



# Valencia Townhouses

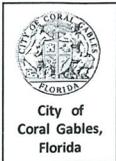
New 5 unit, 3-story townhouses residences

406-414 Valencia Ave Coral Gables, FL 33134

**DRC SUBMITTAL**

February 27, 2026

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Level  
**2**  
Review

# General Procedures – Non-Conditional

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

## Development Review General Procedures – Non-Conditional

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

### Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level Two (2) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Permitted use new construction, additions, and alterations to buildings and/or structures (Board of Architects review only).
- Change in use or occupancy.
- Other: \_\_\_\_\_

### Coral Gables Mediterranean Architecture Bonus

- Coral Gables Mediterranean Style Bonus - Table 1
- Coral Gables Mediterranean Style Bonus - Table 2
- Coral Gables Mediterranean Style Bonus - Table 3
- None

### Property information

Street address of the subject property: 406-414 Valencia Ave \_\_\_\_\_

Property/project name: Valencia Townhomes \_\_\_\_\_

Current land use classification(s): Residential \_\_\_\_\_

Current zoning district(s): MF3 \_\_\_\_\_

Proposed land use classification(s) (if applicable): Residential \_\_\_\_\_

Proposed zoning district(s) (if applicable): MF3 \_\_\_\_\_

Last use/current use of the property/building(s): Abandoned \_\_\_\_\_

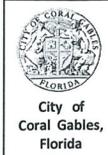
Proposed use(s) of the property/building(s): None, will demolish \_\_\_\_\_

Size of property (square feet/acres): 13,750 SF \_\_\_\_\_

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): N/A \_\_\_\_\_

Total number of residential units per acre and total number of units: 5 and N/A \_\_\_\_\_

Estimated cost of the existing/proposed building/project: \$4,471,000 \_\_\_\_\_



Level  
**2**  
Review

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Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

Pre-BOA meeting on 1/29/2026

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Project Legal Description: Lot(s): 17-21 \_\_\_\_\_

Block(s): 15 \_\_\_\_\_

Section(s): Coral Gables Biltmore Sec \_\_\_\_\_

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Listing of all folio numbers for subject property: 03-4117-008-2540, 03-4117-008-2560

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## General information

Applicant(s)/Agent(s) Name(s): Jose Boschetti \_\_\_\_\_

Telephone Contact No: (305) 458-2730\_\_ Fax No.: \_\_\_\_\_ Email: [jota@theboschettigroup.com](mailto:jota@theboschettigroup.com)\_

Mailing Address: 5701 Sunset Dr, Suite 128, South Miami, FL 33143 \_\_\_\_\_  
(City) (State) (ZIP Code)

---

Property Owner(s) Name(s): Mr Deal V LLC \_\_\_\_\_

Telephone Contact No: (305) 458-2730\_\_ Fax No.: \_\_\_\_\_ Email: [jota@theboschettigroup.com](mailto:jota@theboschettigroup.com)\_

Mailing Address: 5701 Sunset Dr, Suite 128, South Miami, FL 33143 \_\_\_\_\_  
(City) (State) (ZIP Code)



Level  
**2**  
Review

# General Procedures – Non-Conditional

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Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Property Owner(s) Name(s): \_\_\_\_\_

Telephone Contact No: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Project Architect: Nelson de Leon \_\_\_\_\_

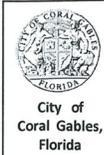
Telephone Contact No: (305) 790-6175 Fax No.: \_\_\_\_\_ Email: [nel@locusarchitecture.net](mailto:nel@locusarchitecture.net) \_\_\_\_\_

Mailing Address: 500 South Dixie Highway, Suite 307 Coral Gables, FL 33146 \_\_\_\_\_  
(City) (State) (ZIP Code)

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

1/29/26: Pre-BoA Meeting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Level  
**2**  
Review

# General Procedures – Non-Conditional

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## Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be tentatively scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. First Floor Board Room, 427 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of 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. City staff to check/confirm if all below information is provided at time of application submittal.

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.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjoining properties and/or streetscape.
- Property survey and legal description.
- Architectural drawings (signed/sealed), including: Zoning chart / supporting information; site plan; floor plan(s); and all affected elevations. Maximum of 20 sheets shall be accepted.
- Landscape plan; vegetation assessment; and tree survey / relocation plan.
- Art in Public Places plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical Significance letter.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty Deed.
- Application fee of \$100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
- Other: \_\_\_\_\_

Posting of the property. The Applicant will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant’s responsibility to remove the sign.

	Level	<h1>General Procedures – Non-Conditional</h1>
	<h1>2</h1>	
City of Coral Gables, Florida	Review	Address: 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 Email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a> Phone: 305.460.5211

**Application submittal requirements**

Electronic copy. A PDF of the entire application shall be submitted. The total file size shall not exceed 30 MB.

**Applicant/agent/property owner/architect 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.
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. The subject property will be posted by the Applicant in accordance with Zoning Code requirements. The sign shall be installed by the City 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.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



Level  
**2**  
Review

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Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

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

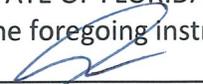
Fax:

Email: [jota@theboschettigroup.com](mailto:jota@theboschettigroup.com)

## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 29 day of January by Jose Boschetti

  
(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



Level

2

Review

# General Procedures – Non-Conditional

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name:  Oswaldo Rivero
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:

Address:  
5701 Sunset Dr Suite 128, South Miami, FL 33143

Telephone: (305) 458-2730      Fax:

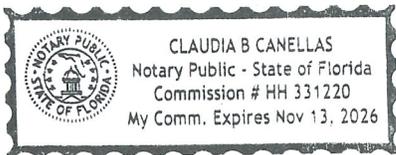
Email: [jota@theboschettigroup.com](mailto:jota@theboschettigroup.com)

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 29 day of January by Oswaldo Rivero

(Signature of Notary Public - State of Florida)



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

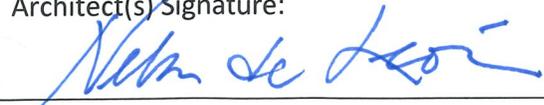
Personally Known OR  Produced Identification; Type of Identification Produced



Level  
**2**  
Review

## General Procedures – Non-Conditional

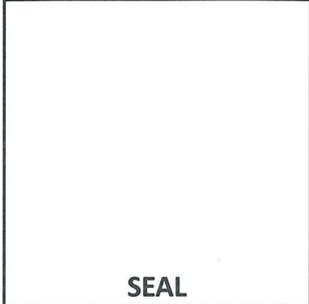
Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
 Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Architect(s) Signature: 	Architect(s) Print Name: Nelson de Leon
--	--

Address: 500 South Dixie Highway, Suite 307 Coral Gables, FL 33146

Telephone: (305) 790-6175	Fax:
---------------------------	------

Email: [nel@locusarchitecture.net](mailto:nel@locusarchitecture.net)



### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of February by

Nelson de Leon

(Signature of Notary Public - State of Florida)





Samantha Lucas Arce  
 Comm.: HH 364418  
 Expires: June 13, 2027  
 Notary Public - State of Florida

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

Personally Known OR  Produced Identification; Type of Identification Produced

January 22, 2026

Ms. Jennifer Garcia  
Chairperson  
Development Review Committee  
City of Coral Gables  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: Cover Letter/Statement of Use – Development Review Committee  
Valencia Townhouses  
406-414 Valencia Avenue  
Coral Gables, FL 33134**

Dear Ms. Garcia,

On behalf of MR Deal V, LLC (the "Applicant"), the owner of the property located at 406-414 Valencia Avenue (the "property") we respectfully submit this Statement of Use requesting an approval for the demolition of the existing 2-story apartment buildings and proposed 5 new 3-story townhouses.

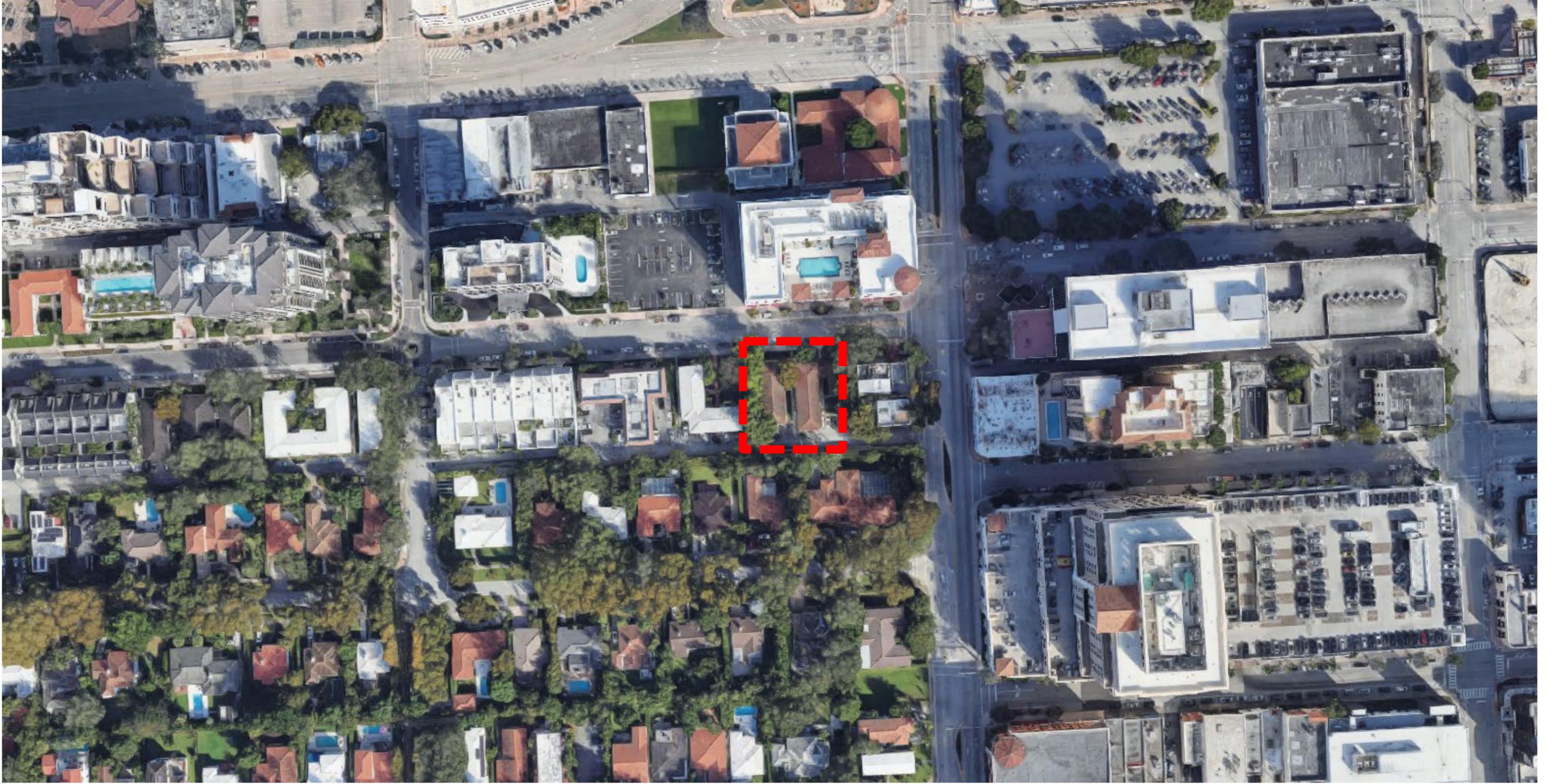
The property is identified by Miami-Dade Tax Folio Numbers: 03-4117-008-2540 and 03-4117-008-4560. The overall property size is 13,700 SF (currently comprised of two lots: 406 Valencia Avenue = 8,250 SF and 414 Valencia Avenue = 5,500 SF). The site is zoned Multi-Family 3 (MF3) and in the Future Land Use zoning as Multi Family Low Density. No variances are being requested.

The proposed project will consist of 5 3-story townhouse units, with 4 parking spaces per unit accessed from the rear alleyway, with a total of approximately 22,400 SF of enclosed area. The Project will demolish the existing apartment buildings consisting of 12 units, reducing the density by 7 units. The new density, number of parking spaces, building height and setbacks comply with the requirements of the City's Zoning Code, no variances are required. The project will be submitted for BOA Conceptual Review, followed by BOA Preliminary Review to obtain final design and MED Bonus approvals.

The applicant respectfully requests approval of this submittal. We are confident this project will in a very positive way add to the architectural streetscape enhancement of Valencia Avenue and the City in general. We look forward to continuing to work with you as this project moves to the next stages of development.

Sincerely,

Nelson de León, A.I.A.  
President





View of rear from alley



View of side



View of front from 406-414 Valencia Ave



View of side



Neighbor Across the Street: 2665 S Le Jeune Rd



Neighbor Across the Street: 2524 S Le Jeune Rd



Neighbor Across the Street: 441 Valencia Ave PH



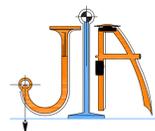
Adjacent neighbor on East Side : 400 Valencia Ave



Front view: 406-414 Valencia Ave



Adjacent neighbor on West Side : Valencia Ave



**JOHN IBARRA & ASSOC., INC.**  
Professional Land Surveyors & Mappers  
WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE  
SUITE 3025  
MIAMI, FLORIDA 33126  
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.  
SUITE B  
CAPE CORAL, FL 33904  
PH: (239) 540-2660

# ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE  
20 0 10 20  
(IN FEET)  
1 INCH = 20 FEET



**ABBREVIATIONS**

- AC AIR CONDITIONER PAD
- A.E. ANCHOR EASEMENT
- AK ALUMINUM ROOF
- AS ALUMINUM SHED
- ASPH. ASPHALT
- B.C. BLOCK CORNER
- B.M. BENCHMARK
- BLDG. BUILDING
- B.O.B. BASIS OF BEARINGS
- B.S.L. BUILDING SETBACK LINE
- (C) CALCULATED
- C.B. CATCH BASIN
- C.B.S. CONCRETE BLOCK STRUCTURE
- CDW. CONCRETE BLOCK WALL
- CH. CHORD
- CHB. CHORD BEARING
- CL. CLEAR
- C.L.F. CHAIN LINK FENCE
- C.M.E. CANAL MAINTENANCE EASEMENTS
- CONC. CONCRETE
- C.P. CONCRETE PORCH
- C.S. CONCRETE SLAB
- C.U.P. CONCRETE UTILITY POLE
- C.O. CLEANOUT
- C.W. CONCRETE WALK
- D.E. DRAINAGE EASEMENT
- D.M.H. DRAINAGE MANHOLE
- F. FENCE
- EB. ELECTRIC BOX
- E.T.P. ELECTRIC TRANSFORMER PAD
- EL. ELEVATION
- ENCR. ENCROACHMENT
- F.D.H. FOUND DRILL HOLE
- F.H. FIRE HYDRANT
- F.I.P. FOUND IRON PIPE
- F.I.R. FOUND IRON ROD
- F.F.E. FINISHED FLOOR ELEVATION
- F.N.D. FOUND NAIL 4 DISK
- F.N. FOUND NAIL
- FT. FEET
- I.C.V. IRRIGATION CONTROL VALVE
- I.F. IRON FENCE
- L.F. LENGTH OF CURVE
- LB. LICENSE BUSINESS
- L.P. LIGHT POLE
- L.F.E. LOWEST FLOOR ELEVATION
- L.M.E. LAKE MAINTENANCE EASEMENT
- (M) MEASURED DISTANCE
- MB. MAIL BOX
- MH. MANHOLE
- M.F. METAL FENCE
- N.A.P. NOT A PART OF
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- NAVD NORTH AMERICAN VERTICAL DATUM
- N.T.S. NOT TO SCALE
- O.H. OVERHEAD UTILITY
- O.R.B. OFFICIAL RECORDS BOOK
- O.V.H. OVERHANG
- P.M.T. PAVEMENT
- PL. PLANTER
- P.L. PROPERTY LINE
- P.B. PLAT BOOK
- P.C. POINT OF CURVE
- P.T. POINT OF TANGENCY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PG. PAGE
- P.W. PARKWAY
- PRM. PERMANENT REFERENCE MONUMENT
- PLS. PROFESSIONAL LAND SURVEYOR
- (R) RECORDED DISTANCE
- RAD. RADIAL
- R.R. RAIL ROAD
- RES. RESIDENCE
- R.W. RIGHT-OF-WAY
- RGE. RANGE
- SEC. SECTION
- STY. STORY
- SWK. SIDEWALK
- S.I.R. SET IRON REBAR
- S.I.P. SET IRON PIPE
- S.P. SCREENED PORCH
- S.M.H. SANITARY SEWER MANHOLE
- S.V. SEWER VALVE
- T. TANGENT
- TB. TELEPHONE BOOTH
- T.S.B. TRAFFIC SIGNAL BOX
- T.S.P. TRAFFIC SIGNAL POLE
- TRC. TRAFFIC SIGNAL
- T.B.M. TEMPORARY BENCHMARK
- TWP. TOWNSHIP
- UTIL. UTILITY
- UTL. UTILITY POLE
- W.M. WATER METER
- W.V. WATER VALVE
- W.F. WOOD FENCE
- Δ DELTA

