

Almeria Townhouses

Submittal for Subdivision Review for Tentative Plat
625 Almeria Avenue • Coral Gables



GT GreenbergTraurig

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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
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use without Site Plan
- Conditional Use with Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Restrictive Covenants and/or Easements
- Site Plan
- Separation/Establishment of a Building Site
- 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: _____

General information

Street address of the subject property: 625 Almeria Avenue

Property/project name: Almeria Square

Legal description: Lot(s) 29 & 30

Block(s) 13 Section (s) Coral Gables Biltmore Section, PB. 20-28

Property owner(s): Global Rental E & P, LLC

Property owner(s) mailing address: 150 SE 2nd Avenue, Suite 330, Miami, Florida 33131

Telephone: Business 786-482-0314 Fax _____

Other _____ Email mjaramillo.globalrental @ gmail.com



Applicant(s)/agent(s): Jorge L. Navarro, Esq. / Greenberg Traurig

Applicant(s)/agent(s) mailing address: 333 SE 2 Avenue, #4100, Miami, FL 33131

Telephone: Business 305-579-0821 Fax 305-961-5310

Other _____ Email navarrojo @ gtlaw.com

Property information

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

Current zoning classification(s): MFSA (Milty-Family Special Area District)

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

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

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Divison 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.
- Building floor plans.
- Comprehensive Plan text amendment justification.
- Comprehensive Plan analysis.
- 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 survey and legal description.



- Property owners list, notification radius map and two sets of labels.
- 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.
- Zoning Analysis (Preliminary).
- Zoning Code text amendment justification.
- Warranty Deed.
- 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 copies. Two (2) compact discs (CD ROMs) of the entire application including all the 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. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner affirmation and consent

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



City of Coral Gables Planning Division Application

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

Property owner(s) signature(s): 	Property owner(s) print name: Global Rental E & P, LLC/Pedro Viana
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: 150 SE 2nd Avenue, Suite 330, Miami, Florida 33131

Telephone: 786-482-0314 Fax: Email: mjaramillo.globalrental@gmail.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
 The foregoing instrument was acknowledged before me this 2 day of November ²⁰¹⁷ by Pedro Viana
 (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 Driver License



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 _____

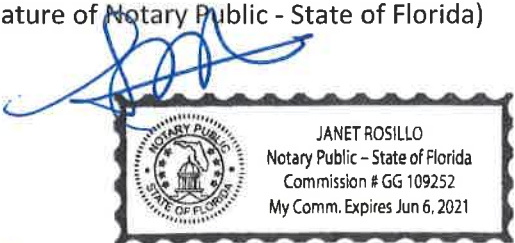
Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name:
	Jorge L. Navarro, Esq.

Address: 333 SE 2 Avenue, #4100, Miami, FL 33131

Telephone: 305-579-0821	Fax: 305-961-5310	Email: navarrojo@gtlaw.com
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF
 The foregoing instrument was acknowledged before me this 19th day of December, 2017 by Jorge Navarro
 (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 _____

LEGAL DESCRIPTION:

Lots 29 and 30 , Block 13, "Coral Gables Biltmore Section" according to the Plat thereof as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida.

January 23, 2018

Mr. Ramon Trias
Chairman, Development Review Committee
City of Coral Gables
427 Biltmore Way, Suite 201
Coral Gables, FL 33134

**RE: Letter of Intent for Subdivision Review for a Tentative Plat / Property Located
at 625 Almeria Avenue, Coral Gables, Florida**

Dear Mr. Trias,

This shall constitute the Letter of Intent on behalf of Global Rental E & P, LLC (the "Applicant"), in connection with an application for a Subdivision Review for a Tentative Plat (the "Application") for the property located at 625 Almeria Avenue Coral Gables, Florida (the "Property"). The Applicant is proposing to subdivide the current parcel into four (4) townhouse lots.

In light of the foregoing, we look forward to your Department's favorable consideration of our request. Should you require any question or require additional information regarding this matter, please contact me at (305) 579-0821.

Sincerely,

GREENBERG TRAUIG

for:  Jorge L. Navarro, Esq.

TENTATIVE PLAT OF "ALMERIA SQUARE"

BEING A REPLAT OF LOTS 29 AND 30 BLOCK 13 OF "CORAL GABLES BILTMORE SECTION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

FIELD WORK DATE

FIELD DATE: 05-29-2015

ADJOINING ZONING INFORMATION

ID	FOLIO	CLUC	ZONING
A	03-4117-032-0001	0000 REFERENCE FOLIO	5000 HOTELS & MOTELS GENERAL
B	03-4117-008-2180	0803 MULTIFAMILY 2-9 UNITS MULTIFAMILY 3 OR MORE UNITS	5002 HOTELS & MOTELS-GENERAL HIGH DENSITY
C	03-4117-065-0001	0000 REFERENCE FOLIO	5000 HOTELS & MOTELS GENERAL
D	03-4117-036-0001	0000 REFERENCE FOLIO	5001 HOTELS & MOTELS-GENERAL MEDIUM DENSITY

ADJOINING LAND OWNERS

A	03-4117-032-0001	REFERNCE ONLY
B	03-4117-008-2180	CARLOS VALERA AND MARISABEL VALERA, RAFAEL HUESO VALERA AND RAFAEL HUESO AND ADA HUESO
C	03-4117-065-0001	REFERNCE ONLY
D	03-4117-036-0001	REFERNCE ONLY

CERTIFIED TO

ALBERTO ROTOLO

PROPERTY ADDRESS

625 ALMERIA AVENUE,
CORAL GABLES, FLORIDA 33134

FLOOD INFORMATION

FLOOD ZONE: X
MAP & PANEL= 12086C0457
COMMUNITY No.: 120639
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= N/A

