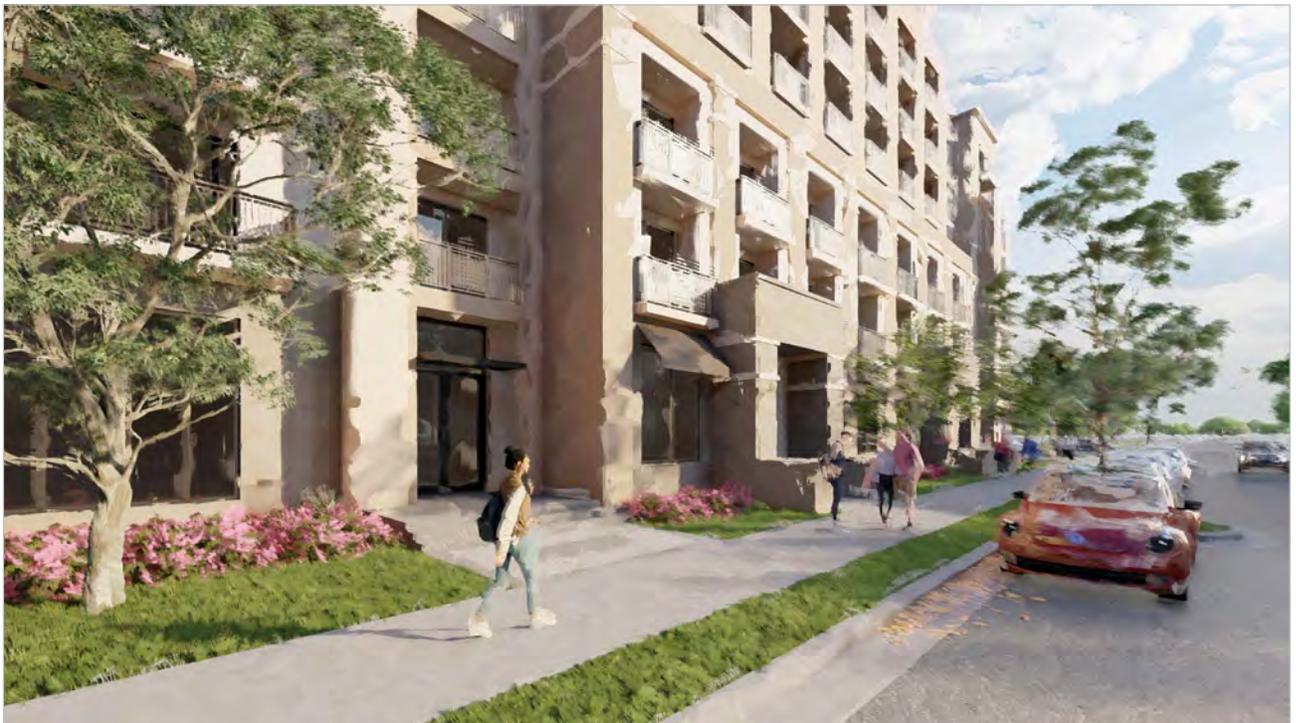


# 301-341 MADEIRA AVE.



Planning & Zoning Board Application  
January 10, 2022

**301-341 Madeira Avenue**  
**Planning and Zoning Board Application**

Application	Tab 1
Letter of Intent	Tab 2
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# 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
- 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: R.I.R.

## General information

Street address of the subject property: 301 Madeira Avenue

Property/project name: 301 Madeira

Legal description: Lot(s) Lots 4 thru 24 of Block 1, Revised Plat of Coral Gables Section K, as recorded in PB30 page 60.

Block(s) 1 Section (s) K

Property owner(s): Urban 301 Madeira LLC

Property owner(s) mailing address: 2875 NE 191 ST PH1 AVENTURA, FL 33180

Telephone: Business \_\_\_\_\_ Fax \_\_\_\_\_

Other \_\_\_\_\_ Email \_\_\_\_\_@\_\_\_\_\_

Applicant(s)/agent(s): Mario Garcia-Serra



# City of Coral Gables Planning Division Application

Applicant(s)/agent(s) mailing address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131

Telephone: Business 305-376-6061 Fax \_\_\_\_\_

Other \_\_\_\_\_ Email MGarcia-Serra @ Gunster.com

## Property information

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

Current zoning classification(s): MF2

Proposed land use classification(s) (if applicable): N/a

Proposed zoning classification(s) (if applicable): N/a

## 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.
- Property owners list, notification radius map, and signed affidavit of mailed notice including MDCPS.
- 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.

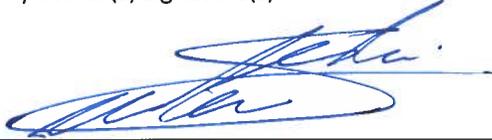
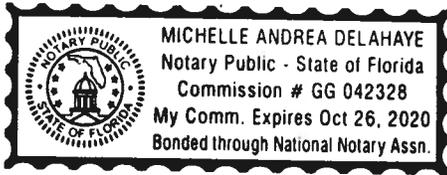
**Applicant/agent/property owner affirmation and consent**

- (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.
  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



# 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: Jonatan Sredni, as Manager of Urban 301 Madeira LLC
Property owner(s) signature(s): 	Property owner(s) print name: Jonatan Sredni, as Manager of 335-341 Madeira LLC
Property owner(s) signature(s):	Property owner(s) print name:
Address: 2875 NE 191 Street, PH No. 1, Aventura, Florida 33180	
Telephone: 305.945.0405	Fax:
Email: jmsredni@gmail.com	
<b>NOTARIZATION</b>	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this <u>16th</u> day of <u>February</u> by <u>Jonatan Sredni</u>	
(Signature of Notary Public - State of Florida)	
	
(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 _____	



# 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:
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### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ by

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

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

Personally Known OR  Produced Identification; Type of Identification Produced

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

Address:

Telephone:	Fax:	Email:
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### 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)

January 10, 2022

**VIA HAND DELIVERY**

Mr. Ramon Trias  
Planning Director  
Planning & Zoning Department  
City of Coral Gables  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: 301 Madeira / 301-341 Madeira Avenue / Letter of Intent for Planning and Zoning Board Application**

Dear Mr. Trias:

On behalf of Urban 301 Madeira, LLC, (the "Applicant"), we respectfully submit this Revised Statement of Use in connection with the enclosed Planning and Zoning Board application for: (1) a Planned Area Development (PAD) and (2) a Regulatory Infill Regulations (RIR) Conditional Use approval for a new apartment building to be located at 301-341 Madeira Avenue in Coral Gables, Florida (the "Property"). The Property, composed of eight different tax folios and a total of 21 platted lots, is designated Residential Multi-Family Medium Density on the Future Land Use Map, is zoned Multi-Family 2 District (MF2), and is within the RIR Overlay Zoning Area. The 62,474 square-foot (1.434-acre) Property is located at the northwest corner of the intersection of Salzedo Street and Madeira Avenue and occupies almost the entire north frontage of Madeira Avenue between Salzedo Street and Le Jeune Road.

The proposed building will be 9 stories in height and consist of a mix of one, two and three-bedroom residential units for a total of 143 apartment units with 210 parking spaces and 21,421 square feet of landscape open space, including a 3,900 square foot park to be located at the corner of Salzedo Street and Madeira Avenue (the "Project").

**RIR Conditional Use Review**

Pursuant to Section 4-208 of the Zoning Code, MF2 properties located north of Navarre Avenue, south of SW 8<sup>th</sup> Street, east of Le Jeune Road and west of Douglas Road may apply for conditional use review and approval pursuant to the RIR provisions. The RIR regulations require that the building site be a minimum of 20,000 square feet in area, provide a maximum F.A.R. of 2.5 with architectural incentives, and comply with the maximum density provided by the Comprehensive Plan. At 62,474 square feet in size with an F.A.R. of just under 2.5, the Property and Project comply with both the 20,000 square-foot building site minimum and maximum F.A.R.

We respectfully submit that the proposed PAD complies with the conditional use criteria as set forth in Section 3-408 of the Zoning Code as follows:

- A. *The proposed conditional use is consistent with and furthers the goals, policies and objective of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.*

The Project is consistent with the Comprehensive Plan and will help realize the following goals, objectives and policies thereof:

**Goal FLU-1.** *Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live, and play.*

The Project includes 21,421 square feet of open space, along with 143 new residential units to be located near employment centers and in close proximity to mass transit. These living units will be a considerable improvement over the existing residential units on the Property and will fulfill the City's goal of providing new quality multifamily housing apartments and public open spaces in this area of the City.

**Objective FLU-1.2.** *Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.*

The existing structures on the Property have been deemed to not be historically significant by the Historic Resources Department. Several of them have been subject to neglect and deterioration because they cannot generate enough income to justify the maintenance required. The redevelopment of this Property will replace these deteriorating structures with the kind of development the City wants to encourage.

**Objective FLU-1.7.** *When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.*

When the Zoning Code was amended to include the Residential Infill Regulations, part of the intent was to encourage infill and redevelopment within existing developed areas. This Project, including its accompanying proposed Zoning Code Text amendment, is a great example of redevelopment which will discourage urban sprawl and facilitate the provision of public benefits as part of new construction.

**Objective FLU-1.7.2.** *The City shall continue to enforce the Mediterranean architectural provisions by providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:*

- *Surrounding land use compatibility*
- *Historic resources*
- *Neighborhood identity*
- *Public facilities including roadways*
- *Intensity/density of the use*
- *Access and parking*
- *Landscaping and buffering*

The Project avails itself of Mediterranean architectural bonuses and in exchange provides a multi-family residential building compatible with the surrounding multi-family residences, with adequate parking, and landscaping and buffering to the existing adjacent multi-family residences. The Project obtained Mediterranean Design review and approval from the City's Board of Architects after a very thorough review process.

**Goal DES-1.** *Maintain the City as a livable city, attractive in its setting and dynamic in its urban character*

The addition of a new Mediterranean-inspired multi-family residential building at this location is in keeping with the livability of the area and adds a new dynamism which is presently lacking.

**Objective DES-1.1.** *Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.*

**Policy DES-1.2.1.** *Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.*

The Project is an example of high quality, creative design and site planning compatible with the City's architectural heritage. The Project itself includes a 3,900 square foot public park, which is consistent with the City's goals to increase the amount of available public open space. It also creatively includes several "garden-style" first floor walk-up units, each having their own outdoor space, creating a pedestrian-oriented building design that is open to and embraces the street frontages.

**Objective DES-1.2.** *Preserve the Coral Gables Mediterranean design and architecture.*

The existing structures on the Property have been determined to not be non-historically significant by the Historic Resources Department and are proposed to be replaced with Mediterranean style design and architecture which may one day be deemed architecturally significant.

**Policy MOB-1.1.2.** *Encourage land use decisions that encourage infill, redevelopment, and reuse of vacant or underutilized parcels that support walking, bicycling, and public transit use.*

The Project efficiently redevelops underutilized parcels, with neglected apartment houses on them, into new multi-family residences. It takes advantage of the Residential Infill Regulations to redevelop these parcels, encouraging walking, bicycling, and public transit use. This redevelopment provides greater housing opportunity in close proximity to transit, employment centers, parks, and schools.

*B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.*

The Project proposes multi-family residential uses which are compatible with the existing and planned uses in the area, including the neighboring multi-family residential uses, as well as the commercial uses presently along Le Jeune Road.

*C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.*

The proposed conditional use does not conflict with the needs and character of the neighborhood and the City; instead it complements the needs and character of the City by providing new multifamily housing opportunities in an area in close proximity to transit and employment centers. Additionally, the community park that the Project provides, along with the variation in height, setback, and architectural features of the building, complements the character of the neighborhood and the City.

*D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.*

The Project respects neighboring properties, providing generous setbacks above 35 feet in height especially on the west and north sides which abut lower density residences. The Project was designed to respect the neighboring properties in the area rather than adversely or unreasonably affect them.

*E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.*

The adjacent, multi-family residential uses are compatible with the multi-family Project. As stated above, the Project respects the existing neighboring developments, providing generous setbacks above 35 feet in height especially on the west and north sides which abut lower density buildings. The redevelopment of the existing deteriorating buildings will positively affect the adjacent properties and will increase neighborhood property values. It is important to note that the

area surrounding the Project site, which include properties within the City of Coral Gables and unincorporated Miami-Dade County, is zoned for apartment use.

*F. The parcel proposed for development is adequate in size and shape to accommodate all development features.*

The parcel, at 1.43 acres, with nearly 600 feet of frontage and a depth of 121 feet, is adequate in size and shape to accommodate all the development features including the community park.

*G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.*

The nature of the proposed development, multi-family residences with adequate parking and landscaped open space, is not in any way detrimental to the health, safety and general welfare of the community and will actually enhance them all.

*H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.*

The proposed driveways were carefully situated on the western portion of the property, furthest from the landscaped open space, providing a long stretch of uninterrupted sidewalk to encourage pedestrian circulation.

*I. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.*

The proposed project will comply with the City's concurrency standards. A concurrency impact statement is included along with this submittal.

### **Planned Area Development**

A PAD is being proposed for the Property as it will provide a greater opportunity for the construction of high quality development on the assembled parcels. The PAD allows the Project to be designed with more creative and imaginative features including a community park, which provides a substantial public benefit. The proposed PAD satisfies the conditional use criteria above and meets the minimum development standards including, but not limited to, minimum site area, configuration of lands, minimum lot width and depth, floor area ratio, and landscaped open space. The Project's density requires development review pursuant to the RIR. The Project's design also conforms to the PAD requirements, as architectural relief and elements are provided on all sides of the building and facades in excess of 150 feet in length and incorporate architectural elements and design features to break up the facades. The parking garage is lined and clad in

Mr. Ramon Trias  
January 10, 2022  
Page 6

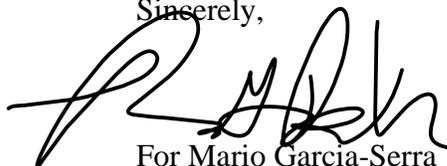
architectural treatments that are compatible with buildings and structures occupying the same street.

As part of the PAD request, due to adjacent properties to the north that share the block with the Project, it is not necessary or appropriate to provide a public passageway or alley through the Project. The Project has been designed with architectural features and elements that break up the block face and create an enhanced pedestrian experience. Additionally, while the Project provides habitable liner space and residential units around the entire building at the ground floor, as well as the second and third floors of the parking area garage, the habitable liner is short of the required 20 foot depth by a few inches and some flexibility on that requirement is being requested as part of the PAD. Also, all setbacks and street frontages for the Project are pursuant to the PAD regulations, which have no specified minimum requirements. However, all setbacks provided do comply with the overall intent of the RIR regulations and the building still interacts well with the abutting rights-of-way and the neighboring properties.

We are confident that this Project will be a significant and positive new addition to this improving area of the City, as it provides substantial additional public benefit (in the form of new high quality residential units and a community park), and will help to create a truly prominent and prestigious neighborhood and community identity. As such, we respectfully request your favorable consideration of this application.

If you have any questions, please do not hesitate to contact me at (305) 376-6061. 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 black ink, appearing to read 'Mario Garcia-Serra', written over a horizontal line.

For Mario Garcia-Serra

Enclosures

MIA\_ACTIVE 4835766.3

301-341 MADEIRA AVE

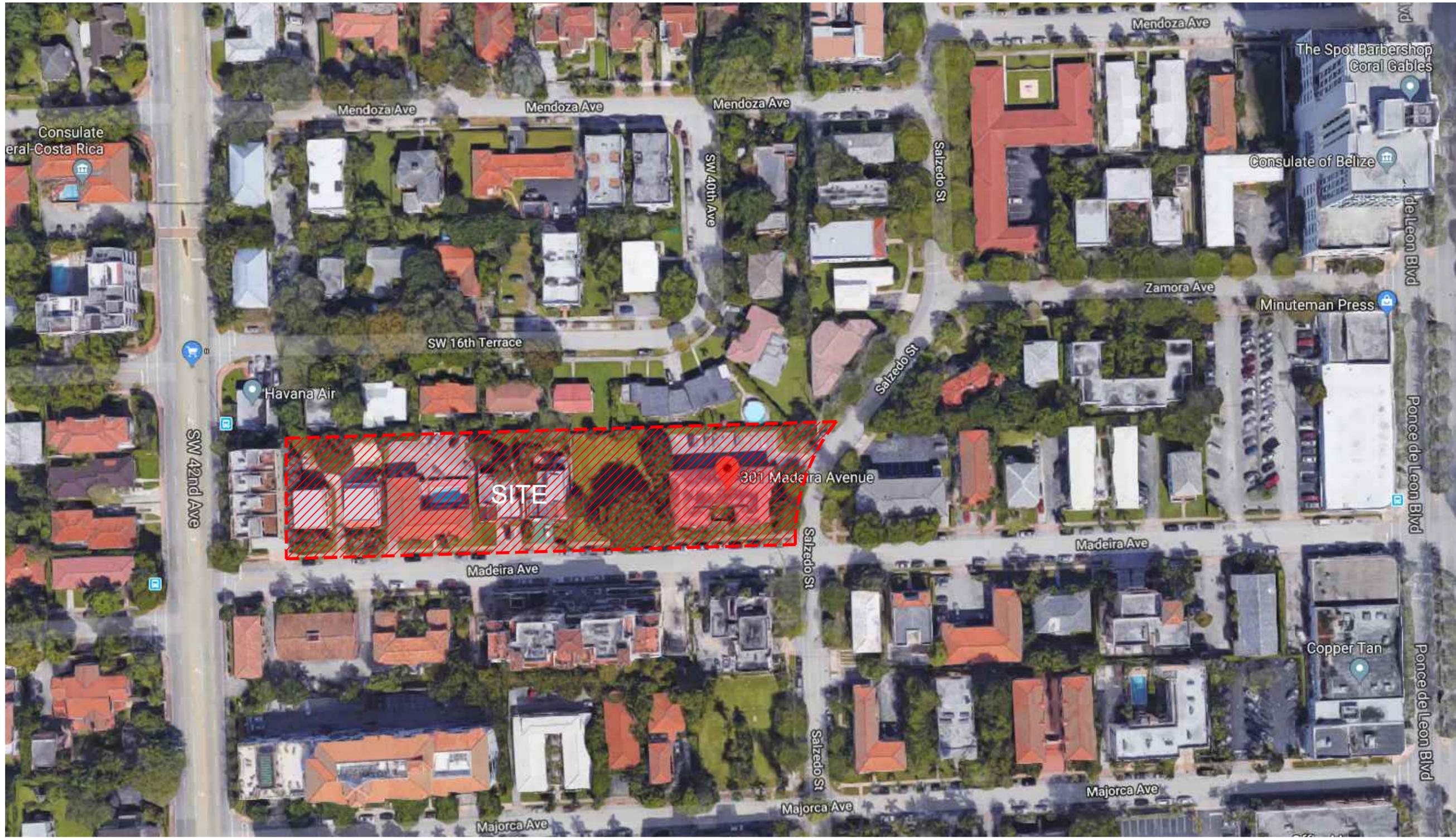
301-341 MADEIRA AVE  
CORAL GABLES, FLORIDA

BEHAR · FONT

PARTNERS, P.A.  
ARCHITECTURE · PLANNING · INTERIORS

CORAL GABLES · ATLANTA







MIAMI-DADE COUNTY ZONING:

RU-3

CITY OF CORAL GABLES ZONING:

MF2

MX3

ZONING MAP

N.T.S.

MEDITERRANEAN STYLE DESIGN STANDARDS

(REQUIRED STANDARDS) TABLE 1 ( ALL REQUIRED )

REF	TYPE	PROVIDED	COMMENTS
1	ARCHITECTURAL ELEMENTS ON BUILDING FACADES	YES	SEE SHEET A-0.1.6 MEDITERRANEAN BONUS
2	ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL	YES	SEE SHEET A-0.1.6 MEDITERRANEAN BONUS
3	ARCHITECTURAL ELEMENTS ON THE TOP OF BLDG.	YES	SEE SHEET A-0.1.6 MEDITERRANEAN BONUS
4	BICYCLE STORAGE	YES	SEE SHEET A-0.1.6 MEDITERRANEAN BONUS
5	BUILDING FACADES	YES	SEE SHEET A-0.1.6 MEDITERRANEAN BONUS
6	BUILDING LOT COVERAGE	YES	SEE SHEET A-0.1.6 MEDITERRANEAN BONUS
7	DRIVE THRU FACILITIES	YES	SEE SHEET A-0.1.6 MEDITERRANEAN BONUS
8	LANDSCAPE / OPEN SPACE AREA	YES	SEE SHEET A-0.1.6 MEDITERRANEAN BONUS
9	LIGHTING STREET	YES	SEE SHEET A-0.1.7 MEDITERRANEAN BONUS
10	PARKING GARAGES	YES	SEE SHEET A-0.1.7 MEDITERRANEAN BONUS
11	PORTE-COCHERES	YES	SEE SHEET A-0.1.7 MEDITERRANEAN BONUS
12	SIDEWALK / PEDESTRIAN ACCESS	YES	SEE SHEET A-0.1.7 MEDITERRANEAN BONUS
13	STRUCTURAL SOIL	YES	SEE SHEET A-0.1.7 MEDITERRANEAN BONUS
14	WINDOWS ON MEDITERRANEAN BUILDINGS	YES	SEE SHEET A-0.1.7 MEDITERRANEAN BONUS

MEDITERRANEAN STYLE DESIGN STANDARDS

(ARCHITECTURAL AND PUBLIC REALM STANDARDS) TABLE 2 ( SIX OF TWELVE REQUIRED )

REF	TYPE	PROVIDED	COMMENTS
1	ARCADES AND OR / LOGGIAS	YES	SEE SHEET A-0.1.8 MEDITERRANEAN BONUS
2	BUILDING ROOF LINES	YES	SEE SHEET A-0.1.8 MEDITERRANEAN BONUS
3	BUILDING STEPBACK	YES	SEE SHEET A-0.1.8 MEDITERRANEAN BONUS
4	BUILDING TOWERS	YES	SEE SHEET A-0.1.8 MEDITERRANEAN BONUS
5	DRIVEWAYS	N/A	SEE SHEET A-0.1.8 MEDITERRANEAN BONUS
6	LIGHTING OF LANDSCAPING	YES	SEE SHEET A-0.1.8 MEDITERRANEAN BONUS
7	MATERIALS ON EXTERIOR BUILDING FACADES	YES	SEE SHEET A-0.1.8 MEDITERRANEAN BONUS
8	OVERHEAD DOORS	YES	SEE SHEET A-0.1.8 MEDITERRANEAN BONUS
9	KEYSTONE PAVEMENT TREATMENT	YES	SEE SHEET A-0.1.8 MEDITERRANEAN BONUS
10	PEDESTRIAN AMENITIES	YES	SEE SHEET A-0.1.9 MEDITERRANEAN BONUS
11	PEDESTRIAN PASS-THROUGHS / PASEOS	N/A	SEE SHEET A-0.1.9 MEDITERRANEAN BONUS
12	UNDERGROUND PARKING	N/A	SEE SHEET A-0.1.9 MEDITERRANEAN BONUS

ZONING INFORMATION	
PROJECT NAME:	301-341 MADEIRA AVENUE
PROPERTY ADDRESS:	301-341 MADEIRA AVENUE, CORAL GABLES, FL 33134
LEGAL DESCRIPTION:	LOTS 4 THRU 24 OF BLOCK 1 OF REVISED PLAT OF CORAL GABLES SECTION 16 ACCORDING TO THE PLAT THEREOF AS RESEARCHED IN PLAT BOOK 30 AT PAGE 80 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. (SEE SURVEY)
EXISTING ZONING:	MULTI-FAMILY 2 (MF2) AND RESIDENTIAL INFILL OVERLAY (RIR)
PROPOSED ZONING APPROVALS:	PND W/ RIR SITE PLANNING APPROVAL
NET LOT AREA:	62,474 SQ.FT. 1.43 Acres
FEDERAL FLOOD HAZARD:	ZONE "X"

MAXIMUM F.A.R.	SO.FT. ALLOWED	SO. FT. PROVIDED
BASE:	62,474.00 SQ.FT. X 2.0	124,948.00
MEDITERRANEAN DESIGN BONUS:	62,474.00 SQ.FT. X 0.5	31,237.00
TOTAL:		156,185.00

FLOOR	AREA (SF)	# FLOORS	TOTAL (SF)
GROUND FLOOR	10,389	1	10,389
2ND LEVEL	12,748	1	12,748
3RD LEVEL	12,952	1	12,952
4TH FLD. LEVEL	19,807	1	19,807
5TH-9TH LEVELS	20,076	4	80,304
9TH LEVEL	19,895	1	19,895
TOTAL:			156,183

DENSITY	ALLOWED	PROVIDED
(As per 4-201 E.13 City of Coral Gables Zoning Code)	100 Units per Acre	143
	1.43 Acres x 100 (143 Units)	
LIVE / WORK UNITS:	900	9

BUILDING SETBACKS	REQUIRED	PROVIDED
(As per 3-802 C.10 City of Coral Gables Zoning Code)	AS PER RIR	AS PER PAD
EAST FRONT (CALZADO STREET)	10'-0" MINIMUM	30'-10" UP TO 49'-0" 30'-7" ABOVE 45'-0"
SOUTH SIDE STREET (MADEIRA AVE)	10'-0" MINIMUM	10'-0" UP TO 45'-0" 20'-0" ABOVE 45'-0"
WEST INTERIOR SIDE (ADJACENT PROPERTY)	10'-0" MINIMUM	10'-0" UP TO 45'-0" 120'-0" ABOVE 45'-0"
NORTH REAR SIDE (ADJACENT PROPERTY)	10'-0" MINIMUM	10'-0" UP TO 45'-0" 20'-0" ABOVE 45'-0"