**SURVEYOR'S CERTIFICATE:**

- THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE;
- THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS;" OR
- PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS;"
- ADDRESSES OF THE SURVEYED PROPERTY - 406 - 414 VALENCIA AVENUE THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS VALENCIA AVENUE.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" HAVING A BASE FLOOD WAVE AND ZONE "AH" HAVING A BASE FLOOD OF 10.0 FEET OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 120639 PANEL NO. 0457, SUFFIX "L", AND BEARING AN EFFECTIVE DATE OF 09/11/2009.
- THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ± 13,747 SQUARE FEET OR ± 0.32 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.
- ELEVATIONS ARE REFERRED TO MIAMI-DADE COUNTY BENCHMARK P-712, ELEVATION 9.63 FEET OF N.G.V.D. OF 1929, LOCATED AT SW 24 & SE 50TH ST.
- THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE MF3, MULTIFAMILY 3, SETBACKS ARE AS PER CITY OF CORAL GABLES.
- ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF CORAL GABLES BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.
- PRINCIPAL FRONT: 10 FT.  
SIDE INTERIOR: 5 FT.  
SIDE STREET: 10 FT.  
REAR: 10 FT.  
REAR AT ALLEY: 5 FT.
- THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS 4,452 SQUARE FEET.  
FLOOR ELEVATION OF EXISTING BUILDING IS:  
A BLDG # 406= 10.87 FEET, 2nd F.E.= 20.56'  
B BLDG # 406= 11.06 FEET, 2nd F.E.= 20.56'  
C BLDG # 406= 10.56 FEET.
- THE HIGHEST PART OF ROOF HAS AN ELEVATION OF:  
A BLDG # 406= 32.02 FEET.  
B BLDG # 406= 33.07 FEET.  
C BLDG # 406= 22.42 FEET.  
N.G.V.D. 1929.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 6 ABOVE) (E.G. PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE), SHOWN ON THE SURVEY.
- THERE ARE 10 REGULAR PARKING SPACES AND N/A MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
- NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.
- THE SUBJECT PROPERTY DOES NOT SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS EGRESS.
- MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.
- AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G. HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS), THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENTS DESIGNATED REPRESENTATIVE.
- NOT APPLICABLE.
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, SHOWN ON THE SURVEY.
- AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET SHOWN ON THE SURVEY.
- RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/NAVAL LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY, NOT APPLICABLE.
- THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

**LEGAL DESCRIPTION:**

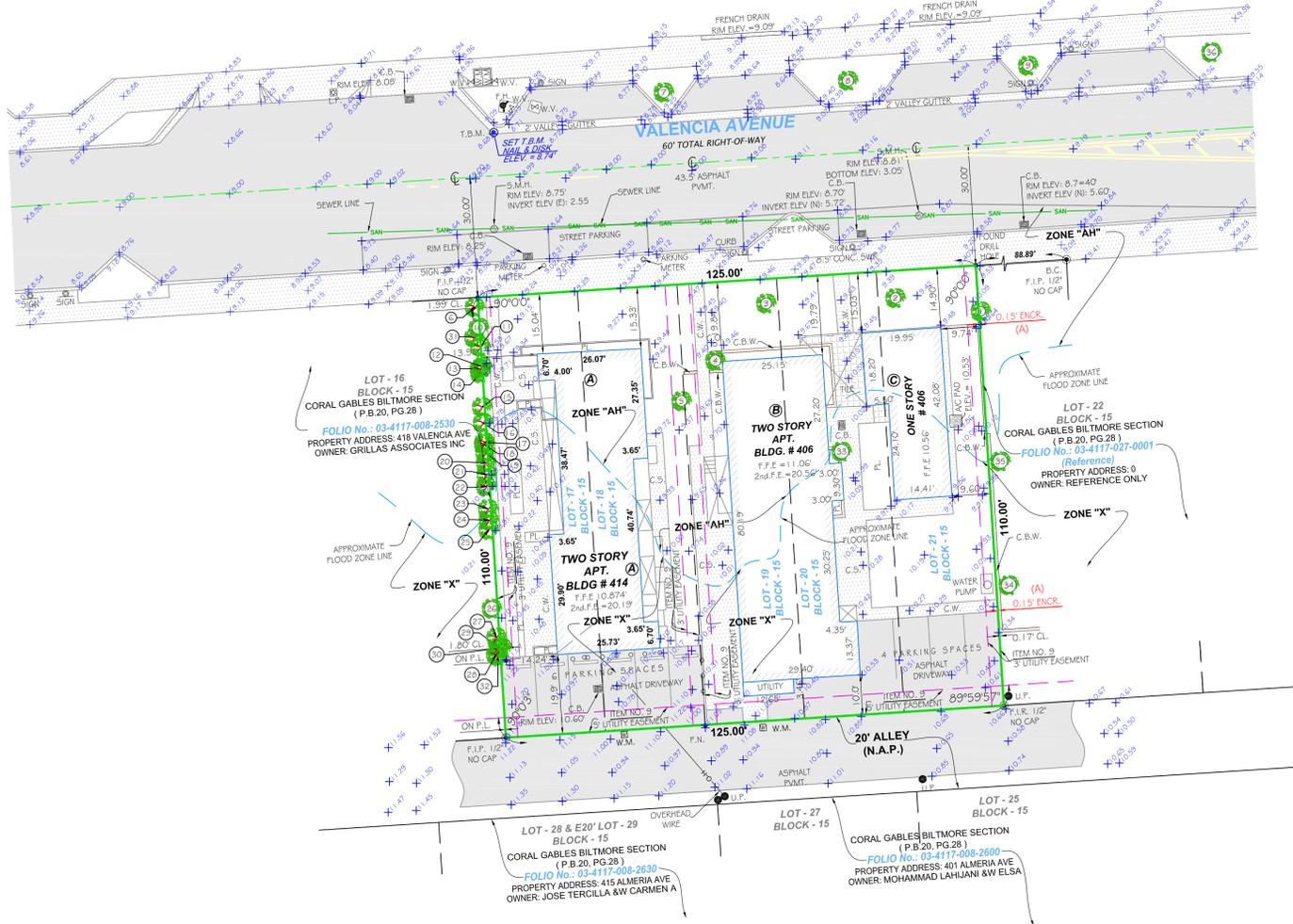
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:  
LOTS 19, 20 AND 21, IN BLOCK 15, OF CORAL GABLES BILTMORE SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
AND  
LOTS 17 AND 18, IN BLOCK 15, OF CORAL GABLES BILTMORE SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**

- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING AND ZONING RESOURCE COMPANY.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

**TITLE COMMITMENT NOTES:**

- ITEM NO. 1: I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B OF OLD REPUBLICAN NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER 25087646, ISSUING AGENT: GREENBERG TRAUERIG, PA, DATED AUGUST 14, 2025 AT 8:00 AM.
- ITEM NO. 2: RESTRICTIONS, CONDITIONS, RESERVATIONS, DEDICATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF CORAL GABLES BILTMORE SECTION, AS RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY, LOT LINES, RIGHT OF WAYS, ETC.
- ITEM NO. 3: UTILITY EASEMENT REFERENCED IN THE FOLLOWING INSTRUMENTS, WHICH EASEMENTS RUN ALONG THE REAR FIVE (5) FEET OF LOTS 17 THROUGH 21 AND ALONG THE WEST THREE (3) FEET OF LOT 17; THE EAST THREE (3) FEET OF LOT 18; THE WEST THREE (3) FEET OF LOT 19; AND THE EAST THREE (3) FEET OF LOT 21 PER PARAGRAPH 16 OF THE WARRANTY DEED RECORDED AT DEED BOOK 1304, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- A) TELEPHONE AND TELEGRAPH EASEMENT IN FAVOR OF SOUTH ATLANTIC TELEPHONE AND TELEGRAPH COMPANY GRANTED IN DEED RECORDED IN DEED BOOK 939, PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAME AS ITEM NO. 9.
- B) WATER SERVICE EASEMENT IN FAVOR OF UTILITIES LAND COMPANY REFERENCED IN BILL OF SALE RECORDED IN DEED BOOK 939, PAGE 436, ASSIGNED TO CONSUMERS' WATER SERVICE COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 1004, PAGE 499, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE NOT PLOTTABLE. SAME AS ITEM NO. 9.
- C) ELECTRIC SERVICE EASEMENT IN FAVOR OF UTILITIES LAND COMPANY REFERENCED IN BILL OF SALE RECORDED IN DEED BOOK 939, PAGE 436, ASSIGNED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT IN DEED BOOK 1004, PAGE 496, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAME AS ITEM NO. 9.
- ITEM NO. 10: ORDINANCE NO. 1525 OF THE CITY OF CORAL GABLES RECORDED IN OFFICIAL RECORDS BOOK 1113, PAGE 346, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE NOT PLOTTABLE.
- ITEM NO. 11: RESOLUTION NO. 3639 RECORDED IN OFFICIAL RECORDS BOOK 1376, PAGE 3708, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE NOT PLOTTABLE.



**SURVEYOR'S NOTE:**

A CERTIFIED ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITIONS AND SPECIES IDENTIFIED TO THE BEST OF OUR ABILITIES.

No.	Name	Diameter (inches)	Height (feet)	Spread (feet)
1	OAK	3.00	35	27
2	FIGUS	0.90	20	15
3	FIGUS	0.90	20	16
4	ARECA PALM	2.00	10	10
5	WAPORARI	1.50	30	20
6	PAM GUM	1.50	25	10
7	OAK	0.40	16	12
8	OAK	0.40	16	12
9	OAK	0.40	16	12
10	FIGUS	1.50	30	20
11	FIGUS	2.00	30	20
12	PALM	0.15	20	8
13	PALM	0.15	20	8
14	FIGUS	0.90	15	10
15	FIGUS	0.35	15	8
16	PALM	0.30	25	10
17	FIGUS	0.35	15	10
18	PALM	0.20	25	8
19	FIGUS	0.45	15	10
20	FIGUS	0.90	30	15
21	FIGUS	0.40	30	15
22	FIGUS	0.60	25	15
23	FIGUS	1.00	25	15
24	FIGUS	0.45	25	15
25	FIGUS	0.40	25	15
26	PALM	0.20	25	8
27	PALM	0.20	25	8
28	PALM	2.50	40	30
29	PALM	0.30	12	5
30	FIGUS	0.70	30	15
31	FIGUS	2.50	40	30
32	FIGUS	2.50	40	30
33	ARECA PALM	1.50	15	8
34	UNKNOWN	1.00	0	20
35	UNKNOWN	1.00	30	20
36	UNKNOWN	1.00	30	20

**ENCROACHMENT NOTES:**  
A. EAST SIDE OF THE SUBJECT PROPERTY, CONCRETE BLOCK WALL AND CONCRETE WALK ARE ENCROACHING INTO THE NEIGHBOR'S PROPERTY.

406 - 414 VALENCIA AVENUE, CORAL GABLES, FL 33134  
BASED UPON TITLE COMMITMENT FILE NUMBER : 25087646,  
ISSUING AGENT: GREENBERG TRAUERIG, PA  
OF OLD REPUBLICAN NATIONAL TITLE INSURANCE COMPANY  
BEARING AN EFFECTIVE DATE OF AUGUST 14, 2025 AT 8:00 AM

**SURVEYOR'S CERTIFICATION**

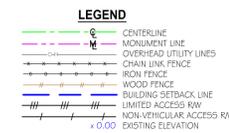
TO: MR DEAL V, LLC; INTERAUDI BANK; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GREENBERG TRAUERIG, P.A., ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.2,3,4,5,7(A),7(B)-1,8,9,13,16,19, OF WHICH THEREOF, THE FIELD WORK WAS COMPLETED ON SEPTEMBER 27, 2025.

*Julio E. Perez* 10/30/2025  
JULIO E. PEREZ (DATE OF SURVEY)

PROFESSIONAL LAND SURVEYOR NO.: 6029 STATE OF FLORIDA  
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

**REVISOR'S CERTIFICATION:**

I HEREBY CERTIFY: THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 65-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.



**JOHN IBARRA & ASSOC., INC.**  
Professional Land Surveyors & Mappers  
777 N.W. 72nd AVENUE, SUITE 3025  
MIAMI, FLORIDA 33126  
PH: (305) 262-0400

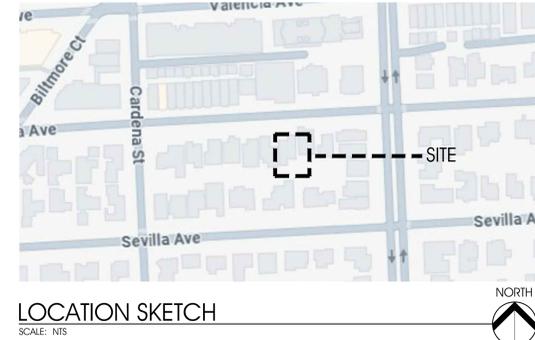
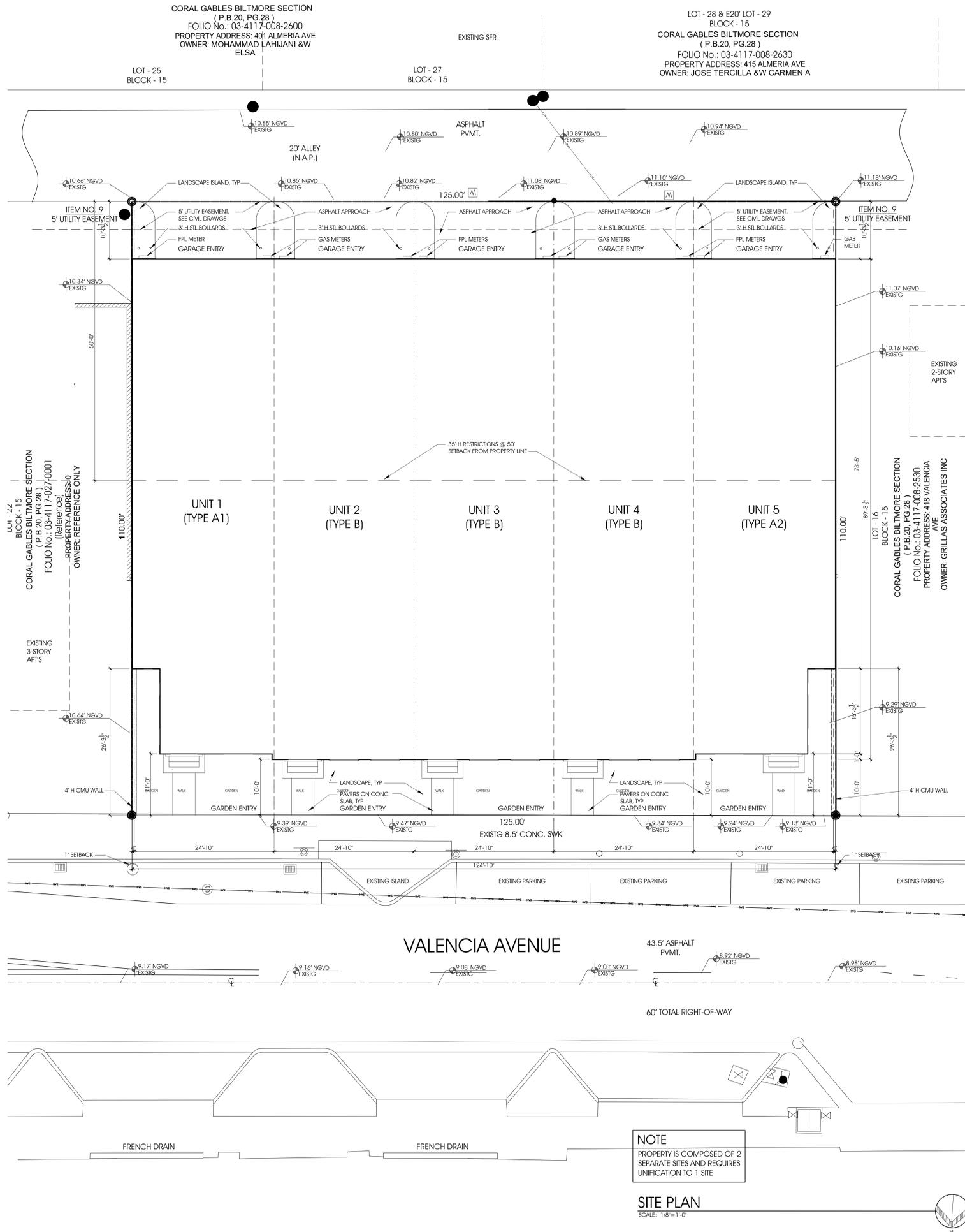
Project Address: 406 - 414 VALENCIA AVENUE, CORAL GABLES, FL 33134  
Project Location: MIAMI-DADE COUNTY  
SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST  
Folio Number: 03-4117-008-2560 / 03-4117-008-2540  
Drawn By: IG  
Job Number: 25-001035-2  
Sheet: 1 OF 1  
LB 7806 SEAL

