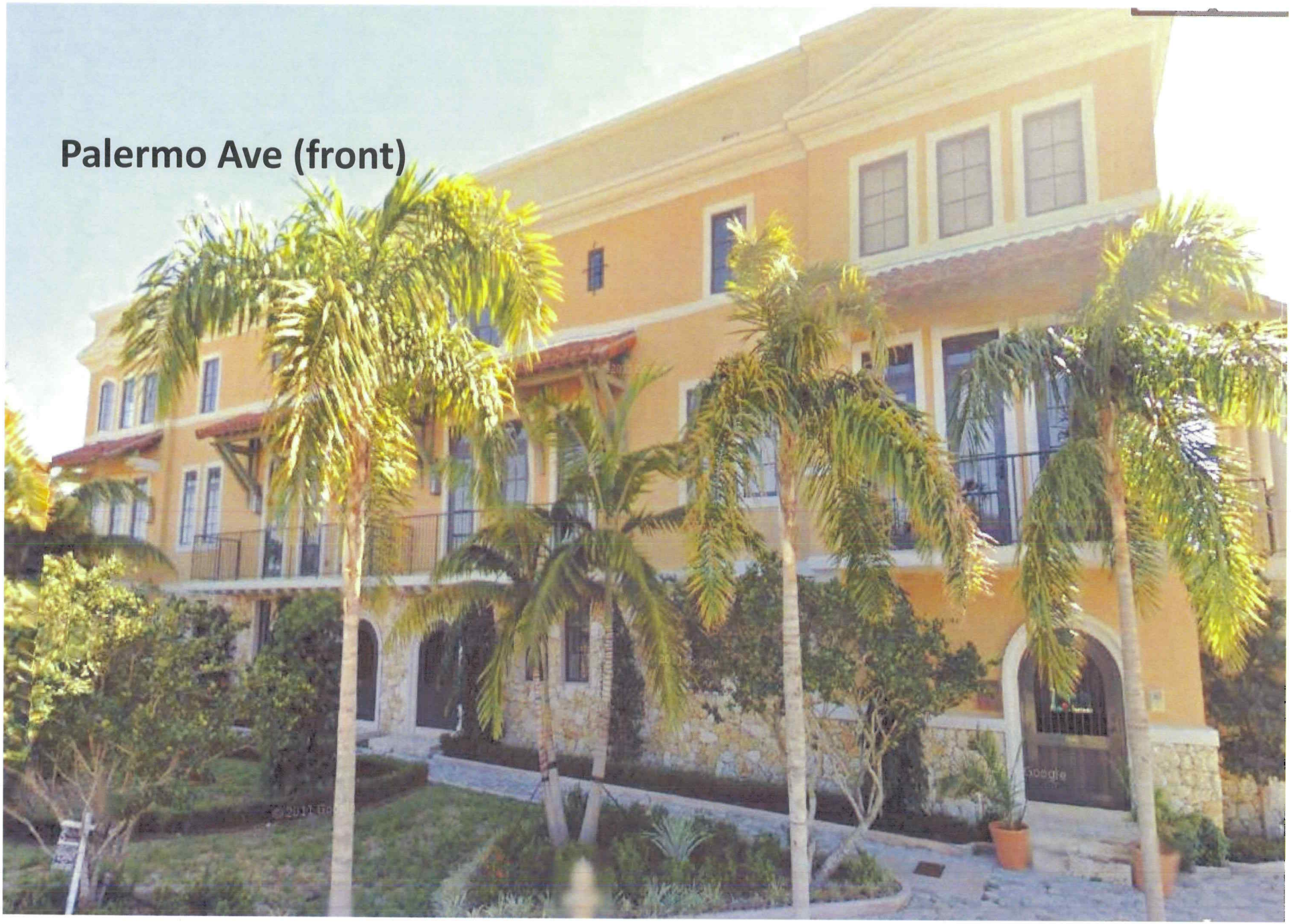
If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Dona M. Spain
Historic Preservation Officer

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

Palermo Ave


Palermo Ave (front)

Palermo Ave
(facing south)
© 2014 Google
Report a problem

Palermo Ave (rear)

REORDER 805 - U.S. PATENT NO. 5538290, 5575508, 5641183, 5785353, 5984364, 6030000

GREENBERG TRAURIG

Vendor No. 03191
Vendor Name: CITY OF CORAL GABLES

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

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

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

GT GreenbergTraurig

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

Wells Fargo Bank, N.A.
Florida

No. 607774

DATE
02/06/2014

63-751/631

NOT NEGOTIABLE AFTER 90 DAYS FROM ISSUE

$*******100.00

PAY
One Hundred & no/100 Dollars

TO THE ORDER OF **CITY OF CORAL GABLES**

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

César L. Alvarez

Void if Over $100.00

⑈607774⑈ ⑆063107513⑆ 2000014648647⑈

Spain, Dona

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

Importance: High

Dona,

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

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

"To the extent that certain provisions of Article 9 of the Zoning Code, requiring specific minimum standards, are in conflict with other provisions of the City's Codes, Zoning Codes and regulations, as approved or recommended for approval by the Planning and Zoning Board, Board of Adjustment and Board of Architects, those **inconsistent provisions of Article 9 are superseded** to the extent of such conflict, as follows:
a. The actions, designs, construction and/or other solutions proposed by the applicant, although not literally in accord with the special regulations in the PAD ordinance, satisfy regulations in Article 28 and Article 3, the Coral Gables Mediterranean Architectural Style Design Bonuses and the Mixed Use District Regulations, respectively, and, **by virtue of compliance with these regulations, provide public purposes to at least an equivalent degree**; and,
b. Pursuant to Section 9-3 a and b, **by virtue of compliance** with Article 28 - the Coral Gables Mediterranean Architectural Style Design Bonus and Article 3 - Mixed Use District regulations, the proposed amendments to the approved "Old Spanish Village" **project furthers the purpose and intent of the PAD ordinance and other applicable land development regulations cited above.**"

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

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

Craig E. Leen
City Attorney
City of Coral Gables

CITY OF CORAL GABLES

- MEMORANDUM -

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

DATE: MARCH 27, 2014

FROM: DONA M. SPAIN
HISTORIC PRESERVATION OFFICER

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

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

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

In addition, please see attached.

