

MINORCA DRC APPLICATION

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City of
Coral Gables,
Florida

Level

1

Review

General Procedures - Conditional

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Property information

Street address of the subject property: _____

Property/project name: _____

Current land use classification(s): _____

Current zoning district(s): _____

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

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

Previous use(s)/current use(s) of the property/building(s): _____

Proposed use(s) of the property/building(s): _____

Size of property (square feet/acres) _____

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

Total number of residential units per acre and total number of units _____

Estimated cost of the existing/proposed building/project: _____

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

Project Legal Description: Lot(s): _____

Block(s): _____

Section(s): _____

Listing of all folio numbers for subject property:



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General information

Applicant(s)/Agent(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____

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

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____

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

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____

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

Project Architect(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____

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

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



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Application requirements and supporting information

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

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

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

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjoining properties and/or streetscape.
- Property ALTA survey and legal description.
- Architectural drawings (signed/sealed), including: Zoning chart / supporting information; site plan; floor plan(s); and all affected elevations. Maximum of 20 sheets shall be accepted.
- Landscape plan; vegetation assessment; and tree survey / relocation plan.
- Pedestrian amenities and streetscape plan.
- On-street parking analysis.
- Art in Public Places plan and/or statement.
- Lighting plan and signage plan.
- Underground utilities plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- N/A** Historical significance letter.
- City Concurrency Impact Statement (CIS).
- Traffic study. **Trip Generation Statement**
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty deed.
- Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.
- Other: _____

 City of Coral Gables, Florida	Level 1	General Procedures - Conditional	
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Posting of the property. The Applicant will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant’s responsibility to remove the sign.

Application submittal requirements

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

Applicant/agent/property owner/architect affirmation and consent

- (I) (We) affirm and certify to all of the following:
1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
 2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
 3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
 4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
 5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
 6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk’s office.
 7. Understand that under Florida Law, all the information submitted as part of the application are public records.
 8. The subject property will be posted by the Applicant in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant’s responsibility to remove the sign.
 9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



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Email: planning@coralgables.com Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:

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

Minorca Ventures LLC

Address: **8950 SW 74 Court, Ste 1906 Miami, FL 33156**

Telephone: 305 282 8066

Fax:

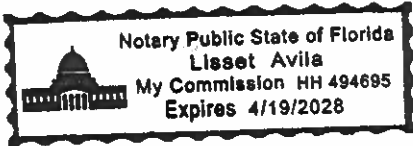
Email: ed@ada@grapeconstellation.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 3rd day of June by

(Signature of Notary Public - State of Florida)



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

Personally Known OR Produced Identification; Type of Identification Produced



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Email: planning@coralgables.com

Phone: 305.460.5211

Property Owner(s) Signature:

Property Owner(s) Print Name:

Minorca Ventures LLC

Property Owner(s) Signature:

Property Owner(s) Print Name:

N/A

Property Owner(s) Signature:

Property Owner(s) Print Name:

N/A

Address: 8950 SW 74 Court, Ste 1906 Miami, FL 33156

Telephone: 305 282 8066

Fax:

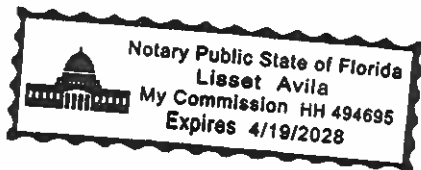
Email: ed@ada@jgroupconstellation.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 3rd day of June by

(Signature of Notary Public - State of Florida)



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

Personally Known OR Produced Identification; Type of Identification Produced



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Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Architect(s) Signature:

Architect(s) Print Name:

HAMED RODRIGUEZ ARCHITECT INC.

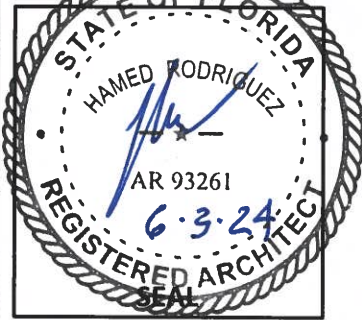
Address:

275 Minorca Avenue Coral Gables, FL 33134

Telephone: 3055299967

Fax:

Email: hamed@hr-architects-inc.com



NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 3rd day of June 2024 by

Hamed Rodriguez

(Signature of Notary Public - State of Florida)



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

Personally Known OR Produced Identification; Type of Identification Produced

June 3, 2024

VIA ELECTRONIC SUBMITTAL

Jennifer Garcia, AICP, CNU-A
Planning Official
Planning & Zoning Division of Development Services Department
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Statement of Use / Development Review Committee (DRC) Level 1 Application / Properties Identified by Miami Dade County Folio Nos. 03-4108-006-1250, 03-4108-006-1260, 03-4108-006-1270 and 03-4108-006-1280) (collectively, the “Property”)

Dear Ms. Garcia:

On behalf of Minorca Ventures LLC, owner of the Property identified above (the “**Owner**” and “**Applicant**”), please accept this as our Statement of Use in connection with a request for Level One (1) Development Review Committee¹ consideration of a new proposed mixed use development with first class ground floor retail and upper level multi-family residential condominiums at the Property, in addition to conditional use review for the following requests: i) Remote Parking and ii) Transfer of Development Rights (TDRs) (the “**Application**”).

I. PROPERTY INFORMATION

The Property is generally located at the northeast intersection of Salzedo Street. The Property consists of Lots 45, 46, 47 and 48, less than North 12 feet thereof, Block 17, of the Coral Gables Section “K”, according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida. Per the enclosed survey prepared by Royal Point Land Surveyors, Inc., the Property is comprised of a lot size consisting of approx. 10,341.5 square feet and 0.237 +/- acres is currently improved with a surface parking lot. Additionally, a twelve (12) foot wide alley, running in an East/West direction, abuts the Property to the North (the “**Alley**”)².

¹ Please note, the remote parking and transfer of development right requests require conditional use review and thereby DRC Level 1 review. The proposed site plan for the development of the Property is permitted as of right, pursuant to Section 2-201(D)(1)(a) of the Zoning Code, and does not require conditional use review/approval.

² Per the enclosed City Resolution Nos. 10428 and 11369, the North twelve feet (12’) of the Property was conveyed to the City for “alley purposes in the commercial area...”



Image: Property Aerial View

The Property is currently designated Commercial Medium-Rise Intensity pursuant to the City's Future Land Use Map (FLUM). Additionally, the Property is zoned Mixed-Use 2 (MX2) and is located within the Central Business District (CBD) on the City's Zoning Map as reflected in the images below.



Image: Property FLUM Designation



Image: Property Zoning Map Designation

II. PROPOSED PROJECT

As detailed in the plans prepared by Hamed Rodriguez Architects, Inc. (the “**Plans**”), the Applicant seeks to redevelop the Property with an 8-story, mixed use building containing approximately 4,820 +/- square feet of ground floor commercial space and approximately fifty seven (57) upper level residential units (the “**Project**”) with the ability for overnight accommodations via a professionally managed operator. The Project has been designed in accordance with the MX-2 zoning regulations. The Project will replace the surface parking lot at the Property with a high quality, mixed use development that integrates ground floor commercial space and upper level units within the core of the City’s Central Business District. The proposed ground floor commercial space (i.e. cafe, retail shops and restaurants) aims to activate the streetscape encouraging pedestrian engagement and fostering a vibrant and inviting environment for both residents, visitors and patrons.

The multi-family programming, designed with fifty-seven (57) condominium units, offers a unique blend of upscale living with the flexibility for overnight accommodation rental to meet the various housing and lodging demands within the Central Business District. This unique, residential program enhances the City’s housing options by catering to individuals who seek to live within the heart of the City’s CBD, while also providing luxurious, up-scale, hotel-quality accommodations for the City’s visitors and guests.

Additionally, as reflected in the image on the page below, the Project provides a Mediterranean architectural design, in accordance with the Coral Gables Mediterranean Architectural standards. The Project’s classical proportions and building massing are also consistent with the existing developments in the immediate area and will further contribute to the enhancement and beautification of this neighborhood.



III. REMOTE PARKING REQUEST

The Applicant seeks conditional use review and approval for the use of remote parking to serve the Project's off-street parking requirements, in accordance with Section 10-109(A) of the Zoning Code. The proposed programming for the Project requires approximately sixty-four (64) parking spaces, subject to confirmation of a shared parking study. The Project is designed where all of its required parking will be conveniently located at a nearby, off-site location. The Central Business District regulations provide for mixed-use developments in an urban area that offers various multimodal alternatives including the Coral Gables Trolley. In furtherance of these efforts, the Project will incorporate adequate bike and scooter storage to promote the use of and improve access to alternative forms of transportation.

IV. TRANSFER OF DEVELOPMENT RIGHTS

In connection with the Project, the Applicant is seeking the Transfer of Development Rights ("TDRs") in accordance with Section 14-204 of the City's Zoning Code. Specifically, pursuant to Section 14-204.5(A) of the Zoning Code, the Property is eligible for TDRs as a receiver site due to its current MX2 (mixed use zoning) zoning designation and its location within the Central Business District. The Applicant intends to utilize TDRs in order to provide an additional 9,049 +/- square feet of FAR per Section 14-204.5(B) of the Zoning Code. The Applicant will work with the City to identify the historic sending sites and purchase the requisite TDRs from the City for the Project.

V. CONCLUSION

Based on the foregoing, the proposed Project is consistent with the goals of the Comprehensive Plan and Mixed-Use 2 Zoning District regulations under the Zoning Code. As such, we look forward to your favorable consideration of our Application. Should you have any questions or require any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,



Jorge L. Navarro, Esq.

Enclosures

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the Capital Improvement Program of the City of Coral Gables, Florida for the five-year period ending June 30, 1968, as prepared by K. H. Allyn, Finance Director, be and the same hereby is referred to the Planning Advisory Board and the Budget Advisory Committee of the City for their study and report.

Motion for its adoption was made by Commissioner Dressel, seconded by Commissioner Wilson. Resolution was adopted by the following roll call: "Yeas" - Commissioners Dressel, Philbrick, Phillips and Wilson; Mayor Murphy. "Nays" - None.

The City Manager reported having received the appraisal on property proposed to be acquired for alley purposes in the business area and after discussion, the following resolution was presented and read:

RESOLUTION NO. 10428

A RESOLUTION AUTHORIZING AN OFFER TO PURCHASE CERTAIN REAL PROPERTY.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the City Manager be and he hereby is directed and authorized to offer to the owner the purchase price of Fourteen Hundred Dollars (\$1400.00) for the following described property proposed to be used for alley purposes in the commercial area, to-wit:

North Twelve (12') feet of Lots 45 to 48, inclusive, Block 17, "Section 'K'", according to Plat Book 8, Page 33, of the Public Records of Dade County, Florida.

Motion for its adoption was made by Commissioner Philbrick, seconded by Commissioner Phillips. Resolution was adopted by the following roll call: "Yeas" - Commissioners Dressel, Philbrick, Phillips and Wilson; Mayor Murphy. "Nays" - None.

The following resolution was presented and read:

RESOLUTION NO. 10429

A RESOLUTION APPROVING SETBACK REQUIREMENTS FOR MULTI-STORY CONSTRUCTION ON LOTS 39 TO 48, INCLUSIVE, BLOCK 27, "SECTION 'K'", CORAL GABLES, FLORIDA.

WHEREAS, International Petroleum Company, Ltd., in making application for construction of a seven-story office building, located on Lots 39 to 48, inclusive, Block 27, "Section 'K'" at the regular Commission meeting of July 30, 1963 stated that preliminary plans provided for a twenty-five foot (25') setback on LeJeune Road and a thirty-five foot (35') setback on Avenue Giralda; and

The following resolution was presented and read:

RESOLUTION NO. 11369

A RESOLUTION AUTHORIZING PURCHASE OF REAL PROPERTY FOR ALLEY PURPOSES.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

1. That the City Manager be and he hereby is authorized to purchase the following described property to be used for alley purposes for a total price of Two Thousand Eight Hundred (\$2,800.00) Dollars, to-wit:

The North twelve (12') feet of lots 43 and 44, Block 17, "Section K", Coral Gables, Florida, according to the plat thereof, recorded in Plat Book 8 at Page 33 of the Public Records of Dade County, Florida; located at 273-279 Avenue Minorca, Coral Gables, Florida;

2. That the Finance Director be and he hereby is authorized to pay the sum of Two Thousand Eight Hundred (\$2,800.00) Dollars from Budget Appropriation Account No. 4070-291.9, Non-Departmental, General Contingent Fund;

3. That before final payment is made by the City, the City Attorney furnish a legal opinion certifying that there is a good and merchantable title to the real estate so purchased;

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Chapman, Murphy, Phillips and Wilson; Mayor Dressel. "Nays" - None.

The following resolution was presented and read:

RESOLUTION NO. 11370

A RESOLUTION CLARIFYING RESOLUTION NO. 10332 AND APPROVING THE TRANSFER AND ISSUANCE OF A RETAIL PACKAGE LIQUOR STORE LICENSE.

