



Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5211

Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

☐ Appeal

☒ Variance

☐ Other: _____

Property information

Property/project name: The Boschetti Group Corporate Office

Street address of the subject property: 265 Minorca Ave, Coral Gables, FL 33143

Property Legal Description: Lot(s): LOTS 39 & 40

Block(s): BLK 17

Section(s): Coral Gables SEC K

Plat Book(s)/Page(s): PB 8-330

Has there been a Board of Adjustment hearing on the property in the last year? No

Is this request the result of a Notice of Violation? No

Is this request the result of a deviation from an approved set of plans? No

Has the property owner owned the property for at least one (1) year? Yes

Current land use classification(s): 1081 Vacant Land - Commercial

Current zoning classification(s): 1081 Vacant Land - Commercial

Listing of all folio numbers for subject property:

03-4108-006-1200

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): **Jose Boschetti**

Telephone#: **(305) 458-2730** Fax#: _____ Email: **jota** @ **theboschettigroup.com**

Mailing Address: **5701 SUNSET DR, SUITE 128, SOUTH MIAMI, FL 33143**
(City) (State) (ZIP Code)

Property Owner(s) Name(s): **TBG MINORCA LLC**

Telephone#: **305-458-2730** Fax#: _____ Email: **jota** @ **theboschettigroup.com**

Mailing Address: **5701 SUNSET DR, SUITE 128, SOUTH MIAMI, FL 33143**
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

Telephone#: _____ Fax#: _____ Email: _____ @ _____

Mailing Address: _____
(City) (State) (ZIP Code)

Project Architect(s) Name(s): **Hamed Rodriguez**

Telephone#: **305-529-9967** Fax#: _____ Email: **Hamed** @ **hr-architects-inc.com**

Mailing Address: **275 Minorca Ave Coral Gables Fl, 33134**
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

Application received by: _____ Date: _____

Board of Adjustment Application

Application requirements and supporting information

The Development Services Department cannot accept applications that are not complete for any hearing before the Board of Adjustment. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.

Pre-application Meeting Requirements. A pre-application meeting is required to be held in advance of an application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- ☐ Table of Contents with page numbers identifying all below documents.
- ☐ Completed Application.
- ☐ Applicant's proposal.
- ☐ Letter of intent.
- ☐ Standards for Variances #1 through #8.
- ☐ Owner's Affidavit.
- ☐ Proof of ownership if ownership of the property has changed in the last year.
- ☐ Full size set of plans (stamped by the Board of Architects).
- ☐ Plans in 11" x 17" size format (13 sets).
- ☐ Color photographs (35mm or digital photographs), must be labeled (13 sets).
- ☐ One (1) compact disc (CD) containing required plans and color photographs.
- ☐ Signed and sealed survey (indicate any tree disposition necessary if affected by proposed work).
- ☐ Aerial.
- ☐ Other (letter of support, rescheduling letter, etc.) _____.

Application supporting materials. The following application supporting materials shall be provided separately from the application submittal and are as follows:

- ☐ Application fees.
- ☐ One (1) original certified mailing list and signed affidavit including MDCPS.
- ☐ Two (2) sets of mailing labels.
- ☐ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.

Posting of the property. The City shall post the subject property with a City approved sign advising of the Board of Adjustment meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.

Board of Adjustment Application

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
 - a. Conditional uses and variances: six (6) months.
 - b. Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, amendments and applications for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and three (3) sets of mailing labels according to the latest ad valorem tax record of all property owners within one-thousand (1,000) feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for twelve (12) months from the date of approval. If a permit is not issued within the twelve (12) months, and work commenced, then the variance shall become null and void. One (1) twelve (12) month extension of a variance may be granted by the Development Review Official.
9. That the application fee is not refundable or any portion thereof regardless of final resolution, deferment, or non-presentation to the Board of Adjustment.
10. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
11. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
12. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
13. Applicant has read and understands all of the information in the City of Coral Gables Board of Adjustment Information brochure.
14. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.

Board of Adjustment Application

15. Understand that under Florida Law, all the information submitted as part of the application are public records.
16. Submission of the following:
- Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.

Applicant(s)/Agent(s) Signature:

Applicant(s)/Agent(s) Print Name: Jose Boschetti

Address: 5701 SUNSET DR, SUITE 128, SOUTH MIAMI, FL 33143

Telephone: 305-458-2730

Fax:

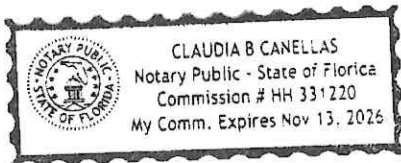
Email: jota@theboschettigroup.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

*miami dade*The foregoing instrument was acknowledged before me this 9 day of October by Claudia

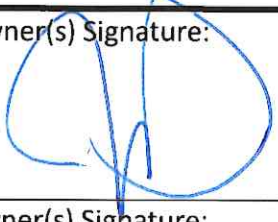
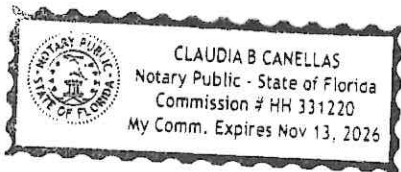
(Signature of Notary Public - State of Florida)

2025 B. Canelas

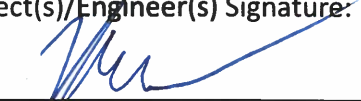
(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Board of Adjustment Application

| | |
|--|--|
| Property Owner(s) Signature:  | Property Owner(s) Print Name: Jose Boschetti, Manager of TBG Minorca, LLC |
| Property Owner(s) Signature: | Property Owner(s) Print Name: |
| Property Owner(s) Signature: | Property Owner(s) Print Name: |
| Address: | |
| Telephone: | Fax: |
| Email: | |
| <p style="text-align: center;">NOTARIZATION</p> <p>STATE OF FLORIDA/COUNTY OF <u>Miami Dade</u> The foregoing instrument was acknowledged before me this <u>9</u> day of <u>October</u> by <u>Claudia B Canelas</u> (Signature of Notary Public - State of Florida)</p> <div data-bbox="193 1251 591 1421"></div> <p>(Print, Type or Stamp Commissioned Name of Notary Public) <input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____</p> | |

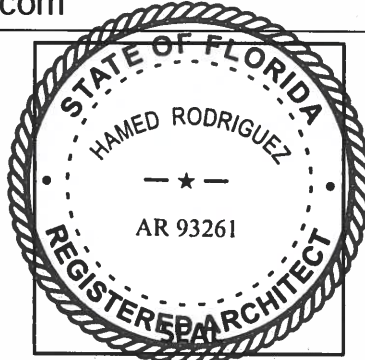
Board of Adjustment Application

| | |
|--|---|
| Architect(s)/Engineer(s) Signature:  | Architect(s)/Engineer(s) Print Name: Hamed Rodriguez |
|--|---|

Address: 275 Minorca Ave Coral Gables Fl, 33134

| | |
|-------------------------|------|
| Telephone: 305-529-9967 | Fax: |
|-------------------------|------|

Email: hamed@hr-architects-inc.com



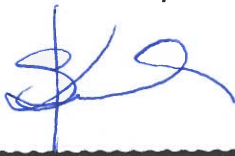
NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 14 day of October by Hamed

(Signature of Notary Public - State of Florida)

Rodriguez



(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Attachments:

- A. Board of Adjustment supporting information.
- B. Board of Adjustment Calendar.
- C. Board of Adjustment Application Fee Schedule.
- D. Certified Mailing List Service Providers.

October 30, 2025

Ms. Arceli Redila
Zoning Administrator
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: Board of Adjustment / Request for a Variance per Section 14-207.6 of the City of Coral Gables Zoning Code / Property located at 265 Minorca Avenue in Coral Gables, Florida (Folio No.: 03-4108-006-1200)

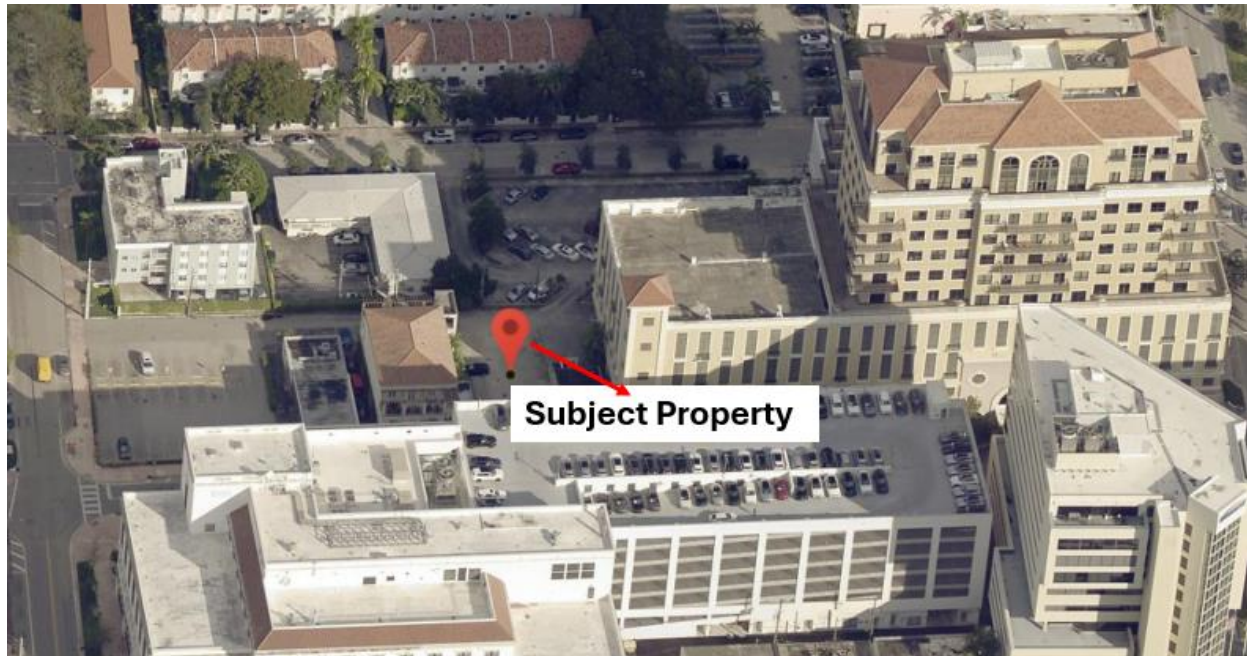
Dear Ms. Redila:

On behalf of TBG Minorca, LLC (the “**Applicant**”), owner of the property located at 265 Minorca Avenue in Coral Gables, Florida (the “**Property**”), please accept this letter of intent in connection with its request for approval of a non-use variance related to the height of the elevator override necessary to serve the proposed mixed-use project at the Property (the “**Application**”). Specifically, the Applicant is requesting approval to permit an elevator override to extend 14 feet above the roofline, where a maximum of 10 feet is permitted (the “**Variance**”).

THE PROPERTY

As per the Survey prepared by Royal Point Land Surveyors, attached as **Exhibit A**, the Property consists of approximately 5,222 SF and is comprised of Lots 39 and 40, *less the north 12 feet thereof*, in Block 17 of Coral Gables Section K according to the Plat thereof as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida (the “**Plat**”). The Property is designated “Commercial Mid-Rise Intensity” on the City’s Future Land Use Map and is zoned MX2, which permits a mixture of commercial, office and residential uses.