SURVEYOR'S REFERENCE

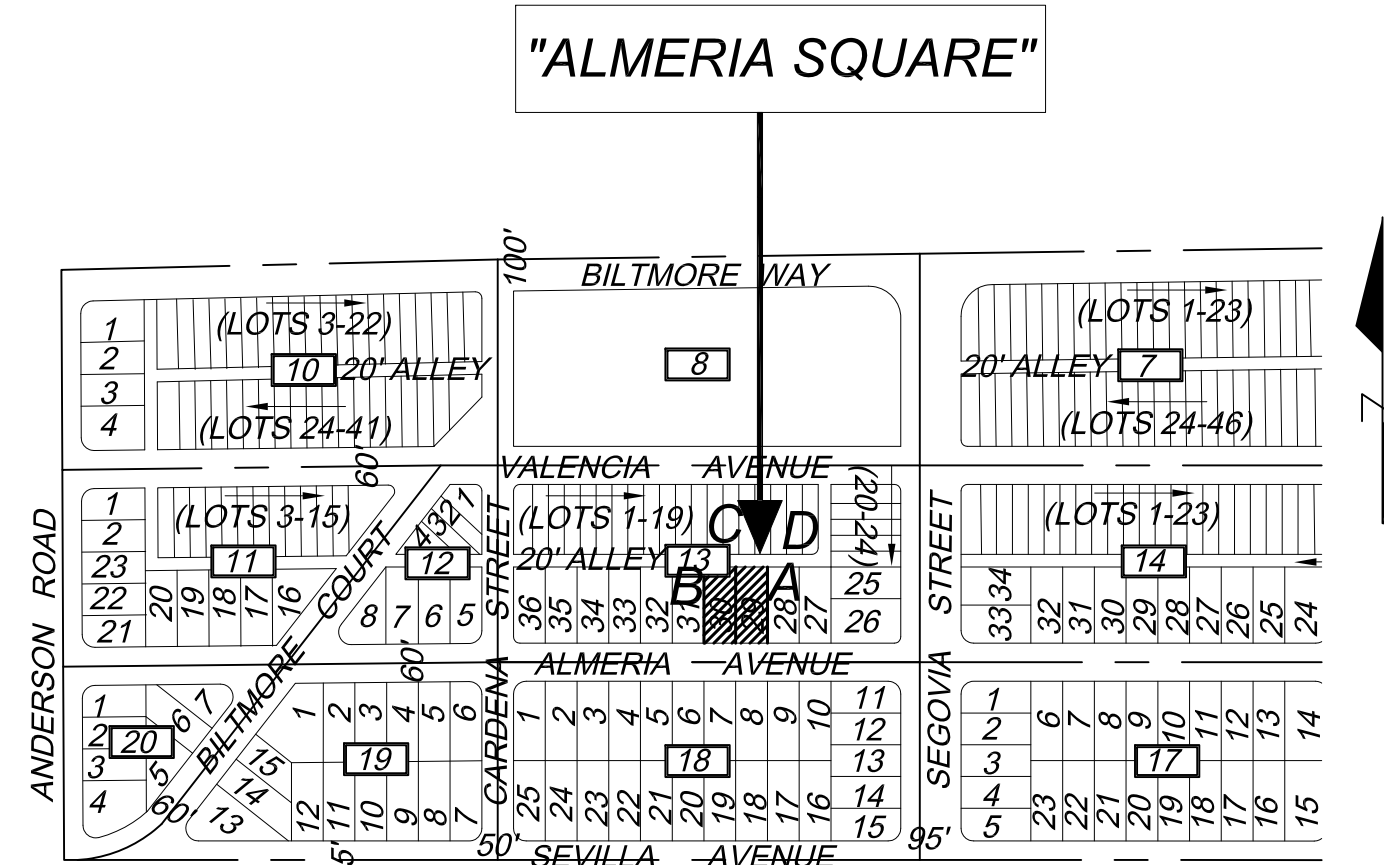
1) "CORAL GABLES BILTMORE SECTION" PLATBOOK 20, PAGE 28 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY FLOOD CRITERIA MAP

ELEVATION= +6.50 NGVD 1929
PLAT BOOK 120, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

BENCHMARK INFORMATION

BM#	ELEVATION	N-S STREET	E-W STREET	LOCATION
554	13.27	HERNANDO ST.	PALERMO AVE.	S.E CORNER
555	16.57	HERNANDO ST.	MALAGA AVE.	N.E CORNER



LOCATION MAP

SCALE 1" = 300'

LEGAL DESCRIPTION

LOTS 29 AND 30, BLOCK 13, "CORAL GABLES BILTMORE SECTION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

OWNER'S CONTACT INFORMATION

ALBERTO ROTOLO
ROTOLO@FL-REB.COM
PHONE NUMBER 786-712-1957

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LANNES & GARCIA, INC. LB #2098
385 ALHAMBRA CIRCLE, SUITE C,
CORAL GABLES, FLORIDA, FL, 33134

DATE: 05-29-2015

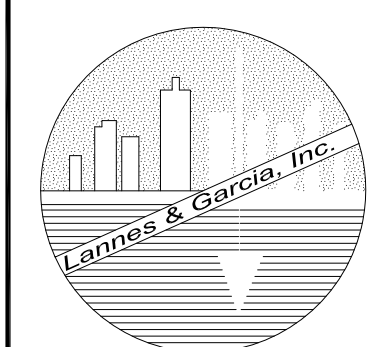
BY FRANCISCO F. FAJARDO #4767
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA

SURVEY NOTES

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO THIS TENTATIVE PLAT BY ANY OTHERS THAN THE SIGNING PARTIES ARE PROHIBITED.
3. THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED PLAT MERIDIAN AT: NORTH RIGHT OF WAY LINE OF ALMERIA AVENUE = EAST
4. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.
5. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.
6. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTE DAT THE CENTER OF THE FIELD LOCATION.
7. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY OF CORAL GABLES AND MIAMI-DADE COUNTY.
8. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)
9. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.
10. TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY CERTIFYING SURVEYOR, THEREFORE CANNOT AND HAS NOT BASED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.

SURVEY NUMBER: 258216B

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

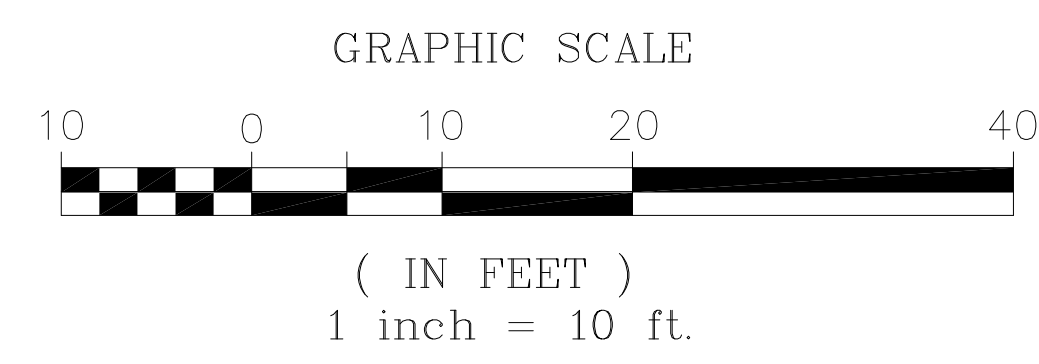
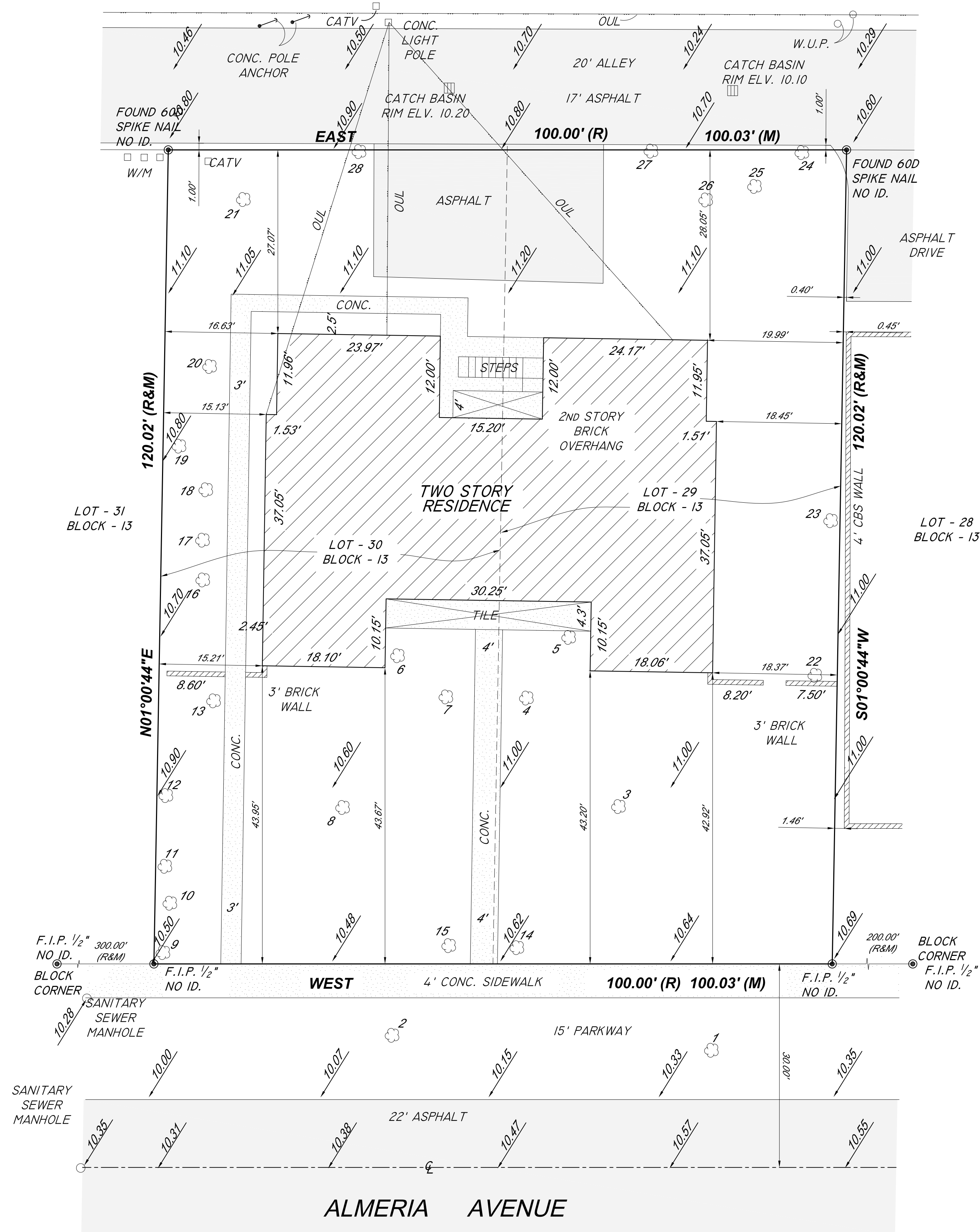


PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
385 ALHAMBRA CIRCLE, SUITE C
CORAL GABLES, FLORIDA 33134
PH (305) 666-7909 FAX (305) 442-2530
lannes2garcia@gmail.com

TENTATIVE PLAT OF "ALMERIA SQUARE"

BEING A REPLAT OF LOTS 29 AND 30 BLOCK 13 OF "CORAL GABLES BILTMORE SECTION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

TREE LEGEND		
1	OAK	50.00
2	OAK	50.00
3	CARPENTERIA	20.00
4	CARPENTERIA	20.00
5	CARPENTERIA	15.00
6	CARPENTERIA	15.00
7	CARPENTERIA	20.00
8	CARPENTERIA	10.00
9	OAK	50.00
10	OAK	40.00
11	OAK	40.00
12	OAK	40.00
13	PALM	15.00
14	CARPENTERIA	20.00
15	CARPENTERIA	20.00
16	OAK	30.00
17	OAK	40.00
18	OAK	20.00
19	PALM	30.00
20	PALM	30.00
21	FICUS	30.00
22	PALM	20.00
23	CARPENTERIA	20.00
24	BRAZILLIAN	40.00
25	PINE TREE	40.00
26	OAK	40.00
27	OAK	40.00
28	OAK	40.00



SYMBOL LEGEND AND SURVEY ABBREVIATIONS			
AC	AIR CONDITIONER	F.H.	FIRE HYDRANT
AVE	AVENUE	I.C.V.	IRRIGATION CONTROL VALVE
BLVD	BOULEVARD	IP	IRON PIPE
BM	BENCH MARK	FPL	FLORIDA POWER & LIGHT
CATV	CABLE TELEVISION BOX	F.I.P.	FOUND IRON PIPE
C.B.	CATCH BASIN	F.I.R.	FOUND IRON ROD
CBS	CONCRETE BLOCK STRUCTURE	FND.	FOUND
CHB	CHORD BEARING	L	ARC LENGTH
CH	CHORD DISTANCE	(L)	LEGAL
COR	CORNER	L.P.	LIGHT POLE
CT	COURT	LB	LICENSED BUSINESS
CL	CENTERLINE	LS	LAND SURVEYOR
CL	CLEAR	(M)	MEASURED
CONC	CONCRETE	NGVD	NATIONAL GEODETIC VERTICAL DATUM
C.O.	CLEAN OUT	NO ID.	NOT IDENTIFIABLE
E.B.	ELECTRIC BOX	NO.	NUMBER
ELEV.	ELEVATION	NTS	NOT TO SCALE
ENCR	ENCROACHMENT	OR.B.	OFFICIAL RECORD BOOK
E.R.P.	ELEVATION REFERENCE POINT	ONPL	ON PROPERTY LINE
F.F.	FINISH FLOOR	O.U.L.	OVERHEAD UTILITY LINES
P.C.	POINT OF CURVATURE	P.C.C.	POINT OF COMPOUND CURVATURE
P.C.R.	PERMANENT CONTROL POINT	PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR AND MAPPER	P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT	P.O.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT	P.T.	POINT OF TANGENCY
R	RADIUS	(R)	RECORD
R.E.	RIM ELEVATION	R.W.	RIGHT-OF-WAY
SAN.	SANITARY	S.I.P.	SET IRON PIPE
S.I.R.	SET IRON ROD	ST.	STREET
T	TANGENT	T.B.M.	TEMPORARY BENCH MARK
TEL.	TELEPHONE	TEL.	TELEPHONE
TYP.	TYPICAL	U.E.	UTILITY EASEMENT
W.M.	WATER METER	W.M.	WATER METER
W.V.	WATER VALVE	W.U.P.	WOOD UTILITY POLE
CONC.	CONCRETE	OVERHEAD UTILITY LINES	OVERHEAD UTILITY LINES
WIRE FENCE	WIRE FENCE	WOOD FENCE	WOOD FENCE
PROPERTY CORNER	PROPERTY CORNER	WATER VALVE	WATER VALVE
SIGN	SIGN	DRAINAGE MANHOLE	DRAINAGE MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE	FIRE HYDRANT	FIRE HYDRANT
LIGHTING FIXTURE	LIGHTING FIXTURE	FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION

BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5A-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED PURSUANT TO CHAPTER 472.007 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRANCISCO F. FAJARDO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4787

