



City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

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

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

General information

Street address of the subject property: 1250 S. Dixie Highway, Coral Gables, FL

Property/project name: The Mark

Legal description: Lot(s) See Survey attached hereto as Exhibit "A"

Block(s) _____ Section (s) _____

Property owner(s): University Shopping Center, LLP, a Florida limited liability partnership

Property owner(s) mailing address: 2875 NE 191 Street, Suite 605, Aventura, FL 33180

Telephone: Business 305-794-7338

Fax _____

Other _____

Email Fredi9C@AOL.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Laura L. Russo, Esq., LLC

Applicant(s)/agent(s) mailing address: 2334 Ponce de Leon Blvd., Suite 240, Coral Gables, FL 33134

Telephone: Business 305-476-8300 Fax 305-476-8383

Other Cell: 305-801-9002 Email LauraR@LauraRussoLaw.com

Property information

Current land use classification(s): Commercial Low Rise Intensity

Current zoning classification(s): Mixed Use 1

Proposed land use classification(s) (if applicable): Commercial Mid Rise Intensity

Proposed zoning classification(s) (if applicable): Mixed Use 2

Supporting information (to be completed by Planning Staff)

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

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



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

Application submittal requirements

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

Applicant/agent/property owner affirmation and consent

- (I) (We) affirm and certify to all of the following:
1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
 2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
 3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
 4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.



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5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): By: <u>GAIL GIDNEY</u> Print Name: <u>GAIL GIDNEY</u>	Property owner(s) print name: University Shopping Center, LLP
Property owner(s) signature(s): 	Property owner(s) print name: <u>GAIL GIDNEY</u>
Property owner(s) signature(s):	Property owner(s) print name:

Address: 2875 NE 191 Street, Suite 605
Aventura, Florida 33180

Telephone: 305-794-7338

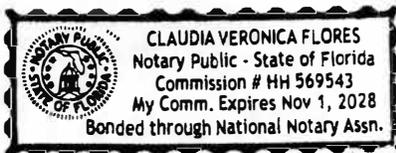
Fax:

Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 13th day of January 2026 by Gail Gidney
 (Signature of Notary Public - State of Florida)



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

Personally Known OR Produced Identification; Type of Identification Produced _____



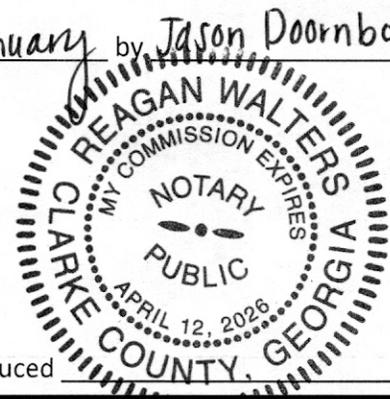
City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature: By: _____ Print Name: <u>Jason Doornbos</u>		Contract Purchaser(s) Print Name: LCD Acquisitions, LLC	
Contract Purchaser(s) Signature: 		Contract Purchaser(s) Print Name:	
Address: 315 Oconee Street Athens, GA 30601			
Telephone: (706) 543-1910	Fax:	Email: <u>jason.doornbos@landmarkproper</u>	

NOTARIZATION

STATE OF ^{Georgia} FLORIDA / COUNTY OF Clarke
 The foregoing instrument was acknowledged before me this 14th day of January by Jason Doornbos
 (Signature of Notary Public - State of ~~Florida~~ ^{Georgia})

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



Applicant(s)/Agent(s) Signature: 		Applicant(s)/Agent(s) Print Name: Laura L. Russo, Esq.	
Address: 2334 Ponce de Leon Blvd., Suite 240 Coral Gables, Florida 33134			
Telephone: 305-476-8300	Fax: 305-476-8383	Email: <u>LauraR@LauraRussoLaw.com</u>	

NOTARIZATION

STATE OF FLORIDA / COUNTY OF Miami-Dade
 The foregoing instrument was acknowledged before me this 15th day of Jan. 2026 by Laura L. Russo
 (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 _____

LETTER OF INTENT

The subject property was originally platted in April of 1926 as part of Block 156 in the Coral Gables Riviera Section Part 8 Plat recorded in Plat Book 25 at Page 55 in the Public Records of Miami-Dade County, Florida. Block 156 was a typical block bifurcated with an alley running parallel to U.S.1. In March of 1949, a part of Riviera Section Part 8 was re-platted - including Block 156, except for Lots 27 – 31, inclusive and the alley behind them. It appears that Block 156 was platted to address a desired development pattern – showing loading zones in the rear and parking in the front – the typical strip mall pattern.

This 1949 re-plat specifically states: “The express purpose of this plat is to relocate Madruga Avenue and to close, abandon, discontinue and vacate Cotorro Avenue between Blocks 156 and 159 and the 20 foot alley in Blocks 156 and 159, as shown on said Plat of Coral Gables Riviera Section Part 8, Plat Book 25, Page 55.

The Coga Subdivision was recorded in Plat Book 78 at Page 62 in April of 1964. This plat is also a replat of a portion of Riviera Section Part 8, but does not include the subject property. This plat states: “that the express purpose of this plat is to close the Avenues, Streets and alley described above and to re-plat the above described land into more suitable building sites. On this plat, Madruga Avenue has been reduced from 60 feet to 30 feet. Madruga Avenue is the avenue that separates the subject property from the condominium project behind it. The Villa Capri faces Mariposa Avenue and its rear elevation is facing the rear of 1250 South Dixie Highway.

Applicant is under contract to sell the existing strip shopping center and contract purchasers are proposing to develop the property with a residential mixed-use project. The dead end alley currently coincides with a driveway access off Mariposa Court into the shopping center parking lot. The proposed development will encompass the majority of the property and services - trash, waste, pick up and deliveries will be contained within the building. The alley does not serve any public purpose and the applicant owns both sides of the alley. The University Shopping Center was built in 1953.

LEGAL DESCRIPTION

LOTS 27, 28, 29, 30 AND 31, IN BLOCK 156, OF CORAL GABLES RIVERA SECTION PART 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THAT PART OF TRACT "A" (WHICH SAID TRACT "A" INCLUDES AREAS INDICATED AS PARKING AREA AND UNLOADING AREA) AS SHOWN ON PLAT ENTITLED REPLAT OF PART OF CORAL GABLES RIVERA SECTION PART 8, AND RECORDED IN PLAT BOOK 46, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THAT LIES NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT A POINT WHERE THE SOUTHEASTERLY LINE OF MIAMI HOMESTEAD HIGHWAY INTERSECTS THE NORTHEASTERLY LINE OF HARDEE ROAD; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF MIAMI HOMESTEAD HIGHWAY A DISTANCE OF 760 FEET TO THE POINT OF BEGINNING OF THE LINE, BEING DESCRIBED, THENCE SOUTHEASTERLY PARALLEL TO AND 750 FEET NORTHEASTERLY AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF HARDEE ROAD A DISTANCE OF 325 FEET TO A POINT LOCATED ON THE NORTHEASTERLY LINE OF AVENUE MADRUGA, SAID POINT BEING 703.70 FEET NORTHEASTERLY FROM A POINT WHERE THE NORTHWESTERLY LINE OF AVENUE MADRUGA INTERSECTS THE NORTHERLY LINE OF HARDEE ROAD.

AND

THE 45 FOOT ALLEY LYING BETWEEN THE SAID TRACT "A" AND THE SAID LOTS 27, 28, 29, 30 AND 31, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF THE SAID TRACT "A"; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE SAID TRACT "A" FOR A DISTANCE OF 300.0 FEET TO A POINT; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF THE SAID TRACT "A" FOR A DISTANCE OF 325.0 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE SAID TRACT "A"; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF THE SAID TRACT "A" FOR A DISTANCE OF 400.0 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES FOR AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE AND A POINT ON THE SOUTHWESTERLY LINE OF AVENUE CARDENAS; THENCE NORTHWESTERLY TANGENT TO THE LAST MENTIONED CURVE AND ALONG THE SOUTHWESTERLY LINE OF AVENUE CARDENAS, FOR A DISTANCE OF 200.0 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE ALLEY; AS THE SAME IS SHOWN ON THE SAID PLAT OF REPLAT OF PART OF CORAL GABLES RIVERA SECTION PART 8; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST COURSE AND ALONG THE NORTHWESTERLY LINE OF THE SAID ALLEY FOR A DISTANCE OF 125.0 FEET TO A POINT; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST COURSE FOR A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

AND

THE FOLLOWING DESCRIBED PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA:

BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE MIAMI-HOMESTEAD HIGHWAY AS THE SAME IS SHOWN ON THE PLAT OF CORAL GABLES RIVERA SECTION PART 8, PLAT BOOK 25, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SAID SECTION 30; THENCE NORTH 50 DEGREES 39 MINUTES 20 SECONDS EAST ALONG THE PROLONGATION NORTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SAID MIAMI-HOMESTEAD HIGHWAY FOR A DISTANCE OF 44.10 FEET TO THE INTERSECTION THEREOF WITH THE PROLONGATION NORTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AVENUE CARDENAS AS THE SAME IS SHOWN ON THE SAID PLAT OF CORAL GABLES RIVERA SECTION PART 8; THENCE SOUTH 39 DEGREES 20 MINUTES 40 SECONDS EAST ALONG THE PROLONGATION NORTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SAID AVENUE CARDENAS FOR A DISTANCE OF 36.15 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SAID SECTION 30; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SAID SECTION 30 FOR A DISTANCE OF 57.02 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- 1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N50°30'20"E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MIAMI HOMESTEAD HIGHWAY BETWEEN MARIPOSA CT. (AVE. CARDENAS) AND HARDEE ROAD.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3. AREAS OF THE PROPERTY DESCRIBED HEREON ARE: = 137,991 ± SQ. FT. (3.168 ± ACRES).
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP NO. 12080C0459L, COMMUNITY NO. 120639, PANEL NO. 0459, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAP DATED SEPTEMBER 11, 2009.
7. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, TOGETHER WITH UNDERGROUND STORM AND SANITARY DRAINAGE MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAIN, CABLES OR CONDUITS.
8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9. THE SURVEYED LANDS ARE SUBJECT TO MATTERS OF TITLE, AS NOTED IN THE PLAT(S) OF RECORD, IF ANY, AND BY THE TITLE COMMITMENT REFERRED HEREON, AS PROVIDED TO THE SURVEYOR.
10. THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET AND HUNDREDTHS THEREOF.
11. BENCHMARKS:
a. CITY OF CORAL GABLES BENCHMARK 247, PKWY TOP P.O.C. PARK WALL AT NE CORNER, BETWEEN CABALLERO BLVD. AND MANATI AVE. ELEVATION = 12.57' N.G.V.D. 29.
b. CITY OF CORAL GABLES BENCHMARK FLOPS "GABLES 42M" N.E.S. STAINLESS STEEL ROD IN 9 INCH COVER "WATER METER" CIR S. SWK. S. DIXIE HWY. ---96 FT. S.W. COR. MARIPOSA CT. BETWEEN MARIPOSA CT. AND SOUTH DIXIE HWY. ELEVATION = 11.75' N.G.V.D. 29.
12. THIS SITE CONTAINS 238 TOTAL MARKED PARKING SPACES INCLUDING 8 HANDICAP.
13. SURVEY PENDING UNDERGROUND PAINTED LOCATES BY OTHERS, NO UNDERGROUND PLANS OR RECORDS WERE PROVIDED TO THE SURVEYOR.
14. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (01-28-2025)

CERTIFIED TO:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
UNIVERSITY SHOPPING CENTER LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP
FIRST TITLE, LLC, A FIDELITY NATIONAL FINANCIAL, INC. COMPANY
FNB ATLANTA INC
KENSINGTON VANGUARD NATIONAL LAND SERVICES
LCD ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (OR ITS ASSIGNEE)

SURVEYOR'S CERTIFICATION:

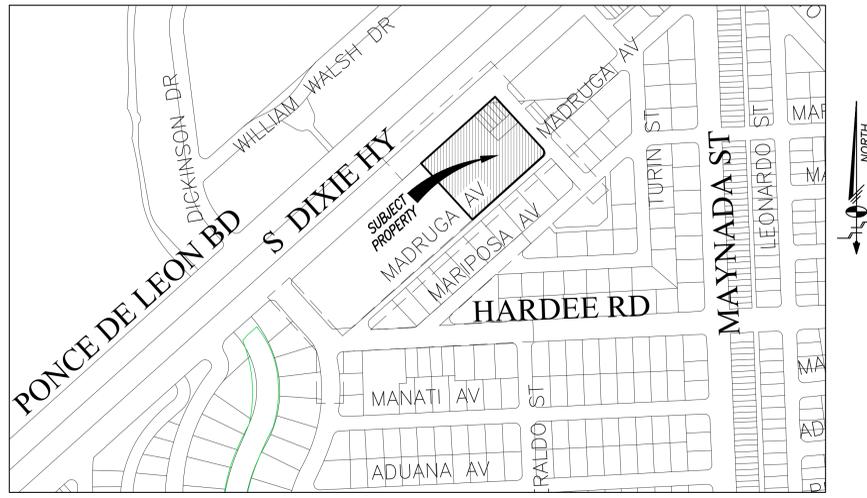
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DESIGN REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND N.S.P.S. AND INCLUDES ITEMS 1, 2, 3, 4, 7(a)(b)(c), 8, 9, 10, 11(a)(b), 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THAT THIS "BOUNDARY SURVEY & TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECEIVELY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLES WITH THE STANDARD OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS AS CONTAINED IN RULES 5A-17.051 AND 5A-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwelbe - Shiskin & Associates, Inc.
STATE OF FLORIDA
NATIONAL SURVEYORS ASSOCIATION

BY Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR NO. 4775
STATE OF FLORIDA

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted hereon. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.



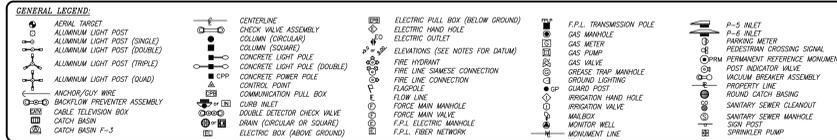
Scale: 1"=300'
A PORTION OF SECTION 30-54S-41E, CITY OF CORAL GABLES DADE COUNTY, FLORIDA.

TABLE A: OPTIONAL SURVEY RESPONSABILITIES AND SPECIFICATIONS

- ITEM 1: SHOWN ON SURVEY.
1250 S. DIXIE HWY, CORAL GABLES, FL 33234.
ITEM 2: REFER TO SURVEYOR'S NOTE 6.
ITEM 3: REFER TO SURVEYOR'S NOTE 3.
ITEM 4: REFER TO SURVEYOR'S NOTE 11.
ITEM 5: SHOWN ON SURVEY.
ITEM 7(a)(b)(c): REFER TO SURVEYOR'S NOTE 12.
ITEM 8: SHOWN ON SURVEY AND SURVEYOR'S NOTE 13.
ITEM 9: SHOWN ON SURVEY.
ITEM 10: REFER TO SURVEYOR'S NOTE 13.
ITEM 11: SHOWN ON SURVEY.
ITEM 12: SHOWN ON SURVEY.
ITEM 13: REFER TO SURVEYOR'S NOTE 14.
ITEM 14: REFER TO SURVEYOR'S NOTE 15.
ITEM 15: SHOWN ON SURVEY.
ITEM 16: SHOWN ON SURVEY.
ITEM 17: SHOWN ON SURVEY.
ITEM 18: SHOWN ON SURVEY.
ITEM 19: SHOWN ON SURVEY.
ITEM 20: SHOWN ON SURVEY.

NOTES REGARDING SCHEDULE B-II OF COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 5255806-D-FL-CP-CHR, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 15, 2025 AT 8:00 A.M.

- 1. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND ANY OTHER RELEVANT MATTERS SHOWN ON THE PLAT OF CORAL GABLES RIVERA SECTION PART 8, AS RECORDED IN PLAT BOOK 25, PAGE 55 AS AFFECTED BY THE RESOLUTION NO. 3639 RECORDED MAY 12, 1988 IN OFFICIAL RECORDS BOOK 13876, PAGE 3708, SAID RESOLUTION VACATES THE ALLEY IN BLOCK 156 LYING SOUTH OF AND ADJOINING THE SOUTHERLY BOUNDARY OF LOTS 28 TO 31 (DOES NOT INCLUDE LOT 27) ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. - NO PLATTED EASEMENTS WERE CREATED BY THE PLAT ENCUMBERING THE SUBJECT PROPERTY, AS NOTED THE RESOLUTION VACATING THE PLATTED ALLEY IS SILENT AS TO THE PORTION OF THE ALLEY ADJACENT TO LOT 27, THAT IS BELIEVED TO BE A SURVEYOR'S ERROR GIVEN AN INTENDED OMISSION WOULD HAVE ESTABLISHED A 20 FEET BY 25 FEET LAND-LOCKED RIGHT-OF-WAY PARCEL.
2. REVERSIONS SHOWN ON THE PLAT OF REPLAT OF PART OF CORAL GABLES RIVERA SECTION PART 8, AS RECORDED IN PLAT BOOK 46, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. - NO PLATTED EASEMENTS WERE CREATED BY THE PLAT ENCUMBERING THE SUBJECT PROPERTY.
3. EASEMENT GRANTED TO SOUTH ATLANTIC TELEPHONE & TELEGRAPH COMPANY, A FLORIDA CORPORATION, RECORDED APRIL 3, 1926 IN DEED BOOK 839, PAGE 106, AS ASSIGNED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY DEED RECORDED DECEMBER 31, 1924 IN DEED BOOK 506, PAGE 37, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. - AFFECTS PROPERTY AS A WHOLE, NOT PLOTTABLE.
4. TERMS, CONDITIONS, PROVISIONS AND ANY OTHER RELEVANT MATTERS SET FORTH IN THAT CERTAIN LEASE DATED MAY 6, 1998, BY AND BETWEEN UNIVERSITY SHOPPING CENTER, A FLORIDA GENERAL PARTNERSHIP, AS LANDLORD, AND TOI FRIDAYS, INC., A NEW YORK CORPORATION, AS TENANT, A MEMORANDUM OF WHICH WAS RECORDED JANUARY 19, 1999 IN OFFICIAL RECORDS BOOK 18441, PAGE 4733, AS AFFECTED BY FIRST AMENDMENT TO LEASE RECORDED MAY 27, 2015 IN OFFICIAL RECORDS BOOK 29631, PAGE 1826AND AS AFFECTED BY THE ASSIGNMENT AND ASSUMPTION OF LEASE RECORDED MAY 27, 2015 IN OFFICIAL RECORDS BOOK 29631, PAGE 1847, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. - IN-LINE TENANT LEASE, NOT A SURVEY MATTER.
5. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THAT CERTAIN AGREEMENT FOR WATER FACILITIES BETWEEN MIAMI-DADE COUNTY AND UNIVERSITY SHOPPING CENTER LLP RECORDED DECEMBER 18, 2023 IN OFFICIAL RECORDS BOOK 34013, PAGE 3830, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. - AFFECTS PROPERTY AS A WHOLE, NOT PLOTTABLE.

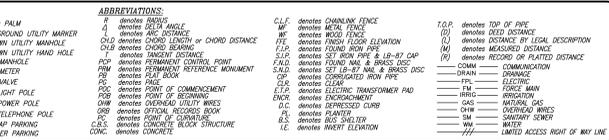


TREE TABLE

Table with columns: TREE NO, COMMON NAME, SPECIES, DIA. IN, HT. FT., CNPY. #. Lists various trees found on the property, including Royal Palm, Ficus, Black Olive, and others.

NOTE: THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.

THE OVERALL TREE LIST PROVIDED HERE INCLUDES THE TREE INVENTORY WITHIN THE SUBJECT PROPERTY, AS WELL AS THE OFFSITE AREAS SURVEYED WITHIN THE OVERALL DESIGN SURVEY, OF WHICH THIS ALTA/NSPS SURVEY IS ONLY A PART. TREE NUMBERS NOT FOUND/DEPICTED, WITHIN THE SUBJECT PROPERTY SHOWN HERE, ARE WITHIN THOSE OFF-SITE AREAS AND ARE NOT PART OF THE EXISTING SITE LANDSCAPING FOR THE SUBJECT PROPERTY.



Professional seal and information for Schwelbe - Shiskin & Associates, Inc., including license number, date, and signature.

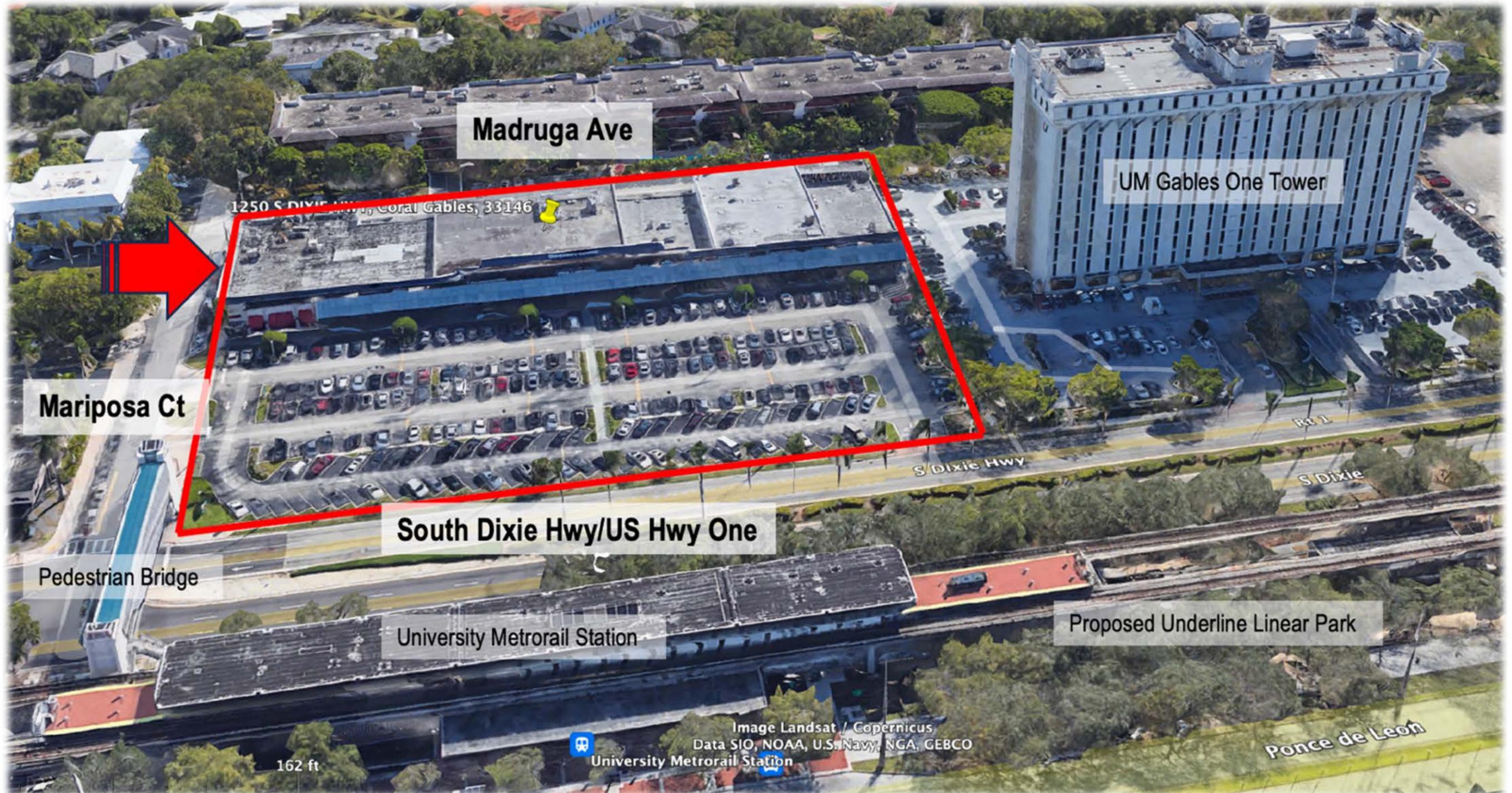
ALTA/NSPS LAND TITLE SURVEY
1250 S. DIXIE HIGHWAY
Section 30, Township 54 South, Range 41 East, City of Coral Gables Dade County, Florida

REVISIONS table with columns for Date, Description, and other revision details.



Aerial and Location Map

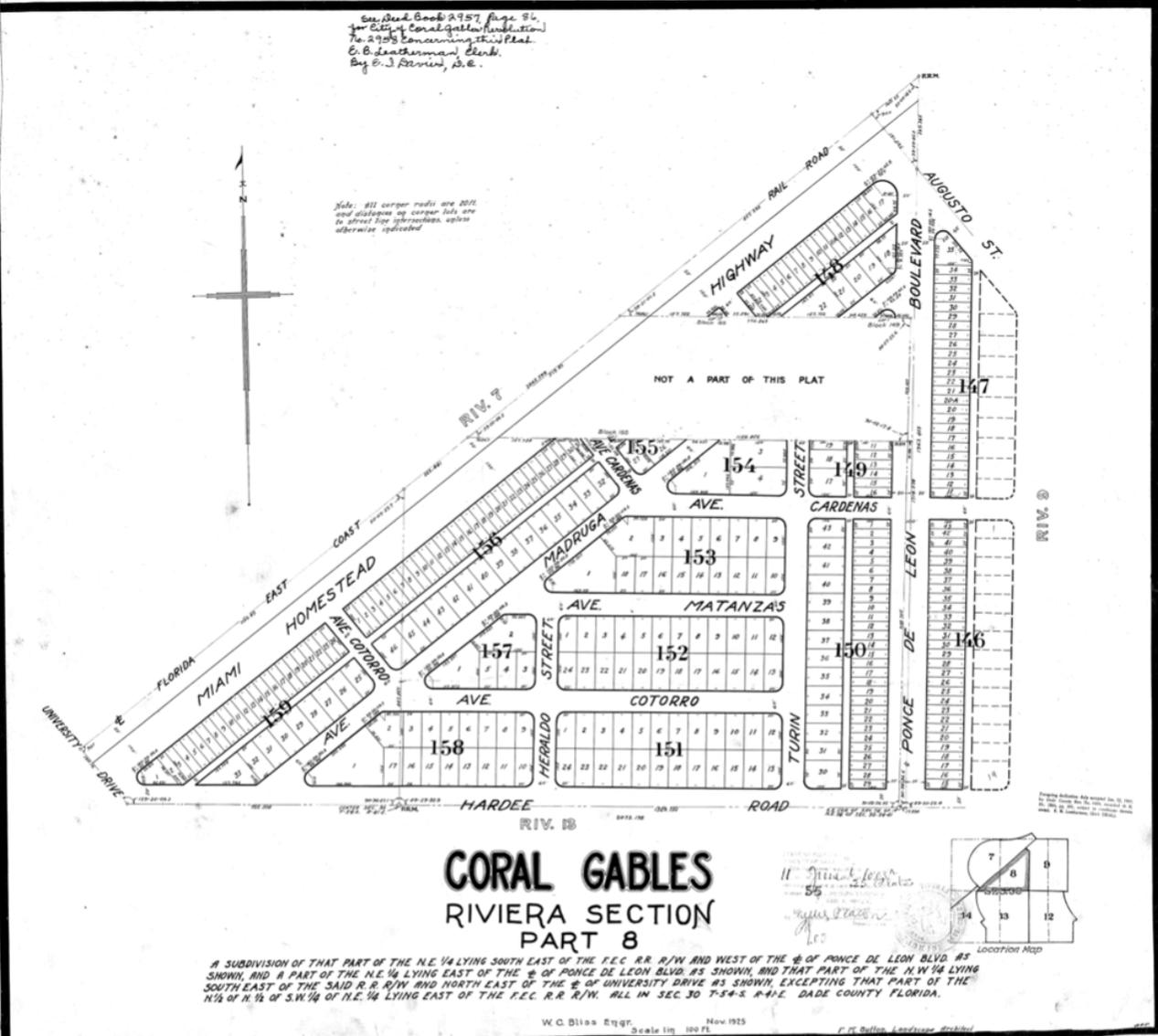
Proposed Mid-Rise Mixed Use Project - "The Mark" - 1250 South Dixie Highway



25-55

Book 2987, Page 81
for City of Coral Gables Resolution
No. 2955 Concerning this Plat
E. B. Leatherman, Clerk
By E. J. Stevens, D.E.