**GENERAL NOTES**

- A. THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT OF RECORD.
- B. THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUBCONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUBCONTRACTOR FOR ANY PART OF THE WORK.
- C. THESE DRAWINGS PROVIDE FOR THE LABOR, MATERIAL, EQUIPMENT AND SUPERVISION BY THE CONTRACTOR FOR A COMPLETE LOCK AND KEY JOB WITH THE ITEMS SPECIFICALLY NOTED FURNISHED BY THE CONTRACTOR OR AS AN ALLOWANCE. THE WORK SHALL BE EXECUTED IN A THOROUGH, SUBSTANTIAL AND NEAT MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.
- D. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT OF RECORD IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
- E. ALL WORK SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE FLORIDA RESIDENTIAL BUILDING CODE 8TH ED (2023) AND ALL AUTHORITIES HAVING JURISDICTION.
- F. AIA DOCUMENT A-105 (2020) GENERAL CONDITIONS OF THE CONTRACT IS HEREBY MADE A PART OF THESE DRAWINGS AND SPECIFICATIONS.
- G. THE CONTRACTOR SHALL DETERMINE THE SEQUENCE OF CONSTRUCTION ITEMS, AS WELL AS THOSE PROVIDED FOR BY SEPARATE PERMIT. THE CONTRACTOR SHALL ARRANGE FOR INSPECTION AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING AND ZONING DEPARTMENT.
- H. THE BID PRICES SHALL INCLUDE EVERYTHING NECESSARY OR PROPER FOR PERFORMING AND COMPLETING THE WORK REQUIRED AS INDICATED BY THE PLANS AND SPECIFICATIONS, TO PROVIDE FINISHED WORK. ANYTHING OMITTED THEREFROM WHICH IS CLEARLY NECESSARY FOR THE COMPLETION OF THE WORK OR ITS APPEARANCE SHALL BE CONSIDERED A PORTION OF THE WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR SHOWN ON THE DRAWINGS.
- I. INSURANCE: WORKMEN'S COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.
- J. AFTER THE AWARD OF THE CONTRACT AND PRIOR TO START OF ANY WORK, A PRE-WORK CONFERENCE WILL BE HELD BETWEEN THE CONTRACTOR, ARCHITECT, OWNER AND REPRESENTATIVES OF THE CONTRACTOR. THE TIME AND PLACE OF THIS CONFERENCE WILL BE SET BY THE OWNER. THE CONTRACTOR SHALL PREPARE A BRIEF WORK DESCRIPTION OF PROCEDURE TO BE USED IN THE PERFORMANCE OF THE WORK AND PROVIDE A SCHEDULE (BAR CHART) FOR THE PROJECT.
- K. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE FAMILIAR WITH THE NATURE AND LOCATION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS INCLUDING THOSE BEARING ON TRANSPORTATION, HANDLING AND STORAGE OF DEBRIS, ACCESS TO THE SITE, AND THE EQUIPMENT AND FACILITIES NEEDED TO PERFORM THE WORK.
- L. SCOPE OF WORK: THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.
- M. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFE ACCESS TO THE PREMISES AT ALL TIMES.
- N. ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED AND/OR AS SELECTED BY THE ARCHITECT, INTERIOR DESIGNER OR OWNER.
- O. THE CONTRACTOR SHALL ALLOW THE A/E TEAM A RESPONSE TIME OF 7 WORKING DAYS FOR RFIs AND 10 WORKING DAYS FOR SHOP-DRAWING REVIEWS.
- P. GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR REPAIRS. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.
- Q. AT COMPLETION, THE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVING THE PROJECT "BROOM CLEAN".
- R. THE CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES.
- S. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.
- T. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- U. PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIALS USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.
- V. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH PARTIAL RELEASE OF LIEN FOR EACH PAYMENT, AND A FINAL RELEASE OF LIEN AT COMPLETION.
- W. FINAL DISBURSEMENT TO THE CONTRACTOR SHALL NOT BE MADE UNTIL THE OWNER'S PUNCH LIST HAS BEEN SATISFIED.

**SYMBOLS KEY**

BUILDING SECTION		ELEVATION	
WALL SECTION		INTERIOR ELEVATION	
DETAIL		DOOR ID	
DETAIL @ SECTION		PARTITION TYPE	
NOTES		REVISION	
		EQUIPMENT ID	
		GLAZING ID	



**LEGAL DESCRIPTION**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:  
 LOTS 17 AND 18, IN BLOCK 15, OF CORAL GABLES BILTMORE SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LOTS 19, 20 AND 21, IN BLOCK 15, OF CORAL GABLES BILTMORE SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND

**SCOPE OF WORK**  
 THE WORK ENTAILS 5 NEW 3-STORY TOWNHOUSES. SITE IMPROVEMENTS INCLUDE UTILITY UPGRADES, SITE WALLS, PAVING AND LANDSCAPE.

**ZONING INFORMATION:**

ZONED: MULTI-FAMILY 3 (MF3)  
 FLOOD ZONE: X & AH (FEMA BASE FLOOD ELEV 10.00' NGVD)  
 LOT SIZE: 13,750 SF = (406 Valencia Ave: 8,250 SF + 414 Valencia Ave: 5,500 SF)  
 CODE: FBC 2023, RESIDENTIAL 8TH EDITION  
 FOLIO: 03-4117-008-2560 / 03-4117-008-2540

	REQUIRED/ALLOWED	PROPOSED
LOT COVERAGE	11,000 SF MAX. 80% LOT	10,996 SF 79.9% OF LOT
MIN. FLOOR ELEVATION		
HEIGHT ALLOWED	45'-0" (3-STORY)	
HEIGHT REAR SITE SPECIFIC	35'-0" (3-STORY) 35' MAX AT 50' SETBACK FROM REAR PL	
OPEN SPACE REQUIRED	3,437.5 SF MIN. 25% LOT	
PARKING REQUIRED	2 PARKING PER UNIT	4 PARKING PER UNIT
DENSITY	20 DU/ACRE (6.3 ALLOWED)	5 UNITS

**SETBACK REQUIREMENTS**

	REQUIRED/ALLOWED	PROPOSED
FRONT (NORTH): VALENCIA	10'-0"	10'-0"
SIDE: WEST	0'-0" 5'-0" MIN. (FIRST 25')	0'-1" 26'-3 1/2"
SIDE: EAST	0'-0" 5'-0" MIN. (FIRST 25')	0'-1" 26'-3 1/2"
REAR (SOUTH): ALLEY	5'-0"	10'-3 1/2"

**AREA CALCULATIONS: TOTALS : SEE SHEET A-01.1**

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	01-09-26
	CONCEPT REVIEW	01-15-26
	DRC SUBMITTAL	02-27-26
	BCA SUBMITTAL	03-XX-26
	PERMIT SUBMITTAL	XX-XX-26

**WASA NOTES:**  
 TOTAL AREA UNDER A/C:  
 UNIT A: XX SF  
 UNIT B: XX SF  
 UNIT C: XX SF

**PUBLIC WORK NOTES:**  
 1. SIDEWALK AT NEW APPROACH TO BE 6" THICK CONCRETE W/ WIRE REINFORCED MESH. COLOR CORAL GABLES BEIGE AS PER CITY SPECS.  
 2. PAVEMENT DETAIL, SEE A/A-01.0.  
 3. ALL RAINWATER MUST BE RETAINED ON PROPERTY.  
 4. LANDSCAPING WILL COMPLY WITH THE CITY OF CORAL GABLES LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A. LANDSCAPING NOT ALLOWED TO GROW WITHIN TRIANGLE OF VISIBILITY BETWEEN A HEIGHT OF 3'-0" AND 8'.  
 5. FILL SHALL NOT BE BROUGHT UNTO SITE.  
 6. SOIL TERMITE CONTROL: THE ENTIRE SOIL AREA TO BE COVERED BY FOOTINGS, SLABS, PORCHES, ETC., SHALL BE TREATED WITH FUMISEAL OR EQUAL FOR TERMITES IN ACCORDANCE WITH SPECIFICATIONS. PROVIDE OWNER WITH A PRINTED GUARANTEE AGAINST SUBTERRANEAN TERMITES FOR 5 YEARS, AND OTHER TERMITES FOR 2 YEARS, FROM DATE OF COMPLETION.  
 7. THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

**ZONING NOTES:**

CODE:  
 FBC RESIDENTIAL 2023 8TH EDITION

KEYNOTES

**LOCUS ARCHITECTURE INCORPORATED**  
 500 South Dixie Highway, Suite 307  
 Coral Gables, FL 33146  
 Tel: (305) 742-0120  
 Email: info@locusarchitecture.net  
 License No. AR 13937

CONSULTANTS

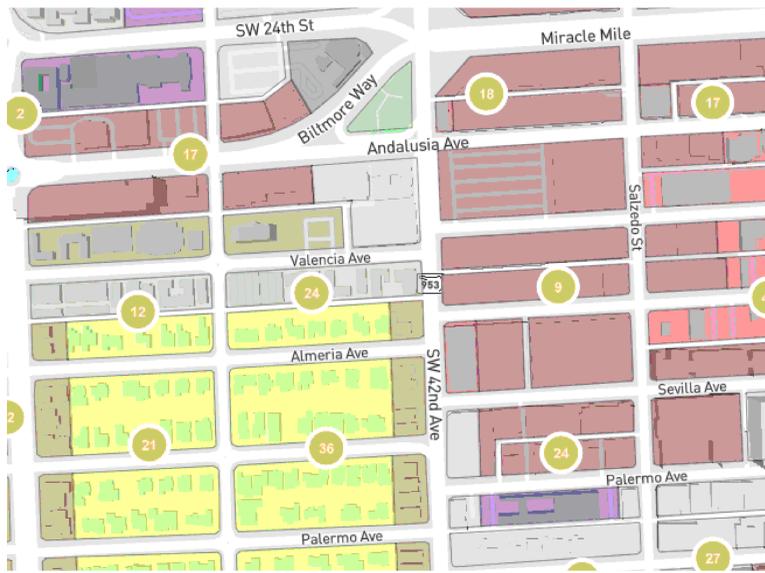
PROJECT  
 5 New 3-Story Townhouses  
**406-414 VALENCIA TOWN HOMES**  
 406-414 Valencia Avenue,  
 Coral Gables, FL 33134

DRAWING  
**SITE PLAN AND ZONING INFORMATION**

SEAL  
  
 Nelson de Leon  
 AR 13937

DRAWN  
  
 REVIEWED  
 NDL  
 PROJ. NO.  
 AR 13937  
 379.0

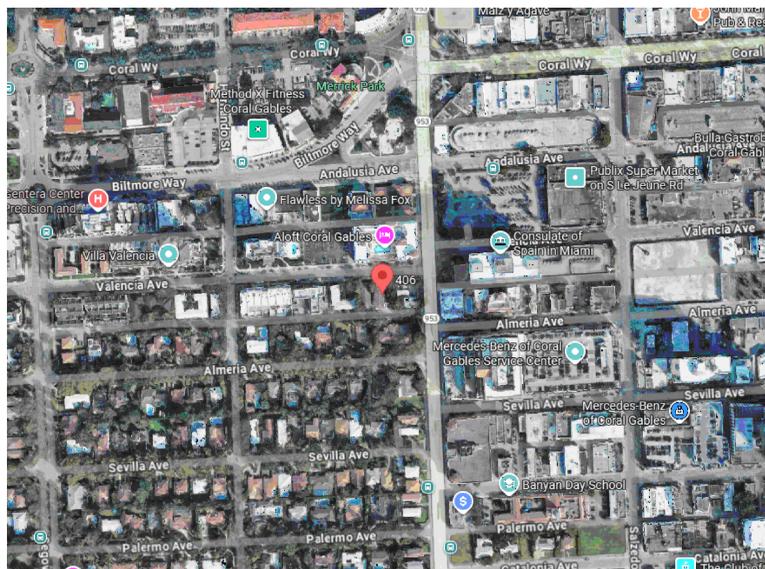
SHEET NO.  
**A-01.0**



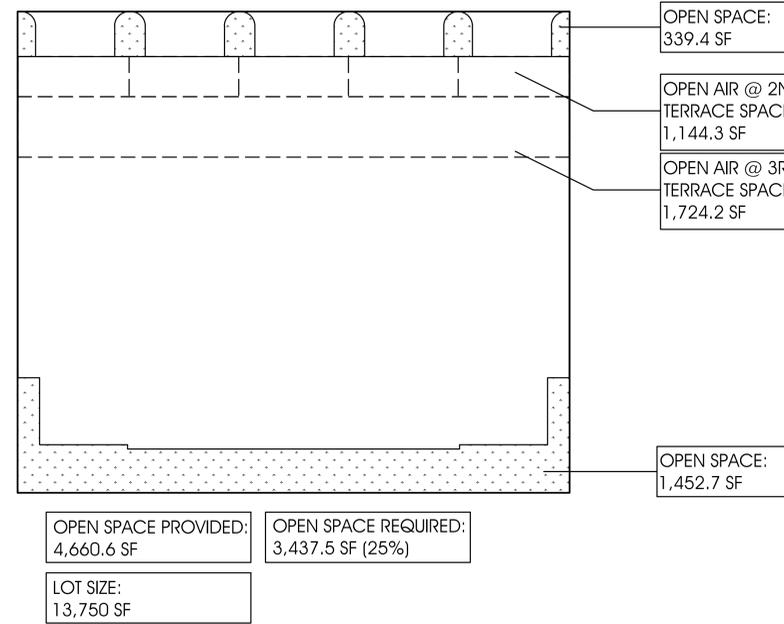
1 CORAL GABLES FUTURE LAND USE MAP



2 CORAL GABLES ZONING MAP



3 AERIAL VIEW

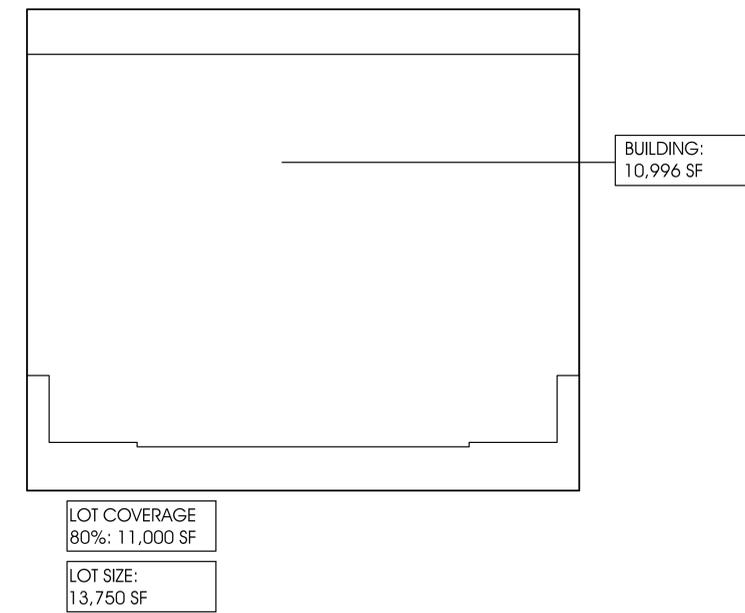


OPEN SPACE  
SCALE: 1/16" = 1'-0"

