GRAND MACFARLANE

113-119 Grand Avenue, Coral Gables, Florida

DEVELOPMENT REVIEW COMMITTEE

February
2019

GRAND MACFARLANE

113-119 Grand Avenue, Coral Gables, Florida

Please visit this link to view a video of the project:

https://drive.google.com/file/d/1efwpmscnpTR4Ik8Wn8H_8sbYt4dtddep/view?ts=5c50b332

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A. LOT #4: 113 GRAND AVENUE

City of Coral Gables, Florida

Level **2** Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Preamble

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

Application review request

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

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

Property information

Street address of the subject property: 113 Grand Avenue

Property/project name: GRAND MACFARLANE

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

Current zoning classification(s): CL - Commercial Limited

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

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

Last use/current use of the property/building(s): Vacant Land

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

Size of property (square feet/acres): 5,000 Square Feet or 0.115 Acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 3,100 SF/0.62 FAR

Total number of residential units per acre and total number of units: None

Estimated cost of the existing/proposed building/project: $403,000

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

No previous submittals

Project Legal Description: Lot(s): 4

Block(s): Block 1A

Section(s): Macfarlane Homestead

Listing of all folio numbers for subject property:

03-4120-006-0900

General information

Applicant(s)/Agent(s) Name(s): Law Office of Laura L. Russo, Esq.

Telephone Contact No: 305-476-8300 Fax No.: 305-476-8383 Email: laura @ laurarussolaw.com

Mailing Address: 2655 LeJeune Road, Suite PH-1F, Coral Gables, Florida 33134
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Luis Properties, LLC.

Telephone Contact No: 305-216-5612 Fax No.: NA Email: mike @ luiscompanies.com

Mailing Address: P.O. Box 331410, Miami, Florida 33233
(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): Mateu Architecture

Telephone Contact No: 305-233-3304 Fax No.: _____ Email: rjm @ mateu.co

Mailing Address: 8887 SW 131st Street, Miami, Florida 33176
(City) *(State)* *(ZIP Code)*

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

No previous applications filed

Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary. City staff to check/confirm if all below information is provided at time of application submittal.

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

☑ Table of Contents with page numbers identifying all below documents.
☑ DRC Application.
☑ Statement of use and/or cover letter.
☑ Aerial.
☑ Photographs of property, adjacent uses and/or streetscape.
☑ Property survey and legal description.
☑ Zoning chart and supporting information.
☑ Site Plan.
☑ Landscape plan and vegetation assessment.
☑ Tree survey and relocation plan.
☑ Architectural/building elevations.
☑ Building floor plans.
☑ Art in Public Places plan and/or statement.
☑ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
☑ Historical Significance letter.
☑ Name and contact information for property owner, applicant, architect, attorney, etc.
☑ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
☑ Warranty Deed.
☑ Application fee of $100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
☐ Other:_____

Posting of the property. The City 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

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. 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 City 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.

City of Coral Gables, Florida	Level 2 Review	**Development Review Committee Application**
		Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134 Email: planning@coralgables.com Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name:
	Law Office of Laura L. Russo, Esq.
Address: 2655 LeJeune Road, Suite PH-1F, Coral Gables, Florida 33134	
Telephone: 305-476-8300	Fax: 305-476-8383
Email: laura@laurarussolaw.com	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 30 day of Jan. 2019 by Laura Russo

(Signature of Notary Public - State of Florida)

JAEL PINEDA
Notary Public - State of Florida
Commission # GG 280591
My Comm. Expires Jan 7, 2023
Bonded through National Notary Assn.

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

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Property Owner(s) Signature:	Property Owner(s) Print Name: Mike Luis, Manager Luis Properties, LLC.
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address: Post Office Box 331410, Miami, Florida 33233	
Telephone: 305-216-5612	Fax: None
Email: mike@luiscompanies.com	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 30 day of January by Denise Castro
(Signature of Notary Public - State of Florida)

Denise Castro
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG138617
Expires 8/28/2021

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

City of Coral Gables, Florida

Level **2** Review

Development Review Committee Application

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: RONEY J. MATEU, FAIA
Address: 8887 SW. 131ST. STREET · MIAMI, FLORIDA 33176	
Telephone: 305.233.3304	Fax: 305.233.3326
Email: RJM@MATEU.CO	

REGISTERED ARCHITECT 0008220 RONEY JORGE MATEU STATE OF FLORIDA SEAL LIC. INTERIOR DESIGNER 0003653

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 29 day of JAN 2019 by RONEY J. MATEU, FAIA
(Signature of Notary Public - State of Florida) ARMANDO RIZO
02/11/2020

FLORIDA NOTARY ASSOCIATION SINCE 1976

Armando Mauricio Rizo
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF959906
Expires 2/11/2020

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

B. LOT #5: 117-119 GRAND AVENUE

City of Coral Gables, Florida

Level **2** Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Preamble

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

Application review request

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

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

Property information

Street address of the subject property: 117 & 119 Grand Avenue

Property/project name: GRAND MACFARLANE

Current land use classification(s): Religious/Institutional Use

Current zoning classification(s): S - Special Use District

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

Proposed zoning classification(s) (if applicable): CL - Commercial Limited

Last use/current use of the property/building(s): Religious Non Profit & Multifamily

Proposed use(s) of the property/building(s): Retail & Office

Size of property (square feet/acres): 5,000 Square Feet or 0.115 Acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 3,788 SF/0.76 FAR

Total number of residential units per acre and total number of units: Existing 4 units, Proposed None

Estimated cost of the existing/proposed building/project: $100,000

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

No previous submittals

Project Legal Description: Lot(s): 5

Block(s): Block 1A

Section(s): Macfarlane Homestead

Listing of all folio numbers for subject property:

03-4120-006-0910

General information

Applicant(s)/Agent(s) Name(s): Law Office of Laura L. Russo, Esq.

Telephone Contact No: 305-476-8300 Fax No.: 305-476-8383 Email: laura @ laurarussolaw.com

Mailing Address: 2655 LeJeune Road, Suite PH-1F, Coral Gables, Florida 33134
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Luis Properties, LLC.

Telephone Contact No: 305-216-5612 Fax No.: NA Email: mike @ luiscompanies.com

Mailing Address: P.O. Box 331410, Miami, Florida 33233
(City) (State) (ZIP Code)

City of Coral Gables, Florida	Level 2 Review	**Development Review Committee Application** Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134 Email: planning@coralgables.com Phone: 305.460.5211

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No.: _____ Email: _____ @ _____

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

Project Architect(s) Name(s): DNB Design Group

Telephone Contact No: 305.546.7281 Fax No.: _____ Email: fdomond @ dnbdesigngroup.com

Mailing Address: 2020 Ponce de Leon Boulevard, Suite 1103, Coral Gables, Florida 33134
(City) *(State)* *(ZIP Code)*

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

No previous applications filed

Application requirements and supporting information

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☑ Tree survey and relocation plan.
☑ Architectural/building elevations.
☑ Building floor plans.
☑ Art in Public Places plan and/or statement.
☑ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
☑ Historical Significance letter.
☑ Name and contact information for property owner, applicant, architect, attorney, etc.
☑ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
☑ Warranty Deed.
☑ Application fee of $100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
☐ Other:_____

Posting of the property. The City 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.

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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.
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9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name:
Address:	
Telephone:	Fax:
Email:	

NOTARIZATION

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

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

Property Owner(s) Signature:	Property Owner(s) Print Name: Mike Luis, Manager Luis Properties, LLC.
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address: Post Office Box 331410, Miami, Florida 33233	
Telephone: 305-216-5612	Fax: None
Email: mike@luiscompanies.com	

NOTARIZATION

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

(Print, Type or Stamp Commissioned Name of Notary Public)
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City of Coral Gables, Florida	Level 2 Review	**Development Review Committee Application**
		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: Francilis Domond
Address: 2020 Ponce de Leon Boulevard, Suite 1103, Coral Gables, Florida 33134	
Telephone: 305.546.7281	Fax:
Email: fdomond@dnbdesigngroup.com	

STATE OF FLORIDA
FRANCILIS J. DOMOND
AR93304
SEAL
REGISTERED ARCHITECT

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 31 day of January by
(Signature of Notary Public - State of Florida)

Denise Castro
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG138617
Expires 8/28/2021
FLORIDA NOTARY ASSOCIATION SINCE 1978

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

C. LOT #6: EMPTY LOT Folio#03-4120-006-0920

City of Coral Gables, Florida

Level **2** Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
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☑ Permitted use new construction, additions, and alterations to buildings and/or structures (Board of Architects review only).
☐ Change in use or occupancy.
☐ Other: _____

Property information

Street address of the subject property: No Address - Vacant Land - 03-4120-006-0920

Property/project name: GRAND MACFARLANE

Current land use classification(s): Religious/Institutional Use

Current zoning classification(s): S - Special Use District

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

Proposed zoning classification(s) (if applicable): CL - Commercial Limited

Last use/current use of the property/building(s): Vacant Land

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

Size of property (square feet/acres): 5,000 Square Feet or 0.115 Acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 3,100 SF/0.62 FAR

Total number of residential units per acre and total number of units: None

Estimated cost of the existing/proposed building/project: $403,000

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

No previous submittals

Project Legal Description: Lot(s): 6

Block(s): Block 1A

Section(s): Macfarlane Homestead

Listing of all folio numbers for subject property:

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General information

Applicant(s)/Agent(s) Name(s): Law Office of Laura L. Russo, Esq.

Telephone Contact No: 305-476-8300 Fax No.: 305-476-8383 Email: laura @ laurarussolaw.com

Mailing Address: 2655 LeJeune Road, Suite PH-1F, Coral Gables, Florida 33134
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Property Owner(s) Name(s): Luis Properties, LLC.

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Telephone Contact No: _____ Fax No.: _____ Email: _____ @ _____

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

Project Architect(s) Name(s): Mateu Architecture

Telephone Contact No: 305-233-3304 Fax No.: _____ Email: rjm @ mateu.co

Mailing Address: 8887 SW 131st Street, Miami, Florida 33176
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(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 City 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.

City of Coral Gables, Florida	Level 2 Review	**Development Review Committee Application**
		Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134 Email: planning@coralgables.com Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name:
	Law Office of Laura L. Russo, Esq.
Address: 2655 LeJeune Road, Suite PH-1F, Coral Gables, Florida 33134	
Telephone: 305-476-8300	Fax: 305-476-8383
Email: laura@laurarussolaw.com	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 30 day of Jan. 2019 by Laura Russo
(Signature of Notary Public - State of Florida)

JAEL PINEDA
Notary Public - State of Florida
Commission # GG 280591
My Comm. Expires Jan 7, 2023
Bonded through National Notary Assn.

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

City of Coral Gables, Florida	Level 2 Review	**Development Review Committee Application**
		Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134 Email: planning@coralgables.com Phone: 305.460.5211

Property Owner(s) Signature:	Property Owner(s) Print Name: Mike Luis, Manager Luis Properties, LLC.
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address: Post Office Box 331410, Miami, Florida 33233	
Telephone: 305-216-5612	Fax: None
Email: mike@luiscompanies.com	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 30 day of January by Denise Castro
(Signature of Notary Public - State of Florida)

Denise Castro
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG136617
Expires 8/28/2021

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

City of Coral Gables, Florida	Level 2 Review	**Development Review Committee Application**
		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: RONEY J. MATEU, FAIA
Address: 8887 SW. 131ST. STREET • MIAMI, FLORIDA 33176	
Telephone: 305.233.3304	Fax: 305.233.3326
Email: RJM@MATEU.CO	

REGISTERED ARCHITECT 0008220 • RONEY JORGE MATEU • STATE OF FLORIDA • SEAL • AR 0003653 • I.D. INTERIOR DESIGNER

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 29 day of JAN 2019 by RONEY J. MATEU, FAIA

(Signature of Notary Public - State of Florida)

ARMANDO RIZO

02/11/2020

Armando Mauricio Rizo
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF959906
Expires 2/11/2020

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

☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Law Office
of
LAURA L. RUSSO, ESQ.
2655 Le Jeune Road, Suite PH-1F
Coral Gables, Florida 33134

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

Email: Laura@LauraRussoLaw.com

Via Hand Delivered

January 30, 2019

Mr. Ramon Trias
Planning and Zoning Director
The City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: Luis Properties, LLC. – Zoning
File No.: 15L-149

Dear Mr. Trias,

I represent Luis Properties, LLC, which is the owner of the three lots on Grand Avenue. The owner is proposing three projects that we are combining here for cohesiveness of presentation and context. We are submitting three applications – one for each project.

The middle lot contains two historically designated buildings. The building closest to the street is a one-story building that was originally a grocery store and then became a church approximately 12 years ago. The two-story building at the rear of the lot is a legal non-conforming multifamily building. This project will consist of renovation of the two structures and a reversion in land use and zoning from church related use to commercial, along with a change in use from multifamily to commercial for the two-story structure.

The other two lots are on either side of the historic buildings. Both lots will be developed with a two-story building – parking at ground level and office above. The development of the eastern most lot is as of right, while the development of the western most lot will require a reversion to the original land use and zoning back to commercial.

The architect, Roney Mateu has given great deference to the adjacency of the office buildings to the historic buildings and the context of historic district in his proposed designs and elevations.

Sincerely,

Laura L. Russo

LLR/jp

Cc: Michael Luis (via email only)
Roney Mateu (via email only)