LEGEND:

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

R denotes RADIUS
D denotes DELTA ANGLE
A denotes ARC DISTANCE
T denotes TANGENT DISTANCE
PCP denotes PERMANENT CONTROL POINT
PRM denotes PERMANENT REFERENCE MONUMENT
OHW denotes OVERHEAD UTILITY WIRES
ORB denotes OFFICIAL RECORDS BOOK
PC denotes POINT OF CURVATURE
CBS denotes CONCRETE BLOCK STRUCTURE
CONC denotes CONCRETE
CLF denotes CHAINLINK FENCE
WF denotes WOOD FENCE
F.I.P. denotes FOUND IRON PIPE
S.I.P. denotes SET IRON PIPE & LB-87 CAP
F.N.D. denotes FOUND BRASS DISC & NAIL
S.N.D. denotes SET LB-87 BRASS DISC & NAIL
CL. denotes CLEAR
ENC. denotes ENCROACHMENT
(C) denotes CALCULATED DISTANCE
(D) denotes DEED DISTANCE
(M) denotes MEASURED DISTANCE
(R) denotes RECORD OR PLATTED DISTANCE
(PRO) denotes PRORATED DISTANCE
CMP denotes CORRUGATED METAL PIPE
VCP denotes VITRIFIED CLAY PIPE
PVC denotes POLYVINYL CHLORIDE PIPE

LEGAL DESCRIPTION:

Parcel 1:

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

Parcel 2:

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

And

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

LESS

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

Parcel 3:

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

Parcel 10:

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

Parcel 12:

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

Parcel 14:

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

Parcel 15:

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

Parcel 16:

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

Parcel 17:

Lots 12 and 13, less the West 10 feet of Lot 13, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 18:

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

Parcel 19:

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

Parcel 20:

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

Together With:

All of the lands as contained in that certain record plat of "PONCE PLACE VILLAS EAST," according to the Plat thereof, as recorded in Plat Book 168 at Page 42, of the Public Records of Miami-Dade County, Florida, LESS Tract "A" thereof.

Together With:

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

Together With:

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

CERTIFIED TO:

Agave Ponce, LLC
2901 Ponce, LLC
First American Title Insurance Company
Bilzin Sumberg Baena Price & Axelrod, LLP

I HEREBY CERTIFY:

That the attached "BOUNDARY SURVEY" of the lands shown hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision and direction. This survey complies with the applicable Minimum Technical Standards adopted by the Florida State Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

Schwebke-shiskin & Associates, Inc.

By:______________________________ Date: February 21, 2014
Mark Steven Johnson, Secretary-Treasurer
Professional Land Surveyor No.4775
State of Florida

NOTE:

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

8. Easements recorded December 16, 1924 under Clerk's File Number 117788 in Deed Book 466, Page 399, of the Public Records of Miami-Dade County, Florida. (As to Parcel 2, 5 and 14) – "Merrick Easements" (affect property, not plotted on survey – see Surveyor's Notes)

9. Utility easements referenced in the following instruments, which easements run along the rear five (5) feet of the platted lots and along the three (3) foot strip lying along the side lines of the platted lots per Paragraph 16 of the Warranty Deed recorded at Deed Book 1304 at Page 9, of the Public Records of Miami-Dade County, Florida. (As to Parcels 1, 3 through 9, 11, 12, 13, 14 and 19) – "Merrick Easements" (affect property, not plotted on survey – see Surveyor's Notes)

10. Telephone and Telegraph Easement in favor of South Atlantic Telephone and Telegraph Company granted in Deed recorded in Deed Book 839, at Page 106, of the Public Records of Miami-Dade County, Florida. (As to all Parcels) – (affects property – transfer of facilities and easement rights reserved by "Merrick Easements" referenced in Exception items 8, 9, 13 and 16, not plottable)

11. Water Service Easement in favor of Consumers Water Company referenced in Bill of Sale recorded in Deed Book 939, at Page 443, assigned to Consumer's Water Company by instrument recorded in Deed Book 1004, at Page 499, of the Public Records of Miami-Dade County, Florida. (As to all Parcels) – (affects property – transfer of facilities and easement rights reserved by "Merrick Easements" referenced in Exception items 8, 9, 13 and 16, not plottable)

12. Electric Service Easement in favor of Utilities Land Company referenced in Bill of Sale recorded in Deed Book 939, at Page 435, assigned to Florida Power & Light Company by instrument recorded in Deed Book 1004, at Page 496, of the Public Records of Miami-Dade County, Florida. (As to all Parcels) – (affects property – transfer of facilities and easement rights reserved by "Merrick Easements" referenced in Exception items 8, 9, 13 and 16, not plottable)

13. Utility easements referenced in the following instruments, which easements run along the rear five (5) feet of the platted lots and along the three (3) foot strip lying along the side lines of the platted lots per Paragraph 16 of the following Deeds recorded in Deed Book 1000, Page 197; Deed Book 1054, Page 504; Deed Book 1331, Page 474; Deed Book 756, Page 468; Deed Book 1104, Page 100; Deed Book 905, Page 229; Deed Book 1045, Page 433 and Deed Book 576, Page 98, of the Public Records of Miami-Dade County, Florida. (As to Parcels 1 and 3) – "Merrick Easements" (affect property, not plotted on survey – see Surveyor's Notes)

14. Easement and Right-of-Way recorded in Official Records Book 6988, Page 708, of the Public Records of Miami-Dade County, Florida. (As to Parcel 1)(terminated by City of Coral Gables Ordinance 2006-24 and therefore not plotted).