**BUILDING AREA CALCULATIONS: GROSS SF**

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTALS
AC	6,102.8 SF	8,126.3 SF	8,126.3 SF	22,355.4 SF
COVERED ENTRY	221.8 SF			221.8 SF
GARAGE	4,672.8 SF			4,672.8 SF
COVERED TERRACE		1,726.5 SF		1,726.5 SF
OPEN TERRACE		(1,144.2 SF)	(1,030.5 SF)	(2,174.7 SF)
BALCONY		(243.5 SF)	(112 SF)	(355 SF)
<b>TOTAL: AC + COVERED</b>	<b>10,997.4 SF</b>	<b>9,852.8 SF</b>	<b>8,126.3 SF</b>	<b>28,976.5 SF (AC + COVERED AREAS)</b> <b>2,502.7 SF (OPEN-AIR USEABLE SF)</b>
<b>TOTAL: USEABLE SF</b>				<b>31,479.2 SF (AC + COVERED + OPEN-AIR)</b>

25% OPEN SPACE AREA CALCULATIONS	
LOT SIZE:	13,750 SF (0.31 OF AN ACRE)
REQUIRED:	25% OF LOT=3,437.5 SF
PROVIDED:	4,660.6 SF
<b>OPEN SPACE SF BREAKDOWN</b>	
OPEN SPACE FOR LANDSCAPE AT FRONT (20% OF 25% REQUIRED OPEN SPACE)=687.5 SF	1,452.7 SF
OPEN SPACE LANDSCAPE AT REAR (ISLANDS)	339.4 SF
OPEN TERRACE @ 2ND FLOOR	1,144.3 SF
OPEN TERRACE @ 3RD FLOOR	1,724.2 SF
<b>OPEN SPACE</b>	<b>4,660.6 SF</b>



LOT COVERAGE: 80%  
SCALE: 1/16" = 1'-0"

**AREA CALCULATIONS: UNITS**

MODEL: A1 & A2				
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTALS
AC	1,172.5 SF	1,578.4 SF	1,578.4 SF	4,329.1 SF
COVERED ENTRY	42.8 SF			42.8 SF
GARAGE	942 SF			942 SF
BALCONY		38.5 SF	32 SF	70.5 SF
OPEN TERRACE		230.7 SF		230.7 SF
COVERED TERRACE		348 SF		348 SF
<b>TOTAL</b>	<b>2,157.1 SF</b>	<b>2,195.6 SF</b>	<b>1,958.4 SF</b>	<b>6,311.1 SF</b>
MODEL: B				
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTALS
AC	1,252.6 SF	1,656.5 SF	1,656.5 SF	4,565.1 SF
COVERED ENTRY	45.4 SF			45.4 SF
GARAGE	929.6 SF			929.6 SF
BALCONY		55.5 SF	16 SF	71.5 SF
OPEN TERRACE		227.6 SF	343.5 SF	571.1 SF
COVERED TERRACE		343.5 SF		343.5 SF
<b>TOTAL</b>	<b>2,227.6 SF</b>	<b>2,779.5 SF</b>	<b>2,016.0 SF</b>	<b>6,526.2 SF</b>

KEYNOTES

**LOCUS ARCHITECTURE INCORPORATED**  
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License No. AR 13937

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
1	OWNER REVIEW	01-09-26
2	CONCERN REVIEW	01-15-26
3	DRG SUBMITTAL	02-27-26
4	BCA SUBMITTAL	03-XX-26
5	PERMIT SUBMITTAL	XX-XX-26

PROJECT  
5 New 3-Story Townhouses  
**406-414 VALENCIA TOWN HOMES**  
406-414 Valencia Avenue,  
Coral Gables, FL 33134

DRAWING  
AREA DIAGRAMS,  
CALCULATIONS & ZONING MAPS



SEAL  
DRAWN  
REVIEWED  
NDL  
PROJ. NO.  
379.0

SHEET NO.  
**A-01.1**

**Bonus Level 1 Requirements**

ReferenceNumber	Type	Qualifications
1.	Arcades and/or loggias.	<p>Arcades, loggias or covered areas constructed adjacent, parallel, or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, and other walkways thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing.</p> <p>Awnings or other similar items do not satisfy these provisions.</p> <p>All columns and piers shall be designed to appear to be load-bearing according to the rules of tectonics, and shall have an expressed base, middle (shaft), and top (capital). The neck of the column or pier shall align with the architrave (outside and inner edge of beam or arch).</p> <p>Columns or piers shall be spaced evenly and designed to maximize retail visibility from the sidewalk and street and coordinated with street tree plantings. The grading of the property shall be considered to provide the arcade or loggia to be flush with the adjoining sidewalk(s).</p> <p>When using columns from a Classical Order (eg. Tuscan, Doric, Ionic, Corinthian, or Composite), the generally-accepted correct elements and proportions of that order shall be used.</p> <p>A vertical space, or stilt, may be designed under the springing line of the arch no shorter than the width of the window casement to allow a true half circle transom window.</p> <p>Signage may be provided on the exterior of any arcade to maximize the business' visibility.</p> <p>A longitudinal section that illustrates the proposed ground floor façade or shopfront shall be provided and reviewed by the Board of Architects to ensure the interior building design complies with the ground floor design criteria in the Prerequisites.</p>
2.	Street-facing building.	<p>Notwithstanding of a zoning district's requirements, at least the first four (4) stories of any building shall be designed with consistent high-quality materials and activate the front street, and, if feasible, the side street(s) with habitable space of twenty (20) feet minimum depth. Ground-floor commercial or residential shall be accessed from the sidewalk.</p> <p>Any storage of vehicles or off-street parking that is above grade shall occur behind the habitable space provided.</p>
3.	Façade composition.	<p>All buildings shall be designed with an articulated base, middle and top, or as approved by the Board of Architects based on provided precedents.</p> <p>The base of the building shall be the most important and designed at the scale of the pedestrian with articulated details and natural materials. The middle may be designed with simple rhythm and pattern. The top shall be designed with ornate architectural elements and features. Cornice lines, balconies, stepbacks, or other identifiable elements shall mark the transition between each vertical layer.</p>
4.	Building towers and roofs.	<p>The use of towers or similar rooftop architectural elements to reduce the mass and bulk of buildings. The scale of rooftop architectural elements shall relate to its height on the building and its visibility from the sidewalk.</p> <p>The main building pitched roof slope shall be terra-cotta color of clay.</p> <p>Secondary water runoff from a parapet shall be designed with decorative elements. The cornice shall always protrude further than any expression line on the building.</p>
5.	Rear access.	<p>Vehicular access, vehicular storage, and loading areas shall occur at the rear of the building site. An internal drive may be required to allow internal access to these vehicular areas. Service areas shall not face the primary street.</p>
6.	Public open space.	<p>Each multi-family zoned property shall provide at least 20% of the required ground-level landscape open area (percentage based upon total lot area) as publicly accessible. The publicly accessible area shall include pedestrian amenities that are compatible with the building's architecture, such as seating, fountains, and other enhancements.</p> <p>Each mixed-use zoned property shall provide the required open space area as publicly accessible and can be provided at street level, within the public right-of-way, planters, and other ground-floor locations.</p>
7.	Open space fund.	<p>The developer shall contribute one-quarter percent (.25%) of the total construction cost to an established fund for land acquisition for the creation of parks, vistas, and landmark features within or adjacent to multi-family or mixed-use districts. Alternatively, the proposed building may provide five percent (5%) additional open space beyond the minimum requirements of the zoning district or Planned Area Development (PAD) that is integrated with the street level pedestrian environment and reinforces the view shed of a particular area.</p>
8.	Sidewalks, plazas, or courtyards.	<p>Inclusion of permeable paver treatments in all of the following locations:                      Driveway and approaches.                      Sidewalks, plazas, and courtyards. Minimum of twenty-five (25%) percent of total ground level paving surface.</p> <p>The type of paver shall be subject to Public Works Department and Board of Architects review and approval. Poured concrete color shall be Coral Gables Beige.</p>
9.	Benches, fountains, and pedestrian amenities.	<p>Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following:                      Benches.                      Expanded paving or sidewalk widths beyond the property line within private property.                      Planter boxes.                      Refuse containers.                      Public art.                      Water features, fountains and other similar water features. Ground and/or wall mounted.</p> <p>Above amenities shall be subject to Board of Architects review and approval, and be consistent in design and form with the City of Coral Gables Public Works Manual.</p>
10.	Pedestrian pass-throughs/ paseos on properties contiguous to alleys and/or streets.	<p>Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following:                      Minimum of twelve (12) feet in width, and sixteen (16) feet in width where feasible.                      Include pedestrian amenities as defined herein.                      Activate abutting frontages with commercial uses, lobby space, courtyards, and other active spaces.                      Align and connect with an existing or proposed pedestrian pass-through / paseo network.</p>
11.	Underground utilities.	<p>When applicable, complete the undergrounding of all existing and new overhead utilities along all public rights-of-way adjacent to the building site.</p>

PROPOSED
NOT APPLICABLE
<p>THE 3-STORY TOWNHOUSES WILL HAVE CAST STONE BANDING, SURROUNDS AND ORNAMENTAL PARAPETS WITH PROTRUDING CORNICES.</p> <p>ALL TOWNHOUSE UNITS WILL HAVE THE PRIMARY ENTRY DOOR FACING THE FRONT AND BE ACCESSED FROM VALENCIA AVENUE.</p> <p>UNIT GARAGES ARE LOCATED AT REAR, ALL VEHICLE ACCESS WILL BE FROM THE ALLEY SIDE.</p>
<p>THE BUILDING IS ARTICULATED AT THE BASE, MIDDLE AND TOP WITH CAST DETAILS.</p> <p>THE BASE OF THE BUILDING IS DESIGNED AT A PEDESTRIAN SCALE, AND FURTHER ARTICULATED WITH RECESSED ENTRY PORTICOS, ENTRY DOORS AND LARGE WINDOWS. THE MIDDLE IS DESIGNED WITH A REPETITIVE 2-LEVEL ARCHED RECESSED DOOR/WINDOW OPENINGS WITH BALCONIES AND STONE ELEMENTS.</p> <p>THE TOP PARAPET IS ARTICULATED WITH PROJECTING CORNICES. THE BUILDING STEPS DOWN AND BACK FROM THE MAIN CENTRAL VOLUME TO THE LOWER WING ELEMENTS.</p> <p>A DECORATED PARAPET STEPS DOWN FROM THE MAIN CENTRAL VOLUME TO THE LOWER WINGS.</p> <p>A PITCHED ROOF IS USED AT THE REAR ALLEY SIDE TO STEP DOWN THE BUILDINGS VOLUME TO BE MORE COMPATIBLE WITH THE ADJOINING SFR DISTRICT.</p> <p>WATER RUNOFF WILL BE INTERNAL.</p> <p>THE CORNICES WILL PROTRUDE BEYOND THE FACE OF THE PRIMARY WALL.</p> <p>ALL VEHICULAR ACCESS AND STORAGE WILL OCCUR AT THE REAR ALLEYSIDE.</p>
NOT APPLICABLE, THE TOWNHOUSES WILL BE PRIVATE PROPERTY.
<p>NOT APPLICABLE, HOWEVER LANDSCAPE PROVIDED IS PER REQUIRED (25% OPEN SPACE), SEE SITE INFO AND PRELIMINARY LANDSCAPE PLAN.</p>
ENTRY WALKWAYS AND REAR GARAGE APPROACHES WILL BE PAVERS ON FILL.
<p>PEDESTRIAN AMENITIES WILL INCLUDE:                      1. BENCHES                      2. EXPANDED PAVING WIDTHS AT EACH UNIT ENTRY WALKWAY                      3. PLANTER BOXES                      4. REFUSE CONTAINERS</p>
NOT APPLICABLE
ALL UTILITIES WILL BE LOCATED UNDERGROUND.

**Bonus Level 2 Requirements.**

Number	Type	Options
1.	Building lot coverage.	<p>Increase in building lot coverage. Building lot coverage may be increased subject to the following standards:                      Minimum open space. The total square footage received from the building lot coverage increase is provided as publicly accessible street level open space and landscape area on private property or adjacent rights-of-way improved with shade trees and ground cover.                      The minimum square footage of open space (e.g. plazas) shall be five hundred (500) square feet with a minimum width or depth of ten (10) feet.                      Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, porches, and pedestrian pass-throughs adjacent/contiguous to the adjacent rights-of-way.</p>
2.	Resources for Mediterranean style.	<p>The architect of the proposed building shall submit a sworn affidavit or sign a certificate that confirms that architect has reviewed the Coral Gables Best Practices manuals. Professional courses, lecture series, and Best Practices manuals shall be available on the Planning &amp; Zoning Division webpage. Certified review shall be required for any architect requesting Bonus Level 2.</p>
3.	Design elements of Coral Gables Mediterranean architecture design.	<p>A thorough analysis shall accompany the application for Bonus Level 2 and include the following:                      • Coral Gables Mediterranean architecture design compliance with the Best Practices Manuals.                      • Context analysis of proposed building massing, scale, and proportions that illustrates compatibility with adjacent buildings.                      • Rooftop architectural elements analysis in relation to the overall proportion and design of the building, and scaled appropriately to the building height and its visibility from the sidewalk.                      • Urban Design analysis of the ground level open space and abutting and adjacent right-of-way and block, and                      • Sustainability compliance with the sustainability goals of the city.</p>
4.	Zoning district requirements.	<p>Building designs shall be required to satisfy all of the requirements of Articles 2 and 3, with no more than two requested variances.</p>

PROPOSED
NOT APPLICABLE.
THE ARCHITECT CONFIRMS HAVING REVIEWED THE CORAL GABLES BEST PRACTICES MANUAL.
<p>THE DESIGN COMPLIES WITH THE BEST PRACTICES MANUAL AND WAS RECENTLY REVIEWED BY THE BOA AS A CONCEPTUAL REVIEW.</p> <p>THE 3-STORY TOWNHOUSE DESIGN WAS ANALYZED IN RELATION TO ITS NEIGHBORS (A 3-STORY APARTMENT BUILDING ON THE EAST, A 2-STORY GARDEN APARTMENT ON THE WEST AND A 7-STORY HOTEL DIRECTLY ACROSS VALENCIA AVENUE.</p> <p>ROOFTOP ARCHITECTURAL ELEMENTS HAVE BEEN INCORPORATED INCLUDING PROJECTING CORNICES.</p> <p>THE TOWNHOUSE ARCHETYPE IS A NATURAL FIT WITHIN URBAN CONTEXTS AS ITS STREET FACING ENTRY, BALCONIES AND WINDOWS DIRECTLY ENGAGE THE STREETScape.</p> <p>SUSTAINABILITY COMPLIANCE WILL BE INCORPORATED BY THE DEVELOPMENT TEAM.</p>
NO VARIANCES REQUESTED.

