



July 22, 2025

VIA E-MAIL TRANSMISSION

Jennifer Garcia, AICP, CNU-A
City of Coral Gables
Planning & Zoning Director
Development Services
427 Biltmore Way, Coral Gables, FL 33134

Re: *Letter of Intent for Planning Board Conceptual Review of Developer's Request for a Comprehensive Plan Map and Zoning Code Map Amendment of 627 Anastasia Ave (Folio # 03-4117-008-5220) & 635 Anastasia Ave (Folio # 03-4117-008-5220) (collectively, the "Property")*

Dear Ms. Garcia:

This firm represents The Terraces at Anastasia, LLC (the "Developer") and this letter serves as the Developer's request for a Conceptual Review of its application for Small Scale Comprehensive Plan Map Amendment and Zoning Code Map Amendment of the Property. The Property is located on the northeast corner of Anastasia Avenue and Cardena Street.

In 2025, the Developer purchased the Property from the University Baptist Church of Coral Gables. Each parcel of the Property current multifamily residential use, with two buildings consisting of eight units.

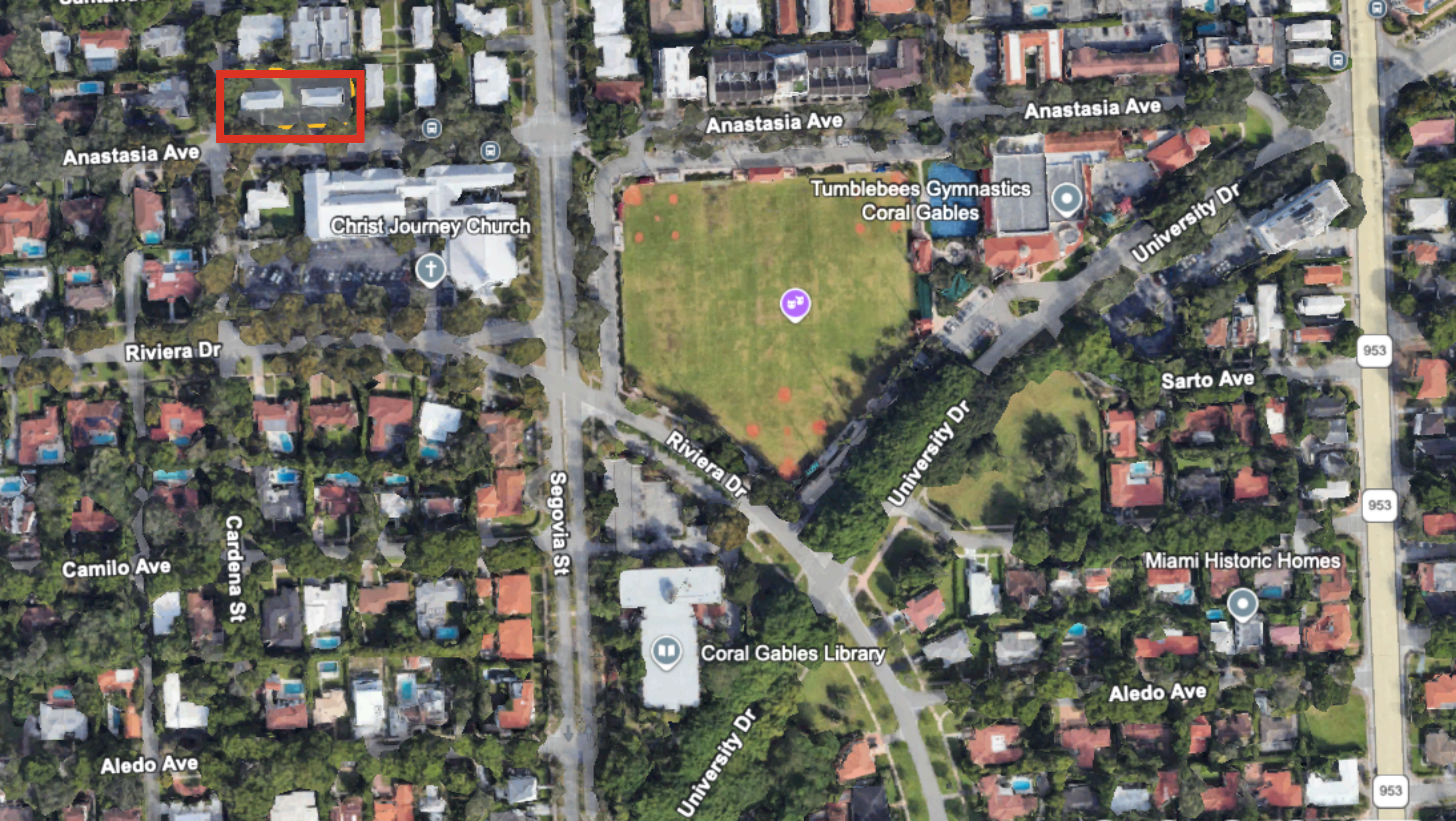
The Comprehensive Plan designates the Property as Religious or Institutional. The Zoning Map designates the Property as Special Use. Additionally, 627 Anastasia is also designated MF-3 by the Zoning Map. The Developer is proposing a Comprehensive Plan Map Amendment and Zoning Code Map Amendment classifying the Property as Multi-Family Low Density and MF-3 respectively. The proposed amendments are consistent with every other surrounding property on the same block.