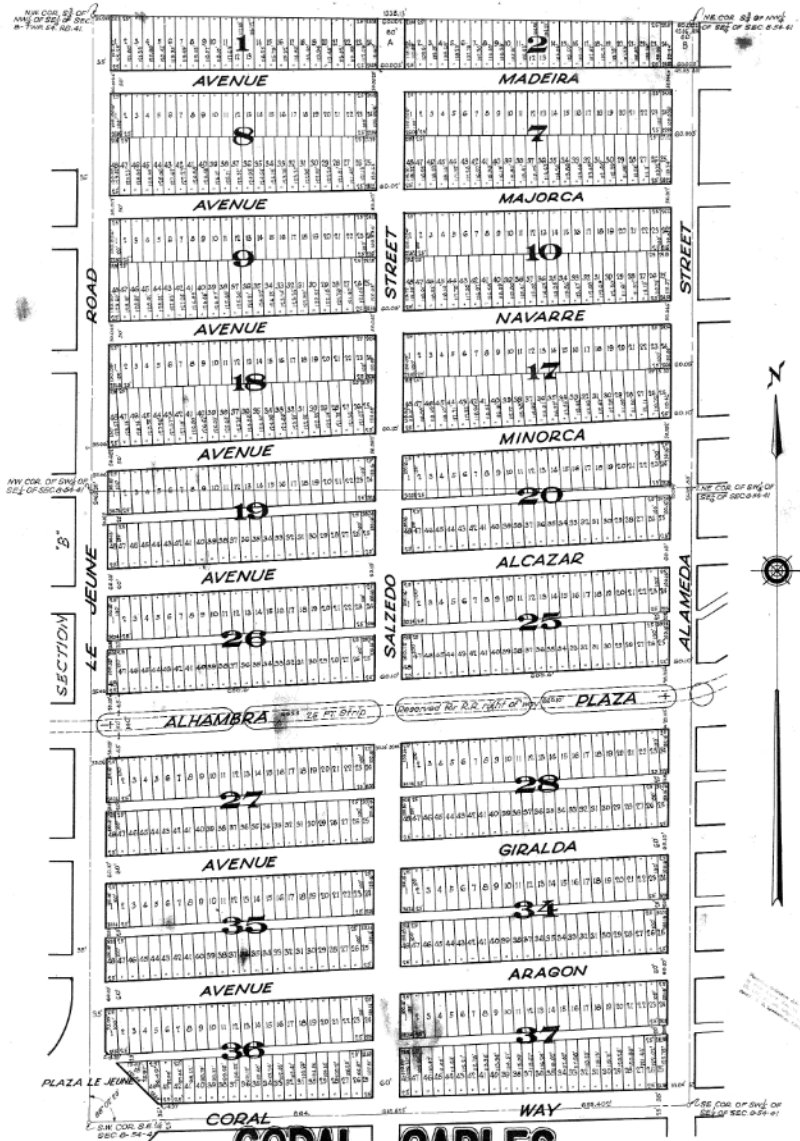
WHEREAS, Resolution No. 10332, passed and adopted December 10, 1963, denied a request for transfer of a Retail Package Liquor Store License, issued to Gables Liquors, Inc. to Shell's City, Inc., d/b/a Shell's Package Store No. 15, located at 1534-36 South Dixie Highway, Coral Gables, Florida; and

WHEREAS, it is the consensus of this Commission that the intent of said resolution was to disapprove the request for change of location to 1534-36 South Dixie Highway, Coral Gables, Florida;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

5/11/65

8-33



I do hereby make affidavit that the information appearing on this plat is accurate and correct to the best of my knowledge and belief.

[Signature]
 Affiant, Licensed Civil Eng. #1289

SUBSCRIBED AND SWORN TO BEFORE ME this 14th day of January 1922.

[Signature]
 Notary Public, State of Florida.
 My commission expires _____

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

[Signature]
 County Engineer

For location in regard to
 Block 1 and 2 on the
 Lot 1042 of Block 107.
 See 7th plat, Block
 107, M. C. Frank, etc.

January 16 1922
 1922
[Signature]

CORAL GABLES

SECTION "K"

A SUBDIVISION OF THE S¹/₄ OF THE SE¹/₄ AND THE S²/₄ OF THE NW¹/₄ OF THE SE¹/₄ OF SEC. 8, TWP. 54 S., RG. 41 E., ALL IN DADE COUNTY, FLORIDA.

W. C. BLISS, ENGINEER. DECEMBER, 1922.

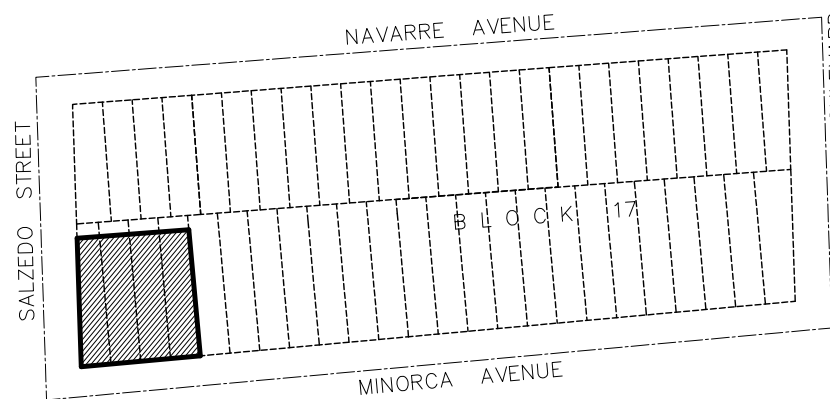
SCALE: 1" = 100' FT.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

ALTA/ NSPS LAND TITLE SURVEY



LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS:

2XX MINORCA AVENUE, CORAL GABLES, FLORIDA 33134
Folio # 03-4108-006-1250
Folio # 03-4108-006-1260
Folio # 03-4108-006-1270
Folio # 03-4108-006-1280

LEGAL DESCRIPTION

Lots 45, 46, 47 and 48, in Block 17, LESS the North 12 feet thereof, in Block 17, of CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from client.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
- An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No.: OYFL-08198528, effective date: December 22, 2023 @ 10:29 AM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Ownership subjects to: OPINION OF TITLE.
- Type of Survey: ALTA/ NSPS LAND TITLE SURVEY.
- The North arrow shown hereon based on recorded plat of "SECTION "K" CORAL GABLES", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.
- Flood Zone Data: Community/ Panel # 120639/0294/L Dated: 9/11/2009
Flood Zone: "X" Base Flood Elevation = N/A
- Legal Description shown hereon as per above noted title commitment.
- Present Zoning: MX2 (Commercial Medium Rise Intensity)
- Building Setbacks: Source: City of Coral Gables Zoning Department
Front & Side = 0 feet / Rear = 10 feet
Height = 70 feet
- Subject property has access to a public dedicated right-of-ways: Minorca Avenue and Salzedo Street.
- Total Number of Parking Spaces = 29 standard spaces
- Area of Site: 10,341.5 square feet (0.237 +/- acres)
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- Benchmark Used: City of Coral Gables Benchmark #407. Elevation = +11.13'
- This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon.
The Certificate does not extend to any unnamed party:

- MINORCA VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- MINORCA LOTS LENDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY ISAOA ATIMA
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- GREENBERG TRAUIG, PA

TITLE REVIEW NOTES:
SCHEDULE B - SECTION II

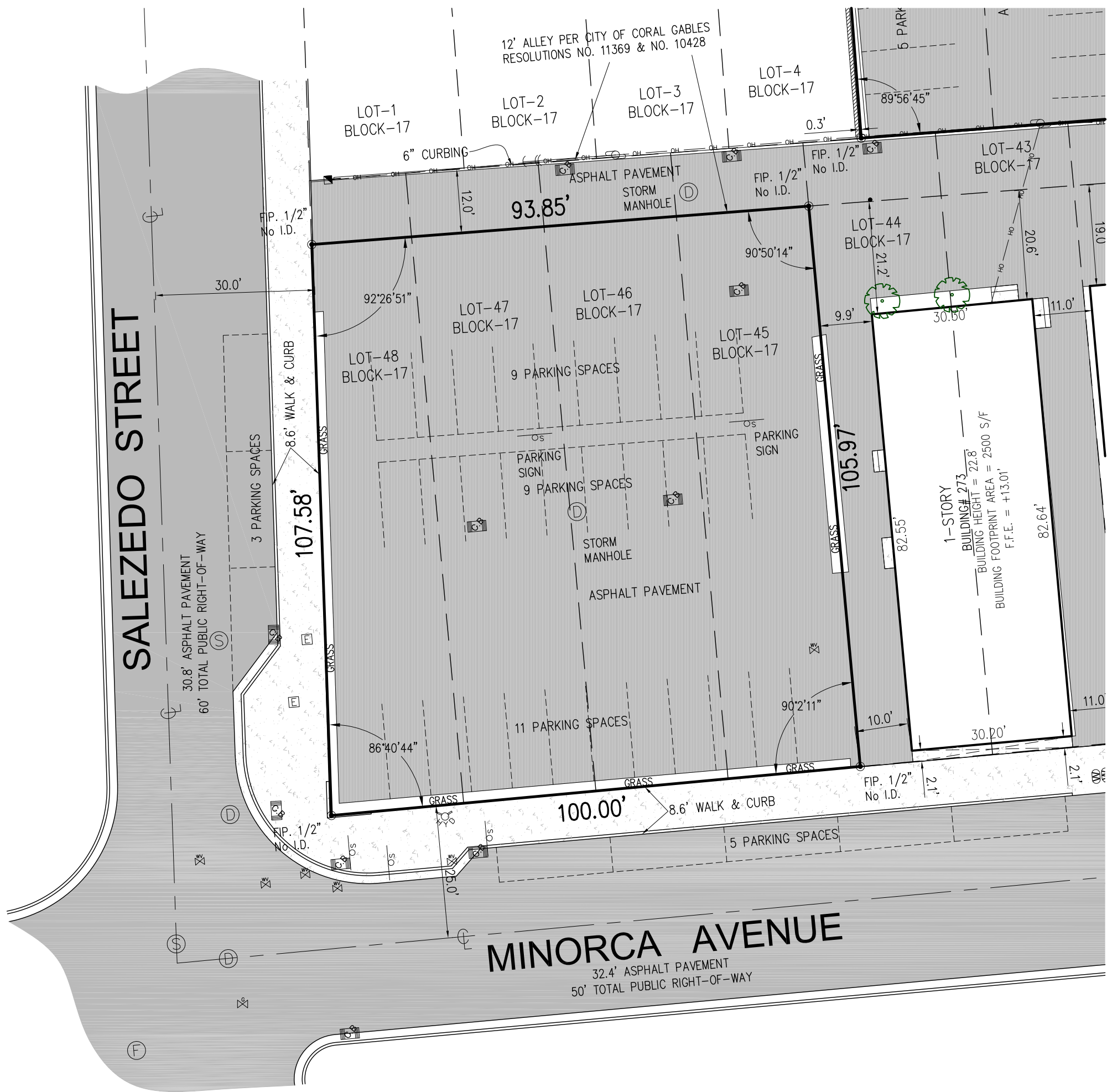
TITLE COMMITMENT PROVIDED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
POLICY No.: OYFL-08198528, effective date: December 22, 2023 @ 10:29 AM

ITEM 1: "STANDARD EXCEPTIONS".

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

3- Easements set forth in Warranty Deed recorded in Deed Book 850, Page 207, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

4- Easements set forth in Warranty Deed recorded in Deed Book 851, Page 403, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)



SURVEYOR'S CERTIFICATE:

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

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

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

JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA

PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

LEGEND

- OH — OH — Overhead Wire Line
- // — // — Wood Fence
- x — x — Chain Link Fence
- □ — □ — Iron Fence
- — — — Monument Line
- — — — Centerline
- — — — Property Line
- A = Arc
- BRG = Bearing
- CH = Chord
- Δ = Delta
- L = Length
- R = Radius
- T = Tangent
- ∅ = Diameter

1/200'

- ⊕ = Existing Elevations
- ⊕ = Catch Basin
- ⊕ = Water Meter
- ⊕ = Electric Box
- ⊕ = Sanitary Manhole
- ⊕ = Sprinkler Pump
- ⊕ = Wood Pole
- ⊕ = Conc. Pole
- ⊕ = Light Pole
- ⊕ = Fire Hydrant
- ⊕ = Water Valve
- ⊕ = Inlet
- ⊕ = Cable Tv Box
- ⊕ = Electric Meter Box
- ⊕ = Traffic Signal Box
- ⊕ = Gas Valve
- ⊕ = Monitoring Valve
- ⊕ = Manhole
- AC = Air Conditioner
- Conc. = Concrete
- C.B.S. = Concrete Block & Stucco
- (D) = Deed
- D.E. = Drainage Easement
- D.M.E. = Drainage Maintenance Easement
- F.D.H. = Found Drill Hole
- F.F.E. = Finish Floor Elevation
- F.I.P. = Found Iron Pipe/Fn
- F.I.R. = Found Iron Rebar
- F.N. = Found Nail
- F.N&D = Found Nail & Disc
- F.P.L. = Florida Power Light
- H = Hight
- L.M.E. = Lake Maintenance Easement
- (M) = Measured
- (P) = Platted
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- (R) = Record
- Res. = Residence
- SIP/R = Set Iron Pin/Rebar
- S = Spread
- U.E. = Utility Easement

ROYAL POINT
LAND SURVEYORS, INC. L.B.# 7282

info@RoyalPointLS.com

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

MINORCA VENTURES, LLC
2XX MINORCA AVENUE, CORAL GABLES, FLORIDA

ALTA / NSPS LAND TITLE SURVEY

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 20'
FIELD DATE: 05/30/2024
JOB No.: RP24-0727
SHEET:
1
OF 1 SHEET