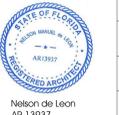
**LOCUS ARCHITECTURE INCORPORATED**  
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CONSULTANTS		
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	CONCEPTUAL REVIEW	01-15-26
	DRC SUBMITTAL	02-27-26
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	PERMIT SUBMITTAL	XX-XX-26

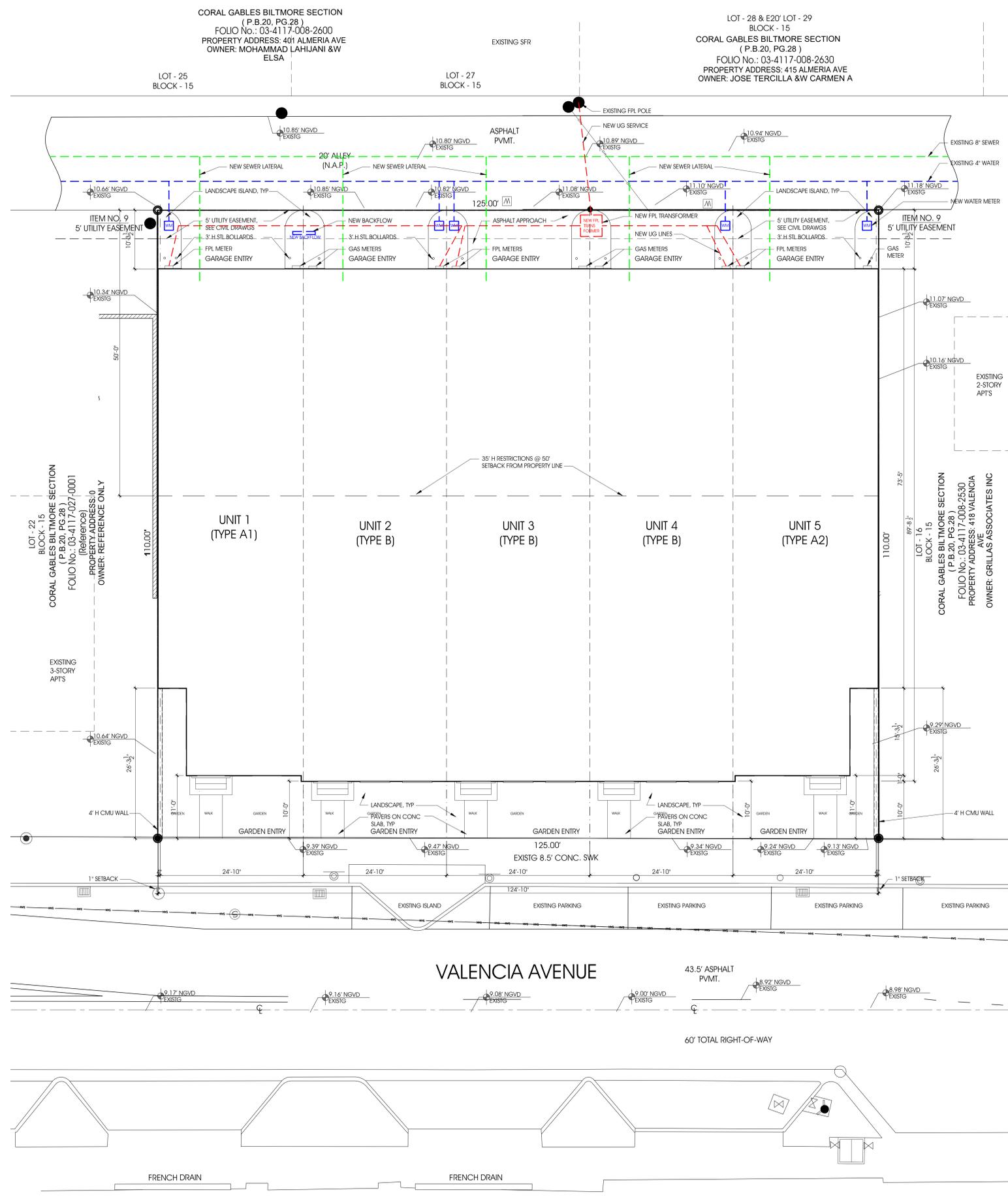
PROJECT  
 5 New 3-Story Townhouses  
**406-414 VALENCIA TOWN HOMES**  
 406-414 Valencia Avenue,  
 Coral Gables, FL 33134

DRAWING  
 MEDITERRANEAN DESIGN  
 STANDARDS: TABLE 1 & 2

SEAL  
  
 Nelson de Leon  
 AR 13937

DRAWN  
 REVIEWED  
 NDJ  
 PROJ. NO.  
 379.0





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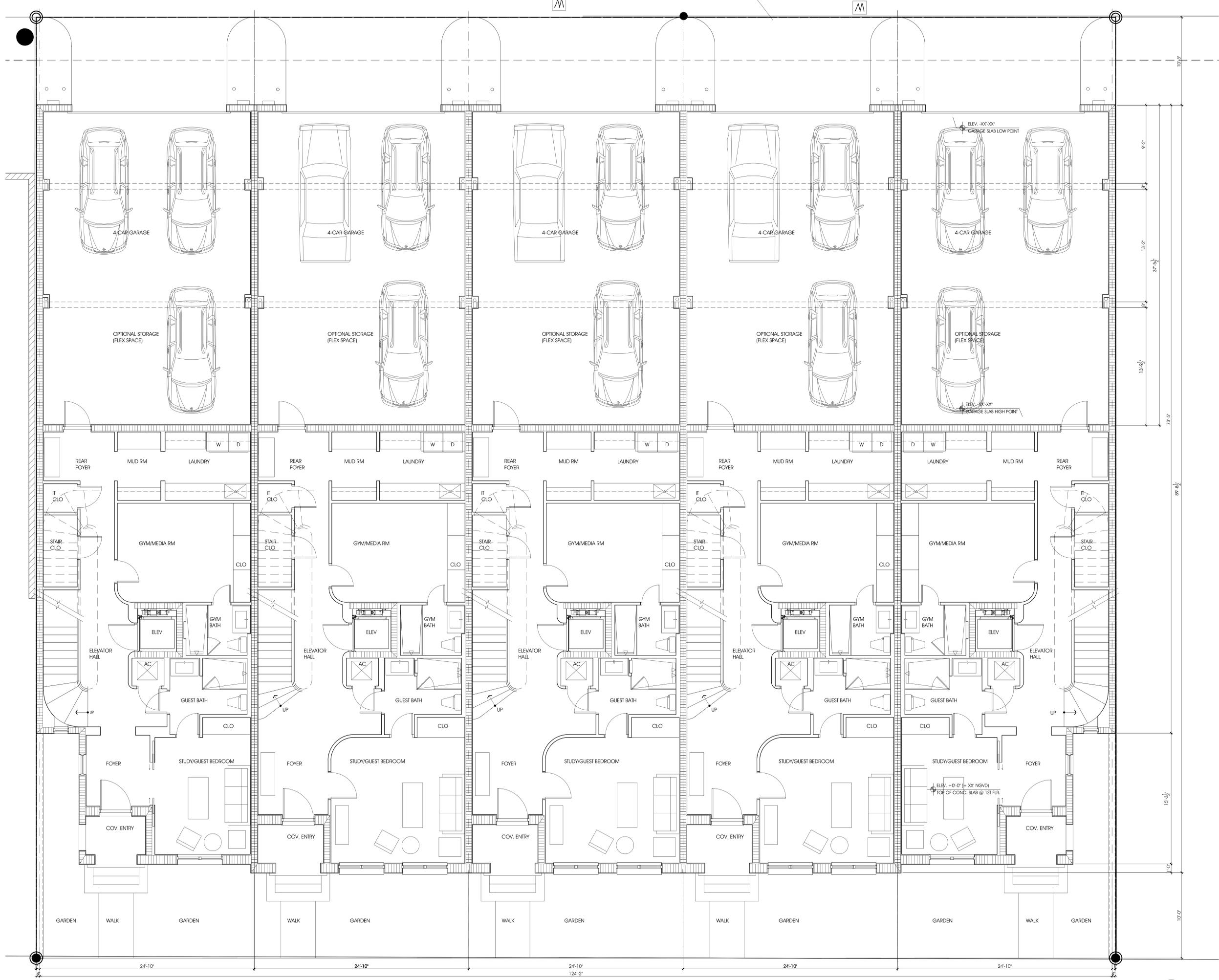
PROJECT  
 5 New 3-Story Townhouses  
**406-414 VALENCIA TOWN HOMES**  
 406-414 Valencia Avenue,  
 Coral Gables, FL 33134

DRAWING  
**UTILITY SITE PLAN**

SEAL  
  
 Nelson de Leon  
 AR 13937

DRAWN  
 REVIEWED  
 NDJ  
 PROJ. NO.  
 379.0  
 SHEET NO.

**A-01.4**



KEYNOTES

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PROJECT  
 5 New 3-Story Townhomes  
**406-414 VALENCIA TOWN HOMES**  
 406-414 Valencia Avenue,  
 Coral Gables, FL 33134

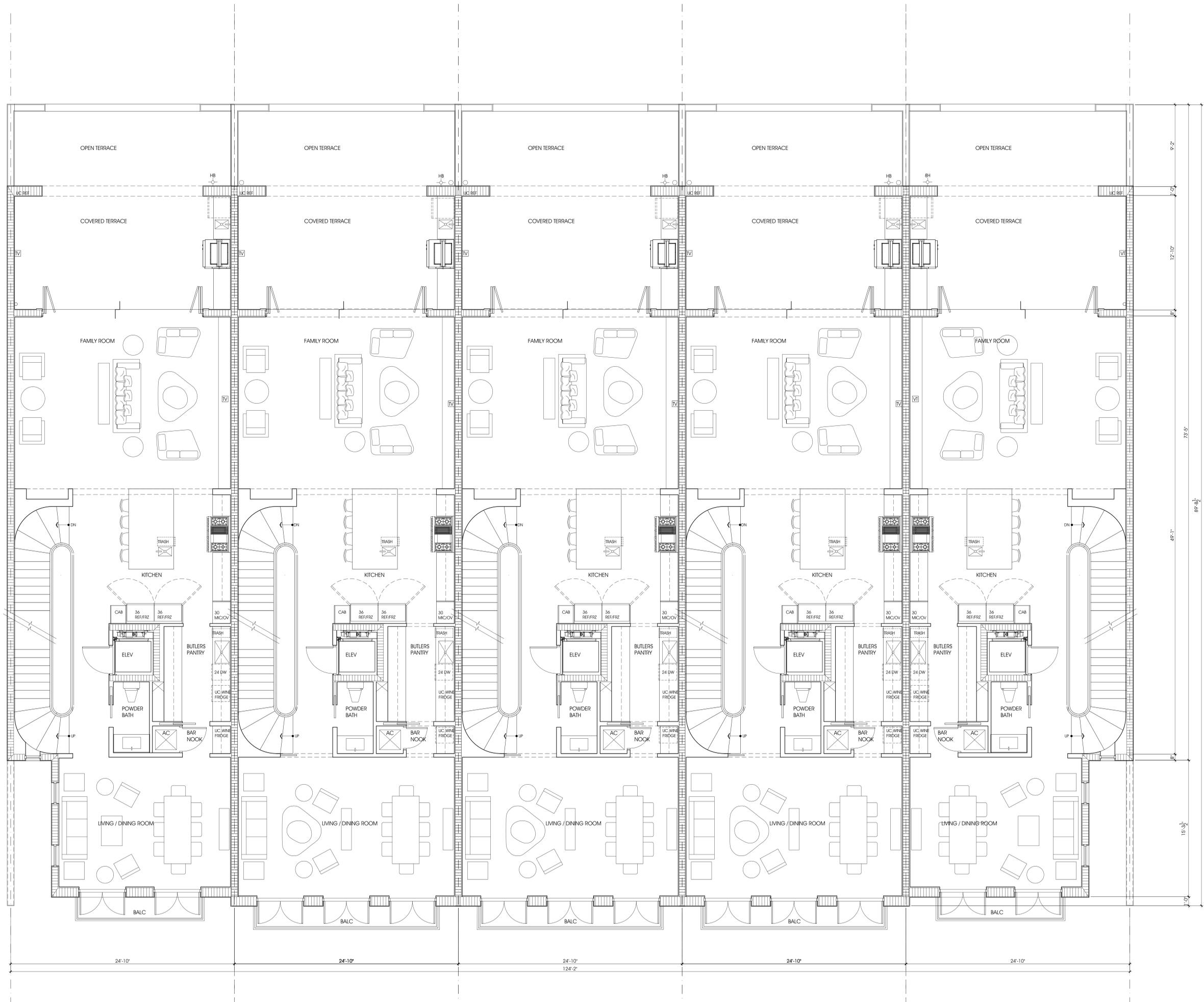
DRAWING  
**FIRST FLOOR PLAN**

SEAL  
  
 1/4" = 1'-0"  
 DRAWN  
 NDJ  
 REVIEWED  
 NDJ  
 PROJ. NO.  
 379.0  
 SHEET NO.

**A-2.0**

**FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"





**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

KEYNOTES

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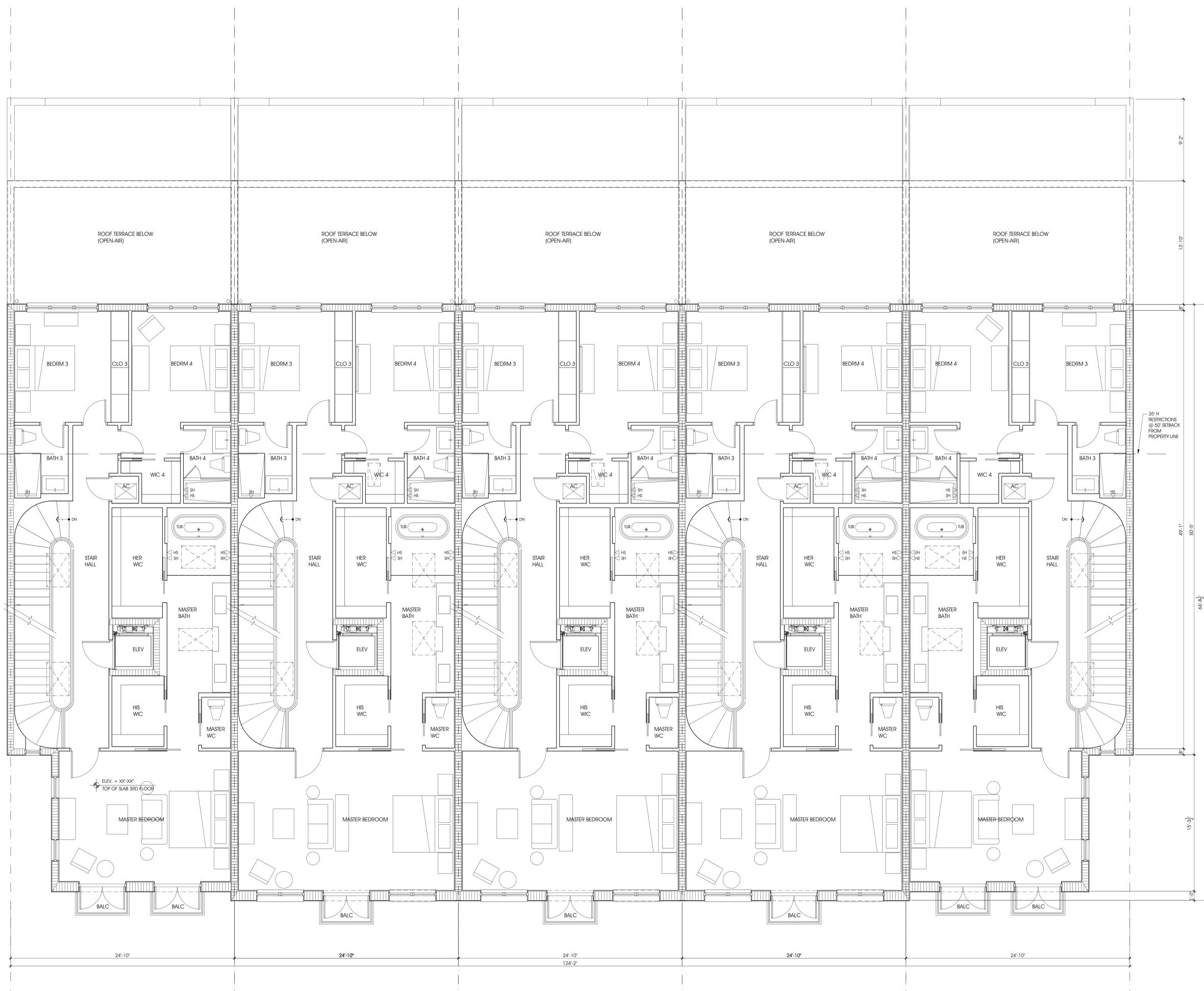
PROJECT  
5 New 3-Story Townhouses  
**406-414 VALENCIA TOWN HOMES**  
406-414 Valencia Avenue,  
Coral Gables, FL 33134

DRAWING  
**SECOND FLOOR PLAN**

SEAL  
STATE OF FLORIDA  
REGISTERED ARCHITECT  
NELSON DE LEON  
AR 13937

1/4" = 1'-0"  
DRAWN  
REVIEWED  
NDL  
PROJ. NO.  
379.0  
SHEET NO.

