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City of  
Coral Gables,  
Florida

Level

**1**

Review

## General Procedures - Conditional

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

### Development Review General Procedures – Conditional Use

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 One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

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

Requests confirmed by Development Review Official (DRO) at pre-application meeting (signature): \_\_\_\_\_

### Coral Gables Mediterranean Architecture Bonus

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



Level  
**1**  
Review

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## Property information

Street address of the subject property: 3808 SW 8th Street and 3850 SW 8th Street

Property/project name: Ponce 8

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

Current zoning district(s): MX3

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

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

Previous use(s)/current use(s) of the property/building(s): Retail Outlet; Parking Lot; Restaurant or Cafeteria

Proposed use(s) of the property/building(s): Mixed Use (Multi Family Residential and Retail)

Size of property (square feet/acres) 36,000 square feet / 0.83 acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 4,941 sq. ft.

Total number of residential units per acre and total number of units 201

Estimated cost of the existing/proposed building/project: \$80,000,000

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

DRC Level 1 Application for Conditional Review of Mixed Use Site Plan (Reviewed at April 29, 2022, DRC Meeting)

Project Legal Description: Lot(s): 5 to 10

Block(s): 3

Section(s): Coral Gables Douglas Section

Listing of all folio numbers for subject property:

03-4108-009-0280, 03-4108-009-0270, and 03-4108-009-0260



Level  
**1**  
Review

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

### General information

Applicant(s)/Agent(s) Name(s): SHOMA Investments Company

Telephone Contact No: (786) 437-8658 Fax No. \_\_\_\_\_ Email mshojaee@shomagroup.com

Mailing Address: 201 Sevilla Avenue #300 Coral Gables, FL 33134  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): JLIK Invest Inc.

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

Mailing Address: PO Box 558087 Miami, FL 33255  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): S17TPA Corporation; ABC Development, Inc.

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

Mailing Address: 7215 NW 7 Street Miami, Florida 33126  
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Peter Kiliddjian, RA

Telephone Contact No: (305) 592-1363 Fax No. (305) 592-6865 Email p\_kiliddjian@ppkarch.com

Mailing Address: 1330 NW 84th Avenue Doral, Florida 33126  
(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:

Not Applicable.



City of  
Coral Gables,  
Florida

Level

**1**

Review

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Phone: 305.460.5211

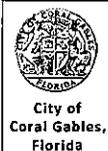
### Application requirements and supporting information

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.
- Historical significance letter.
- City Concurrency Impact Statement (CIS).
- Traffic study.
- 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: \_\_\_\_\_



Level  
**1**  
Review

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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.

 <p>City of Coral Gables, Florida</p>	<p>Level <b>1</b></p>	<p><b>General Procedures - Conditional</b></p>
	<p>Review</p>	<p>Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134 Email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a> Phone: 305.460.5211</p>

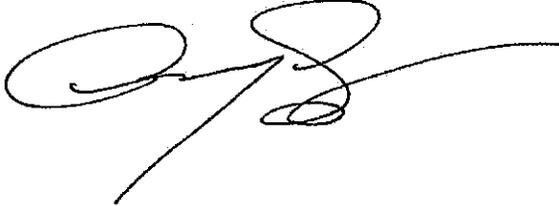
<p>Applicant(s)/Agent(s) Signature: DocuSigned by: <i>Masoud Shojae</i></p>	<p>Applicant(s)/Agent(s) Print Name: <b>SHOMA Investments Company</b></p>
<p>Address: 201 Sevilla Avenue #300 Coral Gables, FL 33134</p>	
<p>Telephone: (786) 437-8658</p>	<p>Fax:</p>
<p>Email: <a href="mailto:mshojaee@shomagroup.com">mshojaee@shomagroup.com</a></p>	

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 29 day of JULY by MASOUD SHOJAE

(Signature of Notary Public - State of Florida)



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

Personally Known OR  Produced Identification; Type of Identification Produced



Level

1

Review

# General Procedures - Conditional

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

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

Phone: 305.460.5211

Property Owner(s) Signature:

Property Owner(s) Print Name:

Jorge Gonzalez

JLIK Invest Inc.

Property Owner(s) Signature:

Property Owner(s) Print Name:

Alan Bonvecchio

S17TPA Corporation

Property Owner(s) Signature:

Property Owner(s) Print Name:

Jorge Gonzalez

ABC Development Inc.

Address: 7215 NW 7 Street Miami, Florida 33126 for S17TPA Corporation and ABC Development, Inc.  
PO Box 558087 Miami, Florida 33255 for JLIK Invest Inc.

Telephone: 305-663-0322

Fax: 305-267-2403

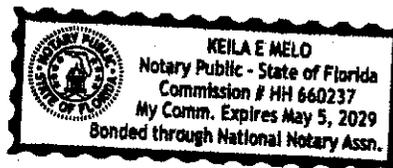
Email: [Jorge@ABCCommercial.net](mailto:Jorge@ABCCommercial.net)

## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July 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

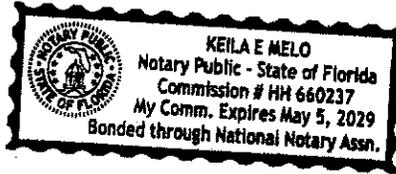
NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July by

(Signature of Notary Public - State of Florida)

*Keila E Meo*



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

Personally Known OR  Produced Identification; Type of Identification Produced

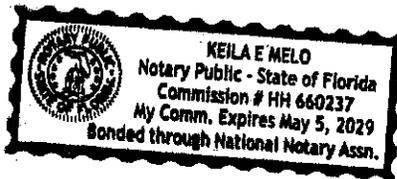
NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July by

(Signature of Notary Public - State of Florida)

*Keila E Meo*



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

Personally Known OR  Produced Identification; Type of Identification Produced



Level  
**1**  
Review

# General Procedures - Conditional

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

Architect(s) Signature:

*Peter Kiliddjian*

Architect(s) Print Name:

Peter Kiliddjian, RA

Address: **1330 NW 84th Avenue Doral, Florida 33126**

Telephone: (305) 592-1363

Fax: (305) 592-6865

Email: [p\\_kiliddjian@ppkarch.com](mailto:p_kiliddjian@ppkarch.com)

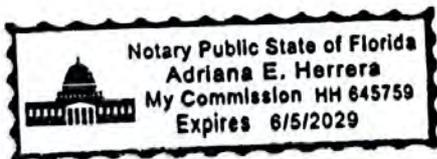


## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 28 day of August, 2015 by Peter Kiliddjian.

(Signature of Notary Public - State of Florida)



*[Handwritten Signature]*

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

Personally Known OR  Produced Identification; Type of Identification Produced

**VIA ELECTRONIC SUBMISSION**

August 8, 2025

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

**Re: Ponce 8- 3808 and 3850 SW 8<sup>th</sup> Street, Coral Gables, Florida / Development Review Committee (“DRC”) / Statement of Use for Mixed Use Building Pursuant to the Florida Live Local Act**

Dear Ms. Garcia,

On behalf of SHOMA Investments Company, (the “Applicant”), and JLIK Invest, Inc., S17TPA Corporation, and ABC Development, Inc., the owners of the properties located at 3808 SW 8<sup>th</sup> Street and 3850 SW 8<sup>th</sup> Street, Coral Gables, Florida, (collectively, the “Property”), we respectfully submit this Statement of Use in connection with the Development Review Committee Application for Live Local Act Administrative Review including Mediterranean Bonus.

The Property is further identified by three separate Miami-Dade Tax Folio Numbers: 03-4108-009-0280, 03-4108-009-0270, and 03-4108-009-0260. The Property consists of approximately 36,000 square feet (0.89 acres) which front on the southside of SW 8<sup>th</sup> Street in between Galiano Street and Ponce de Leon Boulevard. The Property is presently improved with two one-story retail buildings and a surface parking lot.

Pursuant to the City’s Future Land Use Map (“FLUM”), the relevant portion of which is excerpted below in *Figure 1*, the Property is designated Commercial High Rise Intensity. Pursuant to the City’s Zoning Map, the relevant portion of which is excerpted below in *Figure 2*, the Property is zoned MX3.



*Figure 1*



*Figure 2*

**Proposed Development.** The Applicant is proposing to develop the Property pursuant to its existing MX3 zoning as modified by the Live Local Act (SB 1730) and the City of Coral Gables' (the "City") Mediterranean Design Bonus regulations. The proposed new project consists of a new multifamily residential and retail development tentatively named "Ponce 8", which will consist of 201 units and 4,941 square feet of retail space (the "Project"). Forty (40) percent of the Project's apartments will be restricted to workforce housing rental rates as required by the Live Local Act. The Project complies with the density allowances of section 166.04151(7)(b) of the Live Local Act which allows the Property to be developed at the highest currently allowed density on any land in the City and the floor area ratio (FAR) allowances of section 166.04151(7)(c) of the Live Local Act which allows the Property to be developed up to 150% of the highest currently allowed FAR in the City. Otherwise, the Project complies with all remaining applicable requirements of the City's Zoning Code, and will provide 345 parking spaces, which is more than required by the City's Zoning Code. As illustrated by the site plan, in addition to the minimum required open space, the Project provides a pool and clubhouse for resident use as part of an expansive amenities level and program.

The Project proposes a logical addition to this area and will provide some much-needed workforce housing in the City. We are confident that this Project, as the City's first Live Local Act project, will be a significant and positive addition to the City and will add new vibrancy to this area of the City which is in need of redevelopment while, at the same time, fulfilling the Live Local Act's purpose to make sure that housing in Florida is adequate, of high quality, and does not create a cost of living burden for our community's workforce. Accordingly, we respectfully request that this project be reviewed and approved administratively as required by the Live Local Act. If you have any questions, please do not hesitate to contact me at (305) 376-6061 or [mgarcia-serra@gunster.com](mailto:mgarcia-serra@gunster.com). Thank you for your attention to this matter and we look forward to continuing to work with you on this exciting project.

Sincerely,

A handwritten signature in blue ink that reads "Mario Garcia-Serra". The signature is written in a cursive style.

Mario Garcia-Serra, Esq.



**SITE**

**SITE PLAN CONTEXT - AERIAL VIEW**  
SCALE: 1/64" = 1'-0"



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OWNER:  
SHOMA GROUP

**PONCE 8**  
3808 SW 8TH STREET  
BY: SHOMA GROUP  
CITY OF CORAL GABLES, FLORIDA

SEAL:

PHOTOGRAPHS  
OF PROPERTY

DATE: 2025-08-08  
SCALE: AS SHOWN  
DRAWN: JC  
CHECK BY: PPKS  
JOB NO.: 25-30



**A**



**B**

FRONT EXISTING ELEVATIONS - SW 8TH ST



**C**



**D**

REAR EXISTING ELEVATIONS - PARKING LOT



**E**



**F**

INTERNAL SIDE EXISTING ELEVATION

INTERNAL SIDE EXISTING ELEVATIONS - ENTRY

PROPERTY PHOTOGRAPHS



**SITE - AERIAL VIEW**  
SCALE: 1/64" = 1'-0"  
NORTH

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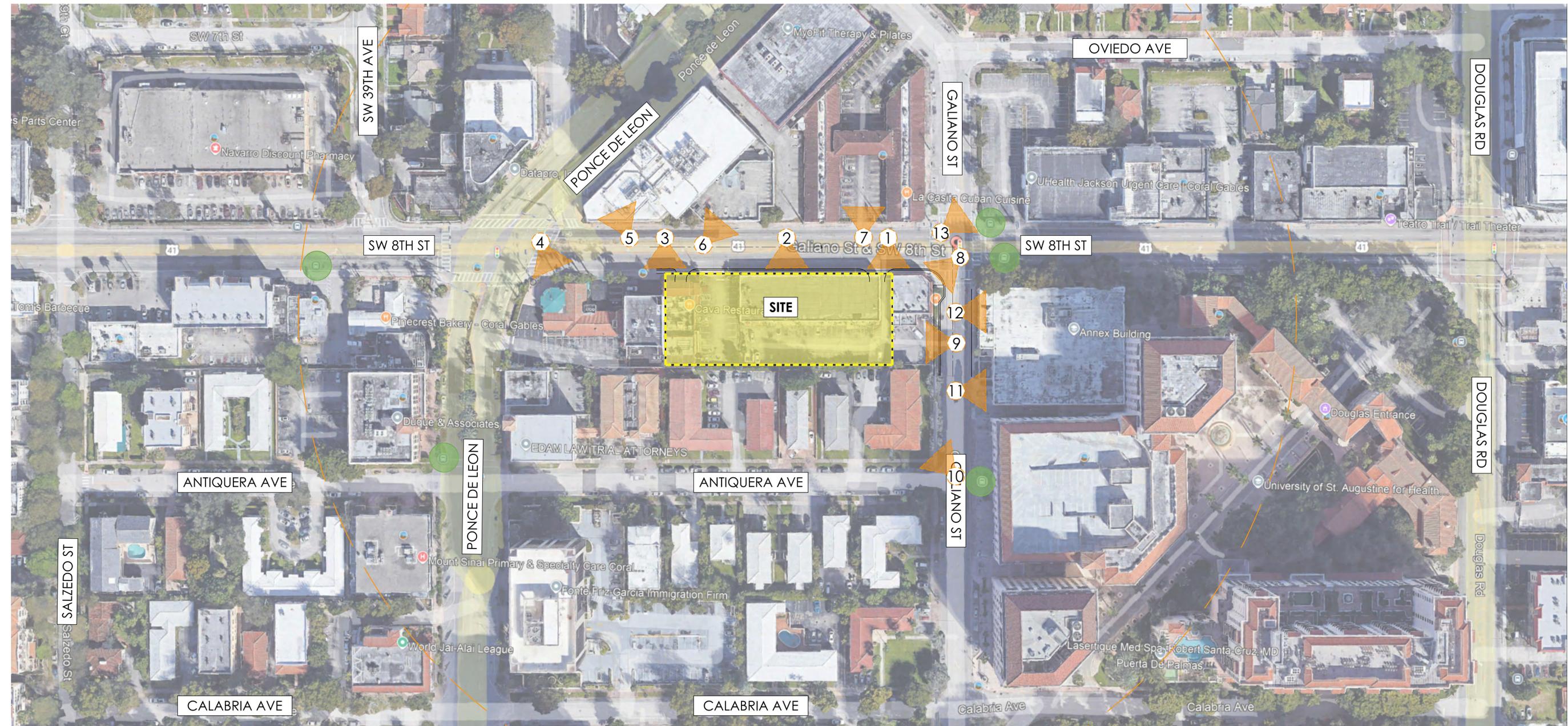
**PASCUAL PEREZ KILIDDJIAN STARR**  
 ARCHITECTS + PLANNERS  
 LICENSE # AA 26001357  
 EDGARDO PEREZ, AIA  
 LICENSE No.: AR 0015394  
 MARIO P. PASCUAL, AIA  
 LICENSE No.: AR 0008254  
 PETER KILIDDJIAN, RA  
 LICENSE No.: AR 0093067  
 ANDREW STARR, RA  
 LICENSE No.: AR 0095130

AT THE BEACON CENTER  
 1330 NW 84th AVENUE  
 CORAL GABLES, FLORIDA 33126  
 TELEPHONE: (305) 592-1363  
 FACSIMILE: (305) 592-6865  
 http://www.ppkarch.com

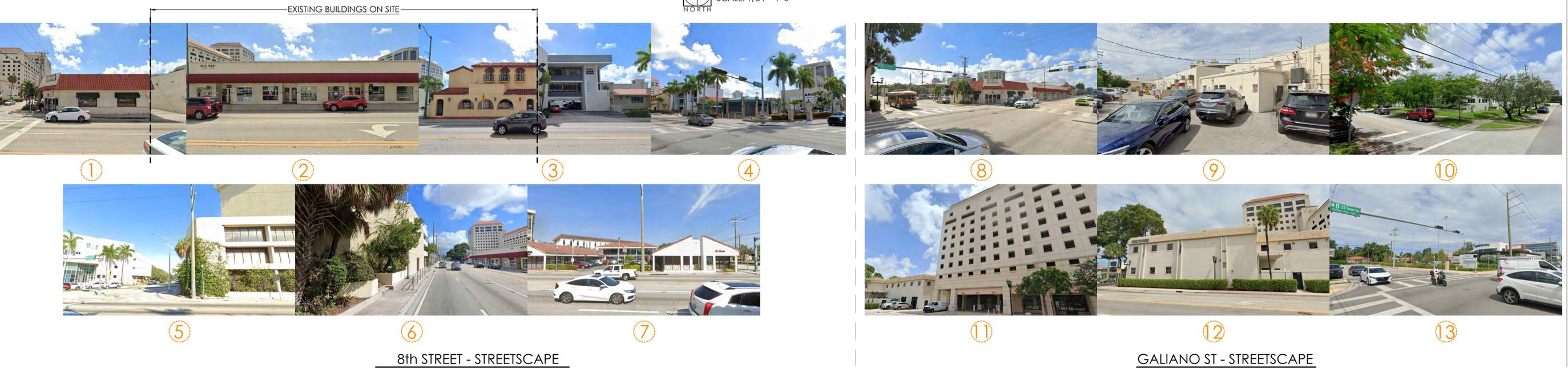
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OWNER:  
 SHOMA GROUP

**PONCE 8**  
 3808 SW 8TH STREET  
 BY: SHOMA GROUP  
 CITY OF CORAL GABLES, FLORIDA



**SITE PLAN CONTEXT - AERIAL VIEW**  
 SCALE: 1/64" = 1'-0"



8th STREET - STREETSCAPE

GALIANO ST - STREETSCAPE

SEAL:

SITE CONTEXT

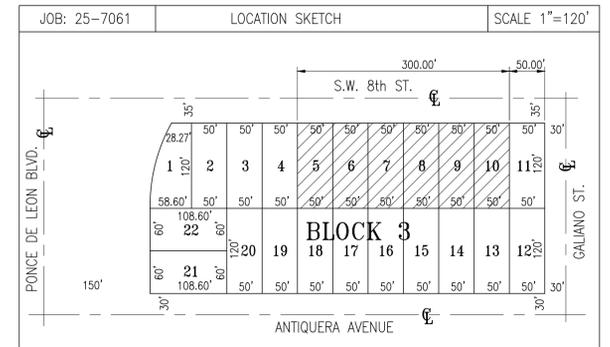
ADJACENT PROPERTIES  
 DATE: 2025-08-08  
 SCALE: AS SHOWN  
 DRAWN BY: JC  
 CHECK BY: PPKS  
 JOB NO.: 25-30

**DRC-4.2**

SHEET NO.:

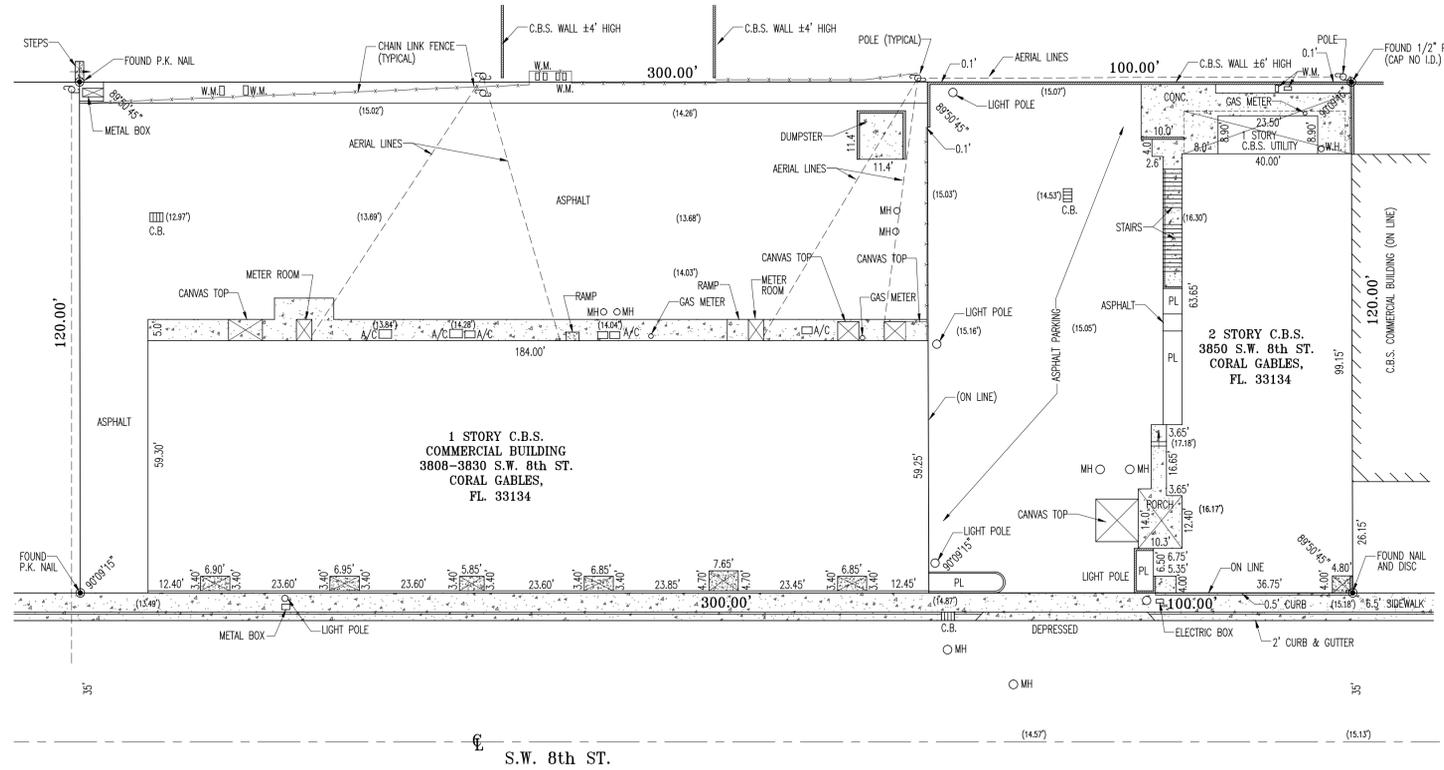
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 The architectural design and detail drawings for this building and/or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

PLAN OF SURVEY  
SCALE 1"=20'



**LEGAL DESCRIPTION:**  
LOTS 5 TO 10, BLOCK 3, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

A...ARC DISTANCE A/C...ARC CONTINUING C.S...CONCRETE BLOCK STRUCTURE C.U...UNDERGROUND UTILITY LINE C.L...CLEAR C/L...CENTER LINE P.O...FROM...ENCROACHMENT P/W...RIGHT OF WAY P.F...FOUND IRON PIPE C.W...OVER HEAD W.M...WATER METER C.H...CHORD DISTANCE P/L...PROPERTY LINE C.O...CONCRETE F.I...FIRE HYDRANT U.P...UTILITY POLE R...RADIUS U.E...UTILITY EASEMENT A...CENTRAL ANGLE P.L...PLANTER T...TANGENT C.B...CATCH BASIN M.L...MANHOLE W.H...WATER HEATER



BENCH MARK USED: MIAMI DADE COUNTY C-238, ELEVATION: 15.59'

GENERAL NOTES

- OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- (2.22) DENOTES THOSE ELEVATIONS REFERRED TO NAV 1988 DATUM.
- LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- THIS PROPERTY IS WITHIN THE LIMITS OF THE FLOOD ZONE X.
- NO UNDERGROUND LOCATIONS WERE DONE BY THIS COMPANY.

CERTIFIED TO: JILK INVESTMENTS INC. DATE: APRIL 16, 2025  
UPDATED: AUGUST 04, 2025

APPLICABLE ZONING, UNDERGROUND, ZONING AND BUILDING SET BACKS, MUST BE CHECKED BY OWNER, ARCHITECT OR BUILDER BEFORE DESIGN OR CONSTRUCTION BEGINS ON THIS PROPERTY.

I HEREBY CERTIFY: That the attached Plan of Survey of the above described property is true and correct to the best of my knowledge, information and belief, as recently surveyed and plotted under my direction, also that there are not above-ground encroachments other than those shown; This survey meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 54-17.051 through 54-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.



SURVEYING, INC.  
L.B. No. 3333  
6187 NW 167th STREET, HS  
MIAMI, FLORIDA, 33015  
PHONE: (305) 512-4940

THIS IS A TOPOGRAPHIC  
AND A BOUNDARY SURVEY

LAZARO D. ALONSO  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE No. 3590  
STATE OF FLORIDA

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL



**PASCUAL  
PEREZ  
KILIDDJIAN  
STARR**  
ARCHITECTS + PLANNERS

LICENSE # AA 26001357  
EDGARDO PEREZ, AIA  
LICENSE No.: AR 0015394  
MARIO P. PASCUAL, AIA  
LICENSE No.: AR 0008254  
PETER KILIDDJIAN, RA  
LICENSE No.: AR 0093067  
ANDREW STARR, RA  
LICENSE No.: AR 0095130

AT THE BEACON CENTER  
1330 NW 84th AVENUE  
DORAL, FLORIDA 33126  
TELEPHONE: (305) 592-1363  
FACSIMILE: (305) 592-6865  
<http://www.ppkarch.com>

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REVISIONS:

OWNER:  
SHOMA GROUP

**PONCE 8**  
3808 SW 8TH STREET  
BY: SHOMA GROUP  
CITY OF CORAL GABLES, FLORIDA

SEAL:

COVER SHEET

PROJECT:  
DATE: 2025-08-08  
SCALE: AS SHOWN  
DRAWN: JC  
CHECK BY: PPKS  
JOB NO.: 25-30

**C-0**

SHEET NO.:

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ARCHITECTS+PLANNERS

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**PONCE 8**  
3808 SW 8TH STREET  
MIXED USE BUILDING

CITY OF CORAL GABLES  
BY SHOMA GROUP

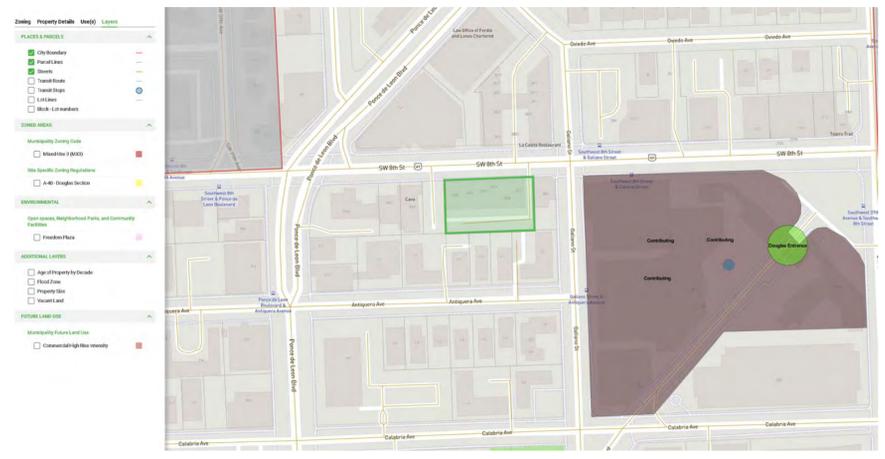
PASCUAL, PEREZ,  
KILIDDJIAN, STARR & ASSOC.



**MUNICIPALITY ZONING CODE**  
**(MIXED USE 3)**  
N.T.S.



**MUNICIPALITY FUTURE LAND USE**  
**(COMMERCIAL HIGH RISE INTENSITY)**  
N.T.S.



**HISTORICAL RESOURCES (N/A)**  
N.T.S.



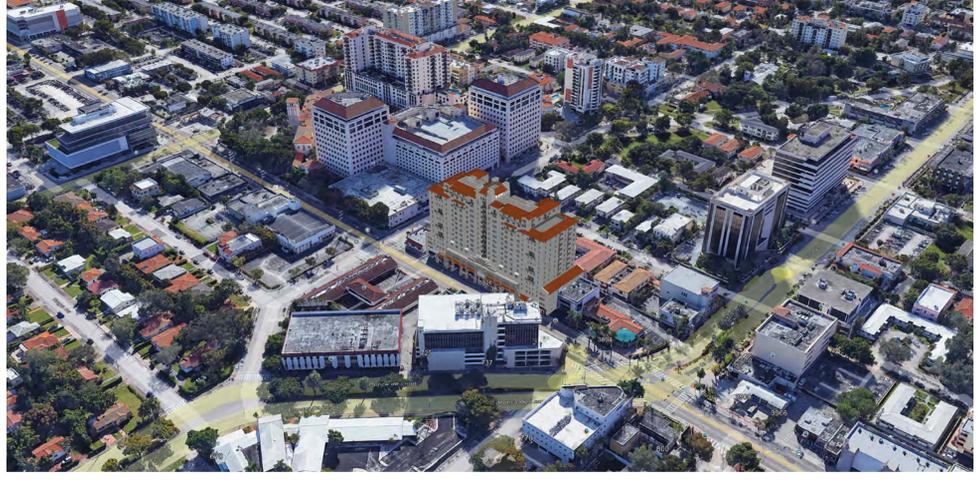
**ZONED AREA ( A-40 DOUGLAS SECTION)**  
N.T.S.



**3D AERIAL / NE PERSPECTIVE**  
N.T.S.



**3D AERIAL / SW PERSPECTIVE**  
N.T.S.



**3D AERIAL / NW PERSPECTIVE**  
N.T.S.



**3D AERIAL / SE PERSPECTIVE**  
N.T.S.

SEAL:

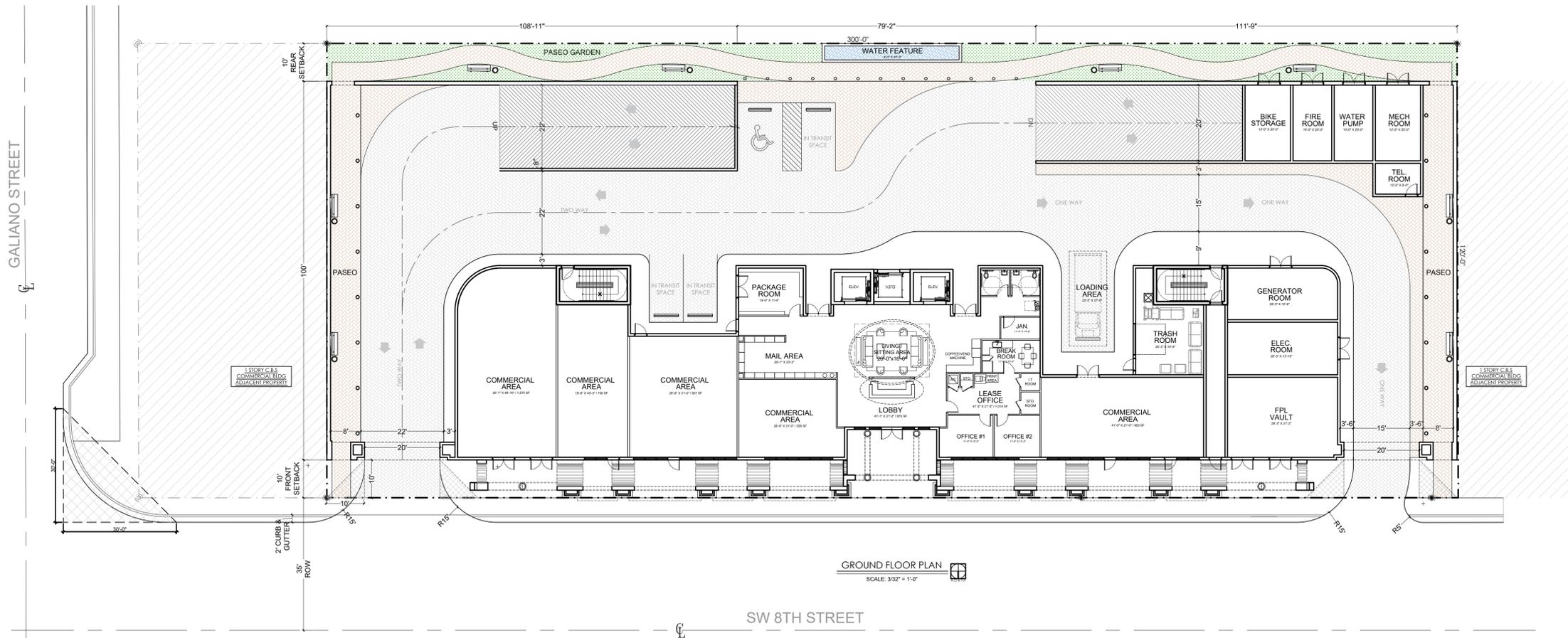
**ZONING**

**3D CONTEXT**  
DATE: 2025-08-08  
SCALE: AS SHOWN  
DRAWN: JC  
CHECK BY: PPKS  
JOB NO.: 25-30

**A-0**

SHEET NO.:

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GROUND FLOOR PLAN  
 SCALE: 3/32" = 1'-0"

SW 8TH STREET

SITE PLAN  
 SCALE: 1/16" = 1'-0"

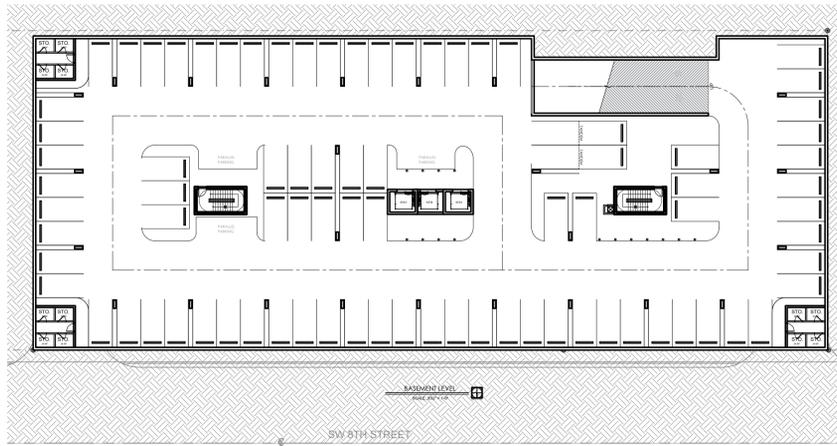
SITE DATA			
PROJECT IS BEING DEVELOPED PURSUANT TO FLORIDA'S LIVE LOCAL ACT (FLA. STAT 166.04151)			
ZONING: MX3 ( MIXED-USE 3 ) / LIVE WORK			
	SF	ACRES	
GROSS AREA	36,000.00	0.83	
NET AREA	36,000.00	0.83	
<b>DENSITY</b>	<b># OF UNITS</b>	<b>DUA</b>	
DENSITY ALLOWED	103	125.0	
*DENSITY PROVIDED	201	243.2	
	REQUIRED	PROVIDED	
UNIT MINIMUM SF	500	500	
<b>UNIT BREAKDOWN</b>			TOTAL
STUDIO			44
1-BEDROOM			78
2-BEDROOM			69
3-BEDROOM			10
TOTAL			201
<b>PARKING (MX3)</b>	REQUIRED	PROVIDED	
STUDIO X 1	44	44	
1-BEDROOM X 1	78	78	
2-BEDROOM X 1.75	121	121	
3-BEDROOM X 2.25	23	23	
COMMERCIAL X 300 SF (4,941 SF)	16	16	
ADDITIONAL SPACES			63
TOTAL	282	345	
RATIO			1.72
<b>PARKING (LIVE WORK)</b>	REQUIRED	PROVIDED	
1 SPACE X UNIT	201	201	
COMMERCIAL X 350 SF (4,941 SF)	14	14	
ADDITIONAL SPACES			130
TOTAL	215	345	
RATIO			1.72