MAP OF BOUNDARY SURVEY

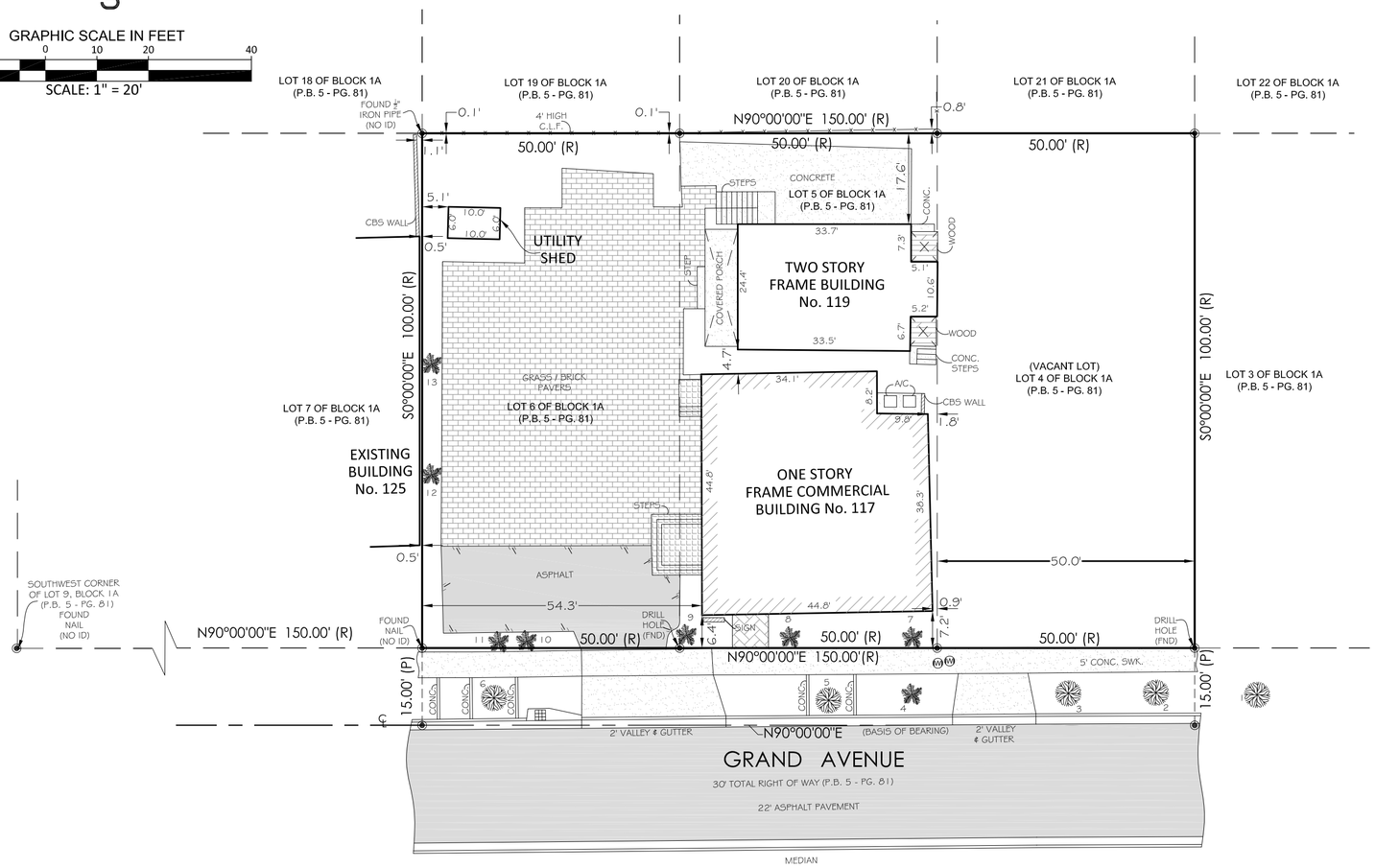
LEGEND AND ABBREVIATIONS

= PALM TREE
= TREE
= ORNAMENTAL TREE
= TEMPORARY SITE BENCHMARK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
ADA = AMERICAN DISABILITY ACT
INV. = INVERT
ELEV. = ELEVATION
TYP. = TYPICAL
IRR = IRRIGATION
EX = EXISTING
ST = STORM
SAN = SANITARY
G = GAS
W = WATER
COM = EXISTING UNDERGROUND COMMUNICATION LINE
E = EXISTING UNDERGROUND ELECTRIC LINE
FO = FIBER OPTIC
CATV = CABLE TELEVISION
ELEC. = ELECTRIC
x 0.00 = SPOT ELEVATION
CONC. = CONCRETE
C.B.S. = CONCRETE BLOCK STUCCO
C.L.F. = CHAIN LINK FENCE
W.F. = WOOD FENCE
M.F. = METAL FENCE
B.W.F. = BARBED WIRE FENCE
FF = FINISH FLOOR
FDC = FIRE DEPARTMENT CONNECTION
D = DIAMETER OF TREE (TAKEN AT BREAST HEIGHT)
H = HEIGHT OF TREE
S = SPREAD (CANOPY OF TREE)
PVC = POLYVINYL CHLORIDE PIPE
HDPE = HIGH-DENSITY POLYETHYLENE
(R) = RECORD
(C) = CALCULATED
(M) = MEASURE
MLP = METAL LIGHT POLE
WLP = WOODEN LIGHT POLE
LB = LICENSE BUSINESS
L = LENGTH
Δ = CENTRAL ANGLE
R = RADIUS
T = TANGENT
PCC = POINT OF COMPOUND CURVATURE
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
STA. = STATION
ORLP = ORNAMENTAL LIGHT POLE
CLP = CONCRETE LIGHT POLE
R/W = RIGHT-OF-WAY
P.B. = PLAT BOOK
= SECTION LINE
℄ = CENTERLINE
= BASELINE
= MONUMENT LINE
= TRAFFIC SIGNAL BOX
= TRAFFIC SIGNAL CABINET
= BOLLARD
= PEDESTRIAN SIGNAL
= TRAFFIC MANHOLE
= TRAFFIC CAMERA
= TRAFFIC MARKER SIGN
= TRAFFIC SIGNAL MAST ARM
= SIGN
= TRAFFIC SENSOR
= CABLE TELEVISION MANHOLE
= CABLE TELEVISION HANDHOLE
= CABLE TELEVISION VAULT
= CABLE TELEVISION BOX
= CABLE TELEVISION MARKER SIGN
= CABLE TELEVISION MARKER FLAG
= CONCRETE LIGHT POLE
= FLOODLIGHT
= ELECTRIC BOX
= ELECTRIC SWITCH
= WOODEN UTILITY POLE
= CONCRETE UTILITY POLE
= METAL UTILITY POLE
= ELECTRIC TRANSFORMER
= GUY ANCHOR
= ELECTRIC MANHOLE
= ELECTRIC METER
= ELECTRIC HANDHOLE
= ELECTRIC MARKING FLAG
= ELECTRIC MARKING SIGN
= GAS VALVE
= GAS UTILITY BOX
= GAS MANHOLE
= GAS TANK
= GAS HANDHOLE
= GAS METER
= GAS WELL
= GAS MARKER FLAG
= GAS MARKER SIGN
= COMMUNICATION BOX
= COMMUNICATION MANHOLE
= GARBAGE RECEPTACLE
= HANDICAP PARKING SPACE
= WATER METER
= IRRIGATION VALVE
= WATER VALVE
= FIRE HYDRANT
= AIR RELEASE VALVE
= WATER BOX
= WATER CONNECTION
= WATER MANHOLE
= WATER WELL
= WATER MARKING FLAG
= WATER MARKING SIGN
= STORM MANHOLE
= STORM METER
= STORM HANDHOLE
= CATCH BASIN
= TELEPHONE MANHOLE
= TELEPHONE BOX
= TELEPHONEHANDHOLE
= TELEPHONE MARKER SIGN
= NEWSPAPER DISPENSER
= MAILBOX
= BORING HOLE
= SANITARY MANHOLE
= SANITARY VALVE
= SANITARY METER
= SANITARY MARKER FLAG
= SANITARY MARKER SIGN
= GREASE TRAP MANHOLE
= CLEANOUT
= PARKING METER
= FIBER OPTIC MANHOLE
= FIBER OPTIC BOX
= MONITORING WELL
= FUEL TANK
= UNKNOWN UTILITY BOX
= UNKNOWN UTILITY HANDHOLE
= UNKNOWN UTILITY METER
= UNKNOWN UTILITY MANHOLE
= UNKNOWN UTILITY POLE
= UNKNOWN UTILITY TANK
= UNKNOWN UTILITY VALVE
= RAILROAD SIGNAL
= RAILROAD SIGN
= FLAGPOLE

	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE

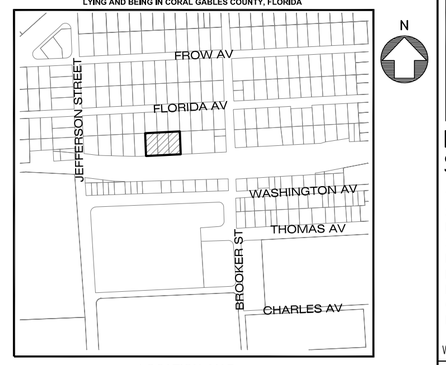
N
W E
S

GRAPHIC SCALE IN FEET
20 0 10 20 40
SCALE: 1" = 20'



TREE TABLE				
No.	COMMON NAME	DBH	HEIGHT	SPREAD
1	BOTTLE BRUSH	10"	15'	20'
2	OAK	4"	25'	10'
3	OAK	4"	20'	10'
4	PALM	5"	15'	10'
5	BOTTLE BRUSH	16"	30'	30'
6	BLACK OLIVE	14"	50'	40'
7	PALM	5"	20'	15'
8	PALM	5"	20'	15'
9	PALM	5"	10'	10'
10	PALM	17"	10'	5'
11	PALM	17"	10'	5'
12	PALM	7"	30'	20'
13	PALM	7"	30'	20'

SECTION 20 - TOWNSHIP 54 SOUTH - RANGE 41 EAST
LYING AND BEING IN CORAL GABLES COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on November 15, 2018. The Survey was updated to include the Tree information on January 28, 2019.

LEGAL DESCRIPTION:

Lot 4, in Block 1A of Combined and Supplemental Map of MacFarlane Homestead Plat and St. Alban's Park, according to the Plat thereof, as recorded in Plat Book 5, at Page 81, of the Public Records of Miami-Dade, Florida.

AND:

Lots 5 & 6, Block 1A, MacFarlane Homestead, according to the Map or Plat thereof as recorded in Plat Book 5, at Page 81of the Public Records of Miami-Dade County, Florida.

Containing 15,000 sq. ft. and/or 0.34 acres, more or less, by calculations.

Folio Numbers.: 03-4120-006-0900, 03-4120-006-0910 & 03-4120-006-0920

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

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

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

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of Grand Avenue with an assumed bearing of N90°00'00"E, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "X", with a Base Flood Elevation being " ", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639 (City of Coral Gables), Map No. 12086C0457, Suffix L, Map Revised Date: September 11, 2009.

Plat of "MACFARLANE HOMESTEAD" according to the Plat thereof as recorded in Plat Book 5 at Page 81 of the Public Records of Miami-Dade County, Florida.

Warranty Deed recorded on June 12, 2014 in Official Record Book 29190, at page 3327 of the Official Records of Miami-Dade County, Florida.

Special Warranty Deed recorded on September 19, 2012 in Official Record Book 28277 at Page 4362 of the Official Records of Miami Dade County, Florida.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

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

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

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

PURPOSE OF SURVEY:

The purpose of this survey is for design.

CLIENT INFORMATION:

This Bounday Survey was prepared at the insistence of and certified to:

Terra Urbana LLC

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____
Eduardo M. Suarez, PSM
Registered Surveyor and Mapper LS6313
State of Florida

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

LONGITUDE SURVEYORS
7715 NW 48th STREET
SUITE 310
DORAL, FLORIDA
33166
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE OF AUTHORIZATION
LB 7335
WWW.LONGITUDESURVEYORS.COM

RECORD OF REVISION

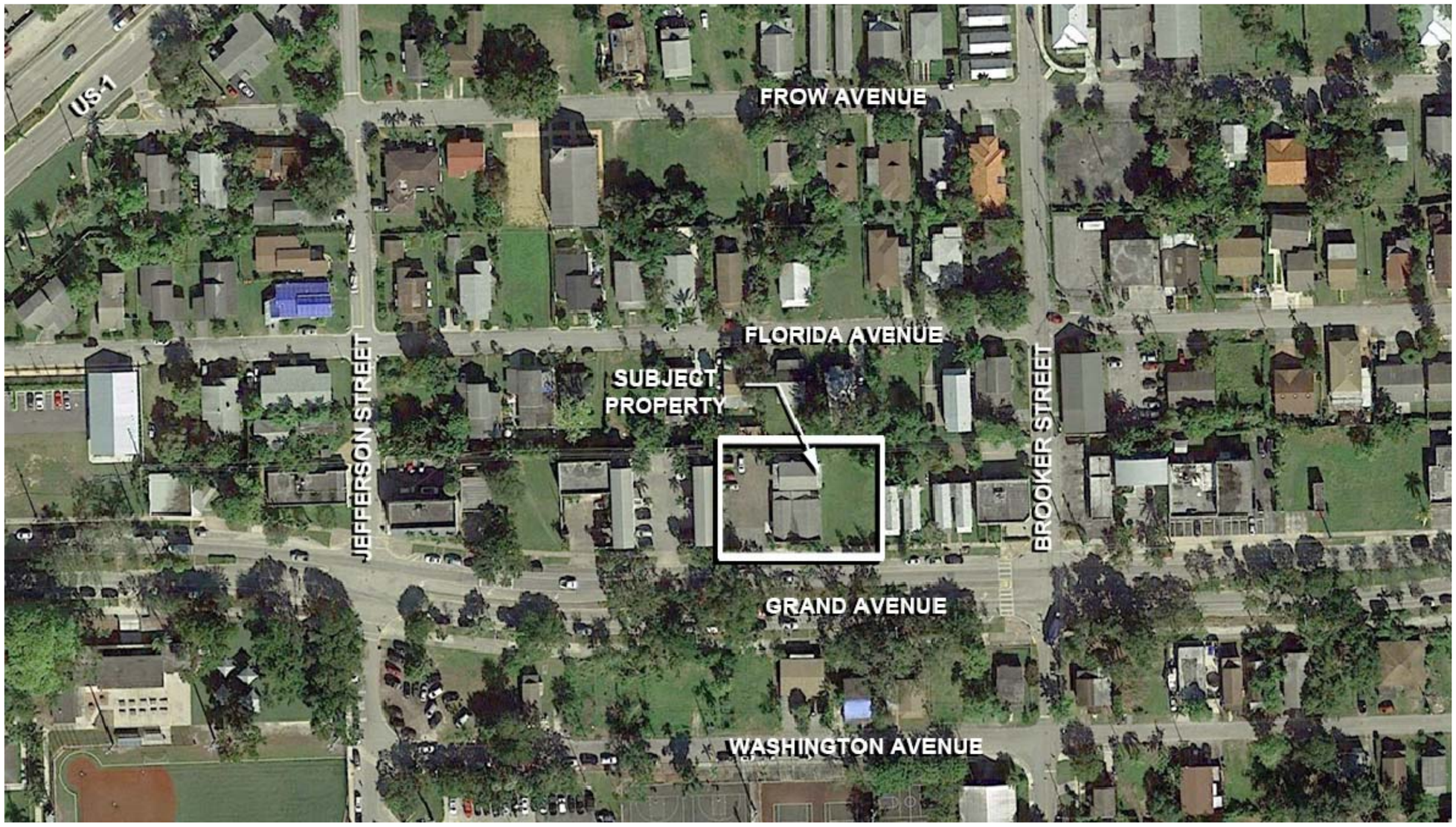
No.:	Date:	By:	Description

Project Name: **TERRA URBANA LLC PROPERTIES**
119 Grand Avenue, Coral Gables Florida 33133

Type of Project: **BOUNDARY SURVEY**

Scale:	AS SHOWN
Drawn By:	GP
Checked By:	EMS
Managed By:	GP
Date:	11-15-18
Project No.:	18409

Sheet 1 of 1



N

AERIAL PHOTOGRAPH

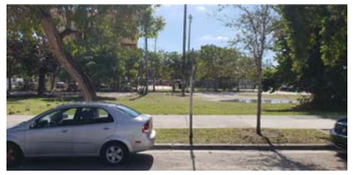
0

SCALE: N.T.S

3925 WASHINGTON AVE

3927/3929/3933 WASHINGTON AVE

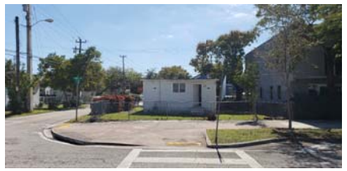
3963 WASHINGTON AVE



3971 WASHINGTON AVE

3983 WASHINGTON AVE

3989/3997 WASHINGTON AVE



3859 WASHINGTON AVE

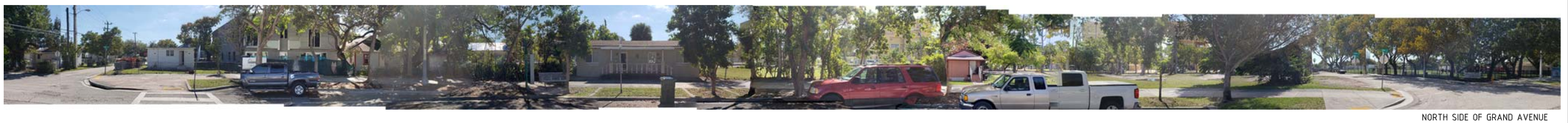
3870 GRAND AVE

3875 WASHINGTON AVE

3875 WASHINGTON AVE

3894 GRAND AVE

3902 GRAND AVE



NORTH SIDE OF GRAND AVENUE

NEIGHBORHOOND BUILDINGS

0

SCALE: N.T.S

119 GRAND AVE

117 GRAND AVE

107 GRAND AVE

101 GRAND AVE

141 GRAND AVE

137 GRAND AVE

145 GRAND AVE

133 GRAND AVE

127 GRAND AVE

127 & 125 GRAND AVE

125 GRAND AVE

NORTH SIDE OF GRAND AVENUE

NEIGHBORHOOND BUILDINGS

0

SCALE: N.T.S

WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

EAST ELEVATION

EXISTING BUILDINGS

0

SCALE: N.T.S

A. LOT #4: 113 GRAND AVENUE

115

CITY OF CORAL GABLES
ZONING ANALYSIS

PROJECT NAME:	GRAND MACFARLANE
PROPERTY ADDRESS:	113 GRAND AVE CORAL GABLES, FLORIDA 33133
ZONING DISTRICT:	(CL) COMMERCIAL LIMITED
LAND USE DESIGNATION:	COMMERCIAL LOW-RISE INTENSITY
OWNER:	LUIS PROPERTIES, LLC
SITE AREA:	5,000 SQ. FT.

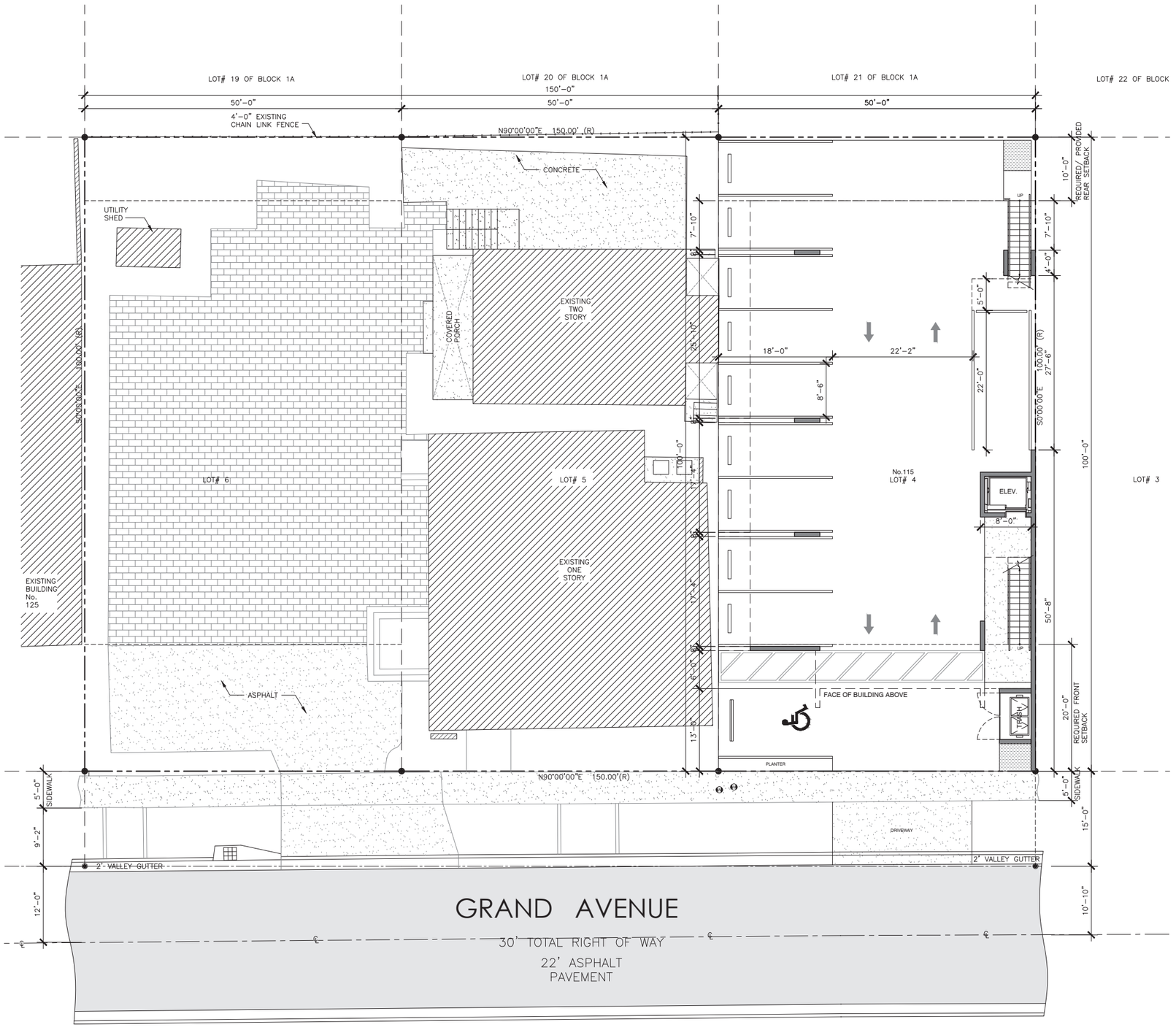
LEGAL DESCRIPTION

LOT 4, IN BLOCK 1A OF COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE, FLORIDA.
FOLIO NUMBER: 03-4120-006-0900

RAINWATER WILL BE RETAINED ON PROPERTY

THE BUILDING FLOOR ELEVATION IS 10'-0" ABOVE ESTABLISH GRADE

SETBACKS	ALLOWED	PROVIDED
FRONT FIRST FLOOR (GRAND AVE)	20'-0"	20'-0"
REAR	10'-0"	10'-0"
SIDE	0'-0"	0'-0"
SIDE	0'-0"	0'-0"
BUILDING HEIGHT	**ALLOWED**	**PROVIDED**
STORIES	3 STORIES - 50'-0"	2 STORIES - 30'-0"
PARKING	**REQUIRED**	**PROVIDED**
	10 SPACES	11 SPACES
OPEN SPACE REQUIREMENT	**REQUIRED**	**PROVIDED**
	N/A	1,890 S.F
FLOOR AREA RATIO (F.A.R.)	**ALLOWED**	**PROVIDED**
	3.0 (15,000 S.F.)	3,110 S.F.