15. Easements and Restrictions contained in Ordinance No. 2527 recorded December 5, 1984 in Official Records Book 12344, Page 1016, of the Public Records of Miami-Dade County, Florida. (As to Parcels 4, 5, 6, 7, 8, 9, 11 and 13) – (vacates Avenue Catalonia and reserves a 20 foot utility easement designated therein, the utility easement was later vacated by City of Coral Gables Ordinance 2006-24, terminated and therefore not plotted).

16. Easements contained in Warranty Deed recorded in Deed Book 1305, Page 433 and Restrictions contained in Deed recorded in Deed Book 1143, Page 370, of the Public Records of Miami-Dade County, Florida. (As to Parcel 5) – "Merrick Easements" (affect property, not plotted on survey – see Surveyor's Notes)

17. Easement recorded June 22, 1951 in Deed Book 3457, Page 274, of the Public Records of Miami-Dade County, Florida. (As to Parcels 6, 7, 8, 9 and 11) (10 foot water easement plotted hereon, noting that this easement is or can be terminated in coordination of the donation of newly completed water facilities abandoning and replacing water lines previously necessitating this easement)

18. Easements and Restrictions contained in Ordinance No. 2129 recorded in Official Records Book 8994, Page 1545, of the Public Records of Miami-Dade County, Florida. (As to Parcel 14) (Ordinance vacating road in Catamal Corner, see exception 19, reserving easements as noted in Catamal Corner, said easements were vacated by City of Coral Gables Ordinance 2006-24 and therefore not plotted)

19. Dedications, Easements, Reservations and other matters, as shown on the Plat of CATAMAL CORNER, as recorded in Plat Book 102, Page 69, of the Public Records of Miami-Dade County, Florida. (As to Parcel 14) (easements reserved herein were terminated by City of Coral Gables Ordinance 2006-24 and therefore are not plotted)

20. Easements and Covenants in the Agreement by and between the City of Coral Gables, Florida and Catamal Realty, Inc., and Rainforth Foundation recorded August 28, 1970 in Official Records Book 6959, Page 33, of the Public Records of Miami-Dade County, Florida. (As to Parcel 14)(not plottable and "platted over" by Catamal Corner, see exception 19)

21. Declaration of Restrictive Covenants recorded April 3, 2007 in Official Records Book 25500, Page 2577, of the Public Records of Miami-Dade County, Florida. (As to Parcels 1 to 14 and Parcels 16 to 20) (not plottable, permits construction fence within public right-of-way to protect site and public subject to conditions)

22. Agreement for Water Facilities Between Miami-Dade County and Ponce Circle Developers, LLC, recorded June 18, 2007 in Official Records Book 25712, Page 959, amended by Addendum Number One recorded September 16, 2008 in Official Records Book 26568, Page 2267, of the Public Records of Miami-Dade County, Florida. (As to Parcels 1 to 14 and Parcels 16 to 20)(affects property as a whole, not plottable)

23. Hold Harmless & Restrictive Covenant Encroachment Agreement between Ponce Circle Developers, LLC, and the City of Coral Gables recorded April 2, 2008 in Official Records Book 26302, Page 3634, of the Public Records of Miami-Dade County, Florida. (As to all Parcels) (affects property as a whole, not plottable)

24. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded May 7, 2008 in Official Records Book 26366, Page 3215, of the Public Records of Miami-Dade County, Florida. (As to Parcel 11)(not plottable)

Continued to right

Note (continued):

25. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded May 7, 2008 in Official Records Book 26366, Page 3217, of the Public Records of Miami-Dade County, Florida. (As to Parcel 8) (not plottable)

26. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded May 7, 2008 in Official Records Book 26366, Page 3219, of the Public Records of Miami-Dade County, Florida. (As to Parcel 9) (not plottable)

27. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded May 30, 2008 in Official Records Book 26405, Page 4986, of the Public Records of Miami-Dade County, Florida. (As to Parcel 4) (not plottable)

28. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded May 30, 2008 in Official Records Book 26405, Page 4988, of the Public Records of Miami-Dade County, Florida. (As to Parcel 13) (not plottable)

29. Covenants, conditions and restrictions (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income , as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) as set forth in the Declaration of Restrictive Covenants recorded June 13, 2008 in Official Records Book 26429, Page 4087, affected by Affidavit recorded April 27, 2011 in Official Records Book 27667, Page 4816, as may be amended from time to time, of the Public Records of Miami-Dade County, Florida. (As to all Parcels) (not plottable)

30. Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of PONCE PLACE VILLAS EAST recorded in Plat Book 168, Page(s) 42, of the Public Records of Miami-Dade County, Florida. (As to Parcels 4 through 9, 11 and 13) (not plottable)

31. The rights of tenants in possession under bona fide leases pursuant to the provisions of the Federal "Helping Families Save Their Homes Act" of 2009. (not plottable)

SURVEYOR'S NOTES:

1. This sketch represents a "Boundary Survey" with elevations.

2. There are no visible encroachments, other than those shown hereon.

3. The elevations shown hereon relate to National Geodetic Vertical Datum (N.G.V.D.) of 1929.

4. Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items.

5. No attempt was made by this firm to locate wall or fence footers/foundations.

6. The distances shown along the property lines hereon are record and measured, unless noted otherwise.

7. The property shown hereon falls within Federal Flood Zone "X" per Flood Insurance Rate Map No. 12086C0457L, Community No. 120639, Panel No. 0457, Suffix L, of map dated September 11, 2009.

8. This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification shown hereon does not extend to any unnamed parties.

9. All those exceptions, to which they are a matter of survey, as contained in that certain Title Commitment No. 3534770 prepared by Fidelity National Title Insurance Company, effective date June 7, 2011 at 8:00 a.m..