Note: All corner radii are 200'
and distances on corner lots are
to street line unless otherwise indicated



CORAL GABLES RIVIERA SECTION PART 8

A SUBDIVISION OF THAT PART OF THE N.E. 1/4 LYING SOUTH EAST OF THE F.C. R.R. R/W AND WEST OF THE ϕ OF PONCE DE LEON BLVD. AS SHOWN, AND A PART OF THE N.E. 1/4 LYING EAST OF THE ϕ OF PONCE DE LEON BLVD. AS SHOWN, AND THAT PART OF THE N.W. 1/4 LYING SOUTH EAST OF THE SAID R.R. R/W AND NORTH EAST OF THE ϕ OF UNIVERSITY DRIVE AS SHOWN, EXCEPTING THAT PART OF THE N. 1/2 OF N. 1/2 OF S.W. 1/4 OF N.E. 1/4 LYING EAST OF THE F.C. R.R. R/W. ALL IN SEC. 30 T-54-S. R-4-E. DADE COUNTY FLORIDA.

W.C. Bliss Engr. May 1925
Scale 1 in = 100 ft.



This plat is approved by Resolution No. 2955 passed and adopted by the City Commissioners of Coral Gables, Florida, this 24th day of June, A.D. 1925.

This map was approved by the County Engineer of Dade County Florida, this 24th day of June, A.D. 1925.

RESOLVED AND SHOWN TO BE TRUE AND CORRECT AND A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS KEPT IN THE OFFICE OF THE COUNTY ENGINEER OF DADE COUNTY FLORIDA.

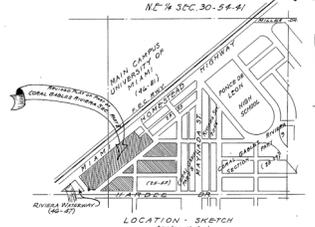
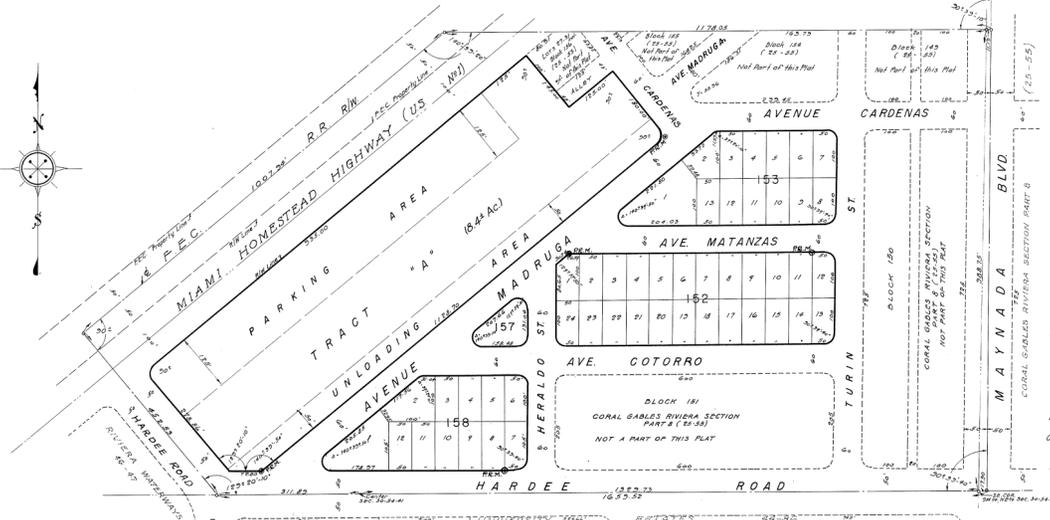
My commission expires, June 30, 1925.

My commission expires, June 30, 1925.

My commission expires, June 30, 1925.

NOT SUBDIVIDED

476-700



REPLAT OF PART OF CORAL GABLES RIVIERA SECTION PART 8 IN NORTH HALF SECTION 30, TWP 54 S, RGE 41 E, CORAL GABLES, FLORIDA

SCALE: 1"=100' P.M. STUBBS & ASSOCIATES, LANDSURVEYOR. JAN. 1943

KNOW ALL MEN BY THESE PRESENTS:

That Daniel Sherby joined by his wife Clementine F. Sherby, Arthur D. McBride joined by his wife Mayme McBride, and Dabcock Lammont Co., a Florida Corporation, have caused to be made the attached plat entitled "Replat of Part of Coral Gables Riviera Section Part 8" the same being a subdivision of the following described property to wit:

A re-subdivision of Blocks 151, 152, 153, 154 and 156, less Lots 27 to 31 inclusive of Coral Gables Riviera Section Part 8 as recorded in Plat Book 12 of Page 65 of the Public Records of Dade County, Florida, and Block 155 as subject to a mortgage and also which was recorded in Plat Book 12 of Page 65 of the Public Records of Dade County, Florida.

All that part of Ave. Cardenas, Ave. Matanzas, Ave. Cotorro, Ave. Madruga, and Haraldo Street, and 20' (twenty foot) alley lying within Blocks 154 and 153, all of Coral Gables Riviera Section, Part 8, according to the Plat thereof, recorded in Plat Book 15, of Page 55, Public Records of Dade County, Florida, lying within the following described parcels of land:

Begin at a point where the southeasterly line of Lot 21 of Block 153 of Coral Gables Riviera Section, Part 8, according to the plat thereof recorded in Plat Book 15 of Page 55, Public Records of Dade County, Florida, intersects the southeasterly line of the Miami Homestead Highway, as shown on the aforesaid subdivision; thence southeasterly along the southeasterly line of Lot 21 and the southeasterly extension thereof to a point located on the northerly line of Hardee Road, as shown on the aforesaid subdivision; thence easterly along the northerly line of Hardee Road as shown on the aforesaid subdivision to a point where a line parallel to and 324' southeasterly of right angles to the southeasterly line of Miami Homestead Highway intersects the northerly line of Hardee Road, as shown on the aforesaid subdivision; thence northeasterly parallel to and 121' southeasterly of right angles to the southeasterly line of Miami Homestead Highway as shown on the aforesaid subdivision to a point where the northeasterly line of Block 156 of the aforesaid subdivision extended southeasterly intersects the last described line; thence northeasterly along the southeasterly extension of the northeasterly line of Block 156 of the aforesaid subdivision a distance of 1050' to a point; thence southeasterly parallel to and 148' southeasterly of right angles to the Miami Homestead Highway as shown on the aforesaid subdivision a distance of 125.0' to a point where the southeasterly extension of the dividing line of Lots 26 and 27 of Block 154 of the aforesaid subdivision intersects the last described line; thence northeasterly along the southeasterly extension of the dividing line of Lots 26 and 27 a distance of 118' to a point; thence continue northeasterly along the dividing line of Lots 26 and 27 a distance of 100' to a point located on the southeasterly line of Miami Homestead Highway, as shown on the aforesaid subdivision; thence southeasterly along the southeasterly line of the Miami Homestead Highway, as shown on the aforesaid subdivision, a distance of 1050' to the point of beginning.

The express purpose of this plat is to relocate Ave. Hardee and to close, abandon, discontinue and vacate Ave. Cotorro between Blocks 154 and 153 and the 20' alley in Blocks 154 and 153 as shown on and Plat of Coral Gables Riviera Section Part 8, Plat Book 12 of Page 65.

The Avenues, Streets, alleys as shown on the attached plat, together with all existing and future planting trees and shrubbery thereon, are hereby dedicated to the perpetual use of the Public for proper purposes, reserving to themselves, their heirs and assigns the recreation or recreation thereof when not obstructed by law.

The lawful Zoning Regulations now in effect or as the same may from time to time be changed or amended applicable to the area within which this subdivision is located will be observed.

In Witness Whereof, the aforementioned individuals have hereunto set their hands and seals, and the aforementioned corporation has caused to be signed these presents in its corporate name by its proper officers and its corporate seal affixed hereto this 15th day of MARCH A.D. 1943.

Signed: *[Signature]* President
C. Dabcock

Affix: *[Signature]* Secretary
H. Lammont

Witnesses

[Signature] Daniel Sherby and *[Signature]* Seal
[Signature] Clementine F. Sherby *[Signature]* Seal

As to Arthur D. McBride and *[Signature]* Seal
Mayme McBride *[Signature]* Seal

State of Florida } 25. Before me this day personally appeared JAMES P. FARRELL, known to me to be the person represented here as attorney in fact for the County of Dade, Florida, this 15th day of March, A.D. 1943.

State of Florida } 33. My commission expires October 1, 1943.

Before me this day personally appeared DANIEL SHERBY and CLEMENTINE F. SHERBY, his wife, ARTHUR D. McBRIDE and MAYME McBRIDE, his wife, who, being duly sworn, acknowledged that they executed the foregoing instrument freely and voluntarily and for the purposes therein set forth. Witness my hand and notarial seal of Dade County, Florida, this 15th day of March, A.D. 1943.

My Commission expires March 10, 1950

[Signature]
Notary Public State of Florida at Large

State of Florida } 33. Before me this day personally appeared C. Dabcock and H. Lammont, President and Secretary respectively of Dabcock Lammont Co., a Florida Corporation, who, being duly sworn, acknowledged that they executed the same freely and voluntarily, as officers of said corporation and for the purposes therein set forth, that they affixed thereto the official seal of said corporation and by and with the authority of the Board of Directors of said corporation, and that it is the act and deed of said corporation.

Witness my hand and notarial seal of Dade County, Florida, this 15th day of March, A.D. 1943.

My Commission expires October 1, 1943

[Signature]
Notary Public State of Florida at Large

KNOW ALL MEN BY THESE PRESENTS:

That Coral Gables Inc., a Florida Corporation, the owner and holder of a certain mortgage dated July 13, 1942 and recorded July 13, 1942 under Clerk's File No. X-64444 of the Public Records of Dade County, Florida, encumbering parts of the lands hereinabove described, do hereby consent to the filing of the attached plat.

Witness our hands and corporate seal this 15th day of March, A.D. 1943

CORAL GABLES INC.

Signed: *[Signature]* Vice President
C. S. Robertson

Affix: *[Signature]* Secretary
H. S. Wells

State of Florida } 33. Before me this day personally appeared before me C. S. Robertson and H. P. Wells, Vice President and Secretary respectively of Coral Gables Inc., well known to be the persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same freely and voluntarily, that they affixed thereto the official seal of said corporation all by and with the authority of the Board of Directors of said corporation, and that it is the act and deed of said corporation.

Witness my hand and notarial seal of Dade County, Florida, this 15th day of March, A.D. 1943

My Commission expires July 1, 1950

[Signature]
Notary Public State of Florida at Large

I HEREBY CERTIFY that the attached plat of "REPLAT OF PART OF CORAL GABLES RIVIERA SECTION PART 8" is a true and correct representation of the land as recently surveyed and platted under my direction, also that the Permanent Reference Monuments were set on the 15th day of MARCH A.D. 1943 in accordance with Section 7 Chapter 1072 (No. 288) Laws of State of Florida.

P. M. STUBBS & ASSOCIATES
P. M. Stubbs
Registered Land Surveyor No. 125, State of Florida

Filed for record this 15th day of MARCH, A.D. 1943 at 11:00 AM in Book 12 of Page 65 of the Public Records of Dade County, Florida. This plat complies with the provisions of Chapter 1072 (No. 288) Laws of State of Florida.

C. D. Leatherman, Clerk of the Circuit Court
By *[Signature]* Deputy Clerk

This Plat was approved and accepted by Ordinance No. 526 passed and adopted by the City Commission of Coral Gables, Florida, this 3rd day of April, A.D. 1943.

Approved: *[Signature]* Signed: *[Signature]*
City Engineer Attest: *[Signature]* Mayor
City Clerk

This Plat was accepted and approved by Resolution passed and adopted by the Board of County Commissioners of Dade County, Florida, this 19th day of APRIL, A.D. 1943. This approval shall not be construed as a commitment by the Board of said County Commissioners to build or maintain the roads and streets shown on said Plat.

Approved: *[Signature]* Signed: *[Signature]*
County Engineer Vice Chairman of the Board
Attest: *[Signature]* Clerk of the Circuit Court
By *[Signature]* Deputy Clerk

KNOW ALL BY THESE PRESENTS:

That I, JAMES P. FARRELL, attorney in fact for GRACE RARDIN DOHERTY, W. ALTON JONES and CHARLES A. FALGOUT, holders of certain mortgages recorded in the public records of Dade County, Florida, encumbering parts of the lands hereinabove described, do hereby consent to the filing of the attached plat.

CITY OF CORAL GABLES

STREET, ALLEY, AND EASEMENT VACATION GUIDELINES

CHECK LIST

APPLICANT(S) MUST RETURN THE FOLLOWING:

- 1. Application
- 2. Certified Survey
- 3. Letter of Intent
- 4. Waiver of Objections
- 5. Filing Fee \$6,000.00
(Ordinance No. 0-2015-17)
- 6. List and Mailing Labels of Property Owners within a minimum ^{1500'}~~1000'~~ radius

***For vacating of streets and alleys, the applicant is considered: All property owners abutting the proposed right of way to be vacated**

CITY OF CORAL GABLES

STREET, ALLEY, AND EASEMENT VACATION GUIDELINES

DATE: _____

APPLICATION FOR VACATION OF A STREET, ALLEY OR EASEMENT (PLEASE CHECK IF APPLICABLE ITEM)

- Vacation of Street
- Vacation of Alley
- Vacation of Easement

PLEASE PRINT OR TYPE:

1.

Name of Applicant(s)

Street Address

City, State, Zip

Telephone Number

CHECK APPROPRIATE BOX

Rent Own

Mailing Address

City, State, Zip

Telephone Number

2. A. General description of R.O.W. or easement to be vacated (survey with legal description to be attached).

An alley 45' wide by 125' long located at the Northeastern edge of Block 156 of the Riviera Section Part 8 that dead ends in the parking lot of the University Shopping Center.

B. Dimension of proposed vacation: Length in feet: 45
Width in feet: 125

CITY OF CORAL GABLES

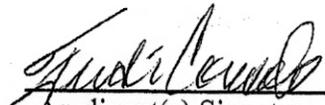
STREET, ALLEY, AND EASEMENT VACATION GUIDELINES

3. If applicant(s) is going to dedicate property for a Substitute Street, Alley, or Easement describe the property to be dedicated for such substitution.

N/A

4. Reason for the requested abandonment, vacation and closure.

Applicant is under contract to sell the existing strip shopping center and contract purchasers are proposing to develop the property with a residential mixed-use project. The dead end alley currently coincides with a driveway access off Mariposa Court into the shopping center parking lot. The proposed development will encompass the majority of the property and services - trash, waste, pick up and deliveries will be contained within the building. The alley does not serve any public purpose and the applicant owns both sides of the alley.


Applicant(s) Signature

CITY OF CORAL GABLES

STREET, ALLEY, AND EASEMENT VACATION GUIDELINES

APPLICANT(S) (continued)

University Shopping Center, LLP
Name (Print)

Signature

2875 NE 191 St.,
#605
Mailing Address

OWNER OF: See Exhibit "A"
Lot(s)

Block

Section

CONTRACT PURCHASER

LCD Acquisitions, LLC
Name (Print)

Signature

315 Oconee Street
Athens, GA 30606
Mailing Address

OWNER OF:
Lot(s)

Block

Section

Name (Print)

Signature

Mailing Address

OWNER OF:
Lot(s)

Block

Section

Action taken by:

Development & Review Committee:

City Commission:

Planning Department:

**Note: please print additional pages, as necessary.

CITY OF CORAL GABLES

STREET, ALLEY, AND EASEMENT VACATION GUIDELINES

Please read carefully and comply with all instructions which apply to your request in order to avoid an incomplete application and resultant delay.

LIMITATION AUTHORITY

The Development Review Committee is charged with the responsibility of making an investigation, holding hearing, and submitting recommendation to the City Manager on requests for street, alley, and easement vacations. The hearing determination of vacating a street, alley, and easement is vested with the City Commission.

PRELIMINARY REVIEW

It is advisable to discuss the application with the staff of the Engineering Division in order to avoid filing is completely future or incomplete application.

INCOMPLETE APPLICATION

All required exhibits and supplementary data must be submitted at the same time as the application is filed, or the application will be determined to be incomplete. Incomplete applications will not be accepted and will be returned to the applicant.

FILING AND HEARING FEES

\$6,000

0-2015-17

At the time of filing the application, the applicant shall pay a filing fee of ~~\$1,500~~ (Ordinance ~~0-2004~~ ~~94~~, Section 5) to pay the cost of processing the application.

EXHIBITS AND DATA

- A. GENERAL: All exhibits and data submitted in connection with the application becomes a part of the public records of the City of Coral Gables.
- B. LETTER OF INTENT: All applicants must be accompanied by a letter of intent. Please describe in detail in the letter of intent the proposed use of the vacated property or easement, also explain to what extent the request would serve the public benefit which would warrant the granting of the request. The letter of intent shall also contain a statement that all costs relative to the relocation of any and all utilities, pavements, sidewalks, curbing and removal of same where discontinued shall be borne by the applicant.
- C. CERTIFIED SURVEY: All applications must be accompanied by a certified survey prepared by a registered land surveyor showing the dimensions of any locations of the street and alley to be vacated. The survey shall also show the following, located within the proposed vacation:

CITY OF CORAL GABLES

STREET, ALLEY, AND EASEMENT VACATION GUIDELINES

1. Location of power poles.
2. Location of telephone poles.
3. Location of underground telephone, power lines.
4. Location and size of water lines.
5. Location and size of gas lines.
6. Location of sanitary sewer lines.
7. Location and size of stormwater lines.
8. Location and size of soakage pits.
9. Location of all manholes.

D. WAIVER OF OBJECTION: Attach letter from the following utility companies stating whether or not they have objections to the vacation of the street and/or alley.

1. Miami Dade Water & Sewer Department / Jose Cueto 305-665-7471
2. Florida Power & Light Company / Francisco Cantero 305-442-5333 / fcantero@fpl.com
3. AT&T / Steve Low 305-222-8745
4. City Gas Company of Florida / Oscar Paez 305-835-3622
5. Comcast / Leonard Maxwell 954-447-8405 / leonard_maxwell-newbold@cable.comcast.com
6. City of Coral Gables Utilities Division / Jorge Acevedo 305-460-5006 / jacevedo2@coralgables.com
8. For other telecommunications companies or contacts: Public Works' Permits Section: 305-460-5026 / pwpermits@coralgables.com

PLEASE NOTE:

1. No hearing will be scheduled or heard on an incomplete or inaccurate application.
2. Application forms are available at the City of Coral Gables, Permits Section, 2800 S.W 72nd Avenue, Miami, Florida: 305-460-5026 / pwpermits@coralgables.com
3. If making payments with checks, make checks payable to the CITY OF CORAL GABLES.
4. It is advisable to discuss your application with the staff of the Permits Section in order to avoid a completely futile or incomplete application.

THIS APPLICATION, WITH ALL REQUIRED SUPPLEMENTAL DATA AND INFORMATION, MUST BE COMPLETED IN CONFORMITY WITH THE ATTACHED INSTRUCTIONS AND THEN RETURNED TO THE SECRETARY OF THE STREET AND ALLEY VACATION COMMITTEE WITH THE APPROPRIATE APPLICATION FEE.

I HAVE READ AND UNDERSTAND THE FOREGOING INSTRUCTIONS.

11-16-2023
DATE

FREDERICK J. PERAZICH Fredrick Perazich
APPLICANT(S) (PRINT OR TYPE) APPLICANT(S) SIGNATURE

Exhibit A

Lots 27, 28, 29, 30 and 31, in Block 156, of Coral Gables Riviera Section Part 8, according to the plat thereof, as recorded in Plat Book 25, Page 55, of the Public Records of Miami-Dade County, Florida.
And

That part of Tract "A" (which said Tract "A" includes areas indicated as parking area and unloading area) as shown on plat entitled Replat of Part of Coral Gables Riviera Section Part 8, and recorded in Plat Book 46, Page 100, of the Public Records of Miami-Dade County, Florida, that lies Northeasterly of the following described line:

Commence at a point where the Southeasterly line of Miami Homestead Highway intersects the Northeasterly line of Hardee Road; thence Northeasterly along the Southeasterly line of Miami Homestead Highway a distance of 760.0 feet to the Point of Beginning of the line being described; thence Southeasterly parallel to and 760.0 feet Northeasterly at right angles to the Northeasterly line of Hardee Road a distance of 325.0 feet to a point located on the Northwestern line of Avenue Madruga, said point being 703.70 feet Northeasterly from a point where the Northwestern line of Avenue Madruga intersects the Northerly line of Hardee Road.

And

The 45.0 foot alley lying between the said Tract "A" and the said Lots 27, 28, 29, 30 and 31, more particularly described as follows:

Begin at the most Northerly corner of the said Tract "A"; thence Southwesterly along the Northwestern line of the said Tract "A" for a distance of 300.0 feet to a point; thence Southeasterly at right angles to the Northwestern line of the said Tract "A" for a distance of 325.0 feet to a point on the Southeasterly line of the said Tract "A"; thence Northeasterly along the Southeasterly line of the said Tract "A" for a distance of 400.0 feet to the beginning of a tangential circular curve; thence Northeasterly, Northerly and Northwesterly along said curve having a radius of 25.0 feet through a central angle of 90 degrees for an arc distance of 39.27 feet to the end of said curve and a point on the Southwesterly line of Avenue Cardenas; thence Northwesterly tangent to the last mentioned curve and along the Southwesterly line of Avenue Cardenas, for a distance of 200.0 feet to a point on the Northwestern line of the alley, as the same is shown on the said plat of Replat of Part of Coral Gables Riviera Section Part 8; thence Southwesterly at right angles to the last course and along the Northwestern line of the said alley for a distance of 125.0 feet to a point; thence Northwesterly at right angles to the last course for a distance of 100.0 feet to the Point of Beginning.

And

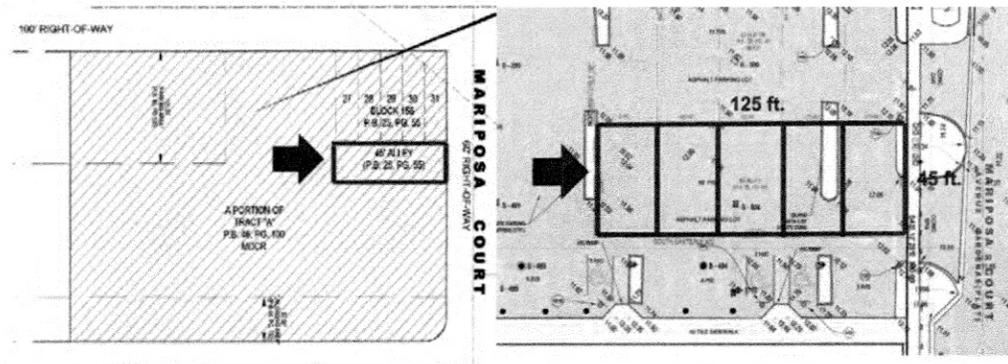
The following described portion of the North 1/2 of the North 1/2 of the SW 1/4 of the NE 1/4 of Section 30, Township 54 South, Range 41 East, Miami-Dade County, Florida:

Begin at the intersection of the Southeasterly right-of-way line of the Miami-Homestead Highway as the same is shown on the plat of Coral Gables Riviera Section Part 8, recorded in Plat Book 25, Page 55, of the Public Records of Miami-Dade County, Florida, and the South line of the North 1/2 of the North 1/2 of the SW 1/4 of the NE 1/4 of the said Section 30; thence North 50° 39' 20" East along the prolongation Northeasterly of the Southeasterly right-of-way line of the said Miami-Homestead Highway for a distance of 44.10 feet to the intersection thereof with the prolongation Northwesterly of the Southwesterly right-of-way line of Avenue Cardenas as the same is shown on the said plat of Coral Gables Riviera Section Part 8; thence South 39° 20' 40" East along the prolongation Northwesterly of the Southwesterly right-of-way line of the said Avenue Cardenas for a distance of 36.15 feet to the intersection thereof with the South line of the North 1/2 of the North 1/2 of the SW 1/4 of the NE 1/4 of the said Section 30; thence North 89° 59' 30" West along the South line of the North 1/2 of the North 1/2 of the SW 1/4 of the NE 1/4 of the said Section 30 for a distance of 57.02 feet to the Point of Beginning.

Proposed Alley Vacation Request Analysis of Zoning Code Section 14-211.3. Standards for review.

Summary:

The alley is comprised of five (5) lots, each 25 ft. by 45 ft in size located on the northeastern portion of the 1250 South Dixie Highway property.



As shown in the above map, the alley is a dead-end alley adjacent to Mariposa Court. The alley has been in place prior to the construction of the shopping center in the 1950's. The alley serves "no intended purpose for the City" due to its current use as a dead-end alley occupied by vehicle parking spaces, landscape islands and partial driveway entrance for the shopping center. The alley should have been abandoned at the time of City approval of the shopping center based upon its intended use.

Specifically in response to Zoning Code "Section 14-211.3. Standards for review, "we provide the following "Findings of Fact" regarding the proposed abandonment request:

City Zoning Standard

"A. *The non-fee property interest sought to be abandoned:*

1. *Does not provide a benefit to the public health, safety, welfare, or convenience, in that:*
 - a. *It is not being used by the City for any of its intended purposes.*
 - b. *The Comprehensive Plan, special purpose plan, or capital improvement program does not anticipate its use; or"*

Applicants Response:

The alley is NOT being used by the City due to its dead-end configuration and its use since the 1950's as vehicle parking spaces, landscape islands and partial driveway for the shopping center. Since the alley has no connection or "throughway" to an adjacent public right of way, it has no public purpose and provides no public benefit. The alley has NO anticipated use per review of the Comprehensive Plan, special purpose plan or capital improvement program.

City Zoning Standard

- "2. Provides some benefit to the public health, safety, welfare, or convenience, but the overall benefit anticipated to result from the abandonment outweighs the specific benefit derived from the non-fee property interest, in that:*
- a. The vacation or abandonment will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City:*
 - b. The vacation or abandonment will not interfere with any planning effort of the City that is underway at the time of the application but is not yet completed; and"*

Applicants Response:

The alley provides NO benefit to the public health, safety, welfare, or convenience and the vacation will NOT frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City due to its dead-end configuration. The alley provides no connection to adjacent City rights-of-way, therefore serves no purpose and does not provide for a more efficient use and safer network of City streets. The proposed vacation/abandonment WILL NOT interfere with any planning effort of the City.

