BEHAR · FONT

PARTNERS, P. A.

4533 PONCE DE LEON BOULEVARD, CORAL GABLES, FL
Tel: 3057405442 Fax: 3057405443
e-mail: infor@beharfont.com

THE MARK AT CORAL GABLES

PROJECT NUMBER:
24-067
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

ARCHITECTURE:

BEHAR FONT & PARTNERS, P.A.

4533 PONCE DE LEON BLVD, CORAL GABLES, FL 33146
TEL: (305) 740-5442
E-MAIL:JAVIER@BEHARFONT.COM

OWNER:

THE MARK AT CORAL GABLES, LLC

315 OCONEE STREET, ATHENS GA, 30605
TEL: (706) 543-1910
E-MAIL: BRYAN.BOYLES@LANDMARKPROPERTIES.COM

CIVIL:

KIMLEY HORN & ASSOCIATES

2 ALHAMBRA PLAZA #500, CORAL GABLES, FL 33134
TEL: (305) 673-2025
E-MAIL: CHADDI.JURDI@KIMLEY-HORN.COM

LANDSCAPE:

WITKIN HULTS + PARTNERS

307 S. 21ST AVENUE, HOLLYWOOD, FL 33020
TEL: (954) 923-9681
E-MAIL: SHAYLINC@WITKINDESIGN.COM

STRUCTURAL:

DE LOS REYES ENGINEERING, INC.

8726 NW 26TH ST. SUITES 1 & 2, MIAMI, FL 33172
TEL: (305) 477-8826
E-MAIL: DELOSREYES@DLRENG.COM

MEP:

RPJ INC. MEP CONSULTANTS

7432 SW 48TH STREET, MIAMI, FLORIDA 33155
TEL: (305) 666-2131
E-MAIL: RPJ@RPJMEP.COM

LIFE SAFETY:

SELLEK ENGINEERING LLC

9954 SW 26TH STREET, MIAMI, FL 33165
TEL: (305) 609-8944
E-MAIL: RICK@SELLEKENG.COM

ACCESSIBILITY:

DEVAUX CONSULTING LLC

3901 LANSING COURT NW KENNESAW, GA, 30144
TEL: (404) 925-1405
E-MAIL: DONNA@DEVAUXCONSULTING.COM

CORAL GABLES SET

02/25/2026

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PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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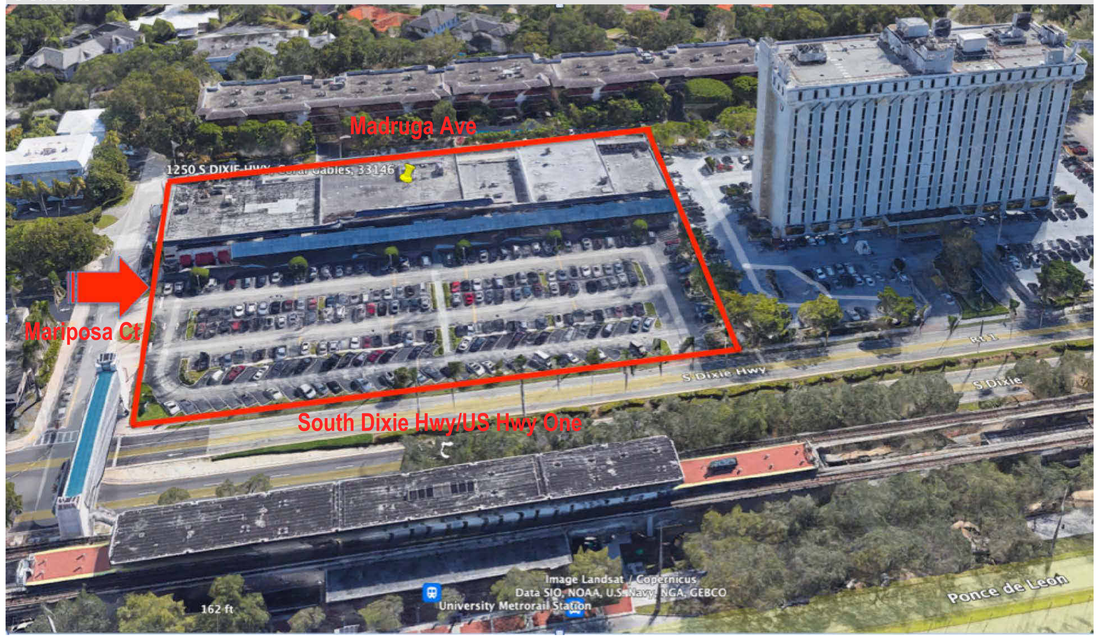
DATE:
2/27/2026 6:51:18 PM
PROJECT NO:
24-067
DRAWING NAME:
TABLE OF CONTENTS
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font. / R. Padin
SHEET NO: A-0.00

PROJECT SUMMARY – "THE MARK AT CORAL GABLES"

(PLEASE REFER TO THE ZONING INFORMATION/ANALYSIS FOR DETAILED PROJECT INFORMATION)

Proposal	Redevelopment of an existing 1950's retail strip shopping center to a High-Rise Mixed Use Project including: 393 Residential Apartments / 513,132 sq.ft. Retail/Restaurant / 16,462 sq.ft.
Project Name	"The Mark at Coral Gables"
Project Address	1250 South Dixie Highway, Coral Gables, FL 33146
Parcel ID	03 4130 004 0010

Aerial



Total Project Site Area	137,857 sq.ft. / 3.1647 acres

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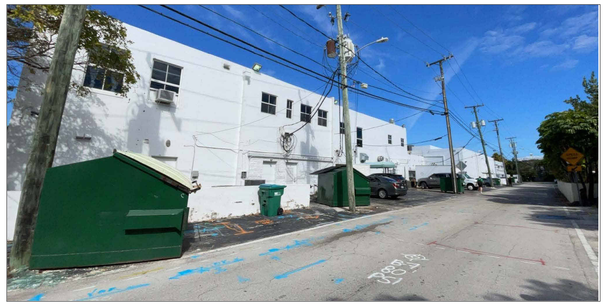
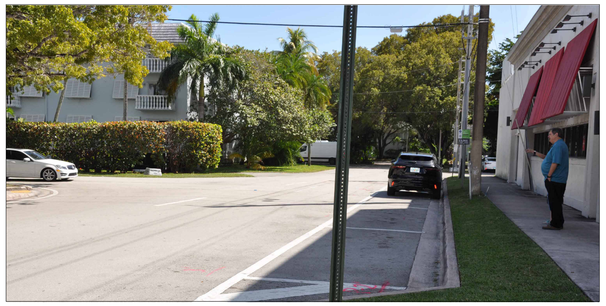
PROJECT NO: 24-067
DRAWING NAME: PROJECT SUMMARY
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-0.01



PICTURE #1



PICTURE #6

PHOTOGRAPHS AND STREET CONTEXT VIEWS
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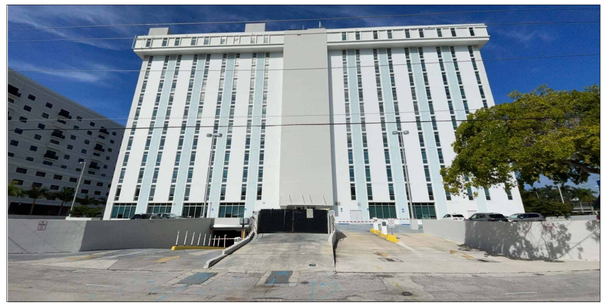


PICTURE #2

PICTURE #7

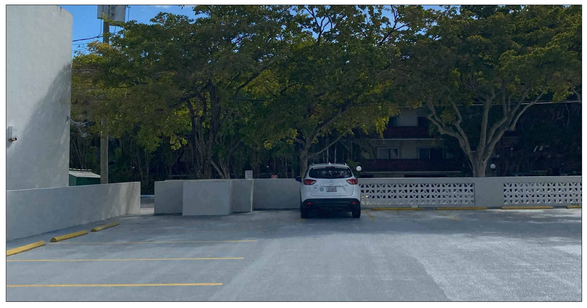
PICTURE #3

PICTURE #8

PICTURE #11

PICTURE #4

PICTURE #9



PICTURE #12

PICTURE #5

PICTURE #10

PICTURE #13

LEGEND

PROPOSED SITE

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JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
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PROJECT NO:
24-067
DRAWING NAME:
PHOTOGRAPHS AND STREET CONTEXT VIEWS
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font / R. Padin
SHEET NO: A-0.02

LEGAL DESCRIPTION

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 SOUTH DIXIE 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 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 "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 SOUTHEASTERLY 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 25.0 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 NORTHWESTERLY 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 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 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' 40" 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.
THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT "A", THENCE NORTH 47°47 '30" EAST ALONG THE SOUTHEASTERLY LINE OF SOUTH DIXIE 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 CONTINUE NORTH 47°47 '30" EAST FOR 425.01 FEET TO A POINT; THENCE SOUTH 42° 12'23" EAST ALONG THE SOUTHWESTERLY LINE OF AVENUE
CARDENAS FOR 300.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, SAID CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE, HAVING AS ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF
90°00'00" FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°47 '30" WEST ALONG THE NORTHWESTERLY LINE OF AVENUE MADRUGA FOR A DISTANCE OF 400.00 FEET TO A POINT; THENCE NORTH
2°12'30" 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 137,996.87 SQUARE FEET OR 3.168 ACRES (MORE OR LESS).

ZONING INFORMATION

PROPERTY ADDRESS:	1250 SOUTH DIXIE HIGHWAY, CORAL GABLES, FL 33146
ZONING DISTRICT:	CORAL GABLES / UNIVERSITY STATION RAPID TRANSIT DISTRICT OVERLAY - MX1-MIXED USE 1

LOT AREA SUMMARY

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
TOTAL NET LOT AREA (ACRES)	0.46 ACRES	3.1647 ACRES		
TOTAL NET LOT AREA (SF)	20,000 SF.	137,857 SF.		
PROPERTY LENGTH	200'-0"	425'-0"		

LOT OCCUPATION

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
LOT COVERAGE	NO MAXIMUM / NO MINIMUM	NOT APPLICABLE		
FLOOR AREA RATIO (FAR)	3.5	F.A.R. 3.460 (477,026 SF)	A-10.4	
BUILDING FLOOR PLATE	NO MAXIMUM OR MINIMUM LIMITATIONS ON FLOOR PLATE SIZE	NOT APPLICABLE		
OPEN SPACE	MINIMUM 10% OF NET AREA ACCESSIBLE TO PUBLIC: 137,857 SF. X 10% = 13,785.7 SF.	GROUND FLOOR OPEN SPACE AREA ACCESSIBLE TO PUBLIC = 21,534 SF (15.62%) COURTYARD AREA = 22,085 SF. TOTAL OPEN SPACE AREA= 43,619 SF. (31.64%)	A-10.8	

DENSITY

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
NUMBER OF UNITS	125 UNITS PER GROSS ACRE, SUBJECT TO APPROVAL OF COUNTY COMPREHENSIVE PLAN AMENDMENT TO REDESIGNATE THE PROPERTY AS A COMMUNITY URBAN CENTER (DENSITY CALCULATION 125 UNITS PER GROSS ACRE X GROSS ACREAGE = (125 UNITS X 3.1647 ACRE = 395.58 D/U)	393 DWELLING UNITS		

ARCHITECTURAL EXPRESSION / PARKING STRUCTURE

MULTI-STORY PARKING GARAGE COMPLETELY CONCEALED BY RESIDENTIAL LINEAR UNITS

BUILDING SETBACK (ALL SETBACKS MEASURED FROM STREET CURB)

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
FRONT (SOUTH DIXIE HIGHWAY/ US1)	20'-0" FROM STREET CURB	20'-0" FROM STREET CURB MINIMUM		
INTERIOR SIDE (UM GABLES ONE TOWER)	0'-0"	20'-0"		
SIDE STREET (MARIPOSA COURT)	0'-0"	15'-0" FROM STREET CURB MINIMUM		
REAR STREET (MADRUGA AVENUE)	15'-0" FROM STREET CURB	15'-0" FROM STREET CURB MINIMUM		

BUILDING HEIGHT

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
MAX. HEIGHT	120'-0"	105'-0" TO ROOF DECK		

PARKING REQUIREMENTS

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
RESIDENTIAL	REGULAR CORAL GABLES CODE W/ 50% OF REDUCTION EFFICIENCY AND ONE (1) BEDROOM UNITS - 1.0 SPACE PER UNIT: 106 X 1.0 = 106 TWO (2) BEDROOM UNITS - 1.75 SPACES PER UNIT: 88 X 1.75 = 154 THREE (3) OR MORE BEDROOM UNITS - 2.25 SPACES PER UNIT: 199 X 2.25 = 447.75 TOTAL = 707.75 SPACES (50% REDUCTION = 353.86 SPACES)	670 PARKING SPACES		4 RIDE SHARE PARKING SPACES
COMMERCIAL / RETAIL	GROUND FLOOR RETAIL / RESIDENTIAL / RESTAURANT EXEMPT FROM PARKING	0 PARKING SPACES		
GRAND TOTAL PARKING SPACES	354 REQUIRED	670 PARKING SPACES		

PERCENTAGE OF GLAZING (LINEAR FEET)

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
FRONT (SOUTH DIXIE HIGHWAY/ US1)	MINIMUM 60%	70%	A-10.9	
SIDE STREET (MARIPOSA COURT)	MINIMUM 60%	55%		
REAR STREET (MADRUGA AVENUE)	0%	37%		

SHOP FRONT (LINEAR FEET)

	REQUIRED / ALLOWED	PROVIDED	DIAGRAM SHEET	WAIVERS/NOTES
FRONT (SOUTH DIXIE HIGHWAY/ US1)	MINIMUM 50%	78%	A-10.10	
SIDE STREET (MARIPOSA COURT)	MINIMUM 20%	23%		
REAR STREET (MADRUGA AVENUE)	0%	0%		

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PROJECT NO: 24-067
DRAWING NAME: ZONING INFORMATION
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-0.03

GENERAL PROJECT INFORMATION

PROJECT NAME: THE MARK AT CORAL GABLES

PROJECT ADDRESS: 1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

JURISDICTION (AHJ): MIAMI-DADE COUNTY, FLORIDA
CORAL GABLES, FLORIDA

CONSTRUCTION TYPE: I 'B'

NUMBER OF STORIES: 9 STORIES / 105'-0"

NUMBER OF UNITS: 393 DWELLING UNITS

SPRINKLERED: YES / NFPA 13 (FBC-B 903.3.1.1)

PRIMARY OCCUPANCY: GROUP R-2 / RESIDENTIAL (FBC-B 310)
SECONDARY OCCUPANCY: GROUP A-3 / ASSEMBLY (FBC-B 303)
GROUP B / BUSINESS (FBC-B 304)
GROUP M / MERCANTILE (FBC-B 309)
GROUP S-2 / STORAGE, LOW-HAZ. (FBC-B 311)

APPLICABLE CODES & STANDARDS

FLORIDA BUILDING CODES (FBC 2023, 8th EDITION):

- FLORIDA BUILDING CODE, BUILDING (FBC 2023, 8th EDITION)
- FLORIDA BUILDING CODE, MECHANICAL (FBC 2023, 8th EDITION)
- FLORIDA BUILDING CODE, PLUMBING (FBC 2023, 8th EDITION)
- FLORIDA BUILDING CODE, EXISTING BUILDING (FBC 2023, 8th EDITION)

FLORIDA FIRE PREVENTION CODE (FFPC, 8th EDITION)

NATIONAL FIRE PROTECTION ASSOCIATION:

- NATIONAL FIRE CODE (NFPA 1, 2021 EDITION)
- NATIONAL FIRE SPRINKLER CODE (NFPA 13, 2019 EDITION)
- NATIONAL ELECTRICAL CODE (NFPA 70, 2020 EDITION)
- NATIONAL FIRE ALARMCODE (NFPA 72, 2021 EDITION)
- LIFE SAFETY CODE (NFPA 101, 2021 EDITION)

ALL OTHER APPLICABLE NFPA CHAPTERS, CODES, STANDARDS, AND RECOMMENDED PRACTICES

SAFETY CODE FOR ELEVATORS AND ESCALATORS (ANSI/ASME A17.1) (IF APPLICABLE)

MIAMI-DADE COUNTY ORDINANCES.

FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD DETAILS.

FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

STATE AND LOCAL OCCUPATIONAL SAFETY AND HEALTH AGENCIES.

STATE AND LOCAL ENVIRONMENT PROTECTION AGENCIES.

FEDERAL GOVERNMENT LEGISLATION, REGULATIONS,STANDARDS AND GUIDELINES:

ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)

OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)

ICC / ANSI A117.1-1998 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AS ADOPTED PURSUANT TO SEC. 553.503, FLORIDA STATUTES

FAIR HOUSING ACT AS IMPLEMENTED BY 24 CFR 100

TITLES II & III OF TE AMERICANS WITH DISABILITIES ACE OF 1990 AS IMPLEMENTED BY 28 CFR 35, W/ RECENT AMENDMENTS, REGULATIONS AND RULES.

ASCE/SEI 24-14

FAIR HOUSING REQUIREMENTS

REQUIREMENT 1 —
ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE

REQUIREMENT 2 —
ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS

REQUIREMENT 3 —
USABLE DOORS

REQUIREMENT 4 —
ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT

REQUIREMENT 5 —
LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS

REQUIREMENT 6 —
REINFORCED WALLS FOR GRAB BARS

REQUIREMENT 7 —
USABLE KITCHENS AND BATHROOMS

CODE SUMMARY

GENERAL BUILDING HEIGHTS AND AREAS (FBC-B, CHAPTER 5)

FBC-B TABLE 504.3

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	PROTECTION	TYPE OF CONSTRUCTION	MAXIMUM HEIGHT (FT.)
R	S (NFPA 13)	I 'B'	180

FBC-B TABLE 504.4

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE

OCCUPANCY CLASSIFICATION	PROTECTION	TYPE OF CONSTRUCTION	MAXIMUM NUMBER OF STORIES
R-2	S (NFPA 13)	I 'B'	12

FBC-B TABLE 506.2

ALLOWABLE AREA FACTOR IN SQUARE FEET

OCCUPANCY CLASSIFICATION	PROTECTION	TYPE OF CONSTRUCTION	MAXIMUM BUILDING AREA
R-2	SM (NFPA 13)	I 'B'	UL (UNLIMITED)

FBC-B TABLE 508.4

REQUIRED SEPARATION OF OCCUPANCIES (HR.) [SPRINKLERED]

OCCUPANCY	OCCUPANCY	FIRE-RESISTANCE RATING (HR.)
R	A	1
S-2	A	2
S-2	R	2
B	S-2	2
B	A	1
B	R	1
M	A	1
M	R	1
M	B	1

TYPES OF CONSTRUCTION (FBC-B, CHAPTER 6)

FBC-B TABLE 601

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

TYPE OF CONSTRUCTION: I 'B'

BUILDING ELEMENT	FIRE RESISTANCE (HR)	FOOT NOTE (a)
PRIMARY STRUCTURAL FRAME	2	(a) (b)
BEARING WALLS, EXTERIOR	2	(e) (f)
BEARING WALLS, INTERIOR	2	(a)
NON-BEARING WALLS AND PARTITIONS, EXTERIOR	SEE FBC-B TABLE 705.5	
NON-BEARING WALLS AND PARTITIONS, INTERIOR	0	(d)
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	2	
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1	(b)

FOOT NOTE:

(a) ROOF SUPPORTS: FIRE-RESISTANCE RATINGS OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY.

(b) WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE THE FLOOR OR MEZZANINE IMMEDIATELY BELOW, FIRE PROTECTION OF STRUCTURAL MEMBERS IN ROOF CONSTRUCTION SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF PRIMARY STRUCTURAL FRAME MEMBERS, ROOF FRAMING AND DECKING, EXCEPT WHERE ANY OF THE FOLLOWING CONDITIONS APPLY.

(2) WHERE THE ROOF IS AN OCCUPIABLE SPACE.

(d) NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.

(e) NOT LESS THAN THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE TABLE 705.5).

(f) NOT LESS THAN THE FIRE-RESISTANCE RATING AS REFERENCED IN SECTION 704.10.

FBC-B SECTION 602.2

TYPES OF CONSTRUCTION I AND II

TYPES I AND II CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS, EXCEPT AS PERMITTED IN SECTION 603 AND ELSEWHERE IN THIS CODE.

FIRE AND SMOKE PROTECTION FEATURES (FBC-B, CHAPTER 7)

FBC-B TABLE 705.2

MINIMUM DISTANCE OF PROJECTION

FIRE SEPARATION DISTANCE (FSD) (FT.)	MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD
0' TO LESS THAN 2'	PROJECTIONS NOT PERMITTED
2' TO LESS THAN 3'	24 IN.
3' TO LESS THAN 5'	TWO-THIRDS (⅔) FSD
5' OR GREATER	40 IN.

FBC-B TABLE 705.5

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE = X (FT.)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP (M)	OCCUPANCY GROUP (A, B, R, S-2)
X < 5	ALL	2	1
5 ≤ X < 10	OTHERS (I 'B')	1	1
10 ≤ X < 30	I 'B'	1	1
X ≥ 30	ALL	0	0

CODE SUMMARY

FBC-B TABLE 705.8

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (FT.)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
0' TO LESS THAN 3'	UNPROTECTED, SPRINKLERED (UP, S)	NOT PERMITTED
3' TO LESS THAN 5'	UNPROTECTED, SPRINKLERED (UP, S)	15%
5' TO LESS THAN 10'	UNPROTECTED, SPRINKLERED (UP, S)	25%
10' TO LESS THAN 15'	UNPROTECTED, SPRINKLERED (UP, S)	45%
15' TO LESS THAN 20'	UNPROTECTED, SPRINKLERED (UP, S)	75%
20' TO LESS THAN 25'	UNPROTECTED, SPRINKLERED (UP, S)	NO LIMIT
25' TO LESS THAN 30'	UNPROTECTED, SPRINKLERED (UP, S)	NO LIMIT
30' OR GREATER	UNPROTECTED, SPRINKLERED (UP, S)	NO LIMIT

REQUIRED FIRE-RESISTANCE RATED DPACES

SPACE	REQUIRED RATING	REFERENCE
INFORMATION TECHNOLOGY EQUIPMENT	1-HR.	NFPA 75 6.1.3
FIRE ALARM EQUIPMENT	2-HR.	NFPA 72 CHAPTER 12
ELECTRICAL ROOM > 112.5 KVA	1-HR.	NFPA 70 450.21
TRANSFORMER VAULT	3-HR.	NFPA 70 450.42
MECHANICAL SHAFT	2-HR.	FBC-B 713, FFPC 8.6.5
STAIR SHAFTS	2-HR.	FBC-B 713.4, FFPC 7.1.3.2.1
INTERIOR RESIDENTIAL CORRIDOR	1/2-HR.	FBC-B 1020.2, FFPC 30.3.6.1.2
ELEVATOR LOBBY	1-HR.	FBC-B 3006.3
DWELLING UNIT SEPARATION	1-HR.	FBC-B 420, FFPC 30.3.7.2
FIRE COMMAND CENTER	1-HR.	FBC-B 911.1.2
MAINTENANCE SHOPS	1-HR.	FFPC 30.3.2.1.1
TRASH COLLECTION ROOMS	2-HR.	FBC-B 713.13
EMERGENCY SWITCHGEAR ROOM	2-HR.	NFPA 110 7.2.1.1
FIRE PUMP ROOM	2-HR.	FBC-B 913.2, NFPA 20 4.14
ELEVATOR MACHINE ROOM AND SHAFT	2-HR.	FBC-B 713
GENERATOR ROOM	2-HR.	FBC-B 403, NFPA 110 7.2.1.1
PARKING GARAGE	2-HR.	NFPA 88A 5.2.1

INTERIOR FINISHES AND DECORATIVE ELEMENTS (FBC-B, CHAPTER 8)

FBC-B TABLE 803.11

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

OCCUPANCY GROUP	SPRINKLERED		
	EXIT ENCLOSURE AND EXIT PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
R-2	C	C	C
A-3	B	B	C
B	B	C	C
M	B	C	C
S	C	C	C

CLASS A: FLAME SPREAD INDEX 0-25; SMOKE-DEVELOP INDEX 0-450

CLASS B: FLAME SPREAD INDEX 26-75; SMOKE-DEVELOP INDEX 0-450

CLASS C: FLAME SPREAD INDEX 76-200; SMOKE-DEVELOP INDEX 0-450

FIRE PROTECTION SYSTEMS (FBC-B, CHAPTER 9)

FBC-B TABLE 906.3

FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS

HAZARD AREA	MAXIMUM SIZE AND TYPE	MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER (FT.)	MAXIMUM FLOOR AREA PER UNIT OF A (SF)	MAXIMUM FLOOR AREA PER EXINGUISHER (SF)
LOW HAZARD (RESIDENTIAL, ASSEMBLY, BUSINESS, MERCANTILE)	2A:10B:C (INCREASE RATING BASED ON LIMITS)	75	3,000	11,250
MODERATE HAZARD (PARKING GARAGE, STORAGE)	2A:10B:C (INCREASE RATING BASED ON LIMITS)	50	1,500	11,250

MEANS OF EGRESS (FBC-B, CHAPTER 10)

FBC-B TABLE 1004.5

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR (SF)
ACCESSORY SOTRAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS
WAITING AREAS	15 GROSS
ASSEMBLY - UNCONCENTRATED (TABLES AND CHAIRS)	15 NET
BUSINESS AREAS	150 GROSS
EXERCISE ROOMS	50 GROSS
LIBRARY - READING ROOMS	50 NET
MERCANTILE	60 GROSS
PARKING GARAGES	200 GROSS
RESIDENTIAL	200 GROSS
POOL	50 GROSS
DECKS	15 GROSS

CODE SUMMARY

FBC-B SECTION 1005

MEANS OF EGRESS SIZING

OCCUPANCY	EGRESS DOOR FACTOR / OCCUPANT	EGRESS STAIR FACTOR / OCCPUANT
ALL	0.2	0.3

FBC-B TABLE 1006.2.1

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	WITH SPRINKLER SYSTEM (FT.)
R-2	49	125 (75 MAX. WITHIN UNIT)
A	49	75
B	49	100
M	49	75
S	29	100

FBC-B TABLE 1017.2

EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM (FT.)
R	250
A	250
B	300
M	250
S-2	400

FBC-B TABLE 1020.2

CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING W/ SPRINKLER SYSTEM (HR.)
R	GREATER THAN 10	0.5
A	GREATER THAN 30	0
B	GREATER THAN 30	0
M	GREATER THAN 30	0
S	GREATER THAN 30	0

FBC-B TABLE 1020.3

MINIMUM CORRIDOR WIDTH

OCCUPANCY	MINIMUM WIDTH (IN.)
ANY FACILITIES NOT LISTED BELOW	44
ACCESS TO UTILIZATION OF MECHANICAL, PLUMBING, OR ELECTRICAL SYSTEMS OR EQUIPMENT	24
WITH AN OCCUPANCY LOAD OF LESS THAN 50	36
WITHIN A DWELLING UNIT	36

FBC-B TABLE 1020.5

DEAD-ENDS

OCCUPANCY	CORRIDOR DEAD-END LEGNTH (FT.)
R-2	50
A	20
B	50
M	50
S-2	50

CODE SUMMARY

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-0.04

UNIT MATRIX PER LEVEL

NAME	DESCRIPTION	AVERAGE NET SQ.FT / UNIT	AVERAGE GROSS SQ.FT / UNIT	COUNT	TOTAL GROSS SQ.FT
GROUND LEVEL					
UNIT A2	1 BEDROOMS	434 SF	482	2	964
UNIT A2.1	1 BEDROOMS	463 SF	513	1	513
UNIT A2.2	1 BEDROOMS	429 SF	480	1	480
UNIT A3	1 BEDROOMS	433 SF	484	1	484
UNIT A4	1 BEDROOMS	472 SF	531	1	531
UNIT B1	2 BEDROOMS	662 SF	727	4	2908
UNIT C1.1	3 BEDROOMS	994 SF	1107	1	1107
UNIT D1	4 BEDROOMS	1248 SF	1355	1	1355
UNIT D1.6	4 BEDROOMS	1253 SF	1357	1	1357
UNIT D2	4 BEDROOMS	1386 SF	1508	2	3016
UNIT D4	4 BEDROOMS	1335 SF	1460	1	1460
UNIT D5	4 BEDROOMS	1354 SF	1478	4	5912
UNIT E1	5 BEDROOMS	1419 SF	1534	1	1534
UNIT E2	5 BEDROOMS	1485 SF	1616	1	1616
UNIT E3	5 BEDROOMS	1561 SF	1690	1	1690
UNIT S1	STUDIO	423 SF	470	2	940
		15352 SF	16792	25	25867
2ND LEVEL					
UNIT A1	1 BEDROOMS	410 SF	463	1	463
UNIT A2.1	1 BEDROOMS	467 SF	513	2	1026
UNIT A2.2	1 BEDROOMS	431 SF	480	2	960
UNIT A3	1 BEDROOMS	435 SF	484	1	484
UNIT A4	1 BEDROOMS	472 SF	531	1	531
UNIT A5	1 BEDROOMS	432 SF	487	1	487
UNIT B1	2 BEDROOMS	663 SF	723	6	4336
UNIT B1.1	2 BEDROOMS	715 SF	781	1	781
UNIT B1.3	2 BEDROOMS	750 SF	815	2	1630
UNIT B1.4	2 BEDROOMS	718 SF	788	1	788
UNIT C1	3 BEDROOMS	960 SF	1039	1	1039
UNIT D1	4 BEDROOMS	1247 SF	1355	2	2710
UNIT D1.1	4 BEDROOMS	1247 SF	1347	1	1347
UNIT D1.4	4 BEDROOMS	1244 SF	1348	2	2695
UNIT D1.6	4 BEDROOMS	1255 SF	1356	2	2711
UNIT D1.7	4 BEDROOMS	1284 SF	1400	1	1400
UNIT D2	4 BEDROOMS	1390 SF	1508	4	6032
UNIT D3	4 BEDROOMS	1215 SF	1312	1	1312
UNIT D4	4 BEDROOMS	1335 SF	1446	1	1446
UNIT D4.1	4 BEDROOMS	1466 SF	1595	1	1595
UNIT D5	4 BEDROOMS	1354 SF	1477	4	5908
UNIT E1	5 BEDROOMS	1422 SF	1534	2	3068
UNIT E2	5 BEDROOMS	1488 SF	1616	2	3232
UNIT E3	5 BEDROOMS	1566 SF	1690	2	3380
UNIT S1	STUDIO	424 SF	470	4	1880
UNIT S1.2	STUDIO	436 SF	479	2	958
		24831 SF	27036	50	52199
3RD LEVEL					
UNIT A1	1 BEDROOMS	410 SF	463	1	463
UNIT A2.1	1 BEDROOMS	467 SF	513	2	1026
UNIT A2.2	1 BEDROOMS	431 SF	480	2	960
UNIT A3	1 BEDROOMS	435 SF	484	1	484
UNIT A4	1 BEDROOMS	472 SF	531	1	531
UNIT A5	1 BEDROOMS	432 SF	487	1	487
UNIT B1	2 BEDROOMS	664 SF	723	7	5059
UNIT B1.1	2 BEDROOMS	716 SF	781	2	1562
UNIT B1.3	2 BEDROOMS	750 SF	815	2	1630
UNIT B1.4	2 BEDROOMS	718 SF	788	1	788
UNIT C1	3 BEDROOMS	960 SF	1039	1	1039
UNIT D1	4 BEDROOMS	1247 SF	1354	2	2708
UNIT D1.1	4 BEDROOMS	1249 SF	1347	1	1347
UNIT D1.4	4 BEDROOMS	1248 SF	1344	2	2688
UNIT D1.6	4 BEDROOMS	1255 SF	1356	2	2711
UNIT D1.7	4 BEDROOMS	1292 SF	1391	1	1391
UNIT D2	4 BEDROOMS	1390 SF	1508	4	6032
UNIT D3	4 BEDROOMS	1215 SF	1312	2	2624
UNIT D4	4 BEDROOMS	1335 SF	1446	1	1446
UNIT D4.1	4 BEDROOMS	1466 SF	1595	1	1595
UNIT D5	4 BEDROOMS	1354 SF	1477	4	5908
UNIT E1	5 BEDROOMS	1422 SF	1534	2	3068
UNIT E2	5 BEDROOMS	1488 SF	1616	2	3232
UNIT E3	5 BEDROOMS	1568 SF	1690	2	3380
UNIT S1	STUDIO	427 SF	470	4	1880
UNIT S1.2	STUDIO	434 SF	479	2	958
		24847 SF	27022	53	54997
4TH LEVEL					
UNIT A1	1 BEDROOMS	409 SF	463	1	463
UNIT A2.2	1 BEDROOMS	431 SF	480	2	960
UNIT A2.3	1 BEDROOMS	431 SF	475	2	950
UNIT A3	1 BEDROOMS	435 SF	484	1	484
UNIT A4	1 BEDROOMS	472 SF	531	1	531
UNIT A5	1 BEDROOMS	432 SF	487	1	487
UNIT B1	2 BEDROOMS	664 SF	723	9	6505
UNIT B1.5	2 BEDROOMS	665 SF	730	1	730
UNIT B1.6	2 BEDROOMS	665 SF	785	2	1570
UNIT C1	3 BEDROOMS	960 SF	1039	1	1039
UNIT D1.2	4 BEDROOMS	1227 SF	1334	2	2668
UNIT D1.3	4 BEDROOMS	1230 SF	1327	1	1327
UNIT D1.4	4 BEDROOMS	1249 SF	1344	2	2688
UNIT D1.5	4 BEDROOMS	1219 SF	1317	2	2633
UNIT D1.8	4 BEDROOMS	1191 SF	1287	1	1287
UNIT D2.1	4 BEDROOMS	1373 SF	1490	4	5960
UNIT D3.1	4 BEDROOMS	1196 SF	1293	2	2586
UNIT D4	4 BEDROOMS	1335 SF	1446	1	1446
UNIT D4.1	4 BEDROOMS	1466 SF	1595	1	1595
UNIT D5	4 BEDROOMS	1354 SF	1477	4	5908
UNIT E1	5 BEDROOMS	1422 SF	1534	2	3068
UNIT E2.1	5 BEDROOMS	1431 SF	1557	2	3114
UNIT E3	5 BEDROOMS	1566 SF	1690	2	3380
UNIT S1.1	STUDIO	394 SF	435	4	1740
UNIT S1.3	STUDIO	418 SF	461	2	922
		23636 SF	25783	53	54041

AS PER SECTION 223 FLORIDA BUILDING CODE ACCESSIBILITY 2023 8TH EDITION

233.3.1.1 RESIDENTIAL DWELLING UNITS WITH MOBILITY FEATURES

MINIMUM 5% NUMBER OF UNITS REQUIRED	NUMBER OF UNITS PROVIDED
393 UNITS x 5% = 19.65	20

233.3.1.2 RESIDENTIAL DWELLING UNITS WITH COMMUNICATION FEATURES

MINIMUM 2% NUMBER OF UNITS REQUIRED	NUMBER OF UNITS PROVIDED
393 UNITS x 2% = 7.86	8

UNIT MATRIX PER LEVEL

NAME	DESCRIPTION	AVERAGE NET SQ.FT / UNIT	AVERAGE GROSS SQ.FT / UNIT	COUNT	TOTAL GROSS SQ.FT
5TH LEVEL					
UNIT A1	1 BEDROOMS	410 SF	463	1	463
UNIT A2.2	1 BEDROOMS	431 SF	480	2	960
UNIT A2.3	1 BEDROOMS	431 SF	475	2	950
UNIT A3	1 BEDROOMS	435 SF	484	1	484
UNIT A4	1 BEDROOMS	472 SF	531	1	531
UNIT A5	1 BEDROOMS	432 SF	487	1	487
UNIT B1	2 BEDROOMS	664 SF	723	9	6505
UNIT B1.5	2 BEDROOMS	665 SF	730	1	730
UNIT B1.6	2 BEDROOMS	665 SF	785	2	1570
UNIT C1	3 BEDROOMS	960 SF	1039	1	1039
UNIT D1.2	4 BEDROOMS	1227 SF	1334	2	2668
UNIT D1.3	4 BEDROOMS	1230 SF	1327	1	1327
UNIT D1.4	4 BEDROOMS	1248 SF	1344	2	2688
UNIT D1.5	4 BEDROOMS	1219 SF	1317	2	2633
UNIT D1.8	4 BEDROOMS	1191 SF	1287	1	1287
UNIT D2.1	4 BEDROOMS	1374 SF	1490	4	5960
UNIT D3.1	4 BEDROOMS	1196 SF	1293	2	2586
UNIT D4	4 BEDROOMS	1335 SF	1446	1	1446
UNIT D4.1	4 BEDROOMS	1466 SF	1595	1	1595
UNIT D5	4 BEDROOMS	1354 SF	1477	4	5908
UNIT E1	5 BEDROOMS	1422 SF	1534	2	3068
UNIT E2.1	5 BEDROOMS	1431 SF	1557	2	3114
UNIT E3	5 BEDROOMS	1566 SF	1690	2	3380
UNIT S1.1	STUDIO	394 SF	435	4	1740
UNIT S1.3	STUDIO	418 SF	461	2	922
		23637 SF	25783	53	54041
6TH LEVEL					
UNIT A1	1 BEDROOMS	410 SF	463	1	463
UNIT A2.2	1 BEDROOMS	431 SF	480	2	960
UNIT A2.3	1 BEDROOMS	431 SF	475	2	950
UNIT A3	1 BEDROOMS	435 SF	484	1	484
UNIT A4	1 BEDROOMS	472 SF	531	1	531
UNIT A5	1 BEDROOMS	432 SF	487	1	487
UNIT B1	2 BEDROOMS	664 SF	723	9	6505
UNIT B1.5	2 BEDROOMS	665 SF	730	1	730
UNIT B1.6	2 BEDROOMS	665 SF	785	2	1570
UNIT C1	3 BEDROOMS	960 SF	1039	1	1039
UNIT D1.2	4 BEDROOMS	1227 SF	1334	2	2668
UNIT D1.3	4 BEDROOMS	1230 SF	1327	1	1327
UNIT D1.4	4 BEDROOMS	1248 SF	1344	2	2688
UNIT D1.5	4 BEDROOMS	1219 SF	1317	2	2633
UNIT D1.8	4 BEDROOMS	1191 SF	1287	1	1287
UNIT D2.1	4 BEDROOMS	1374 SF	1490	4	5960
UNIT D3.1	4 BEDROOMS	1196 SF	1293	2	2586
UNIT D4	4 BEDROOMS	1335 SF	1446	1	1446
UNIT D4.1	4 BEDROOMS	1466 SF	1595	1	1595
UNIT D5	4 BEDROOMS	1354 SF	1477	4	5908
UNIT E1	5 BEDROOMS	1422 SF	1534	2	3068
UNIT E2.1	5 BEDROOMS	1431 SF	1557	2	3114
UNIT E3	5 BEDROOMS	1566 SF	1690	2	3380
UNIT S1.1	STUDIO	394 SF	435	4	1740
UNIT S1.3	STUDIO	418 SF	461	2	922
		23637 SF	25783	53	54041
7TH LEVEL					
UNIT A1	1 BEDROOMS	410 SF	463	1	463
UNIT A2.2	1 BEDROOMS	431 SF	480	2	960
UNIT A2.3	1 BEDROOMS	431 SF	475	2	950
UNIT A3	1 BEDROOMS	435 SF	484	1	484
UNIT A4	1 BEDROOMS	472 SF	531	1	531
UNIT A5	1 BEDROOMS	432 SF	487	1	487
UNIT B1	2 BEDROOMS	664 SF	723	9	6505
UNIT B1.5	2 BEDROOMS	665 SF	730	1	730
UNIT B1.6	2 BEDROOMS	665 SF	785	2	1570
UNIT C1	3 BEDROOMS	960 SF	1039	1	1039
UNIT D1.2	4 BEDROOMS	1227 SF	1334	2	2668
UNIT D1.3	4 BEDROOMS	1230 SF	1327	1	1327
UNIT D1.4	4 BEDROOMS	1248 SF	1344	2	2688
UNIT D1.5	4 BEDROOMS	1219 SF	1317	2	2633
UNIT D1.8	4 BEDROOMS	1191 SF	1287	1	1287
UNIT D2.1	4 BEDROOMS	1374 SF	1490	4	5960
UNIT D3.1	4 BEDROOMS	1196 SF	1293	2	2586
UNIT D4	4 BEDROOMS	1335 SF	1446	1	1446
UNIT D4.1	4 BEDROOMS	1466 SF	1595	1	1595
UNIT D5	4 BEDROOMS	1354 SF	1477	4	5908
UNIT E1	5 BEDROOMS	1422 SF	1534	2	3068
UNIT E2.1	5 BEDROOMS	1431 SF	1557	2	3114
UNIT E3	5 BEDROOMS	1566 SF	1690	2	3380
UNIT S1.1	STUDIO	394 SF	435	4	1740
UNIT S1.3	STUDIO	418 SF	461	2	922
		24321 SF	26534	53	52563
8TH LEVEL					
UNIT A1	1 BEDROOMS	410 SF	463	1	463
UNIT A2.2	1 BEDROOMS	431 SF	480	2	960
UNIT A2.3	1 BEDROOMS	431 SF	475	2	950
UNIT A3	1 BEDROOMS	435 SF	484	1	484
UNIT A4	1 BEDROOMS	472 SF	531	1	531
UNIT A5	1 BEDROOMS	432 SF	487	1	487
UNIT B1	2 BEDROOMS	664 SF	723	9	6505
UNIT B1.2	2 BEDROOMS	683 SF	751	2	1502
UNIT B1.5	2 BEDROOMS	665 SF	730	1	730
UNIT B1.6	2 BEDROOMS	665 SF	785	2	1570
UNIT C1	3 BEDROOMS	960 SF	1039	1	1039
UNIT D1.2	4 BEDROOMS	1227 SF	1334	2	2668
UNIT D1.3	4 BEDROOMS	1230 SF	1327	1	1327
UNIT D1.4	4 BEDROOMS	1248 SF	1344	2	2688
UNIT D1.5	4 BEDROOMS	1219 SF	1317	2	2633
UNIT D1.8	4 BEDROOMS	1191 SF	1287	1	1287
UNIT D2.1	4 BEDROOMS	1373 SF	1490	2	2980
UNIT D3.1	4 BEDROOMS	1196 SF	1293	2	2586
UNIT D4	4 BEDROOMS	1335 SF	1446	1	1446
UNIT D4.1	4 BEDROOMS	1466 SF	1595	1	1595
UNIT D5	4 BEDROOMS	1354 SF	1477	4	5908
UNIT E1	5 BEDROOMS	1422 SF	1534	2	3068
UNIT E2.1	5 BEDROOMS	1431 SF	1557	2	3114
UNIT E3	5 BEDROOMS	1566 SF	1690	2	3380
UNIT S1.1	STUDIO	394 SF	435	4	1740
UNIT S1.3	STUDIO	418 SF	461	2	922
		24321 SF	26534	53	52563
TOTALS		183898 SF	200517	393	401790

UNIT MATRIX (PER LEVEL) 5

PARKING SCHEDULE

TYPE	COUNT
12' x 18' - Access Aisle	16
Regular - 8.5' x 18'	654
TOTAL PARKING SPACES: 670	

AS PER FBC 2023 ACCESSIBILITY TABLE 208.2 , *Parking Spaces*

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES	ACCESSIBLE PARKING SPACES PROVIDED
501 TO 1000	2% OF TOTAL = (700 x 0.02 = 14)	14
TOTAL:		14 PARKING SPACES

PARKING DATA 3

UNIT MATRIX PER TYPE

NAME	TYPE	COUNT	AVERAGE NET SQ. FT. / UNIT	AVERAGE GROSS SQ. FT. / UNIT	TOTAL GROSS SQ.FT
UNIT S1	STUDIO	10	425 SF	470	4700
UNIT S1.1	STUDIO	20	394 SF	435	8700
UNIT S1.2	STUDIO	4	435 SF	479	1916
UNIT S1.3	STUDIO	10	418 SF	461	4610
UNIT A1	1 BEDROOMS	7	410 SF	463	3241
UNIT A2	1 BEDROOMS	2	434 SF	482	964
UNIT A2.1	1 BEDROOMS	5	467 SF	513	2565
UNIT A2.2	1 BEDROOMS	15	431 SF	480	7200
UNIT A2.3	1 BEDROOMS	10	431 SF	475	4750
UNIT A3	1 BEDROOMS	8	435 SF	484	3872
UNIT A4	1 BEDROOMS	8	472 SF	531	4248
UNIT A5	1 BEDROOMS	7	432 SF	487	3409
UNIT B1	2 BEDROOMS	62	663 SF	723	44828
UNIT B1.1	2 BEDROOMS	3	716 SF	781	2343
UNIT B1.2	2 BEDROOMS	2	683 SF	751	1502
UNIT B1.3	2 BEDROOMS	4	750 SF	815	3260
UNIT B1.4	2 BEDROOMS	2	718 SF	788	1576
UNIT B1.5	2 BEDROOMS	5	665 SF	730	3650
UNIT B1.6	2 BEDROOMS	10	665 SF	785	7850
UNIT C1	3 BEDROOMS	7	960 SF	1039	7273
UNIT C1.1	3 BEDROOMS	1	994 SF	1107	1107
UNIT D1	4 BEDROOMS	5	1247 SF	1355	6773
UNIT D1.1	4 BEDROOMS	2	1248 SF	1347	2694
UNIT D1.2	4 BEDROOMS	10	1227 SF	1334	13340
UNIT D1.3	4 BEDROOMS	5	1230 SF	1327	6635
UNIT D1.4	4 BEDROOMS	14	1248 SF	1345	18823
UNIT D1.5	4 BEDROOMS	10	1219 SF	1317	13165
UNIT D1.6	4 BEDROOMS	5	1255 SF	1356	6779
UNIT D1.7	4 BEDROOMS	2	1288 SF	1396	2791
UNIT D1.8	4 BEDROOMS	5	1191 SF	1287	6435
UNIT D2	4 BEDROOMS	10	1389 SF	1508	15080
UNIT D2.1	4 BEDROOMS	18	1373 SF	1490	26820
UNIT D3	4 BEDROOMS	3	1215 SF	1312	3936
UNIT D3.1	4 BEDROOMS	10	1196 SF	1293	12930
UNIT D4	4 BEDROOMS	8	1335 SF	1448	11582
UNIT D4.1	4 BEDROOMS	7	1466 SF	1595	11165
UNIT D5	4 BEDROOMS	32	1354 SF	1477	47268
UNIT E1	5 BEDROOMS	15	1421 SF	1534	23010
UNIT E2	5 BEDROOMS	5	1488 SF	1616	8080
UNIT E2.1	5 BEDROOMS	10	1431 SF	1557	15570
UNIT E3	5 BEDROOMS	15	1566 SF	1690	25350
TOTALS		393	38388 SF	41861	401790

UNIT MATRIX (PER TYPE) 4

UNIT MATRIX BREAK DOWN

DESCRIPTION	COUNT	PERCENTAGE
STUDIO	44	11.2%
1 BEDROOMS	62	15.8%
2 BEDROOMS	88	22.4%
3 BEDROOMS	8	2.0%
4 BEDROOMS	146	37.2%
5 BEDROOMS	45	11.5%
TOTALS	393	100.0%

UNIT MATRIX BREAKDOWN 2

GROSS BLDG AREA SCHEDULE - BY USE

USE	AREA
GARAGE	237640 SF
RESIDENTIAL	513132 SF
RETAIL	16462 SF
UPPER ROOF	76867 SF
TOTAL GROSS AREA	844100 SF

GROSS BLDG AREA SCHEDULE - BY LEVEL

LEVEL	AREA
GROUND LEVEL	93259 SF
2ND LEVEL	93043 SF
3RD LEVEL	93043 SF
4TH LEVEL	92080 SF
5TH LEVEL	92080 SF
6TH LEVEL	92080 SF
7TH LEVEL	92080 SF
8TH LEVEL	92080 SF
ROOF LEVEL	93020 SF
TOP LEVEL	11334 SF
TOTAL GROSS AREA	844100 SF

AREA SCHEDULES 1

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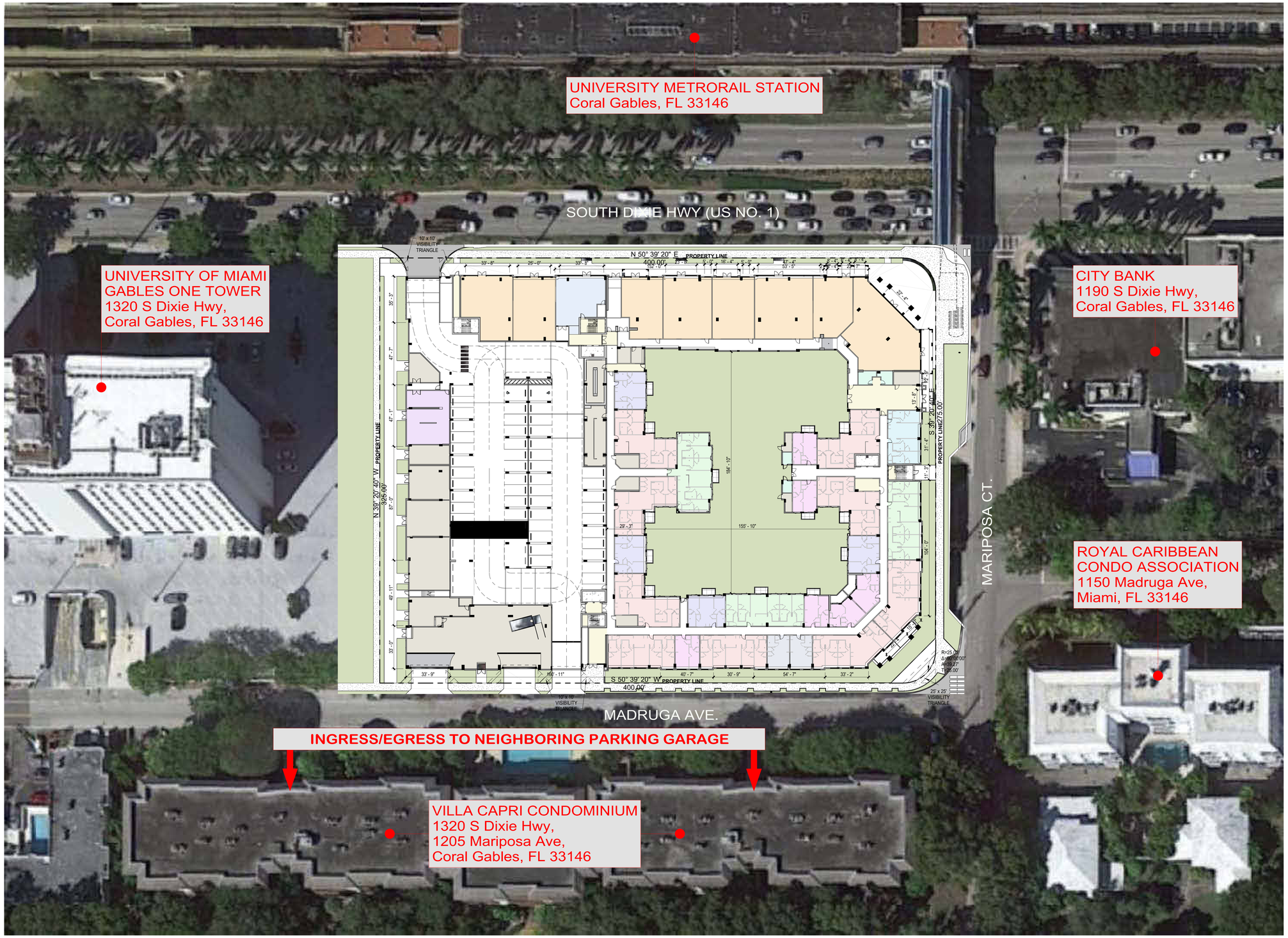
DATE: 2/27/2026 6:51:30 PM
PROJECT NO: 24-067
DRAWING NAME: SQUARE FOOTAGE & AREA TAKEOFFS
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-0.05



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LOCATION PLAN
1" = 30'-0"

1

DATE: 3/2/2026 4:44:26 PM
PROJECT NO: 24-067
DRAWING NAME: LOCATION PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-0.06

SOUTH DIXIE HWY (US NO. 1)

MADRUGA AVE.

MARIPOSA CT.

PROPERTY LINE

N 50° 39' 20" E 400.00'

S 50° 39' 20" W 400.00'

N 39° 20' 40" W 325.00'

S 39° 20' 40" E 275.00'

- RETAIL / RESTAURANT
- LEASING OFFICE
- LOBBY / CIRCULATION
- RESTROOMS
- BIKE STORAGE
- BLDG. SUPPORT SERVICE
- STUDIO
- 1 BEDROOMS
- 2 BEDROOMS
- 3 BEDROOMS
- 4 BEDROOMS
- 5 BEDROOMS

LEGEND:

- BACKFLOW PREVENTER
- FDC — FIRE DEPARTMENT CONNECTION VALVE
- FIRE HYDRANT

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DATE: 3/2/2026 4:44:36 PM
PROJECT NO: 24-067
DRAWING NAME: SITE / GROUND FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.0

SITE / GROUND FLOOR PLAN

1/16" = 1'-0"

1

SOUTH DIXIE HWY (US NO. 1)

MADRUGA AVE.

MARIPOSA CT.

PROPERTY LINE

N 50° 39' 20" E 400.00'

S 50° 39' 20" W 400.00'

N 39° 20' 40" W 325.00'

S 39° 20' 40" E 275.00'

20' - 0" SETBACK

10' - 0" SETBACK

13' - 2" SETBACK

10' x 10' VISIBILITY TRIANGLE

25' x 25' VISIBILITY TRIANGLE

PROPOSED BISTRO SEATING

PROPOSED PEBBLE SEATING

PROPOSED BENCH SEATING

EXISTING BRIDGE

ELEVATOR ACCESS CBS BLDG.

EXISTING STAIR

ACTIVE PLAZA

RETAIL / RESTAURANT
LEASING OFFICE
LOBBY / CIRCULATION
RESTROOMS
BIKE STORAGE
BLDG. SUPPORT SERVICE
STUDIO
1 BEDROOMS
2 BEDROOMS
3 BEDROOMS
4 BEDROOMS
5 BEDROOMS

LEGEND:

BACKFLOW PREVENTER

FDC FIRE DEPARTMENT CONNECTION VALVE

FIRE HYDRANT

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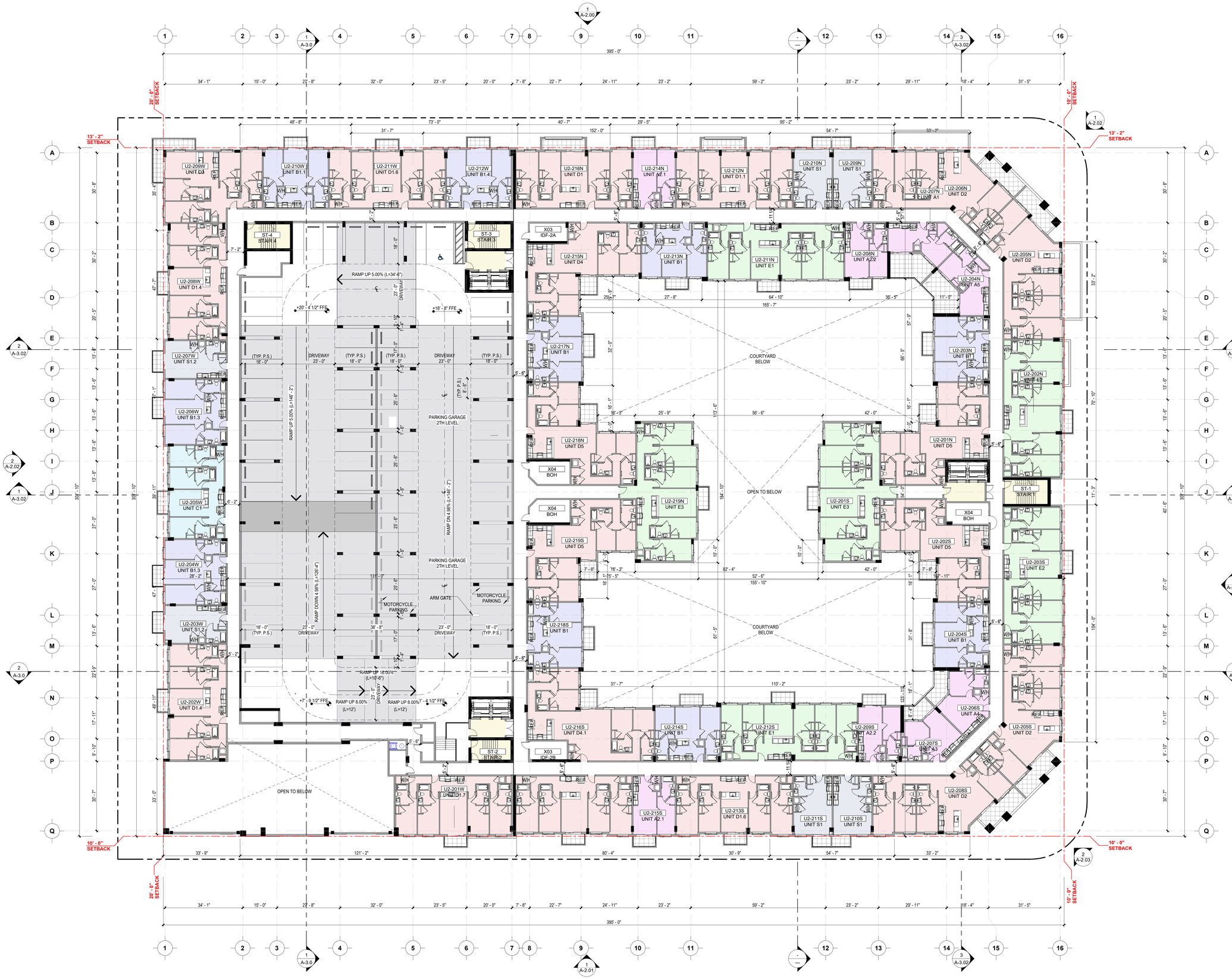
DATE: 2/27/2026 6:51:39 PM
PROJECT NO: 24-067
DRAWING NAME: SITE / GROUND FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.0

SITE / GROUND FLOOR PLAN

1/16" = 1'-0"

1



LOBBY / CIRCULATION
STUDIO
1 BEDROOMS
2 BEDROOMS
3 BEDROOMS
4 BEDROOMS
5 BEDROOMS

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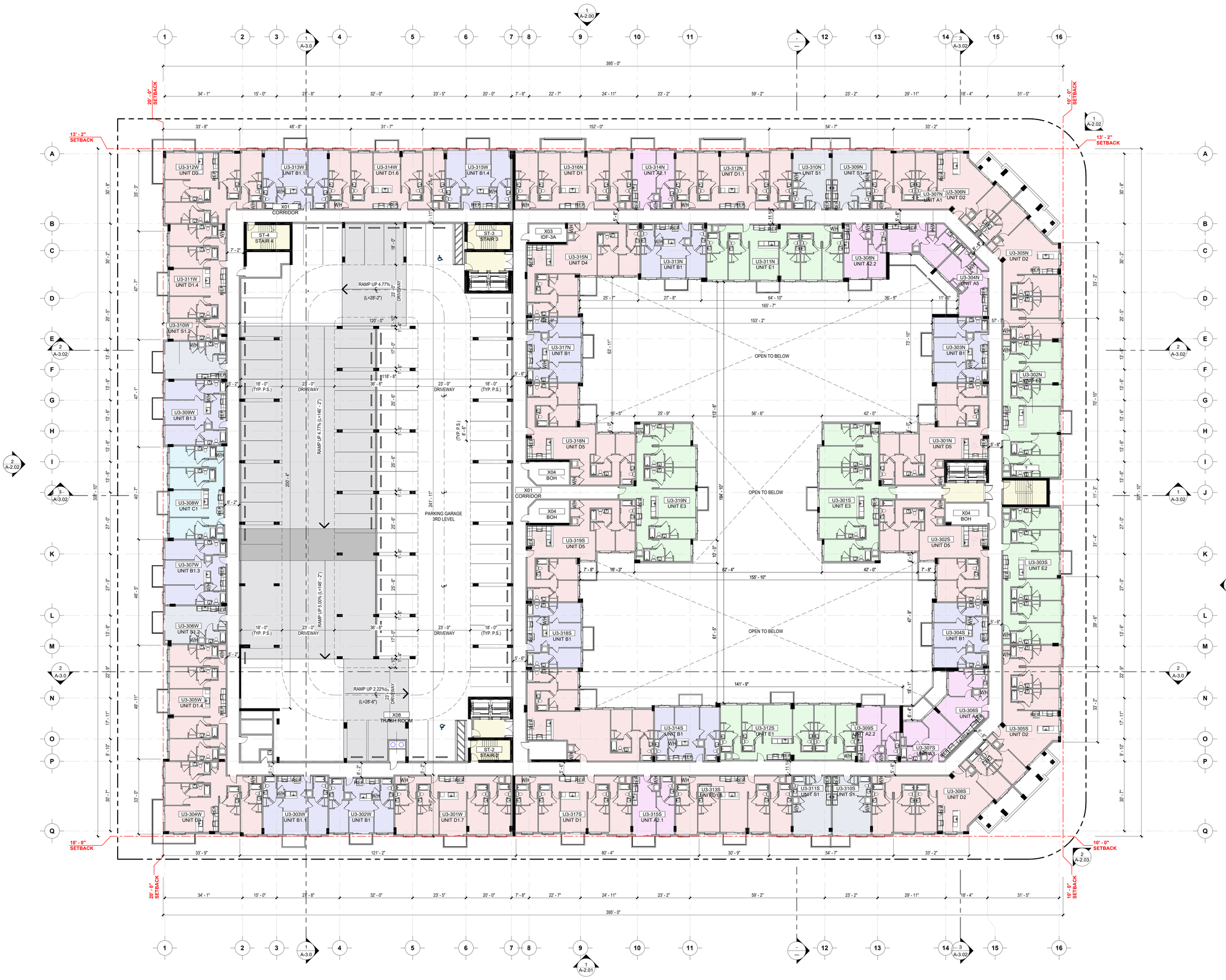
DATE: 2/27/2026 6:51:49 PM
PROJECT NO: 24-067
DRAWING NAME: 2ND LEVEL FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font. / R. Padin
SHEET NO: A-1.1

2ND LEVEL FLOOR PLAN

1/16" = 1'-0"

1



LOBBY / CIRCULATION
STUDIO
1 BEDROOMS
2 BEDROOMS
3 BEDROOMS
4 BEDROOMS
5 BEDROOMS

3RD LEVEL FLOOR PLAN

1/16" = 1'-0"

1

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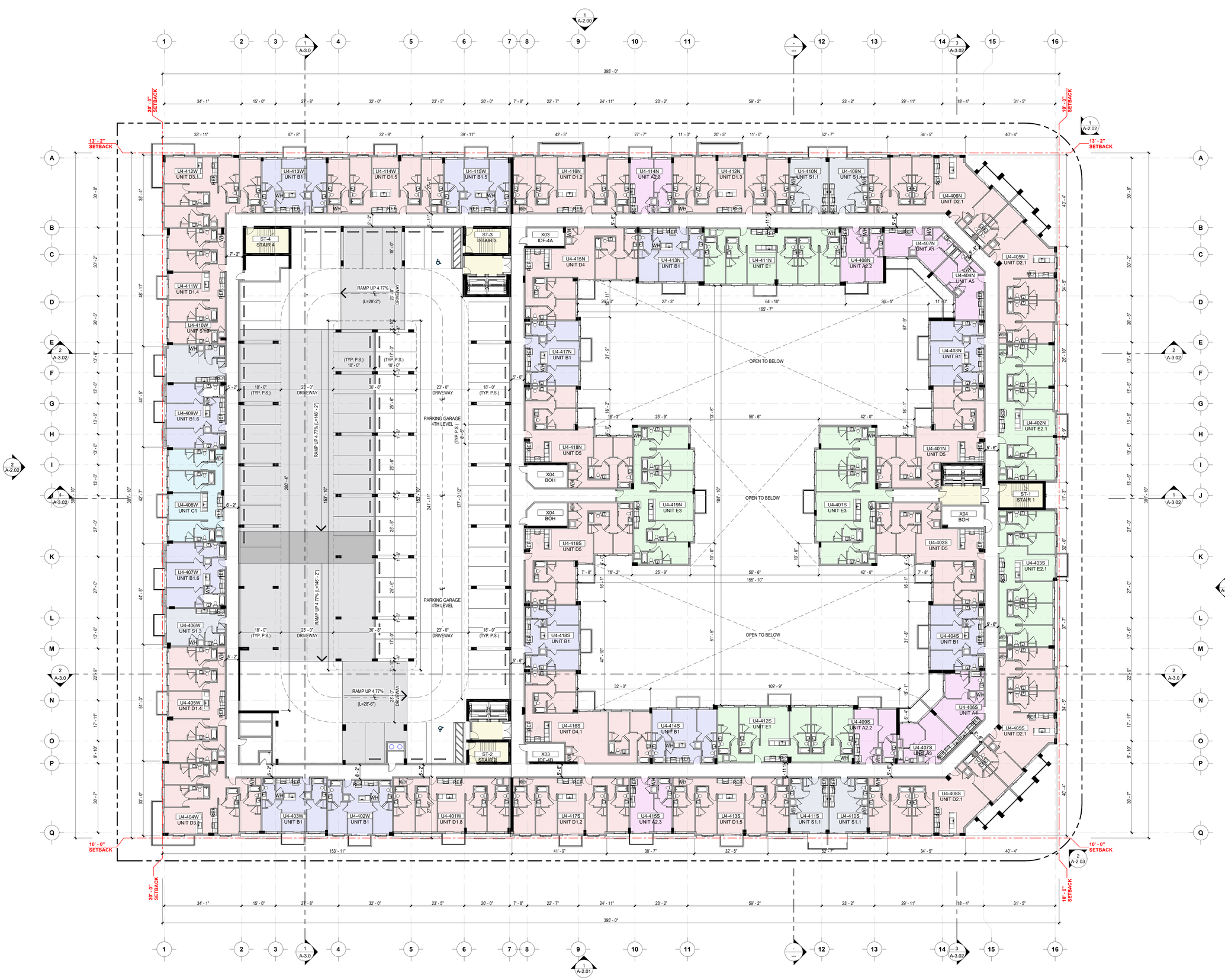
DATE: 2/27/2026 6:51:59 PM
PROJECT NO: 24-067
DRAWING NAME: 3RD LEVEL FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.2



4TH LEVEL FLOOR PLAN

1/16" = 1'-0"

1

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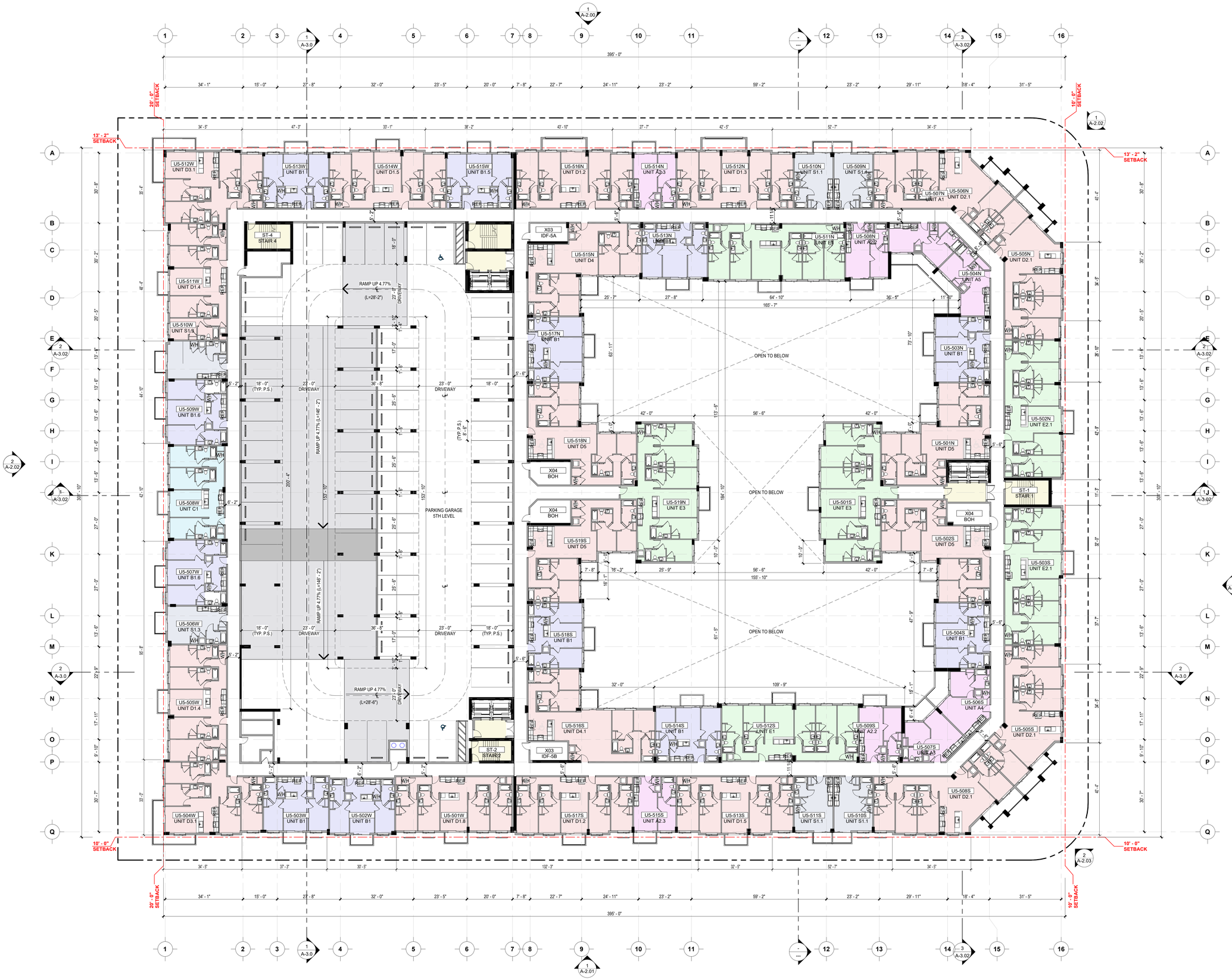
DATE: 2/27/2026 6:52:09 PM
PROJECT NO: 24-067
DRAWING NAME: 4TH LEVEL FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.3