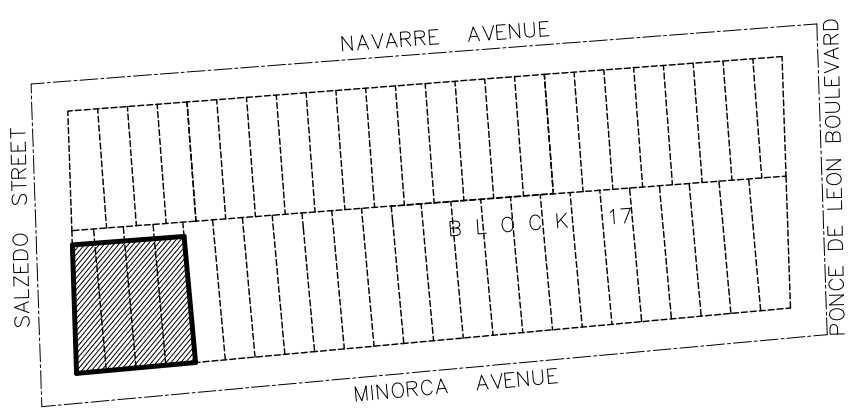
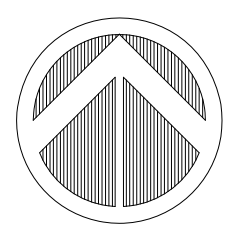
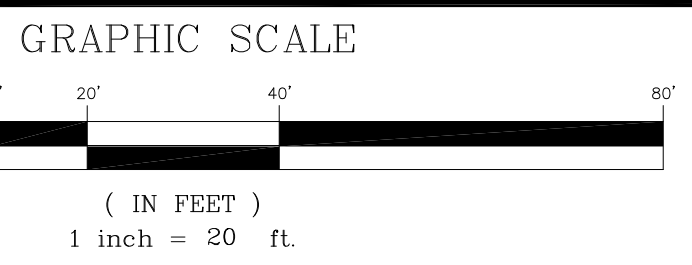
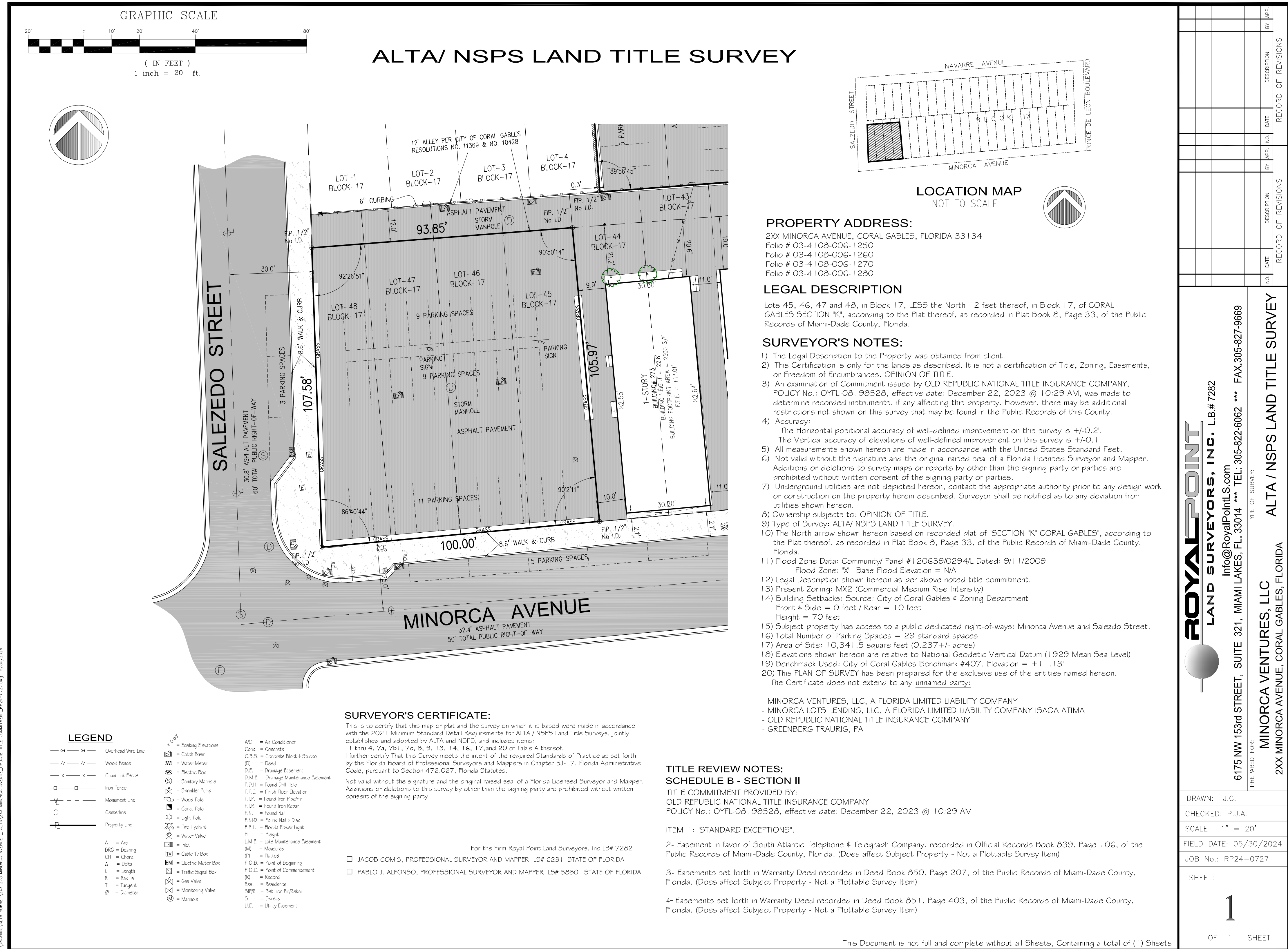
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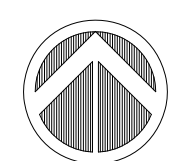
DRC SUBMITTAL PACKAGE
299 MINORCA AVE
CORAL GABLES, FL



HamedRodriguez
architects



LOCATION MAP
NOT TO SCALE



PROPERTY ADDRESS:
 2XX MINORCA AVENUE, CORAL GABLES, FLORIDA 33134
 Folio # 03-4108-006-1250
 Folio # 03-4108-006-1260
 Folio # 03-4108-006-1270
 Folio # 03-4108-006-1280

LEGAL DESCRIPTION
 Lots 45, 46, 47 and 48, in Block 17, LESS the North 12 feet thereof, in Block 17, of CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.

- SURVEYOR'S NOTES:**
- The Legal Description to the Property was obtained from client.
 - This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances, OPINION OF TITLE.
 - An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No.: OYFL-08198528, effective date: December 22, 2023 @ 10:29 AM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
 - Accuracy:
 The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
 The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.
 All measurements shown hereon are made in accordance with the United States Standard Feet.
 - Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
 - Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
 - Ownership subjects to: OPINION OF TITLE.
 - Type of Survey: ALTA/ NSPS LAND TITLE SURVEY.
 - The North arrow shown hereon based on recorded plat of "SECTION "K" CORAL GABLES", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.
 - Flood Zone Data: Community/ Panel # 120639/0294L Dated: 9/11/2009
 Flood Zone: "X" Base Flood Elevation = N/A
 - Legal Description shown hereon as per above noted title commitment.
 - Present Zoning: MX2 (Commercial Medium Rise Intensity)
 - Building Setbacks: Source: City of Coral Gables # Zoning Department
 Front & Side = 0 feet / Rear = 10 feet
 Height = 70 feet
 - Subject property has access to a public dedicated right-of-ways: Minorca Avenue and Salezedo Street.
 - Total Number of Parking Spaces = 29 standard spaces
 - Area of Site: 10,341.5 square feet (0.237 +/- acres)
 - Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
 - Benchmark Used: City of Coral Gables Benchmark #407. Elevation = +11.13'
 - This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

- MINORCA VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- MINORCA LOTS LENDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY ISAOA ATIMA
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

SURVEYOR'S CERTIFICATE:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items:
 1 thru 4, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof.
 I further certify that this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 53-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveys, Inc L# 7282
 JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER L# 6231 STATE OF FLORIDA
 PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER L# 5880 STATE OF FLORIDA

TITLE REVIEW NOTES:
SCHEDULE B - SECTION II
 TITLE COMMITMENT PROVIDED BY:
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 POLICY No.: OYFL-08198528, effective date: December 22, 2023 @ 10:29 AM

ITEM 1: "STANDARD EXCEPTIONS".

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

3- Easements set forth in Warranty Deed recorded in Deed Book 850, Page 207, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

4- Easements set forth in Warranty Deed recorded in Deed Book 851, Page 403, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

LEGEND

—○—○—○—	Overhead Wire Line	⊗	Existing Easements	AC	As-Castwater
—/—/—/—/—	Wood Fence	⊕	Girth Basin	Conc.	Concrete
—x—x—x—x—	Chain Link Fence	⊖	Water Meter	C.B.S.	Concrete Block & Stucco
—○—○—○—○—	Iron Fence	⊗	Electric Box	D	Drill
—+—+—+—+—	Monument Line	⊗	Drainage Easement	D.E.	Drainage
—+—+—+—+—	Centerline	⊗	Drainage Maintenance Easement	D.M.E.	Drainage Maintenance Easement
—+—+—+—+—	Property Line	⊗	Found Drill Hole	F.D.H.	Found Drill Hole
		⊗	Found Floor Elevation	F.F.E.	Found Floor Elevation
		⊗	Found Iron Pipe/ Pin	F.I.P.	Found Iron Pipe/ Pin
		⊗	Found Iron Rebar	F.I.R.	Found Iron Rebar
		⊗	Found Nail	F.N.	Found Nail
		⊗	Found Nail # Disc	F.N.D.	Found Nail # Disc
		⊗	Florida Power Light	F.P.L.	Florida Power Light
		⊗	Height	H	Height
		⊗	Lake Maintenance Easement	L.M.E.	Lake Maintenance Easement
		⊗	Lot	L	Lot
		⊗	Messured	M	Messured
		⊗	Point of Beginning	P.O.B.	Point of Beginning
		⊗	Point of Commencement	P.O.C.	Point of Commencement
		⊗	Record	R	Record
		⊗	Residence	Res.	Residence
		⊗	Set Iron Pin/ Rebar	S.I.P.R.	Set Iron Pin/ Rebar
		⊗	Sewer	S	Sewer
		⊗	Utility Easement	U.E.	Utility Easement

ROYAL POINT
 LAND SURVEYORS, INC. L.B.# 7282
 info@royalpointllc.com
 6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669