OPEN SPACE	REQUIRED	PROVIDED
25% OF 62,474 SF @ GROUND LEVEL = 15,618.5 SF		GROUND LEVEL: 15,618.5 SF
5% @ ELEVATED DECK = 3,123.7 SF		1,534 SF (Right of way) ELEVATE DECK: 3,946 SF (6.31%)
TOTAL:		21,421 SF = 34.3%

PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING		
EFF. & 1BR UNITS @ 1.00	18R UNITS: 87	87.00
2BR UNITS @ 1.75	28R UNITS: 48	86.75
3BR UNITS @ 2.25	36R UNITS: 7	16.00
LIVE/WORK UNITS	9 UNITS: 1/UNIT + 1/3,000 SF OF WORK SPACE	18.00
COMMERCIAL PARKING		
LEASING OFFICE (800 SF)	1 SPACE @ 300 SF	2.11
TOTAL PARKING:	209	210

HANDICAPPED PARKING	REQUIRED	PROVIDED
HANDICAP PARKING		
201-300 SPACES = 7 HC SPACES REQUIRED	7	7
NUMBER OF HANDICAP SPACES REQUIRED TO BE WANA ACCESSIBLE (1 PER 8 REQ. HC SPACES) = 1.16 REQUIRED	2	2

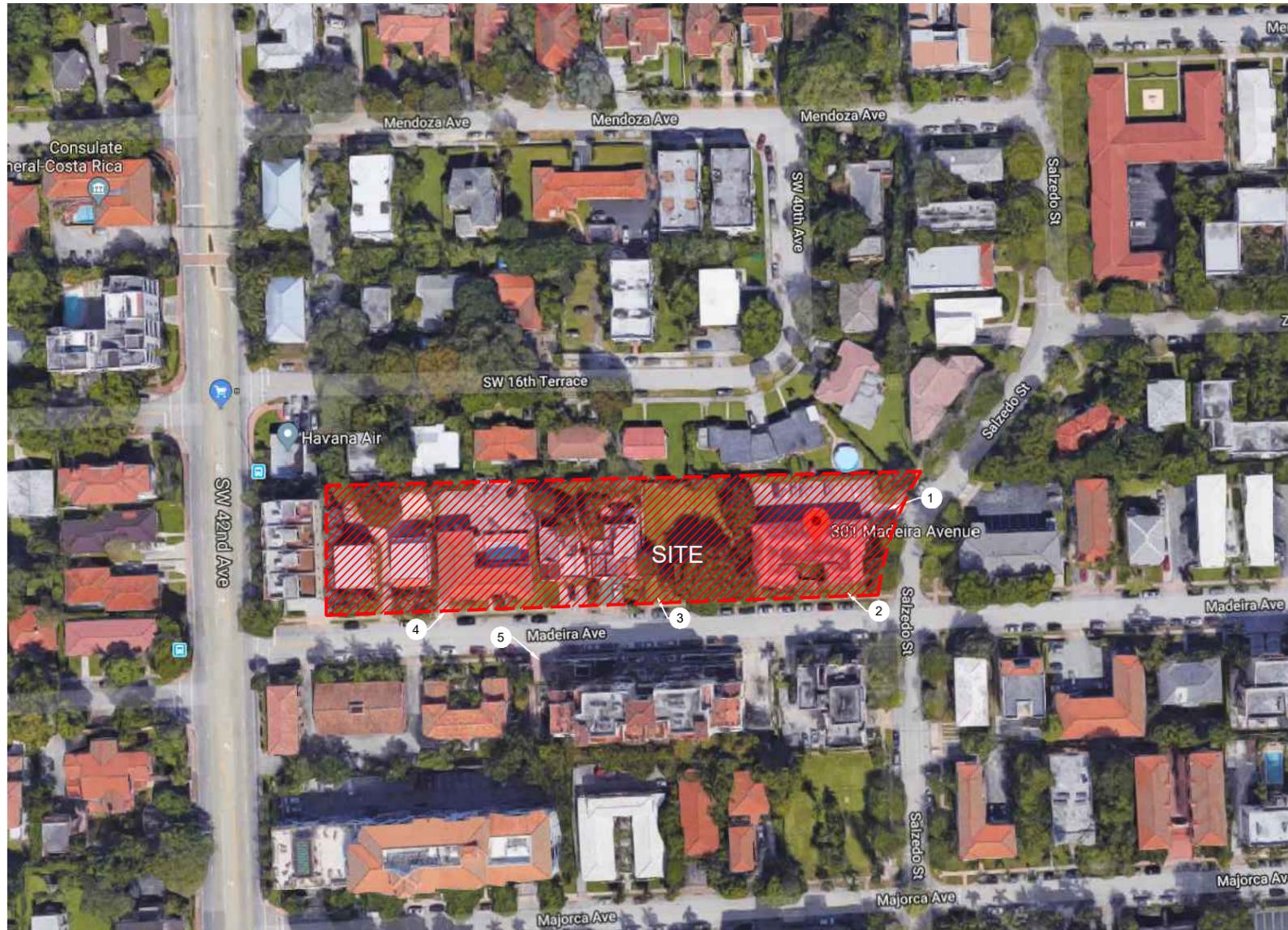
ELECTRIC VEHICLE PARKING	REQUIRED	PROVIDED
ELECTRIC VEHICLE		
2% of the required parking	2% X 209 = 4	4
ELECTRIC VEHICLE - READY		
3% of the required parking	3% X 209 = 6	6
ELECTRIC VEHICLE - CAPABLE		
15% of the required parking	15% X 209 = 31	31

TOTAL PARKING SPACES PROVIDED PER FLOOR	# SPACES PROVIDED				
	TOTAL	HANDICAP (5% SPACES)	ELECTRIC VEHICLE	E-READY	EV INFRASTRUCTURE READY
GROUND FLOOR	54	0	0	0	0
PARKING LEVEL 2	73	0	0	0	0
PARKING LEVEL 3	83	4	6	31	31
TOTAL		7	4	6	31
					210 SPACES

BICYCLE PARKING	REQUIRED	PROVIDED
Minimum of 1 bicycle storage spaces for every 4 dwelling units	36	40

ZONING INFORMATION AND DEVELOPMENT STANDARDS

N.T.S.



1. 301 MADEIRA AVE.



2. 301 MADEIRA AVE.



3. 317-321 MADEIRA AVE.



4. 341-323 MADEIRA AVE.



5. 340-322 MADEIRA AVE.



PONCE TOWER  
220'-0"

1 ALHAMBRA PLAZA  
173'-0"

GABLES COLUMBUS CENTER  
216'-0"

2 ALHAMBRA  
PLAZA  
196'-0"

2020 PONCE DE  
LEON  
216'-0"

121 ALHAMBRA PLAZA  
200'-0"

201 ALHAMBRA CIR.  
170'-0"

2525 PONCE DE LEON  
180'-0"

SOFIA CORAL GABLES APARTMENTS  
181'-0"

301-341 MADEIRA AVE.  
100'-0"

322 MADEIRA AVE.  
79'-0"

343 MAJORCA AVE.  
77'-0"

MIAMI-DADE COUNTY  
40' MAX. HEIGHT FOR RU-3 ZONING,

MIAMI-DADE COUNTY  
40' MAX. HEIGHT FOR RU-3 ZONING,

MIAMI-DADE COUNTY  
40' MAX. HEIGHT FOR RU-3 ZONING,

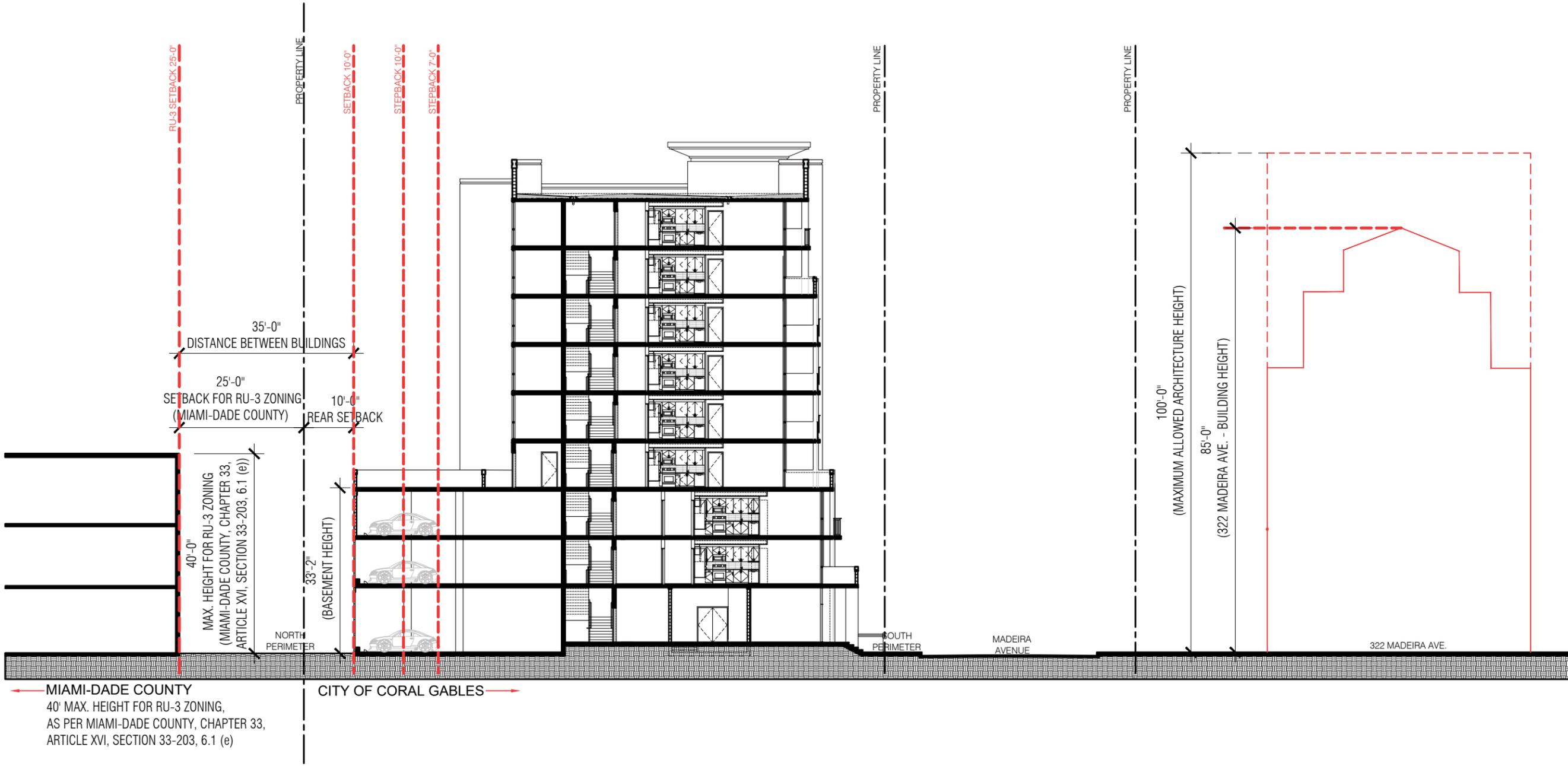




**301-341 MADEIRA**  
301-341 MADEIRA AVE  
CORAL GABLES, FLORIDA 33134

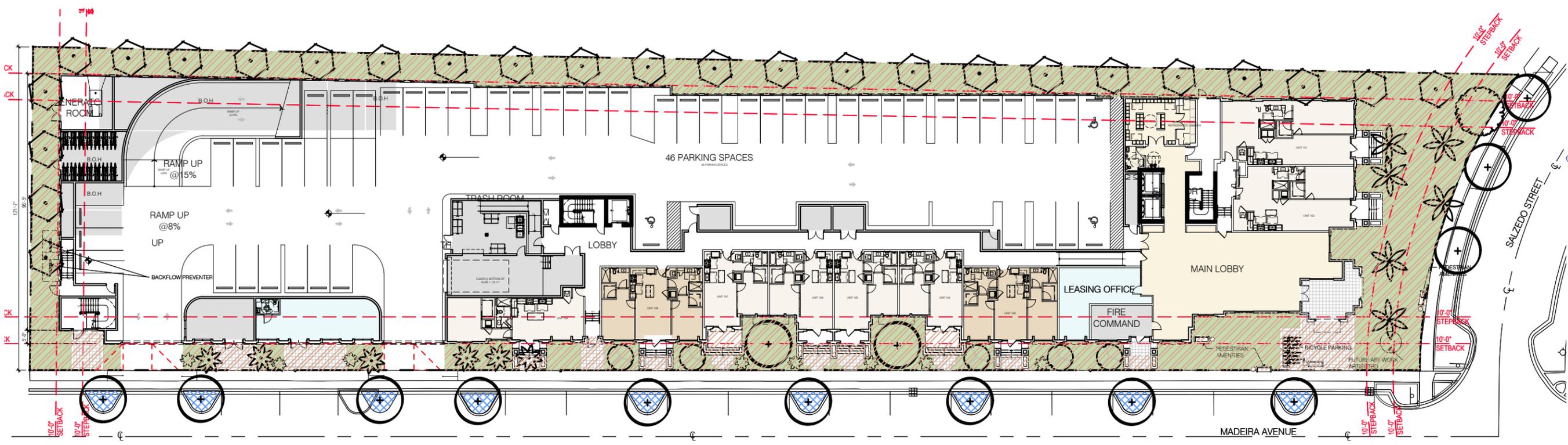
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MASSING CONTEXT - NORTH EAST VIEW  
SCALE: N.T.S.



**301-341 MADEIRA**  
 301-341 MADEIRA AVE  
 CORAL GABLES, FLORIDA 33134

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**GROUND FLOOR PLAN**  
SCALE: 1/16"=1'-0"

MEDITERRANEAN STYLE DESIGN			
(REQUIRED STANDARDS) TABLE 1 ( ALL REQUIRED )			
REF	TYPE	PROVIDED	COMMENTS
1	ARCHITECTURAL ELEMENTS ON BUILDING FACADES	YES	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
2	ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL	YES	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
3	ARCHITECTURAL ELEMENTS ON THE TOP OF BLDG.	YES	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
4	BICYCLE STORAGE	YES	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
5	BUILDING FACADES	YES	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
6	BUILDING LOT COVERAGE	YES	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
7	DRIVE THRU FACILITIES	N/A	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
8	LANDSCAPE / OPEN SPACE AREA	YES	SEE SHEET A-0.1.1 MEDITERRANEAN BONUS
9	STREET LIGHTING	N/A	SEE SHEET A-0.1.2 MEDITERRANEAN BONUS
10	PARKING GARAGES	YES	SEE SHEET A-0.1.2 MEDITERRANEAN BONUS
11	PORTE-COCHERES	N/A	SEE SHEET A-0.1.2 MEDITERRANEAN BONUS
12	SIDEWALK / PEDESTRIAN ACCESS	YES	SEE SHEET A-0.1.2 MEDITERRANEAN BONUS
13	STRUCTURAL SOIL	YES	SEE SHEET A-0.1.2 MEDITERRANEAN BONUS
14	WINDOWS ON MEDITERRANEAN BUILDINGS	YES	SEE SHEET A-0.1.2 MEDITERRANEAN BONUS

\*\* THIS SHEET DEPICTS:  
1- CONTINUOUS SIDEWALKS AT MADEIRA AVE.  
3- PEDESTRIAN ENTRIES FROM MADEIRA AVE.

MEDITERRANEAN STYLE DESIGN			
(ARCHITECTURAL AND PUBLIC REALM STANDARDS) TABLE 2 ( SIX OF TWELVE REQUIRED )			
REF	TYPE	PROVIDED	COMMENTS
1	ARCADES AND OR LOGGIAS	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
2	BUILDING ROOF LINES	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
3	BUILDING STEPBACK	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
4	BUILDING TOWERS	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
5	DRIVEWAYS	N/A	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
6	LIGHTING OF LANDSCAPING	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
7	MATERIALS ON EXTERIOR BUILDING FACADES	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
8	OVERHEAD DOORS	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
9	KEYSTONE PAVER TREATMENT	YES	SEE SHEET A-0.1.3 MEDITERRANEAN BONUS
10	PEDESTRIAN AMENITIES	YES	SEE SHEET A-0.1.4 MEDITERRANEAN BONUS
11	PEDESTRIAN PASS-THROUGHS / PASEOS	N/A	SEE SHEET A-0.1.4 MEDITERRANEAN BONUS
12	UNDERGROUND PARKING	N/A	SEE SHEET A-0.1.4 MEDITERRANEAN BONUS

MEDITERRANEAN STYLE DESIGN		
(OTHER DEVELOPMENT OPTIONS) TABLE 3		
REF	TYPE	COMMENTS
1	BUILDING SET BACKS	N/A
2	R.O.W. ENCROACHMENTS	N/A
3	PARKING EXCEPTIONS	N/A
4	MULTY-FAMILY DENSITY	N/A

LEGEND	
TOTAL NET LOT AREA	62,474 SQ. FT.
GROUND FLOOR LANDSCAPE OPEN SPACE (WITHIN PROPERTY LINE)	15,492 SQ. FT.
GROUND FLOOR LANDSCAPE OPEN SPACE (WITHIN THE PUBLIC RIGHT-OF-WAY SECTION 5-604)	1,534 SQ. FT.

LANDSCAPE	
TOTAL NET LOT AREA =	62,474 S.F. (100%)
TOTAL LANDSCAPE OPEN SPACE AREA:	15,942 S.F. (25.5%)
25% MINIMUM GROUND-LEVEL LANDSCAPE OPEN SPACE FOR RESIDENTIAL PROPERTIES (SECT 5-604 TABLE 1)	
FOOT PRINT BUILDING	46,532 S.F.

**301-341 MADEIRA**  
301-341 MADEIRA AVE  
CORAL GABLES, FLORIDA 33134

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TABLE 1

1.	✓	✓	✓	Architectural elements on building facades.	Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc).  Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.
REQUIREMENTS SATISFIED					All sides of the building contain similar exterior architectural relief elements. The building does not have any blank facades and the parking garage includes exterior architectural treatment compatible with the building. See adjacent elevations.
2.	✓	✓	✓	Architectural relief elements at street level.	On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level: a. Display windows or retail display area; b. Landscaping; and/or c. Architectural relief elements or ornamentation.
REQUIREMENTS SATISFIED					All building street level facades fronting Madeira Avenue and Salzedo Street include architectural relief elements thru the articulation and natural stone use at entrance porticos at street level live/work units and the landscape. See adjacent facades.
3.	✓	✓	✓	Architectural elements located on the top of buildings.	Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts: a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.
REQUIREMENTS SATISFIED					Roof structures are designed as mansard roofs with clay barrel tiles to emphasize the mediterranean style architecture seen in buildings like the Biltmore Hotel. These roofs are for aesthetic purposes and do not exceed a combined area of 25% of the floor area immediately below.
4.	✓	✓	✓	Bicycle storage.	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.
REQUIREMENTS SATISFIED					213 parking spaces required / 250 = 0.852 (5 bicycle storage spaces required). Bicycle racks are provided within the ground floor parking area and near the building entrance. Total of 40 bicycle spaces provided. See diagram on Sheet A-0.1.1.
5.	✓	✓	✓	Building facades.	Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.
REQUIREMENTS SATISFIED					All facades incorporate vertical breaks, stepbacks, with variations using balconies and windows to reference the harmonious rhythm of the Biltmore facade. See adjacent diagram.
6.	✓	✓	✓	Building lot coverage.	No minimum or maximum building lot coverage is required.
REQUIREMENTS SATISFIED					Acknowledged.
7.	✓	✓	✓	Drive through facilities.	Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8 <sup>th</sup> Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
REQUIREMENTS SATISFIED					No drive through facilities are provided.
8.	✓	✓	✓	Landscape open space area.	Each property shall provide the following minimum ground-level landscape open area (percentage based upon total lot area): a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, planter boxes, planters, etc.
REQUIREMENTS SATISFIED					Required 25% ground-level landscape open area is satisfied. Required: 25% of Net lot Area (62,474 SQ.FT.) = 15,618.5 SQ.FT. Provided: 25.5% = 15,942 SQ.FT.

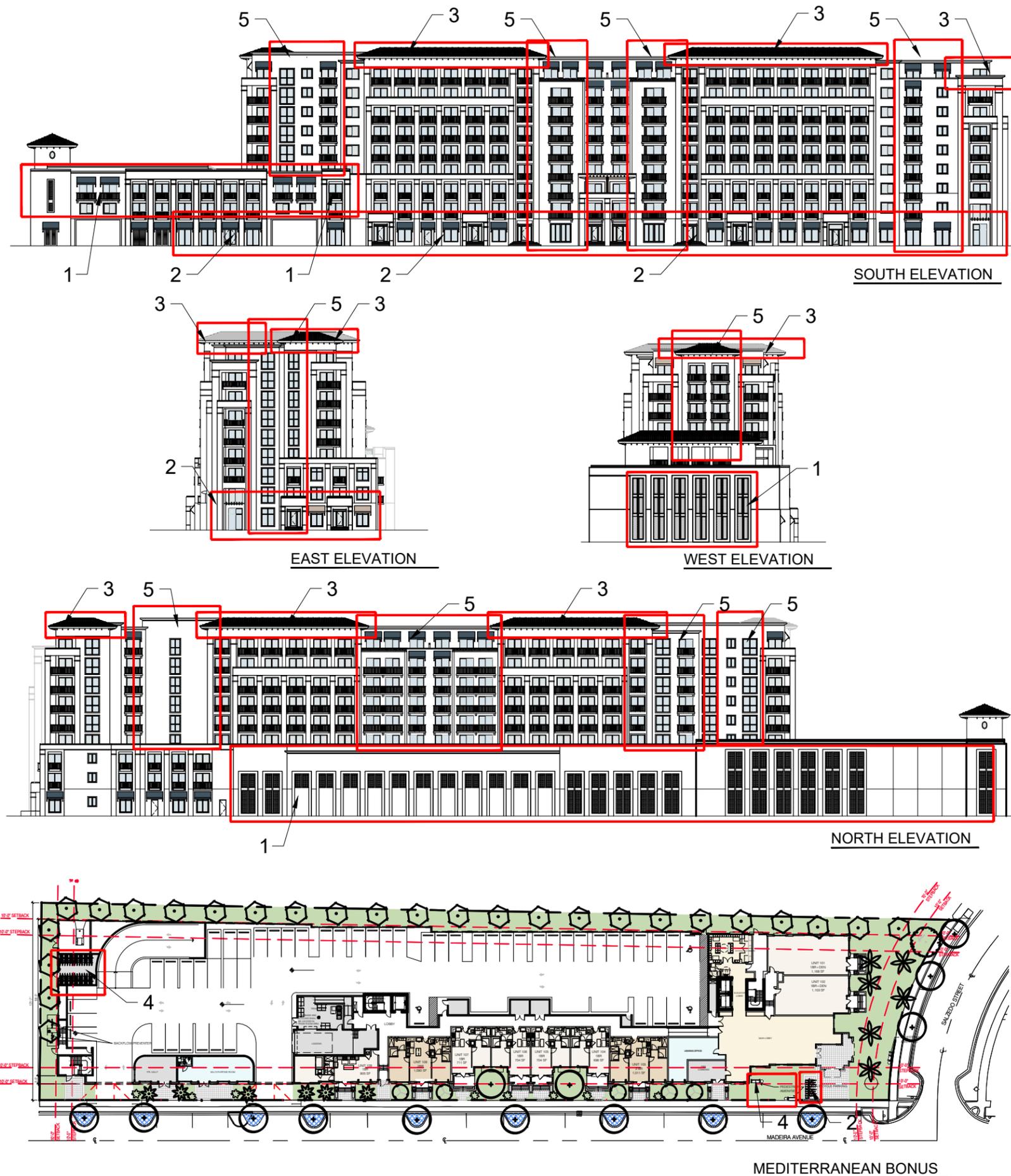


TABLE 1

9.	✓	✓	✓	Lighting, street.	Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.
REQUIREMENTS SATISFIED				Lighting will be provided as required by the City of Coral Gables.	
10.	✓	✓	✓	Parking garages.	Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages.  Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.
REQUIREMENTS SATISFIED (Concealed 70% of parking)				Ground Floor parking does not front a primary street. The garage entrance is located on secondary street (Madeira Avenue) and is fully concealed within the structure. Units and amenities surround the parking at the ground level facing the primary frontage (Salzedo Street).	
11.	✓	✓	✓	Porte-cocheres.	Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8 <sup>th</sup> Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
REQUIREMENTS SATISFIED				There are no porte-cocheres.	
12.	✓	✓	✓	Sidewalks/ pedestrian access.	All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets.  Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.
REQUIREMENTS SATISFIED				The building has its main pedestrian entrances oriented towards the corner of Madeira Avenue and Salzedo Street with a continuous pedestrian network connecting both building frontages.	
13.	✓	✓	✓	Soil, structural.	Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.
REQUIREMENTS SATISFIED				The project will comply with this requirement.	
14.	✓	✓	✓	Windows on Mediterranean buildings.	Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.
REQUIREMENTS SATISFIED				Window casing is being provided on all four building façades, with a minimum window casing depth of 4 inches or more measured from the face of the building.	



