

Arcana Subdivision
Tentative Plat and Easement Vacation
Planning and Zoning Board Application

5400 and 5401 Banyan Trail
Coral Gables, Florida 33156

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City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- Abandonment and Vacations
- Annexation
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use with Site Plan
- Conditional Use without Site Plan
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Restrictive Covenants and/or Easements
- Separation/Establishment of a Building Site
- Site Plan
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: _____

General information

Street address of the subject property: 5400 Banyan Trail/ 5401 Banyan Trail Coral Gables FL 33156

Property/project name: Arcana Subdivision

Legal description: Lot(s) PALM VISTA PB 49-25, LOT 4 AND 5

Block(s) _____ Section (s) _____

Property owner(s): Robert Barlick Jr. and Ana Marie Codina Barlick

Property owner(s) mailing address: 5400 Banyan Trail Coral Gables, FL 33156

Telephone: Business _____ Fax _____

Other 305-898-1744 Email rbarlick @ icloud.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Jose Jimenez

Applicant(s)/agent(s) mailing address: 2020 Salzedo Street, Coral Gables FL 33134

Telephone: Business 305-529-1300 Fax _____

Other _____ Email jjimenez @ codina.com

Property information

Current land use classification(s): Residential-Single Family/ Vacant Residential- Vacant Land

Current zoning classification(s): Single Family Residence

Proposed land use classification(s) (if applicable): _____

Proposed zoning classification(s) (if applicable): _____

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations.
- Art in Public Places plan or statement.
- Building floor plans.
- Comprehensive Plan analysis.
- Comprehensive Plan text amendment justification.
- Concurrency impact statement.
- Encroachments plan.
- Environmental assessment.
- Historic contextual study and/or historical significance determination.
- Landscape plan.
- Lighting plan.
- Massing model and/or 3D computer model.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.

City of Coral Gables Planning Division Application

- Property owners list, notification radius map and two sets of labels.
- Property survey and legal description.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan.
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Video of the subject property.
- Warranty Deed.
- Zoning Analysis (Preliminary).
- Zoning Code text amendment justification.
- Other: _____

Application submittal requirements

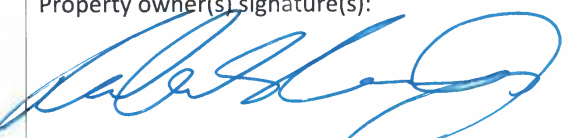
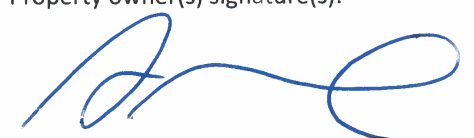
1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copy. One (1) thumb-drive of the entire application including all items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 MB.

Applicant/agent/property owner affirmation and consent

- (I) (We) affirm and certify to all of the following:
1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. 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.
 2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
 3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
 4. 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.

City of Coral Gables Planning Division Application

5. 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.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: Robert Barlick Jr.
Property owner(s) signature(s): 	Property owner(s) print name: Ana Marie Codina Barlick
Property owner(s) signature(s):	Property owner(s) print name:

Address: 5400 Banyan Trail Coral Gables FL

Telephone: 305-898-1744

Fax:

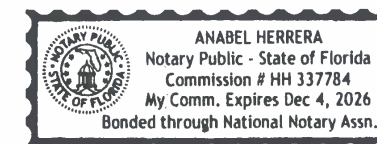
Email: rbarlick@icloud.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 8 day of February by Robert and Ana-Marie Barlick
(Signature of Notary Public - State of Florida)





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

Personally Known OR Produced Identification; Type of Identification Produced _____

	City of Coral Gables Planning Division Application
--	---

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:	Fax:	Email:
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this ____ day of _____ by _____
 (Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name:
----------------------------------	-----------------------------------

Address:

Telephone:	Fax:	Email:
------------	------	--------

NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this ____ day of _____ by _____
 (Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

September 2014

CodinaPartners

March 13, 2023

VIA ELECTRONIC DELIVERY

Jennifer Garcia, City Planner
Development Services Department
The City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134

Re: Statement of Use for the Planning and Zoning Board Application for the Properties located at 5400 Banyan Trail and 5401 Banyan Trail, Coral Gables, Florida, 33156

Dear Ms. Garcia,

Please accept this Statement of Use on behalf of Mr. and Mrs. Barlick (the "Applicant") in connection with the enclosed application and supplemental documentation required (the "Application") for the vacation of an easement and tentative plat review "Arcana Subdivision".

The property currently consists of two lots, 5400 Banyan Trail, further identified by Folio No. 03-5106-001-0050 ("Proposed Lot 2"), and 5401 Banyan Trail, further identified by Folio No. 03-5106-001-0040 ("Proposed Lot 1"). It is platted pursuant to the Palm Vista Plat, recorded in Plat Book 49, Page 25 of the Public Records of Miami-Dade County, Florida, as reflected in the enclosed survey.

The Applicant is requesting to vacate approximately 8,441 square feet of the public easement between Proposed Lot 1 and Proposed Lot 2 with minor modifications to the platted parcels, decreasing Proposed Lot 2 by 1,318 square feet and increasing Proposed Lot 1 by 7,219 square feet. The proposed tentative plat will be in compliance with the platting standards in Section A-74-1 - Palm Vista, Appendix A of the City's Zoning Code.

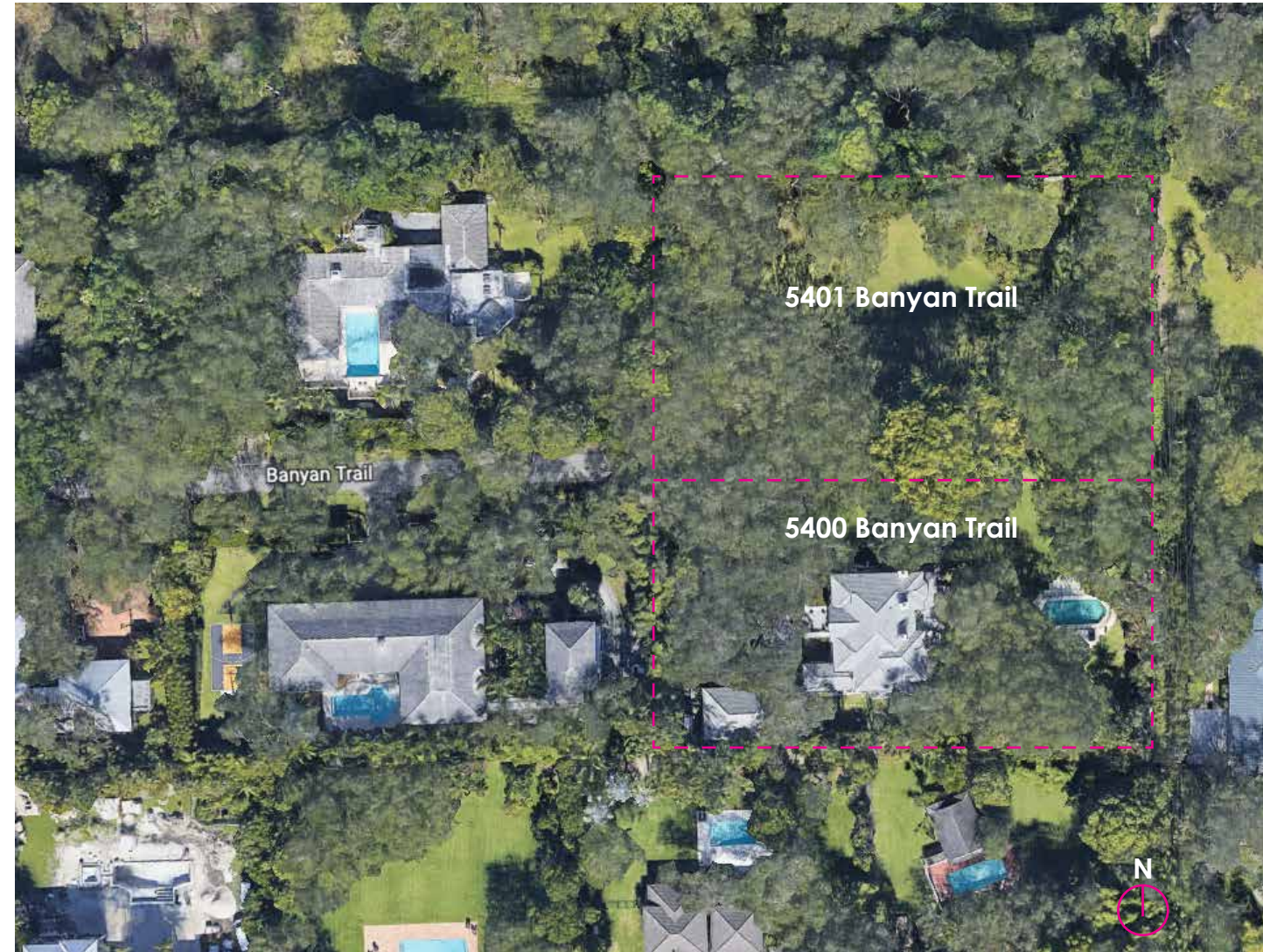
The existing easement serves no purpose or benefit to the public as it does not contain any utilities. An alternative access easement will be provided between Proposed Lot 1 and Proposed Lot 2 in accordance with the Standard Road Detail T-Turnaround approved by Miami-Dade County and the Public Works Department dedicating approximately 1,743 square feet. The new design will allow for safe and convenient pedestrian and vehicular traffic circulation.

