EUROPEAN VILLAGE

DEVELOPMENT AGREEMENT

FOR

PUD REZONING

Revised April 24, 2002

ATTACHMENT D

EUROPEAN VILLAGE, LLC
22 LAKESIDE PLACE EAST
PALM COAST, FL. 32137
1.0 INTRODUCTION
1.0.A. APPLICATION
This is the Development Agreement for zoning reclassification to Planned Unit Development (PUD) with the application form (Exhibit A) and such other documents as set forth below and as required by the City of Palm Coast (City). This application is submitted in order to develop an upscale shopping village with a European theme. This petition is submitted on behalf of the Contract Purchasers/Applicants:

European Village, L.L.C.
22 Lakeside Place East
Palm Coast, Fl. 32137

with the approval of the Owners:

Florida Landmark Communities, Inc.
1 - Corporate Drive, Suite 3A
Palm Coast, Fl. 32137

And

Palm Coast Community Service Corporation
4982 Palm Coast Parkway N.W., Suite 7C
Palm Coast, Fl. 32137

1.0.B. PARCEL DESCRIPTION
The property, for which this zoning reclassification is sought, involves 4.56 acres of land (commonly referred to as Parcel 179 and currently owned by Florida Landmark Communities, Inc.), described in Exhibit B and as shown on Figure 1 and 4.91 acres of land being purchased from Palm Coast Community Service Corporation (PCCSC) shown on Exhibit C, and a perpetual easement totaling 1.62 +/- acres from Dunes Community Development District (DCDD) shown on Exhibit D. The name of the PUD will be European Village.

1.0.C. AUTHORIZATION
The Owners have provided authorization for the applicant to file for the PUD as indicated on the Letter of Authorization from Florida Landmark Communities, Inc. (Exhibit E) and Purchase Contract from Palm Coast Community Service Corporation (Exhibit F). By execution of this Development Agreement, the Applicant, and its heirs, successors and assigns covenant to abide by the terms and conditions of this Development Agreement and agree that the terms, conditions and covenants expressed herein run with and touch and concern the property, and accordingly follow the land, being perpetual in nature, unless released by the City by means of a document of equal dignity herewith.
1.0.D. TOTAL SITE AREA
These parcels combine to make 11.09 +/- acre Planned Unit Development, sometimes referred to herein as the “Site”.

1.0.E. GOVERNING REGULATIONS
The Applicant agrees to proceed with the PUD in accordance with the PUD Ordinance adopted by the City of Palm Coast City Council. The Applicant also agrees to comply with all the conditions of the PUD established by the City and it’s staff, including, but not limited to the terms and conditions of this Development Agreement. Unless stated otherwise, herein, all building codes, zoning ordinances and other land use and development regulations of the City of Palm Coast, including, without limitation, any Concurrency Management Ordinances and the Palm Coast Comprehensive Plan as may be amended from time to time, shall be applicable to this development.

2.0 SITE CHARACTERISTICS

2.0.A. PROPERTY LOCATION
The project is located on Palm Harbor Parkway at the point where the toll bridge crosses the Intracoastal Waterway. The total site includes:

1. Parcel 179 (currently owned by Florida Landmark Communities, Inc.) is now vacant.
2. The Parcel owned by Dunes Community Development District contains an elevated toll bridge across the Intracoastal Waterway to Hammock Dunes.
3. The Parcel owned by Palm Coast Community Service Corporation is now vacant.

2.0.B. EXISTING VEGETATION
Minimal vegetation exists over most of the “Site” due to prior adjacent toll bridge construction. Some areas of the “Site” are vegetated with Cedar and Oak trees and an understory of palmettos.

2.0.C. DETAILED SITE INVESTIGATIONS AND SURVEYS
Prior to finalizing the Development Order and Site Plan approval, site investigations must be performed to determine the existence and location of index trees and gopher tortoise habitat as well as the existence of any other threatened or endangered species or species of special concern. If either exists, the required surveys and permit requirements will be performed.