LOBBY / CIRCULATION
STUDIO
1 BEDROOMS
2 BEDROOMS
3 BEDROOMS
4 BEDROOMS
5 BEDROOMS

5TH LEVEL FLOOR PLAN

1/16" = 1'-0"

1

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DATE: 2/27/2026 6:52:19 PM
PROJECT NO: 24-067
DRAWING NAME: 5TH LEVEL FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.4

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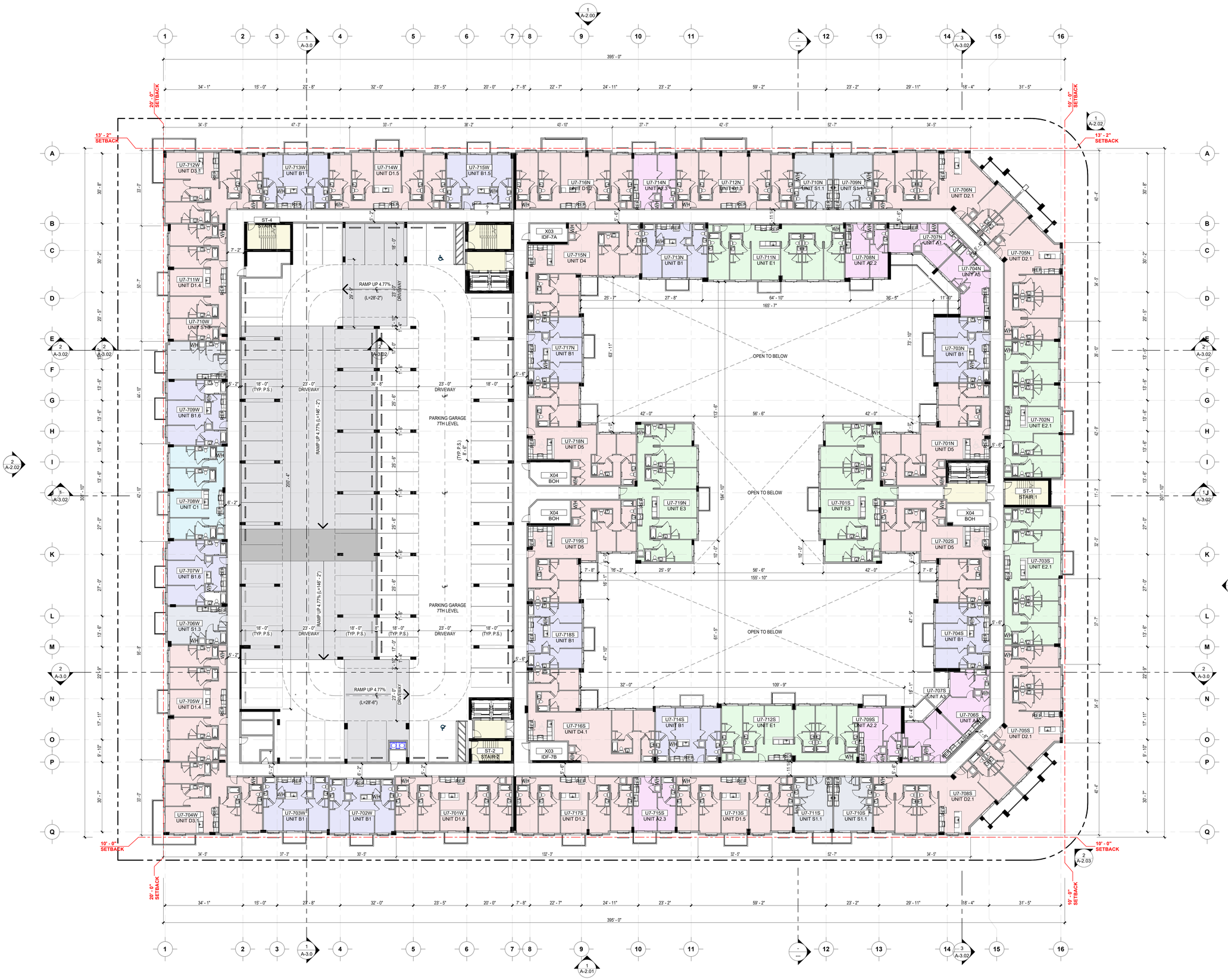
- LOBBY / CIRCULATION
- STUDIO
- 1 BEDROOMS
- 2 BEDROOMS
- 3 BEDROOMS
- 4 BEDROOMS
- 5 BEDROOMS

DATE: 2/27/2026 6:52:29 PM
PROJECT NO: 24-067
DRAWING NAME: 6TH LEVEL FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.5

6TH LEVEL FLOOR PLAN

1/16" = 1'-0"



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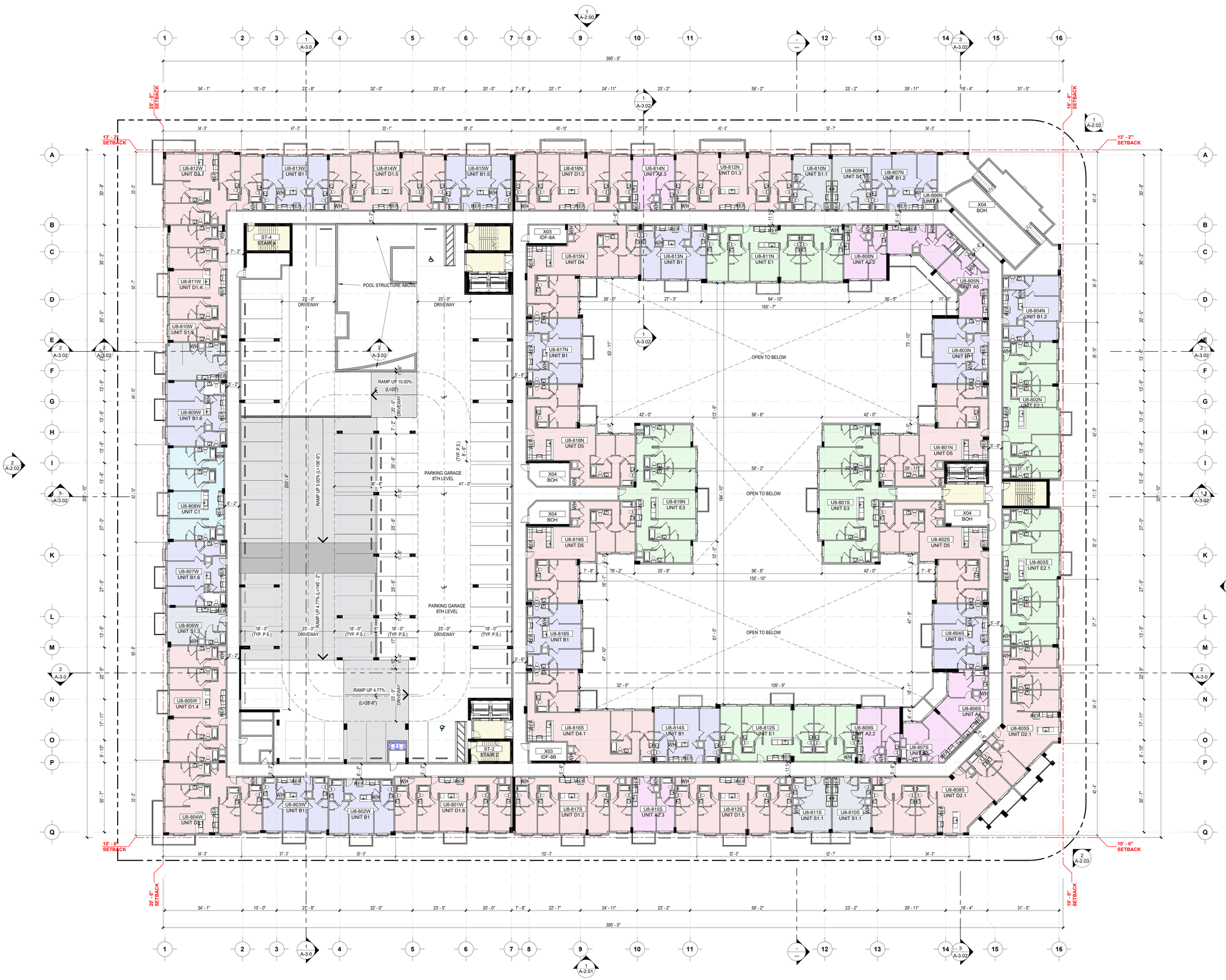
DATE: 2/27/2026 6:52:38 PM
PROJECT NO: 24-067
DRAWING NAME: 7TH LEVEL FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.6

7TH LEVEL FLOOR PLAN

1/16" = 1'-0"



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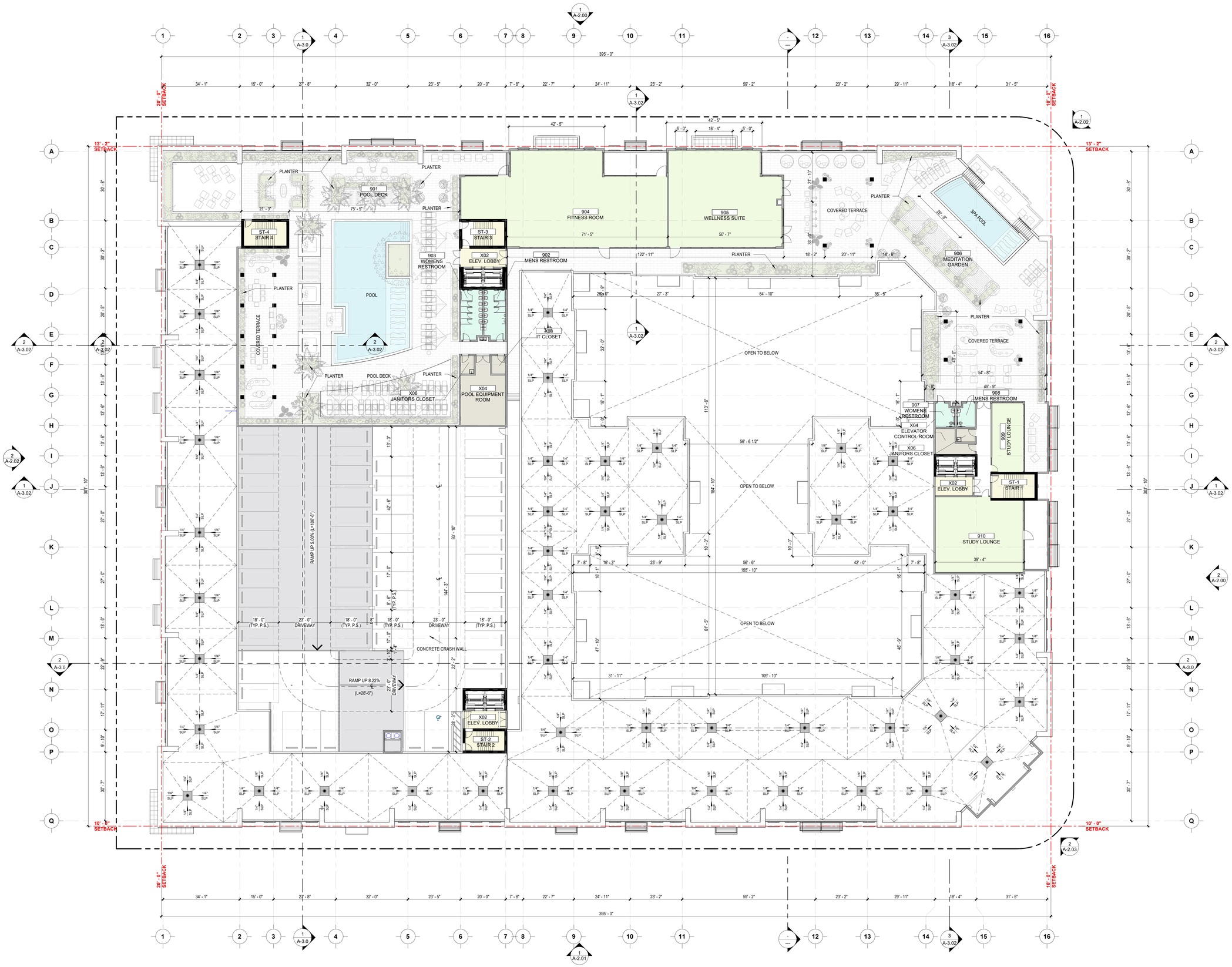
DATE: 2/27/2026 6:52:48 PM
PROJECT NO: 24-067
DRAWING NAME: 8TH LEVEL FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.7

8TH LEVEL FLOOR PLAN
1/16" = 1'-0"



AMENITIES
LOBBY / CIRCULATION
RESTROOMS
BLDG. SUPPORT SERVICE

9TH LEVEL FLOOR PLAN

1/16" = 1'-0"

1

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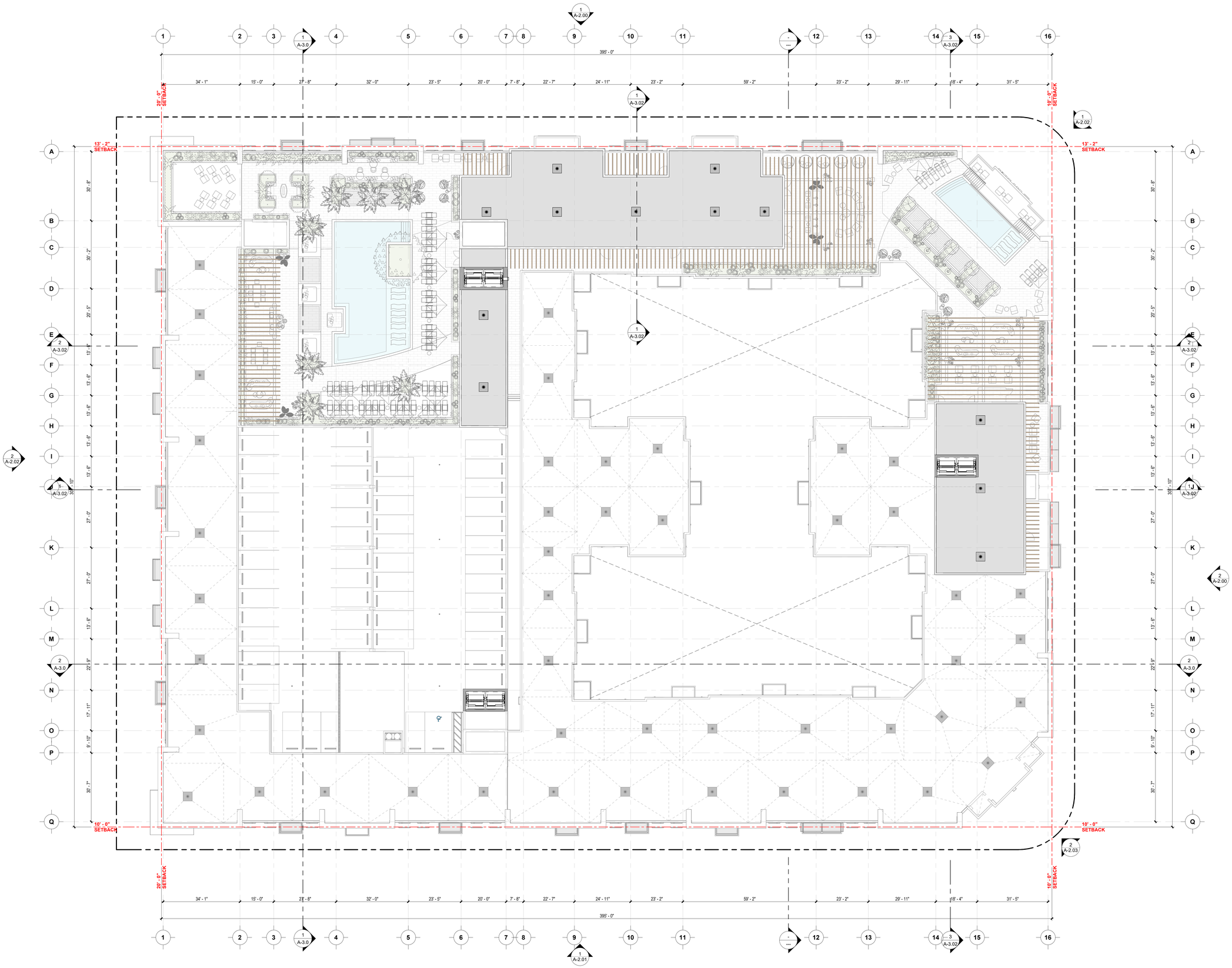
DATE: 2/27/2026 6:52:56 PM
PROJECT NO: 24-067
DRAWING NAME: ROOF ACCESS/ POOL DECK LEVEL FLOOR PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-1.8



ROOF LEVEL FLOOR PLAN

1/16" = 1'-0"

1

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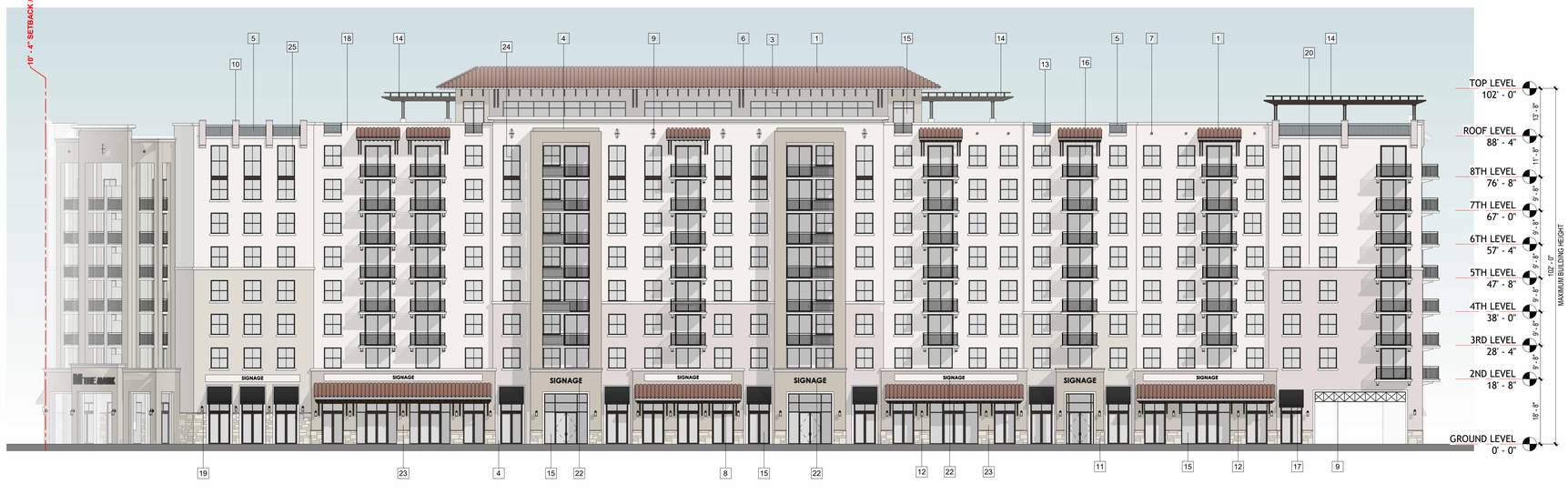
DATE:
2/27/2026 6:53:04 PM
PROJECT NO:
24-067
DRAWING NAME:
ROOF LEVEL FLOOR PLAN
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font / R. Padin
SHEET NO: A-1.9



1 NORTH ELEVATION (SOUTH DIXIE HIGHWAY / US 1)
SCALE: 1/16" = 1'-0"

2 SOUTH ELEVATION (MADRUGA AVE.)
SCALE: 1/16" = 1'-0"

LEGEND

1 SPANISH CLAY ROOF TILE	8 RAFTER TAIL	15 STOREFRONT WINDOW SYSTEM	22 BACKLIT BUILDING SIGNAGE
2 STUCCO EAVE DETAIL	9 WROUGHT IRON DECORATIVE GRILL	16 SLIDING DOOR	23 COVERED ARCADE PASSAGE
3 SUPPORT BRACKETS	10 STONE CAP DETAIL	17 FABRIC AWNING CANOPY	24 WINDOW MUNTIN DETAIL
4 REVEAL MOULDING DETAIL	11 OOLITIC LIMESTONE	18 CAT FACE STUCCO FINISH	25 WINDOW SILL DETAIL
5 PICKET RAILING	12 SCONCE LIGHT FIXTURE	19 STEEL TROWEL STUCCO FINISH	
6 NON-STRUCTURAL PRECAST CORBEL	13 SINGLE HUNG WINDOW	20 CORNICE DETAIL	
7 TERRACOTTA WEEP HOLE DETAIL	14 TRELLIS CANOPY	21 BACK OF HOUSE OVERHEAD DOOR	

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JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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DATE: 2/27/2026 3:55:52 PM
PROJECT NO: 24-067
DRAWING NAME: NORTH - SOUTH ELEVATION
DRAWN BY: JULIO BORREGO
CHECKED BY: JAVIER FONT
SHEET NO: A-2.0

1 EAST ELEVATION (MARIPOSA CT AVE. CARDENAS)
SCALE: 1/16" = 1'-0"

2 WEST ELEVATION (EXISTING UM BUILDING)
SCALE: 1/16" = 1'-0"

LEGEND

1	SPANISH CLAY ROOF TILE	8	RAFTER TAIL	15	STOREFRONT WINDOW SYSTEM	22	BACKLIT BUILDING SIGNAGE
2	STUCCO EAVE DETAIL	9	WROUGHT IRON DECORATIVE GRILL	16	SLIDING DOOR	23	COVERED ARCADE PASSAGE
3	SUPPORT BRACKETS	10	STONE CAP DETAIL	17	FABRIC AWNING CANOPY	24	WINDOW MUNTIN DETAIL
4	REVEAL MOULDING DETAIL	11	OOLITIC LIMESTONE	18	CAT FACE STUCCO FINISH	25	WINDOW SILL DETAIL
5	PICKET RAILING	12	SCONCE LIGHT FIXTURE	19	STEEL TROWEL STUCCO FINISH		
6	NON-STRUCTURAL PRECAST CORBEL	13	SINGLE HUNG WINDOW	20	CORNICE DETAIL		
7	TERRACOTTA WEEP HOLE DETAIL	14	TRELLIS CANOPY	21	BACK OF HOUSE OVERHEAD DOOR		

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DATE: 3/2/2026 5:23:15 PM
PROJECT NO: 24-067
DRAWING NAME: EAST - WEST ELEVATION
DRAWN BY: JULIO BORREGO
CHECKED BY: JAVIER FONT
SHEET NO: A-2.1

1) SPANISH STYLE ROOF TILE

2) STUCCO EAVE DETAIL

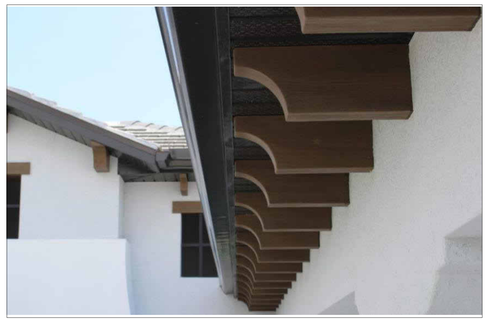
3) SUPPORT BRACKETS

4) REVEAL MOULDING DETAIL

5) ALUMINUM PICKET RAILING

6) NON STRUCTURAL PRECAST CORBEL

7) TERRACOTTA WEEP HOLE DETAIL



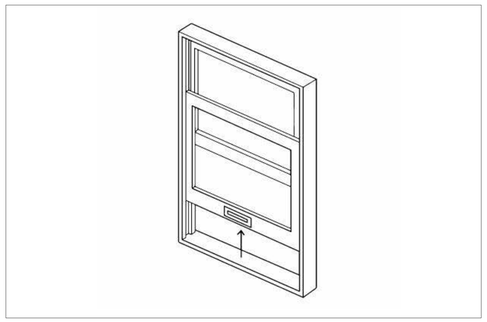
8) RAFTER TAIL

9) WROUGHT IRON DECORATIVE GRILL

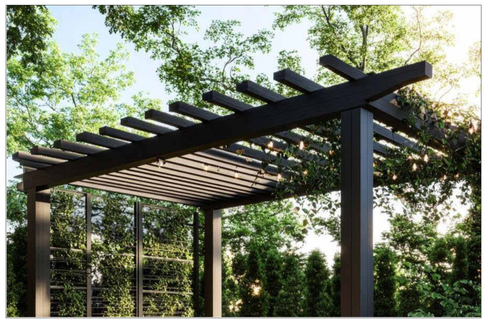
10) STONE CAP DETAIL

11) OOLITIC LIMESTONE VENEER

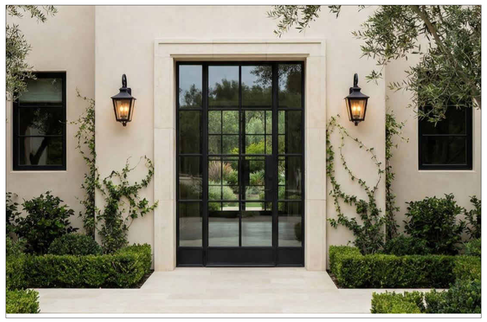
12) SCONCE LIGHT FIXTURE



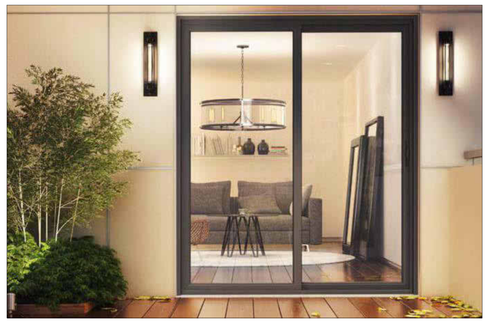
13) SINGLE HUNG WINDOW



14) ALUMINUM TRELLIS CANOPY



15) STOREFRONT WINDOW SYSTEM



16) SLIDING DOOR

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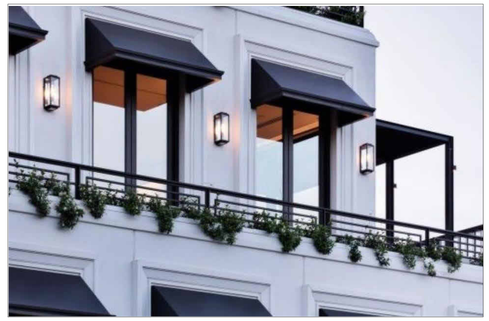
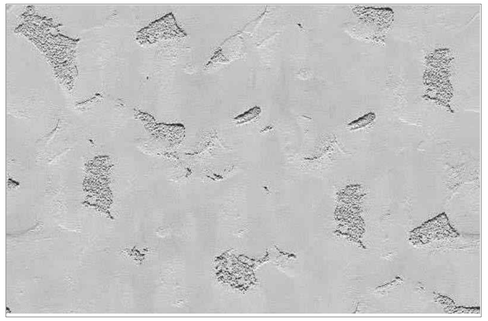
DATE:
3/2/2026 4:44:38 PM
PROJECT NO:
24-067
DRAWING NAME:
MATERIALS REFERENCE BOARD
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font / R. Padin
SHEET NO: A-2.2

MATERIAL REFERENCES BOARD



17) FABRIC AWNING CANOPY



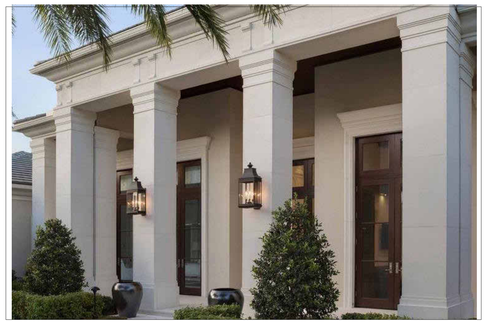
18) CAT FACE STUCCO FINISH

19) STEEL TROWEL STUCCO FINISH

20) CORNICE DETAIL

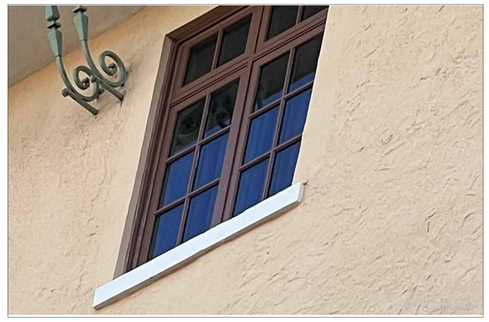
21) BACK OF HOUSE OVERHEAD DOOR

22) BACKLIT BUILDING SIGNAGE



23) COVERED ARCADE PASSAGE

24) WINDOW MUNTIN DETAIL



25) WINDOW SILL DETAIL

25) METAL SCROLL

SW 7551
Greek Villa
Interior / Exterior
Location Number: 254-C1

23) GREEK VILLA (SW 7551)

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

24) PURE WHITE (SW 7005)

Neutral ground
(SW 7568)

25) NEUTRAL GROUND (SW 7568)

MATERIAL REFERENCES BOARD

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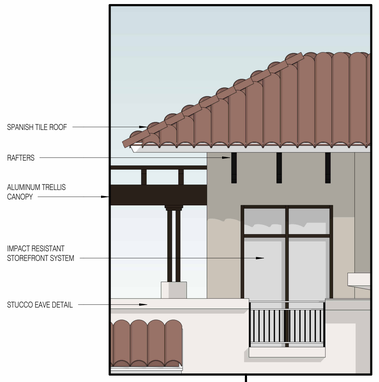
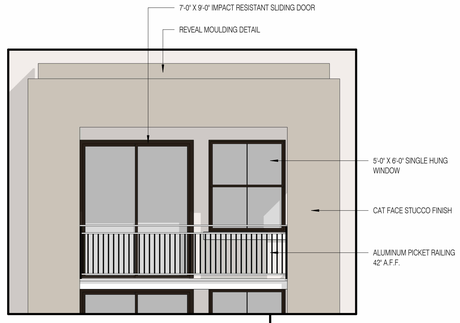
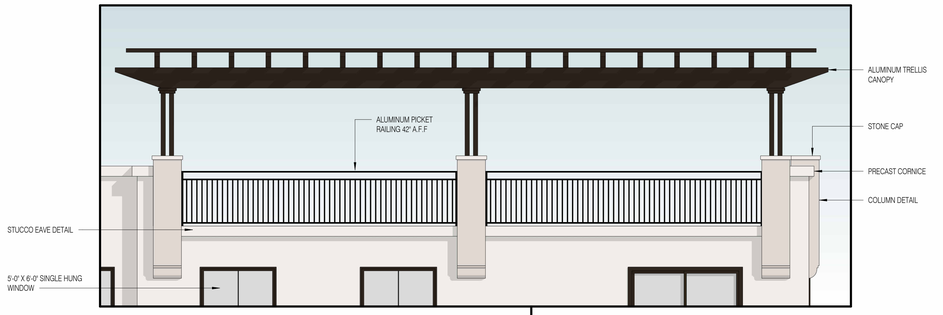
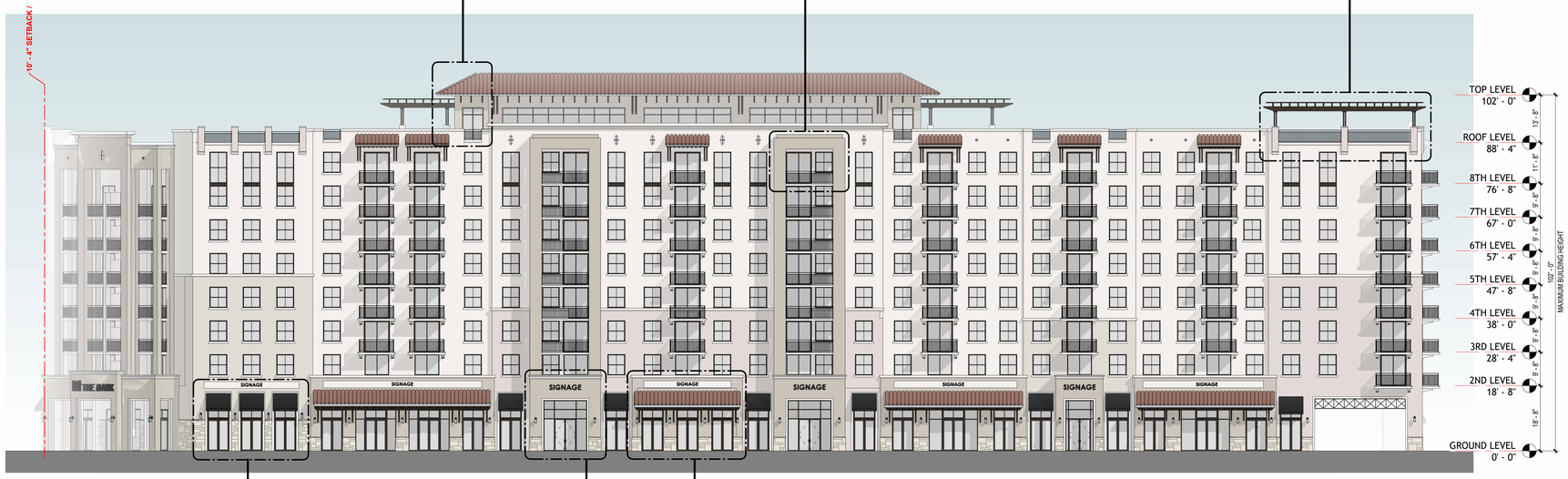
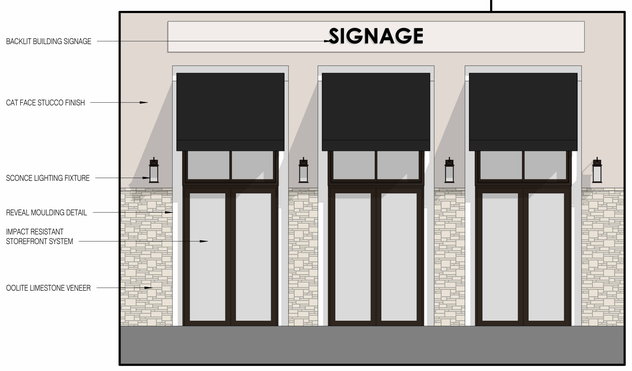
DATE: 3/2/2026 4:44:37 PM
PROJECT NO: 24-067
DRAWING NAME: MATERIALS REFERENCE BOARD
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-2.3

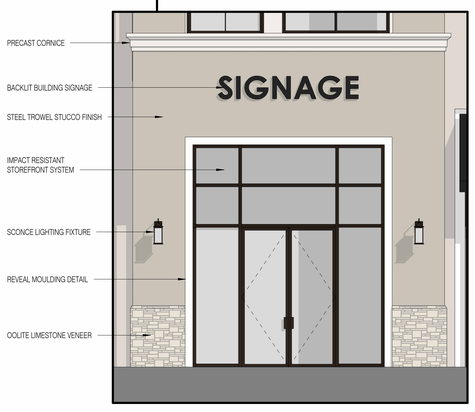


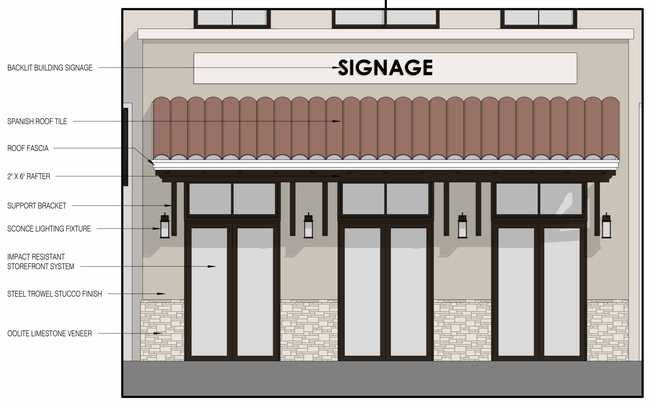












US1 ELEVATION MATERIALS

SCALE: 1/16" = 1'-0" | 1/4" = 1'-0"

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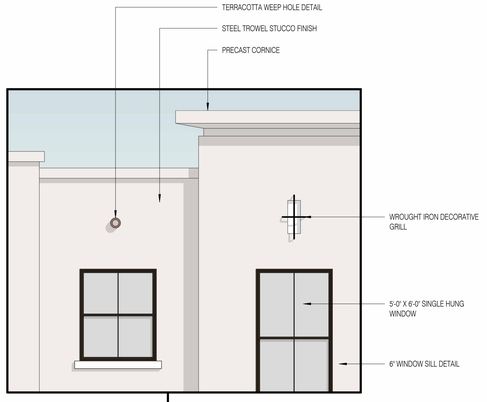
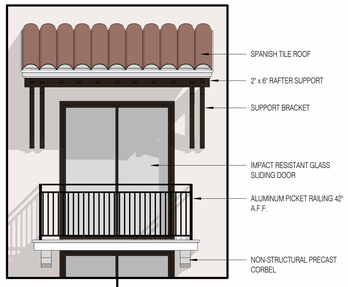
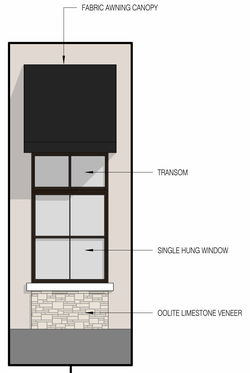
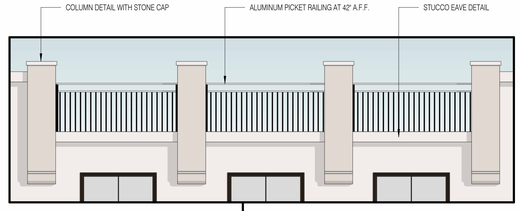
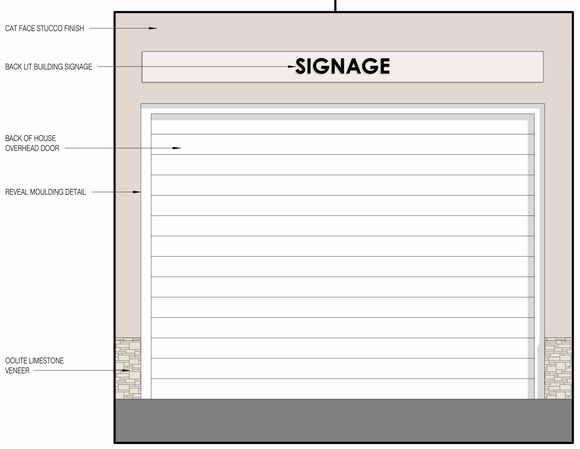
DATE: 2/27/2026 3:56:44 PM
PROJECT NO: 24-067
DRAWING NAME: US1 ELEVATION MATERIALS
DRAWN BY: Author
CHECKED BY: Checker
SHEET NO: A-2.4

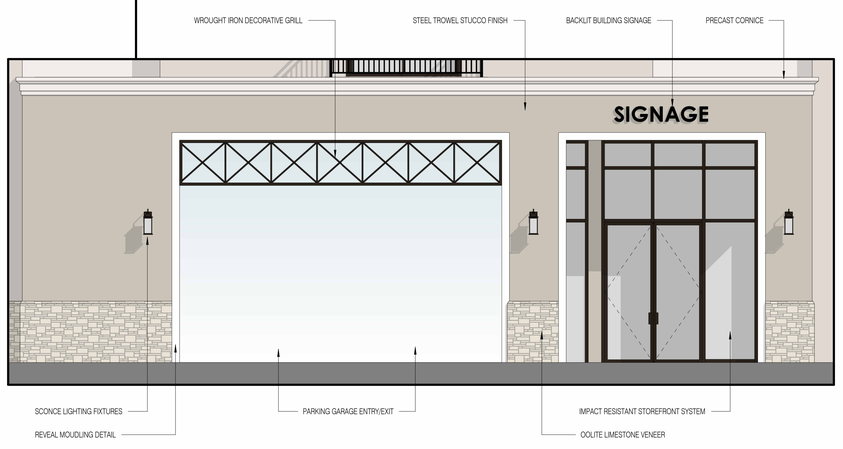


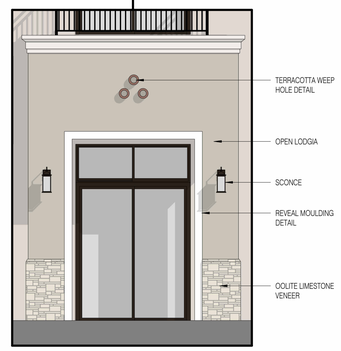












MADRUGA ELEVATION MATERIALS

SCALE: 1/16" = 1'-0" | 1/4" = 1'-0"

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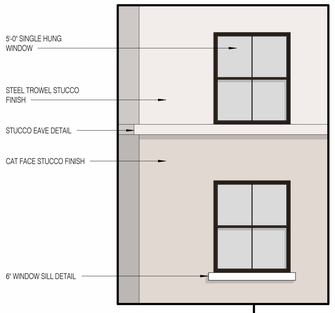
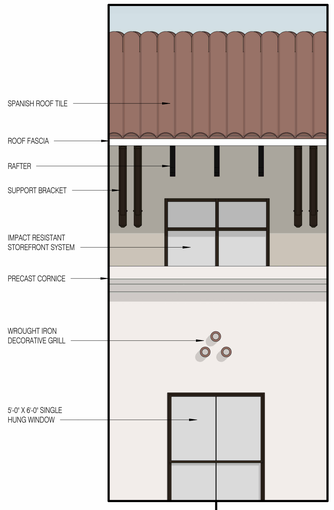
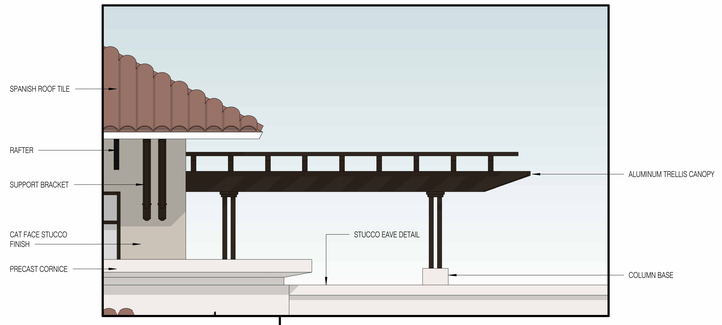
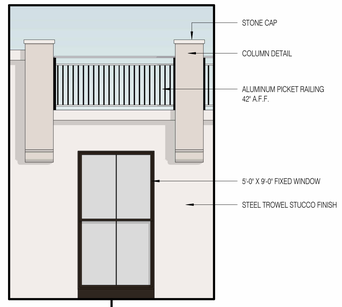
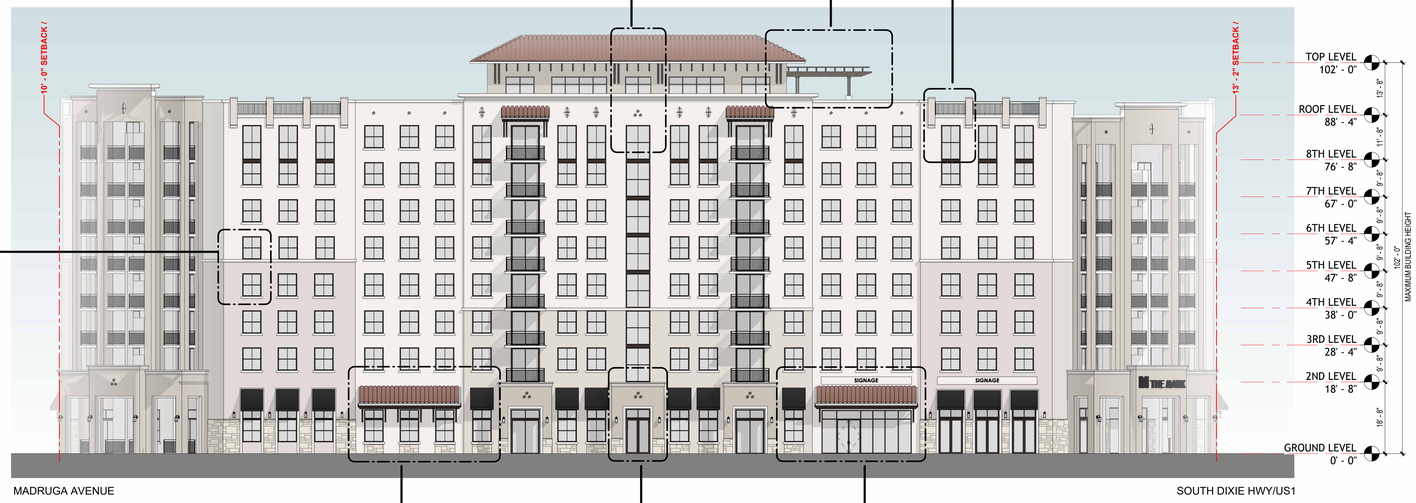
DATE: 2/27/2026 3:57:23 PM
PROJECT NO: 24-067
DRAWING NAME: MADRUGA ELEVATION MATERIALS
DRAWN BY: Author
CHECKED BY: Checker
SHEET NO: A-2.5

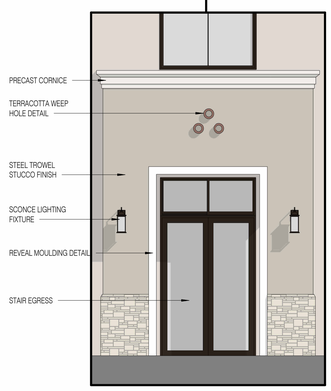


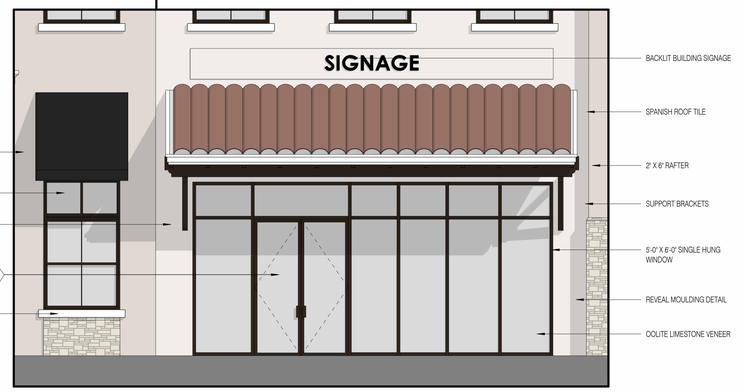












MARIPOSA ELEVATION MATERIALS

SCALE: 1/16" = 1'-0" | 1/4" = 1'-0"

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SEAL:

JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
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CORAL GABLES, FL 33146

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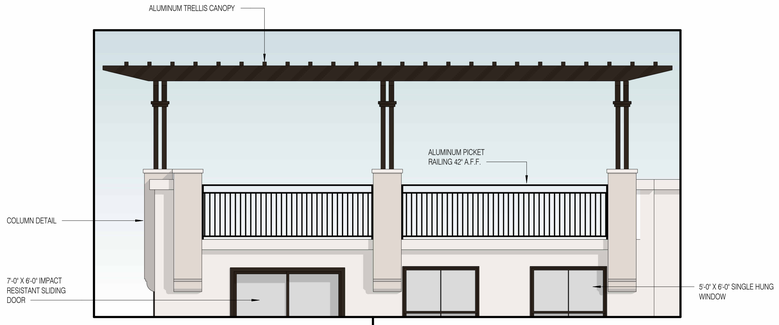
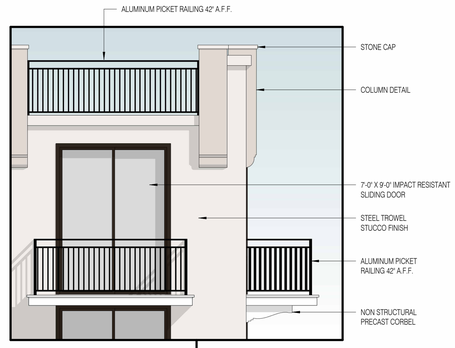
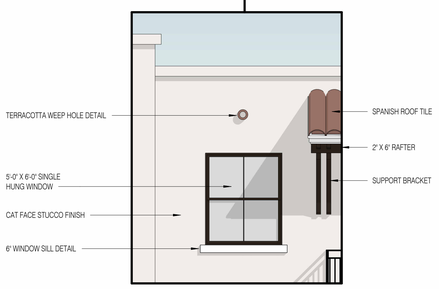
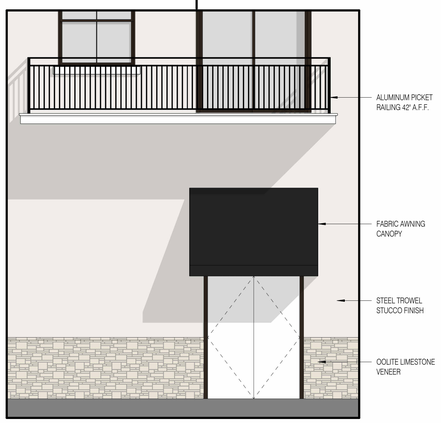
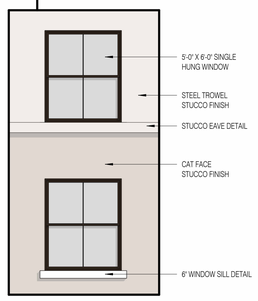
DATE: 3/2/2026 4:57:46 PM
PROJECT NO: 24-067
DRAWING NAME: MARIPOSA ELEVATION MATERIALS
DRAWN BY: Author
CHECKED BY: Checker
SHEET NO: A-2.6

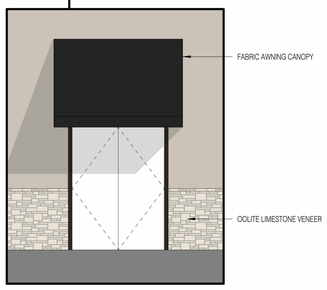












UM TOWER ELEVATION MATERIALS

SCALE: 1/16" = 1'-0" | 1/4" = 1'-0"

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SEAL:

JAVIER FONT AR No. 12547

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CORAL GABLES, FL 33146

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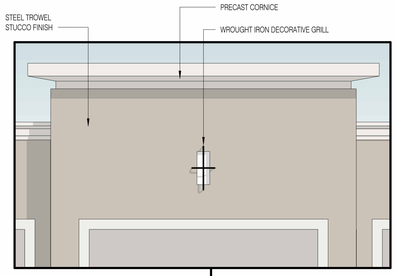
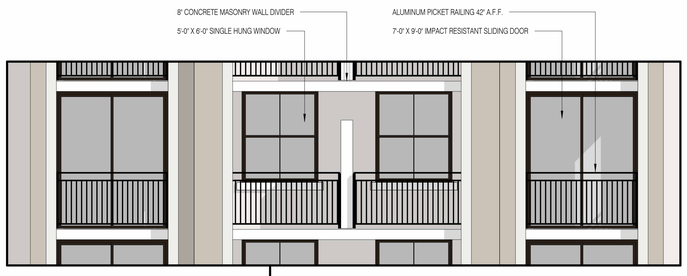
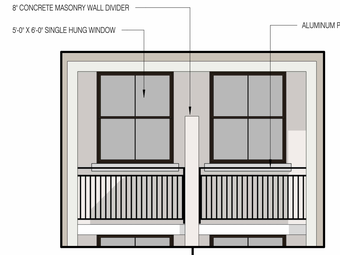
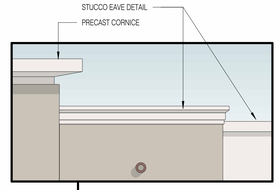
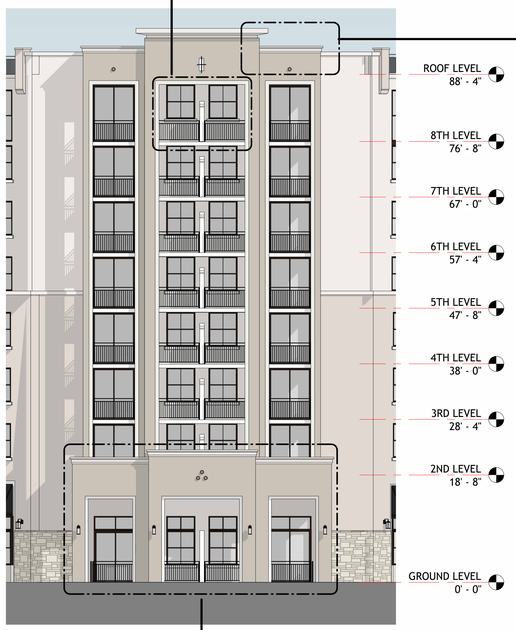
DATE: 3/2/2026 5:01:13 PM
PROJECT NO: 24-067
DRAWING NAME: UM TOWER ELEVATION MATERIALS
DRAWN BY: Author
CHECKED BY: Checker
SHEET NO: A-2.7











CORNER ELEVATION MATERIALS

SCALE: 1/16" = 1'-0" 1 1/4" = 1'-0"

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SEAL:

JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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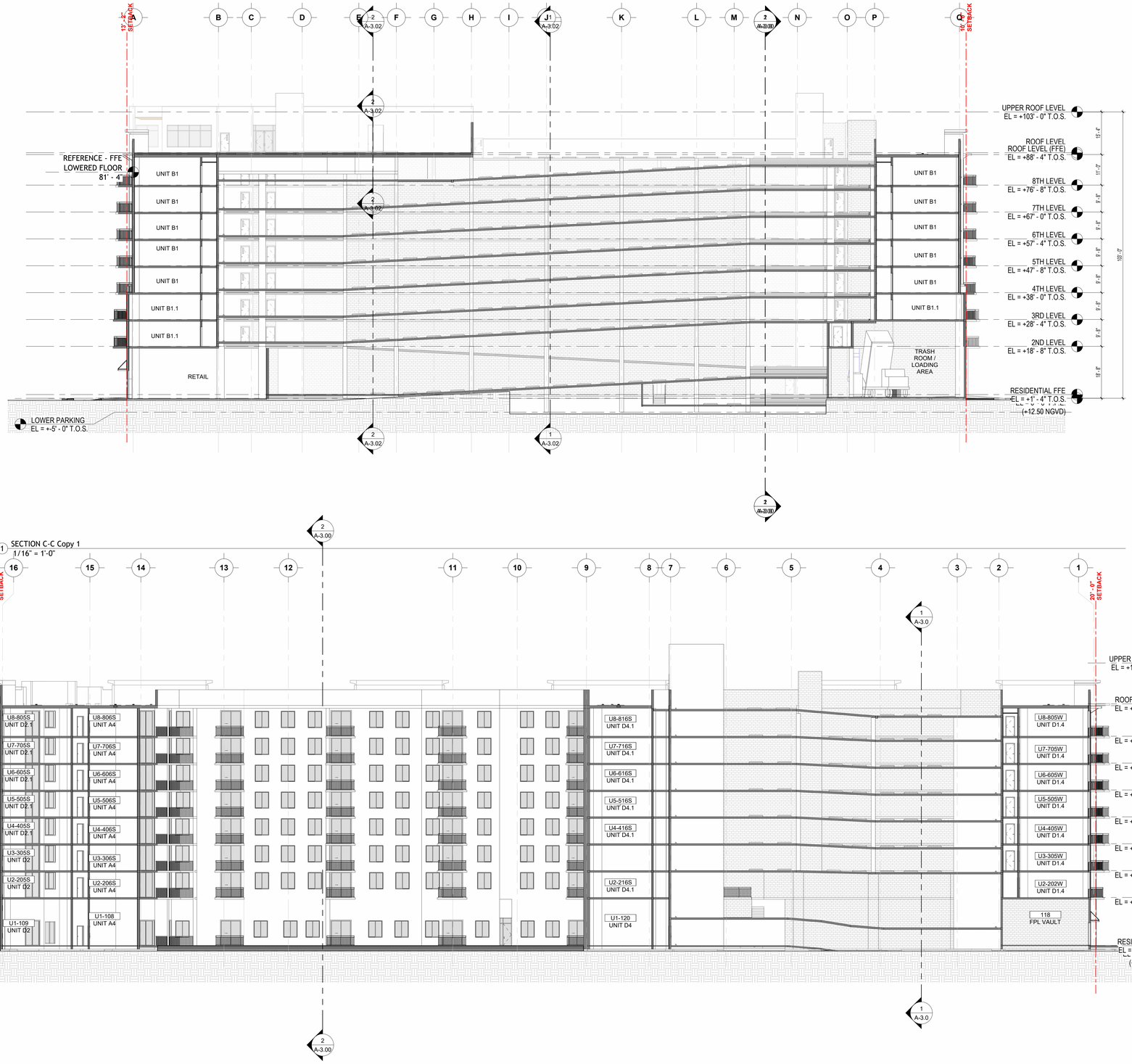
DATE:
2/27/2026 3:58:18 PM
PROJECT NO:
24-067
DRAWING NAME:
CORNER ELEVATION MATERIALS
DRAWN BY:
Author
CHECKED BY:
Checker
SHEET NO: A-2.8



1 SECTION C-C Copy 1
1/16" = 1'-0"

2 SECTION A-A Copy 1
1/16" = 1'-0"

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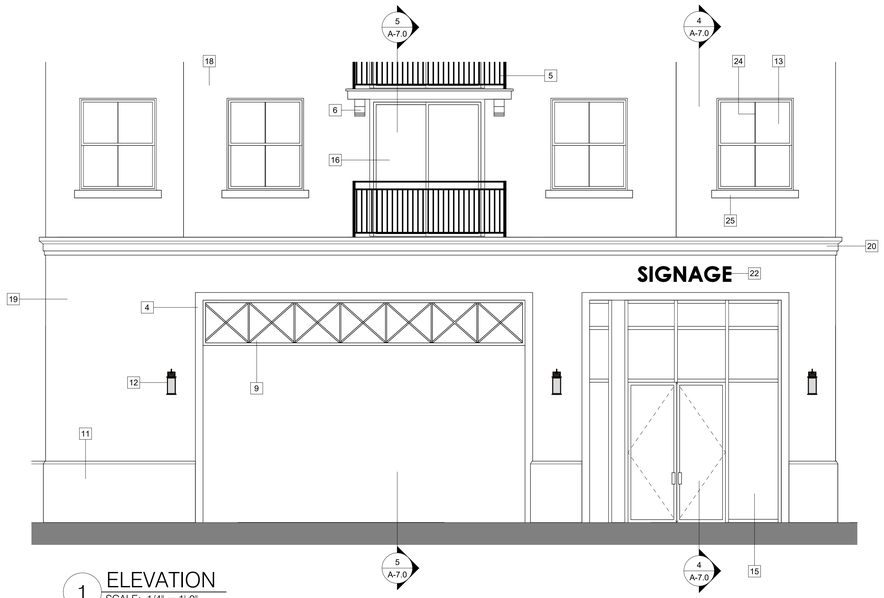
DATE:
2/27/2026 6:53:23 PM
PROJECT NO:
24-067
DRAWING NAME:
BUILDING SECTIONS
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font / R. Padin
SHEET NO: A-3.0



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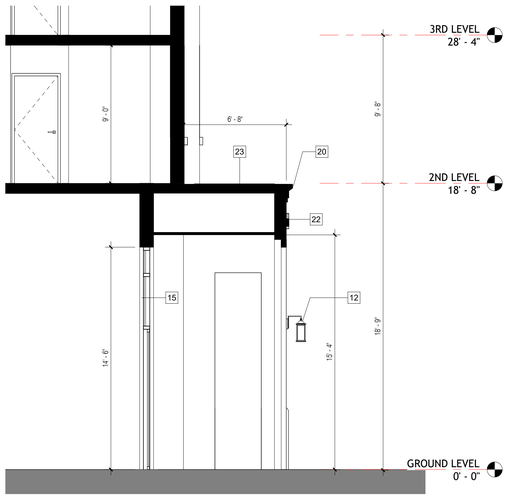
SCALE: 1/4" = 1'-0"



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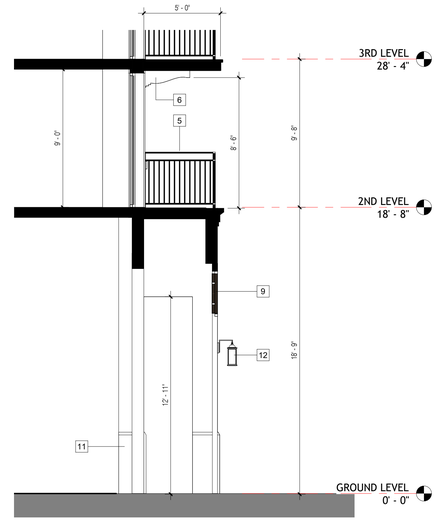

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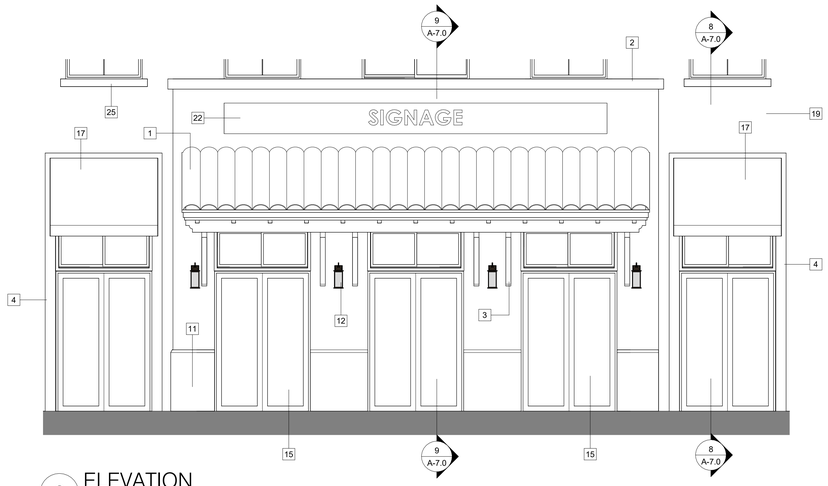

2 ELEVATION
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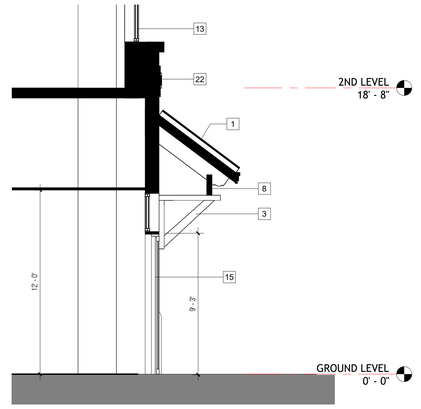

9 SECTION
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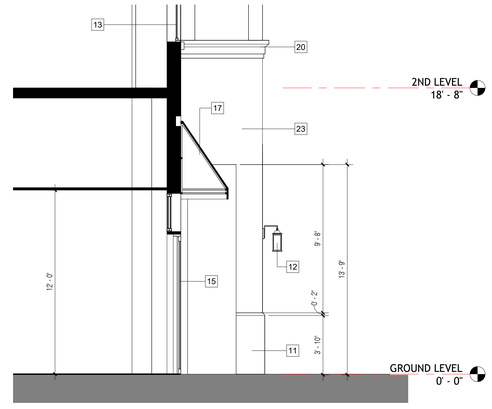

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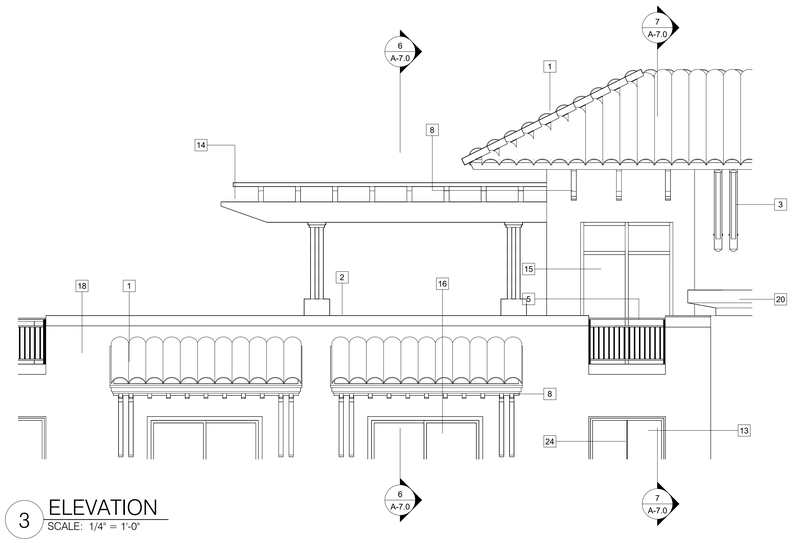

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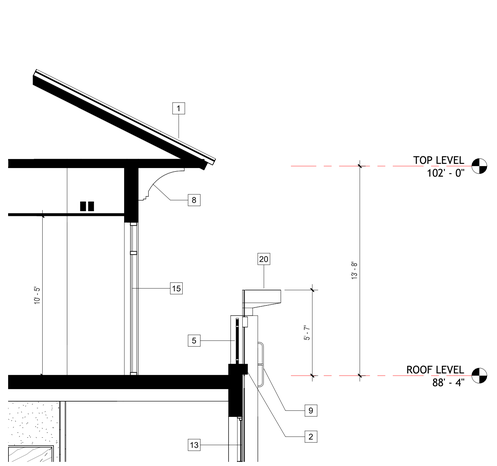
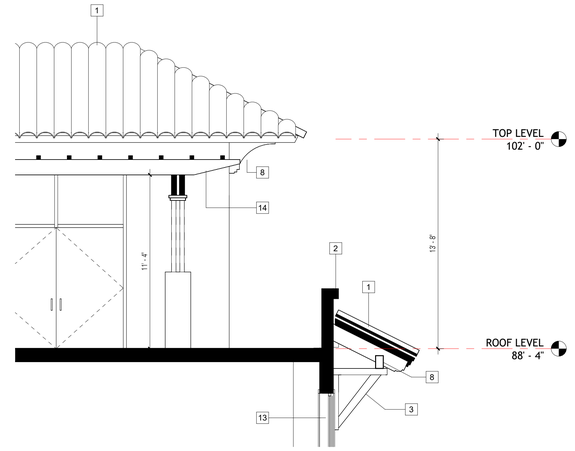


7 SECTION
SCALE: 1/4" = 1'-0"



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

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SEAL:

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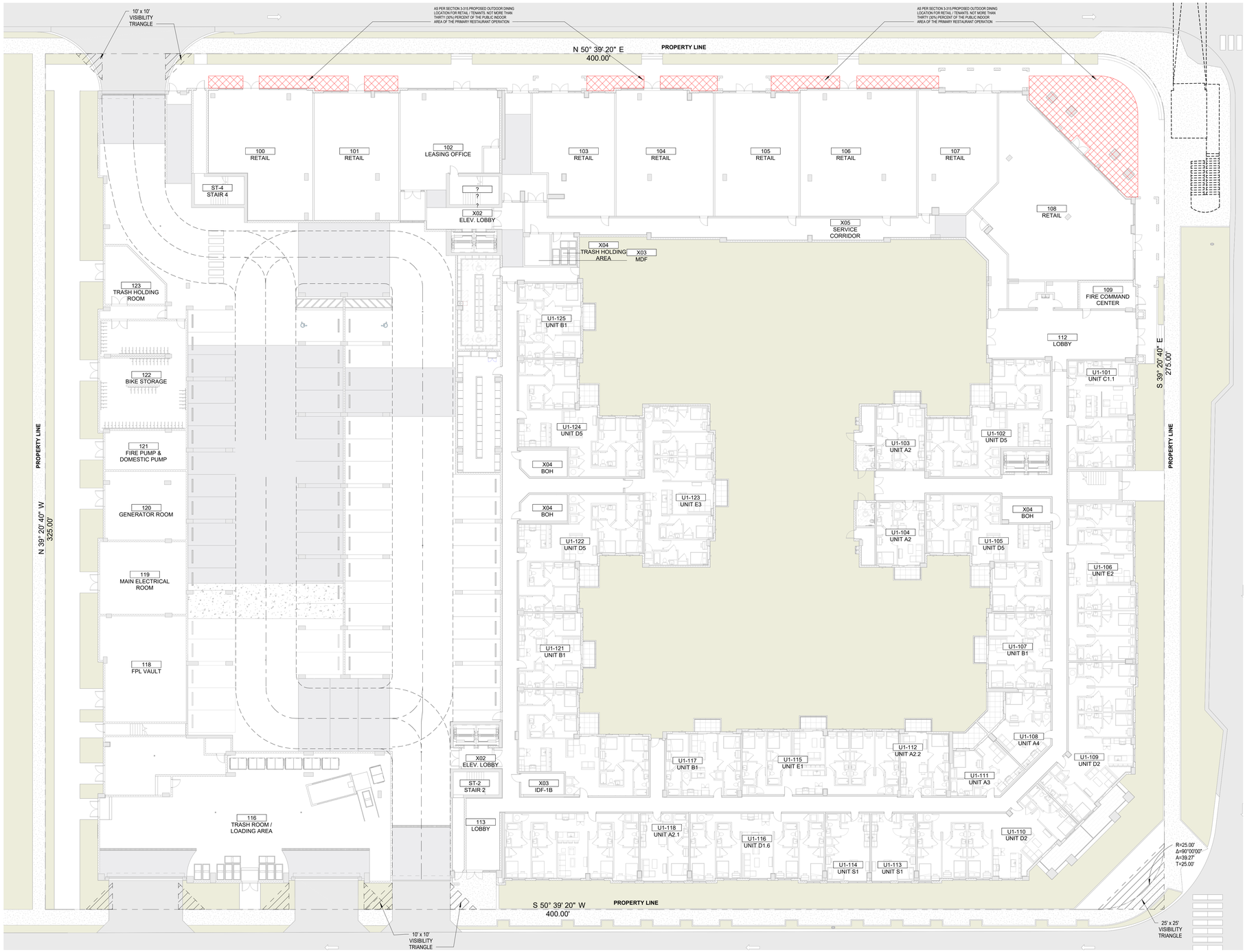
DATE:
2/27/2026 3:58:23 PM
PROJECT NO:
24-067
DRAWING NAME:
ELEVATION & SECTION DETAILS
DRAWN BY:
Author
CHECKED BY:
Checker
SHEET NO: A-7.0

SOUTH DIXIE HWY (US NO. 1)



LEGEND

PROPOSED OUTDOOR DINING LOCATIONS

PROPOSED OUTDOOR DINING LOCATIONS

1/16" = 1'-0"

1

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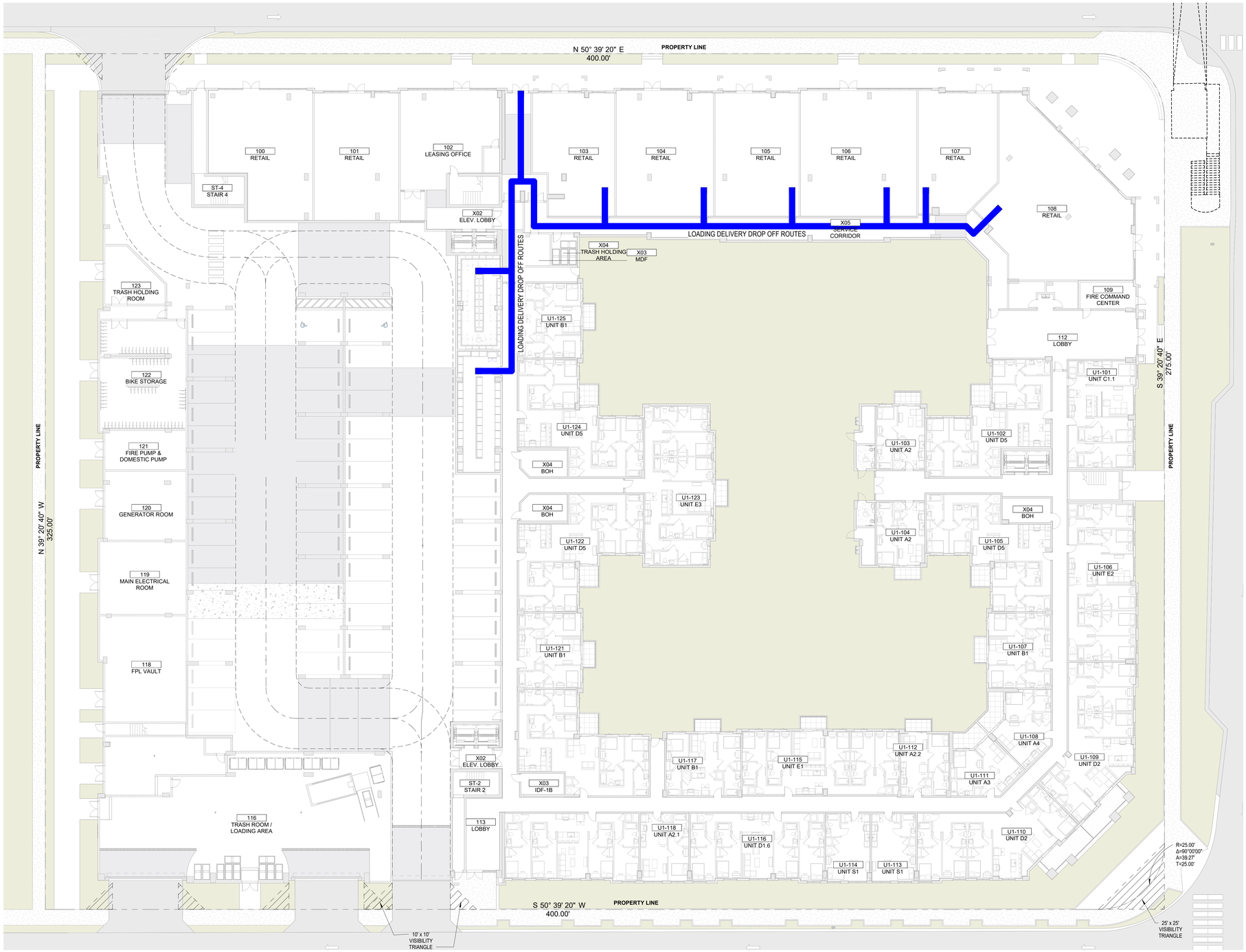
DATE: 2/27/2026 6:53:30 PM
PROJECT NO: 24-067
DRAWING NAME: PROPOSED OUTDOOR DINING LOCATIONS
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-10.0

SOUTH DIXIE HWY (US NO. 1)



MARIPOSA CT.