The Developer intends to develop the Property with eight townhomes fronting Anastasia Avenue with vehicular access from Cardena Street to a shared driveway lined with private garages.

Please do not hesitate to contact me with any questions you may have.

A handwritten signature in black ink, appearing to read 'Joe Jimenez', written in a cursive style.

Joe Jimenez
JMZ Group



Anastasia Ave

Anastasia Ave

Anastasia Ave

Christ Journey Church

Tumblebees Gymnastics
Coral Gables

University Dr

Riviera Dr

Riviera Dr

University Dr

Sarto Ave

Segovia St

Camilo Ave

Cardena St

Miami Historic Homes

Alejo Ave

Alejo Ave

Coral Gables Library

University Dr

953

953

953



Malaga Ave

MF3

MF3

MF3

Malaga Ave

Santander Ave

MF3

Santander Ave

MF3

Santander Ave

MF3

University Dr

Religious or
Institutional

Religious or
Institutional

Religious or
Institutional

Anastasia Ave

SW 42nd Ave

Romano Ave

Opulence
Entertainment
Group

Sarto Ave

Riviera Dr

University Dr

S

S

Camilo Ave

S

Camilo Ave

S

S

Aledo Ave

SW 42nd Ave

Aledo Ave

Cadima Ave

Cadima Ave

Riviera Dr

Escobar Ave

Harlan

Riviera Ct

Alasio Ave

Escobar Ave

Palmarito St

Cardena St

Palmarito St

Cardena St

Harlan

LEGEND

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GRAPHIC SCALE

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1"=30'

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

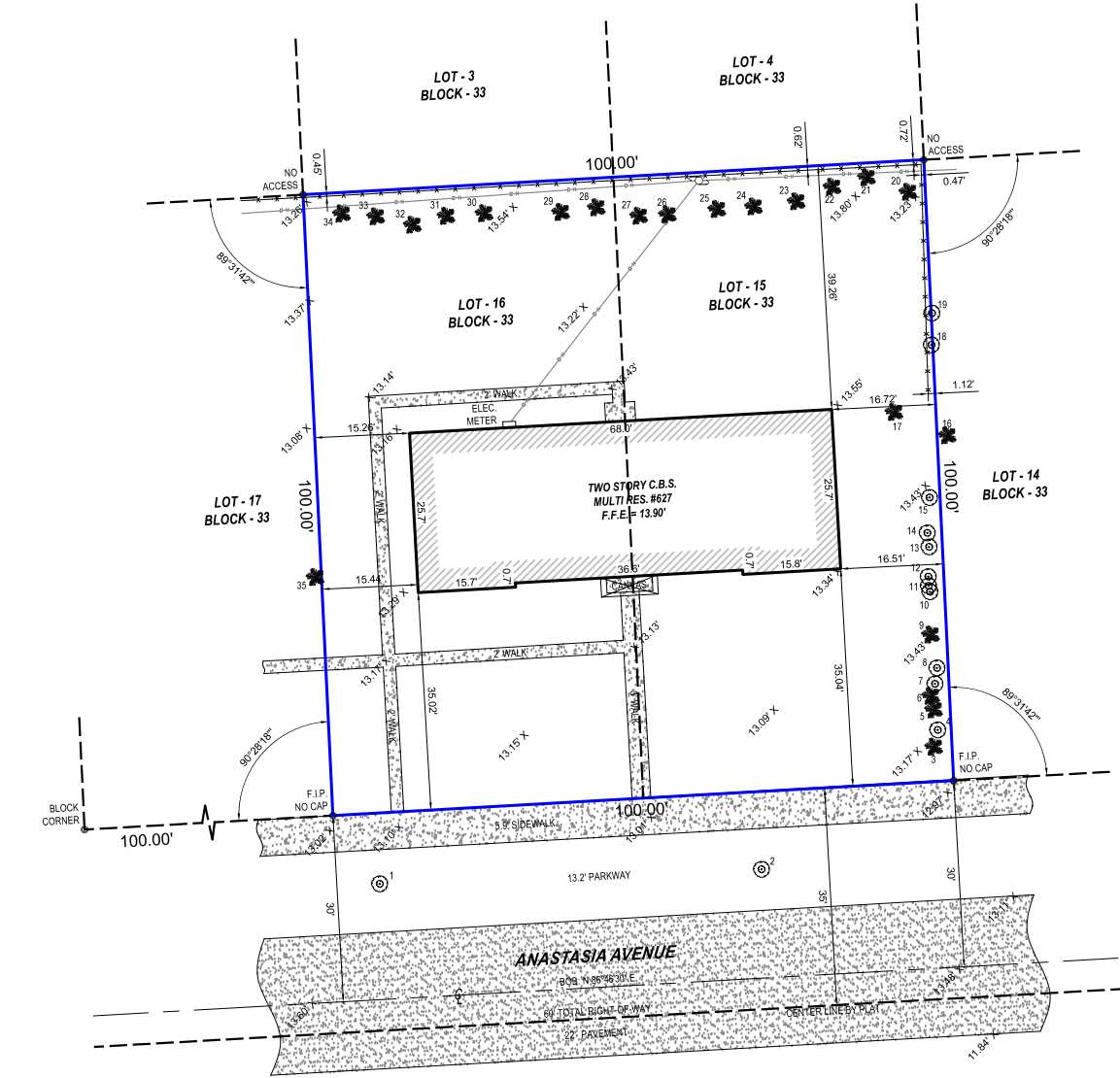
SCHEDULE B-II, EXCEPTIONS:

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NO.: 25-0140
COMMITMENT DATE: 02/27/2025

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TREE TABLE:

| NO | COMMON NAME | DBH(ø) | HEIGHT | CANOPY |
|----|-------------|--------|---------|---------|
| 1 | OAK | 15" | 35' | 35' |
| 2 | MAHOGANY | 36" | 60' | 60' |
| 3 | PALM | 8" | 20' | 12' |
| 4 | TREE | 8" | 20' | 15' |
| 5 | PALM | 8" | 20' | 12' |
| 6 | PALM | 3" | 30' | 6' |
| 7 | TREE | 10" | 30' | 20' |
| 8 | TREE | 8" | 20' | 15' |
| 9 | PALM | 4" | 30' | 6' |
| 10 | TREE | 8" | 20' | 15' |
| 11 | TREE | 4" | 25' | 12' |
| 12 | TREE | 4" | 25' | 12' |
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| 14 | TREE | 10" | 20' | 15' |
| 15 | TREE | 10" | 30' | 20' |
| 16 | TREE | 8" | 25' | 12' |
| 17 | TREE | 4" | 30' | 6' |
| 18 | AVOCADO | 24" | 60' | 40' |
| 19 | AVOCADO | 12" | 40' | 25' |
| 20 | PALMS(10) | 5"(ea) | 30'(ea) | 12'(ea) |
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IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.

N. Del Vento

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

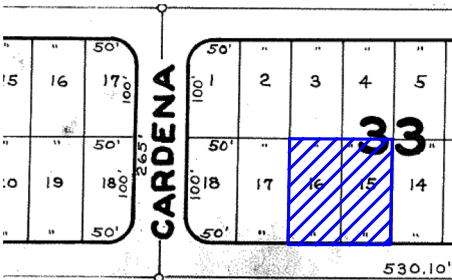
CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155
PH: (305) 767-6802 (main)
MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS
www.survey-pros.com

LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

627 ANASTASIA AVENUE, CORAL GABLES, FL. 33134

LEGAL DESCRIPTION:

LOTS 15 AND 16 IN BLOCK 33, OF CORAL GABLES, BILTMORE SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, AT PAGE 28 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X BASE FLOOD ELEVATION N/A
COMMUNITY NAME & NUMBER CITY OF CORAL GABLES 120639
MAP & PANEL NUMBER 12086C0457 SUFFIX L

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF ANASTASIA AVENUE BEARS N 86°46'30" E.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

CERTIFIED TO:

THE UNIVERSITY BAPTIST CHURCH OF CORAL GABLES, FL. A FLORIDA NON-PROFIT CORPORATION



DATE OF ORIGINAL FIELD WORK:
03/10/2025
JOB NUMBER: 250312338
DRAWN BY: ADRIEL
CAD FILE: THE UNIVERSITY
SHEET 1 OF 1
REVISION(S):

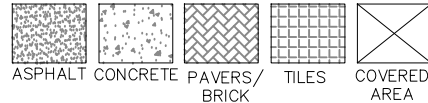
LEGEND

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GRAPHIC SCALE

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1"=30'

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

CURVE DETAILS:

C-1

R = 20'

AL = 31.58'

CL = 28.4'

CB = S 47°59'21" E

Δ = 90°28'17"