Based on the foregoing, we ask for your favorable and expedited review of this request. Thank you in advance for your considerate attention to this matter. Please contact me directly if you have any questions or require additional information.

Respectfully submitted,


Joe Jimenez
Enclosures

Aerial Site Photographs



Site Photographs



Front view of 5400 Banyan Trail



Front view of Cul-de-Sac



View of 5401 Banyan Trail parcel



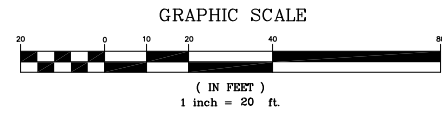
View of Cul-de-Sac coming up Banyan Trail



Fire truck unable to turn at street end



5401 Banyan Trail

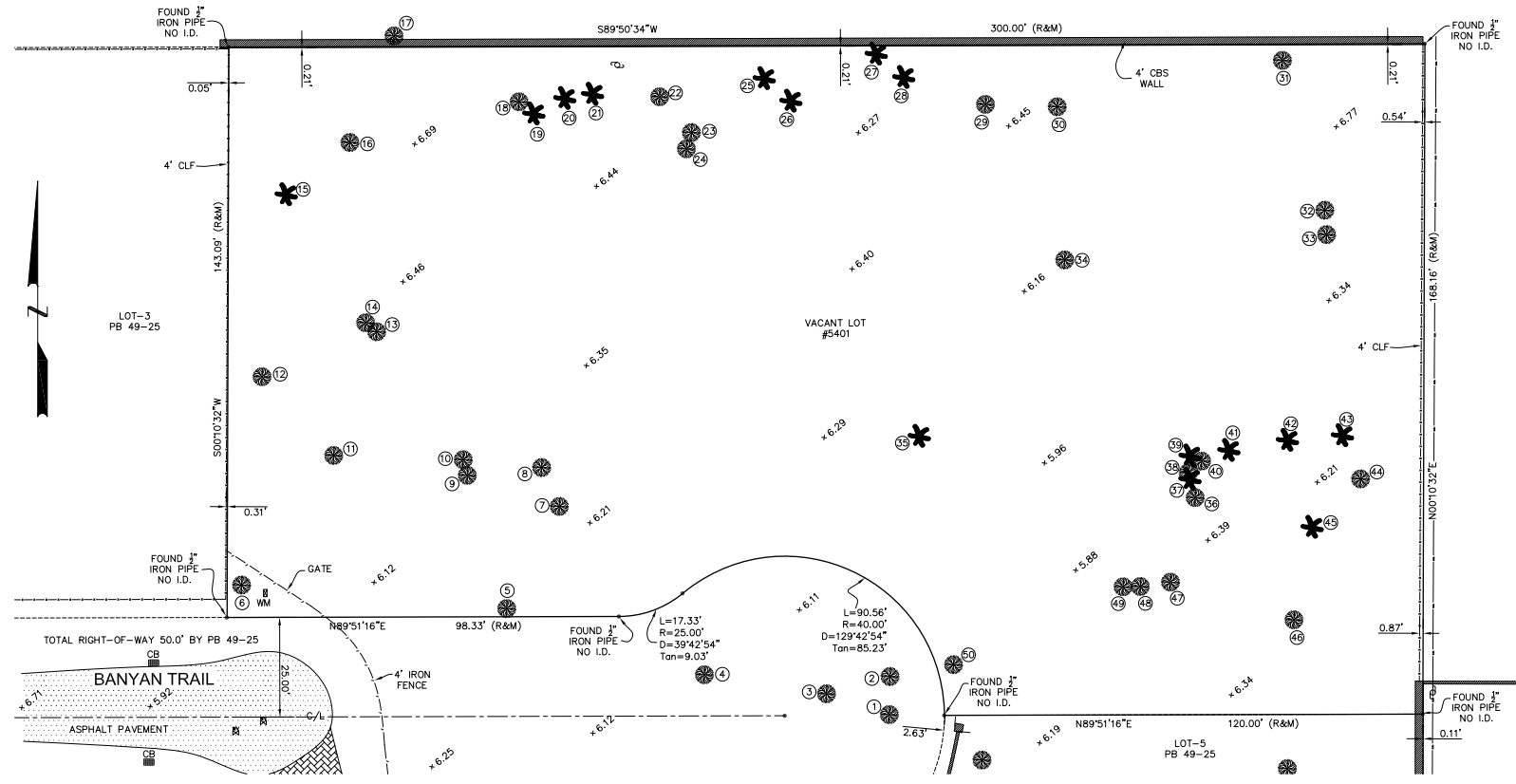
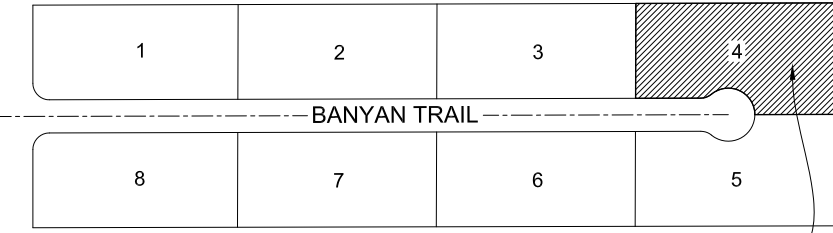