PREPARED FOR:
MINORCA VENTURES, LLC
 2XX MINORCA AVENUE, CORAL GABLES, FLORIDA

TYPE OF SURVEY:
ALTA / NSPS LAND TITLE SURVEY

NO.	DATE	DESCRIPTION	BY	APP. NO.	DATE	DESCRIPTION	BY

DRAWN: J.G.
 CHECKED: P.J.A.
 SCALE: 1" = 20'
 FIELD DATE: 05/30/2024
 JOB No.: RP24-0727

SHEET:
1
 OF 1 SHEET

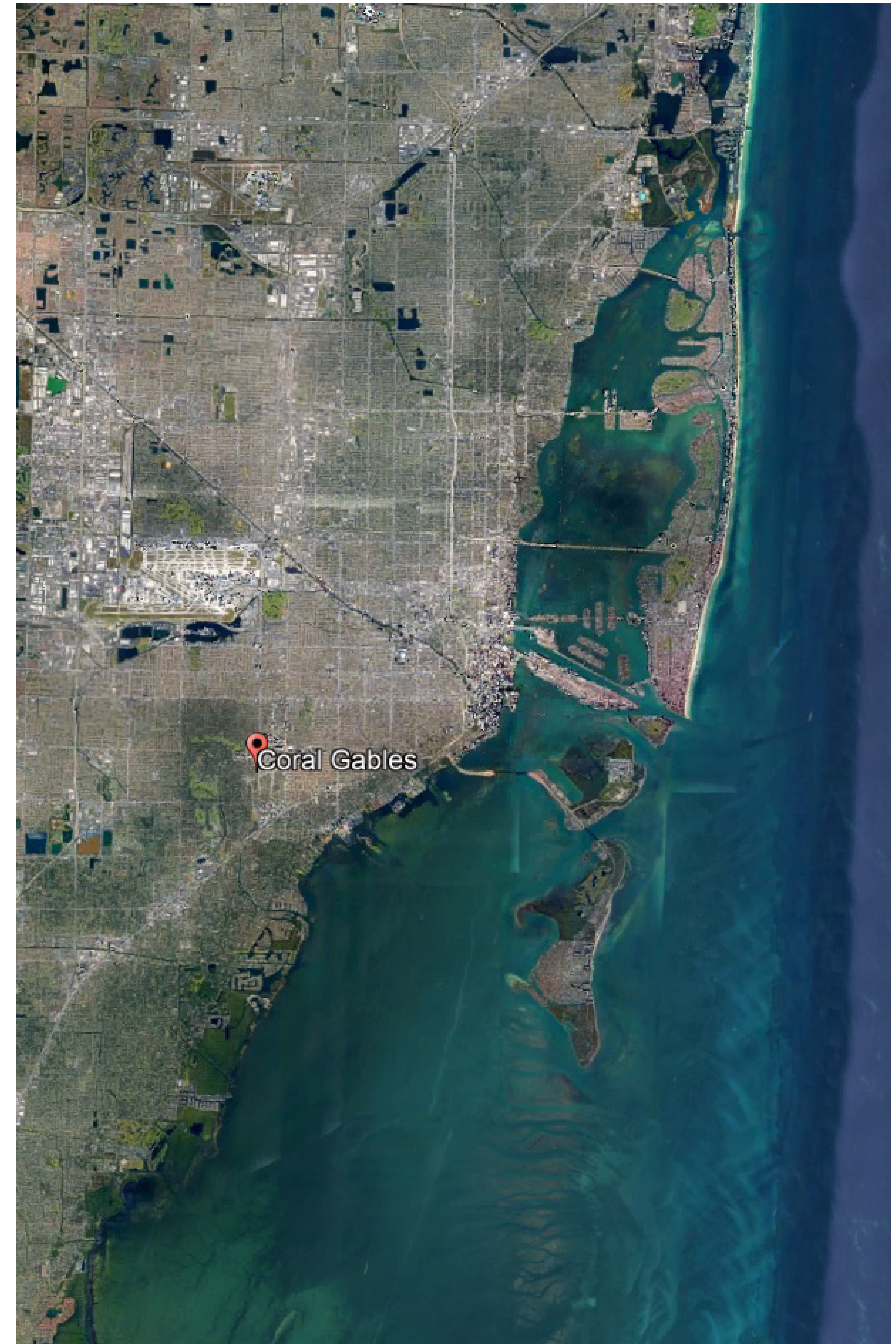
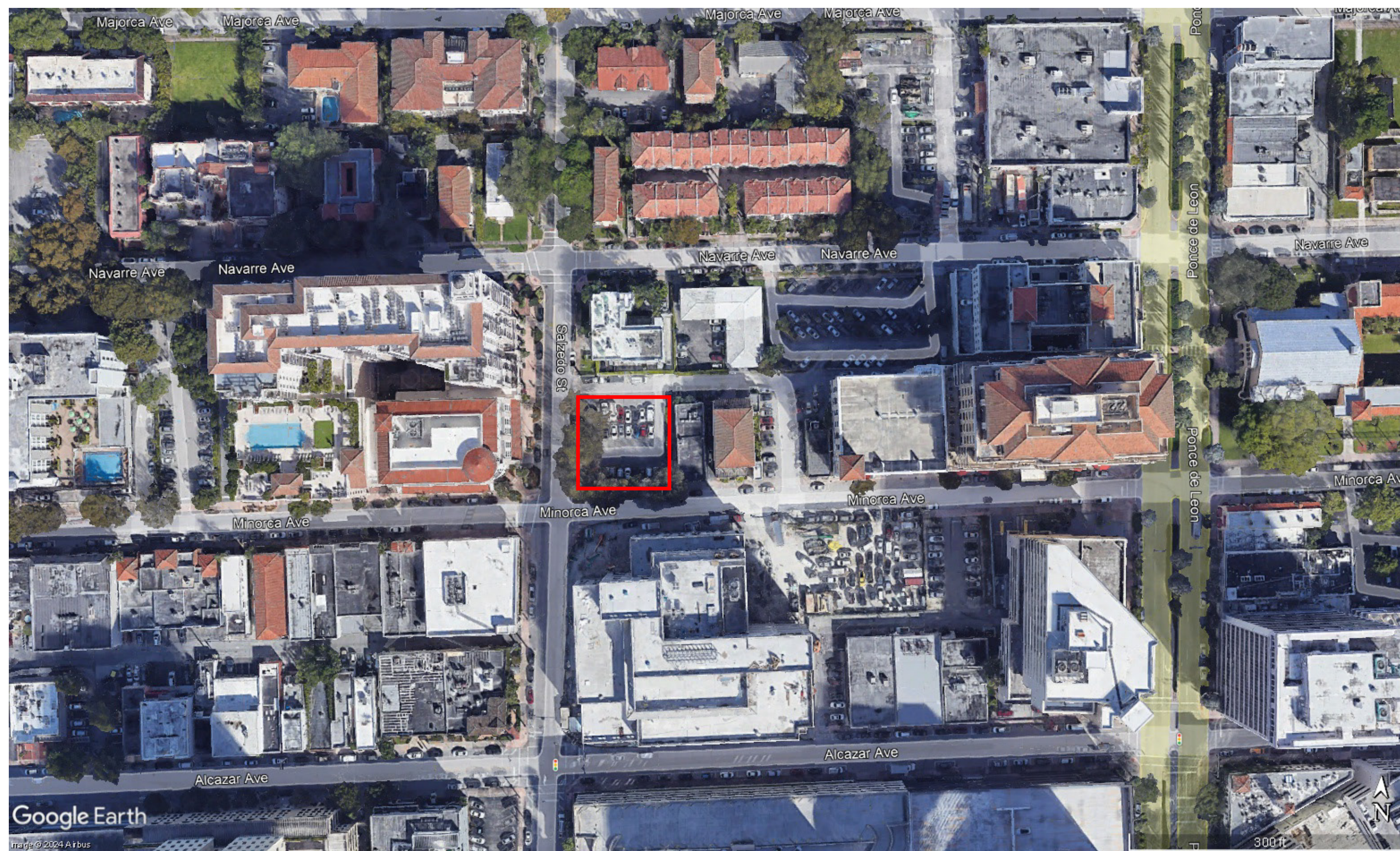
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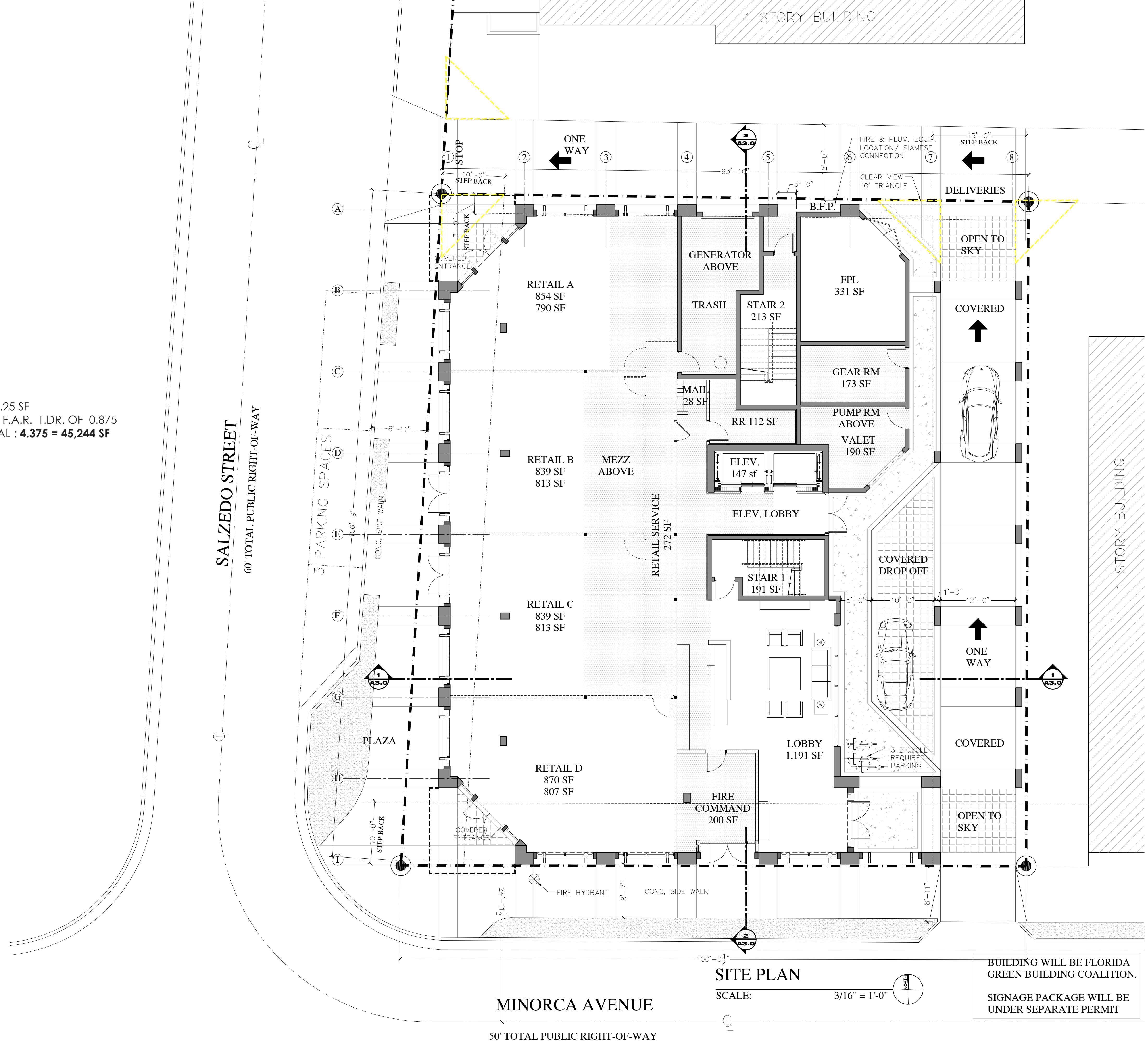






Use categories		MX2	Proposed	
A Lot occupation				
1	Building Site Area Minimum (SF)	2,500	10,000	10,345 SF
2	Building Site Width Minimum (Feet)	25	100	100'
3	Ground Coverage Minimum	NA	NA	NA
4	Open Space Minimum	10%	10%	11.4%
B Density				
1	Density (DU/Acre)	125	125	N/A
2	Unit Size Minimum (SF)	500	500	500
3	Floor Area Ratio (FAR)	3.0	3.0	
4	FAR Med. Bonus I	3.2	3.2	
5	FAR Med. Bonus II	3.5	3.5	3.5
C Setbacks minimums (feet)				
1	Principal Front	0	0	0
2	Side Interior	0	0	0
3	Side Street	0	0	0
4	Rear	10	10	NA
5	Rear at Alley	0	0	0
6	Waterway	35	35	NA
D Stepbacks minimum (feet)				
1	Stepback Front	NA	10	10'-0"
2	Stepback Side	NA	15	15'-0"
3	Stepback Side Street	NA	10	10'-0"
4	Stepback Rear	NA	10	NA
5	Stepback Rear at Alley	NA	3	3'-0"
E Building Height Maximums (Stories/ Feet)				
1	Principal Building	45	70	NA
2	Mediterranean Bonus I	5 Stories / 63.5	7 Stories / 83.5	NA
3	Mediterranean Bonus II	6 Stories / 77'	8 Stories / 97'	8 Stories / 97'

- 3.5 = 36,195.25 SF
 ADDITIONAL F.A.R. T.D.R. OF 0.875
 GRAND TOTAL : 4.375 = 45,244 SF





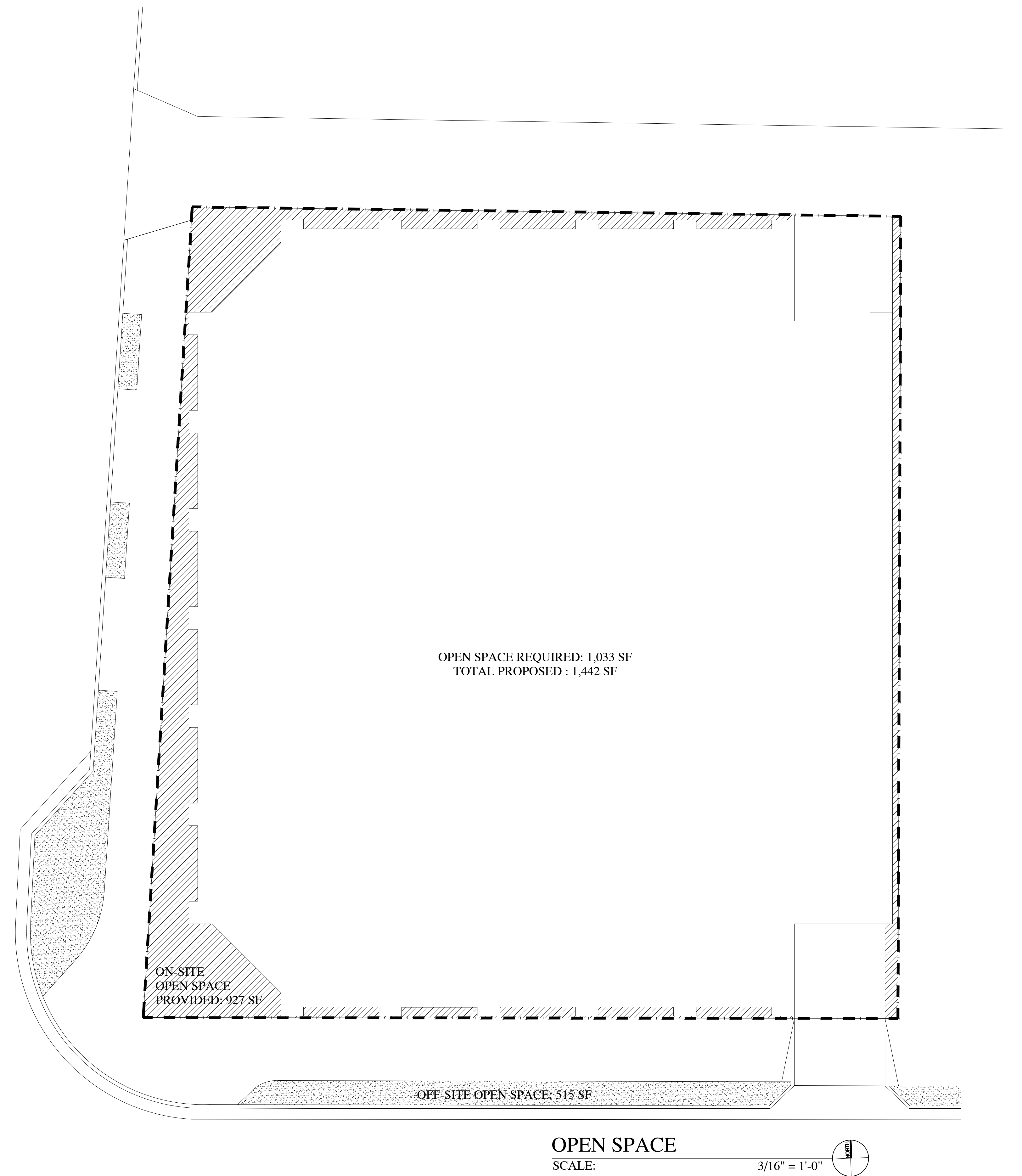
AREA DATA LEGEND

Levels	Saleable FAR:		Countable FAR:		Area not counted in FAR:		Gross SF		
	(57) Units	Commercial							
	Unit Type	Unit SF							
1	Retail A	790 SF	Mail	28 SF	Hotel Lobby	1,191 SF	9,009 SF		
	Retail B	813 SF	RR	112 SF	Elevator + Stairs	551 SF			
	Retail C	813 SF	Valet	190 SF	BOH	1,209 SF			
	Retail D	807 SF							
	Retail Service	272 SF							
1.5 (Mezz)	Retail Storage A	675 SF	Corridor	579 SF	Elevators + Stairs	529 SF	2,489 SF		
	Retail Storage B	392 SF			Generator Room	217 SF	(less than 1/3 floor below)		
	Retail Storage C	258 SF			Pump Room	326 SF			
2	Unit A2	514 SF	Corridor	893 SF	Elevators + Stairs	529 SF	9,023 SF		
	Unit B2	534 SF	gym/work room	613 SF					
	Unit C2	500 SF	Trash, A/C, Elec.	90 SF					
	Unit D2	504 SF							
	Unit E2	506 SF							
	Unit F2	678 SF							
	Unit G2	500 SF							
	Unit H2	533 SF							
	Unit I2	601 SF							
	Unit J2	570 SF							
	Unit K2	500 SF							
	Unit L2	584 SF							
3	Unit A3	520 SF	Corridor	625 SF	Elevators + Stairs	529 SF	7,174 SF		
	Unit B3	515 SF	Trash, A/C, Elec.	90 SF					
	Unit C3	502 SF							
	Unit D3	715 SF							
	Unit E3	608 SF							
	Unit F3	511 SF							
	Unit G3	506 SF							
	Unit H3	518 SF							
	Unit I3	705 SF							
	Unit J3	554 SF							
4 (Typical Floor)	Unit A4	520 SF	Corridor	613 SF	Elevators + Stairs	529 SF	6,158 SF		
	Unit B4	515 SF	Trash, A/C, Elec.	90 SF					
	Unit C4	502 SF							
	Unit D4	715 SF							
	Unit E4	608 SF							
	Unit F4	511 SF							
	Unit G4	612 SF							
	Unit H4	727 SF							
5	Unit A5	520 SF	Corridor	613 SF	Elevators + Stairs	529 SF	6,158 SF		
	Unit B5	515 SF	Trash, A/C, Elec.	90 SF					
	Unit C5	502 SF							
	Unit D5	715 SF							
	Unit E5	608 SF							
	Unit F5	511 SF							
	Unit G5	612 SF							
	Unit H5	727 SF							
6	Unit A6	520 SF	Corridor	613 SF	Elevators + Stairs	529 SF	6,158 SF		
	Unit B6	515 SF	Trash, A/C, Elec.	90 SF					
	Unit C6	502 SF							
	Unit D6	715 SF							
	Unit E6	608 SF							
	Unit F6	511 SF							
	Unit G6	612 SF							
	Unit H6	727 SF							
7	Unit A7	520 SF	Corridor	613 SF	Elevators + Stairs	529 SF	6,158 SF		
	Unit B7	515 SF	Trash, A/C, Elec.	90 SF					
	Unit C7	502 SF							
	Unit D7	715 SF							
	Unit E7	608 SF							
	Unit F7	511 SF							
	Unit G7	612 SF							
	Unit H7	727 SF							
8	Unit A8	660 SF	Corridor	569 SF	Elevators + Stairs	529 SF	4,219 SF	(POOL DECK)	
	Unit B8	537 SF	Trash, A/C, Elec. Stor	176 SF			2,026 SF		
	Unit C8	931 SF	Restrooms	160 SF					
			Lounge	341 SF					
TOTALS:	Saleable FAR:	33,146 SF	Retail FAR:	4,820 SF	Countable FAR:	7,278 SF	Area not counted in FAR:	7,726 SF	Total of all areas above:
		included in 85%				included in 85%			58,572 SF
	Saleable + Countable FAR:								40,424 SF

