



City of
Coral Gables,
Florida

Level

2

Review

General Procedures – Non-Conditional

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Development Review General Procedures – Non-Conditional

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level Two (2) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Permitted use new construction, additions, and alterations to buildings and/or structures (Board of Architects review only).
- Change in use or occupancy.
- Other: _____

Coral Gables Mediterranean Architecture Bonus

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

Property information

Street address of the subject property: _____

Property/project name: _____

Current land use classification(s): _____

Current zoning district(s): _____

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

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

Last use/current use of the property/building(s): _____

Proposed use(s) of the property/building(s): _____

Size of property (square feet/acres): _____

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

Total number of residential units per acre and total number of units: _____

Estimated cost of the existing/proposed building/project: _____



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

Project Legal Description: Lot(s): _____

Block(s): _____

Section(s): _____

Listing of all folio numbers for subject property:

General information

Applicant(s)/Agent(s) Name(s): _____

Telephone Contact No: _____ Fax No.: _____ Email: _____

Mailing Address: _____

(City)

(State)

(ZIP Code)

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No.: _____ Email: _____

Mailing Address: _____

(City)

(State)

(ZIP Code)



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Phone: 305.460.5211

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No.: _____ Email: _____

Mailing Address: _____
(City) (State) (ZIP Code)

Project Architect: _____

Telephone Contact No: _____ Fax No.: _____ Email: _____

Mailing Address: _____
(City) (State) (ZIP Code)

Provide the date(s) and types of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:



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Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be tentatively scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. First Floor Board Room, 427 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary. City staff to check/confirm if all below information is provided at time of application submittal.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjoining properties and/or streetscape.
- Property survey and legal description.
- Architectural drawings (signed/sealed), including: Zoning chart / supporting information; site plan; floor plan(s); and all affected elevations. Maximum of 20 sheets shall be accepted.
- Landscape plan; vegetation assessment; and tree survey / relocation plan.
- Art in Public Places plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical Significance letter.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty Deed.
- Application fee of \$100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
- Other: _____

Posting of the property. The Applicant will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant’s responsibility to remove the sign.



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Application submittal requirements

Electronic copy. A PDF of the entire application shall be submitted. The total file size shall not exceed 30 MB.

Applicant/agent/property owner/architect affirmation and consent

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

1. Submission of the following:

- a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
- b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.

2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.

3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.

4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.

6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.

7. Understand that under Florida Law, all the information submitted as part of the application are public records.

8. The subject property will be posted by the Applicant in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.

9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



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Applicant(s)/Agent(s) Signature:

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

Joe Jimenez

Address:

2020 Salzedo St Ste 102 Coral Gables Fl 33134

Telephone: 305-905-5302

Fax:

Email: joe@jmz-group.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 11th day of August by

Joe Jimenez

(Signature of Notary Public - State of Florida)



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

Personally Known OR Produced Identification; Type of Identification Produced



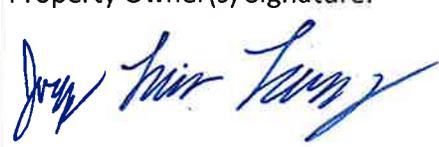
Level
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Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Property Owner(s) Signature:	Property Owner(s) Print Name: The Terraces at Anastasia, LLC
------------------------------	---

Property Owner(s) Signature: 	Property Owner(s) Print Name: Daniel Lopez
---	---

Property Owner(s) Signature: 	Property Owner(s) Print Name: Jorge Luis Lopez
---	---

Address: 3750 S Dixie Hwy.
Miami, FL. 33133

Telephone: 3057460880 Fax:

Email: daniel.lopez@cornerstonegrp.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 8 day of August by

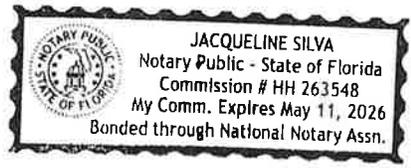
Daniel Lopez and Jorge Luis Lopez

(Signature of Notary Public - State of Florida)



Jacqueline Silva

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



Personally Known OR Produced Identification; Type of Identification Produced



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Architect(s) Signature:

Architect(s) Print Name:

Jorge Trelles

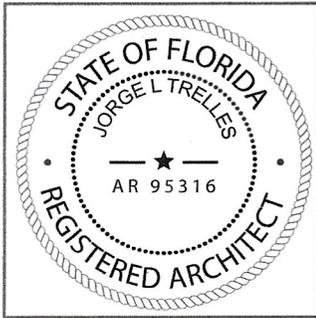
Address:

169 E Flagler St ste 1518 Miami FL 33131

Telephone: Jorge Trelles

Fax:

Email: jgt@trellescabarrocas.com



NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 8 day of August by

Jorge Trelles

(Signature of Notary Public - State of Florida)



MARJORIE CHAVEZ
Notary Public
State of Florida
Comm# HH648077
Expires 5/7/2029

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

Personally Known OR Produced Identification; Type of Identification Produced

T 642432584290



February 6, 2026

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

Re: *Letter of Intent for DRC Review of the Application for the Development of 8 Townhomes on the properties located 627 Anastasia Ave (Folio # 03-4117-008-5210) & 635 Anastasia Ave (Folio # 03-4117-008-5220) (collectively, the “Property”)*

Dear Ms. Garcia:

This firm represents The Terraces at Anastasia, LLC (the “Developer”) and this letter serves as the Developer’s request for a Development Review Committee of its application for Administrative Site Plan Approval. The Property is located on the northeast corner of Anastasia Avenue and Cardena Street. The Property’s legal description is Coral Gables Biltmore Section, Block 33, Lots 15-18.

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

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

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

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

Joe Jimenez
JMZ Group

Photos of Property

- 635 Anastasia Front



- 627 Anastasia Front



Photos of Property

- 627 & 635 Alley



- 627 & 635 Streetscape





Anastasia Ave

Anastasia Ave

Anastasia Ave

Christ Journey Church

Tumblebees Gymnastics
Coral Gables

University Dr

Riviera Dr

Riviera Dr

University Dr

Sarto Ave

953

953

Camilo Ave

Cardena St

Segovia St

Miami Historic Homes

Coral Gables Library

Aledo Ave

Aledo Ave

University Dr

953

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155

PH: (305) 767-6802 (main)

MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS

www.survey-pros.com

LEGEND

ABBREVIATIONS:

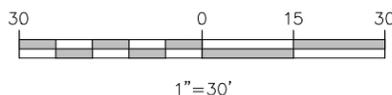
- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FFE = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE (NO ID)
- FIR = FOUND IRON ROD (NO ID)
- FN = FOUND NAIL (NO ID)
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RES = RESIDENCE
- SIP = SIP LB#8023
- SND = SET NAIL & DISK LB#8023
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE

SYMBOLS:

- = TELEPHONE RISER
- = CABLE TV RISER
- = WATER METER
- X 0.00 = ELEVATION
- (00') = ORIGINAL LOT DISTANCE
- ∠ = CENTRAL ANGLE
- = CENTER LINE
- WV = WATER VALVE
- = CURB INLET
- = FIRE HYDRANT
- = LIGHT POLE
- = CATCH BASIN
- = UTILITY POLE
- = DRAINAGE MANHOLE
- = SEWER MANHOLE
- = METAL FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = EASEMENT
- = BOUNDARY LINE
- = OVERHEAD UTILITY LINE
- = ORIGINAL LOT LINE



GRAPHIC SCALE



SCHEDULE B-II, EXCEPTIONS:

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY

ISSUING OFFICE FILE NO.: 25-0140

COMMITMENT DATE: 02/27/2025

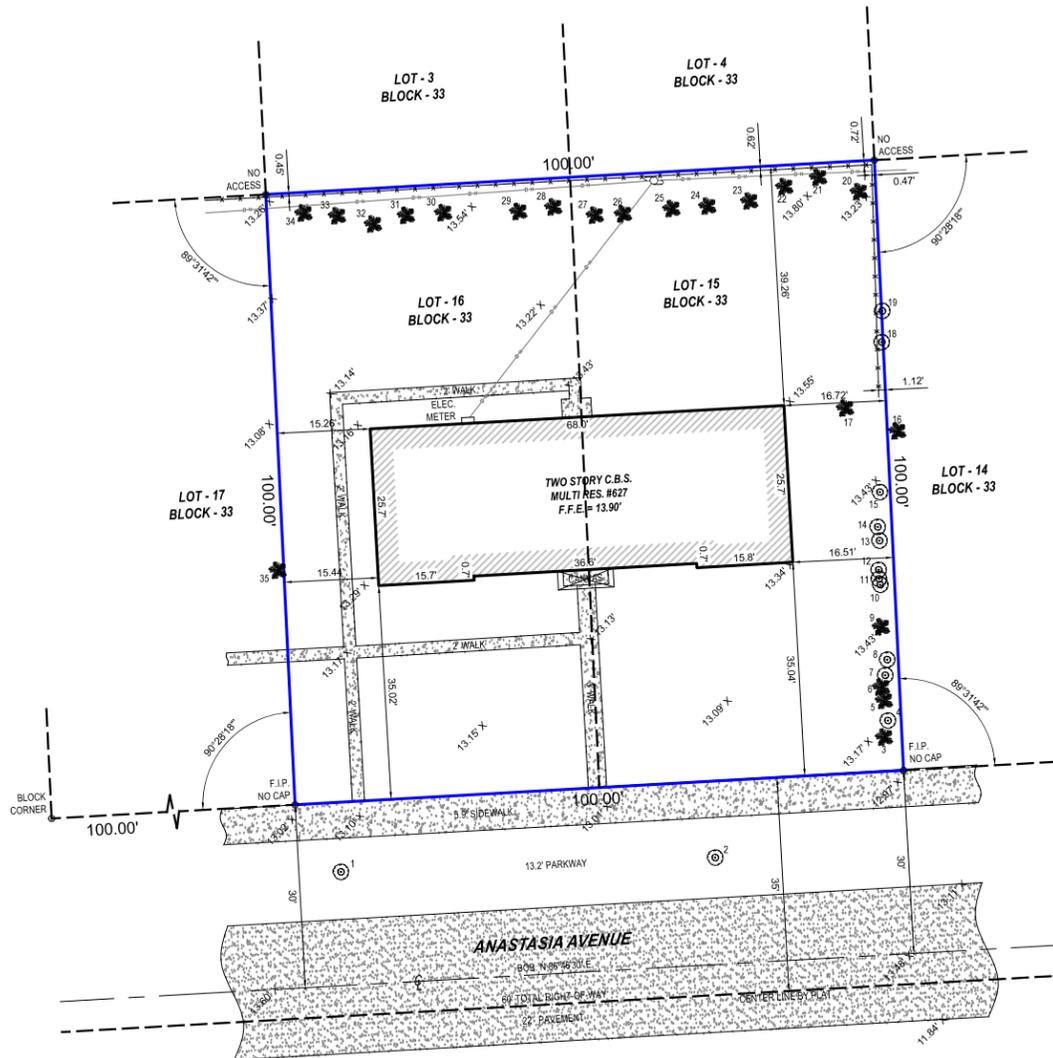
1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NOT SURVEY RELATED**
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. **NOT SURVEY RELATED**
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **SEE ENCROACHMENT NOTES**
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. **NOT SURVEY RELATED**
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. **NOT SURVEY RELATED**
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. **NOT SURVEY RELATED**
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS, "WITHOUT RIGHT OF ENTRY". **NOT SURVEY RELATED**
8. TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **NOT SURVEY RELATED**
9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF CORAL GABLES COUNTRY CLUB SECTION PART SIX, AS RECORDED IN PLAT BOOK 20, PAGE(S) 1, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **BLANKET IN NATURE**
10. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF CORAL GABLES BILTMORE SECTION, AS RECORDED IN PLAT BOOK 20, PAGE(S) 28, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **BLANKET IN NATURE**
11. REAR AND SIDE LOT UTILITY EASEMENT RESERVATIONS AS SET FORTH IN ARTICLE 16 IN DEEDS RECORDED IN DEED BOOK 877, AT PAGE 274; DEED BOOK 877, AT PAGE 276; DEED BOOK 1109, AT PAGE 467; DEED BOOK 1217, AT PAGE 259; DEED BOOK 1217, AT PAGE 265; DEED BOOK 1268, AT PAGE 370; DEED BOOK 1304, AT PAGE 9; AND DEED BOOK 1305, AT PAGE 433. **DID NOT LOCATE, NOT PLOTTABLE**
12. EASEMENT GRANTED TO SOUTH ATLANTIC TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 3, 1926, IN DEED BOOK 839, AT PAGE 106, AS ASSIGNED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY DEED, FILED DECEMBER 31, 1924, IN DEED BOOK 506, AT PAGE 37. **DID NOT LOCATE, NOT PLOTTABLE**
13. EASEMENT GRANTED TO UTILITIES LAND COMPANY, FILED APRIL 2, 1926, IN DEED BOOK 939, AT PAGE 433, AS ASSIGNED TO CONSUMERS WATER COMPANY BY DEED, FILED SEPTEMBER 24, 1926, IN DEED BOOK 1004, AT PAGE 499. **DID NOT LOCATE, NOT PLOTTABLE**
14. EASEMENT GRANTED TO UTILITIES LAND COMPANY, FILED APRIL 2, 1926, IN DEED BOOK 939, AT PAGE 435, AS ASSIGNED TO FLORIDA POWER AND LIGHT COMPANY, BY DEED FILED SEPTEMBER 24, 1926, IN DEED BOOK 1004, AT PAGE 496. **DID NOT LOCATE, NOT PLOTTABLE**
15. DECLARATION OF RESTRICTIVE COVENANT, FILED OCTOBER 10, 1984, IN OFFICIAL RECORDS BOOK 12291, AT PAGE 1257. **NOT SURVEY RELATED**
16. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). **NOT SURVEY RELATED**