MADRUGA AVE.

LEGEND

LOADING/DELIVERY DROP OFF ROUTES

LOADING/DELIVERY DROP OFF ROUTES

1/16" = 1'-0"

1

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DATE: 2/27/2026 6:53:38 PM
PROJECT NO: 24-067
DRAWING NAME: LOADING/DELIVERY DROP OFF ROUTES
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-10.1

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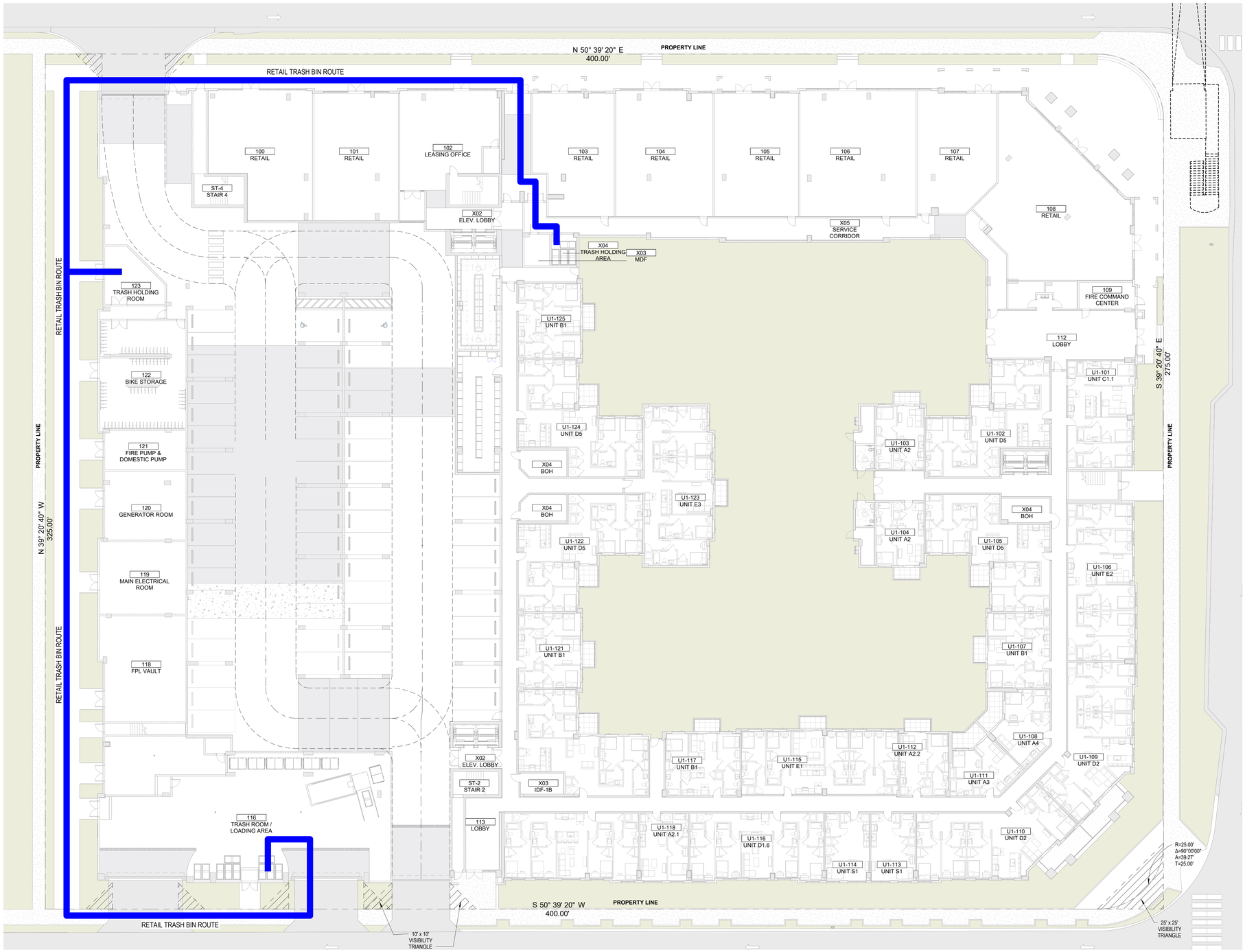

LEGEND

RETAIL TRASH BIN ROUTES

RETAIL TRASH BIN ROUTES

1/16" = 1'-0"

1

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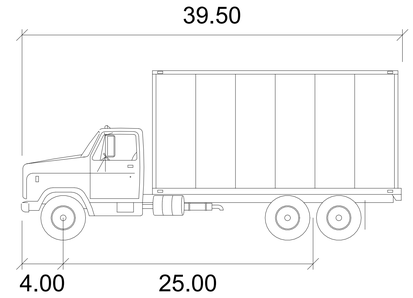
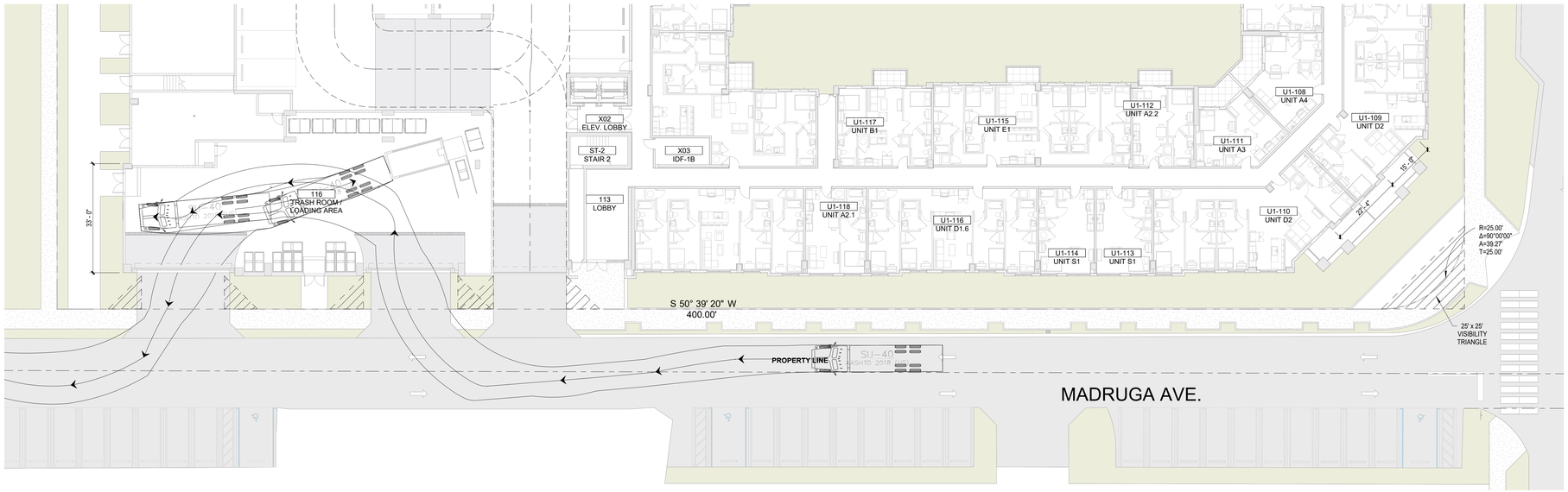
DATE: 2/27/2026 6:53:45 PM
PROJECT NO: 24-067
DRAWING NAME: RETAIL TRASH BIN ROUTES
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-10.2



SU-40

Width	8.00ft
Track	8.00ft
Lock to Lock Time	6.00ft
Steering Angle	31.80ft



SANITATION VEHICLE PATH ANALYSIS

1/16" = 1'-0"

1

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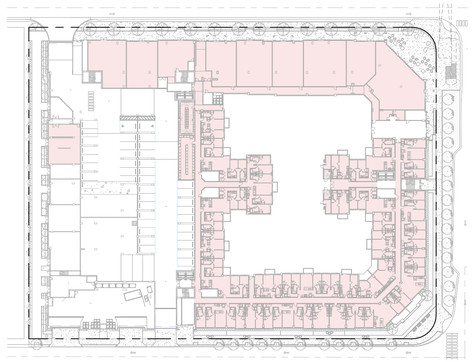
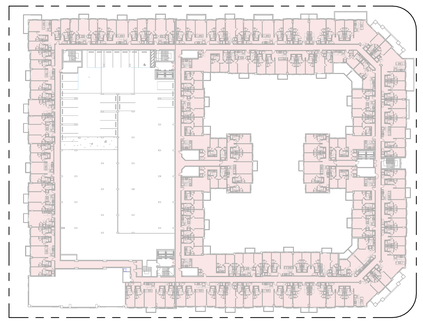
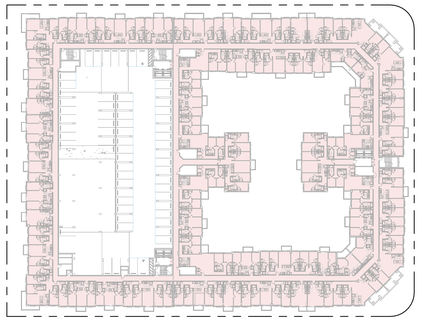
DATE:
2/27/2026 6:53:50 PM
PROJECT NO:
24-067
DRAWING NAME:
SANITATION VEHICLE PATH ANALYSIS
DRAWN BY:
R.Ballester
CHECKED BY:
J.Font / R. Padin
SHEET NO: A-10.3



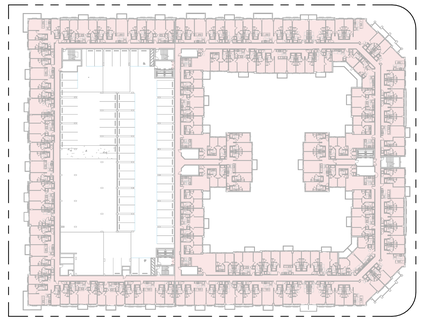
1 GROUND LEVEL
1/64" = 1'-0"



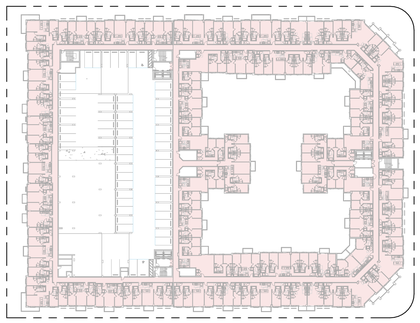
2 2nd LEVEL
1/64" = 1'-0"



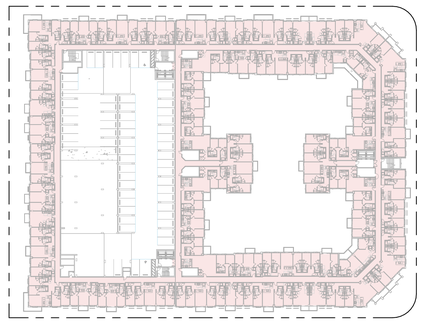
3 3rd LEVEL
1/64" = 1'-0"



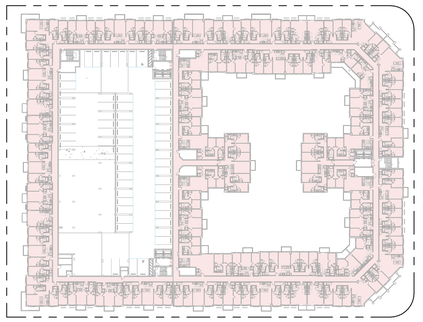
4 4th LEVEL
1/64" = 1'-0"



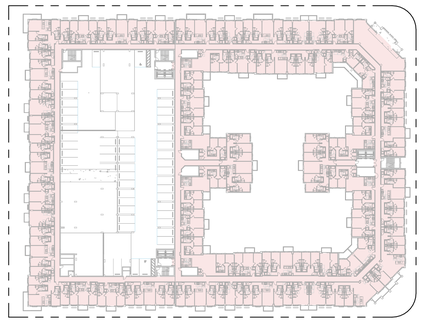
5 5th LEVEL
1/64" = 1'-0"



6 6th LEVEL
1/64" = 1'-0"



7 7th LEVEL
1/64" = 1'-0"



8 8th LEVEL
1/64" = 1'-0"

9 ROOF LEVEL
1/64" = 1'-0"

Floor Area Ratio Schedule (FAR)

LEVEL	AREA
GROUND LEVEL	49985 SF
2ND LEVEL	58330 SF
3RD LEVEL	60828 SF
4TH LEVEL	59871 SF
5TH LEVEL	59871 SF
6TH LEVEL	59871 SF
7TH LEVEL	59871 SF
8TH LEVEL	59871 SF
ROOF LEVEL	8531 SF
TOTAL	477026 SF

FAR = 3.1647 ac. x 3.5 (multiplier) =
11.076 acres (equivalent)

Lot area= 43,560 x 3.1647 (ac) =
137,857 sq.ft. Lot Area

*Allowable FAR= 3.5 (med II) x TOTAL NET LOT AREA 137,857 = **482,499.5 SF**
*Proposed FAR = 477,026 sq.ft /137,857 = **3.460 FAR**

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SEAL:

JAVIER FONT AR No. 12547

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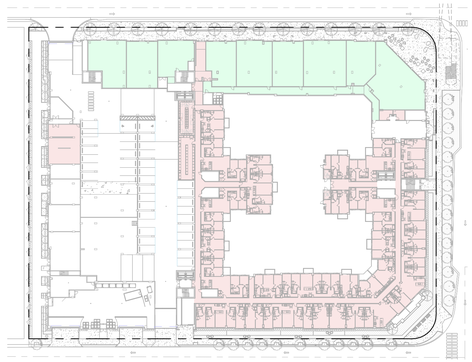
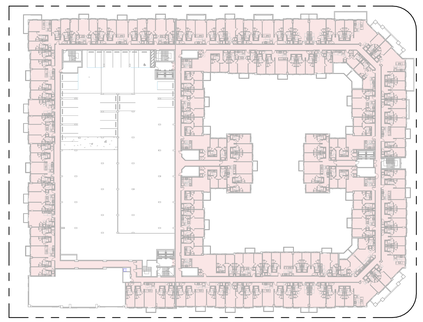
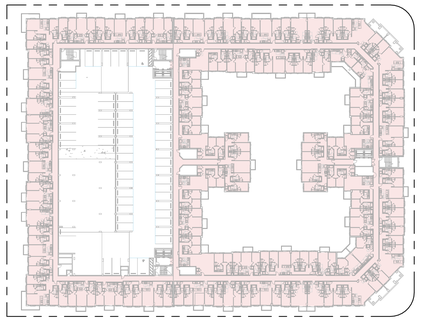
DATE:
2/27/2026 6:56:41 PM
PROJECT NO:
24-067
DRAWING NAME:
F.A.R. AREA DIAGRAMS
DRAWN BY:
JULIO BORREGO
CHECKED BY:
JAVIER FONT
SHEET NO: A-10.4



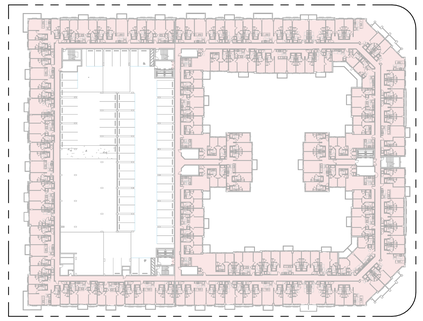
1 GROUND LEVEL
1/64" = 1'-0"



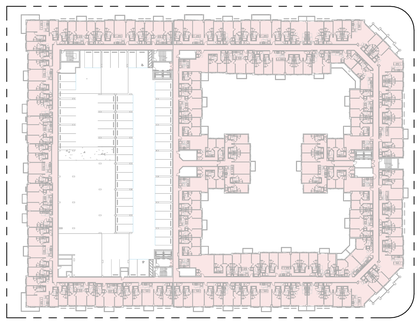
2 2nd LEVEL
1/64" = 1'-0"



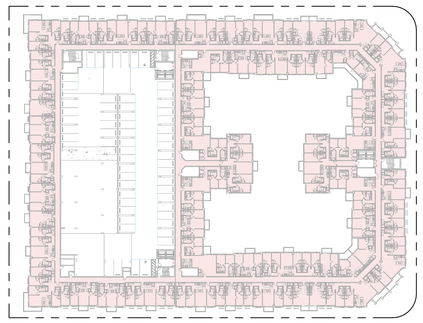
3 3rd LEVEL
1/64" = 1'-0"



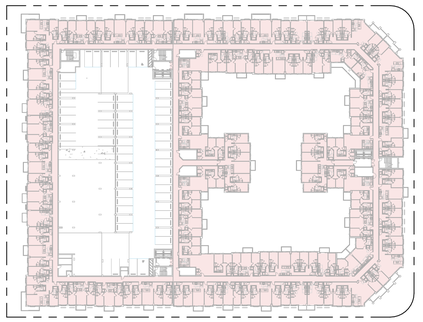
4 4th LEVEL
1/64" = 1'-0"



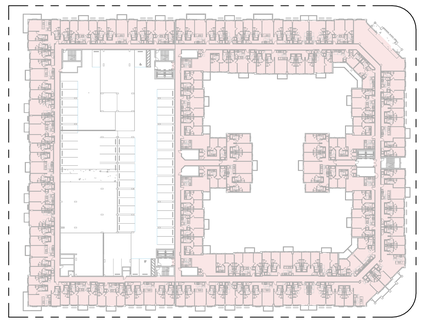
5 5th LEVEL
1/64" = 1'-0"



6 6th LEVEL
1/64" = 1'-0"



7 7th LEVEL
1/64" = 1'-0"



8 8th LEVEL
1/64" = 1'-0"

9 ROOF LEVEL
1/64" = 1'-0"

COMMERCIAL F.A.R. CALCULATION

USE	LEVEL	AREA
COMMERCIAL (LEASING LOBBY)	GROUND LEVEL	1272 SF
RETAIL	GROUND LEVEL	15920 SF
TOTAL		17192 SF

RESIDENTIAL F.A.R. CALCULATION

LEVEL	AREA
GROUND LEVEL	32793 SF
2ND LEVEL	58330 SF
3RD LEVEL	60828 SF
4TH LEVEL	59871 SF
5TH LEVEL	59871 SF
6TH LEVEL	59871 SF
7TH LEVEL	59871 SF
8TH LEVEL	59871 SF
ROOF LEVEL	8531 SF
TOTAL	459835 SF

PERCENTAGE F.A.R. CALCULATION

USE	AREA	Percentage
COMMERCIAL (LEASING LOBBY)	1272 SF	0.3%
RESIDENTIAL	459835 SF	96.4%
RETAIL	15920 SF	3.3%
TOTAL	477026 SF	

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CORAL GABLES · ATLANTA

SEAL:

JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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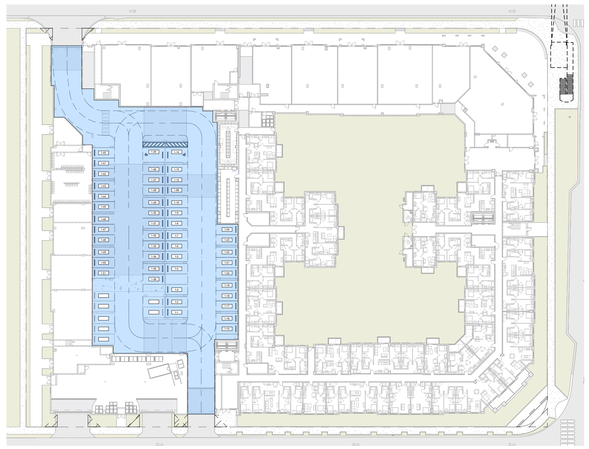
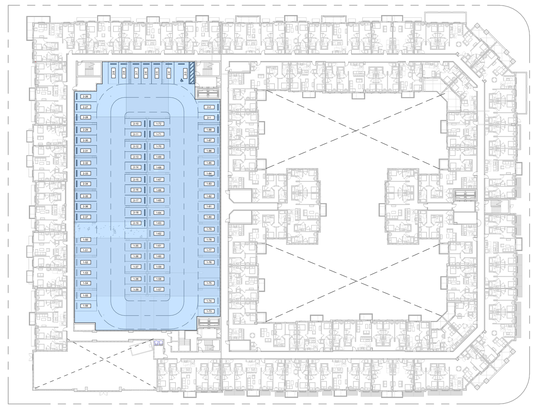
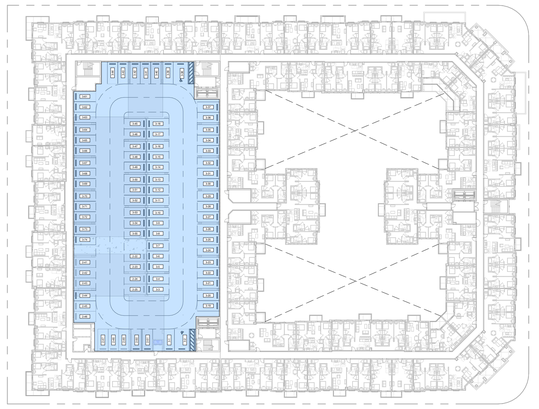
DATE:
2/27/2026 6:57:52 PM
PROJECT NO:
24-067
DRAWING NAME:
F.A.R. AREA DIAGRAMS
DRAWN BY:
JULIO BORREGO
CHECKED BY:
JAVIER FONT
SHEET NO: A-10.5



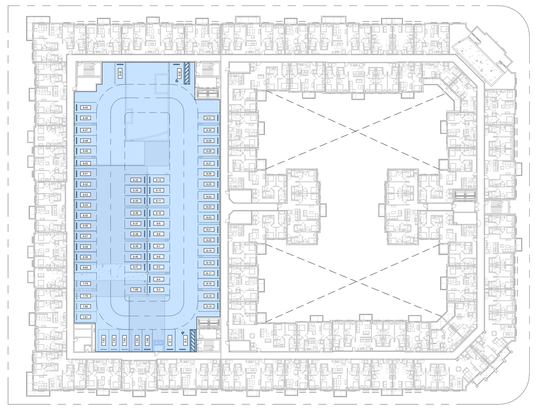
GROUND LEVEL
96 PARKING SPACES SCALE: 1"=50' = 1'-0"



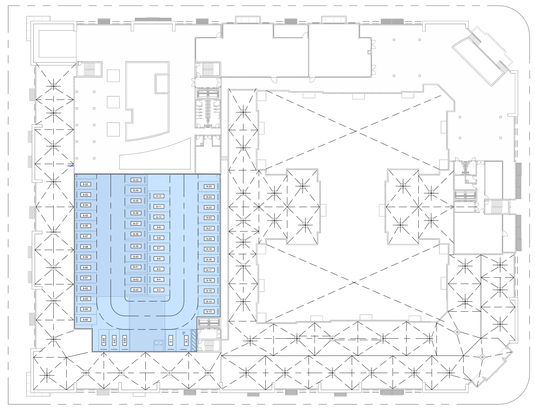
2ND LEVEL
51 PARKING SPACES SCALE: 1"=50' = 1'-0"



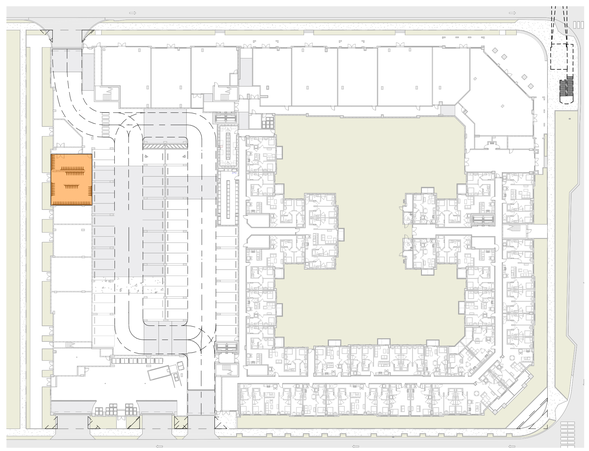
3RD THRU 7TH LEVELS
86 PARKING SPACES SCALE: 1"=50' = 1'-0"



8TH LEVEL
68 PARKING SPACES SCALE: 1"=50' = 1'-0"



9TH LEVEL (ROOF)
25 PARKING SPACES SCALE: 1"=50' = 1'-0"



GROUND LEVEL - BICYCLE PARKING
79 BICYCLE PARKING SPACES SCALE: 1"=50' = 1'-0"

OFF-STREET PARKING SCHEDULE

TYPE	COUNT	COMMENTS
LOWER PARKING		
REGULAR PARKING SPACE (8.5' X 18')	8	OFF-STREET PARKING
	8	
GROUND LEVEL		
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	2	OFF-STREET PARKING
REGULAR PARKING SPACE (8.5' X 18')	86	OFF-STREET PARKING
	88	
2ND LEVEL		
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	1	OFF-STREET PARKING
REGULAR PARKING SPACE (8.5' X 18')	50	OFF-STREET PARKING
	51	
3RD LEVEL		
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	2	OFF-STREET PARKING
REGULAR PARKING SPACE (8.5' X 18')	84	OFF-STREET PARKING
	86	
4TH LEVEL		
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	2	OFF-STREET PARKING
REGULAR PARKING SPACE (8.5' X 18')	84	OFF-STREET PARKING
	86	
5TH LEVEL		
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	2	OFF-STREET PARKING
REGULAR PARKING SPACE (8.5' X 18')	84	OFF-STREET PARKING
	86	
6TH LEVEL		
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	2	OFF-STREET PARKING
REGULAR PARKING SPACE (8.5' X 18')	84	OFF-STREET PARKING
	86	
7TH LEVEL		
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	2	OFF-STREET PARKING
REGULAR PARKING SPACE (8.5' X 18')	84	OFF-STREET PARKING
	86	
8TH LEVEL		
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	2	OFF-STREET PARKING
REGULAR PARKING SPACE (8.5' X 18')	66	OFF-STREET PARKING
	68	
ROOF LEVEL		
ADA PARKING SPACE, ACCESS AISLE ONE SIDE (12' X 18')	1	OFF-STREET PARKING
REGULAR PARKING SPACE (8.5' X 18')	24	OFF-STREET PARKING
	25	
TOTAL PER LEVEL	670	

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SEAL:

JAVIER FONT AR No. 12547

THE MARK AT CORAL GABLES
1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

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DATE: 2/27/2026 6:54:26 PM
PROJECT NO: 24-067
DRAWING NAME: PARKING DIAGRAM
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-10.6

TRANSPARENCY PROVIDED = 70%

1 NORTH ELEVATION / TRANSPARENCY
SCALE: 1/16" = 1'-0"

TRANSPARENCY PROVIDED = 55%

2 EAST ELEVATION / TRANSPARENCY
SCALE: 1/16" = 1'-0"

SOUTH DIXIE HWY/US1 - GLAZING CALCULATIONS			
LEVEL	STREET WALL (LINEAR FT)	REQUIRED GLAZING PERCENTAGE (LINEAR FT)	PROVIDED GLAZING PERCENTAGE (LINEAR FT)
GROUND	372'-3"	60% = 223'-4"	70% = 261'-0"

MARIPOSA CT. - GLAZING CALCULATIONS			
LEVEL	STREET WALL (LINEAR FT)	REQUIRED GLAZING PERCENTAGE (LINEAR FT)	PROVIDED GLAZING PERCENTAGE (LINEAR FT)
GROUND	257'-3"	50% = 128'-8"	55% = 142'-4"

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SEAL:

JAVIER FONT AR No. 12547

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CORAL GABLES, FL 33146

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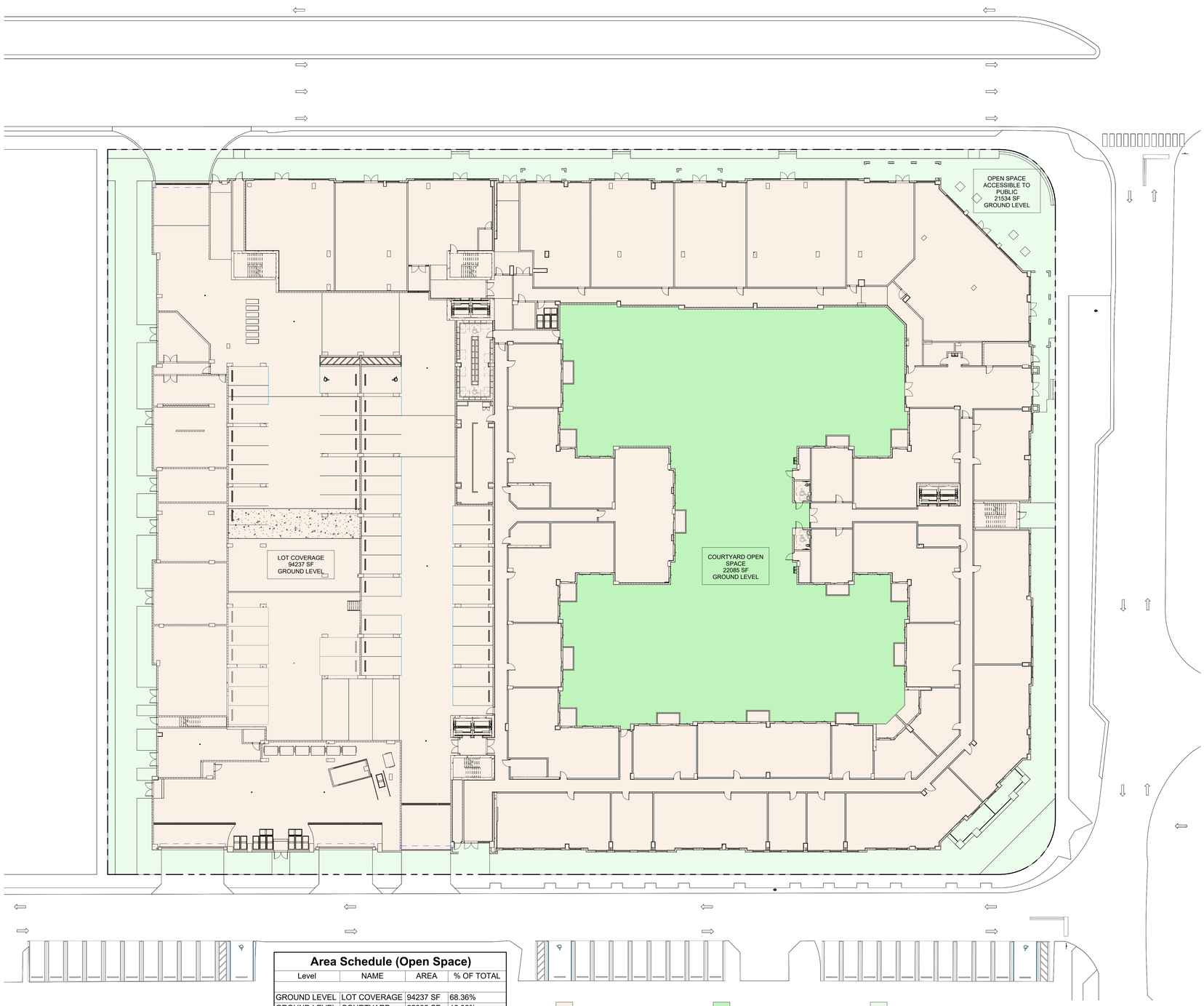
DATE:
2/27/2026 3:58:52 PM
PROJECT NO:
24-067
DRAWING NAME:
US1 & MARIPOSA ELEVATION TRANSPARENCY
DRAWN BY:
Author
CHECKED BY:
Checker
SHEET NO: A-10.7



Area Schedule (Open Space)

Level	NAME	AREA	% OF TOTAL
GROUND LEVEL	LOT COVERAGE	94237 SF	68.36%
GROUND LEVEL	COURTYARD OPEN SPACE	22085 SF	16.02%
GROUND LEVEL	OPEN SPACE ACCESSIBLE TO PUBLIC	21534 SF	15.62%
TOTAL		137857 SF	100.00%

LOT COVERAGE

COURTYARD OPEN SPACE

OPEN SPACE ACCESSIBLE TO PUBLIC

OPEN SPACE DIAGRAM 1

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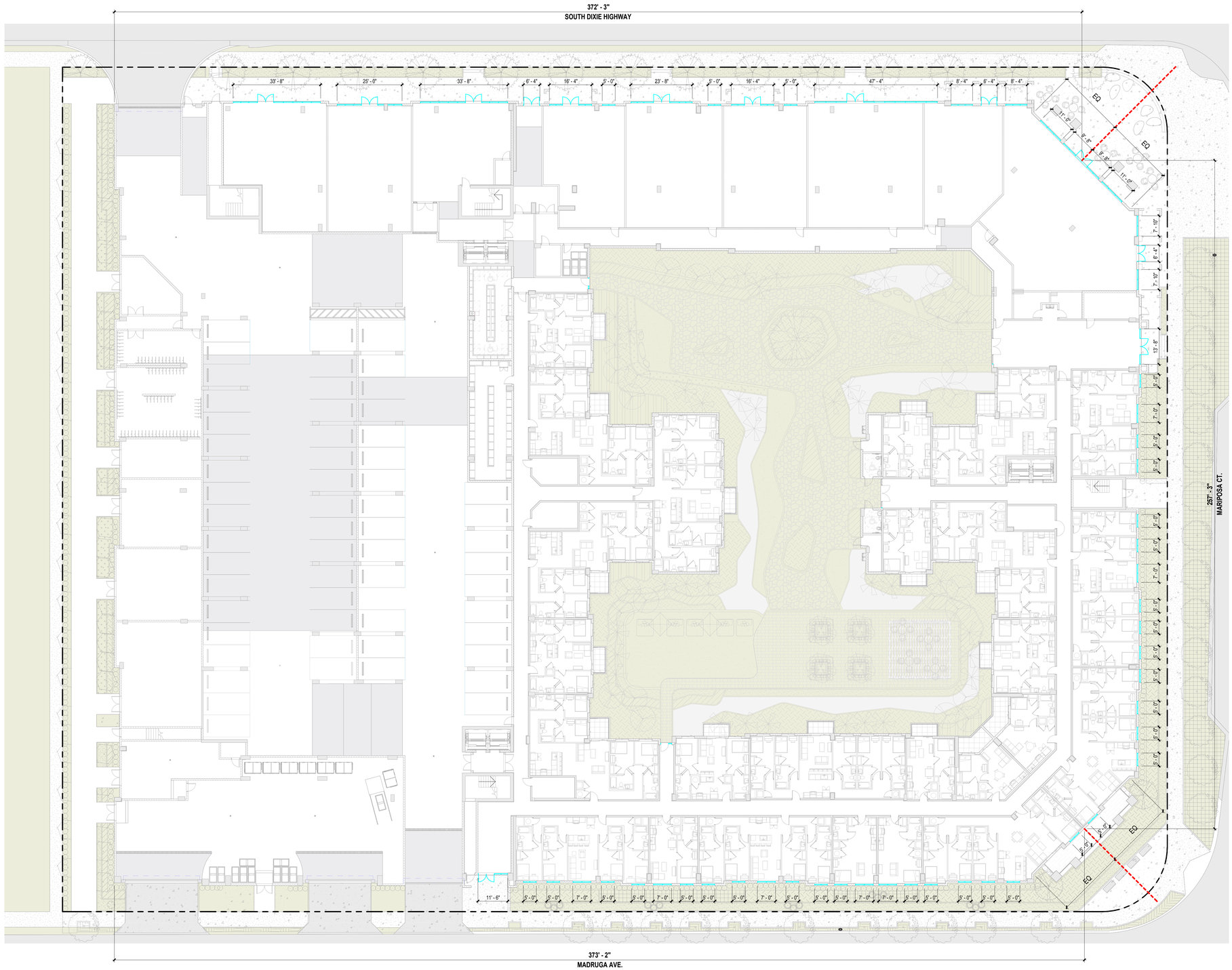
DATE: 2/27/2026 6:57:57 PM
PROJECT NO: 24-067
DRAWING NAME: OPEN SPACE DIAGRAM
DRAWN BY: R. Ballester
CHECKED BY: J. Font / I. Lince
SHEET NO: A-10.8



1 GROUND LEVEL GLAZING DIAGRAM
1/16" = 1'-0"

SOUTH DIXIE HWY/US1 - GLAZING CALCULATIONS			
LEVEL	STREET WALL (LINEAR FT)	REQUIRED GLAZING PERCENTAGE (LINEAR FT)	PROVIDED GLAZING PERCENTAGE (LINEAR FT)
GROUND	372'-3"	60% = 223'-4"	70% = 261'-0"

MARIPOSA CT. - GLAZING CALCULATIONS			
LEVEL	STREET WALL (LINEAR FT)	REQUIRED GLAZING PERCENTAGE (LINEAR FT)	PROVIDED GLAZING PERCENTAGE (LINEAR FT)
GROUND	257'-3"	**60%** = 154'-4"	**55%** = 142'-4"

MADRUGA AVE. - GLAZING CALCULATIONS			
LEVEL	STREET WALL (LINEAR FT)	REQUIRED GLAZING PERCENTAGE (LINEAR FT)	PROVIDED GLAZING PERCENTAGE (LINEAR FT)
GROUND	373'-2"	0%	37% = 138'-1"

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DATE:
2/27/2026 6:58:05 PM
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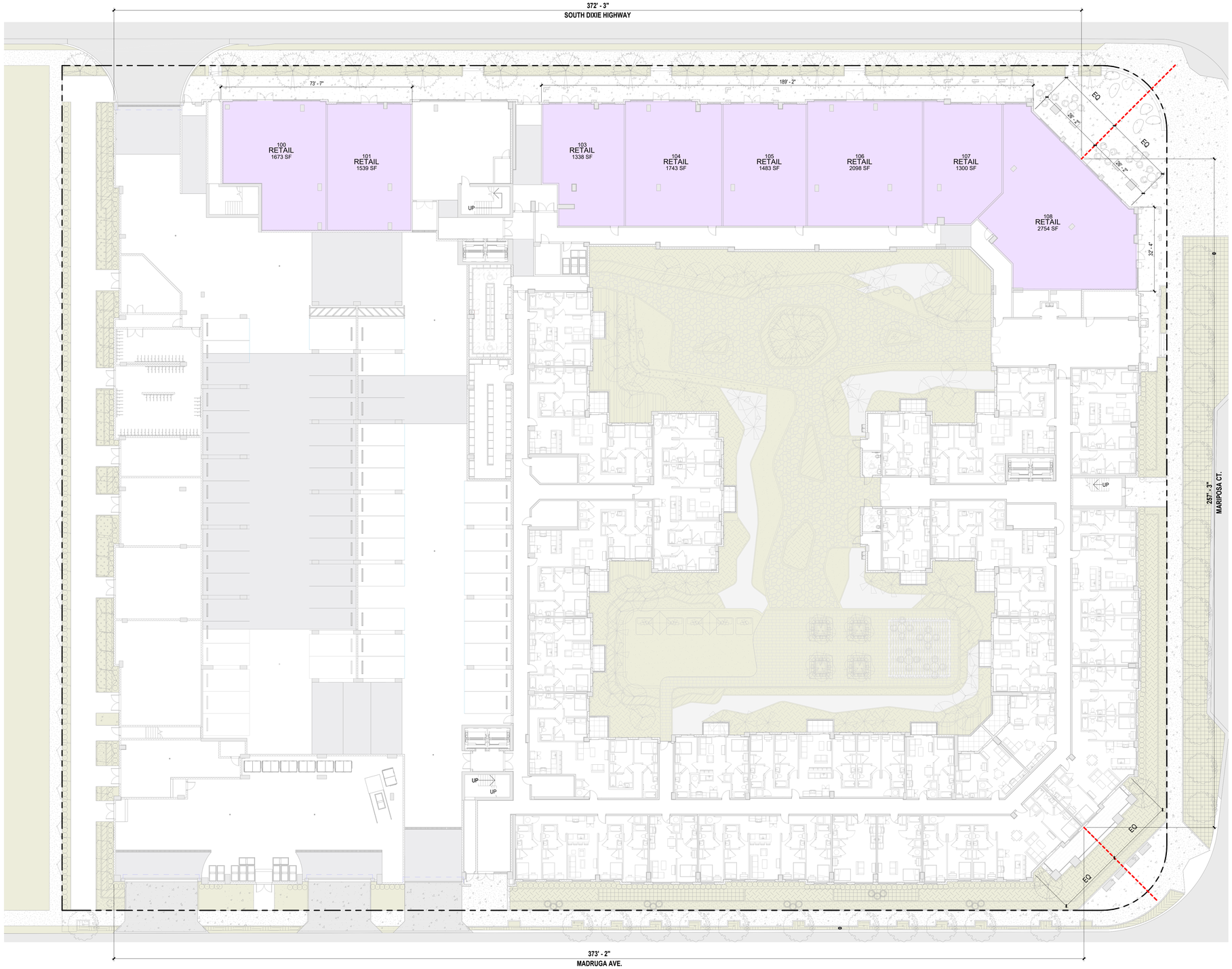
24-067
DRAWING NAME:
GLAZING DIAGRAM
DRAWN BY:
Author
CHECKED BY:
Checker
SHEET NO: A-10.9



1 SHOP FRONTAGE DIAGRAM
1/16" = 1'-0"

SOUTH DIXIE HWY/US1 - SHOP FRONTAGE CALCULATIONS			
LEVEL	STREET WALL (LINEAR FT)	REQUIRED SHOP FRONTAGE PERCENTAGE (LINEAR FT)	PROVIDED SHOP FRONTAGE PERCENTAGE (LINEAR FT)
GROUND	372'-3"	**50%** = 186'-2"	**78%** = 288'- 11"

MARIPOSA CT. - SHOP FRONTAGE CALCULATIONS			
LEVEL	STREET WALL (LINEAR FT)	REQUIRED SHOP FRONTAGE PERCENTAGE (LINEAR FT)	PROVIDED SHOP FRONTAGE PERCENTAGE (LINEAR FT)
GROUND	257'-3"	**20%** = 51'-5"	**23%** = 58'- 6"

RETAIL

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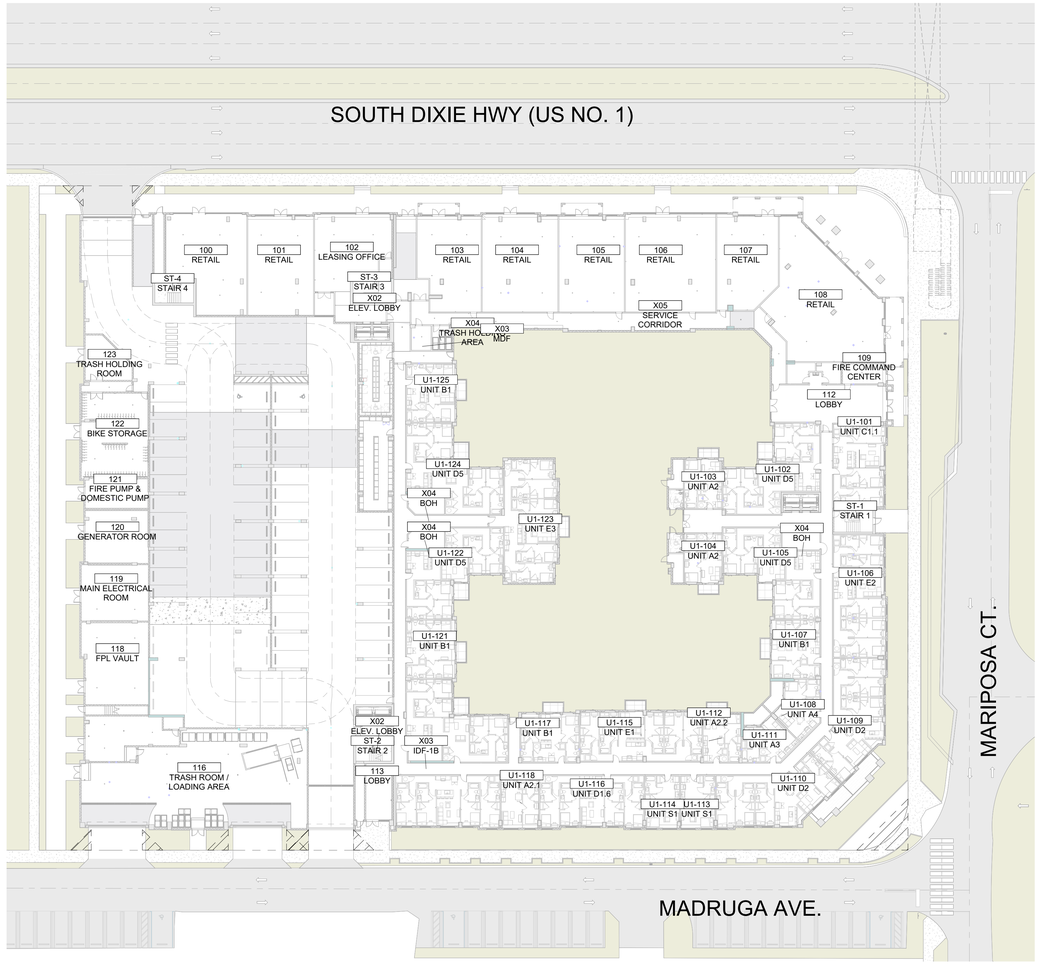
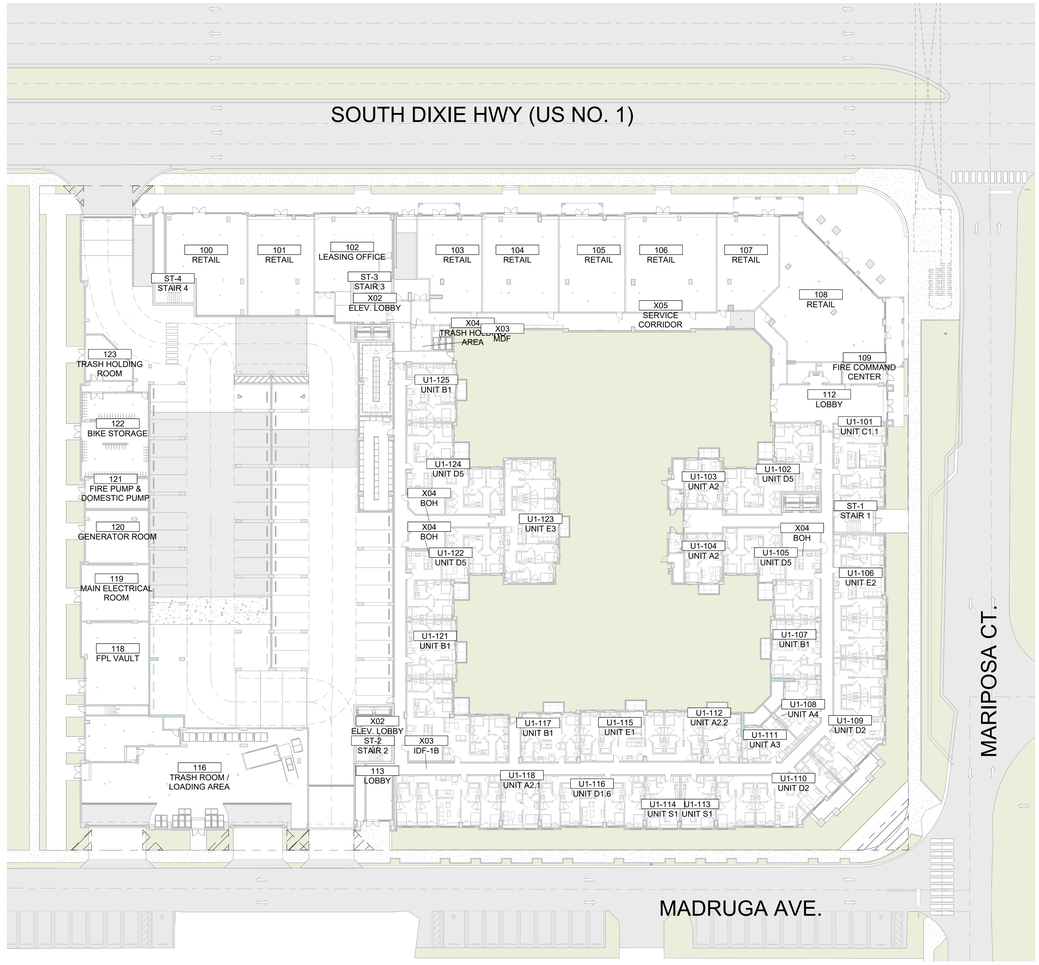
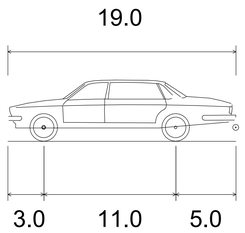
DATE:
2/27/2026 6:58:11 PM
PROJECT NO:
24-067
DRAWING NAME:
SHOP FRONTAGE DIAGRAM
DRAWN BY:
Author
CHECKED BY:
Checker
SHEET NO: A-10.10





ACCESSIBILITY ROUTE

PASSENGER CAR

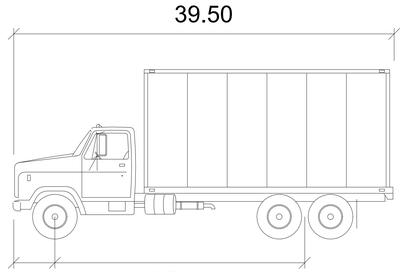


P - Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	5.101ft
Min Body Ground Clearance	1.116ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	24.000ft

ACCESS TO THE LOADING AREA

S-U40 TRUCK



SU-40

Width	8.00ft
Track	8.00ft
Lock to Lock Time	6.00ft
Steering Angle	31.80ft

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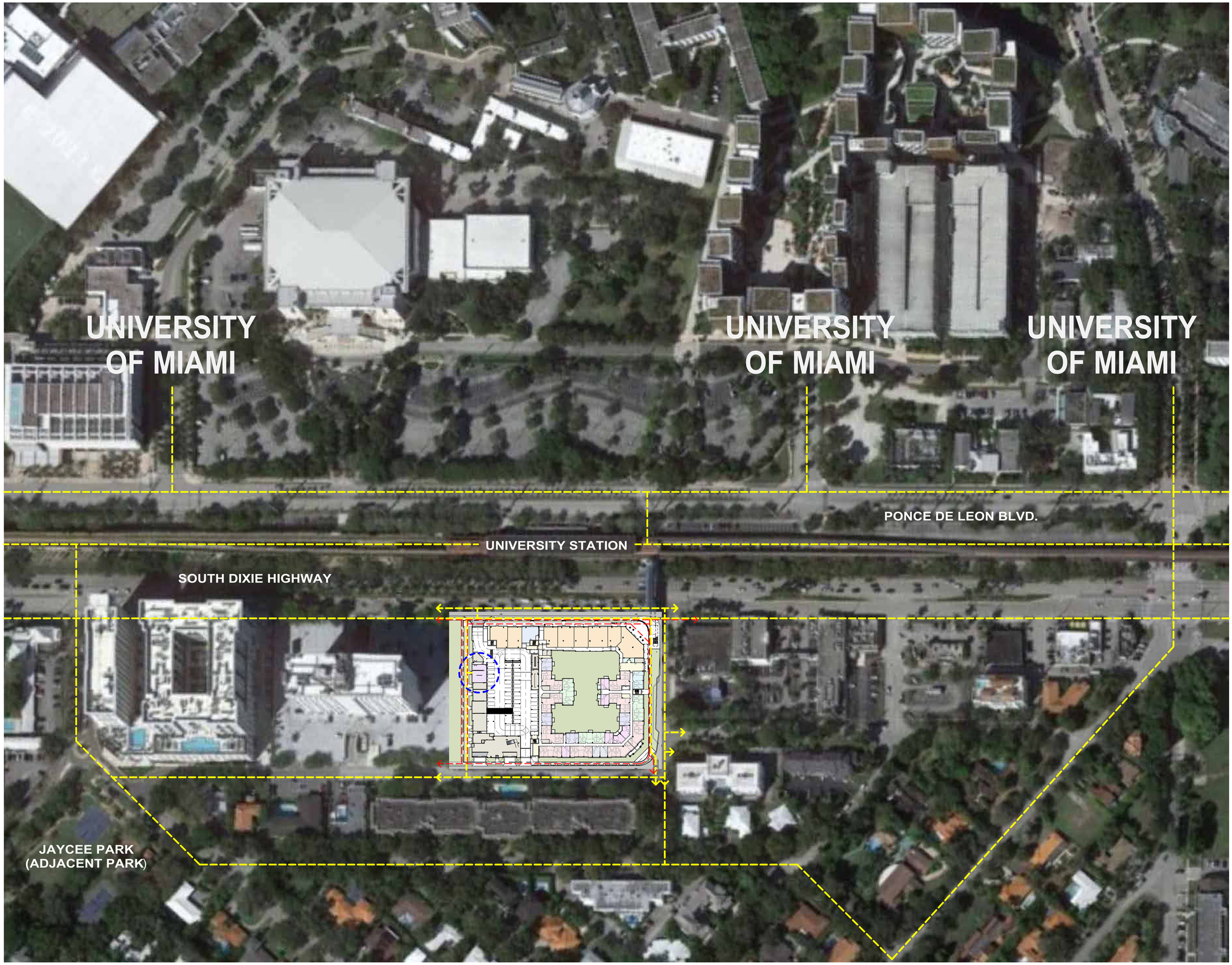
DATE: 2/27/2026 6:54:46 PM
PROJECT NO: 24-067
DRAWING NAME: ACCESSIBILITY ROUTE
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-10.11



LEGEND

- PEDESTRIAN PATHWAYS
- BICYCLE PATHWAYS

BIKE CIRCULATION PLAN

1" = 80'-0"

1

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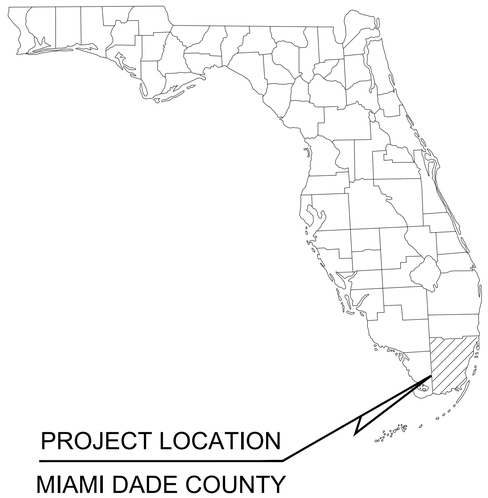
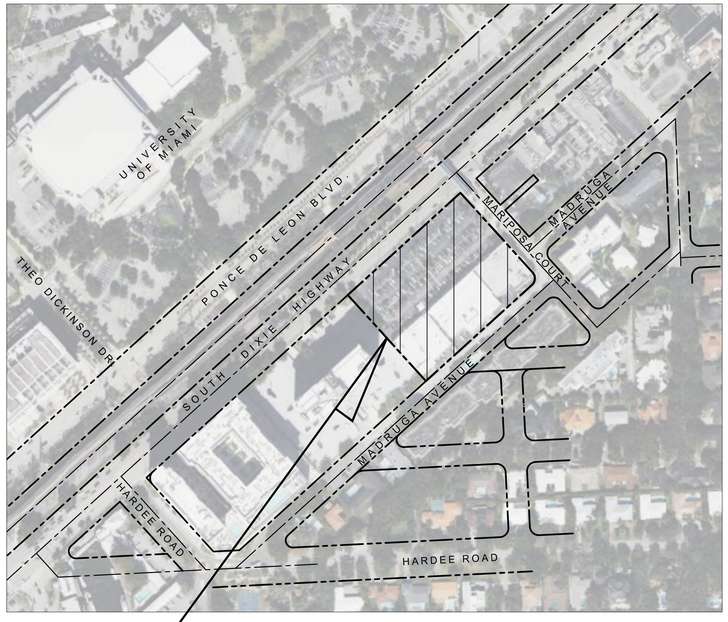
DATE: 2/27/2026 6:54:53 PM
PROJECT NO: 24-067
DRAWING NAME: BIKE CIRCULATION PLAN
DRAWN BY: R.Ballester
CHECKED BY: J.Font / R. Padin
SHEET NO: A-11.0

THE MARK AT CORAL GABLES
MIXED-USE BUILDING

1250 S DIXIE HWY
CORAL GABLES, FL 33146
FEBRUARY 2026
SECTION 30, TOWNSHIP 54, RANGE 41
FOLIO: 03-4130-004-0010





VICINITY MAP

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

LIST OF CONTACTS:

STORMWATER
MIAMI-DADE REGULATORY AND
ECONOMIC RESOURCES DEPARTMENT
701 NW 1ST COURT
MIAMI, FL 33136
CONTACT: MAYA DE TORRES

WATER
MIAMI-DADE WATER AND SEWER DEPARTMENT
3575 S. LE JEUNE RD.
MIAMI, FL 33146
786-268-5214
305-669-7873
CONTACT: LAZARO GUERRA, P.E.

SANITARY SEWER
CITY OF CORAL GABLES PUBLIC WORKS
2800 SW 72ND AVENUE
CORAL GABLES, FL 33134
305-460-5000

FIRE PREVENTION
CITY OF CORAL GABLES FIRE DEPARTMENT
2151 SALZEDO STREET
CORAL GABLES, FL 33134
305-460-5581
CONTACT: MARCOS DE LA ROSA, FIRE CHIEF

ENGINEERING
MIAMI-DADE COUNTY DEPARTMENT OF
TRANSPORTATION AND PUBLIC WORKS
701 NW 1ST COURT, SUITE 1700
MIAMI, FL 33136
786-469-5675

NATURAL GAS PROVIDER
TECO PEOPLES GAS- SOUTH FLORIDA
5101 NW 21st AVE.
SUITE 460
FT. LAUDERDALE, FL 33309
954-453-0824
CONTACT: YVONNE GOLDMAN

PLANNING AND ZONING
MIAMI-DADE COUNTY BUILDING DEPARTMENT
11805 SW 26TH STREET
MIAMI, FL 33175
786-315-2000
CONTACT:

BUILDING DIVISION
MIAMI-DADE COUNTY BUILDING DEPARTMENT
11805 SW 26TH STREET
MIAMI, FL 33175
786-315-2000
CONTACT:

TELEPHONE PROVIDER
AT&T DISTRIBUTION
600 NW 79th AVE
ROOM 336
MIAMI, FL 33126
305-260-8243
CONTACT: RICHARD RENFROW

ELECTRIC PROVIDER
FLORIDA POWER AND LIGHT
425 N WILLIAMSON BLVD.
DAYTONA BEACH, FL 32114
305-442-5966
CONTACT: TRACY STERN

CABLE PROVIDER
COMCAST CABLE
2501 SW 145TH AVENUE
MIRAMAR, FL 33322
CONTACT: RICHARD THOMAS

FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT SIX
1000 NW 111TH AVE
MIAMI, FL 33172
305-470-5197
305-470-5610
CONTACT: GERRY O'REILLY, INTERIM DIRECTOR

PROJECT TEAM:

DEVELOPER:
THE MARK AT CORAL GABLES, LLC
315 OCONEE STREET
ATHENS, GA 30601
706-543-1910

ARCHITECT
BEHAR-FONT & PARTNERS
4533 PONCE DE LEON
CORAL GABLES, FL 33146
305-740-5442

CIVIL ENGINEEER
KIMLEY-HORN AND ASSOCIATES
2 ALHAMBRA PLAZA
CORAL GABLES, FL 33134
305-673-2025

SURVEYOR:
SCHWEBKE-SHISKIN & ASSOCIATES INC.
2844 CORPORATE WAY, MIRAMAR, FL 33025
954-435-7010

LANDSCAPE ARCHITECT
WITKIN HULTS + PARTNERS
307 S. 21 ST AVE, HOLLYWOOD, FL 33020
954-923-9681

TRAFFIC ENGINEER
DAVID PLUMMER AND ASSOCIATES
1750 PONCE DE LEON BLVD.
CORAL GABLES, FL 33134
305-447-0900

CIVIL ENGINEER:
Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000696

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	GENERAL NOTES
C-200	DEMOLITION NOTES
C-201	DEMOLITION PLAN
C-300	EROSION CONTROL NOTES
C-301	EROSION CONTROL PLAN
C-400	SITE PLAN
C-401	SITE PLAN DETAILS
C-500	PAVING GRADING AND DRAINAGE PLAN
C-501	PAVING GRADING AND DRAINAGE DETAILS
C-502	PAVING GRADING AND DRAINAGE DETAILS
C-503	DRAINAGE WELL DETAILS
C-504	DRAINAGE WELL DETAILS
C-600	WATER AND SEWER NOTES
C-601	UTILITY DEMOLITION PLAN
C-602	WATER & SEWER PLAN
C-603	WATER PROFILE
C-604	WATER PLAN & PROFILE
C-605	SEWER PROFILES
C-606	WATER MAIN TURBINE METER DETAILS
C-700	LIGHTING PLAN

LEGAL DESCRIPTION:

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 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 "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 SOUTHEASTERLY 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 25.0 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 NORTHWESTERLY 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 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 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' 40" 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.

THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT 'A', THENCE NORTH 47°47'30" 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 CONTINUE NORTH 47°47'30" EAST FOR 425.01 FEET TO A POINT; THENCE SOUTH 42°12'23" EAST ALONG THE SOUTHWESTERLY LINE OF AVENUE CARDENAS FOR 300.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, SAID CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE, HAVING AS ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°47'30" WEST ALONG THE NORTHWESTERLY LINE OF AVENUE MADRUGA FOR A DISTANCE OF 400.00 FEET TO A POINT; THENCE NORTH 212'30" 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 137,991 SQUARE FEET OR 3.168 ACRES (MORE OR LESS).

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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No.	REVISIONS	DATE	BY

Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A JURDI
LICENSE No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT

DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

COVER SHEET

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-100

Plotted By:Johnson, Joshua Sheet Set:1250 South Dixie Highway Layout:C-100 COVER SHEET February 25, 2026 08:02:11pm K:\mib_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-100 COVER SHEET.dwg
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GENERAL CONSTRUCTION NOTES

1. THE SURVEY UTILIZED FOR THESE PLANS WAS BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929 DATUM AND WAS PREPARED BY:

   SCHWEBKE-SHISKIN & ASSOCIATES INC.
   2844 CORPORATE WAY, MIRAMAR, FL 33025
   954-435-7010

2. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE CITY OF CORAL GABLES PUBLIC WORKS MANUAL, THE MIAMI-DADE COUNTY PUBLIC WORKS MANUAL, THE MIAMI-DADE WATER AND SEWER DEPARTMENT STANDARDS AND SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION), THE 2023 FLORIDA BUILDING CODE, AND ALL OTHER LOCAL, COUNTY, STATE, AND FEDERAL STANDARDS GOVERNING THE PROPOSED WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

4. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 2 BUSINESS DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS DURING CONSTRUCTION ARE TO BE SENT TO THE OWNER, THE PRIVATE PROVIDER ACTING AS AN AGENT FOR THE BUILDING DEPARTMENT AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER AND THE PRIVATE PROVIDER ACTING AS AN AGENT FOR THE BUILDING DEPARTMENT A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER AND THE PRIVATE PROVIDER ACTING AS AN AGENT FOR THE BUILDING DEPARTMENT FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 1 BUSINESS DAY AFTER DISCOVERY IS MADE.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANIES FOR EXISTING UTILITIES TO BE REMOVED, RELOCATED OR SUPPORTED IN PLACE, PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF THE COST OF WORK PRIOR TO PROCEEDING

DEMOLITION NOTES (CONT.)

1. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE ARCHITECTURE TREE DISPOSITION PLAN FOR DEMOLITION/ PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) AND THE 2023 FLORIDA BUILDING CODE WITH 2019 SUPPLEMENTS. IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS. WHICHEVER IS MOST RESTRICTIVE OF THE TWO.