As reflected in Image below, the Property is a vacant interior lot located along Minorca Avenue, east of Salzedo Street that is currently improved with a surface parking lot. As reflected in the Image below, the Property is bounded by a 3-story office building to the West, an alley and City surface parking lot to the North, an alley and existing parking structure to the East, and the City parking garage to the South. The current MX2 zoning permits a base building height of 45 feet and a base floor area ratio (FAR) of 3.0, exclusive of applicable architectural bonuses.



PROPOSED PROJECT

As detailed in the enclosed plans prepared by Hamed Rodriguez Architect Inc. (the “**Plans**”), the Applicant proposed to redevelop the Property with a modest mixed-use project on this constrained urban site. The project will include 2,030 SF +/- square feet of ground floor showroom space, a total of 7,190 SF of office space on the second and third levels, a fourth floor with residential units (the “**Project**”). The Project will also feature a roof- top amenity deck, consistent with other mixed-use developments in the area, providing shared outdoor recreational space for office and residential tenants to enjoy. As discussed further below, due to the substandard lot size and unique site constraints, the Project can achieve only approximately 80% of the FAR otherwise permitted on the Property (an FAR of 2.4+/- where 3.0 is allowed), demonstrating the inherent limitations of the site.

The Project has been carefully designed to be compatible with the scale and massing of nearby developments. Over the last several years, this area has been developed with several new office and residential buildings incorporating rooftop amenity areas to enhance functionality and tenant appeal. These rooftop features have become a defining and expected component of successful urban mixed-use projects within the City’s downtown.

Accordingly, the Project has been designed to integrate seamlessly within its commercial context, contribute to the ongoing revitalization of the area, and activate this underutilized parcel with a contemporary, well-scaled mixed-use development. The proposed elevator override, necessary to provide safe and accessible rooftop access, is an integral and functional design element that allows the Project to meet modern accessibility, building code, and market expectations while remaining architecturally consistent with surrounding buildings.

VARIANCE ANALYSIS

Pursuant to the City's Zoning Code, mechanical equipment located on the roof of buildings not utilizing Mediterranean Architectural Bonuses for additional height and floor area ratio (FAR) is limited to a maximum height of ten (10) feet above the roofline. As mentioned above, the Applicant is requesting approval of Variance to allow the elevator override to extend 14 feet above the roofline to comply with ADA accessibility, life safety, and Florida Building Code requirements for safe and functional rooftop access.

Due to the unique constraints associated with developing this small, substandard urban infill lot, the Project design is already significantly limited in terms of layout and floor area efficiency. The requested Variance is a technical necessity driven by standard elevator equipment specifications and represents the minimum relief required to safely and properly accommodate such equipment while providing reasonable rooftop access consistent with modern mixed-use design. For these reasons, and as further detailed below, the Variance satisfies the applicable criteria established in Section 14-207.6 of the Zoning Code and therefore should be approved.

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

As discussed above, the Property is a 5,222 SF interior lot, which is less than half the size of the average MX-zoned property in the area. As illustrated in the chart attached hereto as **Exhibit B**, the average lot size for comparable MX properties in the area is approximately 12,210 SF, more than twice the size of the Property. It is also important to note that the Property is comprised of fractional portions of platted lots as the northern 12 feet of the Property were previously dedicated to the City for the creation of a public alley. As such, the Property has a unique condition that is specific to this particular site and that is not typically found on other similarly zoned MX properties.

Based on this information, it is evident that the Property is a substandard lot in comparison to other similarly zoned parcels. This unique site condition creates unique design and development challenges that are not commonly shared by many other MX2 zoned parcels. As a result, it significantly constrains the ability to efficiently design a functional building that allows for the reasonable use of the Property as intended by the MX2 zoning designation as discussed further below. This limitation is further demonstrated by the fact that the Property can only achieve approximately 80% of the base floor area ratio (FAR) otherwise permitted within the MX2 District.

2. That the special conditions and circumstances do not result from the actions of the applicant.

The undersized, substandard nature of the Property, coupled with the inherent technical requirements for a safe and code compliant elevator system, do not result from the actions of the Applicant. and the minimum engineering specifications required for a safe and proper operation of an elevator for the Project are not the result of the actions of the Applicant.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.

Granting the requested Variance does not confer any special privilege on the Applicant that is unavailable to other mixed-use buildings or similarly zoned MX properties. Several taller and larger buildings in the immediate area already include rooftop access for amenities and mechanical or architectural features that exceed the height requested in this Variance. The Owner is requesting a variance to have the same rights enjoyed by other MX projects, including neighboring properties, to allow reasonable rooftop use and accommodate necessary mechanical equipment. A list of nearby mixed-use projects with rooftop access and required elevator clearances is provided in the attached Image below.



It is important to note that the referenced neighboring properties are at least 14 times the size of the Property. These larger parcels were able to utilize architectural bonuses to maximize building height and FAR for their projects, which in turn accommodated the ability to provide additional height for its mechanical equipment and other rooftop features without requiring variances. In contrast, the Property's smaller and irregular lot size prevents it from even achieving the base FAR, making the requested Variance for mechanical equipment both practical and necessary, as pursuing additional FAR via the bonus program is neither justified for practical based on existing site conditions.

Lastly, the Variance would not confer any special privilege in terms of developing more FAR than other mixed-use buildings or beyond what is allowed in the MX2 District. The Project, as currently designed, achieves only an FAR of 2.4 +/- where 3.0 is the base FAR permitted, and the request pertains exclusively to non-habitable mechanical areas, which are not included in FAR calculations. Thus, the Variance ensures functional and proper building design without granting any unwarranted advantage over other properties in the same zoning district.

4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.

A literal application of the mechanical equipment height limitations would deprive the Applicant of rights enjoyed by other similar zoned MX properties and impose an unnecessary and undue hardship when compared to other comparable mixed-use developments in the area that are able to maximize building height, provide rooftop amenity access, and accommodate mechanical equipment similar to that proposed here.

As discussed above, Due to the small, irregular size of the Property the Project as designed can achieve only approximately 80% of the base FAR allowed for MX2 properties. The Project is currently designed with the minimum square footage necessary to make the Project, and construction thereof, economically viable and to permit the reasonable use of the land for its intended purposes. Any further reduction in FAR or building height would result in a project that is not economically viable from a useability, functionality or construction perspective, essentially creating a hardship on the owner to reasonably use the property for its intended purposes.

Unlike other properties that utilize Mediterranean Bonuses to exceed base FAR and accommodate taller mechanical equipment, the Owner in this particular case cannot achieve even the base FAR without such bonuses. Strict adherence to the 10-foot height limitation in this case would require either reducing the number of floors or lowering ceiling heights for office and residential spaces. This would result in a further reduction in FAR and in ceiling heights that essentially render these spaces unusable for the intended uses under the Property's existing zoning designation. Lastly, requiring strict compliance with the applicable standards would eliminate usable rooftop amenity space, which is a standard and expected feature in comparable mixed-use developments and an important feature for attracting tenants in today's market. This would further reduce the already limited leasable space available on the Property, undermining the economic viability of the Project.

As such, granting the Variance is therefore necessary to allow the Property to be reasonably developed in accordance with its underlying MX2 zoning, consistent with the rights enjoyed by similarly zoned properties.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The requested Variance represents the minimum relief necessary to address a genuine functional and economic need and to ensure the reasonable use of the Property for a viable mixed-use project consistent with its MX2 zoning designation - ensuring the building can achieve its intended use while complying with applicable safety and accessibility standards.

The Applicant is requesting only the minimum height necessary- an additional 4 feet – which is the minimum required to meet engineering and design specifications for the safe and code-compliant operation of a modern elevator and to provide reasonable rooftop access, a feature commonly enjoyed by comparable mixed-use projects.

As previously noted, the Project as designed can achieve only approximately 80% of the base FAR allowed for the Property. The building layout and floor areas have been carefully optimized to provide the minimum square footage necessary to make the Project economically viable and to allow the reasonable use of the land for its intended purposes. The proposed elevator system, which complies with ADA, life safety, and Florida Building Code requirements, necessitates a minimum 14-foot override to safely house the hoisting mechanism and provide adequate emergency clearance. Requiring compliance with the 10-foot mechanical height limitation in this case would necessitate either reducing the number of floors or lowering ceiling heights, resulting in spaces that are functionally and commercially unsuitable for their intended office, residential, or retail uses. Additionally, such a reduction would eliminate usable rooftop amenity space, which is a standard and expected feature in comparable mixed-use developments and important for attracting tenants in today's market.

As such, the requested four-foot variance is therefore the minimum adjustment necessary to ensure the Project is safe, code-compliant, functional, and economically viable, allowing the Property to be reasonably used in accordance with its underlying zoning.

6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.

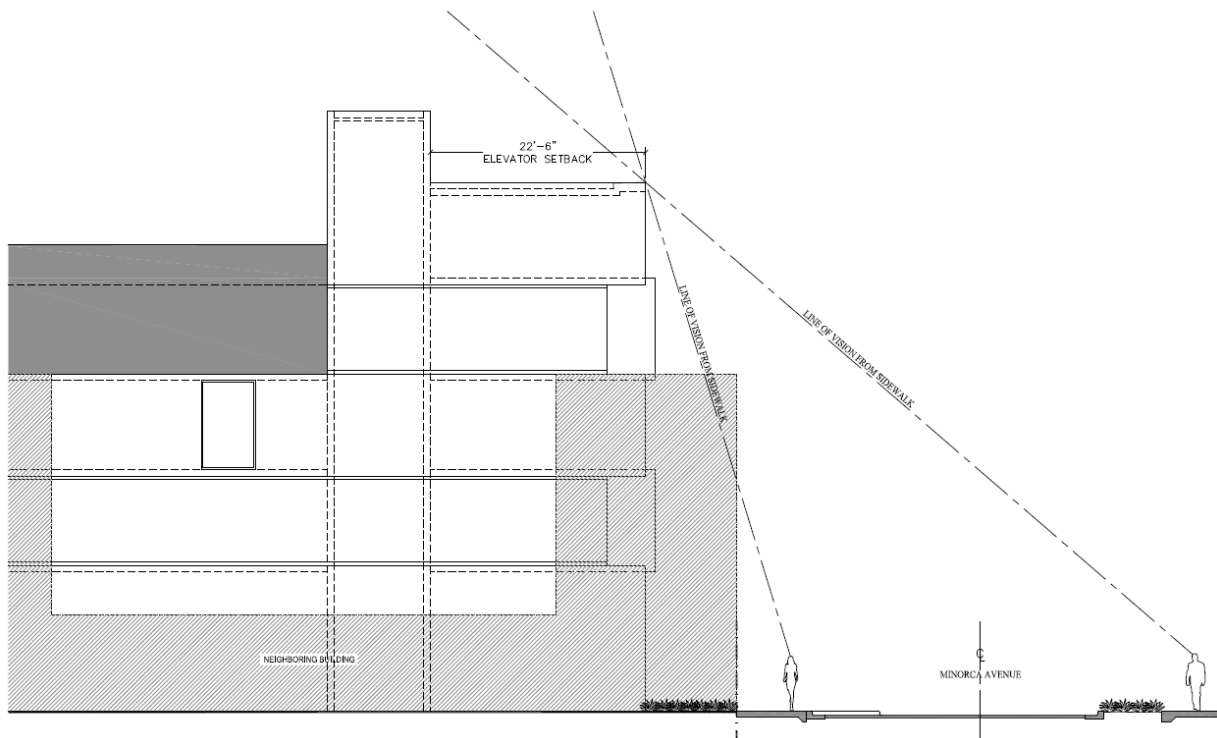
Approval of the requested Variance will not alter the uses permitted under the Property's existing MX2 zoning designation, nor will it create a use different from that permitted for other MX properties. The Variance solely allows for reasonable mechanical design to support the Property's permitted uses and ensures the Project can operate in a manner consistent with other MX developments in the surrounding area.