BOUNDARY SURVEY

5401 BANYAN TRAIL
CORAL GABLES, FLORIDA 33156
FOLIO No.: 03-5106-001-0040

LOCATION MAP

N.T.S
SEC. 36 -TWP 55S - RGE 41E



SUBJECT PROPERTY

SYMBOL LEGEND ABBREVIATIONS

	PROPERTY LINE		= AVENUE
	CENTER LINE		= ASPHALT
	POWER POLE		= ANCHORED WIRE
	OAK TREE		= AIR CONDITIONER
	LIGHT POLE		= BUILDING
	FIRE HYDRANT		= BLOCK CORNER
	WATER VALVE		= CALCULATED
	SIGN		= CATCH BASIN
	BELLSOUTH BOX		= CHORD
	WATER METER		= CHAIN LINK FENCE
	COCONUT		= CONCRETE
	MAIL BOX		= CONCRETE UTILITY POLE
	TREE		= CONCRETE LIGHT POLE
	SANITARY SEWER		= CONCRETE BLOCK STRUCTURE
	MANHOLE		= CANAL MAINTENANCE EAS
	GAS VALVE		= EASEMENT
	CLEANOUT		= ENCRoACHMENT
	CB		= ELECTRIC TRANSFORMER PAD
	PALM		= FLORIDA POWER AND LIGHT
	TREE		= FIRE HYDRANT
			= FOUND IRON PIPE
			= FOUND REBAR
			= FOUND DISC
			= FOUND NAIL
			= IRON FENCE
			= LENGTH
			= LOWEST FLOOR ELEVATION
			= LIGHT POLE
			= MEASURED
			= MAN HOLE
			= MONUMENT LINE
			= NATIONAL GEODETIC VERTICAL DATUM
			= NOT TO SCALE
			= OVERHEAD ELECTRIC LINE
			= ON LINE
			= OVERHANGING ROOF
			= OFF SET
			= POINT OF CURVATURE
			= PERMANENT CONTROL POINT
			= PROPERTY LINE
			= PLANTER
			= PARKING METER
			= PERMANENT REFERENCE
			= MONUMENT
			= PARKWAY
			= RADIUS
			= RESISTANCE
			= RIGHT OF WAY
			= SET IRON PIPE
			= SET NAIL
			= SIDEWALK
			= TANGENT
			= UTILITY EASEMENT
			= WIDTH
			= WOOD FENCE
			= WOOD SHED
			= WATER VALVE
			= WOOD UTILITY POLE
			= IRON FENCE
			= CHAIN LINK FENCE
			= WOOD FENCE
			= CHICKEN FENCE
			= CBS WALL
			= OVERHEAD ELEC.
			= CENTER LINE
			= EASEMENT
			= DENOTES ELEVATIONS
			= BUILDING
			= DISTANCE
			= CATCH BASIN
			= WATER METER
			= V.I.P.
			= STATE ROAD
			= US HIGHWAY
			= INTERSTATE
			= COLLAR

TREE LEGEND

NO.	TREE NAME	DIA.	HEIGHT	CANOPY
1,	FICUS	4"	50'	50'
2,	FICUS	10"	60'	50'
3,	FICUS	4"	50'	50'
4,	OAK	2"	50'	40'
5,	OAK	2"	40'	30'
6,	OAK	4"	50'	60'
7,	OAK	2"	40'	30'
8,	OAK	2"	40'	30'
9,	OAK	2"	40'	30'
10,	OAK	2"	40'	30'
11,	OAK	2"	40'	30'
12,	OAK	2"	40'	30'
13,	OAK	2"	40'	30'
14,	OAK	2"	40'	30'
15,	PALM	1"	60'	10'
16,	OAK	2"	50'	30'
17,	OAK	2"	50'	30'
18,	OAK	2"	50'	30'
19,	PALM	1"	30'	10'
20,	PALM	1"	30'	10'
21,	PALM	1"	30'	10'
22,	OAK	2"	50'	40'
23,	OAK	2"	50'	30'
24,	OAK	2"	50'	30'
25,	PALM	1"	20'	10'
26,	PALM	1"	20'	10'
27,	PALM	1.50'	60'	15'
28,	PALM	1"	20'	10'
29,	OAK	2"	50'	30'
30,	OAK	2"	50'	30'
31,	BISCHOFIA	2"	50'	30'
32,	OAK	2"	50'	30'
33,	OAK	2"	50'	30'
34,	LOQUAT	1"	30'	20'
35,	PALM	1"	30'	10'
36,	OAK	2"	50'	30'
37,	PALM	1.50'	60'	15'
38,	OAK	2"	50'	30'
39,	PALM	1.50'	60'	15'
40,	OAK	2"	50'	30'
41,	PALM	1"	20'	10'
42,	PALM	1.50'	60'	15'
43,	PALM	1"	20'	10'
44,	OAK	1"	30'	20'
45,	PALM	1"	20'	10'
46,	OAK	2"	40'	30'
47,	OAK	2"	50'	30'
48,	OAK	2"	50'	30'
49,	OAK	2"	50'	30'
50,	FICUS	4"	50'	50'

CERTIFIED TO
ROBERT BARLICK JR
ANA MARIE CODINA BARLICK

LEGAL DESCRIPTION.
LOT 4 OF PALM VISTA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

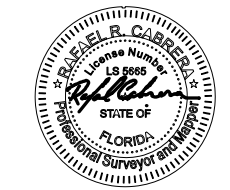
- The property depicted hereon were surveyed per the legal description of record and no claims of ownership, code restrictions or matters of title are made or implied. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property. Ownership is subject to an opinion of title.
- All clearance and/or encroachments shown hereon are of apparent nature. Fence ownership was not determine.
- If shown, bearings are to be based on an assumed meridian (by plat).
- Dimensions shown are in survey feet and were taken from record documents unless otherwise shown or stated.
- Not valid without the signature and the original raised seal of the Florida licensed surveyor and mapper in responsible charge.
- Reproduction, addition and/or deletions of maps, sketches or reports by any party other than the signing surveyor & mapper are prohibited without the written consent of the surveyor & mapper and will be done at the risk of the reusing party and without any liability to the undersigned surveyor & mapper.
- Flood information shown hereon does not imply that the property will or will not be free from flooding or damage and does not create liability on the part of the firm for any damage that results from reliance on said information.
- Underground installations or improvements have not been located unless otherwise noted.
- Benchmark: N.G.V.D 1929
BM Name: N/A
Elev(NGVD29): N/A

FLOOD ZONE INFORMATION:

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number: 12086C0467L
Community Name: CITY OF CORAL GABLES
Community Number: 120639
Panel Number: 0467
Firm Zone: AH
B. Elev. 7.00'
Date of Firm: 09-11-2009
BSuffix: L

NOTE:
THIS SURVEY DOCUMENTS IS NOT INTENDED TO BE USED FOR DESIGN PURPOSES. IF YOU USE IT YOU DO SO AT YOUR OWN RISK.

I hereby certify that this boundary survey is in compliance with the 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.



BY RAFAEL R. CABRERA
Professional Surveyor & Mapper
Certificate No. 5665
STATE OF FLORIDA
DATE: 11-26-2021

America Layout Corp
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165
Tel. 305-606-0031

PROJECT:
BOUNDARY SURVEY
5401 BANYAN TRAIL
CORAL GABLES, FLORIDA 33156

JOBNo. 21008
FIELD BOOK:
CAD FILE. 008
DATE: 11-26-21
SCALE: 1"=20'
DRAWN: AT
REV.: RC
REVISIONS
SHEET No. 1-OF-1

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
CODINA PARTNERS
prepared by:
HADONNE
EXHIBIT "A"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

LEGAL DESCRIPTION:

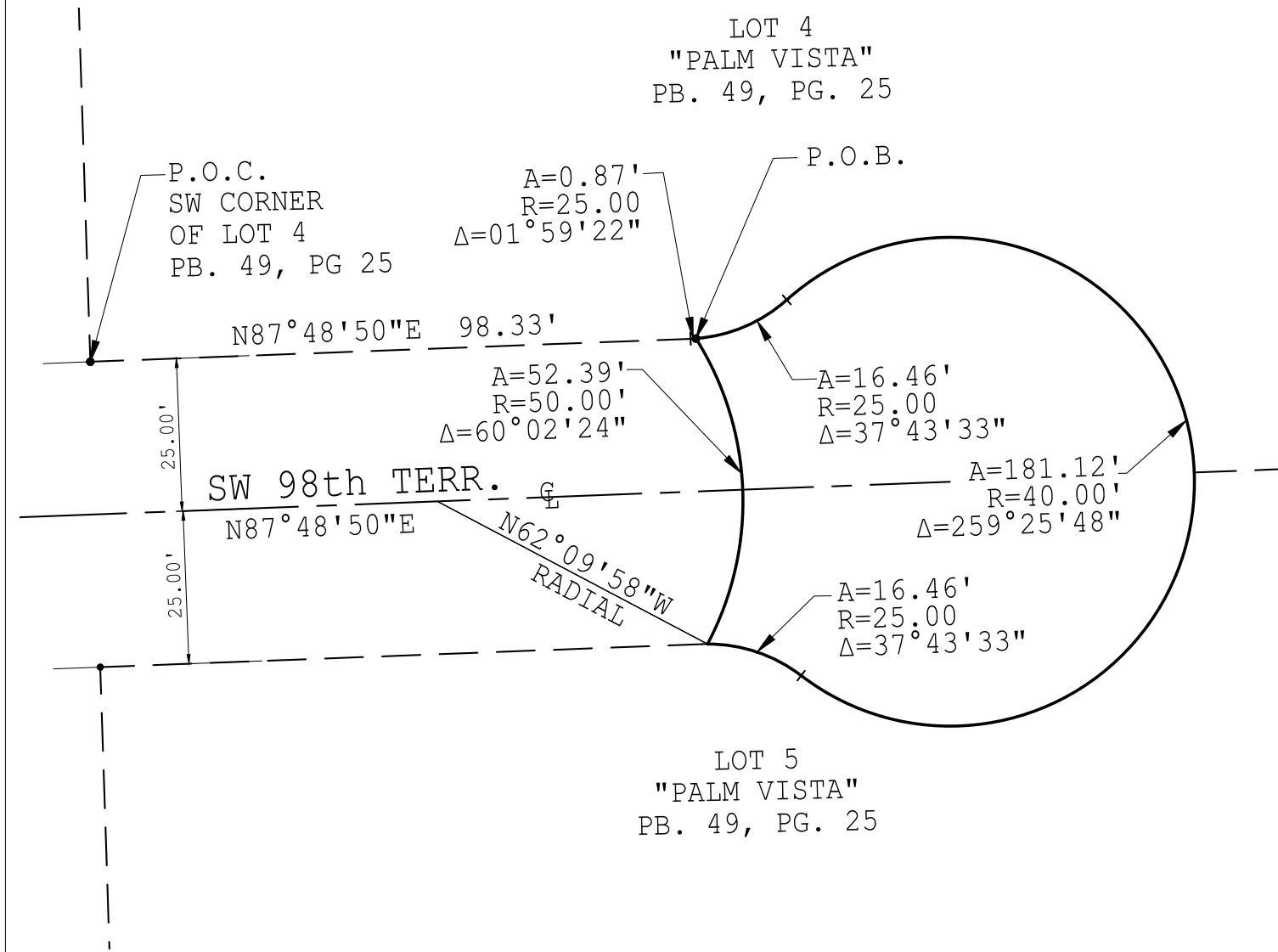
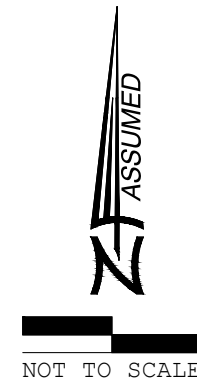
A Portion of Bayan Trail "SW 98th Terrace" a Public Right of Way as show of "PALM VISTA", according to the Plat thereof, as recorded in Plat Book 49, Page 25, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 4 of said Plat Book 49, Page 25; thence N87°48'50"E for a distance of 98.33 feet to a Point of Curvature of a circular curve to the left, concave to the Northwest; thence Northeasterly, along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 01°59'22" for an arc distance of 0.87 feet to the Point of Beginning of the hereinafter described Parcel of land; said point also being on the previously described curve to the left, concave to the Northwest; thence Northeasterly, along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 37°43'33" for an arc distance of 16.46 feet to a point of reverse curvature of a circular curve to the right, concave to the West; thence Northeasterly, Easterly, Southeasterly, Southerly, Southwesterly, Westerly and Northwesterly, along the arc of said curve, having for its elements a radius of 40.00 feet, through a central angle of 259°25'48" for an arc distance of 181.12 feet to a point of reverse curvature of a circular curve to the left concave to the Southwest; thence Northwesterly, along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 37°43'33" for an arc distance of 16.46 feet to a point on the arc, of a circle, curve to the left, concave to the West, a radial bearing from said point bears N 62°09'58" W; thence Northeasterly, Northerly and Northwesterly along the arc of said curve, having for its elements a radius of 50.00 feet, through a central angle of 60°02'24" for an arc distance of 52.39 feet to the Point of Beginning.

Containing an area of 4,995 Square Feet more or less by calculations.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
CODINA PARTNERS
prepared by:
HADONNE
EXHIBIT "A"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING



LEGEND

P.B. = PLAT BOOK
PG. = PAGE
P.O.B = POINT OF BEGINNING

LOT 5
"PALM VISTA"
PB. 49, PG. 25

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
CODINA PARTNERS
prepared by:



LAND SURVEYOR AND MAPPERS
 3D LASER SCANNING
 UTILITY COORDINATION
 SUBSURFACE UTILITY ENGINEERING

EXHIBIT "A"

SOURCES OF DATA:

Plat of "PALM VISTA", recorded in Plat Book 49, at Page 25, Miami-Dade County Records.

Bearings as shown hereon are based upon the Center Line of SW 98th Terr with an assumed bearing of N87°48'50"E, said line to be considered a well established and monumented line.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than those what appeared on the underlying Plat of record. Please refer to the Limitations portion with respect to possible restrictions of record and utility services.

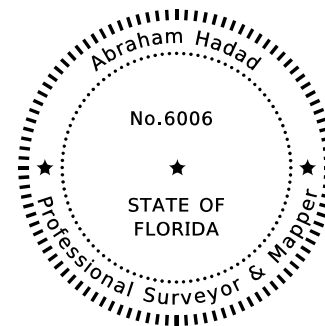
LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data , the Client is hereby advised that there may legal restrictions on the subject property that are not shown on the Sketch or contained within this Report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear. This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

Abraham Hadad, P.S.M.
 For The Firm
 Professional Surveyor and Mapper LS6006
 HADONNE CORP.
 Land Surveyors and Mappers
 Certificate of Authorization LB7097
 1985 NW 88 Court, Suite 201
 Doral, Florida 33172
 305.266.1188 phone
 305.207.6845 fax
 Date: October 05, 2022



**Abraham
Hadad**
2022.10.05
15:54:57
-04'00'

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 61G17-6 of the Florida Administrative Code.

Zoning Data

City Of Coral Gables Zoning Site Requirements:

5400 Banyan Trail

	Provided	Required
Original Lot Size	+/- 1.05 Acres (45,738 Sq.Ft.)	1 Acre (43,560 S.F.) Min.
Proposed Lot Size	+/- 1.02 Acres (44,420 Sq.Ft.)	1 Acre (43,560 S.F.) Min.
Proposed Lot Width	152.07 Feet	125 Feet Min.
Proposed Lot Length	300.00 Feet	N/A
Residence Ground Coverage	4,463 Sq. Ft.	10,890 Sq. Ft. Max
Percent of Residence Ground Coverage	10.0%	25% Max
Front Setback	96.26 Feet	50 Feet Min.
Side Setback	30.00 Feet	15 Feet Min.
Rear Setback	148.50 Feet	25 Feet Min.