EVSE PARKING SPACES			
20% OF REQUIRED PARKING SPACES	27	27	
<b>AREA CALCULATIONS</b>	SF	%	
BUILDING FOOTPRINT	29,814.00	82.82	
STREETS & PAVED AREAS	368.20	1.02	
PEDESTRIAN SIDEWALKS / HARDSCAPE	3,515.00	9.76	
PERVIOUS AREA	2,302.80	6.40	
TOTAL	36,000.00	100.00	
<b>OPEN SPACE</b>	REQUIRED	PROVIDED	
MINIMUM OPEN SPACE SF	3,600.00	3,870.00	
MINIMUM OPEN SPACE %	10.0%	10.8%	
<b>SETBACKS</b>	REQUIRED	PROVIDED	
FRONT SETBACK	0'-0"	0'-0"	
REAR SETBACK	10'-0"	10'-0"	
INTERIOR SETBACK	0'-0"	0'-0"	
BETWEEN STRUCTURES	N/A	N/A	
<b>STEPBACKS</b>	REQUIRED	PROVIDED	
FRONT STEPBACK	10'-0"	10'-0"	
REAR STEPBACK	10'-0"	10'-0"	
SIDE INTERIOR STEPBACK	15'-0"	15'-0"	
SIDE STREET STEPBACK	N/A	N/A	
<b>MAX BUILDING HEIGHT</b>	ALLOWED	PROVIDED	
STORIES (MX3)	15	16	
<b>HEIGHT (MX3)</b>	150'-0"	195'-0" T.O.P	
<b>*RESIDENTIAL / COMMERCIAL COMPONENT</b>	REQUIRED	PROVIDED	
COMMERCIAL COMPONENT	10%	10%	
NET RESIDENTIAL COMPONENT	90%	90%	
*INDICATES DEVIATION FROM CORAL GABLES ZONING CODE PURSUANT TO FLORIDA LIVE LOCAL ACT			

UNIT BREAKDOWN / NET AREA CALCULATIONS																								
UNIT TYPE	No. BED / BATH	UNIT AREA A/C	UNIT AREA GROSS (w/balcony)	PER FLOOR COUNT																TOTAL No UNIT TYPES	TOTAL No UNIT TYPES	(% UNIT TYPES)		
				1ST FLR.	2ND -4TH FLR.	5TH FLR.	6TH FLR.	NET PER TYP FLOOR	7TH-10TH FLR.	NET PER TYP FLOOR	11TH-13TH FLR.	NET PER TYP FLOOR	14TH FLR.	NET PER TYP FLOOR	15TH FLR.	NET PER TYP FLOOR	16TH FLR.	NET PER TYP FLOOR						
STUDIO	STUDIO	537 SF	577 SF	0	0	0	2	1,074 SF	2	8	1,074 SF	4	12	2,148 SF	2	1,074 SF	2	1,074 SF	2	1,074 SF	28	58	28.9%	
STUDIO.2	STUDIO	512 SF	552 SF	0	0	0	0	0 SF	2	8	1,024 SF	2	6	1,024 SF	2	1,024 SF	2	1,024 SF	0	0 SF	18			
STUDIO.3	STUDIO	500 SF	540 SF	0	0	0	0	0 SF	4	12	2,000 SF	0	0 SF	0	0 SF	0	0 SF	0	0 SF	0	0 SF	12		
UNIT A	1/1	672 SF	712 SF	0	0	0	4	2,688 SF	8	32	5,376 SF	8	24	5,376 SF	2	1,344 SF	0	0 SF	0	0 SF	62	76	37.8%	
UNIT A.2	1/1	710 SF	750 SF	0	0	0	0	0 SF	2	8	1,420 SF	0	0 SF	0	0 SF	0	0 SF	0	0 SF	0	0 SF	8		
UNIT A.3	1/1	739 SF	779 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	2	1,478 SF	0	0 SF	0	0 SF	0	0 SF	2		
UNIT A.4	1/1	621 SF	661 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0 SF	2	1,242 SF	0	0 SF	0	0 SF	2		
UNIT A.5	1/1	573 SF	613 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0 SF	0	0 SF	2	1,146 SF	0	0 SF	2		
UNIT B	2/2	989 SF	1,029 SF	0	0	0	1	989 SF	1	4	989 SF	1	3	989 SF	1	989 SF	1	989 SF	1	989 SF	11	59	29.4%	
UNIT B.2	2/2	1,096 SF	1,136 SF	0	0	0	0	0 SF	2	8	2,192 SF	2	6	2,192 SF	0	0 SF	0	0 SF	0	0 SF	16			
UNIT B.3	2/2	1,035 SF	1,075 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	2	2,070 SF	0	0 SF	0	0 SF	0	0 SF	2		
UNIT B.4	2/2	868 SF	908 SF	0	0	0	0	0 SF	2	8	1,736 SF	0	0 SF	2	1,736 SF	0	0 SF	0	0 SF	0	0 SF	10		
UNIT B.5	2/2	1,083 SF	1,167 SF	0	0	0	0	0 SF	2	8	2,166 SF	0	0 SF	0	0 SF	0	0 SF	0	0 SF	0	0 SF	8		
UNIT B.6	2/2	940 SF	1,020 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	2	1,880 SF	0	0 SF	0	0 SF	0	0 SF	2		
UNIT B.7	2/2	1,034 SF	1,118 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	2	2,068 SF	0	0 SF	0	0 SF	0	0 SF	2		
UNIT B.8	2/2	1,009 SF	1,093 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	2	2,018 SF	0	0 SF	0	0 SF	0	0 SF	2		
UNIT B.9	2/2	1,094 SF	1,178 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0 SF	2	2,188 SF	2	2,188 SF	2	2,188 SF	4		
UNIT B.10	2/2	963 SF	1,123 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0 SF	2	1,926 SF	2	1,926 SF	2	1,926 SF	2		
UNIT C	3/2	1,204 SF	1,244 SF	0	0	0	0	0 SF	0	0	0 SF	0	0 SF	0	0 SF	2	2,408 SF	0	0 SF	0	0 SF	2	8	4.0%
UNIT C.2	3/2	1,255 SF	1,335 SF	0	0	0	0	0 SF	0	0	0 SF	2	6	2,510 SF	0	0 SF	0	0 SF	0	0 SF	6	8	4.0%	
TOTAL UNITS QTY/SF PER FLOOR				0	0	0	7	4,751 SF	21	84	15,977 SF	23	69	16,239 SF	19	15,855 SF	13	10,943 SF	9	7,323 SF	201	201	100%	
AVERAGE UNIT SIZE			851.5 SF																					

AREA CALCULATIONS													
FLOOR LEVEL	# LEVELS	COMMERCIAL AREA	AMENITIES / POOL DECK			CIRCULATION / UTILITIES		GARAGE AREA		NET AREA		GROSS AREA	
			TYP. PLATE	TOTAL LEVELS	TYP. PLATE	TOTAL LEVELS	TYP. PLATE	TOTAL LEVELS	TYP. PLATE	TOTAL LEVELS	TYP. PLATE	TOTAL LEVELS	
BASEMENT	1	0 SF	0 SF	0 SF	32 SF	32 SF	34,801 SF	34,801 SF	0 SF	0 SF	34,833 SF	34,833 SF	
GROUND LEVEL	1	5,350 SF	2,192 SF	2,192 SF	22,272 SF	22,272 SF	0 SF	0 SF	0 SF	0 SF	29,814 SF	29,814 SF	
2 - 4 LEVELS (TYPE PARKING)	3	0 SF	0 SF	0 SF	0 SF	0 SF	29,980 SF	89,940 SF	0 SF	0 SF	29,980 SF	89,940 SF	
5 LEVEL (TYPE PARKING)	1	0 SF	0 SF	0 SF	1,259 SF	1,259 SF	23,028 SF	23,028 SF	0 SF	0 SF	24,287 SF	24,287 SF	
6 LEVELS (AMENITIES)	1	13,432 SF	5,000 SF	5,000 SF	1,912 SF	1,912 SF	0 SF	0 SF	4,751 SF	4,751 SF	25,095 SF	25,095 SF	
7-10 LEVELS	4	0 SF	0 SF	0 SF	4,125 SF	16,500 SF	0 SF	0 SF	15,977 SF	63,908 SF	20,102 SF	80,408 SF	
11-13 LEVELS	3	0 SF	0 SF	0 SF	4,161 SF	12,483 SF	0 SF	0 SF	16,239 SF	48,717 SF	20,400 SF	61,200 SF	
14 LEVELS	1	0 SF	0 SF	0 SF	4,247 SF	4,247 SF	1 SF	1 SF	15,855 SF	15,855 SF	20,103 SF	20,103 SF	
15 LEVEL	1	0 SF	0 SF	0 SF	3,021 SF	3,021 SF	0 SF	0 SF	10,943 SF	10,943 SF	13,964 SF	13,964 SF	
16th LEVEL (ROOF)	1	0 SF	3,337 SF	3,337 SF	3,252 SF	3,252 SF	0 SF	0 SF	7,323 SF	7,323 SF	13,912 SF	13,912 SF	
<b>TOTAL</b>	<b>16</b>	<b>18,782 SF</b>			<b>10,529 SF</b>				<b>64,978 SF</b>		<b>147,770 SF</b>		<b>393,556 SF</b>

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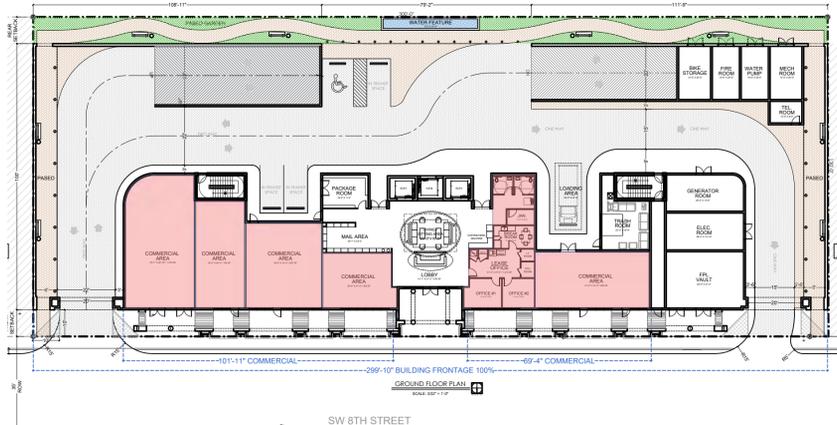
**BASEMENT FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



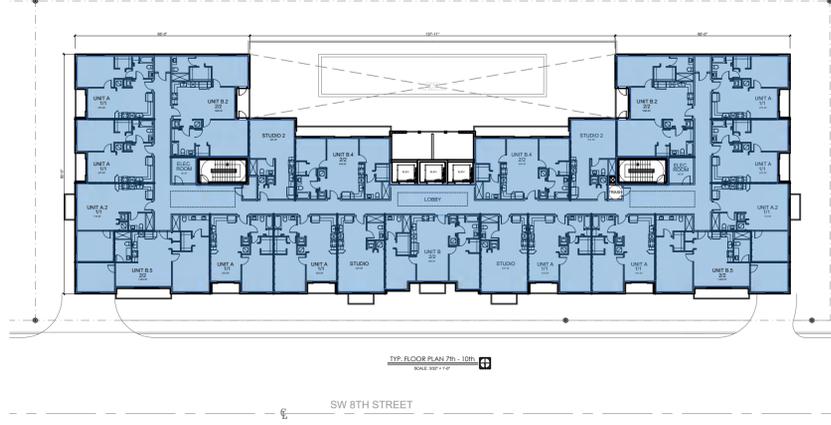
**FLOOR PLAN 6th AMENITIES**  
SCALE: 1/32" = 1'-0"



**TYP. FLOOR PLAN 15th**  
SCALE: 1/32" = 1'-0"



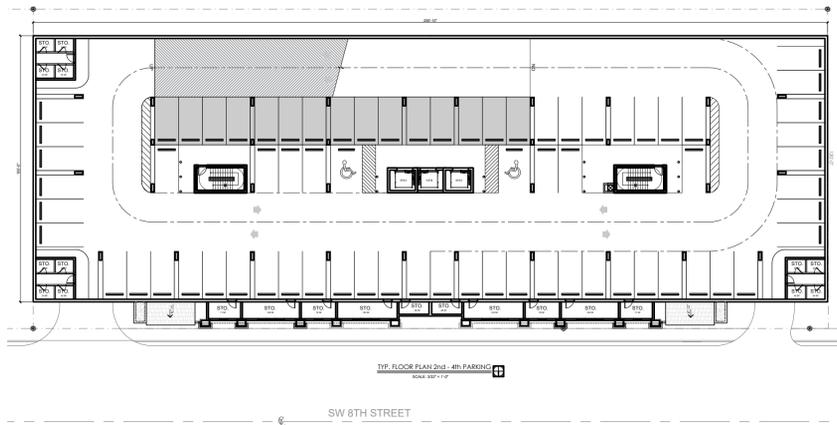
**GROUND FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



**FLOOR PLAN 7th - 10th LEVELS**  
SCALE: 1/32" = 1'-0"



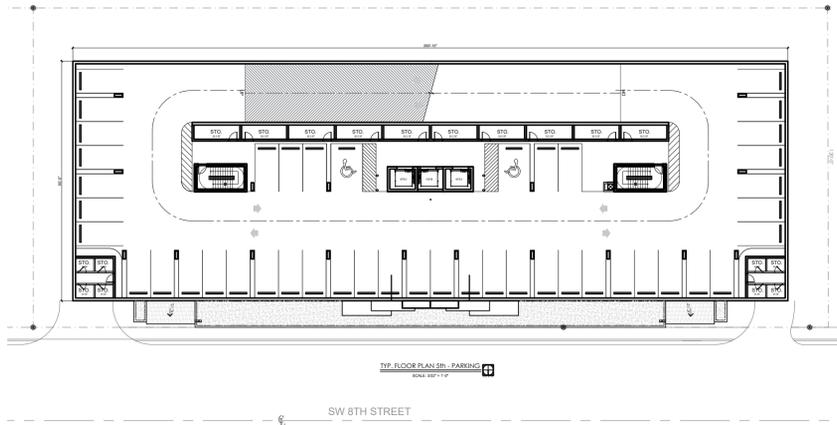
**TYP. FLOOR PLAN 16th**  
SCALE: 1/32" = 1'-0"



**TYP. FLOOR PLAN 2nd - 4th PARKING**  
SCALE: 1/32" = 1'-0"



**TYP. FLOOR PLAN 11th-13th**  
SCALE: 1/32" = 1'-0"



**FLOOR PLAN 5th PARKING**  
SCALE: 1/32" = 1'-0"



**TYP. FLOOR PLAN 14th**  
SCALE: 1/32" = 1'-0"

FAR RESIDENTIAL & COMMERCIAL COMPONENT					
FLOOR LEVEL	AREA PER PLATE (NO GARAGE TRAFFIC) (SQ. FT.)	# LEVELS	COMMERCIAL COMPONENT	RESIDENTIAL COMPONENT	TOTAL FAR AREA PER LEVEL
GROUND LEVEL	5,350 SF	1	5,350 SF	0 SF	5,350 SF
2 - 4 LEVELS (TYP. PARKING)	0 SF	3	0 SF	0 SF	0 SF
5 LEVEL (TYP. PARKING)	0 SF	1	0 SF	0 SF	0 SF
6 LEVEL (AMENITIES)	18,076 SF	1	13,432 SF	4,644 SF	18,076 SF
7-10 LEVELS (RESIDENTIAL)	17,968 SF	4	0 SF	71,872 SF	71,872 SF
11-13 LEVELS (RESIDENTIAL)	18,256 SF	3	0 SF	54,768 SF	54,768 SF
14 LEVEL (RESIDENTIAL)	17,732 SF	1	0 SF	17,732 SF	17,732 SF
15 LEVEL (RESIDENTIAL)	12,250 SF	1	0 SF	12,250 SF	12,250 SF
16 LEVEL (RESIDENTIAL)	8,716 SF	1	0 SF	8,716 SF	8,716 SF
<b>TOTAL</b>		<b>16</b>	<b>18,782 SF</b>	<b>169,982 SF</b>	<b>188,764 SF</b>

LOT AREA	36,000 SF	
ALLOWED FAR	5.25 %	5.24 %
PROVIDED FAR	189,000 SF	188,764 SF

	REQUIRED	PROVIDED
LIVE LOCAL	10.0%	10%
COMMERCIAL COMPONENT	10.0%	10%
RESIDENTIAL COMPONENT	90.0%	90%

FAR: Floor area ratio (FAR) is the ratio of the applicable interior or exterior floor area of a building or buildings on a building site divided by the area of the site, as measured from the interior facing of exterior walls, and shall exclude:

A. The following areas in the ground floor:  
 1. Electrical rooms / FPL vault room;  
 2. Fire command room;  
 3. Fire pump room;  
 4. Lobbies;  
 5. Phone / IT room; and  
 6. Trash room

B. The following areas in all floors:  
 1. Stairwell;  
 2. Elevator; and  
 3. Trash chute

C. Balconies, porches, or stoops, subject to requirement of restrictive covenant prohibiting enclosures;

D. Basements and uninhabitable attics within a pitched roof;

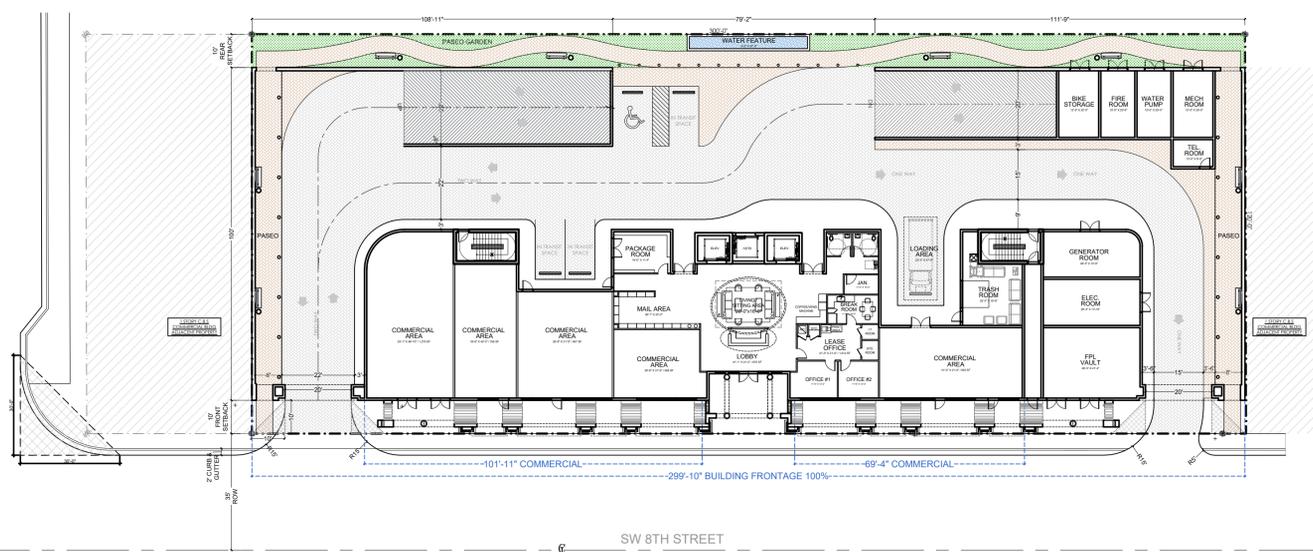
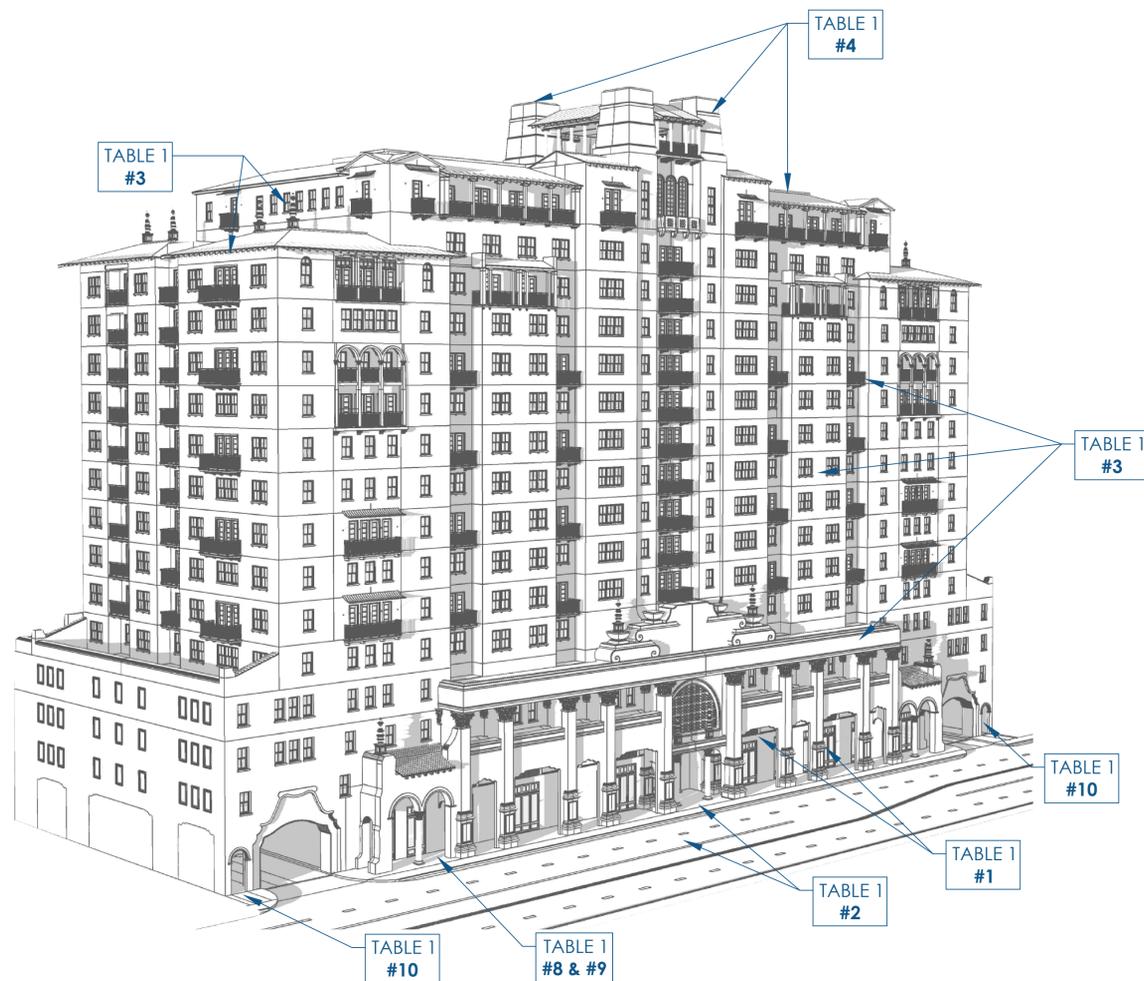
E. Trellis or canopy located on the roof not exceeding a combined area of fifty percent (50%) of the rooftop floor area;

F. Upper volume of courtyards open to the sky.

G. Off-street parking areas.

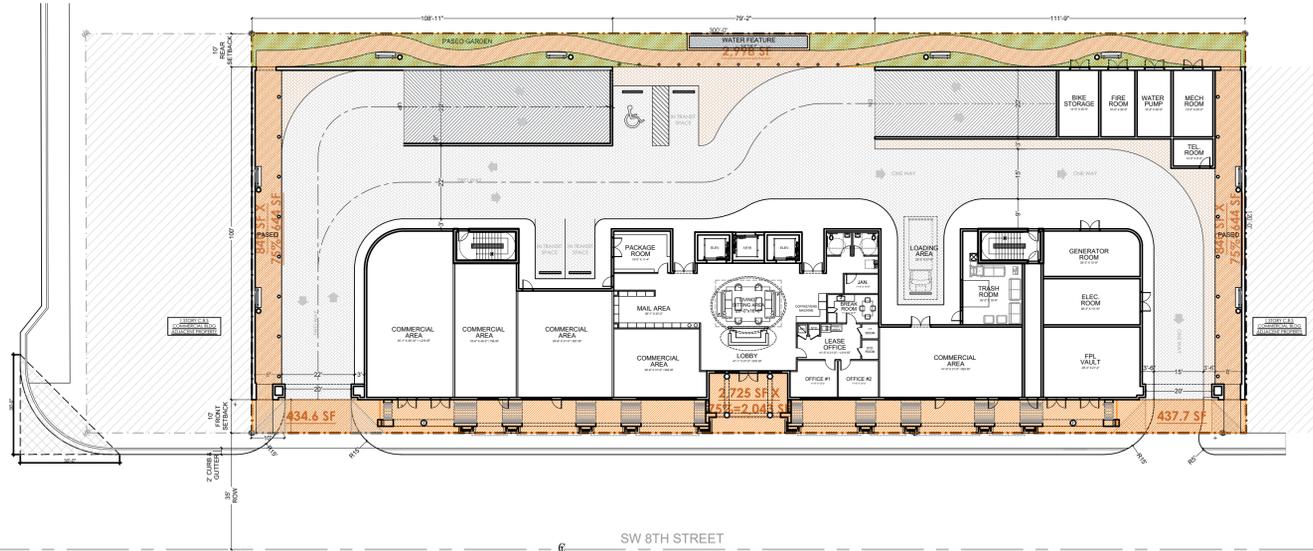
**NOTE: 3.5 X 1.5 AS PER LOCAL ACT= 5.25%**

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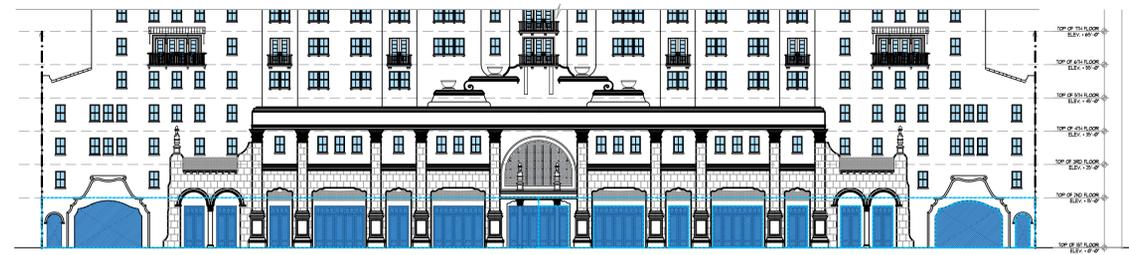
SEC 2-201. MIXED USED 3 DISTRICT B.6		
MX3 (FACING PRIMARY STREETS)	FT	%
50% MIN OF FRONTAGE SHALL INCLUDE RETAIL		
BUILDING FRONTAGE	299'-10"	100%
PROPOSED COMMERCIAL FRONTAGE	171'-3"	57%

GROUND FLOOR PLAN  
N.T.S.



SEC 2-201. MIXED USED 3 DISTRICT - D.7 OPEN SPACE		
LOT AREA	36,000.00	
MX3 - OPEN SPACE	REQUIRED	PROVIDED
10% MIN OF SITE AREA	3,600.00	7,201.00
MINIMUM SF		
MINIMUM %	10.0%	20.0%

GROUND FLOOR PLAN  
N.T.S.



SEC 2-201. MIXED USED 3 DISTRICT D.9.G		
GROUND FLOOR ELEVATION AREA	4,498.00	
MX3 TRANSPARENCY	SF	%
MIN 60% & MAX 90% SHALL BE TRANSPARENT		
PROPOSED FENESTRATION	2,890	64%

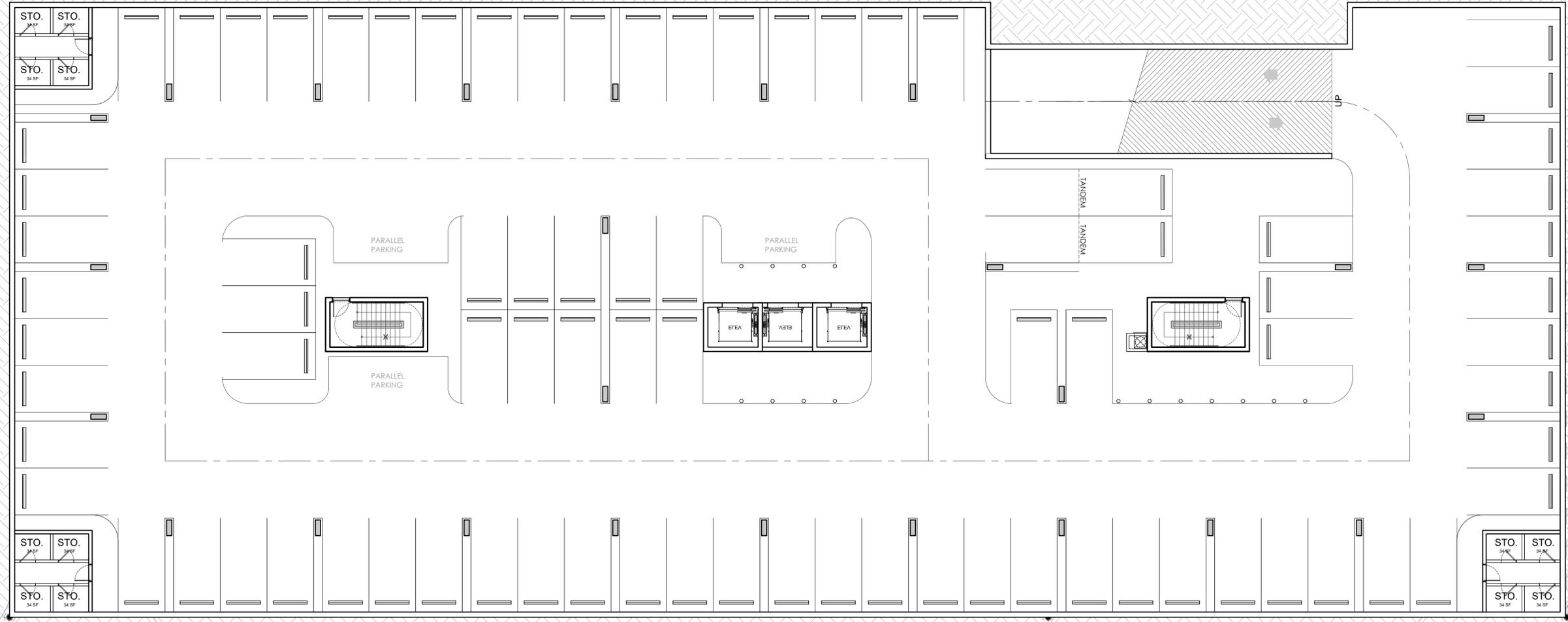
FRONT ELEVATION  
N.T.S.

CORAL GABLES MEDITERRANEAN STYLE DESIGN STANDARDS				
TABLE No. 1 REQUIRED STANDARDS - BONUS LEVEL 1				
MIXED USE DISTRICTS SHALL SATISFY A MINIMUM OF 8 OF THE 11 QUALIFICATIONS				
REF. #	TYPE OF REQUIREMENT	PROVIDED	DESCRIPTION	COMMENTS
1.	ARCADES AND/OR LOGGIAS	YES	ARCADES AND LOGGIAS ARE PROMINENT AND PROVIDED ON THE FRONT ELEVATIONS AT A GROUND LEVEL	SEE SHEET A-2, GROUND FLOOR, SHEET A-12 ELEVATIONS AND 3D RENDERINGS
2.	STREET-FACING BUILDING	YES	BUILDING FRONT ELEVATION IS FACING 8TH STREET, ACTIVATING THE FRONT STREET WITH COMMERCIAL USES	SEE SHEET A-2, GROUND FLOOR, SHEET A-12 ELEVATIONS AND 3D RENDERINGS
3.	FACADE COMPOSITION	YES	MASS VARIATIONS, BREAKLINES AND ARTICULATED DETAILS, AND NATURAL MATERIALS ARE PROPOSED, BUILDING TOP IS DESIGNED WITH ARCHITECTURAL ELEMENTS AND FEATURES	SEE SHEET A-2, GROUND FLOOR, SHEET A-12 ELEVATIONS AND 3D RENDERINGS
4.	BUILDING TOWERS AND ROOFS	YES	ROOFLINE VARIES FROM TOWERS, TO PARAPET TO HIP AND GABLE ROOFS ELEMENTS ARE USED TO REDUCE MASS AND BULK OF BUILDING, TERRACOTA COLOR IS BEING USED.	SEE SHEET A-11 ROOF PLAN, SHEET A-12 ELEVATIONS AND 3D RENDERINGS
5.	REAR ACCESS	NO		
6.	PUBLIC OPEN SPACE	YES	PROVIDED WITH LOGGIA IN FRONT AND PASEO AROUND THE BUILDING, WITH WATER FEATURES AND ARCHITECTURAL ENHANCEMENTS	SEE SHEET A-2 GROUND FLOOR
7.	OPEN SPACE FUND	NO		
8.	SIDEWALK, PLAZAS OR COURTYARDS	YES	PERMEABLE PAVERS ARE BEING USED IN SIDEWALKS, PLAZAS, COURTYARDS, DRIVEWAY AND INTERIOR STREET	SEE SHEET A-2 GROUND FLOOR
9.	BENCHES, FOUNTAINS, AND PEDESTRIAN AMENITIES	YES	FOUNTAIN, PLANTER BOXES AND BENCHES ARE PROVIDED ON THE PASEO AROUND THE BUILDING	SEE SHEET A-2 GROUND FLOOR
10.	PEDESTRIAN PASS-THROUGHS/PASEOS ON PROPERTIES CONTIGUOUS TO ALLEYS AND/OR STREETS	YES	PEDESTRIAN PASEO AROUND THE BUILDING AND ACTIVATING ABUTTING FRONTAGES WITH COMMERCIAL USES ARE PROVIDED	SEE SHEET A-2, GROUND FLOOR, SHEET A-12 ELEVATIONS AND 3D RENDERINGS
11.	UNDERGROUND UTILITIES	YES	UNDERGROUND UTILITIES ARE PROVIDED AS PER ENGINEERING PLANS.	SEE UTILITIES PLAN C-1
PROJECT COMPLIES WITH 9 OF 11 REQUIREMENTS				