3.0 DEVELOPMENT PLAN
3.0.A. Plan Overview
The accompanying Conceptual Plan (Figure 2) depicts the general intent of the European Village. Adjustments in the Conceptual Plan are anticipated at the Site Development Plan Review stage to accommodate various permitting requirements. The substantial integrity of the original plan shall be maintained with any deviations conforming to the development standards contained herein.
3.0.B. SUBDIVISION OF PARCEL 179

This PUD Agreement shall allow for the future subdivision of Parcel 179 (4.56 acre parcel) into separate lots as shown on Figure 3. This subdivision may be done at the option of the Applicant. The Applicant reserves the right to maintain unified ownership of the Site. The City’s current subdivision regulations do not permit this type of division because building setback lines and landscaping are required between each lot. If a future subdivision plat is approved, then each lot within European Village can be owned by a separate entity. This subdivision will allow the construction of two and three story “Townhouse” units with the center of the common wall being constructed on a side lot line. The individual owners will also own a portion of the interior “Plaza” area in which they may operate outdoor seating and vendor areas.

3.0.C. OWNERS ASSOCIATION

An Owners association shall be created which shall own and maintain all common elements, including, but not limited to roadways, parking, stormwater, signage and landscaping. All necessary environmental permits must be obtained prior to any construction commencing.

3.0.D. DEVELOPMENT APPROVAL PROCESS

The City’s Development Review Committee (DRC) is hereby authorized to issue a development order for the European Village final site plan, without the further review of the Planning and Land Development Regulation Board (PLDRB) or the City Council. This represents a modification of the City’s standard site plan approval procedures, which would require PLDRB review and that the City Council authorize the issuance of a development order for a project with 95 multi-family residential units and 37,000 square feet of commercial space.

3.0.E. SETBACKS AND BUFFERS

1. A 50 foot minimum building setback will be provided along Palm Harbor Parkway.
2. A 25 foot wide perimeter berm and planting area will be provided along Palm Harbor Parkway on Parcel 179 where the buildings are located. Landscape strips will also be provided between the 24 foot wide service drive and the building.
3. On the parking lot areas north of Parcel 179, a 20 foot wide landscape buffer will be constructed adjacent to Palm Harbor Parkway.
4. No landscape buffer will be provided along Palm Coast Parkway since this is the location of the elevated bridge section and since this parcel is being incorporated in the overall parking lot layout of the site.
5. The above landscape buffers are a variance from the City’s required 35 foot wide buffer along Palm Harbor Parkway.
6. Landscape buffers shall be developed according to the detailed sections given on the Conceptual Landscape Plan (Figure 4). Also see Section 3.5 of this Agreement.
3.0.F. PROJECT SUMMARY
The following summary of proposed land uses shall govern this project:

TOTAL AREA: Parcel 179.............................. 4.56 acres
DCDD BRIDGE
    South of Palm Harbor Parkway... 1.62 acres
PCCSC PARCEL.......................... 4.91 acres
TOTAL AREA........................... 11.09 acres (100%)

TOTAL BUILDING FOOTPRINT AREA............... 1.22 acres (11.00%) (Includes gazebos, etc.)

TOTAL BUILDING FLOOR AREA (MAXIMUM)......... 143,920 s.f.

INTERIOR PLAZA AREA............................. 1.09 acres (9.83%)

EXISTING BICYCLE PATHS (some to be relocated).. 0.35 acres (3.16%)

PAVING, SIDEWALKS & TRASH RECEPTACLES...

TOTAL IMPERVIOUS AREA............................. 7.34 acres (66.19%)

LANDSCAPE/OPEN SPACE/STORM RETENTION.. 3.75 acres (33.81%)*

* No more than 50% of the Landscape/Open Space/Storm Retention Area shall be developed as a normally wet pond

From this summary, it is seen that the total landscape/open space area of the project is at least 33.81% of the total project area of 11.09 acres. Impervious surfaces will be limited to 66.19%. A variation of any of these areas by no more than 3.81% may be approved by the City staff during the final site plan review process. Variation by more than 3.81% will require City Council amendment of the PUD Agreement.

3.0.G. STORMWATER MANAGEMENT OVERVIEW
An underground stormwater retention facility will be provided for the village plaza area and an underground/surface water management system will be provided for the parking.