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

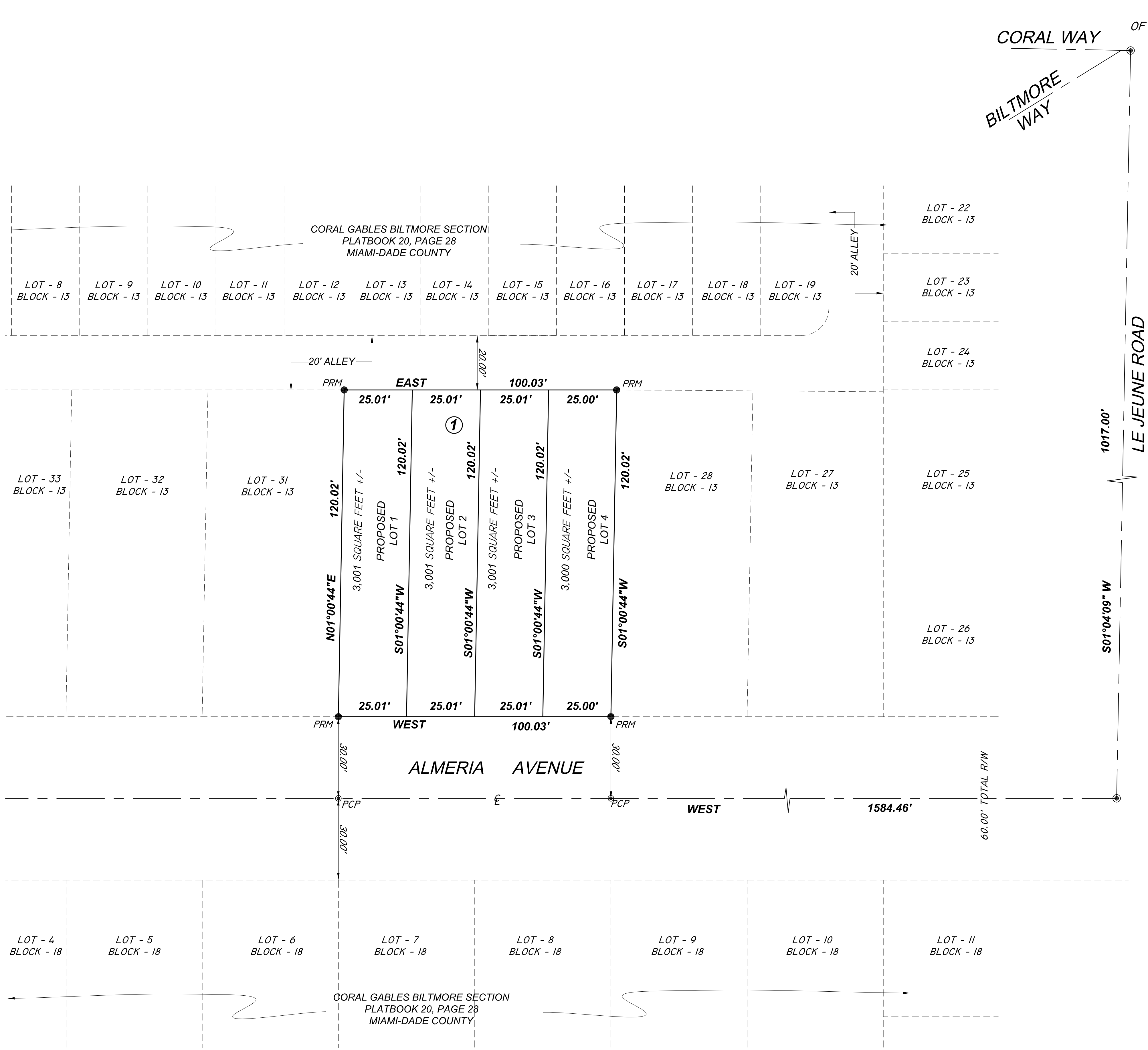
FIELD DATE: 05-29-2015

PROFESSIONAL SURVEYING AND MAPPING
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TENTATIVE PLAT OF "ALMERIA SQUARE"

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N.W. CORNER OF THE N.E. 1/4
OF SECTION 17 TOWNSHIP 54 SOUTH
RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA

ZONING REFERENCES

4 TOWNHOUSES WITH 3 LEVELS ON MFSA ZONING CATEGORY
CITY OF CORAL GABLES

DEVELOPMENT INFORMATION

SETBACK REQUIREMENTS		
SETBACKS	REQUIRED	PROVIDED
FRONT	5' 0"	7' 0"
REAR	5' 0"	5' 6"
SIDE SETBACK	0' 0"	0' 0"

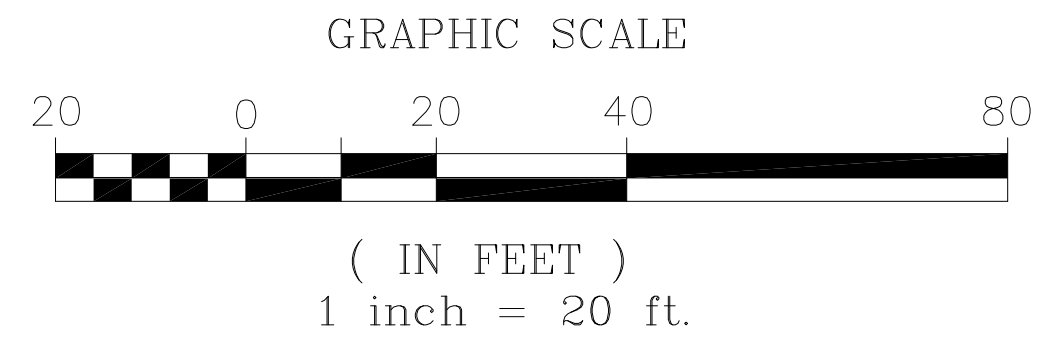
DEVELOPMENT INFORMATION
MULTI FAMILY SPECIAL AREA

NOTE: SETBACK INFORMATION PROVIDED BY BORGES AND ASSOCIATES ARCHITECTS

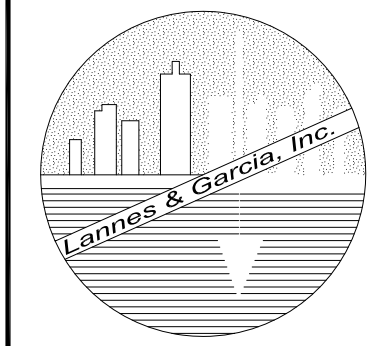
LEGEND OF SURVEY ABBREVIATIONS AND SYMBOLS

- PERMANENT REFERENCE MONUMENT (P.R.M.) L.B. NO. 2098
- PERMANENT CONTROL POINT (P.C.P.) L.B. NO. 2098
- ⊕ CENTERLINE
- +/- MORE OR LESS
- L.B. LICENSED BUSINESS
- N NORTH
- No. NUMBER
- S SOUTH
- W WEST

SURVEY NUMBER: 258216B



NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



PROFESSIONAL SURVEYING AND MAPPING
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lannes2garcia@gmail.com



653 Almeria ave.



635 Almeria ave.



629 Almeria ave. (adjacent property to the west)



609 Almeria ave. (adjacent property to the east)



2600 Segovia st. (east of site)



View of Almeria ave. (facing west)

ISSUE DATE: 07.03.15 DRC SUBMITTAL

No.	DATE	DESCRIPTION

All ideas, designs, arrangements, plans and specifications indicated or represented by this drawing are owned by and are the property of Borges + Associates, P.A., and were created, evolved and developed for use on and in connection with the specified project. No copies, transmissions, reproductions, or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Borges + Associates, P.A.