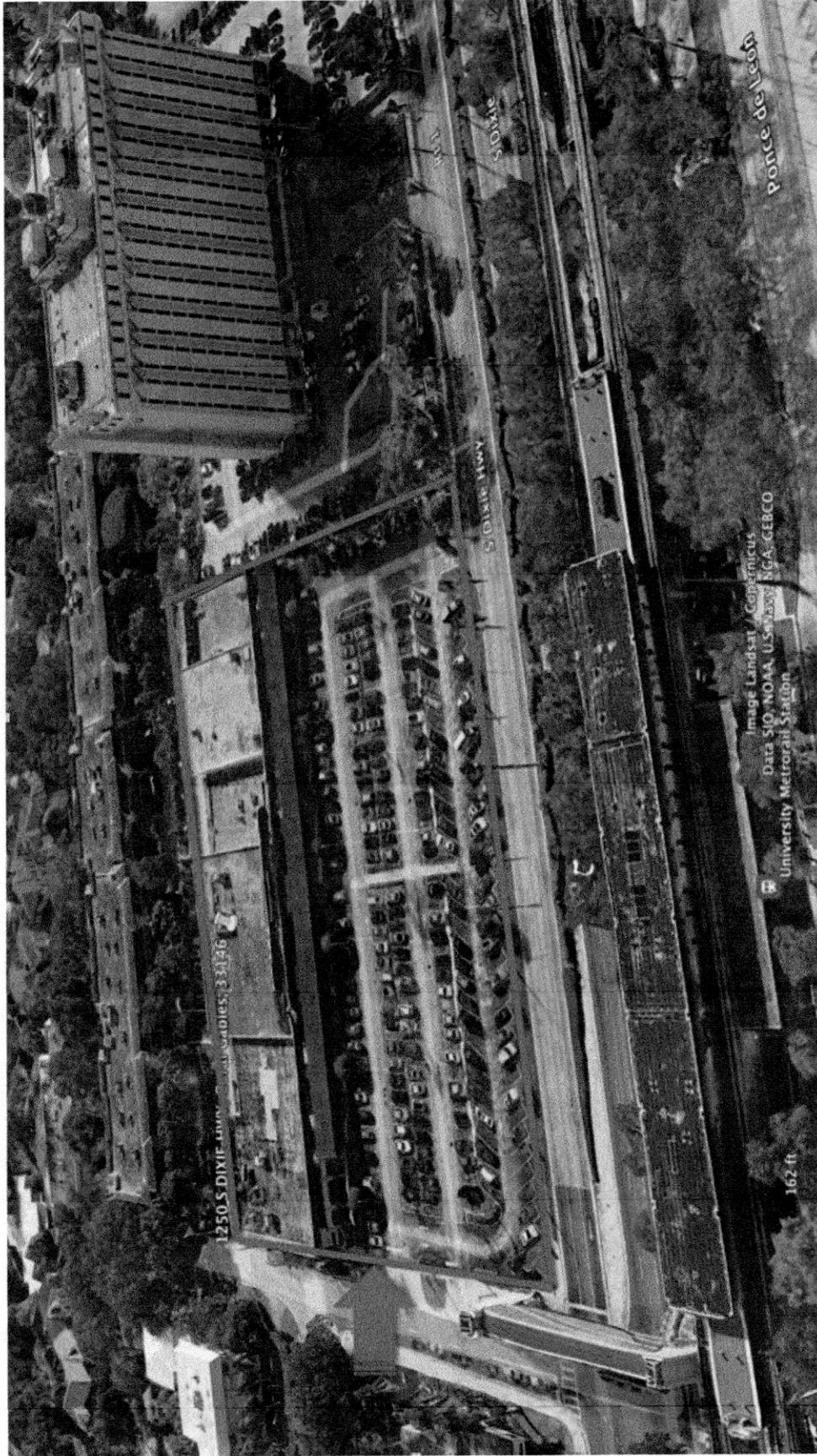
City Zoning Standard

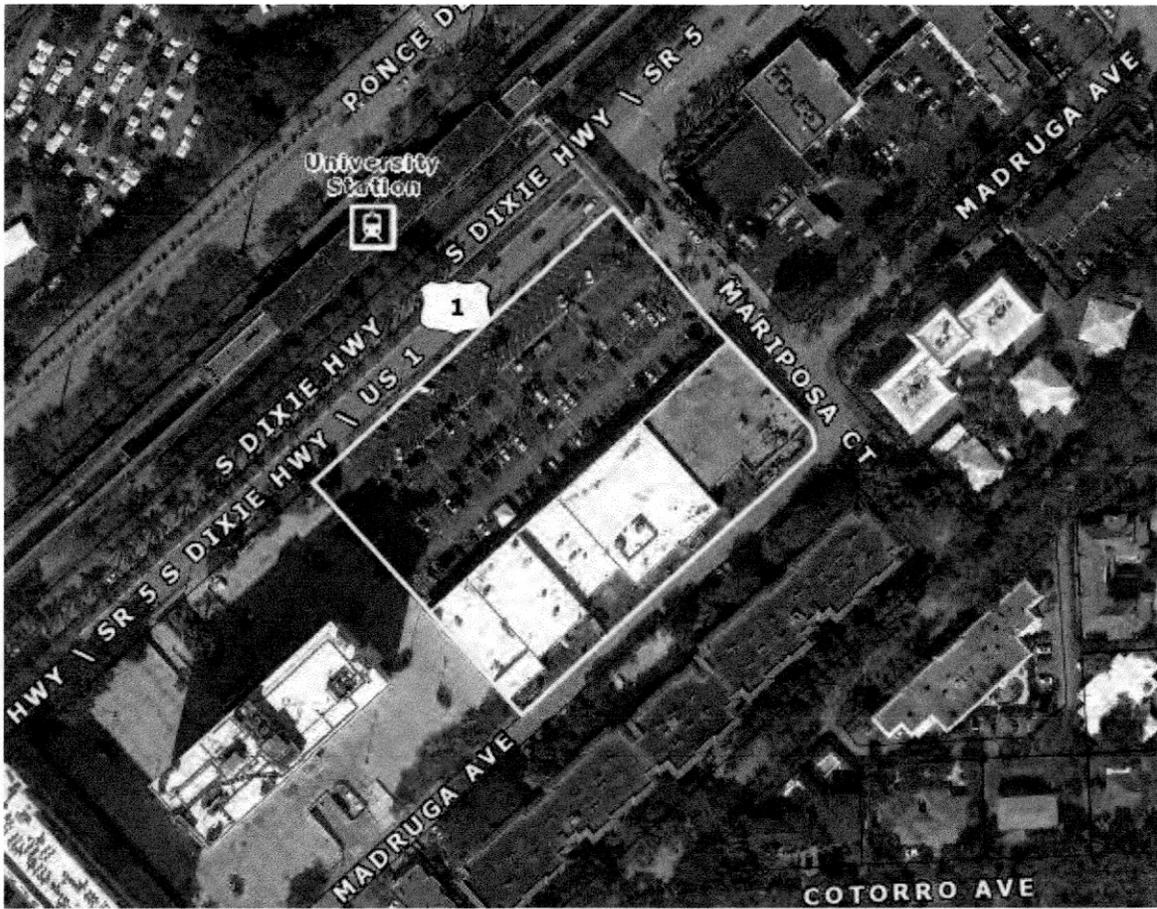
- B. The vacation or abandonment will provide a material public benefit in terms of promoting the desired development and improves the City's long-term fiscal condition and the applicant provides beneficial mitigation in the form of a proffered mitigation plan which mitigates the loss of real property, the increase in the intensity of use and/or impacts on the public health, safety and welfare including increased parking and traffic.*

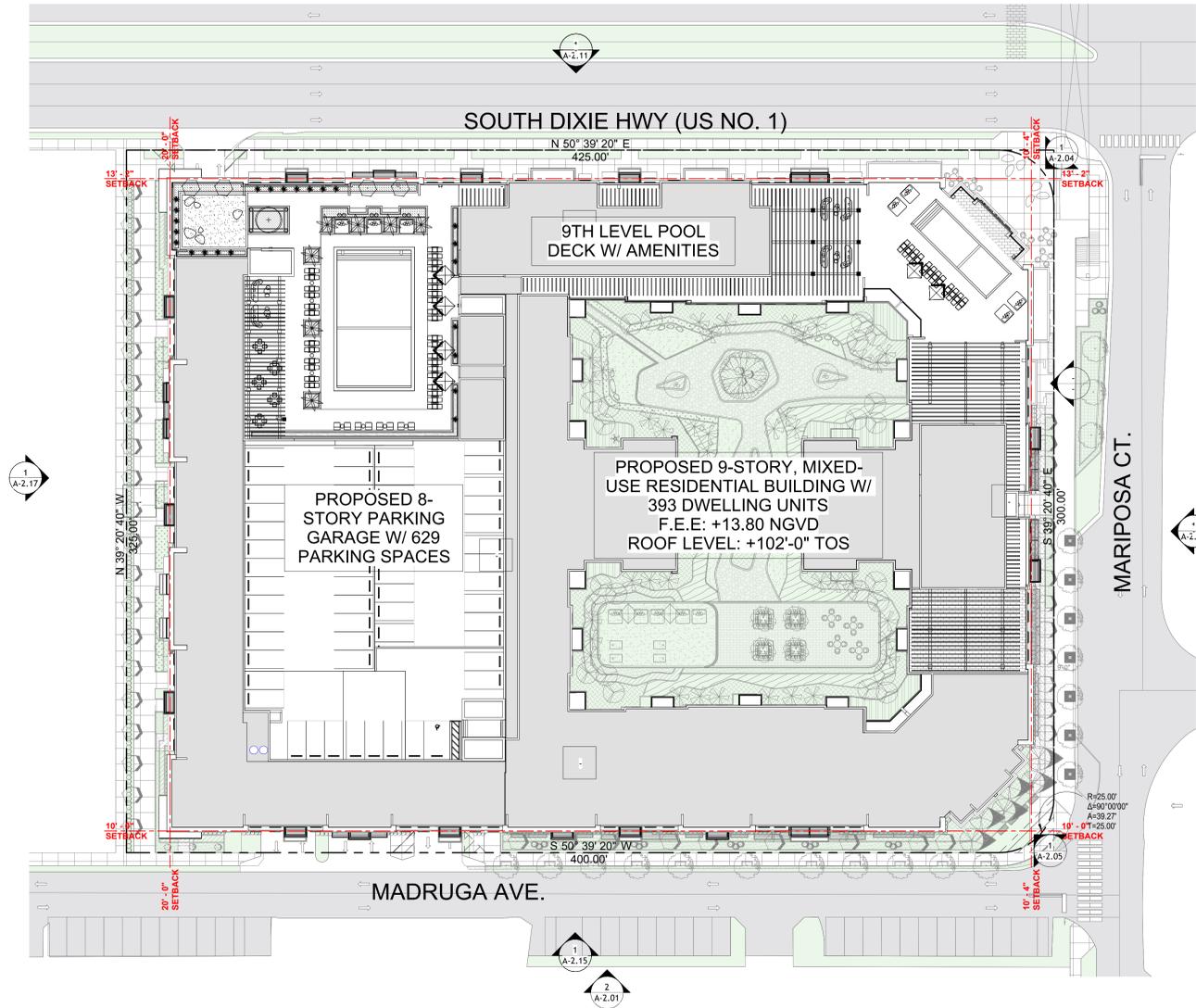
Applicants Response:

The abandonment/elimination of the alley, with its location within the center of the property will allow for a professional planning and site design techniques to achieve overall coordinated development of the parcel into a unified development. The abandonment shall promote and accommodate the City's intended use of the parcel as a mixed-use development consistent with its Mixed-use zoning designation. The parcel can then be developed pursuant to the City MXD Districts standards whereby a continuous, pedestrian-friendly urban environment, bringing together the activities of daily living, and reducing dependence on vehicular mobility can be maintained.

University Centre - 1250 South Dixie Highway, Coral Gables, Florida







OVERALL SITE PLAN 1
1" = 30'-0"

GENERAL NOTES

TYPE OF CONSTRUCTION AS PER TABLES 504.3, 504.4 AND 506.2 FBC, BUILDING 2023 8TH EDITION CONSTRUCTION TYPE I-A
FLOOD ZONE: X
ALL SPACES SHALL BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13, STANDARD FOR THE INSTALLATION SPRINKLER SYSTEMS AND AN EMERGENCY-VOICE ALARM COMMUNICATION SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE
PROVIDE KNOX BOXES FOR MFR ACCESS AT ALL GATES, ROLL UP DOORS AND ELEVATORS
EMERGENCY RESPONDER RADIO COVERAGE IS PROVIDED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE 2024 FBC8917

OCCUPANCY USE
PRINCIPAL USE: GROUP R-2 RESIDENTIAL (FBC 2023)/APARTMENT (FFPC, NFPA 101)
ACCESSORY USE: GROUP A-3 ASSEMBLY (FBC 2023)/ASSEMBLY (750 R) (FFPC, NFPA 101)
GROUP B - BUSINESS (FBC 2023)/BUSINESS (FFPC, NFPA 101)
GROUP M - MERCANTILE (FBC 2023)/MERCANTILE (FFPC, NFPA 101)
GROUP S-1 - MODERATE-HAZARD STORAGE (FBC 2023)/STORAGE (FFPC, NFPA)
GROUP S-2 - LOW-HAZARD STORAGE (FBC 2023)/STORAGE, LOW HAZARD (FFPC, NFPA)

EXIT ARRANGEMENT (REMOTENESS AND DIAGONAL MEASURE IS BASED ON FLORIDA FIRE PREVENTION CODE, NFPA 101 SECTION 7.1.3.3 AND FLORIDA BUILDING CODE, SECTION 1014.2.1 TYPICAL AT ALL LEVELS

LEGEND



GENERAL NOTES

- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, BASED ON MIAMI DADE COUNTY BENCHMARK ELEVATION #C-259-X, ELEVATION=19.08
- HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
- EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
- REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED EXISTING MAN-HOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.
- BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY SCHWIEBE-SHISKIN & ASSOCIATES, INC. DATED ON JANUARY 28, 2025.
- LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X (N.G.V.D. 1929) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12065C0314L, FOR COMMUNITY NO. 12065, DATED SEPTEMBER 11, 2009, AND INDEX MAP REVISED SEPTEMBER 11, 2009, AND IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

BUILDING FACADES FACING PUBLIC AND PRIVATE STREET RIGHT-OF-WAY OR PUBLIC OPEN SPACE OR BOTH SHALL BE A MINIMUM 40 PERCENT GLAZED.

*OPEN SPACE SHALL BE A MINIMUM FIFTEEN PERCENT (15%) OF THE GROSS DEVELOPMENT AREA. OPEN SPACE SHALL INCLUDE PARKS, PLAZAS, BALCONIES, TERRACES, COURTYARDS, ARCADES/COLONNADES, PEDESTRIAN PATHS, ROOFTOP GREEN SPACES ABOVE BUILDINGS AND PARKING GARAGES AND TRANSIT PLATFORM AREAS IMPROVED FOR PEDESTRIAN COMFORT.

IN BUILDINGS WITH AN OCCUPIED FLOOR MORE THAN 120 FEET MEASURED FROM THE ELEVATION OF STREET-LEVEL ACCESS TO THE LEVEL OF THE HIGHEST OCCUPIABLE FLOOR, NOT FEWER THAN TWO FIRE SERVICE ELEVATORS SHALL BE PROVIDED WITH A CAPACITY OF NOT LESS THAN 3,500 POUNDS TO COMPLY WITH THE 2023 FBC B 406.6.1, FIRE SERVICE ACCESS ELEVATOR.

AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325 AND AUTOMATIC VEHICULAR GATES SHALL COMPLY WITH SECTION 3110, ACCORDING TO 2023 FBC B SECTION 406.1.1, AUTOMATIC GARAGE DOOR OPENERS AND VEHICULAR GATES.

THE CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 7 FEET TO COMPLY WITH 2023 FBC B SECTION 406.1.2, CLEAR HEIGHT.

FLOOR SURFACES OF PARKING SURFACES SHALL BE OF CONCRETE OR SIMILAR APPROVED NONCOMBUSTIBLE AND NONABSORBENT MATERIALS AND SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DRIVEWAY TO COMPLY WITH 2023 FBC B SECTION 406.1.4, FLOOR SURFACES.

BUILDINGS WITH FOUR OR MORE STORIES REQUIRE AT LEAST ONE STAIRWAY EXTENDING TO THE ROOF, UNLESS THE ROOF HAS A SLOPE GREATER THAN 4:12 TO COMPLY WITH FBC B 1011.12.

THE BUILDING HAS RECEIVED COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES TO COMPLY WITH 2023 FBC B SECTION 616.1.

LOCATION AND ACCESS, LOBBY ENCLOSURE, SIZE AND DOORWAYS AND IDENTIFICATION SYMBOLS, OF THE REQUIRED FIRE SERVICE ACCESS ELEVATOR TO COMPLY WITH 2023 FBC B 3007.6.

STANDPIPE SYSTEMS REQUIRED DURING CONSTRUCTION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 3311.

PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES (2490 MM) MINIMUM.

OPEN PARKING GARAGES SHALL COMPLY WITH SECTIONS 406.1.1 THROUGH 406.1.9.3, 406.5 THROUGH 406.5.11

- BUILDING WILL BE BUILT IN ACCORDANCE WITH FBC SECTION 403 HIGHER RISE BUILDINGS:
AUTOMATIC SPRINKLER SYSTEM
FIRE PUMP ROOM
EMERGENCY SYSTEMS
SMOKE DETECTION SYSTEM
FIRE ALARM SYSTEM
STANDBY SYSTEM
EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM
EMERGENCY RESPONDER RADIO COVERAGE
FIRE COMMAND ROOM
- ALL GLAZING ON SITE SHALL BE IMPACT RESISTANT.
- ALL PROPOSED STAIRWELLS SHOULD ONLY EGRESS ON THE FIRST FLOOR.
- FITNESS CENTER AND RESIDENTIAL UNITS TO BE PRE-WIRED FOR AN ALARM SYSTEM.
- ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH A QUALITY DEADBOLT LOCKING SYSTEM AT ENTRY DOORS.
- ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH 180 DEGREE VIEWFINDER AT ENTRY DOORS.
- EXTERIOR DOORS SHALL BE SOLID, IMPACT RESISTANT OR METAL AND EQUIPPED WITH A QUALITY SECONDARY LOCK.
- CCTV SHALL BE CONSIDERED FOR THE FOLLOWING AREAS: ENTRANCE & EXIT POINTS FOR THE PARKING GARAGE, AND SHALL BE STRATEGICALLY PLACED THROUGHOUT THE PARKING GARAGE, COMMON AREAS, ELEVATORS, STAIRWELLS, AND ANY LOCATION WHERE MONEY IS EXCHANGED OR STORED.
- MAINTENANCE, ELECTRICAL, & STORAGE AREAS SHALL BE ACCESS CONTROLLED.
- LOBBY & ENTRY AREAS TO BUILDING SHALL BE ACCESS CONTROLLED WITH AN INTERCOM & A VIDEO MONITORING SYSTEM FOR VISITORS.
- SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITY SPECIFICATIONS. PROVIDE 1" PREMULDED FILLER BETWEEN DRIVEWAY AND SIDEWALK.
- EDGE OF ROAD PAVEMENT, VARIES, CONTRACTOR SHALL VERIFY LIMITS. REFER TO LOCAL CODES FOR DRIVEWAY TO ROAD DETAILS.
- CONTRACTOR SHALL VERIFY PLACEMENT OF STRUCTURE TO ASSURE THAT IT IS WITHIN THE REQUIRED SETBACKS, AND EASEMENTS PRIOR TO CONSTRUCTION OF THE FOUNDATION.
- FOR GRADING THROUGHOUT THE SITE, SEE CIVIL PLANS.
- DEVELOPMENT TO COMPLY WITH CHAPTER 33 OF THE FLORIDA BUILDING CODE WHILE UNDER CONSTRUCTION.
- 1/2" MAXIMUM CHANGE ELEVATION IN ALL EXTERIOR DOORS IN ACCORDANCE WITH FPCC 101.7.2.1.3.

- PROJECT SHALL CONFORM TO ALL APPLICABLE BUILDING CODES INCLUDING THE 2023 FBC
- LOBBY FINISH FLOOR TO BE MIN. FFE= 13.80 NGVD
- ALL NEW SIGNAGE WILL BE UNDER SEPARATE PERMIT TO BE DETERMINED AT A LATER DATE AND WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN, MATERIALS AND LOCATION.
- SEE CIVIL DRAWINGS FOR GRADING, STAKING, AND UTILITY PLANS
- REFER TO ELECTRICAL AND LANDSCAPE DRAWINGS FOR EXTERIOR BUILDING LIGHTING.
- SIDEWALKS ARE NOT TO HAVE A SLOPE GREATER THAN 5% NOT MORE THAN A 1/4" CHANGE IN ELEVATION. ALL COMMON AREAS ARE TO BE HANDICAP ACCESSIBLE.
- REFER TO LIFE SAFETY DRAWINGS (LS-1.00, THROUGH LS-1.12) FOR ADDITIONAL INFORMATION.
- ALL EXTERIOR BUILDING SIGNAGE ARE NOT A PART OF THIS PERMIT. EXTERIOR BUILDING SIGNAGE WILL BE UNDER SEPARATE PERMIT.
- ALL EXTERIOR BUILDING SIGNAGE SHALL BE COORDINATED WITH THE FIRE MARSHALL PRIOR TO INSTALLATION.
- TYPICAL AT ALL FLOOR LEVELS, WALK SURFACE OF THE MEAN OF EGRESS SHALL HAVE A SLIP-RESISTANCE SURFACE AND SECURELY ATTACHED AS PER NFPA 101 2023 EDITION 7.1.6 WALKING SURFACES IN THE MEANS OF EGRESS CHAPTER.
- CROSSWALKS AND ACCESSIBLE RAMPS TO CONFORM TO ADA WITH DETECTABLE WARNING SURFACE.
- PROVIDE 1/2" MAX. ELEVATION FOR ALL EXTERIOR DOORS.
- TYPICAL AT ALL FLOOR LEVELS, WALK SURFACE OF THE MEAN OF EGRESS SHALL HAVE A SLIP RESISTANCE SURFACE AND SECURELY ATTACHED AS PER NFPA 101 2023 EDITION 7.1.6 WALKING SURFACES IN THE MEANS OF EGRESS CHAPTER.

NOTE: ALL RAMP RUNS ON CURB RAMPS SHALL BE OF CONTRASTING MATERIAL, PER FBC 2023

NOTE: REFER TO CIVIL DRAWINGS FOR SITE PLAN INFORMATION.

NOTE: REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.

NOTE: REFER TO CIVIL DRAWINGS FOR SITE PLAN INFORMATION

NOTE: ALL FENCES AND GATES ARE UNDER A SEPARATE PERMIT, SHOWN FOR REFERENCE ONLY

NOTE: ALL FENCES AND GATES ARE UNDER A SEPARATE PERMIT, SHOWN FOR REFERENCE ONLY.

**ARCHITECTURE
PLANNING
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SEAL:

Julian Fort ARI2547

BEHAR • FONT & PARTNERS • P. A.
100% DESIGN DEVELOPMENT
THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

CLIENT INFORMATION:
LANDMARK PROPERTIES

DATE: 08/04/2025
REVISONS:
DATE:

PROJECT No: 24-087
DRAWN BY: R.Ballester
CHECKED BY: J.Fort / J.Lluch

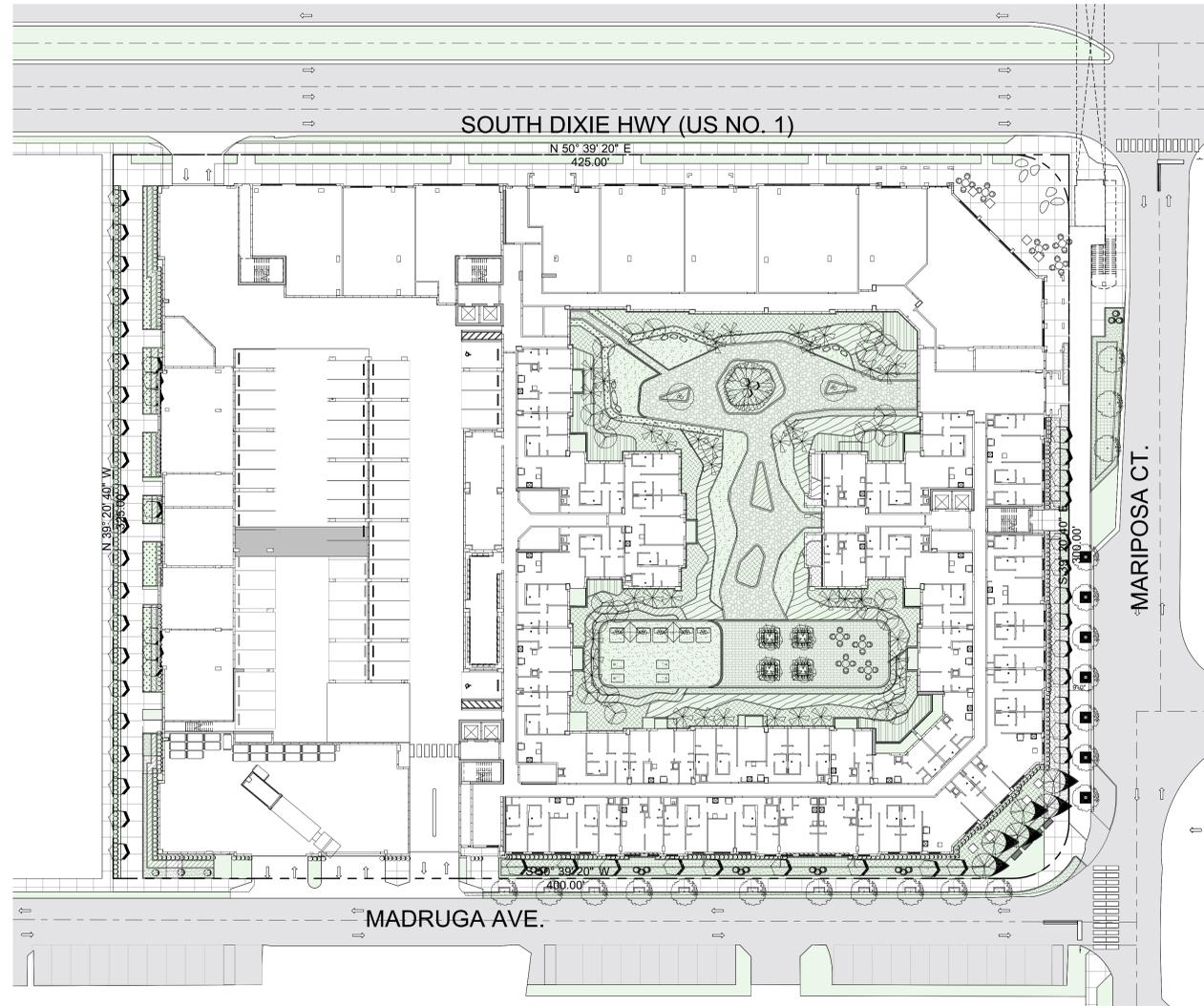
SCALE: As indicated
SHEET NAME: **OVERALL SITE PLAN @ 1"=30' SCALE**

SHEET No: **A-0.00**

OVERALL SITE PLAN NOTES

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100% DESIGN DEVELOPMENT 10/25/25
DUE TO THE COMPLEXITY OF THE PROJECT, THE CONTRACTOR SHALL CARRY A 5% CONTINGENCY OF HARD COST ON THE PROJECT.