2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT THE FULL PAVEMENT DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT AND SLOPE FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.

12. FIELD DENSITY TESTS SHALL BE PERFORMED BY AN INDEPENDENT SOIL TESTING LABORATORY REGISTERED IN THE STATE OF FLORIDA, AND PAID FOR BY THE CONTRACTOR. TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.

17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

21. ALL EXISTING AND NEW DRAINAGE PIPES, INLETS, AND WELLS SURROUNDING THE PROPERTY SHALL BE CLEANED AND DESILTED PRIOR TO ACCEPTANCE BY THE CITY OF CORAL GABLES PUBLIC WORKS.

PRE-CONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM MIAMI-DADE & RER WHICH WILL BE OBTAINED BY THE ENGINEER OF RECORD.)

3. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

OBSERVATIONS AND TESTING

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF PERFORMING ALL CIVIL RELATED TESTS. UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH TESTING UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO WITNESS THE TESTS.

2. THE ENGINEER OF RECORD WILL REQUIRE THAT THE FOLLOWING TESTS BE PERFORMED WITH ACCEPTABLE RESULTS:
   A. SANITARY SEWAGE COLLECTION SYSTEM:
      I. LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE
      II. INFILTRATION/EXFILTRATION TEST UP TO THE CONNECTING MANHOLE
   B. STORM DRAINAGE-(TRENCH DEPTH)
   C. WATER SYSTEM-(PRESSURE TEST AND BACTERIOLOGICAL TEST)
   D. SUBGRADE - SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
   E. LIME ROCK BASE - SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
   F. ASPHALT CONCRETE
   G. FINAL WALK-THROUGH INSPECTION - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 2 BUSINESS DAYS IN ADVANCE OF THE FOLLOWING EVENTS:
   A. PRIOR TO PLACING BALLAST ROCK WITHIN EXFILTRATION TRENCH TO MEASURE DEPTH AND WIDTH
   B. PRIOR TO BACKFILLING WATER MAINS AND SERVICES
   C. PRIOR TO BACKFILLING SANITARY SEWER MAINS AND SERVICES
   D. AFTER COMPACTION OF LIMEROCK BASE AND PRIOR TO PLACEMENT OF FIRST LIFT OF ASPHALT
   E. INSTALLING CONNECTIONS TO EXIST WATER AND SEWER MAINS/SERVICES
   F. AT SUBSTANTIAL COMPLETION
   G. FINAL INSPECTION

UNLESS AUTHORIZED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL NOT PROCEED WITH THESE ACTIVITIES, UNLESS THE ENGINEER OR A DESIGNATED REPRESENTATIVE IS PRESENT TO PERFORM AN INSPECTION.

4. SHOULD THE CONTRACTOR FAIL TO GIVE THE ENGINEER OF RECORD ADVANCE NOTICE OF TESTING AND INSPECTIONS AS SPECIFIED ABOVE, THE ENGINEER SHALL RESERVE THE RIGHT TO REFUSE ISSUANCE OF ANY CERTIFICATIONS OF COMPLETION AND FINAL INSPECTIONS, AND RESERVES THE RIGHT TO RECOMMEND THAT ANY CONTRACT AMOUNTS STILL HELD IN RETAINAGE NOT BE RELEASED. CITY INSPECTOR REPORTS SHALL NOT BE ACCEPTED AS A SUBSTITUTE FOR THE ENGINEER'S PRESENCE AT THE TESTING AND INSPECTION INTERVALS SPECIFIED ABOVE.

SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS:
   A. DRAINAGE STRUCTURES, INCLUDING CATCH BASINS, WELL BOXES, PUMPS, MANHOLES/INLET FRAMES/GRATES, BAFFLES, ETC.
   B. ALL DRAINAGE PIPES.
   C. TRENCH DRAINS.
   D. EXFILTRATION FILTER FABRIC
   E. ALL WATER AND SEWER SYSTEM COMPONENTS
   F. ASPHALT PAVEMENT MIX DESIGN
   G. LIMEROCK MATERIAL
   H. CONCRETE MIX FOR PAVEMENT
   I. MATERIAL SUBSTITUTION REQUESTS

2. ALL PRECAST STRUCTURAL DRAWINGS MUST BE SIGNED AND SEALED BY A STATE OF FLORIDA LICENSED ENGINEER OF RECORD STATING THAT THE STRUCTURE(S) MEETS THE H20 LOAD REQUIREMENTS. STRUCTURAL SHOP DRAWINGS WILL BE REJECTED AND NOT REVIEWED IF NOT SEALED BY A FLORIDA LICENSED ENGINEER.

IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

PROJECT CLOSE OUT:

1. CLEANING UP
   A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
   B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE COMMENCEMENT OF OPERATIONS AND TO THE OWNER'S SATISFACTION.
   C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE COMMENCEMENT OF OPERATIONS AND TO THE OWNER'S SATISFACTION.
   D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
   E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER OF RECORD. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.
2. ALL PROPERTY MONUMENTS OR PERMANENT SURVEY REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
3. PROJECT RECORD DOCUMENTS
   A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
   B. AT THE COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL SUBMIT THREE (3) SIGNED & SEALED AS-BUILT DRAWINGS, SIGNED & SEALED BY A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA. ADDITIONAL AS-BUILT DRAWINGS REQUIRED BY THE CITY, COUNTY, STATE AND/OR FEDERAL REGULATORY AGENCIES SHALL ALSO BE SUBMITTED ONCE REQUIRED. THE AS-BUILT DRAWINGS SHALL INDICATE LOCATION, SIZE, ELEVATION, MATERIAL, ETC., OF ALL WORK COMPLETED UNDER THIS CONTRACT AND OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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No.	REVISIONS	DATE	BY

Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A. JURDI
LICENSE
No 93694
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT	
DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

GENERAL NOTES

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-101

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DEMOLITION NOTES AND SPECIFICATIONS:

SHOULD ANY SECTION OF THESE DEMOLITION NOTES BE IN DIRECT CONFLICT WITH THE PROVISIONS OR TECHNICAL SPECIFICATIONS CONTAINED IN THE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS GOVERNING THESE OPERATIONS FOR THIS PROJECT, THE MORE STRINGENT OF THE TWO SHALL GOVERN.

I. GENERAL

1. FOR THIS PROJECT, "OWNER" SHALL MEAN THE MARK AT CORAL GABLES, LLC. "SURVEY" SHALL MEAN THE BOUNDARY SURVEY PREPARED BY SCHWEBKE-SHISKIN & ASSOCIATES, INC. AND "ENGINEER" SHALL MEAN THE ENGINEER OF RECORD.

2. EXISTING CONDITIONS, UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS, AS SHOWN ON THE DEMOLITION DRAWINGS, WERE TAKEN FROM THE SURVEY, AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. AN ATTEMPT HAS BEEN MADE TO SHOW ALL EXISTING STRUCTURES, UTILITIES, DRIVES, WALKS, ETC., IN THEIR APPROXIMATE LOCATION. OTHERS MAY EXIST AND MAY BE FOUND UPON VISITING THE SITE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE ALL FACILITIES AND TO DETERMINE THEIR EXTENT. IF SUCH FACILITIES OBSTRUCT THE PROGRESS OF THE WORK AND ARE NOT INDICATED TO BE REMOVED OR RELOCATED, THEY SHALL BE REMOVED OR RELOCATED ONLY AS DIRECTED BY THE OWNER, ARCHITECT, OR ENGINEER OF RECORD, AT NO ADDITIONAL COST TO THE OWNER.

3. ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO CONSTRUCTION INTENDED TO REMAIN. ANY COMPONENTS INTENDED TO REMAIN BUT DAMAGED DURING DEMOLITION WILL BE REPLACED, NEW, BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

4. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.

5. DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT THE DEMOLITION SITE FROM BEING A NUISANCE.

6. PERFORM REMOVAL AND DEMOLITION IN ACCORDANCE WITH DEMOLITION SCHEDULE (REFER TO SECTION IV.) AND TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING ADJACENT BUILDINGS, FURNISHINGS, AND EQUIPMENT. NOTIFY THE ENGINEER OF ANY CONDITIONS THAT MAY AFFECT THE SAFETY OF OCCUPANTS OF ADJACENT BUILDINGS, THE NORMAL USE OF THESE FACILITIES, OR THE PHYSICAL CONDITION OF THE STRUCTURES.

7. ALL EXISTING UTILITIES OUTSIDE THE PROPERTY BOUNDARIES ARE TO REMAIN, UNLESS OTHERWISE NOTED. ALL DEMOLITION WORK SHALL BE VERIFIED AGAINST PROPOSED WORK.

8. PRIOR TO DEMOLITION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL AFFECTED UTILITY COMPANIES IN ORDER TO COORDINATE THE DEACTIVATION OF ALL EXISTING UTILITY LINES WITHIN THE PROPERTY. ONCE ALL ONSITE UTILITIES HAVE BEEN DEACTIVATED, ALL LINES SHALL BE CUT AND CAPPED INSIDE THE PROPERTY LINE, AND REMOVED (UNLESS OTHERWISE INDICATED).

9. THE CONTRACTOR SHALL USE EXTREME CAUTION IN REMOVING ANY STRUCTURES AND UTILITIES ABOVE AND BELOW GRADE TO PREVENT DAMAGE TO EXISTING UTILITIES WHICH ARE TO REMAIN IN SERVICE. ANY DAMAGE TO EXISTING PIPELINES, UTILITIES, ETC., CAUSED BY THE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, IN A MANNER ACCEPTABLE TO THE PARTY IN OWNERSHIP OF THE DAMAGED PROPERTY. THE CONTRACTOR SHALL REPORT ANY EXISTING DAMAGE PRIOR TO BEGINNING WORK. IN THE EVENT OF ACCIDENTAL DISRUPTION OF UTILITIES OR THE DISCOVERY OF PREVIOUSLY UNKNOWN UTILITIES, CONTRACTOR MUST NOTIFY THE AFFECTED UTILITY COMPANY AND THE ENGINEER. THE UTILITY COMPANY, ENGINEER, AND CONTRACTOR MUST FIRST AGREE ON A PLAN TO CORRECT THE SITUATION OR IDENTIFY THE UTILITY SERVICE LINE. ALL ASSOCIATED COSTS SHALL BE INCURRED AT THE CONTRACTOR'S EXPENSE.

10. NO LIGHTING MAY BE REMOVED FROM PUBLIC STREETS UNTIL PROPOSED LIGHTING IS FULLY IN PLACE, OTHERWISE CONTRACTOR SHALL INSTALL A TEMPORARY LIGHTING SYSTEM, SO THAT NO AREA USED BY THE PUBLIC WILL HAVE LESS LIGHTING THAN CURRENTLY EXISTS.

11. EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED BY REMOVAL WORK SHALL BE REPAIRED, PATCHED OR REPLACED, AT THE CONTRACTOR'S EXPENSE, TO THE ENGINEER'S SATISFACTION.

11. TITLE AND RESPONSIBILITY OF MATERIALS AND EQUIPMENT TO BE REMOVED, EXCEPT SALVAGEABLE EQUIPMENT TO BE RETAINED BY THE OWNER, IS VESTED TO THE CONTRACTOR UPON RECEIPT OF NOTICE TO PROCEED. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION, LOSS OR DAMAGE TO SUCH MATERIALS AND EQUIPMENT AFTER NOTICE TO PROCEED.

12. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

13. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE ARCHITECTURE FREE DISPOSITION PLAN FOR DEMOLITION/ PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION

14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO:

   A. PROTECT ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN DURING DEMOLITION
   B. IF APPLICABLE, PROVIDE A TEMPORARY PATCH AND REPAIR TO ALL SURFACES AFFECTED BY DEMOLITION WHICH ARE TO BE RECONSTRUCTED AS PART OF THIS PROJECT.
   C. EXIST. CONC. OR ASPHALT PAVEMENT TO BE REMOVED SHALL BE SAW-CUT IN NEAT, STRAIGHT LINES.
   D. EXIST. IRRIGATION LINES WITHIN THE LIMITS OF DEMOLITION TO BE REMOVED.
   E. ALL EXISTING WIRE, IRON, CHAIN LINK, WOOD FENCES ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
   F. NO ELECTRIC POLE, STREET LIGHT, WATER METER/VALVE, FIRE HYDRANT ETC. WILL BE REMOVED WITHIN THE ROADWAY RIGHT OF WAY LINES.
   G. REFER TO LANDSCAPE PLANS FOR ALL EXIST. TREES.
   H. EXIST. MONITORING WELLS TO REMAIN AND BE PROTECTED AT ALL TIMES.
   I. ALL EXISTING SURVEY REFERENCES AND MARKERS SHALL REMAIN IN PLACE OR BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

II. DESCRIPTION

1. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, ETC., NECESSARY AND INCIDENTAL TO THE COMPLETION OF ALL SITE DEMOLITION AND CLEARING WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING THE LEGAL TRANSPORT AND OFF-SITE DISPOSAL OF DEMOLITION DEBRIS.

2. ALL ONSITE WORK INCLUDED CONSISTS OF, BUT IS NOT LIMITED TO, THE FOLLOWING:

   A. FULL-DEPTH REMOVAL OF EXISTING SIDEWALKS, DRIVES, CURBS, PAVEMENT, ETC.
   B. CLEARING SITE OF DEMOLITION DEBRIS.
   C. REMOVAL FROM SITE AND DISPOSAL OF ALL EXCESS AND UNUSABLE MATERIAL.
   D. COORDINATION WITH ALL UTILITY COMPANIES/OWNERS PRIOR TO DEACTIVATION.

III. APPLICABLE CODES

1. DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS GOVERNING THESE OPERATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS, BONDS, LICENSES, ETC., REQUIRED FOR DEMOLITION AND CLEARING WORK.

2. ANY WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CORAL GABLES PUBLIC WORKS DEPARTMENT, FLORIDA DEPARTMENT OF TRANSPORTATION, MIAMI-DADE COUNTY, AND OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS NOTIFIED, AND ALL REQUIRED PERMITS HAVE BEEN OBTAINED FROM, THESE GOVERNING AUTHORITIES.

IV. SEQUENCING AND SCHEDULING

1. AREAS ADJACENT TO DEMOLITION AND REMOVAL WORK MAY BE OCCUPIED BUT THE ACTIVITIES IN THOSE AREAS CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS. DEMOLITION SCHEDULE SHALL BE COORDINATED WITH ALL ADJACENT PROPERTY OWNERS AND ANY OTHER PARTIES WHOSE DAILY ACTIVITIES WOULD BE AFFECTED BY THE DEMOLITION WORK.

2. COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY REMOVAL WORK.

V. ENVIRONMENTAL PROTECTION

1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.

2. NOISE PRODUCING ACTIVITIES SHALL BE HELD TO A MINIMUM. INTERNAL COMBUSTION ENGINES AND COMPRESSORS, ETC., SHALL BE EQUIPPED WITH MUFFLERS TO REDUCE NOISE TO A MINIMUM. COMPLY WITH ALL NOISE ABATEMENT ORDINANCES.

3. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.

4. DISPOSITION OF DEMOLISHED MATERIALS BY BURNING IS NOT PERMITTED.

5. ALL CLEARING SHALL BE PERFORMED IN A MANNER SUCH AS TO PREVENT ANY WASH-OFF OF SOILS AND DEBRIS FROM THE SITE INTO PUBLIC RIGHT-OF-WAY STREAMS, AND/OR STORM DRAINAGE SYSTEMS. APPROPRIATE SEDIMENTATION PONDS, DIKES, COLLARS, AND FILTER MEDIA SHALL BE EMPLOYED IN ACCORDANCE WITH THE EROSION CONTROL PLANS TO INSURE COMPLIANCE WITH THESE REQUIREMENTS. WHERE A SPECIFIC STATUTE GOVERNS THESE PROCEDURES, SUCH STATUTE SHALL BE COMPLIED WITH IN ITS ENTIRETY.

6. DURING THE ENTIRE COURSE OF OPERATIONS, ALL EXISTING DRAINAGE WAYS, BOTH INTO AND FROM THE PROJECT AREA SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION, AND BE CLEANED AS NECESSARY.

7. AT ALL TIMES DURING THE CLEARING OPERATION, THE EXPOSED AREAS OF SUBGRADE SHALL BE MAINTAINED IN A CONDITION COMPATIBLE WITH POSITIVE DRAINAGE OF THE WORK AREA. NO WATER WILL BE PERMITTED TO STAND IN OPEN EXCAVATIONS. ALL STORMWATER RUNOFF SHALL BE CONTAINED WITHIN THE SITE. FAILURE TO MAINTAIN SUCH DRAINAGE SHALL BE CONSIDERED ADEQUATE CAUSE FOR THE ENGINEER, OWNER, OR INSPECTOR TO ORDER TEMPORARY SUSPENSION OF THE WORK. ALL ASSOCIATED COSTS SHALL BE INCURRED AT THE CONTRACTOR'S EXPENSE.

8. PROVIDE SUITABLE AND FUNCTIONAL DRAINAGE BY OPENING DITCHES, FILTER DRAINS, TEMPORARY CUT-OFF LINES, ETC., AND ERECT TEMPORARY PROTECTIVE STRUCTURES WHERE NECESSARY. ALL EMBANKMENTS SHALL BE BACK-BLADED AND SUITABLY SEALED TO PROTECT AGAINST ADVERSE WEATHER CONDITIONS.

9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN REMOVING ABANDONED AND DE-ENERGIZED MATERIALS. IF ASBESTOS PIPES ARE ENCOUNTERED, THE CONTRACTOR WILL TAKE ALL NECESSARY ABATEMENT STEPS AS REQUIRED BY GOVERNING REGULATIONS TO SAFELY REMOVE AND DISPOSE OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF SAID MATERIALS.

VI. TRAFFIC MAINTENANCE

1. CONTRACTOR SHALL FOLLOW THE MORE STRINGENT AND APPLICABLE PROCEDURE OUT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND/OR THE CITY OF CORAL GABLES PUBLIC WORKS MAINTENANCE OF TRAFFIC PROCEDURES DURING DEMOLITION IN PUBLIC RIGHT-OF-WAYS AND PRIVATE DRIVEWAYS, PEDESTRIANS PATHS, AND ROADWAYS (FDOT INDEX 600 SERIES).

2. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING, TEMPORARY CROSSOVER FOR PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING PLATING, GUARDRAILS, LAMPS, WARNING SIGNS, FLAGS, ETC. AS REQUIRED BY AGENCIES HAVING JURISDICTION, AND SHALL NOT REMOVE THESE UNTIL THE NEED FOR PROTECTION CEASES.

3. THE CONTRACTOR MAY NOT CLOSE ANY SIDEWALKS WITHOUT PROVIDING ALTERNATE ROUTES IN ACCORDANCE WITH FDOT INDEX 660 AND AUTHORIZATION FROM AGENCIES HAVING JURISDICTION.

4. CONDUCT REMOVAL OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS CLEAN AND FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

VII. CLEAN UP

1. REMOVE DEMOLISHED CONSTRUCTION MATERIALS AND RELATED DEBRIS FROM THE SITE ON A REGULAR BASIS. ACCUMULATION OF DEBRIS ON THE SITE WILL NOT BE PERMITTED. SELLING OF SALVAGEABLE MATERIALS IS NOT PERMITTED AT THE SITE. LEED RELATED SALVAGEABLE MATERIALS MUST BE DOCUMENTED BY THE CONTRACTOR.

2. REMOVE MATERIALS, INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. NO DEBRIS SHALL BE BURNED OR BURIED ON THE SITE AS A MEANS OF DISPOSAL. USE METHODS APPROVED BY THE REGULATORY AGENCIES PRIOR TO BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST WILL NOT BE PERMITTED.

3. MATERIAL DESIGNATED FOR REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR.

No.	REVISIONS	DATE	BY

Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI AKRAM JURDI
LICENSE No 93694 STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

DEMOLITION NOTES

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-200

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

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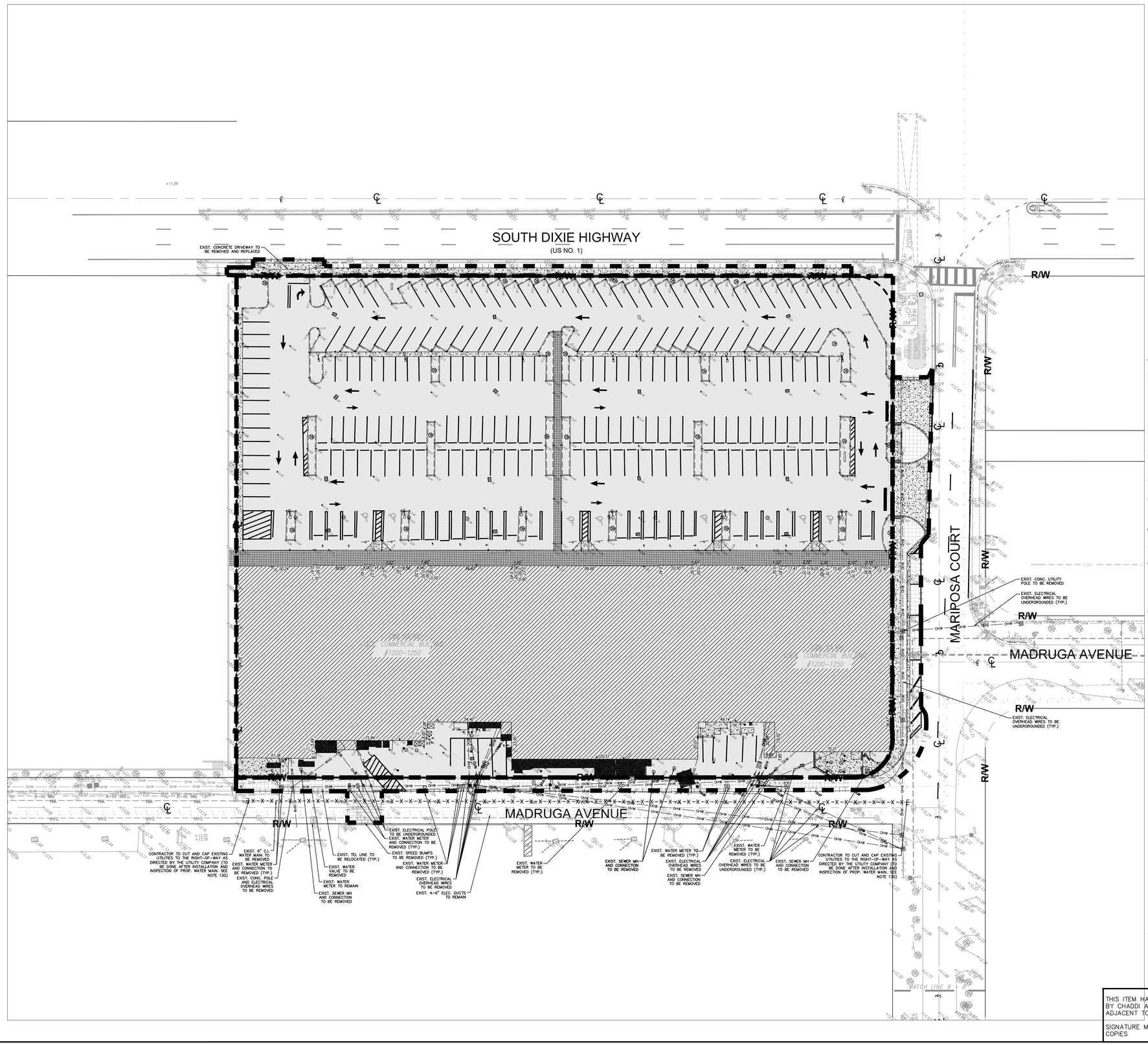

LEGEND:

- RIGHT-OF-WAY LINE / PROPERTY LINE
- CENTER LINE OF ROADWAY
- MONUMENT LINE OF ROADWAY
- LIMITS OF ONSITE DEMOLITION
- LIMITS OF OFFSITE DEMOLITION
- UTILITY TO BE REMOVED
- EXISTING TREES (SEE NOTE 7)

NOTES

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS REQUIRED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. SEE SHEET C-500 PAVING, GRADING AND DRAINAGE PLAN FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES. ADDITIONAL DEMOLITION MAY BE REQUIRED.
3. SEE SHEET C-301 EROSION CONTROL PLAN FOR INLET PROTECTION AND EROSION PREVENTION MEASURES TO BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES.
4. CONTRACTOR TO CONFIRM EXISTING DEMOLITION LIMITS AND SITE GRADING PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO SAWCUT IN NEAT, STRAIGHT LINES WHEN REMOVING EXISTING PAVEMENT THAT IS ADJACENT TO EXISTING PAVEMENT THAT IS TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING CONCRETE OR ASPHALT TO REMAIN IF DAMAGED DURING CONSTRUCTION.
6. FOR TREE REMOVAL AND/OR RELOCATION REFER TO TREE DISPOSITION PLANS AND PERMIT (BY OTHERS).
7. FOR BUILDING/STRUCTURE DEMOLITION REFER TO ARCH./STRUCT. PLANS.
8. PRIOR TO THE REMOVAL OF ANY ON-SITE LIGHT POLES/FIXTURES AND APPURTENANCES, OR ANY OTHER ITEMS WITH CONNECTIONS FROM THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL COORDINATE WITH THE CORRESPONDING UTILITY SERVICE PROVIDER TO PROPERLY DEACTIVATE THE SERVICE AND TERMINATE IT AT THE PROPERTY LINE. DISPOSITION OF EXISTING LIGHT POLES REMOVED FROM THE PROPERTY SHALL BE AS COORDINATED BY THE CONTRACTOR WITH THE OWNER.
9. ALL EXISTING UTILITIES SHALL REMAIN IN PLACE AND BE PROTECTED AT ALL TIMES, UNLESS OTHERWISE NOTED ON THIS PLAN TO BE DEMOLISHED. CONTRACTOR SHALL COORDINATE WITH ENGINEER OF RECORD PRIOR TO DEMOLITION OF ANY EXISTING FEATURES IF THE INTENT OF THIS PLAN IS NOT CLEAR. IF EXISTING UTILITIES NOT SHOWN ON THIS PLAN ARE ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH ENGINEER OF RECORD PRIOR TO CONTINUING WORK / DEMOLITION. CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY REMOVAL WITH THE CORRESPONDING UTILITY PROVIDER AND THE ENGINEER OF RECORD.
10. LIMITS OF DEMOLITION ARE SUBJECT TO PHASED MAINTENANCE OF TRAFFIC PLAN PREPARED AND SUBMITTED BY CONTRACTOR PRIOR TO CONSTRUCTION
11. ON-SITE SHALL REFER TO THE PRIVATE PROPERTY BOUNDED BY THE PROJECT SITE'S PROPERTY/ RIGHT-OF-WAY LINES. OFF-SITE SHALL REFER TO THE PUBLIC RIGHT-OF-WAY.
12. PRIOR TO REMOVAL, ADJUSTMENT AND/OR RELOCATION OF ANY OF THE FOLLOWING EXISTING FEATURES LOCATED WITHIN THE OFF-SITE LIMITS OF DEMOLITON, THE CONTRACTOR SHALL COORDINATE THE SEQUENCING AND SCOPE OF THE WORK AS FOLLOWS:
    a) STREET LIGHT POLES INCL. HAND HOLES AND PULL BOXES – COORDINATE ALL WORK WITH CITY OF CORAL GABLES LIGHTING DIVISION AND DEPARTMENT OF PUBLIC WORKS.
    b) SIDEWALKS, CURBS, DRIVEWAYS AND CURB RAMPS – COORDINATE ALL WORK WITH CITY OF CORAL GABLES DEPARTMENT OF PUBLIC WORKS, INCLUDING M.O.T. REFER TO 500 SERIES SHEETS FOR PROPOSED IMPROVEMENTS.
    c) DRAINAGE INLETS, DRAINAGE MANHOLES AND PIPE – CANNOT BE REMOVED UNTIL PROPOSED OFF-SITE DRAINAGE IMPROVEMENTS ARE READY TO BE INSTALLED. REFER TO 500 SERIES SHEETS. COORDINATE ALL WORK WITH CITY OF CORAL GABLES DEPARTMENT OF PUBLIC WORKS.
    d) PARKING SIGNS, PARKING METERS, PARKING PAY STATIONS AND ON-STREET PARKING LANES – COORDINATE ALL WORK WITH CITY OF CORAL GABLES PARKING AUTHORITY AND DEPARTMENT OF PUBLIC WORKS. REFER TO 400 SERIES SHEETS FOR PROPOSED IMPROVEMENTS.
    e) TRAFFIC SIGNS, STREET SIGNS, PAVEMENT MARKINGS AND CROSS-WALKS – CANNOT BE REMOVED UNTIL CONTRACTOR'S M.O.T. HAS BEEN APPROVED AND IN PLACE – COORDINATE ALL WORK WITH CITY OF CORAL GABLES DEPARTMENT OF PUBLIC WORKS. REFER TO 400 SERIES SHEETS FOR PROPOSED IMPROVEMENTS.
    f) TRAFFIC SIGNAL POLES, TRAFFIC SIGNAL HEADS, SPAN WIRE AND SIGNAL EQUIPMENT – CANNOT BE REMOVED AND MUST BE PROTECTED AT ALL TIMES.
    g) WATER AND SEWER MAINS AND SERVICES, WATER METERS, SANITARY MANHOLES, CLEAN-OUTS, VALVES AND FIRE HYDRANTS – CANNOT BE REMOVED UNTIL ALL PROPOSED WATER AND SEWER IMPROVEMENTS ARE INSTALLED AND CLEARED FOR SERVICE. REFER TO 600 SERIES SHEETS AND COORDINATE ALL WORK WITH MDWASD.
13. CONTRACTOR TO SAW CUT THE EXISTING EDGE OF PAVEMENT BEFORE REMOVING THE CURB & GUTTER, TO PREVENT DAMAGE TO THE EXISTING ASPHALT PAVEMENT TO REMAIN.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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CHADDI A. JURDI
LICENSE No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT	
DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

DEMOLITION PLAN

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-201

Plotted By: Johnson, Joshua Sheet Set: 1250 South Dixie Highway Layout: C-201 DEMOLITION PLAN February 25, 2026 08:02:43pm K:\mib_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-201 DEMOLITION PLAN.dwg
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BEST MANAGEMENT PRACTICES (BMPS):

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF THE CITY OF CORAL GABLES AND MIAMI-DADE COUNTY LAND DEVELOPMENT REGULATIONS, THE RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CHAPTER 17-25, F.A.C., THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), CHAPTER 40D-4, F.A.C. AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) DOCUMENT NO. EPA 832/R-92-005 (SEPTEMBER 1992). THE PLAN ADDRESSES THE FOLLOWING:

A. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING FOR REUSE.

B. SEDIMENTION PROTECTION OF STORM SEWER OR RECEIVING STREAM.

C. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT. ALL COST ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

GENERAL EROSION CONTROL NOTES:

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THESE EROSION CONTROL DRAWINGS, THE STANDARD DETAILS, THE NPDES PERMIT (TO BE OBTAINED BY CONTRACTOR) AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. FUEL SPILLS AND LEAKS PREVENTION
2. PREVENT/REDUCE VEHICLE AND EQUIPTMENT WASHING AND STEAM CLEANING
3. VEHICLE AND EQUIPTMENT MAINTENANCE AND REPAIR
4. PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
5. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY-PRODUCTS
6. SOLID WASTE MANAGEMENT
7. HAZARDOUS WASTE MANAGEMENT
8. CONCRETE WASTE MANAGEMENT
9. SANDBLASTING WASTE MANAGEMENT
10. STRUCTURE CONSTRUCTION AND PAINTING
11. SPILL PREVENTION AND CONTROL
12. CONTAMINATED SOIL MANAGEMENT
13. SANITARY/SEPTIC WASTE MANAGEMENT
14. SOIL EROSION CONTROL
15. STORM WATER TURBIDITY MANAGEMENT

ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

E. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

F. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS COMPLETE.

G. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

H. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP'S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

I. TOPSOIL CANNOT BE STOCKPILED INSIDE THE PROPERTY FOR REFUSE.

J. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.

a. STATE WATERS: N/A

STORM WATER EROSION CONTROL PRACTICES:

A. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

B. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

C. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (COMPOST SOCK DEVICES, ETC.) TO PREVENT EROSION.

D. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

E. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

1. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
2. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
3. WHEN NEEDED A TEMPORARY SEDIMENT TRAP SHOULD BE CONSTRUCTED TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS.

F. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

G. SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 3H:1V FROM TOP OF BANK TO TWO FEET BELOW NORMAL WATER LEVEL, AS APPLICABLE.

H. SOD SHALL BE PLACED FOR A 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

I. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.

J. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

SPILL CONTROL PRACTICES:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

A. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

B. THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

C. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

D. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

E. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

F. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

G. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

H. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

WIND EROSION CONTROL PRACTICES:

A. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

1. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
2. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED (SEE PERMANENT STABALIZATION PRACTICES FOR DETAILS). THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER (SEE TEMPORARY STABALIZATION PRACTICES FOR DETAILS).
3. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6-FT GEOTEXTILE FILTER FABRIC SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE. THIS IS TO BE MAINTAINED CONTINUOUSLY.

B. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

STABILIZATION PRACTICES:

A. TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASE FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

B. PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

C. STABILIZATION WILL BE INITIATED ON ALL DISTURBED AREAS WITHIN 14 DAYS OF WORK CEASING, UNLESS CONSTRUCTION ACTIVITY WILL RESUME IN THAT AREA WITHIN 21 DAYS AFTER WORK STOPPAGE. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

D. CONTRACTOR TO ENSURE THAT EXISTING VEGETATION ON OR ADJACENT TO THE PROPOSED SITE IS PRESERVED AND DISTURBED PORTIONS OF THE SITE ARE STABILIZED. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

E. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

F. SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

STRUCTURAL PRACTICES:

A. TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASE FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

B. PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

C. STABILIZATION WILL BE INITIATED ON ALL DISTURBED AREAS WITHIN 14 DAYS OF WORK CEASING, UNLESS CONSTRUCTION ACTIVITY WILL RESUME IN THAT AREA WITHIN 21 DAYS AFTER WORK STOPPAGE. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

D. CONTRACTOR TO ENSURE THAT EXISTING VEGETATION ON OR ADJACENT TO THE PROPOSED SITE IS PRESERVED AND DISTURBED PORTIONS OF THE SITE ARE STABILIZED. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

E. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

F. SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO. 62-621.300(4)(a)

WASTE DISPOSAL:

A. WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

B. HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

C. SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

D. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

E. ANY CONSTRUCTION DEBRIS GENERATED AS A RESULT OF THIS PROJECT WILL BE DISPOSED OF OFF-SITE AN AT APPROPRIATE WASTE FACILITY.

F. CONCRETE WASHOUT LOCATIONS WILL BE PROVIDED IN AREAS WHERE THE DISPOSAL MATERIALS WILL BE CONTAINED TO PREVENT DISCHARGE OUTSIDE OF THE PROJECT LIMITS AND INTO THE WATERWAYS.

OFFSITE TRACKING:

A. STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

B. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS AS WELL AS GROUND SOILS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

C. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROPERLY TREATED OR DISPOSED.

D. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

E. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

MAINTENANCE:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST TWICE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

A. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

C. THE COMPOST SOCK FILTRATION DEVICE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF DEVICE. COMPOST SOCK SHALL BE REPAIRED TO ITS ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE COMPOST SOCK.

D. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

E. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

F. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 10% AND AFTER CONSTRUCTION IS COMPLETE.

G. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION.

H. DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

I. A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

J. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

K. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

A. PROPER UP-KEEP

1. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
2. STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
3. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
4. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
5. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
6. ALL PRODUCTS SHALL BE USED AND DISPOSED OF IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

B. HAZARDOUS PRODUCTS

1. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
2. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

C. PRODUCT SPECIFIC PRACTICES

1. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
2. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
3. PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
4. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CLEAN UP:

IN ADDITION TO THE PROPER UP-KEEP AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

A. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

B. THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

C. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

D. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

E. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

F. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

G. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

H. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

EROSION CONTROL DEVICES:

LOCATIONS AND TYPES OF ALL EROSION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY PLAN AND/OR BY MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS. CONTRACTOR SHALL IMPLE

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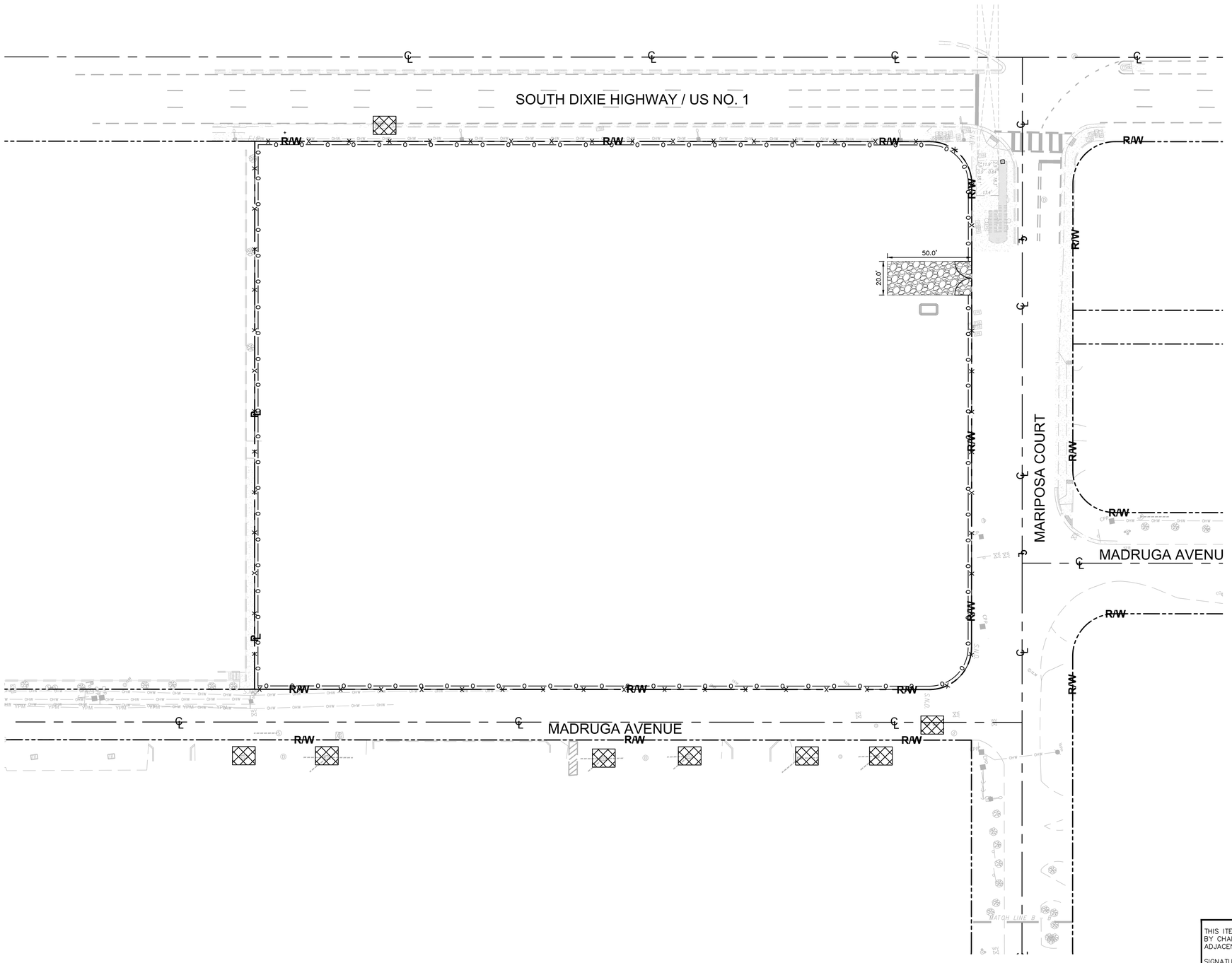

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

- R/W — ℄ — R/W — RIGHT-OF-WAY / PROPERTY LINE
- ℄ — CENTER LINE OF ROADWAY
- M — MONUMENT LINE
- o — o — o — SILT FENCE OR FILTREXX SEDIMENT CONTROL (REFER TO SHEET C-302 FOR DETAIL)
- x — x — PROP. 6' CHAIN LINK CONSTRUCTION FENCE (REFER TO SHEET C-302 FOR DETAIL)
- SEDIMENT CONTROL FOR DRAIN INLETS/TRENCH DRAIN PROTECTION (REFER TO SHEET C-302 FOR DETAILS)
- PROP. STABILIZED CONSTRUCTION ENTRANCE (REFER TO SHEET C-302 FOR DETAILS)

NOTES:

1. ALL EROSION AND SEDIMENT CONTROL BMP'S IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE RIGHT-OF-WAY CONSTRUCTION PERMIT.
2. CONTRACTOR SHALL MAINTAIN SITE AND OFFSITE ADJACENT AREA IN A CLEAN MANNER. DUST SHALL BE CONTROLLED FROM MIGRATING OFFSITE AND CONSTRUCTION DEBRIS FOUND OFFSITE SHALL BE REMOVED DAILY.
3. CONTRACTOR TO ADD WIND SCREEN AROUND THE DEVELOPMENT BOUNDARY.

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Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

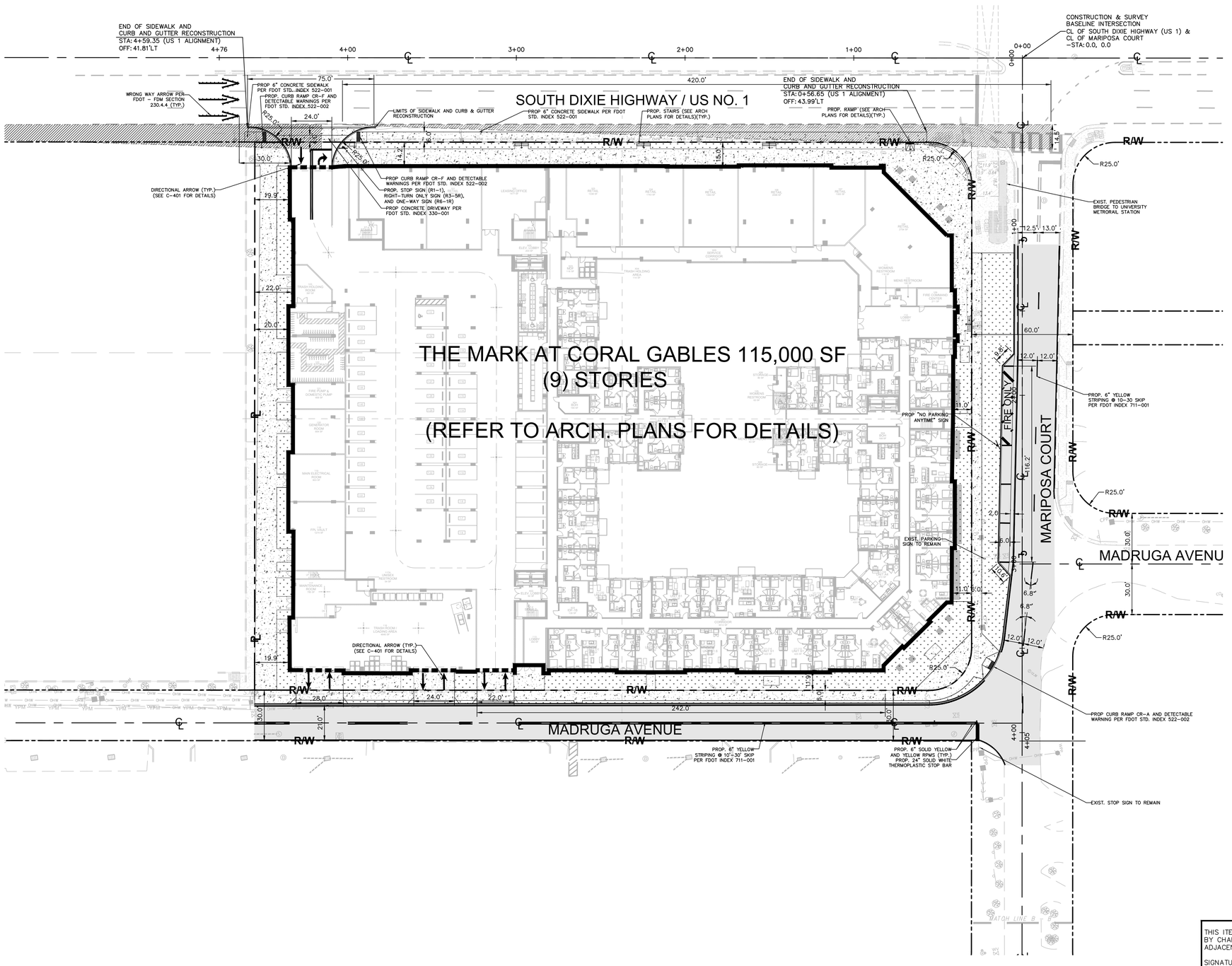
CHADDI A JURDI
LICENSE No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT			
DATE	02/13/2026	DESIGNED BY	CJ
SCALE	AS SHOWN	DRAWN BY	SK
		CHECKED BY	JP

EROSION CONTROL PLAN

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-301



GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

LEGEND:

- CENTER LINE OF ROADWAY
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- PROPOSED BUILDING OUTLINE
- PROP. CONC.
- PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROP. SITE TRIANGLES PER FDOT FDM SECTION 212-7

NOTE:

1. 1. TO MANAGE SHORT TERM PARKING ASSOCIATED WITH THE ADJACENT RESIDENTIAL UNITS, THE APPLICANT SHALL INSTALL A 8 FT. BY 98 FT. RIDE SHARE/SMALL TRUCK LOADING/UNLOADING AREA ON MARIPOSA CT. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH THE PLACEMENT OF APPLICABLE VERTICAL/PAVEMENT SIGNAGE DELINEATING THE AREA AS NOTED HEREIN SUBJECT TO THE CITY PARKING DIRECTOR REVIEW AND APPROVAL. THE CITY PARKING DEPARTMENT SHALL INSTALL AND MANAGE A "CURB MANAGEMENT SYSTEM" TO MONITOR COMPLIANCE WITHIN ITS INTENDED USE.
2. CONTRACTOR TO RESTORE THE SOD STRIP ALONG US 1 DISTURBED BY THE PROPOSED WORK.
3. CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR 4" CRUSHED LIMESTONE AND RADON BARRIER UNDER SLAB.

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02/13/2026

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DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

SITE PLAN

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-400

Plotted By:Johnson, Joshua Sheet Set:1250 South Dixie Highway Layout:C-400 SITE PLAN February 25, 2026 08:28:04pm K:\mib_civil\249164002 – 1200 south dixie highway\CIVIL\CADD\plansheets\C-400 SITE PLAN.dwg
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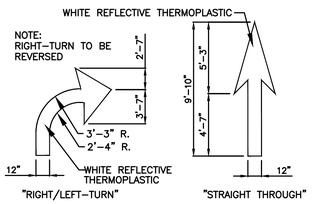
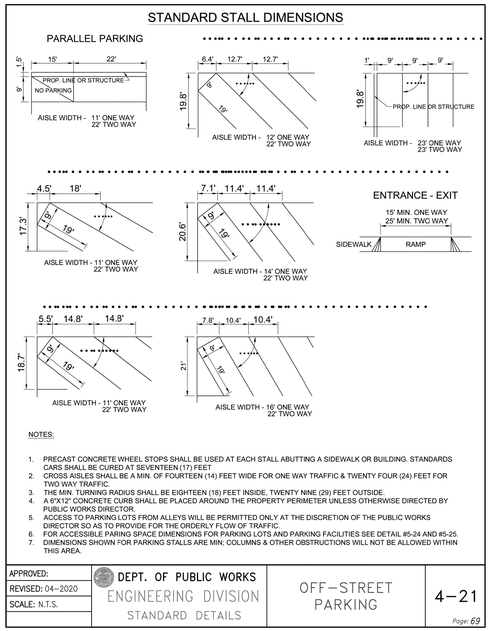
R1-1 R6-2R R3-5R



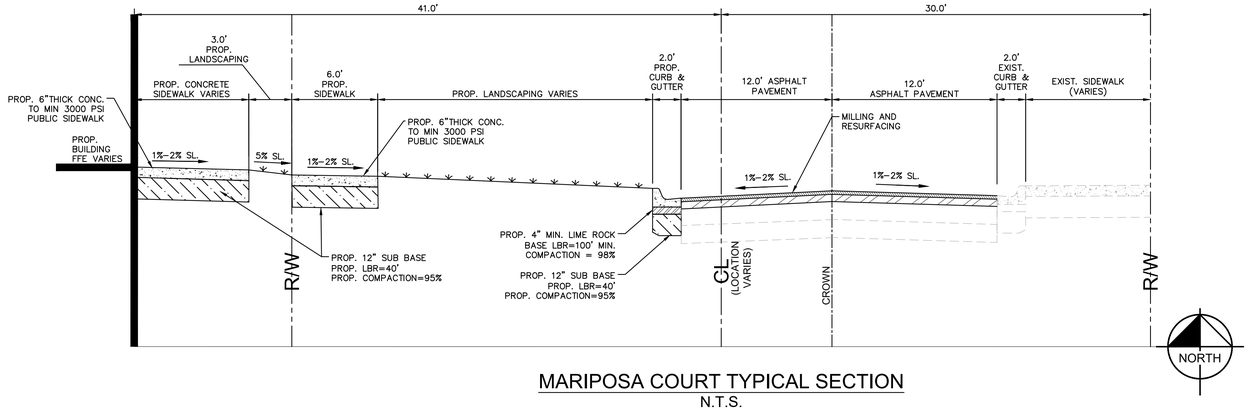
PAVEMENT ARROWS DETAIL
N.T.S.



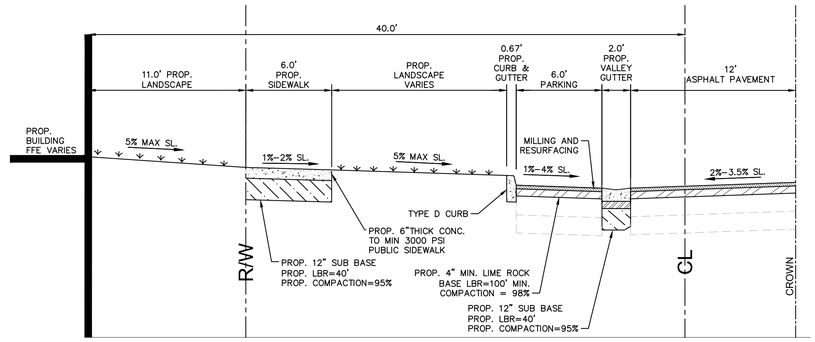
NOTES:

1. PRECAST CONCRETE WHEEL STOPS SHALL BE USED AT EACH STALL ABUTTING A SIDEWALK OR BUILDING. STANDARDS CARS SHALL BE CURED AT SEVENTEEN (17) FEET
2. CROSS AISLES SHALL BE A MIN. OF FOURTEEN (14) FEET WIDE FOR ONE WAY TRAFFIC & TWENTY FOUR (24) FEET FOR TWO WAY TRAFFIC.
3. THE MIN. TURNING RADIUS SHALL BE EIGHTEEN (18) FEET INSIDE, TWENTY NINE (29) FEET OUTSIDE.
4. A 6"X12" CONCRETE CURB SHALL BE PLACED AROUND THE PROPERTY PERIMETER UNLESS OTHERWISE DIRECTED BY PUBLIC WORKS DIRECTOR.
5. ACCESS TO PARKING LOTS FROM ALLEYS WILL BE PERMITTED ONLY AT THE DISCRETION OF THE PUBLIC WORKS DIRECTOR SO AS TO PROVIDE FOR THE ORDERLY FLOW OF TRAFFIC.
6. FOR ACCESSIBLE PARKING SPACE DIMENSIONS FOR PARKING LOTS AND PARKING FACILITIES SEE DETAIL #5-24 AND #5-25.
7. DIMENSIONS SHOWN FOR PARKING STALLS ARE MIN; COLUMNS & OTHER OBSTRUCTIONS WILL NOT BE ALLOWED WITHIN THIS AREA.

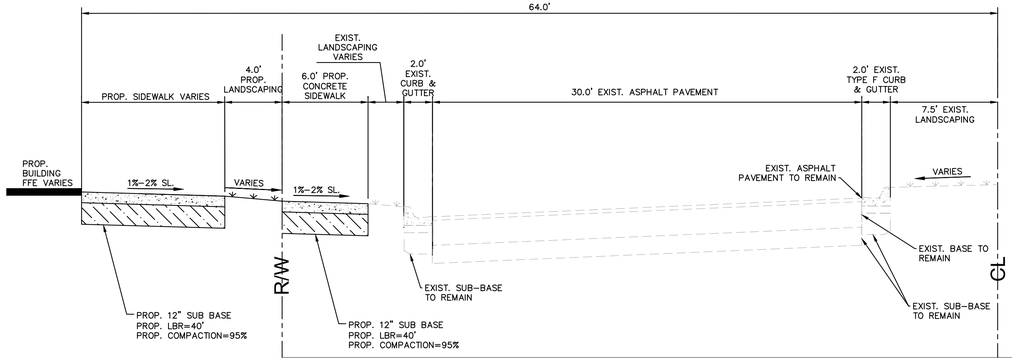
APPROVED:	DEPT. OF PUBLIC WORKS	OFF-STREET PARKING	4-21
REVISED: 04-2020	ENGINEERING DIVISION		
SCALE: N.T.S.	STANDARD DETAILS		Page: 69



MARIPOSA COURT TYPICAL SECTION
N.T.S.



MARIPOSA COURT SECTION THRU PARALLEL PARKING
N.T.S.



SOUTH DIXIE HIGHWAY (US 1) TYPICAL SECTION
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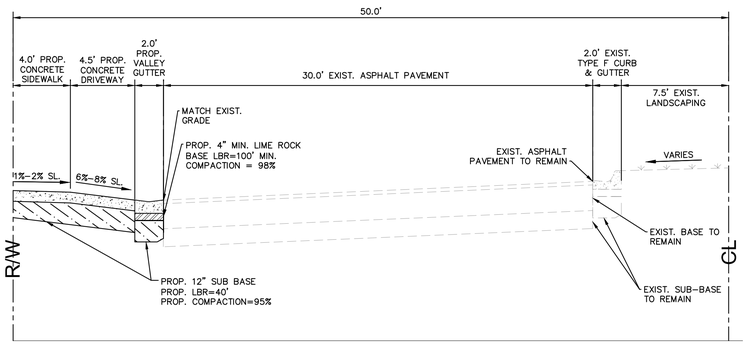
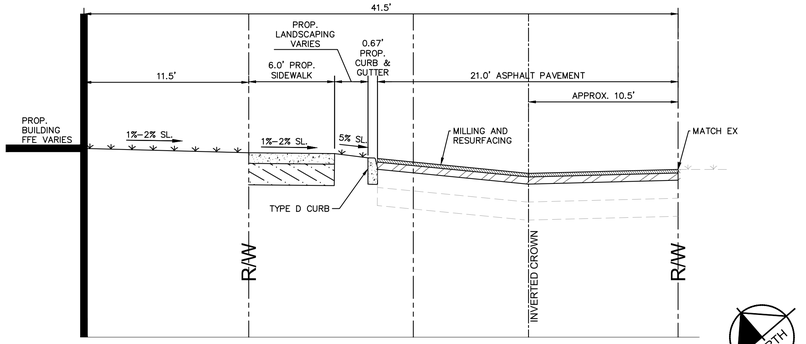


SOUTH DIXIE HIGHWAY (US 1) SECTION THROUGH PROPOSED DRIVEWAY
N.T.S.



MADRUGA AVENUE TYPICAL SECTION
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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A JURDI LICENSE No 93694 STATE OF FLORIDA PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

SITE PLAN DETAILS

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-401

Plotted By: Johnson, Joshua Sheet Set: 1250 South Dixie Highway Layout: C-401 SITE PLAN DETAILS February 25, 2026 08:03:25pm K:\mib_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-401 SITE PLAN DETAILS.dwg
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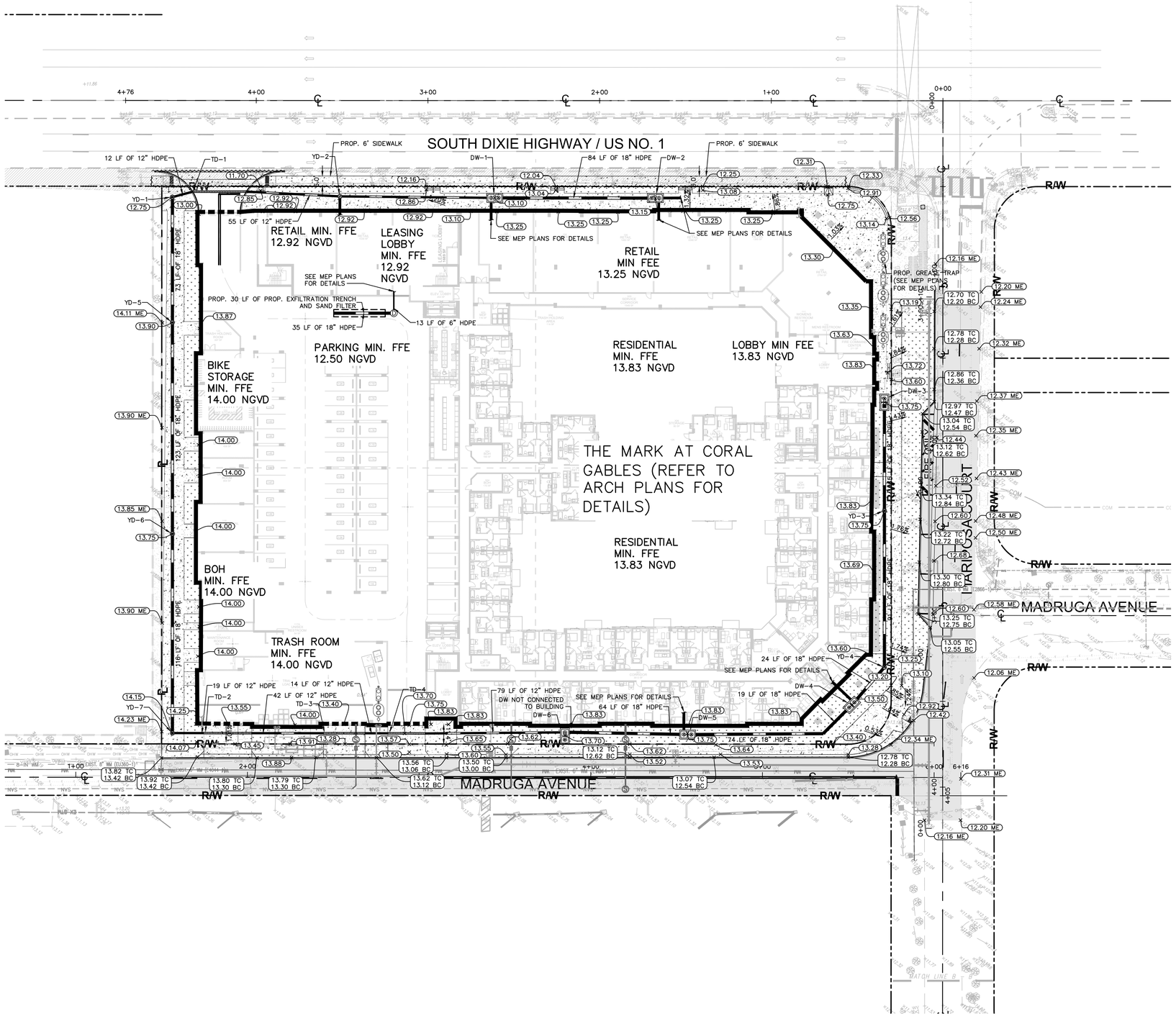

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

- R/W – – PL — RIGHT-OF-WAY / PROPERTY LINE
- — – – CL – – — CENTER LINE OF ROADWAY
- — – – ML – – — MONUMENT LINE
- PROPOSED BUILDING OUTLINE
- PROP. CONC.
- PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROP.MILLING AND RESURFACING
- ×10.00 EXIST. GRADE
- 13.50 PROP. GRADE
- PROP. SAW CUT LIMIT

NOTES:

1. THE PROPOSED DEVELOPMENT LIES EAST OF THE CURRENT SALTWATER-INTRUSION LINE. THEREFORE, THE DEPARTMENT OF ENVIRONMENTAL RESOURCE MANAGEMENT ALONG WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION WILL ALLOW THE USE OF DEEP INJECTION DRAINAGE WELLS AS A FORM OF STORMWATER DISCHARGE. THE SITE INTENDS TO REMAIN INDEPENDENTLY MANAGED THROUGH A SYSTEM OF INLETS, PIPES, MANHOLES AND 5 DEEP INJECTION DRAINAGE WELLS.
2. CONTRACTOR TO RESTORE THE SOD STRIP ALONG US 1 DISTURBED BY THE PROPOSED WORK.

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:	RIM	INVERTS
DW-1	PROP. DRAINAGE WELL	13.10	(12") 8.50 (SW) (18") 8.50 (NE) (15") 8.25 (SE)
DW-2	PROP. DRAINAGE WELL	13.15	(18") 8.50 (SW) (15") 8.50 (NE) (15") 8.75 (SE)
DW-3	PROP. DRAINAGE WELL	13.75	(18") 9.00 (SE)
DW-4	PROP. DRAINAGE WELL	13.50	(18") 9.00 (N) (18") 9.00 (S) (15") 8.00 (W)
DW-5	PROP. DRAINAGE WELL	13.75	(18") 9.00 (NE) (15") 9.25 (NW) (18") 6.90 (SW)
DW-6	PROP. DRAINAGE WELL	13.70	(18") 6.70 (NE) (12") 5.00 (SW)
MH-1	PROP. 48" DIAMETER DRAINAGE MANHOLE USF 310 RING – D COVER OR APPROVED EQUIVALENT	13.80	(6") 8.00 (NW) (18") 8.00 (SW)
TD-1	PROP. TRENCH DRAIN	11.58	(12") 8.50 (SW) (18") 8.00 (NE)
TD-2	PROP. TRENCH DRAIN	13.87	(12") 10.80 (SW) (12") 10.80 (NE)
TD-3	PROP. TRENCH DRAIN	13.54	(12") 10.80 (SW) (12") 10.80 (NE)
TD-4	PROP. TRENCH DRAIN	13.70	(12") 10.80 (SW) (12") 10.80 (NE)
YD-1	NYLOPLAST INLINE DRAIN W/ 12" PEDESTRAIN LOCKING GRATE ASSEMBLY AND 4" X 4" CONCRETE COLLAR	12.75	(12") 8.50 (NE) (18") 8.00 (SE)
YD-2	NYLOPLAST INLINE DRAIN W/ 12" PEDESTRAIN LOCKING GRATE ASSEMBLY AND 4" X 4" CONCRETE COLLAR	12.82	(12") 8.50 (SW) (12") 8.50 (NE) (15") 8.00 (SE)
YD-3	NYLOPLAST INLINE DRAIN W/ 12" PEDESTRAIN LOCKING GRATE ASSEMBLY AND 4" X 4" CONCRETE COLLAR	13.75	(18") 9.00 (NW) (18") 9.00 (SE)
YD-4	NYLOPLAST INLINE DRAIN W/ 12" PEDESTRAIN LOCKING GRATE ASSEMBLY AND 4" X 4" CONCRETE COLLAR	13.25	(18") 9.00 (NW) (18") 9.00 (S)
YD-5	NYLOPLAST INLINE DRAIN W/ 12" PEDESTRAIN LOCKING GRATE ASSEMBLY AND 4" X 4" CONCRETE COLLAR	13.90	(18") 8.00 (NW) (18") 8.00 (SE)
YD-6	NYLOPLAST INLINE DRAIN W/ 12" PEDESTRAIN LOCKING GRATE ASSEMBLY AND 4" X 4" CONCRETE COLLAR	13.75	(18") 8.00 (NW) (18") 8.00 (SE)
YD-7	NYLOPLAST INLINE DRAIN W/ 12" PEDESTRAIN LOCKING GRATE ASSEMBLY AND 4" X 4" CONCRETE COLLAR	14.15	(18") 8.00 (NW) (12") 8.50 (NE)

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PHONE: 305-673-2025
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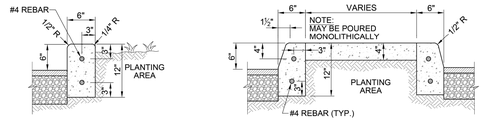
CHADDI A JURDI
LICENSE No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

PAVING GRADING AND DRAINAGE PLAN

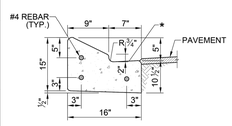
1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-500

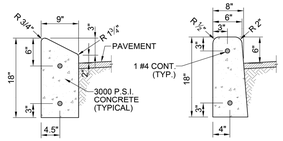


6"x12" CURB

CONCRETE SLAB ISLAND

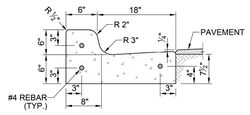


TYPE "A" CURB

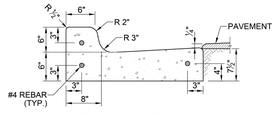


TYPE "B" CURB

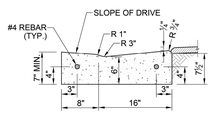
TYPE "D" CURB



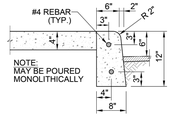
24" CURB & GUTTER



30" CURB & GUTTER



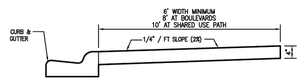
24" CURB & GUTTER THRU DRIVEWAY



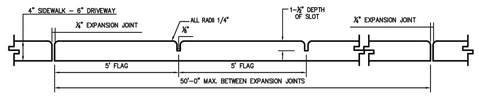
SIDEWALK & 6"x12" CURB

NOTE: REINFORCEMENT REQUIRED AT TRAFFIC CIRCLES AND ROUNDABOUTS AND PER THE DISCRETION OF THE CITY ENGINEER.

APPROVED: 02-2020 REVISED: 04-2020 SCALE: N.T.S.	DEPT. OF PUBLIC WORKS ENGINEERING DIVISION STANDARD DETAILS	TYPICAL CURB SECTIONS	4-2 Page: 50



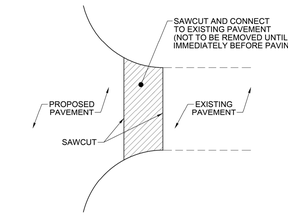
STANDARD CURB, GUTTER & SIDEWALK



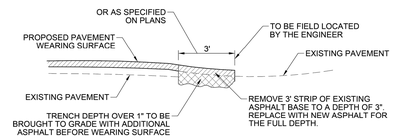
TYPICAL LONGITUDINAL SECTION OF SIDEWALK

NOTE:
1.- ALL WORK SHALL COMPLY WITH CITY OF CITY OF CORAL GABLES STANDARD SPECIFICATIONS, MATERIALS: SEC. 302-1 & METHODS: SEC. 608.
2.- SUBGRADE COMPACTED TO 95% DENSITY AASHTO T-99.
3.- ALL JOINTS TO BE TOOLED EDGE, NO SAWCUT JOINTS PERMITTED

APPROVED: 03-2020 REVISED: 04-2020 SCALE: N.T.S.	DEPT. OF PUBLIC WORKS ENGINEERING DIVISION STANDARD DETAILS	CURB & GUTTER AND SIDEWALK	4-3 Page: 51



PLAN

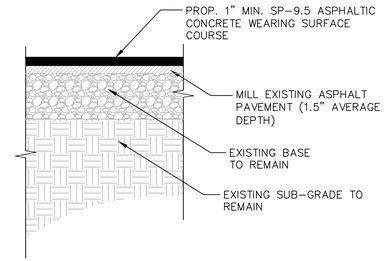


SECTION

APPROVED: REVISED: 04-2020 SCALE: N.T.S.	DEPT. OF PUBLIC WORKS ENGINEERING DIVISION STANDARD DETAILS	SAWCUT & CONNECTION TO EXISTING PAVEMENT	4-13 Page: 61

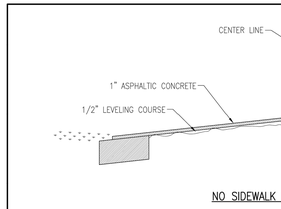
NOTES:

1. ALL WORK SHALL COMPLY WITH CITY OF CORAL GABLES DEPARTMENT OF PUBLIC WORKS STANDARD SPECS AND DETAILS.
2. SUBGRADE SHALL BE COMPACTED TO 98% DENSITY AASHTO T-99.
3. THE WEARING SURFACE SHALL BE 2.0 INCHES APPLIED IN TWO 1 INCH LIFTS AND SHALL BE 1" OF SP-9.5 AND 1" OF FC-9.5 APPLIED RESPECTIVELY.
4. THE FIRST LIFT OF ASPHALT SHALL BE INSTALLED ½ INCH BELOW THE LIP OF CURB. THE SECOND LIFT OF ASPHALT TO BE ¼ INCH ABOVE THE LIP OF CURB. THE SECOND LIFT OF ASPHALT SHALL NOT BE PLACED UNTIL ALL OTHER WORK ON THE SITE HAS BEEN COMPLETED. UPON COMPLETION OF SECOND LIFT OF ASPHALT, ANY SCRATCHES GOUGES, OR LOSS OF AGGREGATE WILL NOT BE ACCEPTED. CONTRACTOR TO REMEDY ALL HOLES, BLEMISHES, ETC. PRIOR TO THE UNIFORM INSTALLATION OF SECOND LIFT. AFTER SECOND LIFT OF ASPHALT IS INSTALLED, ROLLING IS REQUIRED.
5. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION, AND CONSTRUCTED IN ACCORDANCE WITH THE FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM, CURRENT EDITION.
6. CURB, CURB & GUTTER, AND GUTTER SHALL BE CONSTRUCTED IN 50' MAX SECTIONS WITH 1/8" TO 1/4" OPEN EXPANSION JOINT BETWEEN EACH SECTION AND CONTRACTION JOINTS AT 10' INTERVALS.
7. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.