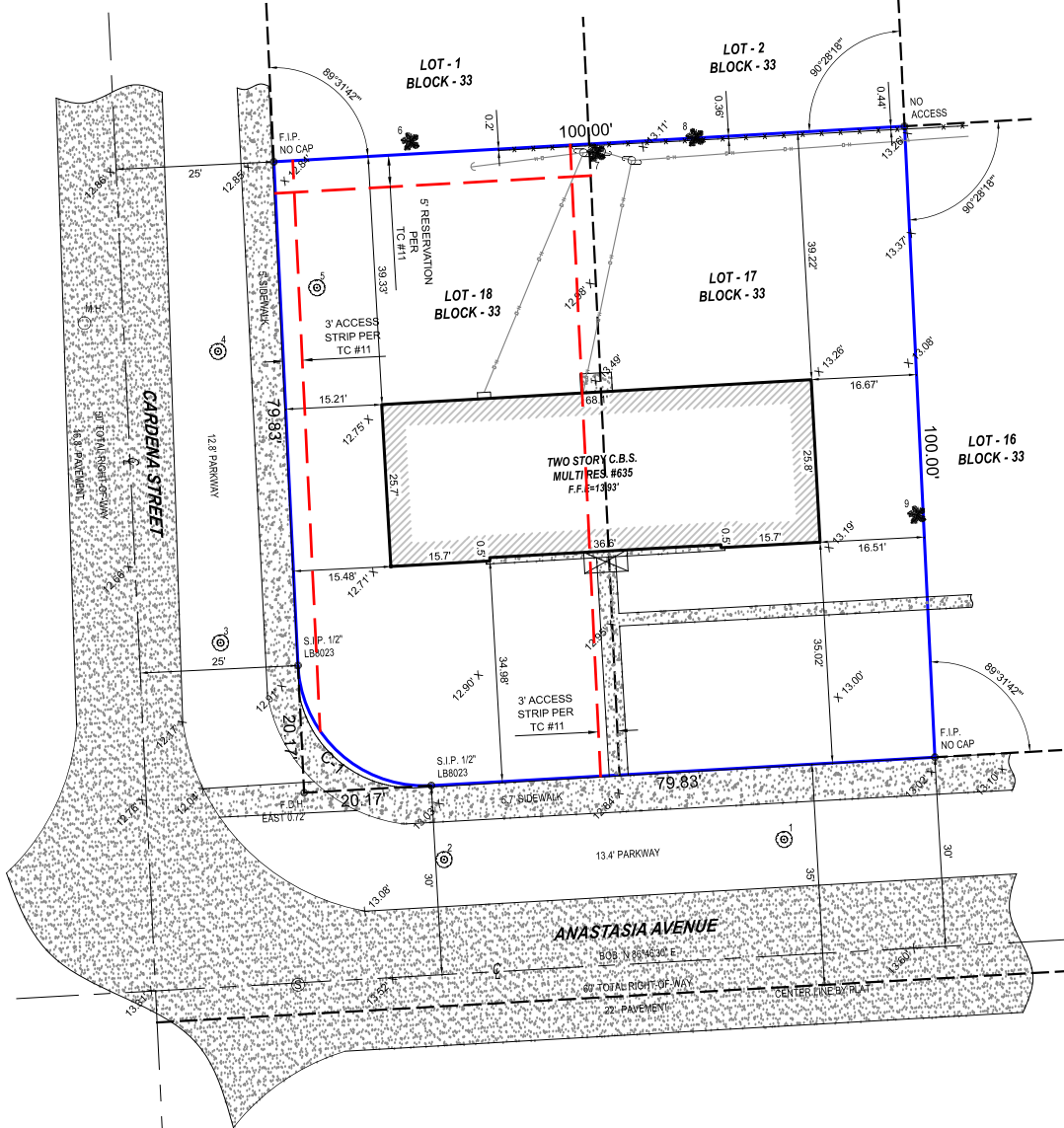
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| 3 | MAHOGANY | 18" | 50' | 40' |
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| 6 | PALM | 4" | 30' | 6' |
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PROFESSIONAL SURVEYOR & MAPPER
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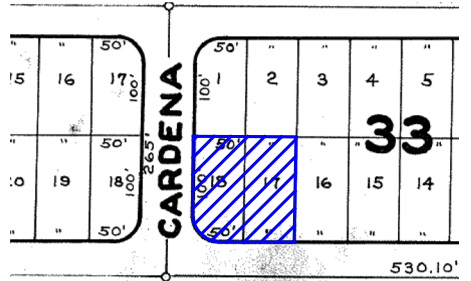
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SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF ANASTASIA AVENUE BEARS N 86°46'30" E.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

CERTIFIED TO:

THE UNIVERSITY BAPTIST CHURCH OF CORAL GABLES, FL. A FLORIDA NON-PROFIT CORPORATION



DATE OF ORIGINAL FIELD WORK:
03/10/2025

JOB NUMBER: 250312337

DRAWN BY: ADRIEL

CAD FILE: THE UNIVERSITY

SHEET 1 OF 1

REVISION(S):