3.1 LAND USE AND DENSITY
3.1.A. ZONING AND FUTURE LAND USE CATEGORY
The current Future Land Use Map shows this area as is Commercial (High Intensity) with a C-2 Zoning classification. The rezoning to PUD will provide for a mixture of uses composed of 35 high end commercial specialty shops on the first floor and a maximum of 95 residential units (8.57 units/acre on the total project area of 11.09 acres) on the upper floors. Units 7, 21 and 33, as shown on the Conceptual Plan, are residential units only with a walkway to the Plaza located underneath these units. A management office/
welcome center may also be incorporated in the design. The development of these units is consistent with the City’s Comprehensive Plan.

3.1.B. USES PERMITTED
Residential and specialty retail are planned. A summary of the specialty uses is given in Exhibit “G”. Uses similar to those listed will also be permitted. Outdoor vendors and outdoor seating for on-site café’s and restaurant will also be permitted. Open air movies and concerts will be permitted. Outdoor activities may run between 8:00 a.m. and 11:00 p.m. Activities from sundown until 11:00 p.m. may only occur provided an adequate exterior lighting system, meeting the approval of the City and Dunes Community Development District has been installed. These uses shall be consistent with and subject to all applicable codes and permitting requirements, except as outlined herein.

3.1.C. DENSITY
A maximum of 95 residential units are permitted. The residential density of the 11.09 acre site is 8.57 units per acre. 35 specialty retail units may be located below the residential units.

3.1.D. INTENSITY
The total site for this development is 11.09 acres. Buildings may be constructed on the 4.56 acre parcel to be owned by European Village, L.L.C. upon issuance of all applicable permits. The total building coverage (on the ground) will not exceed 53,140 square feet (11.00% of the 11.09 acres). This includes two gazebos. Interior Plaza areas will be paved not to exceed 47,500 s.f. square feet. A perimeter service driveway (24 feet wide) shall also be constructed on this parcel. Parking lot uses will occur within the other parcels. The total impervious area shall not exceed 70.0% of the 11.09 acre site.

3.2. BUILDING SETBACKS AND SEPARATION
3.2.A. BUILDING SETBACKS
Perimeter: On the 4.56 acre parcel, a fifty foot minimum building setback shall be maintained along Palm Harbor Parkway. A fifty foot minimum setback shall be maintained to the other two property lines of the triangular shaped parcel of 4.56 acres.

3.2.B. BUILDING SEPARATION
Separation between structures shall not be less than twenty feet. There shall be a zero foot setback for individual lots which utilize common walls to form a “townhouse” type structure.

3.3. SITE ACCESS AND PARKING
3.3.A. ACCESS ROADWAYS AND SIDEWALKS
The main entry drive shall be located along Palm Harbor Parkway. On the south side of Palm Harbor Parkway (the side containing Parcel 179), there will be a metered gate operation whereby visitors take a ticket and have it validated by one of the shops or pay for parking on the lot. Valet parking will also be available. Handicapped parking shall be provided in close proximity to the buildings. Secondary access will be from the service
drives located around the perimeter of the European Village. This secondary access will be available to unit Owners, their guests / employees and delivery vehicles only. An exit only will be provided from this service drive.

3.3.B. SIDEWALKS AND BIKEPATHS
Sidewalks and bikepath connections will be made to the several path systems already existing on neighboring parcels. Bicycle racks for 100 bikes will be provided. The Applicant shall reasonably promote access for bicycle riders and pedestrians.

3.3.C. PARKING
One and one-half parking spaces shall be provided for the maximum ninety-five residential units. Parking for the commercial uses are calculated as an overall shopping center use at five spaces required for each one thousand square feet of retail sales floor area. In summary, the minimum number of parking spaces to be required is:

\[
\text{Residential parking} = 95 \text{ units} \times 1.5 \text{ spaces/unit} = 143 \text{ spaces}
\]

\[
\text{Retail Sales area parking} = 37,000^* \text{ sq.ft.} / 200 \text{ sq.ft.} = 185 \text{ spaces}
\]

\[
\text{TOTAL REQUIRED PARKING SPACES} = 328 \text{ SPACES}
\]

* Building area less gazebos, stairways, elevators and storage areas

Parking spaces provided shall be:

- Parcel 179...................... 89 spaces
- Paid parking..................... 217 spaces
- Handicap spaces................ 10 spaces
- Valet Parking.................... 12 spaces

TOTAL PARKING SPACES.............. 328 SPACES

Should an expansion of the DCDD bridge occupy any of the parking spaces, the Applicant, or his successors will replace all parking spaces lost at a 1:1 ratio.