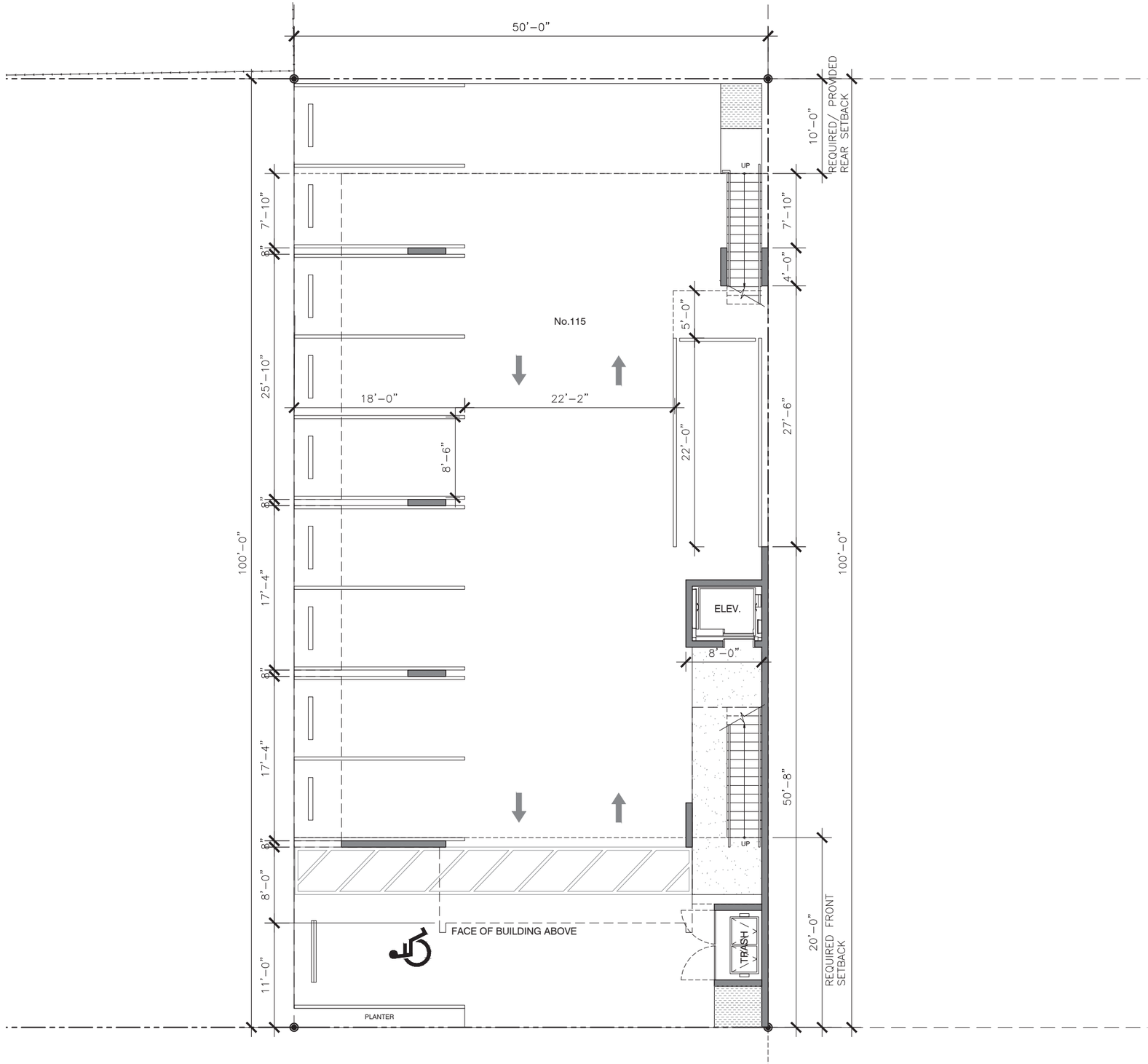
MATEU ARCHITECTURE INC.
8887 SW 131ST STREET, MIAMI, FLORIDA 33176 T: 305.233.3304 WWW.MATEU.CO

SITE PLAN

D E S I G N P R O P O S A L

0 4' 8' 16'

G R A N D M A C F A R L A N E
115 & 123 GRAND AVE MIAMI, FLORIDA 33133



MATEU ARCHITECTURE INC.
8887 SW 131ST STREET, MIAMI, FLORIDA 33176 T: 305.233.3304 WWW.MATEU.CO

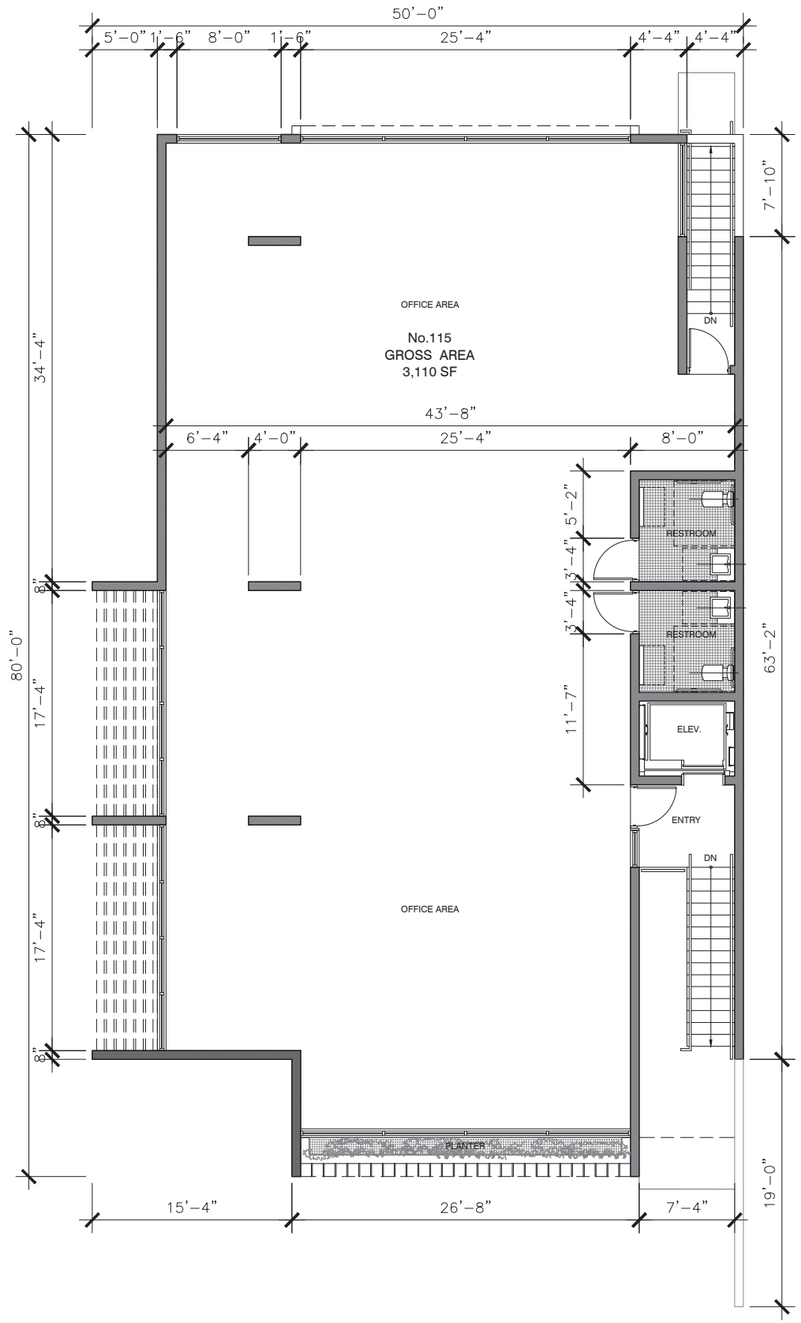
FIRST FLOOR

D E S I G N P R O P O S A L

0 4' 8' 16'

G R A N D M A C F A R L A N E
115 & 123 GRAND AVE MIAMI, FLORIDA 33133

A-1


50'–0"
5'–0"
1'–6"
8'–0"
1'–6"
25'–4"
4'–4"
4'–4"
7'–10"
OFFICE AREA
No.115
GROSS AREA
3,110 SF
DN
34'–4"
43'–8"
6'–4"
4'–0"
25'–4"
8'–0"
5'–2"
RESTROOM
3'–4"
3'–4"
RESTROOM
80'–0"
17'–4"
11'–7"
ELEV.
63'–2"
8"
ENTRY
DN
OFFICE AREA
8"
17'–4"
PLANTER
19'–0"
15'–4"
26'–8"
7'–4"

123 | 119 | PROPOSED NEW 2-STORY BUILDING 115

123 | 119 | PROPOSED NEW 2-STORY BUILDING 115

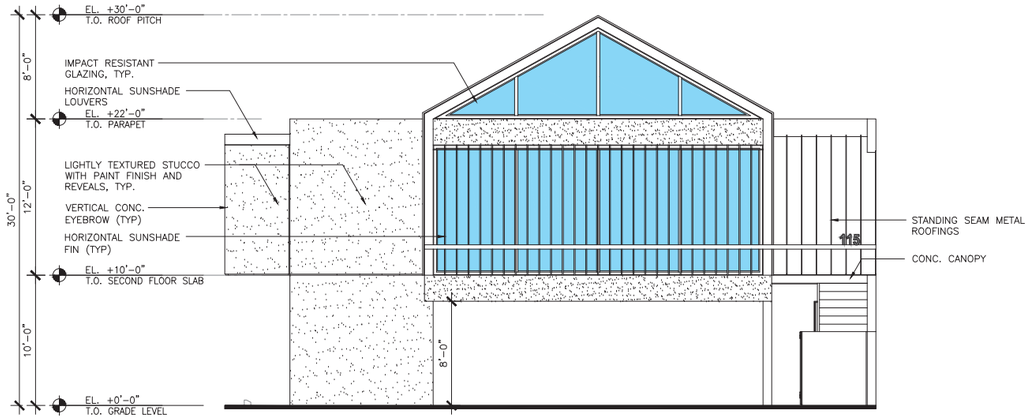
MATEU ARCHITECTURE INC.
8887 SW 131ST STREET, MIAMI, FLORIDA 33176 T: 305.233.3304 WWW.MATEU.CO

STREET ELEVATIONS

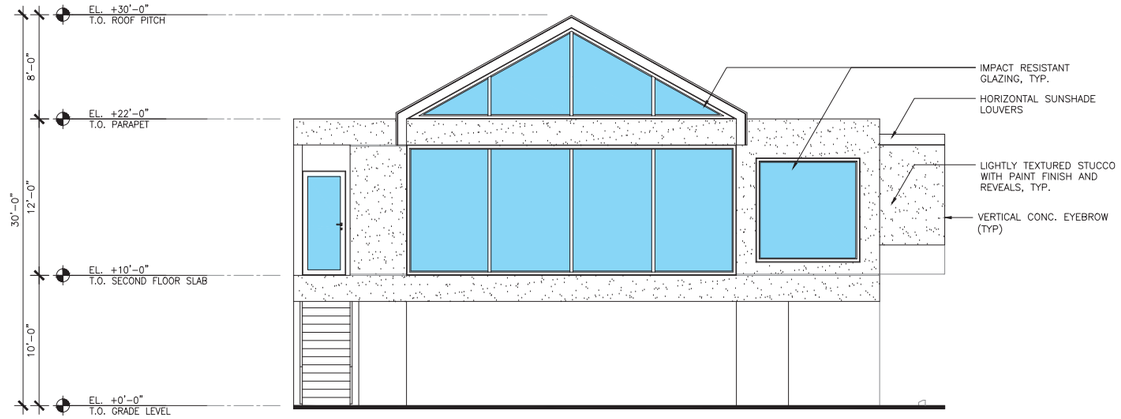
D E S I G N P R O P O S A L

0 4' 8' 16'

G R A N D M A C F A R L A N E
115 & 123 GRAND AVE MIAMI, FLORIDA 33133

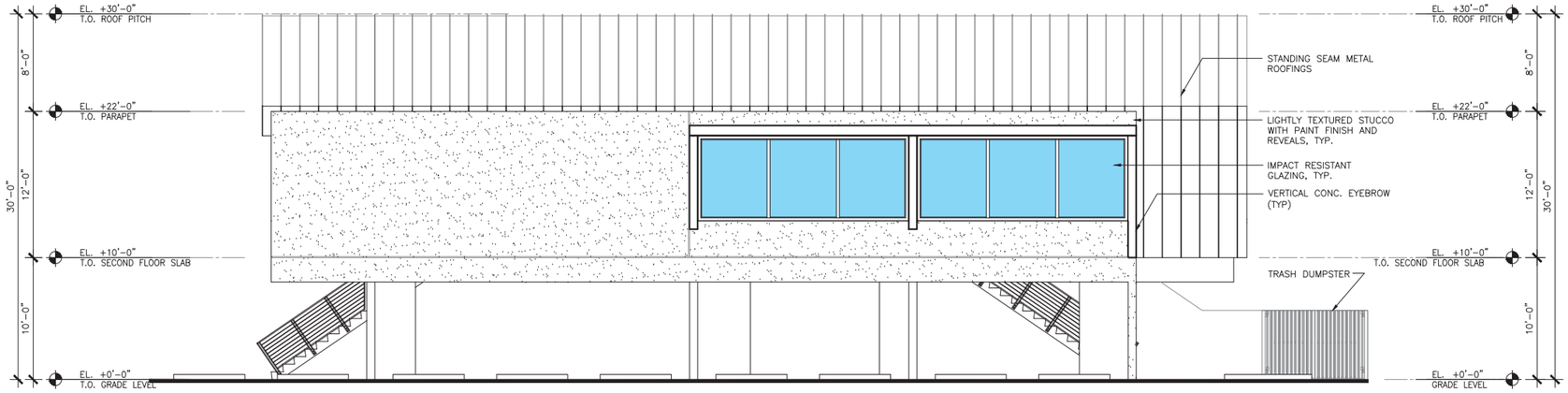


SOUTH

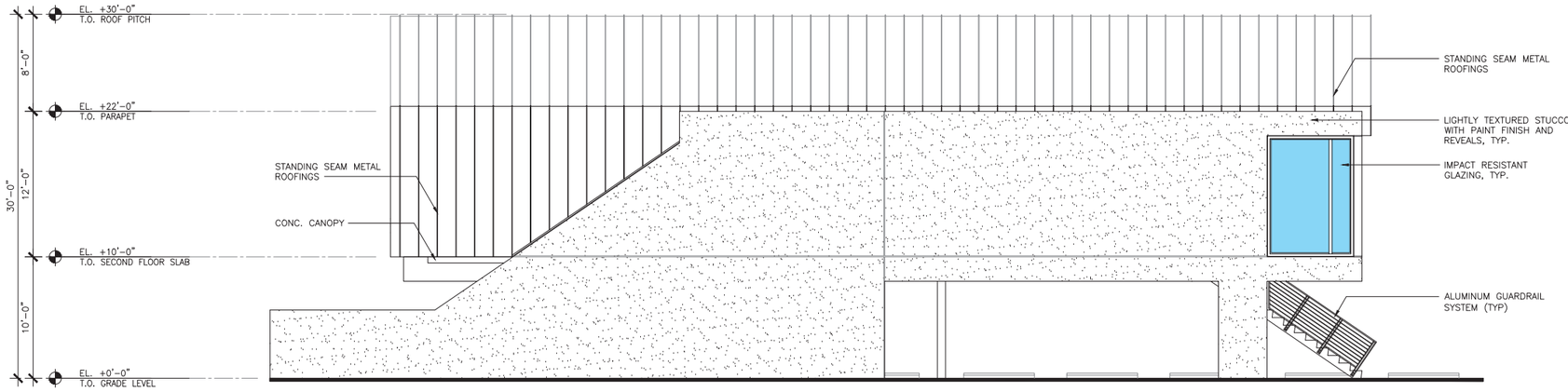


NORTH

PROPOSED NEW 2-STORY BUILDING 115



WEST



EAST

MATEU ARCHITECTURE INC.
8887 SW 131ST STREET, MIAMI, FLORIDA 33176 T: 305.233.3304 WWW.MATEU.CO

ELEVATIONS

D E S I G N P R O P O S A L

0 4' 8' 16'

G R A N D M A C F A R L A N E

115 & 123 GRAND AVE MIAMI, FLORIDA 33133

RELOCATION LEGEND LOT #4 — No.115

	LIVE OAK
	BOTTLE BRUSH
	BLACK OLIVE
	PALM
	EXISTING TREE TO BE RELOCATED. SEE LANDSCAPE PLAN FOR ADDITIONAL INFO.