**A-2.1**



35' H RESTRICTIONS @ 15' SETBACK FROM PROPERTY LINE

ELEV. + XX'-XX" TOP OF SLAB 3RD FLOOR

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

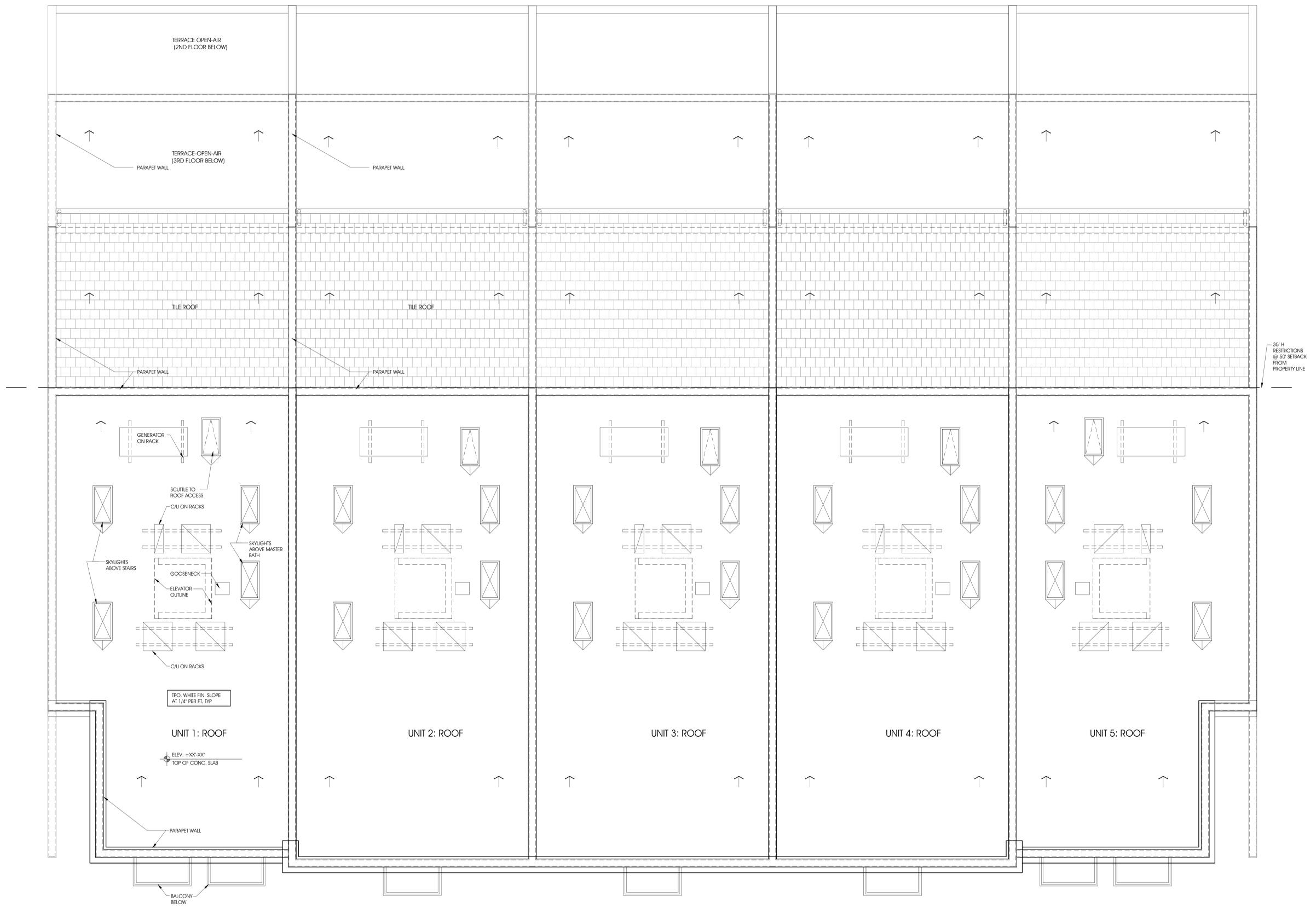
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PROJECT  
 5 New 3-Story Townhomes  
**406-414 VALENCIA TOWN HOMES**  
 406-414 Valencia Avenue,  
 Coral Gables, FL 33134

DRAWING  
 THIRD FLOOR PLAN

SEAL  
  
 1/4" = 1'-0"  
 DRAWN  
 REVIEWED  
 NDJ  
 PROJ. NO.  
 379.0  
 SHEET NO.



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PROJECT  
 5 New 3-Story Townhouses  
**406-414 VALENCIA TOWN HOMES**  
 406-414 Valencia Avenue,  
 Coral Gables, FL 33134

DRAWING  
**ROOF PLAN**

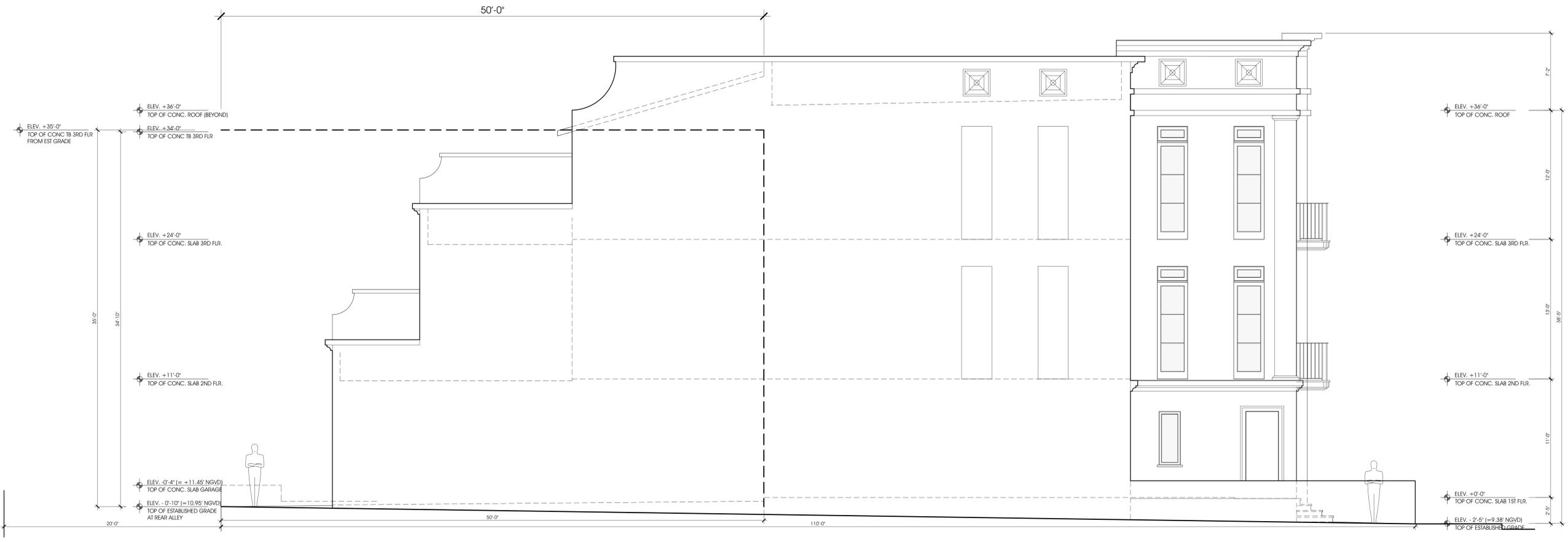
SEAL  
  
 Nelson de Leon  
 AR 13937

1/4" = 1'-0"  
 DRAWN  
 REVIEWED  
 ND.L.  
 PROJ. NO.  
 379.0

SHEET NO.  
**A-4.0**

**ROOF PLAN**  
 SCALE: 1/4"=1'-0"





SIDE ELEVATION (EAST)  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION (NORTH) - VALENCIA AVENUE  
SCALE: 1/4" = 1'-0"

KEYNOTES

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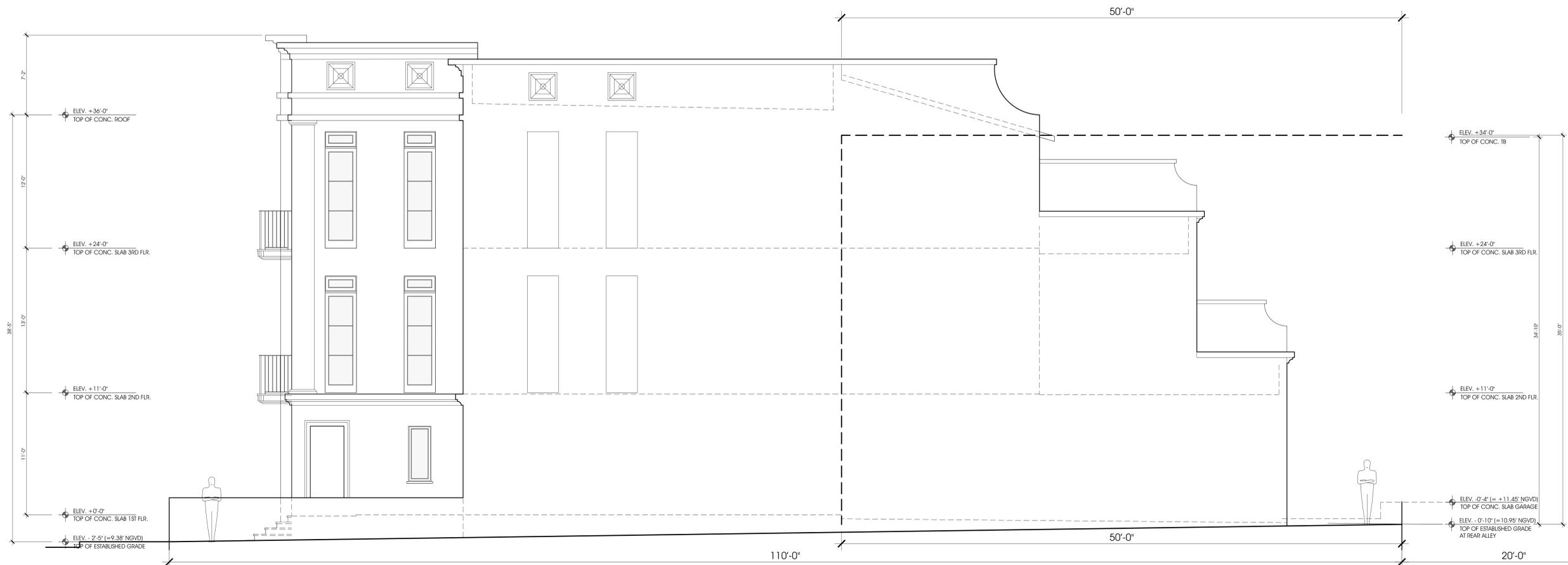
PROJECT  
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406-414 Valencia Avenue,  
Coral Gables, FL 33134

DRAWING  
EXTERIOR ELEVATIONS  
FRONT (NORTH) & EAST

SEAL  
  
Nelson de Leon  
AR 13937

DRAWN  
REVIEWED  
NDL  
PROJ. NO.  
379.0

SHEET NO.  
**A-05.0**



**SIDE ELEVATION (WEST)**

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



**REAR ELEVATION (SOUTH)**

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

KEYNOTES



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PROJECT  
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**406-414 VALENCIA TOWN HOMES**  
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Coral Gables, FL 33134

DRAWING  
EXTERIOR ELEVATIONS  
REAR (SOUTH) & WEST



SEAL  
DRAWN  
REVIEWED  
NDL  
PROJ. NO.  
379.0

SHEET NO.

**A-05.1**



**TREE DISPOSITION**  
406-414 VALENCIA AVENUE, CORAL GABLES, FL 33134

TREE NO.	COMMON NAME	BOTANICAL NAME	DBH (FT.)	HT (FT.) (AVG.)	SP. (FT.)	CANOPY AREA SQ. FT.	DISPOSITION	NOTES
1	Live Oak	Quercus virginiana	3	35	27	572.6	Remain	On property line
2	Ficus	Ficus benjamina	0.8	20	18	254.5	REMOVE	Overgrown hedge, edge of property line. Growing next to the existing building.
3	Ficus	Ficus benjamina	0.8	20	18	254.5	REMOVE	Overgrown hedge, edge of property line. Growing next to the existing building.
4	Areca Palm	Chrysalidocarpus lutescens	2	10	10	78.5	REMOVE	Palm is growing in close proximity to the structure.
5	Mahogany	Swietenia mahagoni	1.5	30	20	314.2	REMOVE	In conflict with proposed structure.
6	Solitar Palm	Phycosperma elegans	1.5	25	10	78.5	Remain	Palm is growing right at the edge of the property line
7	Live Oak	Quercus virginiana	0.4	18	12	113.1	Remain	Offsite - Adjacent
8	Live Oak	Quercus virginiana	0.4	18	12	113.1	Remain	Offsite - Adjacent
9	Live Oak	Quercus virginiana	0.4	18	12	113.1	Remain	Offsite - Adjacent
10	Ficus	Ficus benjamina	1.5	30	20	314.2	REMOVE	Overgrown hedge Offsite - Adjacent
11	Ficus	Ficus benjamina	1.5	30	20	314.2	REMOVE	Overgrown hedge Offsite - Adjacent
12	Solitar Palm	Phycosperma elegans	0.12	20	8	50.3	Remain	Palm is growing right at the edge of the property line
13	Solitar Palm	Phycosperma elegans	0.15	20	8	50.3	Remain	Offsite - Adjacent
14	Ficus	Ficus benjamina	0.2	15	10	78.5	REMOVE	Overgrown hedge, edge of property line. Growing next to the existing building.
15	Ficus	Ficus benjamina	0.35	15	6	28.3	REMOVE	Overgrown hedge Offsite - Adjacent
16	Solitar Palm	Phycosperma elegans	0.3	25	10	78.5	Remain	Offsite - Adjacent
17	Ficus	Ficus benjamina	0.3	15	10	78.5	REMOVE	Overgrown hedge Offsite - Adjacent
18	Solitar Palm	Phycosperma elegans	0.2	25	8	50.3	Remain	Offsite - Adjacent
19	Ficus	Ficus benjamina	0.45	15	10	78.5	REMOVE	Overgrown hedge Offsite - Adjacent
20	Ficus	Ficus benjamina	0.8	30	15	178.7	REMOVE	Overgrown hedge Offsite - Adjacent
21	Ficus	Ficus benjamina	0.4	30	15	178.7	REMOVE	Overgrown hedge Offsite - Adjacent
22	Ficus	Ficus benjamina	0.8	25	15	178.7	REMOVE	Overgrown hedge Offsite - Adjacent
23	Ficus	Ficus benjamina	1	25	15	178.7	REMOVE	Overgrown hedge Offsite - Adjacent
24	Ficus	Ficus benjamina	0.45	25	15	178.7	REMOVE	Overgrown hedge Offsite - Adjacent
25	Ficus	Ficus benjamina	0.4	25	15	178.7	REMOVE	Overgrown hedge Offsite - Adjacent
26	Solitar Palm	Phycosperma elegans	0.2	25	8	50.3	Remain	Offsite - Adjacent
27	Solitar Palm	Phycosperma elegans	0.2	25	8	50.3	Remain	Palm is growing right at the edge of the property line
28	Solitar Palm	Phycosperma elegans	0.2	25	8	50.3	Remain	Palm is growing right at the edge of the property line
29	Ficus	Ficus benjamina	2.5	40	30	708.9	REMOVE	Overgrown hedge Offsite - Adjacent
30	Solitar Palm	Phycosperma elegans	0.2	25	8	50.3	Remain	Palm is growing right at the edge of the property line
31	Ficus	Ficus benjamina	0.7	30	15	178.7	REMOVE	Overgrown hedge Offsite - Adjacent
32	Ficus	Ficus benjamina	2.5	40	30	708.9	REMOVE	Overgrown hedge Offsite - Adjacent
33	Areca Palm	Chrysalidocarpus lutescens	0.0	0.0	0.0	0.0	Remain	Palm is growing in close proximity to the structure
34	Black Olive	Terminalia luceras	1	0	20	314.2	Remain	Offsite - Adjacent
35	Black Olive	Terminalia luceras	1	0	20	314.2	Remain	Offsite - Adjacent
36	Live Oak	Quercus virginiana	1	30	20	314.2	Remain	Offsite - Adjacent

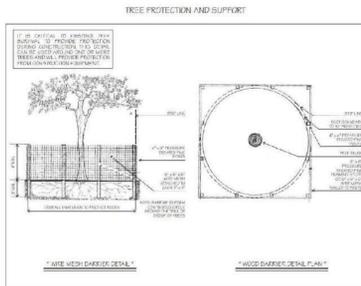
**GENERAL NOTES:**  
1. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.  
2. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.