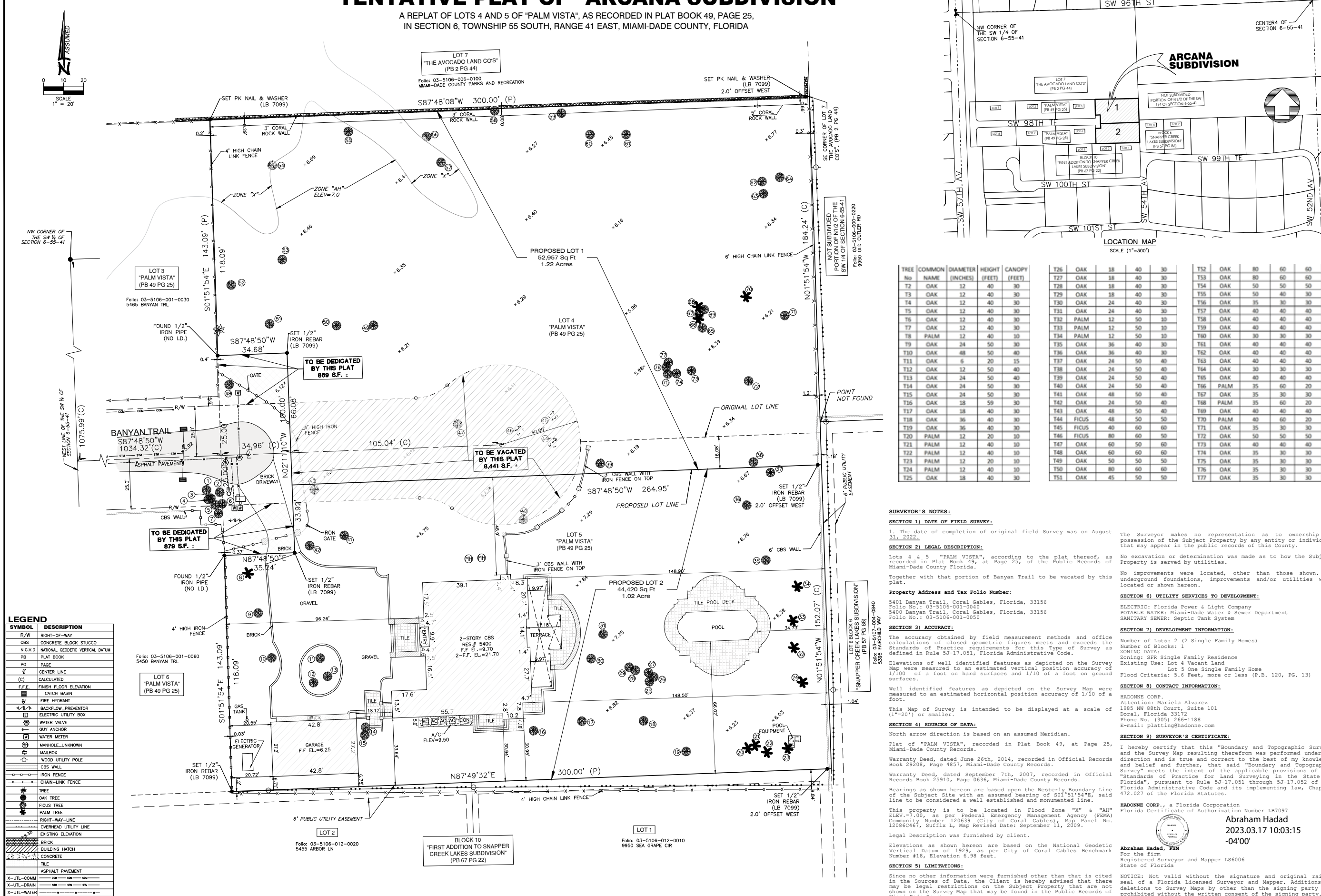
5401 Banyan Trail

	Provided	Required
Original Lot Size	+/- 1.05 Acres (45,738 S.F.)	1 Acre (43,560 S.F.) Min.
Proposed Lot Size	+/- 1.22 Acres (52,957 S.F.)	1 Acre (43,560 S.F.) Min.
Proposed Lot Width	184.24 Feet	125 Feet Min.
Proposed Lot Length	300.00 Feet	N/A

*Reference City of Coral Gables Zoning Code Section A-56- Hammock Lakes

TENTATIVE PLAT OF "ARCANA SUBDIVISION"

A REPLAT OF LOTS 4 AND 5 OF "PALM VISTA", AS RECORDED IN PLAT BOOK 49, PAGE 25, IN SECTION 6, TOWNSHIP 55 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA



LEGEND

SYMBOL	DESCRIPTION
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
CL	CENTER LINE
(C)	CALCULATED
F.F.E.	FINISH FLOOR ELEVATION
CB	CATCH BASIN
+	FIRE HYDRANT
+	BACKFLOW PREVENTOR
+	ELECTRIC UTILITY BOX
+	WATER VALVE
+	GUY ANCHOR
+	WATER METER
+	MANHOLE UNKNOWN
+	MAILBOX
+	WOOD UTILITY POLE
+	CBS WALL
+	IRON FENCE
+	CHAIN-LINK FENCE
+	TREE
+	OAK TREE
+	FICUS TREE
+	PALM TREE
+	RIGHT-WAY LINE
+	OVERHEAD UTILITY LINE
+	EXISTING ELEVATION
+	BRICK
+	BUILDING HATCH
+	CONCRETE
+	TILE
+	ASPHALT PAVEMENT
X-UTL-COMM	COMMUNICATIONS UTILITY
X-UTL-DRAIN	DRAINAGE UTILITY
X-UTL-WATER	WATER UTILITY

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
T2	OAK	12	40	30
T3	OAK	12	40	30
T4	OAK	12	40	30
T5	OAK	12	40	30
T6	OAK	12	40	30
T7	OAK	12	40	30
T8	PALM	12	40	10
T9	OAK	24	50	30
T10	OAK	48	50	40
T11	OAK	6	20	15
T12	OAK	12	50	40
T13	OAK	24	50	40
T14	OAK	24	50	30
T15	OAK	24	50	30
T16	OAK	18	50	30
T17	OAK	18	40	30
T18	OAK	36	40	30
T19	OAK	36	40	30
T20	PALM	12	20	10
T21	PALM	12	40	10
T22	PALM	12	40	10
T23	PALM	12	20	10
T24	PALM	12	40	10
T25	OAK	18	40	30

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:
1. The date of completion of original field Survey was on August 31, 2022.

SECTION 2) LEGAL DESCRIPTION:
Lots 4 & 5 "PALM VISTA", according to the plat thereof, as recorded in Plat Book 49, at Page 25, of the Public Records of Miami-Dade County Florida.

Together with that portion of Banyan Trail to be vacated by this plat.

Property Address and Tax Folio Number:
5401 Banyan Trail, Coral Gables, Florida, 33156
Folio No.: 03-5106-001-0040
5400 Banyan Trail, Coral Gables, Florida, 33156
Folio No.: 03-5106-001-0050

SECTION 3) ACCURACY:
The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirements for this Type of Survey as defined in Rule 53-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100' of a foot on hard surfaces and 1/10' of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10' of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:
North arrow direction is based on an assumed Meridian.

Warranty Deed, dated June 26th, 2014, recorded in Official Records Book 29208, Page 4857, Miami-Dade County Records.

Warranty Deed, dated September 7th, 2007, recorded in Official Records Book 25910, Page 0636, Miami-Dade County Records.

Bearings as shown hereon are based upon the Westerly Boundary Line of the Subject Site with an assumed bearing of S01°51'54"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X" & "AH" ELEV.=7.00, as per Federal Emergency Management Agency (FEMA) Community Number 120639 (City of Coral Gables), Map Panel No. 12086467, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929; as per City of Coral Gables Benchmark Number #18, Elevation 6.98 feet.

SECTION 5) LIMITATIONS:
Since no other information was furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

T26	OAK	18	40	30	T52	OAK	80	60	60
T27	OAK	18	40	30	T53	OAK	80	60	60
T28	OAK	18	40	30	T54	OAK	50	50	50
T29	OAK	18	40	30	T55	OAK	50	40	30
T30	OAK	24	40	30	T56	OAK	35	30	30
T31	OAK	24	40	30	T57	OAK	40	40	40
T32	PALM	12	50	10	T58	OAK	40	40	40
T33	PALM	12	50	10	T59	OAK	40	40	40
T34	PALM	12	50	10	T60	OAK	30	30	30
T35	OAK	36	40	30	T61	OAK	40	40	40
T36	OAK	36	40	30	T62	OAK	40	40	40
T37	OAK	24	50	40	T63	OAK	40	40	40
T38	OAK	24	50	40	T64	OAK	30	30	30
T39	OAK	24	50	40	T65	OAK	40	40	40
T40	OAK	24	50	40	T66	PALM	35	60	20
T41	OAK	48	50	40	T67	OAK	35	30	30
T42	OAK	24	50	40	T68	PALM	35	60	20
T43	OAK	48	50	40	T69	OAK	40	40	40
T44	FICUS	48	50	50	T70	PALM	40	60	20
T45	FICUS	40	60	60	T71	OAK	35	30	30
T46	FICUS	80	60	50	T72	OAK	50	50	50
T47	OAK	60	50	60	T73	OAK	40	40	40
T48	OAK	60	60	60	T74	OAK	35	30	30
T49	OAK	50	50	50	T75	OAK	35	30	30
T50	OAK	80	60	60	T76	OAK	35	30	30
T51	OAK	45	50	50	T77	OAK	35	30	30

