



City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

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

- ☐ Abandonment and Vacations
- ☐ Annexation
- ☐ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use - Administrative Review
- ☐ Conditional Use with Site Plan
- ☐ Conditional Use without Site Plan
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☐ Mixed Use Site Plan
- ☐ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Restrictive Covenants and/or Easements
- ☐ Separation/Establishment of a Building Site
- ☐ Site Plan
- ☐ Subdivision Review for a Tentative Plat and Variance
- ☐ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☐ Zoning Code Map Amendment
- ☐ Zoning Code Text Amendment
- ☒ Other: Request for Relief from Inordinate Burden Pursuant to Zoning Code Section 14-214

General information

Street address of the subject property: 737 Valencia Avenue

Property/project name: The George Residences

Legal description: Lot(s) Please see Exhibit A.

Block(s) _____ Section (s) _____

Property owner(s): The George Residences LLC

Property owner(s) mailing address: c/o 200 S. Biscayne Blvd., Suite 300, Miami, Florida 33131

Telephone: Business 305-374-5300 Fax 305-377-6222

Other _____ Email mtapanes @ brzoninglaw.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Melissa Tapanes Llahues / Paul C. Savage

Applicant(s)/agent(s) mailing address: 200 S. Biscayne Blvd., Suite 300, Miami, Florida 33131

Telephone: Business 305-374-5300 Fax 305-377-6222

Other _____ Email mtapanes @ brzoninglaw.com
psavage brzoninglaw.com

Property information

Current land use classification(s): Multi-Family High Density

Current zoning classification(s): MF4

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

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

Supporting information (to be completed by Planning Staff)

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

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



City of Coral Gables Planning Division Application

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

Application submittal requirements

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

Applicant/agent/property owner affirmation and consent


(I) (We) affirm and certify to all of the following:

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



City of Coral Gables Planning Division Application

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

Property owner(s) signature(s): 	Property owner(s) print name: Alirio Torrealba
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address:
c/o 200 S. Biscayne Blvd., Suite 300, Miami Florida 33131


Telephone: 305-374-5300	Fax: 305-377-6222	Email: mtapanes@brzoninglaw.com / psavage@brzoninglaw.com
-------------------------	-------------------	---


NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 8th day of April by 2025

(Signature of Notary Public - State of Florida)







GABRIELA SORTO
Commission # HH 490787
Expires February 8, 2028

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

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





City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Contract Purchaser(s) Signature:		Contract Purchaser(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)			
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			
Applicant(s)/Agent(s) Signature:		Applicant(s)/Agent(s) Print Name:	
		Melissa Tapanes Llahues	
Address:			
200 S. Biscayne Blvd., Suite 300, Miami, Florida 33131			
Telephone: 305-374-5300	Fax: 305-377-6222	Email: mtapanes@brzoninglaw.com	
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF <u>Miami-Dade</u>			
The foregoing instrument was acknowledged before me this <u>8</u> day of <u>April</u> by <u>2025</u>			
(Signature of Notary Public - State of Florida) <u>Natalie Villadiego</u>			
			
(Print, Type or Stamp Commissioned Name of Notary Public)			
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			

September 2014



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Contract Purchaser(s) Signature:		Contract Purchaser(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) <input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			
Applicant(s)/Agent(s) Signature: 		Applicant(s)/Agent(s) Print Name: Paul C. Savage	
Address: 200 S. Biscayne Blvd., Suite 300, Miami, Florida 33131			
Telephone: 305-374-5300	Fax: 305-377-6222	Email: psavage@brzoninglaw.com	
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF <u>Miami-Dade</u> The foregoing instrument was acknowledged before me this <u>8</u> day of <u>April</u> by <u>2025</u> (Signature of Notary Public - State of Florida) <u>Natalie Villadiego</u>			
			
(Print, Type or Stamp Commissioned Name of Notary Public) <input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			

September 2014

Exhibit "A"

Lots 29 thru 41 inclusive, Block 10, of CORAL GABLES BILTMORE SECTION,
according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the
Public Records of Miami-Dade County, Florida.