Total Proposed FAR: **45,244 SF**
 MED. BONUS II 3.5 = 36,195.25 SF + ADDITIONAL F.A.R. T.D.R. 0.875
 Maximum FAR Allowed : 4.375 or 45,244 SF
 85% HOTEL = 38,458 SF
 8% MIN. RETAIL = 3,619.2 SF
 7% OTHER USES = 3,166 SF

PARKING DATA		
PARKING DATA REQUIRED PER USE		
Retail	N/A	N/A
Units	1.125 SPACE PER UNIT	57 unit x 1.125 = 64.1
TOTAL PARKING REQUIRED		64.125

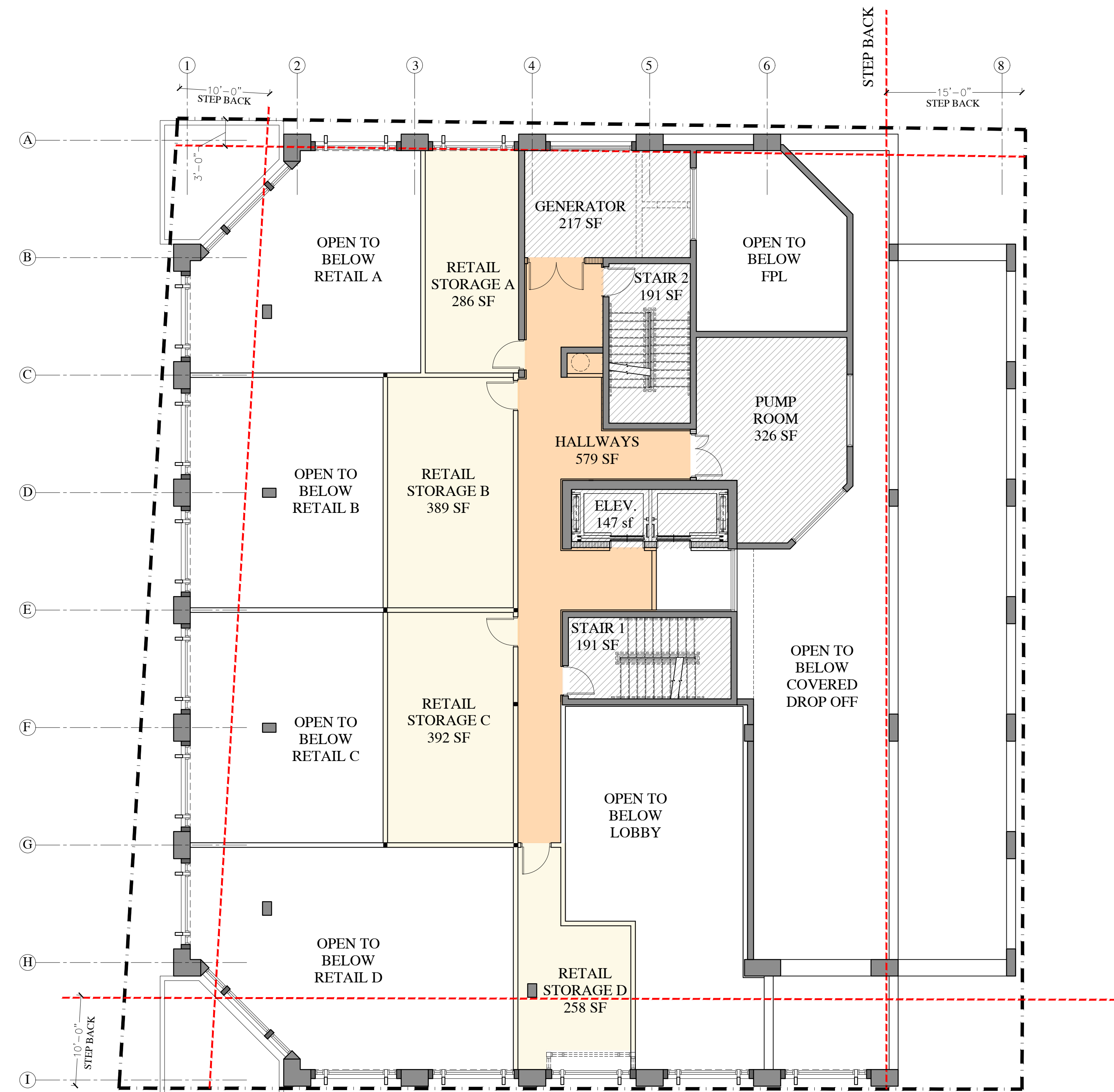
BICYCLE PARKING	
(1) bicycle space per (20,000 SF) of non-residential use building area	
45,244 SF =	3 SPACES REQUIRED
	4 SPACES PROVIDED





GROUND FLOOR PLAN

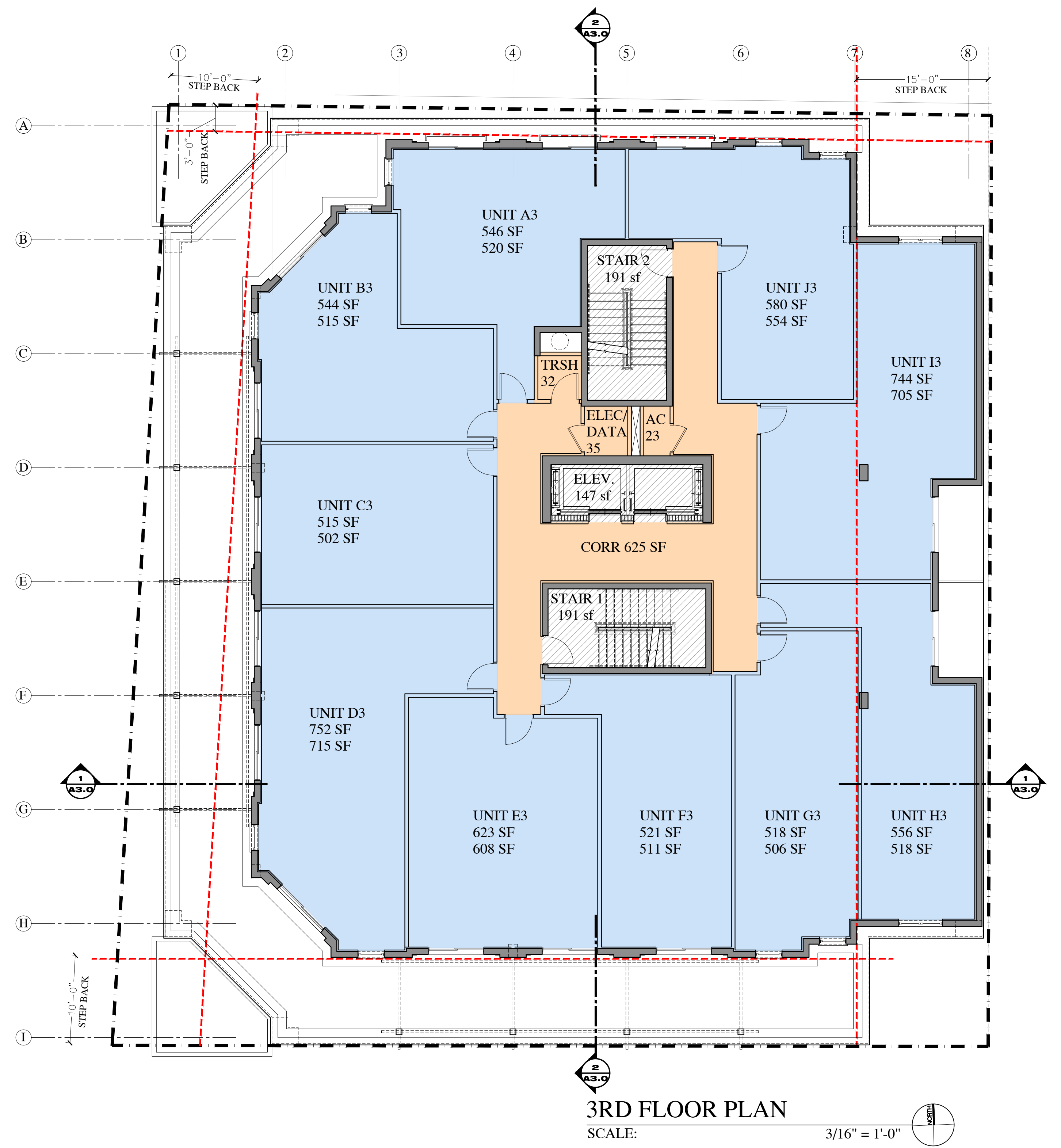
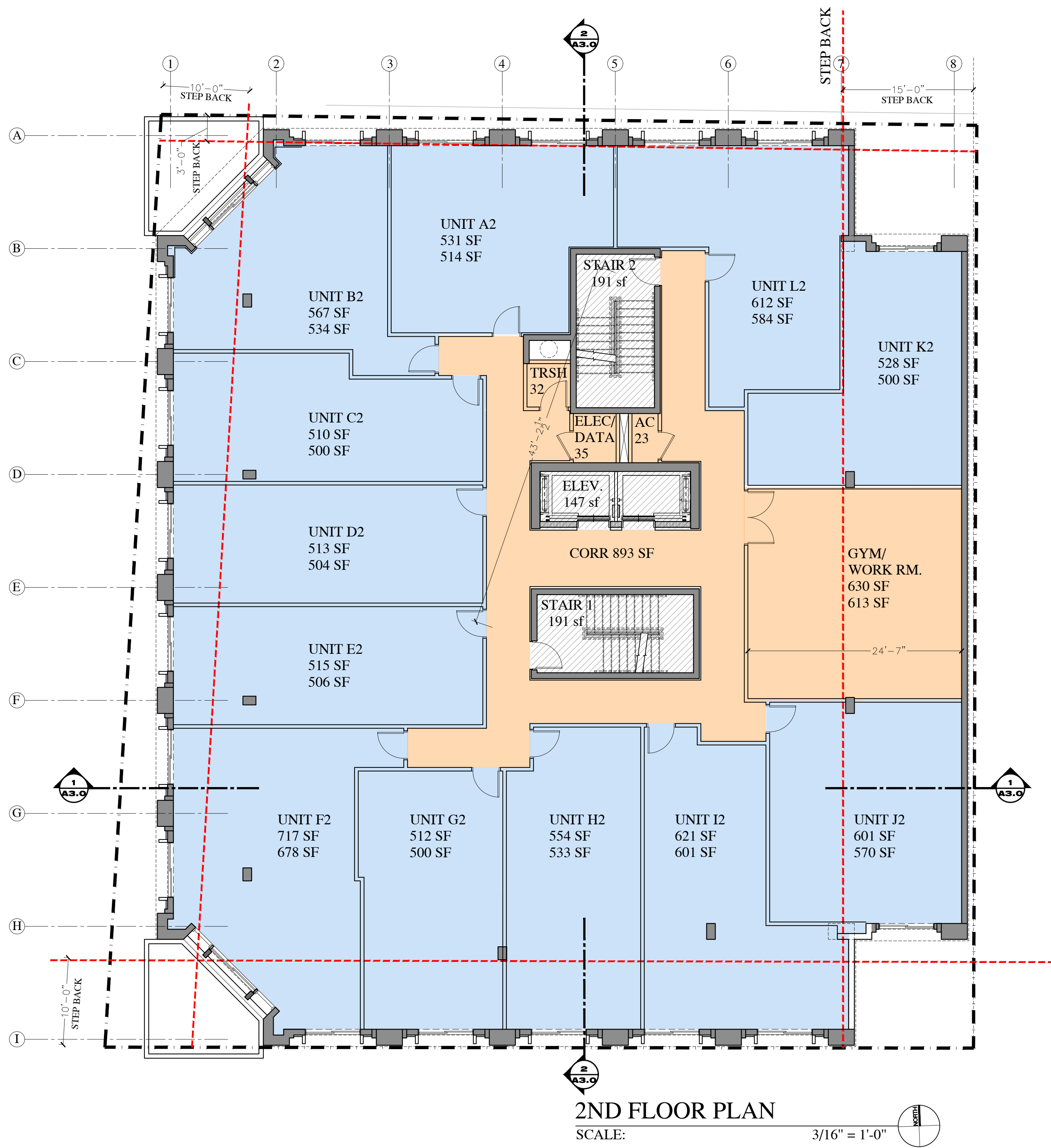
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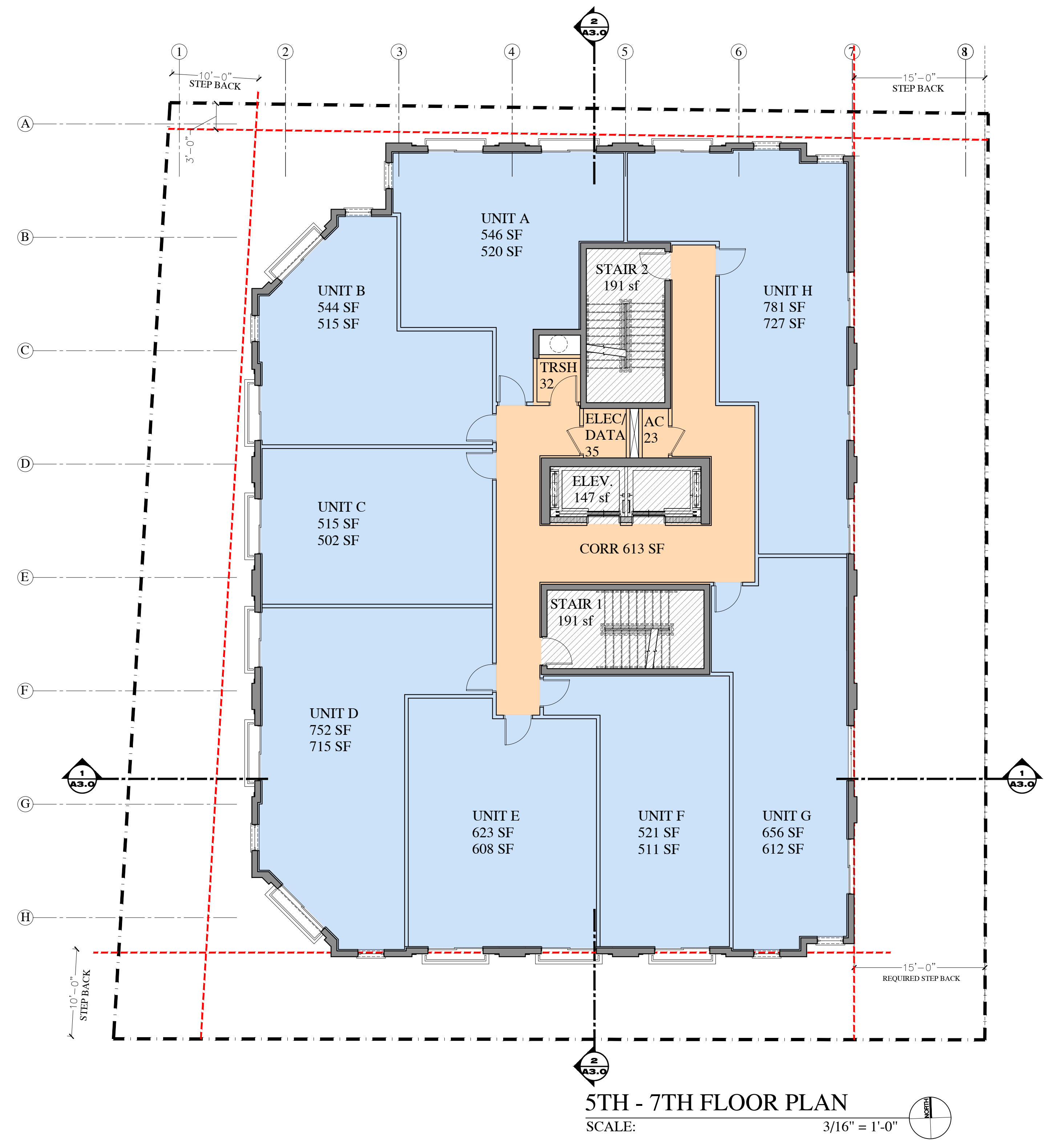
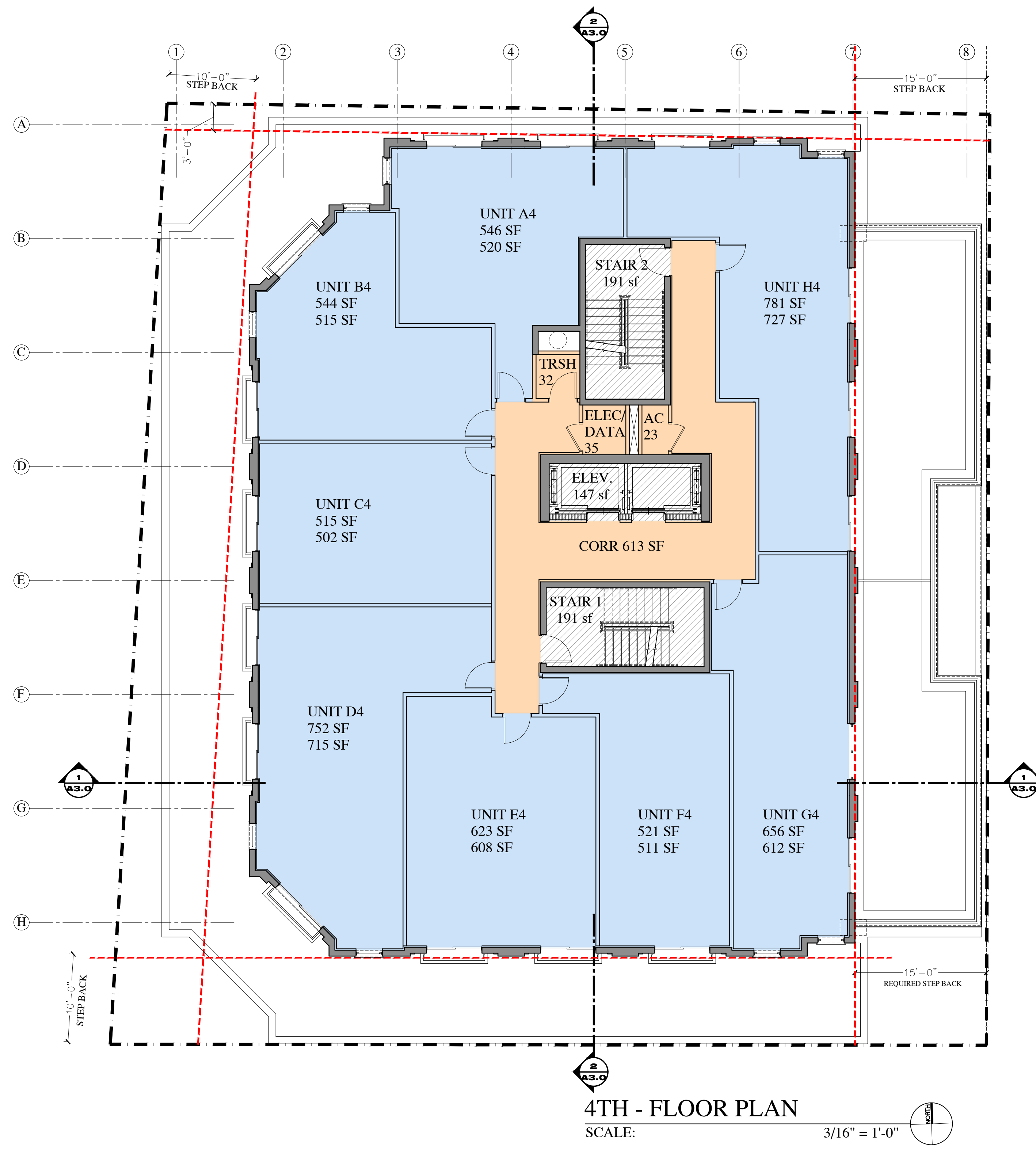