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) UTILITY SERVICES TO DEVELOPMENT:
ELECTRIC: Florida Power & Light Company
POTABLE WATER: Miami-Dade Water & Sewer Department
SANITARY SEWER: Septic Tank System

SECTION 7) DEVELOPMENT INFORMATION:
Number of Lots: 2 (2 Single Family Homes)
Number of Blocks: 1
ZONING DATA:
Zoning: SFR Single Family Residence
Existing Use: Lot 4 Vacant Land
Lot 5 One Single Family Home
Flood Criteria: 5.6 Feet, more or less (P.B. 120, PG. 13)

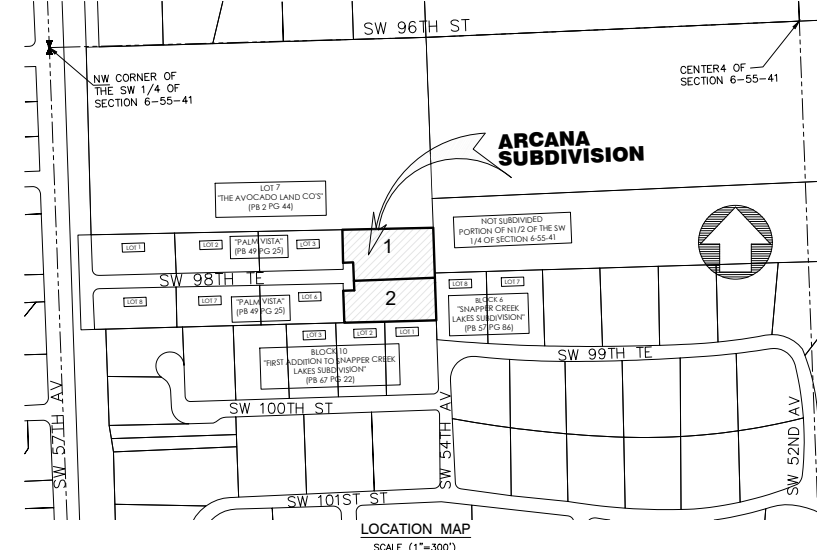
SECTION 8) CONTACT INFORMATION:
HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88th Court, Suite 101
Doral, Florida 33172
Phone No. (305) 266-1188
E-mail: platting@hadonne.com

SECTION 9) SURVEYOR'S CERTIFICATE:
I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 53-17.051 through 53-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097
Abraham Hadad
2023.03.17 10:03:15
-04'00"

Abraham Hadad, PSM
For the firm
Registered Surveyor and Mapper LS6006
State of Florida

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



LAND SURVEYOR AND MAPPER
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

HADONNE
1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305) 266-1188 - F: (305) 267-8846 - W: www.hadonne.com

MAP OF BOUNDARY SURVEY
for
ROBERT BARLICK and ANA MARIE BARLICK
of
5400-5401 BANYAN TRAIL CORAL GABLES, FLORIDA, 33156

REVISIONS

NO.	DATE	DESCRIPTION
1	2023.03.17	UPDATE 1-PLAT INCREASE AREA OF LOT 2 11'-01"-22' 16"
2	2023.03.17	UPDATE 1-PLAT NEW LOT LAYOUT 2-15-2023
3	2023.03.17	UPDATE 1-PLAT NEW LOT LAYOUT 2-15-2023
4	2023.03.17	UPDATE 1-PLAT NEW LOT LAYOUT 2-15-2023

FILE

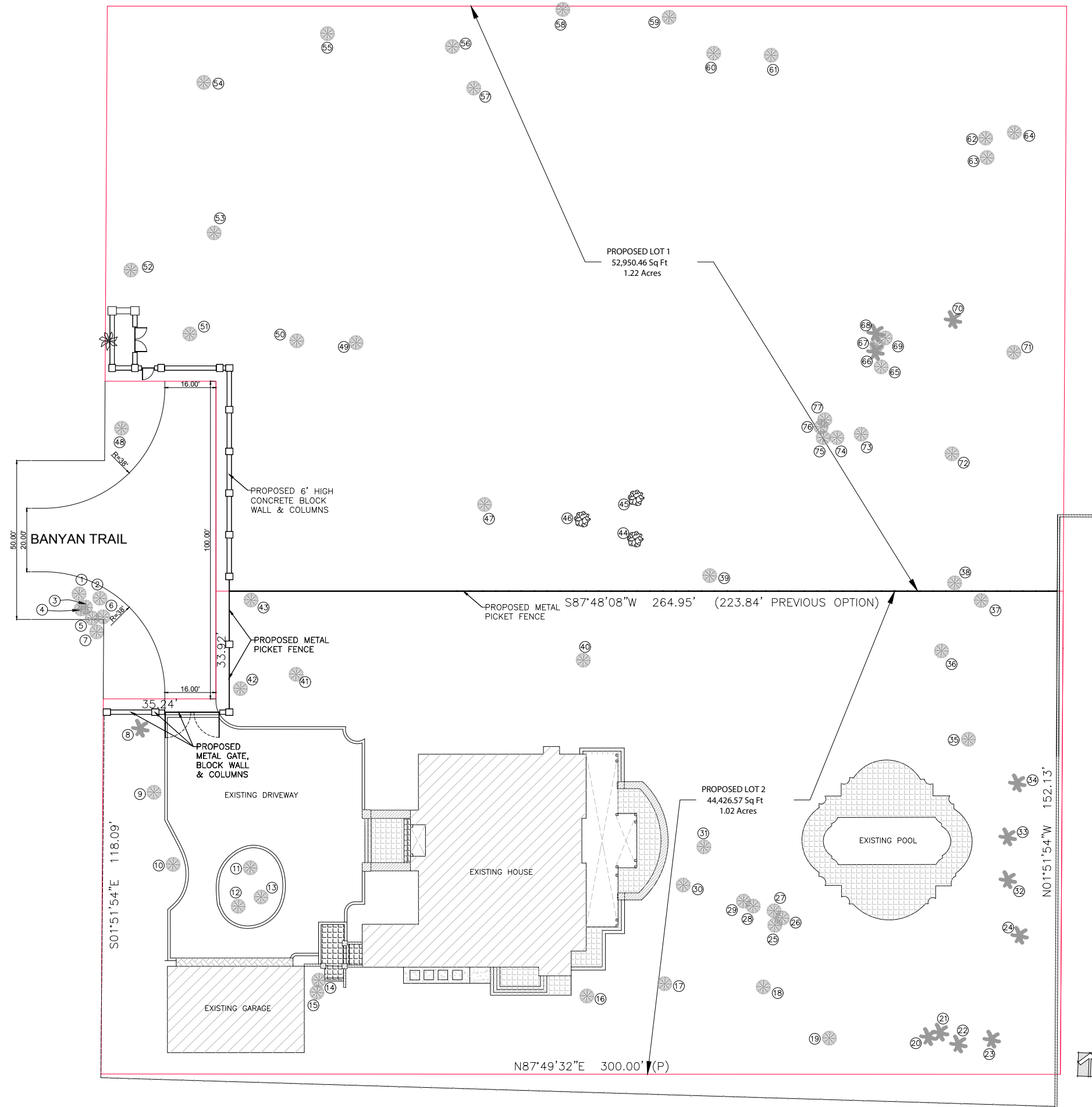
DRAWN BY: LD

TECH: RI

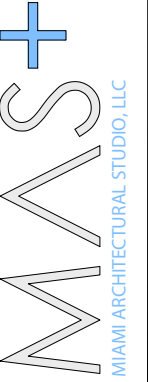
CHECKED BY: JS

JOB NO: 22085

1/1



7910 NW 25TH STREET
SUITE 200
DORAL FL 33122
(305) 593-9798
WWW.MAS.MIAMI



SINGLE FAMILY RESIDENCES
5400 & 5401 BANYAN TRAIL
CORAL GABLES, FLORIDA 33156

REVISION DATE	BY

SITE PLAN

SCALE 1/4"=1'-0"
DATE 03-10-23
JOB 2210
SHEET **SP**

JENNIFER MALLON SALMAN • AR-17181



Andres Hernandez T: 305-322-3943
OSPE Ah0816@att.com
AT&T Florida
600 NW 79th Ave Room 360
Miami, FL 33126