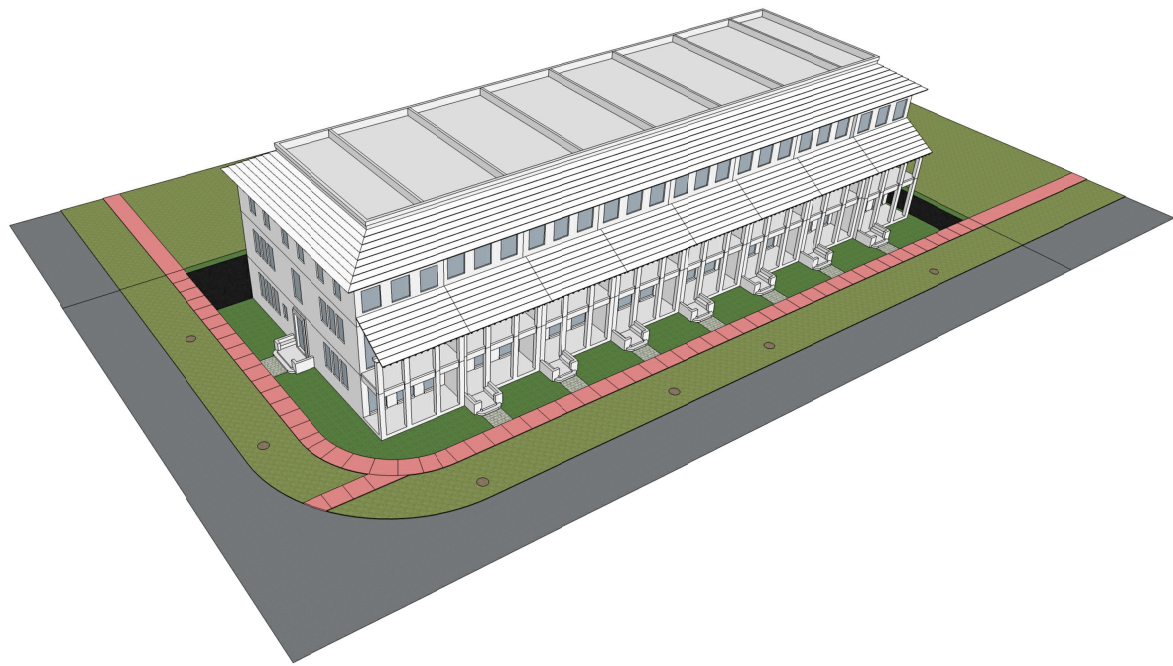




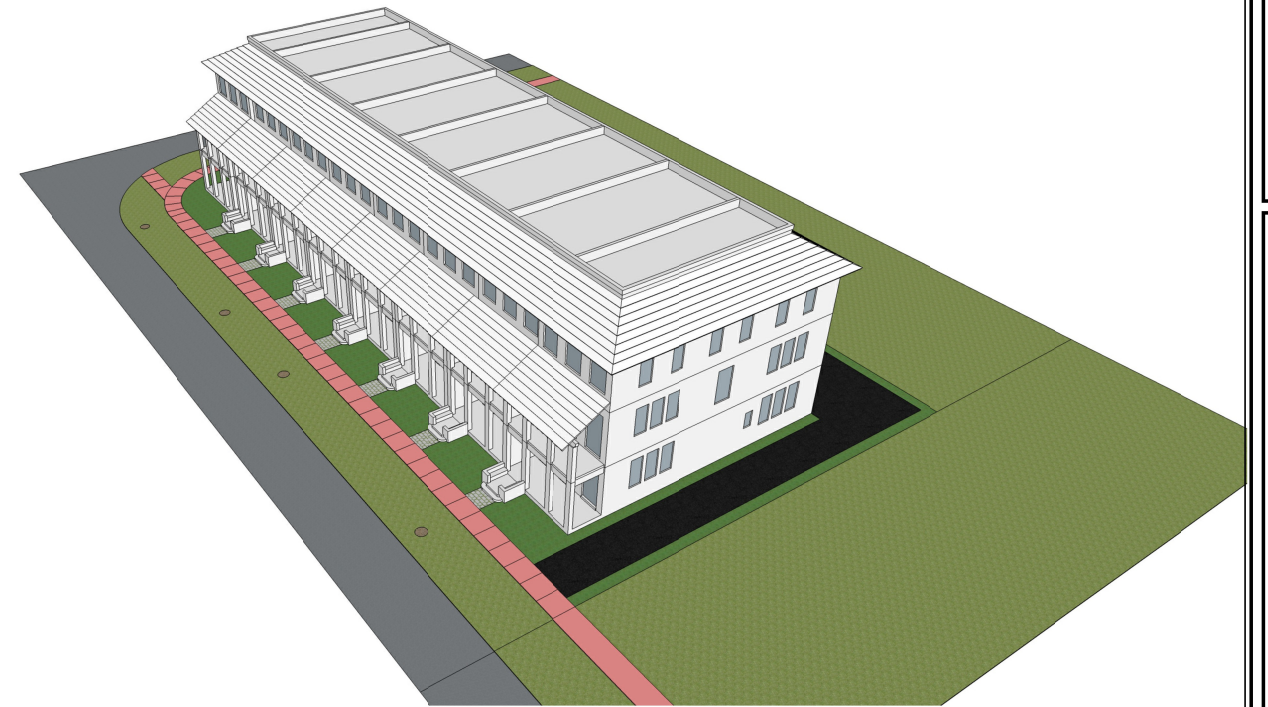
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MASSING #1