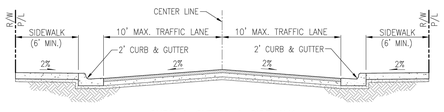


MILLING & RESURFACING SECTION

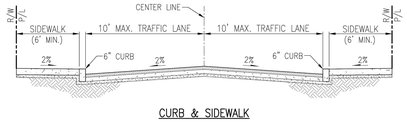
N.T.S.



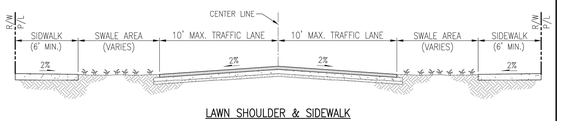
NO SIDEWALK LAWN SHOULDER



CURB & GUTTER & SIDEWALK

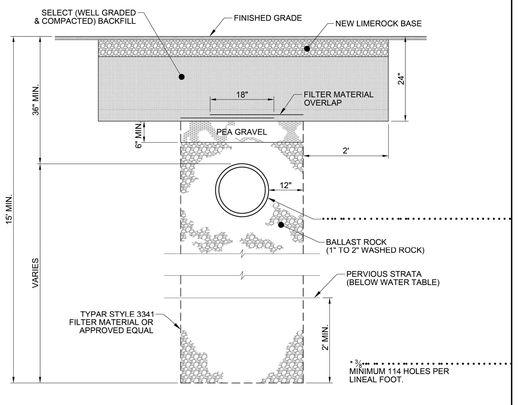


CURB & SIDEWALK



LAWN SHOULDER & SIDEWALK

APPROVED: REVISED: 02-2020 SCALE: N.T.S.	DEPT. OF PUBLIC WORKS ENGINEERING DIVISION STANDARD DETAILS	RESIDENTIAL STREET TYPICAL SECTIONS 2 LANES 2 WAY UNDIVIDED	4-17 Page: 65



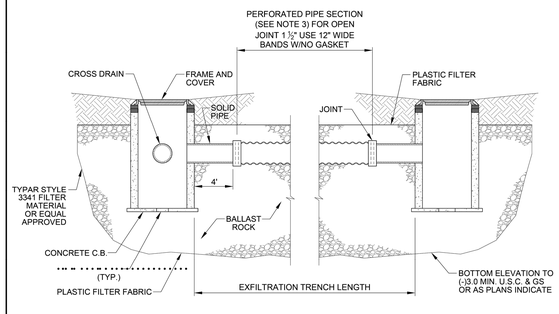
TYPICAL SECTION

NOTE:

THE CONTRACTOR HAS THE OPTION OF INSTALLING THE FOLLOWING PERFORATED" PIPE TYPES:

A. REINFORCED CONCRETE PIPE, "O" - RING OR BELL & SPIGOT JOINTS.
B. CORRUGATED METAL-BITUMINOUS COATED STEEL PIPE, BOLTED METAL BAND JOINTS.
C. CORRUGATED METAL-ALUMINUM PIPE, BOLTED METAL BAND JOINTS.
D. PIPE MUST BE SUBMITTED TO ENGINEER FOR APPROVAL.

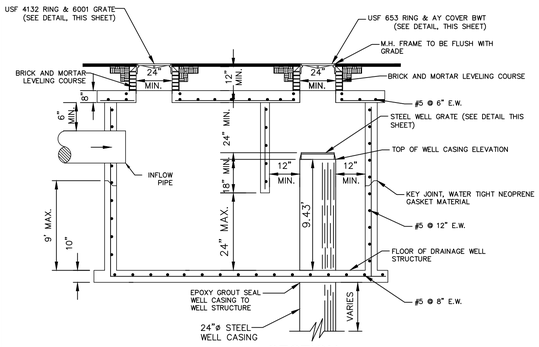
APPROVED: REVISED: 04-2020 SCALE: N.T.S.	DEPT. OF PUBLIC WORKS ENGINEERING DIVISION STANDARD DETAILS	FRENCH DRAIN TYPICAL SECTION	1-2 Page: 02



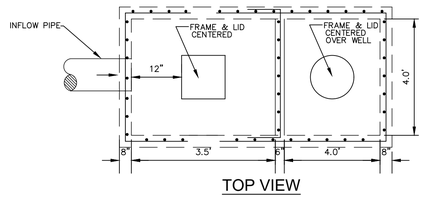
NOTES:

1. NO SLOTS OR PERFORATION IN THIS LENGTH OF PIPE.
2. THE CONTRACTOR HAS THE OPTION OF INSTALLING THE FOLLOWING PIPE TYPES:
   A. CORRUGATED PIPE - BITUMINOUS COATED BOTH SIDES (PERFORATED).
   B. CORRUGATED HDPE PIPE (PERFORATED)
3. PERFORATIONS: ACCORDING TO AASHTO SPECIFICATIONS M36-74 AND M 196-74.
4. INVERT ELEVATION TO BE AS SHOWN IN W.C. 2.2 (AVG. OCTOBER GROUND WATER LEVEL)

APPROVED: REVISED: 04-2020 SCALE: N.T.S.	DEPT. OF PUBLIC WORKS ENGINEERING DIVISION STANDARD DETAILS	FRENCH DRAIN	1-3 Page: 03



SECTION



TOP VIEW

PRECAST STORM DRAINAGE DISPOSAL WELL

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No.	REVISIONS	DATE	BY

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A. JURDI
LICENSE No 93694 STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

PAVING GRADING AND DRAINAGE DETAILS

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-501

K:\mlb_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-501 PAVING GRADING AND DRAINAGE DETAILS.dwg
Plotted By:Johnson, Joshua Sheet Set:1250 South Dixie Highway Layout:C-501 PAVING GRADING AND DRAINAGE DETAILS February 25, 2026 08:04:09pm K:\mlb_civil\
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Johnson, Joshua Sheet Set:1250 South Dixie Highway Layout:C-502 PAVING GRADING AND DRAINAGE DETAILS February 25, 2026 08:04:26pm K:\mlb_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-501 PAVING GRADING AND DRAINAGE DETAILS.dwg
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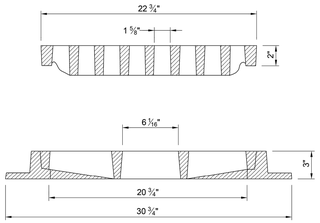
USF 285 RING AND 5640 GRATE

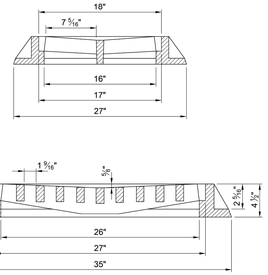
GRATE NUMBER	LOAD RATING	FLOW AREA	GRATE WEIGHT	TOTAL WEIGHT
5640	HEAVY DUTY	180	130	240



APPROVED:	DEPT. OF PUBLIC WORKS		
REVISED: 04–2020	ENGINEERING DIVISION	TYPE "B–1" FRAME & GRATE	1–5
SCALE: N.T.S.	STANDARD DETAILS		Page: 05

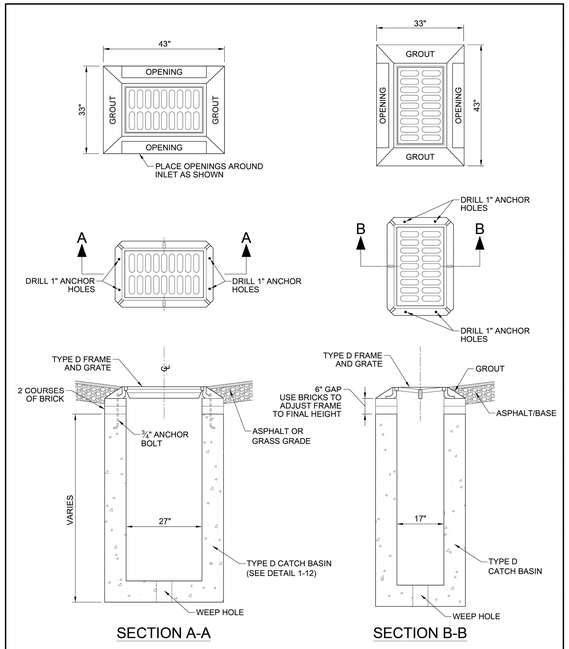
CONCAVE GRATE
USF 4105-6224 SHOWN

GRATE NUMBER	LOAD RATING	FLOW AREA	GRATE WEIGHT	TOTAL WEIGHT
6220	HEAVY DUTY	210	155	365
6224	HEAVY DUTY	225	150	360
6225	HEAVY DUTY	185	155	365



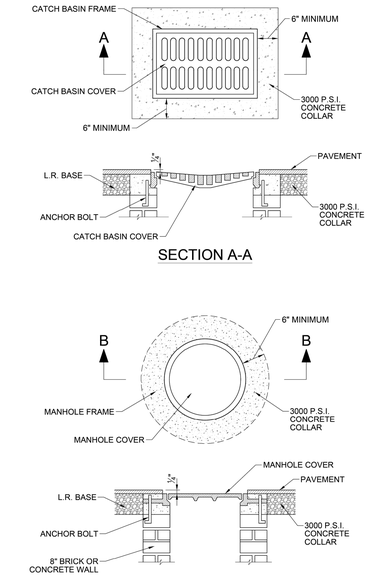
U.S. FOUNDRY & MFG. CORP. DRAWING NO. 4105-6224 OR APPROVED EQUAL.

APPROVED:	DEPT. OF PUBLIC WORKS		
REVISED: 04–2020	ENGINEERING DIVISION	TYPE "D" FRAME & GRATE	1–9
SCALE: N.T.S.	STANDARD DETAILS		Page: 09



SECTION A-A SECTION B-B

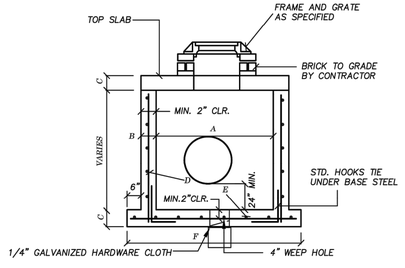
APPROVED:	DEPT. OF PUBLIC WORKS		
REVISED: 04–2020	ENGINEERING DIVISION	FRAME AND GRATE INSTALLATION	1–19
SCALE: N.T.S.	STANDARD DETAILS		Page: 19



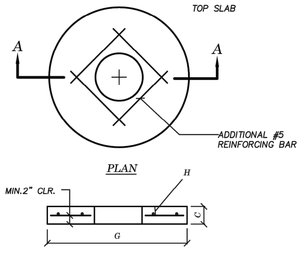
SECTION A-A SECTION B-B

APPROVED:	DEPT. OF PUBLIC WORKS		
REVISED: 04–2020	ENGINEERING DIVISION	CASTING ADJUSTMENT	1–20
SCALE: N.T.S.	STANDARD DETAILS		Page: 20

NOTE: CONC. STRENGTH SHALL BE 4000 PSI @ 28 DAYS FOR STORM SEWERS CONSTRUCT 20" ø WEEP HOLE AT BOTTOM WITH EXTRA #4's AT OPENING. INSTALL LIFT HOOKS AS REQUIRED. THIS STANDARD FOR MANHOLES TO A 12' MAX. DEPTH. STEEL GRADE 60

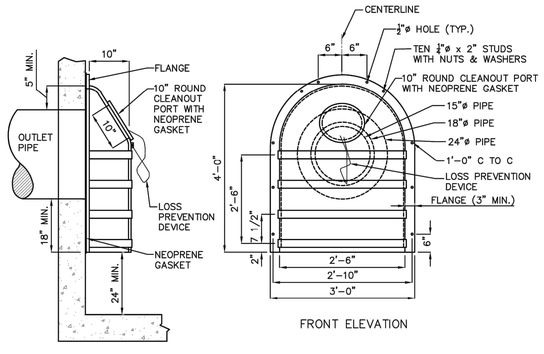


NOTE: ALL PIPES INTO D–4 THROUGH D–8 M.H. FROM TRENCH DRAINS SHALL BE A MINIMUM OF 19" FROM BOTTOM. ALL OTHER PIPES SHALL BE A MINIMUM 12" FROM BOTTOM.



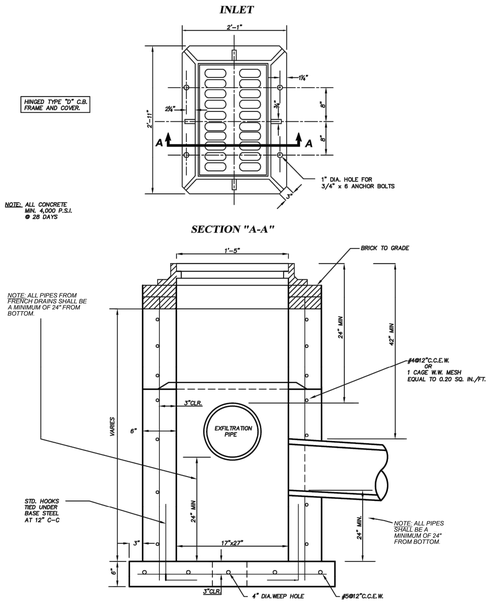
	A	B	C	D	E	F	G	H
D–3	3'–0"ø	6"	6"	#4 AT 12" CCEW (0.31)	#5 AT 9" CCEW	4'–0"ø	4'–0"ø	#5 AT 6" CCEW (0.61)
D–3.5	3'–6"ø	8"	8"	#4 AT 12" CCEW (0.20)	#4 AT 12" CCEW (0.20)	5'–10"ø	4'–10"ø	#4 AT 6" CCEW (0.39)
D–4	4'–0"ø	8"	8"	#4 AT 12" CCEW (0.20)	#4 AT 12" CCEW (0.20)	6'–4"ø	5'–4"ø	#4 AT 6" CCEW (0.39)
D–5	5'–0"ø	8"	8"	#5 AT 12" CCEW (0.31)	#5 AT 12" CCEW (0.31)	7'–4"ø	6'–4"ø	#5 AT 8" CCEW (0.46)
D–6	6'–0"ø	8"	10"	#5 AT 12" CCEW (0.31)	#5 AT 6" CCEW (0.61)	8'–4"ø	7'–4"ø	#5 AT 6" CCEW (0.61)
D–7	7'–0"ø	8"	10"	#5 AT 12" CCEW (0.31)	#5 AT 6" CCEW (0.61)	9'–4"ø	8'–4"ø	#5 AT 6" CCEW (0.61)
D–8	8'–0"ø	10"	10"	4x4–W4xW4(2 LAYERS) AND #4@12 CCEW (0.42)	#5 AT 6" CCEW (0.61)	10'–8"ø	9'–8"ø	#5 AT 6" CCEW (0.61)

APPROVED:	DEPT. OF PUBLIC WORKS		
REVISED: 04–2020	ENGINEERING DIVISION	D–3 THRU D–8 MANHOLE (FOR STORM WATER DRAINAGE SYSTEMS)	1–21
SCALE: AS SHOWN	STANDARD DETAILS		Page: 21



NOTES:
1. THE CLEANOUT PORT FOR THE TYPE II SKIMMER SHALL BE GASKETED, WITH EITHER A THREADED SCREW–IN LID OR A LID SECURED BY FOUR STAINLESS STEEL QUICK–RELEASE LATCHES.
2. THE BACKS OF SKIMMERS MUST CONFORM TO THE SHAPE OF THE BASIN WALLS ON WHICH THEY ARE MOUNTED.
3. SHOW, IN THE PLANS, THE RADII REQUIRED FOR CURVED–BACK SKIMMERS.

APPROVED: 01–2020	DEPT. OF PUBLIC WORKS		
REVISED: 04–2020	ENGINEERING DIVISION	TYPE II SKIMMER FOR FRENCH–DRAIN OUTLETS	1–23
SCALE: N.T.S.	STANDARD DETAILS		Page: 23



APPROVED: 04–2020	DEPT. OF PUBLIC WORKS		
REVISED: 04–2020	ENGINEERING DIVISION	TYPE D–1 CATCH BASIN	1–24
SCALE: N.T.S.	STANDARD DETAILS		Page: 24

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

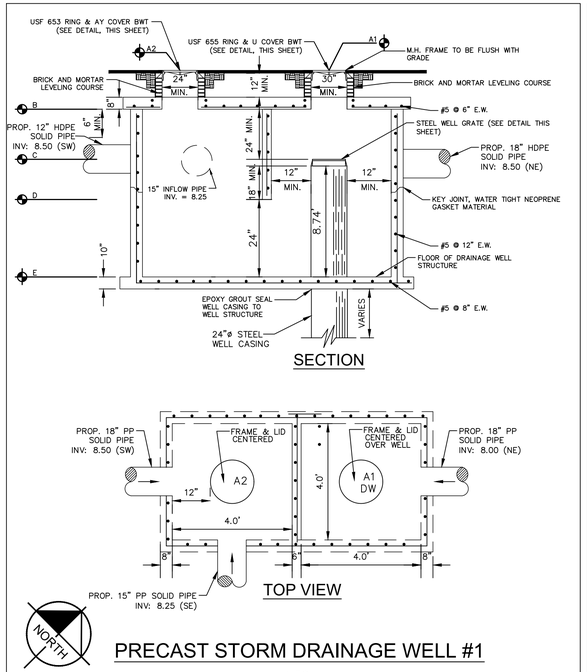
CHADDI A JURDI LICENSE No 93694 STATE OF FLORIDA PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT	
DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

PAVING GRADING AND DRAINAGE DETAILS

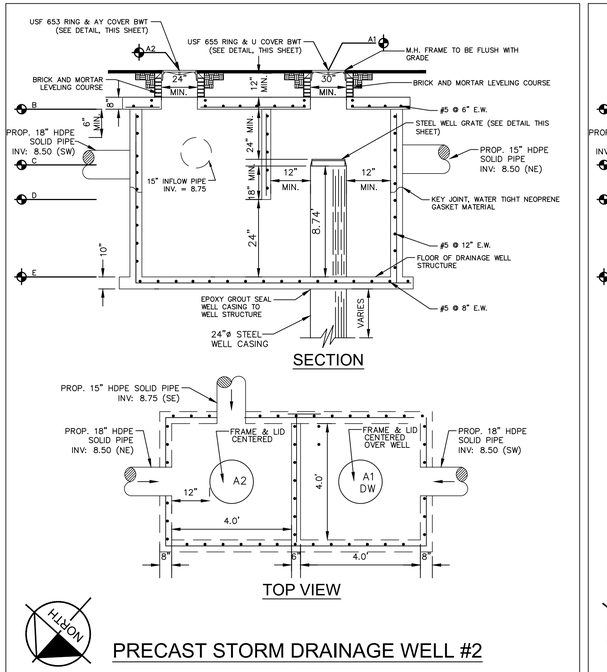
1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-502



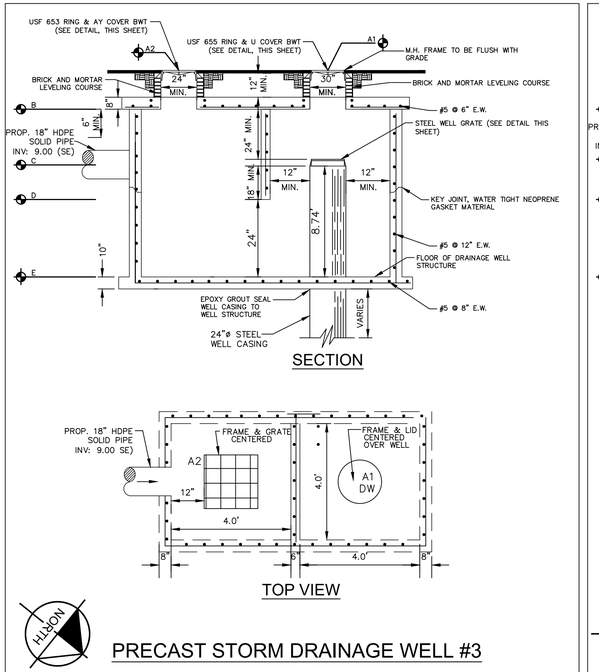
PRECAST STORM DRAINAGE WELL #1

N.T.S.



PRECAST STORM DRAINAGE WELL #2

N.T.S.



PRECAST STORM DRAINAGE WELL #3

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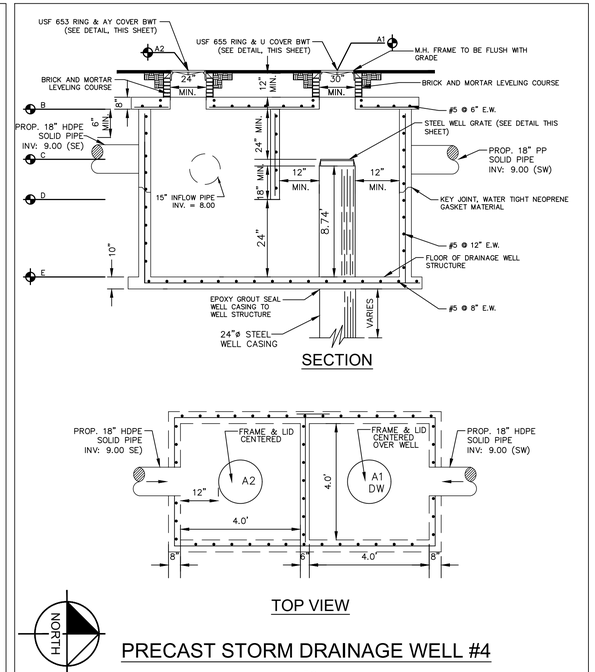

PRECAST STORM DRAINAGE WELL #4

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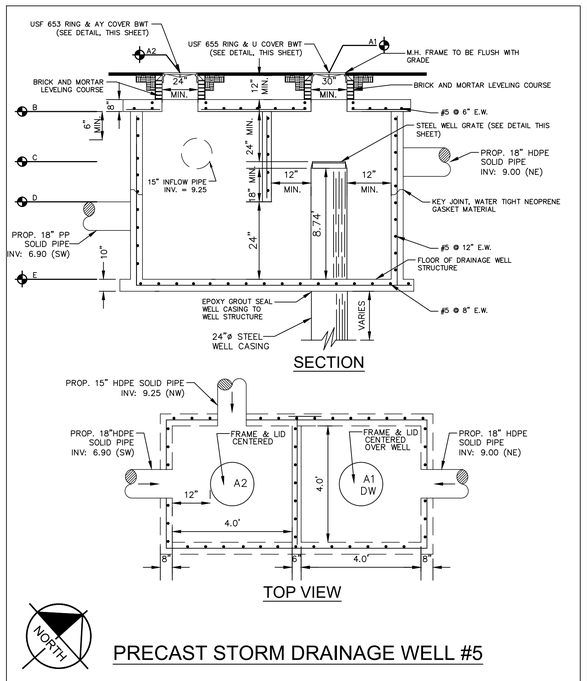
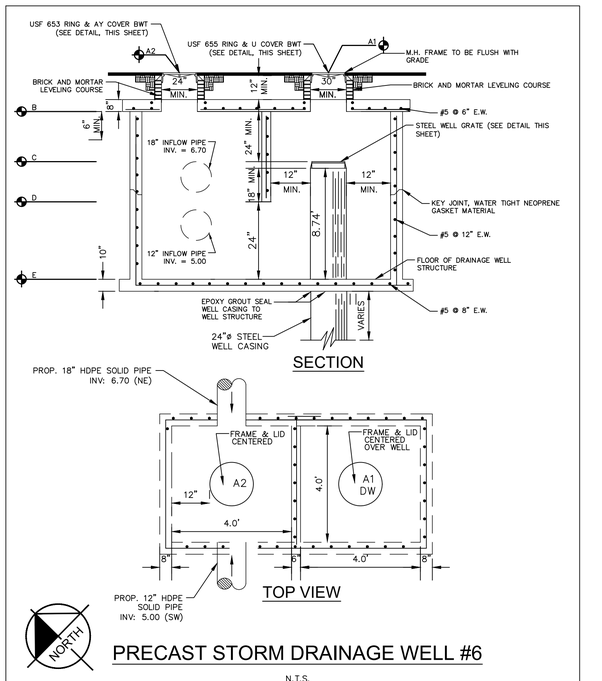


PRECAST STORM DRAINAGE WELL #5

N.T.S.

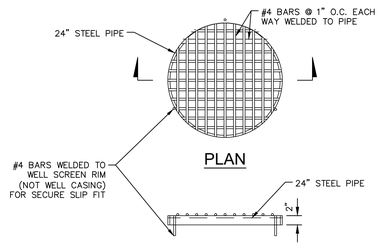


PRECAST STORM DRAINAGE WELL #6

N.T.S.

DRAINAGE WELL ELEVATION TABLE						
WELL NUMBER	A1*	A2*	B	C	D	E
1	13.10	13.10	11.40	9.40	2.40	0.40
2	13.15	13.15	11.45	9.45	2.45	0.45
3	13.54	13.54	11.85	9.85	2.85	0.85
4	13.39	13.39	11.70	9.70	2.70	0.70
5	13.75	13.75	12.05	10.05	3.05	1.05
6	13.70	13.70	12.00	10.00	3.00	1.00

*A1 AND A2 ARE TO CENTER OF FRAME



STEEL WELL GRATE DETAIL

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DRAINAGE WELL DETAILS

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CORAL GABLES FL

SHEET NUMBER
C-502

Plotted By: Johnson, Joshua Sheet Set: 1250 South Dixie Highway Layout: C-503 DRAINAGE WELL DETAILS February 25, 2026 08:04:26pm K:\mib_civil\24916402 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-501 PAVING GRADING AND DRAINAGE DETAILS.dwg
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DRAINAGE WELL TESTING NOTES:

GRAVITY DRAINAGE WELL SPECIFIC CAPACITY TESTING PROTOCOL ("PUMP-IN TEST"):

THE FOLLOWING IS A PROTOCOL FOR TESTING CAPACITY OF EACH GRAVITY DRAINAGE WELL, ANY DEVIATION FROM THIS PROTOCOL MUST BE REVIEWED AND APPROVED IN WRITING BY THE ENGINEER OF RECORD (EOR). THE DRILLER WILL PROVIDE ALL MATERIALS AND PERSONNEL REQUIRED TO CARRY OUT THE PROTOCOL. AT NO POINT DURING THE PUMP-IN TEST IS THE SYSTEM TO BE PRESSURIZED. THE WELL CASING SHALL REMAIN OPEN TO THE AIR DURING THE TESTING OF THE WELL.

1. WATER USED TO TEST THE WELL SHALL COME FROM A POTABLE WATER SUPPLY (I.E. FIRE HYDRANT).
2. TOTALIZER(S) AND/OR FLOW METER(S) WILL BE USED TO MEASURE AND RECORD THE RATE AT WHICH WATER IS DISCHARGED INTO THE WELL. THE DISCHARGE RATE USED TO TEST THE WELL SHALL BE EQUAL TO OR GREATER THAN 250 GALLONS PER MINUTE.
3. THE FLOW RATE SHALL NOT VARY BY MORE THAN 5% OVER THE TESTING PERIOD. THE DRILLER WILL PROVIDE A LOG DOCUMENTING FLOW RATES DURING THE TEST AT AN INTERVAL NO LESS THAN ONCE PER MINUTE.
4. WATER WILL BE DISCHARGED INTO THE WELL BELOW THE STATIC WATER LEVEL THROUGH AN OPEN END HOSE OR MACHINE SLOTTED, SCHEDULE 40 PVC WELL SCREEN.
5. WATER LEVEL FLUCTUATIONS WITHIN THE WELL WILL BE MEASURED WITH A CALIBRATED PRESSURE TRANSDUCER WITH AN APPROPRIATE PSI RATING, WATER LEVEL INDICATOR, OR OTHER APPARATUS APPROVED BY THE EOR WITH A PRECISION OF 0.01 FT.
6. WATER LEVEL DATA FOR STATIC, PUMPING, AND RECOVERY CONDITIONS SHALL BE RECORDED NO LESS THAN ONCE PER MINUTE THROUGHOUT THE PUMP-IN AND RECOVERY PHASES OF THE TEST.
7. DATA WILL BE COLLECTED DURING THE PUMPING CYCLE FOR A MINIMUM OF 30 MINUTES AND UNTIL THE LEVEL OF WATER WITHIN THE WELL HAS STABILIZED (WITHIN 5%) FOR A PERIOD OF AT LEAST 15 MINUTES.
8. AT THE CONCLUSION OF PUMP-IN PHASE OF THE TEST, DISCHARGE INTO THE WELL SHALL CEASE AND THE WATER LEVEL IN THE WELL WILL BE ALLOWED TO RETURN TO STATIC CONDITIONS. WATER LEVELS WILL BE MEASURED DURING THE RECOVERY PERIOD, NO LESS THAN ONCE PER MINUTE, AND WILL BE LOGGED UNTIL THE WATER LEVEL HAS RETURNED TO STATIC LEVEL AND HAS STABILIZED FOR NO LESS THAN 5 MINUTES.
9. DRILLER WILL USE THE DATA COLLECTED TO CALCULATE AND REPORT THE WELL SPECIFIC CAPACITY TO FDEP. ALL DATA COLLECTED WILL BE PROVIDED TO THE EOR.

DRAINAGE WELL STRUCTURES STRUCTURAL NOTES:

1. DESIGN CRITERIA: DESIGN, FABRICATION AND ERECTION OF PRECAST CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND PCI DESIGN HANDBOOK. DESIGN OF
2. CAST-IN-PLACE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-99.
3. DESIGN LIVE LOADS (FOR EXTERIOR WELLS OUTSIDE THE BUILDING FOOTPRINT): THE TOP SLAB OF DRAINAGE WELL STRUCTURE SHALL BE DESIGNED TO CARRY TRAFFIC LOADS (HS20-44 LOADING).
4. GEOTECHNICAL CRITERIA (FOR EXTERIOR WELLS OUTSIDE THE BUILDING FOOTPRINT): SOIL BEARING PRESSURE UNDER STRUCTURE ASSUMED TO BE AT MINIMUM 2000 PSF. PRIOR TO INSTALLATION OF DRAINAGE STRUCTURE THE SOIL BEARING CAPACITY OF THE FOUNDATION MUST BE CONFIRMED BY THE CONTRACTOR, THROUGH A CERTIFIED GEOTECHNICAL LABORATORY.
5. CONCRETE: CONCRETE SHALL BE NORMAL WEIGHT, AND SHALL ATTAIN A 28, DAY COMPRESSIVE STRENGTH OF 4000 PSI AND SHALL MEET THE REQUIREMENT OF ASTM C478. CONCRETE COVER FOR REINFORCEMENT SHALL BE 2" EXCEPT FOOTING BOTTOM BARS SHALL HAVE 3" COVER. FOR DRAINAGE WELLS INSIDE THE BUILDING FOOTPRINT, XYPEX ADMIX C-500 SHALL BE ADDED TO THE CONCRETE MIX FOR WATER PROOFING (BY CONTRACTOR).
6. REINFORCING: REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, AND SHALL BE OF U.S. MANUFACTURE.
7. MANHOLE RING & COVER: ALL MANHOLE RINGS AND COVERS, WITHIN PRIVATE PROPERTY, SHALL BE WATER TIGHT BOLTED AND HAVE THE WORD "STORM SEWER" CAST ON COVER.
8. KOR-N-SEAL PIPE TO MANHOLE CONNECTORS TO BE INSTALLED BETWEEN THE STEEL WELL CASINGS AND THE DRAINAGE WELL FLOOR SLAB. CONTRACTOR TO SUBMIT SHOP DRAWING.
9. INTERIOR SURFACES OF DRAINAGE WELL STRUCTURES TO RECEIVE TWO COATS OF XYPEX CONCENTRATE WATER-PROOF COATING. CONTRACTOR TO SUBMIT SHOP DRAWING.
10. ALL PIPE CONNECTIONS TO DRAINAGE WELL STRUCTURES WILL BE MADE WITH LINK SEAL PIPE-TO-MANHOLE CONNECTORS. CONTRACTOR TO SUBMIT SHOP DRAWING.
11. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, FOR STRUCTURES, XYPEX CONCRETE ADMIXTURE, KOR-N-SEAL, XYPEX CONCENTRATING WATER-PROOF COATING AND LINK SEAL TO THE ENGINEER FOR REVIEW PRIOR TO THE CONSTRUCTION OF STRUCTURE.

DRAINAGE WELL NOTES:

1. DEEP WELL TO BE CONSTRUCTED PER DRAINAGE WELL SCHEDULE. CONTRACTOR IS TO VERIFY THE FOLLOWING MINIMUM WELL CAPACITY:
   a. 250 GALLONS PER MINUTE PER FOOT OF HEAD
2. ALL FINISHED WELLS SHALL ACHIEVE A MINIMUM DRAW-DOWN RATE OF 250 GPM PER FOOT OF HEAD. THE WELL DRILLER SHALL RELY ON THEIR OWN EXPERIENCE OF THE LOCAL GEOLOGY, OR THAT OF A GEOLOGIST/HYDROLOGIST (RETAINED BY THE WELL DRILLER) TO DETERMINE THE OPTIMUM DEPTH OF THE WELL CASING AND OPEN WELL IN ORDER TO ACHIEVE THE MAXIMUM POSSIBLE DRAW-DOWN RATE.
3. THE DEPTH OF THE WELL SHALL COMPLY WITH ALL FDEP REQUIREMENTS FOR UNDERGROUND INJECTION FOR CLASS V WELLS CARRYING STORM RUNOFF. FOR BIDDING AND CONTRACTING PURPOSES, THE CONTRACTOR SHALL PROVIDE A MINIMUM DEPTH OF WELL CASING OF 100 FEET, WITH DISCHARGE OCCURRING AT 110 FEET BELOW LAND SURFACE (BLS) AND MINIMUM UNCASED DEPTH BETWEEN 20 FEET AND 40 FEET. CONTRACTOR SHALL PROVIDE AN ADDITIONAL COST IN THE CONTRACT FOR EVERY ADDITIONAL FOOT OF UNCASED DEPTH REQUIRED TO REACH THE DESIGN CAPACITY SPECIFIED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY OWNER/CLIENT AND ENGINEER OF RECORD (EOR) IF THE DESIGN CAPACITY, PER THE CONTRACT DOCUMENTS, CANNOT BE ACHIEVED AT THE CASED AND UNCASED DEPTHS STIPULATED IN THE CONTRACTOR'S CONTRACT WITH THE OWNER/CLIENT. THIS NOTIFICATION MUST OCCUR PRIOR TO THE CONTRACTOR DRILLING DEEPER.
4. AT CONCLUSION OF WELL DRILLING PHASE, CONTRACTOR TO WELD TOP OF WELL CASING SHUT WITH SOLID STEEL PLATE. SOLID STEEL PLATE SHALL ONLY BE REMOVED FOR PERFORMING DRAINAGE WELL PUMP-IN TEST; SEE DRAINAGE WELL TESTING NOTES', THIS SHEET. AT CONCLUSION OF DRAINAGE WELL PUMP-IN TEST, SOLID STEEL PLATE SHALL BE RE-INSTALLED TO WELD SHUT TOP OF WELL CASING. TOP OF WELL CASING TO REMAIN WELDED SHUT UNTIL PERMANENT DRAINAGE SYSTEM IS CLEANED AND READY TO BE PUT INTO THE OPERATION PHASE.
5. STEEL WELL SCREEN TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.
6. DEVELOPER OF WELL TO ASSURE 1500 P.P.M. SALINITY. THE WELL CASING SHALL PENETRATE A ZONE CONTAINING A MINIMUM OF 10,000 mg/L OF TOTAL DISSOLVED SOLIDS (TDS) IN ACCORDANCE WITH RULE 62-528.200(6), FAC.
7. WELL TESTING TO COMPLY WITH ASTM D 5472-93 AND D-4050-96 AND BE PERFORMED BY A THIRD PARTY FLORIDA REGISTERED GEOLOGIST.
8. ALL WELL BOX CONSTRUCTION JOINTS SHALL BE WATER TIGHT. WELL BOX MUST BE DESIGNED FOR UPLIFT FORCES (MIN 3 PSI) AND SIGNED AND SEALED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
9. DRAINAGE WELL CASING SHALL BE 24-INCH DIAMETER WELDED OR SEAMLESS STEEL PIPE CONFORMING TO ONE OF THE FOLLOWING STANDARDS
   a. ASTM A53/A53M-99B (1999)
   b. ASTM A135-01 (2001)
   c. ASTM A252-98 (1998)
   d. ASTM A589-96 (1996)
   e. AMERICAN PETROLEUM INSTITUTE (API) 5L-2000 (2000)
10. DRAINAGE WELL CASING SHALL ALSO CONFORM TO THE 2000 AMERICAN NATIONAL STANDARD INSTITUTE FOR WELDED AND SEAMLESS WROUGHT STEEL PIPE (ANSI/ASME B36.10M-2000).
11. DRAINAGE WELL CASING SHALL BE STENCILED WITH THE APPLICABLE STANDARD.
12. DRAINAGE WELL CASING SHALL BE NEW OR IN LIKE NEW CONDITION, SHALL BE FREE OF BREAKS, CORROSION AND DENTS, SHALL BE STRAIGHT AND TRUE AND NOT OUT OF ROUND. IF ANY DAMAGE IS CAUSED TO THE CASING DURING CONSTRUCTION, THE CASING SHALL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
13. ALL EXPOSED WELL CASING SURFACES SHALL BE COATED WITH BITUMINOUS PAINT.
14. ALL WELLS WITH RIM ELEV. BELOW VENT ELEV. NEED TO BE WATERTIGHT, BOLTED RIM TO FRAME AND SECURED TO THE TOP SLAB.
15. ALL DRAINAGE WELLS WITHIN BUILDING FOOTPRINT SHALL NOT BE SUBJECT TO OVERHEAD LOADS.
16. ALL PIPES INTERCONNECTING THE WELL STRUCTURES, INFLOW PIPES & WELL VENT PIPING SHALL BE PRESSURE PIPE AND ALL JOINTS SHALL BE GASKETED TO WITHSTAND MINIMUM 20 PSI PRESSURES. ALL EXPOSED PIPE JOINTS AND FITTINGS SHALL BE SECURED TO RESIST MOVEMENT.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

No.	REVISIONS	DATE	BY

Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A. JURDI
LICENSE No 93694 STATE OF FLORIDA
PROFESSIONAL ENGINEER

02/13/2026

KHA PROJECT	
DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

DRAINAGE WELL DETAILS

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-502

Plotted By:Johnson, Joshua Sheet Set:1250 South Dixie Highway Layout:C-504 DRAINAGE WELL DETAILS February 25, 2026 08:04:26pm K:\mlb_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-501 PAVING GRADING AND DRAINAGE DETAILS.dwg
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GENERAL NOTES & SPECIFICATION FOR SEWER MAIN INSTALLATIONS

1. THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO PERFORM THE WORK AND MAINTAIN SAFETY TO THE PUBLIC AND WORKERS, AND THE PROTECTION OF PROPERTY THROUGHOUT CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS, AS APPLICABLE. CONTRACTOR MUST COMPLY WITH TRENCH SAFETY ACT.

2. ALL UTILITY CROSSING LINES IDENTIFIED ON PLANS AND PROFILES ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY UTILITY INFORMATION WITH APPROPRIATE UTILITIES AND SUNSHINE STATE ONE CALL CENTER OF FLORIDA 811. CONTRACTOR TO INCLUDE ON AS-BUILTS ACCURATE ELEVATION AND LOCATION OF ALL UTILITY CONFLICTS.

3. ALL UTILITIES DAMAGED BY CONSTRUCTION MUST BE PROMPTLY REPAIRED TO THE CONDITION EXISTING PRIOR TO THE DAMAGING OF THE UTILITY. REPAIRS ARE INCIDENTAL TO THE INSTALLATION OF THE MAIN AND EXTENSIONS AND SHALL BE REPAIRED AT NO COST TO THE OWNER.

4. ALL EXISTING MANHOLES, ELECTRIC BOXES, METER BOXES, AND VALVE BOXES SHALL BE ADJUSTED TO THE PROPOSED GRADE.

5. PROPERTY DAMAGE RESULTING FROM WORK REQUIRED BY THIS CONTRACT SHALL BE CLEANED UP, REPAIRED OR REPLACED AT NO COST TO OWNER.

6. CONTRACTOR SHALL PROVIDE ALL MAINS, ALL FITTINGS, ATTACHMENTS, AND EQUIPMENT REQUIRED TO PERFORM TESTING PER M-DWASD STANDARDS. PIPE AND FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH M-DWASD STANDARD DETAIL GS 2.0 (1 THRU 5 OF 5)

7. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF ALL INSPECTIONS.

8. ALL TRENCHES TO BE OVER-EXCAVATED A MINIMUM OF 6" TO PROVIDE FOR INSTALLATION OF ROCK BEDDING IN ACCORDANCE WITH M-DWASD STANDARDS.

9. SURFACE RESTORATION, PAVEMENT REPLACEMENT, SIDEWALK REPLACEMENT, TRENCH BACKFILLING AND COMPACTION SHALL COMPLY WITH M-DWASD STANDARD DETAILS GS1.9, SS18.0, A1.0, A1.1 AND A4.0, M-DCPWD STANDARD DETAIL R21.1 AND THE APPLICABLE CURRENT CITY OF MIAMI PUBLIC WORKS, M-DCPWD AND FDOT STANDARDS.

10. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SEWER LATERALS PRIOR TO THE CONSTRUCTION OF THE SANITARY SEWER CONNECTIONS. CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE SEWER CONNECTION AND PROVIDE THE REQUIRED FITTINGS AND CLEANOUTS AS NEEDED. ALL MODIFICATIONS TO ALIGNMENT SHALL BE CLEARLY RECORDED IN THE AS-BUILT DOCUMENTS.

11. THE APPROXIMATE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS WERE PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE EXACT HORIZONTAL AND VERTICAL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IF "OTHER" UTILITIES (NOT SHOWN IN THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS THAT WERE NOT ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

12. THE PERMITTEE WILL ENSURE THAT NO UNSAFE AREA(S) FOR PEDESTRIAN WILL REMAIN DURING ANY TIME OF CONSTRUCTION. PEDESTRIAN CONTROL FOR CLOSURE OF ROADS AND SIDEWALKS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX SERIES 600.

13. ACCESS TO REMAIN OPEN AT ALL TIMES. THE PERMITTEE SHALL PROVIDE AND MAINTAIN SAFE TEMPORARY ACCESS TO ALL ADJACENT PROPERTY AT ALL TIMES AND SHALL MAINTAIN ACCOMMODATIONS FOR INTERSECTING AND CROSSING TRAFFIC WITHIN THE CONSTRUCTION ZONE. NO ROAD OR STREET CROSSING SHALL BE BLOCKED OR UNDULY RESTRICTED AS DETERMINED BY THE ENGINEER.

RER-DERM WATER-SEWER GENERAL NOTES

(NOT A PART OF MD-WASD NOTES NOR APPROVAL)

1. A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.
   c) The top of the sewer is at least 18 inches below the bottom of the water pipe.

2. A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
   a) The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
   b) The sewer is encased in a watertight carrier pipe or concrete.

3. Air release valves shall be provided at high points of new force main sanitary sewers.

4. Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
   a) Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   b) Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.

5. The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.

6. Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.

7. The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
   a) Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   b) Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
   c) Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.

8. The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.

9. In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.

10. If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
   a) All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
   b) Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
   c) If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
   d) The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.

11. Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).

12. The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at: tfrs@miamidade.gov , or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.

13. Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos- cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61.145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting of any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.151 a year after project completion.
    Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

Rev. 4/30/2018

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REQUIREMENTS PER DEPARTMENT OF HEALTH

(NOT A PART OF MD-WASD REVIEW NOR APPROVAL)

NOT A PART OF MD-WASD NOTES OR APPROVAL

WATER MAIN HORIZONTAL SEPARATIONS

1. SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE.
2. BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT. MINIMUM.
3. BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.
4. GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAIN IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.
5. 10 FT. OF ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

6. SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.*
7. PRESSURE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

* NOTE: CENTER 1 – FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS. AT LEAST 6 FEET FROM JOINTS IN GRAVITY OF PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.

TRENCH PROTECTION

TRENCH EXCAVATION PROTECTION SHALL BE ACCOMPLISHED AS REQUIRED BY THE PROVISIONS OF, PART 1926, SUBPART P, EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS STANDARDS AND INTERPRETATIONS.

NOTE
ALL ELEVATIONS SHOWN HEREON REFER TO NGVD 1929

NOTE
ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROP WATER AND SEWER FORCE MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0

NOTE
NO TREES NOR STRUCTURES CAN BE IN ANY MDWASD EASEMENT (TYP.)

NOTE
VERTICAL SEPERATIONS AT ALL CROSSINGS TO COMPLY WITH MDWASD GS 1.5 SHEET 2 OF 2

NOTE
(NOT PART OF MD-WASD REVIEW NOR APPROVAL)
1. SANITARY SEWER SERVICE AREA BELONGS TO THE CITY OF CORAL GABLES
2. SANITARY SEWER PLANS WILL BE SUBMITTED TO CITY OF CORAL GABLES AND RER_DERM SAN UNDER SEPARATE SUBMITTAL

NOTE
1. 2.5 DEGREE MAXIMUM DIP DEFLECTION
2. METER WILL NOT BE INSTALLED IF THE METER BOXES ARE IN A DRIVING SURFACE

NOTE
ALL WATER MAIN, WASTEWATER AND STORM SEWER CROSSINGS, SEPARATION AND CONFLICTS SHALL COMPLY WITH GS 1.5

1. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT AND SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS AVAILABLE AND ON FILE WITH THE DEPARTMENT. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS.
2. COVER OVER WATER OR SEWER FORCE MAINS SHALL BE 4'-0" MIN.
3. ALL MAIN LINE VALVES SHALL BE INSTALLED COMPLETE WITH 10" RISER PIPES AND NO. 3 OR 5.3 VALVE BOXES FIRE HYDRANTS AND SERVICE VALVES SHALL BE INSTALLED COMPLETE WITH 6" RISER PIPES AND NO. 2 VALVE BOXES.
4. ALL FORCE MAIN SERVICE CONNECTIONS INTO PRESSURE TRANSMISSION MAINS SHALL HAVE A SHUT OFF VALVE AND CHECK VALVE AT THE POINT OF ENTRY.
5. ALL GRAVITY SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DEPARTMENT STANDARDS.
6. ALL WATER METERS WILL BE INSTALLED BY THE MIAMI-DADE WATER AND SEWER DEPARTMENT, PROVIDING THE APPROPRIATE CHARGES HAVE BEEN PREPAID.
7. FIRE HYDRANT REQUIREMENTS (NUMBER AND LOCATION) SHALL BE AS REQUIRED BY MIAMI-DADE COUNTY FIRE DEPARTMENT OR THE APPROPRIATE FIRE AGENCY WITH INSTALLATION IN ACCORDANCE WITH DEPARTMENT STANDARDS.
8. CONTRACTOR MUST CALL MDWASD INSPECTION DIVISION TO ARRANGE FOR A PRECONSTRUCTION MEETING 2 FULL BUSINESS DAYS PRIOR TO PROPOSED START OF CONSTRUCTION. CONTACT ONE CALL CENTER 48 HRS PRIOR TO EXCAVATION.
9. CONTRACT INSPECTOR WILL INSPECT ANY FACILITIES APPROVED BY THE DEPARTMENT. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND REQUIREMENTS.
10. WORK PERFORMED UNDER THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE UNTIL FINAL ACCEPTANCE OF THE SYSTEM BY THE DEPARTMENT AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED AND APPROVED BY THE DEPARTMENT:
    a. EASEMENTS, IF REQUIRED
    b. CONTRACTOR'S WAIVER AND RELEASE OF LIEN
    c. ABSOLUTE BILL OF SALE
    d. i. CONTRACTOR'S LETTER OF WARRANTY (I.E., LETTER AGREEMENT)
       ii DEVELOPER'S CONTRACT BOND (I.E., CONTRACT AGREEMENT).
    e. "RECORD DRAWING" PRINTS (24"x 36") SHOWING SPECIFIC LOCATIONS, DEPTH, ETC. OF ALL WATER AND SEWER FACILITIES AS LOCATED BY A LICENSED SURVEYOR & MAPPER, ALONG WITH PRINTS OF "RECORD DRAWINGS" WHICH HAVE BEEN SIGNED AND SEALED BY A REGISTERED SURVEYOR & MAPPER. (No. OF PRINTS: 3-FOR WATER, 4-FOR GRAVITY SEWER AND 5-FOR FORCE MAIN OR PUMP STATION PROJECTS). Submittal of final CAD Files required.
    f. H.R.S. LETTER OF RELEASE REQUIRED FOR ALL WATER PROJECTS
    g. BILL OF SALE SKETCH (8½"x 11") FOR WATER AND SEWER, SEPARATELY
11. ALL NEW CONNECTIONS FROM EXISTING DEPARTMENT MAINS TO BE MADE BY DEPARTMENT FORCES ONLY. THE CONTRACTOR TO EXCAVATE AT REQUIRED LOCATIONS, PROVIDE AND INSTALL MATERIAL WITH FITTINGS, PRIOR TO TAP.
12. AN APPROVED PAVING AND DRAINAGE PLAN MUST BE SUBMITTED TO MDWASD FOR ALL NEW SUBDIVISIONS PRIOR TO APPROVAL OF WATER AND SEWER PERMIT PLANS, UPON REQUEST.
13. UNLESS OTHERWISE SPECIFIED, ALL TAPS 20 INCHES AND SMALLER FOR CONNECTIONS TO EXISTING MAINS WILL BE DONE BY DEPARTMENT FORCES. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE PERMITTED TO TAP EXISTING MAINS IN THE SIZE RANGE SPECIFIED ABOVE. THE TAPPING SLEEVE AND TAPPING VALVE ARE FURNISHED AND INSTALLED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE INSPECTOR.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
03/01/2010	V.F.C.
07/20/2016	D.V.

MIAMI-DADE COUNTY Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

STANDARD DETAIL
STANDARD REQUIREMENTS WATER AND SEWER CONSTRUCTION

GS 0.5 SHEET 1 of 2

1. AT THE COMPLETION OF ANY WATER AND SEWER JOB EITHER DONATION OR CONTRACT, THE CONTRACTOR SHALL SUBMIT:
   a. RECORD DRAWING PRINTS WHICH HAVE BEEN SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (QTY. OF PRINTS AS REQUIRED BY THE DEPARTMENT).
2. "RECORD DRAWING" FORMAT:
   a. 24"x 36" PRINTS
   b. PDF FILE
   c. CADD FILE (DWG OR DXF) ROTATED AND TRANSLATED TO STATE PLANE COORDINATES NAD 83 FLORIDA EAST ZONE
   d. THE WORDS "RECORD DRAWING" IN LARGE LETTERS
   e. TITLE BLOCK WITH DEPARTMENT DS, DW OR ER NUMBER AND PERTINENT INFORMATION
   f. PREFERRED SCALE TO BE 1"= 40' HORIZONTALLY AND 1"= 4' VERTICALLY*
   g. STREET NOMENCLATURE
   h. SEPARATE RECORD DRAWINGS FOR WATER AND SEWER
   i. SEPARATE WATER AND SEWER PROFILE
   j. STATIONING STARTING WITH 0+00 AT PERMANENT REFERENCE POINT (I.E. ℄, ℀, ETC.) OR AS SHOWN ON DESIGN PERMIT PLANS, AND TO RUN CONTINUOUSLY TO END OF MAIN
   k. EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT
   l. IDENTIFY ALL CONTROL LINES (I.E. BLDG. LINE, PROPERTY LINE, R/W, ETC.)
   m. ALL "PROPOSED" INFORMATION TO BE REMOVED FROM PRINTS, LEAVING ONLY RECORD DRAWING INFORMATION REFLECTED IN DRAWINGS
3. WATER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLANS SHOWING PIPE SIZE, MATERIAL AND OFFSET OF MAIN, DEFLECTIONS (IF ANY), STATION OF SERVICES, HYDRANTS, VALVES, FITTINGS, IF ANY, ALL IN STATE PLANE COORDINATES. UTILITY CROSSINGS SHALL BE CLEARLY IDENTIFIED AND LOCATED.
   b. PROFILE SHOWING TOP OF GROUND AND TOP OF PIPE ELEVATIONS AT EVERY 100' STATION AND AT ANY CHANGE IN GRADE (WITH CORRESPONDING STATION), PIPE SIZE AND PIPE MATERIALS REFERENCED TO PLAN.
4. SEWER "RECORD DRAWINGS" MUST INCLUDE:
   a. PLAN SHOWING MANHOLE NUMBER, PIPE SIZE AND PIPE MATERIAL OF PIPE, DEFLECTION, SLOPE OF GRAVITY SEWER, LOCATION OF LATERALS WITH REFERENCE TO MANHOLE AND CLEANOUTS.
   b. THE NORTHERLY AND EASTERLY COORDINATES ON ALL FIELD OBTAINED MEASUREMENTS AND PROVIDED ON ALL RECORD DRAWING SUBMITTALS
   c. PROFILE SHOWING MANHOLE NUMBER (AS PER PLAN), RIM AND INVERT ELEVATIONS (IF MORE THAN ONE INVERT, LABEL NORTH, SOUTH, ETC.), AND STATION STARTING AT 0+00 AT DOWNSTREAM MANHOLE.
5. FORCE MAIN "RECORD DRAWING" SAME AS WATER MAIN.
6. EACH RECORD DRAWING SHALL SHOW THE FLORIDA STATE PLANE COORDINATES (CURRENT READJUSTMENT) OF ALL THE MANHOLES AND VALVES AND OF AT LEAST TWO HORIZONTAL CONTROL POINTS PROPERLY IDENTIFIED AND LOCATED WITHIN THE PROJECT.

* OTHER SCALE MAY BE PERMITTED, BUT MUST BE APPROVED BY THE DEPARTMENT PRIOR TO PREPARATION OF DRAWINGS.

ITEM	CROSS REF.	SPEC. REF.

ISSUE DATE	APPROVED BY
03/11/2009	V.F.C.
07/20/2016	D.V.

MIAMI-DADE COUNTY Delivering Excellence Every Day — WATER & SEWER DEPARTMENT

STANDARD DETAIL
"RECORD DRAWING" REQUIREMENTS

GS 0.5 SHEET 2 of 2

THE FOLLOWING ACTIVITIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS:

- CUT AND PLUGS
- WATER MAIN OFFSETS
- INTERCONNECTIONS
- SERVICE INSTALLATIONS/ RETIREMENTS/ SERVICE TRANSFERS
- HYDRANT INSTALLATIONS/ RETIREMENTS/ RELOCATIONS
- ANY WORK THAT MAY AFFECT THE QUALITY AND/OR QUANTITY OF WASD'S WATER, TRANSMISSION AND DISTRIBUTION SYSTEM

SHALL BE PREFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT. PRIOR TO ANY WORK BEING DONE. THE LICENSED CONTRACTOR SHALL COORDINATE WITH WASD DONATION INSPECTOR FOR THE SCHEDULING OF LICENSED OPERATOR TO BE PRESENT FOR PROPOSED ACTIVITY.

ADDITIONAL NOTES ON EXCAVATION, BACKFILL AND FILL FOR STRUCTURAL FACILITY AND UTILITY SYSTEMS PER MD-WASD SECTION 02314 (NOT A PART OF MD-WASD NOTES OR APPROVAL)

PART 2: (NOT A PART OF MD-WASD NOTES OR APPROVAL)

C. SUITABLE BACKFILL MATERIAL: BACKFILL MATERIAL SHALL BE CLEAN AND FREE FROM ALL ORGANIC MATERIAL.
CLAY, MARL OR UNSTABLE MATERIALS, DEBRIS, LUMPS, OR BROKEN PAVING. NO ROCKS OR STONES LARGER THAN 6 INCHES IN DIAMETER SHALL BE ALLOWED IN ANY BACKFILL MATERIAL FOR BACKFILL MAY BE MATERIAL RESULTING FROM EXCAVATION, IF SUITABLE IN THE OPINION OF THE DEPARTMENT.

D. SELECT BACKFILL MATERIAL: SELECT BACKFILL MATERIAL SPECIFIED HEREIN SHALL MEET ALL THE GENERAL REQUIREMENTS FOR BACKFILL MATERIAL SET FORTH ABOVE, AND IN ADDITION, SHALL BE FREE OF ANY ROCKS OR STONES LARGER THAN 2 INCHES IN DIAMETER. SELECT BACKFILL MATERIAL MAY BE MATERIAL RESULTING FROM TRENCH EXCAVATION, IF SUITABLE IN THE OPINION OF THE DEPARTMENT, CAREFULLY SELECTED TO COMPLY WITH THESE REQUIREMENTS.

NOT A PART OF MD-WASD NOTES OR APPROVAL

FOR ALL PROJECTS WHERE REMOVAL OF UTILITY LINES IS PROPOSED

1. ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE, UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES, BY LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT AS APPLICABLE.
2. ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITES.

ADDITIONAL NOTES FOR MD-WASD EASEMENTS

1. NO STRUCTURES LIKE FENCES AND RELATED FOUNDATIONS, LIGHT POLES, TREES, ETC. SHALL BE PERMITTED INSIDE OF THE M-DWASD'S EASEMENT, INCLUDING WITHIN THE VERTICAL PROJECTIONS THERE OF. EASEMENTS SHALL BE EXCLUSIVELY FOR M-DWASD MAINS. OVERHEAD UTILITIES OR STRUCTURES MAY ONLY CROSS OR BE WITHIN THE VERTICAL PROJECTION OF M-DWASD'S WATER AND SEWER EASEMENTS IF A MINIMUM OF TWENTY FICE (25) FEET CLEARANCE IS PROVIDED.
2. PARTIAL RELEASE OF EASEMENTS ARE NOT ALLOWED. ANY RELEASE OF APORTION OF AN EASEMENT MUST BE DONE BY A COMPLETE RELEASE OF THE ORIGINAL EASEMENT AND A NEW EASEMENT FOR THAT SAME PROJECT PROPERTY. HOWEVER, IF THE ORIGINAL GRANT OF EASEMENT NOW HAS MULTIPLE FOLIOS, THE PROPERTY OWNER MUST GRANT A NEW EASEMENT WITHIN THE PROJECT PROPERTY, AND SHOW THE PORTION OF EASEMENT WITHIN THAT PROJECT PROPERTY TO BE RELEASED, AND ALSO RESTATE THE REMAINING EASEMENTS WITHIN THE OTHER PROPERTIES.
3. RECORD AS-BUILT DRAWINGS SHALL INCLUDE SEPARATE AND INDEPENDENT WATER OR SEWER EASEMENTS, IF ANY, TIED TO PERMANENT REFERENCE POINT.

NOTE:

SALTWATER INTRUSION AREA. ALL PROP. D.I.P. PIPES AND FITTINGS TO BE ZINC COATED AND HAVE POLTHYLENE ENCASEMENT PER MD-WASD DETAIL A 9.0

M-DWASD AGREEMENT ID# 32172a

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

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No.	REVISIONS	DATE	BY

Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A JURDI — LICENSE No 93694 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

KHA PROJECT
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

WATER AND SEWER NOTES

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-600

02/13/2026

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Plotted by: Johnson, Joshua Sheet Set: 1250 South Dixie Highway Layout: C-600 WATER AND SEWER NOTES February 25, 2026 08:04:41pm K:\mia_civil\249164002 - 1250 south dixie highway\CIVIL\CADD\plansheets\C-600 WATER AND SEWER NOTES.dwg

Plotted By:Johnson, Joshua Sheet Set:1250 South Dixie Highway Layout:C-601 UTILITY DEMOLITION PLAN February 25, 2026 08:04:53pm K:\mib_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-601 UTILITY DEMOLITION PLAN.dwg
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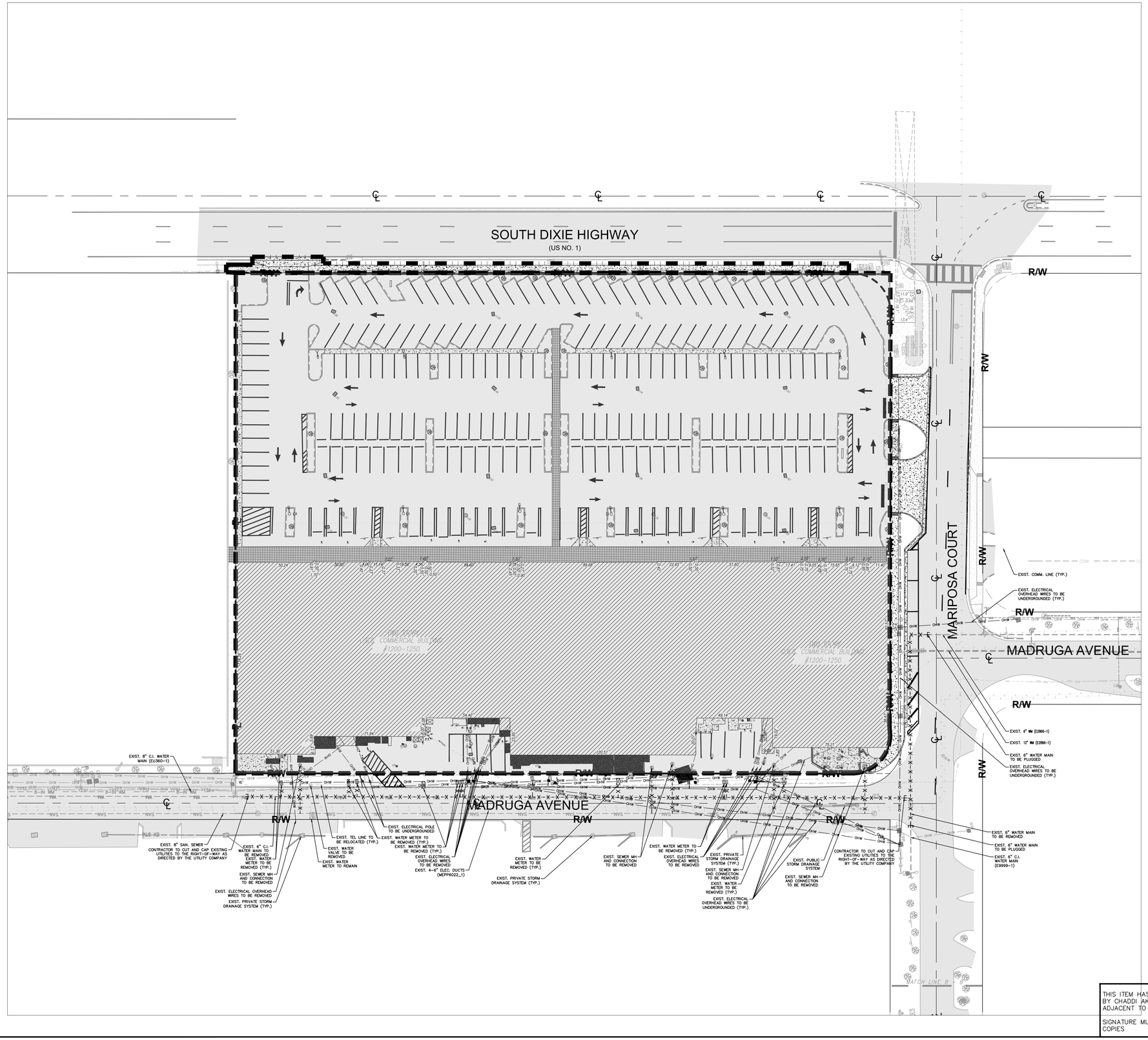

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

- RIGHT-OF-WAY LINE / PROPERTY LINE
- CENTER LINE OF ROADWAY
- MONUMENT LINE OF ROADWAY
- LIMITS OF ONSITE DEMOLITION
- WATER/SEWER UTILITY TO BE REMOVED

No.	REVISIONS	DATE	BY

Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A JURDI
LICENSE No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT	
DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

UTILITY DEMOLITION PLAN

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-601

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Prepared By: Kimley-Horn, 2 Alhambra Plaza, Suite 500, Coral Gables, FL 33134, (305) 673-2025, WWW.KIMLEY-HORN.COM
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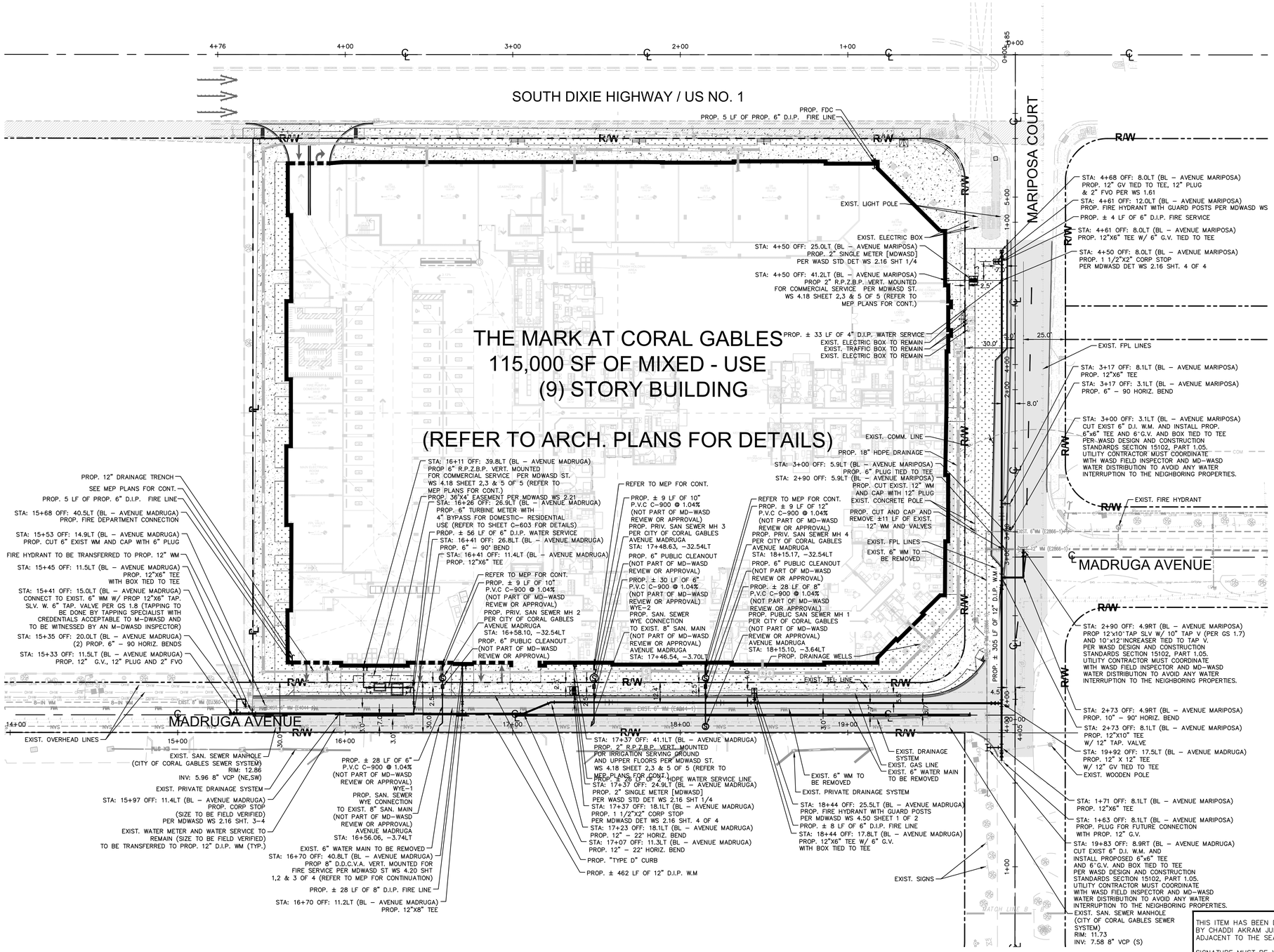

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

- R/W – – ℄ – – RIGHT–OF–WAY / PROPERTY LINE
- ℄ CENTER LINE OF ROADWAY
- M MONUMENT LINE
- PROPOSED BUILDING OUTLINE
- PROP. CONC.
- PROP. LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROP. STORM LINE
- PROP. SANITARY SEWER LINE
- PROP. WATER LINE

NOTE:

1. FOR RECONNECTION OF 4" SERVICES AND LARGER, THE UTILITY CONTRACTOR MUST PROVIDE THE REQUIRED TEE AND VALVE TO TRANSFER THE EXISTING SERVICE TO THE PROPOSED 12" D.I.P WATER MAIN.
2. BEFORE CONSTRUCTION, THE DEVELOPER AND UTILITY CONTRACTOR ARE RESPONSIBLE AT THEIR EXPENSE FOR FIELD VERIFYING AND OFFSETTING THE UNDERGROUND UTILITIES IN CONFLICT WITH WASD WATER/SEWER ASSETS TO THE PROPOSED BLDG.