November 17, 2022

Robert Barlick Jr & Ana Marie Barlick

RE: 5401 Banyan Trail, Miami, FL 33156/Folio:03-5106-001-0040 and 5400 Banyan Trail, Miami, FL 33156/Folio:03-5106-001-0050

Mr. and Mrs. Barlick

AT&T has no objection to the vacation of easement described on the tentative plat of "Arcana Subdivision" as shown on attached file named: 03_T-PLAT_5400-5401. If you have any questions concerning this consent letter, please call me at (305) 322-3943.

Sincerely,

Andres Hernandez

Andres Hernandez
Resource Manager
OSP Planning & Engineering Design-South Florida
AT&T Florida



**Engineering – Design Department
6565 Nova Drive. Davie, FL 33317**

January 12, 2023

Ms. Lily Alvarez
Development Review Manager
2020 Salzedo Street, 5th Floor, Coral Gables, Florida 33134

Re: **Waiver of Objection for 5400-5401 Banyan Trail Easement Vacation.
5401 BAYAN TRAIL, Miami, Florida, 33156. Folio No.: 03-5106-001-0040
5400 BAYAN TRAIL, Miami, Florida, 33156. Folio No.: 03-5106-001-0050**

Dear Ms. Lily Alvarez:

This is to certify that Comcast has "No Objection" to vacating an easement between properties 5400 and 5401 Banyan Trail. It is understood that any relocation of existing Comcast facilities associated with the proposed project and encroachments will be at the owner 's expense. Additional future easements in another location may be required to provide service to the proposed project.

If you should have any questions or require additional information, please do not hesitate to contact us.

Respectfully Submitted,

Ricardo Davidson
Comcast Engineering-Design Department
Ricardo Davidson

Digitally signed by
Ricardo Davidson
Date: 2023.01.12
16:52:42 -05'00'



Water and Sewer
3575 S. Lejeune Road
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

December 16, 2022

City of Coral Gables Public Works Director:
Hermes Díaz, P.E. • Director
City of Coral Gables
Department of Public Works
2800 SW 72nd Avenue
Miami, FL 33155
T: 305.460.5000

RE: ARCANA SUBDIVISION (Revised Plat), Utility Alley Reservation.

Property: 5400 Banyan Trail (Tract 5 of PALM VISTA, according to Plat thereof, as recorded in Plat Book 49, PG 25 of the Public Records of MDC, Florida) and 5401 Banyan Trail (Tract 4, of PALM VISTA, according to Plat thereof, as recorded in Plat Book 49, PG 25 of the Public Records of MDC, Florida) Coral Gables), Coral Gables Florida, 33156.

Folios No: 03-5106-001-0050 and 03-5106-001-0040

Dear Mr Diaz:

Miami-Dade County Water and Sewer Department (MD-WASD) has reviewed the request for a Release of Utility Easement Reservation for the subject Utility Alley reservation.

MD-WASD hereby consents and releases any interest with respect to the subject Utility Alley Reservation.

The Miami-Dade Water and Sewer Department (MD-WASD) has **No Objection** to the requested Release of Utility Alley Reservation.

Should you have any question regarding this matter, do not hesitate to contact me.

Very truly yours,

Guillermo Guerrero PSM
Utilities Development Division, Right of Way Unit
Miami-Dade County Water and Sewer Department
3575 South LeJeune Road
Miami, Florida 33146
Telephone: (786) 268-5178, Guillermo.Guerrero@miamidade.gov



City of Coral Gables
Public Works Department
2800 SW 72 Avenue
Miami, FL 33155

October 17, 2022

RE: 5401 Banyan Trail – 5400 Banyan Trail
Vacating Platted Easement
Property Folios 03-5106-001-0040 and 03-5106-001-0050

TO WHOM IT MAY CONCERN

The following is to confirm that the City of Coral Gables Utilities Division has no objection to the vacate of the existing platted easement as per P.B. 49-25 and showed at the submitted Boundary and Topographic Survey performed by Abraham Hadad, PSM No. LS6006, for the referenced properties. Any existing utilities shall be relocated at developer's expenses.

Please feel free to contact me should you have any question.

Jorge E. Acevedo, PE, ENV SP, LEED Green Associate
Utilities & ROW Division Chief
Utilities Director
City of Coral Gables
Department of Public Works
2800 SW 72 Avenue, Miami, FL 33155
Direct: (305)460-5006
Main: (305)460-5000
Jacevedo2@coralgables.com



Florida Power & Light Company

November 1, 2022

Robert Barlick Jr & Ana Marie Barlick

**Re: 5401 Banyan Trail, Miami, FL, 33156, USA / Folio #03-5106-001-0040
And 5400 Banyan Trail, Miami, FL 33156, USA / Folio # 03-5106-001-0050**

Florida City Gas (FCG) has received your request to encroach on the easement located at the aforementioned location. FCG does not have existing facilities at the subject location and Therefore, **FCG has no objection to your easement encroachment request.**

Please be advised that you are required to contact Sunshine State One Call of Florida, Inc. (SSOCF) at 811, at least two (2) full business days prior to commencing any excavation.

If you should have any questions, please contact me at 321-638-3461.

Sincerely,
Sarai Gonzalez
Operations Department

January 3, 2023

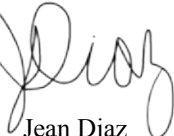
Jorge Ubieta, Jr., P.S.M., Supervisor, Platting Section
Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street, 11th Floor
Miami, Florida 33128-1970

Reference: PWKS-22-07-0886
Name: ARCANA SUBDIVISION
Location: V/O 5401 AND 5400 BANYAN TRAIL, MIAMI

Dear Mr. Ubieta:

Please consider this letter as your notification that FPL has no objection to the vacation of previously platted utility easements on the defined markup area for the plat as recorded in book 49, page 25.

If there are any questions or you need any further information, please call Jean Diaz at 305-387-6636 for further assistance.

Sincerely,

Jean Diaz
Engineering Leader
Richmond Service Center



September 16th, 2022

Re: 5401 BAYAN TRAIL, Miami, Florida, 33156
Folio No.: 03-5106-001-0040
5400 BAYAN TRAIL, Miami, Florida, 33156
Folio No.: 03-5106-001-0050

To whom concern:

On behalf of **Hotwire Communications** this letter shall serve as a notice of “no-objection” to the vacation of the easement to be vacated by Plat as shown in the draft Tentative Plat.

If you have any questions, please contact me at (954) 699-0900 or via email at walter.sancho-davila@hotwirecommunication.com

Sincerely,

Walter Sancho-Davila

Walter Sancho-Davila
Project Manager - OSP Engineering

2100 W Cypress Creek Rd – Fort Lauderdale – FL 33309



September 21, 2022

City of Coral Gables
Building & Zoning
427 Biltmore Way 3rd Floor
Coral Gables, FL 33134

RE: Property Owners List within 1,500 feet of:

LEGAL DESCRIPTION:

Lots 4 and 5 of "PALM VISTA", according to the Plat thereof, as recorded in Plat Book 49, at Page 25 of the Public Records of Miami-Dade County, Florida.