MASSING #2



MASSING #3

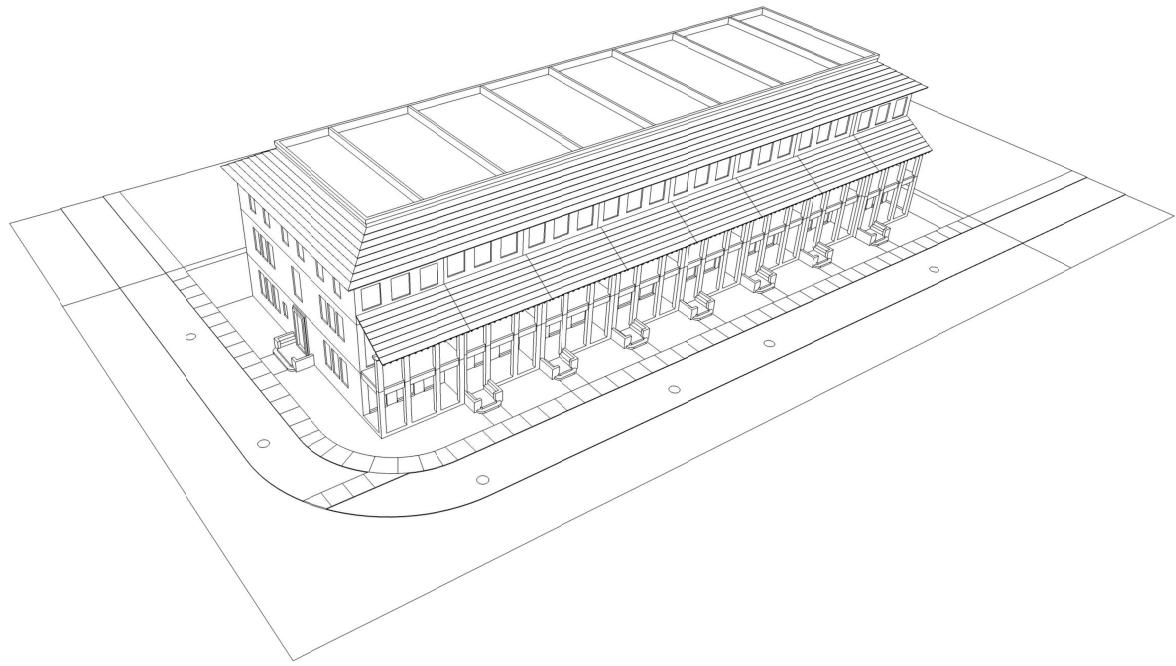


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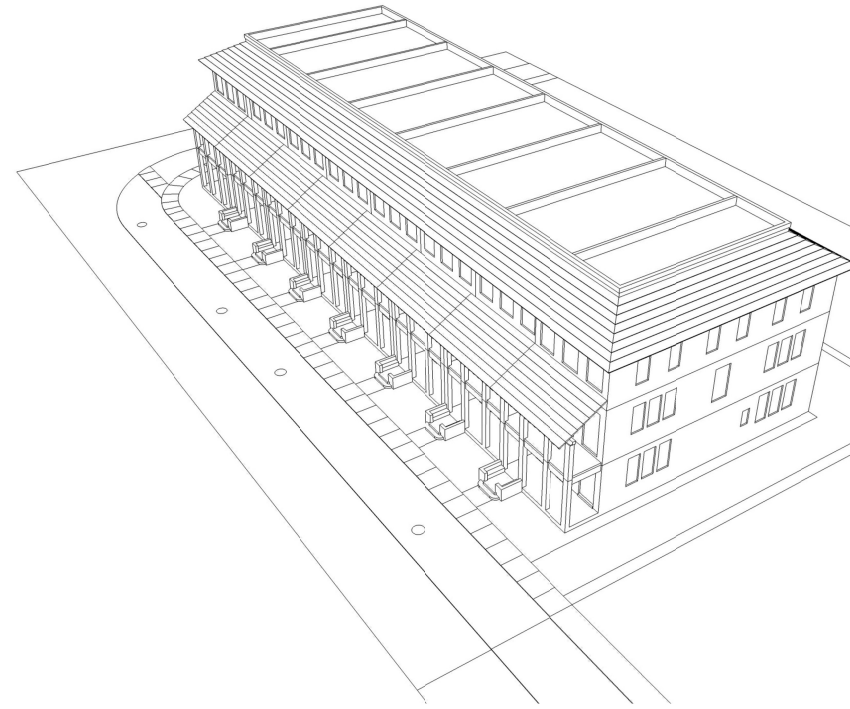
| REVISIONS | | |
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ANASTASIA TOWNHOMES
 NEW CONSTRUCTION
 635 & 627 ANASTASIA AVENUE, CORAL GABLES, FLORIDA
 TRELLIS CABARROCAS ARCHITECTS
 Jorge Trellis - Architect - AR 95316
 169 East Flagler Street Suite 1619, Miami, Florida | (305) 373-1960