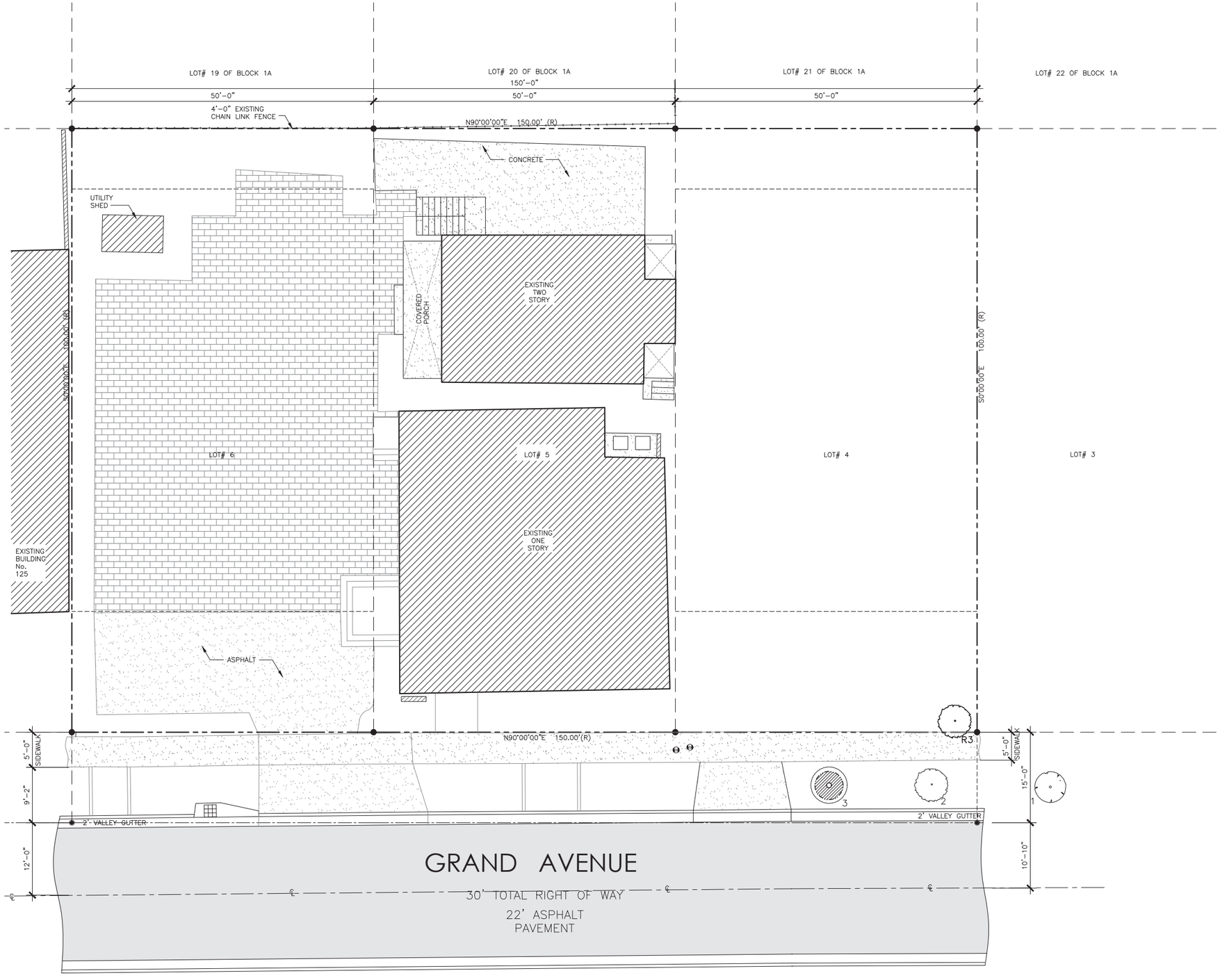
TREES TO REMAIN: 2

TREES TO BE RELOCATED: 1

TREE LIST

#	TREE NAME	DISPOSITION	REMARKS
1	BOTTLE BRUSH	REMAIN	NONE
2	LIVE OAK	REMAIN	NONE
3	LIVE OAK	RELOCATE	CONFLICT WITH NEW DRIVEWAY APPROACH

NOTE:
- "R" INDICATES RELOCATED TREE



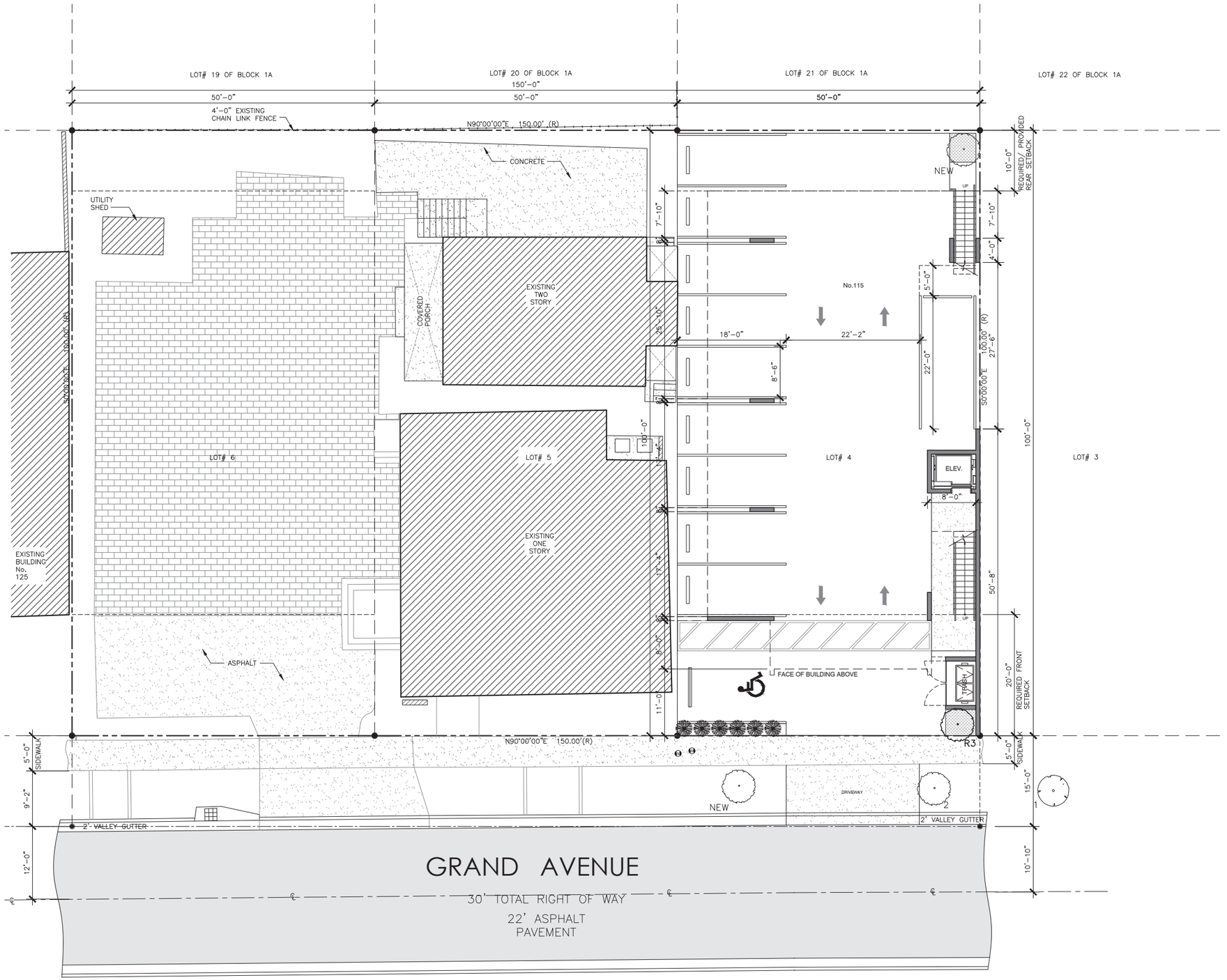
TREE LEGEND LOT #4 — No.115

	LIVE OAK
	BOTTLE BRUSH
	BLACK OLIVE
	PALM
	FAKAHATCHEE GRASS
	CRUSHED DECOMPOSED GRANITE

TREE LIST

#	TREE NAME	DISPOSITION	REMARKS
1	BOTTLE BRUSH	REMAIN	NONE
2	LIVE OAK	REMAIN	NONE
3	LIVE OAK	RELOCATED	CONFLICT WITH NEW DRIVEWAY APPROACH

NOTE:
- "R" INDICATES RELOCATED TREE
- "NEW" INDICATES PROPOSED NEW TREE TO BE ADDED



MATEU ARCHITECTURE INC.
8887 SW 131ST STREET, MIAMI, FLORIDA 33176 T: 305.233.3304 WWW.MATEU.CO

LANDSCAPE PLAN

D E S I G N P R O P O S A L

PROJECT NORTH

0 4' 8' 16'

GRAND MACFARLANE
115 & 123 GRAND AVE MIAMI, FLORIDA 33133

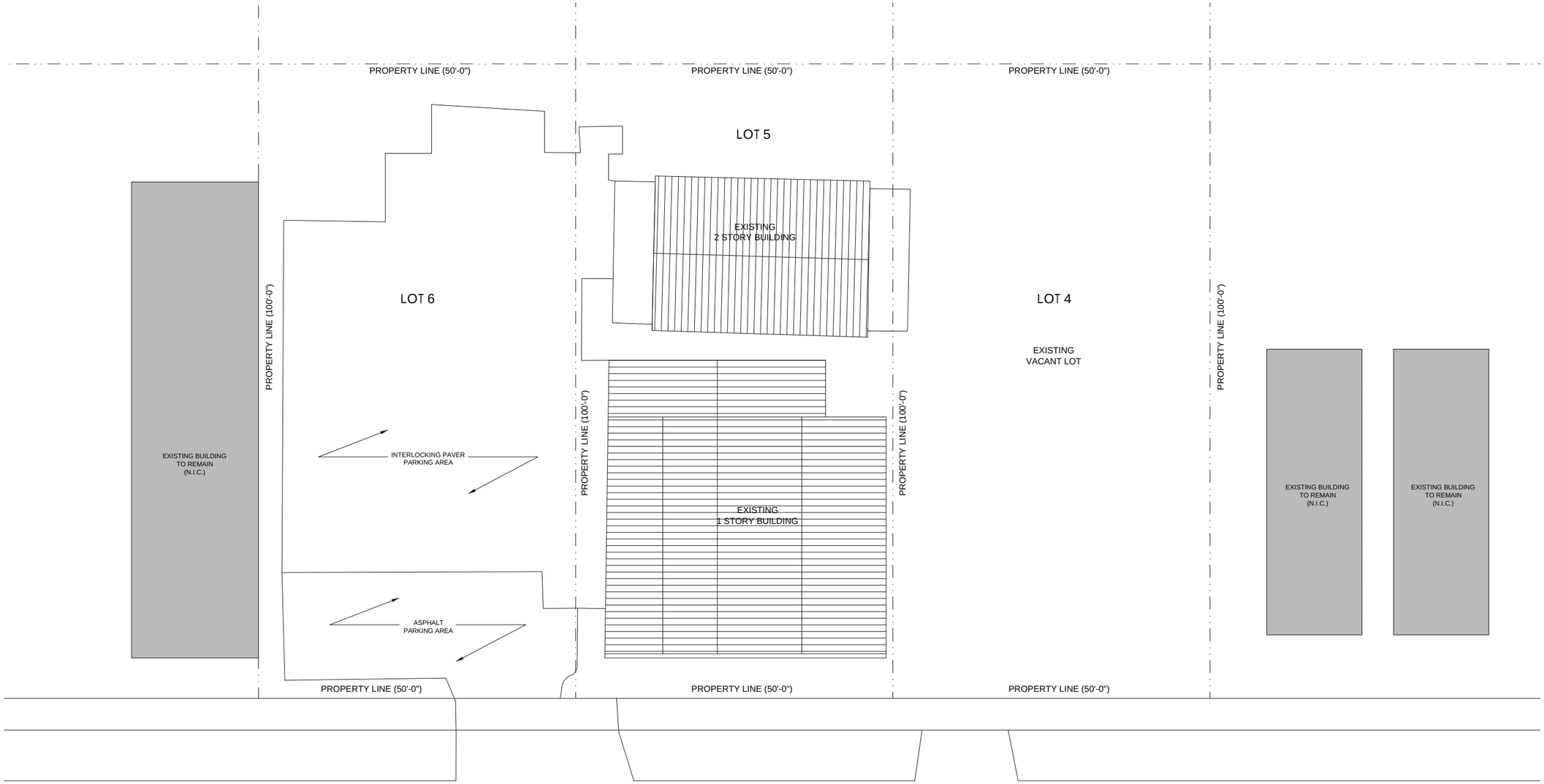
L-1

B. LOT #5: 117-119 GRAND AVENUE

GRAND MACFARLANE

117-119 GRAND AVE.
Coral Gables , Florida

D·N·B
Design Group, LLC
2020 Ponce de Leon Blvd. Suite 1103
Coral Gables, Florida 33134
Tel. 305.444.5545
Fax 305.444.5509
www.dnbdesigngroup.com



GRAND AVENUE

CITY OF CORAL GABLES
ZONING ANALYSIS

PROJECT NAME:	GRAND MACFARLANE
PROPERTY ADDRESS:	117-119 GRAND AVE CORAL GABLES, FLORIDA 33133
ZONING DISTRICT:	EXISTING: (S) SPECIAL USE DISTRICT PROPOSED: (CL) COMMERCIAL LIMITED
LAND USE DESIGNATION:	EXISTING: RELIGIOUS/ INSTITUTIONAL PROPOSED: COMMERCIAL LOW-RISE INTENSITY
OWNER:	LUIS PROPERTIES, LLC
SITE AREA:	5,000 SQ. FT.

LEGAL DESCRIPTION

LOTS 5 BLOCK L A. MACFARLANE HOMESTEAD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 5,000 SQ. FT. AND/OR 0.11 ACRES, MORE OR LESS, BY CALCULATIONS.
FOLIO NUMBER: 03-4120-006-0910

RAINWATER WILL BE RETAINED ON PROPERTY

THE BUILDING FLOOR ELEVATION IS 8-1/2" AND 12" ABOVE ESTABLISH GRADE

SETBACKS	ALLOWED (*)	EXISTING
FRONT (GRAND AVE)	20'-0"	5'-0"
REAR	10'-0"	20'-0"
SIDE	0'-0"	10'-0"
SIDE	0'-0"	0'-0"
BUILDING HEIGHT	ALLOWED (*)	EXISTING
STORIES	3 STORIES - 50'-0"	2-STORIES - 24'-9"
PARKING	REQUIRED	PROVIDED
	0 SPACES (**)	0 SPACES
OPEN SPACE REQUIREMENT	REQUIRED (*)	EXISTING
	N/A	2,126 S.F
FLOOR AREA RATIO (F.A.R.)	ALLOWED (*)	EXISTING
	0.35 (1,750 S.F.)	0.57 (3,788 S.F.)

(*) BASED ON REVERTING FROM SPECIAL USE DISTRICT TO COMMERCIAL LIMITED
(**) BUILDINGS BUILT IN 1925 WITHOUT PARKING

N

SITE PLAN

0
SCALE: N.T.S

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Design Group, LLC
AA26001282
2020 PONCE de LEON
CORAL GABLES, Florida 33134
Tel. 305.444.5545
Fax. 305.444.5509
www.dnbdesigngroup.com

117 - 119
GRAND AVE

117-119 GRAND AVENUE
CORAL GABLES, FLORIDA

OWNER
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--

DNB PROJECT NUMBER
19-103

OWNER'S PROJECT NUMBER

ISSUED FOR:
--

TYPE OF DOCS:
DESIGN
SCHEMATICS

No.	DATE	REVISION	BY

DRAWN BY: R.B.
APPROVED BY: F.D.
DATE: 04.07.16
SCALE: AS SHOWN

CONSULTANTS:

SEAL/SIGNATURE

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AR - 93304

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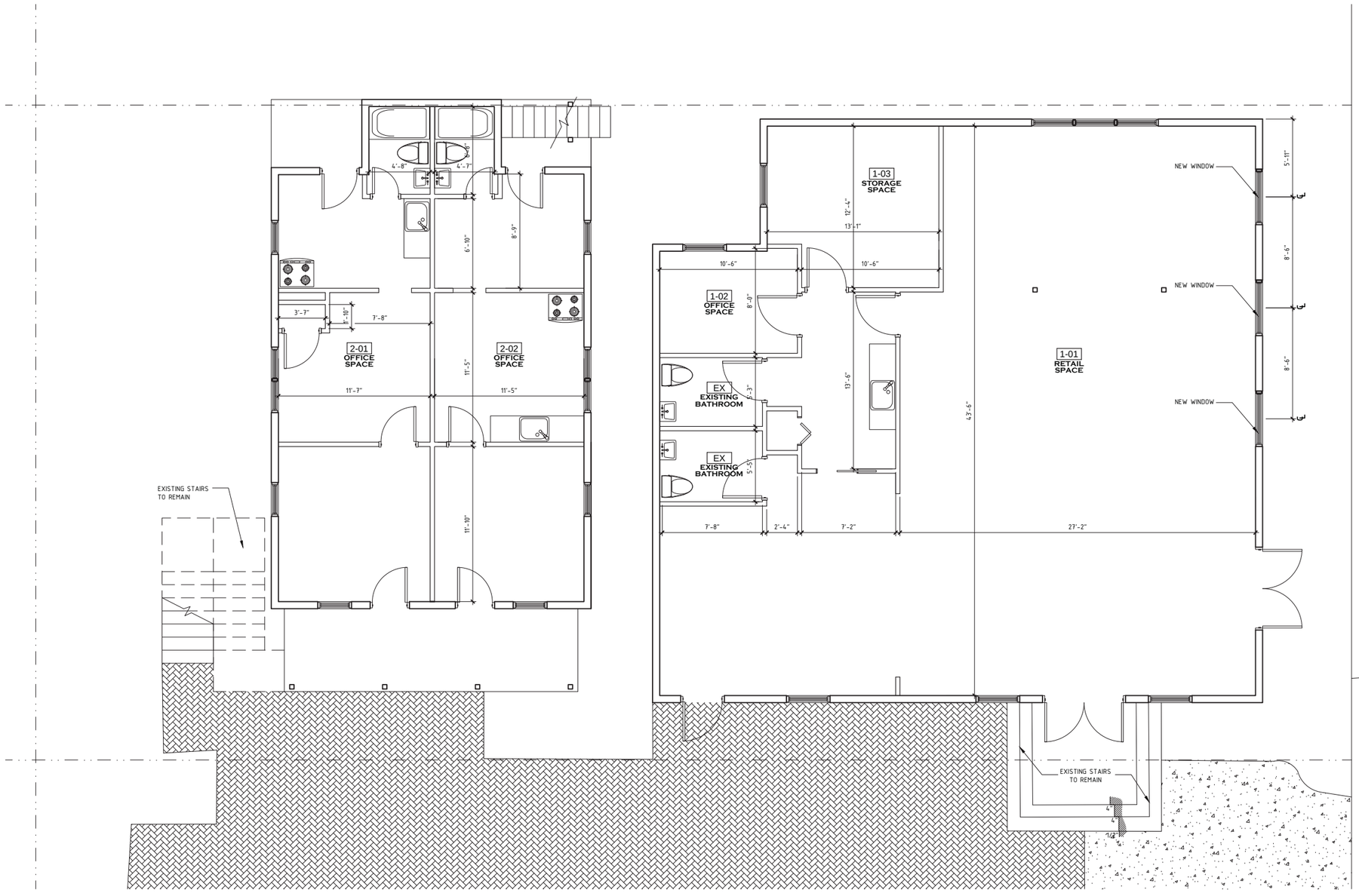
SHEET TITLE
SITE PLAN
PROJECT DATA