LOCATION: 5400 and 5401 Banyan Trail, Gables FL 33156

FOLIO: 03-5106-001-0040 and -0050

PREPARED FOR: CODINA PARTNERS & ROBERT BARLICK JR

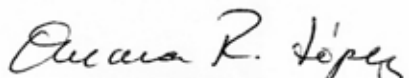
ORDER: 220912

TOTAL NUMBER OF LABELS WITHOUT REPETITION: 57

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within a 1,000 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,

THE ZONING SPECIALISTS GROUP, INC.


Omara R. Lopez,
For the Firm

1,000-FOOT RADIUS MAP OF:

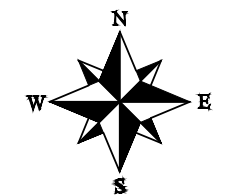
LEGAL DESCRIPTION:

Lots 4 and 5 of "PALM VISTA", according to the Plat thereof, as recorded in Plat Book 49, at Page 25 of the Public Records of Miami-Dade County, Florida.

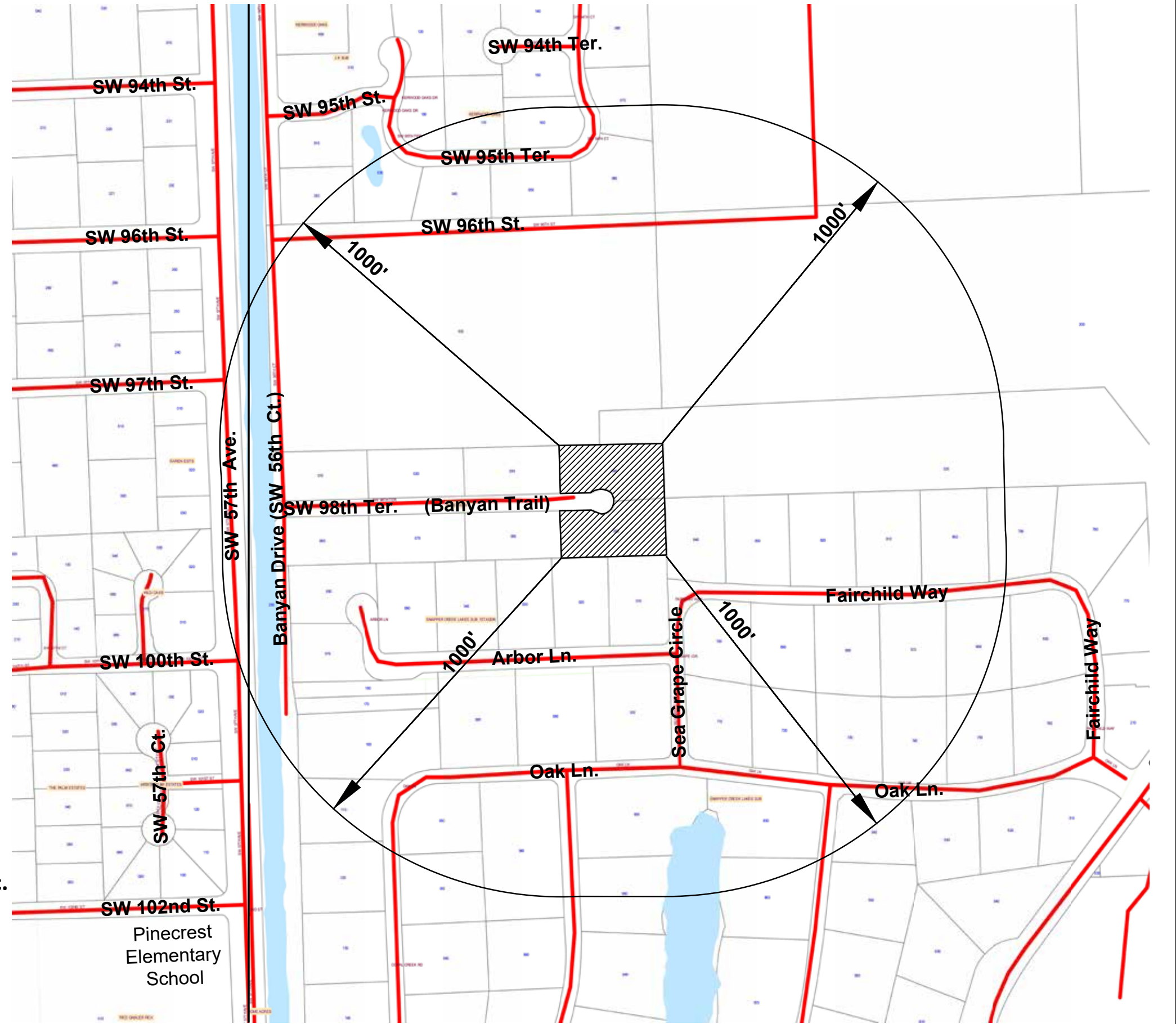
LOCATION: 5400 and 5401 Banyan Trail, Gables FL 33156
FOLIO: 03-5106-001-0040 and -0050

PREPARED FOR: CODINA PARTNERS & ROBERT BARLICK JR
ORDER: 220912
DATE: September 21, 2022

Note: No public schools were found to be within a 1,000-foot radius.



SCALE: 1"= 300'



The Zoning Specialists Group, Inc.

7729 NW 146th Street
Miami Lakes FL 33016

Ph: (305)828-1210

www.thezoningspecialistsgroup.com

Pinecrest
Elementary
School

Re: 5400-5401 Banyan Trail: Right-of-Way Vacation and Tentative Plat
5400 Banyan Trail and 5401 Banyan Trail, Coral Gables, Florida, 33156
Neighborhood Meeting Summary Minutes

File No.: DLR1-23-01-0019

On February 13, 2023, a public information meeting was held at the 2020 Salzedo Street, 5th Floor Board Room to go over the proposed easement vacation and tentative plat design "Arcana Subdivision". The meeting started at 5:45 p.m. On behalf of the applicant, Joe Jimenez and Lily Alvarez were in attendance.

The presentation covered the proposed design at the end of the street that will be possible through the vacation and the revised plat as well as the modifications to the proposed Lot 1 and Lot 2.

The project received positive feedback from the neighbors that attended. They were concerned about who will be bearing the cost of the construction and design of the street end, they were reassured that all costs will be covered by the applicant.

After a short period of questions and answers, the meeting concluded at approximately 6:15 p.m.

February 7, 2023

Re: 5400-5401 Banyan Trail: Right-of-Way Vacation and Tentative Plat
5400 Banyan Trail and 5401 Banyan Trail, Coral Gables, Florida, 33156

Dear Neighbor,

On behalf of the owner of the referenced property, Mr. and Mrs. Barlick, please join us for a presentation of the Right-of-Way Vacation and Tentative Plat, which will be conducted by the applicant's representatives.

The property currently consists of two lots, 5400 Banyan Trail and 5401 Banyan Trail, platted pursuant to the Palm Vista Plat, recorded in Plat Book 49, Page 25 of the Public Records of Miami-Dade County, Florida. The existing easement serves no purpose or benefit to the public as it does not contain any utilities. An alternative access easement will be provided between Proposed Lot 1 and Proposed Lot 2 in accordance with the Standard Road Detail Cul-De-Sac approved by Miami-Dade County and the Public Works Department dedicating approximately 3,112 square feet. The new design will allow for safe and convenient pedestrian and vehicular traffic circulation.

We look forward to seeing you and being available to answer any questions you may have.

Date: Monday, February 13, 2023
Time: 5:30 p.m.- 7:00 p.m.
Location: 2020 Salzedo Street, 5th Floor Board Room, Coral Gables, FL 33134

Sincerely,

Joe Jimenez
JJ/jp
enclosures

Contact Information

Owner:
Robert Barlick Jr. and Ana Marie Codina Barlick
5400 Banyan Trail
Coral Gables, Florida 33156
305-898-1744

Surveyor:
Hadonne
1985 NW 88th Court, Suite 101
Doral, Florida 33172
305-266-1188

Applicant:
Jose Jimenez
Executive Vice President and General Counsel
Codina Partners
2020 Salzedo Street, 5th Floor
Coral Gables, Florida 33134
305-529-1300

Lobbyist and Issue Applications

On record with the City's Clerk's Office.