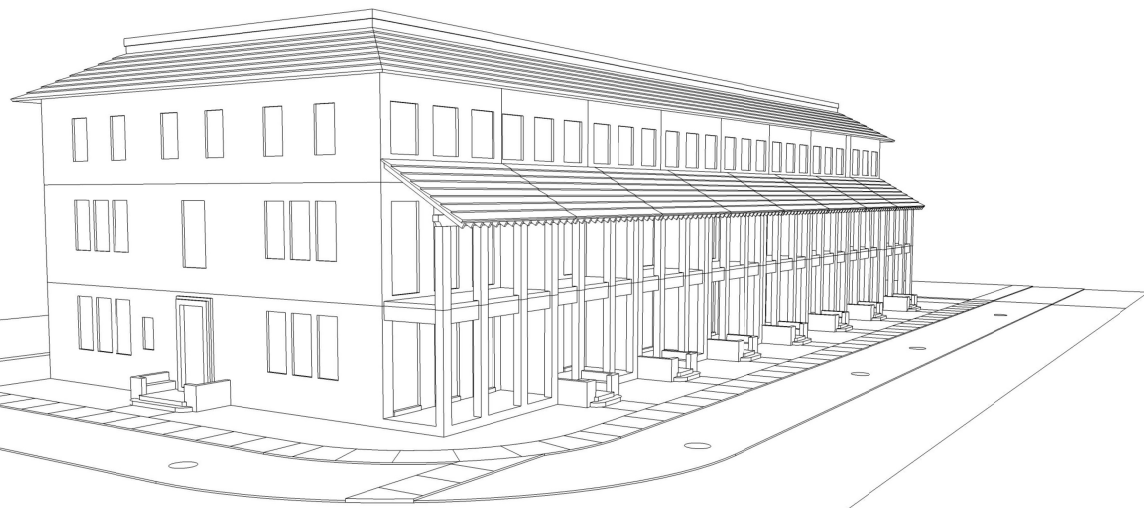




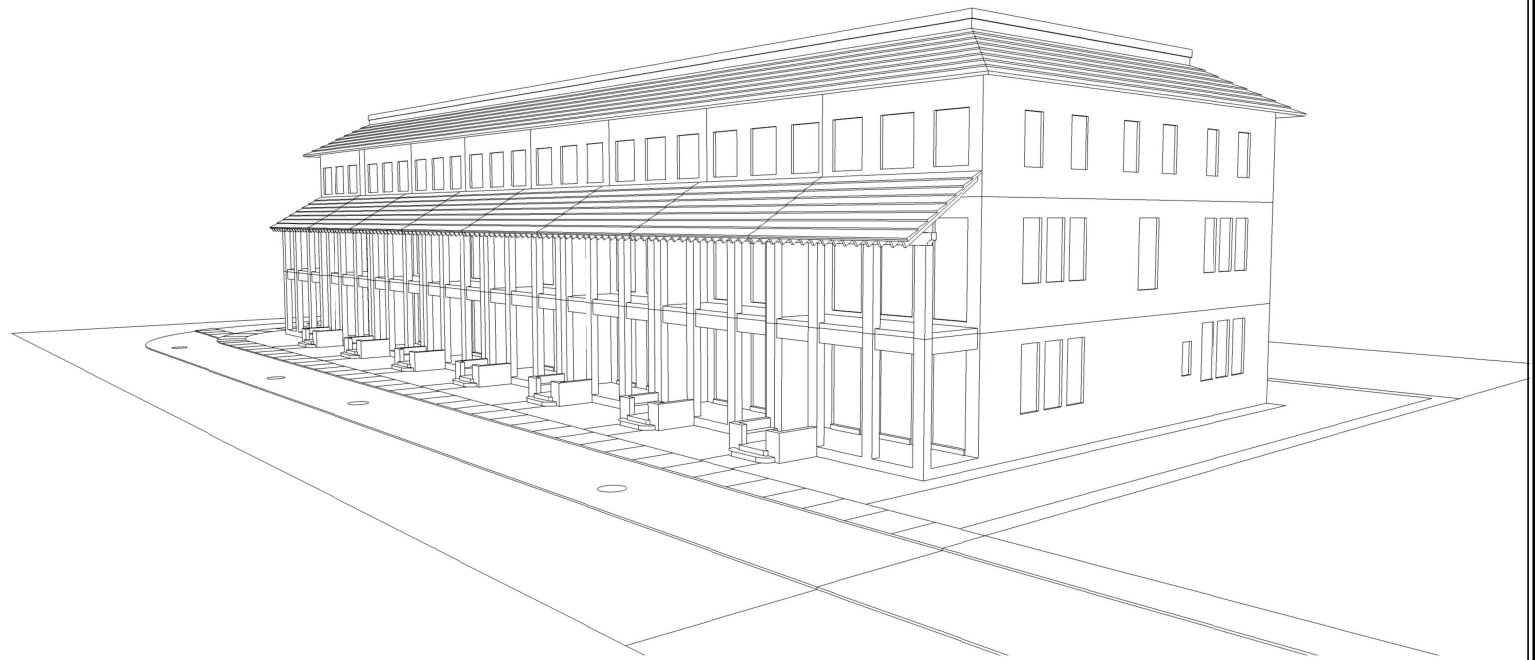
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MASSING #2