SOUTH ELEVATION



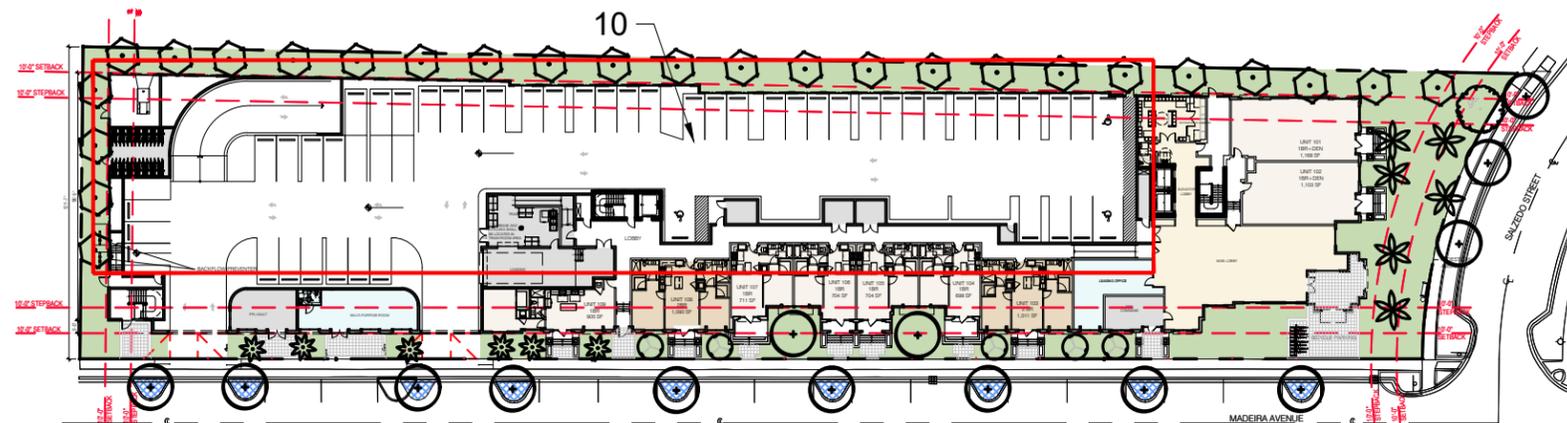
EAST ELEVATION



WEST ELEVATION



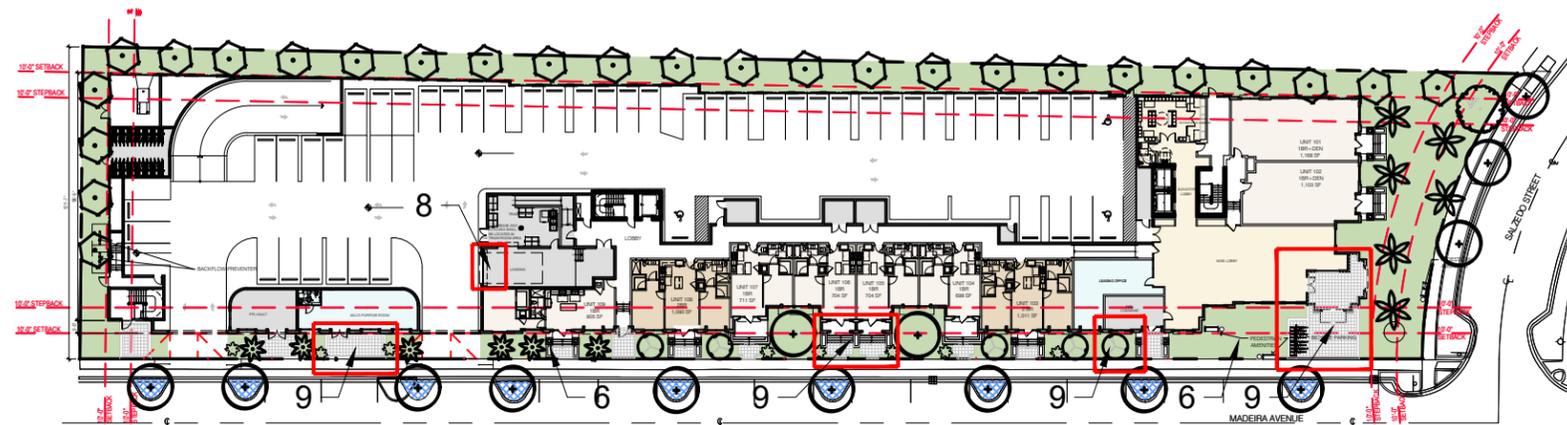
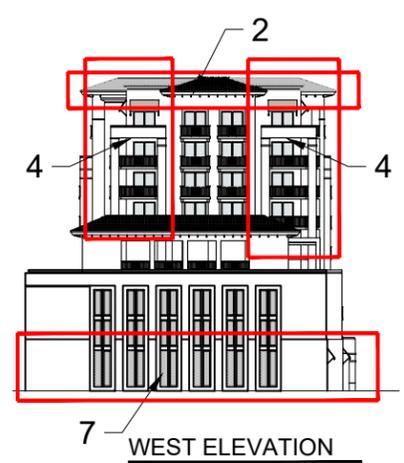
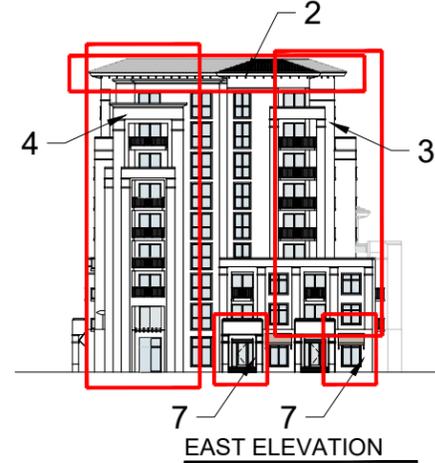
NORTH ELEVATION



MEDITERRANEAN BONUS

TABLE 2

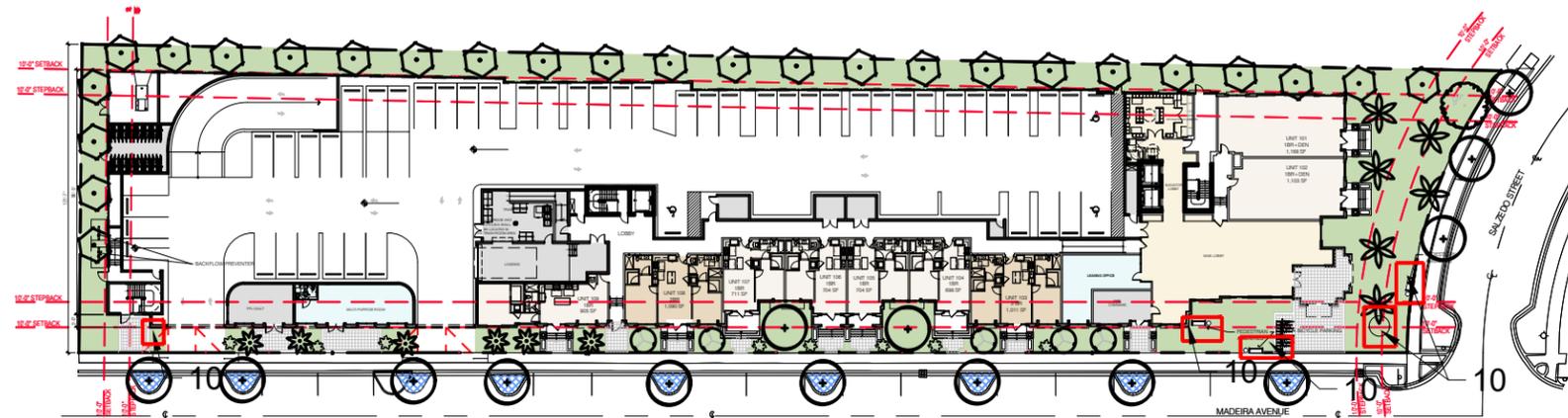
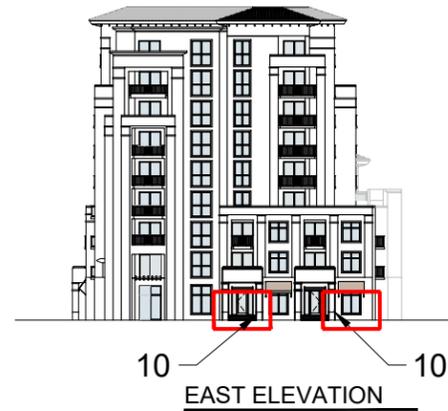
1.	✓	✓	✓	Arcades and/or loggias.	Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.
N/A					
2.	✓	✓	✓	Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.
REQUIREMENTS SATISFIED					
3.	✓	✓	✓	Building stepbacks.	Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.
REQUIREMENTS SATISFIED					
4.	✓	✓	✓	Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.
REQUIREMENTS SATISFIED					
5.	✓	✓	✓	Driveways.	Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.
N/A					
6.	✓	✓	✓	Lighting of landscaping.	Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).
REQUIREMENTS SATISFIED					
7.	✓	✓	✓	Materials on exterior building facades.	The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.
REQUIREMENTS SATISFIED					
8.	✓	✓	✓	Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.
REQUIREMENTS SATISFIED					
9.	✓	✓	✓	Paver treatments.	Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of ten (10%) percent of total paving surface. b. Sidewalks. Minimum of twenty-five (25%) percent of total ground level paving surface. The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.
REQUIREMENTS SATISFIED					
Paving treatment will be located along the entire South (Madeira Avenue) and East (Salzedo Street) perimeter of the building and. See site plan below.					



MEDITERRANEAN BONUS

TABLE 2

10.	✓	✓	✓	Pedestrian amenities.	<p>Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following:</p> <ul style="list-style-type: none"> <li>a. Benches.</li> <li>b. Expanded sidewalk widths beyond the property line.</li> <li>c. Freestanding information kiosk (no advertising shall be permitted).</li> <li>d. Planter boxes.</li> <li>e. Refuse containers.</li> <li>f. Public art.</li> <li>g. Water features, fountains and other similar water features. Ground and/or wall mounted.</li> </ul> <p>Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.</p>
REQUIREMENTS SATISFIED				<p>Pedestrian amenities to be included: benches, expanded sidewalks at Madeira Avenue, refuse containers, and planter boxes. All of the above amenities will be consistent with the City of Coral Gables masterstreetscape plan.</p>	
11.	✓	✓	✓	Pedestrian pass-throughs/ paseos on properties contiguous to alleys and/or streets.	<p>Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following:</p> <ul style="list-style-type: none"> <li>a. Minimum of ten (10) feet in width.</li> <li>b. Include pedestrian amenities as defined herein.</li> </ul> <p>In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.</p>
N/A				<p>Northern side of the site is Miami Dade County and abuts another property. A pedestrian pass-through is not appropriate for this site.</p>	
12.	✓	✓	✓	Underground parking.	<p>The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.</p>
N/A					



# HISTORICAL REFERENCE

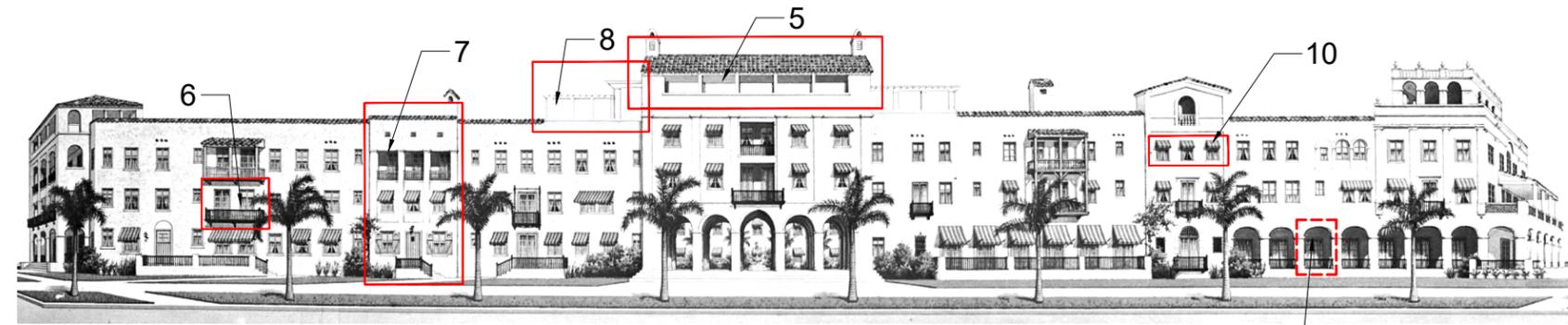
This project takes its influence from surrounding buildings within the city of Coral Gables.

There are several architectural features that characterize this project as Mediterranean/Transitional Architecture. The proposed design makes reference to the proportion and architectural elements of Coral Gables landmarks such as the Biltmore Hotel, the Colonnade Building, and San Sebastian Apartments.

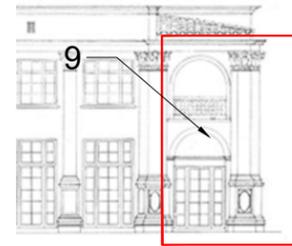
The project consists of symmetrical primary façade (South Elevation) that sits on a base composed of two orders of arcades. All façade corners are addressed by tower elements reminiscent to the corner design present on the Colonnade Building. The dynamic mass of the building is emphasized by vertical breaks that follow the scale of the Biltmore Hotel.

In addition, a roof loggia used on the West Elevation, and the proportions of the arcade are elements derived from San Sebastian Apartments. The implementation of balconies, awnings, trellises and the vertical composition elements are also incorporated as part of the overall design composition. The roof line design also incorporates vertical and horizontal changes in height and style, including mansard roof with clay barrel tile seen in different Mediterranean style building like the Biltmore Hotel.

The overall design and façade composition for 301-341 Madeira have been faithful to its Mediterranean / Transitional Architectural style inspired by some of the most important and representative landmarks found in the city of Coral Gables.



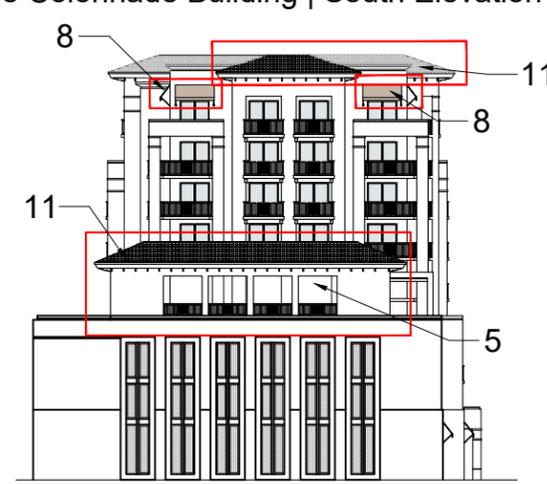
San Sebastian Apartments | South Elevation



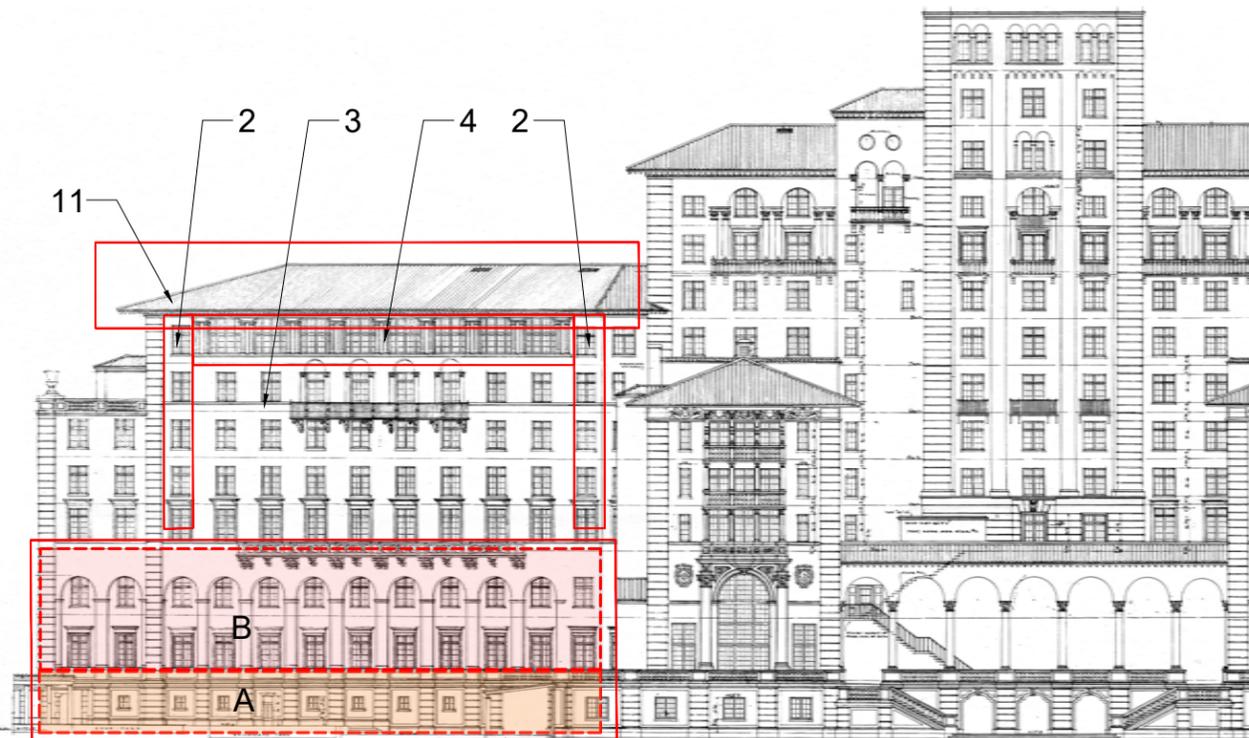
The Colonnade Building | South Elevation



Proposed Design | East Elevation



Proposed Design | West Elevation

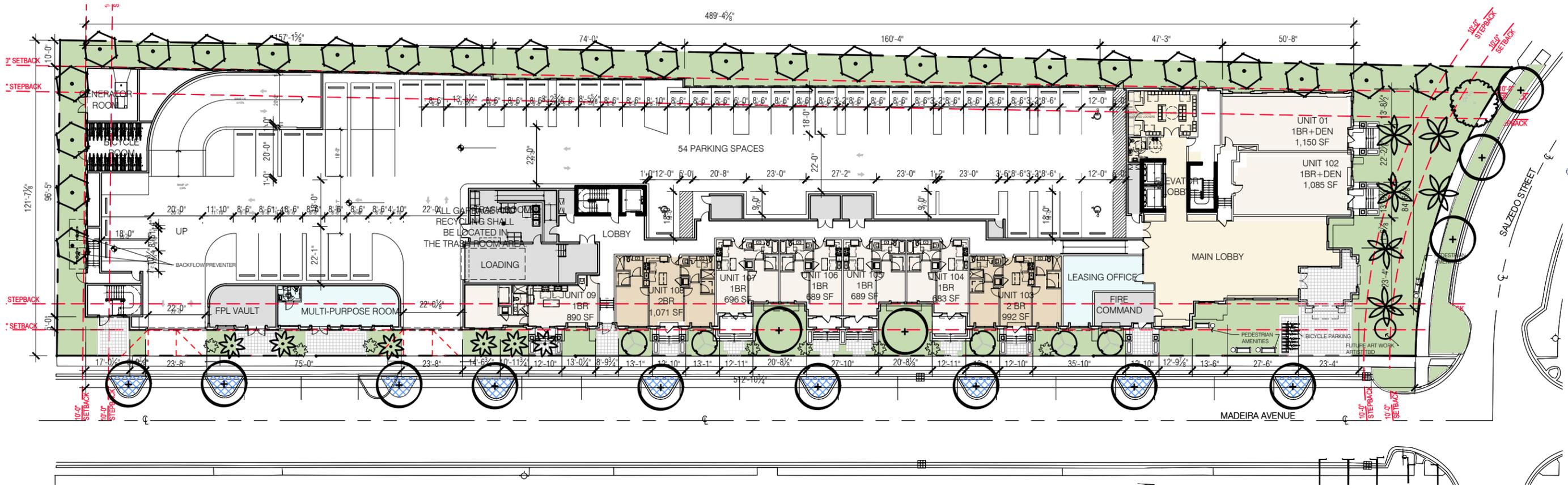


Biltmore Hotel | South Elevation



Proposed Design | South Elevation

HISTORICAL REFERENCE



MASTER SITE PLAN  
SCALE: 1" = 40'

ZONING INFORMATION			
PROJECT NAME:	301-341 MADEIRA AVENUE		
PROPERTY ADDRESS:	301-341 MADEIRA AVENUE, CORAL GABLES, FL 33134		
LEGAL DESCRIPTION:	LOTS 4 THRU 24 OF BLOCK 1 OF "REVISED PLAT OF CORAL GABLES SECTION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30 AT PAGE 60 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. (SEE SURVEY)		
EXISTING ZONING:	MULTI-FAMILY 2 (MF2) AND RESIDENTIAL INFILL OVERLAY (RIH)		
PROPOSED ZONING/APPROVALS:	PAD W/ RIH SITE PLAN APPROVAL		
NET LOT AREA:	62,474 SQ. FT.	1.43 ACRES	
FEDERAL FLOOD HAZARD:	ZONE "A"		

MAXIMUM F.A.R.			
BASE:	62,474.00 SQ. FT.	X 2.0	124,948.00
MEDITERRANEAN DESIGN BONUS:	62,474.00 SQ. FT.	X 0.5	31,237.00
TOTAL:			156,185.00

FLOOR	AREA (SF)	# FLOORS	TOTAL (SF)
GROUND FLOOR	10,389	1	10,389
2ND LEVEL	12,746	1	12,746
3RD LEVEL	12,952	1	12,952
4TH REC LEVEL	19,897	1	19,897
5TH-8TH LEVELS	20,275	4	80,304
9TH LEVEL	19,895	1	19,895
<b>TOTAL</b>			<b>156,183</b>

DENSITY	ALLOWED	PROVIDED
As per 4-201 E.13 City of Coral Gables Zoning Code	200 Units per Acre	143
	1.43 Acres X 200 (143 Units)	
LIVE / WORK UNITS	0.00	9

BUILDING SETBACKS	REQUIRED AS PER RIH	PROVIDED AS PER PAD
EAST FRONT (SALZEDO STREET)	10'-0" MINIMUM	30'-10" UP TO 49'-0" 30'-7" ABOVE 45'-0"
SOUTH SIDE STREET (MADEIRA AVE)	10'-0" MINIMUM	10'-0" UP TO 45'-0" 20'-0" ABOVE 45'-0"
WEST INTERIOR SIDE (ADJACENT PROPERTY)	10'-0" MINIMUM	10'-0" UP TO 45'-0" 120'-0" ABOVE 45'-0"
NORTH REAR SIDE (ADJACENT PROPERTY)	10'-0" MINIMUM	10'-0" UP TO 45'-0" 28'-0" ABOVE 45'-0"

OPEN SPACE	REQUIRED	PROVIDED
	21% OF 62,474 SF @ GROUND LEVEL = 15,618.5 SF	GROUND LEVEL: 15,618.5 SF
	5% @ ELEVATED DECK = 3,123.7 SF	ELEVATE DECK: 3,946 SF (6.31%)
<b>TOTAL:</b>		<b>21,421 SF = 34.3%</b>

UNIT MIX	1 BEDROOM		1 BEDROOM + DEN		2 BEDROOMS		3 BEDROOMS		LIVE/WORK UNITS
	UNITS	SQ. FT.	UNITS	SQ. FT.	UNITS	SQ. FT.	UNITS	SQ. FT.	
GROUND FLOOR (LIVE WORK UNITS)	0	0	0	1,085-1,150 SF	0	1,071 SF	0	0	9
2ND LEVEL	7	665-724 SF	2	1,083-1,150 SF	6	906-1,081 SF	0	0	0
3RD LEVEL	7	665-724 SF	2	1,083-1,150 SF	6	906-1,081 SF	0	0	0
4TH REC LEVEL	8	650-731 SF	4	954 SF	5	1,037-1,269 SF	0	0	0
TYP LEVEL (5TH-8TH)	36	650-731 SF	16	954 SF	24	1,037-1,269 SF	4	1,622 SF	0
9TH LEVEL	5	650-731 SF	0	0	8	1,037-1,269 SF	3	1,622 SF	0
<b>TOTAL</b>	<b>63</b>		<b>24</b>		<b>49</b>		<b>7</b>		<b>9</b>
	44%		17%		34%		5%		9

PARKING	REQUIRED	PROVIDED
<b>RESIDENTIAL PARKING</b>		
EFF. & 1BR UNITS @ 1.00	1BR UNITS: 87	87.00
2BR UNITS @ 1.75	2BR UNITS: 49	85.75
3BR UNITS @ 2.25	3BR UNITS: 7	15.75
LIVE/WORK UNITS	9 UNITS: 1 UNIT + 1,026 SF OF WORK SPACE	18.00
<b>COMMERCIAL PARKING</b>		
LEASING OFFICE (655 SF)	1 SPACE @ 300 SF	3.00
<b>TOTAL PARKING:</b>	<b>209</b>	<b>210</b>

HANDICAPPED PARKING	REQUIRED	PROVIDED
HANDICAP PARKING		
201-300 SPACES = 7 HC SPACES REQUIRED	7	7
NUMBER OF HANDICAP SPACES REQUIRED TO BE UNACCESSIBLE (1 PER 6 REG. HC SPACES) = 1.18 REQUIRED	2	2