3.4. BUILDING DESIGN
3.4.A. BUILDING FLOOR AREA AND HEIGHT
The minimum living area is 650 square feet for any residential unit. The maximum living area per lot, or for each separate building unit, is 3,000 square feet. Living area shall include air conditioned space. The living units may be owner occupied or may be used for long or short term rentals. Each lot may also permit up to 1,000 square feet of specialty retail sales floor area as set forth above. This retail sales floor area shall be exclusive of any stairways or elevators leading to the residential units above the shops and shall not include storage areas. There shall be a zero lot line or common wall construction for the structures.

The maximum building height is fifty feet. An Owner may combine lots for uses requiring more floor space. Timeshare sales of the units shall not be permitted.
3.4.B. ARCHITECTURAL STANDARDS
European architectural styles shall be employed for all buildings and accessory structures. Samples of the types of facades to be used are found in Exhibit H.

3.5 LANDSCAPING AND BUFFERS

3.5.A. PALM HARBOR PARKWAY BUFFER
A 25 foot wide perimeter berm and planting area shall be provided along Palm Harbor Parkway on Parcel 179 where the buildings are located. Landscape strips shall also be provided in this area between the 24 foot wide service drive and the buildings. This landscape buffer shall be in lieu of the City’s required 35 foot wide buffer along Palm Harbor Parkway. On the parking lot areas north of Parcel 179, a 20 foot wide landscape buffer will be constructed along Palm Harbor Parkway in lieu of the required 35 foot wide buffer planting.

3.5.B. PALM COAST PARKWAY BUFFER
No landscape buffer will be provided along Palm Coast Parkway since this is the location of the elevated bridge section. Landscaping according to the Conceptual Landscape Plan will be provided in lieu of the 35’ required landscape buffer along Palm Coast Parkway.

3.5.C. OTHER BUFFERS
Landscape buffers, according to the Conceptual Landscape Plan and detailed sections found on the Conceptual Landscape Plan (Figure 4), will be constructed on all project boundaries.

3.5.D. LANDSCAPE MATERIALS
Landscape materials, consistent with the Palm Coast Zoning and Land Development Regulations shall be constructed in these areas. Shrubs shall be planted at 36” on centers, except in areas covered by Section “E” of the Conceptual Landscape Plan where shrubs may be planted at 5’-0” on centers. Shade trees shall be provided in all landscape islands, except in areas under the bridge, where understory trees shall be planted in each island. Trees will be provided at 25- foot intervals in the perimeter buffer areas outlined above. At least one-half of the required perimeter shall be shade trees at least three inch caliper, as measured four and one-half feet above grade and shall be fourteen feet minimum height. The remaining trees may be understory trees with the same caliper at heights proportionate to their species (per: “Grades and Standards of Nursery Plants”). The Palm Harbor Parkway buffer shall require understory trees at least one and one-half inch caliper as measured four and one-half feet above grade and being eight feet minimum height per City requirements.

3.5.E. REAR TERRACES
Rear terraces (along the service road) and front terraces (opening onto the interior Plaza area) of the townhouse buildings shall have planters that shall be landscaped to further enhance the view of these buildings.
3.5.F. INTERIOR PLAZA
A minimum of 15% of the interior Plaza area shall be landscaped with permanent or moveable planters. A fountain system shall be created in the interior Plaza area to supplement the landscape features of the interior Plaza area.

3.5.G. LANDSCAPE MAINTENANCE
An Owners association shall be created to maintain all required landscaping associated with this project.

3.6. LIGHTING AND SIGNAGE
3.6.A. SIGNS
One illuminated, decorative, ground mounted sign, consistent with the theme of the project and consistent with all code requirements, shall be erected along the roadway frontage. This sign shall not exceed thirty-two square feet each and shall not exceed six feet in height at grade. This sign shall be setback a minimum of ten feet from any road right-of-way.
Internal signage, in the Village courtyard shall be mounted on the walls, canopies and roofs. Internal signage shall be consistent with the architectural design of the Village and shall be regulated by the Owners’ Association. These internal signs shall not require City permits.

3.6.B. LIGHTING
Decorative lighting, consistent with the theme of the project, shall be constructed and maintained in the Village and all parking areas. Similar lighting of the public right-of-way, adjacent to the project, shall also be constructed, subject to all applicable permitting requirements.