7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The approval of the requested Variance is consistent with the general intent and purpose of the Zoning Code. The Code already acknowledges that rooftop mechanical equipment may extend

above the roofline through the application of Mediterranean architectural bonuses. In this case, however, it would be neither practical nor justifiable for the Project to utilize such bonuses to achieve the necessary relief as the Project cannot even achieve the base FAR of 3.0 even with the application of these bonuses. As such, the Variance represents a practical and equitable means to allow safe and functional rooftop access while fully preserving the intent and objectives of the Code.

The requested Variance is also not injurious to the surrounding area. The Property is bordered primarily by smaller buildings and existing parking structures with no habitable space or windows directly impacted by the elevator override. Additionally, the Variance will have no adverse impact on the public because the additional height is confined to a small rooftop footprint that is not visible from the street or adjacent properties as reflected in the Image below and the elevator override will be appropriately screened with architectural features or materials to minimize any visual impact.



As such, granting the Variance is fully consistent with the intent of the Zoning Code and will allow the Property to be reasonably developed without creating any detriment to the surrounding area or public welfare.

8. That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

Not applicable.

CONCLUSION

Based on the foregoing, the Project is designed in harmony with the character of the neighborhood and only incorporates the minimal variances necessary to facilitate the reasonable development of the Property in accordance with its MX2 zoning designation. Additionally, the Application complies with the criteria established in Section 14-207.6 of the Coral Gables Zoning Code for approval.

As such, we look forward to your favorable consideration of the Application. As always, should you have any questions or require additional information, please do not hesitate to contact me.

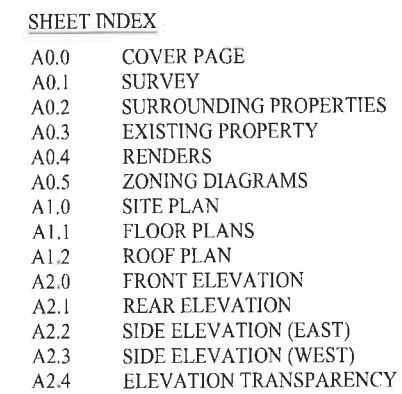
Sincerely,

Greenberg Traurig, P.A.

A handwritten signature in blue ink, appearing to read 'J. Navarro', is positioned below the typed name.

Jorge L. Navarro, Esq.

Enclosures



265 MINORCA AVE,
CORAL GABLES, FL 33143

BOA SUBMITTAL PACKAGE



775 BRINDICA AVE
CORAL GABLES, FL 33134
P 305 526 9987
E NAME@HRA-ARCHITECTS-INC.COM
WWW.NAME@HRA-ARCHITECTS-INC.COM

[illegible]

NEW CONSTRUCTION FOR:

265 Minorca

265 MINORCA AVE
CORAL GABLES, FL

OWNERSHIP AND USE OF THESE DOCUMENTS
SPECIFICATIONS AS INSTRUMENTS OF AGREEMENT
SHALL REMAIN THE PROPERTY OF ARCHITECT
WHETHER THE PROJECT THEY MADE FOR IS
EXECUTED OR NOT THEY NOT BE USED BY THE
OWNER OR OTHERS OTHER PROJECTS OR FOR
ADDITIONS TO PROJECT BY OTHERS EXCEPT BY
AGREEMENT WRITING AND WITH APPROPRIATE TO
THE ARCHITECT

| | |
|--------------|------------|
| PROJECT NO.: | 2024 |
| ISSUE DATE: | 6-1-2025 |
| PLOT DATE: | 11-24-2025 |
| SCALE: | AS NOTED |
| DRAWN BY: | HRA |
| CHECKED BY: | HR |

SHEET TITLE:

COVER

SHEET NUMBER: _____

A0.0

[illegible]

NEW CONSTRUCTION FOR:

265 Minorca

265 MINORCA AVE
CORAL GABLES, FL

OWNERSHIP AND USE OF THESE DOCUMENTS
SPECIFICATIONS AS INSTRUMENTS OF AGREEMENT
AND SHALL REMAIN THE PROPERTY OF ARCHITECT
WHETHER THE PROJECT THEY MADE FOR IS
EXECUTED OR NOT. THEY NOT BE USED BY THE
OWNER OR OTHERS ON OTHER PROJECTS OR FOR
ADDITIONS TO PROJECT BY OTHERS. EXCEPT BY
AGREEMENT WRITING AND WITH APPROPRIATE TO
THE ARCHITECT.

| | |
|--------------|------------|
| PROJECT NO.: | 616 |
| ISSUE DATE: | 6-1-2025 |
| PLOT DATE: | 11-24-2025 |
| SCALE: | AS NOTED |
| DRAWN BY: | HRA |
| CHECKED BY: | HR |

SHEET TITLE:
**SURROUNDING
BUILDINGS**

SHEET NUMBER: _____

A0.2



SUBJECT PROPERTY



ALLEY ACCESS

[illegible]

NEW CONSTRUCTION FOR:

265 Minorca

265 MINORCA AVE
CORAL GABLES, FL

OWNERSHIP AND USE OF THESE DOCUMENTS SPECIFICATIONS AS INSTRUMENTS OF ARE AND SHALL REMAIN THE PROPERTY OF ARCHITECT WHETHER THE PROJECT THEY MADE FOR IS EXECUTED OR NOT. THEY NOT BE USED BY THE OWNER OR OTHERS OTHER PROJECTS OR FOR ADDITIONS TO PROJECT BY OTHERS. EXCEPT BY AGREEMENT WRITING AND WITH APPROPRIATE TO THE ARCHITECT.

| | |
|--------------|------------|
| PROJECT NO.: | ---- |
| ISSUE DATE: | 6-1-2025 |
| PLOT DATE: | 11-24-2025 |
| SCALE: | AS NOTED |
| DRAWN BY: | HRA |
| CHECKED BY: | HR |

SHEET TITLE:
**EXIST PROPERTY
+ ALLEY ACCESS**

SHEET NUMBER:

A0.3

[illegible]

NEW CONSTRUCTION FOR:

265 Minorca

265 MINORCA AVE
CORAL GABLES, FL

OWNERSHIP AND USE OF THESE DOCUMENTS SPECIFICATIONS AS INSTRUMENTS OF ARE AND SHALL REMAIN THE PROPERTY OF ARCHITECT WHETHER THE PROJECT THEY MADE FOR IS EXECUTED OR NOT, THEY NOT BE USED BY THE OWNER OR OTHERS, OTHER PROJECTS OR FOR ADDITIONS TO PROJECT BY OTHERS, EXCEPT BY AGREEMENT WRITING AND WITH APPROPRIATE TO THE ARCHITECT.

| | |
|--------------|-----------|
| PROJECT NO.: | PRJ000 |
| ISSUE DATE: | 6-1-2025 |
| PLOT DATE: | 7-18-2025 |
| SCALE: | AS NOTED |
| DRAWN BY: | HRA |
| CHECKED BY: | HR |

SHEET TITLE:

RENDERS

SHEET NUMBER: _____

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NIGHT FRONT ELEVATION



HAMED RODRIGUEZ ARCHITECTS
ARCHITECT
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NEW CONSTRUCTION FOR:

265 Minorca

265 MINORCA AVE
CORAL GABLES, FL

OWNERSHIP AND USE OF THESE DOCUMENTS
SPECIFICATIONS AS INSTRUMENTS OF AGREEMENT
AND SHALL REMAIN THE PROPERTY OF ARCHITECT
WHETHER THE PROJECT THEY MADE FOR IS
EXECUTED OR NOT. THEY NOT BE USED BY THE
OWNER OR OTHERS OTHER PROJECTS OR FOR
ADDITIONS TO PROJECT BY OTHERS. EXCEPT BY
AGREEMENT WRITING AND WITH APPROPRIATE TO
THE ARCHITECT.

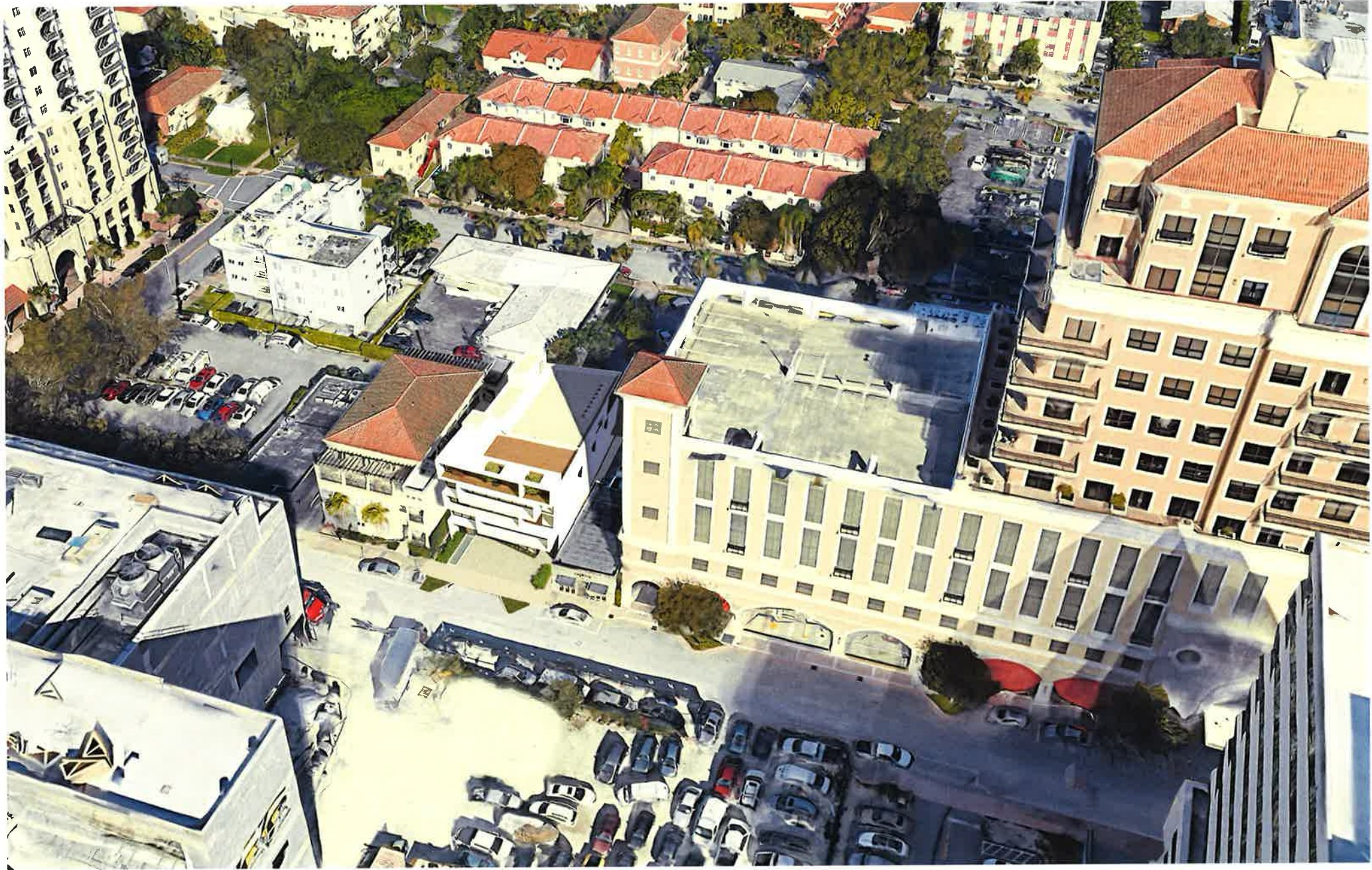
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| PROJECT NO.: | ---- |
| ISSUE DATE: | 6-1-2025 |
| PLOT DATE: | 7-18-2025 |
| SCALE: | AS NOTED |
| DRAWN BY: | HRA |
| CHECKED BY: | HR |