10. Any applicable building setback lines affecting the subject property are based on an approved site plan prepared by a qualified architect and are not shown hereon.

11. Benchmark A: P.K. nail & brass washer on top of curb at front of sidewalk at the southwest corner of Ponce De Leon Boulevard and Avenue Almeria. Elevation=10.81 N.G.V.D. (11.07 City of Miami Mean Low Water Bay Datum).

12. Benchmark B: 2" square on top of curb at the northwest corner of Avenue Malaga and Galiano Street. Elevation=12.46 N.G.V.D. (12.72 City of Miami Mean Low Water Bay Datum).

13. The underground water and sewer utility items shown hereon represent an approximate location of said utilities as shown on certain atlas sheets obtained from Miami-Dade Water & Sewer Authority and augmented by field locations by this firm and are subject to the accuracy of the information provided.

14. Portions of the lands described herein are subject to utility easements pursuant to Deed Book 1304, Page 9, of the Public Records of Miami-Dade County, Florida.

15. The lots contained within the subject property were first platted and conveyed subject to many standard conditions and reservations established by Coral Gables Corporation in form deeds. Among these reservations were five foot rear easements and three foot easements along side lot lines "when necessary". While encumbering the underlying lands, historically they are generally not enforced unless they are accommodating existing facilities. It is important to note that the particular lands included in this survey have completed a development review process which the current project improvements are part of. Although incomplete, the improvements and utility services related to them have been coordinated and approved by all participating utility providers without the reliance on any of these historic easements.

<u>16. The title description for the subject lands contains an equivalent reference for Parcels 4 through 9, 11 and 13 to PONCE PLACE VILLAS EAST as recorded in Plat Book 168 at Page 42. While these parcels have all been re-platted and are wholly within PONCE PLACE VILLAS EAST, they do not comprise all of the lands within said plat, further the limit of the reference parcels at the northwest limit (in proximity to former Avenue Catalonia) is not coincident within the re-platted Lot lines and Tract lines within said plat.</u>

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 BROWARD: (954) 435-7010 FAX: (954) 438-3288

Drawn By: Dino | Survey Date: 6-21-2011 | Checked By: MSJ | Date:
Order No. 198957 | F.B. No.: SD-517d/40 Pg.11 | Scale: AS SHOWN
FILE NO. AJ-4843 B | Sheet 1 of 4 Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This sketch represents a "Boundary Survey."

BOUNDARY SURVEY WITH ELEVATIONS

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

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

REVISIONS

Date:	Remarks:	By:
4/26/13	UpDate Survey; Order No.200058; SD-517c, Pg. 11	Dino
2/4/14	UpDate Survey; Order No.202438; sketch	J.G.H.
2/21/14	UpDate Survey; Order No.202526; Sketch	DINO

FILE NO. AJ-4843 B

LEGEND:

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

R denotes RADIUS
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CLF denotes CHAIN-LINK FENCE
WF denotes WOOD FENCE
F.I.P. denotes FOUND IRON PIPE
F.I.R. denotes SET 1/2" IRON PIPE & LB-87 CAP
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S.N.D. denotes SET LB-87 BRASS DISC & NAIL
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NORTH

Scale: 1"=50'

Schwebke-Shiskin & Associates, Inc. (18-69)
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 BROWARD (954) 435-7010 FAX: (954) 438-3288

Drawn By: Dino	Survey Date: 6-21-2011	Checked By: MSJ	Date:
Order No. 198057	F.B. No. SS-11/40 Pg.11	Scale: AS SHOWN	
FILE NO. AJ-4843 B		Sheet 2 of 4	Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This sketch represents a "Boundary Survey."

BOUNDARY SURVEY WITH ELEVATIONS

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

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

REVISIONS

Date	Remarks	By:
1/30/13	Update Survey, Order No. 201208, Revised Ch. Pg. 11	JDA
2/20/13	Update Survey, Order No. 201208, Revised Ch. Pg. 11	JDA
2/21/14	Update Survey, Order No. 201208, Sketch	DBD

FILE NO. AJ-4843 B

See Sheet 4 of 4

LEGEND:

- AERIAL TARGET
- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
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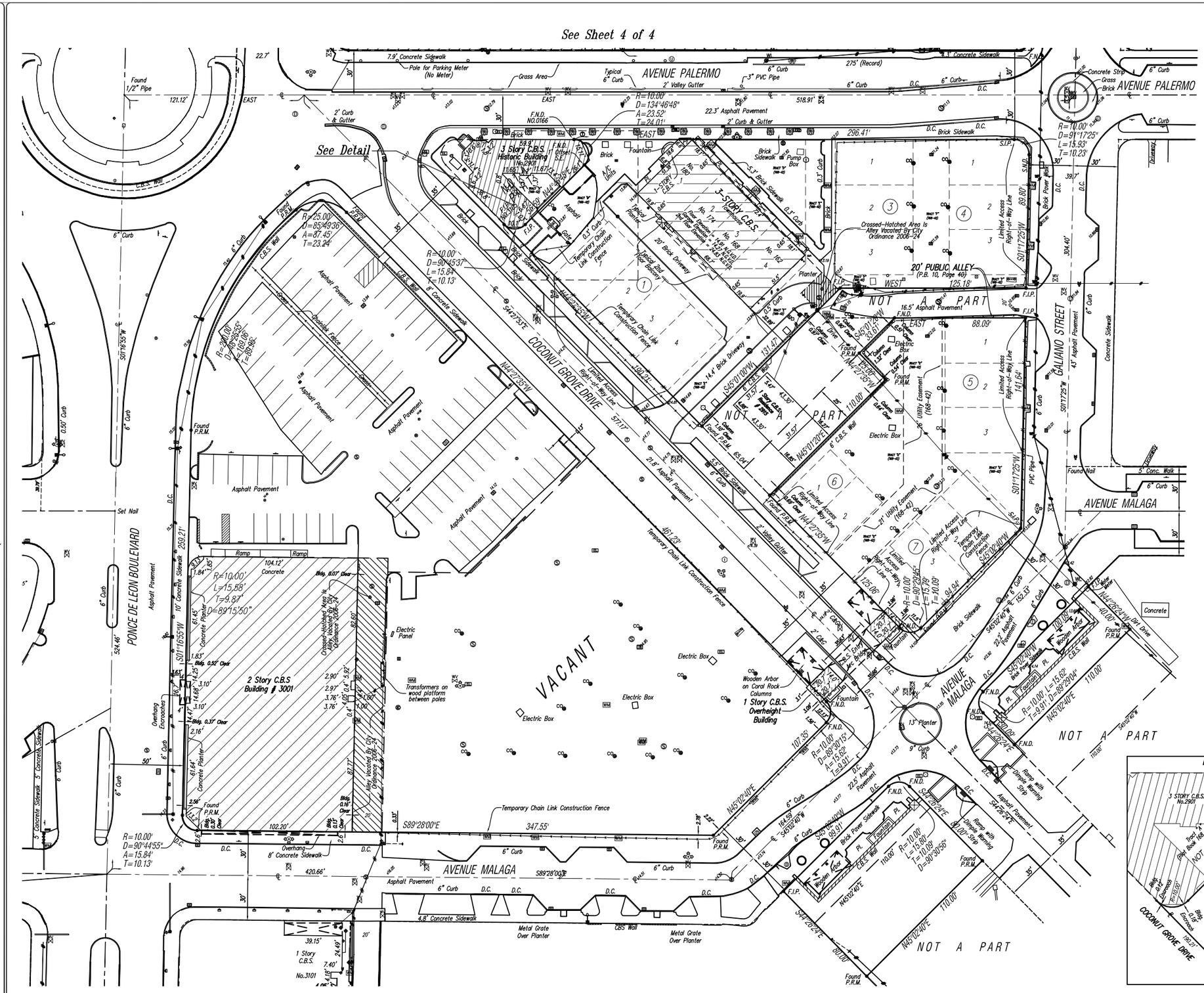

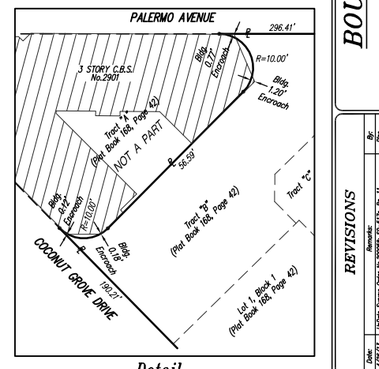

Detail
Scale: 1"=20'

REVISIONS

Date	By:
1/24/12	Added Survey Data per No.202106, Sheet 1
2/21/12	Added Survey Data per No.202106, Sheet 1
2/21/14	Added Survey Data per No.202106, Sheet 1

BOUNDARY SURVEY WITH ELEVATIONS

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

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

Schwebke-Shiskin & Associates, Inc. (LB-87)
LAND SURVEYORS
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3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 BROWARD (954) 435-7010 FAX: (954) 438-1388

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This sketch represents a "Boundary Survey."

Drawn By: Dino	Survey Date: 6-21-2011
Order No. 198057	F.B. No. 50-17/440 Pg.61
Checked By: MSJ	Date:
Scale: AS SHOWN	
Sheet 3 of 4	Sheet(s)
FILE NO. AJ-4643 B	

FILE NO. AJ-4643 B

LEGEND:

- AERIAL TARGET
- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
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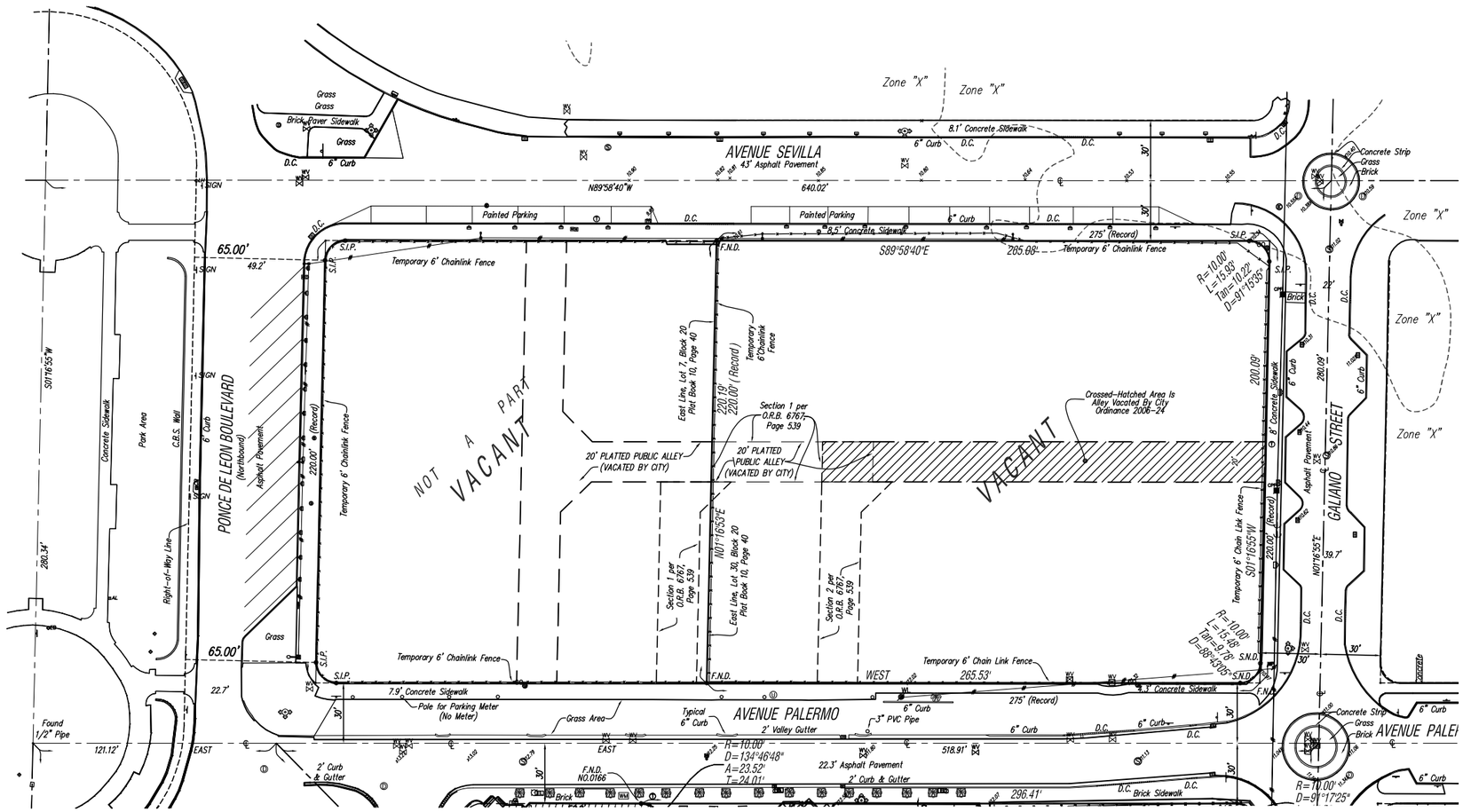