GROUND LEVEL SITE PLAN



1" = 30'-0"

HIGH-RISE BUILDING NOTES:

- HIGH-RISE BUILDING SHALL COMPLY WITH 2023 FBC 403.2 THRU 403.6
 - BUILDING MUST COMPLY WITH FIRE PUMP PROTECTION. 2023 FBC 403.3.4
 - BUILDING MUST COMPLY WITH DETECTION, ALARM AND EMERGENCY SYSTEM WITH 2023 FBC 403.4 SECTION THRU 403.4.8
 - FIRE COMMAND CENTER MUST COMPLY WITH 2023 FBC 403.4.8 AND 911
 - BUILDING SHALL COMPLY WITH MEANS OF EGRESS AND EVACUATION WITH REMOTENESS OF INTERIOR EXIT STAIRWAYS. 2023 FBC SECTION 403.5.1
 - BUILDING SHALL COMPLY WITH MEANS EGRESS AND EVACUATION WITH STAIRWAY DOOR OPERATION. 2023 FBC SECTION 403.5.3 AND 403.5.3.1
 - BUILDING SHALL COMPLY WITH MEANS OF EGRESS AND EVACUATION WITH SMOKE PROOF ENCLOSURE. 2023 FBC SECTION 403.5.4
 - ELEVATOR 1, 2, 3, 4 & 5 INSTALLATION AND OPERATION SHALL COMPLY WITH 2023 FBC CHAPTER 30 AND SECTION 403.6.1 AND 403.6.2
 - PARKING SURFACES SHALL COMPLY WITH 2023 FBC SECTION 406.4.6
 - THIS BUILDING (MIXED USE) MUST COMPLY WITH 2023 FBC 508 AND 508.4. INDIVIDUAL OCCUPANCIES SHALL BE SEPARATED FROM ADJACENT OCCUPANCIES.
- NOTES:**
- PROJECT SHALL CONFORM TO ALL APPLICABLE BUILDING CODES INCLUDING THE 2023 FBC
 - ALL RAMP RUNS ON CURB RAMPS SHALL BE OF CONTRASTING MATERIAL, PER SECTION 1103.5 FBC 2023
 - REFER TO CIVIL DRAWINGS FOR SITE PLAN INFORMATION
 - REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN
 - ALL FENCES AND GATES ARE UNDER A SEPARATE PERMIT, SHOWN FOR REFERENCE ONLY
 - ALL EXTERIOR BUILDING SIGNAGE ARE NOT A PART OF THIS PERMIT. EXTERIOR BUILDING SIGNAGE WILL BE UNDER SEPARATE PERMIT.
 - ALL EXTERIOR BUILDING SIGNAGE SHALL BE COORDINATED WITH THE FIRE MARSHAL PRIOR TO INSTALLATION.
 - REFER TO LIFE SAFETY DRAWINGS (LS 01.01, LS 02.01, LS 03.01, LS 04.01, LS 05.01, LS 06.01, LS 07, LS 08, LS 09, LS 10, LS 11 AND LS 012) FOR ADDITIONAL INFORMATION.
 - SIDEWALKS RUNNING SLOPE IS 1:20 (5%) AND CROSS SLOPE 1:50 (2%).
 - ALL COMMON AREAS TO BE HANDICAP ACCESSIBLE
 - CROSSWALKS AND HANDICAP RAMPS TO CONFORM TO ADA WITH DETECTABLE WARNING SURFACE.
 - ALL ACCESSIBLE MEANS OF EGRESS WILL BE A HARD SURFACE THAT IS A MINIMUM OF 36 INCHES WIDE (44 INCHES IF THE OCCUPANT LOAD IS GREATER THAN 50 PERSONS)
 - ALL NEW SIGNAGE WILL BE UNDER SEPARATE PERMIT TO BE DETERMINED AT A LATER DATE AND WILL COMPLY WITH ZONING DEVELOPMENT REGULATIONS
 - ALL NEW SIGNAGE WILL BE UNDER SEPARATE PERMIT TO BE DETERMINED AT A LATER DATE AND WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
 - SHAFT ENCLOSURES FOR BUILDINGS GREATER THAN 420 FEET IN BUILDING HEIGHT, THE PROVIDE FIRE-RESISTANCE RATING OF THE FIRE BARRIERS ENCLOSING VERTICAL SHAFTS, INTERIOR EXIT STAIRWAY AND ELEVATOR HOIST WAY ENCLOSURES, MUST BE 2-HOUR CONSTRUCTION PER 2023 FBC BUILDING 403.2.2
 - ELEVATOR LOBBIES: 1 HOUR FIRE RESISTIVE CONSTRUCTION WITH 45 MINUTES OPENING
 - ONE ELEVATOR CAB MINIMUM, PER CORE (OR BUILDING AREA) SHALL ACCOMMODATE AN AMBULANCE STRETCHER PER 2023 FBC 201.3002
 - PROVIDE EXIT SIGN WITH 6 LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY THE BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS COMPLY WITH BUILDING CODES
 - PROVIDE EMERGENCY LIGHTING ONE FOOT-CANDLE AT FLOOR LEVEL COMPLY WITH BUILDING CODES
 - MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS
 - EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED TO LEVER HANDLES. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA
 - EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED TO LEVER HANDLES. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA

ELEVATION INFORMATION:

BENCHMARK USED:
MIAMI-DADE COUNTY BENCHMARK #TIDAL T-R. ELEVATION = + 1.289
FLOOD ZONE DATA: community PANEL #1 20650103144, DATED, 9/11/09 FLOOD ZONE, "X" BASE
FLOOR ELEVATION = 12.00 N.G.V.D.

BUILDING NOTES

BUILDING FACADES FACING PUBLIC AND PRIVATE STREET RIGHT-OF-WAY OR PUBLIC OPEN SPACE OR BOTH SHALL BE A MINIMUM 40 PERCENT GLAZED.

"THE FIRST LAYER SHALL BE PAVED AND LANDSCAPED AS PER ILLUSTRATION 8.4."

"OPEN SPACE SHALL BE A MINIMUM FIFTEEN PERCENT (15%) OF THE GROSS DEVELOPMENT AREA. OPEN SPACES SHALL INCLUDE PARKS, PLAZAS, BALCONIES, TERRACES, COURTYARDS, ARCADES/COLONNADES, PEDESTRIAN PATHS, ROOFTOP GREEN SPACES ABOVE BUILDINGS AND PARKING GARAGES AND TRANSIT PLATFORM AREAS IMPROVED FOR PEDESTRIAN COMFORT."

IN BUILDINGS WITH AN OCCUPIED FLOOR MORE THAN 120 FEET MEASURED FROM THE ELEVATION OF STREET LEVEL, ACCESS TO THE LEVEL OF THE HIGHEST OCCUPIABLE FLOOR, NOT FEWER THAN TWO FIRE SERVICE ELEVATORS SHALL BE PROVIDED WITH A CAPACITY OF NOT LESS THAN 3,500 POUNDS TO COMPLY WITH THE 2023 FBC 403.6.1, FIRE SERVICE ACCESS ELEVATOR.

AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325 AND AUTOMATIC VEHICULAR GATES SHALL COMPLY WITH SECTION 3110, ACCORDING TO 2023 FBC B SECTION 406.1.1, AUTOMATIC GARAGE DOOR OPENERS AND VEHICULAR GATES.

THE CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL BE NOT LESS THAN 7 FEET TO COMPLY WITH 2023 FBC B SECTION 406.1.2, CLEAR HEIGHT.

FLOOR SURFACES OF PARKING SPACES SHALL BE OF CONCRETE OR SIMILAR APPROVED NON-COMBUSTIBLE AND NONABSORBENT MATERIALS AND SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY TO COMPLY WITH 2023 FBC B SECTION 406.1.4, FLOOR SURFACES.

BUILDINGS WITH FOUR OR MORE STORIES REQUIRE AT LEAST ONE STAIRWAY EXTENDING TO THE ROOF, UNLESS THE ROOF HAS A SLOPE GREATER THAN 4:12 TO COMPLY WITH FBC B 101.1.2

THE BUILDING HAS RECEIVED COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES TO COMPLY WITH 2023 FBC B SECTION 1816.1.

LOCATION AND ACCESS, LOBBY ENCLOSURE, SIZE AND DOORWAYS AND IDENTIFICATION SYMBOLS, OF THE REQUIRED FIRE SERVICE ACCESS ELEVATOR TO COMPLY WITH 2023 FBC B 3007.6

STANDPIPE SYSTEMS REQUIRED DURING CONSTRUCTION AND DEMOLITION OPERATIONS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 3111.

PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES (2490 MM) MINIMUM

ENCLOSED PARKING GARAGES SHALL COMPLY WITH SECTIONS 406.1.1 THROUGH 406.1.9.3, 406.4 AND 406.6

- BUILDING WILL BE BUILT IN ACCORDANCE WITH FBC SECTION 403 HIGH RISE BUILDINGS:
AUTOMATIC SPRINKLER SYSTEM
FIRE PUMP ROOM
EMERGENCY SYSTEMS
SMOKE DETECTION SYSTEM
FIRE ALARM SYSTEM
STANDBY SYSTEM
EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM
EMERGENCY RESPONDER RADIO COVERAGE
FIRE COMMAND ROOM
- ALL GLAZING ON SITE SHALL BE IMPACT RESISTANT.
- ALL PROPOSED STAIRWELLS SHOULD ONLY EGRESS ON THE FIRST FLOOR.
- FITNESS CENTER AND RESIDENTIAL UNITS TO BE PRE-WIRED FOR AN ALARM SYSTEM.
- ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH A QUALITY DEADBOLT LOCKING SYSTEM AT ENTRY DOORS.
- ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH 180 DEGREE VIEWFINDER AT ENTRY DOORS.
- EXTERIOR DOORS SHALL BE SOLID, IMPACT RESISTANT OR METAL AND EQUIPPED WITH A QUALITY SECONDARY LOCK.
- GCITY SHALL BE CONSIDERED FOR THE FOLLOWING AREAS: ENTRANCE & EXIT POINTS FOR THE PARKING GARAGE (PHASE 1, UNDER SEPARATE PERMIT), AND SHALL BE STRATEGICALLY PLACED THROUGHOUT THE PARKING GARAGE, COMMON AREAS, ELEVATORS, STAIRWELLS, AND ANY LOCATION WHERE MONEY IS EXCHANGED OR STORED.
- MAINTENANCE, ELECTRICAL & STORAGE AREAS SHALL BE ACCESS CONTROLLED.
- LOBBY & ENTRY AREAS TO BUILDING SHALL BE ACCESS CONTROLLED WITH AN INTERCOM & A VIDEO MONITORING SYSTEM FOR VISITORS.
- SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITY SPECIFICATIONS, PROVIDE 1" PREMOULDED FILLER BETWEEN DRIVEWAY AND SIDEWALK.
- EDGE OF ROAD PAVEMENT, VARIES. CONTRACTOR SHALL VERIFY LIMITS. REFER TO LOCAL CODES FOR DRIVEWAY TO ROAD DETAILS.
- CONTRACTOR SHALL VERIFY PLACEMENT OF STRUCTURE TO ASSURE THAT IT IS WITHIN THE REQUIRED SETBACKS, AND EASEMENTS PRIOR TO CONSTRUCTION OF THE FOUNDATION.
- FOR GRADING THROUGHOUT THE SITE, SEE CIVIL PLANS.
- DEVELOPMENT TO COMPLY WITH CHAPTER 33 OF THE FLORIDA BUILDING CODE WHILE UNDER CONSTRUCTION.
- 1/2" MAXIMUM CHANGE ELEVATION IN ALL EXTERIOR DOORS IN ACCORDANCE WITH FFCF 101.7.2.1.3

STRIPING AND SIGNAGE NOTES

- ALL STRIPING IN RIGHT-OF-WAY AND ALL ON-SITE STOP BARS SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50 PERCENT GLASS SPHERES AND 50 PERCENT SHARP SILICA SAND APPLIED AT A RATE OF 0.20 PSF IN ACCORDANCE WITH FOOT SECTION 711.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION, AND MATCH EXISTING.
- SIGN POSTS SHALL BE STEEL CHANNEL IN ACCORDANCE WITH VILLAGE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SHALL BE BREAK-A-WAY.
- STOP SIGNS SHALL BE MOUNTED WITH 7" CLEAR FROM SIGN BOTTOM TO GRADE. WHERE INDICATED, ADDITIONAL SIGNAGE SHALL BE MOUNTED BELOW STOP SIGN.
- REFLECTIVE PAVEMENT MARKERS TO BE IN ACCORDANCE WITH FOOT STANDARD INDEX AND SECTION 706 AND SECTION 970 OF THE FOOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, CONTRACTOR TO REPLACE ANY BROKEN OR MISSING RPM'S IN ALL WORK AREAS, WHETHER SPECIFICALLY SHOWN OR NOT.

LEGEND



NOTE:
ALL RAMP RUNS ON CURB RAMPS SHALL BE OF CONTRASTING MATERIAL, PER FBC 2023

NOTE:
REFER TO CIVIL DRAWINGS FOR SITE PLAN INFORMATION

NOTE:
REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN

NOTE:
ALL FENCES AND GATES ARE UNDER A SEPARATE PERMIT, SHOWN FOR REFERENCE ONLY.

NOTE: REFER TO CIVIL DRAWINGS FOR SITE PLAN INFORMATION

NOTE: ALL FENCES AND GATES ARE UNDER A SEPARATE PERMIT, SHOWN FOR REFERENCE ONLY

OVERALL SITE PLAN NOTES

**ARCHITECTURE
PLANNING
INTERIORS**

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E-MAIL: info@beharfont.com

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SEAL:

Javier Font AR12547

BEHAR • FONT & PARTNERS • P . A .

100% DESIGN DEVELOPMENT

THE MARK AT CORAL GABLES

1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

**CLIENT INFORMATION:
LANDMARK
PROPERTIES**

DATE:
08/04/2025

REVISIONS:
DATE

PROJECT No:
24-067

DRAWN BY:
R.Ballester

CHECKED BY:
J.Font / J.Lluch

SCALE:
As indicated

SHEET NAME:
**SITE / GROUND PLAN @
1"=30' SCALE**

SHEET No:
A-0.01

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100% DESIGN DEVELOPMENT 10/25/25

DUO TO THE COMPLEXITY OF THE PROJECT, THE CONTRACTOR SHALL CARRY A 3% CONTINGENCY OF HARD COST ON THE PROJECT.

Law Office
of
LAURA L. RUSSO, ESQ.

2334 Ponce de Leon Boulevard, Suite 240
Coral Gables, Florida 33134

Tel: 305-476-8300
Fax: 305-476-8383

Email: Laura@LauraRussoLaw.com

January 9, 2026

Jennifer Garcia, AICP, CBU-A
Assistant Director Development Services
Planning and Zoning
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: The Mark
Property address: 1250 S. Dixie Hwy, Coral Gables, FL – Reactivating of Alley Vacation
File No.: 22L-266

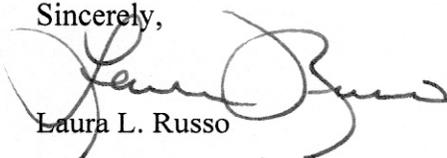
Dear Ms. Garcia,

As per our conversation and in furtherance of reactivating the alley vacation application, we enclose the following:

- December 2023 Alley Vacation Application
- December 2023 Planning Application
- Survey
- Site Plan
- Utilities Consent letters
- Mailing labels and list of Property Owners and radius map (1,000 linear feet)
- Letter of Intent
- Analysis of Zoning Code Section 14-211.3.

Should you have any questions or require any additional information, please do not hesitate to call us.

Sincerely,


Laura L. Russo

LLR/jp
Enclosures



Water and Sewer

P. O. Box 330316 • 3071 SW 38th Avenue
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

October 5, 2023

Laura L. Russo, Esq.

2324 Ponce de Leon Boulevard, Suite 240

Coral Gables, Florida. 33134

RE: Request to Vacate Alley

University Shopping Center/Zoning

1250 S. Dixie Highway, Coral Gables, Fl.

Dear Mrs. Russo:

On behalf of Miami-Dade Water & Sewer Department (WASD), this letter shall serve as notice of "no-objection" to the vacation of the Alley located at 1250 S. Dixie Highway on City of Coral Gables measure 45.0 feet wide and 125.00 feet long, that starts at the eastern edge of property.

WASD does not have any Water and/or Sewer within the reference Alley.

If there are any questions, or if you require further assistance, please contact me at the telephone number below.

A handwritten signature in black ink, appearing to read "G. Guerrero".

Guillermo Guerrero, PSM

Right of Way Unit

Miami Dade County Water and Sewer Department

☎: 786-268-5178

www.miamidade.gov/water

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October 9, 2023

LAURA L. RUSSO, ESQ., LLC
2334 Ponce De Leon Boulevard, Suite 240
Coral Gables, Florida 33134

Reference: ALTA / NSPS LAND TITLE SURVEY – 1250 S DIXIE HWY CORAL GABLES, FL

Location: A PORTION OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST.
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

Please consider this letter as your notification that satisfactory arrangements for installation of electric service have been made in accordance with Ordinance 68-69.

As per our agreement with you, we would appreciate your making these satisfactory arrangements contingent on easement requirements as follows:

- () Easements necessary for electrical facilities marked on the attached copy of the subject tentative plat and a duplicate was sent to owner.
- (X) No Additional Easements are required at this time for electrical facilities. Any additional easements required will be obtained by instrument prior to completion of building construction.
- () Easements have been assured verbally by the owner/developer and will be granted prior to completion of the building construction. An Easement by means of instrument will be granted by the customer for future facilities, therefore FPL has no objections to the approval and recording of the Plat.

In addition, contributions in aid of construction for relocation or installation of underground electrical facilities, whenever applicable, will be collected at a later date and therefore FPL has no objection to this Plat.

You must make sure none of the equipment being used during the project will be in conflict with any of our existing facilities. You verified that the road restoration will not come in conflict or damage our poles. If it will, you will be subject to a potential claim and/or a forced relocation cost of the facility. You will have to contact the engineer of the area once again if any conflicts are found during construction.

If there are any questions or you need further information, please call (305) 377-6009 for assistance.

Sincerely,

Robert Gadon

Robert Gadon
Engineer II



Andres Hernandez
OSPE
AT&T Florida
600 NW 79th Ave Room 360
Miami, FL 33126

T: 305-322-3943
Ah0816@att.com

October 6, 2023

Laura L. Russo, ESQ.

RE: University Shopping Center

Property:1250 S DIXIE HWY, Coral Gables, FL 33146/Folio:03-4130-019-0020

AT&T has no objection to the vacation of the 45' wide and 125' long alley described on the attached Title Survey. If you have any questions concerning this consent letter, please call me at (305) 322-3943.

Sincerely,

Andres Hernandez

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

Enclosed

From: Rodas, Paul prodas@coralgables.com 
Subject: RE: Alley Vacation - Property: 1250 S. Dixie Highway, Coral Gables, FL
Date: October 4, 2023 at 1:28 PM
To: Saucedo, Jose jsaucedo@coralgables.com, Jessy Pineda jessyp@laurarussolaw.com
Cc: Laura Russo laurar@laurarussolaw.com

PR

Good afternoon Jose and Jessy,

Jessy is requesting written verification that the Utilities Division does not have any facilities within their easement.

I missed commenting on that easement during DRC, so they are doing their due diligence to insure we have no interest in that area. A confirmation to this email would suffice.

Thank you,

Paul Rodas, P.E.
City Engineer & Permit Section Manager
City of Coral Gables
Department of Public Works
2800 SW 72nd Avenue
Miami, FL 33155
T: 305.460.5048



From: Saucedo, Jose <jsaucedo@coralgables.com>
Sent: Wednesday, October 4, 2023 12:39 PM
To: Jessy Pineda <jessyp@laurarussolaw.com>; Laura Russo <laurar@laurarussolaw.com>
Cc: Rodas, Paul <prodas@coralgables.com>
Subject: RE: Alley Vacation - Property: 1250 S. Dixie Highway, Coral Gables, FL

Ms. Pineda -

Thank you for your e-mail.

We are copying Mr. Paul Rodas, Permit Section Manager, for his advice on how to proceed with this request.

In order to improve our service, could you please let us know who referred you to me?

Thanks

Have a great day.

Regards

Jose

From: Jessy Pineda <jessyp@laurarussolaw.com>
Sent: Wednesday, October 4, 2023 10:08 AM
To: Saucedo, Jose <jsaucedo@coralgables.com>



September 19th, 2023

Ms. Laura L. Russo, Esq.
Law Office of Laura L. Russo, Esq.
2334 Ponce de Leon Blvd, suite 240
Coral Gables, Florida 33134

**Re: No Objection – University Shopping Center / Zoning
Located at 1250 S Dixie Hwy, Coral Gables, FL
File #: 22L-266**

Dear Ms. Russo

On behalf of **Hotwire Communications**, this letter shall serve as a notice of “**no objection**” to vacate an alley that is 45’ wide and 125’ long that starts at the eastern edge of the property. As shows the limits of this plat.

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

Sincerely,

Walter Sancho-Davila

Walter Sancho-Davila
Project Manager - OSP Engineering

From: Haber, Juan J juan.haber@verizon.com 
Subject: Re: [E] Alley Vacation - Property: 1250 S. Dixie Highway, Coral Gables, FL
Date: September 19, 2023 at 2:03 PM
To: Jessy Pineda jessyp@laurarussolaw.com
Cc: scott.gustafson@verizonwireless.com, Laura Russo laurar@laurarussolaw.com



Good afternoon Jessy,

Verizon MCI does not have any facilities in the alleyways. The closest facilities are directly on US1. As long as you are not doing anything to US1, Verizon MCI is clear from facility issues.

Thanks,

verizon

Juan Haber

Engr II-Outside Plant
Global Network and Technology
Verizon Business Group

M 786 224 8576
16563 NW 15th Ave
Miami, FL 33169

On Tue, Sep 19, 2023 at 1:10PM Jessy Pineda <jessyp@laurarussolaw.com> wrote:

Good afternoon,

Please see the attached.

Should you have any questions or require any additional information, please do not hesitate to call us.

Thank you,

Jessy Pineda
Assistant to Laura L. Russo, Esq.
LAURA L. RUSSO, ESQ., LLC
2334 Ponce De Leon Boulevard, Suite 240
Coral Gables, Florida 33134
Tel: 305-476-8300
Fax: 305-476-8383
[Email: jessyp@laurarussolaw.com](mailto:jessyp@laurarussolaw.com)

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NOTE: Due to the overwhelming number of fraudulent cashier's checks circulating in



November 3rd, 2023

Laura L. Russo
2334 Ponce De Leon Boulevard
Coral Gables, Fl 33134
laura@laurarussolaw.com

RE: University Shopping Center / Zoning
Property: 1250 S. Dixie Highway, Coral Gables, FL
File No.: 22L-266

Dear Ms. Russo:

Florida City Gas (FCG) has received your request to vacate a section of the aforementioned alley described on the attached survey. Based on a review of available records and/or field verification of existing FCG facilities, the following has been determined for the subject request:

FCG does not have existing facilities within the identified limits of the aforementioned defined area. Therefore, FCG has no objections to the proposed vacation of only the described alley. FCG does have objections of vacating the mentioned alleyway.

If you need additional information or should any questions, comments or concerns arise, please do not hesitate to contact me.

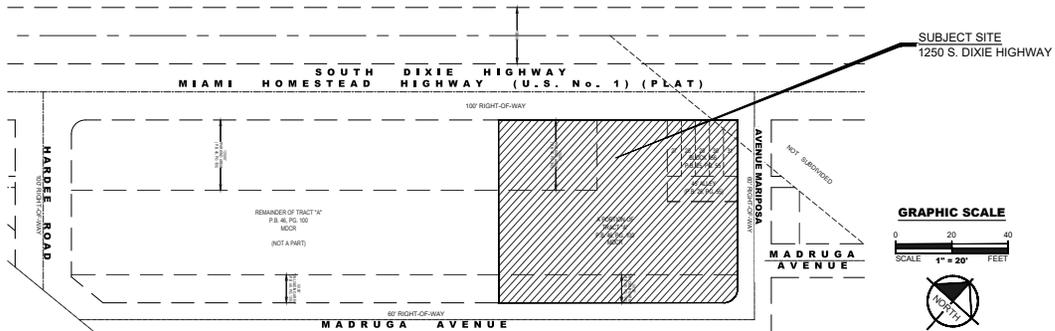
Regards,

A handwritten signature in black ink, appearing to read 'TSP'.