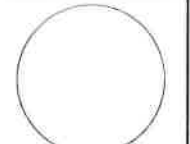
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borges architects
+ associates

architecture urban-planning interior-design

1200 Brickell Ave., Suite 1525 Miami, Florida 33131
305.374.9216 phone • 305.374.9217 fax
www.borgesarchitects.com

REINALDO BORGES, ARCHITECT



AA2600765
AR0016230

Project Team

Project Name

**625 ALMERIA
TOWNHOUSES**

625 Almeria Ave
Coral Gables, FL 33134
FOLIO # 03-4117-008-2170

Project Number 150710

Drawing Name

**CONTEXT
PHOTOGRAPHS**

Scale:

AS SHOWN

Drawing Number

A-014



Alley view of property northeast of site



Alley view of adjacent property (east)



Alley view of adjacent property (east)



Alley view of project site



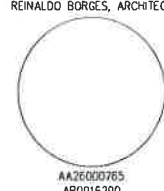
Alley view of adjacent property (west)



Almeria Row Townhouses, alley view (west of site)



Rear view, 2600 Cardena st.

ISSUE DATE: 07.03.15 DRC SUBMITTAL		
No.	DATE	DESCRIPTION
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<small>REINALDO BORGES, ARCHITECT</small>		
		
Project Team		
Project Name		
625 ALMERIA TOWNHOUSES <small>625 Almeria Ave Coral Gables, FL 33134 FOLIO # 03-4117-008-2170</small>		
Project Number 150710		
Drawing Name		
CONTEXT PHOTOGRAPHS		
Scale:	Drawing Number	
AS SHOWN	A-015	



2700 Segovia st.



604 Almeria ave.



604 Almeria ave.



612 Almeria ave.



618 Almeria ave.



626 Almeria ave.



630 Almeria ave.



636 Almeria ave.

ISSUE DATE: 07.03.15 DRC SUBMITTAL		
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<small>REINALDO BORGES, ARCHITECT</small>		
Project Team		
Project Name		
625 ALMERIA TOWNHOUSES <small>625 Almeria Ave Coral Gables, FL 33134 FOLIO # 03-4117-008-2170</small>		
Project Number 150710		
Drawing Name		
CONTEXT PHOTOGRAPHS		
Scale:	Drawing Number	
AS SHOWN	A-016	

ALMERIA TOWNHOUSES

625 ALMERIA AVE, CORAL GABLES, FLORIDA 33134 - PERMIT SET SUBMITTAL, DECEMBER 8TH, 2016



01 COVER SHEET

NTS

ISSUE DATE: 12.08.16 PERMIT SET SUBMITTAL

No.	DATE	DESCRIPTION
1	05-15-2017	BUILDING DEPARTMENT COMMENTS

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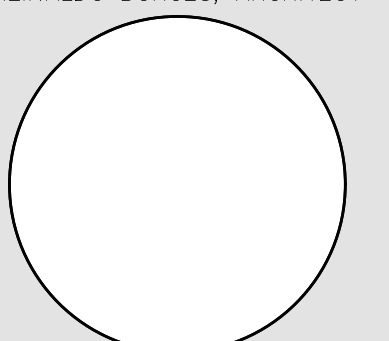
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www.borgesarchitects.com

REINALDO BORGES, ARCHITECT



AA26000765
AR0016290

Project Team

Project Name

**625 ALMERIA
TOWNHOUSES**

Owner: Global Rental E & P LLC
625 Almeria Ave
Coral Gables, FL 33134
FOLIO # 03-4117-008-2170

Project Number 150710

Drawing Name

COVER SHEET

Scale:

AS SHOWN

Drawing Number

A-000



01 PERSPECTIVE VIEW OF FRONT FACADE

NTS

ISSUE DATE: 12.08.16 PERMIT SET SUBMITTAL

No.	DATE	DESCRIPTION

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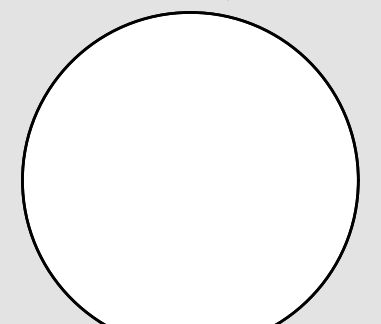
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305.374.9216 phone • 305.374.9217 fax
www.borgesarchitects.com

REINALDO BORGES, ARCHITECT



AA26000765
AR0016290

Project Team

Project Name

**625 ALMERIA
TOWNHOUSES**

Owner: Global Rental E & P LLC.
625 Almeria Ave
Coral Gables, FL 33134
FOLIO # 03-4117-008-2170

Project Number 150710

Drawing Name

PERSPECTIVE VIEWS

Scale:

AS SHOWN

Drawing Number

A-008



01 PERSPECTIVE VIEW OF FRONT FACADE

NTS

ISSUE DATE: 12.08.16 PERMIT SET SUBMITTAL

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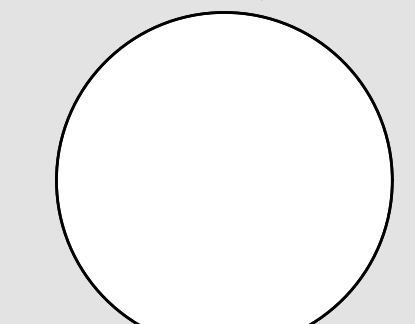
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REINALDO BORGES, ARCHITECT



AA26000765
AR0016290

Project Team

Project Name

**625 ALMERIA
TOWNHOUSES**

Owner: Global Rental E & P LLC.
625 Almeria Ave
Coral Gables, FL 33134
FOLIO # 03-4117-008-2170

Project Number 150710

Drawing Name

PERSPECTIVE VIEWS

Scale:

AS SHOWN

Drawing Number

A-009



01 PERSPECTIVE VIEW OF FRONT FACADE

NTS

ISSUE DATE: 12.08.16 PERMIT SET SUBMITTAL

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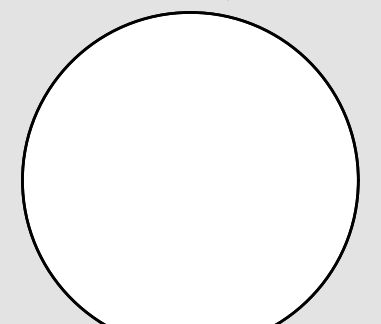
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REINALDO BORGES, ARCHITECT



AA26000765
AR0016290

Project Team

Project Name

**625 ALMERIA
TOWNHOUSES**
Owner: Global Rental E & P LLC.
625 Almeria Ave
Coral Gables, FL 33134
FOLIO # 03-4117-008-2170

Project Number 150710

Drawing Name

PERSPECTIVE VIEWS

Scale: AS SHOWN	Drawing Number A-010
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01 PERSPECTIVE VIEW OF FRONT FACADE NTS

ISSUE DATE: 12.08.16 PERMIT SET SUBMITTAL

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REINALDO BORGES, ARCHITECT

AA26000765
AR0016290

Project Team

Project Name

**625 ALMERIA
TOWNHOUSES**
Owner: Global Rental E & P LLC.
625 Almeria Ave
Coral Gables, FL 33134
FOLIO # 03-4117-008-2170