SHEET TITLE:

NIGHT RENDER

SHEET NUMBER:

A0.5



AERIAL VIEW FROM SOUTH-EAST



275 MINORCA AVE
CORAL GABLES, FL 33134
P: 305.529.8867
E: HAMED@HRA-ARCHT.COM
WWW.HRA-ARCHT.COM



| REV. | DATE | COMMENT |
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NEW CONSTRUCTION FOR:

265 Minorca

265 MINORCA AVE
CORAL GABLES, FL

OWNERSHIP AND USE OF THESE DOCUMENTS
SPECIFICATIONS AS INSTRUMENTS OF SERVICE AND
SHALL REMAIN THE PROPERTY OF ARCHITECT
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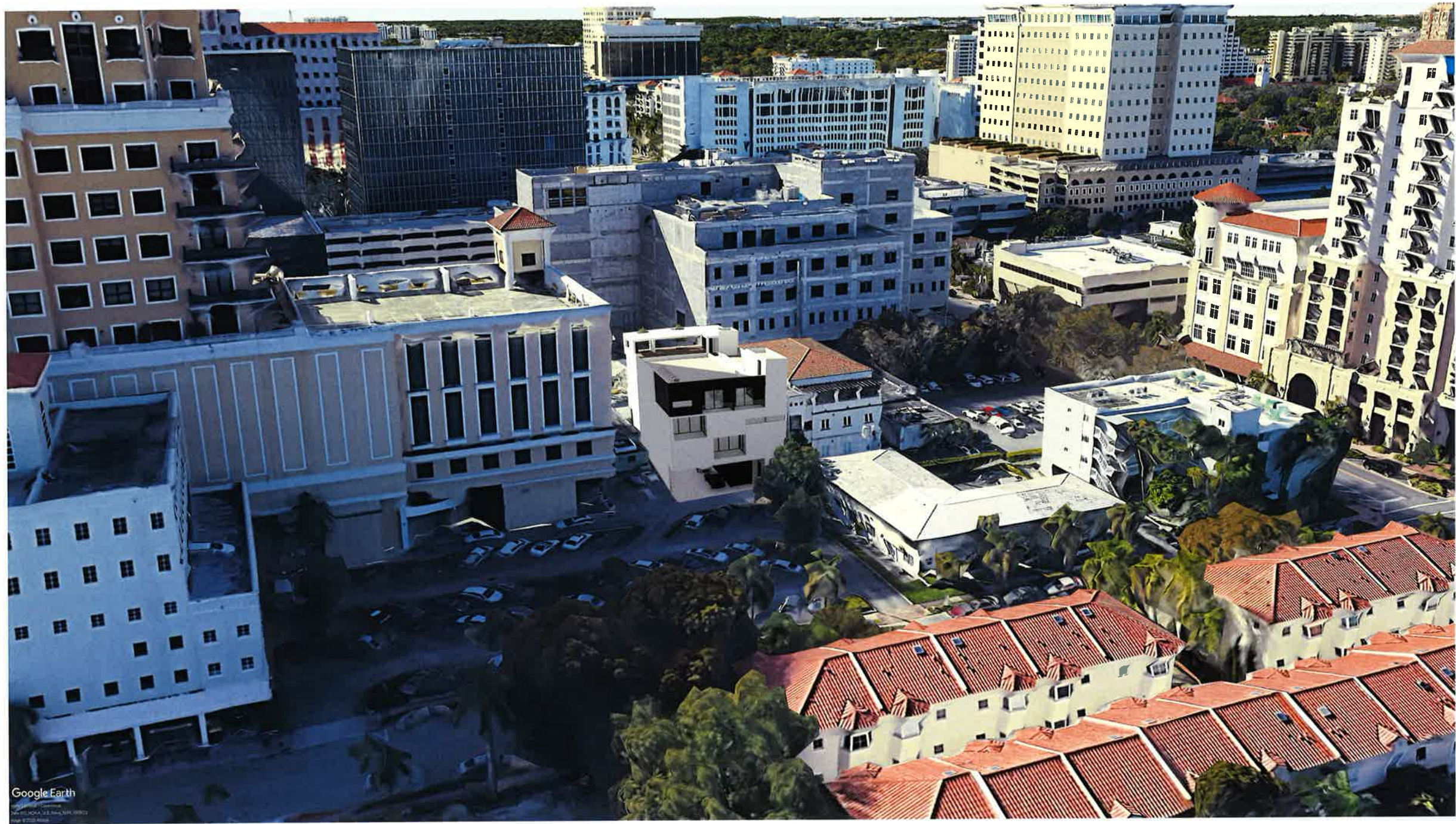
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| PROJECT NO.: | ---- |
| ISSUE DATE: | 6-1-2025 |
| PLOT DATE: | 11-24-2025 |
| SCALE: | AS NOTED |
| DRAWN BY: | HRA |
| CHECKED BY: | HR |

SHEET TITLE:

AERIAL
RENDER

SHEET NUMBER:

A0.6



Google Earth
© 2025 Google
265 MINORCA AVE, Coral Gables, FL 33134
Map 8/2025, 8/2025

AERIAL VIEW FROM NORTH-EAST



Hamed Rodriguez
ARCHITECTS



STATE OF FLORIDA
REGISTERED ARCHITECT
HAMED RODRIGUEZ
AR 93261
11/24/25

HAMED RODRIGUEZ ARCHITECTS
ARCHITECTS
11111 N. MIAMI AVE.
SUITE 1000
MIAMI, FL 33134
305.555.1111
HAMED@HRODARCH.COM

| REV. | DATE | COMMENT |
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NEW CONSTRUCTION FOR:

265 Minorca

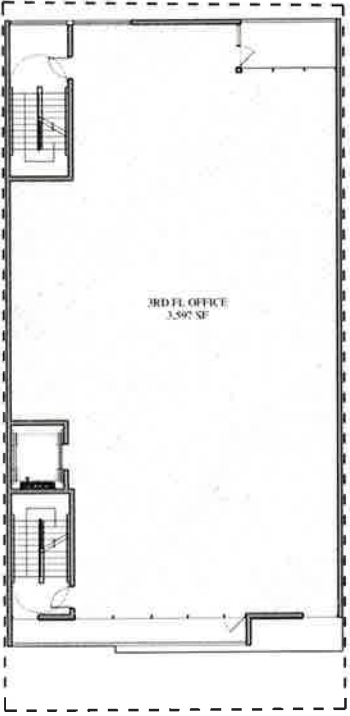
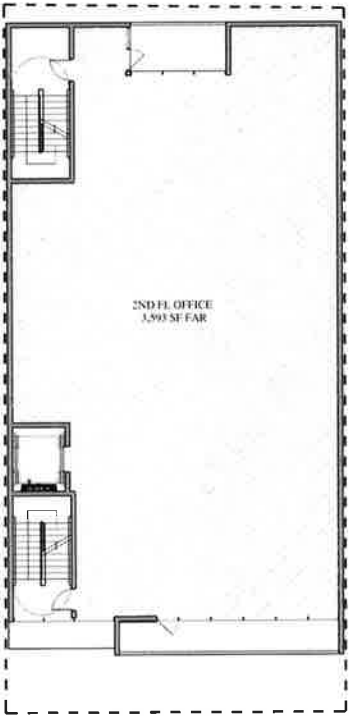
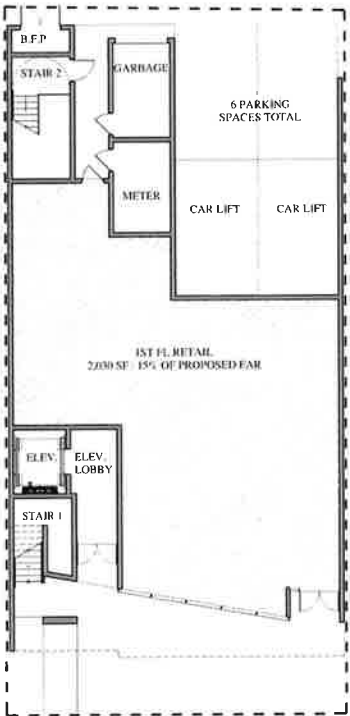
265 MINORCA AVE
CORAL GABLES, FL

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THE ARCHITECT.

PROJECT NO.: 265-2025
ISSUE DATE: 6-1-2025
PLOT DATE: 11-24-2025
SCALE: AS NOTED
DRAWN BY: HRA
CHECKED BY: HR

SHEET TITLE:
**AERIAL
RENDER**

SHEET NUMBER:
A0.7



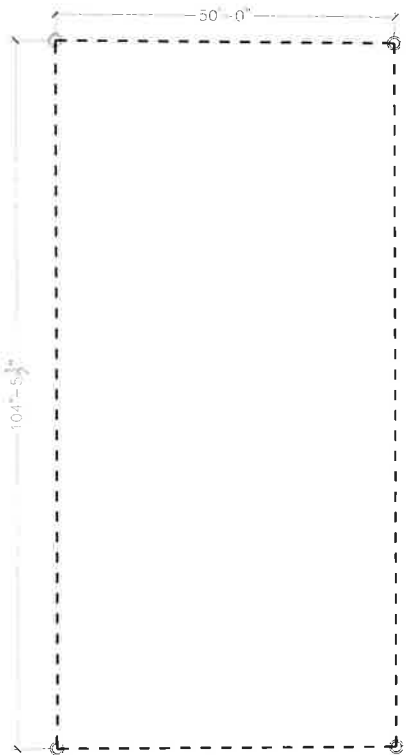
MAXIMUM BUILDING FAR:
3.0 OR 15,606 SF

PROPOSED:
1ST A/C AREA = 2,030 SF
2ND A/C AREA = 3,593 SF
3RD A/C AREA = 3,597 SF
4TH A/C AREA = 3,507 SF

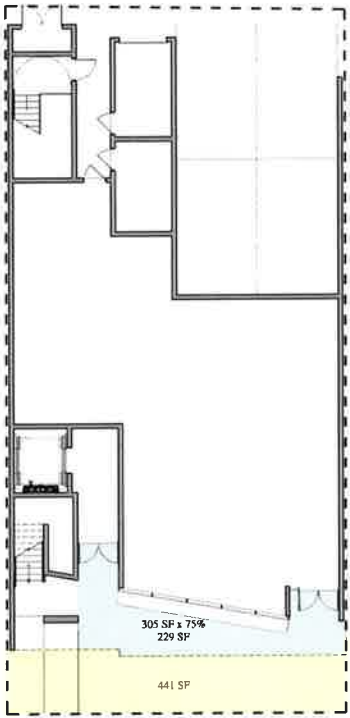
PROPOSED FAR
12,727 SF

NOTE : F.A.R MEASURED TO INSIDE FACE OF BLOCK WALLS.