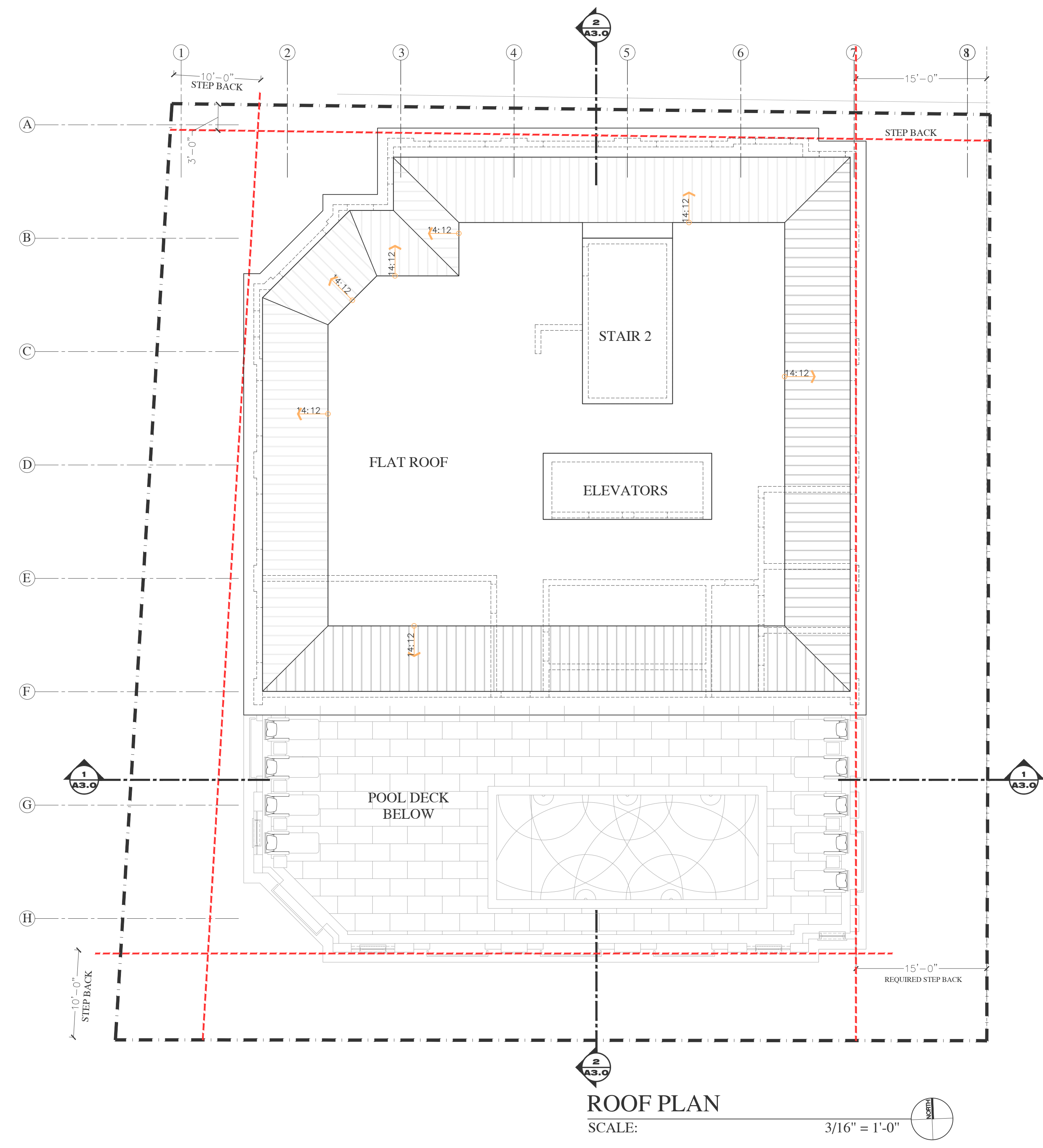
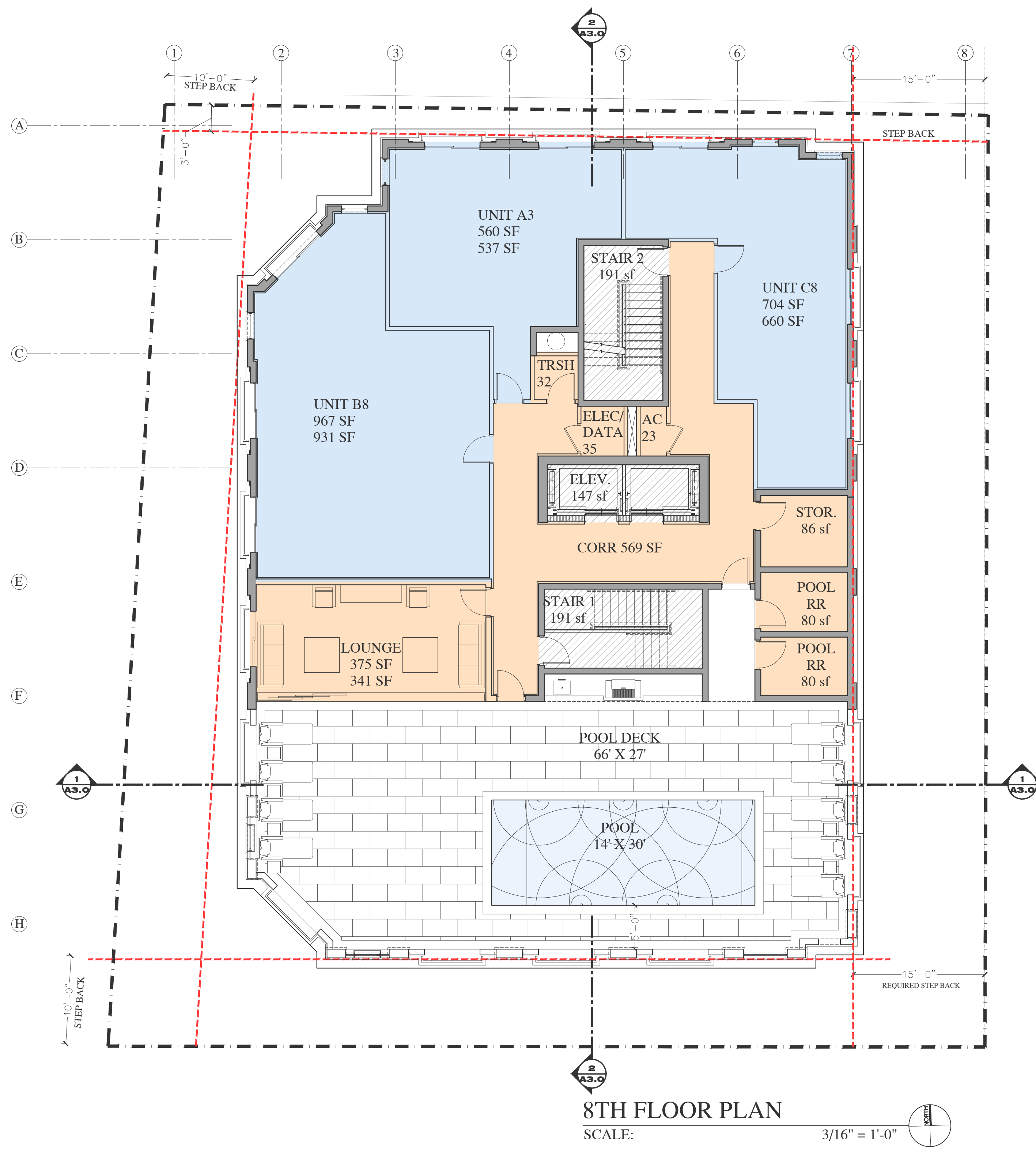
MEZZANINE FLOOR PLAN