TREE TABLE:

NO	COMMON NAME	DBH(φ)	HEIGHT	CANOPY
1	OAK	15"	35'	35'
2	MAHOGANY	36"	60'	60'
3	PALM	8"	20'	12'
4	TREE	8"	20'	15'
5	PALM	8"	20'	12'
6	PALM	3"	30'	6'
7	TREE	10"	30'	20'
8	TREE	8"	20'	15'
9	PALM	4"	30'	6'
10	TREE	8"	20'	15'
11	TREE	4"	25'	12'
12	TREE	4"	25'	12'
13	TREE	10"	30'	20'
14	TREE	10"	20'	15'
15	TREE	10"	30'	20'
16	TREE	8"	25'	12'
17	TREE	4"	30'	6'
18	AVOCADO	24"	60'	40'
19	AVOCADO	12"	40'	25'
20	PALMS(10)	5"(ea)	30'(ea)	12'(ea)
21	PALMS(10)	5"(ea)	30'(ea)	12'(ea)
22	PALMS(10)	5"(ea)	30'(ea)	12'(ea)
23	PALMS(10)	5"(ea)	30'(ea)	12'(ea)
24	PALMS(10)	5"(ea)	30'(ea)	12'(ea)
25	PALMS(10)	5"(ea)	30'(ea)	12'(ea)

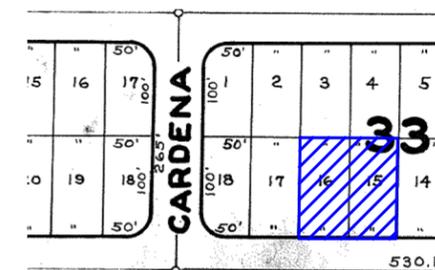
26	PALMS(10)	5"(ea)	30'(ea)	12'(ea)
27	PALMS(10)	5"(ea)	30'(ea)	12'(ea)
28	PALMS(10)	5"(ea)	30'(ea)	12'(ea)
29	PALMS(10)	5"(ea)	30'(ea)	12'(ea)
30	PALMS(10)	5"(ea)	30'(ea)	12'(ea)
31	PALMS(10)	5"(ea)	30'(ea)	12'(ea)
32	PALMS(10)	5"(ea)	30'(ea)	12'(ea)
33	PALMS(10)	5"(ea)	30'(ea)	12'(ea)
34	PALMS(10)	5"(ea)	30'(ea)	12'(ea)
35	PALM	4"	30'	8'

IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.



LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

627 ANASTASIA AVENUE, CORAL GABLES, FL. 33134

LEGAL DESCRIPTION:

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

FLOOD ZONE INFORMATION:

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

SURVEYOR'S NOTES:

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

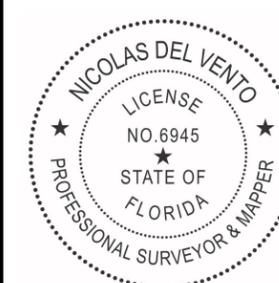
SURVEYOR'S CERTIFICATION:

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

CERTIFIED TO:

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

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



DATE OF ORIGINAL FIELD WORK:
03/10/2025

JOB NUMBER: 250312338

DRAWN BY: ADRIEL

CAD FILE: THE UNIVERSITY

SHEET 1 OF 1

REVISION(S):

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

Survey Pros, Inc.

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

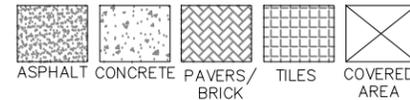
LEGEND

ABBREVIATIONS:

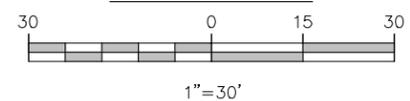
- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FFE = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE (NO ID)
- FIR = FOUND IRON ROD (NO ID)
- FN = FOUND NAIL (NO ID)
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RES = RESIDENCE
- SIP = SIP LB#8023
- SND = SET NAIL & DISK LB#8023
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE

SYMBOLS:

- = TELEPHONE RISER
- = CABLE TV RISER
- = WATER METER
- X 0.00 = ELEVATION
- (00') = ORIGINAL LOT DISTANCE
- Δ = CENTRAL ANGLE
- = CENTER LINE
- = WATER VALVE
- = CURB INLET
- = FIRE HYDRANT
- = LIGHT POLE
- = CATCH BASIN
- = UTILITY POLE
- = DRAINAGE MANHOLE
- = SEWER MANHOLE
- = METAL FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = EASEMENT
- = BOUNDARY LINE
- = OVERHEAD UTILITY LINE
- = ORIGINAL LOT LINE



GRAPHIC SCALE



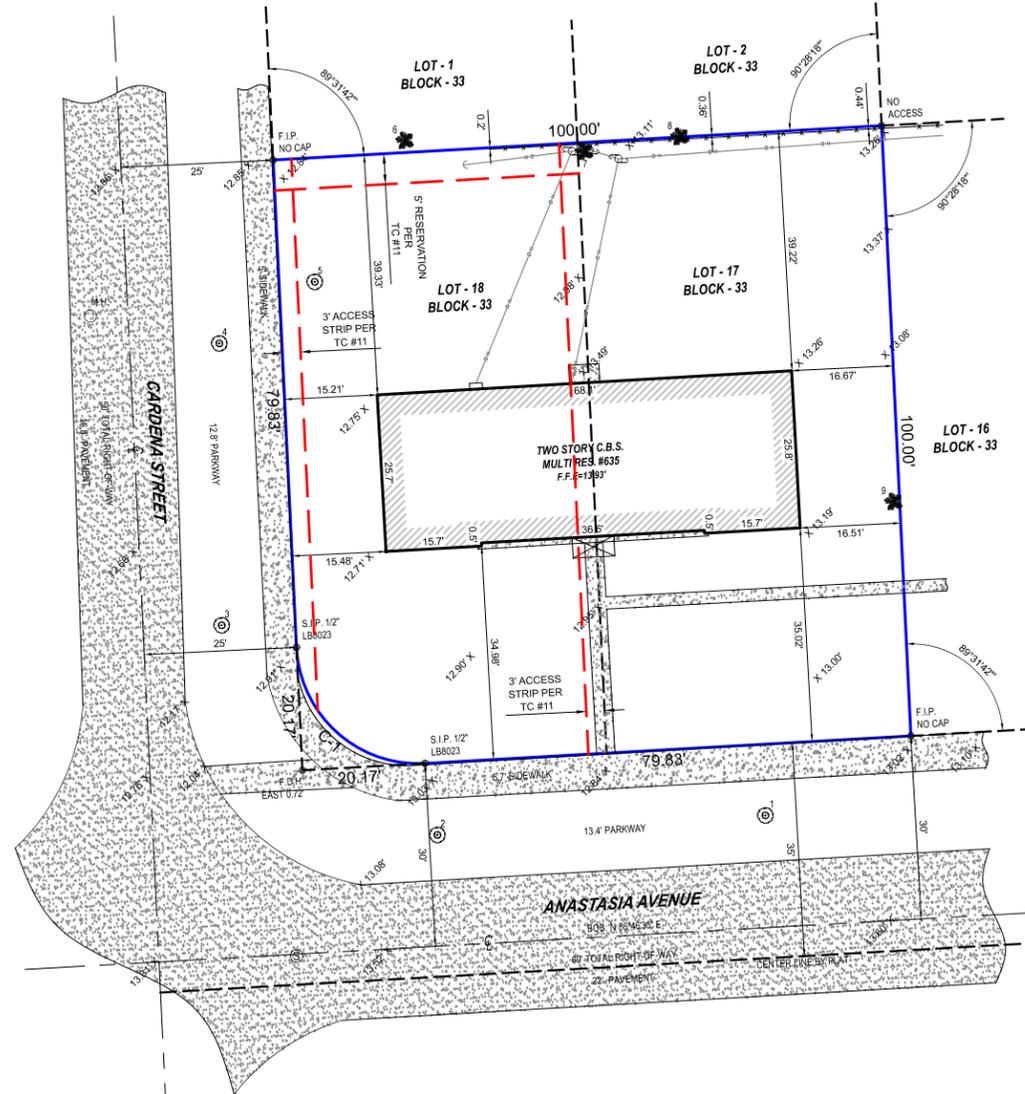
SCHEDULE B-II, EXCEPTIONS:

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

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NOT SURVEY RELATED.**
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. **NOT SURVEY RELATED.**
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **SEE ENCROACHMENT NOTES.**
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. **NOT SURVEY RELATED.**
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. **NOT SURVEY RELATED.**
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. **NOT SURVEY RELATED.**
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS, "WITHOUT RIGHT OF ENTRY". **NOT SURVEY RELATED.**
8. TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **NOT SURVEY RELATED.**
9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF CORAL GABLES COUNTRY CLUB SECTION PART SIX, AS RECORDED IN PLAT BOOK 20, PAGE(S) 1, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **BLANKET IN NATURE.**
10. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF CORAL GABLES BILTMORE SECTION, AS RECORDED IN PLAT BOOK 20, PAGE(S) 28, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **BLANKET IN NATURE.**
11. REAR AND SIDE LOT UTILITY EASEMENT RESERVATIONS AS SET FORTH IN ARTICLE 16 IN DEEDS RECORDED IN DEED BOOK 877, AT PAGE 274; DEED BOOK 877, AT PAGE 276; DEED BOOK 1109, AT PAGE 467; DEED BOOK 1217, AT PAGE 259; DEED BOOK 1217, AT PAGE 265; DEED BOOK 1268, AT PAGE 370; DEED BOOK 1304, AT PAGE 9; AND DEED BOOK 1305, AT PAGE 433. **AFFECTS, AS PLOTTED.**
12. EASEMENT GRANTED TO SOUTH ATLANTIC TELEPHONE AND TELEGRAPH COMPANY, FILED APRIL 3, 1926, IN DEED BOOK 839, AT PAGE 106, AS ASSIGNED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY DEED, FILED DECEMBER 31, 1924, IN DEED BOOK 506, AT PAGE 37. **DID NOT LOCATE, NOT PLOTTABLE.**
13. EASEMENT GRANTED TO UTILITIES LAND COMPANY, FILED APRIL 2, 1926, IN DEED BOOK 939, AT PAGE 433, AS ASSIGNED TO CONSUMERS WATER COMPANY BY DEED, FILED SEPTEMBER 24, 1926, IN DEED BOOK 1004, AT PAGE 499. **DID NOT LOCATE, NOT PLOTTABLE.**
14. EASEMENT GRANTED TO UTILITIES LAND COMPANY, FILED APRIL 2, 1926, IN DEED BOOK 939, AT PAGE 435, AS ASSIGNED TO FLORIDA POWER AND LIGHT COMPANY, BY DEED FILED SEPTEMBER 24, 1926, IN DEED BOOK 1004, AT PAGE 496. **DID NOT LOCATE, NOT PLOTTABLE.**
15. DECLARATION OF RESTRICTIVE COVENANT, FILED OCTOBER 10, 1984, IN OFFICIAL RECORDS BOOK 12291, AT PAGE 1257. **NOT SURVEY RELATED.**
16. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). **NOT SURVEY RELATED.**

CURVE DETAILS:

- C-1
- R = 20'
- AL = 31.58'
- CL = 28.4'
- CB = S 47°59'21" E
- Δ = 90°28'17"



TREE TABLE:

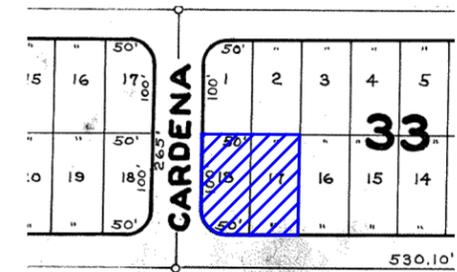
NO	COMMON NAME	DBH(ø)	HEIGHT	CANOPY
1	OAK	15"	35'	35'
2	MAHOGANY	48"	60'	60'
3	MAHOGANY	18"	50'	40'
4	MAHOGANY	15"	50'	40'
5	OAK	30"	50'	50'
6	PALM	4"	30'	6'
7	PALM	4"	30'	6'
8	PALM	3"	20'	4'
9	PALM	4"	30'	8'

IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.

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

LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

635 ANASTASIA AVENUE, CORAL GABLES, FL. 33134

LEGAL DESCRIPTION:

LOTS 17 AND 18 IN BLOCK 33, OF CORAL GABLES, BILTMORE SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, AT PAGE 28 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

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

SURVEYOR'S NOTES:

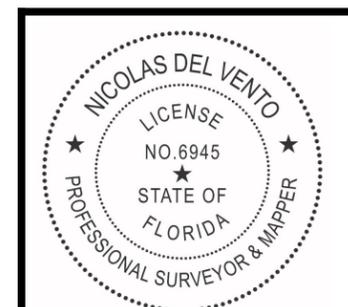
1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS,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

SURVEYOR'S CERTIFICATION:

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

CERTIFIED TO:

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



DATE OF ORIGINAL FIELD WORK:
 03/10/2025
 JOB NUMBER: 250312337
 DRAWN BY: ADRIEL
 CAD FILE: THE UNIVERSITY
 SHEET 1 OF 1
 REVISION(S):



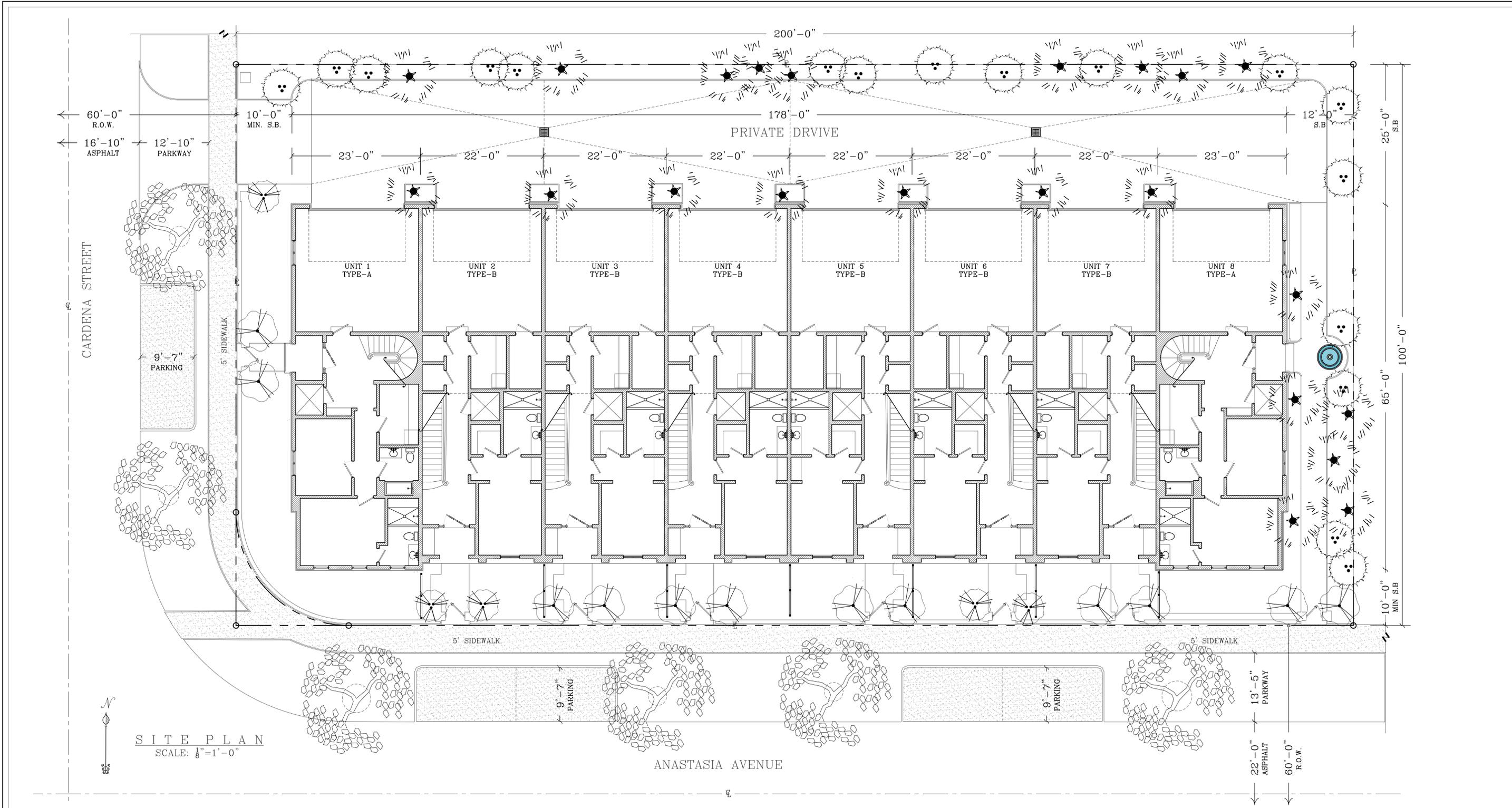
TERRACES AT ANASTASIA

PROJECT DESCRIPTION

LOCATED AT THE CORNER OF ANASTASIA AVENUE AND CARDENA STREET, THIS PROPOSED DEVELOPMENT COMPRISES EIGHT TOWNHOME DWELLINGS DESIGNED TO CONTRIBUTE SEAMLESSLY TO THE ESTABLISHED FABRIC OF CORAL GABLES. THE ARCHITECTURE IS INSPIRED BY THE BILTMORE HOTEL, SEVILLA'S PLAZA DE ESPAÑA, AND THE CORAL GABLES ELEMENTARY SCHOOL, DRAWING FROM THEIR MEDITERRANEAN REVIVAL PROPORTIONS, MATERIALITY, AND SHADED LOGGIAS. THE PROJECT IS ORGANIZED AS A SERIES OF ARTICULATED VOLUMES THAT MODULATE SCALE ALONG BOTH STREET FRONTAGES WHILE INTEGRATING INDIVIDUAL PRIVATE GARDENS THAT VISUALLY AND SPATIALLY BLEND INTO ONE ANOTHER. CRAFTED FOR DURABILITY AND TIMELESS CHARACTER, THE DEVELOPMENT SEEKS TO BELONG TO ITS SETTING, REINFORCING NEIGHBORHOOD CONTINUITY WHILE PROVIDING GRACIOUS CONTEMPORARY LIVING.

DRC	COVER SHEET		<p>TERRACES AT ANASTASIA NEW CONSTRUCTION 627 & 635 ANASTASIA AVENUE, CORAL GABLES, FLORIDA</p> <p>TRELLES CABARROCAS ARCHITECTS Jorge Trelles - Architect - AR 95316 169 East Flagler Street Suite 1518, Miami, Florida (305) 373-1960</p>			<p>A-00</p> <p>FEBRUARY 6, 2026</p>
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The above drawings, ideas, and designs are sole property of the architects. No part thereof shall be copied, disclosed to others, or used in connection with any other than for the specified project for which they have been prepared without the consent of the architects.