SHEET NUMBER
A-1



N

GROUND FLOOR PLAN

0

SCALE: N.T.S

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117 - 119 GRAND AVE

117-119 GRAND AVENUE
CORAL GABLES, FLORIDA

OWNER
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DNB PROJECT NUMBER
19-103

OWNER'S PROJECT NUMBER

ISSUED FOR:
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TYPE OF DOCS:
DESIGN SCHEMATICS

No.	DATE	REVISION	BY

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APPROVED BY: F.D.
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SCALE: AS SHOWN

CONSULTANTS:

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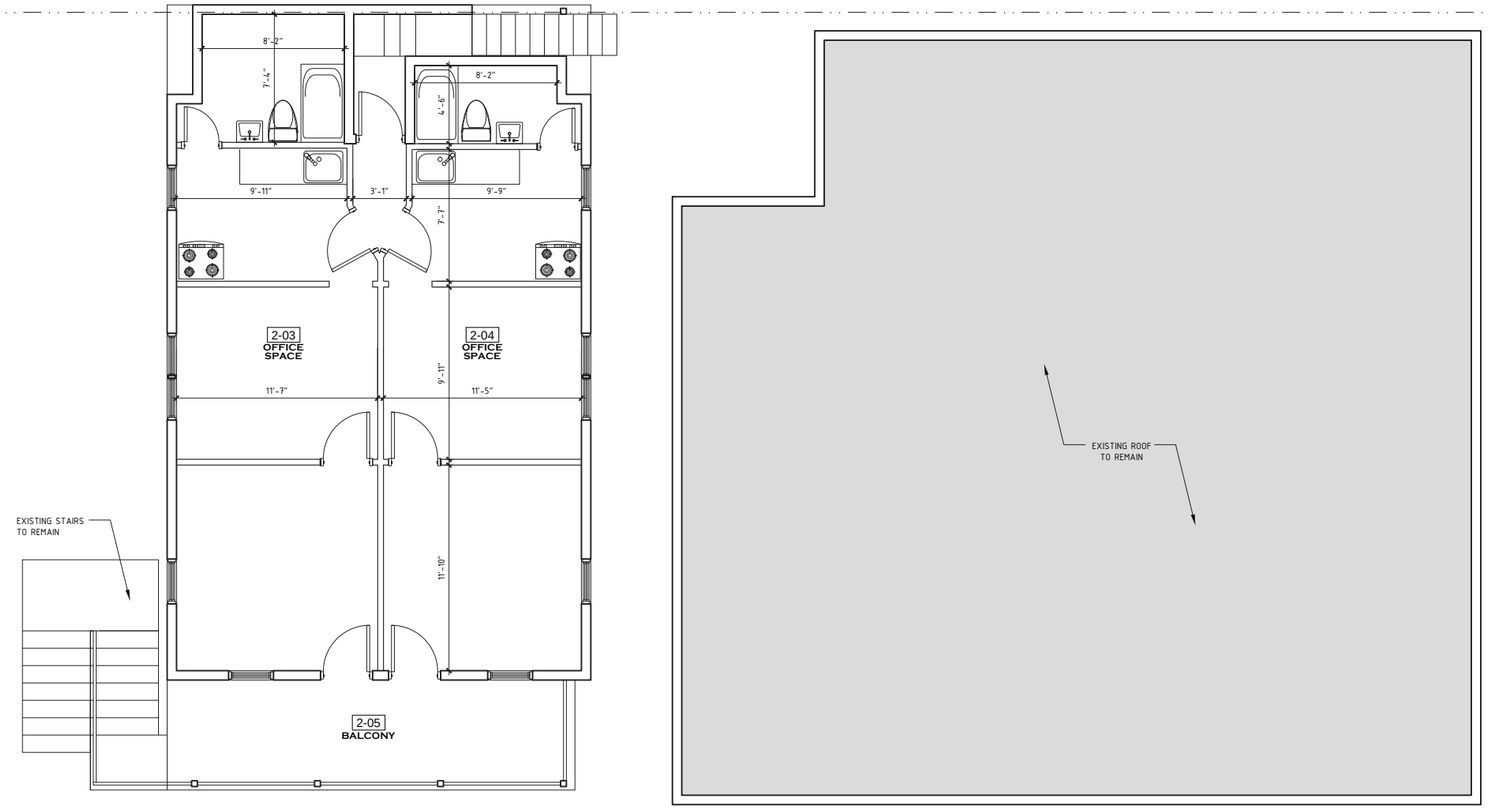
SHEET TITLE
GROUND LEVEL

SHEET NUMBER
A-2



N

SECOND FLOOR PLAN

0

SCALE: N.T.S

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117 - 119 GRAND AVE

117-119 GRAND AVENUE
CORAL GABLES, FLORIDA

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DNB PROJECT NUMBER
19-103

OWNER'S PROJECT NUMBER

ISSUED FOR:
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DESIGN SCHEMATICS

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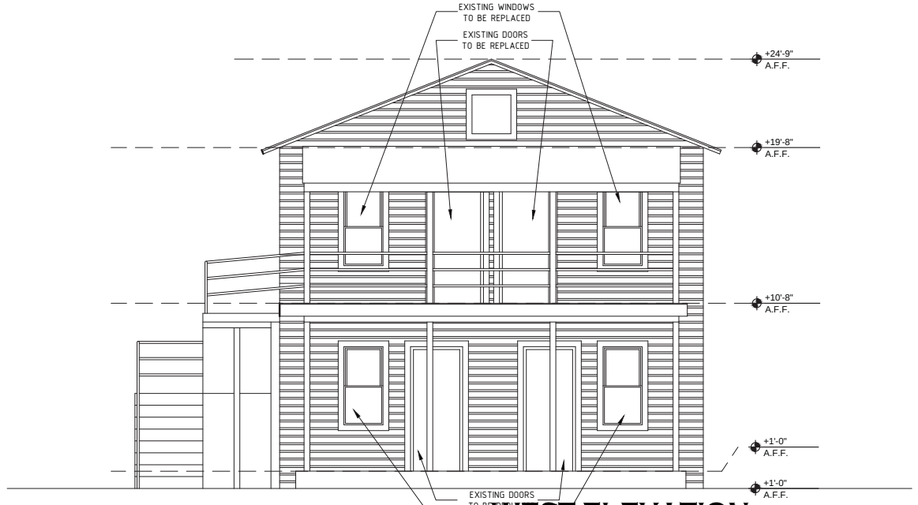
SHEET TITLE
SECOND FLOOR

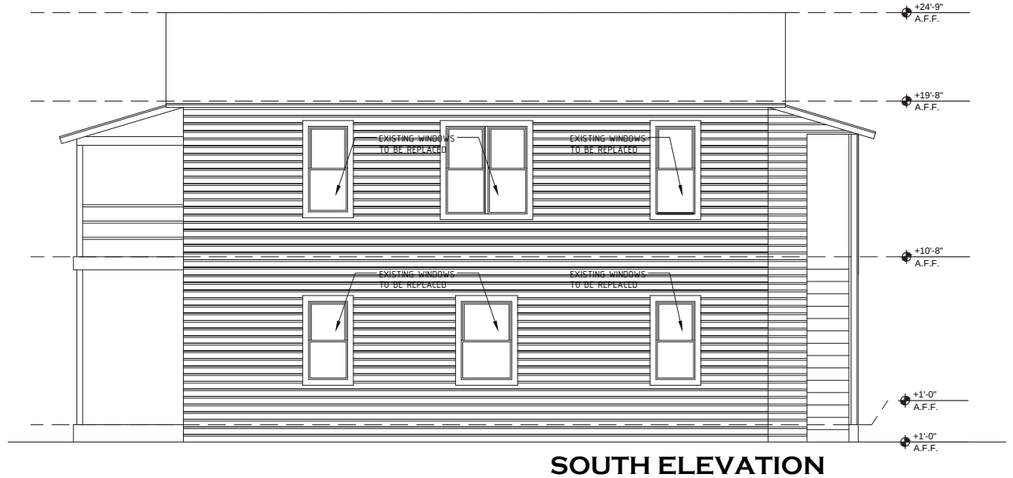
SHEET NUMBER
A-3



WEST ELEVATION

0

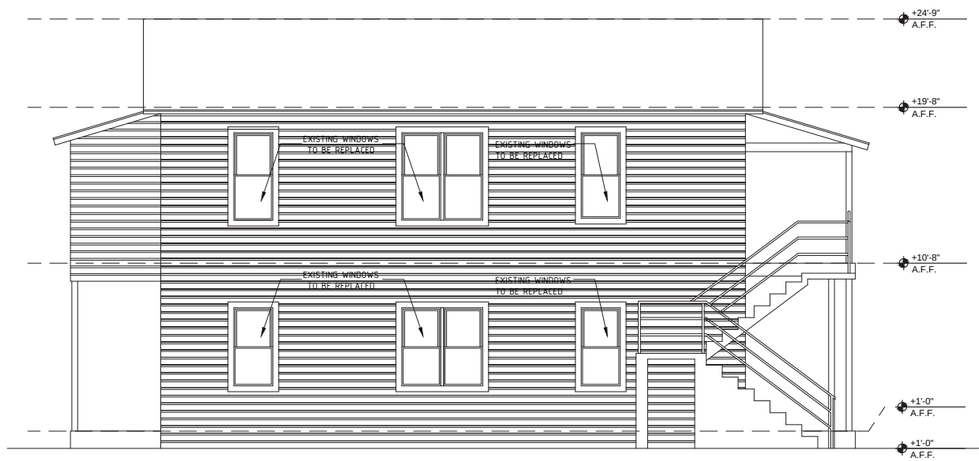
SCALE: N.T.S



SOUTH ELEVATION

0

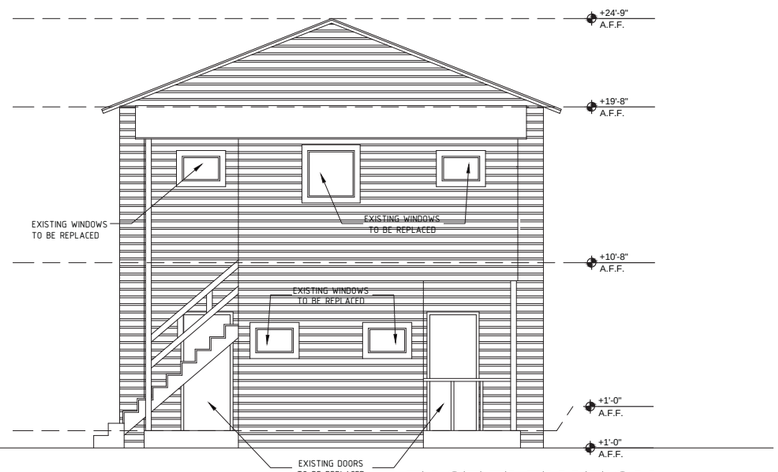
SCALE: N.T.S



NORTH ELEVATION

0

SCALE: N.T.S



EAST ELEVATION

0

SCALE: N.T.S

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Fax. 305.444.5509
www.dnbdesigngroup.com

117 - 119 GRAND AVE

117-119 GRAND AVENUE
CORAL GABLES, FLORIDA

OWNER
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DNB PROJECT NUMBER
19-103

OWNER'S PROJECT NUMBER

ISSUED FOR:
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TYPE OF DOCS:
DESIGN SCHEMATICS

No.	DATE	REVISION	BY

DRAWN BY: R.B.
APPROVED BY: F.D.
DATE: 04.07.16
SCALE: AS SHOWN

CONSULTANTS:

SEAL/SIGNATURE

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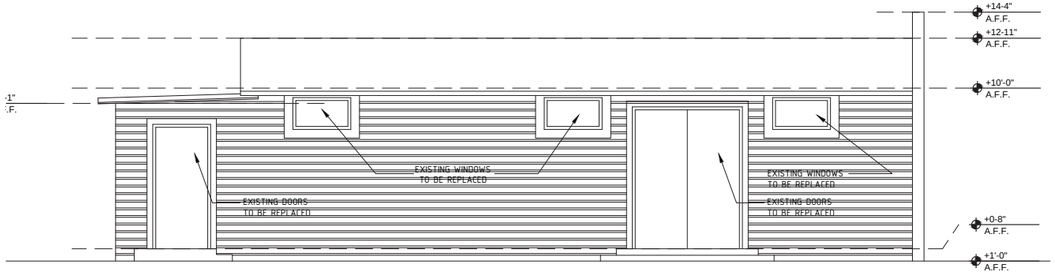
SHEET TITLE

117 BUILDING ELEVATIONS

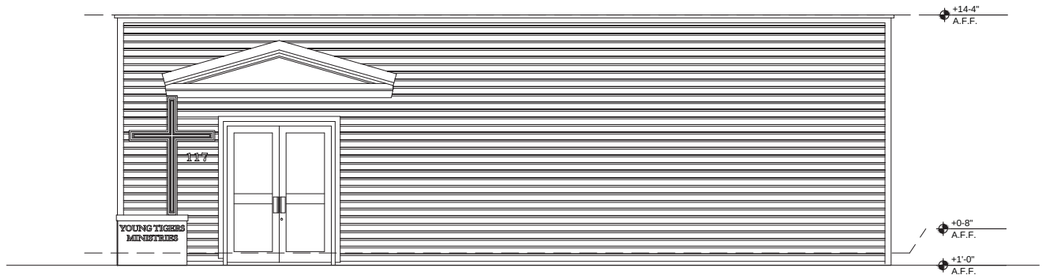
SHEET NUMBER
A-4



WEST ELEVATION

0

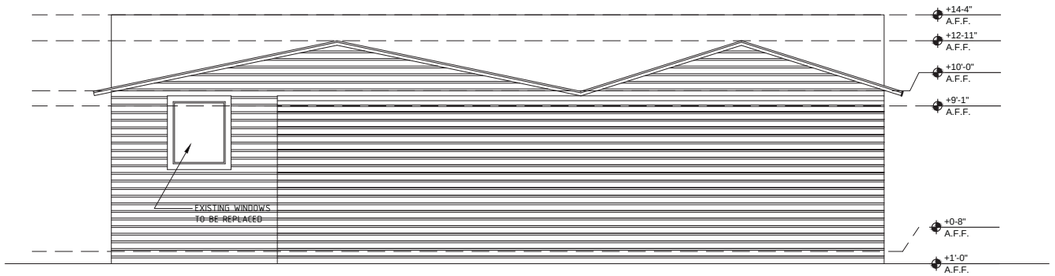
SCALE: N.T.S



EXISTING SOUTH ELEVATION

0

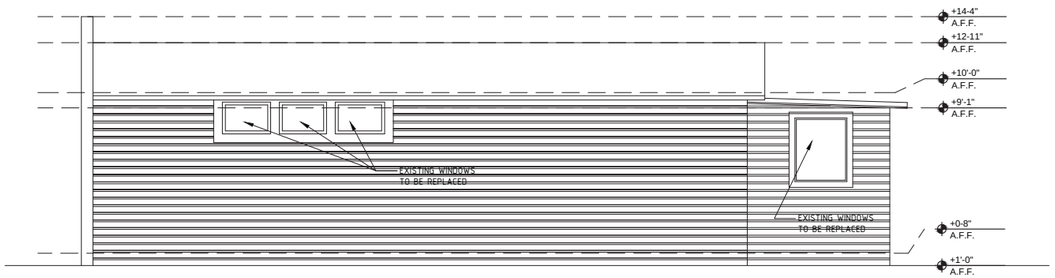
SCALE: N.T.S



NORTH ELEVATION

0

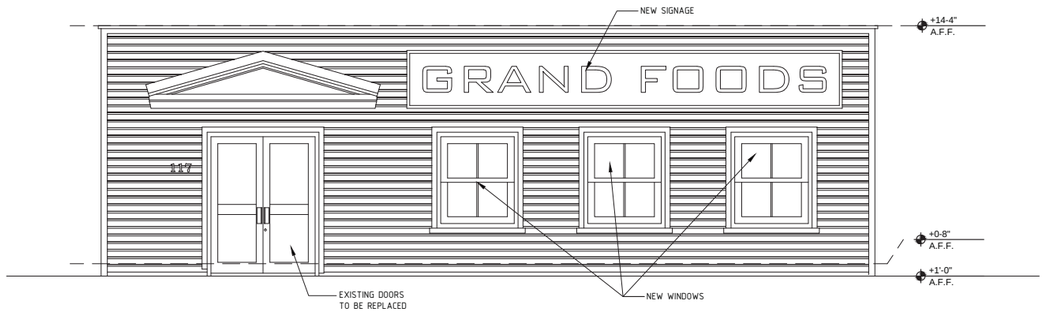
SCALE: N.T.S



EAST ELEVATION

0

SCALE: N.T.S



PROPOSED SOUTH ELEVATION

0

SCALE: N.T.S

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Fax. 305.444.5509
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117 - 119
GRAND AVE

117-119 GRAND AVENUE
CORAL GABLES, FLORIDA

OWNER
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DNB PROJECT NUMBER
19-103

OWNER'S PROJECT NUMBER

ISSUED FOR:
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TYPE OF DOCS:
DESIGN
SCHEMATICS

No.	DATE	REVISION	BY

DRAWN BY: R.B.
APPROVED BY: F.D.
DATE: 04.07.16
SCALE: AS SHOWN

CONSULTANTS:

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SHEET TITLE
119 BUILDING
ELEVATIONS

SHEET NUMBER
A-5

RELOCATION LEGEND LOT #5 — No.119

	LIVE OAK
	BOTTLE BRUSH
	BLACK OLIVE
	PALM
	EXISTING TREE TO BE RELOCATED. SEE LANDSCAPE PLAN FOR ADDITIONAL INFO.