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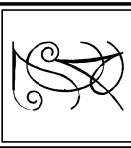


MASSING #4

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ANASTASIA TOWNHOMES
NEW CONSTRUCTION
655 & 927 ANASTASIA AVENUE, CORAL GABLES, FLORIDA

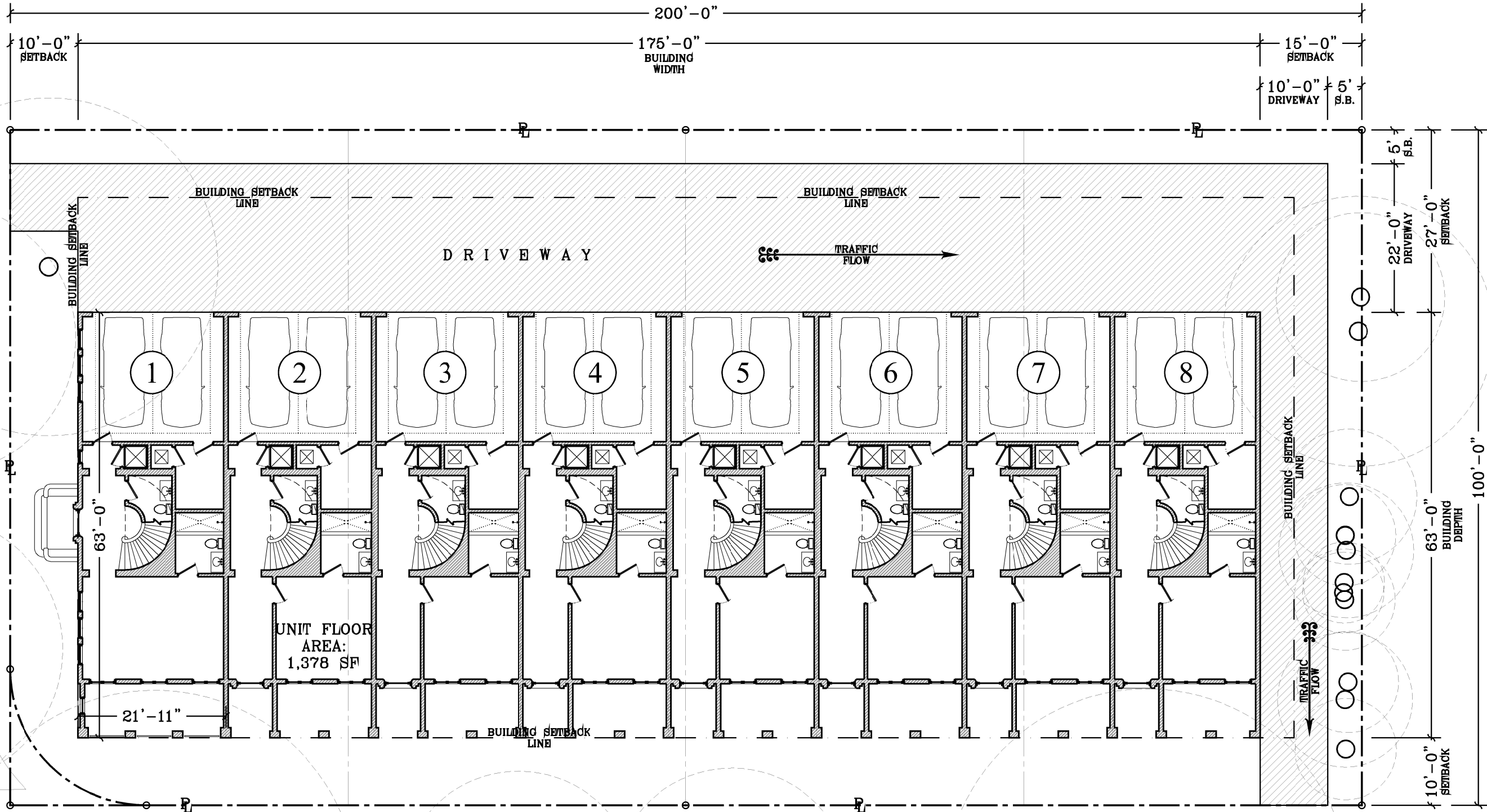
TRELLIES CABARROCAS ARCHITECTS
Jorge Trellies - Architect - AR 95316
169 East Flagler Street Suite 1619, Miami, Florida | (305) 373-1960



C A R D E N A S T.

8-UNITS

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



A N A S T A S I A A V E.

| REVISIONS | |
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