CORAL GABLES MEDITERRANEAN STYLE DESIGN STANDARDS				
TABLE No. 2 REQUIRED STANDARDS - BONUS LEVEL 2				
MIXED USE DISTRICTS SHALL SATISFY A MINIMUM OF 8 OF THE 11 QUALIFICATIONS				
REF. #	TYPE OF REQUIREMENT	PROVIDED	DESCRIPTION	COMMENTS
1.	BUILDING LOT COVERAGE	YES	ARCADES/ LOGGIA AND PEDESTRIAN PASS THROUGHS ADJACENT TO ROW FACING 8TH STREET ARE 10 FT WIDTH	SEE SHEET A-2, GROUND FLOOR, SHEET A-12 ELEVATIONS AND 3D RENDERINGS
2.	RESOURCES FOR MEDITERRANEAN STYLE	YES	AFFIDAVIT SIGNED BY ARCHITECT AND SUBMITTED	
3.	DESIGN ELEMENTS OF CORAL GABLES MEDITERRANEAN ARCHITECTURE DESIGN	YES	CORAL GABLES MEDITERRANEAN ARCHITECTURE DESIGN COMPLIANCE WITH THE BEST PRACTICES MANUALS, CONTEXT AND COMPATIBILITY WITH ADJACENT BUILDINGS ARE PROVIDED	SEE SHEET A-2, GROUND FLOOR, SHEET A-12 ELEVATIONS AND 3D RENDERINGS. ALSO REFER TO SHEET C-0 FOR CONTEXT IMAGE AND PROJECT COMPATIBILITY
4.	ZONING DISTRICT REQUIREMENTS	YES	BUILDING DESIGNS SHALL BE REQUIRED TO SATISFY ALL REQUIREMENTS OF ARTICLES 2 & 3 WITH NO MORE THAN TWO REQUESTED VARIANCES	SEE SHEET A-2, GROUND FLOOR, SHEET A-12 ELEVATIONS AND 3D RENDERINGS. NO REQUESTED VARIANCED ON THIS PROJECT

MEDITERRANEAN STYLE DESIGN STANDARDS

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BASEMENT LEVEL

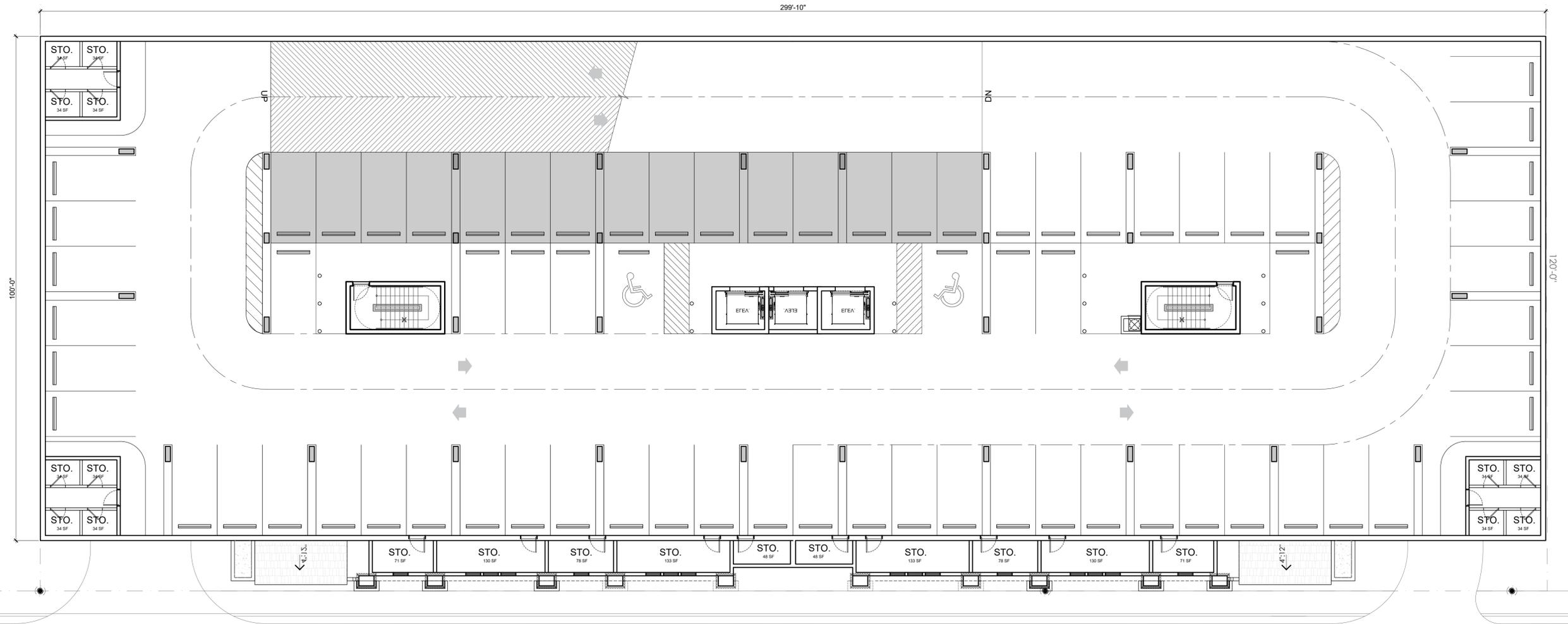
SCALE: 3/32" = 1'-0"



SW 8TH STREET



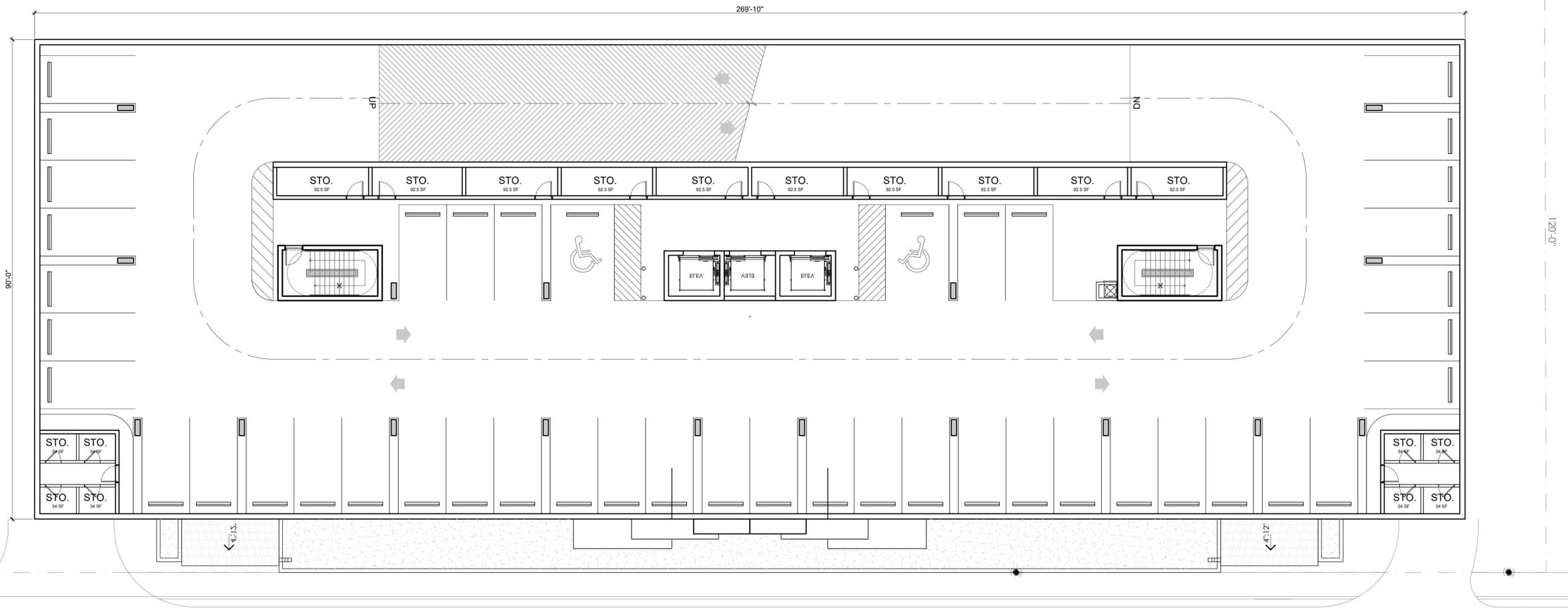
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TYP. FLOOR PLAN 2nd - 4th PARKING  
SCALE: 3/32" = 1'-0"

SW 8TH STREET

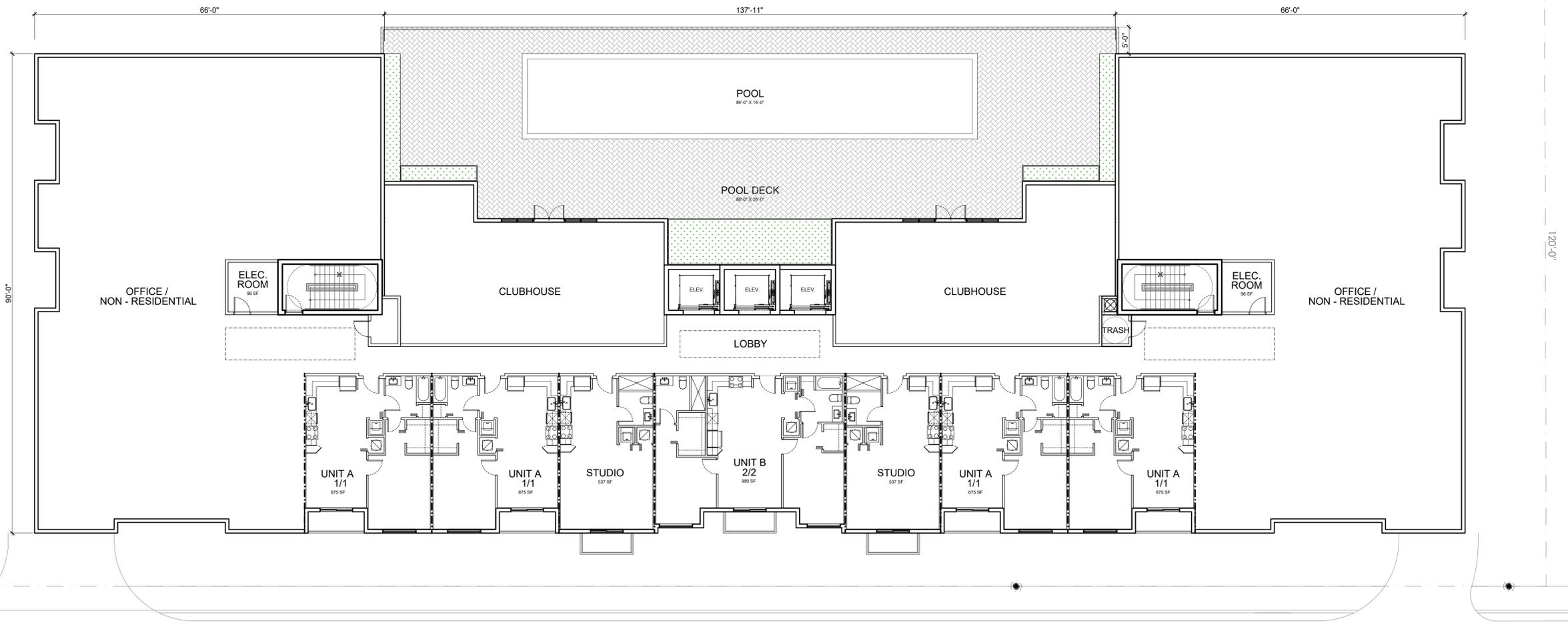
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TYP. FLOOR PLAN 5th - PARKING  
SCALE: 3/32" = 1'-0"

SW 8TH STREET

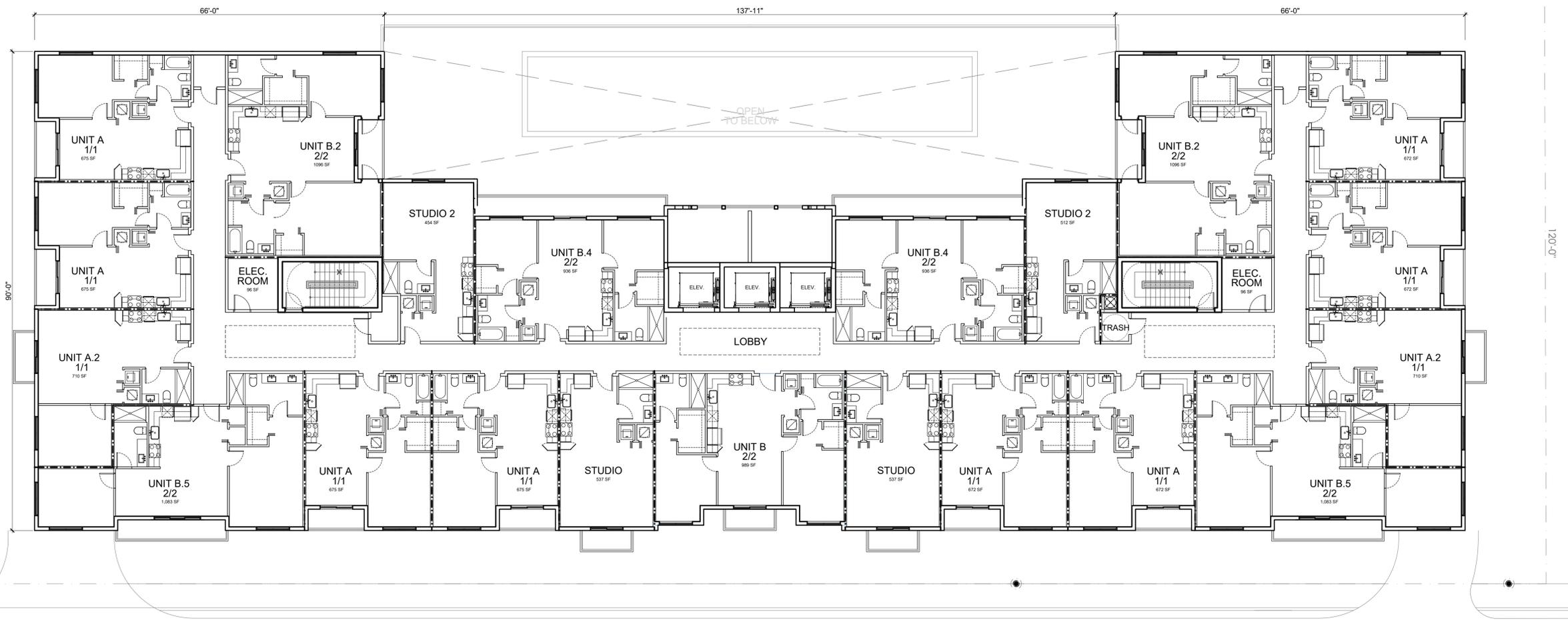
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TYP. FLOOR PLAN 6th AMENITIES  
SCALE: 3/32" = 1'-0"

SW 8TH STREET

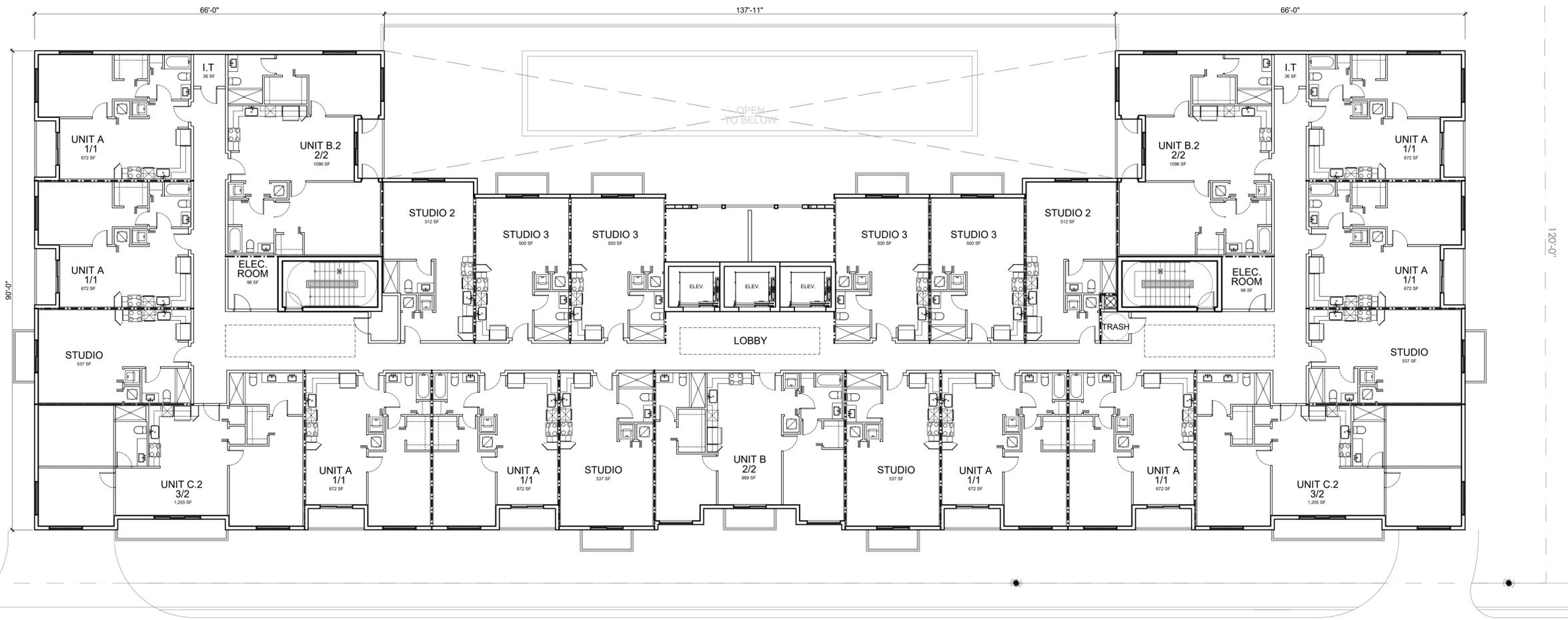
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TYP. FLOOR PLAN 7th - 10th  
SCALE: 3/32" = 1'-0"