Tristan Simoes-Ponce
Engineer II

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST.
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA



SURVEYOR'S NOTES / REPORT:

- ALL FIELD MEASUREMENTS TAKEN FOR THIS SURVEY WERE MADE WITH A TRANSIT, ELECTRONIC DISTANCE METER AND/OR STEEL TAPE, WITH A MINIMUM ACCURACY OF 1/500.
- ELEVATIONS WHEN SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM (NVD) 1953. THE CLOSURE OF A LEVEL LOOP TO THE SAME BENCHMARK WAS FOUND TO EXCEED THE EXPECTED ACCURACY FOR THIS TYPE OF SURVEY AS CLASSIFIED IN THE "STANDARDS OF PRACTICE FOR LAND SURVEYING - THE STATE OF FLORIDA," PURSUANT TO RULE 5A-17.0-9.0(2), STATE OF FLORIDA ADMINISTRATIVE CODE.
- THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS NOR ANY OTHER UNDERGROUND IMPROVEMENTS AND/OR UTILITIES, UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAY, RESERVATIONS, ETC. THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SKETCH OF SURVEY OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THE CITY OF MIAMI, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- ALL BOUNDARY LIMIT INDICATORS SET BY THIS FIRM ARE STAMPED LB # 7563 OR PSM # 669 AND ARE 3/4" X 1/2" IRON PIPE WITH YELLOW CAP UNLESS OTHERWISE NOTED.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION OF THE TITLE COMMITMENT PROVIDED BY THE CLIENT. THIS FIRM CAN CONFIRM THAT THE PARCEL, COMPRISING THE SUBJECT PROPERTY IS A SINGLE PARCEL OF LAND.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN. THE NORTH LINE OF BLOCK 125A HAS BEEN ASSIGNED A BEARING OF S 87° 42' 34" E (BASIS OF BEARING).
- THE LOCATION OF ANY UNDERGROUND UTILITY LINES ARE NOT SHOWN ON THIS SURVEY.
- SOUTH PENINSULA SURVEYING, CORP. DID NOT OBSERVE ANY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- SOUTH PENINSULA SURVEYING, CORP. DID NOT OBSERVE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING FIELDWORK.
- SOUTH PENINSULA SURVEYING, CORP. DID NOT OBSERVE ANY EVIDENCE OF AN EXISTING CEMETERY ON SUBJECT PROPERTY.
- SOUTH PENINSULA SURVEYING, CORP. DID NOT OBSERVE ANY FIELD DELINEATION OF WETLANDS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS PEDESTRIAN AND VEHICULAR ACCESS TO THE PROPERTY ON GARDENAS AVENUE. SEE SKETCH OF SURVEY FOR MORE INFORMATION.
- ALL EASEMENTS SHOWN AND RIGHT OF WAY INFORMATION ON THIS SURVEY ARE BASED ON THE SUBJECT RECORD PLAT AND TITLE COMMITMENT PROVIDED BY THE CLIENT.
- SOME SYMBOLS SHOWN ON THIS SURVEY ARE EXAGGERATED BEYOND THE SCALE OF THIS DRAWING. THE CENTER OF THE SYMBOLS REPRESENTS THE ACTUAL LOCATION OF THE CORRESPONDING IMPROVEMENT.
- THE INTENDED USE OF THIS SURVEY IS FOR PURCHASE OF PROPERTY.
- THE DATE OF COMPLETION OF ORIGINAL FIELD SURVEY (THE "SURVEY DATE") WAS NOVEMBER 05, 2022.
- SOUTH PENINSULA SURVEYING, CORP. HAS REVIEWED THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH COMMITMENT NUMBER FL35211055JG22372M1L, DATED NOVEMBER 07, 2022 AND HAS THE FOLLOWING COMMENTS:

SCHEDULE B(1) TITLE EXCEPTIONS AND REPORT:

ITEM NO.	DESCRIPTION	RECORDING INFO.	COMMENTS
1-6	STANDARD TITLE EXCEPTIONS	N/A	NOT A SURVEY MATTER.
7	RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND ANY OTHER RELEVANT MATTERS SHOWN ON THE PLAT OF CORAL GABLES RIVERA SECTION PART 8	PLAT BOOK 25, PAGE 55, MDCR	ALL PLATTED MATTERS SHOWN ON SKETCH. SEE SKETCH OF SURVEY.
8	RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND ANY OTHER RELEVANT MATTERS SHOWN ON THE PLAT OF REPLAY OF PART OF CORAL GABLES RIVERA SECTION PART 8	PLAT BOOK 46, PAGE 100, MDCR	ALL PLATTED MATTERS SHOWN ON SKETCH. SEE SKETCH OF SURVEY.
9	ITEM INTENTIONALLY DELETED.		
10	ITEM INTENTIONALLY DELETED.		
11	EASEMENT GRANTED TO SOUTH ATLANTIC TELEPHONE & TELEGRAPH COMPANY, A FLORIDA CORPORATION	D.B. 839, PAGE 106, MDCR D.B. 506, PAGE 37, MDCR	AFFECTS SUBJECT SITE. INSTRUMENT BLANKET.
12	ITEM INTENTIONALLY DELETED.		
13	COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ANY OTHER RELEVANT MATTERS SET FORTH IN DEEDS	D.B. 1304, PAGE 1, MDCR D.B. 1311, PAGE 372, MDCR D.B. 1311, PAGE 381, MDCR D.B. 1312, PAGE 79, MDCR D.B. 1312, PAGE 80, MDCR D.B. 1312, PAGE 81, MDCR D.B. 2069, PAGE 110, MDCR D.B. 1315, PAGE 126, MDCR	AFFECTS SUBJECT SITE. INSTRUMENT NOT PLOTTABLE.
14	DECLARATION OF RESTRICTIVE COVENANT	BOOK 12446, PAGE 1450, MDCR	AFFECTS SUBJECT SITE. INSTRUMENT BLANKET.
15	DECLARATION OF RESTRICTIVE COVENANT	BOOK 18070, PAGE 1713, MDCR	AFFECTS SUBJECT SITE. INSTRUMENT NOT PLOTTABLE.
16	TERMS, CONDITIONS, PROVISIONS AND ANY OTHER RELEVANT MATTERS SET FORTH IN THAT CERTAIN LEASE DATED MAY 4, 1966 BY AND BETWEEN UNIVERSITY SHOPPING CENTER, A FLORIDA GENERAL PARTNERSHIP, AS LANDLORD, AND TOP FREDAV'S, INC., A NEW YORK CORPORATION, AS TENANT	BOOK 18441, PAGE 4773, MDCR BOOK 22681, PAGE 1626, MDCR BOOK 22681, PAGE 1847, MDCR	NOT A SURVEY MATTER.
17	ITEM INTENTIONALLY DELETED.		
18	MATTERS AS SHOWN ON THE SURVEY BY SOUTH PENINSULA SURVEYING, CORP., DATED NOVEMBER 05, 2022. LAST REVISED _____ UNDER JOB NO. 23711.		

SURVEYOR'S AFFIDAVIT:

THIS IS TO CERTIFY THAT ALL PARCELS SHOWN ON THIS SKETCH OF SURVEY ARE CONTIGUOUS TO EACH OTHER AND THAT THE BOUNDARY MATHEMATICALLY CLOSES WITHOUT GAPS OR GERTS.

SURVEYOR'S CERTIFICATE:

TO: LCO ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; THE MARK AT CORAL GABLES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
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/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 11(A), 11(B), 11, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DATE 05/20/22.
SAD DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 12060C0205, WITH A DATE OF IDENTIFICATION OF 05-11-2005 FOR COMMUNITY NUMBER 12069 IN MIAMI-DADE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY. THE SUBJECT PROPERTY IS SITUATED:
DATE OF PLAT OR MAP: _____
DATED: _____

LEGEND / ABBREVIATIONS:

- | | | | |
|----------|-----------------------------|---|---------------------------------|
| B.C. | - BLOCK CORNER | ⊙ | - MANHOLE (UNKNOWN) |
| BUILD. | - BUILDING | ⊕ | - ELECTRIC / FPL MANHOLE |
| CB | - CATCH BASIN | ⊖ | - WATER VALVE |
| C.B.S. | - CONCRETE BLOCK STUCCO | ⊖ | - FIRE HYDRANT |
| COMAS | - CITY OF MIAMI ATLAS SHEET | ⊖ | - CATCH BASIN |
| CONC. | - CONCRETE | ⊖ | - WOODEN POWER POLE |
| COR. | - CORNER | ⊖ | - GUIDE-WAY ANCHOR |
| CLP | - CHAIN LINK FENCE | ⊖ | - LIGHT POLE |
| CLP | - CONCRETE LIGHT POLE | ⊖ | - CONCRETE LIGHT/POWER POLE |
| FOB | - FIBER-OPTIC BOX | ⊖ | - ELECTRIC BOX (UNKNOWN) |
| F.I.P. | - FOUND IRON PIPE | ⊖ | - TRAFFIC SIGNAL POST |
| F.N. | - FOUND NAIL AND DISC | ⊖ | - FIBER-OPTIC BOX |
| F.N. AD. | - FOUND NAIL AND DISC | ⊖ | - CATCH BASIN |
| GN | - LIGHT POLE | ⊖ | - TELEPHONE / BELLSOUTH MANHOLE |
| GN | - LIGHT POLE | ⊖ | - MONUMENT LINE |
| M.D.C.R. | - MIAMI DADE COUNTY RECORDS | ⊖ | - CENTER LINE |
| M(D) | - MIAMI DADE COUNTY RECORDS | | |
| P.B. | - PLAT BOOK | | |
| PL | - PLANTER | | |
| P.O.B. | - POINT OF BEGINNING | | |
| R.W. | - RIGHT-OF-WAY | | |
| S.N.D. | - SET NAIL AND DISC | | |
| TS | - TRAFFIC SIGN | | |
| TRP | - TRAFFIC SIGNAL POST | | |
| WP | - WOOD POLE | | |
| WV | - WATER VALVE | | |

LEGAL DESCRIPTION:

LOTS 27, 28, 29, 30 AND 31, IN BLOCK 156, OF CORAL GABLES RIVERA SECTION PART 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AND
THAT PART OF TRACT "X" (WHICH SAID TRACT "X" INCLUDES AREAS INDICATED AS PARKING AREA AND UNLOADING AREA AS SHOWN ON PLAT ENTITLED REPLAY OF PART OF CORAL GABLES RIVERA SECTION PART 8, AND RECORDED IN PLAT BOOK 46, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THAT LIES NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCE AT A POINT WHERE THE SOUTHEASTERLY LINE OF MIAMI HOMESTEAD HIGHWAY INTERSECTS THE NORTHEASTERLY LINE OF HARDEE ROAD; THEN NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF MIAMI HOMESTEAD HIGHWAY A DISTANCE OF 760 FEET TO THE POINT OF BEGINNING OF THE LINE BEING DESCRIBED; THENCE SOUTHEASTERLY PARALLEL TO AND 760 FEET NORTHEASTERLY AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF HARDEE ROAD A DISTANCE OF 350 FEET TO A POINT ON THE NORTHWESTERLY LINE OF AVENUE MADRUGA, SAID POINT BEING 703.70 FEET NORTHEASTERLY FROM A POINT WHERE THE NORTHWESTERLY LINE OF AVENUE MADRUGA INTERSECTS THE NORTHERLY LINE OF HARDEE ROAD;
AND
THE 45.0 FOOT ALLEY LYING BETWEEN THE SAID TRACT "X" AND THE SAID LOTS 27, 28, 29, 30 AND 31, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE MOST NORTHERLY CORNER OF THE SAID TRACT "X"; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE SAID TRACT "X" FOR A DISTANCE OF 300.0 FEET TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE NORTHWESTERLY LINE OF THE SAID TRACT "X" FOR A DISTANCE OF 365.0 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE SAID TRACT "X"; THENCE NORTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF THE SAID TRACT "X" FOR A DISTANCE OF 460.0 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 26.0 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES FOR AN ARC DISTANCE OF 47.0 FEET TO THE END OF SAID CURVE AND A POINT ON THE SOUTHWESTERLY LINE OF AVENUE GARDENAS; THENCE NORTHWESTERLY TANGENT TO THE LAST MENTIONED CURVE AND ALONG THE SOUTHWESTERLY LINE OF AVENUE GARDENAS FOR A DISTANCE OF 200.0 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE ALLEY; AS THE SAME IS SHOWN ON THE SAID PLAT OF REPLAY OF PART OF CORAL GABLES RIVERA SECTION PART 8, THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST COURSE AND ALONG THE NORTHWESTERLY LINE OF THE SAID ALLEY FOR A DISTANCE OF 100.0 FEET TO A POINT; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST COURSE FOR A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.
AND
THE FOLLOWING DESCRIBED PORTION OF THE NORTH 12 OF THE NORTH 12 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA:
BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE MIAMI-HOMESTEAD HIGHWAY AS THE SAME IS SHOWN ON THE PLAT OF CORAL GABLES RIVERA SECTION PART 8, RECORDED IN PLAT BOOK 25, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE SOUTH LINE OF THE NORTH 12 OF THE SW 1/4 OF THE NE 1/4 OF THE SAID SECTION 30; THENCE NORTH 07° 27' 29" EAST ALONG THE SOUTHEASTERLY LINE OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SAID MIAMI-HOMESTEAD HIGHWAY FOR A DISTANCE OF 44.10 FEET TO THE INTERSECTION THEREOF WITH THE PROLONGATION NORTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SAID MIAMI-HOMESTEAD HIGHWAY FOR A DISTANCE OF 44.10 FEET TO THE INTERSECTION THEREOF WITH THE PROLONGATION NORTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AVENUE GARDENAS; THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF AVENUE GARDENAS FOR A DISTANCE OF 36.15 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE NORTH 12 OF THE SW 1/4 OF THE NE 1/4 OF THE SAID SECTION 30; THENCE SOUTH 89° 49' 49" WEST ALONG THE SOUTH LINE OF THE NORTH 12 OF THE SW 1/4 OF THE NE 1/4 OF THE SAID SECTION 30 FOR A DISTANCE OF 57.02 FEET TO THE POINT OF BEGINNING.
THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT "X"; THENCE NORTH 47° 47' 39" EAST ALONG THE SOUTHEASTERLY LINE OF MIAMI HOMESTEAD HIGHWAY (AKA SOUTH DIXIE HIGHWAY - U.S. 1) FOR A DISTANCE OF 760.00 FEET TO THE POINT OF BEGINNING TO THE FOLLOWING TRACT OF LAND, THENCE CONTING NORTH 47° 47' 39" EAST FOR 405.0 FEET TO A POINT; THENCE SOUTH 47° 22' 22" EAST ALONG THE SOUTHWESTERLY LINE OF AVENUE GARDENAS FOR 300.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, SAID CURVE CONVEX TO THE NORTHWEST; THENCE ALONG SAID CURVE, HAVING AS ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90 DEGREE FOR AN ARC DISTANCE OF 38.22 FEET TO A POINT OF TANGENCY, THENCE SOUTH 47° 22' 22" EAST ALONG THE NORTHWESTERLY LINE OF AVENUE MADRUGA FOR A DISTANCE OF 400.00 FEET TO A POINT; THENCE NORTH 71° 23' 00" WEST FOR 325.00 FEET TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.
CONTAINING 137,969.67 SQUARE FEET OR 3.168 ACRES (MORE OR LESS).

SOUTH PENINSULA SURVEYING, CORP.
LB # F156 CONSULTANTS
LAND DEVELOPMENT CONSULTANTS
SURVEYORS - PLANNERS
CONSTRUCTION LAYOUT
1600 NORTH MIAMI AVENUE, SUITE 208
MIAMI, FLORIDA 33136
(305) 554-8887 #ATALE info@psurvey.com

SURVEYOR'S CERTIFICATE
HEREBY 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/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 11(A), 11(B), 11, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DATE 05/20/22.
SAD DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 12060C0205, WITH A DATE OF IDENTIFICATION OF 05-11-2005 FOR COMMUNITY NUMBER 12069 IN MIAMI-DADE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY. THE SUBJECT PROPERTY IS SITUATED:
DATE OF PLAT OR MAP: _____
DATED: _____



ALTA / NSP LAND TITLE SURVEY
1250 SOUTH DIXIE HIGHWAY, CORAL GABLES, FL

DATE: FEB. 15, 2023	TYPE OF SURVEY: ALTA/NSP LAND TITLE SURVEY
CARD: C250 S. DIXIE HWY	BOOK: 20715
DRAWN BY: A.J. AD	PLAT: 20715
FILE NO. LD-2023	
SHEET: 1 OF 5	C-1

THIS SHEET MAY VARY WITHOUT THE OTHERS



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

November 27, 2023

Maria Johnston

CEO

M. Johnston Consulting, LLC

Cell: 305-298-5500

Email: Maria@mjohnstonconsult.com

RE: Easement Vacation - Property: 1250 S. Dixie Highway, Coral Gables, FL
Location: 1250 S. Dixie Highway, Coral Gables, FL

Dear Mrs. Maria Johnston:

On behalf of Comcast this letter shall serve as a notice of “No-Objection” to the following:

1. No objection to the approval the vacation of the 45’Wx 125’L Alley.

It is understood that any relocation of existing Comcast facilities associated with the proposed project will be at the owner’s expense. Additional future easements in another location may be required to provide service to the proposed project. Comcast show an existing aerial network within the easement to be vacated.

If you have any questions, please feel free to contact us.

Sincerely,

Maria Nunez
Comcast/ Southern Division (RDC)
6565 Nova Drive
Davie, FL 33317

E-MAIL: maria_nunez@comcast.com



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

January 7, 2026

City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: Property owners within 1,000 feet of:

SUBJECT: 1250 S Dixie Highway, Coral Gables, FL 33146

FOLIO NUMBER: 03-4130-004-0010

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 1,000 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Per Section 15-102: Should the radius extend beyond the City limits, notice shall be mailed outside of the City limits only to addresses that are known by reference to the latest ad valorem tax record that are within a five hundred (500) foot radius of the property that is the subject of the application.

The MDCPS Office of the Superintendent, the Principal of the MDCPS physically located within the notice area, the District 6 School Board Member, the School Board Chair and Vice Chair have been added to the list and mailing labels as per City of Coral Gables Res. 2020-245, if applicable.

Per Ordinance 2023-02, Section 15-102: All required mail notice will be sent to the property address and the mailing address per the Miami-Dade County Property Appraisers website. If the address is the same for both, then only one notice must be sent.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **439, including 3 international* ****

**No MDCPS physically located within the notice area.*

***No properties outside of the City of Coral Gables boundaries were found within a 500' radius.*

EDWARD ROGERS
135 DUNBEGAN RD
TORONTO ON M4V 2R2
CANADA

ELIZAVETA GUR
IRINA KORESHKOVA
07070 ARAPSUYU MAH 661 SK ALPEREN
APT NO 3 D 1
ANTALYA KONYAALTI
TURKEY

MARC HICKESON
LEONOR CERCENA
1926 TUPPER ST
MONTREAL QC
CANADA

1150 MADRUGA A104 PROPERTY LLC
5761 MILLER DR
MIAMI, FL 33155

1245 7 MARIPOSA LLC
605 LOTUSS LN
SARASOTA, FL 34242

1350 S DIXIE LLC
2020 PONCE DE LEON BLVD #1104
CORAL GABLES, FL 33133

219 MARIPOSA LLC
210 ROMANO AVE
CORAL GABLES, FL 33134

5750 TURIN 103 LLC
5750 TURIN ST 103
CORAL GABLES, FL 33146

5935 TURIN LLC
7378 SW 48 ST STE B
MIAMI, FL 33155

A ZEMACH LLC
5731 NE 14 AVE
FORT LAUDERDALE, FL 33334

ALAN A GOMEZ
PATRICIA M GOMEZ
1150 MADRUGA AVE A102
CORAL GABLES, FL 33146

ALBERTO CANTO
7310 SW 53 CT
MIAMI, FL 33143

ALEJANDRA CARLA FLAH
ALEXIS BEKER
1212 HARDEE RD
CORAL GABLES, FL 33146

ALEX CUELLO TRS
THE AC FAMILY TRUST
1205 MARIPOSA AVE 401
CORAL GABLES, FL 33134

ALEXANDER YVES MAHLER
ASHLEY RACHAEL PORTERO
1205 MARIPOSA AVE 306
CORAL GABLES, FL 33146

ALEXIS RUSSELL PIQUERO
NICOLE LEEPER PIQUERO
1129 MARIPOSA AVE V
CORAL GABLES, FL 33146

ALFRED CHISHOLM &W MARIA
1200 MANATI AVE
CORAL GABLES, FL 33146

ALICE HERNANDEZ LE
REM VIVIAN M NUNEZ
1205 MARIPOSA AVE UNIT 220
CORAL GABLES, FL 33146

AMY WEISMAN
1200 MARIPOSA AVE #E103
CORAL GABLES, FL 33146

ANA MARIA MARIN
6020 MAYNADA ST
CORAL GABLES, FL 33146

ANDRES FERNANDEZ FERRER
SILVIA PIEDRAHITA CAJIAO
6877 VERONESE ST
CORAL GABLES, FL 33146

ANDREW F RESERVITZ
15 RAMBLEWOOD DR
NORTH EASTON, MA 02356

ANDREW S BAILEY
1200 MARIPOSA AVE #E204
CORAL GABLES, FL 33146

ANDRIELA LLC
400 MARQUESA DR
CORAL GABLES, FL 33156

ANNA COLMAN DUYS
1150 MADRUGA AVE UNIT C103
CORAL GABLES, FL 33146

ANTONIO E FRIGULS TRS
ANTONIO E FRIGULS DECLAR TR
1131 MANATI AVE
CORAL GABLES, FL 33146

ARGENIS J CONTRERAS
ILEANA GUTIERREZ
1222 MANATI AVE
CORAL GABLES, FL 33146

ARIANA ELISE NUILA
1205 SW 21 TER
MIAMI, FL 33145-2922

ARNOLDO MARIN &W LUISA M
1205 MARIPOSA AVE UNIT 421
CORAL GABLES, FL 33146

ASHLEY REGINA GORDON
1235 MARIPOSA AVE 3
CORAL GABLES, FL 33146

AVI RUSHINEK &W SARA
1205 MARIPOSA AVE #209
CORAL GABLES, FL 33146

AVI RUSHINEK &W SARA
1205 MARIPOSA AVE UNIT 208
CORAL GABLES, FL 33146

BANC INVESTMENTS I LLC
100 SE 2 ST 2900
MIAMI, FL 33131

BETTIE EVANS SECKINGER EST OF
1205 MARIPOSA AVE #408
CORAL GABLES, FL 33146

BRENDA M URDANETA
1131 COTORRO AVE
CORAL GABLES, FL 33146

BRIAN OLSON
1205 MARIPOSA AVE #315
CORAL GABLES, FL 33146

BRISAS LLC
5798 SW 68 ST
SOUTH MIAMI, FL 33143

CARL EUGENE LOYE
IBIA LOYE
1150 MADRUGA AVE C101
CORAL GABLES, FL 33146

CARLOS GOZALO LE
REM FRANCISCO D J GOZALO
REM AGUSTIN F GOZALO
1205 MARIPOSA AVE APT #313
CORAL GABLES, FL 33134

CARLOS MANUEL COX
ISABEL CRISTINA SANTAELLA MORATI
1200 MARIPOSA AVE D204
CORAL GABLES, FL 33146

CARLOS MANUEL HERNANDEZ
RITA MARIA ALVAREZ
1119 HARDEE RD
CORAL GABLES, FL 33146

CARLOS REIS ESTIMA LE
DANIELA ESTIMA LE
REM CARLOS REIS ESTIMA TRS
5901 MAYNADA ST
CORAL GABLES, FL 33146

CELINE GARDENS III LLC
1852 NE 144 ST
NORTH MIAMI, FL 33181

CERESARA LLC
7901 4 ST N STE 300
ST PETERSBURG, FL 33702

CHABAD OF THE GABLES INC
1249 HARDEE RD
CORAL GABLES, FL 33146

CHABAD OF THE GABLES INC
1251 HARDEE RD
CORAL GABLES, FL 33146

CHRISTIAN A SAPORTA
DIANA P CABANZO
5815 MAYNADA ST
CORAL GABLES, FL 33146

CHRISTOPHER MICHAEL VIDAL
717 PONCE DE LEON BLVD 230
CORAL GABLES, FL 33134

CITY OF CORAL GABLES
CITY HALL
405 BILTMORE WAY
CORAL GABLES, FL 33134

CITY OF CORAL GABLES PARK
405 BILTMORE WAY
CORAL GABLES, FL 33134

CLAUDIA D ZITZMANN
1205 MARIPOSA AVE UNIT 407
CORAL GABLES, FL 33146

CLAUDIA MARCELA AVENDANO
7280 MIAMI LAKEWAY S
MIAMI LAKES, FL 33014-2676

COLIN FARRIS SKAF
LYNDA MARIE SKAF
1232 MANATI AVE
CORAL GABLES, FL 33146

CORY EICHHORN
JENNIFER CHRISTIANSON
1105 HARDEE RD
CORAL GABLES, FL 33146

COSETTE ALVES-CARBALLOSA
1205 MARIPOSA AVE 304
CORAL GABLES, FL 33146

COTORRO MANAGEMENT LLC
1871 NW NORTH RIVER DR
MIAMI, FL 33125

CURRENT OCCUPANT
1150 MADRUGA AVE A104
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1245 MARIPOSA AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1350 S DIXIE HWY
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 219
CORAL GABLES, FL 33146

CURRENT OCCUPANT
5935 TURIN ST
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1235 MARIPOSA AVE 1
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1200 MARIPOSA AVE D-101
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 308
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1150 MADRUGA AVE C302
CORAL GABLES, FL 33146

CURRENT OCCUPANT
5907 TURIN ST
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1200 MARIPOSA AVE E201
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1239 MARIPOSA AVE 1
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1120 MADRUGA AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1239 MARIPOSA AVE 2
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1239 MARIPOSA AVE 7
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 212
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1220 HARDEE RD
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1200 MARIPOSA AVE D205
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1230 HARDEE RD
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1150 MADRUGA AVE A202
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1119 COTORRO AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 411
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 423
CORAL GABLES, FL 33146

CURRENT OCCUPANT
5750 TURIN ST 203
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1150 S DIXIE HWY
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 102
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1235 MARIPOSA AVE 10
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 207
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 417
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1121 MADRUGA AVE 201
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 330
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 307
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1150 MADRUGA AVE C303
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1101 MADRUGA AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 325
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 431
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1225 MANATI AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 227
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 319
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 415
CORAL GABLES, FL 33146

CURRENT OCCUPANT
6100 CABALLERO BLVD
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1125 COTORRO AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1114 S DIXIE HWY
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1235 MARIPOSA AVE 4
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1115 HARDEE RD
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1239 MARIPOSA AVE 4
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1116 COTORRO AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1104 COTORRO AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1200 MARIPOSA AVE E202
CORAL GABLES, FL 33146

CURRENT OCCUPANT
5225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 317
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 314
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 215
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1207 ADUANA AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1200 MARIPOSA AVE D201
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1121 HARDEE RD
CORAL GABLES, FL 33146

CURRENT OCCUPANT
6016 LEONARDO ST
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 316
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1150 MADRUGA AVE A203
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 405
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1121 MADRUGA AVE 203
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1235 MARIPOSA AVE 8
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1235 MARIPOSA AVE 6
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 224
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1135 MARIPOSA AVE II
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 221
CORAL GABLES, FL 33146

CURRENT OCCUPANT
5930 TURIN ST
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 213
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1235 MARIPOSA AVE 2
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1148 S DIXIE HWY
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 418
CORAL GABLES, FL 33146

CURRENT OCCUPANT
5750 TURIN ST 205
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 326
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 331
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 230
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 320
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1190 S DIXIE HWY
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1132 S DIXIE HWY
CORAL GABLES, FL 33146

CURRENT OCCUPANT
6009 TURIN ST
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1150 MADRUGA AVE A204
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 322
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 318
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 222
CORAL GABLES, FL 33146

CURRENT OCCUPANT
6011 MAYNADA ST
CORAL GABLES, FL 33146

CURRENT OCCUPANT
5600 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 328
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 233
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1122 COTORRO AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1126 COTORRO AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 301
CORAL GABLES, FL 33146

CURRENT OCCUPANT
5733 MAYNADA ST
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1150 COTORRO AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1200 COTORRO AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 429
CORAL GABLES, FL 33146

CURRENT OCCUPANT
5750 TURIN ST 201
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1206 MANATI AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1239 MARIPOSA AVE 3
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 428
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1239 MARIPOSA AVE 8
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1239 MARIPOSA AVE 6
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1150 MADRUGA AVE C204
CORAL GABLES, FL 33146

CURRENT OCCUPANT
5750 TURIN ST 206
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1200 MARIPOSA AVE D-102
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 426
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1150 MADRUGA AVE C203
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 210
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 409
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1200 MARIPOSA AVE E-102
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 206
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1150 MADRUGA AVE A304
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 228
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1110 MARIPOSA AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1150 MADRUGA AVE A301
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1150 MADRUGA AVE C102
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1130 COTORRO AVE
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 204
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1150 MADRUGA AVE A101
CORAL GABLES, FL 33146

CURRENT OCCUPANT
6000 MAYNADA ST
CORAL GABLES, FL 33146

CURRENT OCCUPANT
5815 TURIN ST
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 305
CORAL GABLES, FL 33146

CURRENT OCCUPANT
6001 TURIN ST
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1320 S DIXIE HWY
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1101 STANFORD DR
CORAL GABLES, FL 33146

CURRENT OCCUPANT
5665 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1250 S DIXIE HWY
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 223
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 416
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1133 MARIPOSA AVE V-III
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1131 MARIPOSA AVE IV
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 231
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 214
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1205 MARIPOSA AVE 211
CORAL GABLES, FL 33146

CURRENT OCCUPANT
1235 MARIPOSA AVE 7
CORAL GABLES, FL 33146

CURRENT OCCUPANT
5920 MAYNADA ST
CORAL GABLES, FL 33146

DANA DE MARIA
1150 MADRUGA AVE #B102
CORAL GABLES, FL 33146

DANIEL DODGE
2400 SW 13 ST
MIAMI, FL 33145

DANIEL PATRICK MURPHY TRS
DANIEL PATRICK MURPHY AND MARIA
DEL CARMEN BATISTA LIVING TRUST
6008 LEONARDO ST
CORAL GABLES, FL 33146