LEGAL DESCRIPTION

LOTS 15, 16, 17, AND 18 OF BLOCK 33, "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, AT PAGE 28, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ZONING DISTRICT: MULTI-FAMILY 3 (MF3)
EXISTING BUILDING USE: MULTIFAMILY 2-9 UNITS
EXISTING LAND USE: RESIDENTIAL
MUNICIPAL FUTURE LAND: MULTIFAMILY LOW DEN.
PARCEL (WIDTH X DEPTH): 200 FT X 100 FT
LOT SIZE: 20,000 SF
FLOOR AREA RATIO: NOT APPLICABLE

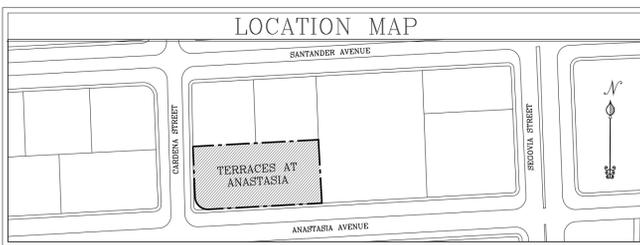
ZONING INFORMATION

	MAXIMUM	PROPOSED
DENSITY REQUIREMENT:	8 UNITS	8 UNITS
BUILDING FOOTPRINT:	13,037 SF	11,393 SF
BUILDING HEIGHT:	45'-0"	43'-8"
BUILDING STORIES:	4-STORIES	3-STORIES
BUILT AREA:	52,149 SF	32,086 SF
FIRST FLOOR:	11,393 SF	
SECOND FLOOR:	11,381 SF	
THIRD FLOOR:	9,312 SF	

SETBACKS:

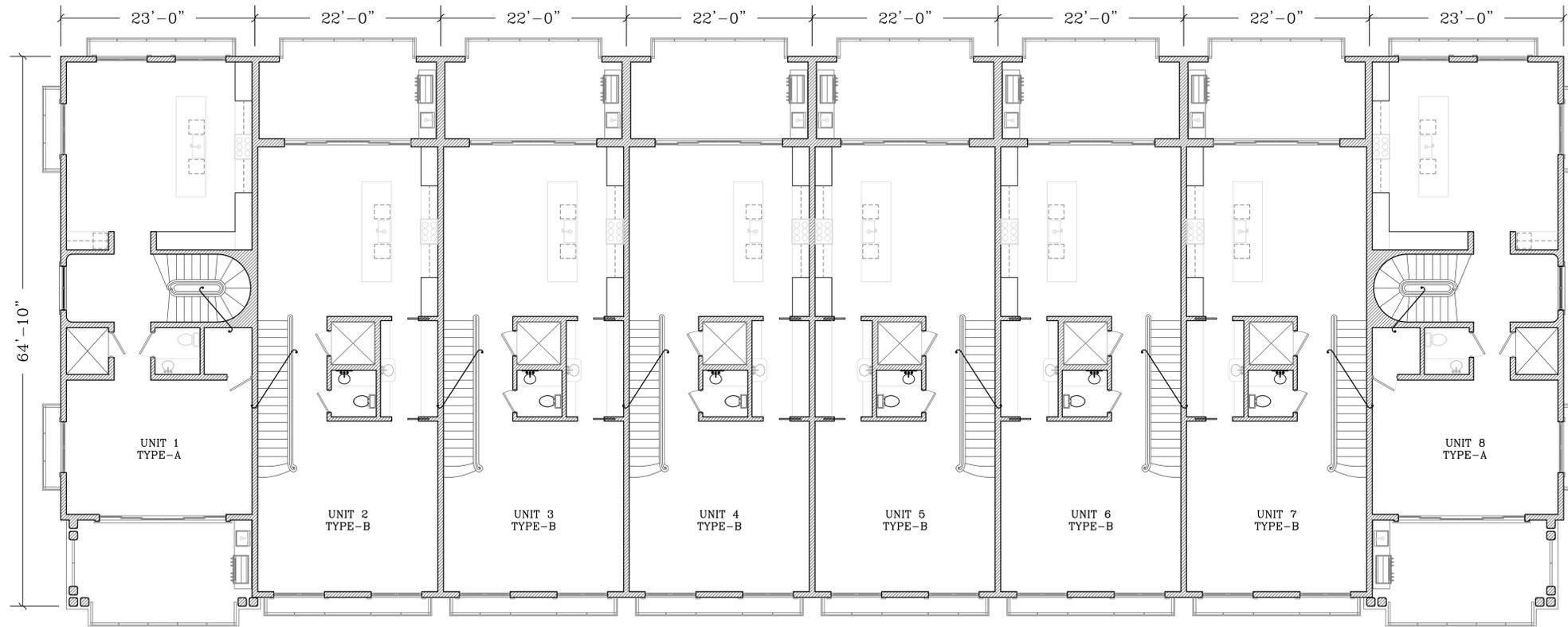
FRONT:	10'-0" MIN.	10'-0"
REAR:	10'-0" MIN.	25'-0"
SIDE (INTERIOR):	5'-0" MIN.	12'-0"
SIDE (STREET):	10'-0" MIN.	10'-0"

PARKING REQUIREMENT:
 MINIMUM: 2-SPACES / UNIT
 PROVIDED: 2-SPACES / UNIT



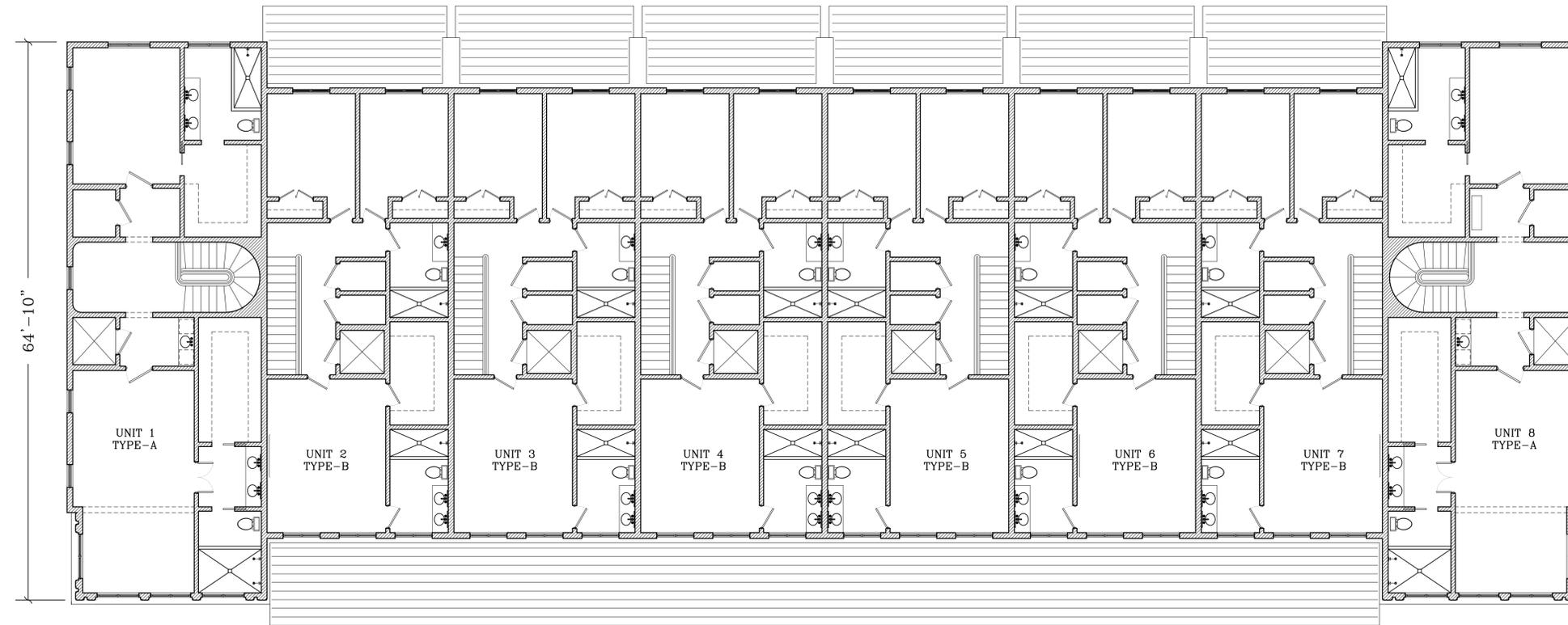
DRC	SITE PLAN & FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"		TERRACES AT ANASTASIA NEW CONSTRUCTION 627 & 635 ANASTASIA AVENUE, CORAL GABLES, FLORIDA TRELLES CABARROCAS ARCHITECTS Jorge Trelles - Architect - AR 95316 169 East Flagler Street Suite 1518, Miami, Florida (305) 373-1960		A-01 FEBRUARY 6, 2026
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SECOND FLOOR PLAN