SW 8TH STREET

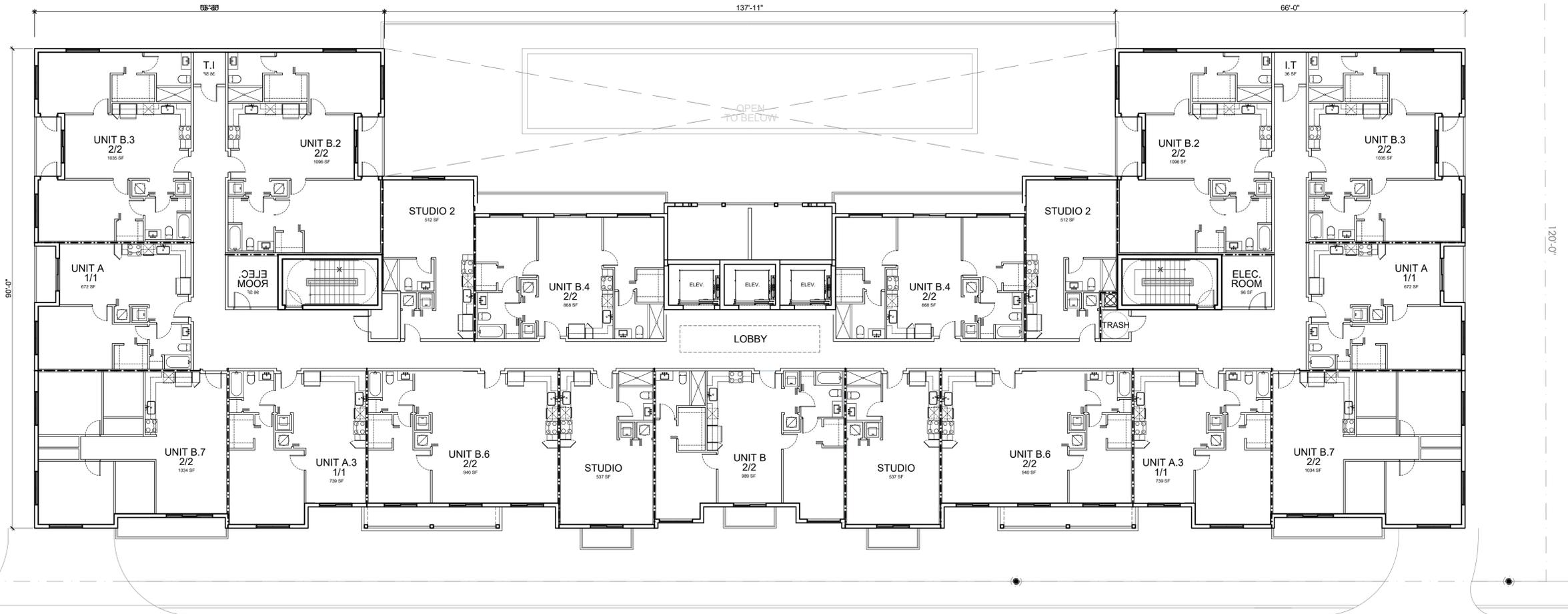
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TYP. FLOOR PLAN 11th - 13th  
SCALE: 3/32" = 1'-0"

SW 8TH STREET

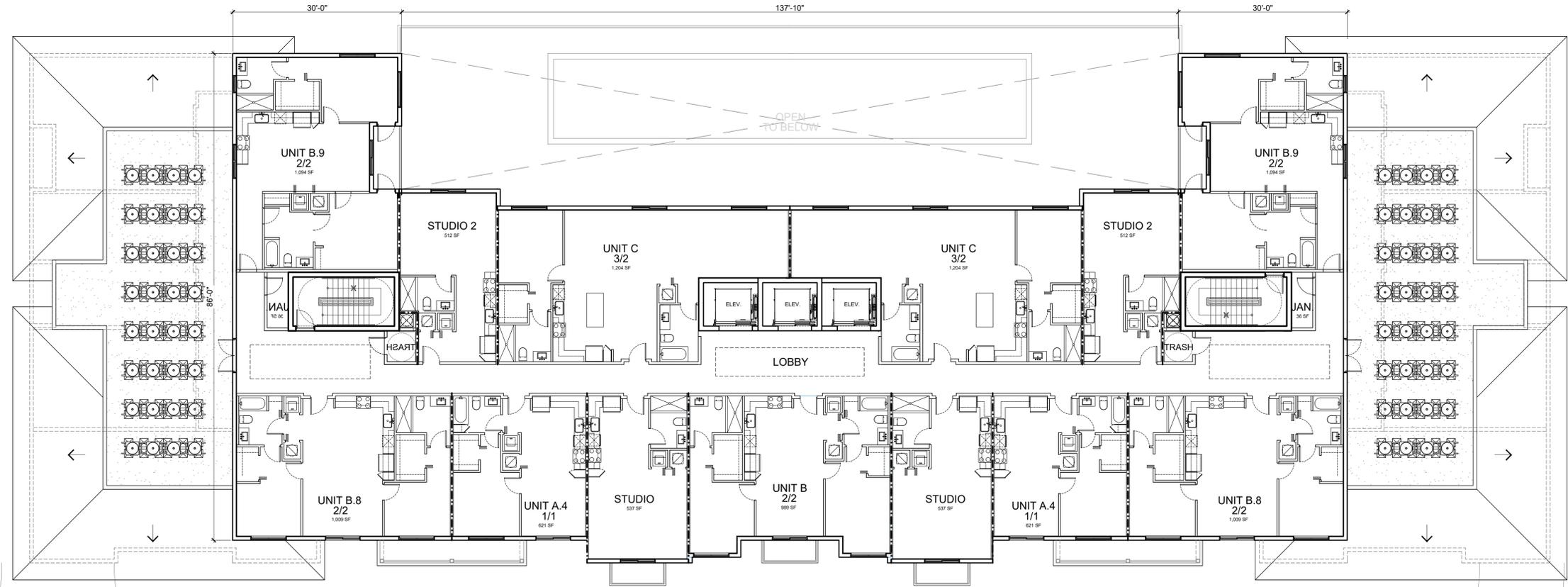
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TYP. FLOOR PLAN 14th  
SCALE: 3/32" = 1'-0"

SW 8TH STREET

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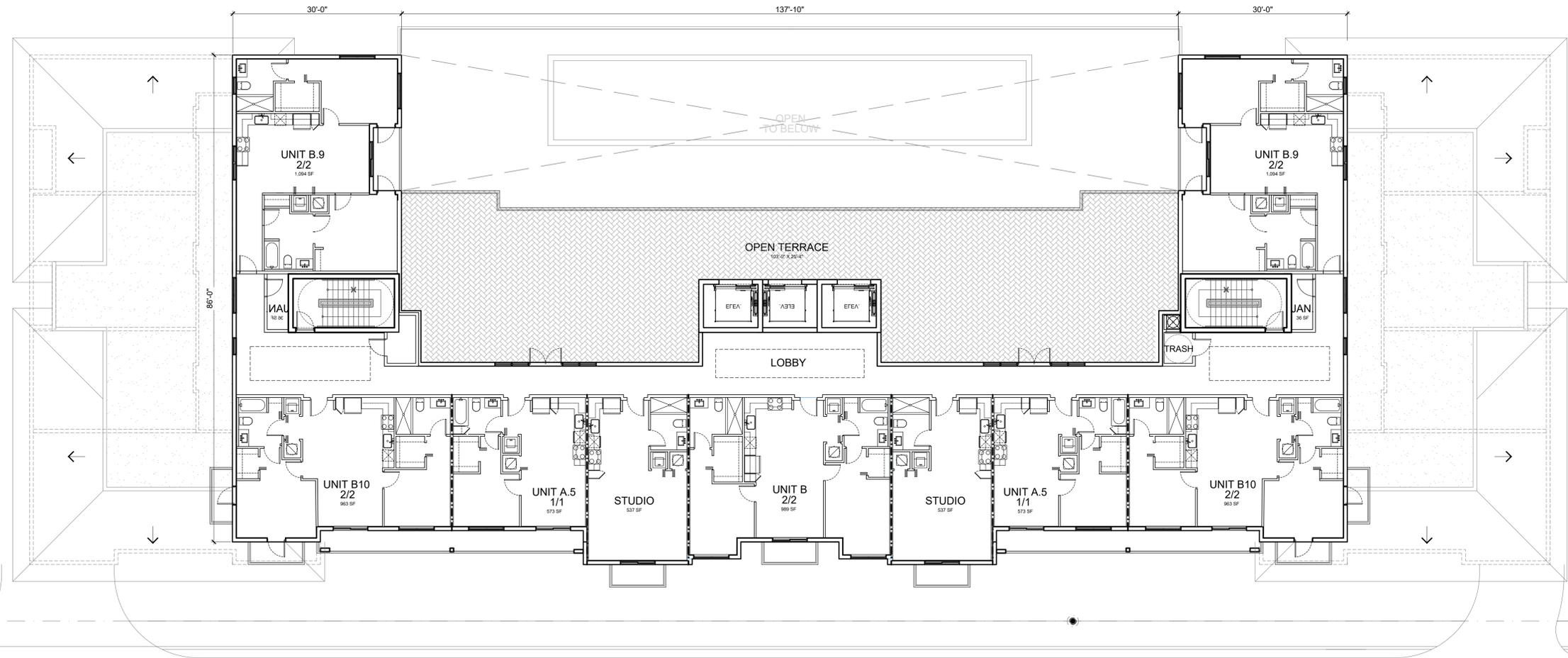
FLOOR PLAN 15th LEVEL

SCALE: 3/32" = 1'-0"



SW 8TH STREET

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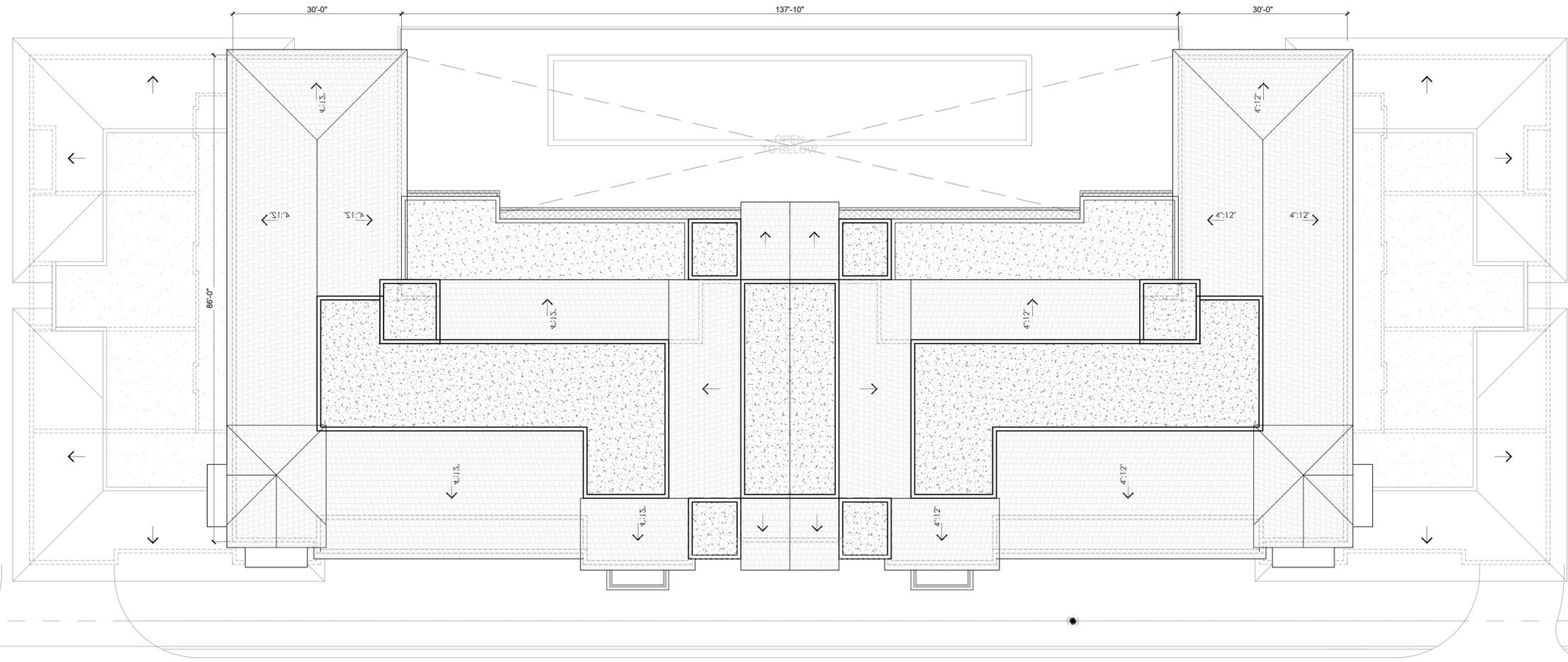
FLOOR PLAN 16th LEVEL

SCALE: 3/32" = 1'-0"



SW 8TH STREET

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ROOF PLAN LEVEL

SCALE: 3/32" = 1'-0"



SW 8TH STREET



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TOP OF PARAPET  
ELEV. + 195'-0"

TOP OF RIDGE  
ELEV. + 175'-0"

TOP OF 16TH FLOOR  
ELEV. + 155'-0"

TOP OF 15TH FLOOR  
ELEV. + 145'-0"

TOP OF 14TH FLOOR  
ELEV. + 135'-0"

TOP OF 13TH FLOOR  
ELEV. + 125'-0"

TOP OF 12TH FLOOR  
ELEV. + 115'-0"

TOP OF 11TH FLOOR  
ELEV. + 105'-0"

TOP OF 10TH FLOOR  
ELEV. + 95'-0"

TOP OF 9TH FLOOR  
ELEV. + 85'-0"

TOP OF 8TH FLOOR  
ELEV. + 75'-0"

TOP OF 7TH FLOOR  
ELEV. + 65'-0"

TOP OF 6TH FLOOR  
ELEV. + 55'-0"

TOP OF 5TH FLOOR  
ELEV. + 45'-0"

TOP OF 4TH FLOOR  
ELEV. + 35'-0"

TOP OF 3RD FLOOR  
ELEV. + 25'-0"

TOP OF 2ND FLOOR  
ELEV. + 15'-0"

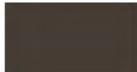
ELEV. + 0'-0"

195' FROM GRADE TO T.O.B.