3.7. DEVELOPMENT SCHEDULE
The project may be developed in up to three phases. Sufficient parking shall be constructed to support each phase as it is developed. Adequate emergency vehicle access and turn-a-rounds shall be provided at all times. Construction of the project must begin within two years of P.U.D. approval and must be completed in five years.

3.7.A. PHASE 1
Phase 1 shall consist of the Administrative offices and units 1 through 13 (as shown on the Conceptual Plan – Figure 2). In order to avoid the long-term use of a sales trailer, the Administrative offices with at least fifteen parking spaces will be constructed and occupied while final design, permitting and construction is accomplished for units 1 through 13. Parking adjacent to units 1 –13 and all of the 24 foot wide triangular service drive around the perimeter of Parcel 179 will be constructed prior to occupancy of units 1 – 13. A total of 164 parking spaces (one-half of the total spaces) will be completed prior to occupancy of units 1 –13. A simple driveway connection will be completed for occupancy of the Administrative offices; turn lanes in Palm Harbor Parkway will be constructed prior to occupancy of units 1 – 13 along with a 6.5 foot wide sidewalk in the Palm Harbor.
Parkway right-of-way. The Plaza area immediately adjacent to units 1 - 13 will also be constructed at this time.

3.7.B. PHASE 2
Phase 2 shall consist of units 14 through 27. Prior to the occupancy of the Phase 2 building, the parking adjacent to these units will be installed. A total of an additional 100 parking spaces will be completed prior to the occupancy of Phase 2. Traffic signals in Palm Harbor Parkway will also be constructed with Phase 2 improvements. The Plaza area immediately adjacent to units 14 - 27 will also be constructed at this time.

3.7.C. PHASE 3
Phase 3 shall consist of units 28 through 38. At the time of Phase 3 building construction, the remainder of the parking shown on the Conceptual Plan will be installed. The remainder of the Plaza area along with the fountains and other amenities will be completed with Phase 3.

3.7.D. CHANGES IN PHASING
The order of building construction may be changed by the Applicant upon approval of the City Staff.

4.0 MAINTENANCE
Townhouse ownership includes the requirement that all common area and easement area maintenance to be provided by the Owners' association. This maintenance shall be paid for by owners' fees. This shall include, but may not necessarily be limited to, maintenance of all landscaping, parking lot and access drive paving, stormwater retention systems, pedestrian and bicycle facilities.

5.0 TRAFFIC
A traffic impact analysis was provided with the P.U.D. application. The results of the study were:

- The proposed development will generate approximately 2,525 new daily trips with 163 trips occurring during the AM peak hour and 301 occurring during the PM peak hour.
- The arterial road segments within the traffic impact study area, currently operate at acceptable levels of service in the peak hours and will continue to operate at acceptable levels of service in the peak hours at project build-out.
- The signalized and unsignalized intersections, within the traffic impact study area, currently operate at acceptable levels of service in the peak hours and will continue to operate at acceptable levels of service in the peak hours at project build-out.
- Based on the projected traffic volume for this project, a 290 foot long turn lane (100 feet of storage and 190 feet of deceleration taper is recommended.
- No capacity improvements to the road network are required as a result of the project.
Roadway / Traffic / Pedestrian / Bicycle improvements will be implemented with the development of the project. These include left turn lanes, right turn deceleration lanes, pedestrian sidewalks and crosswalks with signals and a traffic signal at the major project entrance. The Applicant will pay for the installation of the traffic signals at the project entrance. The Applicant will, also, construct a 6.5 foot wide concrete sidewalk across the project’s frontage in the Palm Harbor Parkway right-of-way.

6.0 SERVICES

6.0.A. WATER AND WASTEWATER UTILITIES

Florida Water Services Corporation has available resources to supply potable water supply and central sanitary sewage collection and treatment. Line extensions of existing water and sewer mains, that run through the site, shall be made in accordance with local and state permitting requirements.

6.0.B. FIRE PROTECTION

Fire protection requirements for the site shall be met through a system of fire hydrants and building sprinklers. All Townhouses shall be equipped with fire sprinklers. The locations of fire hydrants and the location of sprinkler connections shall be shown on the construction plans. Water for the fire systems shall be supplied by Florida Water Services Corporation. A 24 foot wide service road shall be developed around the perimeter of the buildings to permit adequate access for emergency vehicles. Turning radii on this service road shall meet the requirements for emergency vehicle access.