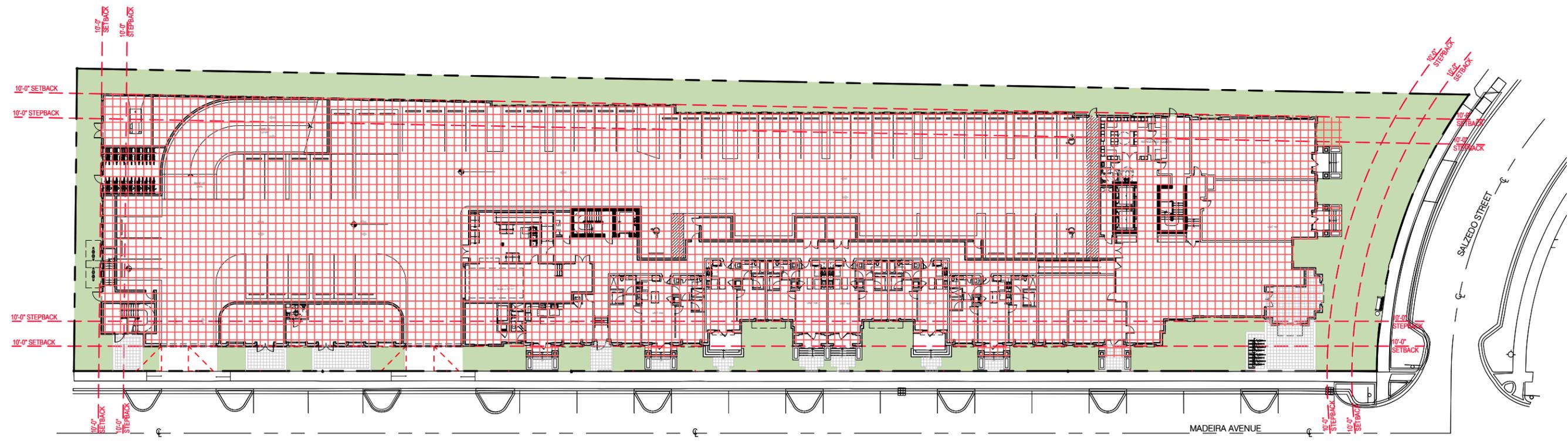
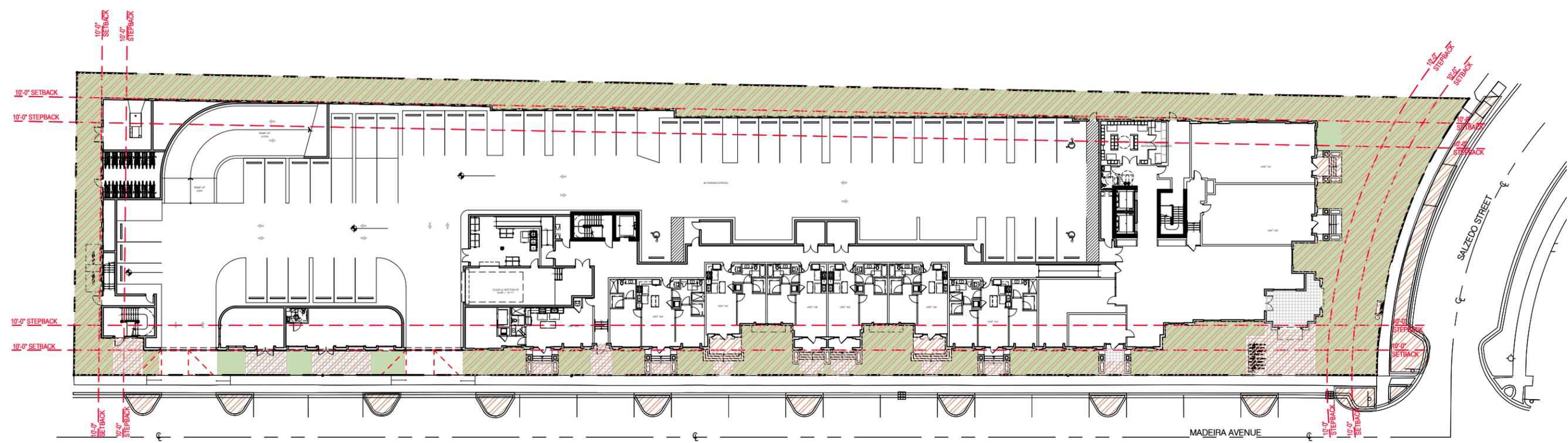
ELECTRIC VEHICLE PARKING	REQUIRED	PROVIDED
ELECTRIC VEHICLE		
2% of the required parking	2% X 209 =	4
ELECTRIC VEHICLE - READY		
3% of the required parking	3% X 209 =	6
ELECTRIC VEHICLE - CAPABLE		
15% of the required parking	15% X 209 =	31

BICYCLE PARKING	REQUIRED	PROVIDED
Minimum of 1 bicycle storage spaces for every 4 dwelling units	36	40

TOTAL PARKING SPACES PROVIDED PER FLOOR	TOTAL	HANDICAP	# SPACES PROVIDED		
			ELECTRIC VEHICLE	E-READY	INFRASTRUCTURE READY
GROUND FLOOR	51	(3HC SPACES)	0	0	0
PARKING LEVEL 2	73	(2 HC SPACES)	0	0	0
PARKING LEVEL 3	83	(2 HC SPACES)	4	6	31
<b>TOTAL</b>			<b>4</b>	<b>6</b>	<b>31</b>
			<b>210 SPACES</b>		

NOTES:  
FLORIDA GREEN BUILDING COUNCIL EQUIVALENT TO LEED SILVER CERTIFICATION WILL BE PROVIDED.

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**LEGEND**

	TOTAL NET LOT AREA	62,474 S.F.
	GROUND FLOOR OPEN SPACE (WITHIN PROPERTY LINE)	15,942 S.F.
	GROUND FLOOR OPEN SPACE (WITHIN RIGHT OF WAY)	1,534 S.F.

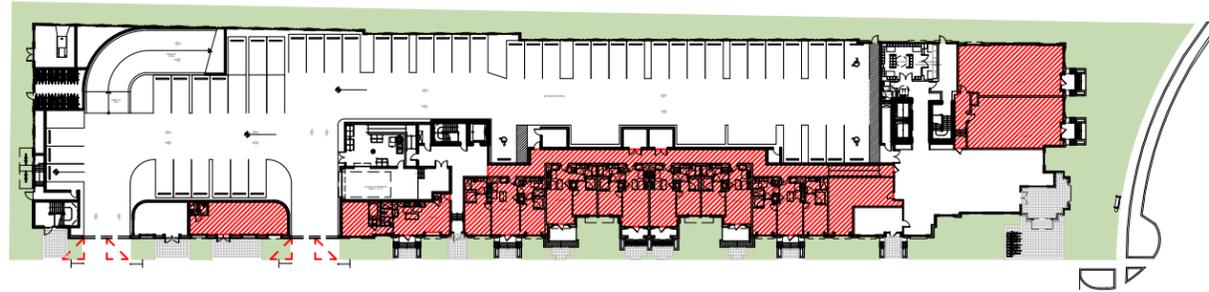
<b>OPEN SPACE</b>		
TOTAL NET LOT AREA = 62,474 S.F. (100%)		
TOTAL OPEN SPACE AREA = 15,942 S.F. (25.5%)		

	TOTAL NET LOT AREA	62,474 S.F.
	LOT COVERAGE	46,532 S.F. (75.5%)

 **OPEN SPACE/LOT COVERAGE DIAGRAMS**  
 SCALE: N.T.S.

**301-341 MADEIRA**  
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GROUND LEVEL



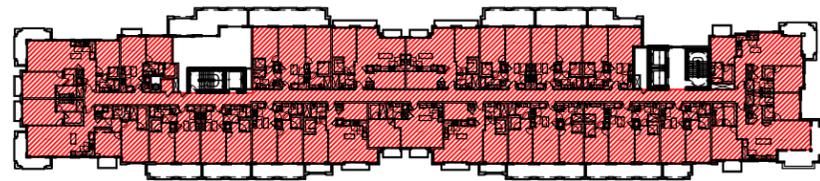
2ND LEVEL



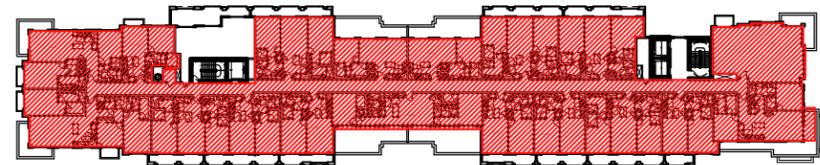
3RD LEVEL



4TH LEVEL



5TH TO 8TH LEVELS



9TH LEVEL

 F.A.R.	PROVIDED
GROUND LEVEL	10,389 S.F.
2ND LEVEL	12,746 S.F.
3RD LEVEL	12,952 S.F.
4TH (REC) LEVEL	19,897 S.F.
5TH LEVEL	20,076 S.F.
6TH LEVEL	20,076 S.F.
7TH LEVEL	20,076 S.F.
8TH LEVEL	20,076 S.F.
9TH LEVEL	19,895 S.F.
TOTAL F.A.R.	156,183 S.F.

LOT SIZE.: 62,474 SF  
 F.A.R. RATIO: 2.5  
 MAX. F.A.R.: 62,474 SF. x 2.5 = 156,185 SF.

 F.A.R. DIAGRAMS

SCALE: 1" = 40'





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RENDERING



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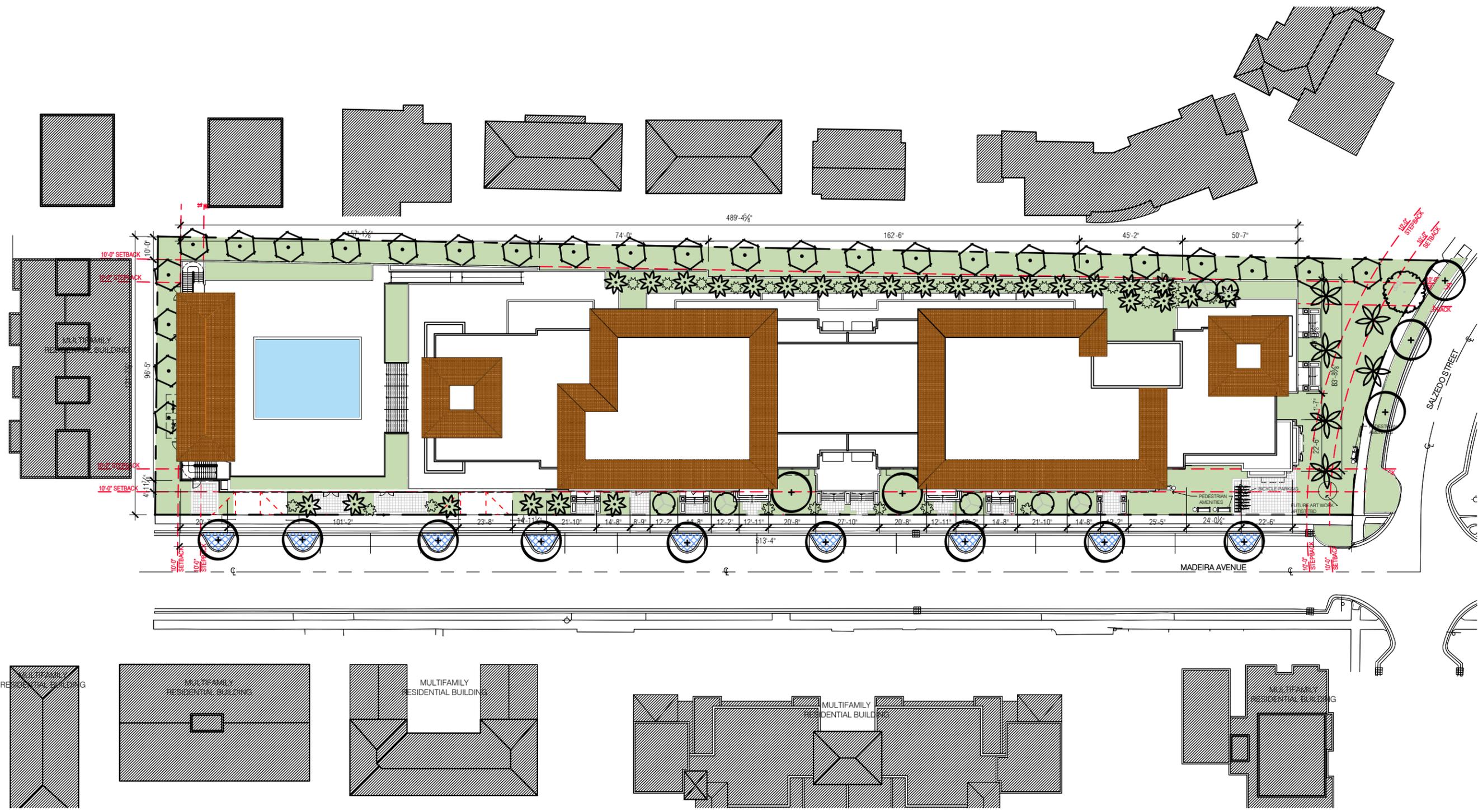
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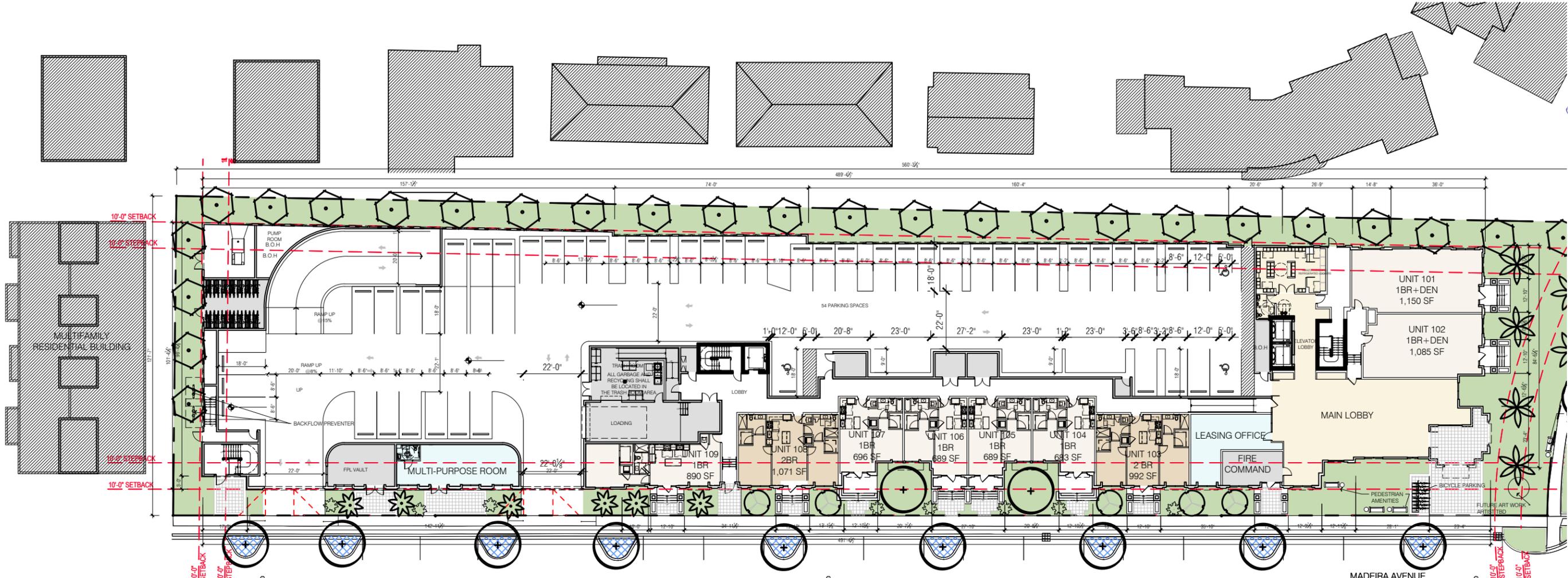




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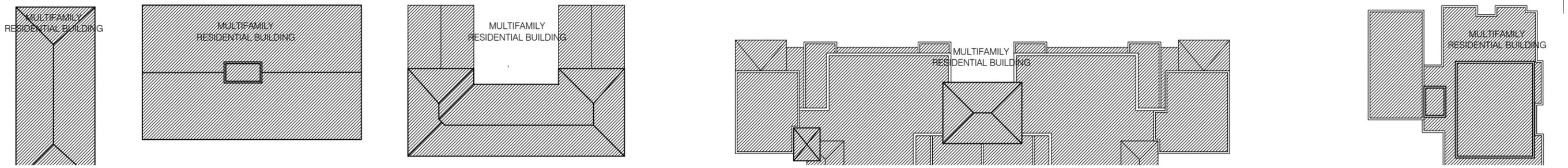
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 **SITE PLAN**  
 SCALE: N.T.S.

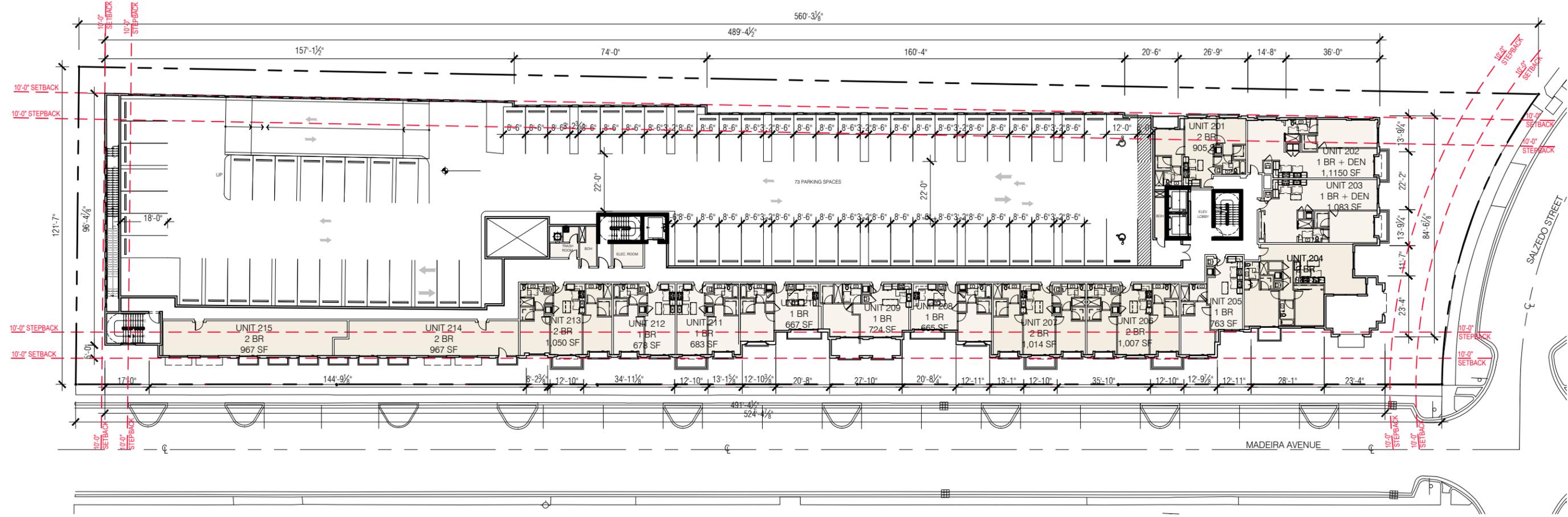


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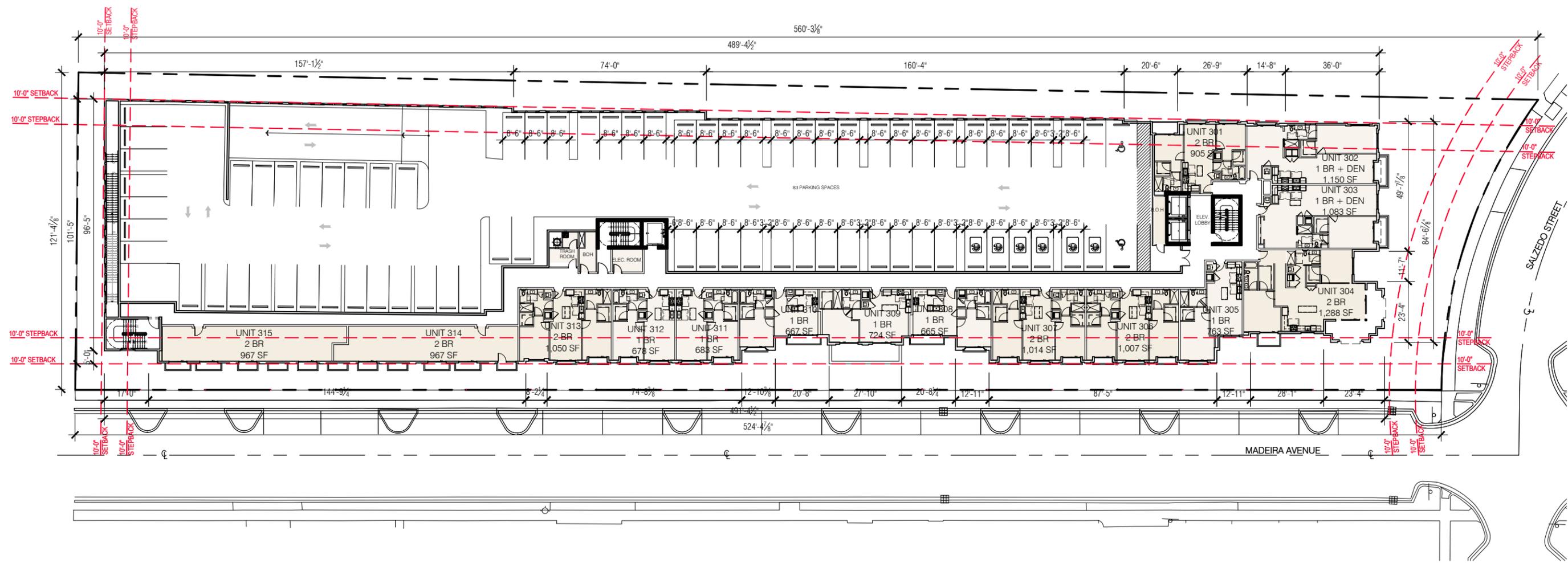
 **GROUND FLOOR PLAN**  
 SCALE: 1" = 40'



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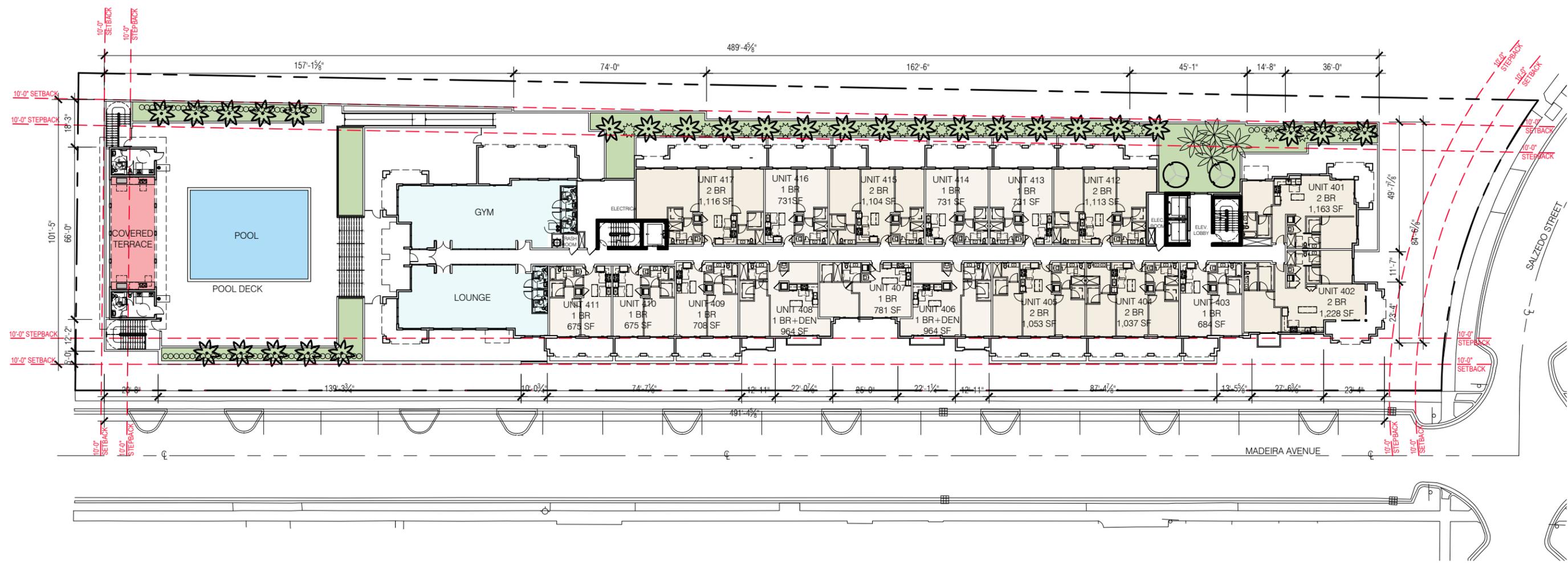
 **2ND FLOOR PLAN**  
 SCALE: 1" = 40'