**FRONT ELEVATION**

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

**MATERIAL LEGEND:**

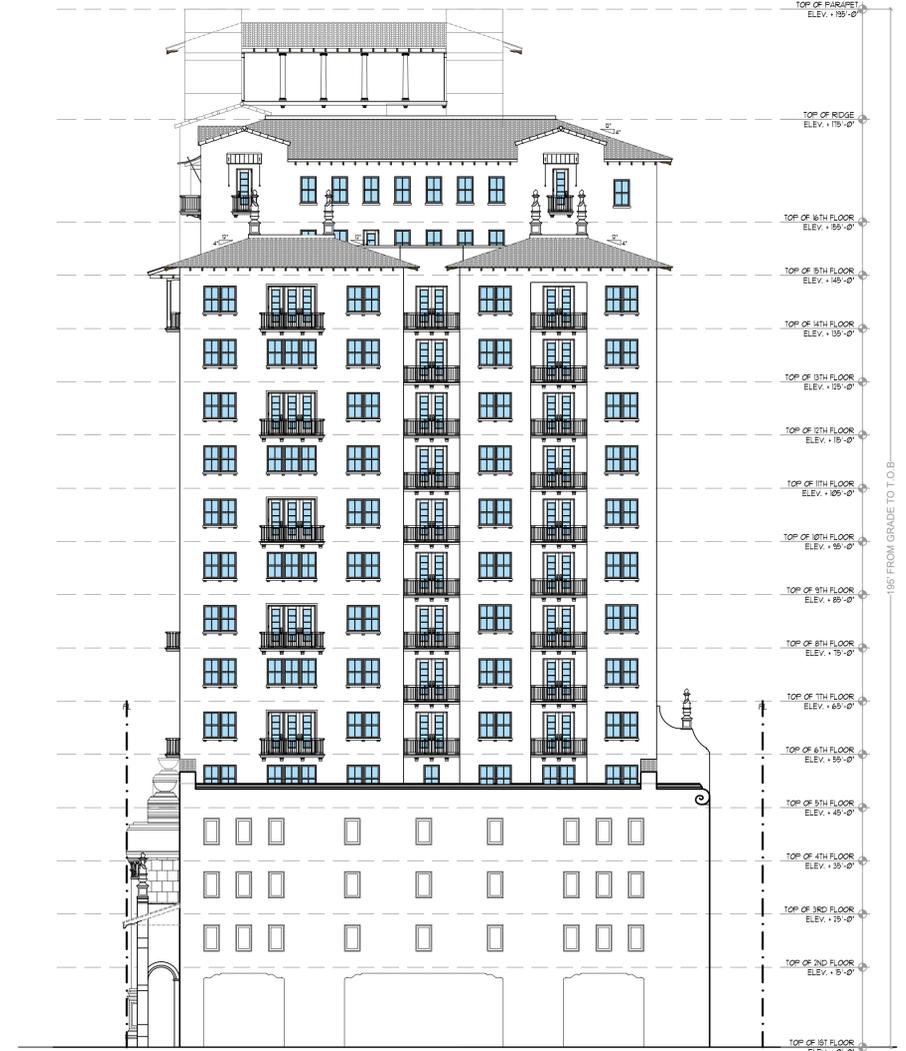
								
<b>BODY</b> Painted Stucco SW 9542 Natural White	<b>ACCENT BASE</b> Painted Stucco SW 7004 Snowbound	<b>FASCIA</b> Wood SW 7069 Iron ore	<b>BRACKETS</b> Aluminum SW 6089 Grounded	<b>BANDS &amp; COLUMNS</b> Painted Stucco SW 7757 High Reflective White	<b>RAILING</b> Aluminum Bronze	<b>ROOF</b> S Type clay roof tile terracota or similar	<b>WINDOW DOOR FRAME</b> Gray aluminum frame & clear glass	<b>STONE</b> Coquina Stone

\*LANDSCAPE SHOWN FOR ILLUSTRATION PURPOSES ONLY



**FRONT ELEVATION**

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



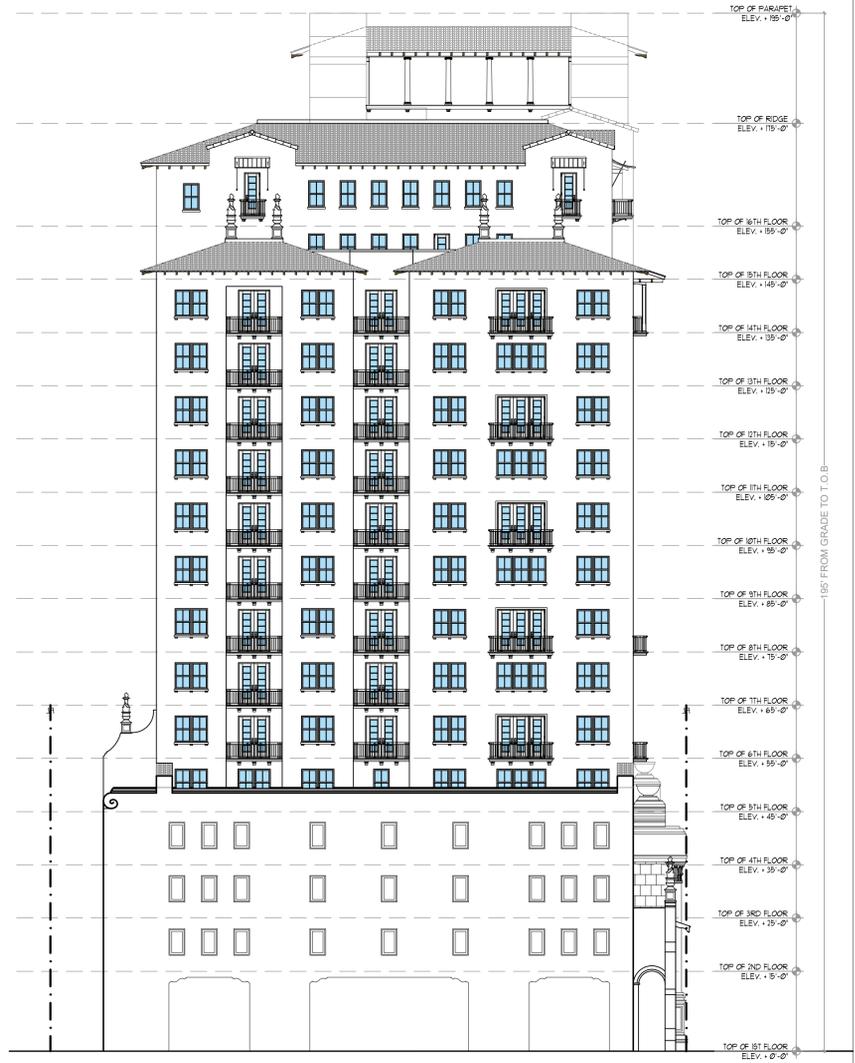
**RIGHT SIDE ELEVATION**

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

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**REAR ELEVATION**  
SCALE: 1/16" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/16" = 1'-0"

**PASCUAL  
PEREZ  
KILIDDJIAN  
STARR**

ARCHITECTS + PLANNERS

LICENSE # AA 26001357  
EDGARDO PEREZ, AIA  
LICENSE NO.: AR 0015394  
MARIO P. PASCUAL, AIA  
LICENSE NO.: AR 0008254  
PETER KILIDDJIAN, RA  
LICENSE NO.: AR 0093067  
ANDREW STARR, RA  
LICENSE NO.: AR 0095130

AT THE BEACON CENTER  
1330 NW 84th AVENUE  
DORAL, FLORIDA 33126  
TELEPHONE: (305) 592-1363  
FACSIMILE: (305) 592-6865  
<http://www.ppkirch.com>

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REVISIONS:

OWNER:  
SHOMA GROUP

**PONCE 8**  
3808 SW 8TH STREET  
BY: SHOMA GROUP  
CITY OF CORAL GABLES, FLORIDA

SEAL:

3D RENDERINGS

DATE: 2025-08-08  
SCALE: AS SHOWN  
DRAWN BY: JC  
CHECK BY: PPKS  
JOB NO.: 25-30

**A-13**

SHEET NO.:



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Professional (Individual or Corporation)

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER:

Legal description: Lot: \_\_\_\_\_ Block \_\_\_\_\_ Subdivision: \_\_\_\_\_  
P.B. \_\_\_\_\_ Page: . \_\_\_\_\_ Development name: PONCE 8

We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 98-13 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Miami Dade County and that none of the species are from the prohibited list.

I/We hereby certify as an arborist and/or landscape architect that there are/are no (circle one) specimen trees on the property.

Additionally, automatic sprinkler systems (if applicable) comply with requirement of said 3

I/We further certify that I/We am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

Seal:

Professional Preparer's Signature

**Steven C. Eaves**  
**Witkin Hults + Partners**  
**307 S. 21st Avenue**  
**Hollywood, FL 33020**  
**License #6667290**

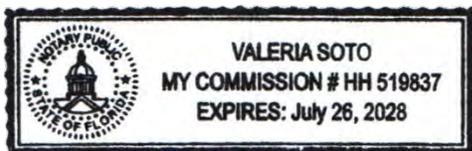


**STATE OF FLORIDA**  
**COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this **8<sup>th</sup> of August, 2025**, by *Steven C. Eaves*, of *Witkin Hults + Partners*, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Witness my signature and official seal this **8<sup>th</sup> of August, 2025** in the County and State aforesaid, the date and year last aforesaid.

My commission expires: July 26, 2028

  
\_\_\_\_\_  
**Valeria S. Soto**  
**Notary Public Signature**













Writer's Direct Dial: (305) 376-6061  
Writer's E-Mail Address: mgarcia-serra@gunster.com

August 8, 2025

**VIA ELECTRONIC SUBMISSION**

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

**Re: Ponce 8 / 3808 and 3850 SW 8<sup>th</sup> Street, Coral Gables, Florida (the "Property")**  
**/ Art in Public Places Statement**

Dear Ms. Garcia:

Pursuant to Coral Gables Zoning Code Section 9-103.A, and on behalf of Shoma Investments Company ("the Applicant"), as part of the proposed development to be located on the Property, the Applicant intends to contribute 1% of the Aggregate Project Value to the Art Acquisition Fund. If you have any questions, please do not hesitate to contact me at (305) 376-6061.

Sincerely,

A handwritten signature in blue ink that reads "Mario Garcia-Serra".

Mario Garcia-Serra

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## ORDINANCE NO. 2707

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY DEALING WITH A CHANGE OF ZONING ON LOTS 7, 8, 9 AND 10, BLOCK 3, DOUGLAS SECTION, (3808-30 S. W. 8TH STREET), CORAL GABLES, DADE COUNTY, FLORIDA; DECLARING THIS TO BE AN EMERGENCY MEASURE FOR THE PURPOSE OF WAIVING SECOND READING AND THIRTY DAY WAITING PERIOD; PROVIDING AN EFFECTIVE DATE OF JUNE 23, 1987; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.

WHEREAS, an application was made for a change of zoning on Lots 7, 8, 9 and 10, Block 3, Douglas Section from "CB" Commercial Use to "XCB". The letter symbol "X" to permit the operation of a retail store providing a blueprinting service; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within three hundred (300) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on May 20, 1987, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board at its regular meeting of May 20, 1987 recommended to the City Commission that the applicant's request be approved; and

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

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and in particular, that certain Use and Area Map Plate No. 5, attached thereto and by reference made a part thereof, shall be and it is hereby amended to show henceforth a change of zoning on Lots 7, 8, 9 and 10, Block 3, Douglas Section, from "CB" Commercial Use to "XCB". The letter symbol "X" to permit the operation of a retail store providing blueprinting services.

SECTION 2. That such use and change of zoning shall be and it is hereby subject to the following restriction:

1. That the specific blueprinting business is permitted only at the address known as 3808-30 S. W. 8th Street.

SECTION 3. That this ordinance is hereby declared to be an emergency measure for the purpose of waiving second reading and thirty day waiting period and providing an effective date of June 23, 1987.

SECTION 4. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-THIRD DAY OF JUNE, A. D., 1987.

APPROVED:

  
GEORGE M. CORRIGAN  
MAYOR

ATTEST:



VIRGINIA L. PAUL  
CITY CLERK

ACCEJ6C3



**CITY OF CORAL GABLES  
HISTORIC SIGNIFICANCE REQUESTS  
OF ANY STRUCTURE**

---

In order to process a request for information as to whether or not a non-designated structure is historically significant prior to a request for a demolition permit in the City of Coral Gables, the following information is required:

1. A survey of the lot in question and all contiguous lots or parcels of land owned by the same property owner. The survey must be signed and sealed by a land surveyor registered and licensed to do business in the United State of Florida. The survey must include the following:

- a) All lot lines and property lines must be shown and labeled.
- b) All improvements must be shown (i.e. buildings, wall fences, slabs, driveways, etc.)
- c) Correct legal description.
- d) Survey must be current (a current survey is less than five (5) years old and must accurately reflect the existing conditions at the site at the time it is submitted to the Historical Resources Department). The date issued must be clearly marked and the survey must be signed and sealed.

2. A letter of request / intent stating the specifics request, including the address and legal description of the property i.e.:

I would like to know if 6XX Alhambra Circle (Lot 1, Block 1, Coral Gables Section) is historically significant.

3. Color Photographs of the overall site, and of all sides of all the buildings and features on the site labeled. Polaroid's, Google Street View, Google Earth images will not be accepted.

4. Processing fee (per Ordinance No. 2015-17):  
NEW REQUEST: \$761.25  
RE-ISSUE OF EXPIRED LETTER: \$100.00  
Checks made payable to: *The City of Coral Gables*

5. Application

**ALL SUBMITTED INFORMATION WILL BE RETAINED BY  
THE CITY OF CORAL GABLES AND WILL NOT BE RETURNED.**

Letters for the determination of historical significance should be addressed to:

*The City of Coral Gables  
Historical Resources and Cultural Arts Department  
2327 Salzedo Street, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134*

**CITY OF CORAL GABLES  
HISTORIC SIGNIFICANCE REQUEST  
OF ANY STRUCTURE**

Re-Issue

**PROPERTY INFORMATION:**

Folio Number: \_\_\_\_\_

Property Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Original Date of Construction: \_\_\_\_\_

Original Architect(s): \_\_\_\_\_

**OWNER INFORMATION:**

Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

*(Please be sure to include City and Zip Code)*

Phone number(s): \_\_\_\_\_

E-mail: \_\_\_\_\_

**CONTACT INFORMATION:**

Applicant Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

*(Please be sure to include City and Zip Code)*

Phone number(s): \_\_\_\_\_

E-mail: \_\_\_\_\_

***-Staff Use Only-***

EDEN SYSTEM PERMIT #: \_\_\_\_\_

**Determination:** The property  does not meet  does meet the minimum eligibility criteria for designation as a local historic landmark at the present time.

**Note: The Historical Resources staff will require review by the Historic Preservation Board if the building to be demolished is considered eligible for local designation.**

Any change from the foregoing may only be made upon a demonstration of a change in the material facts upon which this determination was made. Please be advised that this determination does not constitute a development order.

**\*\*PLEASE NOTE:** Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

BOCA RATON  
FT. LAUDERDALE  
JACKSONVILLE  
MIAMI  
NAPLES  
ORLANDO



PALM BEACH  
STUART  
TALLAHASSEE  
TAMPA  
VERO BEACH  
WEST PALM BEACH

July 30, 2025

**VIA FIRST-CLASS MAIL**

Ms. Anna Pernas  
Historical Resources & Cultural Arts Director  
2327 Salzedo Street, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: 3808 SW 8<sup>th</sup> Street, Coral Gables, Florida/ Request for Determination of Historical Significance Letter**

Dear Ms. Pernas:

I am requesting a historical significance letter for the existing structures on the property located at 3808 SW 8<sup>th</sup> Street, Coral Gables, Florida (the "Property"). The Property is identified by tax folio number 03-4108-009-0280. The Property is more particularly described as follows:

LOTS 7 TO 10, BLOCK 3, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Photographs of the existing structure are enclosed, along with the required survey of the Property, application form. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads 'Mario Garcia-Serra'.

Mario Garcia-Serra

Enclosures



**CITY OF CORAL GABLES  
HISTORIC SIGNIFICANCE REQUESTS  
OF ANY STRUCTURE**

---

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- b) All improvements must be shown (i.e. buildings, wall fences, slabs, driveways, etc.)
- c) Correct legal description.
- d) Survey must be current (a current survey is less than five (5) years old and must accurately reflect the existing conditions at the site at the time it is submitted to the Historical Resources Department). The date issued must be clearly marked and the survey must be signed and sealed.

2. A letter of request / intent stating the specifics request, including the address and legal description of the property i.e.:

I would like to know if 6XX Alhambra Circle (Lot 1, Block 1, Coral Gables Section) is historically significant.

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4. Processing fee (per Ordinance No. 2015-17):  
NEW REQUEST: \$761.25  
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2327 Salzedo Street, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134*

**CITY OF CORAL GABLES  
HISTORIC SIGNIFICANCE REQUEST  
OF ANY STRUCTURE**

Re-Issue

**PROPERTY INFORMATION:**

Folio Number: 03-4108-009-0260

Property Address: 3850 SW 8 Street

Legal Description: LOT 5, BLOCK 3, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Original Date of Construction: 1946, 1958, 1985, 1987

Original Architect(s): Not available.

**OWNER INFORMATION:**

Owner: S17TPA Corporation; ABC Development Inc.

Mailing Address: 7215 NW 7 Street Miami FL 33126  
*(Please be sure to include City and Zip Code)*

Phone number(s): \_\_\_\_\_

E-mail: \_\_\_\_\_

**CONTACT INFORMATION:**

Applicant Name: Mario Garcia-Serra, Esq.

Mailing Address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131  
*(Please be sure to include City and Zip Code)*

Phone number(s): (305) 376-6061

E-mail: mgarcia-serra@gunster.com

*-Staff Use Only-*

EDEN SYSTEM PERMIT #: \_\_\_\_\_

Determination: The property  does not meet  does meet the minimum eligibility criteria for designation as a local historic landmark at the present time.

**Note: The Historical Resources staff will require review by the Historic Preservation Board if the building to be demolished is considered eligible for local designation.**  
Any change from the foregoing may only be made upon a demonstration of a change in the material facts upon which this determination was made.  
Please be advised that this determination does not constitute a development order.

**\*\*PLEASE NOTE:** Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

BOCA RATON  
FT. LAUDERDALE  
JACKSONVILLE  
MIAMI  
NAPLES  
ORLANDO



PALM BEACH  
STUART  
TALLAHASSEE  
TAMPA  
VERO BEACH  
WEST PALM BEACH

July 30, 2025

**VIA FIRST-CLASS MAIL**

Ms. Anna Pernas  
Historical Resources & Cultural Arts Director  
2327 Salzedo Street, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: 3850 SW 8<sup>th</sup> Street, Coral Gables, Florida/ Request for Determination of Historical Significance Letter**

Dear Ms. Pernas:

I am requesting a historical significance letter for the existing structures on the property located at 3850 SW 8<sup>th</sup> Street, Coral Gables, Florida (the "Property"). The Property is identified by tax folio number 03-4108-009-0260. The Property is more particularly described as follows:

LOT 5, BLOCK 3, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Photographs of the existing structure are enclosed, along with the required survey of the Property, application form. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads 'Mario Garcia-Serra'.