6.0.C. SOLID WASTE

Solid Waste pick up must be handled by the licensed franchise in the area. Each of the Townhouse units shall have a trash compactor to be located in an architecturally screened area in the landscaped area behind each unit. Trash receptacles and recyclable receptacles shall be located in common areas. The Owners’ Association shall pick up trash and recyclables from these compactors and from common area receptacles on a daily basis and deposit this trash in dumpsters to be located in the adjacent parking lot and ensure that the franchise waste hauler picks up trash from these dumpsters. The dumpster area will be architecturally screened to be compatible with the overall architectural theme.

6.0.D. TELEPHONE / ELECTRIC / CABLE TELEVISION

All telephone, electric and cable television lines shall be installed underground. Bell South will provide telephone service. Florida Power & Light Company will supply electricity.

6.0.E. STORMWATER RETENTION AND DRAINAGE

Stormwater from the buildings and interior courtyard of the Village shall be collected and treated by an underground treatment system located in the interior courtyard area. Stormwater from the perimeter access drive of the Village and from parking areas shall be routed to a system consisting of a combination of underground treatment and surface water treatment management system located on site. Discharge from the overall system shall be directed to the existing storm drainage system discharge points as identified on site surveys or shall be routed directly to the Intracoastal Waterway. Water quality
treatment, meeting the requirements of St. Johns River Water Management District shall be provided. The design of the systems shall be consistent with all applicable permitting requirements. The Owner shall be responsible for obtaining any and all permits and approvals necessary for the construction of said systems. The Owner shall be responsible for obtaining any and all easements and other property rights that may be necessary to ensure the appropriate functioning of all systems. The Owners’ association shall be responsible for operation and maintenance of all on-site stormwater facilities and any and all impacts to downstream systems and facilities.

7.0 CONCLUSION
This mixed use infill project is located and designed to complement the lifestyle of existing residential areas within walking / bicycling distance of the facility as well as serving many of the commercial needs of the existing nearby resort community. The design is intended to create a feeling of an intimate European Village where community interaction is encouraged.

The upscale nature of the Village is further intended to serve as a regular destination for nearby residential communities via pedestrian and bicycle facilities as well as a destination for other residents of the Palm Coast communities and visitors to the area.

8.0. APPLICANTS COVENANT AND AGREEMENT
The Applicant of the Site that is subject of this Development Agreement hereby covenants to abide by and agrees to all of the terms and conditions set forth herein.

Witness

European Village, L.L.C.

By:  
Claus Peter Roehr

Date: May 14, 2002

CITY COUNCIL
CITY OF PALM COAST

By:   
JAMES V. CANFIELD, MAYOR

ATTEST:

By:  
RICHARD M. KELTON, CITY MANAGER
CREPES TO BE MADE IN FRONT OF CUSTOMER
CREPES TO BE MADE IN FRONT OF CUSTOMER
ICE CREAM COMPOSITION, BANANA SPLIT, HAWAIIAN COCKTAIL, ETC
ICE CREAM COMPOSITION, BANANA SPLIT, HAWAIIAN COCKTAIL, ETC
DIFFERENT COFFEE WITH CAKE COMPOSITION AND BREAKFAST
DIFFERENT COFFEE WITH CAKE COMPOSITION AND BREAKFAST
ROLEX/BREITLING, CARTIER BRANDS TRADE NEW, USED AND REFUR.
ROLEX/BREITLING, CARTIER BRANDS TRADE NEW, USED AND REFUR.
TAROT READINGS, ASTROLOGY AND ESOTERIC BOOKS AND MERCH.
TAROT READINGS, ASTROLOGY AND ESOTERIC BOOKS AND MERCH.
FRESH AND BEST FRENCH CUISINE
FRESH AND BEST FRENCH CUISINE
INTERNATIONAL PRESS WITH READING AREA, COFFEE, CAKE
INTERNATIONAL PRESS WITH READING AREA, COFFEE, CAKE
SONY COMPUTER INTERNET ACCESS, COFFEE, FAST FOOD
SONY COMPUTER INTERNET ACCESS, COFFEE, FAST FOOD
TOP OF THE LINE BRANDS FROM FRANCE AND ITALY
TOP OF THE LINE BRANDS FROM FRANCE AND ITALY
SILVER STORE WITH MEXICAN SILVER CREATIONS
SILVER STORE WITH MEXICAN SILVER CREATIONS
OIL PAINTINGS, IMPR. EXP. MODERN, OIL OR AQUAREL PAINTING CLAS.
OIL PAINTINGS, IMPR. EXP. MODERN, OIL OR AQUAREL PAINTING CLAS.
HAND AND PEDICURE, HAIR ART
HAND AND PEDICURE, HAIR ART
MASSAGE, FANGO, FOOT REFLEX MASSAGE, REIKI, THERMO MINERAL BA
MASSAGE, FANGO, FOOT REFLEX MASSAGE, REIKI, THERMO MINERAL BA
BEST CAMERAS, VIDEO, COMPUTER SYSTEMS, HOME THEATER
BEST CAMERAS, VIDEO, COMPUTER SYSTEMS, HOME THEATER
MANUFACTURING OF CIGARS CUBAN HAND MADE
MANUFACTURING OF CIGARS CUBAN HAND MADE
TOP GIFT STORE
TOP GIFT STORE
BEST CHOCOLATE CREATIONS
BEST CHOCOLATE CREATIONS
PAINT, CREATIVE PLAYING, MUSIC AND DANCING
PAINT, CREATIVE PLAYING, MUSIC AND DANCING
ANTIQUES MERCHANDISE
ANTIQUES MERCHANDISE
DIFFERENT BAGEL, MILK PRODUCTS, AND SPREADS BREAKFAST, LUNCH
DIFFERENT BAGEL, MILK PRODUCTS, AND SPREADS BREAKFAST, LUNCH
POKER TABLE TO PLAY CARDS AND GAMES WITH SERVING LIQUOR AND
POKER TABLE TO PLAY CARDS AND GAMES WITH SERVING LIQUOR AND
CLASSICAL MUSIC, EASY LISTENING MUSIC, SOFT ROCK, JAZZ
CLASSICAL MUSIC, EASY LISTENING MUSIC, SOFT ROCK, JAZZ
PRESENTATION OF LIVING IN DIFFERENT FURNITURE DESIGN
PRESENTATION OF LIVING IN DIFFERENT FURNITURE DESIGN

MARIOTT
MARIOTT
HOFRICHTER KAUFBEUREN
HOFRICHTER KAUFBEUREN
MODERN JEWELS MANUFACTURED
MODERN JEWELS MANUFACTURED
THE LERGER LIFESTYLE SHOE STORE
THE LERGER LIFESTYLE SHOE STORE
BY MONITOR, DAYTONA DOG, CAR AND HORSE RACES
BY MONITOR, DAYTONA DOG, CAR AND HORSE RACES
COLORS, MATERIALS NEW TECHNOLOGIES
COLORS, MATERIALS NEW TECHNOLOGIES
WINE & CHEESE STORE
SUISSE FONDUE RESTAURANT
ORIENTAL RUG STORE
 AUCTION STORE
 MODEL AND HOBY STORE
MEXICAN RESTAURANT
FLOWER STORE
BROKER STORE
ITALIAN RESTAURANT
 OTHER STORE

FRENCH
LE RACLETTE
AFGHAN/IRANIAN RUGS
EBAY
LA HACIENDA
SHIRLEYS FLOWERS

BRING IN, WHAT EVER YOU WANT TO AUCTION OFF
BUY, TRADE AND SALE OF CARS/ BOATS AND HOUSES

AMENITIES

OPEN AIR CONCERT JAZZ/CALSSICAL/SOFT ROCK/ GUITAR AND PIANO
JUMPING FOUNTAINS FOR KIDS TO PLAY
DANCING FOUNTAIN LIGHT SHOW
OPEN AIR CINEMA TRI PERSPECTIVE
MUSIC TO ALL STORES AND OPEN AREA
MIST COOLED AIR OVER THE OPEN AIR SPACE
CLEAR PLEXIGLASS WALKWAYS
47 LOVELY BARS, RESTAURANTS AND RETAIL STORES
MOSQUITO FREE ENVIRONMENT EVEN IN THE EVENING HOURS
HEATED OPEN AIR FIRE PLACES