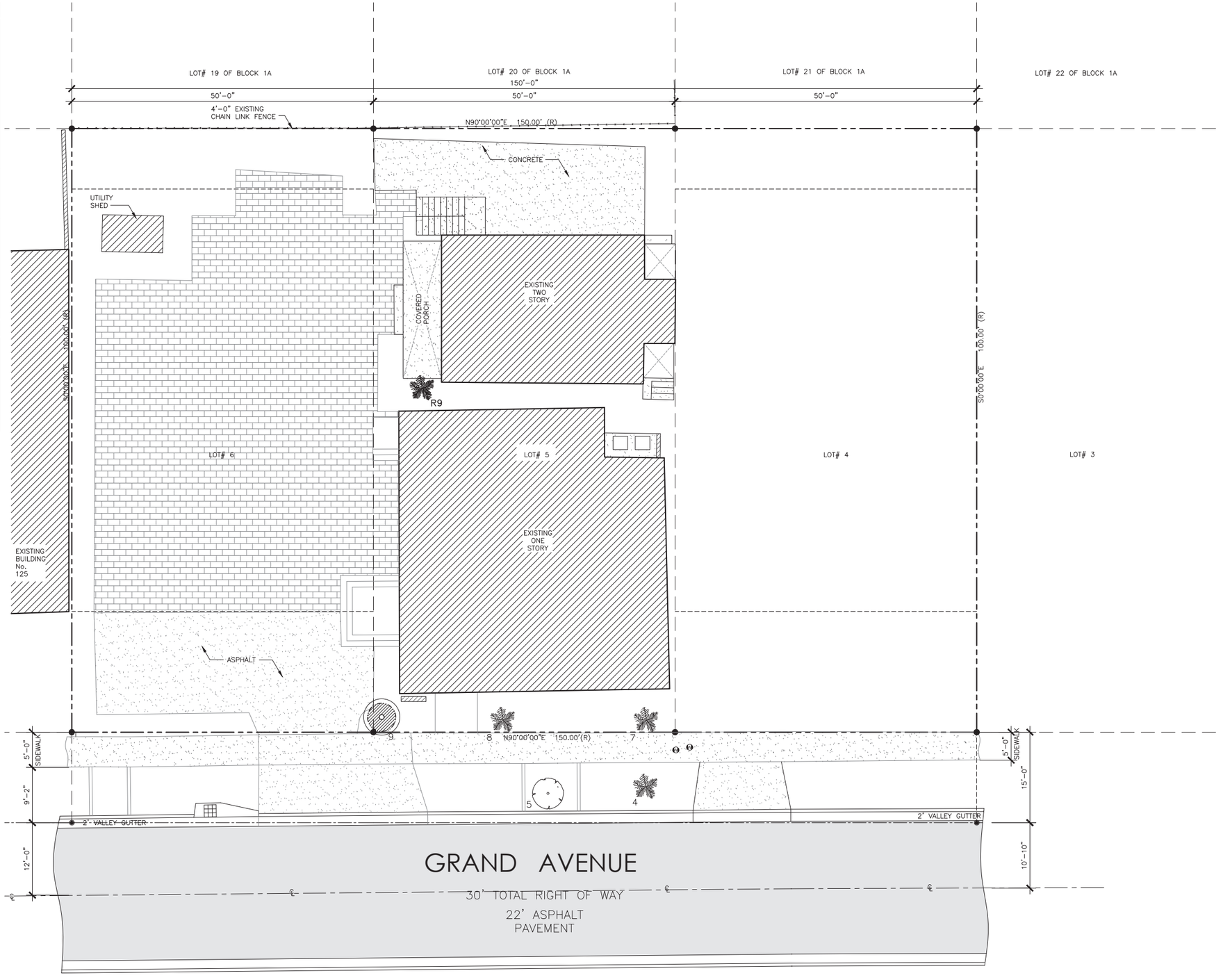
TREES TO REMAIN: 4

TREES TO BE RELOCATED: 1

TREE LIST

#	TREE NAME	DISPOSITION	REMARKS
4	PALM	REMAIN	NONE
5	BOTTLE BRUSH	REMAIN	NONE
7	PALM	REMAIN	NONE
8	PALM	REMAIN	NONE
9	PALM	RELOCATE	CONFLICT WITH NEW WALKWAY

NOTE:
- "R" INDICATES RELOCATED TREE



MATEU ARCHITECTURE INC.
8887 SW 131ST STREET, MIAMI, FLORIDA 33176 T: 305.233.3304 WWW.MATEU.CO

RELOCATION PLAN

D E S I G N P R O P O S A L

PROJECT NORTH

0 4' 8' 16'

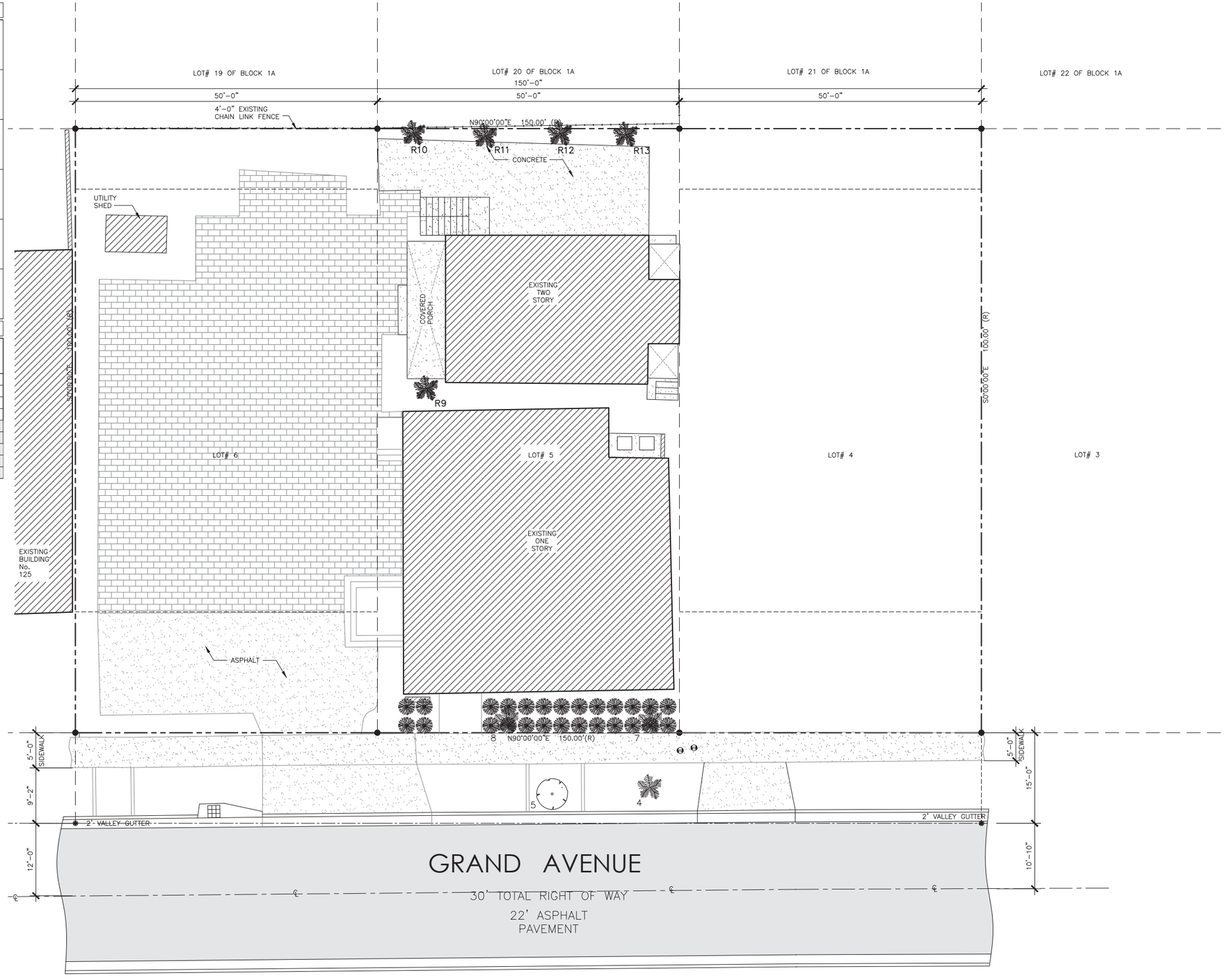
G R A N D M A C F A R L A N E
115 & 123 GRAND AVE MIAMI, FLORIDA 33133

TREE LEGEND LOT #5 — No.119

	LIVE OAK
	BOTTLE BRUSH
	BLACK OLIVE
	PALM
	FAKAHATCHEE GRASS
	CRUSHED DECOMPOSED GRANITE

TREE LIST

#	TREE NAME	DISPOSITION	REMARKS
4	PALM	REMAIN	NONE
5	BOTTLE BRUSH	REMAIN	NONE
7	PALM	REMAIN	NONE
8	PALM	REMAIN	NONE
9	PALM	RELOCATED	RELOCATED FROM LOT #6 SEE RELOCATION PLAN
10	PALM	RELOCATED	RELOCATED FROM LOT #6 SEE RELOCATION PLAN
11	PALM	RELOCATED	RELOCATED FROM LOT #6 SEE RELOCATION PLAN
12	PALM	RELOCATED	RELOCATED FROM LOT #6 SEE RELOCATION PLAN
13	PALM	RELOCATED	RELOCATED FROM LOT #6 SEE RELOCATION PLAN



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LANDSCAPE PLAN

D E S I G N P R O P O S A L

PROJECT NORTH

0 4' 8' 16'

G R A N D M A C F A R L A N E

115 & 123 GRAND AVE MIAMI, FLORIDA 33133

L-1

C. LOT #6: EMPTY LOT Folio#03-4120-006-0920

MATEU ARCHITECTURE INC.
8887 SW 131ST STREET, MIAMI, FLORIDA 33176 T: 305.233.3304 WWW.MATEU.CO

RENDERING
D E S I G N P R O P O S A L

G R A N D M A C F A R L A N E
115 & 123 GRAND AVE MIAMI, FLORIDA 33133

CITY OF CORAL GABLES
ZONING ANALYSIS

PROJECT NAME:	GRAND MACFARLANE
PROPERTY ADDRESS:	Folio: 03-4120-006-0920 CORAL GABLES, FLORIDA 33133
ZONING DISTRICT:	EXISTING: (S) SPECIAL USE DISTRICT PROPOSED: (CL) COMMERCIAL LIMITED
LAND USE DESIGNATION:	EXISTING: RELIGIOUS/ INSTITUTIONAL PROPOSED: COMMERCIAL LOW-RISE INTENSITY
OWNER:	LUIS PROPERTIES, LLC
SITE AREA:	5,000 SQ. FT.

LEGAL DESCRIPTION

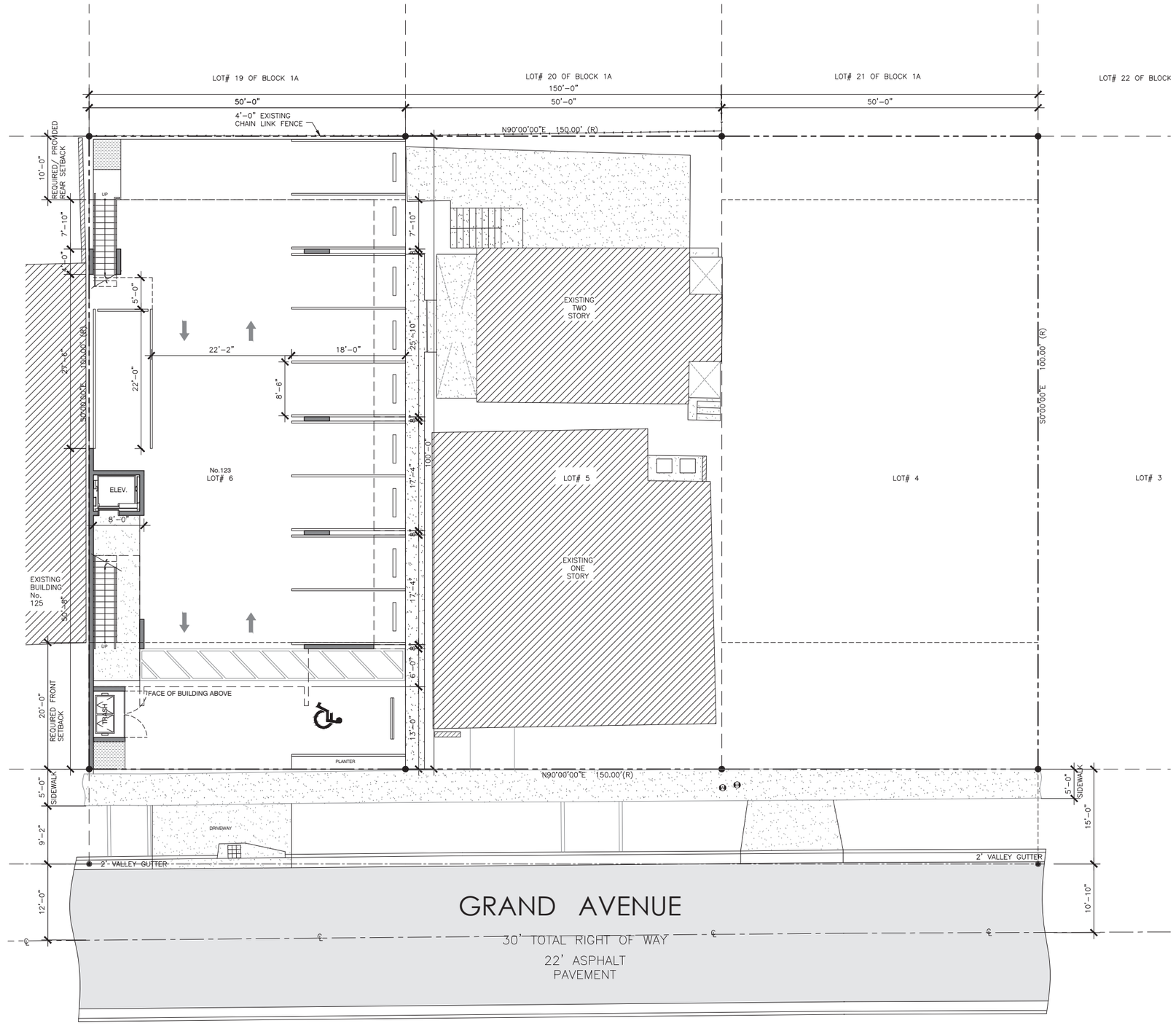
LOTS 6 BLOCK L A. MACFARLANE HOMESTEAD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 5,000 SQ. FT. AND/OR 0.11 ACRES, MORE OR LESS, BY CALCULATIONS.
FOLIO NUMBER: 03-4120-006-0920

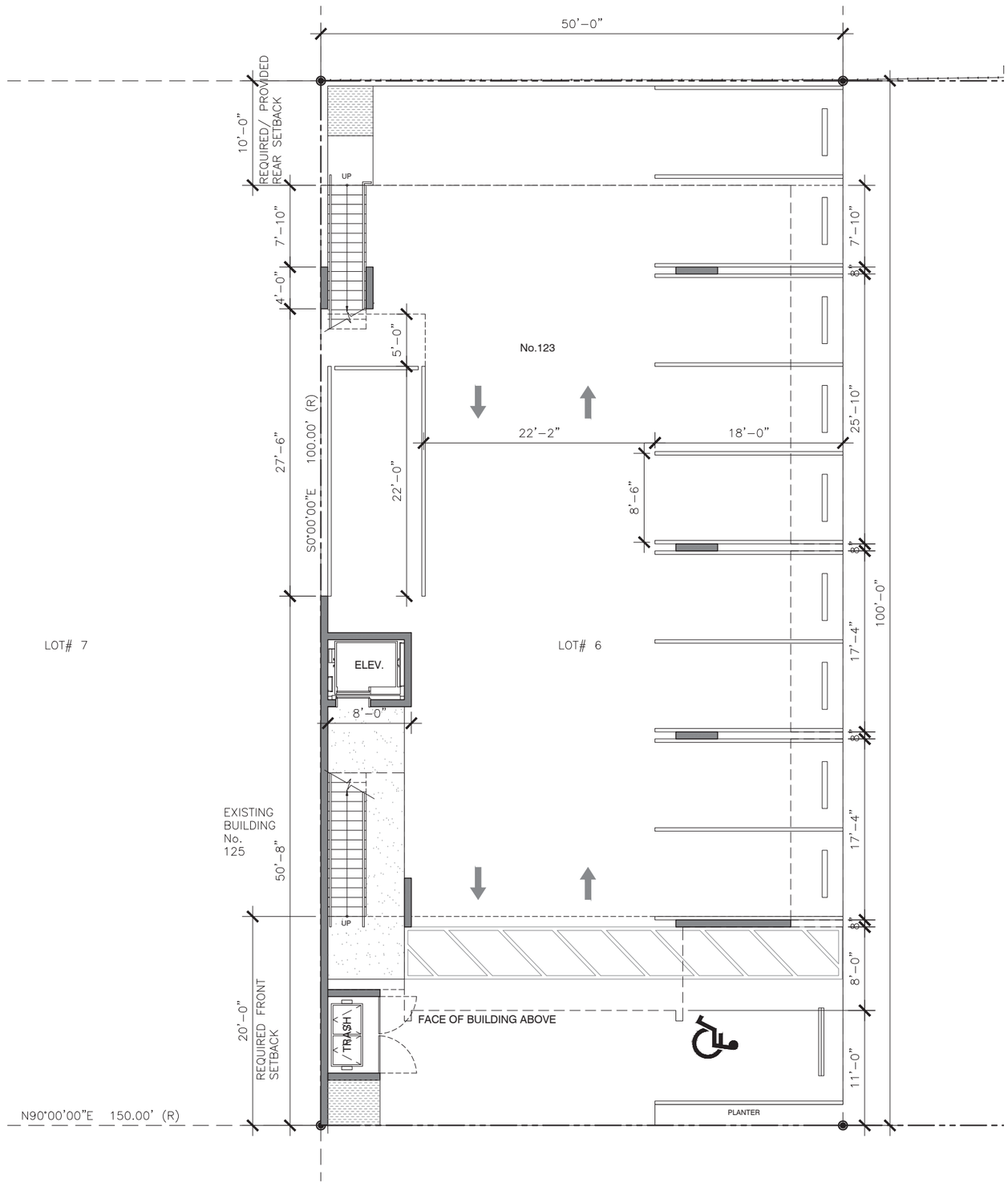
RAINWATER WILL BE RETAINED ON PROPERTY

THE BUILDING FLOOR ELEVATION IS 10'-0" ABOVE ESTABLISH GRADE

SETBACKS	ALLOWED (*)	PROVIDED
FRONT FIRST FLOOR (GRAND AVE)	20'-0"	20'-0"
REAR	10'-0"	10'-0"
SIDE	0'-0"	0'-0"
SIDE	0'-0"	0'-0"
BUILDING HEIGHT	ALLOWED (*)	PROVIDED
STORIES	3 STORIES - 50'-0"	2 STORIES - 24'-8"
PARKING	REQUIRED	PROVIDED
	10 SPACES	11 SPACES
OPEN SPACE REQUIREMENT	REQUIRED (*)	PROVIDED
	N/A	1,890 S.F
FLOOR AREA RATIO (F.A.R.)	ALLOWED (*)	PROVIDED
	3.0 (15,000 S.F.)	3,110 S.F.