4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

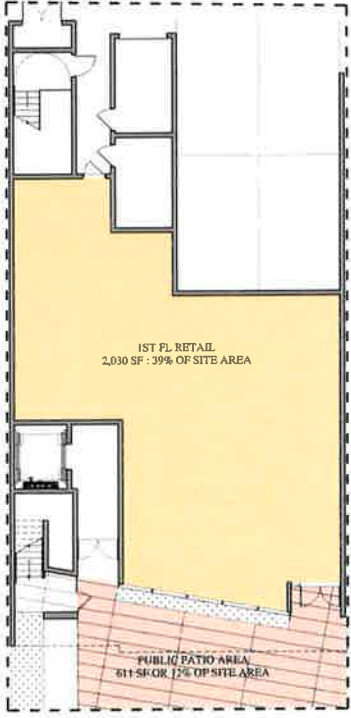


SITE AREA : 5,202 SF



MINIMUM OPEN SPACE REQUIRED:
10% OR 520 SF

OPEN SPACE PROVIDED:
12.9% OR 670 SF



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NEW CONSTRUCTION FOR:

265 Minorca

265 MINORCA AVE
CORAL GABLES, FL

OWNERSHIP AND USE OF THESE DOCUMENTS
SPECIFICATIONS AS INSTRUMENTS OF SERVICE AND
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EXECUTED OR NOT THEY NOT BE USED BY THE
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AGREEMENT WRITING AND WITH APPROPRIATE TO
THE ARCHITECT

PROJECT NO.:
ISSUE DATE: 6-1-2025
PLOT DATE: 7-19-2025
SCALE: AS NOTED
DRAWN BY: HRA
CHECKED BY: HR

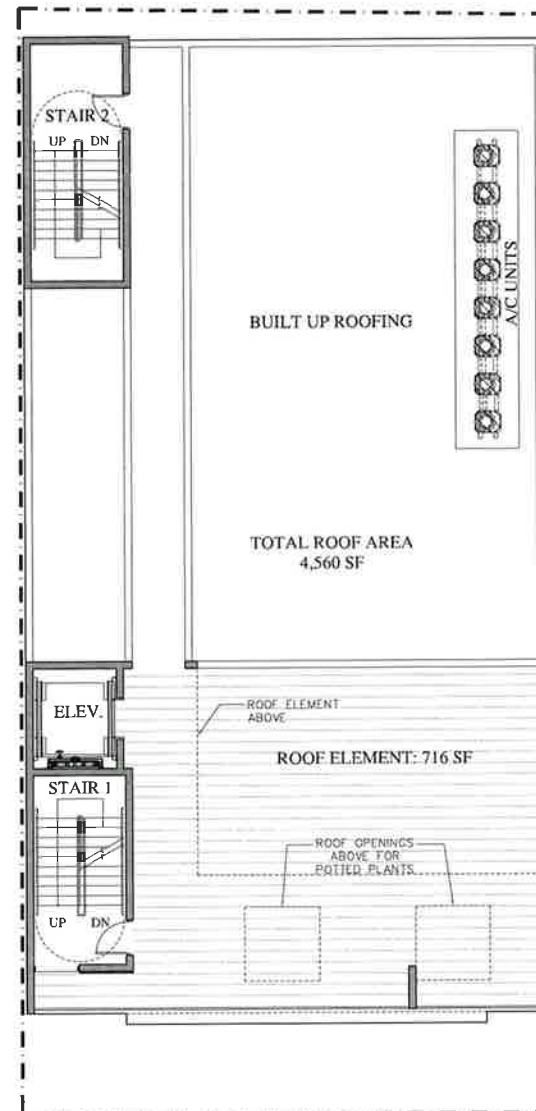
SHEET TITLE:
**ZONING
DIAGRAMS**
SHEET NUMBER:
A0.8



265 MINORCA AVE
CORAL GABLES, FL

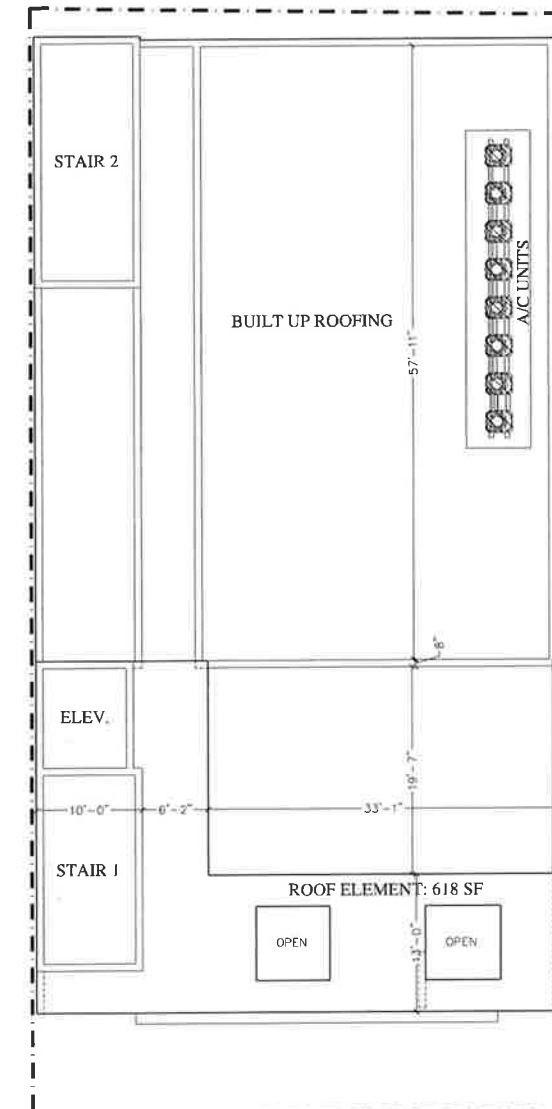
A1.1





ROOF PLAN

SCALE:

$$3/16'' = 1'-0''$$


ROOF PLAN

SCALE:

$$3/16'' = 1'-0''$$


HAMED RODRIGUEZ ARCHITECTS
AR93281
AA26002034

[illegible]

NEW CONSTRUCTION FOR:

265 Minorca

265 MINORCA AVE
CORAL GABLES, FL

OWNERSHIP AND USE OF THESE DOCUMENTS SPECIFICATIONS AS INSTRUMENTS OF ARE AND SHALL REMAIN THE PROPERTY OF ARCHITECT WHETHER THE PROJECT THEY MADE FOR IS EXECUTED OR NOT THEY NOT BE USED BY THE OWNER OR OTHERS, OTHER PROJECTS OR FOR ADDITIONS TO PROJECT BY OTHERS, EXCEPT BY AGREEMENT WRITING AND WITH APPROPRIATE TO THE ARCHITECT.

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| PROJECT NO.: | |
| ISSUE DATE: | 6-1-2025 |
| PLOT DATE: | 7-18-2025 |
| SCALE: | AS NOTED |
| DRAWN BY: | HRA |
| CHECKED BY: | HR |

SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A1.2



HAMED RODRIGUEZ ARCHITECTS
ARCHITECT
AR1300
AN2000234

| REV. | DATE | COMMENT |
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| 1 | 11-24-25 | OWNER |
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NEW CONSTRUCTION FOR:

265 Minorca

265 MINORCA AVE
CORAL GABLES, FL

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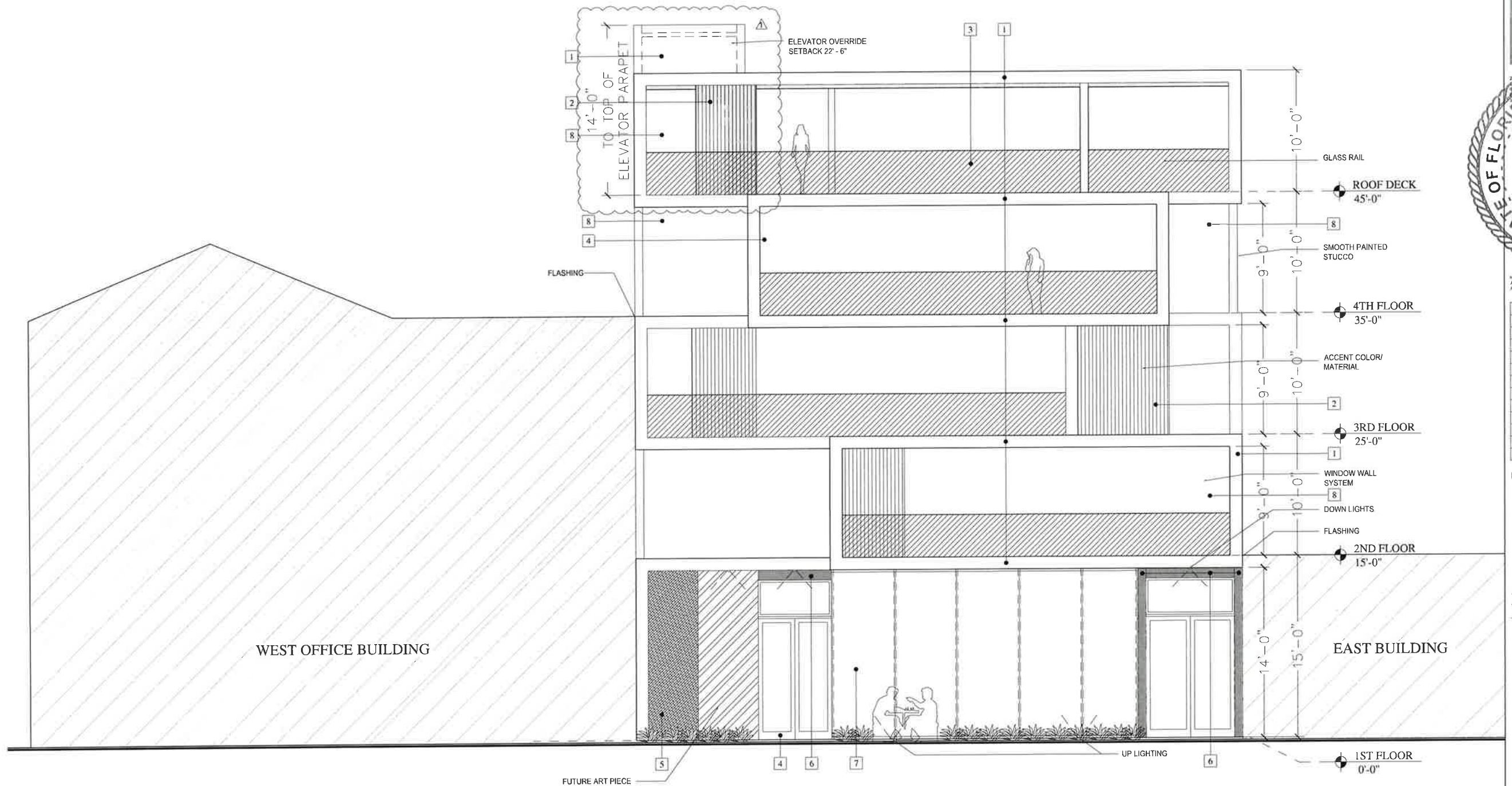
PROJECT NO.:
ISSUE DATE: 6-1-2025
PLOT DATE: 11-24-2025
SCALE: AS NOTED
DRAWN BY: HRA
CHECKED BY: HR

SHEET TITLE:

FRONT
ELEVATION

SHEET NUMBER:

A2.0



8. TINTED GLAZING
GLASS



7. CLEAR GLAZING
GLASS



6. BENJAMIN MOORE-
IRON MOUNTAIN



5. METAL SCREEN



4. BRONZE ALUMINUM



3. GLASS RAIL



2. TARIMATEC- ARIS
CADENCE ROBLE -2349 NATURE



1. SMOOTH PAINTED STUCCO-
BENJAMIN MOORE-WHITE HERON



HAMED RODRIGUEZ ARCHITECTS
AR 93261
AA26002034

| REV | DATE | COMMENT |
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| 1 | 11-24-25 | OWNER |
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NEW CONSTRUCTION FOR:

265 Minorca

265 MINORCA AVE
CORAL GABLES, FL

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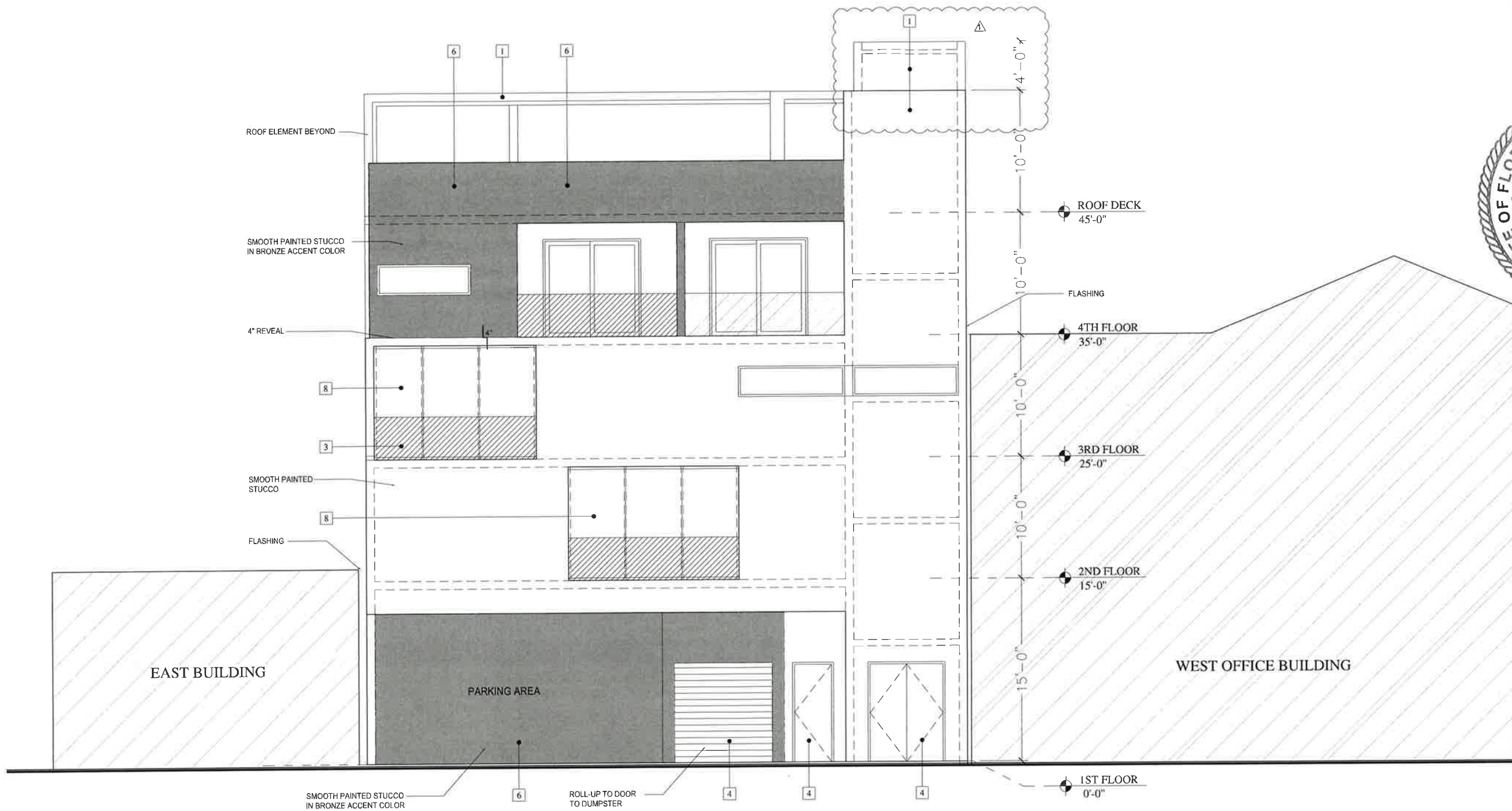
PROJECT NO.:
ISSUE DATE: 6-1-2025
PLOT DATE: 11-24-2025
SCALE: AS NOTED
DRAWN BY: HRA
CHECKED BY: HR

SHEET TITLE:

REAR
ELEVATION

SHEET NUMBER:

A2.1



NORTH ELEVATION

SCALE: 1/4" = 1'-0" 2



8. TINTED GLAZING GLASS



7. CLEAR GLAZING GLASS



6. BENJAMIN MOORE-IRON MOUNTAIN



5. METAL SCREEN



4. BRONZE ALUMINUM



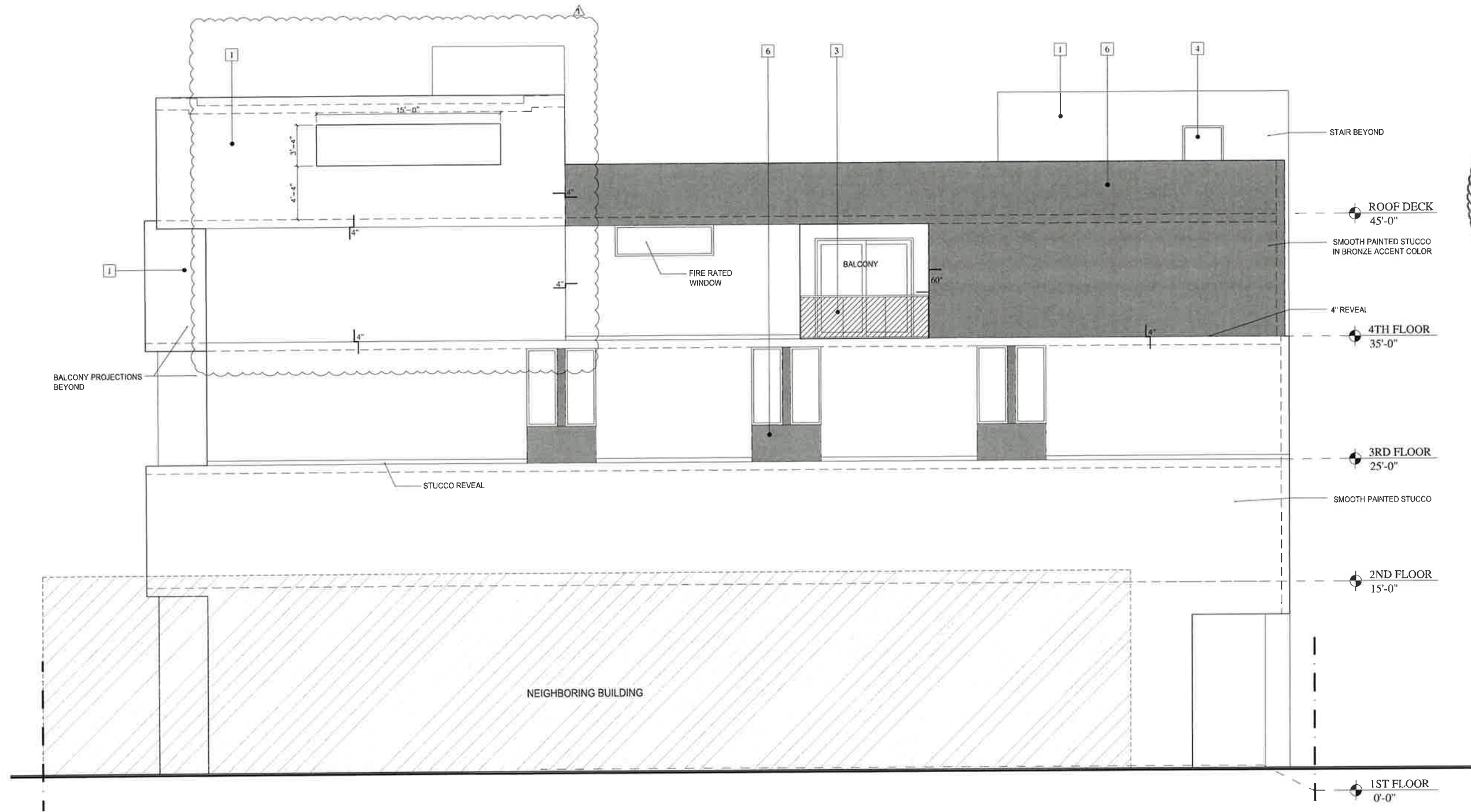
3. GLASS RAIL



2. TARIMATEC- ARIS CADENCE ROBLE -2349 NATURE



1. SMOOTH PAINTED STUCCO-BENJAMIN MOORE-WHITE HERON



EAST ELEVATION

SCALE:

1/4" = 1'-0"

3



8. TINTED GLAZING GLASS



7. CLEAR GLAZING GLASS



6. BENJAMIN MOORE-IRON MOUNTAIN



5. METAL SCREEN



4. BRONZE ALUMINUM



3. GLASS RAIL



2. TARIMATEC- ARIS CADENCE ROBLE -2349 NATURE



1. SMOOTH PAINTED STUCCO-BENJAMIN MOORE-WHITE HERON



| REV. | DATE | COMMENT |
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NEW CONSTRUCTION FOR:

265 Minorca

265 MINORCA AVE
CORAL GABLES, FL

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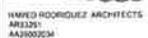
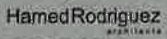
PROJECT NO.:
ISSUE DATE: 6-1-2025
PLOT DATE: 11-24-2025
SCALE: AS NOTED
DRAWN BY: HRA
CHECKED BY: HR

SHEET TITLE:

EAST
ELEVATION

SHEET NUMBER:

A2.2

NEW CONSTRUCTION FOR:

265 Minorca

265 MINORCA AVE
CORAL GABLES, FL

OWNERSHIP AND USE OF THESE DOCUMENTS SPECIFICATIONS AS INSTRUMENTS OF A/E AND SHALL REMAIN THE PROPERTY OF ARCHITECT WHETHER THE PROJECT THEY MADE FOR IS EXECUTED OR NOT, THEY NOT BE USED BY THE OWNER OR OTHERS, OTHER PROJECTS OR FOR ADDITIONS TO PROJECT BY OTHERS, EXCEPT BY AGREEMENT, WRITING AND WITH APPROPRIATE TO THE ARCHITECT.