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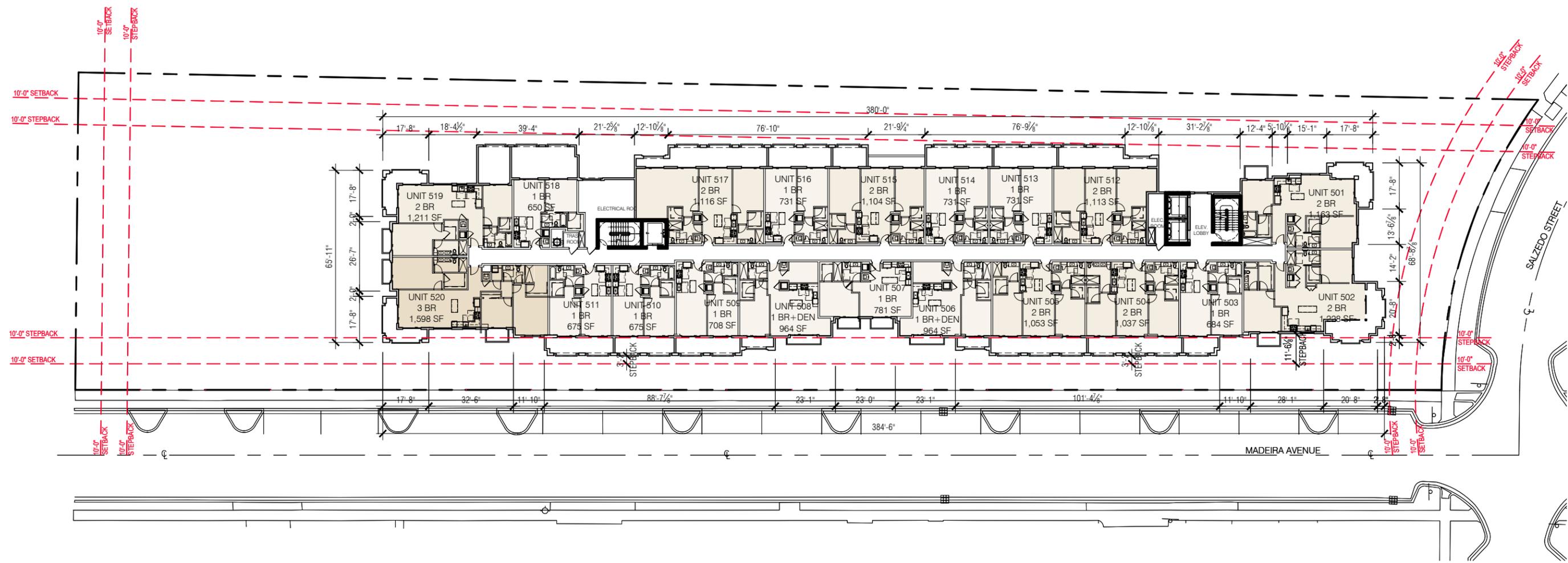
 **3RD FLOOR PLAN**  
 SCALE: 1" = 40'



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4TH FLOOR PLAN  
 SCALE: 1" = 40'

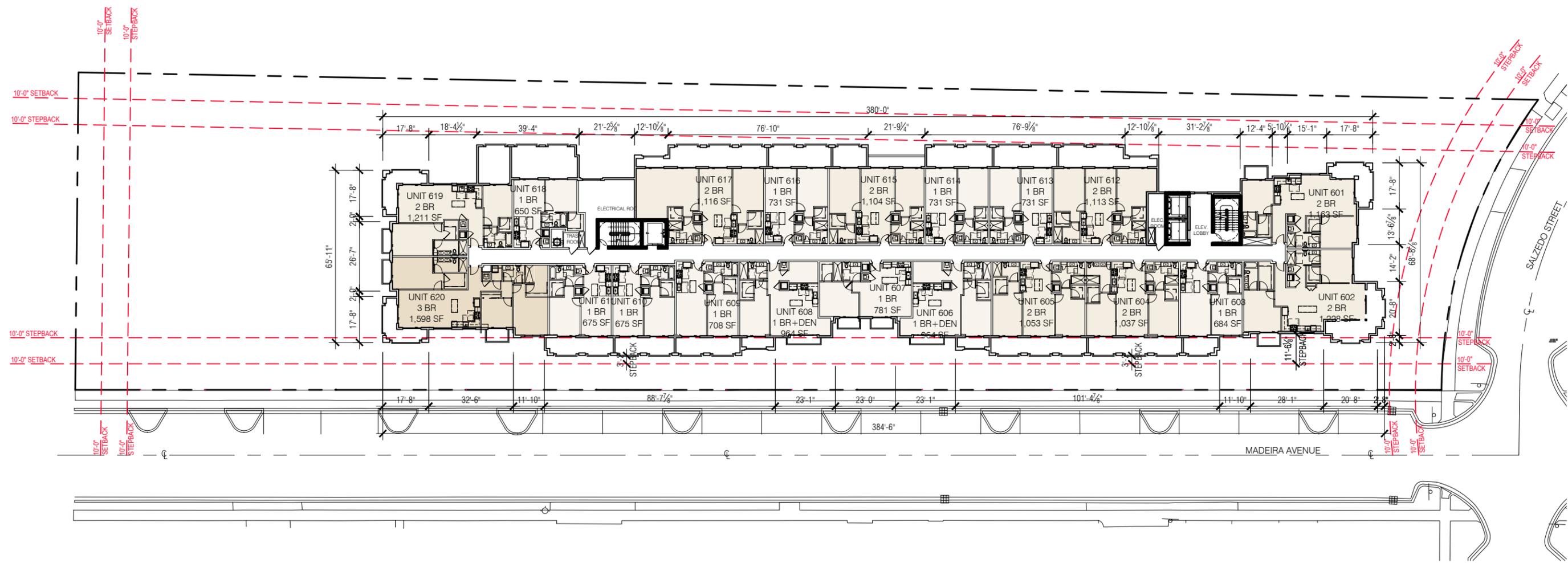


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**5TH FLOOR PLAN**  
 SCALE: 1" = 40'

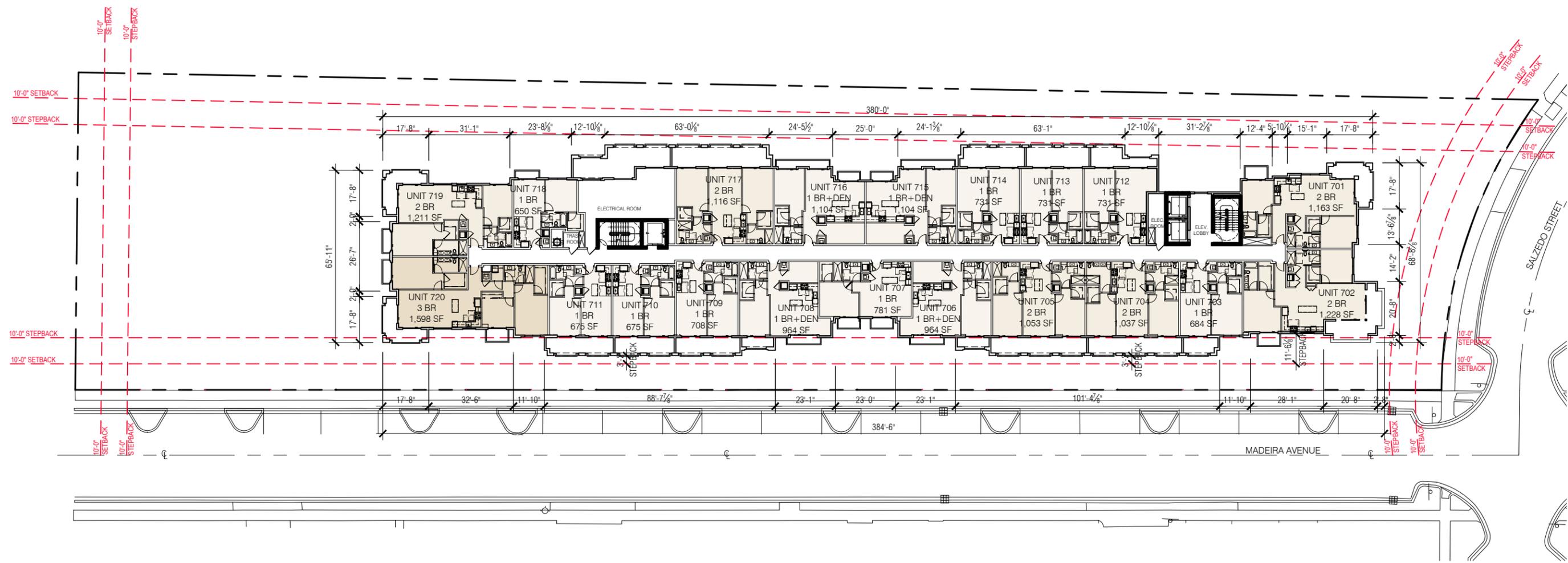
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 PROJECT NO: 18-035  
 DRAWING NAME:  
 SHEET NO:  
**A-1.5**



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 **6TH FLOOR PLAN**  
 SCALE: 1" = 40'

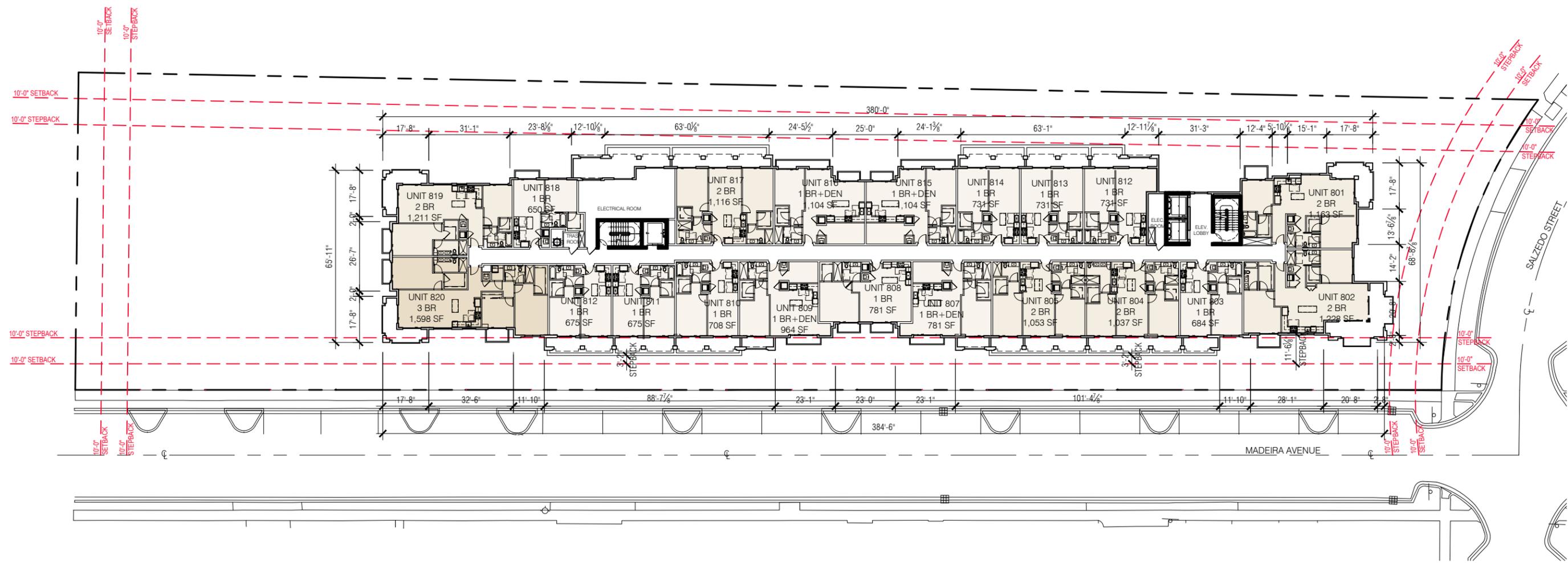
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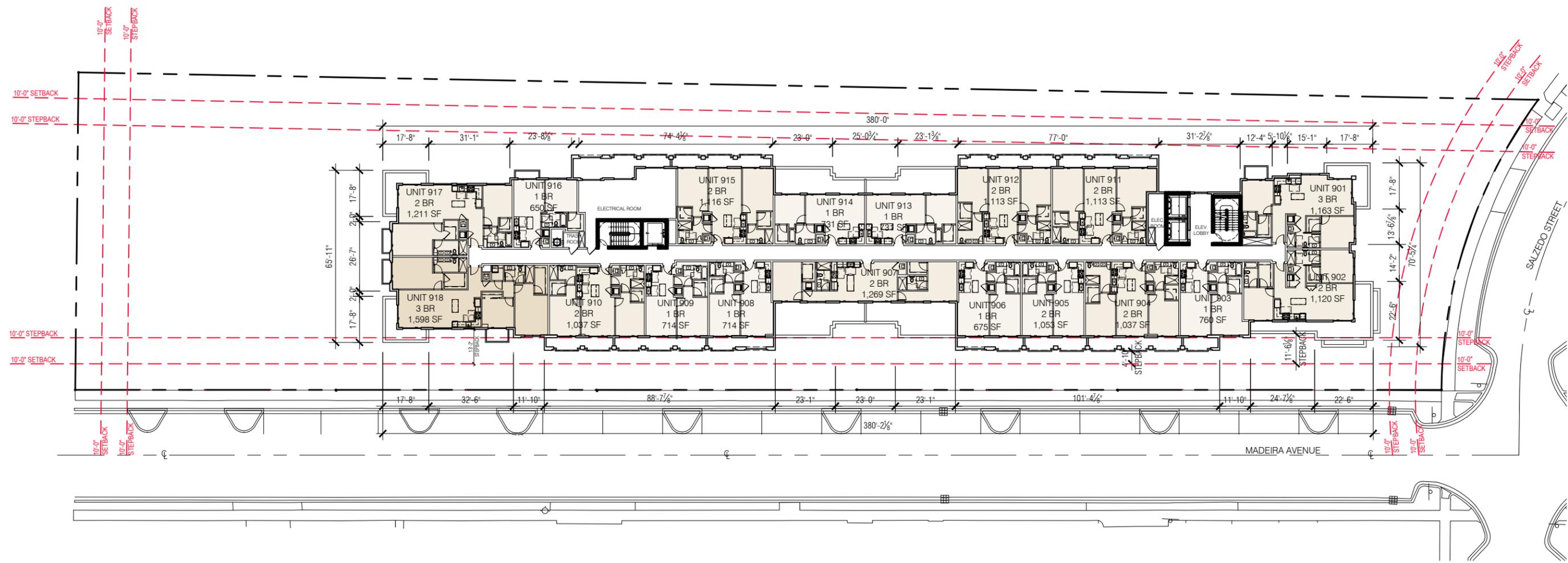
 **7TH FLOOR PLAN**  
 SCALE: 1" = 40'



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 **8TH FLOOR PLAN**  
 SCALE: 1" = 40'

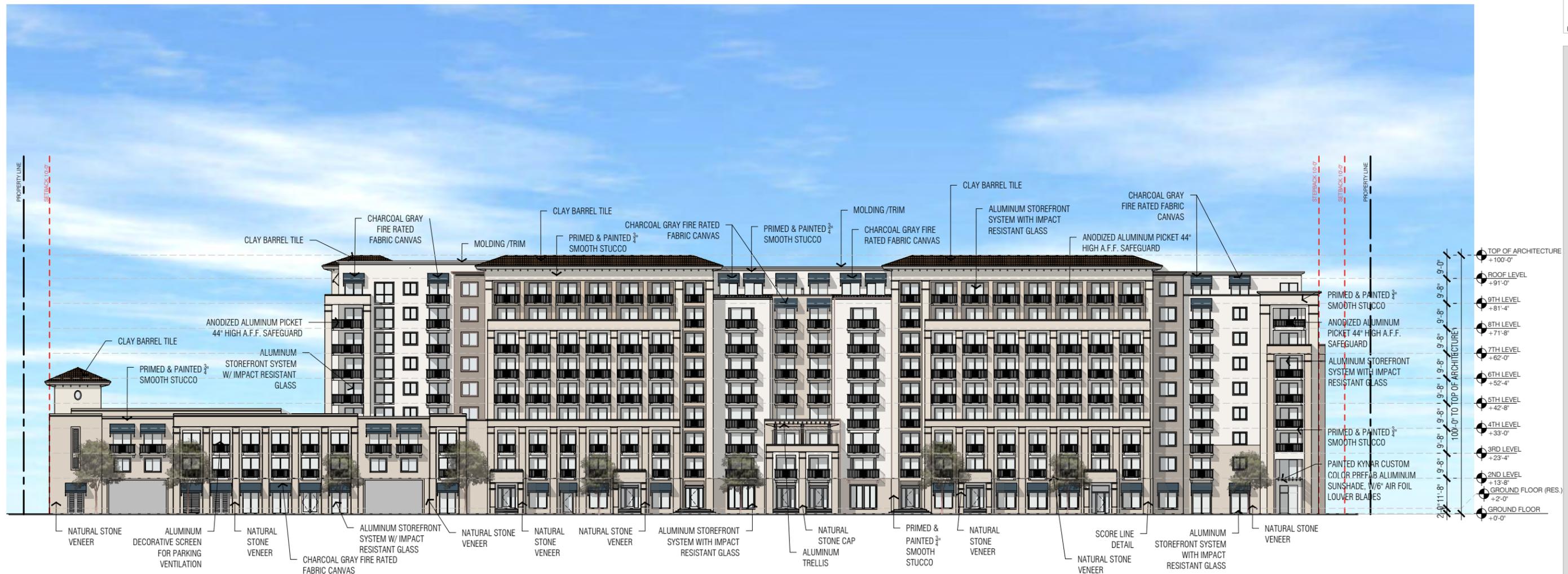


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 **9TH FLOOR PLAN**  
 SCALE: 1" = 40'

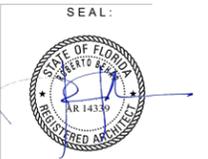
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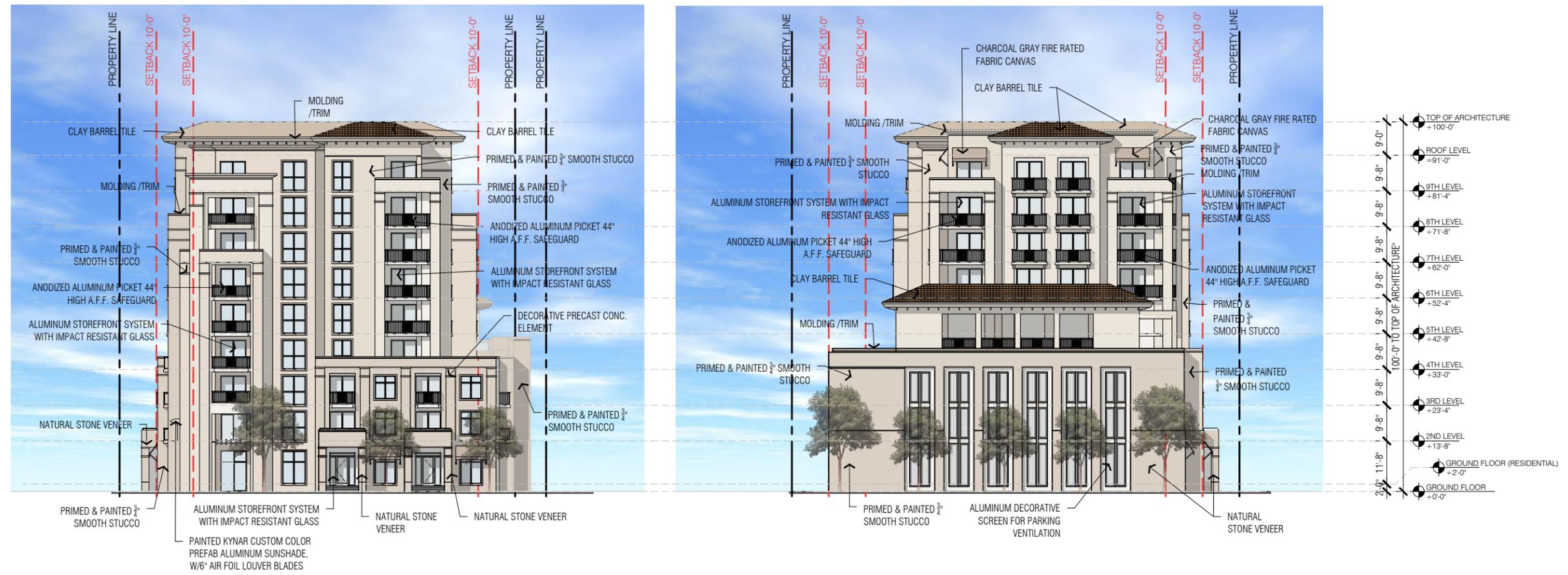
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**SOUTH ELEVATION**  
 SCALE: 1"=40'



ROBERT BEHAR AR No. 1



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CORAL GABLES, FLORIDA 33134

DATE: 01-06-2022

PROJECT NO: 18-03

DRAWING NAME:

SHEET NO:

A-2.1

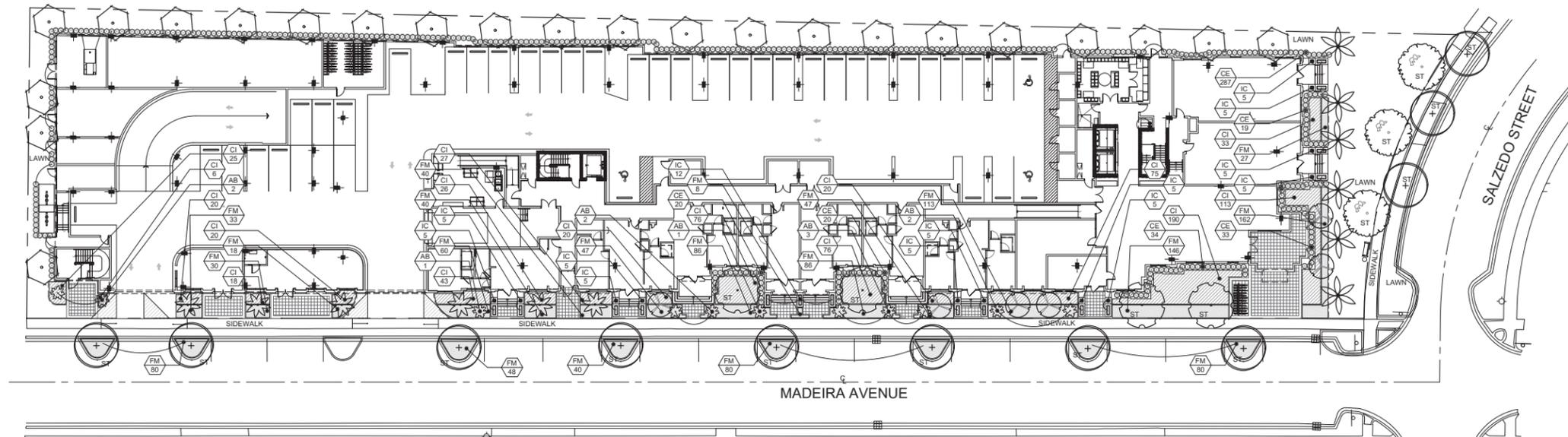


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**NORTH ELEVATION**  
 SCALE: N.T.S.

SEAL:  
  
ANDREW M. WITKIN  
LIC. # LA0000889



LANDSCAPE PLAN - GROUND FLOOR

Scale: 1"=20'-0"



LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan  
Zoning District: MF2 Net Lot Area 1.434 acres 62,474 s.f.

OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square Feet of open space required by Article 5, Development Standards: Net lot area = <u>62,474</u> s.f. x <u>25</u> % = <u>15,619</u> s.f.	<u>15,619</u>	<u>15,995</u>
<b>TREES</b>		
A. No. of Trees required: 28 x 1.434 = 40	<u>40</u>	<u>40</u>
B. % Palms Allowed: No. Trees required x 25% =	<u>10</u>	<u>10</u>
C. % Natives required: No. Trees required x 30% =	<u>12</u>	<u>29</u>
<b>STREET TREES</b> (maximum average spacing of 35' o.c.):		
A. 524 linear feet along Madeira Avenue =	<u>15</u>	<u>15</u>
B. 117 linear feet along Salzedo Street =	<u>3</u>	<u>3</u>
G. Total Trees Required	<u>58</u>	<u>58</u>
<b>SHRUBS</b>		
A. No. shrubs required: 224 x 1.434 = 321	<u>321</u>	<u>1,760</u>
B. Natives requirement 30%	<u>96</u>	<u>1,430</u>

ST = Street Tree

MITIGATION REQUIRED	
TOTAL CANOPY REMOVED:	TOTAL CANOPY REPLACEMENT PROVIDED:
15,373 sf	18 - Large Tree (500 sf each) = 9,000 sf 30 - Medium Tree Species (300 sf each) = 9,000 sf 8 - Large Palm Species (300 sf each) = 2,400 sf 34 - Small Palm Species (100 sf each) = 3,400 sf Total Canopy Replacement Provided = <u>23,800 sf</u>

LANDSCAPE LIST

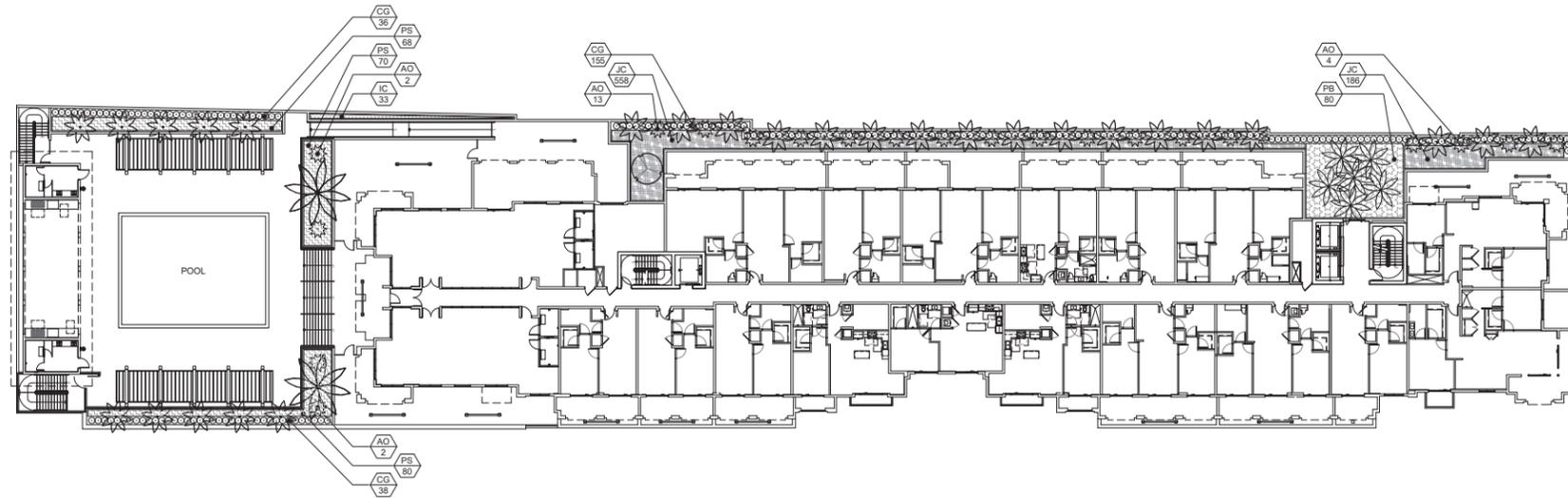
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
11		Caesalpinia granadillo (STREET TREE)	16' HT. X 6' SPR. 3.5" CAL.
		BRIDALVEIL TREE	F.G.
23		*Coccoloba diversiflora	12' HT. X 6' SPR. 2" CAL.
		PIGEON PLUM	F.G.
4		*Coccoloba diversiflora (STREET TREE)	16' HT. X 6' SPR. 3.5" CAL.
		PIGEON PLUM	F.G.
7		Lagerstroemia indica 'Muskogee'	12' HT. X 6' SPR. 2" CAL.
		MUSKOGEE CREPE MYRTLE	F.G.
2		Phoenix dactylifera 'Medjool'	10' C.T.
		MEDJOOOL DATE PALM	F.G.
3		*Quercus virginiana (STREET TREE)	16' HT. X 6' SPR. 3.5" CAL.
		LIVE OAK	F.G.
6		*Roystonea elata	12' G.W., 28' O.A. HT. MIN.
		ROYAL PALM	F.G., MATCHED HTS.
33		Veitchia montgomeryana 'single'	16' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
1		Veitchia montgomeryana 'quad'	16' O.A. HT. MIN.
		QUADRUPLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AB	11	Aechmea blanchelliana	36" HT. X 24" SPR.
		BRIGHT YELLOW BROMELIAD	10" POT
AO	21	Alcantarea odorata	3' O.A. HT.
		BROMELIAD SP.	9" POT
CE	413	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTWOOD	3 GAL.
CG	229	*Clusia guttifera	36" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	7 GAL.
CI	788	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	1,271	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IC	105	Ipomoea 'Margarite'	15" O.C.
		CHARTREUSE SWEET POTATO	1 GAL. FULL
JC	744	Juniperus chinensis 'Parsonii'	15" HT. X 15" SPR. / 15" O.C.
		PARSON'S JUNIPER	3 GAL.
PB	80	Philodendron 'Burlie Marx'	24" HT. X 24" SPR. / 36" O.C.
		BURLE MARX PHILODENDRON	3 GAL.
PS	218	Pennisetum setaceum 'Alba'	18" HT. X 18" SPR. / 24" O.C.
		WHITE FOUNTAIN GRASS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floritam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

\* DENOTES NATIVE SPECIES

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CORAL GABLES, FLORIDA 33134

SEAL:

ANDREW M. WITKIN  
 LIC. # LA0000889



LANDSCAPE PLAN - RECREATION LEVEL

Scale: 1"=20'-0"



LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
⊙	11	Caesalpinia granadillo (STREET TREE)	16' HT. X 6" SPR. 3.5" CAL.
		BRIDALVEIL TREE	F.G.
⊙	23	*Coccoloba diversiflora	12' HT. X 6" SPR. 2" CAL.
		PIGEON PLUM	F.G.
⊙	4	*Coccoloba diversiflora (STREET TREE)	16' HT. X 6" SPR. 3.5" CAL.
		PIGEON PLUM	F.G.
⊙	7	Lagerstroemia indica 'Muskogee'	12' HT. X 6" SPR. 2" CAL.
		MUSKOGEE CREPE MYRTLE	F.G.
⊙	2	Phoenix dactylifera 'Medjool'	10' C.T.
		MEDJOO. DATE PALM	F.G.
⊙	3	*Quercus virginiana (STREET TREE)	16' HT. X 6" SPR. 3.5" CAL.
		LIVE OAK	F.G.
⊙	6	*Roystonea elata	12' G.W., 28" O.A. HT. MIN.
		ROYAL PALM	F.G., MATCHED HTS.
⊙	33	Veitchia montgomeryana 'single'	16' O.A. HT. MIN.
		SINGLE MONTGOMERY PALM	F.G.
⊙	1	Veitchia montgomeryana 'quad'	16' O.A. HT. MIN.
		QUADRUPLE MONTGOMERY PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AB	11	Aechmea blanchelliana	36" HT. X 24" SPR.
		BRIGHT YELLOW BROMELIAD	10" POT
AO	21	Alcantarea odorata	3' O.A. HT.
		BROMELIAD SP.	9" POT
CE	413	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTWOOD	3 GAL.
CG	229	*Clusia guttifera	36" HT. X 24" SPR. / 24" O.C.
		SMALL LEAF CLUSIA	7 GAL.
CI	788	*Chrysobalanus icaco 'Red Tip'	18" HT. X 18" SPR. / 18" O.C.
		RED TIP COCOPLUM	3 GAL.
FM	1,271	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
IC	105	Ipomoea 'Margarite'	15" O.C.
		CHARTREUSE SWEET POTATO	1 GAL. FULL
JC	744	Juniperus chinensis 'Parsonii'	15" HT. X 15" SPR. / 15" O.C.
		PARSON'S JUNIPER	3 GAL.
PB	80	Philodendron 'Burlie Marx'	24" HT. X 24" SPR. / 36" O.C.
		BURLE MARX PHILODENDRON	3 GAL.
PS	218	Pennisetum setaceum 'Alba'	18" HT. X 18" SPR. / 24" O.C.
		WHITE FOUNTAIN GRASS	3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floritam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

\* DENOTES NATIVE SPECIES

301-341 MADEIRA  
 301-341 MADEIRA AVE  
 CORAL GABLES, FLORIDA 33134

DATE: 11-20-2019

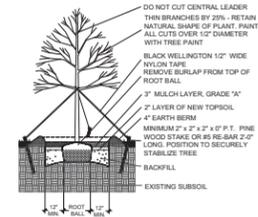
PROJECT NO. 2019-005

DRAWING NAME:  
 LANDSCAPE PLAN  
 SHEET NO.

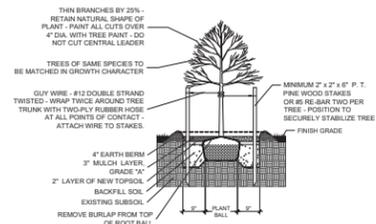
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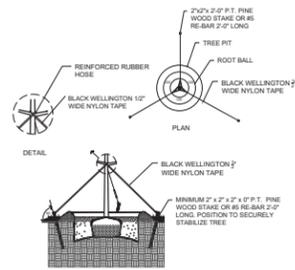
ANDREW M. WITKIN  
LIC. # LA0000889



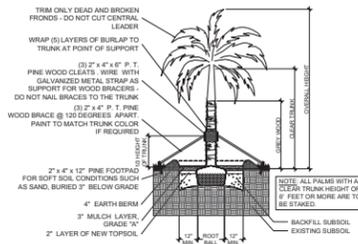
LARGE TREE PLANTING DETAIL



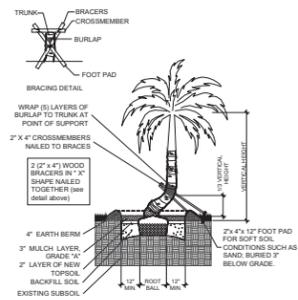
SMALL TREE PLANTING DETAIL



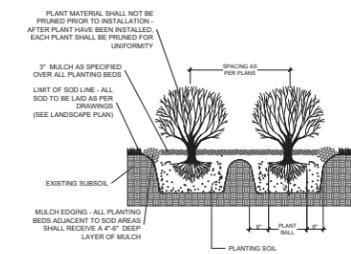
TYPICAL TREE GUYING DETAIL



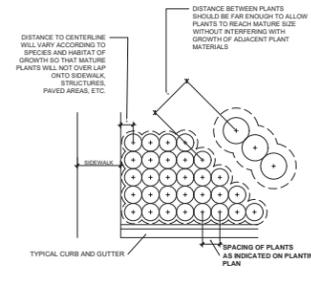
STRAIGHT TRUNK PALM PLANTING DETAIL



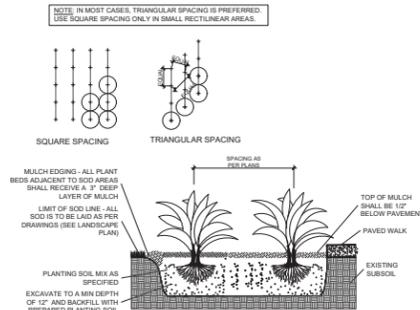
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

**PLANTING NOTES:**

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pellets", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

**SOD NOTES:**

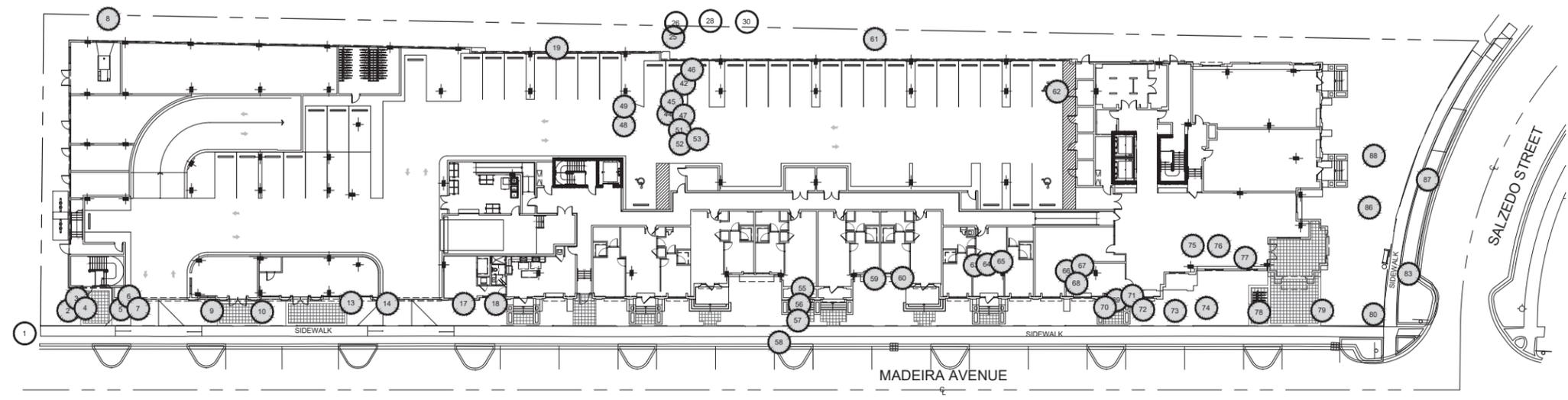
- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine "Floritam" solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

**GENERAL NOTES:**

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

301-341 MADEIRA  
301-341 MADEIRA AVE  
CORAL GABLES, FLORIDA 33134

SEAL:  
 ANDREW M. WITKIN  
 LIC. # LA0000889



**TREE DISPOSITION PLAN**

Scale: 1"=20'-0"



**SYMBOL LEGEND**

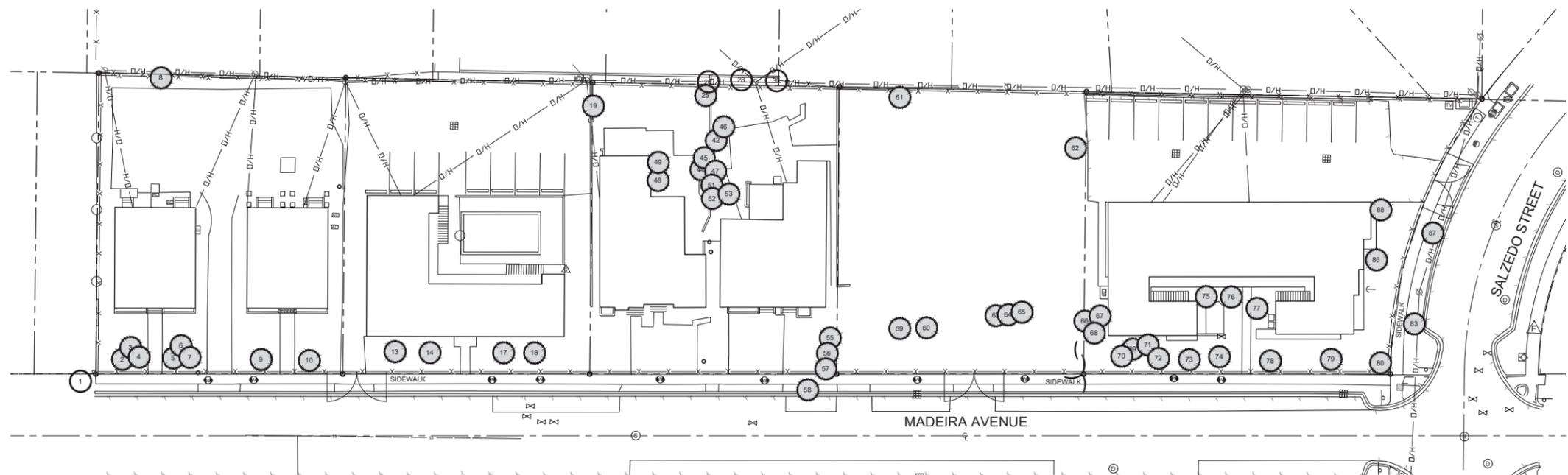
- #x Tree to Remove
- #x Tree to Remain

MITIGATION REQUIRED	
TOTAL CANOPY REMOVED:	TOTAL CANOPY REPLACEMENT PROVIDED:
15,373 sf	18 - Large Tree (500 sf each) = 9,000 sf 30 - Medium Tree Species (300 sf each) = 9,000 sf 8 - Large Palm Species (300 sf each) = 2,400 sf 34 - Small Palm Species (100 sf each) = 3,400 sf  Total Canopy Replacement Provided = 23,800 sf

No.	Common Name	Scientific Name	DBH (in)	Height (ft)	Spread (ft)	Canopy Removed (sf)	Disposition
1	Tree	Unknown	0	30	15		Remove
2	Queen Palm	<i>Syagus romanoffiana</i>	8	20	15	177	Remove
3	Queen Palm	<i>Syagus romanoffiana</i>	8	35	15	177	Remove
4	Queen Palm	<i>Syagus romanoffiana</i>	8	30	15	177	Remove
5	Queen Palm	<i>Syagus romanoffiana</i>	8	25	10	75	Remove
6	Queen Palm	<i>Syagus romanoffiana</i>	8	25	10	75	Remove
7	Queen Palm	<i>Syagus romanoffiana</i>	8	15	6	254	Remove
8	Queen Palm	<i>Syagus romanoffiana</i>	3	30	6	314	Remove
9	Coconut Palm	<i>Coaxus nucifera</i>	12	30	15	314	Remove
10	Coconut Palm	<i>Coaxus nucifera</i>	12	30	15	177	Remove
13	Tree Queen	<i>Adiantum altissimum</i>	10	25	15	177	Remove
14	Tree Queen	<i>Adiantum altissimum</i>	10	15	15	177	Remove
17	Tree Queen	<i>Adiantum altissimum</i>	10	20	10	75	Remove
18	Tree Queen	<i>Adiantum altissimum</i>	8	18	25	491	Remove
19	Almond Tree	<i>Ficus doliata</i>	30	50	50	1953	Remove
25	Ficus	<i>Ficus burginiana</i>	6	10	10	75	Remove
26	Tree	Unknown	10	20	20		Remove
27	Silver Bitterwood	<i>Coccoloba vesicaria</i>	9	12	12	113	Remove
28	Arecia Cluster	<i>Arecia catolcha</i>	10	20	15		Remove
30	Tree	Unknown	12	25	15		Remove
42	Arecia Cluster	<i>Arecia catolcha</i>	10	8	8	50	Remove
44	Arecia Cluster	<i>Arecia catolcha</i>	20	15	15	177	Remove
45	Arecia Cluster	<i>Arecia catolcha</i>	20	15	15	177	Remove
46	Umbrella Tree	<i>Schaffnera octaphylla</i>	N/A	N/A	N/A		Remove
47	Arecia Cluster	<i>Arecia catolcha</i>	10	8	8	50	Remove
48	Tree	Unknown	14	40	30	707	Remove
49	Tree	Unknown	14	20	20	314	Remove
51	Arecia	<i>Arecia catolcha</i>	15	10	75	Remove	
52	Arecia	<i>Arecia catolcha</i>	15	10	75	Remove	
53	Bottle Brush	<i>Collistemon</i>	10	18	12	113	Remove
55	Arecia	<i>Arecia catolcha</i>	4	25	7	30	Remove
56	Arecia	<i>Arecia catolcha</i>	3	25	6	20	Remove
57	Arecia	<i>Arecia catolcha</i>	3	15	4	13	Remove
58	Bottle Brush	<i>Collistemon</i>	15	15	15	177	Remove
59	Coconut Palm	<i>Coaxus nucifera</i>	18	25	20	314	Remove
60	Coconut Palm	<i>Coaxus nucifera</i>	8	25	25	314	Remove
61	Arecia Cluster	<i>Arecia catolcha</i>	15	10	75	Remove	
62	Ficus	<i>Ficus burginiana</i>	48	50	50	1953	Remove
63	Almond Tree	<i>Ficus doliata</i>	26	40	60	2826	Remove
64	Arecia Cluster	<i>Arecia catolcha</i>	10	6	28	Remove	
65	Arecia Cluster	<i>Arecia catolcha</i>	10	6	28	Remove	
68	Tree Queen	<i>Adiantum altissimum</i>	12	30	10	75	Remove
67	Tree Queen	<i>Adiantum altissimum</i>	10	25	10	75	Remove
69	Tree Queen	<i>Adiantum altissimum</i>	12	30	10	75	Remove
69	Arecia Cluster	<i>Arecia catolcha</i>	15	20	314	Remove	
70	Tree Queen	<i>Adiantum altissimum</i>	8	20	15	177	Remove
71	Arecia Cluster	<i>Arecia catolcha</i>	15	10	75	Remove	
72	Tree Queen	<i>Adiantum altissimum</i>	10	20	15	177	Remove
73	Tree Queen	<i>Adiantum altissimum</i>	12	25	8	50	Remove
74	Tree Queen	<i>Adiantum altissimum</i>	10	25	15	177	Remove
75	Arecia Cluster	<i>Arecia catolcha</i>	15	10	75	Remove	
76	Arecia Cluster	<i>Arecia catolcha</i>	10	10	75	Remove	
77	Arecia Cluster	<i>Arecia catolcha</i>	20	15	177	Remove	
78	Tree Queen	<i>Adiantum altissimum</i>	8	20	18	201	Remove
79	Tree Queen	<i>Adiantum altissimum</i>	8	20	10	75	Remove
80	Arecia Cluster	<i>Arecia catolcha</i>	10	10	75	Remove	
83	Traveller's Palm	<i>Beccaria madagascariensis</i>	8	20	20	314	Remove
85	Arecia Cluster	<i>Arecia catolcha</i>	8	6	28	Remove	
87	Traveller's Palm	<i>Beccaria madagascariensis</i>	12	20	30	707	Remove
88	Arecia Cluster	<i>Arecia catolcha</i>	10	8	50	Remove	
Total Canopy Removed						15373	

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 301-341 MADEIRA AVE  
 CORAL GABLES, FLORIDA 33134

SEAL:  
 ANDREW M. WITKIN  
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**TREE DISPOSITION PLAN**

Scale: 1"=20'-0"



**SYMBOL LEGEND**

- #x Tree to Remove
- # Tree to Remain

MITIGATION REQUIRED	
TOTAL CANOPY REMOVED:	TOTAL CANOPY REPLACEMENT PROVIDED:
15,373 sf	18 - Large Tree (500 sf each) = 9,000 sf 30 - Medium Tree Species (300 sf each) = 9,000 sf 8 - Large Palm Species (300 sf each) = 2,400 sf 34 - Small Palm Species (100 sf each) = 3,400 sf  Total Canopy Replacement Provided = 23,800 sf

No.	Common Name	Scientific Name	DBH (in)	Height (ft)	Spread (ft)	Canopy Removed (sf)	Disposition
1	Tree	Unknown	0	30	15		Remove
2	Queen Palm	<i>Syagus ramosifolia</i>	8	20	15	177	Remove
3	Queen Palm	<i>Syagus ramosifolia</i>	8	35	15	177	Remove
4	Queen Palm	<i>Syagus ramosifolia</i>	8	30	15	177	Remove
5	Queen Palm	<i>Syagus ramosifolia</i>	8	25	10	75	Remove
6	Queen Palm	<i>Syagus ramosifolia</i>	8	25	10	75	Remove
7	Queen Palm	<i>Syagus ramosifolia</i>	8	15	6	254	Remove
8	Queen Palm	<i>Syagus ramosifolia</i>	3	30	6	314	Remove
9	Coconut Palm	<i>Coconus nucifera</i>	12	30	15	314	Remove
10	Coconut Palm	<i>Coconus nucifera</i>	12	30	15	177	Remove
13	Tree Queen	<i>Adiantum altissimum</i>	10	25	15	177	Remove
14	Tree Queen	<i>Adiantum altissimum</i>	10	15	15	177	Remove
17	Tree Queen	<i>Adiantum altissimum</i>	10	20	10	75	Remove
18	Tree Queen	<i>Adiantum altissimum</i>	0	18	25	491	Remove
19	Almond Tree	<i>Ficus alba</i>	30	50	50	1953	Remove
25	Ficus	<i>Ficus bengalensis</i>	6	10	10	75	Remove
26	Tree	Unknown	10	20	20		Remove
27	Silver Bitterwood	<i>Crotonaegle wrightii</i>	5	12	12	113	Remove
28	Arecia Cluster	<i>Arecia catocha</i>	10	20	15		Remove
30	Tree	Unknown	12	25	15		Remove
42	Arecia Cluster	<i>Arecia catocha</i>	10	8	8	50	Remove
44	Arecia Cluster	<i>Arecia catocha</i>	20	15	15	177	Remove
45	Arecia Cluster	<i>Arecia catocha</i>	20	15	15	177	Remove
46	Limbo Tree	<i>Schaffneria octonervia</i>	N/A	N/A	N/A		Remove
47	Arecia Cluster	<i>Arecia catocha</i>	10	8	8	50	Remove
48	Tree	Unknown	14	40	30	707	Remove
49	Tree	Unknown	14	20	20	314	Remove
51	Arecia	<i>Arecia catocha</i>	15	10	10	75	Remove
52	Arecia	<i>Arecia catocha</i>	15	10	10	75	Remove
53	Bottle Brush	<i>Colistemon</i>	10	18	12	113	Remove
55	Arecia	<i>Arecia catocha</i>	4	25	7	30	Remove
56	Arecia	<i>Arecia catocha</i>	3	25	6	20	Remove
57	Arecia	<i>Arecia catocha</i>	3	15	4	13	Remove
58	Bottle Brush	<i>Colistemon</i>	15	15	15	177	Remove
59	Coconut Palm	<i>Coconus nucifera</i>	18	25	20	314	Remove
60	Coconut Palm	<i>Coconus nucifera</i>	8	25	25	314	Remove
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73	Tree Queen	<i>Adiantum altissimum</i>	12	25	0	50	Remove
74	Tree Queen	<i>Adiantum altissimum</i>	10	25	15	177	Remove
75	Arecia Cluster	<i>Arecia catocha</i>	15	10	10	75	Remove
76	Arecia Cluster	<i>Arecia catocha</i>	10	10	10	75	Remove
77	Arecia Cluster	<i>Arecia catocha</i>	20	15	15	177	Remove
78	Tree Queen	<i>Adiantum altissimum</i>	5	20	18	201	Remove
79	Tree Queen	<i>Adiantum altissimum</i>	5	20	10	75	Remove
80	Arecia Cluster	<i>Arecia catocha</i>	10	10	10	75	Remove
83	Traveller's Palm	<i>Beccaria madagascariensis</i>	8	20	20	314	Remove
85	Arecia Cluster	<i>Arecia catocha</i>	8	6	6	28	Remove
87	Traveller's Palm	<i>Beccaria madagascariensis</i>	12	20	30	707	Remove
88	Arecia Cluster	<i>Arecia catocha</i>	10	8	8	50	Remove
Total Canopy Removed						15373	

301-341 MADEIRA  
 301-341 MADEIRA AVE  
 CORAL GABLES, FLORIDA 33134



#6599



CFN 2007R0716981  
OR Bk 25792 Pgs 0579 - 582; (4pgs)  
RECORDED 07/20/2007 07:35:25  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

PREPARED BY:  
Alvaro Castillo, Esquire  
1390 Brickell Avenue, Suite 200  
Miami, Florida 33131

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**DECLARATION OF RESTRICTIVE COVENANT  
IN LIEU OF UNITY OF TITLE**

KNOW ALL MEN BY THESE PRESENTS, that 315 MADEIRA, LLC, a Florida Limited Liability Company, hereinafter referred to as "Owner" hereby makes, declares, and imposes on the land herein described, the covenants running with the title to the land, which shall be binding on the Owner, its heirs, successors, and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them;

WHEREAS, Owner holds the fee simple title to the land located in the City of Coral Gables, Florida, and legally described as follows (hereinafter called the "Property"):

**Lot(s) 16 and 17, Block 1, of CORAL GABLES SECTION K REVISED, according to the Plat thereof, as recorded in Plat Book 30, Page 60, of the Public Records of Dade County, Florida.**

**Lot(s) 18 and 19 in Block 1 of REVISED PLAT OF CORAL GABLES SECTION K, according to the plat thereof as recorded in Plat Book 30 at Page 60 of the Public Records of Miami-Dade County, Florida.**

WHEREAS, Owner may wish to convey portions of the Property from time to time and/or may wish to offer units as condominiums; and

WHEREAS, Owner will not subdivide or re-plat the Property, other than the subdivision that is required in connection with the creation of a condominium building; and

WHEREAS, this instrument is executed in order to assure the City of Coral Gables (the "City") that multiple ownership will not violate the City Zoning Code or the applicable subdivision regulations; and

WHEREAS, the Owner desires to utilize the Property as a single building site, and does hereby declare and agree as follows:

1. That the condominium building will not be used in violation of any ordinances of the City of Coral Gables now in effect or hereinafter enacted, and

2. That the said Property above described shall not be conveyed, mortgaged or leased separated or apart from each other and that they will be held together as one tract.