DANIEL STEPHEN POLULAK
PABLO GARCIA CORRALES
1205 MARIPOSA AVE UNIT 321
CORAL GABLES, FL 33146

DANNY ACOSTA
1205 MARIPOSA AVE 218
CORAL GABLES, FL 33146

DAVID ALFONSO
1150 MADRUGA AVE C201
CORAL GABLES, FL 33146

DAVID E SCALIA
1205 MARIPOSA AVE 329
CORAL GABLES, FL 33146

DAVID GARCIA PEDROSA
SHRENA PATEL
5810 LEONARDO ST
CORAL GABLES, FL 33146

DAVID HENDERSON LE
REM KIMBERLY OGREN
1205 MARIPOSA AVE 406
CORAL GABLES, FL 33143

DAVID HENDERSON LE
REM KIMBERLY OGREN
1205 MARIPOSA AVE 419
CORAL GABLES, FL 33146

DAVID LECON
HORTENSIA LECON
536 ARAGON AVE
CORAL GABLES, FL 33134

DAVID SLEEPER BIXBY TRS
BIXBY FAMILY TRUST
RACHEL KATHERINE BIXBY TRS
1132 HARDEE RD
CORAL GABLES, FL 33146

DD PROPERTY TURIN LLC
19363 US HWY 19N 314
CLEARWATER, FL 33764

DENISE KAHANS
1205 MARIPOSA AVE 422
CORAL GABLES, FL 33146

DENNYS INC
14489 INDUSTRY CIR PO BOX 3710
LA MIRADA, CA 90638

DENNYS INC
% RASH # 200-09-01618
PO BOX 2629
ADDISON, TX 75001

DENNYS INC
C/O RASH AND ASSOCIATES
PO BOX 2629
ADDISON, TX 75001

DEREK PLANSKY
BARBARA PLANSKY
1121 SW 12 ST
MIAMI, FL 33129-1826

DESPINA KOLONIAS TRS
DIMITRIOS KOLONIAS AND DESPINA
KOLONIAS REVOCABLE TRUST
3915 SW 5 TER
MIAMI, FL 33134

DIEGO ANTONIO RODRIGUEZ
10220 CORAL CREEK RD
CORAL GABLES, FL 33156

DIEGO R PALACIOS
1205 MARIPOSA AVE 201
CORAL GABLES, FL 33146

DIOCESE OF SE FLA INC
525 NE 15 ST
MIAMI, FL 33132

DIRK J ADRIAAN DE GROEN TRS
DIRK AND ALEXANDRA DE GROEN TR
ALEXANDRA DE L DE GROEN TRS
1201 MANATI AVE
CORAL GABLES, FL 33146

DONALD J KAPPELMAN II
1200 MARIPOSA AVE #D-203
CORAL GABLES, FL 33146

DORIS SALAZAR TRS
ALWAYS ME LIVING TRUST
1211 HARDEE RD
CORAL GABLES, FL 33146

DOUGLAS PILE
1205 MARIPOSA AVE 420
CORAL GABLES, FL 33146

EB GABLES MARIPOSA LLC
2333 BRICKELL AVE 2715
MIAMI, FL 33129

EDWARD A LUCKHOO
ELEANOR D LUCKHOO
1150 MADRUGA AVE #B202
CORAL GABLES, FL 33146

ELANA POLASHUK
JEFFREY POLASHUK
1126 MANATI AVE
CORAL GABLES, FL 33146

ELICA LLC
2199 PONCE DE LEON BLVD #200
CORAL GABLES, FL 33134

ELSIE CASTELBLANCO
1420 BRICKELL BAY DR #506
MIAMI, FL 33131

ELVIA & JEANNETTE MEZA TR
13975 SW 100 AVE
MIAMI, FL 33176

ENRIQUE M CORTINAS &W VIVIAN L
1109 HARDEE RD
CORAL GABLES, FL 33146

ERIC W BOYER TRS
REV TR AGREEMENT OF ERIC W BOYER
7479 SW 124 ST
PINECREST, FL 33156

EUGENIA P E ANTONSANTI TRS
THE EUGENIA P EMANUELLI
ANTONSANTI TRUST
5750 TURIN ST APT 105
CORAL GABLES, FL 33146

EUGENIO VAZQUEZ TRS
THE EUGENIO VAZQUEZ REV TRUST
1128 HARDEE RD
CORAL GABLES, FL 33146

EVELYN JOHANNA MOMMERTZ BAUM LE
REM JUAN RICHARD MOMMERTZ
REM JOSE ARTHUR MOMMERTZ
117 CADIMA AVE
CORAL GABLES, FL 33134

FABIOLA AIXALA
8360 SW 112 ST
MIAMI, FL 33156

FARAH D NAGHIB EST OF
SEYED MAHMOUD NAGHIB TRS
SEYED MAHMOUD NAGHIB REV TR
1137 MANATI AVE
CORAL GABLES, FL 33146

FAUSTO J CAMPUZANO &W MARIA E &
ADRIANA & JUAN & MAYRA CAMPUZANO
1205 MARIPOSA AVE #310
CORAL GABLES, FL 33146

FELIPE CARLOS BARREDA
MARIA DEL CARMEN NUNEZ
1205 MARIPOSA AVE UNIT 402
CORAL GABLES, FL 33146

FELIPE TORRES BARACUHY FREITAS
FERNANDA MARCONDES MONFRINATTI
1133 COTORRO AVE A
CORAL GABLES, FL 33146

FERN ASSOCIATES
4654 GLENN EAGLE DR
BOYNTON BEACH, FL 33436

FERNANDO J MARTINEZ TRS
FERNANDO J MARTINEZ REV TR
GLORIA G MARTINEZ TRS
5910 MAYNADA ST
CORAL GABLES, FL 33146

FRANCISCO D CASAL
INES BASALO
5800 LEONARDO ST
CORAL GABLES, FL 33146

FRANCISCO JOSE DE CASO BASALO
RENNY SIE
5804 LEONARDO ST
CORAL GABLES, FL 33146

FREDA CLEMENT WILLIS
6000 TURIN ST
CORAL GABLES, FL 33146

GABLES MARIPOSA APARTMENTS LLC
6312 LEONARDO ST
CORAL GABLES, FL 33146

GABLES WATERWAY OWNER LLC
1300 BRICKELL AVE
MIAMI, FL 33131

GABRIELA MARIA BOLADO
1150 MADRUGA AVE A303
CORAL GABLES, FL 33146

GAVANE GROUP LLC
332 LOS PINOS PL
CORAL GABLES, FL 33143-6427

GEM PYRAMID LLC
C/O CARLOS A ROMERO JR
3195 PONCE DE LEON BLVD 400
CORAL GABLES, FL 33134

GERALD ENGEL LE
REM SARAH ENGEL
1205 MARIPOSA AVE #302
CORAL GABLES, FL 33146

GERALDINE BRODIE
3802 NE 207 ST 904
AVENTURA, FL 33180-3851

GRANDEL R WELLS
STACIA A WELLS
1120 HARDEE RD
CORAL GABLES, FL 33146

HARDEE ROAD LLC
460 SOLANO PRADO
CORAL GABLES, FL 33156

HARRIS MANDLER
STEPHANIE DE SOUZA
1212 MANATI AVE
CORAL GABLES, FL 33146

HARRY M DARDEN &W BARBARA S &
ROBERT SCOTT DARDEN
806 ALTARA AVE
CORAL GABLES, FL 33146

HASKINS APARTMENTS LLC
22491 MARTELLA AVE
BOCA RATON, FL 33433-4630

HB FAMILY LIMITED PARTNERSHIP LTD
13320 PONDEROSA WAY
FORT MYERS, FL 33907

HEBER VELLON &W SUSAN J
1235 MARIPOSA AVE #9
CORAL GABLES, FL 33146

HILLEL ADVISORY COUNCIL INC
1100 STANFORD DR
CORAL GABLES, FL 33146

HOWARD EDMOND ELIASON TRS
HOWARD EDMOND ELIASON AND BLANCA
IRMA RUIZ REVOCABLE TRUST
629 ALHAMBRA RD 802
VENICE, FL 34285

HOWARD EDMONT ELIASON &
BLANCA IRMA RUIZ REV LIV TR TRS
629 ALHAMBRA RD 802
VENICE, FL 34285

HUGH F QUINN IV
5875 SW 25 ST
MIAMI, FL 33155

IGNACIO M RIVEIRA JR &W
ARIELLE C RIGAUD RIVEIRA
1204 HARDEE RD
CORAL GABLES, FL 33146

IMTIAZ ALI &W JENNIFER
1150 MADRUGA AVE #B301
CORAL GABLES, FL 33146

IRA F LIPSON
6021 MAYNADA ST
CORAL GABLES, FL 33146

IRA S SILVER &W ROBERTA
1129 HARDEE RD
CORAL GABLES, FL 33146

ISABEL TAMINDZIJA
5750 TURIN ST #102
CORAL GABLES, FL 33146

ISABELLA SMITH
1205 MARIPOSA AVE 333
CORAL GABLES, FL 33146

ISIA ALBERT
1136 HARDEE RD
CORAL GABLES, FL 33146

IVETTE INFANTE
EMIL R INFANTE
1200 MARIPOSA AVE #E-101
CORAL GABLES, FL 33146

JAMES R COVEY
FRANCESCA L COVEY
1115 MANATI AVE
CORAL GABLES, FL 33146

JAN DRUZKOWSKI
BEATA DRUZKOWSKA
MALGORZATA IWANSKA
1205 MARIPOSA AVE 309
CORAL GABLES, FL 33146

JANET TRALINS
1121 MADRUGA AVE 303
CORAL GABLES, FL 33146

JASON TODD JACKSON
SHIRELLE EVETTE JACKSON
1121 MADRUGA AVE #301
CORAL GABLES, FL 33146

JASWINDER SINGH BOLINA
ROBYN FAITH WALSH
KULWANT SINGH BOLINA
1121 MADRUGA AVE 202
CORAL GABLES, FL 33146

JAVIER M BAEZA &W MARY P
1219 MANATI AVE
CORAL GABLES, FL 33146

JAVIER OCAMPO
ADA OCAMPO
1208 HARDEE RD
CORAL GABLES, FL 33146

JAVIER VIZOSO &W AIDA CHANTRES
1114 HARDEE RD
CORAL GABLES, FL 33146

JEANNE FUENTES
6005 MAYNADA ST
CORAL GABLES, FL 33146

JESUS IGLESIAS
ENA E IGLESIAS
JULIO A IGLESIAS
1130 ANDORA AVE
CORAL GABLES, FL 33146

JEWISH NATION UNDERGRADUATE AT
UNIVERSITY OF MIAMI
5800 MAYNADA ST
CORAL GABLES, FL 33146

JOHN E BARKER
MICHELLE J BARKER
315 MORNINGSTAR CT
COLLEYVILLE, TX 76034-7606

JOHN G DUTKOWSKI
350 W HEATHER DR
KEY BISCAYNE, FL 33149-1830

JONATAN ALAVA
GABRIELA VERONICA PALACIOS VACA
5750 TURIN ST #207
CORAL GABLES, FL 33146

JORGE DEL REY
1615 W OKEECHOBEE RD
HIALEAH, FL 33010

JORGE VERA &W MAGDALENA
5920 TURIN ST
CORAL GABLES, FL 33146

JOSE FERREIRO &W AMANDA
6200 MAYNADA ST
CORAL GABLES, FL 33146

JOSE MIGUEL FUSTER
ANA MARIA FUSTER
6100 LEONARDO ST
CORAL GABLES, FL 33146

JOSE RODRIGUEZ &W KATHLEEN A
1205 MARIPOSA AVE #203
CORAL GABLES, FL 33146

JOSEPH M WEHBY &W MARTHA H
5921 MAYNADA ST
CORAL GABLES, FL 33146

JOSEPH RENE RUIZ
KATRINA ALVAREZ RUIZ
4815 BILTMORE DR
CORAL GABLES, FL 33146

JUAN M GARCIA &W ELSA V MEDIN
427 ZAMORA AVE
CORAL GABLES, FL 33134-3820

JUAN PIZARRO
SAMIRA MONTOYA
921 MALAGA AVE
CORAL GABLES, FL 33134

JUANLIB J ADRIAN VILLEGAS
4400 COLLEGE PARK DR APT 215
THE WOODLANDS, TX 22384

KATLER CONSULTING GROUP LLC
1362 RICHMOND RD
WINTER PARK, FL 32789

KENNETH SUAREZ
LAURA DIAZ
1130 MANATI AVE
CORAL GABLES, FL 33146

KRISTEN NOSEDA
11273 SW 91 TERR
MIAMI, FL 33176-1165

LARRY M NOLAN &W
BEATRICE NOLAN
856 S FOLEY AVE
KANKA KEY, IL 60901

LAURA BURGESS
1205 MARIPOSA AVE 217
CORAL GABLES, FL 33146

LAURA LAMORTA
1150 MADRUGA AVE UNIT C301
CORAL GABLES, FL 33146

LAURA MILLAY
1205 MARIPOSA AVE UNIT #433
CORAL GABLES, FL 33146

LAURA TORRENTE MEINTJES
5830 LEONARDO ST
CORAL GABLES, FL 33146

LAWRENCE PUYANIC
6100 RIVIERA DR
CORAL GABLES, FL 33146

LEE C SCHMACHTENBERG &W SALLY
730 S COLLIER BLVD 1001
MARCO ISLAND, FL 34145

LEIDY ZAMORA
1150 MADRUGA AVE C104
CORAL GABLES, FL 33146

LIANA TERESA PEREZ TRS
LIANA TERESA PEREZ REVOCABLE TR
1150 MADRUGA AVE A302
CORAL GABLES, FL 33146

LILIANA C PORFIRI
5940 TURIN ST
CORAL GABLES, FL 33146

LILIANA CUEVA
6819 SW 53 ST
MIAMI, FL 33155-5715

LILIANNE MASFERRER LEYVA
5801 MAYNADA ST
CORAL GABLES, FL 33146

LIN CHEN
FENG DU
1200 HARDEE RD
CORAL GABLES, FL 33146

LIS MARIA FERRER
1205 MARIPOSA AVE UNIT 425
CORAL GABLES, FL 33146

LISA M DETOURNAY TRS
LMD FAMILY TRUST
10 ARAGON AVE STE 1405
CORAL GABLES, FL 33134

LISA RONDEL
1235 MARIPOSA AVE #5
CORAL GABLES, FL 33146

LJR ASSOCIATES PROPERTIES LTD
% AINSLEE FERDIE ESQ
PO BOX 66351 AMF O'HARE AIRPORT
CHICAGO, IL 60666

LJR ASSOCIATES PROPERTIES LTD
% AINSLEE FERDIE ESQ
PO BOX 66351 O'HARE AIRPORT
CHICAGO, IL 60666

LORIS LLANES TRS
LORIS LLANES REVOCABLE TRUST
5750 TURIN ST 204
CORAL GABLES, FL 33146

LOURDES I MARTINEZ TRS
LOURDES I MARTINEZ REV TR
155 OCEAN LANE 1108
KEY BISCAWAYNE, FL 33149

LUIS ENRIQUE ESTRADA TRS
LUIS ENRIQUE ESTRADA AND
MARIELA GUADALUPE CASTILLO LIV TR
6868 SW 80 ST
MIAMI, FL 33143

LUIS G MOSQUERA TRS
LUIS G MOSQUERA LIVING TRUST
1315 ASHFORD AVE 305
SAN JUAN, PR 00907
PUERTO RICO

LUIS L BACARDI & FACUNDO & HILDA
5830 MAYNADA ST
CORAL GABLES, FL 33146

LUISEL VILLA CAPRI LLC
7955 SW 155 ST
PALMETTO BAY, FL 33157

MANUEL A GARCIA LINARES &W ELENA
5818 LEONARDO ST
CORAL GABLES, FL 33146

MARC S EPSTEIN
PATRICIA I EPSTEIN
5910 TURIN ST
CORAL GABLES, FL 33146

MARIA A LINES
1150 MADRUGA AVE #C304
CORAL GABLES, FL 33146

MARIA A QUINONES
1205 MARIPOSA AVE #324
CORAL GABLES, FL 33134

MARIA LUZ ASIN LE
REM JULIAN M SEVILLANO
REM ANTONIO F SEVILLANO
1150 MADRUGA AVE B302
CORAL GABLES, FL 33146

MARIAN R SIEGEL TRS
MARIAN R SIEGEL REV TR
1121 MADRUGA AVE UNIT 302
CORAL GABLES, FL 33146

MARIANELA P MACHADO
5900 LEONARDO ST
CORAL GABLES, FL 33146

MARIPOSA 333 LLC
1430 S DIXIE HWY 105-117
CORAL GABLES, FL 33146

MARIPOSA PLAZA LLC
3401 N MIAMI AVE STE 211
MIAMI, FL 33127-3544

MARIPOSA RESOURCES CORP
300 S POINTE DR 3906
MIAMI BEACH, FL 33139

MARITIME ENTERPRISES CORP
3363 NE 163 ST #501
NORTH MIAMI BEACH, FL 33160-4473

MARK GEMIGNANI &W MARY
1121 MADRUGA AVE #402
CORAL GABLES, FL 33146

MARK M NAMAN
60 CAMPINA CT
CORAL GABLES, FL 33134-1812

MARLENE SUAREZ CRUZ
5900 MAYNADA ST
CORAL GABLES, FL 33146

MARMAU CAPITAL MARIPOSA 322 LLC
1521 GARCIA AVE
CORAL GABLES, FL 33146

MARTA ALVAREZ & VIVIEN VERDEJA &
RENE E ALVAREZ
1205 MARIPOSA AVE #323
CORAL GABLES, FL 33146

MARY ANDERSON (TRUST)
MARY ANDERSON & KEVIN ROWLAND TRS
8211 SW 81 PL
MIAMI, FL 33143

MARY R BRADY
1205 MARIPOSA AVE UNIT 311
CORAL GABLES, FL 33146

MASSIMO D AMICO
1150 MADRUGA AVE A201
CORAL GABLES, FL 33146

MATTHIEU CORENTIN MARIE LE HENAFF
1205 MARIPOSA AVE 312
CORAL GABLES, FL 33146

MEIZI LIU
5201 ATLANTIC BLVD #234
JACKSONVILLE, FL 32207

MELISSA SANCHEZ TRS
THE MELISSA SANCHEZ LIVING TRUST
5750 TURIN ST 101
CORAL GABLES, FL 33146

MERCEDES PEREZ TRS
MERCEDES PEREZ REVOCABLE TR
1205 MARIPOSA AVE 202
CORAL GABLES, FL 33146

METROPOLITIAN HOLDINGS LLC TRS
THE MAYNADA STREET TRUST
PO BOX 141107
CORAL GABLES, FL 33114

MIAMI-DADE COUNTY
MIAMI-DADE TRANSIT
701 NW 1 CT STE 1700
MIAMI, FL 33136

MICHAEL ARIAS TRS
VINCENT MICHAEL ARIAS TRUST
3690 BATTERSEA RD
MIAMI, FL 33133

MICHAEL P LOGUE
5921 TURIN ST
CORAL GABLES, FL 33146

MICHELE M BAEZA
1228 MANATI DR
CORAL GABLES, FL 33146

MICHELLE D BEAUCHAMP TRS
MICHELLE D BEAUCHAMP TRUST
1200 MARIPOSA AVE UNIT D202
CORAL GABLES, FL 33146

MICHELLE DANYLE DAVISON
5750 TURIN ST #104
CORAL GABLES, FL 33146

MIGUEL J POHUDKA &W
ISABEL N POHUDKA
6100 MAYNADA ST
CORAL GABLES, FL 33146

MJSK A5 INVESTMENTS LLC
19410 SW 24 ST
MIRAMAR, FL 33029

MMAK COTORRO II LLC
100 SOLANO PRADO
CORAL GABLES, FL 33156

MMAK COTORRO LLC
100 SOLANO PRADO
CORAL GABLES, FL 33156

MPK1 LLC
65 W NORTH AVE
LAKE FOREST, IL 60045

NIZA ANN TONARELY LE
REM THE NIZA ANN TONARELY REV TR
1215 MANATI AVE
CORAL GABLES, FL 33146

NJD REAL ESTATE INVESTMENT LLC
3211 PONCE DE LEON BLVD 301
CORAL GABLES, FL 33134

NOAH YABLONKA
7630 SW 69 AVE
MIAMI, FL 33143

NOAH YABLONKA
1205 MARIPOSA AVE #205
CORAL GABLES, FL 33146

NORBERTO SANCHEZ
WENDY SANCHEZ
ANDRES SANCHEZ
5610 ALHAMBRA CIR
CORAL GABLES, FL 33146

OCEAN DRIVE US LLC
1201 HARDEE RD
CORAL GABLES, FL 33146

OLGA FORNS
5711 MAYNADA ST
CORAL GABLES, FL 33136

OVIEDO TEOFILO MENENDEZ LE
GLADYS F MENENDEZ LE
REM OVIEDO T MENENDEZ
5721 MAYNADA ST
CORAL GABLES, FL 33146

PATERNO PCN LLC
13028 SW 142 TER
MIAMI, FL 33186

PATRICIA A PARDINAS
5911 MAYNADA ST
CORAL GABLES, FL 33146

PAUL DENES LE
MONIQUE DENES LE
REM CHRISTINE DENES KABBEJ
6101 MAYNADA ST
CORAL GABLES, FL 33146

PEDRO H HERNANDEZ
JULIANA A DUQUE
1116 ANDORA AVE
CORAL GABLES, FL 33146

PERI MISHKIN
DEBRA MISHKIN
1205 MARIPOSA AVE 403
CORAL GABLES, FL 33146

PHILLIP C SCROGGIN
CATHERINE C SCOGGIN
1150 MADRUGA AVE B101
CORAL GABLES, FL 33146

PLJL LLC
333 NE 24 ST STE 309
MIAMI, FL 33137

R SCOTT DARDEN
BARBARA S DARDEN
806 ALTARA AVE
CORAL GABLES, FL 33146

R SCOTT DARDEN
JOHN U DARDEN
806 ALTARA AVE
CORAL GABLES, FL 33146

R SCOTT DARDEN &
HARRY M DARDEN &W BARBARA
806 ALTARA AVE
CORAL GABLES, FL 33146

RAFAEL ANTONIO BARRIAL
MARTHA BARRIAL
5100 ALHAMBRA CIR
CORAL GABLES, FL 33146

RAFAEL BENAVIDES
JANIA D BENAVIDES
5750 TURIN ST 202
CORAL GABLES, FL 33146

RAFAEL E MILLARES
1550 MADRUGA AVE STE 150
CORAL GABLES, FL 33146

RAFAEL L CRUZ &W MICHELLE R
401 CASUARINA CONCOURSE
CORAL GABLES, FL 33143-6401

RAMIRO ARANGO
1205 MARIPOSA AVE 410
CORAL GABLES, FL 33146

RAMIRO JAVIER FERNANDEZ
LEONOR PORTELA FERNANDEZ
DAVID JAVIER FERNANDEZ
1200 MARIPOSA AVE D103
CORAL GABLES, FL 33146

RAYMOND G SIEVERT JTRS
NANCY B SIEVERT JTRS
ROBERT H SIEVERT JTRS
2 SOUTH FLORAL LEAF CIR
SPRING, TX 77381

RECY PALACIO TRS
THE RP TRUT
5910 LEONARDO ST
CORAL GABLES, FL 33146

REISHMA A SEUPERSAD
1150 MADRUGA AVE A103
CORAL GABLES, FL 33146

RICHARD A RODRIGUEZ TRS
RICHARD A RODRIGUEZ REVOCABLE TRS
1121 MANATI AVE
CORAL GABLES, FL 33146

RICHARD M DUNN (TR)
125 SANS SOUCI DR
CORAL GABLES, FL 33133

RICHARD WOOD TR
6500 CELLINI ST
CORAL GABLES, FL 33146

RIVERO CO LLC
1002 TAYLOR ST
HOLLYWOOD, FL 33019

ROBERT A CUEVAS JR TRS
ROBERT A CUEVAS JR REV TR
5890 TURIN ST VI
CORAL GABLES, FL 33146

ROBERT GUTLOHN TRS
SONYA GUTLOHN HARDEE ROAD TRUST
1125 HARDEE RD
CORAL GABLES, FL 33146

ROBERT VIEITES
ANGELA VIEITES
1205 MARIPOSA AVE #225
CORAL GABLES, FL 33146

ROBERT W SCHOMBER TRS
ROBERT W AND JEAN G SCHOMBER
REVOCABLE TRUST
408 E RIDGE VILLAGE DR
CUTLER BAY, FL 33157

ROCIO ARROYAVE TRS
THE ROCIO ARROYAVE LIVING TRUST
ALEJANDRA A LOPEZ TRS
1205 MARIPOSA AVE #427
CORAL GABLES, FL 33146

RODRIGO A GARCIA
8486 SW 137 ST
PALMETTO BAY, FL 33158

RODRIGO F LLAGUNO CARRANCO LE
MARCELA HINOJOSA CANALES LE
REM RODRIGO JOSE LLAGUNO HINOJOSA
5930 MAYNADA ST
CORAL GABLES, FL 33146

ROGER F BRADLEY
MARSHA BRADLEY
4363 S ATCHISON CIR
AURORA, CO 80015-1001

ROGER KOGAN
OWEN KOGAN
1127 MANATI AVE
CORAL GABLES, FL 33146

ROLANDO FARRADAS
AYMEE FARRADAS
CAMILLE FARRADAS
1205 MARIPOSA AVE APT 430
CORAL GABLES, FL 33146

ROSALIND RIACH DALRYMPLE TRS
ROSALIND DALRYMPLE REVOCABLE TR
RICHARD KEITH DALRYMPLE TRS
4381 S ATLANTIC AVE 202
NEW SMYRNA BEACH, FL 32169