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| PROJECT NO.: | ---- |
| ISSUE DATE: | 6-1-2025 |
| PLOT DATE: | 11-24-2025 |
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| CHECKED BY: | HR |

SHEET TITLE:

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SHEET NUMBER:

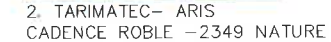
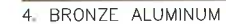
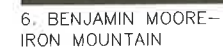
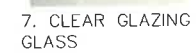
A2.3

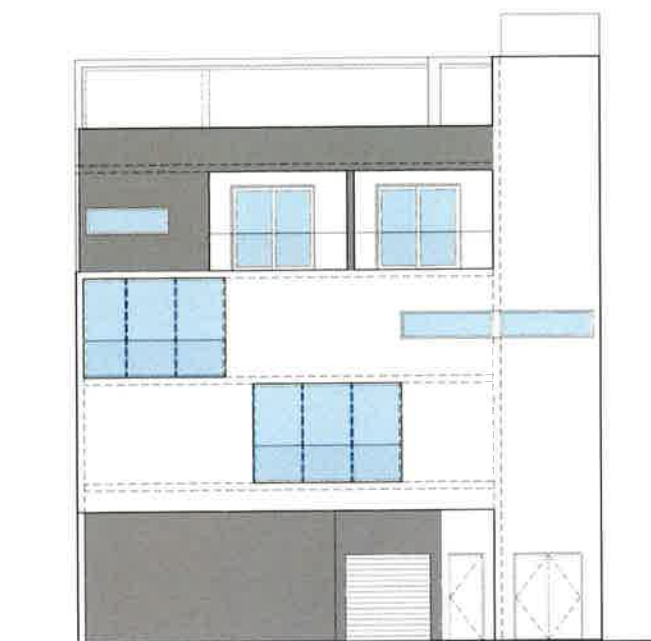


SCALE:

$$1/4'' = 1'-0''$$

4

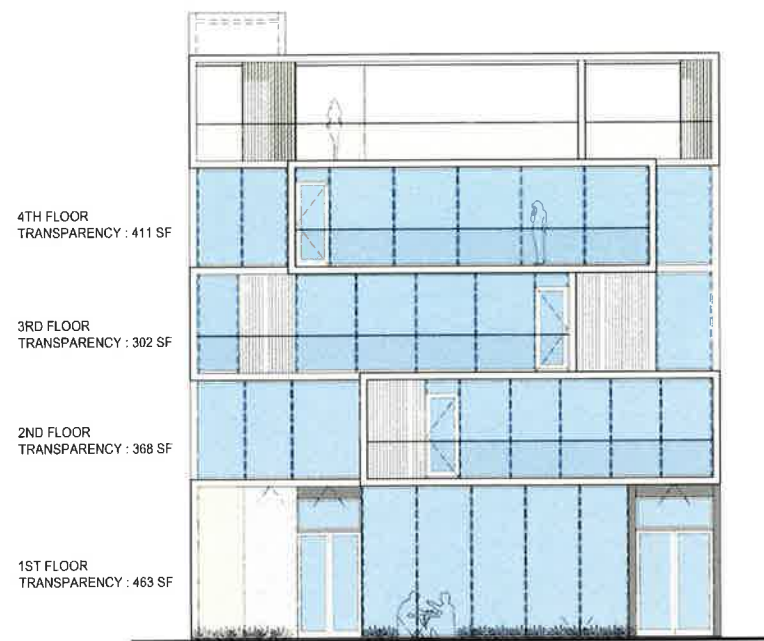




REAR ELEVATION TRANSPARENCY

SCALE 1/8"=1'-0"

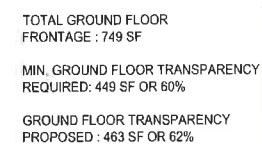
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FRONT ELEVATION
TRANSPARENCY

SCALE 1/8"=1'-0"

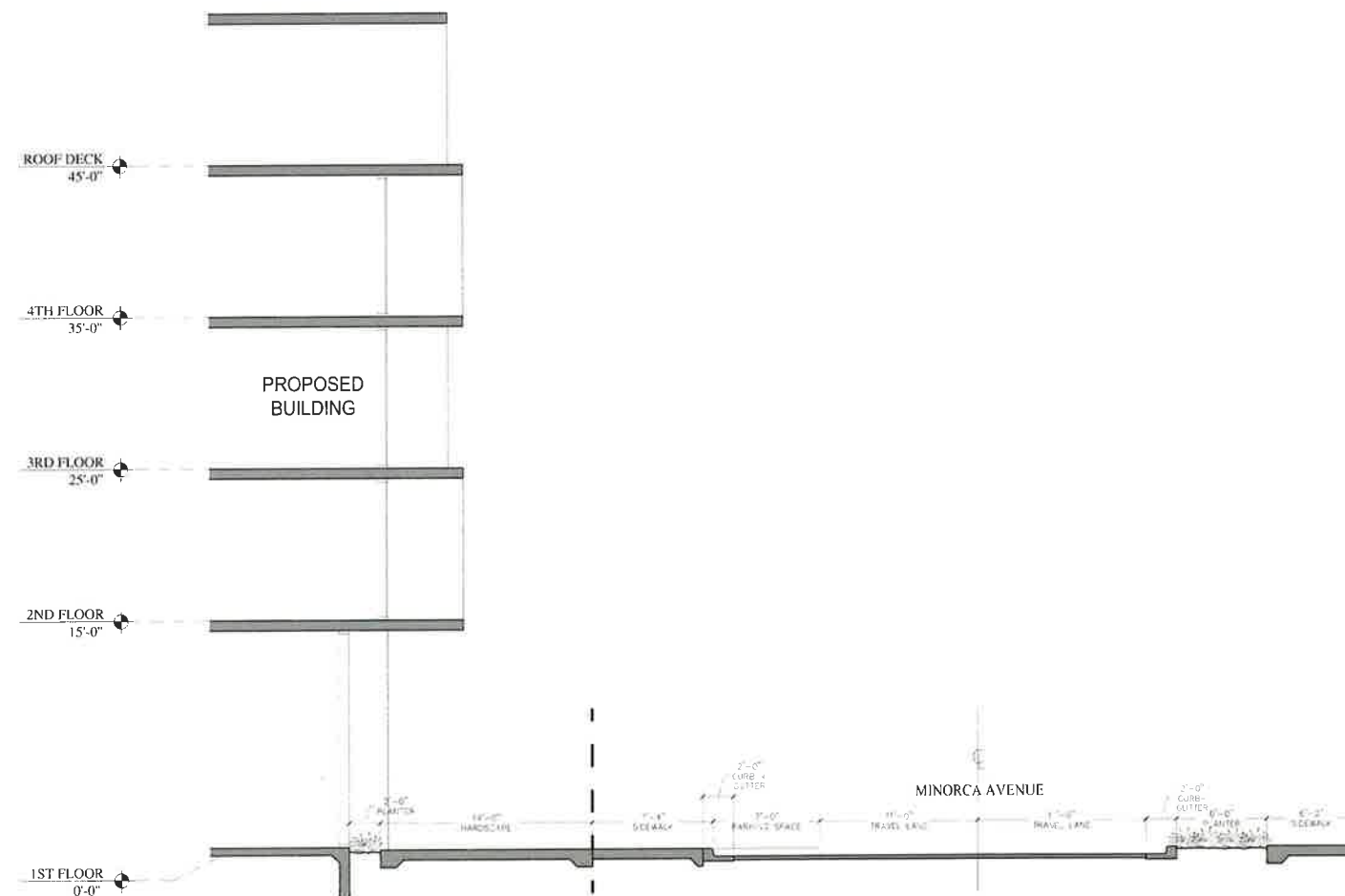
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GROUND FLOOR ELEVATION TRANSPARENCY

SCALE 1/8"=1'-0"

1



STREET SECTION

1



HAMED RODRIGUEZ ARCHITECTS
AR30261
AA25002734

[illegible]

NEW CONSTRUCTION FOR:

265 Minorca

265 MINORCA AVE
CORAL GABLES, FL

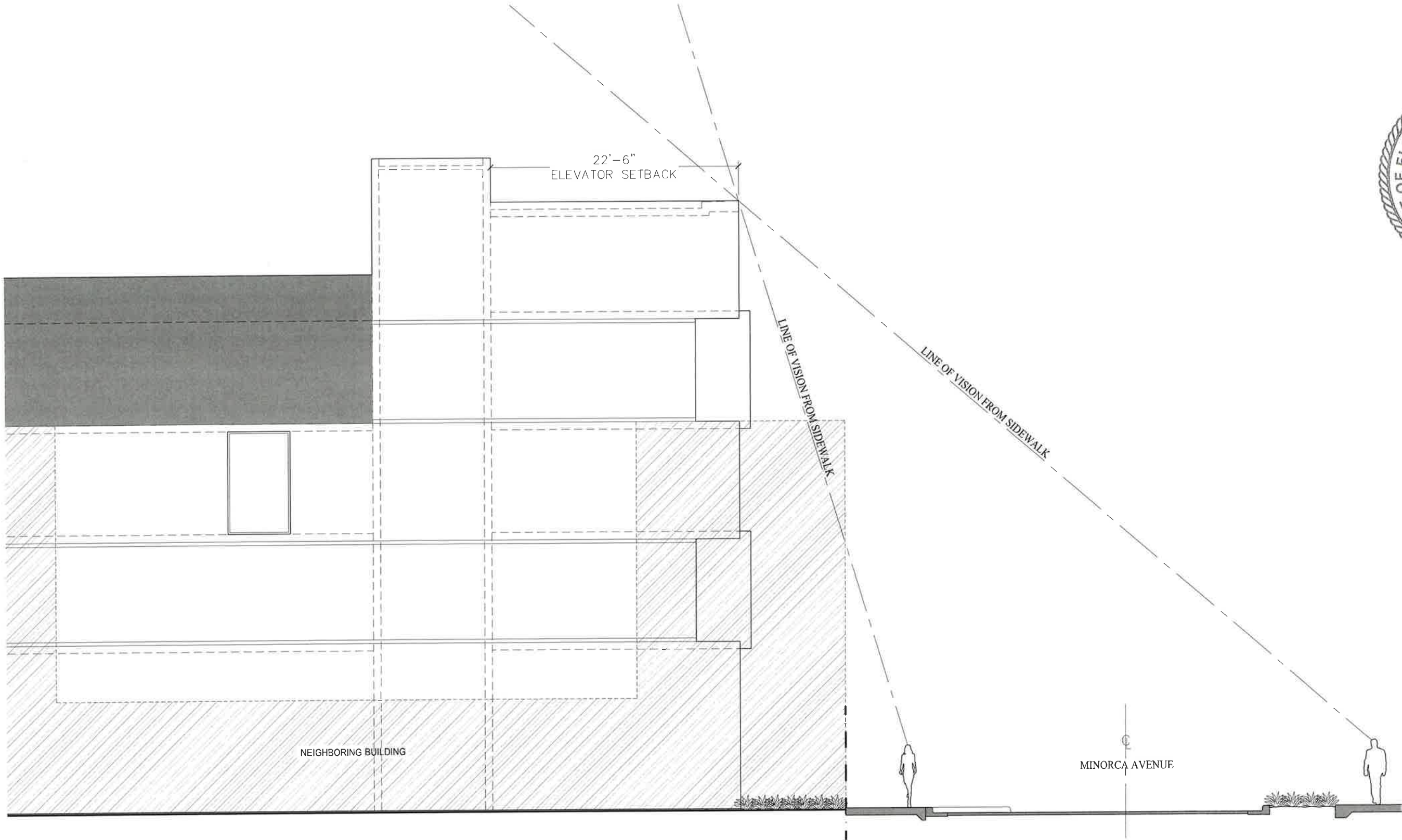
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| PROJECT NO.: | 4444 |
| ISSUE DATE: | 6-1-2025 |
| PLOT DATE: | 11-24-2025 |
| SCALE: | AS NOTED |
| DRAWN BY: | HRA |
| CHECKED BY: | HR |