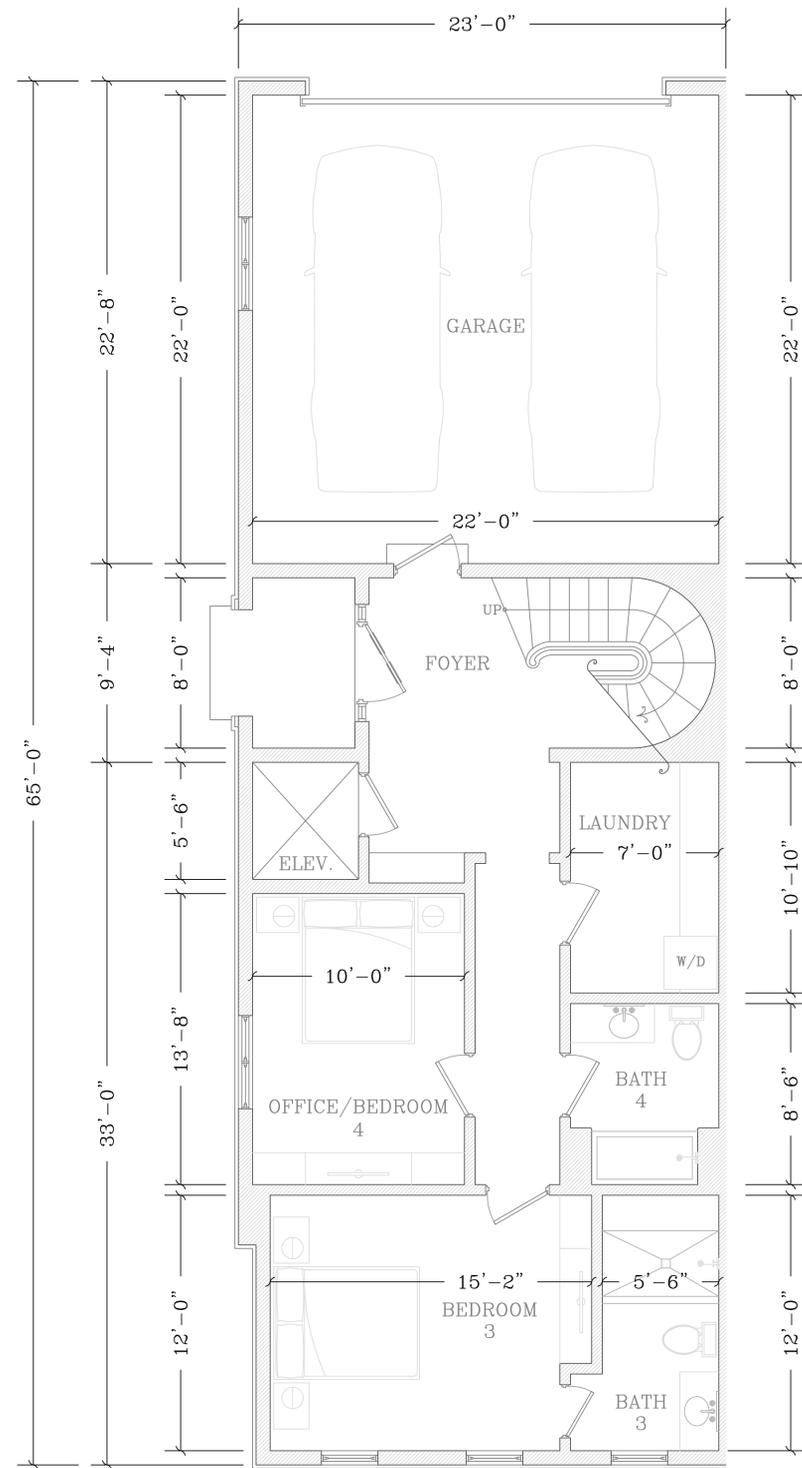
SCALE: $\frac{1}{8}''=1'-0''$



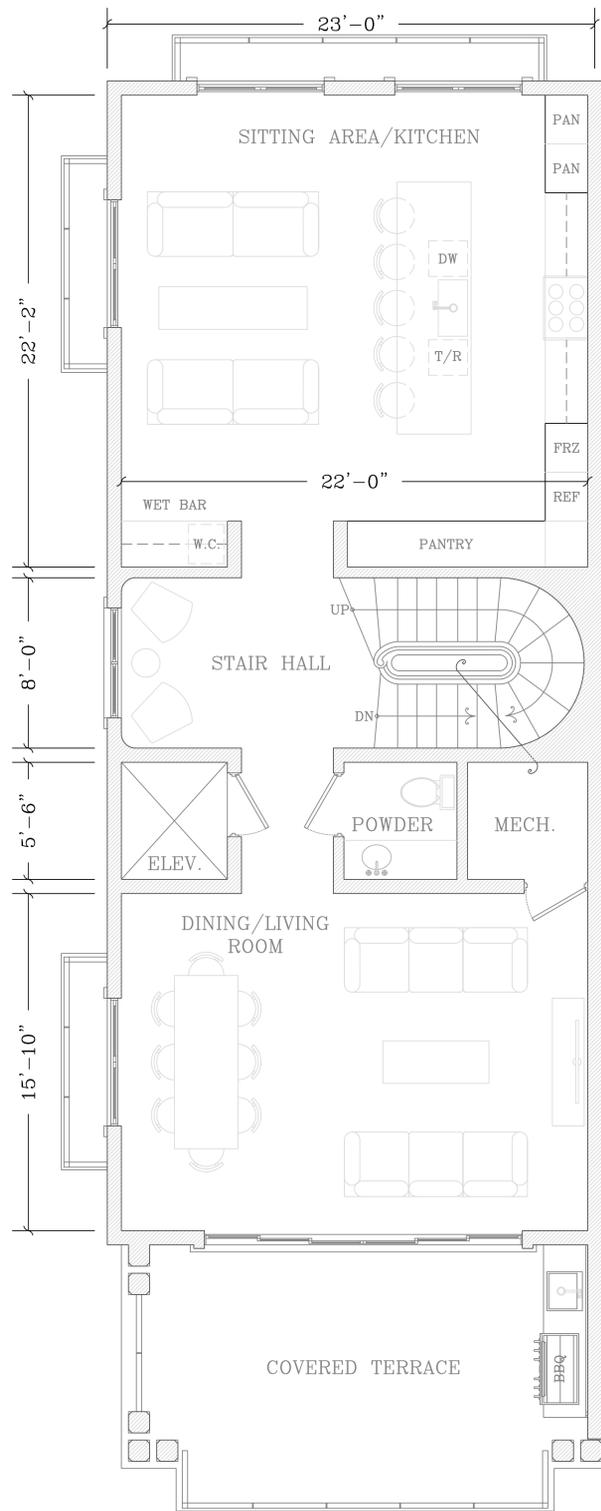
THIRD FLOOR PLAN

SCALE: $\frac{1}{8}''=1'-0''$

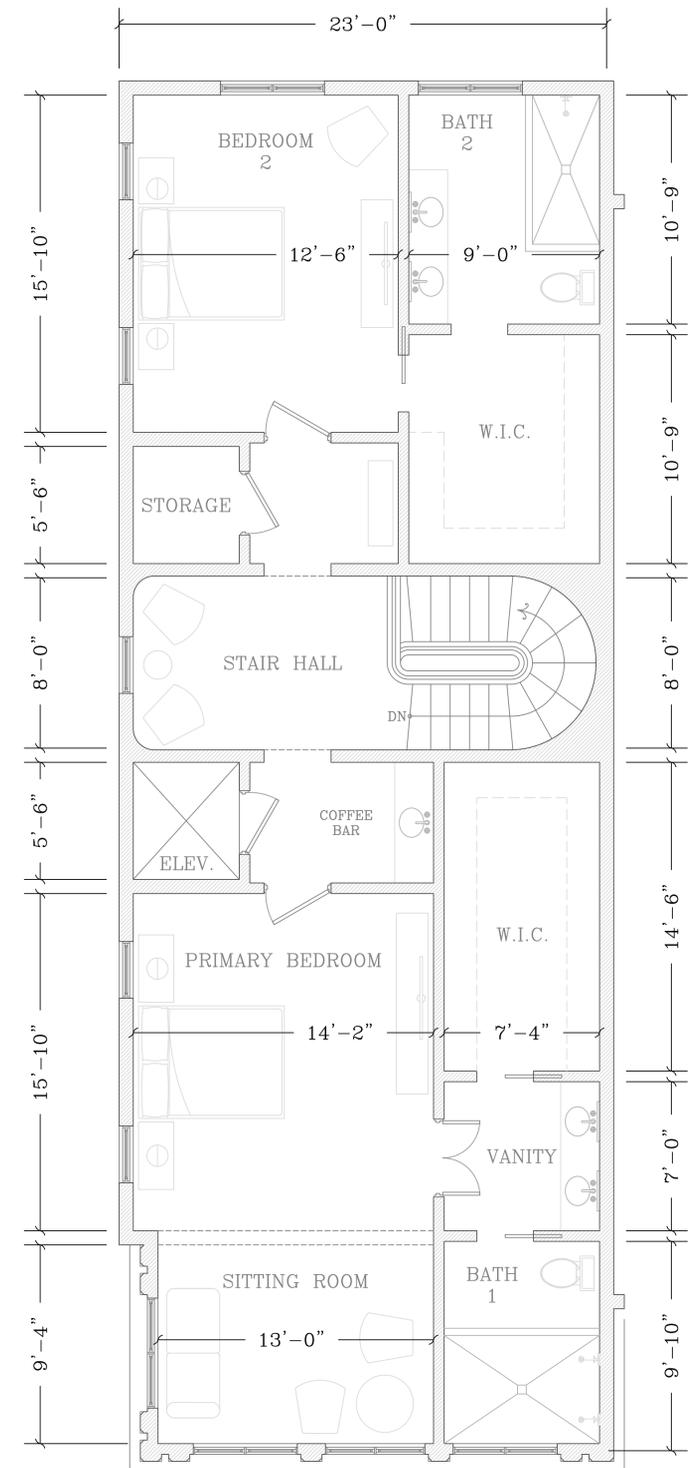




FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

DRC

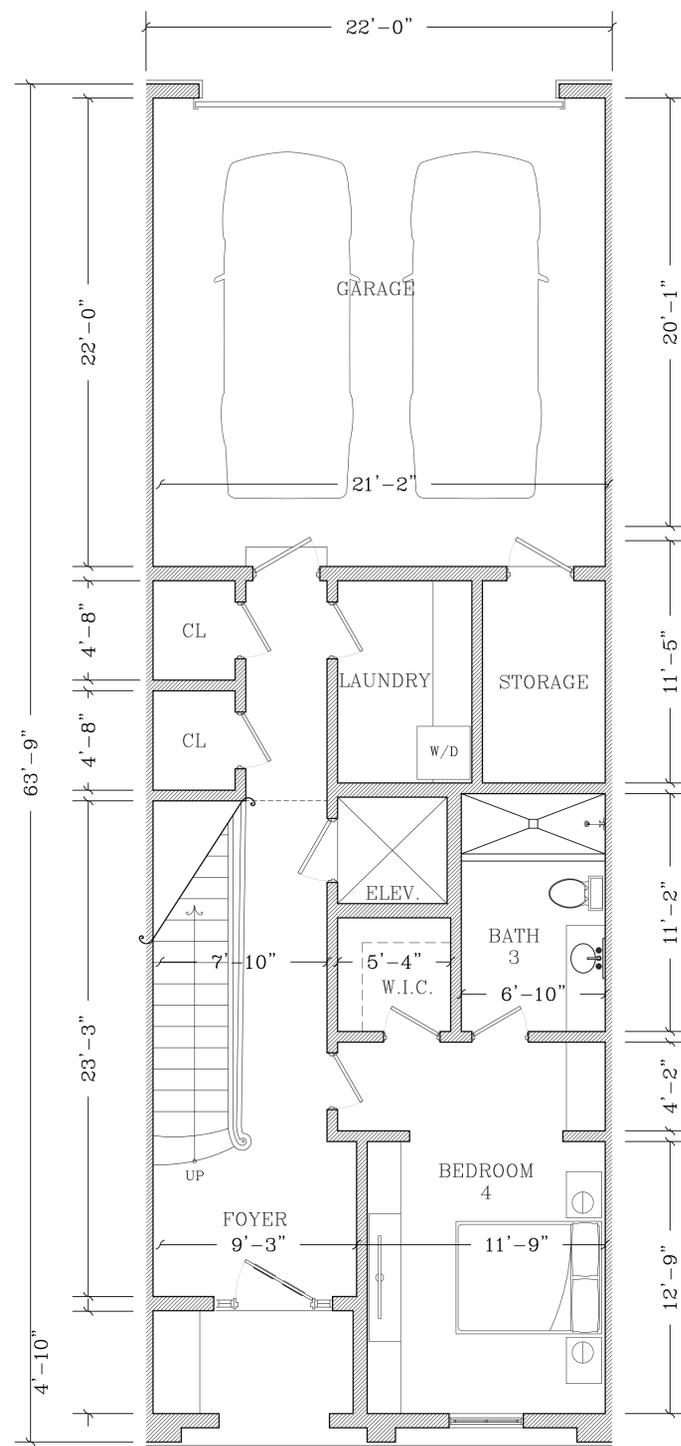
TYPE-A
1ST, 2ND, & 3RD
FLOOR PLANS
SCALE: 1/4"=1'-0"