Project Number 150710

Drawing Name
PERSPECTIVE VIEWS

Scale: AS SHOWN	Drawing Number A-011
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01 AERIAL VIEW OF FRONT FACADE

NTS



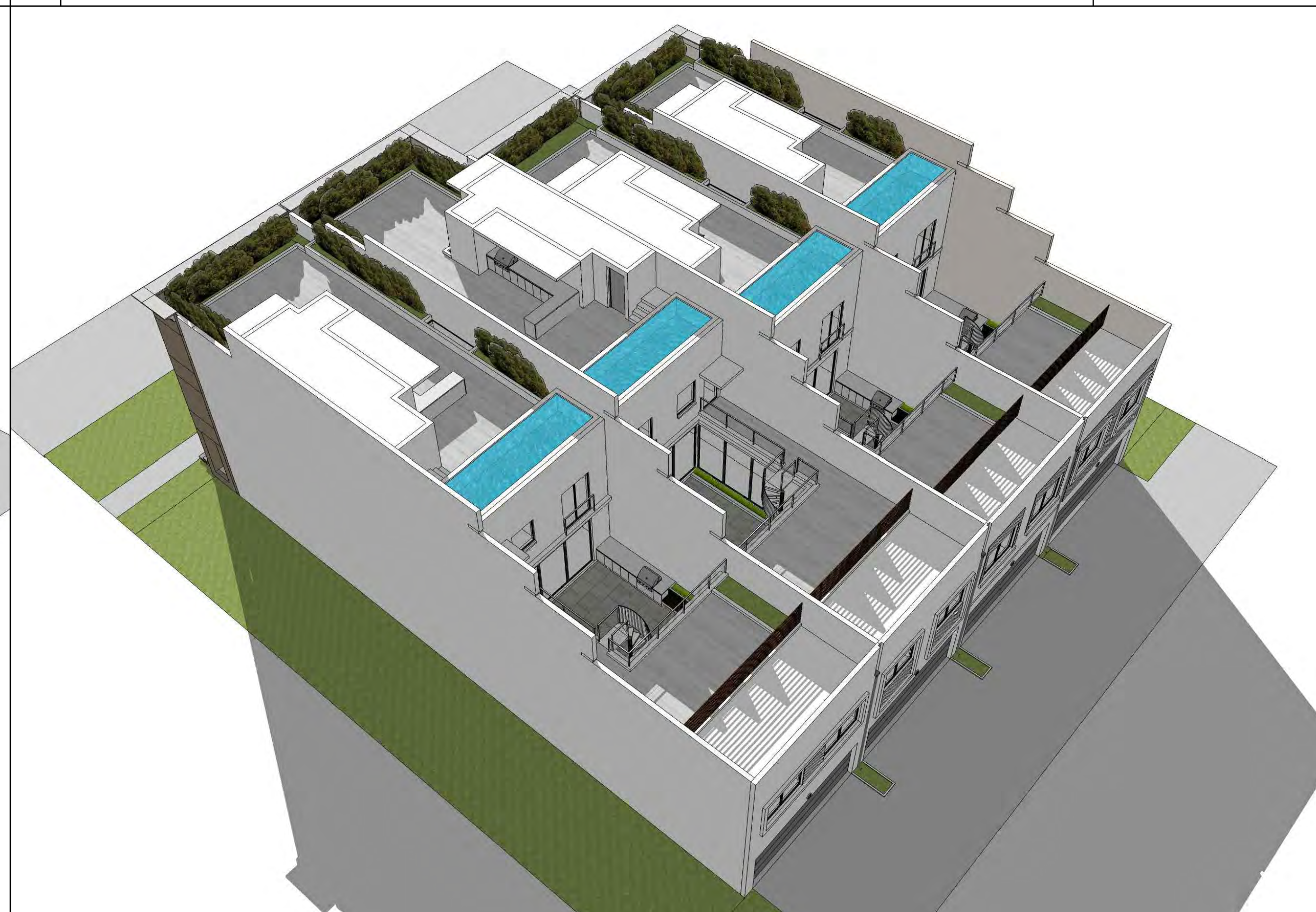
02 AERIAL VIEW OF FRONT FACADE

NTS



03 AERIAL VIEW OF REAR FACADE

NTS



04 AERIAL VIEW OF REAR FACADE

NTS

ISSUE DATE: 12.08.16 PERMIT SET SUBMITTAL

No.	DATE	DESCRIPTION

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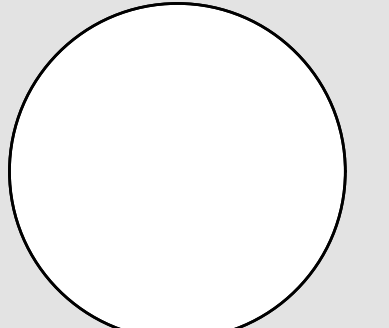
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REINALDO BORGES, ARCHITECT



AA26000765
AR0016290

Project Team

Project Name

**625 ALMERIA
TOWNHOUSES**

Owner: Global Rental E & P LLC.
625 Almeria Ave
Coral Gables, FL 33134
FOLIO # 03-4117-008-2170

Project Number 150710

Drawing Name

PERSPECTIVE VIEWS

Scale: AS SHOWN

Drawing Number
A-012



ISSUE DATE: 12.08.16 PERMIT SET SUBMITTAL

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REINALDO BORGES, ARCHITECT

Project Team

Project Name

625 ALMERIA TOWNHOUSES
Owner: Global Rental E & P LLC.
625 Almeria Ave
Coral Gables, FL 33134
FOLIO # 03-4117-008-2170

Project Number 150710

Drawing Name

AERIAL VIEW

Scale: AS SHOWN	Drawing Number A-015
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EXISTING BUILDING TO BE DEMOLISHED