INFORMATION UTILIZED IN THE PREPARATION OF THE TREE PRESERVATION PLAN ASCERTAINED FROM AND RELIANT UPON THE SURVEY PREPARED BY JOHN IBARRA & ASSOC. INC.

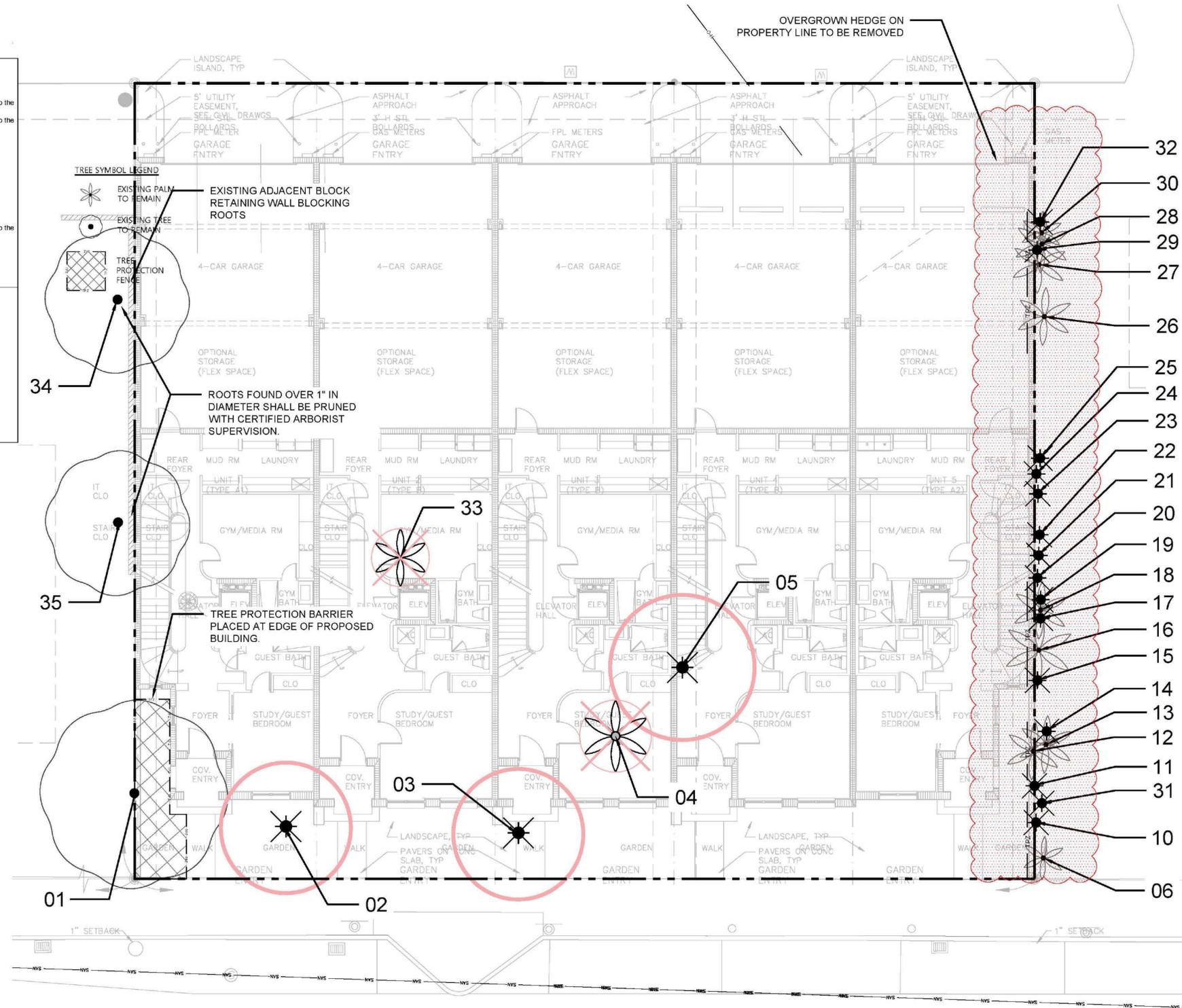
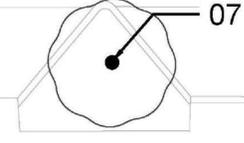
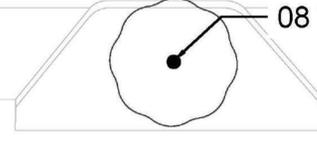
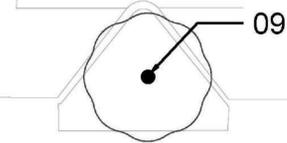
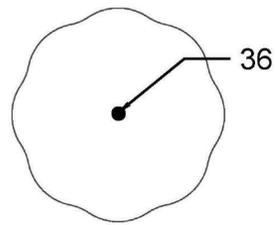
**TREE PROTECTION NOTES AND REQUIREMENTS**

PROTECTION REQUIREMENTS DURING SITE DEVELOPMENT. PROTECTION REQUIREMENTS FOR TREES DESIGNATED FOR PRESERVATION UNDER AN APPROVED DEMOLITION PERMIT OR TREE REMOVAL PERMIT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- PROTECTIVE BARRIERS SHALL BE PLACED AROUND EACH TREE, CLUSTER OF TREES, OR THE EDGE OF THE PRESERVATION AREA NO LESS THAN SIX FEET (IN RADIUS) FROM THE TRUNK OF ANY PROTECTED TREE CLUSTER, OR PRESERVATION AREA UNLESS A LESSER DISTANCE IS SPECIFIED BY THE ADMINISTRATIVE OFFICIAL. PROTECTIVE BARRIERS SHALL BE A MINIMUM OF FOUR FEET ABOVE GROUND LEVEL AND SHALL BE CONSTRUCTED OF WOOD, PLASTIC OR METAL, AND SHALL REMAIN IN PLACE UNTIL DEVELOPMENT IS COMPLETED AND THE ADMINISTRATIVE OFFICIAL HAS AUTHORIZED THEIR REMOVAL. PROTECTIVE BARRIERS SHALL BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION.
  - IF TREE PROTECTOR BARRIER IS DAMAGED, REPAIR IS TO BE PERFORMED IMMEDIATELY. CARE MUST BE TAKEN NOT TO DAMAGE THE TREES TO REMAIN.
- UNDERSTORY PLANTS WITHIN PROTECTIVE BARRIERS SHALL BE PROTECTED.
- NO EXCESS OIL, FILL, EQUIPMENT, BUILDING MATERIALS OR BUILDING DEBRIS SHALL BE PLACED WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS, NOR SHALL THERE BE DISPOSAL OF ANY WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO TREES OR UNDERSTORY PLANTS WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS.
- TREES SHALL BE BRACED IN SUCH A FASHION AS TO NOT SCAR, PENETRATE, PERFORATE OR OTHERWISE INFLECT DAMAGE TO THE TREE.
- NATURAL GRADE SHALL BE MAINTAINED WITHIN PROTECTIVE BARRIERS. IN THE EVENT THAT THE NATURAL GRADE OF THE SITE IS CHANGED AS A RESULT OF SITE DEVELOPMENT SUCH THAT THE SAFETY OF THE TREE MAY BE ENDANGERED, TREE WELLS OR RETAINING WALLS ARE REQUIRED.
- TREE CANOPY/ROOT PRUNING OPERATION
  - TREES TO BE PRUNED SHALL INCLUDE ONLY TREES AFFECTED BY CONSTRUCTION OR AS DESIGNATED ON THE TREE DISPOSITION LIST. THIS ITEM IS TO BE COORDINATED BY THE CONTRACTOR'S CERTIFIED ARBORIST WITH THE OWNER'S REPRESENTATIVE.
  - ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A300 (PART 1) PRUNING.
  - THE CONTRACTOR'S CERTIFIED ARBORIST MUST BE PRESENT DURING ALL PRUNING OPERATIONS.
  - FERTILIZATION OPERATION
    - ONLY TREES AFFECTED BY CONSTRUCTION (CANOPY AND/OR ROOT PRUNING) SHALL BE FERTILIZED. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED DURING THE TIME OF YEAR AS RECOMMENDED BY THE CONTRACTOR'S CERTIFIED ARBORIST.
  - IRRIGATION: CONTRACTOR SHALL WATER THE TREES THAT HAVE BEEN PRUNED (CANOPY AND/OR ROOT) AS SHOWN BELOW. WATER ALL PRUNED TREES IMMEDIATELY AFTER PRUNING. CONTRACTOR SHALL WATER BY HAND. IF A POTABLE WATER SOURCE IS NOT AVAILABLE ON-SITE OR IF IT IS NOT IN WORKING CONDITION, THEN THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING THE WATER AND WATER SOURCE AT HIS/HER OWN EXPENSE.
  - CONTRACTOR SHALL CONSULT HIS/HER CERTIFIED ARBORIST FOR WATERING REQUIREMENTS FOR THE TREES THAT HAVE BEEN CANOPY AND/OR ROOT PRUNED.
- ALL INVASIVE TREES LISTED IN THE COUNTY/CITY ORDINANCES ON SITE SHALL BE REMOVED.
  - ANY INVASIVE FOUND TO BE ROOTED ON SITE AND ENCRANCHING ON NEIGHBORS FENCE AND YARD SHALL BE REMOVED. OWNER HAS FULL APPROVAL FROM NEIGHBORS TO REMOVE SUCH INVASIVE.



**TREE PROTECTION DETAILS**



**DISPOSITION PLAN**  
1/8" = 1'-0"  
NORTH



SEFORA CHAVARRIA  
Digitally signed by SEFORA CHAVARRIA  
Date: 2026.01.30 15:42:18 -05'00'

CLIENT:  
406-414 VALENCIA AVENUE  
CORAL GABLES, FL 33128

**406-414 VALENCIA AVENUE**  
CORAL GABLES, FL 33128  
**DISPOSITION PLAN**

REVISIONS / SUBMISSIONS:

DRAWN BY: AP  
CHECKED BY: SC  
DATE: 01.06.2026  
SHEET NAME:

SHEET NUMBER:

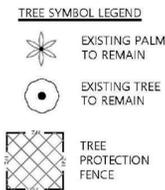
**GENERAL NOTES:**

- Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
- Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two Full Business Days prior to digging for underground utility locations.
- Contractor shall be responsible for providing final grading of all associated planting areas.
- After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.
- Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.

**CORAL GABLES MAINTENANCE NOTES:**

- All landscaped areas, including the swale or planting area in the public right-of-way, shall be maintained in good condition by the abutting property owner to present a healthy, neat, and orderly appearance, such that landscaping is permitted to mature to the required size and intended aesthetic benefit.
- All planting areas shall be kept free from refuse and debris.
- All plant material located within triangles of visibility required pursuant to Section 10-106, shall be kept clear of visual obstructions between the height of two (2) feet and six (6) feet above the established grade.
- If any plant material expires or is degraded through any means such that the plant materials can no longer satisfy the requirements of this Article, the plant materials shall be replaced with the same landscape material or a City approved substitute.
- Trees shall be pruned in the following manner:
  - All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
  - Removal of dead wood, crossing branches, weak or insignificant branches, and suckers shall be accomplished simultaneously with any reduction in crown.
  - Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
  - Lifting of branches or tree thinning shall be completed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.
  - No more than one-third (1/3) of a tree's living canopy shall be removed within a three (3) year period. Trees shall be pruned according to the current ANSI A300 Standards and the Miami-Dade County Landscape Manual. At no time shall trees be maintained such that the plant material is thwarted from achieving its intended mature size.
  - Hatracking of trees shall be prohibited.

SITE INFORMATION			
Zoning	MF3		
Lot Area	13,750 SF (0.32 acres)	FOLIO	03-4117-008-2560 / 03-4117-008-2540
SITE LANDSCAPE REQUIREMENTS			
1. LOT TREE REQUIREMENTS		Required	Proposed
Lot Trees Required	26 Per Lot (3:1 Palm to Tree ratio)	9	9 (+1 Existing)
Existing - 1			
2. STREET TREE REQUIREMENT		Required	Proposed
Street Trees	Maximum Average Spacing of 35 Feet O.C. (10% max Palms)	4	4
	Linier Street Frontage length - 125 feet 125 / 35 = 4		
	Under Power Lines - Max Average Spacing of 25 Feet O.C. NA / 25' = NA	NA	NA
3. NATIVE TREE REQUIREMENT. 30% OF REQUIRED TREES		Required	Proposed
Native Trees Required	Required Lot Trees 9 x 30% = 3	3	9
4. SHRUB REQUIREMENT. RATIO OF 224 PER REQUIRED ACRE		Required	Proposed
Shrubs	224 X 0.32 = 72	72	335
5. NATIVE SHRUB REQUIREMENT. 30% OF REQUIRED SHRUBS		Required	Proposed
Native Shrubs	72 X 30% = 22	22	179
6. LAWN AND LANDSCAPE OPEN SPACE REQUIREMENTS		Required	Proposed
Landscape Open Space	Minimum required Pervious Areas: 25% 13,750 X 25% = 3,438 SF	3,438 sf	0



**PROPOSED PLANT SCHEDULE**

**Street Trees / Palms - Ground Level**

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	CAL/DSH	HEIGHT	SPREAD	SPECIFICATIONS
QV	4	<i>Quercus virginiana</i>	Live Oak	YES	HIGH	MIN 6" Cal	MIN 18'	MIN 8'	B&B - 4' CT MIN. - Street Tree

