



The City of Coral Gables

Building and Zoning Department

ISO Class 1

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

March 23, 2007

VIA FACSIMILE

Mr. Clifford A. Schulman
Greenberg Traurig
1221 Brickell Avenue
Miami, Florida 33131

Re: 701 Valencia Ave / Folio Numbers 03-4117-008-1770 and 03-4117-008-1780 / Request for Zoning Verification and Rights of Owner

Dear Mr. Schulman:

I am in receipt of your letter dated April 12, 2006, regarding the above referenced property, seeking verification of its zoning designation and development rights. Because this letter is being issued in settlement of a dispute, the City has agreed to waive the fee for issuing the letter. In exchange, the City has received an executed general release from your client, a copy of which is attached hereto.

Presently, 701 Valencia Avenue (the "Property") is designated Multi-Family High Density Residential ("RMH") on the City of Coral Gables Future Land Use Map, and is zoned "MFSA" Multi-Family Special Area. On January 9, 2007, the City of Coral Gables Commission adopted a new "Zoning Code for the City of Coral Gables.

According to the City of Coral Gables Comprehensive Plan, the RMH designation allows for multi-family residential units with a maximum density of 60 units per gross acres. The maximum permitted height is 13 stories. If architectural incentives are provided, the density increases to a maximum of 75 units per gross acre and the maximum height is 16 stories.

The City of Coral Gables Zoning Code designates the Property as "MFSA" Multi-Family Special Area. Below is the estimated development potential of the site:

- *Density:* maximum 75 dwelling units per acre.
- *FAR:* Floor areas ratio shall not exceed 2.0.

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- *Height:* If the parcel is between 10,000 and 20,000 square feet in area, the maximum permitted height is 70 feet.
- *Parking, setbacks, landscape requirements etc.* Please see copy of attached Section 4-104 Multi-family Special Area (MFSA) District of the "Zoning Code" for additional zoning regulations pertaining to the property. For purposes of determining setbacks, the south side of the Property, which fronts Valencia Avenue, would be designated as the front and southeastern side which fronts Biltmore Court would be considered a front and the eastern side which fronts Cardena Street would be considered a side property line.
- *Lot 26, Block 10 of the Coral Gables Biltmore Section:* The portion of the Property which is designated as Lot 26, Block 10 of the Coral Gables Biltmore Section (Folio No. 03-4117-008-1780) and is 2,800 square feet in size may be developed as a "stand alone" townhome.

Please be advised that this determination does not constitute a development order. If you need additional information in regard to this matter please do not hesitate to contact me.

Sincerely,



Dennis S. Smith, C.B.O., MCP
Assistant Building & Zoning Director

cc: Elizabeth M. Hernandez, City Attorney
Susan L. Trevarthen, Attorney
Martha Salazar-Blanco, Zoning Administrator



The City of Coral Gables

Planning and Zoning Division

427 BILTMORE WAY, 2ND FLOOR
CORAL GABLES, FLORIDA 33134

May 2, 2017

T.A. Builders
ATTN: Luis Arevalo
1390 South Dixie Hwy, Suite 1105
Coral Gables, FL 33146

Re: Property Address: 701 Valencia Ave, Coral Gables, FL 33134
Folio No.: 03-4117-059-0010, 03-4117-008-1780 and 03-4117-008-1790; Plat Book 20, Page 28
Legal Description: Lots 23-28, Block 10, Coral Gables Biltmore Section

Dear Luis Arevalo:

In response to your request for zoning verification information in regard to the subject property above, after research and study of City records and the information that you provided, the following pertinent information has been determined:

1. Zoning District: MFSA; Multi-Family Special Area District (see Zoning Map Plate 6).
2. Future Land Use Classification: Residential Multi-Family High Density (see Future Land Use Map Plate 6).
3. Coral Gables Zoning Code permitted uses and performance standards can be found in Article 4, Section 4-104. Multi-Family Special Area (MFSA) District.
4. Subject property may qualify for Mediterranean Design Bonus; see Coral Gables Zoning Code Article 5, Section 5-604 and Section 5-605 for rules and regulations.
5. Site Specifics apply to the subject property, see Zoning Code Appendix A – Site Specific Zoning Regulations, Section A-12 – Biltmore Section for applicable regulations.
6. Permissible height is pursuant to City of Coral Gables Deputy City Attorney letter dated August 25, 2015, “RE: 701 Valencia Avenue - Zoning.”

Please be advised that Zoning Code provisions have been adopted by the City Commission to implement the Comprehensive Plan and must be considered with all requirements, processes or regulations applicable to the development of a parcel in the City. Prior approvals and certain characteristics of the site or its vicinity may place further limits on the development potential, including density, intensity, lot coverage, setbacks, height and permitted uses. It is recommended that you consult qualified professionals should you require accurate information about the development potential of the parcel. **This letter does not constitute a development order. convey any development rights or describe the specific type, intensity or form of development that may be approved for the site.**

If you have any questions in regard to this matter please do not hesitate to contact the Development Services Department at (305) 460-5211.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ramon Trias", is written over a blue horizontal line.

Ramon Trias, AIA AICP LEED AP
Director of Planning and Zoning

cc: Charles K. Wu, AICP CUD, CNU-A, Interim Development Services Director

Note: View the Coral Gables Zoning Map, Future Land Use Map, and Zoning Code at: www.coralgables.com. Pursuant to Ordinance No. 2004-35, Section 6-128 a disclosure report may be obtained from the City of Coral Gables which provides additional information on the property.