NOW THEREFORE, in consideration of the premises, Owner hereby freely, voluntarily and without duress agrees as follows:

1. The above recitations are true and correct and are incorporated herein in the entirety.

2. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the City is hereby authorized to withhold any further permits, and refuse to make any inspection or grant any approvals, until such time as there is compliance with this Declaration.

3. Notwithstanding anything to the contrary set forth in this Declaration of Restrictive Covenant, Owner shall be permitted to develop the Property as a condominium and to convey, mortgage and/or lease the individual condominium units to separate persons and or entities.

4. This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded at the Owner's expense, in the public records of Miami Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned Owner, and Heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the public welfare.

5. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years, unless and instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by the City of Coral Gables.

6. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by written instrument executed by the then

owner(s) of all of the property, including joinders of all mortgages, if any, provided if the Property has already been submitted to the condominium form of the ownership, only the condominium association managing the common elements thereof shall be required to execute the instrument and further provided that the same is also approved by the City of Coral Gables. Should this Declaration of Restrictions be so modified, amended or released, the City shall forthwith execute a written instrument effectuating and acknowledging such modifications, amendment or release. In the event of release, each separate building site created shall meet the requirements of the City codes.

7. That enforcement shall be by action at law or in equity against any parties or person violating, or attempting to violate, any covenants, either to restrain violations or to recover damages. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to cost and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of their attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

8. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it be preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

9. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the City, and the inspections made and approval of occupancy given by the City, then such construction, inspection and approval shall create a re-buttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

10. As further part of this Declaration, it is hereby understood and agreed that any official inspector of the City of Coral Gables, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the premises to determine whether or not the requirements of the Building and Zoning regulations and the conditions herein agreed to are being complied with.

11. Invalidation of any of these covenants by judgment or Court shall not affect any of the other provision, which shall remain in full force and effect.

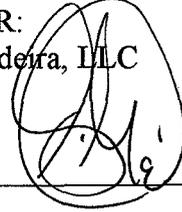
12. This Declaration shall be filed in the public records of Miami-Dade County, Florida, at the cost of the Owner.

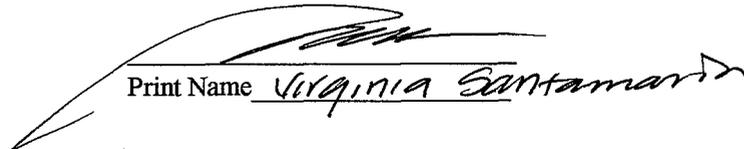
IN WITNESS WHEREOF, the undersigned has caused its hand and seal to be affixed hereto on this 21 day of April, 2007.

WITNESS:

OWNER:  
315 Madeira, LLC

  
Print Name Marta O Robles

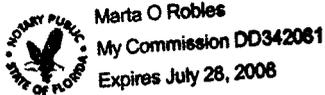
By:  \_\_\_\_\_

  
Print Name Virginia Santamarina

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was sworn and subscribed to (or affirmed) before me by Luis A. Marquez, who is personally known to me or produced a \_\_\_\_\_ as identification and who did/did not take and oath.

WITNESS my hand and official seal this 21<sup>st</sup> day of April, 2007.



Print or stamp Name Marta O Robles  
Notary Public, State of Florida at large  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Approved as to Form and Legal  
Sufficiency by

  
\_\_\_\_\_  
Elizabeth M. Hernandez  
City Attorney



Historical Resources &  
Cultural Arts

---

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ hist@coralgables.com

October 18, 2018

Urban 301 Madeira LLC  
2875 NE 191 Street, PH1  
Aventura, FL 33180

Re: 321 Madeira Avenue, legally described as Lots 14 & 15, Block 1, Coral Gables Section "K" REV, according to the plat thereof as recorded in Plat Book 30 Page 60 of the public records of Miami-Dade County, Florida

Dear Property Owners:

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."

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

**Staff will not require review by the Historic Preservation Board if an application is made for a demolition permit for the property located at 321 Madeira Avenue, legally described as Lots 14 & 15, Block 1, Coral Gables Section "K" REV, according to the plat thereof as recorded in Plat Book 30 Page 60 of the public records of Miami-Dade County, Florida. This property is similar to other**

properties on Madeira Avenue that were determined by the Historic Preservation Board either not to be historically significant, or not so historically significant that it warrants placing an obstacle in the way of their demolition. In addition, on April 16, 2015, the Historic Preservation Board determined that 325 Madeira Avenue was not historically significant. At that meeting, the board was informed by staff that if a significance determination was requested for 321 Madeira Avenue, staff would not require the Historic Preservation Board's review and would allow the property to be demolished.

This letter is a reissue of the previous letter dated March 27, 2017. Please note that, pursuant to Section 2-705(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,



Dona M. Spain  
Historic Preservation Officer

cc: Mario Garcia-Serra, Esq., 600 Brickell Avenue, Ste. 3500, Miami, FL 33131  
Miriam Soler Ramos, City Attorney  
Cristina M. Suárez, Deputy City Attorney  
Suramy Cabrera, Development Services Director  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File



October 18, 2018

Urban 301 Madeira LLC  
2875 NE 191 Street, PH1  
Aventura, FL 33180

Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ hist@coralgables.com

Re: 325 Madeira Avenue, legally described as Lots 12 and 13, Block 1, Coral Gables Section "K" Revised Plat, according to the Plat thereof, as recorded in Plat Book 30, at Page 60, of the Public Records of Miami-Dade County, Florida.

Dear Property Owners:

On Thursday, April 16, 2015, the Historic Preservation Board met to review the historical significance of the above-mentioned property. After evaluation and discussion, the Board determined that, due to substantial alteration, the property did not warrant historic designation. They passed a motion determining that the property at 325 Madeira Avenue was not historically significant.

This letter is a reissue of the previous letter dated March 9, 2017. Please note that, pursuant to Section 2-705(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,

Dona M. Spain  
Historic Preservation Officer

cc: Mario Garcia-Serra, Esq., 600 Brickell Avenue, Ste. 3500, Miami, FL 33131  
Miriam Soler Ramos, City Attorney  
Cristina M. Suárez, Deputy City Attorney  
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October 18, 2018

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2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ [hist@coralgables.com](mailto:hist@coralgables.com)

Re: 335 Madeira Avenue, legally described as Lots 6 and 7, Block 1, Revised Plat of Coral Gables Section "K," according to the plat thereof as recorded in Plat Book 30 at page 60, of the public records of Miami-Dade County, Florida.

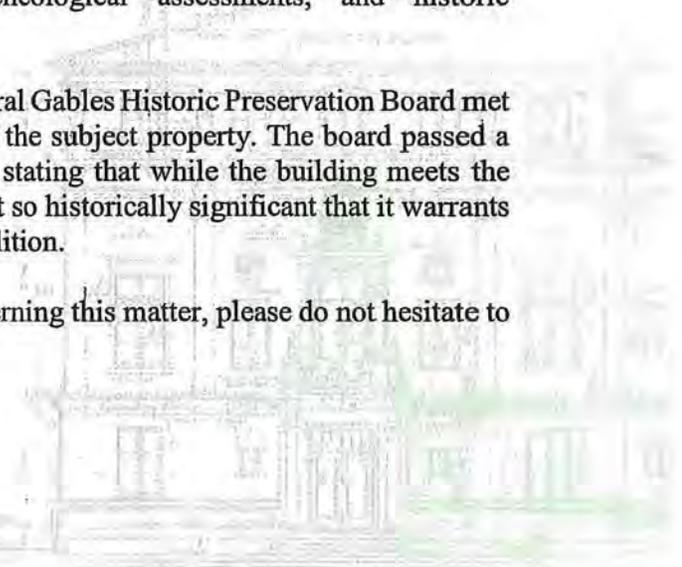
Dear Property Owners:

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.

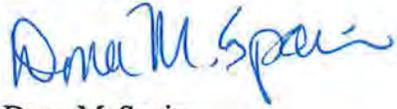
All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

On Thursday February 17, 2005, the Coral Gables Historic Preservation Board met to review the historical significance of the subject property. The board passed a motion directing staff to issue a letter stating that while the building meets the minimum criteria to be historic, it is not so historically significant that it warrants placing an obstacle in the way of demolition.

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



Sincerely,



Dona M. Spain  
Historic Preservation Officer

cc: Mario Garcia-Serra, Esq., 600 Brickell Avenue, Ste. 3500, Miami, FL 33131  
Miriam Soler Ramos, City Attorney  
Cristina M. Suárez, Deputy City Attorney  
Suramy Cabrera, Development Services Director  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
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Historical Significance Request Property File



October 18, 2018

Urban 301 Madeira LLC  
2875 NE 191 Street, PH1  
Aventura, FL 33180

*Historical Resources of  
Cultural Arts*

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ [hist@coralgables.com](mailto:hist@coralgables.com)

Re: 341 Madeira Avenue, legally described as Lots 4 and 5, Block 1, Revised Plat of Coral Gables Section "K," according to the plat thereof as recorded in Plat Book 30 at page 60, of the public records of Miami-Dade County, Florida.

Dear Property Owners:

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."

On Thursday February 17, 2005, the Coral Gables Historic Preservation Board met to review the historical significance of the subject property. The board passed a motion directing staff to issue a letter stating that while the building meets the minimum criteria to be historic, it is not so historically significant that it warrants placing an obstacle in the way of demolition.

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

Sincerely,



Dona M. Spain  
Historic Preservation Officer

cc: Mario Garcia-Serra, Esq., 600 Brickell Avenue, Ste. 3500, Miami, FL 33131  
Miriam Soler Ramos, City Attorney  
Cristina M. Suárez, Deputy City Attorney  
Suramy Cabrera, Development Services Director  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File

# CORAL GABLES CONCURRENCY MANAGEMENT



## Concurrency Impact Statement

This Concurrency Impact Statement provides specific information on the availability of public services for a proposed project or change in use. Adequate public services must be available as a prerequisite for the approval of any development order (e.g. any approval, permit, etc., allowing development, construction or a change in use).

This statement is associated with a specific development order application and is subject to the final action taken on that application. If a final action is not taken on the development order associated with the statement within six (6) months from the date of issuance, the statement shall expire. The applicant is advised to consult the City to assure that public services will remain after approval of the development order application.

URBAN 301 MADEIRA LLC  
301 MADEIRA AVE  
Coral Gables, FL

Date Printed: 11/14/2018  
Development Order: 0  
Record Number: 3280  
Assoc. Demolition Record: 0

### Zones:

Trffic	Fire Protection	Flood Protection	Parks and Recreation
34	201	X	3

### Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	-952			OK	Within Urban Infill Area
Golf Courses	-0.022666678	47.41	0.4574568314	OK	
Tennis Courts	-0.226666644	40.35	4.5745663372	OK	
Racquetball Courts	-0.02958	6.23	0.597054	OK	
BAsketball Courts	-0.09724	15.34	1.962712	OK	
Ball Diamonds	-0.06086	6.27	1.228318	OK	
Playing Fields	-0.06086	7.27	1.228318	OK	
Swimming Pools	-0.0068	3.13	0.14409	OK	
Equipped Playing Areas	-0.068	6.34	1.3729	OK	
Special Recreation Facilities	-1.02	93.84	21.61	OK	
Neighborhood Parks (acres)	-0.255	5.62	5.1472	OK	
Mini Parks (acres)	-0.0136	0.97	0.27448	OK	
Open Space (acres)	-0.034	1.53	0.6871	OK	
Water Flow (gpm)	500	3000	500	OK	

Application Fee: \$190.31

Statement Issued by:

Application Date: 11/14/2018

Expiration Date: November 14, 2019

Comments:

---

Although the proposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and will be assessed.



# Miami-Dade County Public Schools

*giving our students the world*

## Superintendent of Schools

Alberto M. Carvalho

## Miami-Dade County School Board

Perla Tabares Hantman, Chair  
Dr. Martin Karp, Vice Chair  
Dr. Dorothy Bendross-Mindingall  
Susie V. Castillo  
Dr. Lawrence S. Feldman  
Dr. Steve Gallon III  
Lubby Navarro  
Dr. Marta Pérez  
Mari Tere Rojas

November 16, 2018

### VIA ELECTRONIC MAIL

Mr. Jonatan Sredni  
Urban 301 Madeira LLC  
301-341 Madeira Avenue  
Coral Gables, Florida 33134  
[jmsredni@gmail.com](mailto:jmsredni@gmail.com)

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS  
URBAN 301 MADEIRA LLC DR--18-11-2818  
LOCATED AT 301 MADEIRA AVENUE  
PH0318110907510 - FOLIO Nos.: 0341080050090, 0341080050020, 0341080050030,  
0341080050040, 0341080050050, 0341080050060, 0341080050070, 0341080050080**

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 136 multifamily units, which generate 15 students: 7 elementary, 4 middle and 4 senior high students. At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-7287.

Best regards,

Nathaly Simon

Supervisor

NS:ns

L-172

Enclosure

cc: Ms. Ana Rijo-Conde, AICP  
Mr. Michael A. Levine  
Mr. Ivan M. Rodriguez  
City of Coral Gables  
School Concurrency Master File

*Planning, Design & Sustainability*

*Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 525 •  
Miami, FL 33132*

*305-995-7285 • 305-995-4760 (FAX) • [arijo@dadeschools.net](mailto:arijo@dadeschools.net)*



## Concurrency Management System (CMS)

Miami Dade County Public Schools

### Miami-Dade County Public Schools

#### Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: PH0318110907510 Local Government (LG): Coral Gables  
 Date Application Received: 11/9/2018 11:17:47 AM LG Application Number: DR-18-11-2818  
 Type of Application: Public Hearing Sub Type: Redevelopment  
 Applicant's Name: Urban 301 Madeira LLC  
 Address/Location: 301-341 Madeira Avenue  
 Master Folio Number: 0341080050090  
 Additional Folio Number(s):

PROPOSED # OF UNITS 136  
 SINGLE-FAMILY DETACHED UNITS: 0  
 SINGLE-FAMILY ATTACHED UNITS: 0  
 MULTIFAMILY UNITS: 136

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
961	CORAL GABLES PREPARATORY ACADEMY (ELEM COMP)	-83	7	0	NO	Current CSA
961	CORAL GABLES PREPARATORY ACADEMY (ELEM COMP)	0	7	0	NO	Current CSA Five Year Plan
962	CORAL GABLES PREPARATORY ACADEMY (MID COMP)	-40	4	0	NO	Current CSA
962	CORAL GABLES PREPARATORY ACADEMY (MID COMP)	0	4	0	NO	Current CSA Five Year Plan
6741	PONCE DE LEON MIDDLE	-46	4	0	NO	Current CSA
6741	PONCE DE LEON MIDDLE	0	4	0	NO	Current CSA Five Year Plan
7071	CORAL GABLES SENIOR	-539	4	0	NO	Current CSA
7071	CORAL GABLES SENIOR	0	4	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
5441	SYLVANIA HEIGHTS ELEMENTARY	314	7	7	YES	Adjacent CSA
6331	KINLOCH PARK MIDDLE	427	4	4	YES	Adjacent CSA
7341	MIAMI JACKSON SENIOR	386	4	4	YES	Adjacent CSA
*An Impact reduction of <u>25.28%</u> included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net



December 8, 2021

Mr. Mario Garcia-Serra  
Gunster  
600 Brickell Avenue, Suite 3500  
Miami, Florida 33131

**Re: 301 Madeira Avenue - Trip Generation Analysis  
Coral Gables, Florida**

Dear Mr. Garcia-Serra:

Kimley-Horn and Associates, Inc. has performed a trip generation analysis for the 301 Madeira Avenue redevelopment bounded by Madeira Avenue, Salzedo Street, and SW 42<sup>nd</sup> Avenue/Le Jeune Road in the City of Coral Gables, Florida. Currently, the site proposed for redevelopment contains 38 multifamily residential units. The proposed redevelopment consists of 150 multifamily residential units, of which nine (9) are live/work units. Note that a traffic impact analysis was previously prepared and approved for a more intense use containing 174 residential units. A location map and conceptual site plan are provided in Attachment A.

Trip generation calculations for the existing development and proposed redevelopment were performed using Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 10<sup>th</sup> Edition. ITE Land Use Code (LUC) 220 (Multifamily Housing [Low-Rise]) was utilized for the existing trip generation. ITE LUC 221 (Multifamily Housing [Mid-Rise]) was utilized for the proposed trip generation. As shown in Table 1, the trip generation calculations indicate that the proposed redevelopment represents an increase of 32 net new A.M. peak hour trip and 40 net new P.M. peak hour trip. Therefore, per the City's *Traffic Impact Study Application Process and Methodology*, as the proposed redevelopment results in less than 50 net new peak hour trips further study is not warranted. Detailed trip generation calculations are provided in Attachment B.

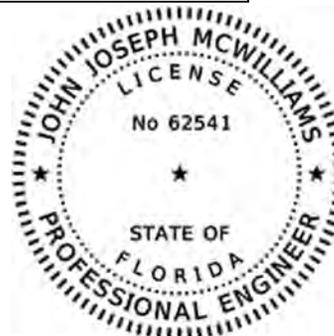
Table 1: Trip Generation Summary		
Development Plan	A.M. Peak Hour	P.M. Peak Hour
Existing (38 units)	19	25
Proposed (150 Units)	51	65
<b>ΔTrips</b>	<b>32</b>	<b>40</b>

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

John J. McWilliams, P.E.

Attachments



This document has been digitally signed and sealed by John J. McWilliams, P.E., on the date adjacent to the seal.

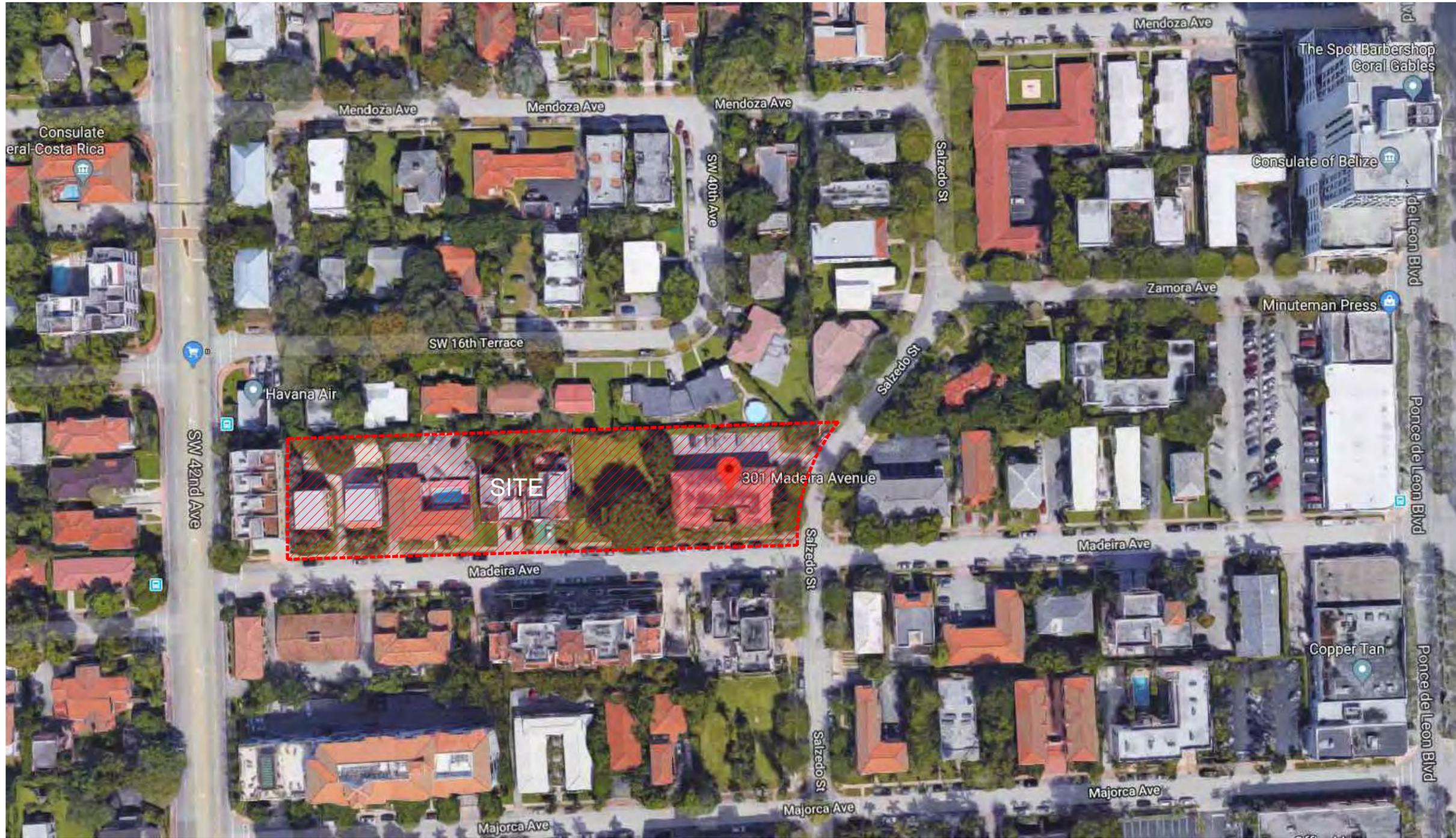
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

John J. McWilliams, P.E.  
Florida Registration Number 62541  
Kimley-Horn and Associates, Inc.  
8201 Peters Road, Suite 2200  
Fort Lauderdale, FL 33324  
Registry 00000696

## **Attachment A**

SEAL:

ROBERT BEHAR AR No. 14339



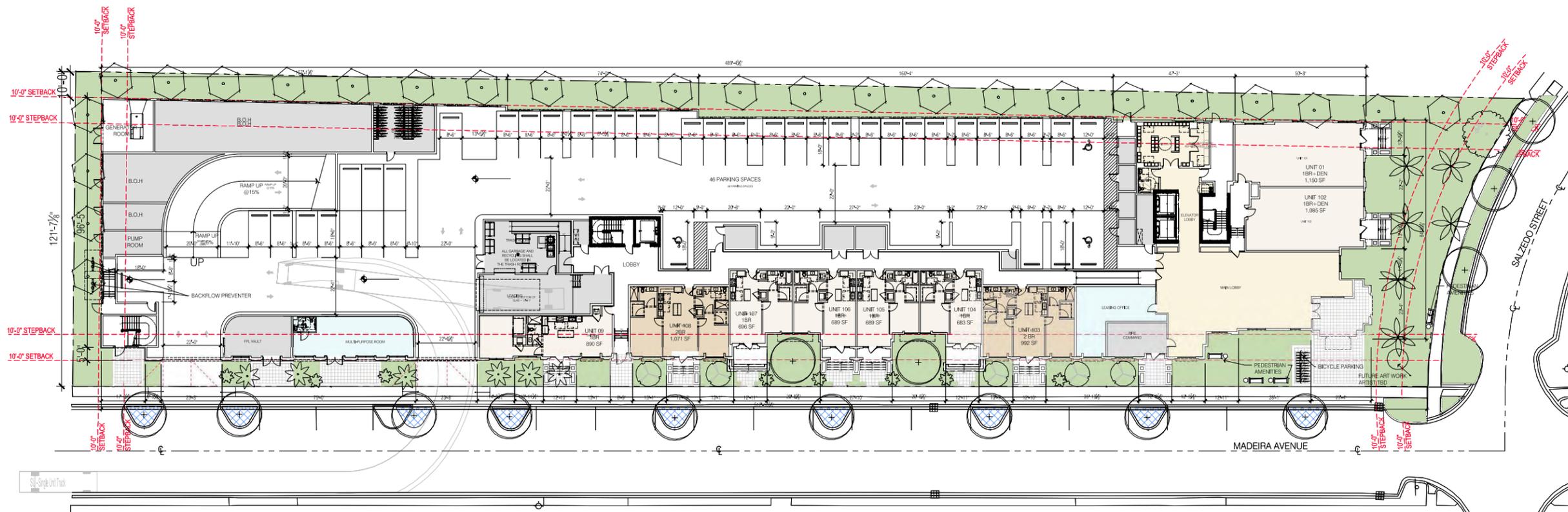
**301-341 MADEIRA**

301-341 MADEIRA AVE  
CORAL GABLES, FLORIDA 33134

© 2021 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

SEAL:

ROBERT BEHAR AR No. 14339



MASTER SITE PLAN

SCALE: N.T.S.