1. Front 1



2. Front 2



3. Rear side 1



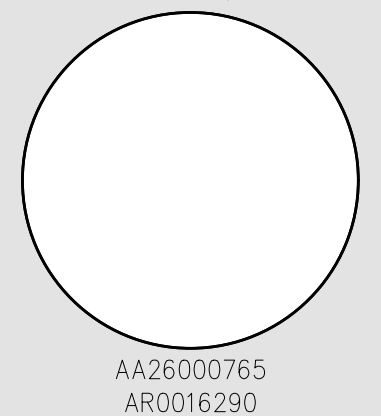
4. Rear 1



5. Rear 2



6. Rear side 2

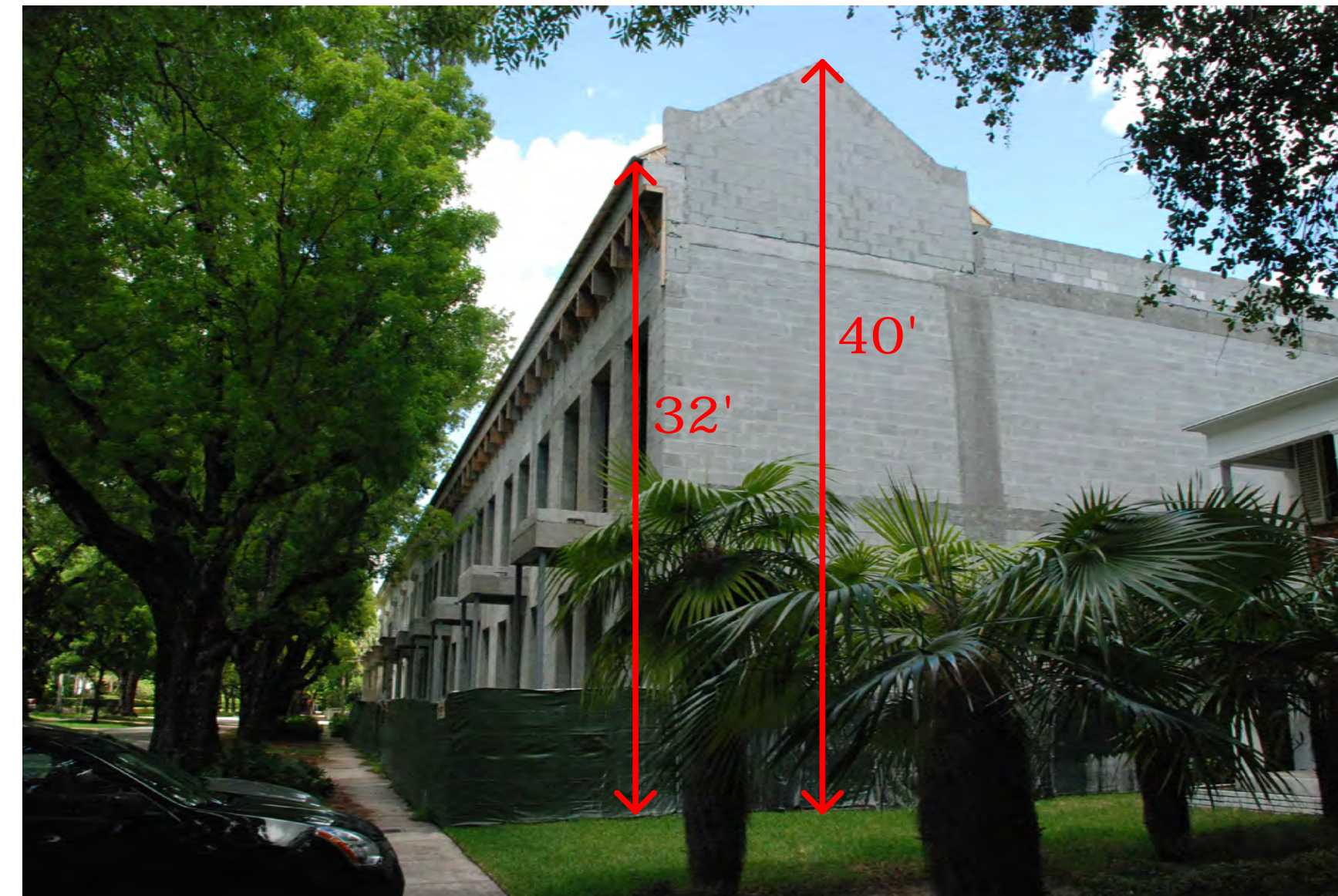
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REINALDO BORGES, ARCHITECT  AA26000765 AR0016290		
Project Team		
Project Name		
625 ALMERIA TOWNHOUSES Owner: Global Rental E & P LLC. 625 Almeria Ave Coral Gables, FL 33134 FOLIO # 03-4117-008-2170		
Project Number 150710		
Drawing Name		
CONTEXT PHOTOGRAPHS		
Scale:	Drawing Number	
AS SHOWN	A-016	



653 Almeria ave.



653 Almeria ave.



635 Almeria ave.



629 Almeria ave. (adjacent property to the west)



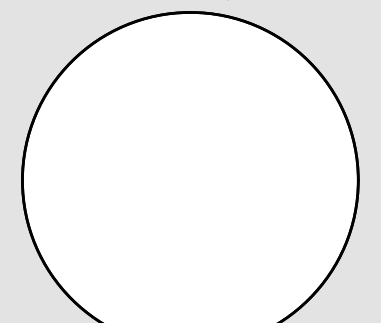
609 Almeria ave. (adjacent property to the east)



2600 Segovia st. (east of site)



View of Almeria ave. (facing west)

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REINALDO BORGES, ARCHITECT  AA26000765 AR0016290		
Project Team		
Project Name		
625 ALMERIA TOWNHOUSES Owner: Global Rental E & P LLC. 625 Almeria Ave Coral Gables, FL 33134 FOLIO # 03-4117-008-2170		
Project Number 150710		
Drawing Name		
CONTEXT PHOTOGRAPHS		
Scale:	Drawing Number	
AS SHOWN	A-017	



Alley view of property northeast of site



Alley view of adjacent property (east)



Alley view of adjacent property (east)



Alley view of project site



Alley view of adjacent property (west)



Almeria Row Townhouses, alley view (west of site)



Biltmore Court Village, 2600 Cardena st.



Biltmore Court Village, along Almeria Ave.

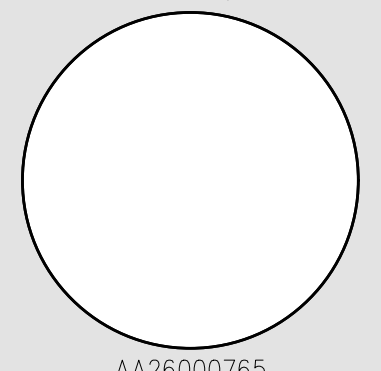
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No.	DATE	DESCRIPTION

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REINALDO BORGES, ARCHITECT

 AA26000765
 AR0016290

Project Team

Project Name
625 ALMERIA TOWNHOUSES
 Owner: Global Rental E & P LLC.
 625 Almeria Ave
 Coral Gables, FL 33134
 FOLIO # 03-4117-008-2170

Project Number 150710
 Drawing Name
CONTEXT PHOTOGRAPHS

Scale: AS SHOWN
 Drawing Number
A-018



2700 Segovia st.



604 Almeria ave.



604 Almeria ave.



612 Almeria ave.



618 Almeria ave.



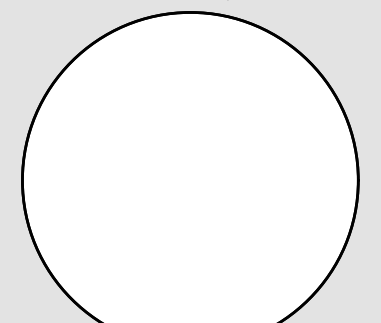
626 Almeria ave.



630 Almeria ave.



636 Almeria ave.

ISSUE DATE: 12.08.16 PERMIT SET SUBMITTAL		
No.	DATE	DESCRIPTION
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Project Team		
Project Name		
<p>625 ALMERIA TOWNHOUSES Owner: Global Rental E & P LLC. 625 Almeria Ave Coral Gables, FL 33134 FOLIO # 03-4117-008-2170</p>		
Project Number 150710		
Drawing Name		
<p>CONTEXT PHOTOGRAPHS</p>		
Scale:	Drawing Number	
AS SHOWN	A-019	



Mr. Ramon Trias
City of Coral Gables Planning Department
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

**Re: Almeria Square Tentative Plat (First Resubmittal)
Located at 625 Almeria Avenue, Coral Gables, FL**

Dear Mr. Trias:

The following is to confirm that AT&T Telecommunications has no objection to the Almeria Square Tentative Plat located at 625 Almeria Avenue.