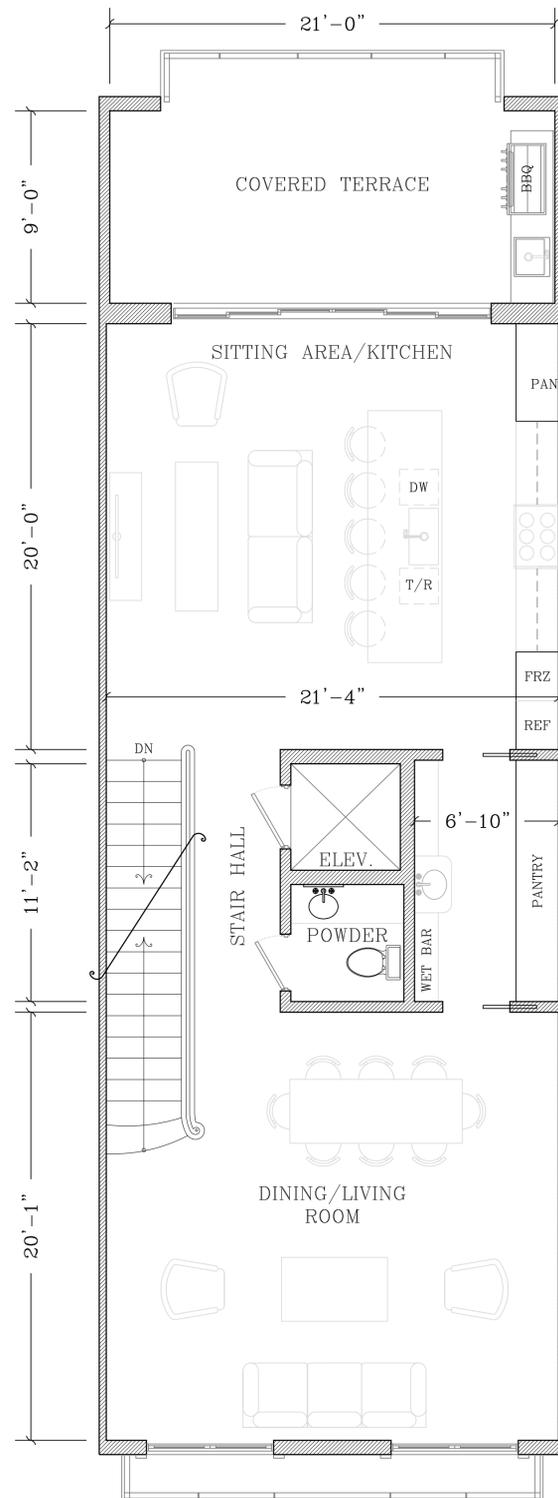
TERRACES AT ANASTASIA
NEW CONSTRUCTION
627 & 635 ANASTASIA AVENUE, CORAL GABLES, FLORIDA
TRELLES CABARROCAS ARCHITECTS
Jorge Trelles - Architect - AR 95316
169 East Flagler Street Suite 1518, Miami, Florida | (305) 373-1960

A-03

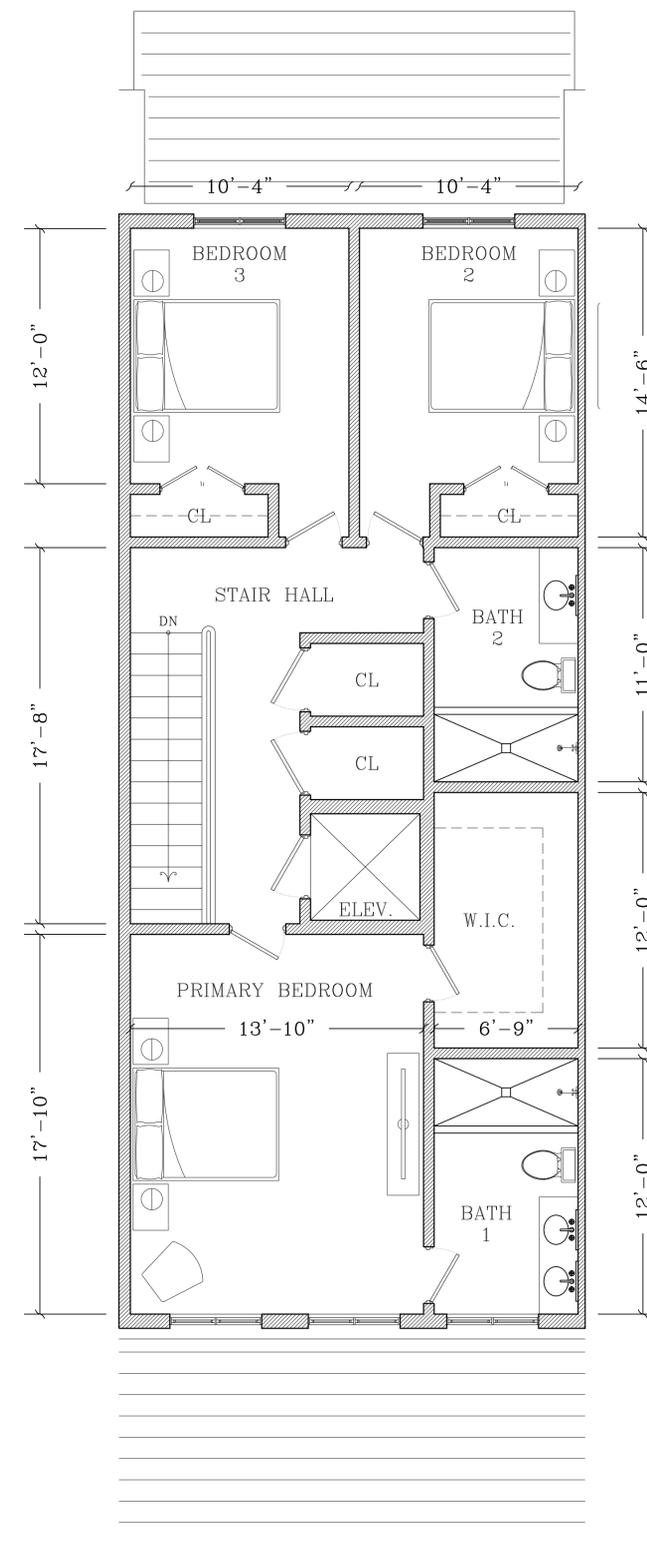
FEBRUARY 6, 2026



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



ANASTASIA AVENUE TYP. ELEVATION
SCALE: 1/4"=1'-0"



ANASTASIA AVENUE ELEVATION
SCALE: 1/8"=1'-0"



PRIVATE DRIVE TYP. ELEVATION
SCALE: 1/4"=1'-0"



PRIVATE DRIVE ELEVATION
SCALE: 1/8"=1'-0"

DRC

PRIVATE DRIVE
ELEVATION



TERRACES AT ANASTASIA
NEW CONSTRUCTION
627 & 635 ANASTASIA AVENUE, CORAL GABLES, FLORIDA
TRELLES CABARROCAS ARCHITECTS
Jorge Trelles - Architect - AR 95316
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A-06

FEBRUARY 6, 2026



UNIT 1
TYPE-A

CARDENA STREET ELEVATION

SCALE: 1/4"=1'-0"

(EAST ELEVATION IS MIRRORED IMAGE)

DRC	CARDENA ST. ELEVATION		<p>TERRACES AT ANASTASIA NEW CONSTRUCTION 627 & 635 ANASTASIA AVENUE, CORAL GABLES, FLORIDA</p> <p>TRELLES CABARROCAS ARCHITECTS Jorge Trelles - Architect - AR 95316 169 East Flagler Street Suite 1518, Miami, Florida (305) 373-1960</p>			A-07
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ANASTASIA AVENUE



PRIVATE DRIVE

DRC

PERSPECTIVES



TERRACES AT ANASTASIA
 NEW CONSTRUCTION
 627 & 635 ANASTASIA AVENUE, CORAL GABLES, FLORIDA
 TRELLES CABARROCAS ARCHITECTS
 Jorge Trelles - Architect - AR 95316
 169 East Flagler Street Suite 1518, Miami, Florida | (305) 373-1960



A-08

FEBRUARY 6, 2026



PRIVATE DRIVE TOWARDS UNIT 8

DRC

PERSPECTIVES



TERRACES AT ANASTASIA
NEW CONSTRUCTION
627 & 635 ANASTASIA AVENUE, CORAL GABLES, FLORIDA
TRELLES CABARROCAS ARCHITECTS
Jorge Trelles - Architect - AR 95316
169 East Flagler Street Suite 1518, Miami, Florida | (305) 373-1960



A-09

FEBRUARY 6, 2026



PRIVATE DRIVE ENTRANCE - UNIT 1

DRC

PERSPECTIVES



TERRACES AT ANASTASIA
NEW CONSTRUCTION
627 & 635 ANASTASIA AVENUE, CORAL GABLES, FLORIDA

TRELLES CABARROCAS ARCHITECTS
Jorge Trelles - Architect - AR 95316
169 East Flagler Street Suite 1518, Miami, Florida | (305) 373-1960



A-10

FEBRUARY 6, 2026



CARDENA STREET

DRC

PERSPECTIVES



TERRACES AT ANASTASIA
NEW CONSTRUCTION
627 & 635 ANASTASIA AVENUE, CORAL GABLES, FLORIDA

TRELLES CABARROCAS ARCHITECTS
Jorge Trelles - Architect - AR 95316
169 East Flagler Street Suite 1518, Miami, Florida | (305) 373-1960



A-11

FEBRUARY 6, 2026



CORNER OF ANASTASIA AVE. & CARDENA ST.