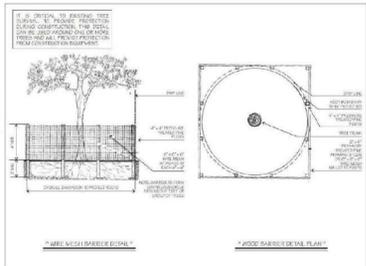
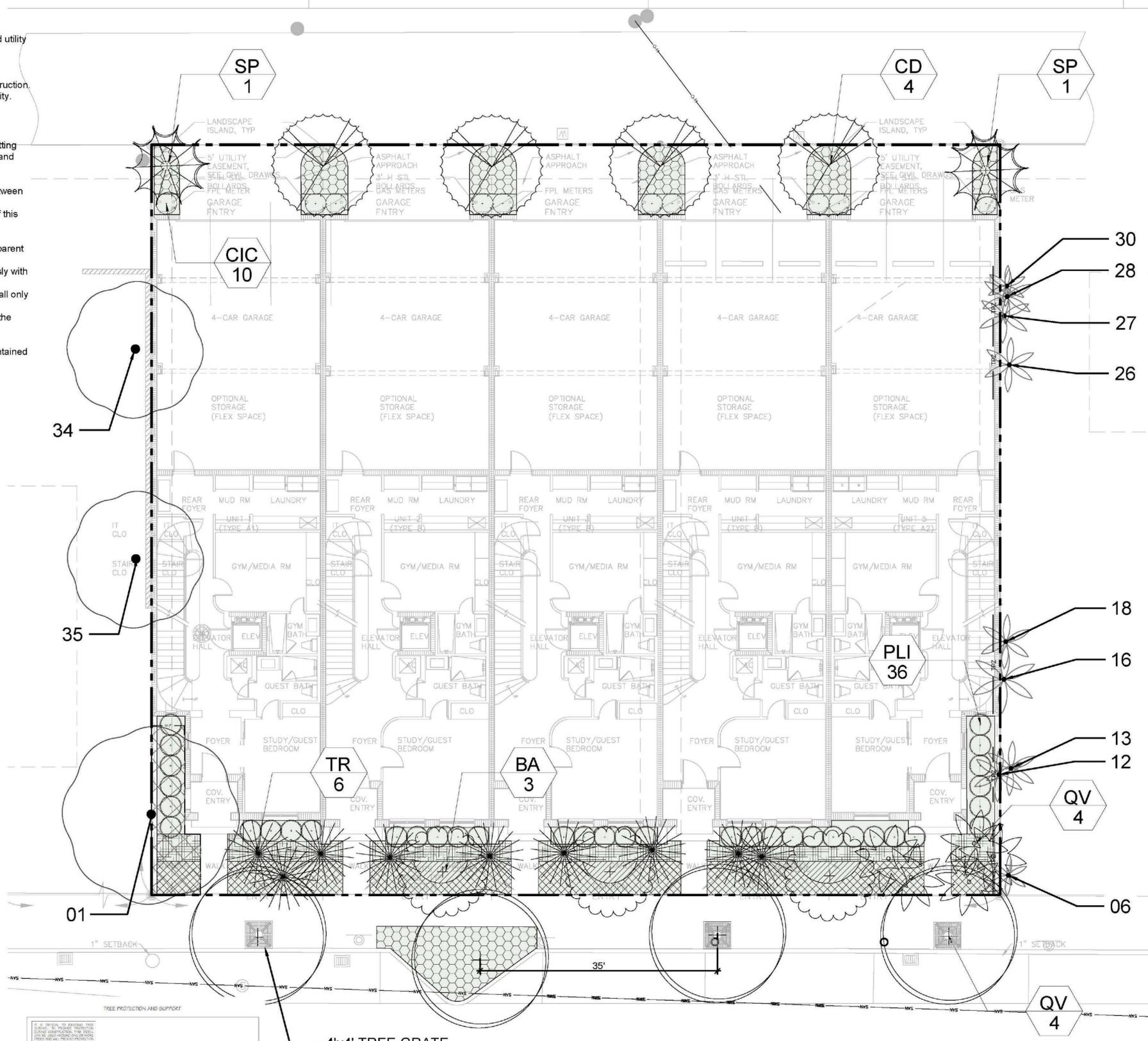
**Lot Trees / Palms - Ground Level**

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	CAL/DSH	HEIGHT	SPREAD	SPECIFICATIONS
BA	3	<i>Bulnesia arborea</i>	Verawood	YES	HIGH	MIN 4" Cal	MIN 14'	MIN 8'	B&B
CD	4	<i>Coccoloba diversifolia</i>	Pigeon Plum	YES	HIGH	MIN 4" Cal	MIN 14'	MIN 8'	B&B
TR	6	<i>Trinax radiata</i>	Florida Thatch Palm	YES	HIGH	MIN 2" Cal	MIN 8'	MIN 6'	B&B - Singles, Doubles, or Triples
AM	5	<i>Adonidia merrillii</i>	Christmas Palm	YES	HIGH	MIN 2" Cal	MIN 14'	MIN 8'	B&B
SP	2	<i>Sabal Palmetto</i>	Sabal Palm	YES	HIGH	MIN 4" Cal	MIN 14'	MIN 8'	B&B - Boots On

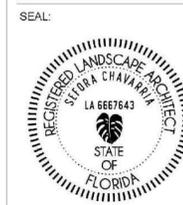
**Shrubs & Groundcovers**

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	CAL/DSH	HEIGHT	SPREAD	SPECIFICATIONS
PLI	38	<i>Psychotria ligustrifolia</i>	Bahama Wild Coffee	NO	HIGH	35" CA N. - 36" O.C.			
CIC	10	<i>Chrysobalanus icaco 'Red Tip'</i>	'Red Tip' Cocoplum	YES	HIGH	35" CA N. - 36" O.C.			
	71	<i>Hamelia patens 'Compacta'</i>	Dwarf Fire Bush	YES	HIGH	30" CA N. - 24" O.C.			
	98	<i>Ficus microcarpa 'Green Island'</i>	Green Island Fig	YES	HIGH	24" O.A. N. - 24" O.C.			
	13	<i>Begonia x semperflorens-cultorum</i>	White Begonia	NO	MED	30" O.A. N. - 30" O.C.			
	107	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine	NO	HIGH	18"-24" O.A. N. - 24" O.C.			

Notes: Planting list to be installed. \*Materials shall be applied and maintained in accordance with the most recent edition of the Florida Youth & Neighborhoods Handbook titled "A Guide to Florida Friendly Landscaping" by the University of Florida, Institute of Food and Agricultural Sciences (IFAS) and available online at <http://www.ifas.ufl.edu/extension/FFLH/>. Cypress mulch shall not be used because its highest degrees causes wetland.



**TREE PROTECTION DETAILS**



SEFORA CHAVARRIA  
Digitally signed by SEFORA CHAVARRIA  
Date: 2026.01.30 15:46:30 -0500

CLIENT:  
406-414 VALENCIA AVENUE  
CORAL GABLES, FL 33129

**406-414 VALENCIA AVENUE**  
CORAL GABLES, FL 33129  
**PLANTING PLAN**

REVISIONS / SUBMISSIONS:

DRAWN BY: AP  
CHECKED BY: SC  
DATE: 01.06.2026  
SHEET NAME:

SHEET NUMBER:

# PLANT PALETTE

## STREET TREES



LIVE OAK  
*Quercus virginiana*

## LOT TREES & PALMS



VERAWOOD  
*Bulnesia arborea*



PIGEON PLUM  
*Coccoloba diversifolia*



FLORIDA THATCH PALM  
*Thrinax radiata*



CHRISTMAS PALM  
*Adonidia merrillii*

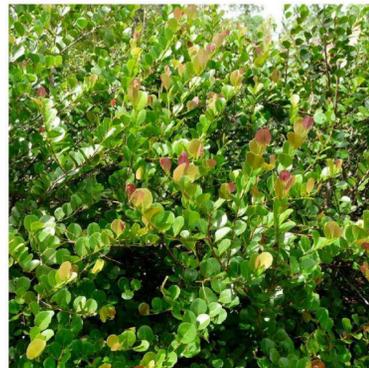


SABAL PALM  
*Sabal Palmetto*

## SHRUBS AND GROUNDCOVERS



BAHAMA WILD COFFEE  
*Psychotria ligustrifolia*



RED TIP COCOPLUM  
*Chrysobalanus icaco 'Red Tip'*



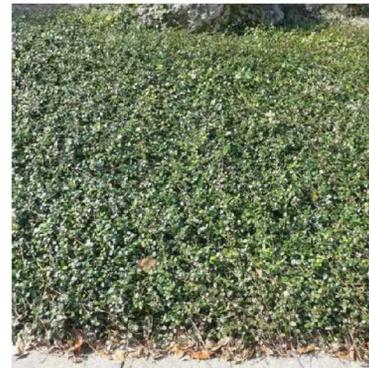
DWARF FIREBUSH  
*Hamelia patens 'Compacta'*



GREEN ISLAND FIG  
*Ficus microcarpa 'Green Island'*



WHITE BEGONIA  
*Begonia x semperflorens-cultorum*



ASIATIC JASMINE  
*Trachelospermum asiaticum*

SEAL:



SEFORA  
CHAVARRIA  
Digitally signed by  
SEFORA CHAVARRIA  
Date: 2026.01.30  
15:46:44 -05'00'

CLIENT:  
406-414 VALENCIA AVENUE  
CORAL GABLES, FL 33126

406-414 VALENCIA AVENUE  
CORAL GABLES, FL 33126

PLANT PALETTE

REVISIONS / SUBMISSIONS:


DRAWN BY: AP  
CHECKED BY: SC  
DATE: 01.06.2026

SHEET NAME:

SHEET NUMBER:



January 22, 2026

Ms. Jennifer Garcia  
Chairperson  
Planning and Zoning Board  
City of Coral Gables  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: Art in Public Places – Planning and Zoning Board  
Valencia Townhouses  
406-414 Valencia Avenue  
Coral Gables, FL 33134**

Dear Ms. Garcia

As required by Coral Gables Zoning Code Section 9-103.A, and on behalf of MR Deal V, LLC (the applicant), please be advised that as part of the proposed site redevelopment the applicant would prefer to contribute One percent (1.0%) of the Aggregate Project Value to the Art Acquisition Fund established by the City.

Sincerely,

Nelson de León, A.I.A.  
President

10. Ordinance No. 1525 of the City of Coral Gables recorded in Official Records Book 11113, Page 346, of the Public Records of Miami-Dade County, Florida.
11. Resolution No. 3639 recorded in Official Records Book 13676, Page 3708, of the Public Records of Miami-Dade County, Florida.



*Historical Resources and Cultural Arts*  
2327 Salzedo Street  
Coral Gables, FL 33134  
Phone: 305-460-5093  
Email: Hist@coralgables.com

## **Historical Significance Determination Letter for 406 Valencia Avenue**

July 11, 2025

Censig Gables Holdings LLC  
5901 SW 74 St 306  
Coral Gables, FL 33143

Re: 406 Valencia Avenue, legally described Lots 19 to 21 Inc, Block 15, Coral Gables Biltmore Section, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida.

Dear Property Owners,

Section 8-107(G) of the Coral Gables Zoning Code states that “All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure, or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within ninety (90) days from the Historic Preservation Officer determination of “eligibility.” Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments.”

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

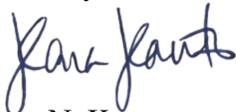
**406 Valencia Avenue, legally described Lots 19 to 21 Inc, Block 15, Coral Gables Biltmore Section, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida, *does not meet* the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff *will not* require review by the Historic Preservation Board if an application is made for a demolition permit.**

Please note that, pursuant to Section 14-107.5(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

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

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

Sincerely,



Kara N. Kautz

Acting Historic Preservation Officer

**Copied**

- Alex Gonzalez, 8724 Sunset Drive #459, Miami, FL 33173
- Edgardo J. Bentancourt Santiago, 2490 Coral Way, Suite 301, Miami, FL 33145
- Michael Maxwell, Chair, Historic Preservation Board
- Cristina M. Suárez, City Attorney
- Stephanie Throckmorton, Deputy City Attorney
- Gustavo Ceballos, Assistant City Attorney
- Douglas Ramirez, Development Services Assistant Director
- Jennifer Garcia, City Planner
- Anayn Hernandez, P/T, Plans Coordinator Assistant
- Historical Significance Request Property File



*Historical Resources and Cultural Arts*  
2327 Salzedo Street  
Coral Gables, FL 33134  
Phone: 305-460-5093  
Email: Hist@coralgables.com

## **Historical Significance Determination Letter for 414 Valencia Avenue**

July 11, 2025

Censig Gables Holdings LLC  
5901 SW 74 St 306  
Coral Gables, FL 33143

Re: 414 Valencia Avenue, legally described Lots 17 & 18, Block 15, Coral Gables Biltmore Section, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida.

Dear Property Owners,

Section 8-107(G) of the Coral Gables Zoning Code states that “All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure, or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within ninety (90) days from the Historic Preservation Officer determination of “eligibility.” Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments.”

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

**414 Valencia Avenue, legally described Lots 17 & 18, Block 15, Coral Gables Biltmore Section, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida, *does not meet* the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff *will not* require review by the Historic Preservation Board if an application is made for a demolition permit.**

Please note that, pursuant to Section 14-107.5(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

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

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

Sincerely,



Kara N. Kautz

Acting Historic Preservation Officer

**Copied**

- Alex Gonzalez, 8724 Sunset Drive #459, Miami, FL 33173
- Edgardo J. Bentancourt Santiago, 2490 Coral Way, Suite 301, Miami, FL 33145
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- Gustavo Ceballos, Assistant City Attorney
- Douglas Ramirez, Development Services Assistant Director
- Jennifer Garcia, City Planner
- Anayn Hernandez, P/T, Plans Coordinator Assistant
- Historical Significance Request Property File

## Contact Information

### Owner & Owner's Representatives

**Owner: Jose Boschetti**

MR Deal V, LLC  
5701 Sunset Drive, STE 128  
South Miami, Florida 33143  
(305) 496-9735

**Applicant: Jose Boschetti**

MR Deal V, LLC  
5701 Sunset Drive, STE 128  
South Miami, Florida 33143  
(305) 496-9735

**Architect: Nelson de León, AIA**

Locus Architecture INC.  
500 South Dixie Highway, STE 307  
Coral Gables, FL 33146  
(305) 740-0120

**Landscape Architect: Devin Cejas**

Walk – Landscape Architecture + Urban Planning  
6915 SW 57<sup>th</sup> Ave, STE 203  
Coral Gables, Florida 33143  
(786) 536-2088

**Civil Engineer: Robert Murt**

Carlab Inc.  
8730 SW 25 ST  
Miami, FL 33165  
(786) 237-4983

**Surveyor: Julio E. Perez**

John Ibarra & Assoc., Inc.  
777 NW 72<sup>nd</sup> Ave, STE 3025  
Miami, Florida 33126  
(305) 262-0400

**PROJECT LOBBYIST:** Nelson de Leon

Prepared by:  
Victor Recondo, Esq.  
Solomon Cooperman Recondo Shapiro Abril, LLP  
1100 Brickell Bay Drive, Suite 5200  
Miami, Florida 33131

Upon recording, return to:  
Greenberg Traurig, PA  
333 SE 2<sup>nd</sup> Avenue  
Miami, Florida 33131

Parcel Identification Number: 03-4117-008-2540  
Parcel Identification Number: 03-4117-008-2560

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 11 day of September, 2025 between **CENSIG GABLES HOLDINGS, LLC**, a Florida limited liability company, whose post office address is: 325 Catalonia Avenue, Coral Gables, Florida 33134 (“Grantor”)\* and **MR DEAL V, LLC**, a Florida limited liability company, whose post office address is: 6024 SW 92 Street, Pinecrest, Florida 33156 (“Grantee”)\*:

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade** County, Florida to-wit:

**Lots 19, 20 and 21, in Block 15, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida.**

and

**Lots 17 and 18, in Block 15, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida.**

Subject to taxes for 2025 and subsequent years, not yet due payable; covenants, conditions, restrictions, easements, reservations and limitations of all public record, if any, but this instrument shall not operate to re-impose same.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

\* “Grantor” and “Grantee” are used for singular or plural, as context requires.

*(Remainder of this page is intentionally left blank; additional text and signatures appear on following page)*

(WARRANTY DEED SIGNATURE PAGE)

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

CENSIG GABLES HOLDING, LLC, a Florida limited liability company

Juan Luna  
Name: JUAN LUNA  
Address: 3011 NW 25 ST  
Miami Florida 33142

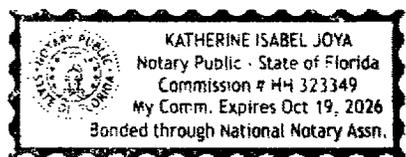
A. Zakharia  
ANDREA ZAKHARIA, as Authorized Member of  
CENSIG GABLES HOLDINGS, LLC

Yairin Perez  
Name: YAIRIN PEREZ  
Address: 3100 NW 16 ST  
Miami Garden FL 33034

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17 day of September 2025 by ANDREA ZAKHARIA, as Authorized Member of CENSIG GABLES HOLDINGS, LLC, a Florida limited liability company, on behalf of the company, who  is personally known or  has produced a FL Driver Lic. as identification.

[Seal]



Katherine Joya

Notary Public  
Print Name: Katherine Joya  
My Commission Expires: \_\_\_\_\_

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

Mr Deal V, LLC  
PO BOX 330967  
MIAMI, FL 33233-0967

Interaudi Bank  
81-275/829

1012

DATE: 2/5/2026

PAY 10000  
ONLY CENTS

\$ 100.00

PAY One Hundred and 00/100 Dollars

TO THE ORDER OF City of Coral Gables

DRC Fee - Valencia



*[Handwritten Signature]*

⑈001012⑈ ⑆066015440⑆ 68973240101⑈

Mr Deal V, LLC

NAME: City of Coral Gables

CHECK DATE: 2/5/2026

1012

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2/5/2026	Bill		100.00	100.00		100.00
				Check Amount		100.00

Interaudi Bank

100.00