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Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

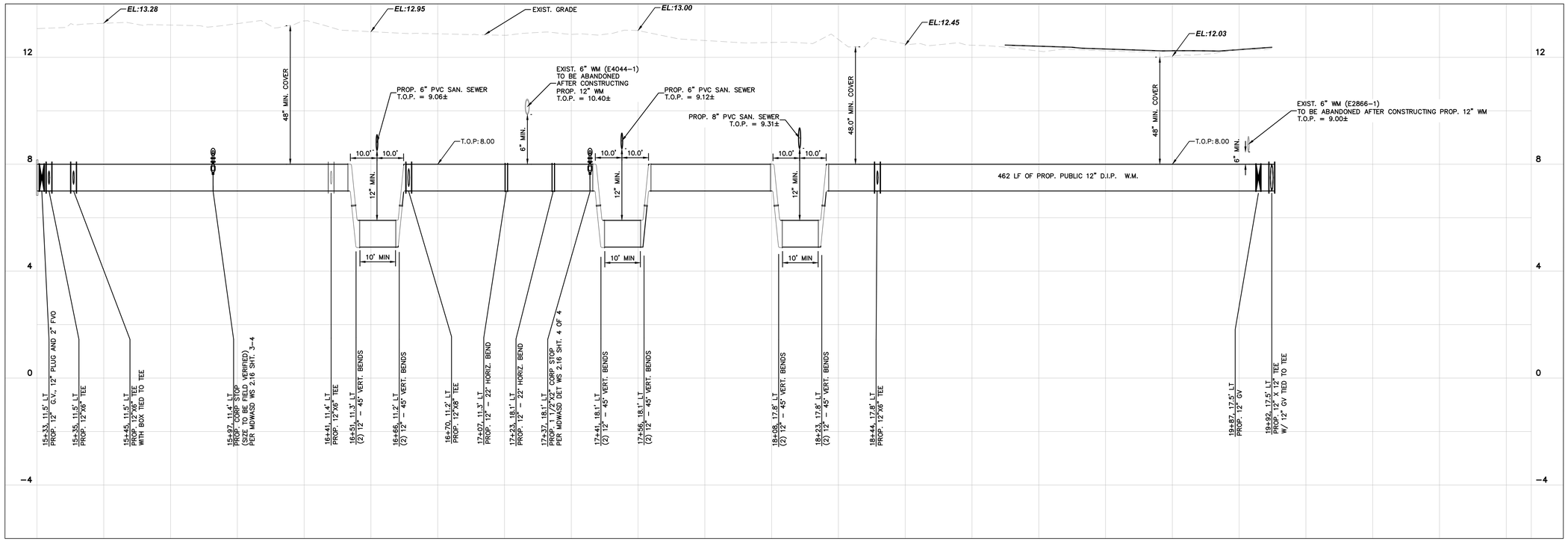
CHADDI A JURDI
LICENSE
No 93694
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

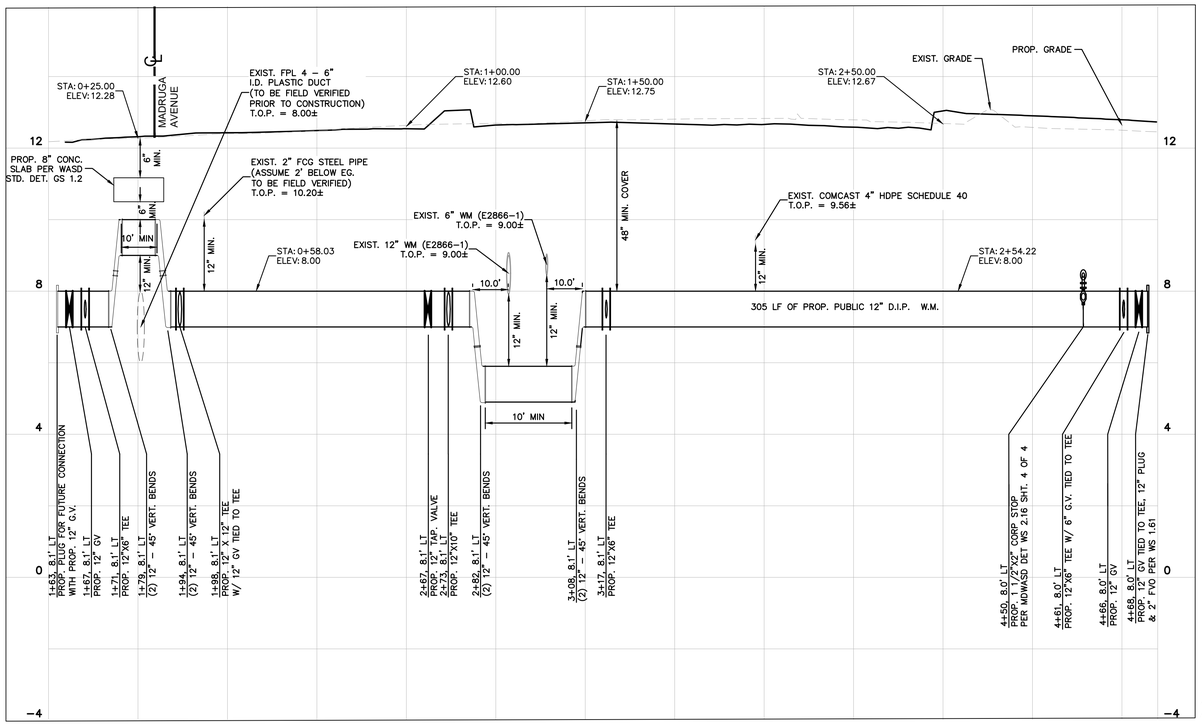
WATER & SEWER PLAN

SHEET NUMBER
C-602

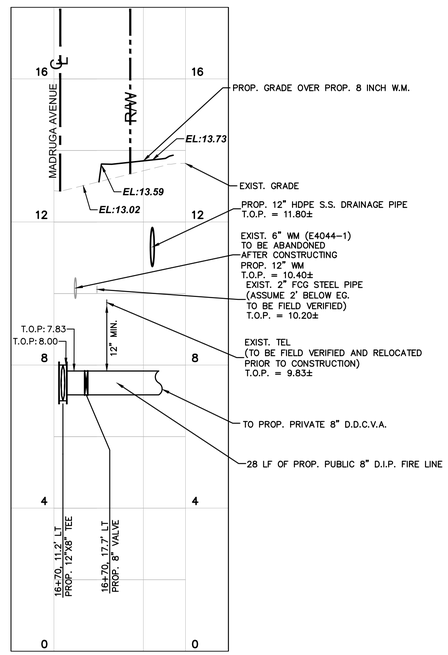


GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL
0 1 2 4
VERTICAL

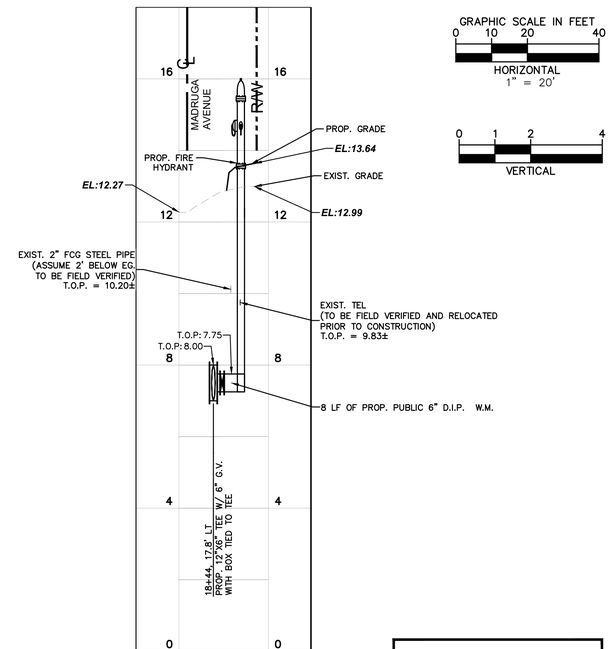
462 LF OF PROP. 12" WATER MAIN EXTENSION - MADRUGA AVENUE



305 LF OF PROP. 12" WATER MAIN EXTENSION MARIPOSA COURT



28 LF OF PROP. 8" FIRE LINE MADRUGA AVENUE



PROP. FIRE HYDRANT MADRUGA AVENUE

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M-DWASD AGREEMENT ID# 32172a

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A. JURDI ★ LICENSE No 93694 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER ★
02/13/2026

KHA PROJECT 249164002
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

WATER PROFILE

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-603

Plotted By: Johnson, Joshua Sheet Set: 1250 South Dixie Highway Layout: C-603 WATER PROFILE February 25, 2026 08:05:35pm K:\mib_civil\249164002 - 1200 south dixie highway\CIVIL\CADD\plansheets\C-605 SEWER PROFILES.dwg
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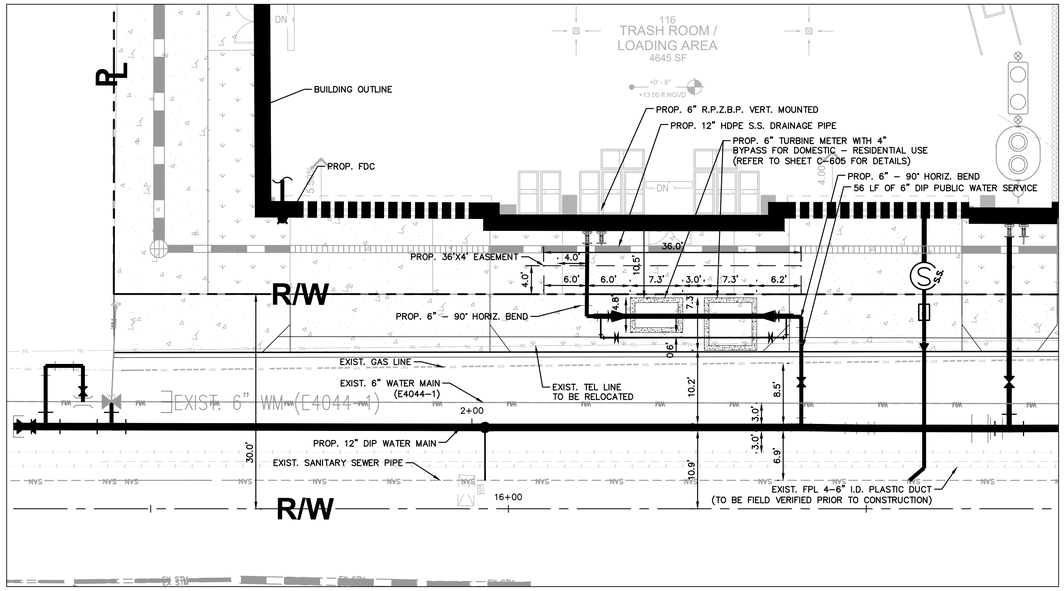
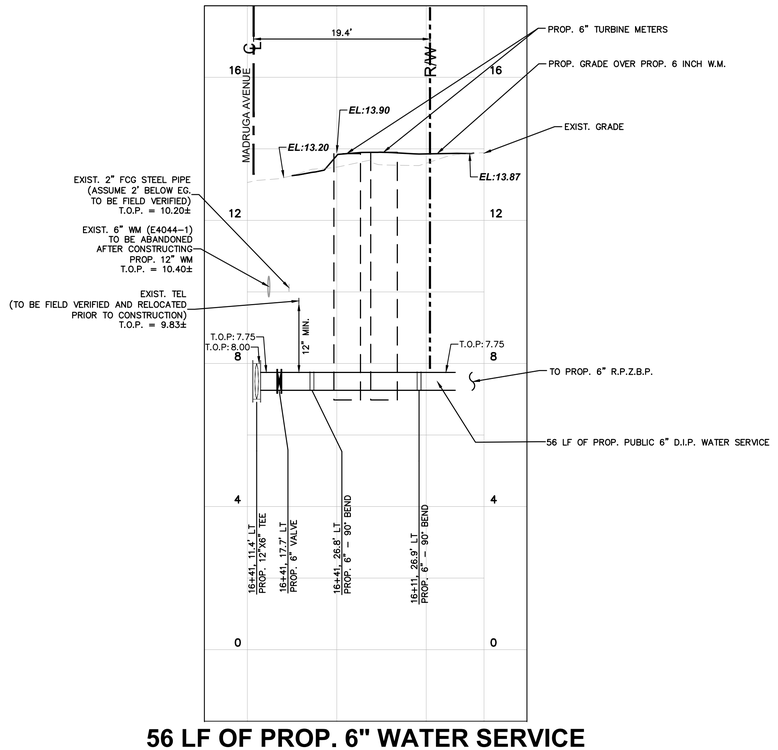


PROP. 6" TURBINE METER DETAIL



56 LF OF PROP. 6" WATER SERVICE
MADRUGA AVENUE

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20
HORIZONTAL
1" = 10'

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL
1" = 20'
0 1 2 4
VERTICAL
1" = 2'

M–DWASD
AGREEMENT ID# 32172a

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A JURDI
LICENSE No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT 249164002
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

WATER PLAN & PROFILE

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-604

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Posted By: cjurdi on 02/13/2026 at 4:04:00 PM, Plotted By: cjurdi on 02/13/2026 at 4:04:00 PM, Plotted Drawing File: J:\PROJECTS\249164002 - 1250 S DIXIE HIGHWAY, CORAL GABLES, FL\CIVIL\CAD\SHEETS\C-605 SEWER PROFILES.DWG
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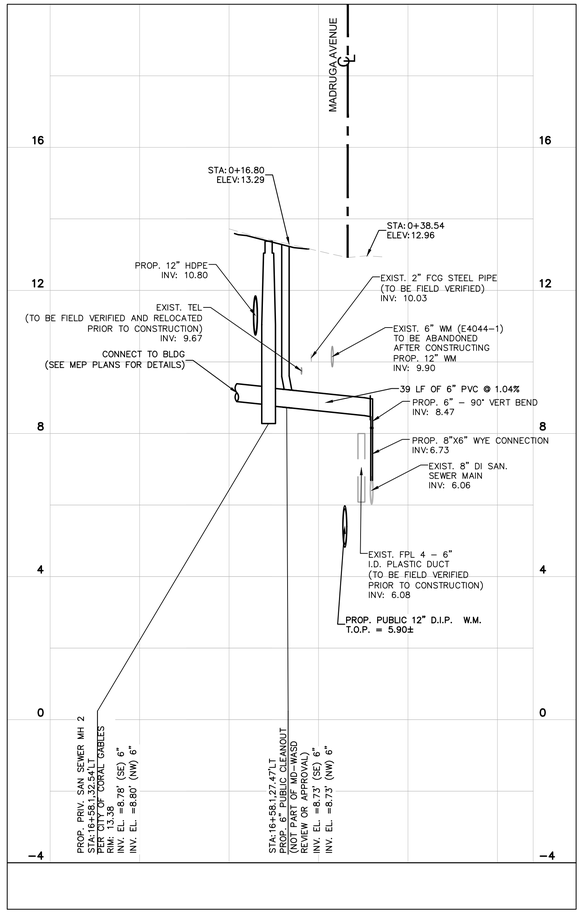
GRAPHIC SCALE IN FEET
0 ## ## ##

LEGEND:

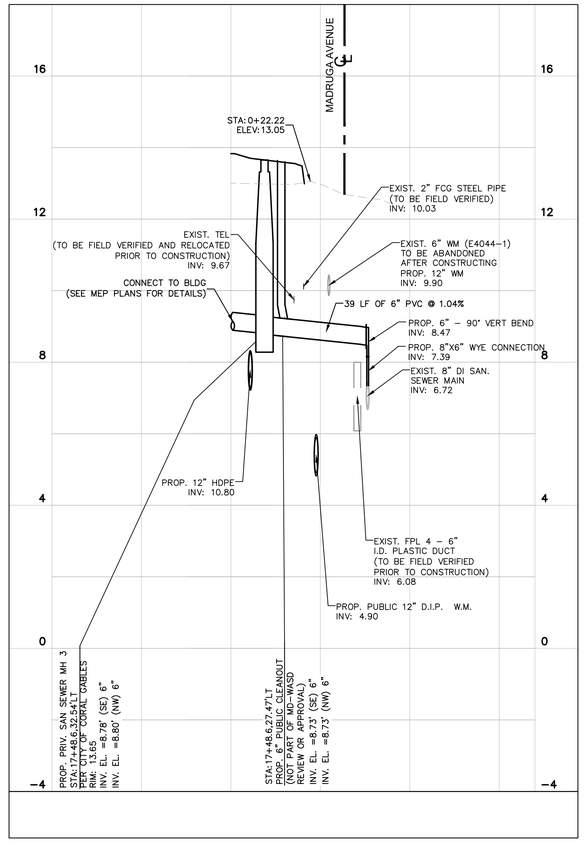
- CENTER LINE OF ROADWAY
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- MONUMENT LINE



PROFILE #1
SEWER LATERAL 1
MADRUGA AVE

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL



PROFILE #2
SEWER LATERAL 2
MADRUGA AVE

GRAPHIC SCALE IN FEET
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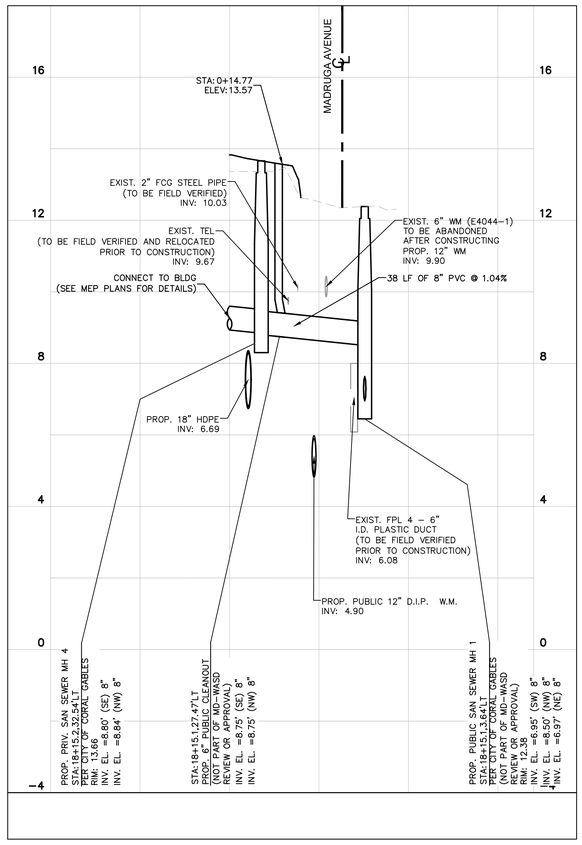
HORIZONTAL

0 1 2 4
VERTICAL



PROFILE #3
SEWER LATERAL 3
MADRUGA AVE

GRAPHIC SCALE IN FEET
0 10 20 40
HORIZONTAL

0 1 2 4
VERTICAL

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

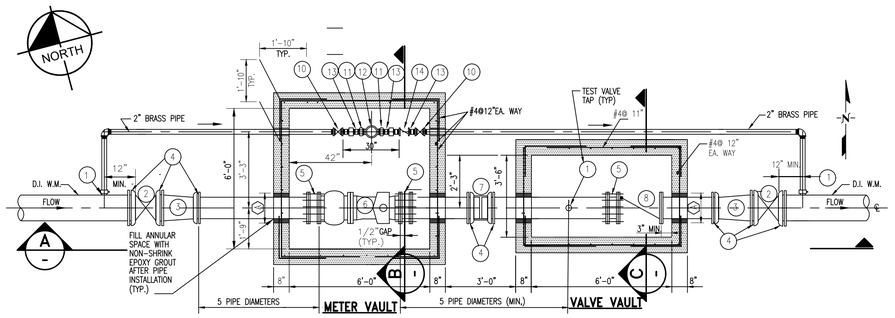
CHADDI A. JURDI
LICENSE
No 93694
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT 249164002
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

SEWER PROFILES

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-605



METER W/2" BY PASS (STANDARD) SECTIONAL PLAN

N.T.S.

SEE TYPICAL SECTION FOR 4" METER IN NON-TRAFFIC AREAS AT LOW-RIGHT CORNER OF THIS DRAWING.

NOTES ABOUT THE USE THESE GUIDELINES: ⚠(READ, COMPLY AND ERASE)

1) THESE GUIDELINES ARE MINIMUM DESIGN REQUIREMENTS PROPOSED BY THE DEPARTMENT. THE USER OF THESE DRAWINGS SHALL VERIFY AND MODIFY INFORMATION SHOWN HERE TO MAKE HIS DESIGN COMPLY WITH ALL APPLICABLE CODES AND STANDARDS.

2) USER OF THESE DESIGN GUIDELINES NEEDS TO MODIFY PLANS AND SECTIONS SHOWN HERE TO REFLECT HIS ACTUAL DESIGN CONDITIONS.

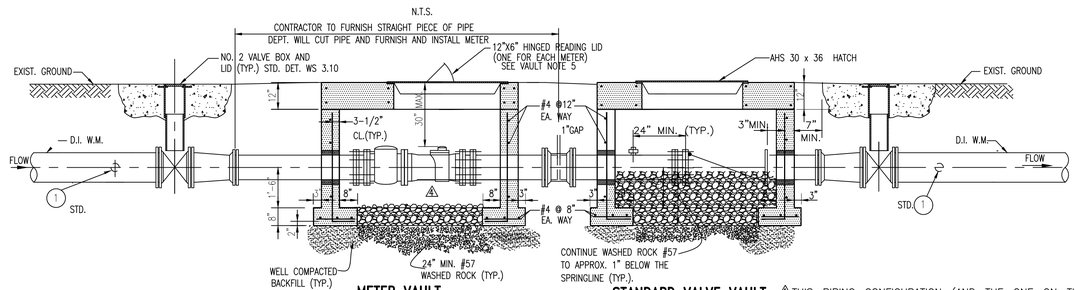
3) THE DEPARTMENT HAS THE RIGHT TO CALL FOR ADDITIONAL REQUIREMENTS.

4) FINALLY, THE USER OF THESE GUIDELINES MUST ERASE THE COMPLETE TITLE BLOCK ON THE RIGHT MARGIN OF THIS DRAWING AND SUBSTITUTE IT WITH HIS DESIGN FIRM NAME AND LOGO, TITLE OF THE SPECIFIC PROJECT, SHEET NAME AND NUMBER, ENGINEER OF RECORD NAME AND REGISTRATION NUMBER WITH SPACE FOR SIGNATURE AND SEAL, AND ALL OTHER INFORMATION THAT HE DEEMS APPROPRIATE.

INSTALLATION NOTES:

⚠1) PRESSURE REDUCING OR FLOW DISTURBING DEVICE SHALL NOT BE INSTALLED CLOSER THAN 5-PIPE DIAMETERS UPSTREAM OR DOWNSTREAM FROM THE METERS.
2) ALL PIPES SHALL BE WRAPPED WITH TWO LAYERS OF 30# ROOFING FELT, WHERE THEY PASS TROUGH VAULT WALLS AND THE ANNULAR SPACE FILLED WITH GROUT AFTER PIPE INSTALLATION.
3) CONCRETE VAULTS SHALL BE AS MANUFACTURED BY U.S. PRECAST OR APPROVED EQUAL.
4) CONCRETE TO OBTAIN A MAX. COMPRESSIVE STRENGTH f'= 4,000 psi. AT 28 DAYS.
5) REINFORCEMENT TO COMPLY WITH ASTM-A-615 WITH A MIN. YIELD STRENGTH F=60,000 psi.
6) ALL PIPE AND FITTINGS SHALL BE DUCTILE IRON, CEMENT LINED, UNLESS OTHERWISE CALLED FOR.
⚠7) RESTRAIN ALL MECHANICAL JOINTS WITH MEGALUGS OR APPROVED EQUAL.
8) ALLOW A ½" GAP BETWEEN FACE OF FLANGE AND CONNECTING PIPE TO FACILITATE ASSEMBLY/DISASSEMBLY AT ALL MEGA-FLANGE ADAPTERS (MARK 5).

N.T.S.



METER VAULT

STANDARD VALVE VAULT

⚠THIS PIPING CONFIGURATION (AND THE ONE ON THE LEFT SIDE), SHALL BE USED WHEN THE METER W/4" OR 6" BY PASS (SPECIAL APPLICATIONS) IS USED; IF THIS WILL BE THE CASE, SUBSTITUTE THE PIPING LAYOUT SHOWN ON BOTH SIDES OF SECTION "A" WITH THIS MODIFIED LAYOUT, OTHERWISE ERASE THEM.

⚠NOTES:

LEAVE 12" MIN. SPACE BETWEEN THE BOTTOM OF PIPE AND TOP OF WASHED ROCK #57 UNTIL METER IS INSTALLED

SECTION A

N.T.S.

LIST OF MATERIALS

MARK	ITEM		QTY.	METER SIZE 4	6	8	10
				DIAM. ACCORDING TO METER SIZE			
1	AWWA/CC TAPER THREAD X FEMALE I.P. THREAD OUTLET, FORD FB 1600 SERIES OR EQUAL.	-STD.2"	3	1-1/2x 2			
2	N.R.S. GATE VALVE, M.J.	-STD.2"	2	6			
3	SMALL END M.J. BELL x P.E. REDUCER		2	6 x 4			
4	MEGALUG RETAINER GLAND OR	-STD.2"	AS	A S R E Q U I R E D			
5	MEGAFLANGE ADAPTER						
6	SENSUS TURBO-METER W/ STRAINER, FLG.		1 OR 2	A S R E Q U I R E D			
7	SOLID SLEEVE, M.J.	-STD.2"	1	4			
8	DETECTOR CHECK VALVE W/O METER TRM, FLG. AMES 1000 SS OR EQUAL	- STD.2"	1	4			
9	SWING CHECK VALVE		1	A S R E Q U I R E D			
⚠ 10	BALL VALVE FORD #B11-777 OR EQUAL		2	2			
11	COMPRESSION COUPLING (LOK-PAK)		2	2			
12	DISPLACEMENT TYPE METER		1	2			
13	G.S. SHORT NIPPLE		3	2			
14	CHECK VALVE, THD.		1	2			
15	TEE, M.J.		2	–			
16	90° M.J. BEND		2	–			
17	FLG. X P.E., LGTH. AS REQ'D			A S R E Q U I R E D			

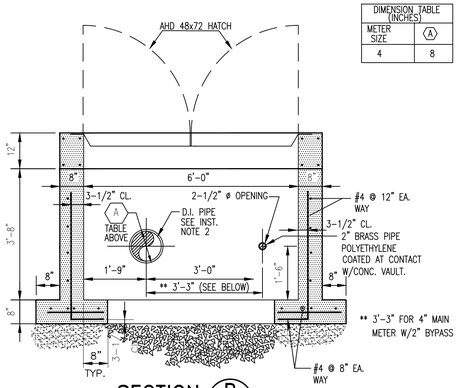
⚠PLEASE EDIT OR INDICATE METER(S) SIZE

ALL SIZES ARE GIVEN IN INCHES

CAPACITY TABLE BASED ON SENSUS OMNI T-2 METER				
MAIN SIZE	MAIN GPM @ 5 FPS	METER SIZE	OPERATING RANGE (GPM) LOW - MAX	PRESSURE LOSS AT MAX. FLOW (psi)
6"	440	4"	3.0 - 1000	8.7

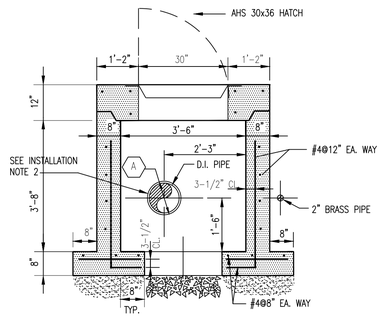
SUGGESTED REDUCTION ON SIZE FROM MAIN TO METER SIZE SHALL BE BASED ON ESTIMATED FLOWS.

DIMENSION TABLE (INCHES)	
METER SIZE	(A)
4	8



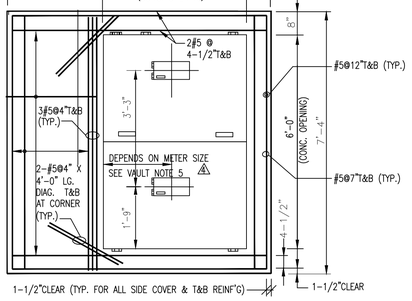
SECTION B

N.T.S.

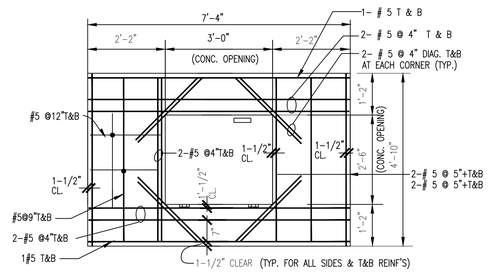


SECTION C

N.T.S.



METER VAULT



STANDARD VALVE VAULT

TOP VIEWS

N.T.S.

VAULT NOTES:

1) FRAME OF HATCH IS NOT SHOWN ON THE TOP VIEWS.

2) FOR 6' x 6' VAULT, USE AHD 48" X 72" ALUMINUM HATCH WITH S.S. VERTICAL COMPRESSION SPRINGS AND S.S. ACCESSORIES..

3) FOR 6' x 3'-6" VAULT, USE AHS 30" X 36" ALUMINUM HATCH WITH S.S. VERTICAL COMPRESSION SPRINGS AND S.S. ACCESSORIES..

4) PER MANUFACTURER, U.S. FOUNDRY, (OR APPROVED EQUAL), THESE HATCHES ARE INTENDED FOR USE ON OFF STREET LOCATIONS THAT MAY OCCASIONALLY RECEIVE AASHTO H-20 WHEEL LOADS.

⚠5) CENTER 12" X 6" HINGED READING LID OVER METER DIAL AT BOTH METERS. CONFIRM DIMENSIONS PRIOR TO ORDERING.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

No.	REVISIONS	DATE	BY

Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

CHADDI A. JURDI LICENSE No 93694 STATE OF FLORIDA PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT
DATE 02/13/2026
SCALE AS SHOWN
DESIGNED BY CJ
DRAWN BY SK
CHECKED BY JP

WATER MAIN TURBINE METER DETAILS

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-606

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2005-WSD-24x36.dwg

ROADWAY LIGHTING DESIGN CRITERIA

(FDOT GREENBOOK – LOCAL ROAD, INTERMEDIATE, R3 SURFACE)

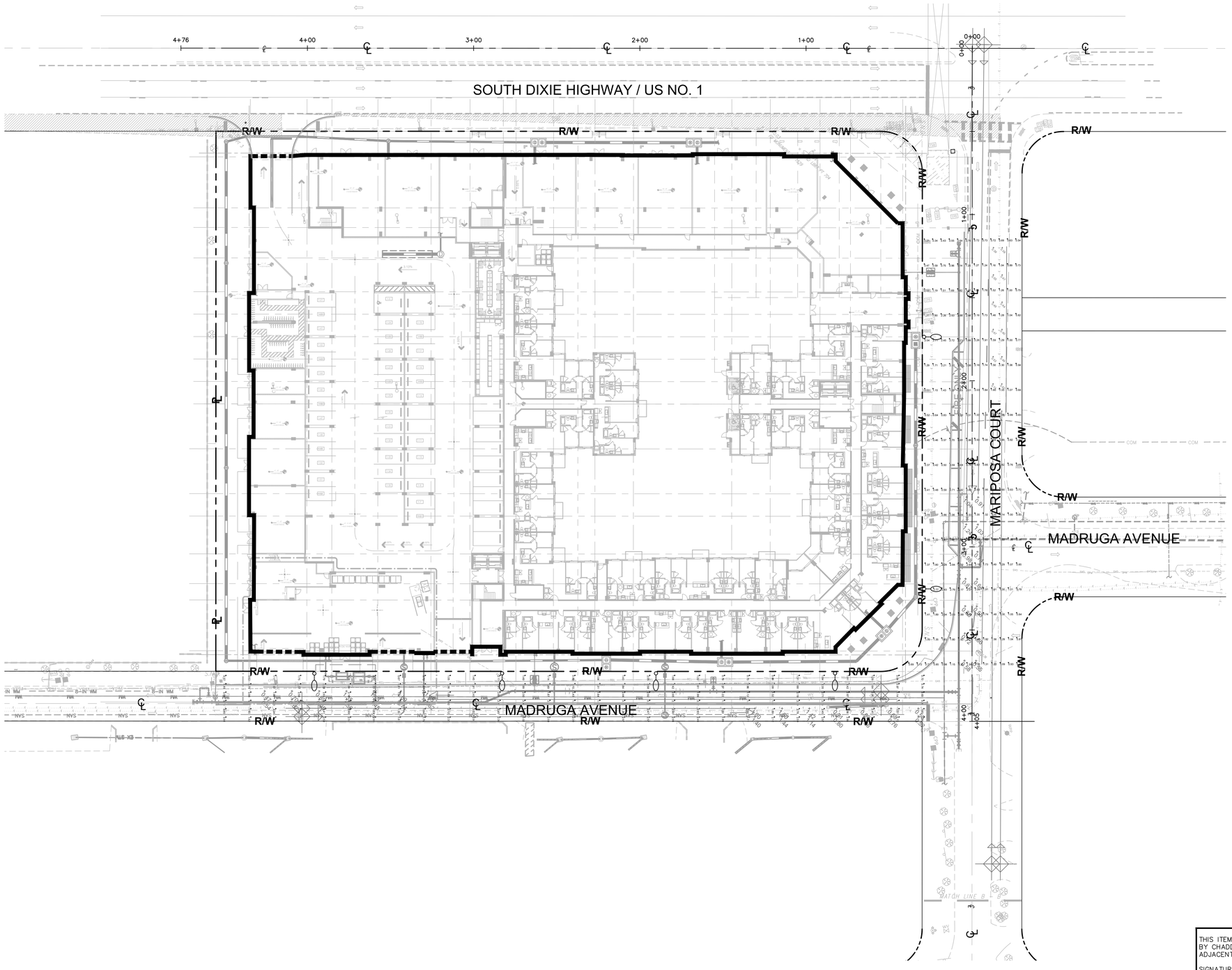
AVERAGE MAINTAINED INTENSITY	0.7 MIN FOOT CANDLES
UNIFORMITY RATIO AVG./MIN	6:1 OR LESS
VEILING LUMINANCE RATIO Lvmax/Lavg	0.4:1 OR LESS

PHOTOMETRIC CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	AVG MAINTAINED INTENSITY	MAX	MIN	UNIFORMITY RATIO AVG/MIN
MARIPOSA COURT	ILLUMINANCE	Fc	1.33	3.0	0.3	4.59
MADRUGA AVENUE	ILLUMINANCE	Fc	1.87	3.3	0.4	5.05
SIDEWALK – MARIPOSA LEFT	ILLUMINANCE	Fc	0.93	2.7	0.3	3.10
SIDEWALK – MARIPOSA RIGHT	ILLUMINANCE	Fc	0.83	1.1	0.5	1.66
SIDEWALK – MARDUGA	ILLUMINANCE	Fc	1.24	2.2	0.4	3.10

VEILING LUMINANCE SUMMARY

LABEL	Cd/SqM
MARIPOSA WB	0.37
MARIPOSA EB	0.25
MADRUGA NB	0.39
MADRUGA SB	0.33



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

- R/W – – – ℄ — RIGHT-OF-WAY / PROPERTY LINE
- — – – ℄ – – — CENTER LINE OF ROADWAY
- ▬▬▬ PROPOSED BUILDING OUTLINE
- x.x PHOTOMETRIC ANALYSIS RESULTS (FOOT CANDLES)
- PROPOSED FPL STREETLIGHT HOLOPHANE MEMPHIS TEARDROP 140 W, 3000K CCT, TYPE 3 DISTRIBUTION WITH 6-FT DECORATIVE SINGLE TENON BRACKET ARM (FPL ROADWAY LIGHTING CATALOG: BRACKET OPTION 3)
  37-FT CONCRETE POLE, 30-FT MOUNTING HEIGHT (FPL ROADWAY LIGHTING CATALOG: POLE OPTION 4)
  CURVE NO.: MPL3_P45S_30K_TG3_RFD330679

GENERAL NOTES:

1. LIGHT FIXTURES AND POLES TO BE FURNISHED AND INSTALLED BY FPL.
2. FPL WILL BE RESPONSIBLE FOR THE RESTORATION OF THE PROJECT AREA REMOVED OR DAMAGED RESULTING FROM THE INSTALLATION OF THE FPL SUPPLIED LIGHT POLES AND ASSOCIATED HARDWARE (PULL BOXES, CONDUIT, ETC.).
3. ALL OVERHEAD ELECTRIC LINES AND OVERHEAD UTILITIES WILL BE PLACED UNDERGROUND IN THE PROJECT AREA BY OTHERS AS CONSTRUCTION COMMENCES.
4. 30' R/W ALONG MADRUGA AVE, PURSUANT TO THE SURVEY.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHADDI AKRAM JURDI, P.E., ON THE DATE ADJACENT TO THE SEAL.

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
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CHADDI AKRAM JURDI
LICENSE No 93694
STATE OF FLORIDA
PROFESSIONAL ENGINEER
02/13/2026

KHA PROJECT	
DATE	02/13/2026
SCALE	AS SHOWN
DESIGNED BY	CJ
DRAWN BY	SK
CHECKED BY	JP

LIGHTING PLAN

1250 SOUTH DIXIE HIGHWAY
PREPARED FOR
THE MARK AT CORAL GABLES, LLC
CORAL GABLES FL

SHEET NUMBER
C-700

Provided By: Kimley-Horn | Sheet Set: 1250 South Dixie Highway | Layout: C-700 LIGHTING PLAN | Saved: 2/13/2026 8:08:00 AM | Plotted: 2/13/2026 8:08:01 AM
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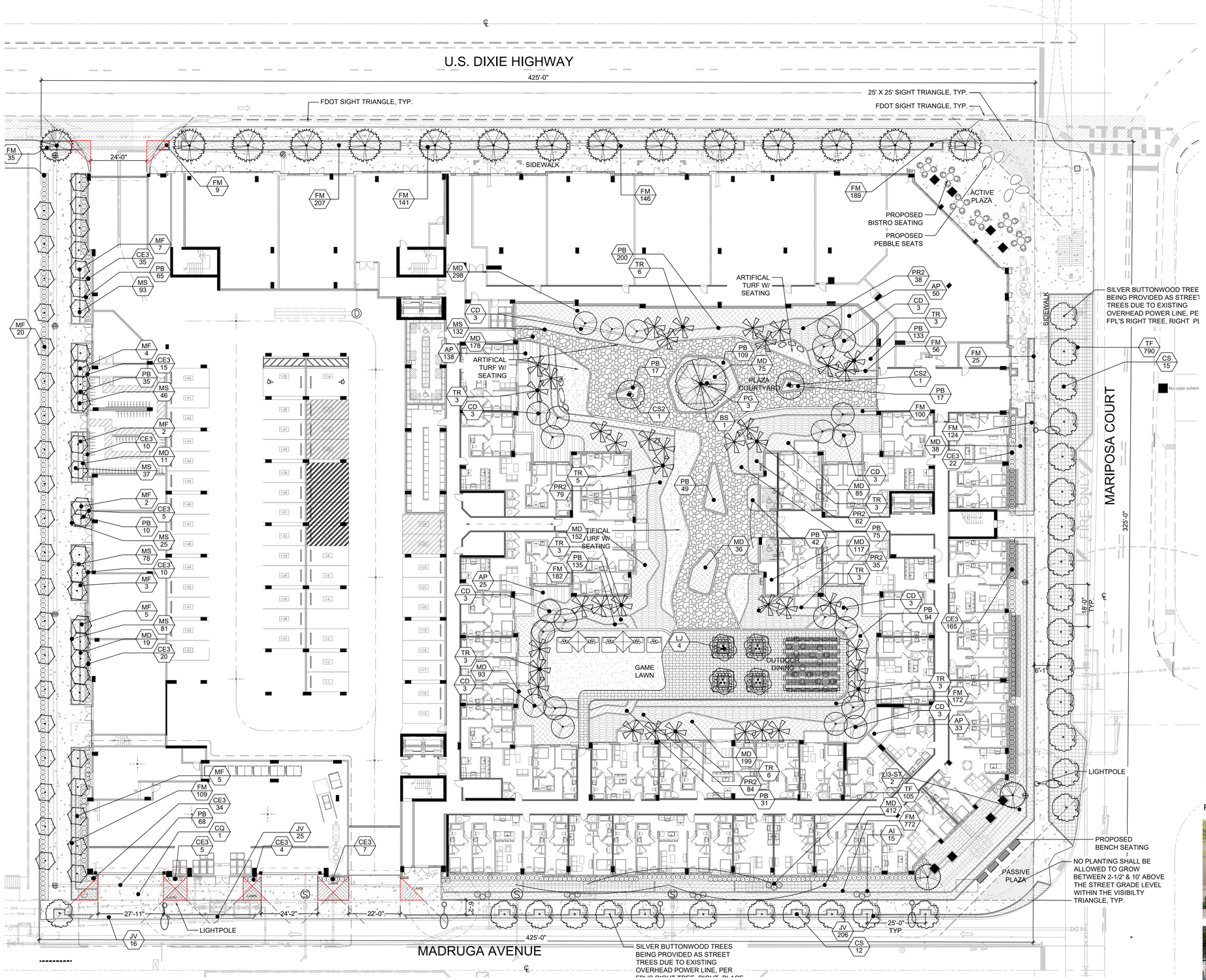

LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

SIGHT TRIANGLE NOTE:

NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE, MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION

NOTE: IRRIGATION PLAN TO BE PROVIDED AT THE TIME OF PERMIT.

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Transect Zone: RTZ — Net Lot Area 3.16 acres 137,857 s.f.

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square Feet of open space required, as indicated on site plan: Net lot area = 137,857 s.f. x 15 % = 20,678 s.f.	20,678	45,585
B. Square Feet of parking lot open space required by Article 9, as indicated on site plan: No. outside/ground-level parking spaces N/A x 10 s.f. per parking spaces =	N/A	N/A
C. Total s.f. of landscaped open space required: A + B =	20,678	45,585
LAWN AREA CALCULATION		
A. 45,585 total s.f. of landscaped open space required by Chapter 33		
B. Maximum lawn area (sod) permitted = 20 % x 45,585 s.f. =	9,117	N/A
TREES		
A. No. trees required per net lot acre of open space = 28 trees x 3.16 net lot acres =	89	89+
No. trees planted on upper levels (25% of required trees)	0	0
B. % Palms Allowed: No. trees provided x 30% =	27	27
C. % Natives Required: No. trees provided x 30% =	27	27+
D. % Drought tolerant and low maintenance: Number of tees provided x 50%=	45	45
E. Street trees (maximum average spacing of 30' o.c.): 401 linear feet along street =	14	14+
F. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 676 linear feet along street / 25 =	27	27+
G. Total Trees Required A + E = 117 Total Trees	130	130+
SHRUBS		
A. No. of shrubs required =No. trees required x 10	1,170	1,170+
B. % of native shrubs required: No. shrubs provided x 30% =	351	351+
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 50%=	585	585+

SEE LANDSCAPE LIST

PLANT SCHEDULE

SYMBOL	CODE	QTY.	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	NOTES
TREES							
	BS	1	Bursera simaruba Gumbo Limbo	20' HT. X 10' SPR. 6" CAL. MIN.	-	Y	CHARACTER SPECIMEN
	CG	15	Caesalpinia granadillo Bridal Veil Tree	16' HT. X 8' SPR. 4" DBH.	F.G.	N	STREET TREE
	CD	24	Coccoloba diversifolia Pigeon Plum	12' HT. X 6' SPR. 3" DBH.	-	Y	-
	CS	27	Conocarpus erectus sericeus Silver Buttonwood	12' HT. X 4' SPR. X 2" CAL.	F.G.	Y	STREET TREE
	CS2	2	Conocarpus erectus sericeus Silver Buttonwood	12' HT. X 6' SPR.	F.G.	Y	MULTI TRUNK
	LI3-ST	2	Lagerstroemia indica 'Muskogee' Muskogee Crape Myrtle	12' HT. X 6' SPR. X 2" CAL.	F.G.	N	MULTI TRUNK - WHITE
	LJ	4	Ligustrum japonicum Japanese Privet	12' HT. X 12' SPR.	F.G.	N	MULTI TRUNK
	MF	48	Myrcianthes fragrans Simpson's Stopper	12' O.A. HT.		Y	MULTI TRUNK
PALM TREES							
	TR	38	Thrinax radiata Florida Thatch Palm	5' - 6' O.A. HT.	F.G.	Y	-
SHRUBS							
	AI	15	Alcantarea imperialis Imperial Bromeliad (By Bulls Bromeliads	36" HT. X 36" SPR.	17" POT	N	-
	CE3	494	Concavcarpus erectus Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	7 GAL.	Y	-
	CQ	1	Crinum augustum 'Queen Emma' Queen Emma Crinum Lily	36" HT. X 36" SPR.	7 GAL.	N	-
	PG	3	Philodendron gigantenum Giant Philodendron	---			
SHRUB AREAS							
	AP	246	Alpinia purpurata Red Ginger	30" HT X 24" SPR. /24" O.C.	-	N	-
	MD	1,713	Monstera deliciosa Swiss Cheese Plant	30" HT X 24" SPR. /24" O.C.	3 GAL.	N	-
	PB	1,080	Philodendron Burle Marx Burle Marx	24" HT. X 24" SPR. / 18" O.C.		N	-
	PR2	298	Philodendron x 'Rojo Congo' Congo Red Philodendron	24" HT. X 24" SPR. / 36" O.C.	3 GAL.	N	-
	TF	895	Tripsacum floridana Dwarf Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.		Y	-
GROUND COVERS							
	FM	2,267	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.		N	-
	JV	247	Jasminum volubile Wax Jasmine	18" HT. X 18" SPR. / 18 O.C.	3 GAL.	N	-
	MS	492	Microsorum scolopendria Wart Fern	15" HT. X 15" SPR. / 15" O.C.	3 GAL.	N	-

PUBLIC REALM CHARACTER IMAGERY

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3689 fax/mail: 954.923.3689
www.witkindesign.com

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Project:

THE MARK

1250 S DIXIE HWY, CORAL GABLES, FL 33146

LANDSCAPE PLAN

Revisions:	Date:	By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Landscape Plan

Date: 11/14/2025

Scale: See Left

Drawn by: SCM

Sheet No.:

L-1

Cad Id.: 2023-037

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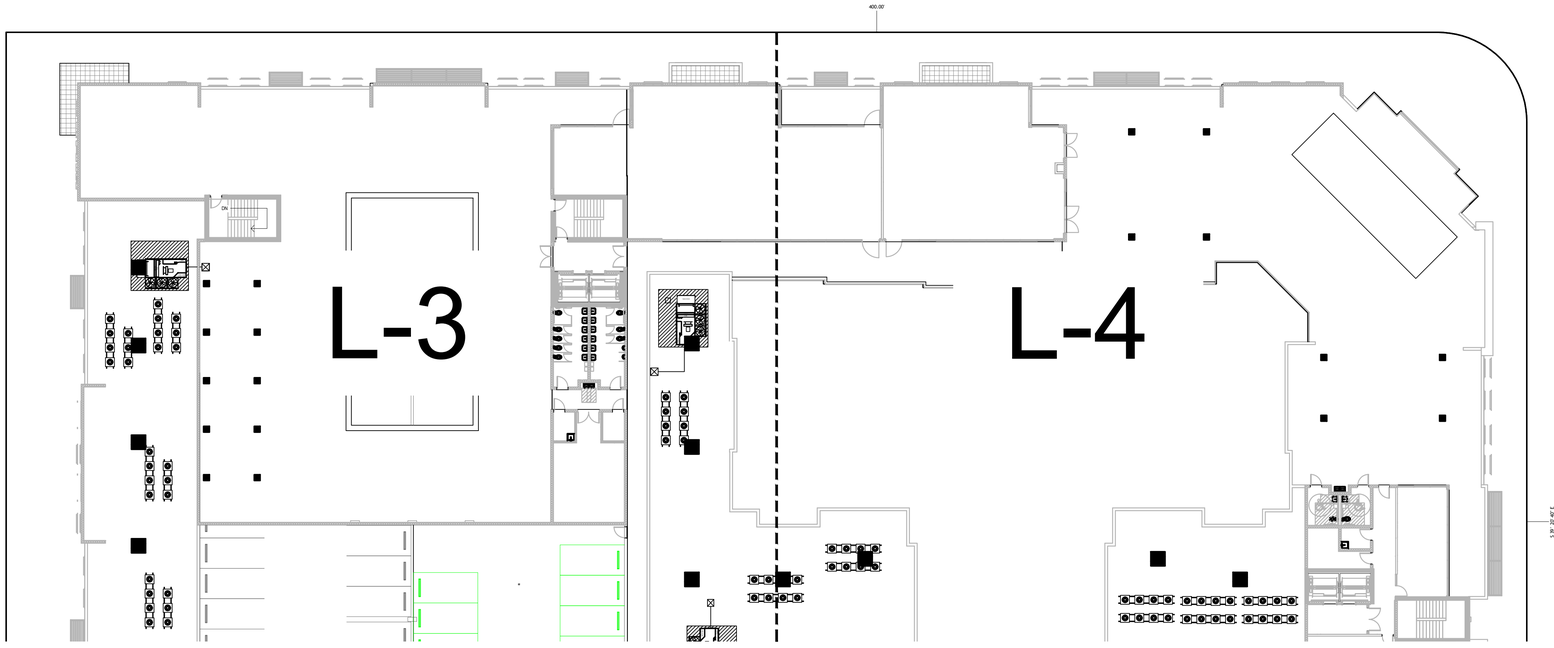


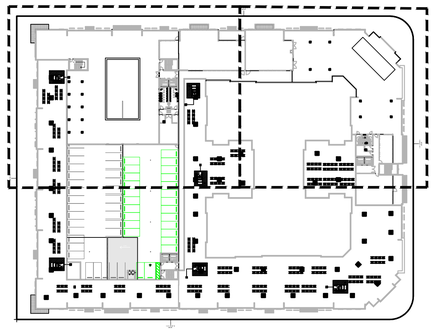
9TH LEVEL LANDSCAPE PLAN

Scale: 1"=20'

NORTH

SHEET INDEX:

L-1 INDEX
L-2 LANDSCAPE PLAN
L-3 LANDSCAPE PLAN



KEY PLAN

Scale: NTS

NORTH

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS2	1	Bursera simaruba Gumbo Limbo	16'-18' O.A. H.T.	Y	CHARACTER SPECIMEN
	MF	4	Myrcianthes fragrans Simpson's Stopper	12` O.A. HT.	Y	MULTI TRUNK
PALM TREES						
	CN2	8	Cocos nucifera Coconut Palm	10` C.T.	Y	-
SHRUBS						
	AO	10	Alcantarea odorata Silver - Blue Bromeliad	36" HT. X 36" SPR.	N	-
	SA2	22	Strelitzia alba White Bird of Paradise	24" HT. X 24" SPR. / 24" O.C.	N	-
SHRUB AREAS						
	CI	144	Chrysobalanus icaco 'Horizontalis' Horizontal Coco Plum	18" HT. X 18" SPR. / 18 O.C.	Y	-
	PB	51	Philodendron Burle Marx Burle Marx	24" HT. X 24" SPR. / 18" O.C.	N	-
	TF	156	Tripsacum floridana Dwarf Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
	FM	225	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.4566 facsimile: 954.923.9609
www.witkinhultsdesign.com

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Project:

THE MARK

1250 S DIXIE HWY, CORAL GABLES, FL 33146

9TH LEVEL LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: 9th Level Landscape Plan

Date: 11/14/2025

Scale: See Left

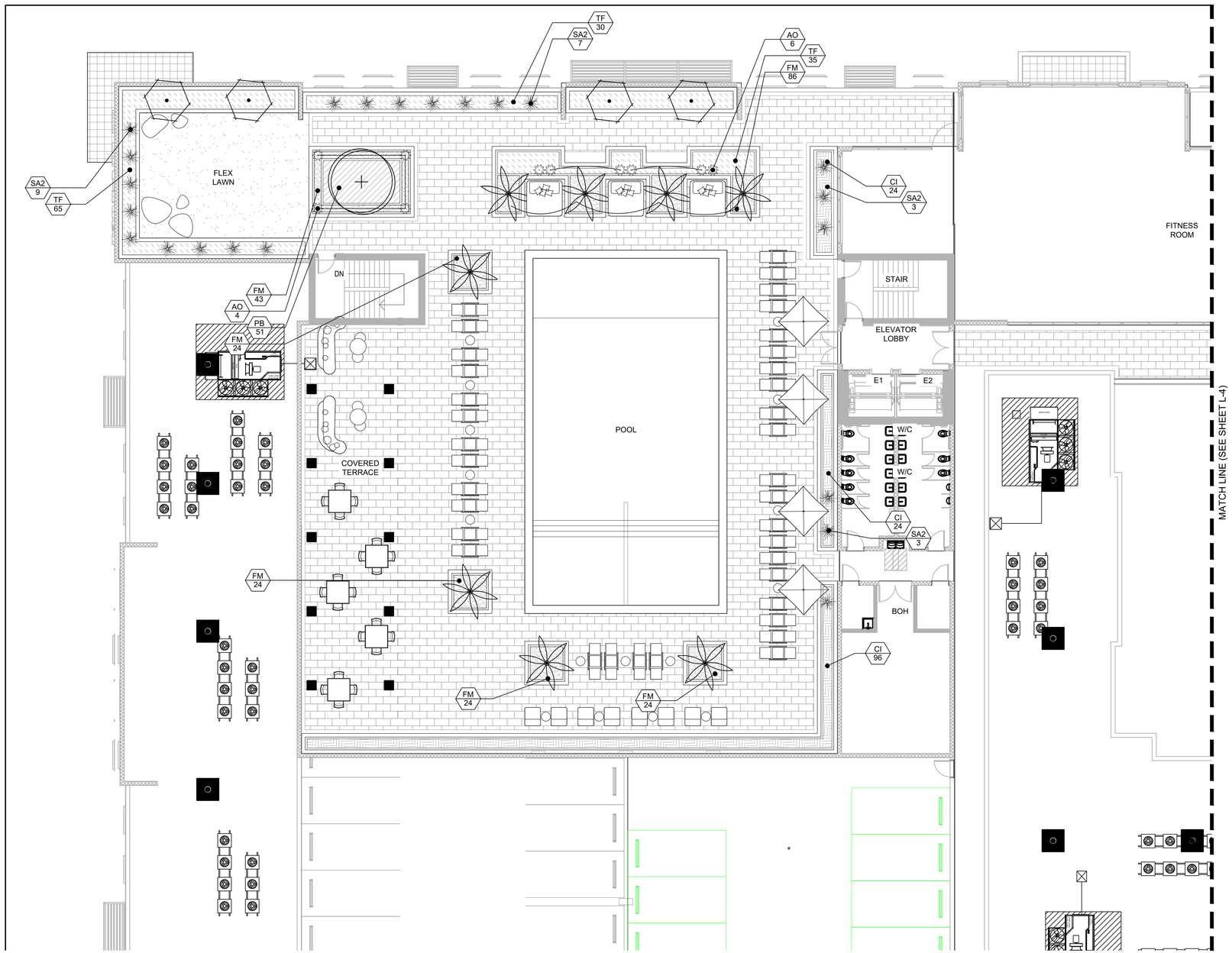
Drawn by: SH

Sheet No.:

L-2

Cad Id.: 2023-037

SOUTH DIXIE HIGHWAY (U.S. NO.1)



PLANT SCHEDULE

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	MF	4	Myrcianthes fragrans Simpson's Stopper	12` O.A. HT.	Y	MULTI TRUNK
PALM TREES						
	CN2	8	Cocos nucifera Coconut Palm	10` C.T.	Y	-
SHRUBS						
	AO	10	Alcantarea odorata Silver - Blue Bromeliad	36" HT. X 36" SPR.	N	-
	SA2	22	Strelitzia alba White Bird of Paradise	24" HT. X 24" SPR. / 24" O.C.	N	-
SHRUB AREAS						
	CI	144	Chrysobalanus icaco 'Horizontalis' Horizontal Coco Plum	18" HT. X 18" SPR. / 18 O.C.	Y	-
	PB	51	Philodendron Burle Marx Burle Marx	24" HT. X 24" SPR. / 18" O.C.	N	-
	TF	156	Tripsacum floridana Dwarf Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
	FM	225	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-

9TH LEVEL LANDSCAPE PLAN

Scale: 1"=10'

NORTH

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.4566 facsimile: 954.923.9689
www.witkinhultsdesign.com

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Project:

THE MARK

1250 S DIXIE HWY, CORAL GABLES, FL 33146

9TH LEVEL LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: 9th Level Landscape Plan

Date: 11/14/2025

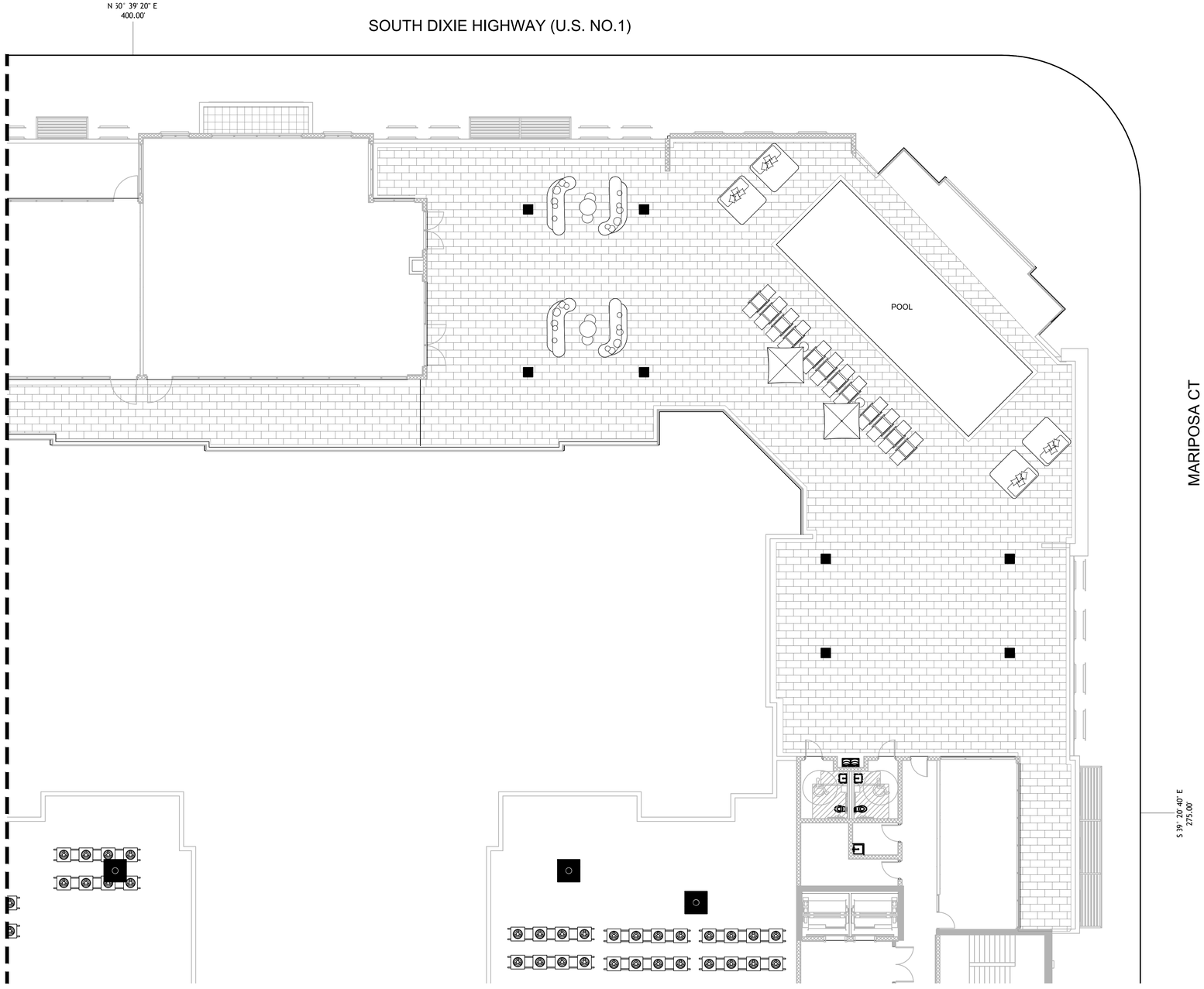
Scale: See Left

Drawn by: SH

Sheet No.:

L-3

Cad Id.: 2023-037



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	NOTES
TREES						
	BS2	1	Bursera simaruba Gumbo Limbo	16'-18' O.A. H.T.	Y	CHARACTER SPECIMEN
	MF	4	Myrcianthes fragrans Simpson's Stopper	12` O.A. HT.	Y	MULTI TRUNK
PALM TREES						
	CN2	8	Cocos nucifera Coconut Palm	10` C.T.	Y	-
SHRUBS						
	AO	10	Alcantarea odorata Silver - Blue Bromeliad	36" HT. X 36" SPR.	N	-
	SA2	22	Strelitzia alba White Bird of Paradise	24" HT. X 24" SPR. / 24" O.C.	N	-
SHRUB AREAS						
	CI	144	Chrysobalanus icaco 'Horizontalis' Horizontal Coco Plum	18" HT. X 18" SPR. / 18 O.C.	Y	-
	PB	51	Philodendron Burle Marx Burle Marx	24" HT. X 24" SPR. / 18" O.C.	N	-
	TF	156	Tripsacum floridana Dwarf Fakahatchee Grass	24" HT. X 24" SPR. / 24" O.C.	Y	-
GROUND COVERS						
	FM	225	Ficus microcarpa Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	N	-

9TH LEVEL LANDSCAPE PLAN

Scale: 1"=10'

NORTH

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.8660 facsimile: 954.923.8669
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Project:

THE MARK

1250 S DIXIE HWY, CORAL GABLES, FL 33146

9TH LEVEL LANDSCAPE PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: 9th Level Landscape Plan

Date: 11/14/2025

Scale: See Left

Drawn by: SH

Sheet No.:

L-4

Cad Id.: 2023-037

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent and approval of the Landscape Architect and Owner. Changes includes: additions; deletions; modifications to planting size; pot size; heights; species; grade etc.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

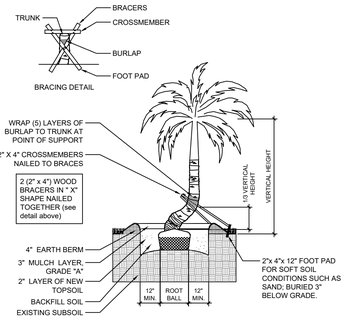
GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

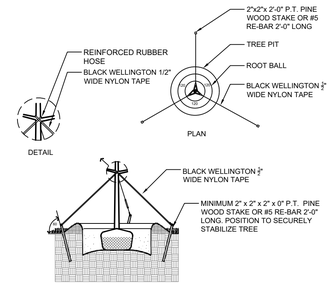
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

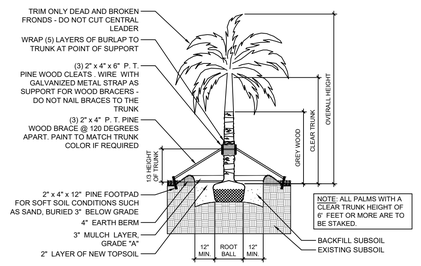
-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



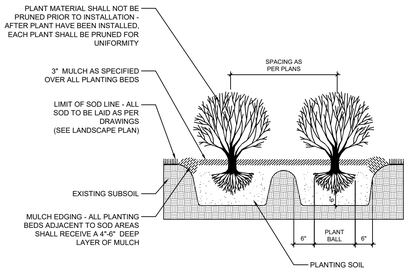
CURVED TRUNK PALM PLANTING DETAIL



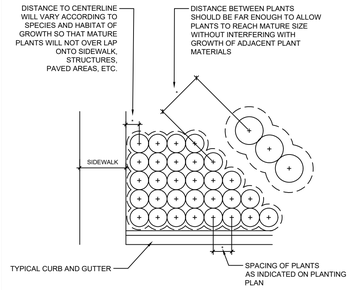
TYPICAL TREE GUYING DETAIL



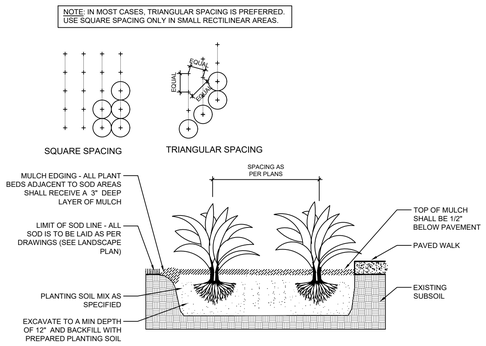
STRAIGHT TRUNK PALM PLANTING DETAIL



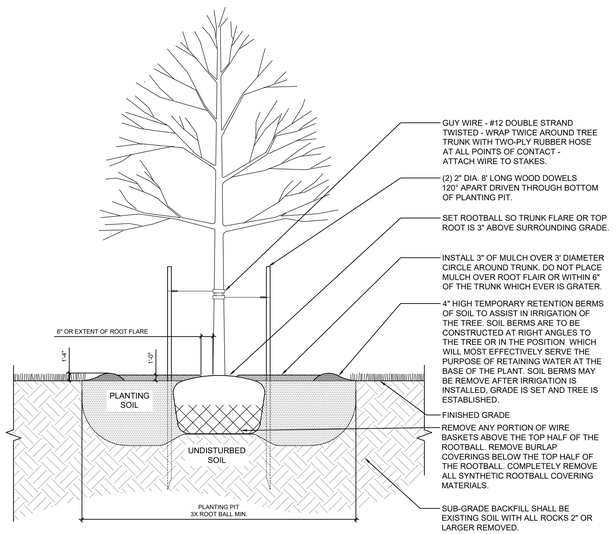
TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL

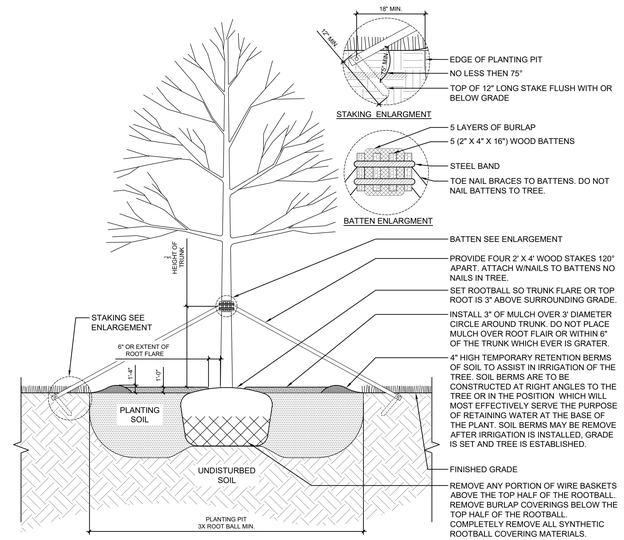


TYPICAL GROUNDCOVER PLANTING DETAIL



NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL ASSURE HEALTHY ROOT SYSTEM ON ALL TREES. ANY TREE WITH BOUND OR CIRCLING ROOTS SHALL BE REJECTED.
3. ALL SUPPORT MATERIALS ARE TO BE REMOVED FROM THE TREES ONCE THE TREES HAVE BECOME ESTABLISHED (NOT TO EXCEED 12 MONTHS FROM THE COMPLETION OF THE PROJECT).
4. IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES DON'T NEED TO BE ATTACHED TO EVERY STEM.

TREE PLANTING DETAIL & BRACING 3" DBH & UNDER



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4. IRREGULAR OR MULTI-STEMED TREES SHALL HAVE A SIMILAR STAKING PATTERN AS SINGLE TRUNKED TREES. STAKES DON'T NEED TO BE ATTACHED TO EVERY STEM.
5. SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS.
6. DO NOT NAIL BATTENS TO TREE.