See Sheet 3 of 4

NORTH

Scale: 1"=30'

Schwebke-Shiskin & Associates, Inc. (18-69)
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 BROWARD (954) 435-7010 FAX: (954) 438-3288

Drawn By: Dino	Survey Date: 6-21-2011	Checked By: MSJ	Date:
Order No. 188057	F.B. No. SS-51/40 Pg.11	Scale: AS SHOWN	
FILE NO. AJ-4843 B		Sheet 4 of 4	Sheet(s)

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This sketch represents a "Boundary Survey."

BOUNDARY SURVEY WITH ELEVATIONS

Prepared For:
Ague Ponce, LLC
2801 South Bayshore Drive, Suite 1215
Miami, Florida 33133

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

REVISIONS

Date:	Remarks:	By:
7/2/12	Update Survey, Order No. 188057	JD/DS
8/23/12	Update Survey, Order No. 188057	JD/DS
2/21/14	Update Survey, Order No. 188057	DMD

FILE NO. AJ-4843 B

Josh Bailey

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

Ramon and Megan,

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

Best regards,

Mario

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

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

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

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

Yes, I agree with those statements.

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

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

Dear Dona,

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

1. A certificate of appropriateness will not be required at this time for the above referenced project, since no improvements are presently proposed for the only historically designated structure on the site, the Arts Center Building located at 2901 Ponce de Leon Boulevard. When improvements are proposed for the Arts Center Building, you will make a determination as to whether a standard or special certificate of appropriateness is required.

2. The plan to ensure preservation of the historic structure during construction of the project will be required and prepared as part of the project's construction staging plan approval process.

Best regards,

Mario

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

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

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

CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Information Statement

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

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

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

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

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

Zones:

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

Concurrency Needs

Minimum Required Elevation (ft): 0
Adequate Water Flow for Commercial & Residential Fire Protection

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

Application Fee: $190.31
Application Date: 11/6/2014
Expiration Date: N/A

Statement Issued by:

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

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

Miami-Dade County Public Schools

Concurrency Management System
School Concurrency Determination

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

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

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

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

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

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

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

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

MDCPS Administrator

MDCPS Authorized Signature

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

Miami-Dade County Public Schools

Concurrency Management System
School Concurrency Determination

MDCPS Application Number:	SP0314110601357	Local Government (LG):	Coral Gables
Date Application Received:	11/6/2014 8:56:42 AM	LG Application Number:	305-460-5236
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PROPOSED # OF UNITS: 229
SINGLE-FAMILY DETACHED UNITS: 0
SINGLE-FAMILY ATTACHED UNITS: 15
MULTIFAMILY UNITS: 214

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

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

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

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

MDCPS Administrator

MDCPS Authorized Signature

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

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

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

1118

10/7/2014

PAY TO THE ORDER OF CITY OF CORAL GABLES $ **190.31

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

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

MEMO OSV - Concurrency Application

© 2011 INTUIT INC. # 571 1-800-433-3810

⑈001118⑈ ⑆266086554⑆ 91198201147⑈

Agave Ponce, LLC 1118

CITY OF CORAL GABLES 10/7/2014

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

CITI - DEVELOPMEN OSV - Concurrency Application 190.31

RECEIVED
2014 OCT 14 AM 10:09
BUILDING AND ZONING
CITY OF CORAL GABLES

CITY OF CORAL GABLES
CONCURRENCY APPLICATION

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

PROPOSED PROJECT INFORMATION:

APPLICANT: AGAVE PONCE LLC.

DEVELOPMENT NAME: MEDITERRANEAN VILLAGE AT PONCE CIRCLE

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

FOLIO: PLEASE SEE ATTACHED

CONCURRENCY REVIEW REQUESTED:
(PLEASE CHECK ONE BELOW)

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

X INFORMATIONAL

____ IMPACT ANALYSIS

ASSOCIATED DEVELOPMENT ORDER:
DEVELOPMENT ORDER/PROCESSING NUMBER: _____

PROPOSED LAND USES:

RESIDENTIAL

SINGLE FAMILY NUMBER OF UNITS: _____

TOWNHOUSES NUMBER OF UNITS: 15

MULTI-FAMILY NUMBER OF UNITS: 214

PROPOSED LAND USES:

COMMERCIAL

SERVICE STATION NUMBER OF PUMPS: _____

SUPERMARKET 1,000 S.F. GFA: _____

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

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

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

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

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

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

SHOPPING CENTER

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

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

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

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

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

PLUS NUMBER OF BAYS: _____

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

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

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

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

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

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

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

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

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

RESTAURANTS

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

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

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

NUMBER OF SEATS: 2500

BANKS 1,000 S.F. GFA: _____

HOSPITALS

GENERAL NUMBERS OF BEDS: _____

CHILDREN NUMBER OF BEDS: _____

CONVALESCENT NUMBER OF BEDS: _____

UNIVERSITY NUMBER OF BEDS: _____

VETERANS NUMBER OF BEDS: _____

NURSING HOME NUMBER OF BEDS: _____

CLINICS NUMBER OF BEDS: _____

EDUCATIONAL

ALL NUMBER OF STUDENTS: _____

4-YEAR UNIVERSITY NUMBER OF STUDENTS: _____

JR. COLLEGE NUMBER OF STUDENTS: _____

EDUCATIONAL (CONTINUES)

SECONDARY SCHOOL NUMBER OF STUDENTS: _____

ELEMENTARY SCHOOL NUMBER OF STUDENTS: _____

COMBINED ELEM./SEC. NUMBER OF STUDENTS: _____

LIBRARY NUMBER OF STAFF: _____

MOTEL/HOTEL

HOTEL NUMBERS OF ROOMS: 184

MOTEL NUMBER OF ROOMS: _____

RESORT HOTEL NUMBER OF ROOMS: _____

Urban Village at Ponce Circle

Folio Numbers:

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

Urban Village at Ponce Circle

LEGAL DESCRIPTION:

Parcel 1:

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

Parcel 2:

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

And

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

LESS

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

Parcel 3:

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

Parcel 10:

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

Parcel 12:

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

Parcel 14:

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

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

Parcel 15:

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

Parcel 16:

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

Parcel 17:

Lots 12 and 13, less the West 10 feet of Lot 13, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 18:

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

Parcel 19:

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

Parcel 20:

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

Together With:

All of the lands as contained in that certain record plat of "PONCE PLACE VILLAS EAST," according to the Plat thereof, as recorded in Plat Book 168 at Page 42, of the Public Records of Miami-Dade County, Florida.

Together With:

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

Together With:

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

City of Coral Gables
Building & Zoning Department
Public School Concurrency

Application Information	
Application Type:*	CHANGE IN LAND USE
Application Sub-type:	
Application Name:*	MEDITERRANEAN VILLAGE @ PONCE CIRCLE
Telephone number:*	786.268.9235
E-mail address: *	JBAILEY@RTKL.COM
project address:*	2801, 2901, 3001 PONCE DE LEON BLVD.
Contact Information	
Contact name:*	EDDIE AVILA
Telephone number:*	305.857.0400
Email Address:*	EAVILA@THEKEYCORP.COM
Local Government Name:	City of Coral Gables
Local Government Telephone Number:	305-460-5235
Local Government E-mail:	Schoolconcurrency@coralgables.com
Local Government Application Number:	(OFFICE USE ONLY)
Property Details	
Master Parcel/Folio Number:*(No dashes)	PLEASE SEE ATTACHED
Additional Parcel/Folio Numbers: (Separate by a comma (,)	
Total Acreage:*	6.77 ACRES
Previous Use:	MIXED USE
Total Number of Existing Units:	4
Demolition Permit #: Date:	
Proposed Use:	MIXED USE
Single Family Detached Increase in Units:*	
Single Family Attached Increase in Units:*	15
Multi- Family Attached Increase in Units:*	214
Total Number of Units increased:*	225

BUILDING AND ZONING CITY OF CORAL GABLES 2014 OCT 14 AM 10:08

Owner/Architect/Contractor Name (Please circle one)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
The foregoing was acknowledge before me this 13th day of Oct., 2014, by DON FREED
( ) is personally known to me,
( ) has produced a _____ as identification.

Maria Jahn
NOTARY PUBLIC
MARIA JAHN

(SEAL)

MARIA JAHN
Notary Public - State of Florida
My Comm. Expires Oct 10, 2017
Commission # FF 062143
Bonded Through National Notary Assn.

Urban Village at Ponce Circle

Folio Numbers:

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

Urban Village at Ponce Circle

LEGAL DESCRIPTION:

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

Parcel 2:

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

And

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

LESS

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

Parcel 3:

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

Parcel 10:

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

Parcel 12:

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

Parcel 14:

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

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

Parcel 15:

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

Parcel 16:

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

Parcel 17:

Lots 12 and 13, less the West 10 feet of Lot 13, Block 30, of CORAL GABLES CRAFTS SECTION, according to the plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Parcel 18:

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

Parcel 19:

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

Parcel 20:

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

Together With:

All of the lands as contained in that certain record plat of "PONCE PLACE VILLAS EAST," according to the Plat thereof, as recorded in Plat Book 168 at Page 42, of the Public Records of Miami-Dade County, Florida.

Together With:

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

Together With:

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

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

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

November 14, 2014

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

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

Dear Mr. Trias,

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

Best regards,

Mario J. Garcia-Serra

MGS/amv

MIA_ACTIVE 4257558.1

View from Fred B. Hartnett/Ponce Circle Park

AGAVE PONCE

RTKL
AN ARCADIS COMPANY

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

By Agave Ponce LLC

On development plans for Old Spanish Village

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

Wednesday, September 17

Open House 5:30 pm to 7:30 pm
Presentation 6:30 pm

NAME	ADDRESS	Email
CARLOS PALMER	10 SAN SEBASTIAN AVE CORAL GABLES	PALMARC@BELLSOUTH.NET
JASON SAMOUGH	SOUTH MIA	JUS_JB@YAHOO.COM
Manny Alfonso	141 Sevilla Ave.	
Shawn Gregg	133 Sevilla	crews@carthagore.com
ESTEBAN SOTO	4715 ORDUNA DR.	C. GABLES
Marina foglia	220 Mirade Mile #234	mfoglia@shopcoreagables.com
Lourdes Ojeda		lourdes.ojeda@regio
Lourdes Munoz	1310 SW 63 Ave. Miami 33144	lourdes.claire@yahoo.com
RONNY GONZALEZ		
Sylvia Lyella	33 MALAGA AV. CORAL GABLES 33134	RONNYA@BELLSOUTH.NET
MICHAEL G. LAVIN	103 SANTANDER	MICHAELLAVIN@HOTMAIL.COM
Marianne Elmore	621 Navarre Ave.	melmore@bellsouth.net
Said Andre	323 Palermo Ave	Saidandes21@yahoo.com
[illegible]	185 West Trinity	J[illegible]@PGAE.com
Magda Brey	104 Santander Ave	
ALBERTO VADIA	296 SANTANDER AVE, C.G. FL	
Robert GONZALEZ	rgonzalez@rgcpa.net	
Liana Blanco	lianablanco@outlook.com	
Rosario Borroto	110 San Sebastian	rosiborroto@gmail.com

NAME	ADDRESS	Email
JULIO Webel	309 malaga	webmon2@yahoo.com
SAM MARTINEZ	35 SEVILLA AV	AAVISQ@juno.com
JOSE BOLADO	314 MIRACLE MILE	BOLADOJ@BELLSOUTH.NET
Gustavo Bobadilla	120 SANTANDER AVE	gbobadilla@att.net
DANIA OTERO-PEREZ	40 ALMERIA AVE #15	daniaotero@hotmail.com
ALVARO MORA	100 ANDALUSIA AVE #203	alvaro.mora@comcast.net
EMMA BLANCO	16 SEVILLA AVE	EMBRCP@GMAIL.COM
DENNIS SUAREZ	107 SALTO AVE	dennissuarez760@gmail CORAL GABLES
Mindy McIlroy	739 NE 74th St	mindy@terranovacorp.com
Fr. Fouad Saba	320 Palermo	office@stgmiami.org
Hugh Saenz	46 SAN SEBASTIAN AV.	regulusmaj@aol
Maria Elena Vadia	296 Santander	mariae vadia@hotmail
EDUARDO PEREZ	41 Sevilla Ave	edwardperez7@me.com.
Robert Jacobson	2401 Anderson Rd.	
Adriana Ruiz	40 Salamanca Apt 2	Ruizaadriana@gmail.com
Frank Kelly	514 Catalonia Ave.	info@frankkelly.net

NAME	ADDRESS	EMAIL
Donald Herman	50 Palermo Ave	SJPRIETO@comcast.net
Sylvia Prieto	"	"
Joe Prieto	"	"
Paul Penny	30 Palermo Ave	prpenny@bellsouth.net
Jessica Cerda	3001 Ponce de Leon Blvd.	JCerda@jrorangebowlorg
[illegible]	134 Malaga Ave	[illegible]
Anamary Sanchez	139 Santander Ave.	[illegible]
"	140 Santander Ave	asgables@gmail.com
FRANCISCO LEON	30 MALAGA AVE	LEON973333@BELLSOUTH.NET
DANIEL SIBERIO	3021 Coconut Grove Dr	dsiberio@fairchildss.com
Mary Snow	3001 Ponce Suite 203	mary@gablesfoundation
ANA BOLADO	20 Palermo	ANBOL4@gmail.com org
MARIO A CRUZ	49 MALAGA AVE	mactovar2@hotmail.com
DENYS ALT	3027 COCONUT GROVE DR.	DENYS.ALT@COMCAST.NET
JOSEPH DELA TORRE	49 MALAGA	JDELAT7260@HOTMAIL.COM
Robert Hatfield	156 Almeria Ave #200	robhatfield@[illegible].com
CARLOS DOMINGUEZ	3010 Coconut Grove Drive	carlosm2@[illegible].net
ED SANTAMARIA	47 SAN SEBASTIAN Ave	edzza@bellsouth.net
ELVIRA SANTAMARIA	" "	ECFS7775@hotmail.com
MANUEL G. GARCIA	215 " " "	[illegible]
Jaime Salamanca	3225 Mezzetto	salamanca@gmail.com
ALLEN MORRIS	121 ALHAMBRA PLAZA CG.	[illegible]
Yarine Gonzalez	66 Valencia Ave #302	yarineg@hotmail.com

NAME	ADDRESS	Email
Barbara Escobedo	141 Sevilla Ave	barbie@theAGroupCorp.com
MAURICE CIOLA	136 Santander Ave	MAURICE@CIOLA.NET
Ozzie Dominguez	200 Miracle Mile	odominguez@RISTANOVACORP.com
Alicia Bache-Wiig	3026 Coconut Grove Dr.	abachewiig@heery.com
[illegible]	17 Malaga Ave.	
Nestor F. Machado	100 Almeria Ave suite 300	nestor@cawyre.com
Nestor J. Machado	100 Almeria Ave suite 300	cawy@bellsouth.net
Dario Fournier	128 San Sebastian Ave	
ALFONSO GUERRA	108 SANTANDER AVE	
Sylvia Viyella	33 Malaga Ave	smviyella@bellsouth.net
~~Antonio Garcia~~		
Antonio Garcia	100 Andalusia Ave	aagarcia@nsn.com
Samantha Lucas	500 S. Dixie Hwy.	samantha@rivieradevelopment.com
PATRICIA GUARCH		patricia.guarch@gmail.com
Jorge Azze		jorge.r.azze@gmail.com
VIVIAN CASTRO	570 Loretto Ave	San Turce 170
Madelyn Castillo	226 San Sebastian Av.	madcast260@aol.com
Andres del Corral	1450 Bridgell Ave #1716	andres.delcorral@[illegible].com

Eduardo Doval
3000 Coral Way
Apt. 1419
Miami FL 33145