(*) BASED ON REVERTING FROM SPECIAL USE DISTRICT TO COMMERCIAL LIMITED





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FIRST FLOOR

D E S I G N P R O P O S A L

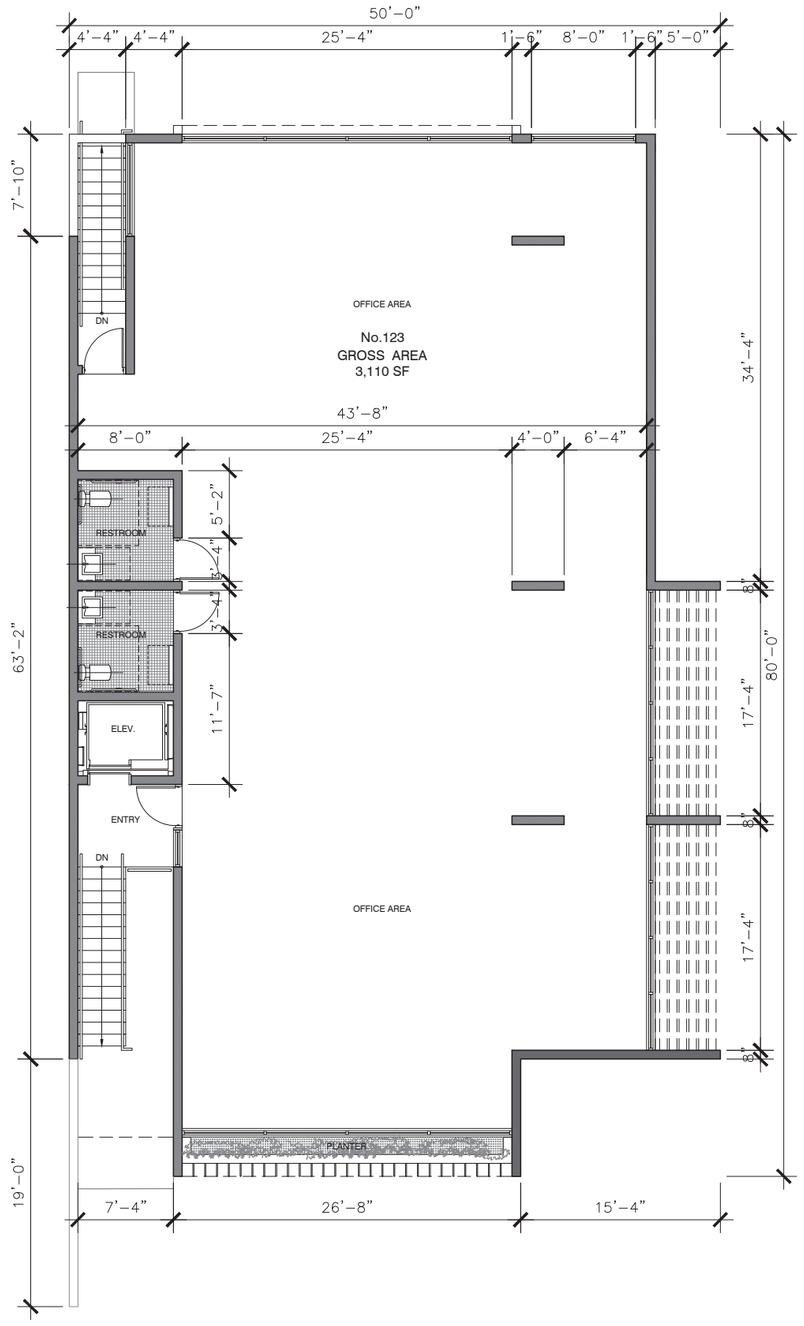
PROJECT NORTH

0 4' 8' 16'

G R A N D M A C F A R L A N E

115 & 123 GRAND AVE MIAMI, FLORIDA 33133

A-1



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SECOND FLOOR PLAN

D E S I G N P R O P O S A L

PROJECT NORTH

0 4' 8' 16'

G R A N D M A C F A R L A N E

115 & 123 GRAND AVE MIAMI, FLORIDA 33133

A-2

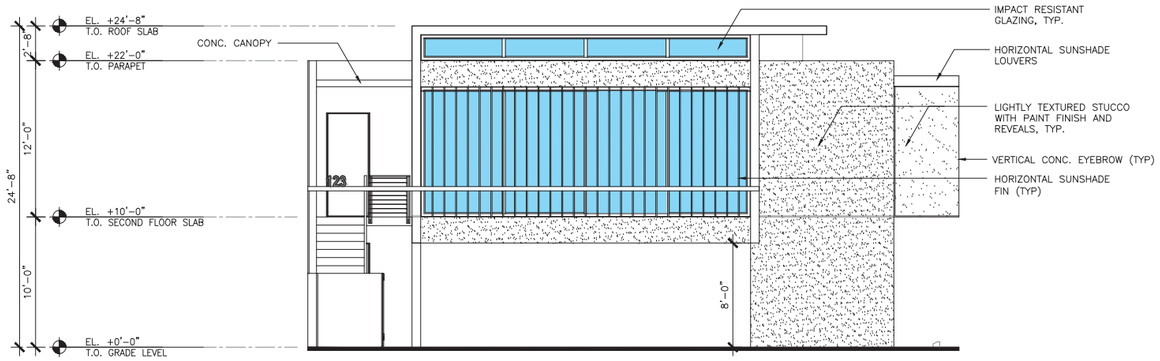
MATEU ARCHITECTURE INC.
8887 SW 131ST STREET, MIAMI, FLORIDA 33176 T: 305.233.3304 WWW.MATEU.CO

STREET ELEVATIONS

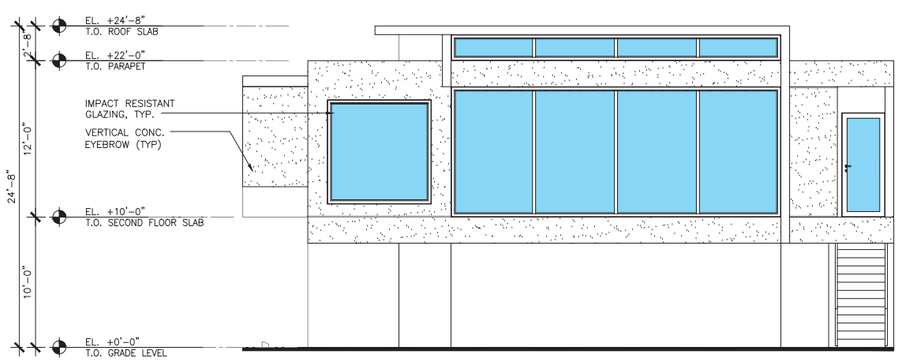
D E S I G N P R O P O S A L

0 4' 8' 16'

G R A N D M A C F A R L A N E
115 & 123 GRAND AVE MIAMI, FLORIDA 33133

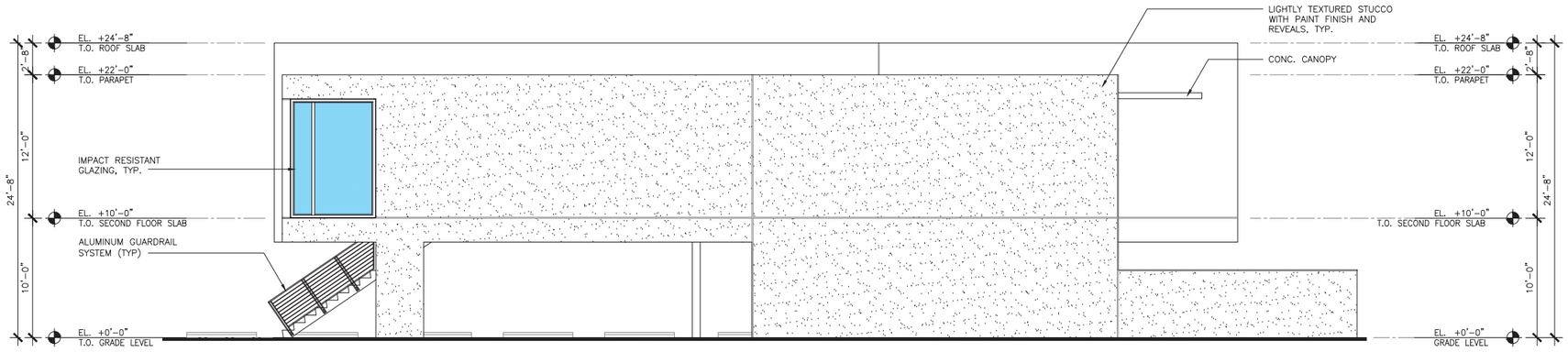


SOUTH

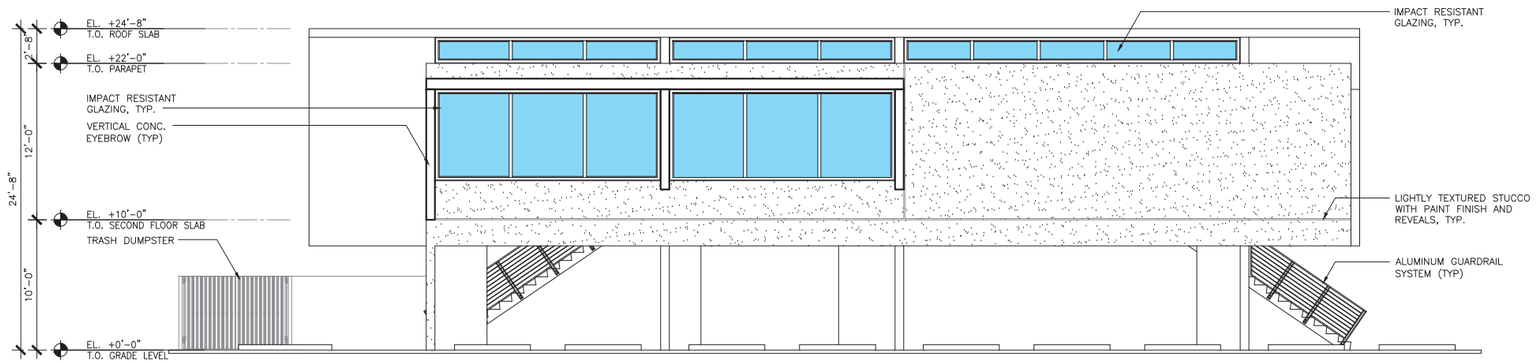


NORTH

PROPOSED NEW 2-STORY BUILDING 123



WEST



EAST

RELOCATION LEGEND LOT #6 — No.123

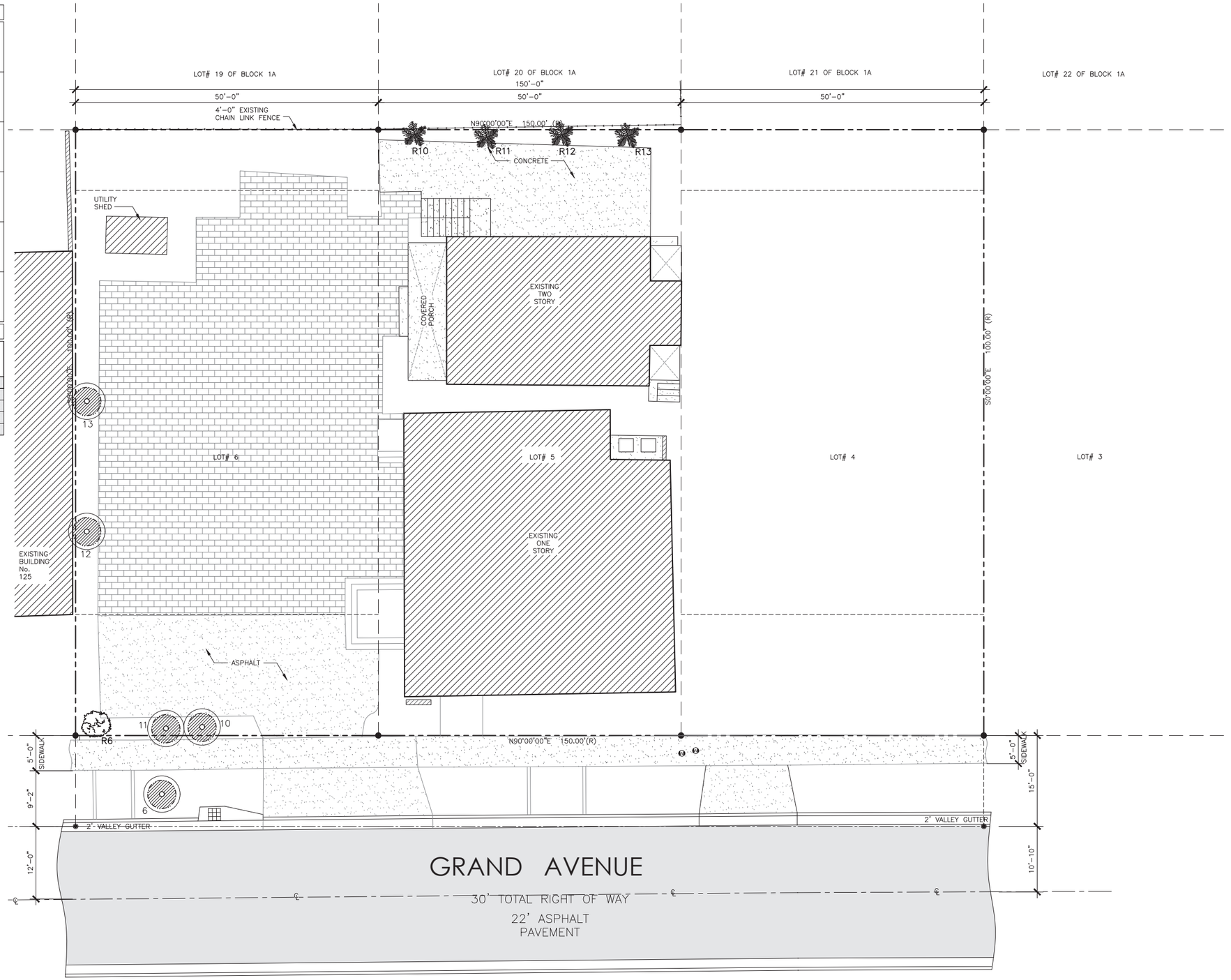
	LIVE OAK
	BOTTLE BRUSH
	BLACK OLIVE
	PALM
	EXISTING TREE TO BE RELOCATED. SEE LANDSCAPE PLAN FOR ADDITIONAL INFO.

TREES TO REMAIN: 0	TREES TO BE RELOCATED: 5

TREE LIST

#	TREE NAME	DISPOSITION	REMARKS
6	BLACK OLIVE	RELOCATE	CONFLICT WITH NEW DRIVEWAY APPROACH
10	PALM	RELOCATE	CONFLICT WITH NEW OFFICE BUILDING
11	PALM	RELOCATE	CONFLICT WITH NEW OFFICE BUILDING
12	PALM	RELOCATE	CONFLICT WITH NEW OFFICE BUILDING
13	PALM	RELOCATE	CONFLICT WITH NEW OFFICE BUILDING

NOTE:
- "R" INDICATES RELOCATED TREE



MATEU ARCHITECTURE INC.
8887 SW 131ST STREET, MIAMI, FLORIDA 33176 T: 305.233.3304 WWW.MATEU.CO

RELOCATION PLAN

D E S I G N P R O P O S A L

PROJECT NORTH

0 4' 8' 16'

G R A N D M A C F A R L A N E
115 & 123 GRAND AVE MIAMI, FLORIDA 33133

L-0

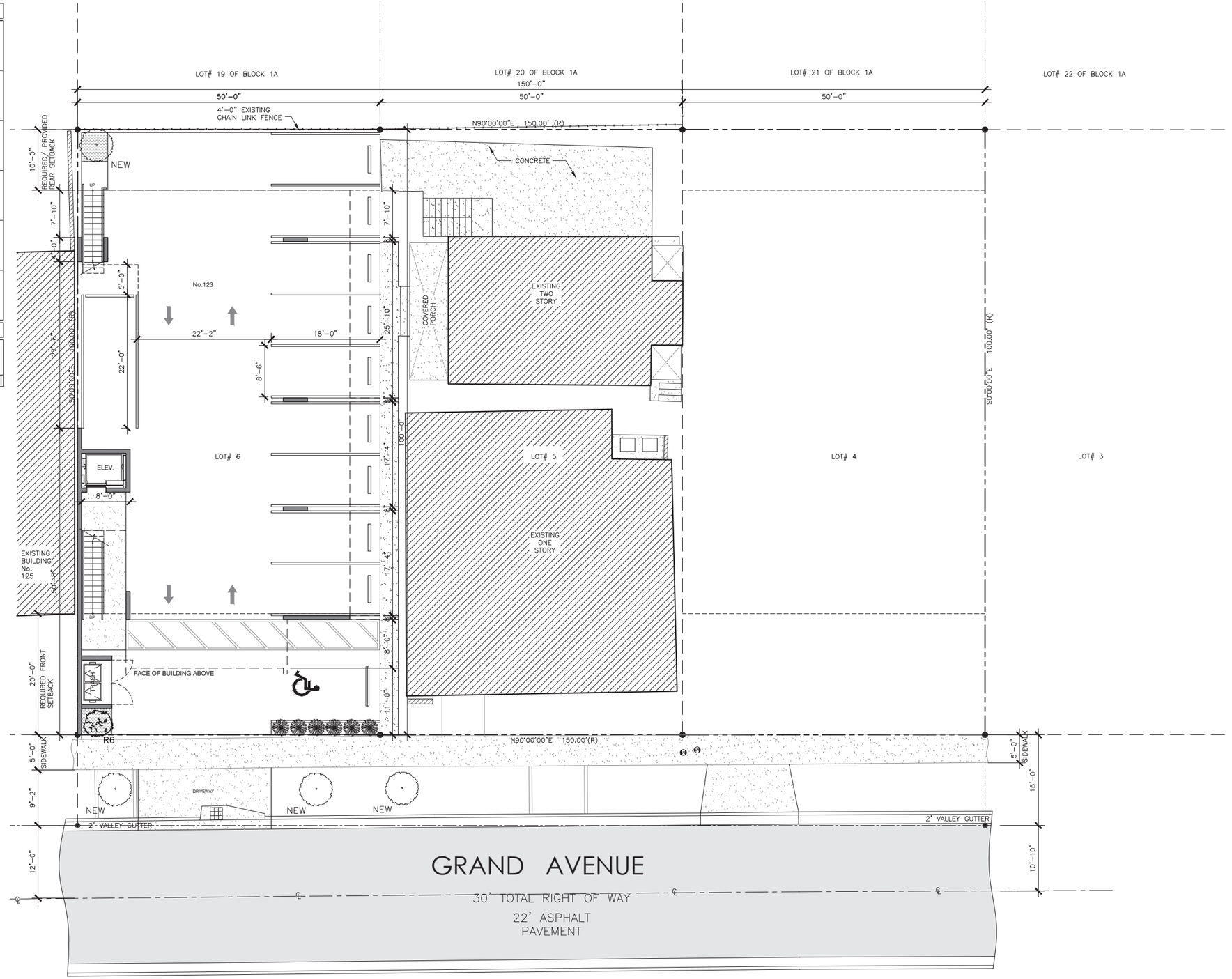
TREE LEGEND LOT #6 — No.123

	LIVE OAK
	BOTTLE BRUSH
	BLACK OLIVE
	PALM
	FAKAHATCHEE GRASS
	CRUSHED DECOMPOSED GRANITE

TREE LIST

#	TREE NAME	DISPOSITION	REMARKS
6	BLACK OLIVE	RELOCATED	CONFLICT WITH NEW DRIVEWAY APPROACH

NOTE:
- "R" INDICATES RELOCATED TREE
- "NEW" INDICATES PROPOSED NEW TREE TO BE ADDED



MATEU ARCHITECTURE INC.
8887 SW 131ST STREET, MIAMI, FLORIDA 33176 T: 305.233.3304 WWW.MATEU.CO

LANDSCAPE PLAN

D E S I G N P R O P O S A L

PROJECT NORTH

0 4' 8' 16'