TREE PLANTING DETAIL & BRACING ABOVE 3" DBH

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307 south 21st avenue hollywood, florida
phone: 954.923.3689 facsimile: 954.923.3689
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Project:
THE MARK
1250 S DIXIE HWY, CORAL GABLES, FL 33146
LANDSCAPE DETAILS

Revisions:	Date:	By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Landscape Details

Date: 11/14/2025

Scale: NTS

Drawn by: SCM

Sheet No.:

L-5

Cad Id.: 2023-037

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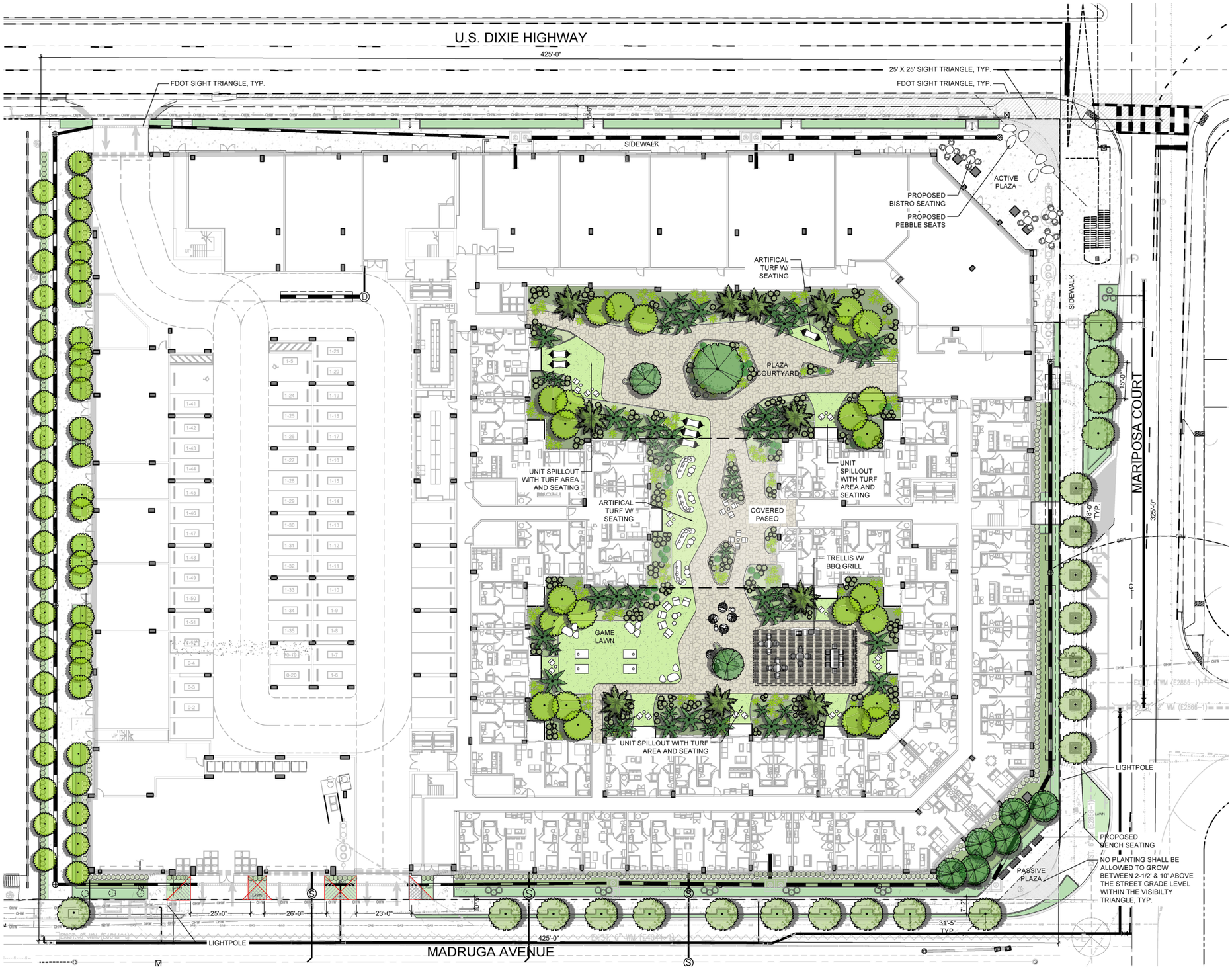
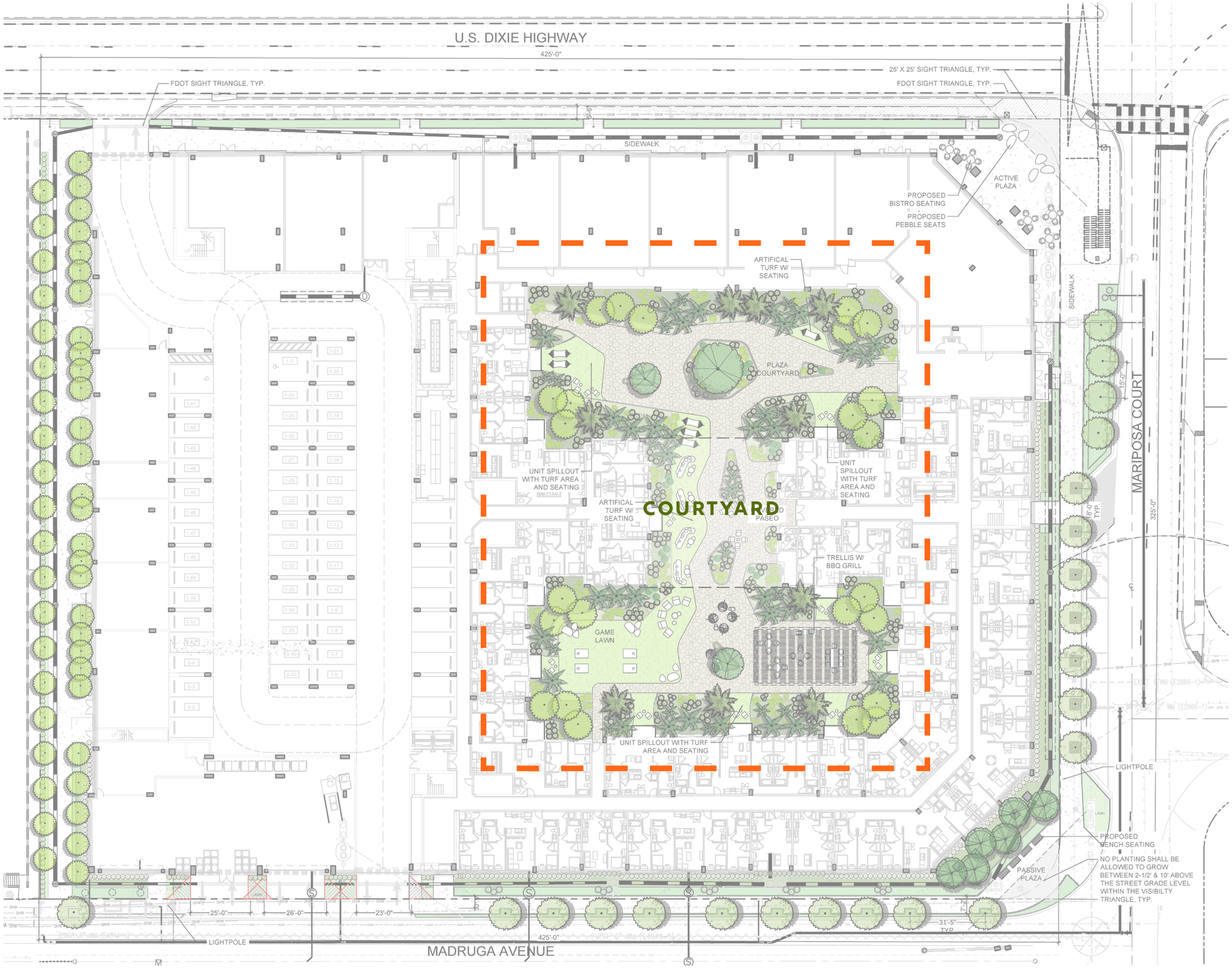
GROUND FLOOR
CONCEPT DESIGN

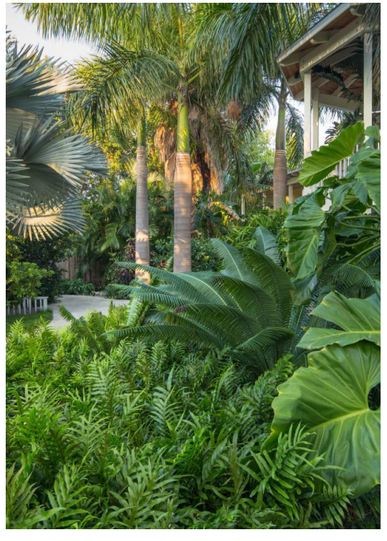


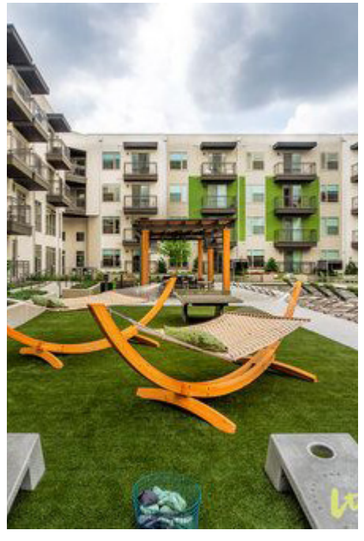
GROUND FLOOR
CONCEPT DESIGN



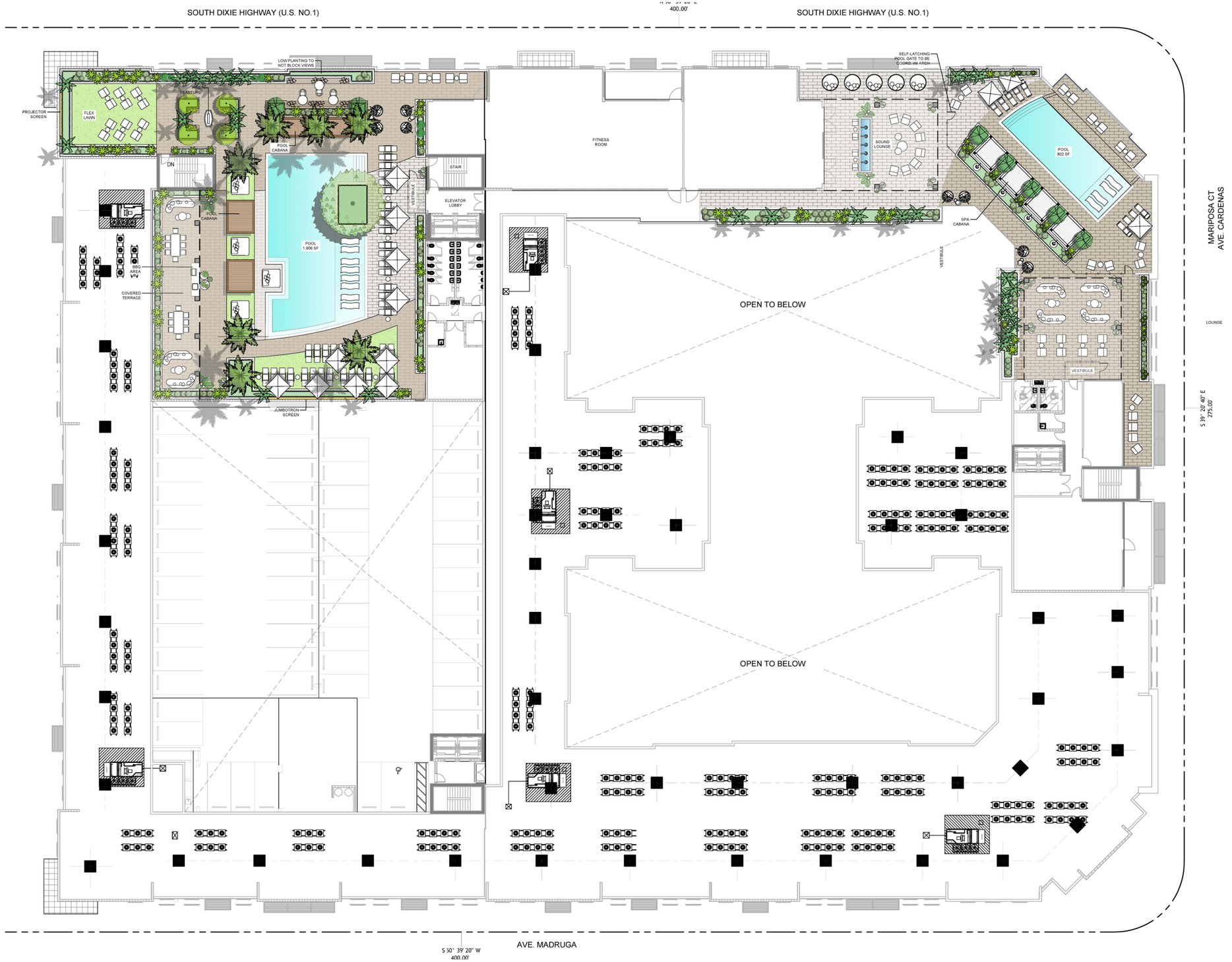
GROUND LEVEL
CONCEPT DESIGN

COURTYARD





LEVEL 9
CONCEPT DESIGN



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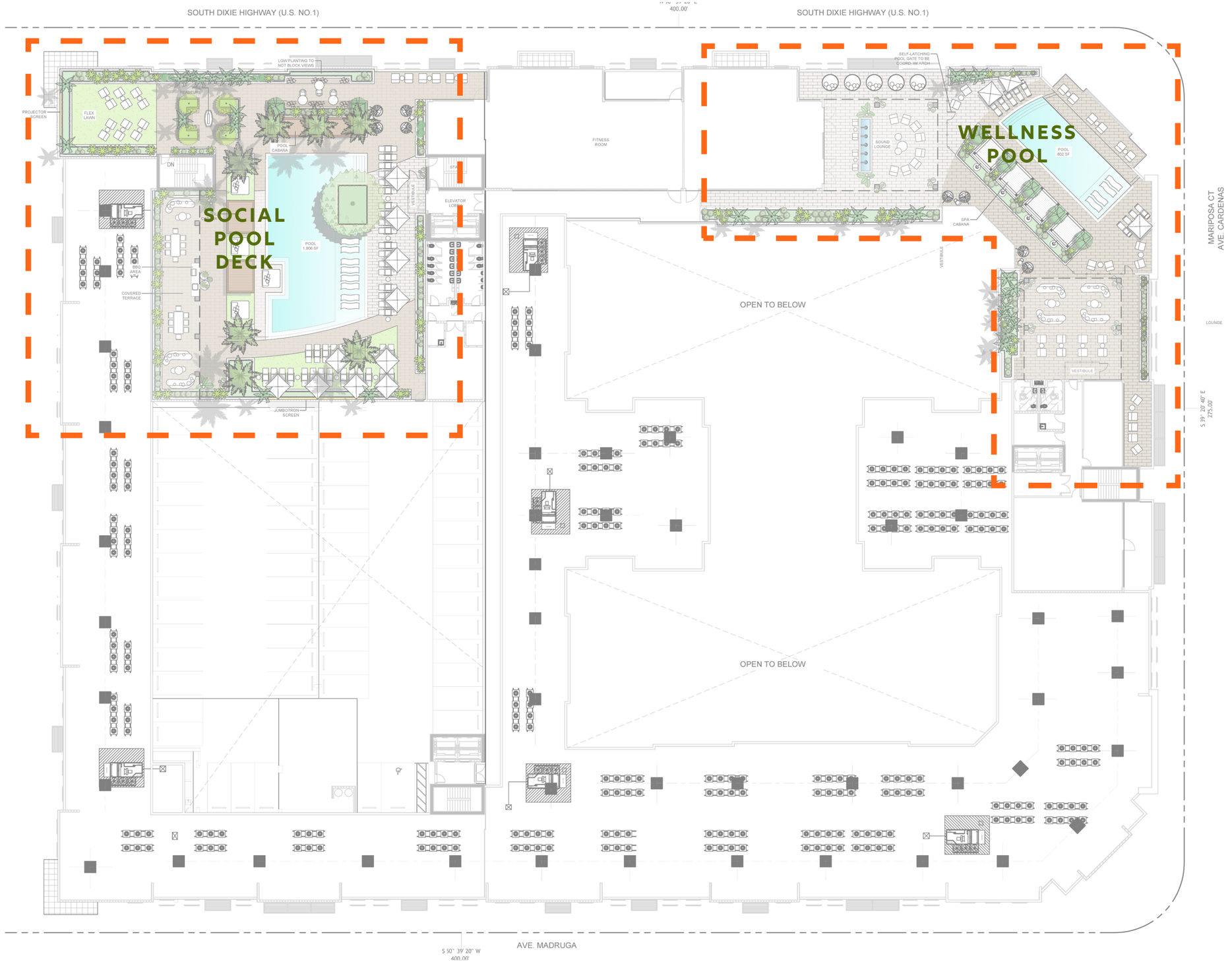
LEVEL 9
CONCEPT DESIGN



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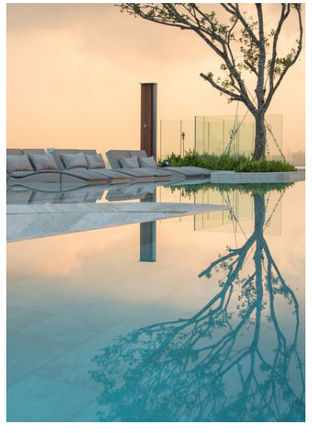
POOL DECK - 9TH FLOOR

CONCEPT DESIGN

SOCIAL POOL DECK



TOTAL POOL SEATING:
55 SPOTS

CHAISE LOUNGERS: 39

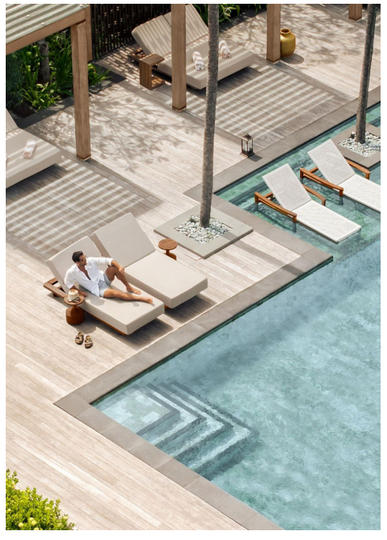
DAY BEDS: 4

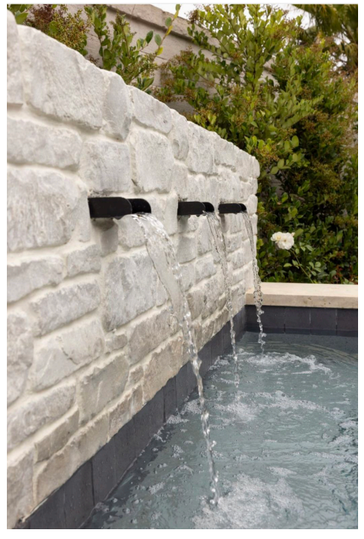
CABANAS: 4

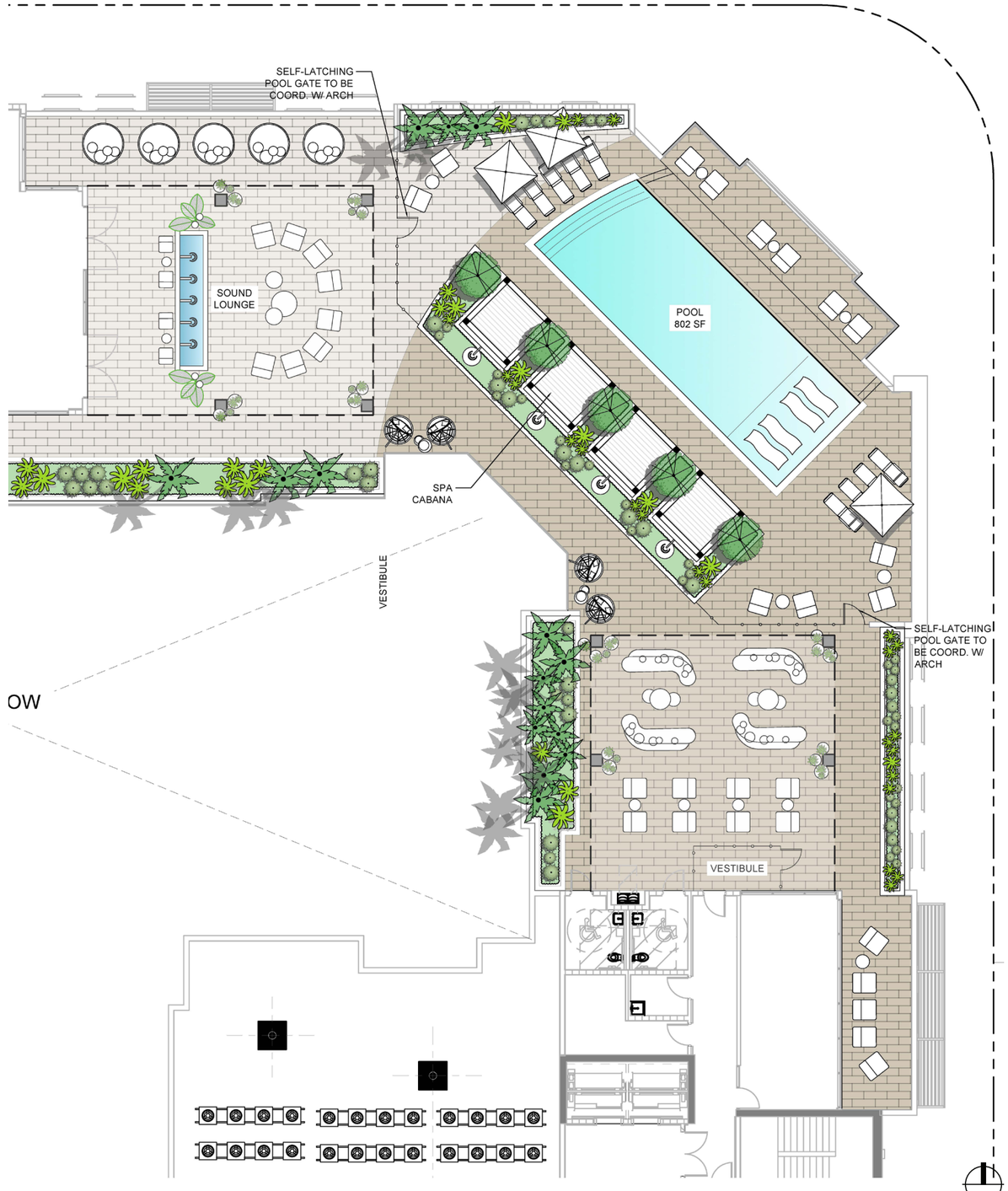
POOL DECK - 9TH FLOOR

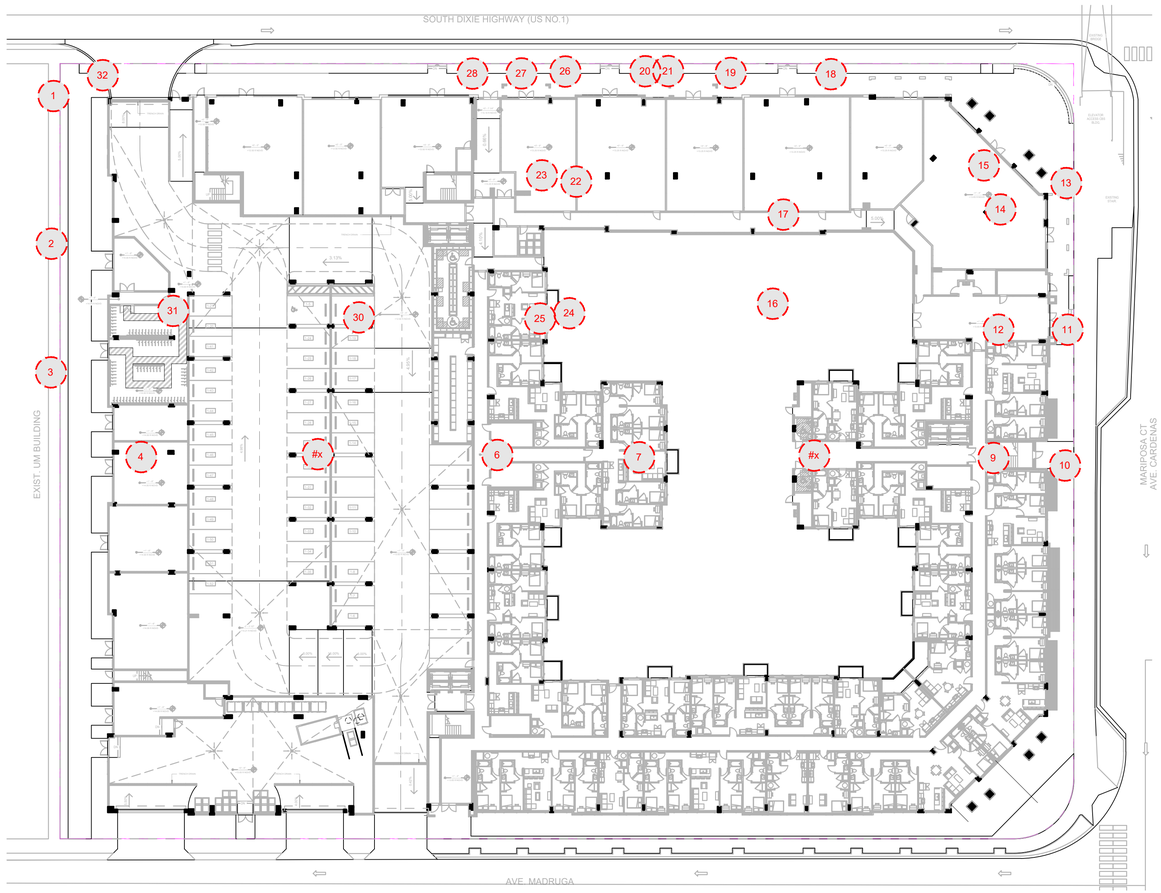
CONCEPT DESIGN

WELLNESS POOL









SYMBOL LEGEND

- (#x) Tree to Relocate
- (#x) Tree to Remove
- (#x) Tree to Remain

TREE DISPOSITION PLAN

Scale: 1" = 30'-0"

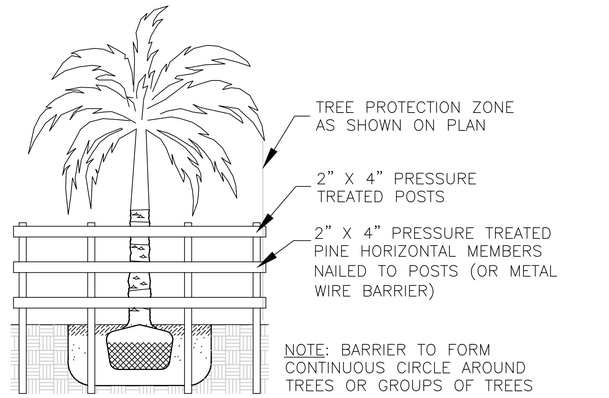
NORTH

TREE & PALM DISPOSTION TABLE

Ref #	Scientific Name	Common Name	D.B.H. (IN)	HEIGHT (FT)	Canopy Ø (ft)	Critical Root Zone (ft)	Tree Protection Zone (ft)	Specimen (DBH ≥ 18")	Classification	Trees		Palms		Mitigation Required	Disposition
										Canopy (sqft)	Specimen Canopy (sqft) = 2x	Canopy (sqft)	Specimen Canopy (sqft) = 2x		
1	Termanalia buceras	Black Olive	19.2	35	40	19.2	19.2	YES	TREE		2512.0			YES	REMOVE
2	Termanalia buceras	Black Olive	16.6	26	40	16.6	16.6	NO	TREE	1256.0				YES	REMOVE
3	Termanalia buceras	Black Olive	17.7	30	40	17.7	17.7	NO	TREE	1256.0				YES	REMOVE
4	Ficus benjamina	Ficus	10.0	15	16	10.0	10.0	NO	TREE	201.0				YES	REMOVE
5	Ficus benjamina	Ficus	11.0	15	16	11.0	11.0	NO	TREE	201.0				YES	REMOVE
6	Ficus benjamina	Ficus	10.7	15	16	10.7	10.7	NO	TREE	201.0				YES	REMOVE
7	Ficus benjamina	Ficus	10.0	15	16	10.0	10.0	NO	TREE	201.0				YES	REMOVE
8	Ficus benjamina	Ficus	11.3	15	16	11.3	11.3	NO	TREE	201.0				YES	REMOVE
9	Ficus benjamina	Ficus	10.3	15	16	10.3	10.3	NO	TREE	201.0				YES	REMOVE
10	Roystonia regia	Royal Palm	15.2	33	16	6.0	6.0	NO	PALM			201.0		YES	REMOVE
11	Roystonia regia	Royal Palm	16.3	36	12	6.0	6.0	NO	PALM			113.0		YES	REMOVE
12	Roystonia regia	Royal Palm	19.2	38	12	6.0	6.0	YES	PALM				226.1	YES	REMOVE
13	Roystonia regia	Royal Palm	17.6	36	24	6.0	6.0	NO	PALM			452.2		YES	REMOVE
14	Roystonia regia	Royal Palm	20.5	36	24	6.0	6.0	YES	PALM				904.3	YES	REMOVE
15	Roystonia regia	Royal Palm	19.0	36	24	6.0	6.0	YES	PALM				904.3	YES	REMOVE
16	Roystonia regia	Royal Palm	18.0	36	24	6.0	6.0	YES	PALM				904.3	YES	REMOVE
17	Roystonia regia	Royal Palm	18.2	36	24	6.0	6.0	YES	PALM				904.3	YES	REMOVE
18	Phonix roebelenii	Dwarf Date Palm	3.5	7	12	3.5	3.5	NO	PALM					NO	REMOVE
19	Phonix roebelenii	Dwarf Date Palm	3.5	6	14	3.5	3.5	NO	PALM					NO	REMOVE
20	Sabal palmetto	Sabal Palm	13.5	13	14	6.0	6.0	NO	PALM			153.9		YES	REMOVE
21	Phonix roebelenii	Dwarf Date Palm	4.4	7	5	4.5	4.5	NO	PALM					NO	REMOVE
22	Roystonia regia	Royal Palm	17.0	30	20	6.0	6.0	NO	PALM			314.0		YES	REMOVE
23	Roystonia regia	Royal Palm	16.8	30	20	6.0	6.0	NO	PALM			314.0		YES	REMOVE
24	Roystonia regia	Royal Palm	19.0	34	24	6.0	6.0	YES	PALM				904.3	YES	REMOVE
25	Roystonia regia	Royal Palm	18.2	34	24	6.0	6.0	YES	PALM				904.3	YES	REMOVE
26	Phonix roebelenii	Dwarf Date Palm	3.5	5	3	3.0	3.0	NO	PALM					NO	REMOVE
27	Phonix roebelenii	Dwarf Date Palm	3.5	6	12	3.5	3.5	NO	PALM					NO	REMOVE
28	Phonix roebelenii	Dwarf Date Palm	3.5	6	12	3.5	3.5	NO	PALM					NO	REMOVE
29	Roystonia regia	Royal Palm	16.5	28	24	6.0	6.0	NO	PALM			452.2		YES	REMOVE
30	Roystonia regia	Royal Palm	17.7	30	24	6.0	6.0	NO	PALM			452.2		YES	REMOVE
31	Roystonia regia	Royal Palm	16.9	28	24	6.0	6.0	NO	PALM			452.2		YES	REMOVE
32	Phonix roebelenii	Dwarf Date Palm	3.5	6	12	3.5	3.5	NO	PALM			113.0		YES	REMOVE

Mitigation	
Total SqFt TREE Canopy Removed	3,718
Total SqFt Specimen TREE Canopy Removed (x2)	2,512
Total SqFt PALM Canopy Removed	3,018
Total SqFt Specimen PALM Canopy Removed	5,652
Total SqFt Specimen PALM & Tree Canopy Removed	8,164
Total Credits Required	**14,899**

SEE LANDSCAPE PLANS FOR PROVIDED MITIGATION



TREE PROTECTION BARRIER FOR EXISTING TREES & PALMS

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.3681 fax/alt: 954.923.3689
www.witkindesign.com

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Project:
THE MARK
1250 S DIXIE HWY, CORAL GABLES, FL 33146
TREE DISPOSITION PLAN

Revisions: Date: By:

Seal:

Lic. # LA6667290
Member: A.S.L.A.

Drawing: Tree Dispostion Plan
Date: 11/14/2025
Scale: See Left
Drawn by: SCM
Sheet No.:

TD-1

Cad Id.: 2023-037

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City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

Application request

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

- [x] 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.

- [x] Aerial.
- [x] Affidavit providing for property owner's authorization to process application.
- [ ] Annexation supporting materials.
- [ ] Application fees.
- [x] 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.
- [x] 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.
- [x] Photographs of property, adjacent uses and/or streetscape.
- [x] Plat.

- [x] Property owners list, notification radius map and two sets of labels.
- [x] 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.
- [x] Utilities consent.
- [ ] Utilities location plan.
- [ ] Vegetation survey.
- [ ] Video of the subject property.
- [ ] Warranty Deed.
- [ ] Zoning Analysis (Preliminary).
- [ ] Zoning Code text amendment justification.
- [x] 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.

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

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

CLAUDIA VERONICA FLORES
Notary Public - State of Florida
Commission # HH 569543
My Comm. Expires Nov 1, 2028
Bonded through National Notary Assn.

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

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
By: _____ Print Name: Jason Doornbos	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: jason.doornbos@landmarkproper

NOTARIZATION

STATE OF ~~FLORIDA~~ Georgia/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

REAGAN WALTERS NOTARY PUBLIC CLARKE COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 12, 2026

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: LauraR@LauraRussoLaw.com

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)

Notary Public State of Florida
Jael Pineda
My Commission HH 335854
Expires 1/7/2027

(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 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 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 325 FEET TO A POINT LOCATED 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 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 SOUTHEASTERLY 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 400.00 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 RIVIERA 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 GAB LES RIVIERA 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 RIVIERA 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. 12086C0459L, 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 GRAVITY 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 REFERENCED 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, PKBW 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 FLGPS "CABLES AZMK" N.G.S. STAINLESS STEEL ROD IN 9 INCH COVER "WATER METER" CTR S. SWK. S. DIXIE HGWY.,---96 FT S.W. COR. MARIPOSA CT. BETWEEN MARIPOSA CT. AND SOUTH DIXIE HGWY., 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
FNTG ATLANTA NCS
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 DETAIL 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 RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS AS CONTAINED IN RULES 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

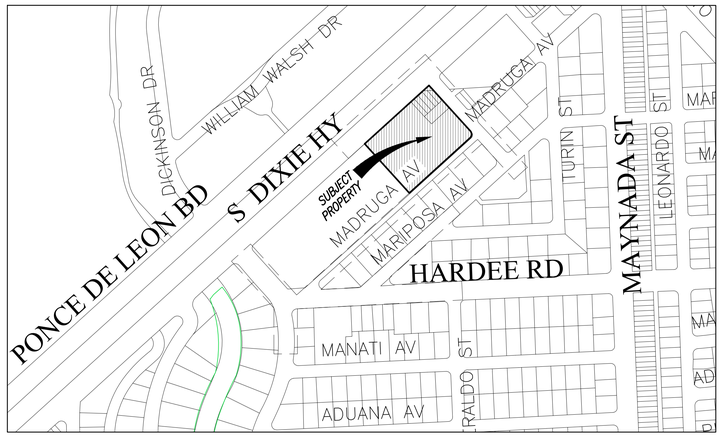
Schwebke-Shiskin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

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

MARK STEVEN JOHNSON — No. 4775 — STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER

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.



LOCATION SKETCH

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

5. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND ANY OTHER RELEVANT MATTERS SHOWN ON THE PLAT OF CORAL GABLES RIVIERA 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 13676, 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 SCRIVENER'S ERROR GIVEN AN INTENDED OMISSION WOULD HAVE ESTABLISHED A 20 FEET BY 25 FEET LAND-LOCKED RIGHT-OF-WAY PARCEL

6. REVERSIONS SHOWN ON THE PLAT OF REPLAT OF PART OF CORAL GABLES RIVIERA 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

7. 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

8. 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 TGI FRIDAY'S, INC., A NEW YORK CORPORATION, AS TENANT, A MEMORANDUM OF WHICH WAS RECORDED JANUARY 19, 1999 IN OFFICIAL RECORDS BOOK 18441, PAGE 4773, AS AFFECTED BY FIRST AMENDMENT TO LEASE RECORDED MAY 27, 2015 IN OFFICIAL RECORDS BOOK 29631, PAGE 1828AND 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. – INLINE TENANT LEASE, NOT A SURVEY MATTER

9. 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

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	ROYAL PALM	"Roystonia elata"	14	30	25
2	ROYAL PALM	"Roystonia elata"	12	30	25
3	ROYAL PALM	"Roystonia elata"	16	30	25
4	ROYAL PALM	"Roystonia elata"	12	30	35
5	ROYAL PALM	"Roystonia elata"	12	30	20
6	ROYAL PALM	"Roystonia elata"	10	35	20
7	DATE PALM	"Phoenix spp"	(2-4)8	8	12
8	DATE PALM	"Phoenix spp"	(2-4)8	6	10
9	CABBAGE PALM	"Sabal palmetto"	12	12	15
10	DATE PALM	"Phoenix spp"	4	8	6
11	ROYAL PALM	"Roystonia elata"	14	30	25
12	ROYAL PALM	"Roystonia elata"	15	30	25
13	ROYAL PALM	"Roystonia elata"	16	30	25
14	ROYAL PALM	"Roystonia elata"	12	30	25
15	ROYAL PALM	"Roystonia elata"	15	32	25
16	ROYAL PALM	"Roystonia elata"	13	30	25
17	ROYAL PALM	"Roystonia elata"	14	28	25
18	ROYAL PALM	"Roystonia elata"	15	28	25
19	ROYAL PALM	"Roystonia elata"	12	20	22
20	FICUS	"Ficus spp."	12	20	22
21	FICUS	"Ficus spp."	10	18	20
22	FICUS	"Ficus spp."	12	20	20
23	FICUS	"Ficus spp."	12	22	20
24	FICUS	"Ficus spp."	12	20	25
25	FICUS	"Ficus spp."	18	20	25
26	BLACK OLIVE	"Bucida buceras"	16	30	40
27	BLACK OLIVE	"Bucida buceras"	18	30	50
28	BLACK OLIVE	"Bucida buceras"	20	35	60
29	DATE PALM	"Phoenix spp"	(2-4)8	5	10
30	DATE PALM	"Phoenix spp"	(2-4)8	6	12
31	DATE PALM	"Phoenix spp"	(1-4 - 1-3)7	7	9
32	ALEXANDER PALM	"Ptychosperma elegans"	3	10	12
33	ALEXANDER PALM	"Ptychosperma elegans"	4	10	12
34	ALEXANDER PALM	"Ptychosperma elegans"	4	10	10
35	ALEXANDER PALM	"Ptychosperma elegans"	3	12	14
36	ALEXANDER PALM	"Ptychosperma elegans"	3	10	12
37	ALEXANDER PALM	"Ptychosperma elegans"	3	12	15
38	ALEXANDER PALM	"Ptychosperma elegans"	3	12	10
39	ALEXANDER PALM	"Ptychosperma elegans"	3	10	12
40	ALEXANDER PALM	"Ptychosperma elegans"	3	12	12
41	ALEXANDER PALM	"Ptychosperma elegans"	4	10	12
42	ROYAL POINCIANA	"Delonix regia"	10	35	35
43	ROYAL POINCIANA	"Delonix regia"	10	35	40
44	ROYAL POINCIANA	"Delonix regia"	10	40	40
45	BLACK OLIVE	"Bucida buceras"	(1-10 - 1-12)22	60	40
46	BLACK OLIVE	"Bucida buceras"	15	70	40
47	BLACK OLIVE	"Bucida buceras"	20	70	40
48	BLACK OLIVE	"Bucida buceras"	(1-10 - 1-12)22	40	15
49	BLACK OLIVE	"Bucida buceras"	12	30	15
50	BLACK OLIVE	"Bucida buceras"	12	30	15
51	BLACK OLIVE	"Bucida buceras"	14	30	18
52	BLACK OLIVE	"Bucida buceras"	16	30	20
53	BLACK OLIVE	"Bucida buceras"	10	12	22
54	BLACK OLIVE	"Bucida buceras"	28	60	30
55	BLACK OLIVE	"Bucida buceras"	9	25	25
56	BLACK OLIVE	"Bucida buceras"	1-10 - 1-14)24	35	25
57	BLACK OLIVE	"Bucida buceras"	12	45	25
58	BLACK OLIVE	"Bucida buceras"	1-10 - 1-12)22	40	25
59	LIVE OAK	"Quercus virginiana"	26	60	25
60	LIVE OAK	"Quercus virginiana"	24	55	35
61	LIVE OAK	"Quercus virginiana"	6	15	20
62	LIVE OAK	"Quercus virginiana"	12	80	20
63	LIVE OAK	"Quercus virginiana"	9	22	20
64	LIVE OAK	"Quercus virginiana"	12	35	25
65	BLACK OLIVE	"Bucida buceras"	28	70	50
66	BLACK OLIVE	"Bucida buceras"	8	30	25
67	BLACK OLIVE	"Bucida buceras"	30	70	50
68	LIVE OAK	"Quercus virginiana"	86	70	50
69	LIVE OAK	"Quercus virginiana"	12	45	35
70	LIVE OAK	"Quercus virginiana"	18	60	35
71	ARECA PALM	"Chrysalidocarpus lutescens"	(5-8)(Multi)	15	25
72	BLACK OLIVE	"Bucida buceras"	46	75	50
73	LIVE OAK	"Quercus virginiana"	26	60	40
74	LIVE OAK	"Quercus virginiana"	4	8	15
75	LIVE OAK	"Quercus virginiana"	38	90	50
76	ROYAL POINCIANA	"Delonix regia"	36	80	50
77	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	6	6
78	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	6	8
79	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	10	8
80	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	10	8
81	WASHINGTONIA PALM	"Arecaceae"	10	7	10
82	MAHOGANY	"Swietenia mahagoni"	36	40	40
83	WASHINGTONIA PALM	"Arecaceae"	14	10	10
84	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	20	10
85	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	20	10
86	PYGMY DATE PALM	"Phoenix roebelenii"	3	12	3
87	MAHOGANY	"Swietenia mahagoni"	48	40	40
88	MAHOGANY	"Swietenia mahagoni"	36	40	40
89	WASHINGTONIA PALM	"Arecaceae"	14	10	10
90	MAHOGANY	"Swietenia mahagoni"	44	40	30
91	PYGMY DATE PALM	"Phoenix roebelenii"	3	12	3
92	BLACK OLIVE	"Bucida buceras"	24	15	20
93	BLACK OLIVE	"Bucida buceras"	14	14	15
94	BLACK OLIVE	"Bucida buceras"	14	14	15
95	BLACK OLIVE	"Bucida buceras"	10	12	10
96	BLACK OLIVE	"Bucida buceras"	12	12	10
97	BLACK OLIVE	"Bucida buceras"	20	14	15
98	BLACK OLIVE	"Bucida buceras"	24	15	15
99	BLACK OLIVE	"Bucida buceras"	24	15	12
100	BLACK OLIVE	"Bucida buceras"	24	20	15
101	PYGMY DATE PALM	"Phoenix roebelenii"	(3)4	8	10
102	PYGMY DATE PALM	"Phoenix roebelenii"	(3)4	8	10
103	COCONUT PALM	"Cocos nucifera"	11	30	10
104	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	15	20
105	ARECA PALM	"Chrysalidocarpus lutescens"	2(Multi)	10	15
106	BLACK OLIVE	"Bucida buceras"	24	35	20
107	BLACK OLIVE	"Bucida buceras"	30	35	25
108	MAHOGANY	"Swietenia mahagoni"	36	35	35
109	ARECA PALM	"Chrysalidocarpus lutescens"	3(Multi)	25	15
110	WEEPING WILLOW	"Salix babylonica"	30	20	20

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.

GENERAL LEGEND:

AERIAL TARGET; ALUMINUM LIGHT POST; ALUMINUM LIGHT POST (SINGLE); ALUMINUM LIGHT POST (DOUBLE); ALUMINUM LIGHT POST (TRIPLE); ALUMINUM LIGHT POST (QUAD); ANCHOR/GUY WIRE; BACKFLOW PREVENTER ASSEMBLY; CABLE TELEVISION BOX; CATCH BASIN; CATCH BASIN F-3; CENTERLINE; CHECK VALVE ASSEMBLY; COLUMN (CIRCULAR); COLUMN (SQUARE); CONCRETE LIGHT POLE; CONCRETE LIGHT POLE (DOUBLE); CONCRETE POWER POLE; CONTROL POINT; COMMUNICATION PULL BOX; CURB INLET; DOUBLE DETECTOR CHECK VALVE; DRAIN (CIRCULAR OR SQUARE); ELECTRIC BOX (ABOVE GROUND); ELECTRIC PULL BOX (BELOW GROUND); ELECTRIC HAND HOLE; ELECTRIC OUTLET; ELEVATIONS (SEE NOTES FOR DATUM); FIRE HYDRANT; FIRE LINE SIAMESE CONNECTION; FIRE LINE CONNECTION; FLAGPOLE; FLOW LINE; FORCE MAIN MANHOLE; FORCE MAIN VALVE; F.P.L. ELECTRIC MANHOLE; F.P.L. FIBER NETWORK; F.P.L. TRANSMISSION POLE; GAS MANHOLE; GAS METER; GAS PUMP; GAS VALVE; GREASE TRAP MANHOLE; GROUND LIGHTING; GUARD POST; IRRIGATION HAND HOLE; IRRIGATION VALVE; MAILBOX; MONITOR WELL; MONUMENT LINE; P-S INLET; P-S INLET; PARKING METER; PEDESTRIAN CROSSING SIGNAL; PERM PERMANENT REFERENCE MONUMENT; POST INDICATOR VALVE; VACUUM BREAKER ASSEMBLY; PROPERTY LINE; ROUND CATCH BASING; SANITARY SEWER CLEANOUT; SANITARY SEWER MANHOLE; SIGN POST; SPRINKLER PUMP; STANDPIPE; STORM SEWER MANHOLE; STREET LIGHT BOX; SWALE INLET; TELEPHONE BOX (SOUTHERN BELL); TELEPHONE HAND HOLE; TELEPHONE MANHOLE (SO. BELL); TELEPHONE PAYPHONE; TRAFFIC HAND HOLE; TRAFFIC UTILITY BOX; TRAFFIC CONTROL POST; TRAFFIC SIGNAL POST; TRAFFIC SIGNAL BOX; TREE & PALM; UNDERGROUND UTILITY MARKER; UNKNOWN UTILITY MANHOLE; UNKNOWN UTILITY HAND HOLE; WATER MANHOLE; WATER METER; WATER VALVE; WOOD LIGHT POLE; WOOD POWER POLE; WOOD TELEPHONE POLE; HANDICAP PARKING; STROLLER PARKING

ABBREVIATIONS:

R denotes RADIUS; A denotes DELTA ANGLE; AR denotes ARC DISTANCE; CHD denotes CHORD LENGTH or CHORD DISTANCE; CHB denotes CHORD BEARING; TAN denotes TANGENT DISTANCE; P.O.C. denotes POINT OF COMMENCEMENT; P.O.B. denotes POINT OF BEGINNING; OHW denotes OVERHEAD UTILITY WIRES; P.C.P. denotes PERMANENT CONTROL POINT; P.R.M. denotes PERMANENT REFERENCE MONUMENT; P.B. denotes PLAT BOOK; PG. denotes PAGE; P.O.C. denotes POINT OF COMMENCEMENT; P.O.B. denotes POINT OF BEGINNING; O.H.W. denotes OVERHEAD UTILITY WIRES; P.C.P. denotes PERMANENT CONTROL POINT; P.R.M. denotes PERMANENT REFERENCE MONUMENT; C.B.S. denotes CONCRETE BLOCK STRUCTURE; CONC. denotes CONCRETE; C.L.F. denotes CHAINLINK FENCE; W.F. denotes METAL FENCE; W.F. denotes WOOD FENCE; FFE. denotes FINISH FLOOR ELEVATION; F.I.P. denotes FOUND IRON PIPE; F.I.R. denotes FOUND IRON ROD; S.I.R. denotes SET IRON PIPE & LB-87 CAP; S.N.D. denotes SET MAG NAIL & WASHER; S.N.D. denotes SET 1/2-IN RBR & BRASS DISC; C.I.P. denotes CORRUGATED IRON PIPE; C.L.F. denotes CLEAR; E.T.F. denotes ELECTRIC TRANSFORMER PAD; ENCRL denotes ENCROACHMENT; D.C. denotes DEPRESSED CURB; PL. denotes PLANTER; B.S. denotes BUS SHELTER; I.E. denotes INVERT ELEVATION; T.O.P. denotes TOP OF PIPE; (S) denotes SEED DISTANCE; (L) denotes DISTANCE BY LEGAL DESCRIPTION; (M) denotes MEASURED DISTANCE; (R) denotes RECORD OR PLATTED DISTANCE; COMM —— COMMUNICATION; DRAIN —— DRAINAGE; FPL —— ELECTRIC; FM —— FORCE MAIN; RWC —— RECLAIMED WATER; GAS —— NATURAL GAS; OHW —— OVERHEAD WIRES; SM —— SANITARY SEWER; WM —— WATER; /// —— LIMITED ACCESS RIGHT OF WAY LINE

REVISIONS

Remarks	By	Date
ADDED TO CERTIFICATE		

Drawn By: L.E.C. | Checked By: M.S.J. | Date: 02-20-2025
Order No.: 218458 | Survey Date: 01-28-2025
F.B. No.: 3301 Pg.70 | Scale: AS SHOWN
Sheet 1 of 2 Sheet(s)
File No. AJ-6408

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS AND SURVEYORS
2944 CORPORATE WAY, MIRAMAR, FLORIDA 33025
TEL: (954) 435-7010
CERTIFICATE OF AUTHORIZATION No. LB-87

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

ALTA/NSPS LAND TITLE SURVEY

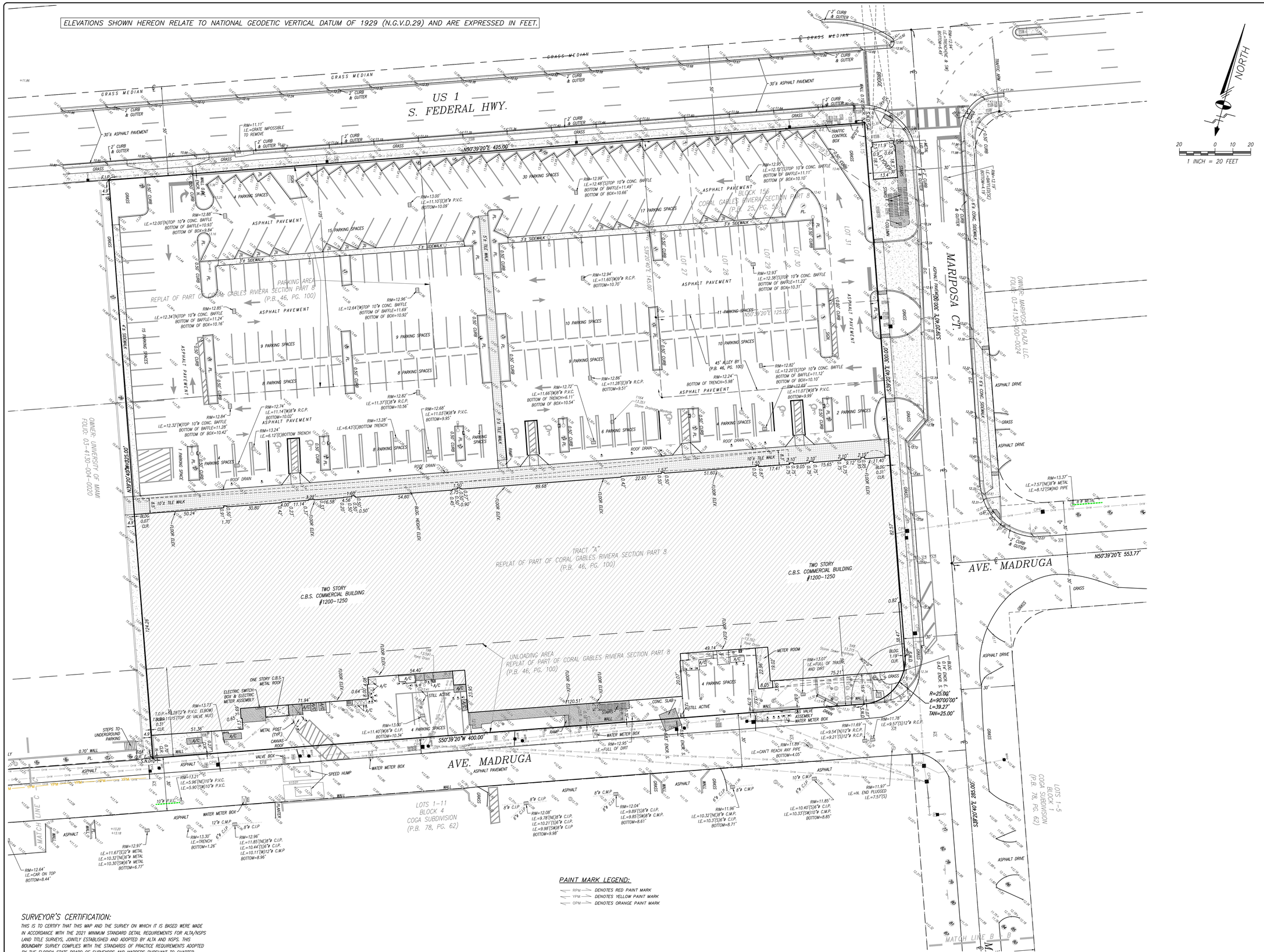
Section 30, Township 54 South, Range 41 East, City of Coral Gables Dade County, Florida

1250 S. DIXIE HIGHWAY

FILE NO. AJ-6408

C:\SCHWEBKE\CITY OF CORAL GABLES\RIVIERA SECTION PART 8\SURVEY\DWG\1250 S DIXIE HIGHWAY ALTA NSPS SURVEY.DWG

ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.



PAINT MARK LEGEND:

- RPM — DENOTES RED PAINT MARK
- YPM — DENOTES YELLOW PAINT MARK
- OPM — DENOTES ORANGE PAINT MARK

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THIS BOUNDARY SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwebke-Shiskin & Associates, Inc.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

BY: Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

STEVEN JOHNSON — STATE OF FLORIDA — PROFESSIONAL SURVEYOR AND MAPPER

GENERAL LEGEND:

ADRIAL TARGET; ALUMINUM LIGHT POST; ALUMINUM LIGHT POST (SINGLE); ALUMINUM LIGHT POST (DOUBLE); ALUMINUM LIGHT POST (TRIPLE); ALUMINUM LIGHT POST (QUAD); ANCHOR/GUY WIRE; BACKFLOW PREVENTER ASSEMBLY; CABLE TELEVISION BOX; CATCH BASIN; CATCH BASIN F-3; CENTERLINE; CHECK VALVE ASSEMBLY; COLUMN (CIRCULAR); COLUMN (SQUARE); CONCRETE LIGHT POLE; CONCRETE LIGHT POLE (DOUBLE); CONCRETE POWER POLE; CONTROL POINT; COMMUNICATION PULL BOX; CURB INLET; DOUBLE DETECTOR CHECK VALVE; DRAIN (CIRCULAR OR SQUARE); ELECTRIC BOX (ABOVE GROUND); ELECTRIC PULL BOX (BELOW GROUND); ELECTRIC HAND HOLE; ELECTRIC OUTLET; ELEVATIONS (SEE NOTES FOR DATUM); FIRE HYDRANT; FIRE LINE SIAMESE CONNECTION; FIRE LINE CONNECTION; FLAGPOLE; FLOW LINE; FORCE MAIN MANHOLE; FORCE MAIN VALVE; F.P.L. ELECTRIC MANHOLE; F.P.L. FIBER NETWORK; F.P.L. TRANSMISSION POLE; GAS MANHOLE; GAS METER; GAS PUMP; GAS VALVE; GREASE TRAP MANHOLE; GROUND LIGHTING; GUARD POST; IRRIGATION HAND HOLE; IRRIGATION VALVE; MAILBOX; MONITOR WELL; MONUMENT LINE; P-S INLET; P-E INLET; PARKING METER; PEDESTRIAN CROSSING SIGNAL; PERMANENT REFERENCE MONUMENT; POST INDICATOR VALVE; VACUUM BREAKER ASSEMBLY; PROPERTY LINE; ROUND CATCH BASIN; SANITARY SEWER CLEANOUT; SANITARY SEWER MANHOLE; SIGN POST; SPRINKLER PUMP; STANDPIPE; STORM SEWER MANHOLE; STREET LIGHT BOX; SWALE INLET; TELEPHONE BOX (SOUTHERN BELL); TELEPHONE HAND HOLE; TELEPHONE MANHOLE (SO. BELL); TELEPHONE PAYPHONE; TRAFFIC HAND HOLE; TRAFFIC UTILITY BOX; TRAFFIC CONTROL POST; TRAFFIC SIGNAL POST; TRAFFIC SIGNAL BOX; TREE & PALM; UNDERGROUND UTILITY MARKER; UNKNOWN UTILITY MANHOLE; UNKNOWN UTILITY HAND HOLE; WATER MANHOLE; WATER METER; WATER VALVE; WOOD LIGHT POLE; WOOD POWER POLE; WOOD TELEPHONE POLE; HANDICAP PARKING; STROLLER PARKING

ABBREVIATIONS:

A denotes RADIUS; (A) denotes ANGLE; ARC denotes ARC DISTANCE; CHD denotes CHORD LENGTH or CHORD DISTANCE; CHB denotes CHORD BEARING; T denotes TANGENT DISTANCE; PCP denotes PERMANENT CONTROL POINT; PRM denotes PERMANENT REFERENCE MONUMENT; PB denotes PLAT BOOK; PG denotes PAGE; POC denotes POINT OF COMMENCEMENT; POB denotes POINT OF BEGINNING; OHW denotes OVERHEAD UTILITY WIRES; ORB denotes OFFICIAL RECORDS BOOK; P.O.C. denotes POINT OF CURVATURE; C.B.S. denotes CONCRETE BLOCK STRUCTURE; CONC. denotes CONCRETE; C.L.F denotes CHAINLINK FENCE; W.F. denotes METAL FENCE; WF denotes WOOD FENCE; FFE denotes FINISH FLOOR ELEVATION; F.I.R denotes FOUND IRON PIPE; S.I.R. denotes SET IRON PIPE & LB-87 CAP; F.N.D. denotes FOUND NAIL & BRASS DISC; S.N.D. denotes SET LB-87 NAIL & BRASS DISC; CR denotes CORRUGATED IRON PIPE; C.P. denotes CONCRETE PIPE; E.T.P. denotes ELECTRIC TRANSFORMER PAD; ENCR. denotes ENCROACHMENT; D.C. denotes DEPRESSED CURB; PL denotes PLANTER; B.S. denotes BUS SHELTER; I.E. denotes INVERT ELEVATION; T.O.P. denotes TOP OF PIPE; (D) denotes DEED DISTANCE; (L) denotes DISTANCE BY LEGAL DESCRIPTION; (M) denotes MEASURED DISTANCE; (R) denotes RECORD OR PLATTED DISTANCE

COMM —— COMMUNICATION; DRAIN —— DRAINAGE; ELEC —— ELECTRIC; FM —— FORCE MAIN; IRRIG —— IRRIGATION; GAS —— NATURAL GAS; OHW —— OVERHEAD WIRES; SM —— SANITARY SEWER; WM —— WATER; /// —— LIMITED ACCESS RIGHT OF WAY LINE

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS • LAND SURVEYORS
2944 CORPORATE WAY, MIRAMAR, FLORIDA 33025

CERTIFICATE OF AUTHORIZATION No. LB-87

TEL. (954) 435-7010

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

Drawn By: L.E.C.	Checked By: M.S.J. Date: 02-20-2025
Order No. 216458	F.B. No. 3301 Pg.70 Scale: AS SHOWN
File No. AJ-6408	Survey Date: 01-28-2025 Sheet 2 of 2 Sheet(s)

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

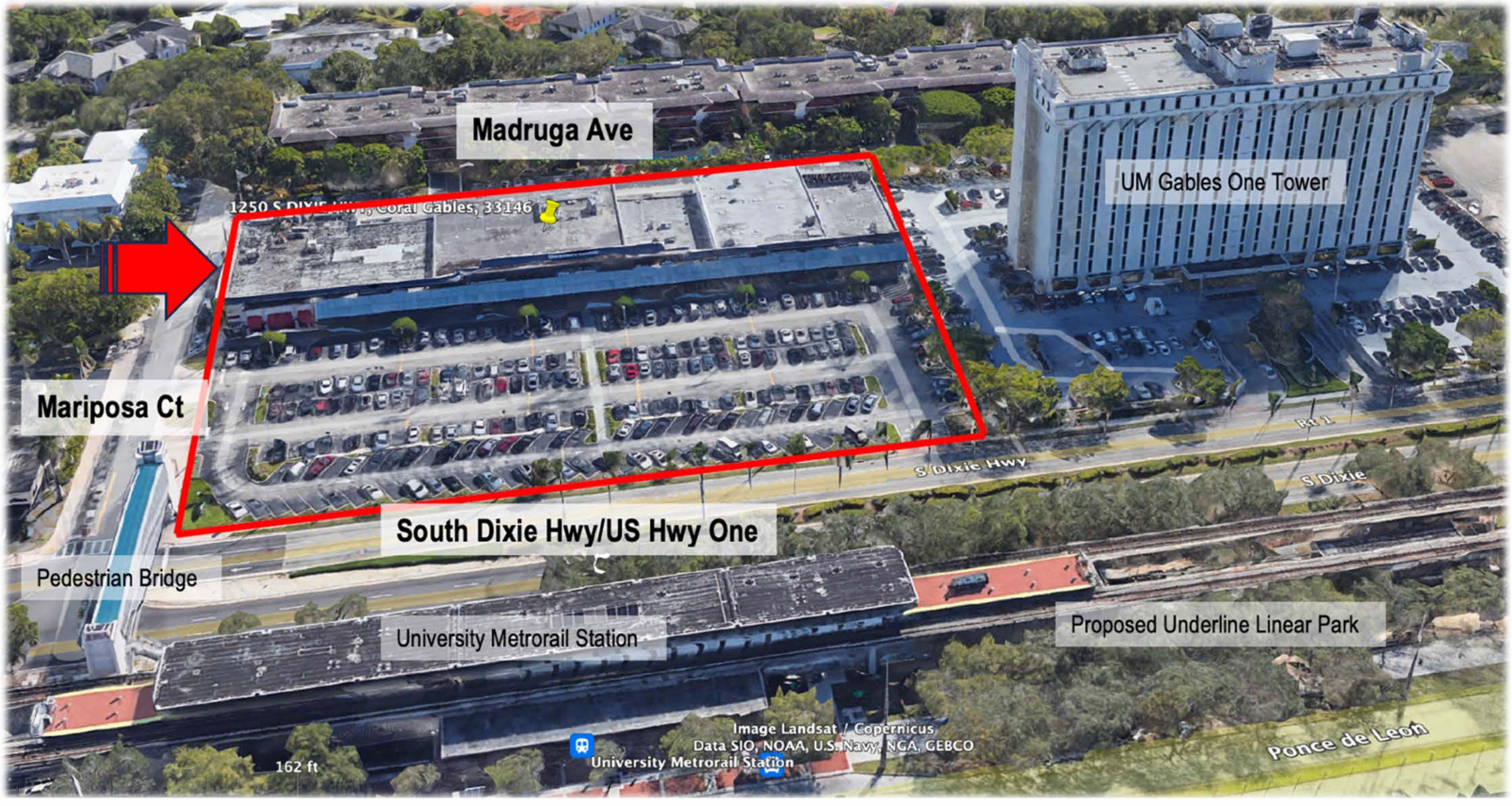
By:	Remarks:	Field Book	Order No.	Drawn By

PROJECT NO. AJ-6408

S:\SURVEY\PDF'S\ CORAL GABLES RIVIERA SECTION PART 8\SURVEY\DWG\1250 S DIXIE HIGHWAY ALTA NSPS SURVEY.DWG

Aerial and Location Map

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

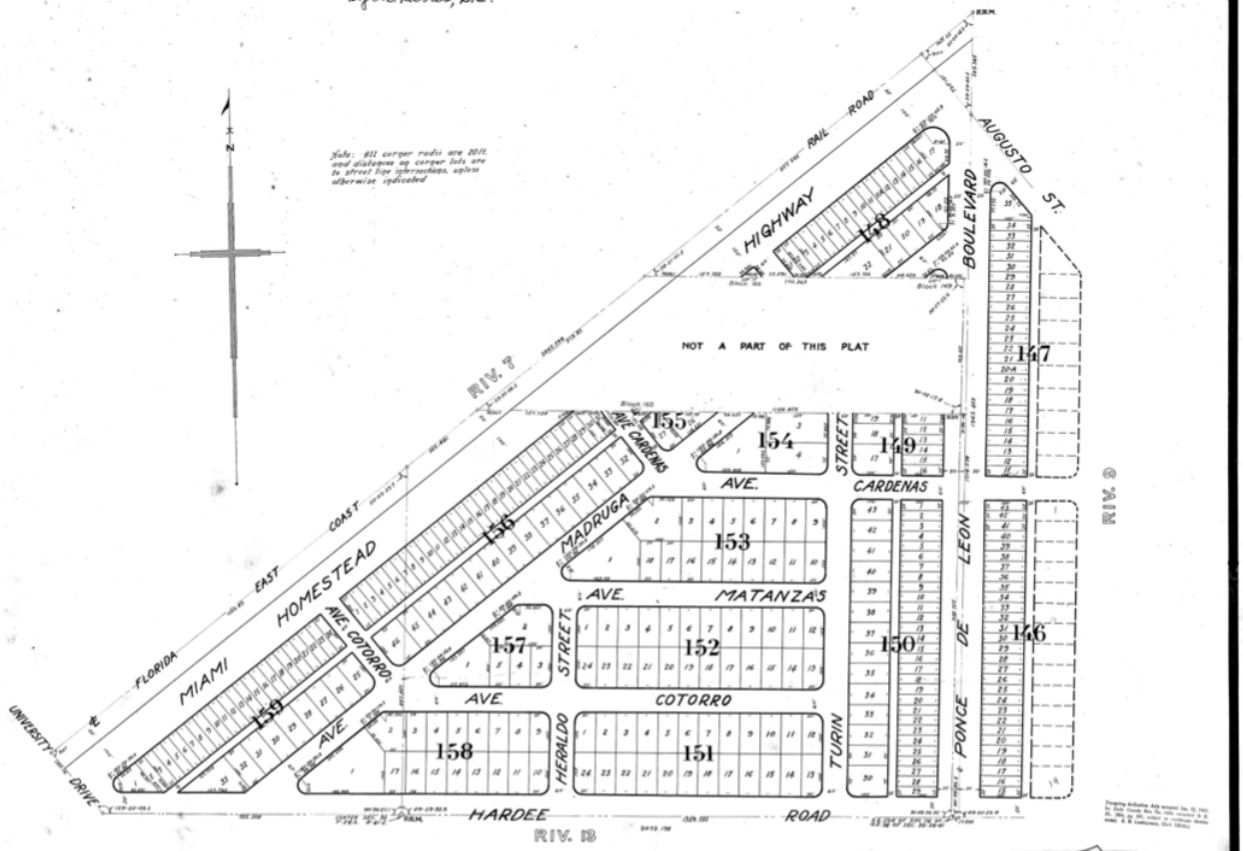


12.18.23

THE MARK

25-55

See Book Book 2957 Page 86 for City of Coral Gables Resolution No. 2998 Concerning this Plat. E. B. Leatherman, Clerk. By E. J. Barnes, D.C.



CORAL GABLES

RIVIERA SECTION

PART 8

A SUBDIVISION OF THAT PART OF THE N.E. ¼ LYING SOUTH EAST OF THE F.E.C. R.R. R/W AND WEST OF THE ℄ OF PONCE DE LEON BLVD. AS SHOWN, AND A PART OF THE N.E. ¼ LYING EAST OF THE ℄ OF PONCE DE LEON BLVD. AS SHOWN, AND THAT PART OF THE N.W. ¼ LYING SOUTH EAST OF THE SAID R.R. R/W AND NORTH EAST OF THE ℄ OF UNIVERSITY DRIVE AS SHOWN, EXCEPTING THAT PART OF THE N.½ OF N.½ OF S.W. ¼ OF N.E. ¼ LYING EAST OF THE F.E.C. R.R. R/W. ALL IN SEC. 30 T-54-S. R-41-E. DADE COUNTY FLORIDA.

Location Map

W. C. Bliss Engr. Scale 1in = 100 Ft. Nov. 1925 C. H. Dutton, Landscape Architect

This plat was approved by Resolution No. 26 passed and adopted by the City Commissioners of Coral Gables, Florida, this 4th day of January A.D. 1926

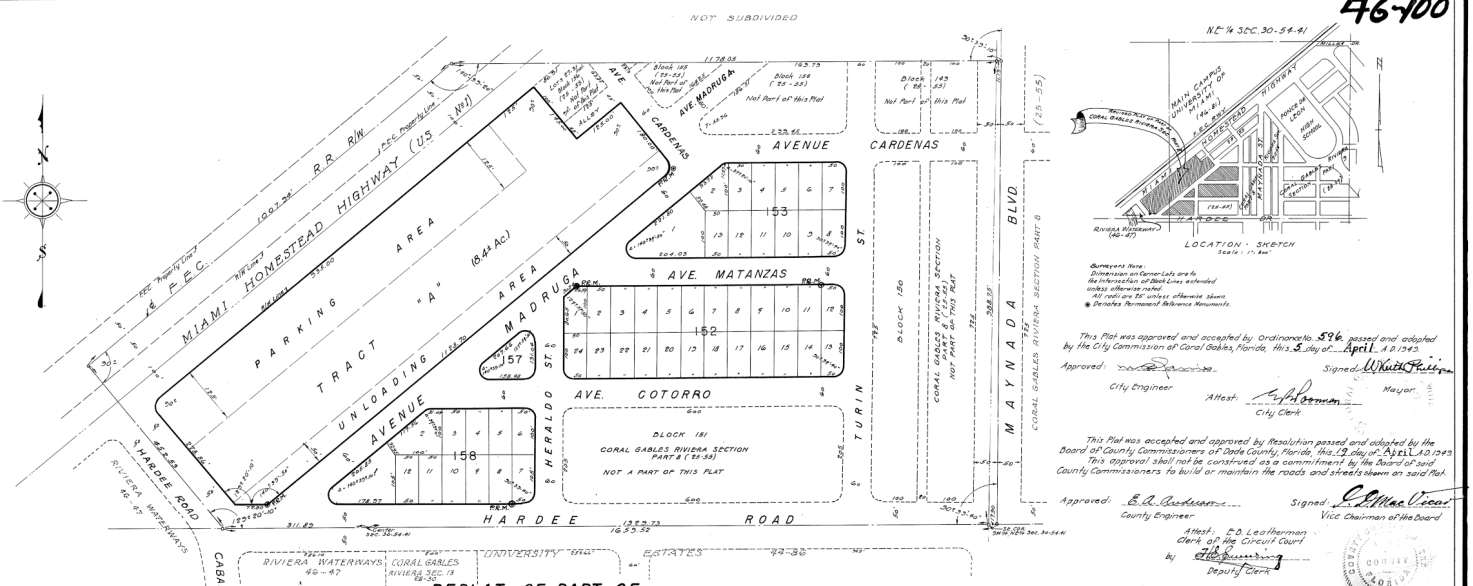
This plat is now subject to a declaration of restrictions recorded in the public records of Dade County Florida.