SCALE: 3/16" = 1'-0"









MATERIAL LEGEND

- 1. SMOOTH PAINTED STUCCO
- 2. DEKTON TILE
- 3. BRONZE FINISH BREAK METAL
- 4. BRASS FINISH METAL
- 5. STANDING SEAM METAL ROOF



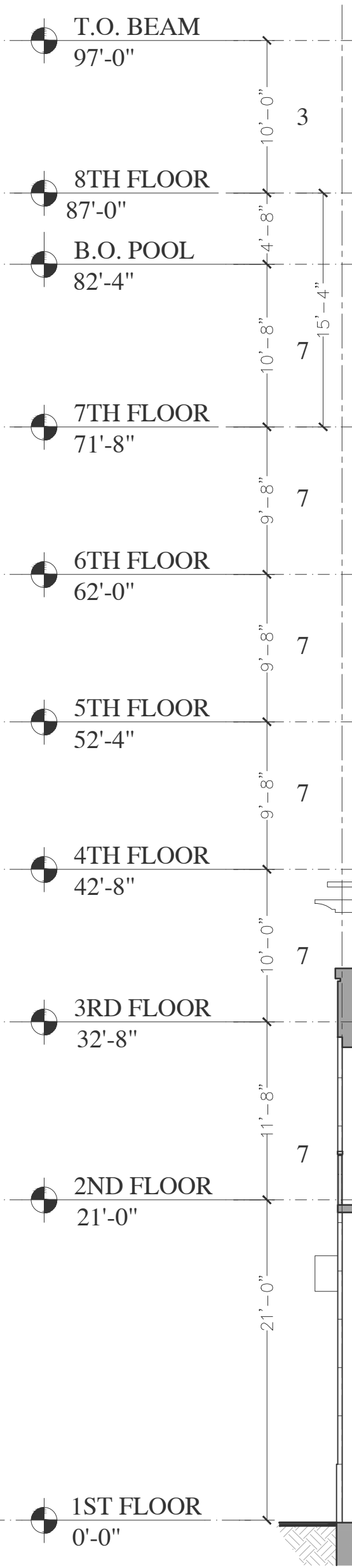
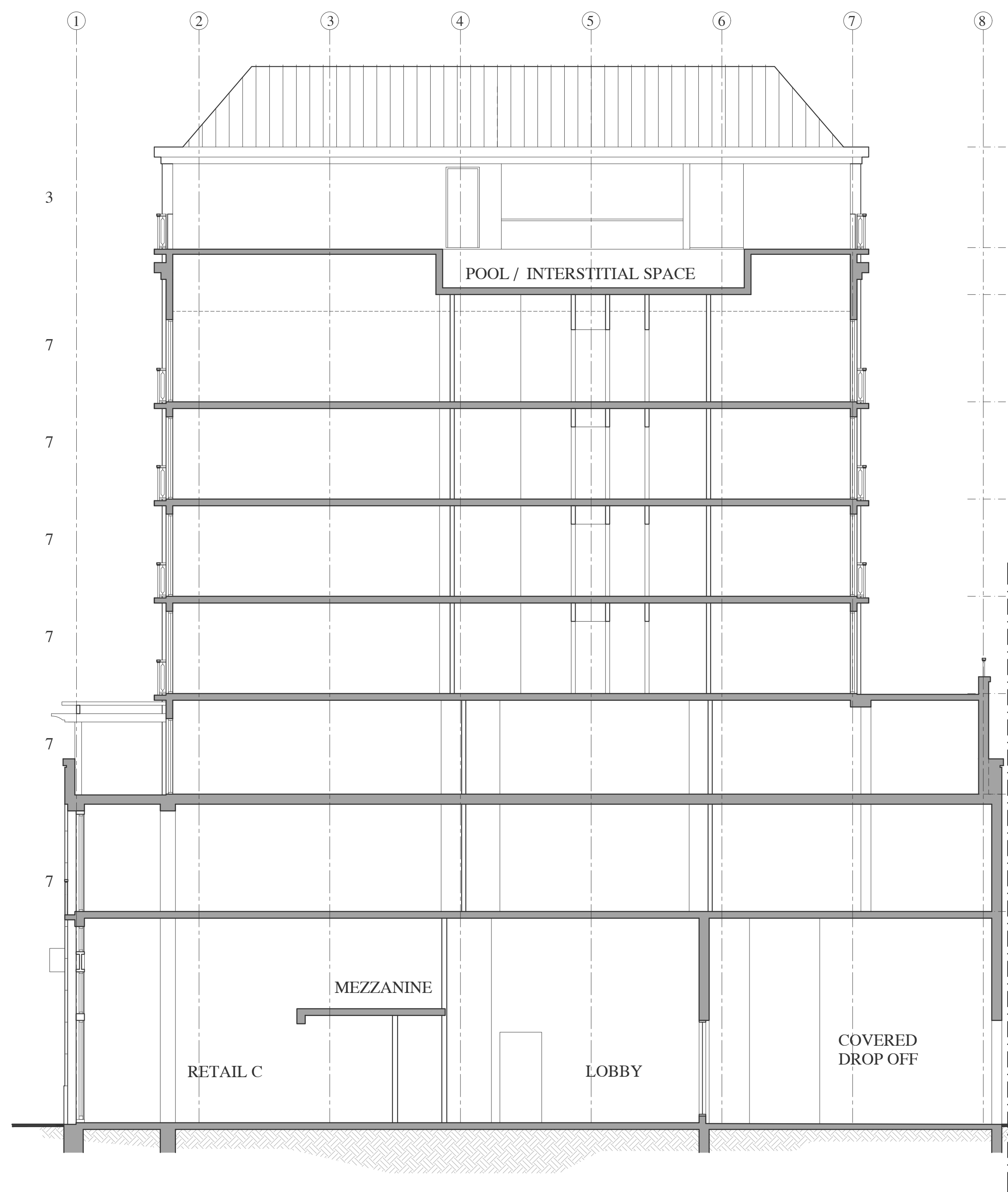
MATERIAL LEGEND

- 1. SMOOTH PAINTED STUCCO
- 2. DEKTON TILE
- 3. BRONZE FINISH BREAK METAL
- 4. BRASS FINISH METAL
- 5. STANDING SEAM METAL ROOF

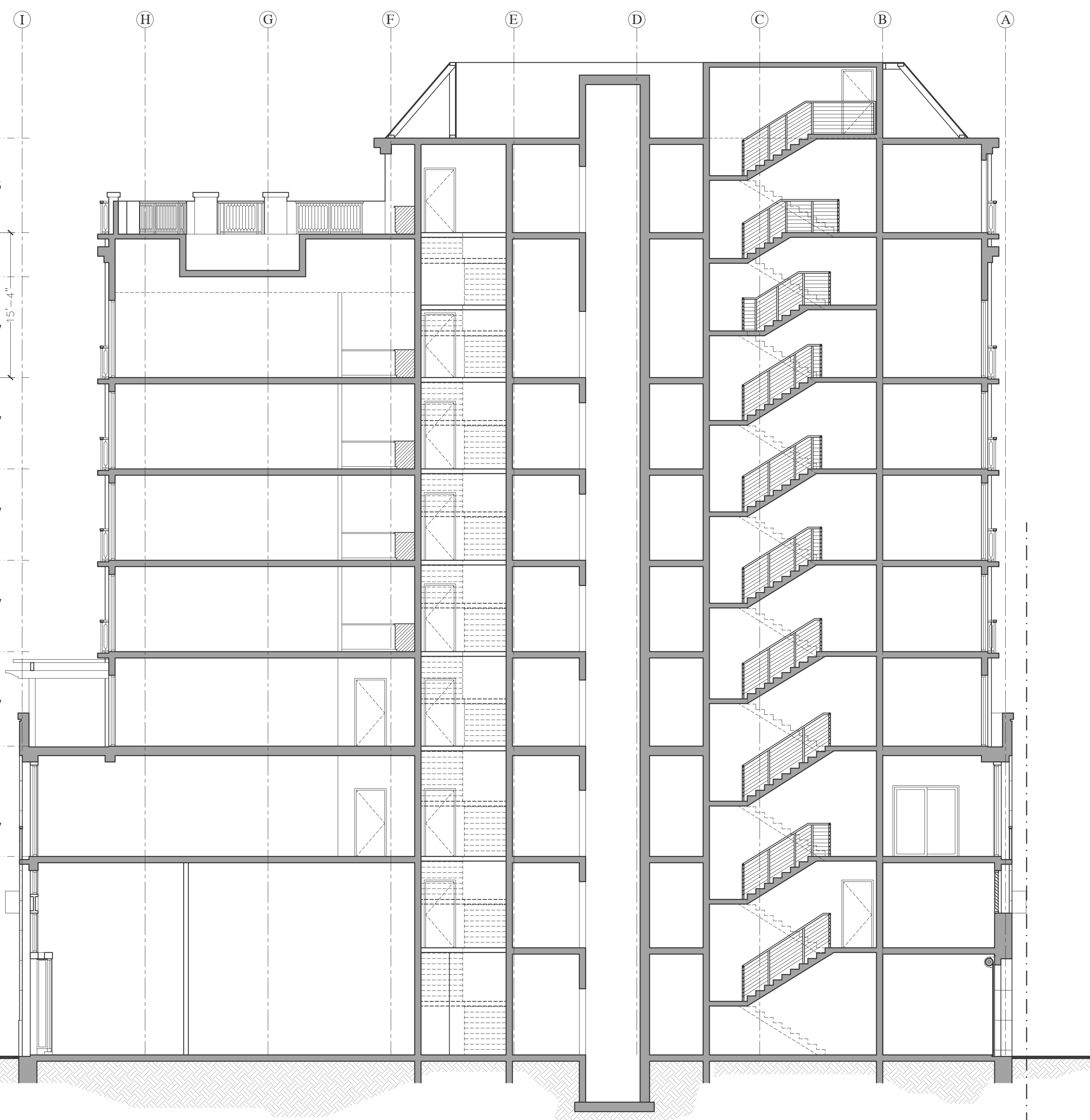


ELEVATION (EAST)
SCALE: 1/8" = 1'-0" 4

ELEVATION (NORTH)
SCALE: 1/8" = 1'-0" 3



SECTION
SCALE: 3/16" = 1'-0" 1



SECTION
SCALE: 3/16" = 1'-0" 2

MATERIALS



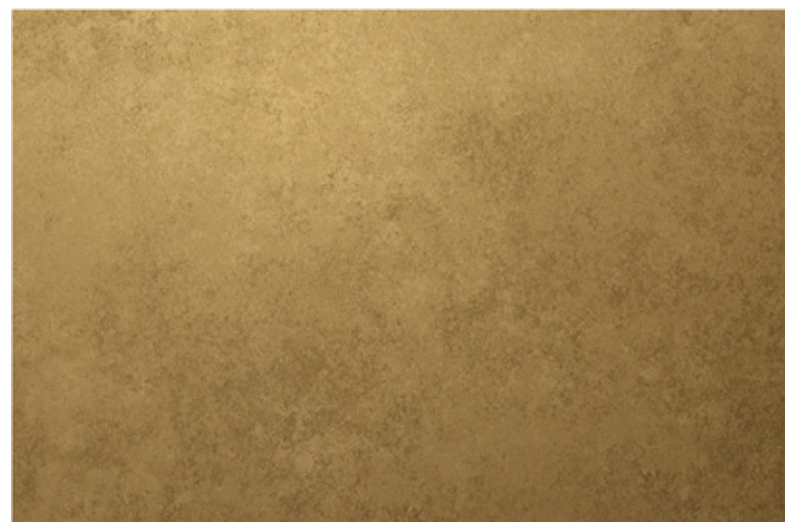
1. SMOOTH PAINTED STUCCO



2. DEKTON TILE
(NATURAL STONE LOOK)



3. BRONZE FINISH BREAK METAL,
WINDOW/ DOOR FRAMES
+ RAILINGS



4. BRASS METAL FINISH



5. STANDING SEAM ROOFING
(COPPER PATINA COLOR)



6. STONE PAVER



PROPOSED GROUND LEVEL PLANT LIST

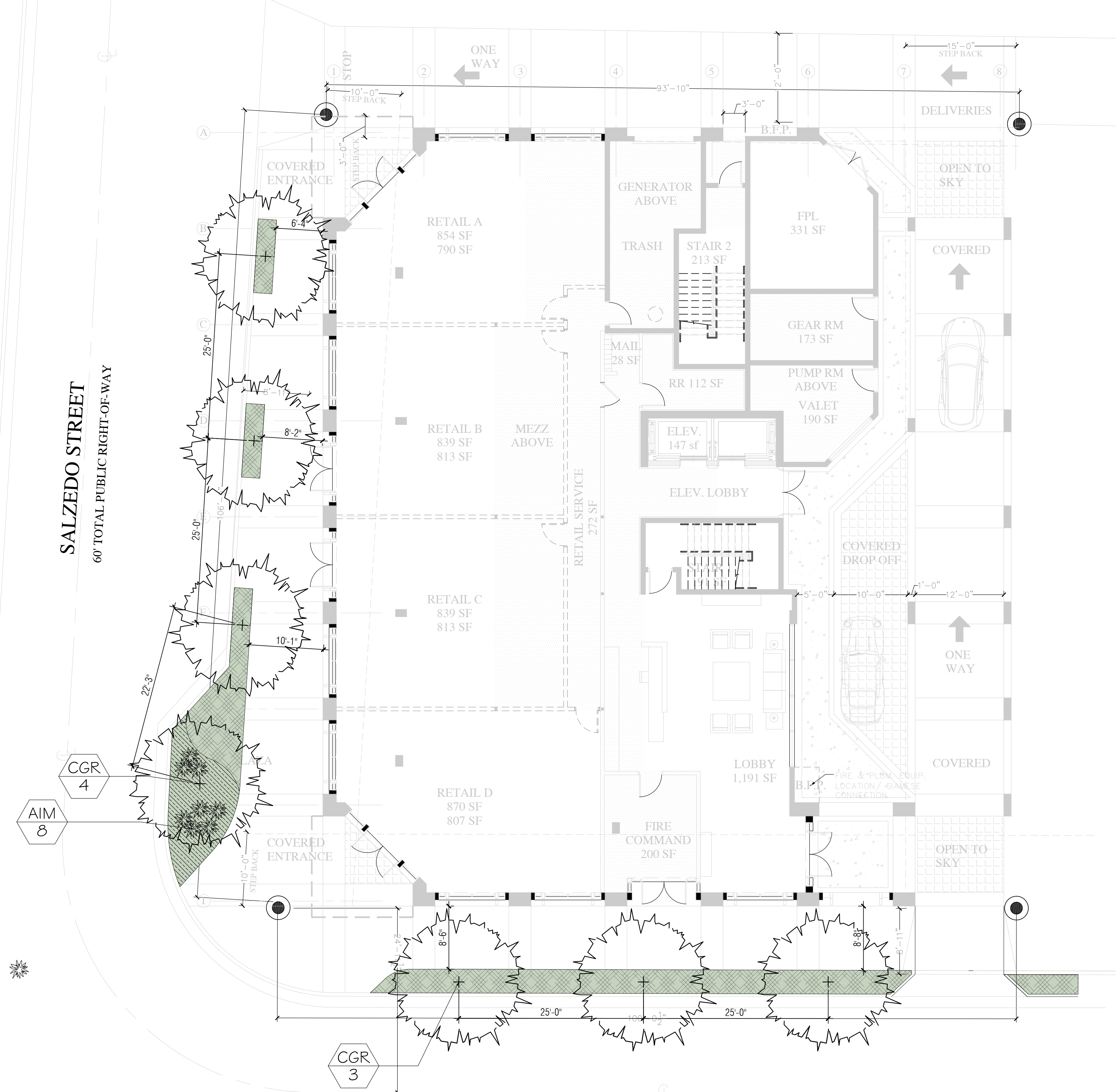
Street Trees

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	CAL/DBH	HEIGHT	SPREAD	SPECIFICATIONS
CGR	7	<i>Caesalpinia granadillo</i>	Bridalveil Tree	NO	HIGH	4" CAL Min	Min 16' OA	Min 8'	B&B - Min. 4' clear trunk