DESCRIPTION	AMOUNT	UNIT PRICE	TOTAL
CONCRETE	10,000	10.00	100,000
STEEL	5,000	20.00	100,000
MECHANICAL	2,000	50.00	100,000
ELECTRICAL	1,000	100.00	100,000
PLUMBING	1,000	100.00	100,000
PAINT	1,000	100.00	100,000
LANDSCAPE	1,000	100.00	100,000
CONSTRUCTION	1,000	100.00	100,000
PERMITS	1,000	100.00	100,000
PROFESIONAL FEES	1,000	100.00	100,000
TOTAL	20,000		2,000,000

MAXIMUM F.A.R.	BASE	BONUS	TOTAL
62.474.00 SQ. FT.	X 2.0	124,948.00	
62.474.00 SQ. FT.	X 0.5	31,237.00	
TOTAL		156,185.00	156,183.00

TYPE	AMOUNT	UNIT PRICE	TOTAL
CONCRETE	10,000	10.00	100,000
STEEL	5,000	20.00	100,000
MECHANICAL	2,000	50.00	100,000
ELECTRICAL	1,000	100.00	100,000
PLUMBING	1,000	100.00	100,000
PAINT	1,000	100.00	100,000
LANDSCAPE	1,000	100.00	100,000
CONSTRUCTION	1,000	100.00	100,000
PERMITS	1,000	100.00	100,000
PROFESIONAL FEES	1,000	100.00	100,000
TOTAL	20,000		2,000,000

DENSITY	ALLOWED	PROVIDED
(As per 4-2011 E 13 City of Coral Gables Zoning Code)	100 Units per Acre	141
	1.43 Acres X 100 (143 Units)	
LIVE / WORK UNITS	9.00	9

TYPE	AMOUNT	UNIT PRICE	TOTAL
CONCRETE	10,000	10.00	100,000
STEEL	5,000	20.00	100,000
MECHANICAL	2,000	50.00	100,000
ELECTRICAL	1,000	100.00	100,000
PLUMBING	1,000	100.00	100,000
PAINT	1,000	100.00	100,000
LANDSCAPE	1,000	100.00	100,000
CONSTRUCTION	1,000	100.00	100,000
PERMITS	1,000	100.00	100,000
PROFESIONAL FEES	1,000	100.00	100,000
TOTAL	20,000		2,000,000

OPEN SPACE	REQUIRED	PROVIDED
25% OF 62,474 SF @ GROUND LEVEL	15,618.5 SF	15,942 SF
5% @ ELEVATED DECK	3,123.7 SF	3,945 SF (6.31%)
TOTAL:	18,742.2 SF	21,421 SF - 34.3%

UNIT MIX	1 BEDROOM		1 BEDROOM + DEN		2 BEDROOMS		3 BEDROOMS		LIVE/WORK UNITS
	UNITS	SQ. FT.	UNITS	SQ. FT.	UNITS	SQ. FT.	UNITS	SQ. FT.	
GROUND FLOOR (LIVE WORK UNITS)	0	663-890 SF	0	1,095-1,150 SF	0	1,071 SF	0	0	9
2ND LEVEL	7	665-724 SF	2	1,083-1,150 SF	4	905-1,081 SF	0	0	0
3RD LEVEL	7	665-724 SF	2	1,083-1,150 SF	4	905-1,081 SF	0	0	0
4TH REC LEVEL	8	650-731 SF	2	864 SF	7	1,037-1,269 SF	0	0	0
TOP LEVEL (5TH-8TH)	36	650-731 SF	8	864 SF	32	1,037-1,269 SF	4	1,622 SF	0
9TH LEVEL	8	650-731 SF	0	0	7	1,037-1,269 SF	3	1,622 SF	0
TOTAL	66		14		54		7		9
	47%		10%		38%		5%		
				141					

TYPE	AMOUNT	UNIT PRICE	TOTAL
CONCRETE	10,000	10.00	100,000
STEEL	5,000	20.00	100,000
MECHANICAL	2,000	50.00	100,000
ELECTRICAL	1,000	100.00	100,000
PLUMBING	1,000	100.00	100,000
PAINT	1,000	100.00	100,000
LANDSCAPE	1,000	100.00	100,000
CONSTRUCTION	1,000	100.00	100,000
PERMITS	1,000	100.00	100,000
PROFESIONAL FEES	1,000	100.00	100,000
TOTAL	20,000		2,000,000

HANDICAPPED PARKING	REQUIRED	PROVIDED
HANDICAPPED PARKING	201-300 SPACES - 7 HC SPACES REQUIRED	7
NUMBER OF HANDICAP SPACES REQUIRED TO BE VAN ACCESSIBLE (1 PER 6 REQ. HC SPACES) - 1.16 REQUIRED	2	2

ELECTRIC VEHICLE PARKING	REQUIRED	PROVIDED
ELECTRIC VEHICLE	2% of the required parking	5
ELECTRIC VEHICLE - READY	3% of the required parking	7
ELECTRIC VEHICLE - CAPABLE	15% of the required parking	32

BICYCLE PARKING	REQUIRED	PROVIDED
Minimum of 1 bicycle storage spaces for every 4 dwelling units	36	40

TOTAL PARKING SPACES PROVIDED PER FLOOR	# SPACES PROVIDED			
	TOTAL	HANDICAP (3HC SPACES)	ELECTRIC VEHICLE	E-READY
GROUND FLOOR	46	0	0	0
PARKING LEVEL 2	75	2 (2 HC SPACES)	0	0
PARKING LEVEL 3	92	2 (2 HC SPACES)	5	7
TOTAL	213	7	5	7

NOTES:  
FLORIDA GREEN BUILDING COUNCIL EQUIVALENT TO LEED SILVER CERTIFICATION WILL BE PROVIDED.

ZONING

- ▲ REV. 11-23-2021
- ▲ REV. 10-22-2021
- ▲ REV. 07-26-2021
- ▲ REV. 04-26-2021
- ▲ REV. 03-16-2021
- ▲ REV. 01-28-2021
- ▲ REV. 12-15-2020

DATE: 11-23-2021  
PROJECT NO: 18-035  
DRAWING NAME:  
SHEET NO:  
**A-0.2**

## **Attachment B**

# AM PEAK HOUR TRIP GENERATION COMPARISON

## EXISTING WEEKDAY AM PEAK HOUR TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS			
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	PB Trips	In	Out	Total	
						In	Out									
<b>G R O U P  1</b>	1	Multifamily Housing (Low-Rise)	10	220	38	du	23%	77%	4	15	19	0.0%	0	4	15	19
	2															
	3															
	4															
	5															
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	10															
	11															
	12															
	13															
	14															
	15															
		ITE Land Use Code	Rate or Equation			<b>Total:</b>		4	15	19	0.0%	0	4	15	19	
		220	LN(Y) = 0.95*LN(X)+-0.51													

## PROPOSED WEEKDAY AM PEAK HOUR TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS			
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	PB Trips	In	Out	Total	
						In	Out									
<b>G R O U P  2</b>	1	Multifamily (Mid-Rise)	10	221	150	du	26%	74%	13	38	51	0.0%	0	13	38	51
	2															
	3															
	4															
	5															
	6															
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	10															
	11															
	12															
	13															
	14															
	15															
		ITE Land Use Code	Rate or Equation			<b>Total:</b>		13	38	51	0.0%	0	13	38	51	
		221	LN(Y) = 0.98*LN(X)+-0.98													

	<b>IN</b>	<b>OUT</b>	<b>TOTAL</b>
<b>NET NEW TRIPS</b>	<b>9</b>	<b>23</b>	<b>32</b>

# PM PEAK HOUR TRIP GENERATION COMPARISON

## EXISTING WEEKDAY PM PEAK HOUR TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS			
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	PB Trips	In	Out	Total	
						In	Out									
<b>G R O U P  1</b>	1	Multifamily Housing (Low-Rise)	10	220	38	du	63%	37%	16	9	25	0.0%	0	16	9	25
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	3															
	4															
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	6															
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	9															
	10															
	11															
	12															
	13															
	14															
	15															
		ITE Land Use Code	Rate or Equation			<b>Total:</b>		16	9	25	0.0%	0	16	9	25	
		220	LN(Y) = 0.89*LN(X)+-0.02													

## PROPOSED WEEKDAY PM PEAK HOUR TRIP GENERATION

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		BASELINE TRIPS			PASS-BY CAPTURE		NET NEW EXTERNAL TRIPS			
	Land Use	ITE Edition	ITE Code	Scale	ITE Units	Percent		In	Out	Total	Percent	PB Trips	In	Out	Total	
						In	Out									
<b>G R O U P  2</b>	1	Multifamily (Mid-Rise)	10	221	150	du	61%	39%	40	25	65	0.0%	0	40	25	65
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	14															
	15															
		ITE Land Use Code	Rate or Equation			<b>Total:</b>		40	25	65	0.0%	0	40	25	65	
		221	LN(Y) = 0.96*LN(X)+-0.63													

	<b>IN</b>	<b>OUT</b>	<b>TOTAL</b>
<b>NET NEW TRIPS</b>	<b>24</b>	<b>16</b>	<b>40</b>

30-60<sup>60</sup>

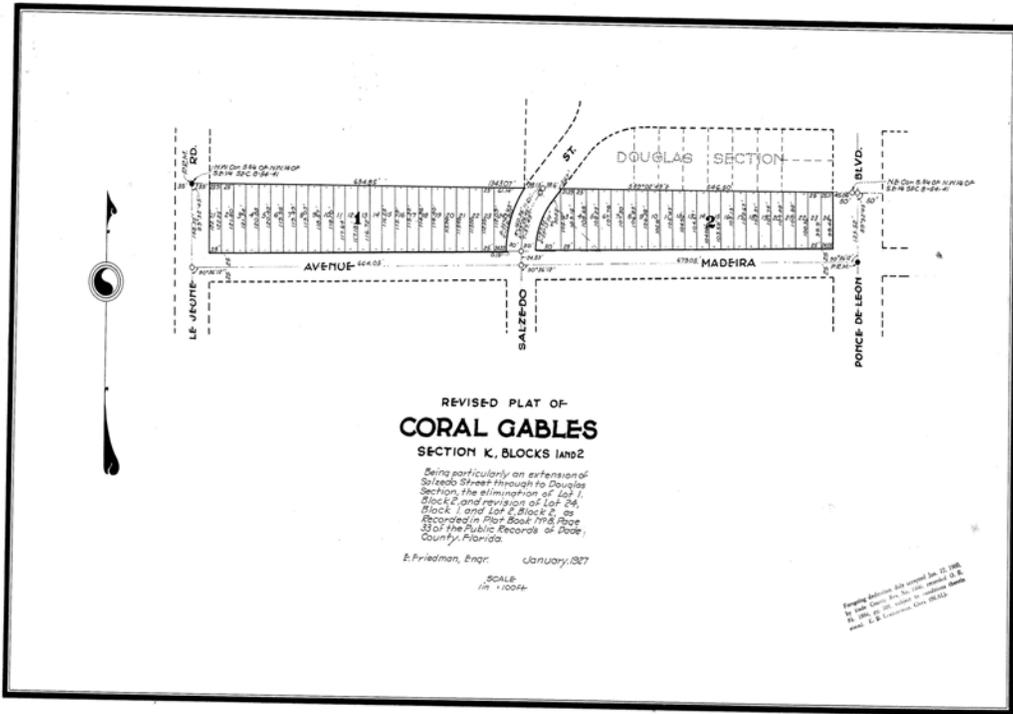
APPROVED  
Hank Grady  
County Engineer

I do hereby make affidavit  
that the information appearing  
on this plat is accurate and  
correct to the best of my  
knowledge and belief.  
Edmund J. Anderson  
Licensed Civil Engineer (No. 10)

SUBSCRIBED AND SWORN  
TO BEFORE ME this 21<sup>st</sup>  
day of March A.D. 1927  
Alice Robinson  
Notary Public State of Florida  
My commission expires 21<sup>st</sup> March 27

This plat was approved by  
Resolution 19315 passed  
and adopted by the City  
Commissioners of Coral Gables,  
Florida this 21<sup>st</sup> day of 1927.

Attest: Edwin G. Bishop  
City Clerk



Engineering Building, 4th Floor, Miami, Fla., Jan. 11, 1927.  
H. E. Friedman, Engr.  
No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

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87	88
89	90
91	92
93	94
95	96
97	98
99	100

4th Mar 7, 1927  
60  
H.E. Friedman  
24160  
Location Sketch

Prepared by:  
Jose A. Bolaños, Esq.  
2121 Ponce de Leon Blvd., Suite 950  
Coral Gables, Florida 33134  
Phone (305) 567-0424

Warranty Deed

This Warranty Deed is made by Seely Place LLC, a Delaware limited liability company ("Grantor") whose address is 1212 6 Avenue, FL 14, New York, New York 10036, to Urban 301 Madeira LLC, a Florida limited liability company ("Grantee") whose address is 2875 NE 191<sup>st</sup> Street, PFI-1, Aventura, Florida 33180.

For good and valuable consideration paid to Grantor by Grantee the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells and conveys to Grantee and Grantee's heirs, successors and assigns forever, the following described land:

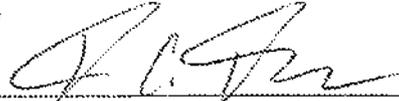
Lots 20, 21, 22, 23 and 24 in Block 1 of Revised Plat of Coral Gables Section K, Blocks 1 and 2, according to the Plat thereof as recorded in Plat Book 30, Page 60, of the Public Records of Miami - Dade County, Florida (the "Property").  
Property Appraiser's Parcel I.D. No.: 03-4108-005-0090

This conveyance is subject to real property taxes for the year 2013 and subsequent years and easements and restrictions of record, provided this deed shall not operate to re-impose same. Grantor hereby fully warrants the title to the Property and will defend it against the lawful claims of all persons whomsoever.

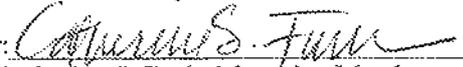
Witnesses:

Seely Place LLC, a Delaware limited liability company

  
Print Name: Oliver Lenoax

By:   
Thomas Adam Funk, Managing Member

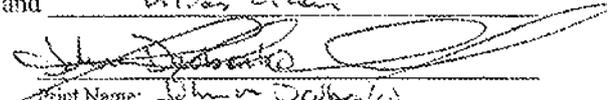
  
Print Name: Kelle Friesen

By:   
Catherine S. Funk, Managing Member

STATE OF NEW YORK    )  
COUNTY OF NEW YORK    )

Acknowledged before me on March 26, 2013 by Thomas Adam Funk and Catherine S. Funk, as managing members of Seely Place LLC. They are each personally known to me or produced Driver License and Driver License as identification.

JOHN M DROBENKO  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01DR6213013  
Qualified in Queens County  
My Commission Expires October 26, 2013

  
Print Name: John M Drobenko  
NOTARY PUBLIC,  
STATE OF NEW YORK  
Commission No./Exp.: 10/26/13

Prepared by:  
Jose A. Bolaños, Esq.  
2121 Ponce de Leon Blvd., Suite 950  
Coral Gables, Florida 33134  
Phone (305) 567-0424

Warranty Deed

This Warranty Deed is made by 315 Madeira, LLC, a Florida limited liability company ("Grantor") whose address is 169 East Flagler Street, Penthouse, Miami, Florida 33131, to Urban 301 Madeira LLC, a Florida limited liability company ("Grantee") whose address is 2875 NE 191<sup>st</sup> Street, PH-1, Aventura, Florida 33180.

For good and valuable consideration paid to Grantor by Grantee the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells and conveys to Grantee and Grantee's heirs, successors and assigns forever, the following described land:

Lots 16, 17, 18 and 19 in Block 1 of Revised Plat of Coral Gables Section K, Blocks 1 and 2, according to the plat thereof as recorded in Plat Book 30, Page 60, of the Public Records of Miami - Dade County, Florida (the "Property"). Property Appraiser's Parcel I.D. Nos.: 03-4108-005-0070 and 03-4108-005-0080

This conveyance is subject to real property taxes for the year 2013 and subsequent years and easements and restrictions of record, provided this deed shall not operate to re-impose same. Grantor hereby fully warrants the title to the Property and will defend it against the lawful claims of all persons whomsoever.

Witnesses:

315 Madeira, LLC, a Florida limited liability company, by Noga, LLC, a Florida limited liability company, its Manager

[Signature]  
Print Name: ELIOT W. WRIGHT

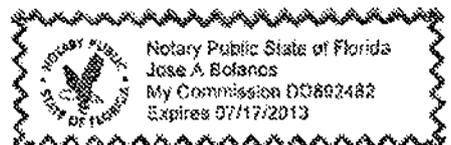
[Signature]  
Print Name: JOSE A. BOLANOS

By: [Signature]  
Helene Lindenfeld, Manager

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE)

Acknowledged before me on April 25<sup>th</sup>, 2013 by Helene Lindenfeld, as manager of Noga, LLC, as manager of 315 Madeira, LLC. She is personally known to me or produced a Florida driver license as identification.

[Signature]  
Print Name: JOSE A. BOLANOS  
NOTARY PUBLIC, STATE OF FLORIDA  
Commission No./Exp.: \_\_\_\_\_



Prepared by:  
Jose A. Bolaños  
2121 Ponce de Leon Blvd. Ste. 950  
Coral Gables, Florida 33134  
Tel. (305) 567-0424

**Warranty Deed**

This Warranty Deed is made by Carlos David Coronado Lago, an unmarried man ("Grantor") whose address is Residencial los Diamantes No. 3, Zapote, San Jose, Costa Rica, to Urban 301 Madeira LLC, a Florida limited liability company ("Grantee") whose address is 2875 NE 191<sup>st</sup> Street, PH-1, Aventura, Florida 33180.

For good and valuable consideration paid to Grantor by Grantee the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells and conveys to Grantee and Grantee's successors and assigns forever, the property located at **321 Madeira Avenue, Coral Gables, Florida 33134** and described as:

**Lots 14 and 15 in Block 1 of Revised Plat of Coral Gables Section K, Blocks 1 and 2, according to the plat recorded in Plat Book 30, Page 60, Public Records of Miami-Dade County, Florida (the "Property")**  
**Property Appraiser's Parcel I.D. No.: 03-4108-005-0060**

Together with all the tenements, hereditaments and appurtenances thereunto appertaining, to have and to hold the same unto Grantees, their successors and assigns, in fee simple. This conveyance is subject to real property taxes for the year 2018 and subsequent years and easements and restrictions of record, provided this deed shall not operate to re-impose same. Grantor hereby fully warrants the title to the Property and will defend it against the lawful claims of all persons whomsoever.

Witnesses:

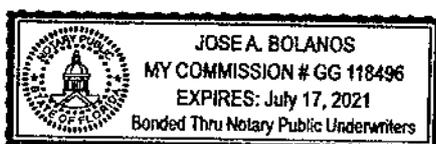
Print Name: Jose L. Lopez Garcia

C.D. Coronado  
Carlos David Coronado Lago, unmarried

Print Name: JOSE A. BOLANOS

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

Acknowledged to before me on November 30, 2017 by Carlos David Coronado Lago. He is personally known to me or produced a Costa Rican Passport as identification.



Jose A. Bolanos  
Print Name: JOSE A. BOLANOS  
NOTARY PUBLIC, STATE OF \_\_\_\_\_  
Commission No./Exp.: \_\_\_\_\_

Prepared by or under  
the supervision of:

Name: Judith Kenney, Attorney  
Address: Judith Kenney & Associates, P.A.  
2001 Biscayne Boulevard, Suite 2620  
Miami, Florida 33137

(Space reserved for Clerk of Court)

Property Appraiser's Parcel  
I.D. No.: 03-4108-005-0050

**WARRANTY DEED**

**THIS WARRANTY DEED** is made this 30<sup>th</sup> day of April, 2015, by Raul R. Rodriguez, a single man (the "Grantor"), whose address is 1138 Obispo Avenue, Coral Gables, Florida 33134, to Urban 301 Madeira LLC, a Florida limited liability company (the "Grantee"), with an address of 2875 NE 191<sup>st</sup> Street, PH1, Aventura, Florida 33180.

**W I T N E S E T H:**

**THE GRANTOR**, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to the Grantee, and the Grantee's successors and assigns forever, the following property (the "Property"):

Lots 12 and 13, Block 1 of CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida; aka Lots 12 and 13, Block 1 of REVISED PLAT OF CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 30, Page 60, of the Public Records of Miami-Dade County, Florida.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

**SUBJECT TO:**

1. Taxes and assessments for the year 2015 and subsequent years.
2. All laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations.

3. Easements, conditions, restrictions, matters, limitations and reservations of record, without the intention of reimposing same.

TO HAVE AND TO HOLD unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

THE GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

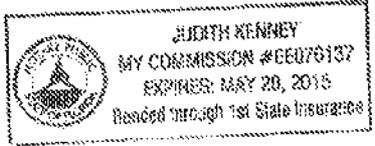
Sign Name: Catherine A. West Raul R. Rodriguez  
 Print Name CATHERINE A. WEST Raul R. Rodriguez  
 Sign Name: Judith Kenney  
 Print Name: Judith Kenney

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 30th day of April, 2015, by Raul R. Rodriguez, who is personally known to me and did not take an oath.

Judith Kenney  
Notary Public

My Commission Expires:



F:\JKE\ALAW\BOBRL\Sale of Madrina\Deed.doc  
#9429-017



Prepared by:  
Jose A. Bolaños, Esq.  
2121 Ponce de Leon Blvd., Ste. 950  
Coral Gables, Florida 33134  
(305) 567-0424

**Warranty Deed**

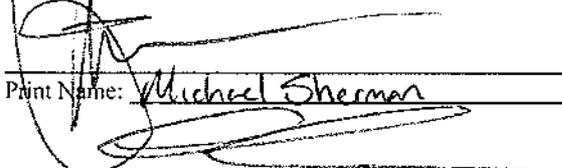
This Warranty Deed is made by R&R Development Group, LLC, a Florida limited liability company ("Grantor") whose address is 680 NE 105<sup>th</sup> Lane, Anthony, Florida 32617, to 335-341 Madeira LLC, a Florida limited liability company ("Grantee") whose address is 16051 Collins Avenue, Suite 3602, Sunny Isles Beach, Florida 33160.

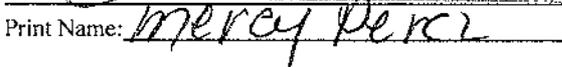
For good and valuable consideration paid to Grantor by Grantee the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells and conveys to Grantee and Grantee's heirs, successors and assigns forever, the following described land:

**Lots 4, 5, 6 and 7 in Block 1 of the Revised Plat of Coral Gables, Section "K", Blocks 1 and 2, according to the plat recorded in Plat Book 30, Page 60, Public Records of Miami-Dade County, Florida. (the "Property")**  
**Property Appraiser's Parcel I.D. Nos.: 03-4108-005-0020 and 03-4108-005-0030**

Together with all the tenements, hereditaments and appurtenances thereunto appertaining, to have and to hold the same unto Grantees, their successors and assigns, in fee simple. This conveyance is subject to real property taxes for the year 2017 and subsequent years and easements and restrictions of record, provided this deed shall not operate to re-impose same. Grantor hereby fully warrants the title to the Property and will defend it against the lawful claims of all persons whomsoever.

Witnesses:

  
Print Name: Michael Sherman

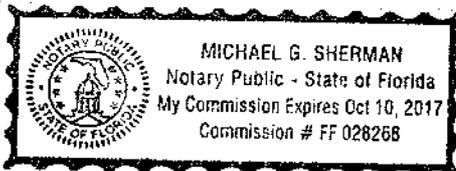
  
Print Name: Mercy Perez

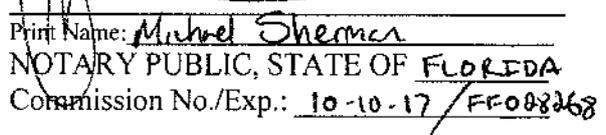
R&R Development Group, LLC, a Florida limited liability company

By:   
Jorge Redondo, Sole Manager

STATE OF FLORIDA)  
COUNTY OF MIAMI-DADE)

Acknowledged before me on April 21, 2017 by Jorge Redondo, as sole manager of R&R Development Group, LLC. He is personally known to me or produced a Florida driver license as identification.



  
Print Name: Michael Sherman  
NOTARY PUBLIC, STATE OF FLORIDA  
Commission No./Exp.: 10-10-17 / FF088268

## Contact Information

### **Property Owner:**

Urban 301 Madeira LLC  
2875 NE 191 Street, PH No. 1  
Aventura, Florida 33180  
(305) 945-0405  
Jmsredni@gmail.com

335-341 Madeira LLC  
2875 NE 191 Street, PH No. 1  
Aventura, Florida 33180  
(305) 945-0405  
Jmsredni@gmail.com

### **Applicant/Attorney:**

Mario Garcia-Serra, Esq.  
600 Brickell Avenue, Suite 3500  
Miami, Florida 33131  
(305)376-6061  
MGarcia-Serra@gunster.com

### **Architect:**

Mr. Robert Behar  
4533 Ponce de Leon Boulevard  
Coral Gables, Florida 33146  
(305) 740-5442  
robert@beharfont.com

### **Traffic Engineer:**

Mr. John McWilliams  
Kimley-Horn  
600 North Pine Island Road  
Suite 450  
Plantation, Florida 33324