SUBSCRIBED AND SWORN TO BEFORE ME this 4th day of January A.D. 1926

I do hereby make affidavit that the information appearing on this plat is accurate and correct to the best of my knowledge and belief. Affiant further states that he is the owner of the property platted hereon.

This map was approved by the County Engineer of Dade County Florida.

46-100



Surveyors Note:
Dimension on Corner-Lots are to the Intersection of Block Lines extended unless otherwise noted.
All radii are 25' unless otherwise shown.
● Denotes Permanent Reference Monuments.

This Plat was approved and accepted by Ordinance No. 596 passed and adopted by the City Commission of Coral Gables, Florida, this 8 day of April A.D. 1943.

Approved: _____ City Engineer

Signed: W. Kirk Fairey Mayor

Attest: E. D. Leatherman City Clerk

This Plat was accepted and approved by Resolution passed and adopted by the Board of County Commissioners of Dade County, Florida, this 19 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: E. A. Andreasen County Engineer

Signed: C. H. MacVicar Vice Chairman of the Board

Attest: E. D. Leatherman Clerk of the Circuit Court

by H. H. Benning Deputy Clerk

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. Mc. Bride joined by his wife Mayme Mc. Bride, and Babcock-Lamont 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 resubdivision of Blocks 157, 153, 137, 158 and 156, less Lots 27 to 31 inclusive, of Coral Gables Riviera Section Part 8, as recorded in Plat Book 25 at Page 55 of the Public Records of Dade County, Florida, and Block 159 of said plat less that portion of said Block 159 which was incorporated in plat of Revised Warnekros, as recorded in Plat Book 44 at Page 47 of the Public Records of Dade County, Florida.

All that part of Ave. Cardenas, Ave. Matanzas, Ave. Cotorro, Ave. Madruga, and Heraldo Street, and 20' (twenty foot) alley lying within Blocks 156 and 153, all of Coral Gables Riviera Section, Part 8, according to the Plat thereof, recorded in Plat Book 25, at Page 55, Public Records of Dade County, Florida, lying within the following described parcels of land:

Begin at a point where the Southwesterly line of Lot 11 of Block 157, of Coral Gables Riviera Section, Part 8, according to the plat thereof, recorded in Plat Book 25 at 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 Southwesterly line of Lot 11 and the Southeasterly extension thereof and the Southwesterly line of Lot 31, of Block 139, 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 325' Southeasterly, at 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 325' Southeasterly at 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 Northwesterly along the Northeasterly line of Block 156 of the aforesaid subdivision a distance of 105.0' to a point, thence continue Northwesterly along the Northeasterly line of Block 156 of the aforesaid subdivision a distance of 75.0' to a point, thence Southwesterly parallel to and 185' Southeasterly at 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 156 of the aforesaid subdivision intersects the last described line, thence Northwesterly along the Southeasterly extension of the dividing line of Lots 26 and 27 a distance of 45' to a point, thence continue Northwesterly 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 Southwesterly along the Southeasterly line of the Miami Homestead Highway, as shown on the aforesaid subdivision, a distance of 1080' to the point of beginning.

The express purpose of this plat is to relocate Ave. Madruga and to close, abandon, discontinue and vacate Ave. Cotorro between Blocks 156 and 153 and the 20' alley in Blocks 156 and 153 as shown on said Plat of Coral Gables Riviera Section Part 8 Plat Book 25 Page 55.

The Avenues, Streets as laid 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 reversion or reversions thereof when ever discontinued by law.

The land Use 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 14th day of MARCH A.D. 1943.

BABCOCK-LAMONT CO

Signed: C. I. Babcock President
C. I. Babcock

Attest: H. S. Lamont Secretary
H. S. Lamont

Witnesses: _____

As to Daniel Sherby and Clementine F. Sherby: Daniel Sherby Seal; Clementine F. Sherby Seal

As to Arthur D. Mc. Bride and Mayme Mc. Bride: Arthur D. Mc. Bride Seal; Mayme Mc. Bride Seal

STATE OF FLORIDA, COUNTY OF DADE } SS.

Before me this day personally appeared JAMES P. FARRELL, known to me to be the person represented here as attorney in fact for the principals named, who, being duly sworn, acknowledged that he executed the foregoing statement.

Witness my hand and notarial seal at Miami, Florida, this 21st day of January A.D. 1943.

Notary Public, State of Florida

STATE OF FLORIDA, COUNTY OF DADE S.S.

My commission expires October 5, 1944

Before me this day personally appeared DANIEL SHERBY and CLEMENTINE F. SHERBY, his wife, ARTHUR D. Mc. BRIDE and MAYME Mc. BRIDE, 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 at Miami, Florida, this 21st day of February A.D. 1943

My Commission expires March 10, 1950

Notary Public State of Florida at Large.

STATE OF FLORIDA, COUNTY OF DADE S.S.

Before me this day personally appeared C. I. BABCOCK and H. S. LAMONT, President and Secretary respectively of BABCOCK-LAMONT CO, to me well known to be the persons described in and who executed the foregoing instrument, and who, upon 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 all by and with the authority of the Board of Directors of said corporation, and that it is the free act and deed of said corporation.

Witness my hand and notarial seal at Miami, Florida, this 22nd day of January A.D. 1943

My Commission expires October 5, 1944

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, 1938 and recorded July 15, 1938 under Clerks File No. X-64464, of the Public Records of Dade County, Florida, encumbering parts of the lands hereinabove described does hereby consent to the filing of the attached plat.

Witness our hands and corporate seal this 14th day of January A.D. 1943.

CORAL GABLES INC.

Signed: _____ Vice President
C. S. Robertson

Attest: H. S. Wells Secretary
H. P. Wells

Foregoing definition duly accepted Jan. 12, 1960, by Dade County Res. No. 1426, recorded in O. R. Bk. 2804, pg. 102, subject to conditions therein stated. E. R. Lambertson, Clerk (SEAL).

STATE OF FLORIDA, County of Dade: S.S.

I HEREBY CERTIFY that on 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 hereto 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 free act and deed of said corporation.

Witness my hand and notarial seal at Coral Gables, Florida, this 14th day of January A.D. 1943

My Commission expires July 14, 1945

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 1st day of January A.D. 1943 in accordance with Section 7 Chapter 10275 (No. 253) Laws of State of Florida.

P. M. STUBBS & ASSOCIATES
P. M. Stubbs
Registered Landsurveyor No. 356 STATE OF FLORIDA.

Filed for record this 21st day of April A.D. 1943 at 11:01 AM in Book 64 of Plats, page 16a of the Public Records of Dade County, Florida. This plat complies with the provisions of Chapter 10275 (No. 253) Laws of State of Florida.

E. D. Leatherman Clerk of the Circuit Court
by C. M. Ulrich Deputy Clerk

Y-52297

78-62

COGA SUBDIVISION

BEING A REPLAT OF BLOCKS 150, 151 AND A PORTION OF LOTS 1, 3 AND 4 BLOCK 154, CORAL GABLES RIVIERA SEC. PART 8 (PB. 25 P. 55) AND BLOCKS 152, 153, 157, 158 OF REPLAT OF PART OF CORAL GABLES RIVIERA SECTION PART 8 (PB. 46 P. 100) ALL IN SECTION 30, TWP. 54 S., RGE. 41 E.

CITY OF CORAL GABLES DADE COUNTY FLORIDA

M. B. GARRIS
MIAMI, FLORIDA

CIVIL & CONSULTING ENGINEER
APRIL, 1964.

SCALE: 1" = 100'

GRAPHIC SCALE

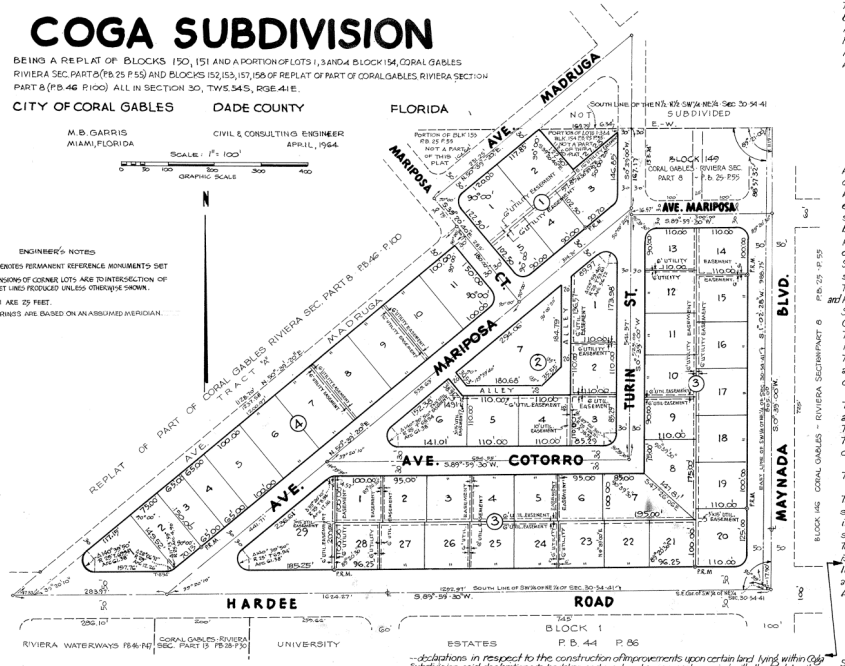
ENGINEER'S NOTES:

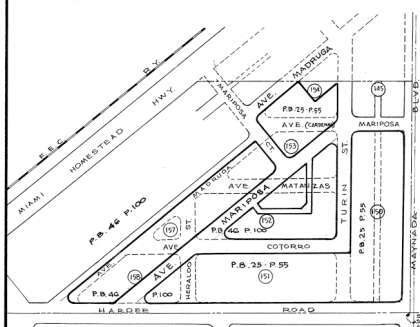
⊕ DENOTES PERMANENT REFERENCE MONUMENTS SET

DIMENSIONS OF CORNER LOTS ARE TO INTERSECTION OF STREET LINES PRODUCED UNLESS OTHERWISE SHOWN.

RADII ARE 25 FEET.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.





--declarations in respect to the construction of improvements upon certain land lying within Coga Subdivision, said declarations to be taken and construed as covenants running with the land, to wit:

1. Simultaneously with the construction of the first apartment building which may be constructed within the total land area covered by lots 5 through 9 in Block 4, one single-family residence shall be constructed upon Lot 29 in Block 3, and a single-family residence shall be constructed upon one of the lots numbered 21 through 28 in Block 3. The two residences required by this paragraph shall be fully completed and ready for occupancy and a certificate of occupancy shall have been issued before completion of the aforesaid apartment building.

2. Simultaneously with the construction of the first apartment building which may be constructed within the total land area covered by lots 1 and 2 in Block 1; Lots 10 and 11 in Block 4, and Lot 7 in Block 2, one single-family residence shall be constructed upon each of two of the lots numbered 14 through 20 in Block 3. The two residences required by this paragraph shall be fully completed and ready for occupancy and a certificate of occupancy shall have been issued at or before completion of the aforesaid apartment building.

And said covenants are made for the mutual benefit of all present and future owners of land within Coga Subdivision, and of all present and future owners of the following described land situate in Dade County, Florida:

Lots 1 through 10 in Block 1, and Lots 1 through 3 in Block 2 of UNIVERSITY ESTATES, according to plat thereof recorded in Plat Book 44 at page 86 of the Public Records of Dade County, Florida; Lots 130 through 133 in Block 209 of CORAL GABLES RIVIERA SECTION, PART 13, according to plat thereof recorded in Plat Book 28 at page 30 of the Public Records of Dade County, Florida; Lots 25 through 43 in Block 146 and lots 1 through 18 in Block 147 of CORAL GABLES RIVIERA SECTION PART 8, according to plat thereof recorded in Plat Book 25 at page 55 of the Public Records of Dade County, Florida.

Coga Holding Company does hereby recognize and acknowledge that the owners of improved residential property facing the perimeter of this tract whose property is more particularly described in the preceding paragraph have forever relinquished certain valuable and important rights in reliance upon the aforesaid covenants running with the land, and by reason thereof the said Coga Holding Company does hereby acknowledge that said covenants are made expressly for their benefit, thereby conferring upon them the same rights for enforcement thereof as though they were the owners of property within the tract embraced by this plat.

And said covenants shall be binding upon the said Coga Holding Company, its successors, and its grantees, and all persons claiming under them.

KNOW ALL MEN BY THESE PRESENTS:
That Coga Holding Co, a Florida corporation, has caused to be made the attached plat of "COGA SUBDIVISION" the same being a replat of the following described land, to wit:
All of Blocks 150 and 151 of Coral Gables Riviera Section Part 8, plat book 25 at page 55 of the Public Records of Dade County, Florida.
AND all of the 20 foot alley lying within the said Block 150,
AND all of Block 154 of the said Coral Gables Riviera Section Part 8, less the following described portion thereof:
Begin at the intersection of the Northwesterly boundary line of Block 154 of Coral Gables Riviera Section Part 8, plat book 25 at page 55 of the Public Records of Dade County, Florida with the South line of the N½ of the N½ of the SW¼ of the N.E¼ of Section 30, Township 54 South, Range 41 East, Dade County, Florida; thence Southeasterly, at right angles to the Northwesterly boundary of the said Block 154, for a distance of 112.50 feet; thence Northeasterly, parallel to the Northwesterly boundary of the said Block 154 for a distance of 127.23 feet to the intersection thereof with the East boundary of said Block 154; thence North, along the East boundary of the said Block 154, for a distance of 6.34 feet to the intersection thereof with the South line of the N½ of the N½ of the SW¼ of the NE¼ of the said Section 30; thence West along the South line of the N½ of the N½ of the SW¼ of the NE¼ of the said Section 30 for a distance of 169.79 feet to the point of beginning.
AND all of Blocks 152, 153, 157 and 158 of Replat of Part of Coral Gables Riviera Section Part 8, plat book 46 at page 100 of the Public Records of Dade County, Florida, ~~the southwesterly one-half of~~
AND that portion of Avenue Madruga lying between the prolongation Westerly of the South line of the said Block 158 and the prolongation Westerly of the North line of the said Block 153; that portion of Avenue Cardenas lying between the prolongation Southerly of the East line of the said Block 154 and the prolongation Southwesterly of the Northwesterly line of the said Block 154; that portion of Avenue Matanzas lying between the prolongation Southerly of the East line and the prolongation Southwesterly of the Northwesterly line of the said Block 153; that portion of Avenue Coloma lying between the prolongation South of the East line of the said Block 152 and the prolongation Southwesterly of the Northwesterly line of the said Block 157; that portion of Turin Street lying between the prolongation Westerly of the North and South lines of the said Block 150; and that portion of Heraldo Street lying between the prolongation East of the South line of the said Block 158 and the prolongation Northeasterly of the Northwesterly line of the said Block 157.
That the above described portions of Avenue Madruga, Avenue Cardenas, Avenue Matanzas, Avenue Coloma, Turin Street, Alley in Block 150 and Heraldo Street as the same are shown on plat of Coral Gables Riviera Section Part 8 and Replat of Part of Coral Gables Riviera Section, Part 8, recorded in plat book 25 at page 55 and plat book 46 at page 100, respectively, of the Public Records of Dade County, Florida, are hereby vacated, discontinued and abandoned.
That the purpose of this plat is to close the Avenues, Streets and Alley described above and to replat the above described land into more suitable building sites.
That the Avenues, Street, Boulevard, Court and Alley, as shown on the attached plat, together with all existing and future plantings, trees and shrubbery thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to ourselves, our successors or assigns, the reversion or reversions thereof whenever discontinued by law.
of Coral Gables.
That the lawful zoning, regulations, now in effect or as the same may from time to time be lawfully changed or amended, applicable to the area covered by this plat will be observed.
That the Public Utilities easements as indicated on this plat by dashed lines, the rear and side lines of certain lots are hereby reserved for the installation and maintenance of public utilities.
That no individual well will be permitted on any lot within this subdivision except for irrigation, swimming pools or air conditioning.

That no septic tanks will be permitted on any lot within this subdivision.

That no lots as shown on this plat shall be divided or resubdivided unless all portions of said lot are used to increase the size of the adjacent lots as platted or unless the portions of such lot are used to create a lot or lots, substantially as large in frontage, depth and area as the average of other lots in the block, all without leaving any lot or parcel smaller in any dimension than such average lots.
That the said Coga Holding Co, a Florida corporation for and in consideration of the sum of Ten Dollars ($10.00) to it in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, for itself, its successors, grantees and assigns, hereby makes the following --
IN WITNESS WHEREOF Coga Holding Co. has caused these presents to be signed in its corporate name by its President and its corporate seal to be hereunto affixed and attested by its Secretary at Miami, Florida, this 21st day of April, A.D. 1964.

Witnesses: Josie B. Rodriguez, John Zanette

COGA HOLDING CO.
By: Alfred Polizzi (ALFRED POLIZZI) President
Attest: Nicholas Polizzi (NICHOLAS POLIZZI) Secretary

STATE OF FLORIDA
COUNTY OF DADE } SS.

Before me this day personally appeared Alfred Polizzi and Nicholas Polizzi, President and Secretary, respectively of Coga Holding Co., a Florida corporation, to me well known to be the persons described in and who executed the foregoing instrument, who upon being duly sworn, acknowledged the execution thereof to be their free and voluntary act and deed as such officers of said corporation and that they affixed the official seal of said corporation by and with the authority of the Board of Directors and that the same is the free act and deed of said corporation.
WITNESS my hand and notarial seal at Miami, Florida this 21st day of April A.D. 1964.

Marian A. Valentine — Notary Public State of Florida. My commission expires November 13, 1967

KNOW ALL MEN BY THESE PRESENTS:
That Arthur B. McBride, Jr., as Trustee, and Edward J. McBride, as Trustee, owners and holders of that certain mortgage dated October 30 1961, and filed under Clerks File No. 61R 184457 of the Public Records of Dade County, Florida, encumbering a portion of the property described above and shown on the attached plat, do hereby acquiesce in and approve the filing of the attached plat and release any rights to the dedication of all Avenues, Streets and Road as shown on the attached plat.
IN WITNESS WHEREOF we have hereunto set our hands and seals this 21st day of April, A.D. 1964.

Witnesses: Thomas Johnson, Laura A. Clark — As to both Signatures

Arthur B. McBride Jr. (SEAL) As Trustee
ARTHUR B. McBRIDE JR.
Edward J. McBride (SEAL) As Trustee
EDWARD J. McBRIDE

STATE OF FLORIDA
COUNTY OF DADE } SS.

Before me this day personally appeared Arthur B. McBride, Jr. as Trustee, and Edward J. McBride, as Trustee, to me well known to be the persons described in and who executed the foregoing instrument, who upon being duly sworn, acknowledged that the execution thereof to be their free and voluntary act and deed and for the purposes therein set forth.
WITNESS my hand and notarial seal at Miami, Florida this 21st day of April A.D. 1964.

Laura C. Clark — Notary Public State of Florida. My commission expires June 24, 1964

This plat was approved and the foregoing dedication was accepted and approved by Ordinance No. 1401 passed and adopted by the City Commission of the City of Coral Gables, Florida, this 28th day of April A.D. 1964.
Approved: William W. Ingram — Director of Public Works, City of Coral Gables.
Attest: Louise V. Shelby — City Clerk. Signed: Theodore A. Mumpher — Mayor.

This plat was approved by the Dade County, Florida, Planning Department this 1st day of October A.D. 1964
By: Reginald R. Walters — Acting Director.

This plat was approved by the Dade County, Florida, Zoning and Building Dept. this 1st day of October A.D. 1964.
By: R. E. Cook — Director.

This plat was approved and the foregoing dedication was accepted and approved by Resolution No. 10166 passed and adopted by the Board of County Commissioners of Dade County, Florida, this 5th day of October A.D. 1964
Approved: Leo A. Mc Cue — Acting Director Dade Co. Public Work Dept.
By: W. J. Krause — Deputy Clerk.
By: [illegible] — Vice Chairman of the Board.

I hereby certify that the attached plat of "COGA SUBDIVISION" is a true and correct plat of such property as was recently surveyed and platted under my direction. I also certify that permanent reference monuments were set the 20th day of April A.D. 1964 in accordance with Section 7, Chapter 10275 (No. 253) Laws of the State of Florida.

Milton B. Garris
M. B. GARRIS
Milton B. Garris, Jr.
Reg. Civil Engr. No. 3532 - Reg. Land Surveyor No. 729

Filed for record this 9 day of October A.D. 1964 at 4:18 P.M. in Book 78 of plats at page 62 of the Public Records of Dade County, Florida. This plat complies with the requirements of the laws of the State of Florida and of Metropolitan Dade County, Florida.
E. B. Leatherman, Clerk of the Circuit Court By: E. R. Abernathy — Deputy Clerk.

CITY OF CORAL GABLES

STREET, ALLEY, AND EASEMENT VACATION GUIDELINES

CHECK LIST

APPLICANT(S) MUST RETURN THE FOLLOWING:

[X] 1. Application

[X] 2. Certified Survey

[X] 3. Letter of Intent

[X] 4. Waiver of Objections

[X] 5. Filing Fee $6,000.00
(Ordinance No. 0-2015-17)

[X] 6. List and Mailing Labels of Property Owners within a minimum ~~1000'~~ 1500' 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. University Shopping Center, LLP
Name of Applicant(s)

1250 S. Dixie Highway	Coral Gables, FL	305-794-7338
Street Address	City, State, Zip	Telephone Number

CHECK APPROPRIATE BOX

Rent ☐ Own ☒

2875 NE 191 St., #605	Aventura, FL 33180	
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 hearings, 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 OT 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

Fadi Touma — APPLICANT(S) (PRINT OR TYPE)

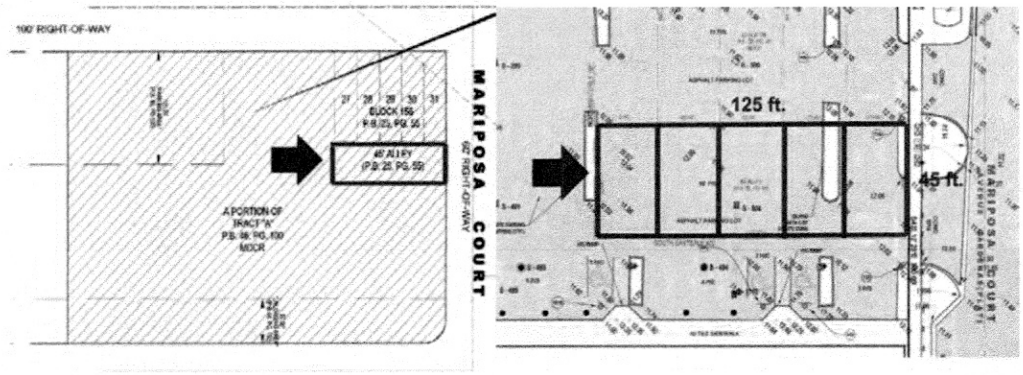
Fadi Touma — APPLICANT(S) SIGNATURE

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 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 "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 Southeasterly 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 25.0 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 Northwesterly 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 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 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' 40" 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.

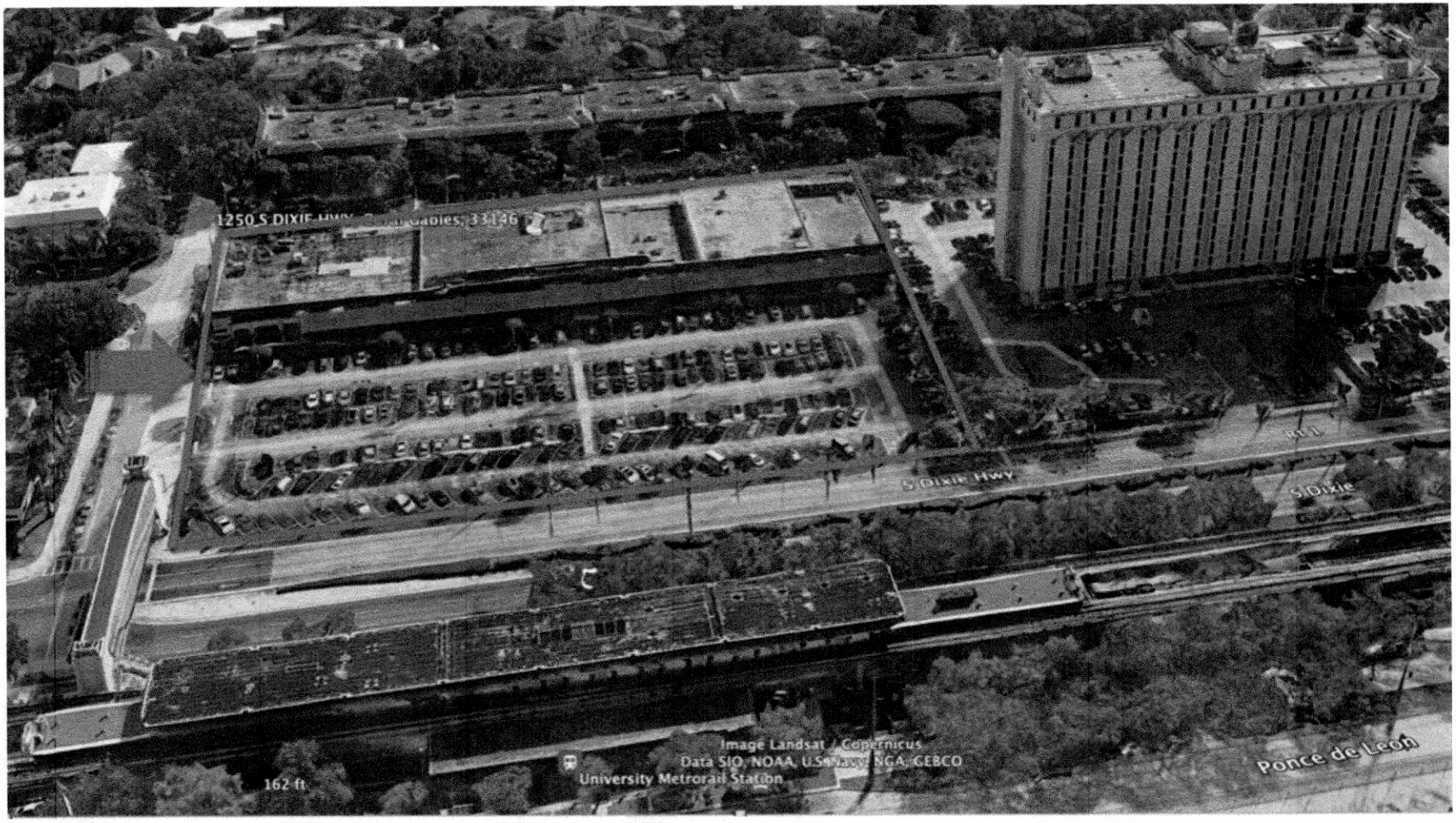
City Zoning Standard

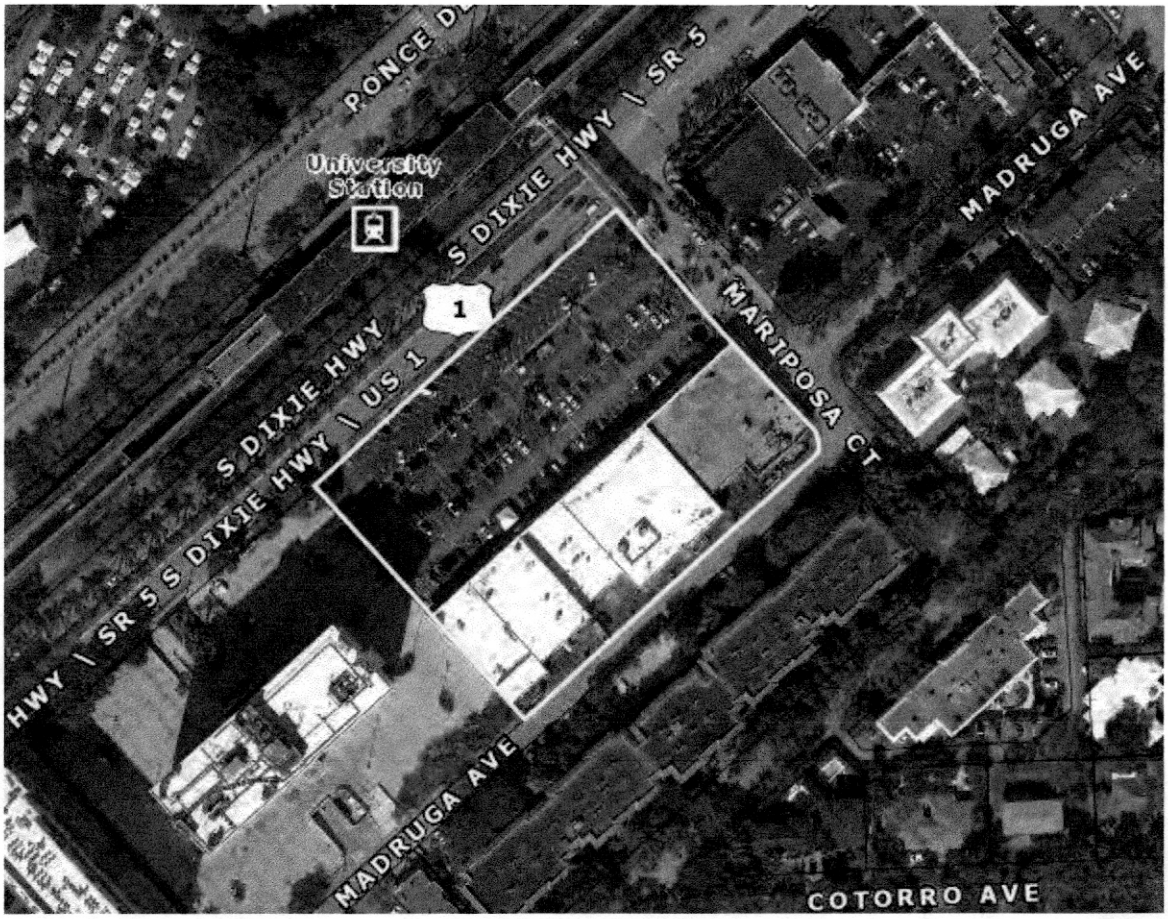
B. The vacation or abandonment will provide a material public benefit in terms of promoting the desired development and improves the City's long-term fiscal condition and the applicant provides beneficial mitigation in the form of a proffered mitigation plan which mitigates the loss of real property, 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




PONCE D
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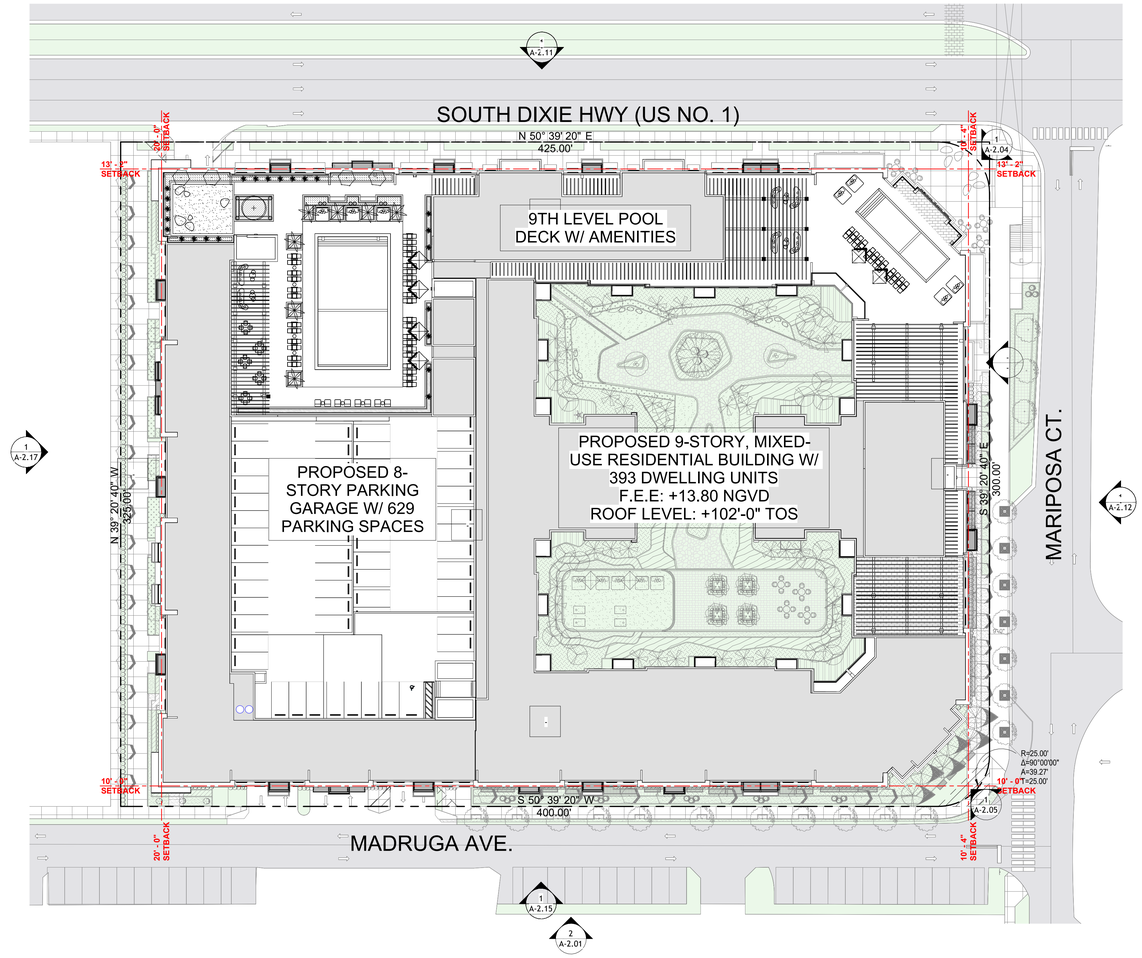

OVERALL SITE PLAN

1" = 30'-0"

1

GENERAL NOTES

TYPE OF CONSTRUCTION AS PER TABLES 504.3, 504.4 AND 506.2 FBC. BUILDING 2023 8TH EDITION
CONSTRUCTION TYPE 1 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 MDFR ACCESS AT ALL GATES, ROLL UP DOORS AND ELEVATORS
EMERGENCY RESPONDER RADIO COVERAGE IS PROVIDED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE 2024 FBC8§917

OCCUPANCY USE

PRINCIPAL USE: GROUP R-2 RESIDENTIAL (FBC 2023)/APARTMENT (FFPC, NFPA 101)

ACCESSORY USE: GROUP A-3 ASSEMBLY (FBC 2023) / ASSEMBLY [>750 ft^] (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 7.5.1.3.3 AND FLORIDA
BUILDING CODE , SECTION 1014.2.1 TYPICAL AT ALL LEVELS

LEGEND

FIRE HYDRANTS

FIRE DEPARTMENT CONNECTION (FDC)

REDUCED PRESSURE ZONE (RPZ)

DOUBLE DETECTOR CHECK VALVE (DDCV)

R1-1 30" X 30" STOP SIGN

R5-1 30" X 36" LEFT TURN ONLY SIGN

R5-1 30" X 30" DO NOT ENTER SIGN

GENERAL NOTES

1. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, BASED ON MIAMI DADE COUNTY BENCHMARK ELEVATION #C-269-X. ELEVATION+18.08
2. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. 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.
4. EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES 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.
5. 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.
6. REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THESES DRAWINGS OR NOT.
8. BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY SCHWEBKE-SHISKIN & ASSOCIATES, INC. DATED ON JANUARY 28, 2025.
9. 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. 120655, 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 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 HEIGH 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 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 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 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 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

1. 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
2. ALL GLAZING ON SITE SHALL BE IMPACT RESISTANT.
3. ALL PROPOSED STAIRWELLS SHOULD ONLY EGRESS ON THE FIRST FLOOR.
4. FITNESS CENTER AND RESIDENTIAL UNITS TO BE PRE-WIRED FOR AN ALARM SYSTEM.
5. ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH A QUALITY DEADBOLT LOCKING SYSTEM AT ENTRY DOORS.
6. ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH 180 DEGREE VIEWFINDER AT ENTRY DOORS.
7. EXTERIOR DOORS SHALL BE SOLID, IMPACT RESISTANT OR METAL AND EQUIPPED WITH A QUALITY SECONDARY LOCK.
8. 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.
9. MAINTENANCE, ELECTRICAL & STORAGE AREAS SHALL BE ACCESS CONTROLLED.
10. LOBBY & ENTRY AREAS TO BUILDING SHALL BE ACCESSED CONTROLLED WITH AN INTERCOM & A VIDEO MONITORING SYSTEM FOR VISITORS.
11. SIDEWALK: SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITY SPECIFICATIONS. PROVIDE 1" PREMOLDED FILLER BETWEEN DRIVEWAY AND SIDEWALK.
12. EDGE OF ROAD PAVEMENT, VARIES, CONTRACTOR SHALL VERIFY LIMITS. REFER TO LOCAL CODES FOR DRIVEWAY TO ROAD DETAILS.
13. CONTRACTOR SHALL VERIFY PLACEMENT OF STRUCTURE TO ASSURE THAT IT IS WITHIN THE REQUIRED SETBACKS, AND EASEMENTS PRIOR TO CONSTRUCTION OF THE FOUNDATION.
14. FOR GRADING THROUGHOUT THE SITE, SEE CIVIL PLANS.
15. DEVELOPMENT TO COMPLY WITH CHAPTER 33 OF THE FLORIDA BUILDING CODE WHILE UNDER CONSTRUCTION.
16. 1/2" MAXIMUM CHANGE ELEVATION IN ALL EXTERIOR DOORS IN ACCORDANCE WITH FFPC 101.7.2.1.3.

1. PROJECT SHALL CONFORM TO ALL APPLICABLE BUILDING CODES INCLUDING THE 2023 FBC
2. LOBBY FINISH FLOOR TO BE MIN. FFE= 13.80 NGVD
3. ALL NEW SIGNAGE WILL BE UNDER SEPARATE PERMIT TO BE DETERMINED AT A LATER DATE AND WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
4. SEE LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN, MATERIALS AND LOCATION.
5. SEE CIVIL DRAWINGS FOR GRADING, STAKING, AND UTILITY PLANS
6. REFER TO ELECTRICAL AND LANDSCAPE DRAWINGS FOR EXTERIOR BUILDING LIGHTING.
7. SIDEWALKS ARE NOT TO HAVE A SLOPE GREATER THAT 5% NOT MORE THAN A 1/4" CHANGE IN ELEVATION.
8. ALL COMMON AREAS ARE TO BE HANDICAP ACCESSIBLE.
9. REFER TO LIFE SAFETY DRAWINGS (LS-1.00, THROUGH LS-1.12) FOR ADDITIONAL INFORMATION.
10. ALL EXTERIOR BUILDING SIGNAGE ARE NOT A PART OF THIS PERMIT. EXTERIOR BUILDING SIGNAGE WILL BE UNDER SEPARATE PERMIT.
11. ALL EXTERIOR BUILDING SIGNAGE SHALL BE COORDINATED WITH THE FIRE MARSHALL PRIOR TO INSTALLATION.
12. 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.
13. CROSSWALKS AND ACCESSIBLE RAMPS TO CONFORM TO ADA WITH DETECTABLE WARNING SURFACE.
14. PROVIDE 1/2" MAX. ELEVATION FOR ALL EXTERIOR DOORS.
15. 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 LANSCAPE 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

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DUE TO THE COMPLEXITY OF THE PROJECT, THE CONTRACTOR SHALL CARRY A 5% CONTINGENCY OF HARD COST ON THE PROJECT.

BEHAR • FONT & PARTNERS, P.A.
ARCHITECTURE
PLANNING
INTERIORS
CERTIFICATION No. AA0002451
4533 PONCE DE LEON BLVD
Coral Gables, Florida 33146
TEL(305)7405442
FAX(305)7405443
E-MAIL:info@beharfont.com

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SEAL:

Javier Font AR12547

100% DESIGN DEVELOPMENT

THE MARK AT CORAL GABLES

1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146

100% DESIGN DEVELOPMENT 10/28/25

CLIENT INFORMATION:
LANDMARK PROPERTIES

DATE:
08/04/2025

REVISIONS:
DATE:

PROJECT No.
24-067

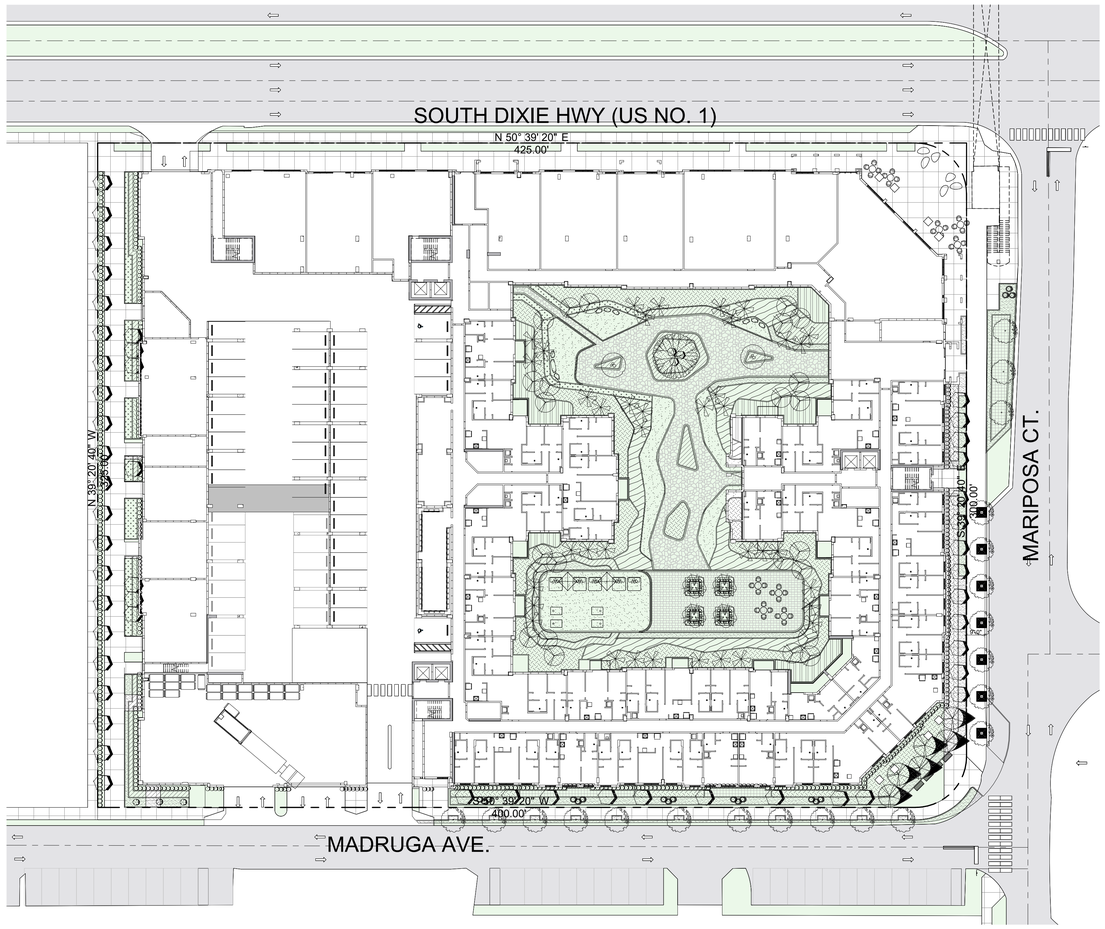
DRAWN BY:
R Ballester

CHECKED BY:
J Font / I Lince

SCALE:
As indicated

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

SHEET No.
A-0.00



GROUND LEVEL SITE PLAN

1" = 30'-0"

1

BUILDING NOTES

HIGH-RISE BUILDING NOTES:

1. HIGH-RISE BUILDING SHALL COMPLY WITH 2023 FBCB 403.2 THRU 403.6.
2. BUILDING MUST COMPLY WITH FIRE PUMP PROTECTION. 2023 FBCB 403.3.4.
3. BUILDING MUST COMPLY WITH DETECTION, ALARM AND EMERGENCY SYSTEM WITH 2023 FBCB 403.4 SECTION THRU 403.4.8.
4. FIRE COMMAND CENTER MUST COMPLY WITH 2023 FBCB 403.4.6 AND 911.
5. BUILDING SHALL COMPLY WITH MEANS OF EGRESS AND EVACUATION WITH REMOTENESS OF INTERIOR EXIT STAIRWAYS. 2023 FBCB SECTION 403.5.1.
6. BUILDING SHALL COMPLY WITH MEANS EGRESS AND EVACUATION WITH STAIRWAY DOOR OPERATION. 2023 FBCB SECTION 403.5.3 AND 403.5.3.1.
7. BUILDING SHALL COMPLY WITH MEANS OF EGRESS AND EVACUATION WITH SMOKE PROOF ENCLOSURE. 2023 FBC SECTION 403.5.4.
8. ELEVATOR 1, 2, 3 , 4 & 5 INSTALLATION AND OPERATION SHALL COMPLY WITH 2023 FBCB CHAPTER 30 AND SECTION 403.6.1 AND 403.6.2.
9. PARKING SURFACES SHALL COMPLY WITH 2023 FBCB SECTION 406.4.5.
10. THIS BUILDING (MIXED USE) MUST COMPLY WITH 2023 FBCB 508 AND 508.4. INDIVIDUAL OCCUPANCIES SHALL BE SEPARATED FROM ADJACENT OCCUPANCIES.

NOTES:

1. PROJECT SHALL CONFORM TO ALL APPLICABLE BUILDING CODES INCLUDING THE 2023 FBC
2. ALL RAMP RUNS ON CURB RAMPS SHALL BE OF CONTRASTING MATERIAL. PER SECTION 1003.5 FBC 2023
3. REFER TO CIVIL DRAWINGS FOR SITE PLAN INFORMATION.
4. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.
5. ALL FENCES AND GATES ARE UNDER A SEPARATE PERMIT, SHOWN FOR REFERENCE ONLY.
6. ALL EXTERIOR BUILDING SIGNAGE ARE NOT A PART OF THIS PERMIT. EXTERIOR BUILDING SIGNAGE WILL BE UNDER SEPARATE PERMIT.
7. ALL EXTERIOR BUILDING SIGNAGE SHALL BE COORDINATED WITH THE FIRE MARSHALL PRIOR TO INSTALLATION.
8. REFER TO LIFE SAFETY DRAWINGS: (LS.00,LS.01,LS.02,LS.03,LS.04,LS.05,LS.06,LS.07, LS.08, LS.09, LS.010, LS.011 AND LS.012) FOR ADDITIONAL INFORMATION.
9. SIDEWALKS RUNNING SLOPE IS 1:20 (5%) AND CROSS SLOPE 1:50 (2%).
10. ALL COMMON AREAS TO BE HANDICAP ACCESSIBLE.
11. CROSSWALKS AND HANDICAP RAMPS TO CONFORM TO ADA WITH DETECTABLE WARNING SURFACE.
12. 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)
13. ALL NEW SIGNAGE WILL BE UNDER SEPARATE PERMIT TO BE DETERMINED AT A LATER DATE AND WILL COMPLY WITH ZONING.
14. ALL NEW SIGNAGE WILL BE UNDER SEPARATE PERMIT TO BE DETERMINED AT A LATER DATE AND WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
15. SHAFT ENCLOSURES FOR BUILDINGS GREATER THAN 420 FEET IN BUILDING HEIGHT, THE PROVIDE FIRE-RESISTANCE RATING OF
16. THE FIRE BARRIERS ENCLOSING VERTICAL SHAFTS, INTERIOR EXIT STAIRWAY AND ELEVATOR HOIST WAY ENCLOSURES, MUST BE
17. 2-HOUR CONSTRUCTION PER 2023 FBC BUILDING 403.2.1.2.
18. ELEVATOR LOBBIES: 1 HOUR FIRE RESISTIVE CONSTRUCTION WITH 45 MINUTES OPENING.
19. ONE ELEVATOR CAB MINIMUM, PER CORE (OR BUILDING AREA) SHALL ACCOMMODATE AN AMBULANCE STRETCHER PER 2023 FBC 20.3002

20. 5. PROVIDE EXIT SIGN WITH 6 LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS
21. REQUIRED BY THE BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO
22. EMERGENCY POWER CIRCUITS COMPLY WITH BUILDING CODES
23. PROVIDE EMERGENCY LIGHTING ONE FOOT-CANDLE AT FLOOR LEVEL COMPLY WITH BUILDING CODES.
24. MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.
25. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR
26. EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED TO LEVER HANDLES.
27. 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 7-R. ELEVATION = + L289
FLOOD ZONE DATA: community/ PANEL #1 20G50/0314/L DATED, 9/11/09 FLOOD ZONE, "X" BASE
FLOOD ELEVATION = 12.00 N.G.V.D.

OVERALL SITE PLAN 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 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 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 HEIGH 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 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 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 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 3311.

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.

1. 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
2. ALL GLAZING ON SITE SHALL BE IMPACT RESISTANT.

3. ALL PROPOSED STAIRWELLS SHOULD ONLY EGRESS ON THE FIRST FLOOR.

4. FITNESS CENTER AND RESIDENTIAL UNITS TO BE PRE-WIRED FOR AN ALARM SYSTEM.

5. ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH A QUALITY DEADBOLT LOCKING SYSTEM AT ENTRY DOORS.

6. ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH 180 DEGREE VIEWFINDER AT ENTRY DOORS.

7. EXTERIOR DOORS SHALL BE SOLID, IMPACT RESISTANT OR METAL AND EQUIPPED WITH A QUALITY SECONDARY LOCK.

8. CCTV 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.

9. MAINTENANCE, ELECTRICAL & STORAGE AREAS SHALL BE ACCESS CONTROLLED.

10. LOBBY & ENTRY AREAS TO BUILDING SHALL BE ACCESSED CONTROLLED WITH AN INTERCOM & A VIDEO MONITORING SYSTEM FOR VISITORS.

11. SIDEWALK: SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITY SPECIFICATIONS. PROVIDE 1" PREMOLDED FILLER BETWEEN DRIVEWAY AND SIDEWALK.

12. EDGE OF ROAD PAVEMENT, VARIES, CONTRACTOR SHALL VERIFY LIMITS. REFER TO LOCAL CODES FOR DRIVEWAY TO ROAD DETAILS.

13. CONTRACTOR SHALL VERIFY PLACEMENT OF STRUCTURE TO ASSURE THAT IT IS WITHIN THE REQUIRED SETBACKS, AND EASEMENTS PRIOR TO CONSTRUCTION OF THE FOUNDATION.

14. FOR GRADING THROUGHOUT THE SITE, SEE CIVIL PLANS.

15. DEVELOPMENT TO COMPLY WITH CHAPTER 33 OF THE FLORIDA BUILDING CODE WHILE UNDER CONSTRUCTION.

16. 1/2" MAXIMUM CHANGE ELEVATION IN ALL EXTERIOR DOORS IN ACCORDANCE WITH FFPC 101.7.2.1.3.

STRIPING AND SIGNAGE NOTES

1. 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 FDOT SECTION 711.

2. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION, AND MATCH EXISTING.

3. SIGN POSTS SHALL BE STEEL CHANNEL IN ACCORDANCE WITH VILLAGE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SHALL BE BREAK-A-WAY.

4. STOP SIGNS SHALL BE MOUNTED WITH 7' CLEAR FROM SIGN BOTTOM TO GRADE. WHERE INDICATED, ADDITIONAL SIGNAGE SHALL BE MOUNTED BELOW STOP SIGN.

5. REFLECTIVE PAVEMENT MARKERS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX AND SECTION 706 AND SECTION 970 OF THE FDOT 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

FIRE HYDRANTS

FIRE DEPARTMENT CONNECTION (FDC)

REDUCED PRESSURE ZONE (RPZ)

DOUBLE DETECTOR CHECK VALVE (DDCV)

R1-1 30" X 30" STOP SIGN

R5-1 30" X 36" LEFT TURN ONLY SIGN

R5-1 30" X 30" DO NOT ENTER SIGN

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 LANSCAPE 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

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

BEHAR • FONT & PARTNERS, P.A.

ARCHITECTURE
PLANNING
INTERIORS

CERTIFICATION No. AA0002451

4533 PONCE DE LEON BLVD.
Coral Gables, Florida 33146
TEL(305)7405442
FAX(305)7405443
E-MAIL:info@beharfont.com

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THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

SEAL:

Javier Font AR12547

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 / I.Lince
SCALE:
As indicated
SHEET NAME:
SITE / GROUND PLAN @ 1"=30' SCALE
SHEET No.
A-0.01

100% DESIGN DEVELOPMENT - 10/28/25

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.

Guillermo Guerrero, PSM
Right of Way Unit
Miami Dade County Water and Sewer Department
☎: 786-268-5178
www.miamidade.gov/water
Connect With Us on Twitter | Facebook

QUALITY. VALUE. ECONOMIC GROWTH.
WWW.MIAMIDADE.GOV/WATER

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

Enlcosed

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

JH

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,

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
>
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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.

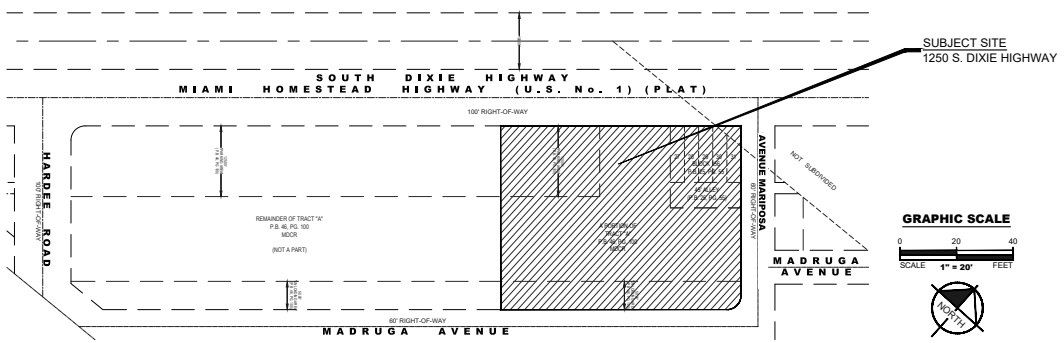
If you need additional information or should any questions, comments or concerns arise, please do not hesitate to contact me.

Regards,

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:

1. ALL FIELD MEASUREMENTS TAKEN FOR THIS SURVEY WERE MADE WITH A TRANSIT, ELECTRONIC DISTANCE METER AND/OR STEEL TAPE, WITH A MINIMUM ACCURACY OF 1:7500.
2. ELEVATIONS WHEN SHOWN REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929. 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 5J-17.0 050-0.052, STATE OF FLORIDA ADMINISTRATIVE CODE.
3. THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS NOR ANY OTHER UNDERGROUND IMPROVEMENTS AND/OR UTILITIES, UNLESS OTHERWISE NOTED.
4. 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.
5. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
6. ALL BOUNDARY LIMIT INDICATORS SET BY THIS FIRM ARE STAMPED LB # 7583 OR PSM # 6698 AND ARE 18"x1/2" IRON PIPE WITH YELLOW CAP UNLESS OTHERWISE NOTED.
8. 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.
9. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN. THE NORTH LINE OF BLOCK 124N HAS BEEN ASSIGNED A BEARING OF S. 87° 42' 34" E (BASIS OF BEARING).
10. THE LOCATION OF ANY UNDERGROUND UTILITY LINES ARE NOT SHOWN ON THIS SURVEY.
11. 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.
12. SOUTH PENINSULA SURVEYING, CORP. DID NOT OBSERVE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING FIELDWORK.
13. SOUTH PENINSULA SURVEYING, CORP. DID NOT OBSERVE ANY EVIDENCE OF AN EXISTING CEMETERY ON SUBJECT PROPERTY.
14. SOUTH PENINSULA SURVEYING, CORP. DID NOT OBSERVE ANY FIELD DELINEATION OF WETLANDS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
15. THERE IS PEDESTRIAN AND VEHICULAR ACCESS TO THE PROPERTY ON CARDENAS AVENUE. SEE SKETCH OF SURVEY FOR MORE INFORMATION.
16. 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.
17. 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.
18. THE INTENDED USE OF THIS SURVEY IS FOR PURCHASE OF PROPERTY.
19. THE DATE OF COMPLETION OF ORIGINAL FIELD SURVEY (THE "SURVEY DATE") WAS NOVEMBER 05, 2022.
20. SOUTH PENINSULA SURVEYING, CORP. HAS REVIEWED THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH COMMITMENT NUMBER FL25221105JJC/223726ATL, DATED NOVEMBER 07, 2022 AND HAS THE FOLLOWING COMMENTS.

SCHEDULE BII TITLE EXCEPTIONS AND REPORT:

ITEM NO.:	DESCRIPTION:	RECORDING INFO.:	COMMENTS:
1-8	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 RIVIERA 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 REPLAT OF PART OF CORAL GABLES RIVIERA 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. 1313, PAGE 372, MDCR D.B. 1031, PAGE 286, MDCR D.B. 1373, PAGE 75, MDCR D.B. 1372, PAGE 79, MDCR D.B. 1373, PAGE 83, MDCR D.B. 2999, PAGE 319, MDCR D.B. 1315, PAGE 126, MDCR	AFFECTS SUBJECT SITE. INSTRUMENT NOT PLOTTABLE.
14	DECLARATION OF RESTRICTIVE COVENANT	BOOK 12449, PAGE 1450, MDCR	AFFECTS SUBJECT SITE. INSTRUMENT BLANKET.
15	DECLARATION OF RESTRICTIVE COVENANT	BOOK 18707, 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 6, 1998, BY AND BETWEEN UNIVERSITY SHOPPING CENTER, A FLORIDA GENERAL PARTNERSHIP, AS LANDLORD, AND TGI FRIDAY'S, INC., A NEW YORK CORPORATION, AS TENANT	BOOK 18441, PAGE 4773, MDCR BOOK 29631, PAGE 1826, MDCR BOOK 29631, 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. 237715, AS FOLLOWS:		

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 GORES.

SURVEYOR'S CERTIFICATE:

TO: LCD 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/NSPS 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)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 05, 2022.

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 12086C0459L, WITH A DATE OF IDENTIFICATION OF 09-11-2009, FOR COMMUNITY NUMBER 120639, IN MIAMI-DADE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

DATE OF PLAT OR MAP: _____

DATED: _____

SANTIAGO A. DOMINGUEZ, PSM
PROFESSIONAL SURVEYOR AND MAPPER
LS 6698 - STATE OF FLORIDA

LEGEND / ABBREVIATIONS:

B.C.	- BLOCK CORNER
BLDG.	- BUILDING
CB	- CATCH BASIN
C.B.S.	- CONCRETE, BLOCK, STUCCO
COMAS	- CITY OF MIAMI ATLAS SHEET
CONC.	- CONCRETE
COR.	- CORNER
C.L.F.	- CHAIN LINK FENCE
CLP	- CONCRETE LIGHT POLE
FOB	- FIBER-OPTIC BOX
F.I.P.	- FOUND IRON PIPE
FH	- FIRE HYDRANT
F.N.&D.	- FOUND NAIL AND DISC
GWA	- GUY WAY ANCHOR
LP	- LIGHT POLE
M.D.C.R.	- MIAMI-DADE COUNTY RECORDS
(NO-ID)	- NO IDENTIFICATION
P.B.	- PLAT BOOK
PG.	- PAGE
PL	- PLANTER
P.O.B.	- POINT OF BEGINNING
R/W	- RIGHT-OF-WAY
S.N.&D.	- SET NAIL AND DISC
TS	- TRAFFIC SIGN
TSP	- TRAFFIC SIGNAL POST
WP	- WOOD POLE
WV	- WATER VALVE

SYMBOLS:

- (M) - MANHOLE (UNKNOWN)
- (E) - ELECTRIC / FPL MANHOLE
- (W) - WATER VALVE
- - FIRE HYDRANT
- - CATCH BASIN
- - TRAFFIC SIGN
- - WOODEN POWER POLE
- - GUIDE-WAY ANCHOR
- - LIGHT POLE
- - CONCRETE LIGHT/POWER POLE
- - ELECTRIC BOX (UNKNOWN)
- - TRAFFIC SIGNAL POST
- - FIBER-OPTIC BOX
- - CATCH BASIN
- (T) - TELEPHONE / BELLSOUTH MANHOLE
- - MONUMENT LINE
- - CENTER LINE

CERTIFIED TO:

1. LCD ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.
2. FIDELITY NATIONAL TITLE INSURANCE COMPANY
3. THE MARK AT CORAL GABLES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

PROPERTY ADDRESS:

1250 SOUTH DIXIE HIGHWAY
CORAL GABLES, FLORIDA 33234

FLOOD INFORMATION:

FEDERAL EMERGENCY MANAGEMENT AGENCY,
NATIONAL FLOOD INSURANCE PROGRAM,
FLOOD INSURANCE RATE MAP INFORMATION.

COMMUNITY No.: 120639
PANEL No.: 0459
SUFFIX: L
FLOOD ZONE: "X"
BASE FLOOD ELEVATION: N/A
MAP REVISED: 09-11-2009

LEGAL DESCRIPTION:

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 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 "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 SOUTHEASTERLY 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 25.0 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 NORTHWESTERLY 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 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 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° 36' 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' 40" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE SAID SECTION 30 FOR A DISTANCE OF 51.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT "A", THENCE NORTH 47°47'30" 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 CONTINUE NORTH 47°47'30" EAST FOR 425.01 FEET TO A POINT; THENCE SOUTH 42°12'23" EAST ALONG THE SOUTHWESTERLY LINE OF AVENUE CARDENAS FOR 300.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; SAID CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE, HAVING AS ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°47'30" WEST ALONG THE NORTHWESTERLY LINE OF AVENUE MADRUGA FOR A DISTANCE OF 400.00 FEET TO A POINT; THENCE NORTH 2°12'30" 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 137,996.87 SQUARE FEET OR 3.168 ACRES (MORE OR LESS).

THIS SHEET NOT VALID WITHOUT THE OTHERS

DATE - FEB - 19 - 2023	TYPE OF SURVEY: ALTA/NSPS LAND TITLE
SCALE: 1" = 20'	PREPARED FOR: LANDMARK PROPERTIES
JOB ORDER: 23771/5	REVISIONS:
CADD: 1250 S. DIXIE HWY.	
DRAWN BY: A.P. / A.D.	
CHECKED BY: S.A.D. / S.A.C.	
FILE NO: E - 20/3	
SHEET: 1 OF 5	C-1

SOUTH PENINSULA SURVEYING, CORP.
LB # 7583
LAND DEVELOPMENT CONSULTANTS
SURVEYORS - PLANNERS
CONSTRUCTION LAYOUT
16499 NE 19th AVENUE, SUITE 208
NORTH MIAMI BEACH, FLORIDA 33162
(O) 305-687-9191 (F) 305-354-8887 e-MAIL: info@sasurv.com

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-0.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

SOUTH PENINSULA SURVEYING, CORP.

AUTHENTIC COPIES OF THIS SURVEY MAP HAVE THE RAISED SEAL OF THE SURVEYOR AND MAPPER ALTHOUGH ANY MAP BEARING A FACSIMILE SIGNATURE AND SEAL IS NOT AN ACCEPTED COPY.

SANTIAGO A. DOMINGUEZ, PRESIDENT
LS # 6698 STATE OF FLORIDA, PROFESSIONAL SURVEYOR AND MAPPER

ALTA / NSPS LAND TITLE SURVEY

1250 SOUTH DIXIE HIGHWAY, CORAL GABLES, FL

COMCAST

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
Digitally signed by Maria Nunez
Date: 2023.11.27 16:33:03 -05'00'

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 Country 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.*

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

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 BISCAYNE, 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: Mabel Rio

Print Name: Mabel Rio

Notary Public Stamp:

Mabel Rio
Comm.: HH 456211
Expires: Dec. 15, 2027
Notary Public - State of Flor.

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 LUCKHOO	ELEANOR D LUCKHOO		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
LJR ASSOCIATES PROPERTIES LTD	% AINSLEE FERDIE ESQ		PO BOX 66351 AMF O'HARE AIRPORT	CHICAGO	IL	60666	USA
LJR 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
MICHELLE 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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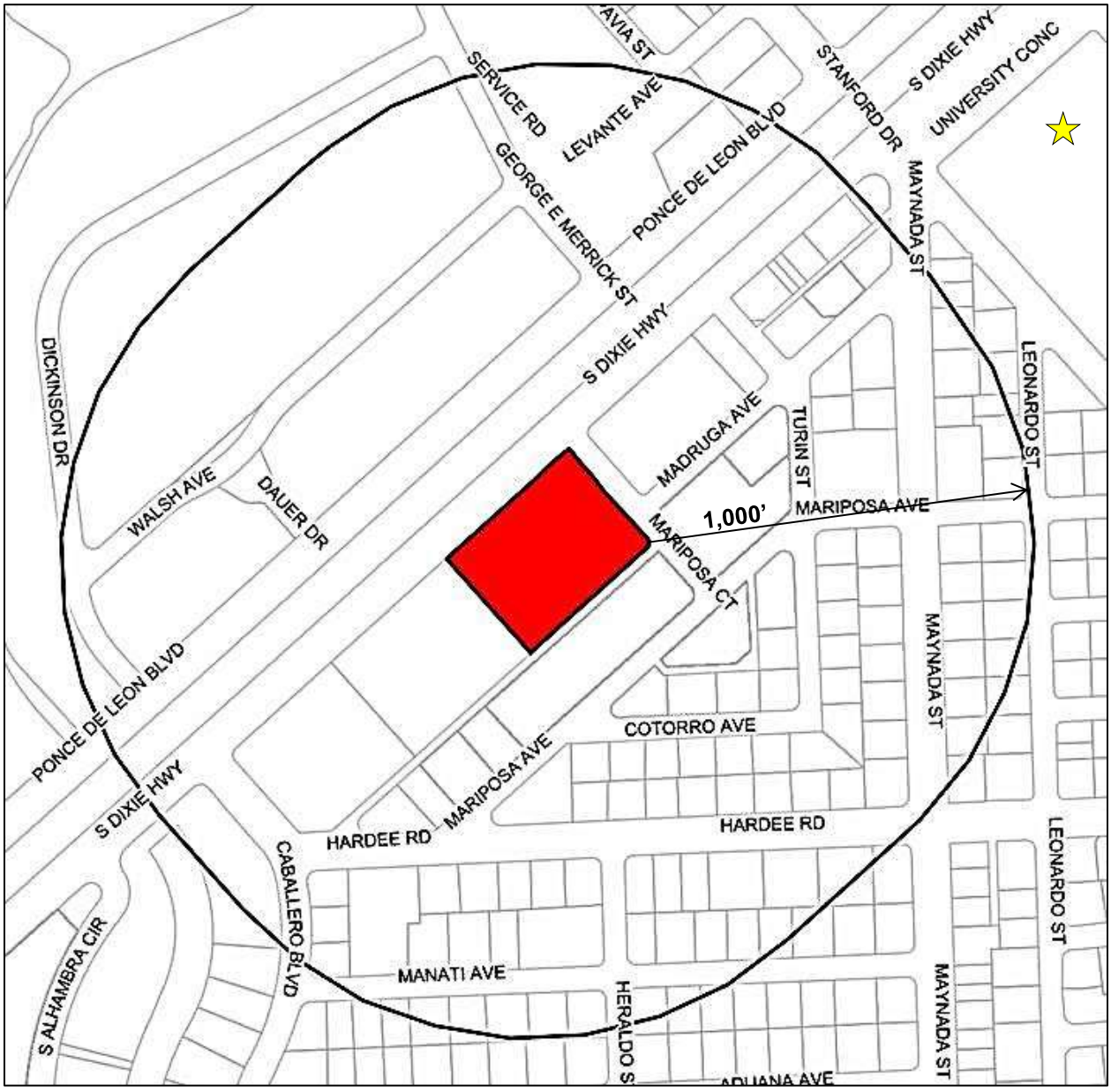
1,000' RADIUS MAP (N.T.S.)



SUBJECT: 1250 S Dixie Highway, Coral Gables, FL 33146
FOLIO NUMBER: 03-4130-004-0010

LEGEND, IF APPLICABLE:
CITY OF CORAL GABLES BOUNDARY ---------- MDCPS ★