DRC

PERSPECTIVES



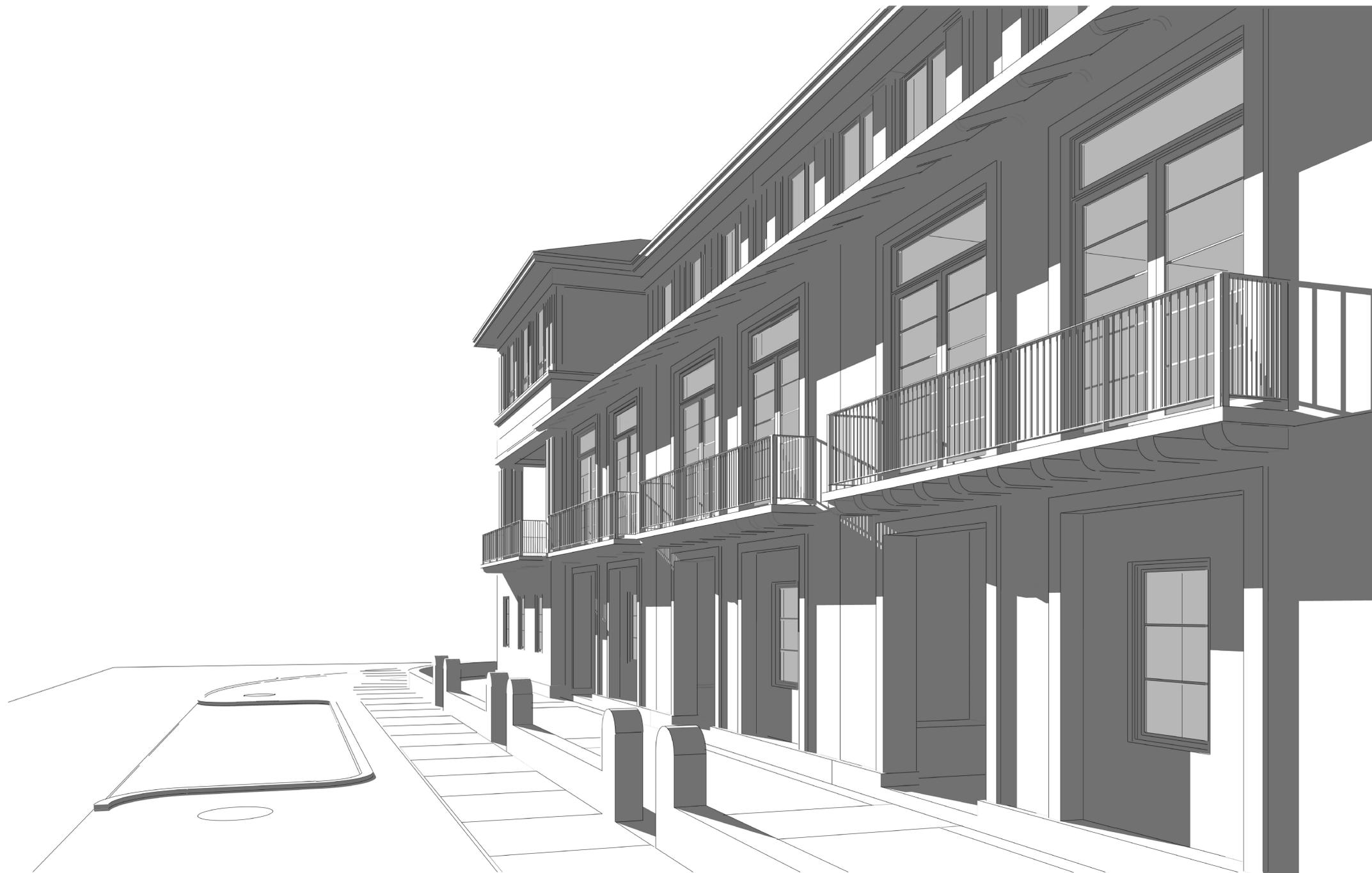
TERRACES AT ANASTASIA
NEW CONSTRUCTION
627 & 635 ANASTASIA AVENUE, CORAL GABLES, FLORIDA

TRELLES CABARROCAS ARCHITECTS
Jorge Trelles - Architect - AR 95316
169 East Flagler Street Suite 1518, Miami, Florida | (305) 373-1960



A-12

FEBRUARY 6, 2026



SIDEWALK TOWARDS CARDENA

DRC

PERSPECTIVES



TERRACES AT ANASTASIA
NEW CONSTRUCTION
627 & 635 ANASTASIA AVENUE, CORAL GABLES, FLORIDA

TRELLES CABARROCAS ARCHITECTS
Jorge Trelles - Architect - AR 95316
169 East Flagler Street Suite 1518, Miami, Florida | (305) 373-1960



A-13

FEBRUARY 6, 2026

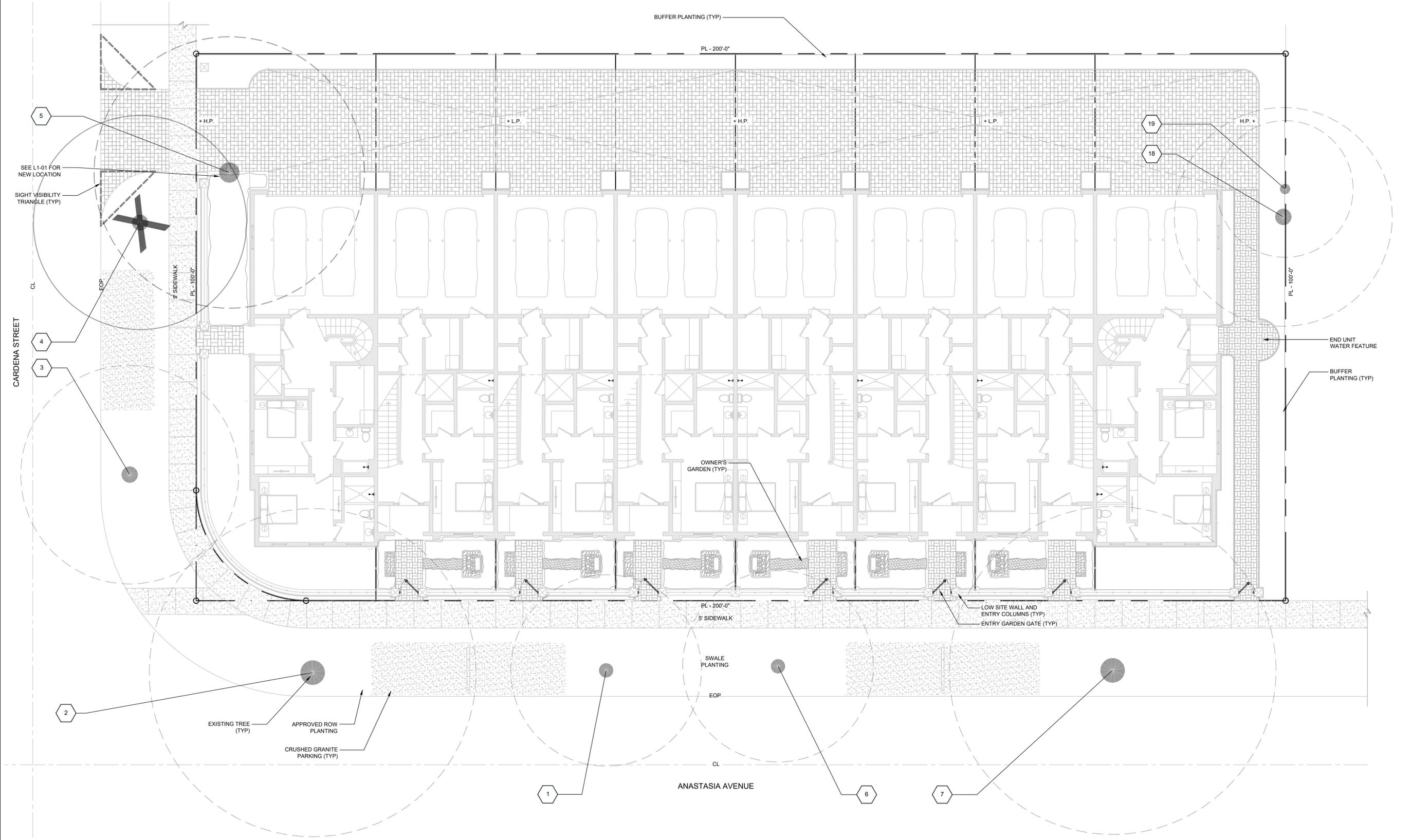


REVISIONS

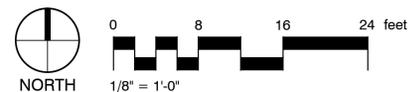
MARK	DATE	DESCRIPTION

ANASTASIA TOWNHOMES

NEW CONSTRUCTION
 635 & 627 ANASTASIA AVENUE, CORAL GABLES, FLORIDA
TRELLES CABARROCAS ARCHITECTS
 Jorge Trelles - Architect - AR 95316
 169 East Flagler Street Suite 1518, Miami, Florida | (305) 373-1960



TREE DISPOSITION PLAN



L0-01

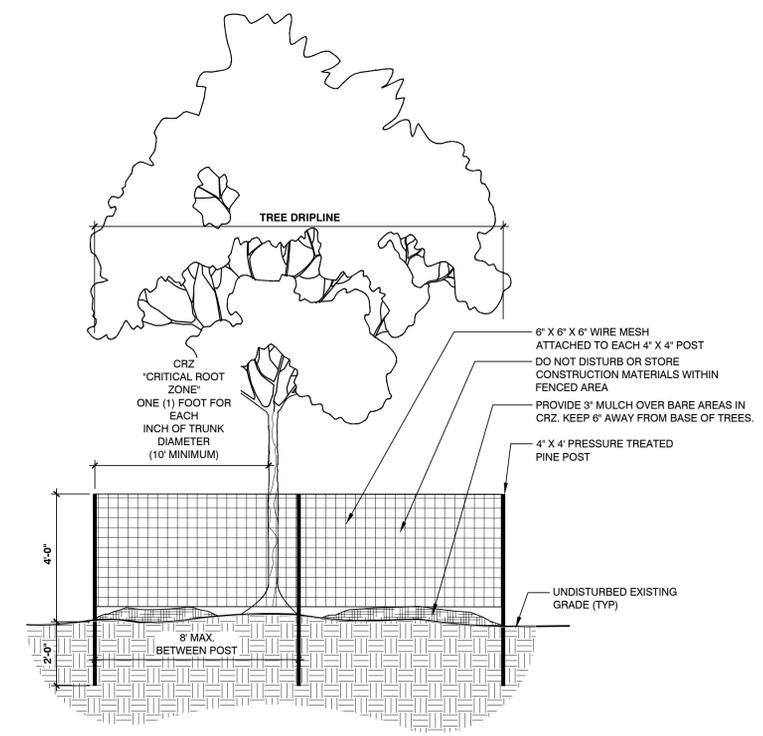
JANUARY 6 2026



TREE DISPOSITION LIST						
CODE	BOTANICAL / COMMON NAME	DBH	HEIGHT	CANOPY	DISPOSITION	REMARKS
RELOCATE						
5	Quercus virginiana / Southern Live Oak	30"	50'	50'	Trees to Relocate	
REMAIN						
1	Quercus virginiana / Southern Live Oak	15"	35'	35'	Trees To Remain	
18	Persea americana / Avocado	24"	60'	40'	Trees To Remain	
19	Persea americana / Avocado	12"	40'	25'	Trees To Remain	
2	Swietenia mahagoni / West Indian Mahogany	48"	60'	60'	Trees To Remain	
3	Swietenia mahagoni / West Indian Mahogany	18"	50'	40'	Trees To Remain	
6	Quercus virginiana / Southern Live Oak	15"	35'	35'	Trees To Remain	
7	Swietenia mahagoni / West Indian Mahogany	36"	60'	60'	Trees To Remain	
REMOVE						
4	Swietenia mahagoni / West Indian Mahogany	15"	50'	40'	Trees To Remove	

REVISIONS

MARK	DATE	DESCRIPTION



- NOTE:**
1. THE TREE PROTECTION BARRICADE SHALL BE AT LEAST FOUR (4) FEET HIGH. THE BARRIER SHALL BE 6' X 6' X 6' WIRE MESH. WOOD POST SHALL BE INSTALLED AT 8' O.C. THE BARRICADE SHALL BE AT LEAST ONE FOOT IN DIAMETER FOR EACH INCH OF TRUNK DIAMETER. LOCATE FENCING AT THE EDGE OF THE CRZ, OR AGAINST PAVEMENT EDGES AS PER DISPOSITION PLAN.
 2. TREES LESS THAN 10" DBH, THE MINIMUM BARRICADE SHALL BE PLACED AT LEAST SIX (6) FEET AWAY FROM THE BASE OF THE TREE.
 3. HAND WORK ONLY WITHIN TREE BARRICADES
 4. TREE BARRICADE APPROVAL: OBTAIN CITY / COUNTY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.