ROSANNA SCALIA
1205 MARIPOSA AVE 229
CORAL GABLES, FL 33146

ROSE LANDOU TRS
ROSE LANDOU
1205 MARIPOSA AVE UNIT #226
CORAL GABLES, FL 33146

ROY J KAHN
ANA M DAVIDE
5820 MAYNADA ST
CORAL GABLES, FL 33146

RTHJC LLC
17687 NW 78 AVE
MIAMI, FL 33015

RUSSELL ERLING BERG
ELLEN M BERG
1205 MARIPOSA AVE 327
CORAL GABLES, FL 33146

SABINA PETROVA
700 BILTMORE WAY APT 208
CORAL GABLES, FL 33134-7157

SART HOLDING LLC
9353 FONTAINEBLEAU BLVD UNIT A211
MIAMI, FL 33172

SCOTT SIME
BELINDA SIME
PO BOX 140762
CORAL GABLES, FL 33114

SEKOFF INVESTMENTS
1110 S DIXIE HWY
CORAL GABLES, FL 33146

SERGIO ABREU &W MARY M &
CRISTIAN ESCUTL &W LIZA
5750 TURIN ST #106
CORAL GABLES, FL 33146

SHARON LEBRANG
1150 MADRUGA AVE APT C-202
CORAL GABLES, FL 33146

SILVIA SAAD LE
REM ALEXANDER SAAD
REM KRISTOPHER J SAAD
20040 W OAKMONT CIR
MIAMI, FL 33015

SLAKR LLC
29175 ADDISON CT
PEPPER PIKE, OH 44124

SLF COLLEGE RENTALS LLC
1205 MARIPOSA AVE 413
CORAL GABLES, FL 33146

SOFIA G MENDOZA EST OF
MARIANNA SOFIO RUIZ
JOSEPH RENE RUIZ
1205 MARIPOSA AVE 414
CORAL GABLES, FL 33146

SOMKID PUNMA TRS
THE SOMKID PUNMA FAMILY TRUST
5901 MARIPOSA CT UNIT 1
CORAL GABLES, FL 33146

SOUTH EAST DISTRICT FLA ANNUAL
CONFERENCE UNITED METHODIST
CHURCH INC
536 CORAL WAY
CORAL GABLES, FL 33134

STEPHANIE LINARES LE
REM STEPHANIE LINARES TRS
REM STEPHANIE LINARES REV TR
1205 MARIPOSA AVE 303
CORAL GABLES, FL 33146

SUSAN R GEIGER
1136 MANATI AVE
CORAL GABLES, FL 33146

SUZANNE DE MARIA KOEHNE
1200 MARIPOSA AVE E104
CORAL GABLES, FL 33146

SUZANNE DEWITT
1200 MARIPOSA AVE UNIT D104
CORAL GABLES, FL 33146

TAMER ELATTAR
1239 MARIPOSA AVE #5
CORAL GABLES, FL 33146

TEOBALDO ROSELL TR
1220 ALEGRIANO AVE
CORAL GABLES, FL 33146

TERESA M FERNANDEZ TRS
TERESA M FERNANDEZ DECLARATION TR
1218 MANATI AVE
CORAL GABLES, FL 33146

THOMAS BARNES &W SARAH C (LE)
REM SUSAN BARNES
1205 MARIPOSA AVE UNIT 424
CORAL GABLES, FL 33146

THOMAS D RODDENBERRY
6000 LEONARDO ST
CORAL GABLES, FL 33146

THOMAS R BLAKE
PHYLLIS A BREHM
1205 MARIPOSA AVE #412
CORAL GABLES, FL 33134

TODD GREGORY FEINBERG
VIVIAN FEINBERG
1117 MANATI AVE
CORAL GABLES, FL 33146

TOM HUSTON
1121 MADRUGA AVE #401
CORAL GABLES, FL 33146

TSR PROPERTIES INC
3925 RIVIERA DR
CORAL GABLES, FL 33134

TURIN ENTERPRISES LLC
2140 W 68 ST #300
HIALEAH, FL 33016

UNIVERSITY OF MIAMI
1535 LEVANTE AVE STE 201
CORAL GABLES, FL 33146

UNIVERSITY OF MIAMI
INS & R E OFFICE
PO BOX 248106
CORAL GABLES, FL 33124

UNIVERSITY OF MIAMI
% REAL ESTATE OFFICE
PO BOX 248106
CORAL GABLES, FL 33124

UNIVERSITY SHOPPING CENTER LLP
2875 NE 191 ST 605
AVENTURA, FL 33180

V MICHAEL ARIAS TRS
THE MICHAEL SPENCER ARIAS TRUST
MICHELLE D BEAUCHAMP TRS
1200 MARIPOSA AVE D105
CORAL GABLES, FL 33146

VALERIE HOWELL
1150 MADRUGA AVE APT B201
CORAL GABLES, FL 33146

VERA HELENA GOMES MORELLI
1205 MARIPOSA AVE #216
CORAL GABLES, FL 33146

VICTOR LUGO
TRISTAN LUGO
8305 SW 174 TER
PALMETTO BAY, FL 33157

VILLA CAPRI 416 LLC
3802 NE 207 ST 904
AVENTURA, FL 33180

VILLA III MARIPOSA LLC
1395 BRICKELL AVE 14 FL
MIAMI, FL 33131

VILLA IV MARIPOSA LLC
1233 PLACETAS AVE
CORAL GABLES, FL 33146

WALTER KOZLOSKI
GOLDI KOZLOSKI
1200 MARIPOSA AVE #E203
CORAL GABLES, FL 33146

WAYNE E WITHERS JR & W CYNTHIA
1104 HARDEE RD
CORAL GABLES, FL 33146

WILLIAM C BURLEIN
OLGA BURLEIN
231 MILLCREEK LN
NAPERVILLE, IL 60540

WISU PROPERTIES LTD
421 DAROCO AVE
CORAL GABLES, FL 33146

YASMINE CHRISTINE NAINZADEH
5825 MAYNADA ST
CORAL GABLES, FL 33146

YVONNE PRIETO TRS
YVONNE PRIETO TRUST
6904 PORTILLO ST
CORAL GABLES, FL 33146



City of Coral Gables
Development Services Department

Affidavit Attesting to Public Notice of Zoning Application

Property Owner or Authorized Representative: Diana Rio

Property Address and Folio Number(s):

SUBJECT: 1250 S Dixie Highway, Coral Gables, FL 33146

FOLIO NUMBER: 03-4130-004-0010

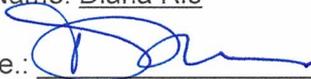
I, as property owner or Authorized Representative of the above described property attest that on (date) N/A, I sent by U.S. Mail to each person on the list of names and addresses attached a true copy of the attached notice letter. I further attest that I have complied with the requirements of Resolution No. 2020-245 and Resolution No. 2020-265 (requiring additional notice to Miami-Dade County Public Schools "MDCPS") as indicated below:

 This application required notice to be sent to MDCPS and I have complied with the additional notice requirements in Resolutions No. 2020-245 and 2020-265.

 X This application did not require notice to be sent to MDCPS.

I HEREBY CERTIFY that all information contained in this Affidavit is true and accurate. Under penalty of perjury, I declare that I have read the foregoing document and that the facts stated in it are true. Further, I acknowledge that I am subject to the City's False Claims Ordinance (Ch. 39, City of Coral Gables Code).

Affiant's Printed Name: Diana Rio

Affiant's Signature:  Date: 1/7/2026

Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 7th day of January, 20 26, personally appeared Diana Rio, being personally known to me () or having produced as identification _____, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary: 

Print Name: Mabel Rio

Notary Public Stamp:



My Commission Expires: 12-15-2027.

Name 1	Name 2	Name 3	Address	City	State	Zip	Country
EDWARD ROGERS			135 DUNBEGAN RD	TORONTO ON M4V 2R2			CANADA
ELIZAVETA GUR	IRINA KORESHKOVA		07070 ARAPSUYU MAH 661 SK ALPEREN APT NO 3 D 1	ANTALYA KONYAALTI			TURKEY
MARC HICKESON	LEONOR CERCENA		1926 TUPPER ST	MONTREAL QC			CANADA
1150 MADRUGA A104 PROPERTY LLC			5761 MILLER DR	MIAMI	FL	33155	USA
1245 7 MARIPOSA LLC			605 LOTUSS LN	SARASOTA	FL	34242	USA
1350 S DIXIE LLC			2020 PONCE DE LEON BLVD #1104	CORAL GABLES	FL	33133	USA
219 MARIPOSA LLC			210 ROMANO AVE	CORAL GABLES	FL	33134	USA
5750 TURIN 103 LLC			5750 TURIN ST 103	CORAL GABLES	FL	33146	USA
5935 TURIN LLC			7378 SW 48 ST STE B	MIAMI	FL	33155	USA
A ZEMACH LLC			5731 NE 14 AVE	FORT LAUDERDALE	FL	33334	USA
ALAN A GOMEZ	PATRICIA M GOMEZ		1150 MADRUGA AVE A102	CORAL GABLES	FL	33146	USA
ALBERTO CANTO			7310 SW 53 CT	MIAMI	FL	33143	USA
ALEJANDRA CARLA FLAH	ALEXIS BEKER		1212 HARDEE RD	CORAL GABLES	FL	33146	USA
ALEX CUELLO TRS	THE AC FAMILY TRUST		1205 MARIPOSA AVE 401	CORAL GABLES	FL	33134	USA
ALEXANDER YVES MAHLER	ASHLEY RACHAEL PORTERO		1205 MARIPOSA AVE 306	CORAL GABLES	FL	33146	USA
ALEXIS RUSSELL PIQUERO	NICOLE LEEPER PIQUERO		1129 MARIPOSA AVE V	CORAL GABLES	FL	33146	USA
ALFRED CHISHOLM &W MARIA			1200 MANATI AVE	CORAL GABLES	FL	33146	USA
ALICE HERNANDEZ LE	REM VIVIAN M NUNEZ		1205 MARIPOSA AVE UNIT 220	CORAL GABLES	FL	33146	USA
AMY WEISMAN			1200 MARIPOSA AVE #E103	CORAL GABLES	FL	33146	USA
ANA MARIA MARIN			6020 MAYNADA ST	CORAL GABLES	FL	33146	USA
ANDRES FERNANDEZ FERRER	SILVIA PIEDRAHITA CAJIAO		6877 VERONESE ST	CORAL GABLES	FL	33146	USA
ANDREW F RESERVITZ			15 RAMBLEWOOD DR	NORTH EASTON	MA	02356	USA
ANDREW S BAILEY			1200 MARIPOSA AVE #E204	CORAL GABLES	FL	33146	USA
ANDRIELA LLC			400 MARQUESA DR	CORAL GABLES	FL	33156	USA
ANNA COLMAN DUYS			1150 MADRUGA AVE UNIT C103	CORAL GABLES	FL	33146	USA
ANTONIO E FRIGULS TRS	ANTONIO E FRIGULS DECLAR TR		1131 MANATI AVE	CORAL GABLES	FL	33146	USA
ARGENIS J CONTRERAS	ILEANA GUTIERREZ		1222 MANATI AVE	CORAL GABLES	FL	33146	USA
ARIANA ELISE NUILA			1205 SW 21 TER	MIAMI	FL	33145-2922	USA
ARNOLDO MARIN &W LUISA M			1205 MARIPOSA AVE UNIT 421	CORAL GABLES	FL	33146	USA
ASHLEY REGINA GORDON			1235 MARIPOSA AVE 3	CORAL GABLES	FL	33146	USA
AVI RUSHINEK &W SARA			1205 MARIPOSA AVE #209	CORAL GABLES	FL	33146	USA
AVI RUSHINEK &W SARA			1205 MARIPOSA AVE UNIT 208	CORAL GABLES	FL	33146	USA
BANC INVESTMENTS I LLC			100 SE 2 ST 2900	MIAMI	FL	33131	USA
BETTIE EVANS SECKINGER EST OF			1205 MARIPOSA AVE #408	CORAL GABLES	FL	33146	USA
BRENDA M URDANETA			1131 COTORRO AVE	CORAL GABLES	FL	33146	USA
BRIAN OLSON			1205 MARIPOSA AVE #315	CORAL GABLES	FL	33146	USA
BRISAS LLC			5798 SW 68 ST	SOUTH MIAMI	FL	33143	USA
CARL EUGENE LOYE	IBIA LOYE		1150 MADRUGA AVE C101	CORAL GABLES	FL	33146	USA
CARLOS GOZALO LE	REM FRANCISCO D J GOZALO	REM AGUSTIN F GOZALO	1205 MARIPOSA AVE APT #313	CORAL GABLES	FL	33134	USA
CARLOS MANUEL COX	ISABEL CRISTINA SANTAELLA MORATI		1200 MARIPOSA AVE D204	CORAL GABLES	FL	33146	USA
CARLOS MANUEL HERNANDEZ	RITA MARIA ALVAREZ		1119 HARDEE RD	CORAL GABLES	FL	33146	USA
CARLOS REIS ESTIMA LE	DANIELA ESTIMA LE	REM CARLOS REIS ESTIMA TRS	5901 MAYNADA ST	CORAL GABLES	FL	33146	USA
CELINE GARDENS III LLC			1852 NE 144 ST	NORTH MIAMI	FL	33181	USA
CERESARA LLC			7901 4 ST N STE 300	ST PETERSBURG	FL	33702	USA
CHABAD OF THE GABLES INC			1249 HARDEE RD	CORAL GABLES	FL	33146	USA
CHABAD OF THE GABLES INC			1251 HARDEE RD	CORAL GABLES	FL	33146	USA
CHRISTIAN A SAPORTA	DIANA P CABANZO		5815 MAYNADA ST	CORAL GABLES	FL	33146	USA
CHRISTOPHER MICHAEL VIDAL			717 PONCE DE LEON BLVD 230	CORAL GABLES	FL	33134	USA
CITY OF CORAL GABLES	CITY HALL		405 BILTMORE WAY	CORAL GABLES	FL	33134	USA
CITY OF CORAL GABLES PARK			405 BILTMORE WAY	CORAL GABLES	FL	33134	USA
CLAUDIA D ZITZMANN			1205 MARIPOSA AVE UNIT 407	CORAL GABLES	FL	33146	USA
CLAUDIA MARCELA AVENDANO			7280 MIAMI LAKEWAY S	MIAMI LAKES	FL	33014-2676	USA
COLIN FARRIS SKAF	LYNDA MARIE SKAF		1232 MANATI AVE	CORAL GABLES	FL	33146	USA
CORY EICHHORN	JENNIFER CHRISTIANSON		1105 HARDEE RD	CORAL GABLES	FL	33146	USA

COSETTE ALVES-CARBALLOSA			1205 MARIPOSA AVE 304	CORAL GABLES	FL	33146	USA
COTORRO MANAGEMENT LLC			1871 NW NORTH RIVER DR	MIAMI	FL	33125	USA
CURRENT OCCUPANT			1150 MADRUGA AVE A104	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1245 MARIPOSA AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1350 S DIXIE HWY	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 219	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			5935 TURIN ST	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1235 MARIPOSA AVE 1	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1200 MARIPOSA AVE D-101	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 308	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1150 MADRUGA AVE C302	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			5907 TURIN ST	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1200 MARIPOSA AVE E201	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1239 MARIPOSA AVE 1	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1120 MADRUGA AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1239 MARIPOSA AVE 2	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1239 MARIPOSA AVE 7	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 212	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1220 HARDEE RD	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1200 MARIPOSA AVE D205	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1230 HARDEE RD	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1150 MADRUGA AVE A202	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1119 COTORRO AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 411	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 423	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			5750 TURIN ST 203	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1150 S DIXIE HWY	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 102	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1235 MARIPOSA AVE 10	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 207	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 417	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1121 MADRUGA AVE 201	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 330	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 307	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1150 MADRUGA AVE C303	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1101 MADRUGA AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 325	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 431	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1225 MANATI AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 227	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 319	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 415	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			6100 CABALLERO BLVD	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1125 COTORRO AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1114 S DIXIE HWY	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1235 MARIPOSA AVE 4	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1115 HARDEE RD	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1239 MARIPOSA AVE 4	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1116 COTORRO AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1104 COTORRO AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1200 MARIPOSA AVE E202	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			5225 PONCE DE LEON BLVD	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 317	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 314	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 215	CORAL GABLES	FL	33146	USA

CURRENT OCCUPANT			1207 ADUANA AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1200 MARIPOSA AVE D201	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1121 HARDEE RD	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			6016 LEONARDO ST	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 316	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1150 MADRUGA AVE A203	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 405	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1121 MADRUGA AVE 203	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1235 MARIPOSA AVE 8	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1235 MARIPOSA AVE 6	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 224	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1135 MARIPOSA AVE II	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 221	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			5930 TURIN ST	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 213	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1235 MARIPOSA AVE 2	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1148 S DIXIE HWY	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 418	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			5750 TURIN ST 205	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 326	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 331	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 230	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 320	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1190 S DIXIE HWY	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1132 S DIXIE HWY	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			6009 TURIN ST	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1150 MADRUGA AVE A204	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 322	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 318	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 222	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			6011 MAYNADA ST	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			5600 PONCE DE LEON BLVD	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 328	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 233	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1122 COTORRO AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1126 COTORRO AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 301	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			5733 MAYNADA ST	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1150 COTORRO AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1200 COTORRO AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 429	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			5750 TURIN ST 201	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1206 MANATI AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1239 MARIPOSA AVE 3	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 428	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1239 MARIPOSA AVE 8	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1239 MARIPOSA AVE 6	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1150 MADRUGA AVE C204	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			5750 TURIN ST 206	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1200 MARIPOSA AVE D-102	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 426	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1150 MADRUGA AVE C203	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 210	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 409	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1200 MARIPOSA AVE E-102	CORAL GABLES	FL	33146	USA

CURRENT OCCUPANT			1205 MARIPOSA AVE 206	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1150 MADRUGA AVE A304	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 228	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1110 MARIPOSA AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1150 MADRUGA AVE A301	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1150 MADRUGA AVE C102	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1130 COTORRO AVE	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 204	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1150 MADRUGA AVE A101	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			6000 MAYNADA ST	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			5815 TURIN ST	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 305	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			6001 TURIN ST	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1320 S DIXIE HWY	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1101 STANFORD DR	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			5665 PONCE DE LEON BLVD	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1250 S DIXIE HWY	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 223	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 416	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1133 MARIPOSA AVE V-III	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1131 MARIPOSA AVE IV	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 231	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 214	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1205 MARIPOSA AVE 211	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			1235 MARIPOSA AVE 7	CORAL GABLES	FL	33146	USA
CURRENT OCCUPANT			5920 MAYNADA ST	CORAL GABLES	FL	33146	USA
DANA DE MARIA			1150 MADRUGA AVE #B102	CORAL GABLES	FL	33146	USA
DANIEL DODGE			2400 SW 13 ST	MIAMI	FL	33145	USA
DANIEL PATRICK MURPHY TRS	DANIEL PATRICK MURPHY AND MARIA	DEL CARMEN BATISTA LIVING TRUST	6008 LEONARDO ST	CORAL GABLES	FL	33146	USA
DANIEL STEPHEN POLULAK	PABLO GARCIA CORRALES		1205 MARIPOSA AVE UNIT 321	CORAL GABLES	FL	33146	USA
DANNY ACOSTA			1205 MARIPOSA AVE 218	CORAL GABLES	FL	33146	USA
DAVID ALFONSO			1150 MADRUGA AVE C201	CORAL GABLES	FL	33146	USA
DAVID E SCALIA			1205 MARIPOSA AVE 329	CORAL GABLES	FL	33146	USA
DAVID GARCIA PEDROSA	SHRENA PATEL		5810 LEONARDO ST	CORAL GABLES	FL	33146	USA
DAVID HENDERSON LE	REM KIMBERLY OGREN		1205 MARIPOSA AVE 406	CORAL GABLES	FL	33143	USA
DAVID HENDERSON LE	REM KIMBERLY OGREN		1205 MARIPOSA AVE 419	CORAL GABLES	FL	33146	USA
DAVID LECON	HORTENSIA LECON		536 ARAGON AVE	CORAL GABLES	FL	33134	USA
DAVID SLEEPER BIXBY TRS	BIXBY FAMILY TRUST	RACHEL KATHERINE BIXBY TRS	1132 HARDEE RD	CORAL GABLES	FL	33146	USA
DD PROPERTY TURIN LLC			19363 US HWY 19N 314	CLEARWATER	FL	33764	USA
DENISE KAHANS			1205 MARIPOSA AVE 422	CORAL GABLES	FL	33146	USA
DENNYS INC			14489 INDUSTRY CIR PO BOX 3710	LA MIRADA	CA	90638	USA
DENNYS INC	% RASH # 200-09-01618		PO BOX 2629	ADDISON	TX	75001	USA
DENNYS INC	C/O RASH AND ASSOCIATES		PO BOX 2629	ADDISON	TX	75001	USA
DEREK PLANSKY	BARBARA PLANSKY		1121 SW 12 ST	MIAMI	FL	33129-1826	USA
DESPINA KOLONIAS TRS	DIMITRIOS KOLONIAS AND DESPINA	KOLONIAS REVOCABLE TRUST	3915 SW 5 TER	MIAMI	FL	33134	USA
DIEGO ANTONIO RODRIGUEZ			10220 CORAL CREEK RD	CORAL GABLES	FL	33156	USA
DIEGO R PALACIOS			1205 MARIPOSA AVE 201	CORAL GABLES	FL	33146	USA
DIOCESE OF SE FLA INC			525 NE 15 ST	MIAMI	FL	33132	USA
DIRK J ADRIAAN DE GROEN TRS	DIRK AND ALEXANDRA DE GROEN TR	ALEXANDRA DE L DE GROEN TRS	1201 MANATI AVE	CORAL GABLES	FL	33146	USA
DONALD J KAPPELMAN II			1200 MARIPOSA AVE #D-203	CORAL GABLES	FL	33146	USA
DORIS SALAZAR TRS	ALWAYS ME LIVING TRUST		1211 HARDEE RD	CORAL GABLES	FL	33146	USA
DOUGLAS PILE			1205 MARIPOSA AVE 420	CORAL GABLES	FL	33146	USA
EB GABLES MARIPOSA LLC			2333 BRICKELL AVE 2715	MIAMI	FL	33129	USA
EDWARD A LUCKHOOD	ELEANOR D LUCKHOOD		1150 MADRUGA AVE #B202	CORAL GABLES	FL	33146	USA
ELANA POLASHUK	JEFFREY POLASHUK		1126 MANATI AVE	CORAL GABLES	FL	33146	USA

ELICA LLC			2199 PONCE DE LEON BLVD #200	CORAL GABLES	FL	33134	USA
ELSIE CASTELBLANCO			1420 BRICKELL BAY DR #506	MIAMI	FL	33131	USA
ELVIA & JEANNETTE MEZA TR			13975 SW 100 AVE	MIAMI	FL	33176	USA
ENRIQUE M CORTINAS &W VIVIAN L			1109 HARDEE RD	CORAL GABLES	FL	33146	USA
ERIC W BOYER TRS	REV TR AGREEMENT OF ERIC W BOYER		7479 SW 124 ST	PINECREST	FL	33156	USA
EUGENIA P E ANTONSANTI TRS	THE EUGENIA P EMANUELLI	ANTONSANTI TRUST	5750 TURIN ST APT 105	CORAL GABLES	FL	33146	USA
EUGENIO VAZQUEZ TRS	THE EUGENIO VAZQUEZ REV TRUST		1128 HARDEE RD	CORAL GABLES	FL	33146	USA
EVELYN JOHANNA MOMMERTZ BAUM LE	REM JUAN RICHARD MOMMERTZ	REM JOSE ARTHUR MOMMERTZ	117 CADIMA AVE	CORAL GABLES	FL	33134	USA
FABIOLA AIXALA			8360 SW 112 ST	MIAMI	FL	33156	USA
FARAH D NAGHIB EST OF	SEYED MAHMOUD NAGHIB TRS	SEYED MAHMOUD NAGHIB REV TR	1137 MANATI AVE	CORAL GABLES	FL	33146	USA
FAUSTO J CAMPUZANO &W MARIA E &	ADRIANA & JUAN & MAYRA CAMPUZANO		1205 MARIPOSA AVE #310	CORAL GABLES	FL	33146	USA
FELIPE CARLOS BARREDA	MARIA DEL CARMEN NUNEZ		1205 MARIPOSA AVE UNIT 402	CORAL GABLES	FL	33146	USA
FELIPE TORRES BARACUHY FREITAS	FERNANDA MARCONDES MONFRINATTI		1133 COTORRO AVE A	CORAL GABLES	FL	33146	USA
FERN ASSOCIATES			4654 GLENN EAGLE DR	BOYNTON BEACH	FL	33436	USA
FERNANDO J MARTINEZ TRS	FERNANDO J MARTINEZ REV TR	GLORIA G MARTINEZ TRS	5910 MAYNADA ST	CORAL GABLES	FL	33146	USA
FRANCISCO D CASAL	INES BASALO		5800 LEONARDO ST	CORAL GABLES	FL	33146	USA
FRANCISCO JOSE DE CASO BASALO	RENNY SIE		5804 LEONARDO ST	CORAL GABLES	FL	33146	USA
FREDA CLEMENT WILLIS			6000 TURIN ST	CORAL GABLES	FL	33146	USA
GABLES MARIPOSA APARTMENTS LLC			6312 LEONARDO ST	CORAL GABLES	FL	33146	USA
GABLES WATERWAY OWNER LLC			1300 BRICKELL AVE	MIAMI	FL	33131	USA
GABRIELA MARIA BOLADO			1150 MADRUGA AVE A303	CORAL GABLES	FL	33146	USA
GAVANE GROUP LLC			332 LOS PINOS PL	CORAL GABLES	FL	33143-6427	USA
GEM PYRAMID LLC	C/O CARLOS A ROMERO JR		3195 PONCE DE LEON BLVD 400	CORAL GABLES	FL	33134	USA
GERALD ENGEL LE	REM SARAH ENGEL		1205 MARIPOSA AVE #302	CORAL GABLES	FL	33146	USA
GERALDINE BRODIE			3802 NE 207 ST 904	AVENTURA	FL	33180-3851	USA
GRANDEL R WELLS	STACIA A WELLS		1120 HARDEE RD	CORAL GABLES	FL	33146	USA
HARDEE ROAD LLC			460 SOLANO PRADO	CORAL GABLES	FL	33156	USA
HARRIS MANDLER	STEPHANIE DE SOUZA		1212 MANATI AVE	CORAL GABLES	FL	33146	USA
HARRY M DARDEN &W BARBARA S &	ROBERT SCOTT DARDEN		806 ALTARA AVE	CORAL GABLES	FL	33146	USA
HASKINS APARTMENTS LLC			22491 MARTELLA AVE	BOCA RATON	FL	33433-4630	USA
HB FAMILY LIMITED PARTNERSHIP LTD			13320 PONDEROSA WAY	FORT MYERS	FL	33907	USA
HEBER VELLON &W SUSAN J			1235 MARIPOSA AVE #9	CORAL GABLES	FL	33146	USA
HILLEL ADVISORY COUNCIL INC			1100 STANFORD DR	CORAL GABLES	FL	33146	USA
HOWARD EDMOND ELIASON TRS	HOWARD EDMOND ELIASON AND BLANCA	IRMA RUIZ REVOCABLE TRUST	629 ALHAMBRA RD 802	VENICE	FL	34285	USA
HOWARD EDMONT ELIASON &	BLANCA IRMA RUIZ REV LIV TR TRS		629 ALHAMBRA RD 802	VENICE	FL	34285	USA
HUGH F QUINN IV			5875 SW 25 ST	MIAMI	FL	33155	USA
IGNACIO M RIVEIRA JR &W	ARIELLE C RIGAUD RIVEIRA		1204 HARDEE RD	CORAL GABLES	FL	33146	USA
IMTIAZ ALI &W JENNIFER			1150 MADRUGA AVE #B301	CORAL GABLES	FL	33146	USA
IRA F LIPSON			6021 MAYNADA ST	CORAL GABLES	FL	33146	USA
IRA S SILVER &W ROBERTA			1129 HARDEE RD	CORAL GABLES	FL	33146	USA
ISABEL TAMINDZIJA			5750 TURIN ST #102	CORAL GABLES	FL	33146	USA
ISABELLA SMITH			1205 MARIPOSA AVE 333	CORAL GABLES	FL	33146	USA
ISIA ALBERT			1136 HARDEE RD	CORAL GABLES	FL	33146	USA
IVETTE INFANTE	EMIL R INFANTE		1200 MARIPOSA AVE #E-101	CORAL GABLES	FL	33146	USA
JAMES R COVEY	FRANCESCA L COVEY		1115 MANATI AVE	CORAL GABLES	FL	33146	USA
JAN DRUZKOWSKI	BEATA DRUZKOWSKA	MALGORZATA IWANSKA	1205 MARIPOSA AVE 309	CORAL GABLES	FL	33146	USA
JANET TRALINS			1121 MADRUGA AVE 303	CORAL GABLES	FL	33146	USA
JASON TODD JACKSON	SHIRELLE EVETTE JACKSON		1121 MADRUGA AVE #301	CORAL GABLES	FL	33146	USA
JASWINDER SINGH BOLINA	ROBYN FAITH WALSH	KULWANT SINGH BOLINA	1121 MADRUGA AVE 202	CORAL GABLES	FL	33146	USA
JAVIER M BAEZA &W MARY P			1219 MANATI AVE	CORAL GABLES	FL	33146	USA
JAVIER OCAMPO	ADA OCAMPO		1208 HARDEE RD	CORAL GABLES	FL	33146	USA
JAVIER VIZOSO &W AIDA CHANTRES			1114 HARDEE RD	CORAL GABLES	FL	33146	USA
JEANNE FUENTES			6005 MAYNADA ST	CORAL GABLES	FL	33146	USA
JESUS IGLESIAS	ENA E IGLESIAS	JULIO A IGLESIAS	1130 ANDORA AVE	CORAL GABLES	FL	33146	USA
JEWISH NATION UNDERGRADUATE AT	UNIVERSITY OF MIAMI		5800 MAYNADA ST	CORAL GABLES	FL	33146	USA