Mario Garcia-Serra

Enclosures



**CITY OF CORAL GABLES  
HISTORIC SIGNIFICANCE REQUESTS  
OF ANY STRUCTURE**

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In order to process a request for information as to whether or not a non-designated structure is historically significant prior to a request for a demolition permit in the City of Coral Gables, the following information is required:

1. A survey of the lot in question and all contiguous lots or parcels of land owned by the same property owner. The survey must be signed and sealed by a land surveyor registered and licensed to do business in the United State of Florida. The survey must include the following:

- a) All lot lines and property lines must be shown and labeled.
- b) All improvements must be shown (i.e. buildings, wall fences, slabs, driveways, etc.)
- c) Correct legal description.
- d) Survey must be current (a current survey is less than five (5) years old and must accurately reflect the existing conditions at the site at the time it is submitted to the Historical Resources Department). The date issued must be clearly marked and the survey must be signed and sealed.

2. A letter of request / intent stating the specifics request, including the address and legal description of the property i.e.:

I would like to know if 6XX Alhambra Circle (Lot 1, Block 1, Coral Gables Section) is historically significant.

3. Color Photographs of the overall site, and of all sides of all the buildings and features on the site labeled. Polaroid's, Google Street View, Google Earth images will not be accepted.

4. Processing fee (per Ordinance No. 2015-17):  
NEW REQUEST: \$761.25  
RE-ISSUE OF EXPIRED LETTER: \$100.00  
Checks made payable to: *The City of Coral Gables*

5. Application

**ALL SUBMITTED INFORMATION WILL BE RETAINED BY  
THE CITY OF CORAL GABLES AND WILL NOT BE RETURNED.**

Letters for the determination of historical significance should be addressed to:

*The City of Coral Gables  
Historical Resources and Cultural Arts Department  
2327 Salzedo Street, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134*

**CITY OF CORAL GABLES  
HISTORIC SIGNIFICANCE REQUEST  
OF ANY STRUCTURE**

Re-Issue

**PROPERTY INFORMATION:**

Folio Number: 03-4108-009-0270

Property Address: 3850 SW 8 Street

Legal Description: LOT 6, BLOCK 3, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Original Date of Construction: 1977

Original Architect(s): Not available.

**OWNER INFORMATION:**

Owner: S17TPA Corporation; ABC Development Inc.

Mailing Address: 7215 NW 7 Street Miami FL 33126  
*(Please be sure to include City and Zip Code)*

Phone number(s): \_\_\_\_\_

E-mail: \_\_\_\_\_

**CONTACT INFORMATION:**

Applicant Name: Mario Garcia-Serra, Esq.

Mailing Address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131  
*(Please be sure to include City and Zip Code)*

Phone number(s): (305) 376-6061

E-mail: mgarcia-serra@gunster.com

*-Staff Use Only-*

EDEN SYSTEM PERMIT #: \_\_\_\_\_

Determination: The property  does not meet  does meet the minimum eligibility criteria for designation as a local historic landmark at the present time.

**Note: The Historical Resources staff will require review by the Historic Preservation Board if the building to be demolished is considered eligible for local designation.**  
Any change from the foregoing may only be made upon a demonstration of a change in the material facts upon which this determination was made.  
Please be advised that this determination does not constitute a development order.

**\*\*PLEASE NOTE:** Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

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July 30, 2025

**VIA FIRST-CLASS MAIL**

Ms. Anna Pernas  
Historical Resources & Cultural Arts Director  
2327 Salzedo Street, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: 3850 SW 8<sup>th</sup> Street, Coral Gables, Florida/ Request for Determination of Historical Significance Letter**

Dear Ms. Pernas:

I am requesting a historical significance letter for the existing structures on the property located at 3850 SW 8<sup>th</sup> Street, Coral Gables, Florida (the "Property"). The Property is identified by tax folio number 03-4108-009-0270. The Property is more particularly described as follows:

LOT 6, BLOCK 3, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Photographs of the existing structure are enclosed, along with the required survey of the Property, application form. Thank you for your attention to this matter.

Sincerely,

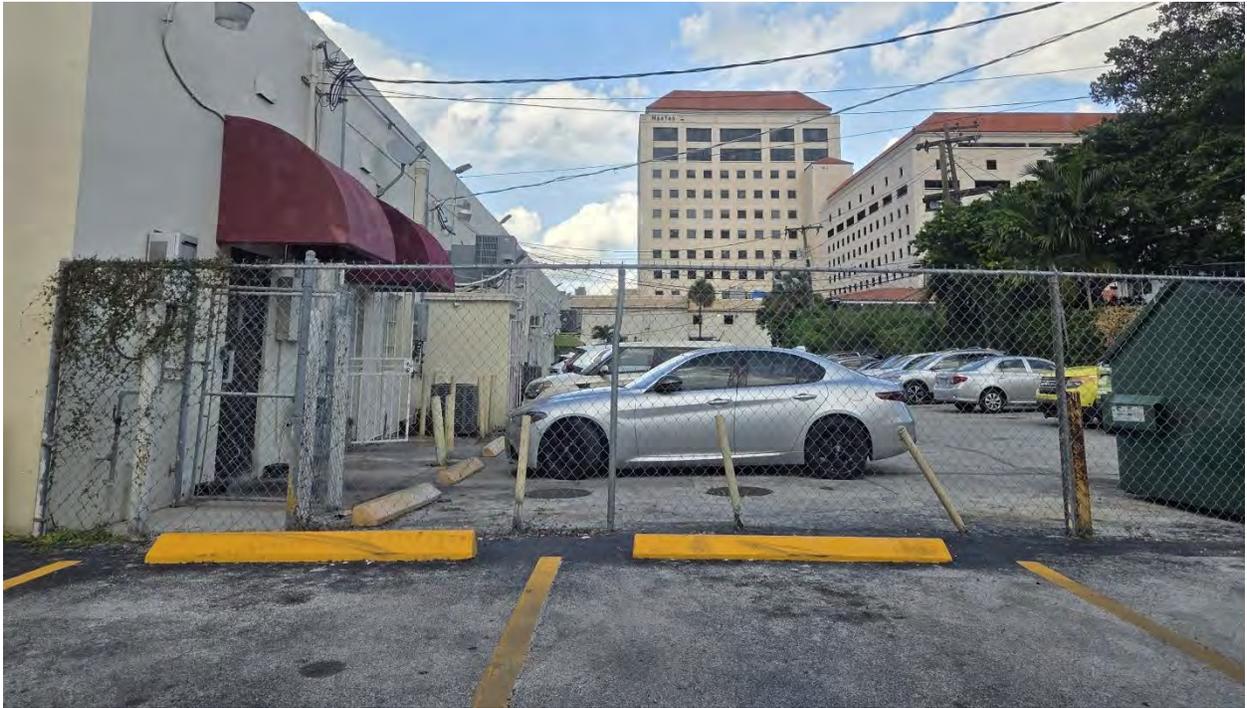
A handwritten signature in blue ink that reads 'Mario Garcia-Serra'.

Mario Garcia-Serra

Enclosures

































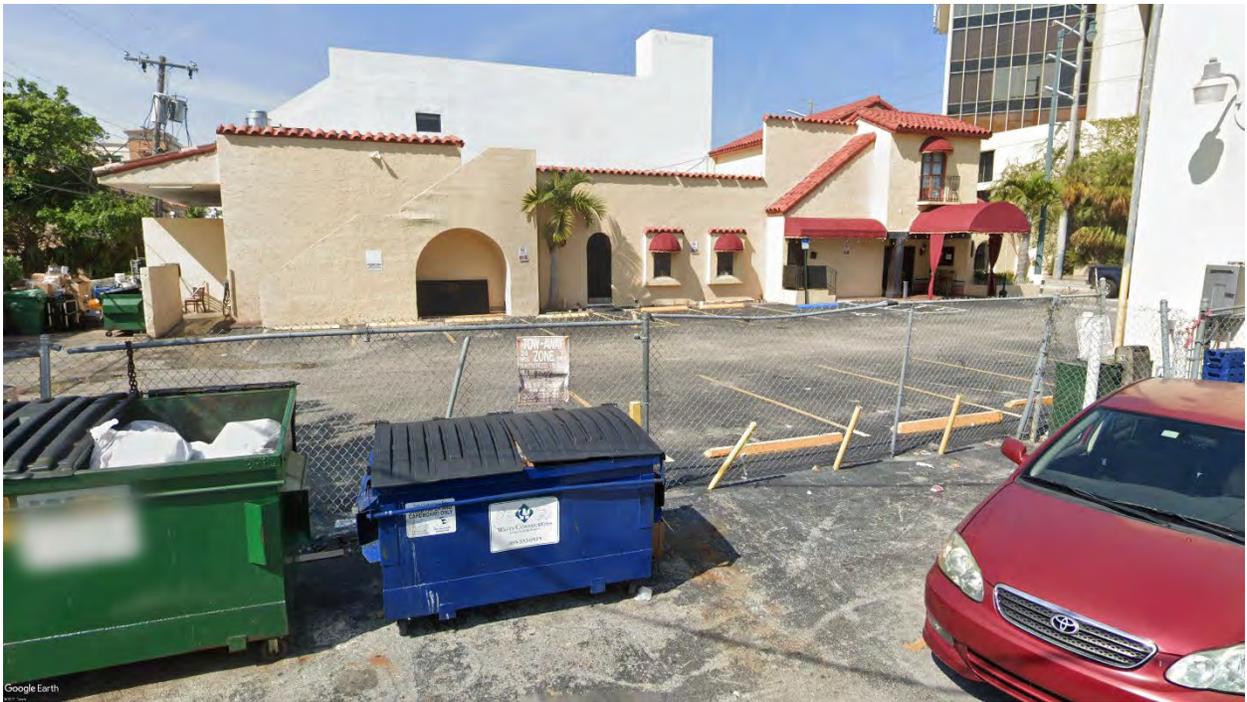










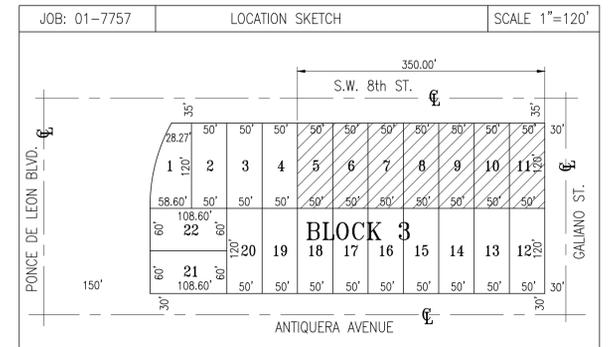


Google Earth



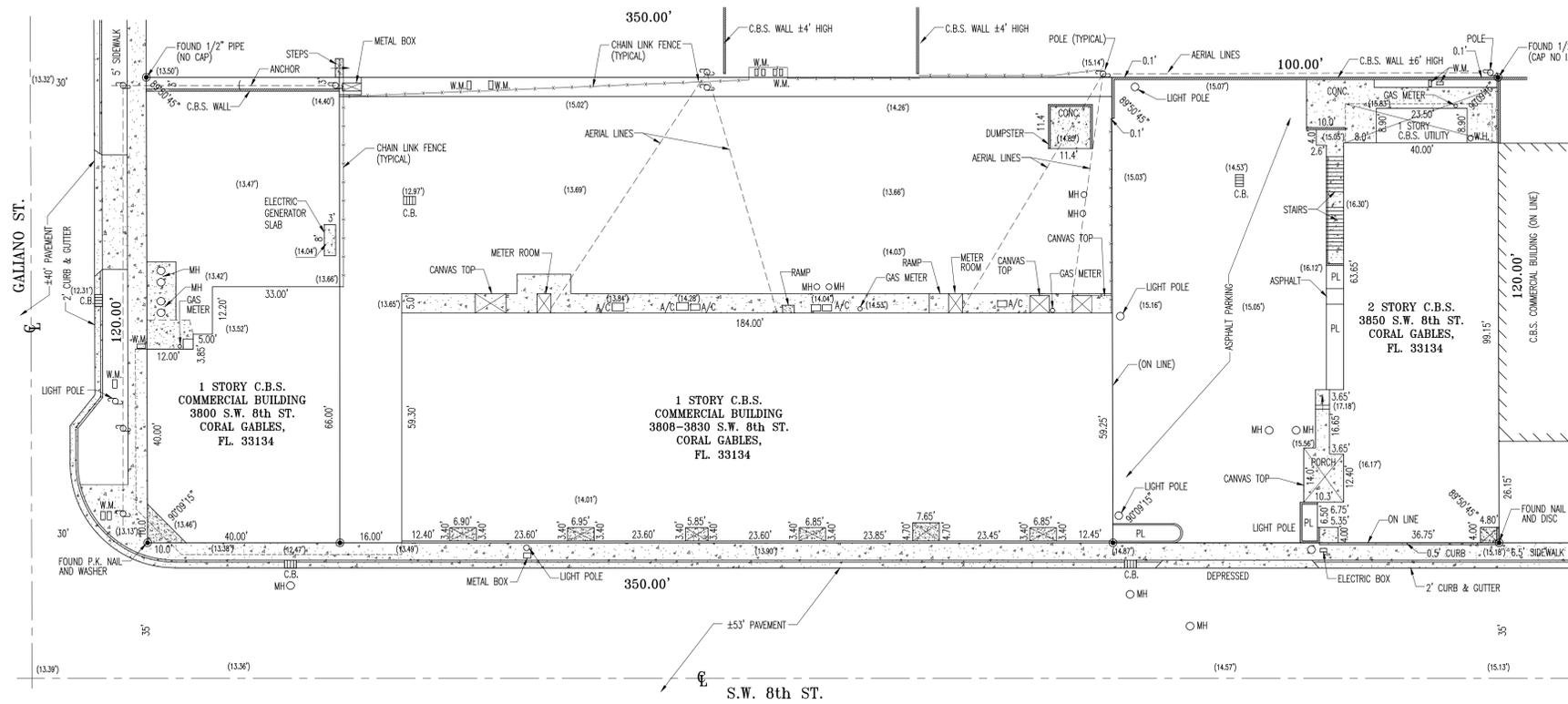


PLAN OF SURVEY  
SCALE 1"=20'



**LEGAL DESCRIPTION:**  
LOTS 5 TO 11, BLOCK 3, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

A...ARC DISTANCE A/C...ARC CHORDING C.S...CONCRETE BLOCK STRUCTURE C.U...CURVED UTILITY LINE C.L...CENTER C/L...CENTER LINE P.O...FROM D.M.C...ENCROACHMENT F.W...RIGHT OF WAY F.P...FOUND IRON PIPE O.L...OVER H.O.D...W.M...WATER METER C.H...CHORD DISTANCE P.L...PROPERTY LINE CONC...CONCRETE F.A...FIRE HYDRANT U.P...UTILITY PIPE R...RADIUS U.E...UTILITY EASEMENT A...CENTRAL ANGLE P.L...PLANTER T...TANGENT C.B...CATCH BASIN M.H...MANHOLE W.H...WATER HEATER



BENCH MARK USED: MIAMI DADE COUNTY C-238. ELEVATION: 15.59'

- GENERAL NOTES**
- 1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
  - 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
  - 3) (2.22) DENOTES THOSE ELEVATIONS REFERRED TO NAV 1988 DATUM.
  - 4) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
  - 5) THIS PROPERTY IS WITHIN THE LIMITS OF THE FLOOD ZONE AH1.
  - 6) NO UNDERGROUND LOCATIONS WERE DONE BY THIS COMPANY.

CERTIFIED TO: JILK INVESTMENTS, INC DATE: APRIL 16, 2025

APPLICABLE ZONING, UNDERGROUND, ZONING AND BUILDING SET BACKS, MUST BE CHECKED BY OWNER, ARCHITECT OR BUILDER BEFORE DESIGN OR CONSTRUCTION BEGINS ON THIS PROPERTY.

I HEREBY CERTIFY: That the attached Plan of Survey of the above described property is true and correct to the best of my knowledge, information and belief, as recently surveyed and plotted under my direction, also that there are no above-ground encroachments other than those shown; This survey meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 54-17.051 through 54-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.



SURVEYING, INC.  
L.B. No. 3333  
6187 NW 167th STREET, HS  
MIAMI, FLORIDA, 33015  
PHONE: (305) 512-4940

THIS IS A TOPOGRAPHIC  
AND A BOUNDARY SURVEY

LAZARO D. ALONSO  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE No. 3590  
STATE OF FLORIDA

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL



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

**Historical Significance Determination Letter for 3850 SW 8<sup>th</sup> Street (Folio: 03-4108-009-0270)**

August 8, 2025

S17TPA Corporation  
ABC Development Corp  
7215 NW 7 Street  
Miami, FL 33126

Re: 3850 SW 8<sup>th</sup> Street (03-4108-009-0270), legally described as Lot 6, Block 3, Coral Gables Douglas Section, according to the plat thereof as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Dear Property Owner,

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

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

**3850 SW 8th Street (03-4108-009-0270), legally described as Lot 6, Block 3, Coral Gables Douglas Section, according to the plat thereof as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida, *does not meet* the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff *will not* require review by the Historic Preservation Board if an application is made for a demolition permit.**

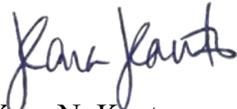
This letter is a reissue of the previous letters dated April 4, 2022.

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

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

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

Sincerely,



Kara N. Kautz

Assistant Historic Preservation Officer

**Copied**

- Mario Garcia-Serra, Esq., 600 Brickell Suite 3500, Miami, FL 33131
- Michael Maxwell, Chair, Historic Preservation Board
- Cristina M. Suárez, City Attorney
- Stephanie Throckmorton, Deputy City Attorney
- Gustavo Ceballos, Assistant City Attorney
- Douglas Ramirez, Development Services Assistant Director
- Jennifer Garcia, City Planner
- Analyn Hernandez, P/T, Plans Coordinator Assistant
- Historical Significance Request Property File