Shrubs & Groundcovers

	243	<i>Ficus microcarpa</i>	Green Island	YES	HIGH	18" OA ht. - 24" O.C.			
	95	<i>Trachelospermum asiaticum 'Minima'</i>	Asiatic Jasmine	NO	HIGH	1 Gal. x 1"-2" OA HT. - 16" O.C.			
AIM	8	<i>Alcantarea imperialis</i>	Imperial Bromeliad	NO	MED	7 GAL MIN. - 30" O.C			
*Mulch		Organic-Nutra Mulch				As noted on plan and to be determined by contractor			

* Notes: Planting bed to be mulched - *Mulches shall be applied and maintained in accordance with the most recent edition of the Florida Yards & Neighborhoods Handbook titled "A Guide to Florida Friendly Landscaping" by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS) and available online at <http://www.floridayards.org/landscape/FYN-Handbook.pdf>. Cypress mulch shall not be used because its harvest degrades cypress wetlands*.



MINORCA AVENUE
50' TOTAL PUBLIC RIGHT-OF-WAY
LANDSCAPE GROUND LEVEL PLAN
Scale: 1/8" = 1'
NORTH

walk

Landscape + Urban Design
Planning | Consulting
6915 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
786.536.2088



HamedRodriguez
architects

PROPOSED PLANT 3RD LEVEL LIST

Lot Trees & Palms

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	SPECIFICATIONS
BPE	9	<i>Bougainvillea peruviana</i>	Bougainvillea	NO	HIGH	25 Gallon

* All Bougainvillea plants at this level are to be potted in 3' Diameter concrete planter pots.



LANDSCAPE 3RD LEVEL PLAN
Scale: 1/8" = 1'



walk

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Planning | Consulting
6915 SW 57TH AVENUE
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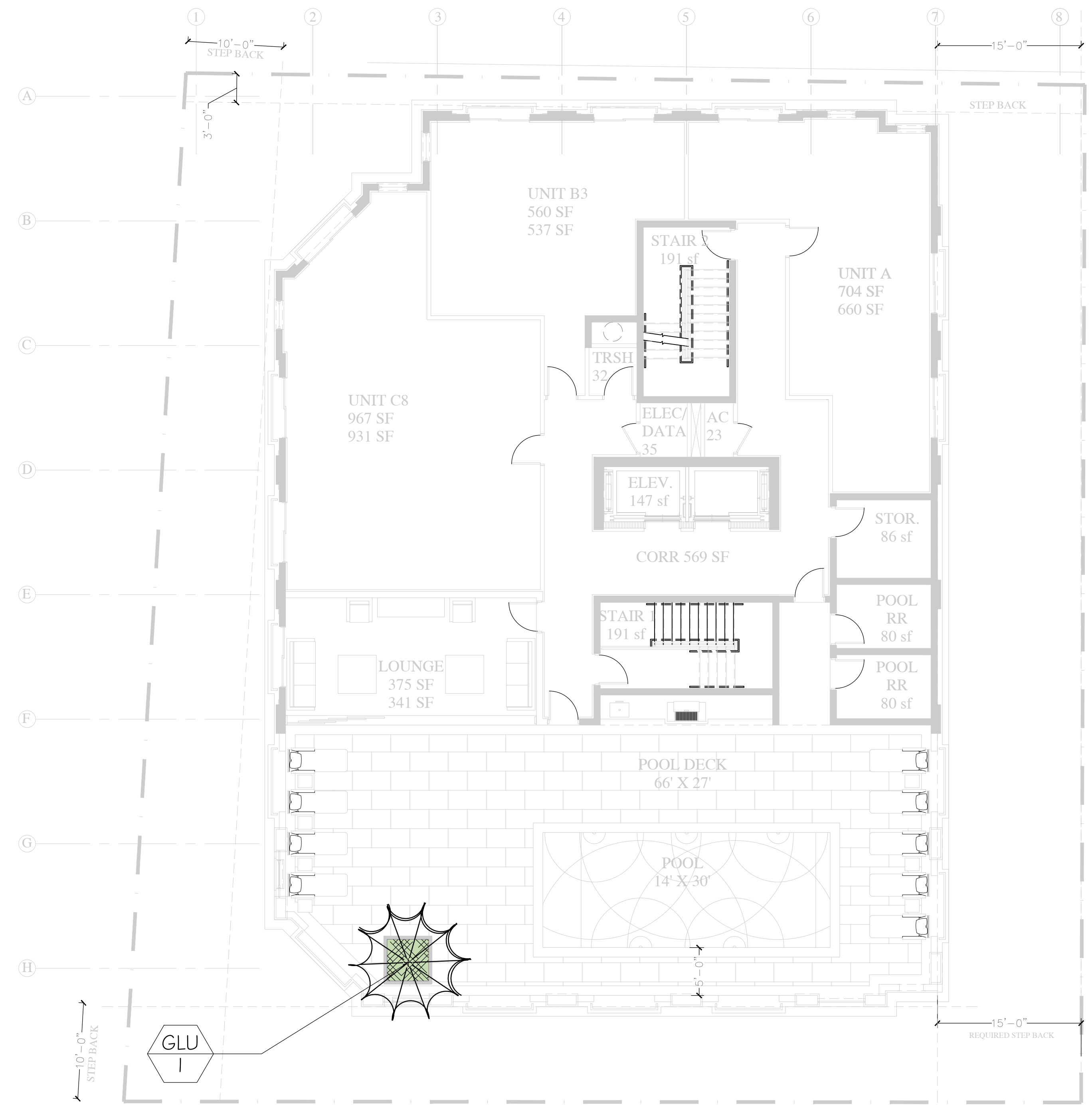
HamedRodriguez
architects

PROPOSED PLANT 3RD LEVEL LIST

Lot Trees & Palms

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	SPECIFICATIONS
BPE	9	<i>Bougainvillea peruviana</i>	Bougainvillea	NO	HIGH	25 Gallon

* All Bougainvillea plants at this level are to be potted in 3' Diameter concrete planter pots.



LANDSCAPE POOL LEVEL PLAN
 Scale: 1/8" = 1'
 NORTH

walk

Landscape + Urban Design
 Planning | Consulting
 6915 SW 57TH AVENUE
 Suite #203
 Coral Gables, FL 33143
 786.536.2088



HamedRodriguez
 architects

















EBCO

100 ft



HamedRodriguez
architects

RENDER R0.8



100 ft





City of Coral Gables
Development Services Department
Public School Concurrency

Application Information	
Application Type:*	Site Plan Mixed Use Development with Remote Parking &
Application Sub-type:	TDRs
Application Name:*	Minorca Ventures, LLC
Telephone number:*	
E-mail address: *	
Project address:*	NE Intersection of Salzedo Street & Minorca Avenue
Contact Information	
Contact Information	Jorge Navarro (Legal Representative)
Telephone number:*	305-579-0821
E-mail address: *	navarrojo@gtlaw.com
Local Government Name:	City of Coral Gables
Local Government Telephone Number:	305-460-5235
Local Government E-mail:	Schoolconcurrency@coralgables.com
Local Government Application Number:	(OFFICE USE ONLY)
Property Details	
Master Parcel/Folio Number:*(No dashes)	03-4108-006-1250
Additional Parcel/Folio Numbers: (Separate by a comma (,))	03-4108-006-1260, 03-4108-006-1270 and 03-4108-006-1280
Total Acreage:*	0.237+/- ACRES
Previous Use:	
Total Number of Existing Units:	0
Demolition Permit#: _____ Date: _____	
Proposed Use:	Mixed use with multi-family residential and commercial
Single Family Detached Increase in Units:*	
Single Family Attached Increase in Units:*	
Multi-Family Attached Increase in Units:*	
Total Number of Units increased:*	57

Owner/Architec/Contractor Name (Please circle one) Legal Representative
 STATE OF FLORIDA
 COUNTY OF MIAMI-DADE
 The foregoing was acknowledge before me this 3rd day of June, 2024, by Jorge L. Navarro
 is personally known to me,
 has produced a _____ as identification.

[Signature]

 NOTARY PUBLIC

(SEAL)



Effective April 25, 2008, all residential development must be reviewed for compliance with Public School Concurrency. This requirement is pursuant to the 2005 Growth Management Legislation enacted under Chapters 163 and 1013, Florida Statutes.

Applications are available at the Development Review Committee, Board of Architects, Concurrency offices or on our web site at www.coralgables.com.

For additional questions, please contact Miami-Dade Public Schools Board at (305) 995-7634 or e-mail at concurrency@dadeschools.net

Required for:

This process will be required for all projects having a residential component of 2 or more residential units. Applicants will submit applications at the Development Review Committee (if applicable) and the Board of Architects Offices and must have obtained the MDCPS approval prior to concurrency's plan review.

Re-development of an improved property which has been demolished for no longer than one year will receive credit for demolished residential units. For example if the demolished property had 20 units and the new re-development is proposed to have 50 units; please enter an increase of 30 units on the "Total Number of Units increased" field on the application.

School Concurrency Review Process:

1. Applications must be submitted to the local government who will transmit applications electronically to Miami-Dade Public Schools for Public School Concurrency review.
2. Applicants will receive an e-mail from MDCPS (Miami-Dade County Public Schools) acknowledging receipt, providing the MDCPS application number and the link to the website where fees can be paid. An application will not be processed without the required payments
3. School Concurrency Reviews will be processed and completed within 10 days from receipt of payment.

June 3, 2024

Anna Pernas, Director
Historical Resources & Cultural Arts
City of Coral Gables
2327 Salzedo Street
Coral Gables, FL 33134

RE: Art in Public Places Statement / Properties identified with Miami Dade County Folio Nos. 03-4108-006-1250, 03-4108-006-1260, 03-4108-006-1270 and 03-4108-006-1280) (collectively, the “Property”)

Dear Ms. Pernas,

On behalf of Minorca Ventures, LLC (the “**Applicant**”), please accept this as our Art in Public Places Statement regarding the requirements for the e aforementioned Property. Pursuant to Section 9-103 of the Coral Gables Zoning Code, the Applicant will be requesting approval of a waiver to permit the acquisition and incorporation of artwork to be incorporated into the proposed development at the Property.

As always, should you have any questions or require additional information, please contact me at (305) 579-0821.

Sincerely,

GREENBERG TRAUIG



Jorge L. Navarro, Esq.

ACTIVE 699090246v1



CFN 2023R0920612
 OR BK 34023 Pgs 130-131 (2Pgs)
 RECORDED 12/22/2023 10:29:37
 DEED DOC TAX \$17,400.00
 SURTAX \$13,050.00
 JUAN FERNANDEZ-BARQUIN
 CLERK OF THE COURT & COMPTROLLER
 MIAMI-DADE COUNTY, FL

PREPARED BY:

Kenneth R. Florio Esq.
 Goodkind & Florio, P.A.
 12861 SW 68th Avenue
 Pinecrest, Florida 33156

AFTER RECORDING, RETURN TO:

Ricardo L. Fraga, Esq.
 Greenberg Traurig, P.A.
 333 S.E. 2nd Avenue, 44th Floor
 Miami, Florida 33131

Folio Numbers: 03-4108-006-1250, 03-4108-006-1260,
 03-4108-006-1270 and 03-4108-006-1280

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed is made this 20th day of December 2023, between **URBIN CG RESI SPE LLC**, a Florida limited liability company, whose address is 299 Alhambra Circle, Coral Gables, Florida 33134 ("Grantor") and **MINORCA VENTURES LLC**, a Florida limited liability company, whose address is 8950 SW 74th Court, Suite 1906, Miami, Florida 33156 ("Grantee").

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

Lots 45, 46, 47, and 48, Block 17, less the North 12 feet thereof, Coral Gables Section "K", according to the plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO THE FOLLOWING:

- 1) Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
- 2) Conditions, restrictions and limitations of record, if any, without hereby reimposing same of record.

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

GRANTOR HEREBY WARRANTS that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants title to said Property and will defend the same against the lawful claims of all persons whomsoever.

[signatures on next page]

CONTACT INFORMATION

PROPERTY OWNER:

Minorca Ventures LLC
8950 SW 74 Court, Suite 1808, Miami, Florida 33156

APPLICANT:

Minorca Ventures LLC c/o Eduardo Otaola
8950 SW 74 Court, Suite 1906, Miami, Florida 33156

AGENT:

Jorge L. Navarro (Legal Representative)
333 SE 2 Avenue, Suite 4400, Miami, Florida 33131
navarrojo@gtlaw.com and vickersd@gtlaw.com

ARCHITECT:

Hamed Rodriguez Architect Inc.
275 Minorca Avenue, Coral Gables, Florida 33134
hamed@hr-architects-inc.com