JOHN E BARKER	MICHELLE J BARKER		315 MORNINGSTAR CT	COLLEYVILLE	TX	76034-7606	USA
JOHN G DUTKOWSKI			350 W HEATHER DR	KEY BISCAYNE	FL	33149-1830	USA
JONATAN ALAVA	GABRIELA VERONICA PALACIOS VACA		5750 TURIN ST #207	CORAL GABLES	FL	33146	USA
JORGE DEL REY			1615 W OKEECHOBEE RD	HIALEAH	FL	33010	USA
JORGE VERA &W MAGDALENA			5920 TURIN ST	CORAL GABLES	FL	33146	USA
JOSE FERREIRO &W AMANDA			6200 MAYNADA ST	CORAL GABLES	FL	33146	USA
JOSE MIGUEL FUSTER	ANA MARIA FUSTER		6100 LEONARDO ST	CORAL GABLES	FL	33146	USA
JOSE RODRIGUEZ &W KATHLEEN A			1205 MARIPOSA AVE #203	CORAL GABLES	FL	33146	USA
JOSEPH M WEHBY &W MARTHA H			5921 MAYNADA ST	CORAL GABLES	FL	33146	USA
JOSEPH RENE RUIZ	KATRINA ALVAREZ RUIZ		4815 BILTMORE DR	CORAL GABLES	FL	33146	USA
JUAN M GARCIA &W ELSA V MEDIN			427 ZAMORA AVE	CORAL GABLES	FL	33134-3820	USA
JUAN PIZARRO	SAMIRA MONTOYA		921 MALAGA AVE	CORAL GABLES	FL	33134	USA
JUANLIB J ADRIAN VILLEGAS			4400 COLLEGE PARK DR APT 215	THE WOODLANDS	TX	22384	USA
KATLER CONSULTING GROUP LLC			1362 RICHMOND RD	WINTER PARK	FL	32789	USA
KENNETH SUAREZ	LAURA DIAZ		1130 MANATI AVE	CORAL GABLES	FL	33146	USA
KRISTEN NOSEDA			11273 SW 91 TERR	MIAMI	FL	33176-1165	USA
LARRY M NOLAN &W	BEATRICE NOLAN		856 S FOLEY AVE	KANKA KEY	IL	60901	USA
LAURA BURGESS			1205 MARIPOSA AVE 217	CORAL GABLES	FL	33146	USA
LAURA LAMORTA			1150 MADRUGA AVE UNIT C301	CORAL GABLES	FL	33146	USA
LAURA MILLAY			1205 MARIPOSA AVE UNIT #433	CORAL GABLES	FL	33146	USA
LAURA TORRENTE MEINTJES			5830 LEONARDO ST	CORAL GABLES	FL	33146	USA
LAWRENCE PUYANIC			6100 RIVIERA DR	CORAL GABLES	FL	33146	USA
LEE C SCHMACHTENBERG &W SALLY			730 S COLLIER BLVD 1001	MARCO ISLAND	FL	34145	USA
LEIDY ZAMORA			1150 MADRUGA AVE C104	CORAL GABLES	FL	33146	USA
LIANA TERESA PEREZ TRS	LIANA TERESA PEREZ REVOCABLE TR		1150 MADRUGA AVE A302	CORAL GABLES	FL	33146	USA
LILIANA C PORFIRI			5940 TURIN ST	CORAL GABLES	FL	33146	USA
LILIANA CUEVA			6819 SW 53 ST	MIAMI	FL	33155-5715	USA
LILIANNE MASFERRER LEYVA			5801 MAYNADA ST	CORAL GABLES	FL	33146	USA
LIN CHEN	FENG DU		1200 HARDEE RD	CORAL GABLES	FL	33146	USA
LIS MARIA FERRER			1205 MARIPOSA AVE UNIT 425	CORAL GABLES	FL	33146	USA
LISA M DETOURNAY TRS	LMD FAMILY TRUST		10 ARAGON AVE STE 1405	CORAL GABLES	FL	33134	USA
LISA RONDEL			1235 MARIPOSA AVE #5	CORAL GABLES	FL	33146	USA
LIR ASSOCIATES PROPERTIES LTD	% AINSLEE FERDIE ESQ		PO BOX 66351 AMF O'HARE AIRPORT	CHICAGO	IL	60666	USA
LIR ASSOCIATES PROPERTIES LTD	% AINSLEE FERDIE ESQ		PO BOX 66351 O'HARE AIRPORT	CHICAGO	IL	60666	USA
LORIS LLANES TRS	LORIS LLANES REVOCABLE TRUST		5750 TURIN ST 204	CORAL GABLES	FL	33146	USA
LOURDES I MARTINEZ TRS	LOURDES I MARTINEZ REV TR		155 OCEAN LANE 1108	KEY BISCAYNE	FL	33149	USA
LUIS ENRIQUE ESTRADA TRS	LUIS ENRIQUE ESTRADA AND	MARIELA GUADALUPE CASTILLO LIV TR	6868 SW 80 ST	MIAMI	FL	33143	USA
LUIS G MOSQUERA TRS	LUIS G MOSQUERA LIVING TRUST		1315 ASHFORD AVE 305	SAN JUAN	PR	00907	PUERTO RICO
LUIS L BACARDI & FACUNDO & HILDA			5830 MAYNADA ST	CORAL GABLES	FL	33146	USA
LUISEL VILLA CAPRI LLC			7955 SW 155 ST	PALMETTO BAY	FL	33157	USA
MANUEL A GARCIA LINARES &W ELENA			5818 LEONARDO ST	CORAL GABLES	FL	33146	USA
MARC S EPSTEIN	PATRICIA I EPSTEIN		5910 TURIN ST	CORAL GABLES	FL	33146	USA
MARIA A LINES			1150 MADRUGA AVE #C304	CORAL GABLES	FL	33146	USA
MARIA A QUINONES			1205 MARIPOSA AVE #324	CORAL GABLES	FL	33134	USA
MARIA LUZ ASIN LE	REM JULIAN M SEVILLANO	REM ANTONIO F SEVILLANO	1150 MADRUGA AVE B302	CORAL GABLES	FL	33146	USA
MARIAN R SIEGEL TRS	MARIAN R SIEGEL REV TR		1121 MADRUGA AVE UNIT 302	CORAL GABLES	FL	33146	USA
MARIANELA P MACHADO			5900 LEONARDO ST	CORAL GABLES	FL	33146	USA
MARIPOSA 333 LLC			1430 S DIXIE HWY 105-117	CORAL GABLES	FL	33146	USA
MARIPOSA PLAZA LLC			3401 N MIAMI AVE STE 211	MIAMI	FL	33127-3544	USA
MARIPOSA RESOURCES CORP			300 S POINTE DR 3906	MIAMI BEACH	FL	33139	USA
MARITIME ENTERPRISES CORP			3363 NE 163 ST #501	NORTH MIAMI BEACH	FL	33160-4473	USA
MARK GEMIGNANI &W MARY			1121 MADRUGA AVE #402	CORAL GABLES	FL	33146	USA
MARK M NAMAN			60 CAMPINA CT	CORAL GABLES	FL	33134-1812	USA
MARLENE SUAREZ CRUZ			5900 MAYNADA ST	CORAL GABLES	FL	33146	USA
MARMAU CAPITAL MARIPOSA 322 LLC			1521 GARCIA AVE	CORAL GABLES	FL	33146	USA

MARTA ALVAREZ& VIVIEN VERDEJA &	RENE E ALVAREZ		1205 MARIPOSA AVE #323	CORAL GABLES	FL	33146	USA
MARY ANDERSON (TRUST)	MARY ANDERSON & KEVIN ROWLAND TRS		8211 SW 81 PL	MIAMI	FL	33143	USA
MARY R BRADY			1205 MARIPOSA AVE UNIT 311	CORAL GABLES	FL	33146	USA
MASSIMO D AMICO			1150 MADRUGA AVE A201	CORAL GABLES	FL	33146	USA
MATTHIEU CORENTIN MARIE LE HENAFF			1205 MARIPOSA AVE 312	CORAL GABLES	FL	33146	USA
MEIZI LIU			5201 ATLANTIC BLVD #234	JACKSONVILLE	FL	32207	USA
MELISSA SANCHEZ TRS	THE MELISSA SANCHEZ LIVING TRUST		5750 TURIN ST 101	CORAL GABLES	FL	33146	USA
MERCEDES PEREZ TRS	MERCEDES PEREZ REVOCABLE TR		1205 MARIPOSA AVE 202	CORAL GABLES	FL	33146	USA
METROPOLITIAN HOLDINGS LLC TRS	THE MAYNADA STREET TRUST		PO BOX 141107	CORAL GABLES	FL	33114	USA
MIAMI-DADE COUNTY	MIAMI-DADE TRANSIT		701 NW 1 CT STE 1700	MIAMI	FL	33136	USA
MICHAEL ARIAS TRS	VINCENT MICHAEL ARIAS TRUST		3690 BATTERSEA RD	MIAMI	FL	33133	USA
MICHAEL P LOGUE			5921 TURIN ST	CORAL GABLES	FL	33146	USA
MICHELE M BAEZA			1228 MANATI DR	CORAL GABLES	FL	33146	USA
MICHELE D BEAUCHAMP TRS	MICHELLE D BEAUCHAMP TRUST		1200 MARIPOSA AVE UNIT D202	CORAL GABLES	FL	33146	USA
MICHELLE DANYLE DAVISON			5750 TURIN ST #104	CORAL GABLES	FL	33146	USA
MIGUEL J POHUDKA &W	ISABEL N POHUDKA		6100 MAYNADA ST	CORAL GABLES	FL	33146	USA
MJSK A5 INVESTMENTS LLC			19410 SW 24 ST	MIRAMAR	FL	33029	USA
MMAK COTORRO II LLC			100 SOLANO PRADO	CORAL GABLES	FL	33156	USA
MMAK COTORRO LLC			100 SOLANO PRADO	CORAL GABLES	FL	33156	USA
MPK1 LLC			65 W NORTH AVE	LAKE FOREST	IL	60045	USA
NIZA ANN TONARELY LE	REM THE NIZA ANN TONARELY REV TR		1215 MANATI AVE	CORAL GABLES	FL	33146	USA
NJD REAL ESTATE INVESTMENT LLC			3211 PONCE DE LEON BLVD 301	CORAL GABLES	FL	33134	USA
NOAH YABLONKA			7630 SW 69 AVE	MIAMI	FL	33143	USA
NOAH YABLONKA			1205 MARIPOSA AVE #205	CORAL GABLES	FL	33146	USA
NORBERTO SANCHEZ	WENDY SANCHEZ	ANDRES SANCHEZ	5610 ALHAMBRA CIR	CORAL GABLES	FL	33146	USA
OCEAN DRIVE US LLC			1201 HARDEE RD	CORAL GABLES	FL	33146	USA
OLGA FORNS			5711 MAYNADA ST	CORAL GABLES	FL	33136	USA
OVIEDO TEOFILO MENENDEZ LE	GLADYS F MENENDEZ LE	REM OVIEDO T MENENDEZ	5721 MAYNADA ST	CORAL GABLES	FL	33146	USA
PATERNO PCN LLC			13028 SW 142 TER	MIAMI	FL	33186	USA
PATRICIA A PARDINAS			5911 MAYNADA ST	CORAL GABLES	FL	33146	USA
PAUL DENES LE	MONIQUE DENES LE	REM CHRISTINE DENES KABBEJ	6101 MAYNADA ST	CORAL GABLES	FL	33146	USA
PEDRO H HERNANDEZ	JULIANA A DUQUE		1116 ANDORA AVE	CORAL GABLES	FL	33146	USA
PERI MISHKIN	DEBRA MISHKIN		1205 MARIPOSA AVE 403	CORAL GABLES	FL	33146	USA
PHILLIP C SCROGGIN	CATHERINE C SCOGGIN		1150 MADRUGA AVE B101	CORAL GABLES	FL	33146	USA
PLJL LLC			333 NE 24 ST STE 309	MIAMI	FL	33137	USA
R SCOTT DARDEN	BARBARA S DARDEN		806 ALTARA AVE	CORAL GABLES	FL	33146	USA
R SCOTT DARDEN	JOHN U DARDEN		806 ALTARA AVE	CORAL GABLES	FL	33146	USA
R SCOTT DARDEN &	HARRY M DARDEN &W BARBARA		806 ALTARA AVE	CORAL GABLES	FL	33146	USA
RAFAEL ANTONIO BARRIAL	MARTHA BARRIAL		5100 ALHAMBRA CIR	CORAL GABLES	FL	33146	USA
RAFAEL BENAVIDES	JANIA D BENAVIDES		5750 TURIN ST 202	CORAL GABLES	FL	33146	USA
RAFAEL E MILLARES			1550 MADRUGA AVE STE 150	CORAL GABLES	FL	33146	USA
RAFAEL L CRUZ &W MICHELLE R			401 CASUARINA CONCOURSE	CORAL GABLES	FL	33143-6401	USA
RAMIRO ARANGO			1205 MARIPOSA AVE 410	CORAL GABLES	FL	33146	USA
RAMIRO JAVIER FERNANDEZ	LEONOR PORTELA FERNANDEZ	DAVID JAVIER FERNANDEZ	1200 MARIPOSA AVE D103	CORAL GABLES	FL	33146	USA
RAYMOND G SIEVERT JTRS	NANCY B SIEVERT JTRS	ROBERT H SIEVERT JTRS	2 SOUTH FLORAL LEAF CIR	SPRING	TX	77381	USA
RECY PALACIO TRS	THE RP TRUT		5910 LEONARDO ST	CORAL GABLES	FL	33146	USA
REISHMA A SEUPERSAD			1150 MADRUGA AVE A103	CORAL GABLES	FL	33146	USA
RICHARD A RODRIGUEZ TRS	RICHARD A RODRIGUEZ REVOCABLE TRS		1121 MANATI AVE	CORAL GABLES	FL	33146	USA
RICHARD M DUNN (TR)			125 SANS SOUCI DR	CORAL GABLES	FL	33133	USA
RICHARD WOOD TR			6500 CELLINI ST	CORAL GABLES	FL	33146	USA
RIVERO CO LLC			1002 TAYLOR ST	HOLLYWOOD	FL	33019	USA
ROBERT A CUEVAS JR TRS	ROBERT A CUEVAS JR REV TR		5890 TURIN ST VI	CORAL GABLES	FL	33146	USA
ROBERT GUTLOHN TRS	SONYA GUTLOHN HARDEE ROAD TRUST		1125 HARDEE RD	CORAL GABLES	FL	33146	USA
ROBERT VIEITES	ANGELA VIEITES		1205 MARIPOSA AVE #225	CORAL GABLES	FL	33146	USA
ROBERT W SCHOMBER TRS	ROBERT W AND JEAN G SCHOMBER	REVOCABLE TRUST	408 E RIDGE VILLAGE DR	CUTLER BAY	FL	33157	USA

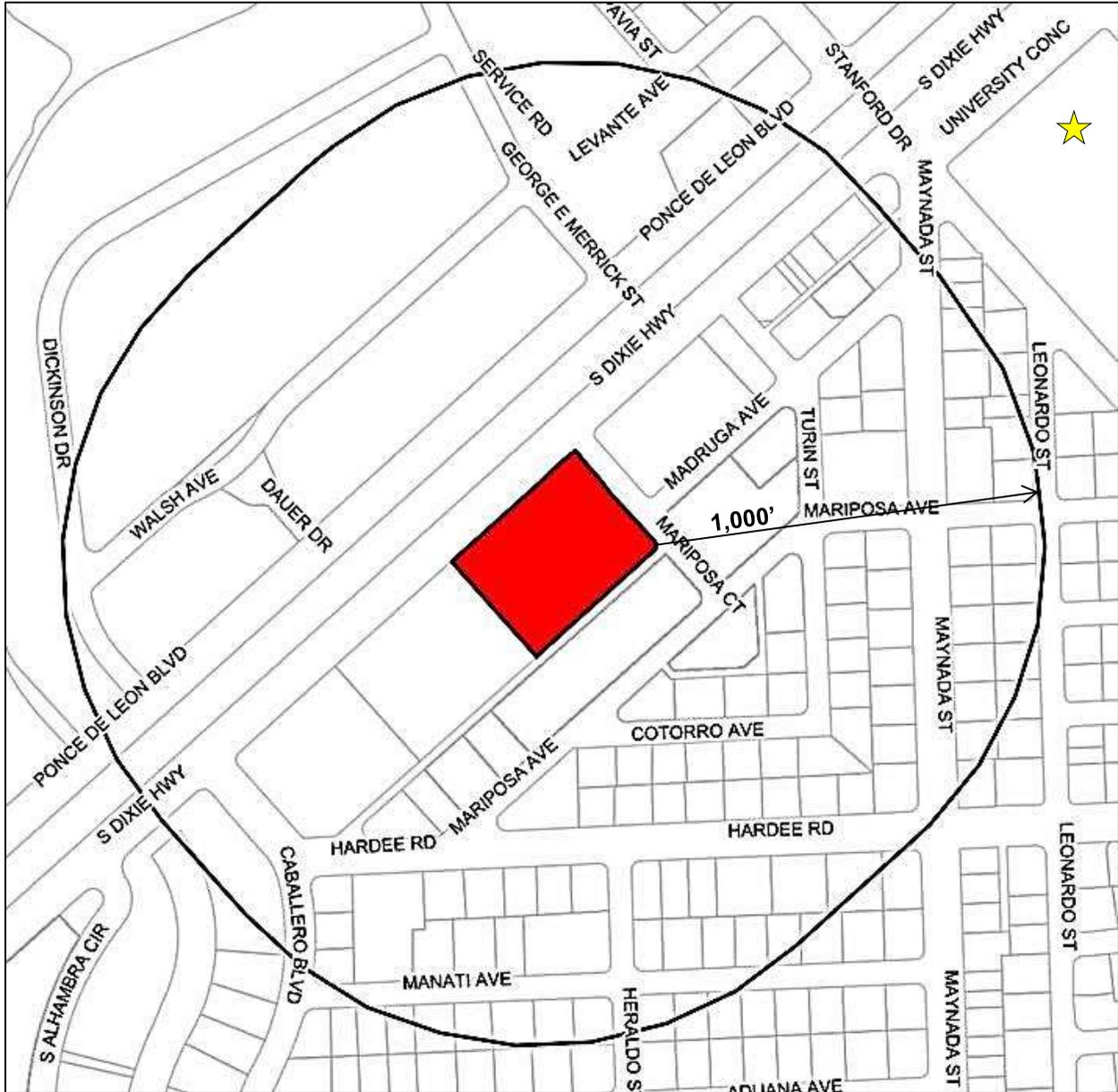
ROCIO ARROYAVE TRS	THE ROCIO ARROYAVE LIVING TRUST	ALEJANDRA A LOPEZ TRS	1205 MARIPOSA AVE #427	CORAL GABLES	FL	33146	USA
RODRIGO A GARCIA			8486 SW 137 ST	PALMETTO BAY	FL	33158	USA
RODRIGO F LLAGUNO CARRANCO LE	MARCELA HINOJOSA CANALES LE	REM RODRIGO JOSE LLAGUNO HINOJOSA	5930 MAYNADA ST	CORAL GABLES	FL	33146	USA
ROGER F BRADLEY	MARSHA BRADLEY		4363 S ATCHISON CIR	AURORA	CO	80015-1001	USA
ROGER KOGAN	OWEN KOGAN		1127 MANATI AVE	CORAL GABLES	FL	33146	USA
ROLANDO FARRADAS	AYMEE FARRADAS	CAMILLE FARRADAS	1205 MARIPOSA AVE APT 430	CORAL GABLES	FL	33146	USA
ROSALIND RIACH DALRYMPLE TRS	ROSALIND DALRYMPLE REVOCABLE TR	RICHARD KEITH DALRYMPLE TRS	4381 S ATLANTIC AVE 202	NEW SMYRNA BEACH	FL	32169	USA
ROSANNA SCALIA			1205 MARIPOSA AVE 229	CORAL GABLES	FL	33146	USA
ROSE LANDOU TRS	ROSE LANDOU		1205 MARIPOSA AVE UNIT #226	CORAL GABLES	FL	33146	USA
ROY J KAHN	ANA M DAVIDE		5820 MAYNADA ST	CORAL GABLES	FL	33146	USA
RTHJC LLC			17687 NW 78 AVE	MIAMI	FL	33015	USA
RUSSELL ERLING BERG	ELLEN M BERG		1205 MARIPOSA AVE 327	CORAL GABLES	FL	33146	USA
SABINA PETROVA			700 BILTMORE WAY APT 208	CORAL GABLES	FL	33134-7157	USA
SART HOLDING LLC			9353 FONTAINEBLEAU BLVD UNIT A211	MIAMI	FL	33172	USA
SCOTT SIME	BELINDA SIME		PO BOX 140762	CORAL GABLES	FL	33114	USA
SEKOFF INVESTMENTS			1110 S DIXIE HWY	CORAL GABLES	FL	33146	USA
SERGIO ABREU & W MARY M &	CRISTIAN ESCUTL & W LIZA		5750 TURIN ST #106	CORAL GABLES	FL	33146	USA
SHARON LEBRANG			1150 MADRUGA AVE APT C-202	CORAL GABLES	FL	33146	USA
SILVIA SAAD LE	REM ALEXANDER SAAD	REM KRISTOPHER J SAAD	20040 W OAKMONT CIR	MIAMI	FL	33015	USA
SLAKR LLC			29175 ADDISON CT	PEPPER PIKE	OH	44124	USA
SLF COLLEGE RENTALS LLC			1205 MARIPOSA AVE 413	CORAL GABLES	FL	33146	USA
SOFIA G MENDOZA EST OF	MARIANNA SOFIO RUIZ	JOSEPH RENE RUIZ	1205 MARIPOSA AVE 414	CORAL GABLES	FL	33146	USA
SOMKID PUNMA TRS	THE SOMKID PUNMA FAMILY TRUST		5901 MARIPOSA CT UNIT 1	CORAL GABLES	FL	33146	USA
SOUTH EAST DISTRICT FLA ANNUAL	CONFERENCE UNITED METHODIST	CHURCH INC	536 CORAL WAY	CORAL GABLES	FL	33134	USA
STEPHANIE LINARES LE	REM STEPHANIE LINARES TRS	REM STEPHANIE LINARES REV TR	1205 MARIPOSA AVE 303	CORAL GABLES	FL	33146	USA
SUSAN R GEIGER			1136 MANATI AVE	CORAL GABLES	FL	33146	USA
SUZANNE DE MARIA KOEHNE			1200 MARIPOSA AVE E104	CORAL GABLES	FL	33146	USA
SUZANNE DEWITT			1200 MARIPOSA AVE UNIT D104	CORAL GABLES	FL	33146	USA
TAMER ELATTAR			1239 MARIPOSA AVE #5	CORAL GABLES	FL	33146	USA
TEOBALDO ROSELL TR			1220 ALEGRIANO AVE	CORAL GABLES	FL	33146	USA
TERESA M FERNANDEZ TRS	TERESA M FERNANDEZ DECLARATION TR		1218 MANATI AVE	CORAL GABLES	FL	33146	USA
THOMAS BARNES & W SARAH C (LE)	REM SUSAN BARNES		1205 MARIPOSA AVE UNIT 424	CORAL GABLES	FL	33146	USA
THOMAS D RODDENBERRY			6000 LEONARDO ST	CORAL GABLES	FL	33146	USA
THOMAS R BLAKE	PHYLLIS A BREHM		1205 MARIPOSA AVE #412	CORAL GABLES	FL	33134	USA
TODD GREGORY FEINBERG	VIVIAN FEINBERG		1117 MANATI AVE	CORAL GABLES	FL	33146	USA
TOM HUSTON			1121 MADRUGA AVE #401	CORAL GABLES	FL	33146	USA
TSR PROPERTIES INC			3925 RIVIERA DR	CORAL GABLES	FL	33134	USA
TURIN ENTERPRISES LLC			2140 W 68 ST #300	HIALEAH	FL	33016	USA
UNIVERSITY OF MIAMI			1535 LEVANTE AVE STE 201	CORAL GABLES	FL	33146	USA
UNIVERSITY OF MIAMI	INS & R E OFFICE		PO BOX 248106	CORAL GABLES	FL	33124	USA
UNIVERSITY OF MIAMI	% REAL ESTATE OFFICE		PO BOX 248106	CORAL GABLES	FL	33124	USA
UNIVERSITY SHOPPING CENTER LLP			2875 NE 191 ST 605	AVENTURA	FL	33180	USA
V MICHAEL ARIAS TRS	THE MICHAEL SPENCER ARIAS TRUST	MICHELLE D BEAUCHAMP TRS	1200 MARIPOSA AVE D105	CORAL GABLES	FL	33146	USA
VALERIE HOWELL			1150 MADRUGA AVE APT B201	CORAL GABLES	FL	33146	USA
VERA HELENA GOMES MORELLI			1205 MARIPOSA AVE #216	CORAL GABLES	FL	33146	USA
VICTOR LUGO	TRISTAN LUGO		8305 SW 174 TER	PALMETTO BAY	FL	33157	USA
VILLA CAPRI 416 LLC			3802 NE 207 ST 904	AVENTURA	FL	33180	USA
VILLA III MARIPOSA LLC			1395 BRICKELL AVE 14 FL	MIAMI	FL	33131	USA
VILLA IV MARIPOSA LLC			1233 PLACETAS AVE	CORAL GABLES	FL	33146	USA
WALTER KOZLOSKI	GOLDI KOZLOSKI		1200 MARIPOSA AVE #E203	CORAL GABLES	FL	33146	USA
WAYNE E WITHERS JR & W CYNTHIA			1104 HARDEE RD	CORAL GABLES	FL	33146	USA
WILLIAM C BURLEIN	OLGA BURLEIN		231 MILLCREEK LN	NAPERVILLE	IL	60540	USA
WISU PROPERTIES LTD			421 DAROCO AVE	CORAL GABLES	FL	33146	USA
YASMINE CHRISTINE NAINZADEH			5825 MAYNADA ST	CORAL GABLES	FL	33146	USA
YVONNE PRIETO TRS	YVONNE PRIETO TRUST		6904 PORTILLO ST	CORAL GABLES	FL	33146	USA



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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

1,000' RADIUS MAP (N.T.S.)



SUBJECT: 1250 S Dixie Highway, Coral Gables, FL 33146

FOLIO NUMBER: 03-4130-004-0010

LEGEND, IF APPLICABLE:

CITY OF CORAL GABLES BOUNDARY - - - - -

MDCPS ★