Please feel free to contact me should you have any questions or concerns.

Regards,

Javier Hernandez
Mgr OSP Plng & Engrg Design
Construction & Engineering-SE

AT&T
Office: 305.222.8729
Email: jh4318@att.com
MOBILIZING YOUR WORLD



Oscar J. Rodriguez
Engineer, Intermediate

4045 NW 97th Ave
Doral, FL 33178
305.835.3650 tel
786.575.8547 cell
orodrigu@southernco.com

January 9, 2018

Mr. Ramon Trias
City of Coral Gables Planning Department
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

**Re: Almeria Square Tentative Plat (First Resubmittal) Located at 625 Almeria Avenue,
Coral Gables, FL**

Dear Mr. Trias:

The following is to confirm that Florida City Gas has no objection to the Almeria Square Tentative Plat located at 625 Almeria Avenue.

Please feel free to contact me should you have any questions or concerns.

Regards,

A handwritten signature in blue ink, appearing to read "Oscar J. Rodriguez".

Oscar J. Rodriguez, EI-MEM
Engineer
Engineering Design
305.835.3650 office
786.575.8547 mobile
orodrigu@southernco.com





Engineering – Design Department
2601 SW 145th Ave Miramar, FL 33027

Tuesday, January 09, 2018

Mr. Ramon Trias
City of Coral Gables Planning Department
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Comcast No Objection / T-Plat Approval
Almeria Square Tentative Plat (First Resubmittal)
Location: 625 Almeria Avenue, Coral Gables, FL
[Comcast muid_9225_D](#)

Dear Mr. Trias

Please be advised ...in reference this subject T-Plat Approval

Comcast has *no objection nor conflicts* to Almeria Square Tentative Plat located at 625 Almeria Avenue in Coral Gables, FL

Should you have any further question, please feel free to call me at 1-954-447-8405 e-fax 1-954-534-7008 or e-mail at Leonard_Maxwell-Newbold@cable.comcast.com

Sincerely,

Leonard Maxwell-
Newbold

Digitally signed by Leonard
Maxwell-Newbold
Date: 2018.01.09 10:00:18 -05'00'

Leonard Maxwell-Newbold
Regional Permit Manager
Comcast / Southern Division (RDC)

1/9/2018 9:58:13 AM

Cc: Jose Martinez / Comcast Area Construction Coordinator
File

Mr. Ramon Trias
City of Coral Gables Planning Department
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

**Re: Almeria Square Tentative Plat (First Resubmittal)
Located at 625 Almeria Avenue, Coral Gables, FL**

Dear Mr. Trias:

The following is to confirm that *TELEPORT COMMUNICATIONS AMERICA, LLC*, has no objection to the Almeria Square Tentative Plat located at 625 Almeria Avenue.

Please feel free to contact me should you have any questions or concerns.

Regards,

Mark Ayo

(Mark Ayo)

(*TELEPORT COMMUNICATIONS AMERICA, LLC*)

Mark Ayo

PRINCIPAL-TECH PROJECT MGMT
TECHNICAL FIELD SERVICES DCOR

AT&T

1001 West Cypress Creek Road
Suite # 209

Fort Lauderdale, Florida 33309

Office: (954) 453-4245

Mobile: (954) 401-5611

Computer Fax: (281) 664-3524

ma1829@att.com



Alvin S. Richardson
Sr. Technical Project Manager
3450 Riverwood Parkway
Atlanta Georgia 30339
alr1718@att.com
678-627-5330

January 3, 2018

Mr. Ramon Trias
City of Coral Gables Planning Department
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

**Re: Almeria Square Tentative Plat (First Resubmittal)
Located at 625 Almeria Avenue, Coral Gables, FL**

Dear Mr. Trias:

The following is to confirm that **AT&T Corp** has no objection to the Almeria Square Tentative Plat located at 625 Almeria Avenue.

Please feel free to contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Alvin S. Richardson".

Alvin S. Richardson
AT&T Corp
Sr. Technical Project Manager



Sprint Communications Company, L.P.
851 Trafalgar Ct. Suite 300
Maitland, Florida 32751

Date: January 9, 2018

Attn: **Mr. Ramon Trias**
City of Coral Gables Planning Department
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Project Location: **625 Almeria Avenue, Coral Gables, FL**

Project Re : **Almeria Square Tentative Plat (First Resubmittal)**

- Sprint Communications Company has facilities in the area of your proposed construction that do not appear to be in conflict. Therefore has no objection with this project. Please maintain caution when working near our facilities. If facilities are damaged please call 1-800-435-4770 immediately.
- Sprint Communications Company has facilities in the area of your proposed construction, which do appear to be in conflict. Please see the attached as-builts and resubmit updated plans for review.
- Sprint Communications Company has facilities in the area of your proposed construction, which may have potential conflicts. Once we have received preliminary plans, we will then be able to provide you with green line mark-ups for your reference and review.
- Sprint Communications Company facilities have been constructed on private property and/or public right of Way with the authorization of the applicable property owner. Accordingly, Sprint Communications Company anticipates full reimbursement of all costs associated with the adjustment and/or relocation of its Facilities prior to Sprint Communications Company performance of any work.
- Sprint Communication Company does not have facilities in your proposed construction area. Therefore Sprint has no objection to the Almeria Square Tentative Plat located at 625 Almeria Avenue.

Please contact Sunshine State One Call, Inc. at least 48 hours prior to construction service by calling toll free 1-800-432-4770.

The Facilities Engineer contact is Mark D. Caldwell– 321-287-9942 / mark.d.caldwell@sprint.com for the above mentioned project if you should have any questions for them.

Thank you for your cooperation.

Mark D. Caldwell
Facilities Engineer II



Water and Sewer
P. O. Box 330316 • 4071 SW 38th Avenue
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

January 3, 2018

Mr. Ramon Trias
City of Coral Gables Planning Department
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: Almeria Square Tentative Plat (First Resubmittal)
Located at 625 Almeria Avenue, Coral Gables, FL

Dear Mr. Trias:

The following is to confirm that **Miami-Dade WASD** has no objection to the Almeria Square Tentative Plat located at 625 Almeria Avenue.

Please feel free to contact me should you have any questions or concerns.

Very truly yours,

A handwritten signature in blue ink, appearing to read "G. Guerrero".

Guillermo Guerrero,
Professional Land Surveyor
Right of Way Unit.
Miami Dade County Water and Sewer Department.
305-268-5268.



FPL.

Mr. Ramon Trias
City of Coral Gables Planning Department
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

**Reference: Replat Lots 29 and 30, Block 13, "Coral Gables Biltmore Section"
according to the plat thereof as recorded in plat book 20, page 28, of the
public records of Miami-Dade County, Florida.
SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST
Name: Almeria Square
Location: 625 Almeria Ave, Coral Gables, FL 33134**

Dear Mr. Ramon Trias,

This letter is to confirm that FPL has no objection to the "Tentative Plat of Almeria Square"
prepared by Lannes & Garcia, Inc. Please feel free to contact me should you have any
questions or concerns.

Regards,

Phillip Weiner
Florida Power & Light
Associate Engineer