G R A N D M A C F A R L A N E

115 & 123 GRAND AVE MIAMI, FLORIDA 33133

L-1

Law Office
of
LAURA L. RUSSO, ESQ.
2655 Le Jeune Road, Suite PH-1F
Coral Gables, Florida 33134

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

Email: Laura@LauraRussoLaw.com

Via Hand Delivered

January 30, 2019

Mr. Ramon Trias
Planning and Zoning Director
The City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: Luis Properties – Zoning
Property: 113 Grand Avenue, Coral Gables, FL
File No.: 15L-149

Dear Mr. Trias,

Pursuant to Section 3-2103(C)(2) of the City of Coral Gables Zoning Code, and on behalf of Luis Properties, LLC, please be advised that the proposed development of the new office building at 113 Grand Avenue is exempt from the City of Coral Gables Art in Public Places Programs. With an estimated cost of $403,000.00, it is a non-municipal construction project with an aggregate project value of less than one million dollars ($1,000,000.00).

If you have any questions, please do not hesitate to contact me at 305-476-8300.

Sincerely,

Laura L. Russo

LLR/jp

Law Office
of
LAURA L. RUSSO, ESQ.
2655 Le Jeune Road, Suite PH-1F
Coral Gables, Florida 33134

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

Email: Laura@LauraRussoLaw.com

Via Hand Delivered

January 30, 2019

Mr. Ramon Trias
Planning and Zoning Director
The City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: Luis Properties – Zoning
Property: Vacant Lot – Address Unassigned – Folio #: 03-4120-006-0920
File No.: 15L-149

Dear Mr. Trias,

Pursuant to Section 3-2103(C)(2) of the City of Coral Gables Zoning Code, and on behalf of Luis Properties, LLC, please be advised that the proposed development of the new office building at 12X Grand Avenue under folio number 03-4120-006-0920 is exempt from the City of Coral Gables Art in Public Places Programs. With an estimated cost of $403,000.00, it is a non-municipal construction project with an aggregate project value of less than one million dollars ($1,000,000.00).

If you have any questions, please do not hesitate to contact me at 305-476-8300.

Sincerely,

Laura L. Russo

LLR/jp

Law Office
of
LAURA L. RUSSO, ESQ.
2655 Le Jeune Road, Suite PH-1F
Coral Gables, Florida 33134

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

Email: Laura@LauraRussoLaw.com

Via Hand Delivered

January 30, 2019

Mr. Ramon Trias
Planning and Zoning Director
The City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: Luis Properties – Zoning
Property: 117-119 Grand Avenue, Coral Gables, FL
File No.: 15L-149

Dear Mr. Trias,

Pursuant to Section 3-2103(C)(2) of the City of Coral Gables Zoning Code, and on behalf of Luis Properties, LLC, please be advised that the proposed renovation of existing buildings at 117-110 Grand Avenue is exempt from the City of Coral Gables Art in Public Places Programs. With an estimated cost of $100,000.00, it is a non-municipal construction project with an aggregate project value of less than one million dollars ($1,000,000.00).

If you have any questions, please do not hesitate to contact me at 305-476-8300.

Sincerely,

Laura L. Russo

LLR/jp

8. ORDINANCES, RESOLUTIONS, COVENANTS, DEVELOPMENT AGREEMENTS, ETC.

N/A

HISTORICAL SIGNIFICANCE LETTER

113 GRAND AVENUE

NOT APPLICABLE

VACANT LAND

HISTORICAL SIGNIFICANCE LETTER

117 & 119 GRAND AVENUE

NOT APPLICABLE

CONTRIBUTING STRUCTURES TO REMAIN

MACFARLANE HOMESTEAD HISTORIC DISTRICT

HISTORICAL SIGNIFICANCE LETTER

NO ADDRESS – VACANT LAND - 03-4120-006-0920

NOT APPLICABLE – VACANT LAND

LIST OF REPRESENTATIVES

APPLICANT / ATTORNEY:
LAW OFFICE OF LAURA L. RUSSO, ESQ
2655 LeJeune Road
Suite PH-1F
CORAL GABLES, FL 33134

OWNER:
LUIS PROPERTIES, LLC
P.O. BOX 331410
MIAMI, FLORIDA 33233

ARCHITECTS:
MATEU ARCHITECTURE
Roney Mateu, RA
8887 SW 131st Street
MIAMI, FLORIDA 33176

BRITO DESIGN STUDIO, LLC
Herb Brito, RA
CORAL GABLES, FLORIDA 33134

DNB DESIGN GROUP, LLC
Francilis Domond, RA
2020 Ponce de Leon Blvd. Suite 1103
CORAL GABLES, FLORIDA 33134

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2019 JAN 32 AM 9:58

CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED

Feb. 1 2019 CG

REGISTRATION #:_____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager(s), Deputy/Assistant City Attorney(s), Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name and Email Address: Laura L. Russo, Esq. (LOBBYIST) / Laura@Laurarussolaw.com (EMAIL ADDRESS)

Print Your Business Name, if applicable: Laura L. Russo, Esq., LLC

Business Telephone Number: 305-476-8300

Business Address: 2655 Le Jeune Road, Suite PH 1-F, Coral Gables, Florida 33134
(ADDRESS / CITY, STATE / ZIP CODE)

Federal ID#: 26-3602751

State the extent of any business or professional relationship you have with any current member of the City Commission.
None

PRINCIPAL REPRESENTED:

NAME Michael Luis **COMPANY NAME, IF APPLICABLE** Luis Properties, LLC

BUSINESS ADDRESS PO Box 331410, Miami, FL 33233 **TELEPHONE NO.:** 305-854-1919

ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of $25.00 for the preceding calendar year. *A statement is **not** required to be filed if there were no expenditures.*

LOBBYIST ISSUE APLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a $250.00 Lobbyist Registration Fee is required.

I Laura L. Russo hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the $250.00 Annual Lobbyist Registration Fee.

Print Name of Lobbyist

Signature of Lobbyist

Feb. 1

2019 JAN 22 AM 9:58

CITY OF CORAL GABLES
RECEIVED BY
OFFICE OF THE CITY CLERK

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

BEFORE ME personally appeared Laura L. Russo to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 1/24/2019.

X Personally Known

____ Produced ID

JAEL PINEDA
Notary Public - State of Florida
Commission # GG 280591
My Comm. Expires Jan 7, 2023
Bonded through National Notary Assn.

Notary Public
State of Florida

$250.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____ FL. ID#: _____

For Office Use Only

Data Entry Date: _____, 20____. Entered By: _____

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2019 JAN 32 AM 9:58

CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

Feb 1 (G)

REGISTRATION #:_____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager(s), Deputy/Assistant City Attorney(s), Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board/Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name and Email Address: Laura L. Russo, Esq. (LOBBYIST) / Laura@Laurarussolaw.com (EMAIL ADDRESS)

Print Your Business Name: Laura L. Russo, Esq., LLC

Business Telephone Number: 305-476-8300

Business Address: 2655 Le Jeune Road, Suite PH 1-F, Coral Gables, FL 33134
(ADDRESS / CITY, STATE / ZIP CODE)

Corporation, Partnership, or Trust Represented: Luis Properties, LLC

Principal Name: Michael Luis

Principal Address: PO Box 331410, Miami, FL 33233 Telephone Number: 305-854-1919

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: **(Separate Application is required for each specific issue)**

Approval of buildings adjacent to historic site

I Laura L. Russo hereby swear or affirm under penalty of per-
Print Name of Lobbyist
jury that all the facts contained in this Application are true and that I am aware that these requirements are in compliance with the provisions of the City of Coral Gables Ordinance No. 2006-11 (06/06/2006); Ordinance No. 2017-44 (12/05/2017); governing Lobbying.

Signature of Lobbyist

1/24/19
Date

Feb 1

CITY OF CORAL GABLES
RECEIVED BY
OFFICE OF THE CITY CLERK
2019 JAN 32 AM 9:58

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

BEFORE ME personally appeared Laura L. Russo to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 1/24/2019.

X Personally Known

____ Produced ID

JAEL PINEDA
Notary Public - State of Florida
Commission # GG 280591
My Comm. Expires Jan 7, 2023
Bonded through National Notary Assn.

Notary Public
State of Florida

For Office Use Only

Data Entry Date: _____, 20_____. Entered By: _____

Annual Fees Waived for Not-for-Profit Organizations (documentary proof attached.) _____

FL ID #: _____

CFN 2014R0422192
OR Bk 29190 Pgs 3327 - 3328; (2pgs)
RECORDED 06/12/2014 12:50:36
DEED DOC TAX 840.00
SURTAX 630.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
Mark L. Rivlin, Esq.
Mark L. Rivlin, P.A.
1550 Madruga Avenue, Suite 120
Coral Gables, Florida 33146

Tax Folio Number: 03-4120-006-0900.

WARRANTY DEED

THIS WARRANTY DEED made the 11 day of June, 2014, by and between 145 Grand Avenue, Inc., a Florida corporation ("Grantor"), whose mailing address is 3725 Grand Avenue, Miami, Florida 33133, and Terra Urbana LLC, a Florida limited liability company("Grantee") whose mailing address is 113 Grand Avenue, Coral Gables, Florida 33133.

W I T N E S S E T H :

THAT, the Grantor for and in consideration of the sum of TEN AND NO/00 DOLLARS ($10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grant, bargain and sell to said Grantee, its successors and assigns forever, the following described real property located and situate in Miami-Dade County, Florida, to-wit:

Lot 4, in Block 1A of COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, according to the Plat thereof, as recorded in Plat Book 5, at Page 81, of the Public Records of Miami-Dade County, Florida.

This conveyance is subject to the following:

1. Taxes for the year 2014, and subsequent years.
2. Conditions, restrictions, limitations, agreements and easements of record, if any; but this provision shall not operate to reimpose the same.
3. Zoning and other governmental regulations.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby warrant the title to the real property by, through and under the Grantor and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in our presence:

Printed Name:
Witness

Printed Name:
Witness

145 Grand Avenue, Inc.,
a Florida corporation
By:
Anthony Parrish Jr.,
President
3725 Grand Avenue
Miami, Florida 33133

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 11 day of June, 2014 by Anthony Parrish Jr., President of 145 Grand Avenue, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or who has produced as identification.

Printed Name:
State of Florida

[Seal]

MARK L. RIVLIN
Notary Public - State of Florida
My Comm. Expires Apr 7, 2018
Commission # FF 104076
Bonded Through National Notary Assn.

My Commission Expires:

Miscm-z/145GRAND-WD

CFN 2012R0665280
OR Bk 28277 Pgs 4362 - 4363; (2pgs)
RECORDED 09/19/2012 10:56:27
DEED DOC TAX 1,284.00
SURTAX 963.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
Leslie Alan Schere, Esq.
Of Counsel
George Hartz P.A.
4800 LeJeune Road
Coral Gables, Florida 33146

Property Appraisers Parcel Identification (Folio) Numbers:
0341200060920
0341200060910

_____ SPACE ABOVE THIS LINE FOR RECORDING DATA _____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made 13 day of September, 2012, by COCONUT GROVE BANK, herein called the Grantor, to TERRA URBANA, LLC, a Florida Limited Liability Company, whose post office address is 2728 Crusa St Mia hereinafter called the Grantee: (Wherever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of One Dollar and No/Cents ($1.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Miami-Dade County, State of Florida, viz:

> Lots 5 & 6, Block 1A, MACFARLANE HOMESTEAD, according to the MAP or PLAT thereof as recorded in Plat Book 5, Page 81 of the Public Records of Miami-Dade County, Florida.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

[CONTINUES ON NEXT PAGE]

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

COCONUT GROVE BANK

Witness # 1 Signature

By: _____
Bruce Blaise
Senior Vice-President
2701 South Bayshore Drive
Miami, Florida 33133

Edgar J. Nieto
Witness # 1 Printed Name

Witness # 2 Signature

Xiomara Villaverde
Witness # 2 Printed Name

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 13th day of September 2012 by BRUCE BLAISE, Senior Vice-President of COCONUT GROVE BANK, who is personally known to me or has produced a _____ as identification.

SEAL

Notary Signature

My Commission Expires:

XIOMARA VILLAVERDE
MY COMMISSION # EE 080110
EXPIRES: August 1, 2015
Bonded Thru Notary Public Underwriters

2406

LUIS PROPERTIES, INC.
3191 GRAND AVENUE #1410
MIAMI, FLORIDA 33133
(305) 216-5612

U.S. CENTURY BANK
7575 WEST FLAGLER
MIAMI, FLORIDA 33144
63-1539/670

EZShield™ Check Fraud Protection for Business

~~1/31/2019~~

PAY TO THE ORDER OF City of Coral Gables $ **100.00

One Hundred and 00/100********** DOLLARS

Security features. Details on back.

City of Coral Gables
427 Biltmore Way
2nd Floor
Coral Gables, Florida 33134

MEMO DRC application Vacant Land No Address Grand Avenue 03-4120-006-0920

AUTHORIZED SIGNATURE

⑈002406⑈ ⑆067015397⑆ 3064965 ⑈

LUIS PROPERTIES, INC.

2406

City of Coral Gables 1/31/2019 100.00

USCB-#XXX4965 DRC application Vacant Land No Address Gran 100.00

LUIS PROPERTIES, INC.

2406

City of Coral Gables 1/31/2019 100.00

USCB-#XXX4965 DRC application Vacant Land No Address Gran 100.00

PRODUCT DLT103 USE WITH 91663 ENVELOPE Deluxe Corporation 1-800-328-0304 or www.deluxe.com/shop

7306232501
F1730C CHIKDK06 04/11/2018 08:38 -96-

2404

LUIS PROPERTIES, INC.
3191 GRAND AVENUE #1410
MIAMI, FLORIDA 33133
(305) 216-5612

U.S. CENTURY BANK
7575 WEST FLAGLER
MIAMI, FLORIDA 33144
63-1539/670

EZShield™ Check Fraud Protection for Business

1/31/2019

PAY TO THE ORDER OF City of Coral Gables $ **100.00

One Hundred and 00/100********** DOLLARS

Security features. Details on back.

City of Coral Gables
427 Biltmore Way
2nd Floor
Coral Gables, Florida 33134

MEMO DRC application 113 Grand Avenue 03-4120-006-0900

AUTHORIZED SIGNATURE

⑈002404⑈ ⑆067015397⑆ 3064965 ⑈

LUIS PROPERTIES, INC. 2404

City of Coral Gables 1/31/2019 100.00

USCB-#XXX4965 DRC application 113 Grand Avenue 03-4120-00 100.00

LUIS PROPERTIES, INC. 2404

City of Coral Gables 1/31/2019 100.00

USCB-#XXX4965 DRC application 113 Grand Avenue 03-4120-00 100.00

PRODUCT DLT103 USE WITH 91663 ENVELOPE Deluxe Corporation 1-800-328-0304 or www.deluxe.com/shop

7306232501

F1730C CHIKDK06 04/11/2018 08:38 -98-

2405

LUIS PROPERTIES, INC.
3191 GRAND AVENUE #1410
MIAMI, FLORIDA 33133
(305) 216-5612

U.S. CENTURY BANK
7575 WEST FLAGLER
MIAMI, FLORIDA 33144
63-1539/670

EZShield™ Check Fraud Protection for Business

1/31/2019

PAY TO THE ORDER OF City of Coral Gables $ **100.00

One Hundred and 00/100********** DOLLARS

Security features. Details on back.

City of Coral Gables
427 Biltmore Way
2nd Floor
Coral Gables, Florida 33134

MEMO DRC application 117 & 119 Grand Avenue 03-4120- 006 - 0910

AUTHORIZED SIGNATURE

⑈002405⑈ ⑆067015397⑆ 3064965 ⑈

LUIS PROPERTIES, INC. 2405

City of Coral Gables 1/31/2019 100.00

USCB-#XXX4965 DRC application 117 & 119 Grand Avenue 03-4 100.00

LUIS PROPERTIES, INC. 2405

City of Coral Gables 1/31/2019 100.00

USCB-#XXX4965 DRC application 117 & 119 Grand Avenue 03-4 100.00

PRODUCT DLT103 USE WITH 91663 ENVELOPE Deluxe Corporation 1-800-328-0304 or www.deluxe.com/shop

7306232501
F1730C CHIKDK06 04/11/2018 08:38 -97-