SHEET TITLE:
**ELEVATION
TRANSPARENCY**

SHEET NUMBER:

A2.4



225 MINORCA AVE
CORAL GABLES, FL 33134
P 305.326.8863
F 305.326.8864
WWW.HAMEDRODRIGUEZARCHITECTS.COM



| REV. | DATE | COMMENT |
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| 1 | 11-24-25 | OWNER |
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NEW CONSTRUCTION FOR:

265 Minorca

265 MINORCA AVE
CORAL GABLES, FL

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PROJECT NO.: 11111
ISSUE DATE: 6-1-2025
PLOT DATE: 11-24-2025
SCALE: AS NOTED
DRAWN BY: HRA
CHECKED BY: HR

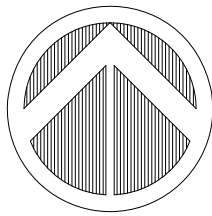
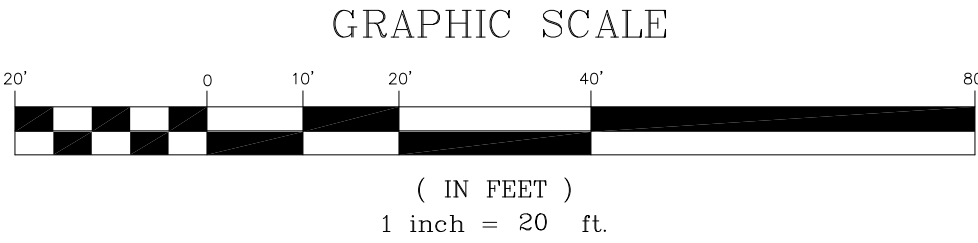
SHEET TITLE:

ELEVATIONS

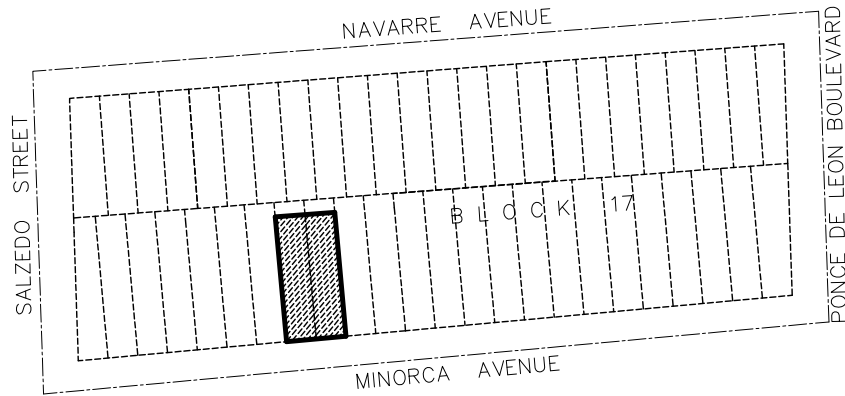
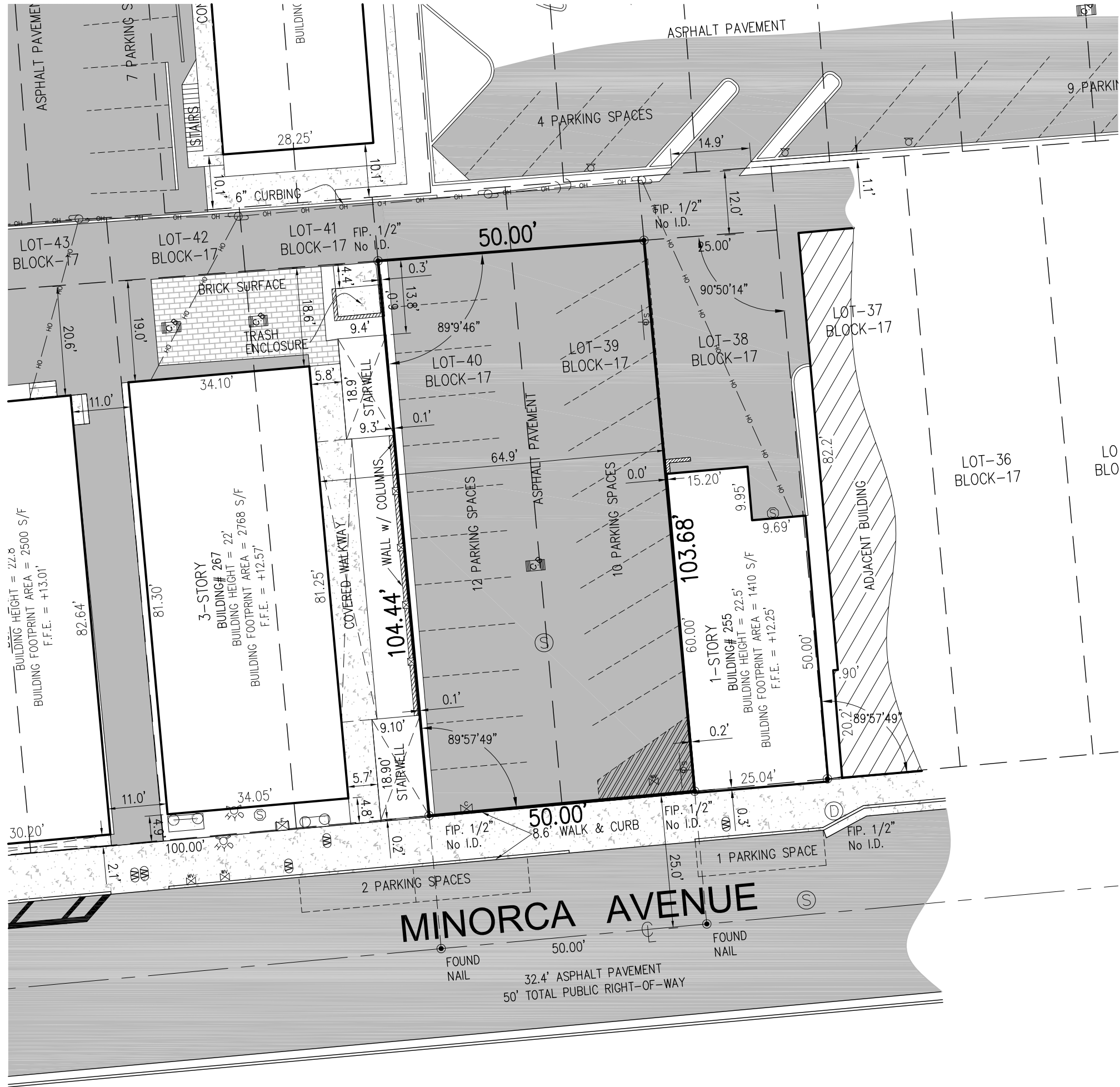
SHEET NUMBER:

A2.5

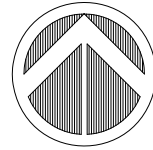
F:\DRAWING\ALTA SURVEY\24\ 273 MINORCA AVENUE - ALTA\265 MINORCA AVENUE_LOTS_39_40_ALTA_SURVEY_RP25-1006.dwg 7/11/2025



ALTA/ NSPS LAND TITLE SURVEY



LOCATION MAP
NOT TO SCALE



PROPERTY ADDRESS:

265 MINORCA AVENUE, CORAL GABLES, FLORIDA 33134
Folio # 03-4108-006-1200

LEGAL DESCRIPTION

Lots 39 and 40, in Block 17, LESS the North 12 feet thereof, in Block 17, of CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- 1) The Legal Description to the Property was obtained from client.
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
- 3) An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No.: OYFL-08226734, effective date: March 4, 2024 @ 4:01 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- 4) Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.
5) All measurements shown hereon are made in accordance with the United States Standard Feet.
- 6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 8) Ownership subjects to: OPINION OF TITLE.
- 9) Type of Survey: ALTA/ NSPS LAND TITLE SURVEY.
- 10) The North arrow shown hereon based on recorded plat of "SECTION "K" CORAL GABLES", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.
- 11) Flood Zone Data: Community/ Panel # 120639/0294/L Dated: 9/11/2009
Flood Zone: "X" Base Flood Elevation = N/A
- 12) Legal Description shown hereon as per above noted title commitment.
- 13) Present Zoning: MX2 (Commercial Medium Rise Intensity)
- 14) Building Setbacks: Source: City of Coral Gables & Zoning Department
Front & Side = 0 feet / Rear = 10 feet
Height = 70 feet
- 15) Subject property has access to a public dedicated right-of-ways: Minorca Avenue and Salzedo Street.
- 16) Total Number of Parking Spaces = 22 standard spaces
- 17) Area of Site: 5,222 square feet (0.12 +/- acres)
- 18) Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- 19) Benchmark Used: City of Coral Gables Benchmark #407. Elevation = +11.13'
- 20) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- TBG MINORCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- GREENBERG TRAUIG, PA

TITLE REVIEW NOTES: SCHEDULE B - SECTION II

TITLE COMMITMENT PROVIDED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
POLICY No.: OYFL-08226734, effective date: March 4, 2024 @ 4:01 PM

ITEM 1: "STANDARD EXCEPTIONS".

2- Easement in favor of South Atlantic Telephone & Telegraph Company, recorded in Official Records Book 839, Page 106, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

3- Easements set forth in Warranty Deed recorded in Deed Book 783, Page 60, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

SURVEYOR'S CERTIFICATE:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items:
1 thru 4, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof.
I further certify That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA
☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

LEGEND

— OH — OH — Overhead Wire Line
— // — // — Wood Fence
— X — X — Chain Link Fence
— □ — □ — Iron Fence
— — — — Monument Line
— — — — Centerline
— — — — Property Line

A = Arc
BRG = Bearing
CH = Chord
Δ = Delta
L = Length
R = Radius
T = Tangent
Ø = Diameter

— + 0.00' — = Existing Elevations
— [] — = Catch Basin
— [] — = Water Meter
— [] — = Electric Box
— [] — = Sanitary Manhole
— [] — = Sprinkler Pump
— [] — = Wood Pole
— [] — = Conc. Pole
— [] — = Light Pole
— [] — = Fire Hydrant
— [] — = Water Valve
— [] — = Inlet
— [] — = Cable Tv Box
— [] — = Electric Meter Box
— [] — = Traffic Signal Box
— [] — = Gas Valve
— [] — = Monitoring Valve
— [] — = Manhole

A/C = Air Conditioner
Conc. = Concrete
C.B.S. = Concrete Block & Stucco
(D) = Deed
D.E. = Drainage Easement
D.M.E. = Drainage Maintenance Easement
F.D.H. = Found Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/Fn
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.N&D = Found Nail & Disc
F.P.L. = Florida Power Light
H = Height
L.M.E. = Lake Maintenance Easement
(M) = Measured
(P) = Platted
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
(R) = Record
Res. = Residence
SIP/R = Set Iron Pin/Rebar
S = Spread
U.E. = Utility Easement

ROYAL POINT

LAND SURVEYORS, INC. L.B.# 7282

info@RoyalPointLS.com

6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669

PREPARED FOR:

TBG MINORCA, LLC

265 MINORCA AVENUE, CORAL GABLES, FLORIDA

TYPE OF SURVEY:

ALTA / NSPS LAND TITLE SURVEY

DRAWN: J.G.

CHECKED: P.J.A.

SCALE: 1" = 20'

FIELD DATE: 07/10/2025

JOB No.: RP25-1006

SHEET:

1

OF 1 SHEET