1 TREE PROTECTION
 3/8" = 1'-0" P-CO-ANA-01

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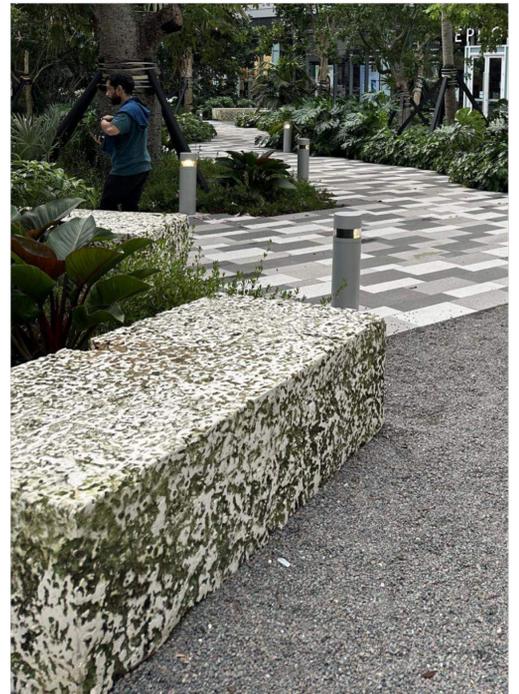
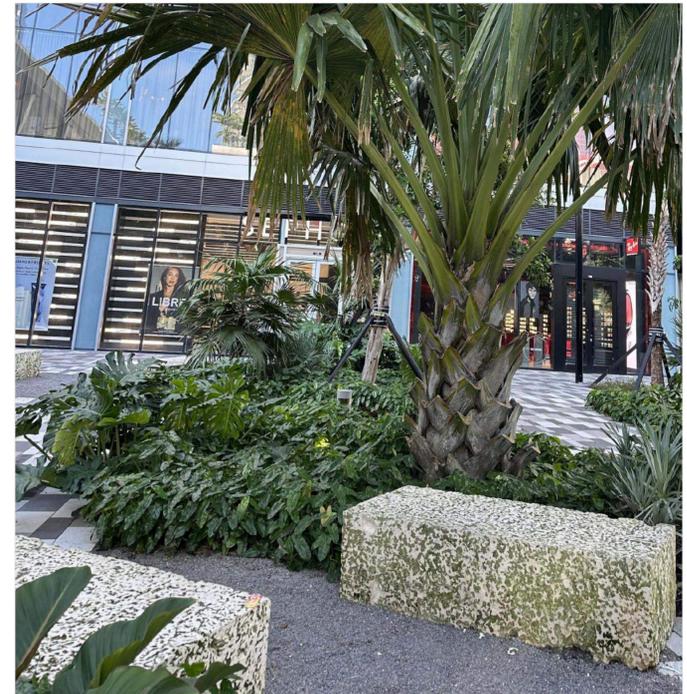
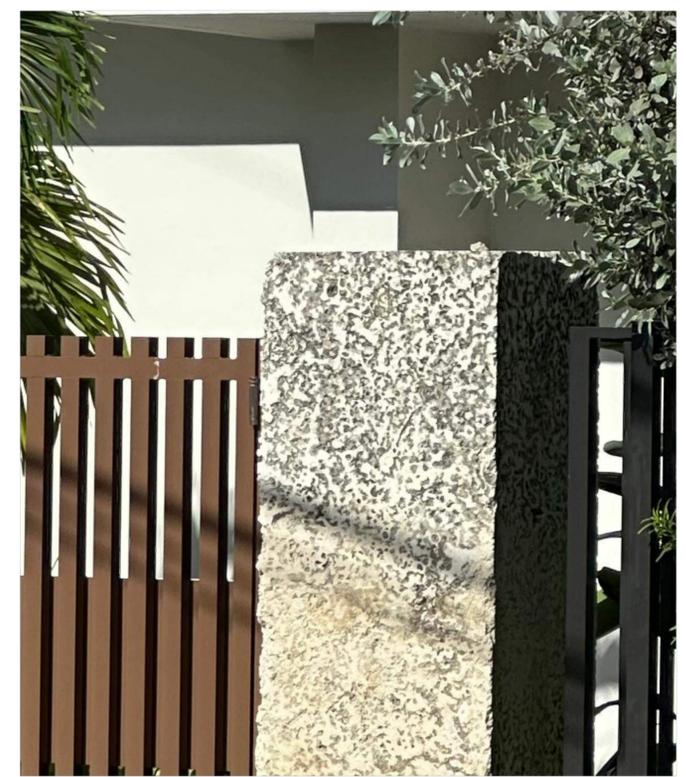
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HARDSCAPE MOOD
IMAGES



Philodendron burle-marxii
Philodendron Burle Marx



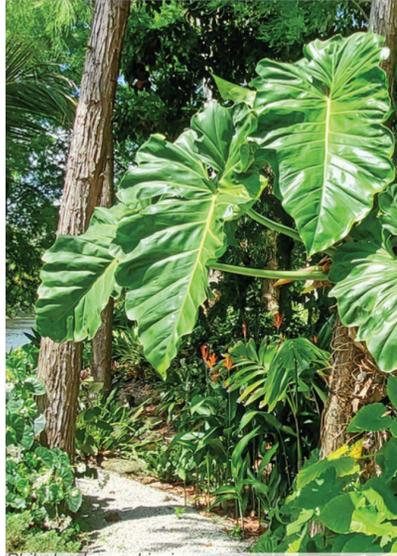
Dietes bicolor
Giant Apostle's Iris



Rhaps excelsa
Lady Palm



Cyathea cooperi
Australian Fern Tree



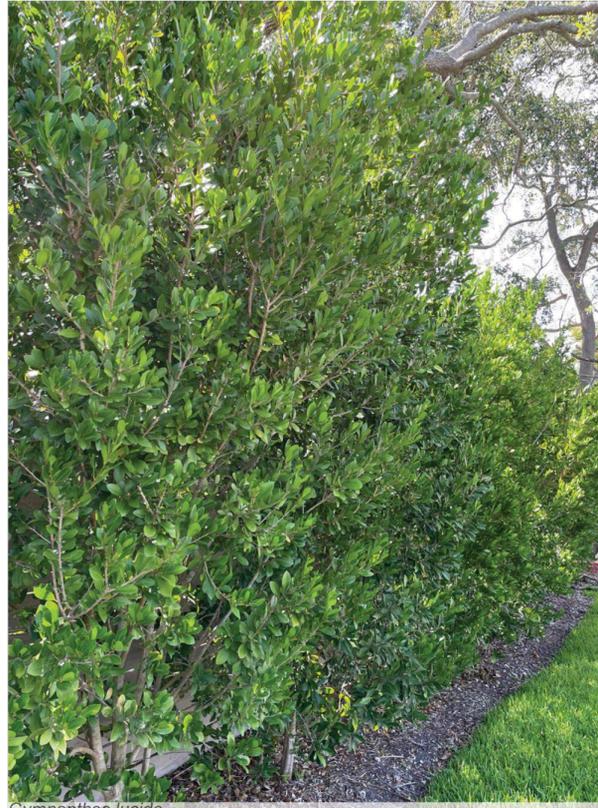
Philodendron subincisum
Philodendron



Eugenia rhombea
Red Stopper



Dyopsis cabadae
Cabada Palm



Gymnanthes lucida
Crabwood Tree



Liriope muscari
Liriope



Microsorium scolopendria
Wart Fern



Monstera deliciosa
Swiss Cheese Plant

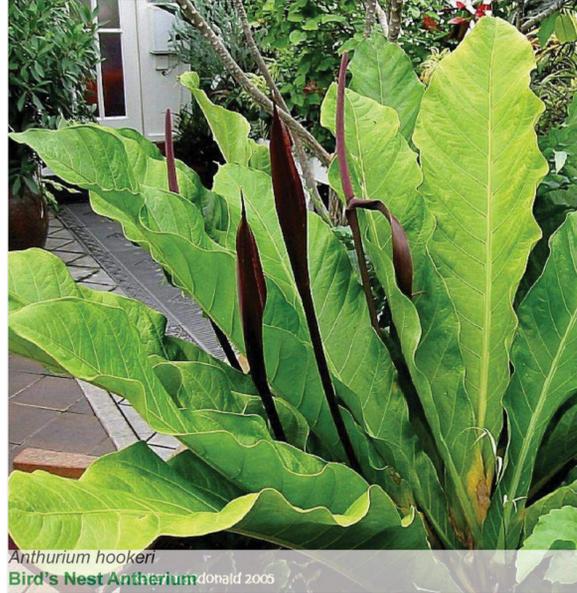


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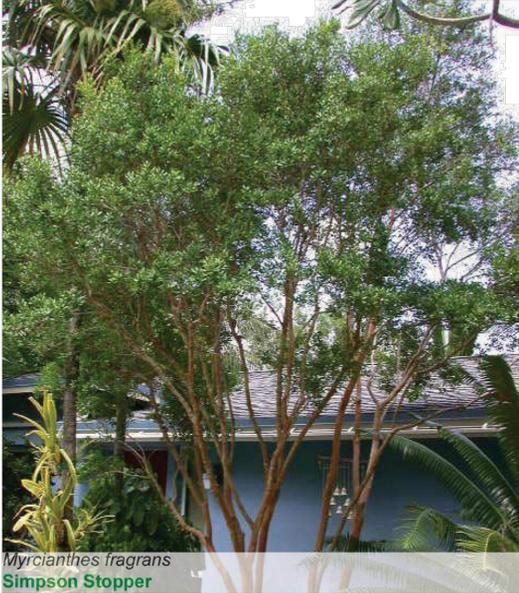
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Anthurium hookeri
Bird's Nest Anthurium Donald 2005



Guaiacum officinale
Lignum Vitae



Myrcianthes fragrans
Simpson Stopper



Dioon spinulosum
Dioon



Alcantarea odorata
Odorata



Brunfelsia densifolia
Serpentine Hill Raintree



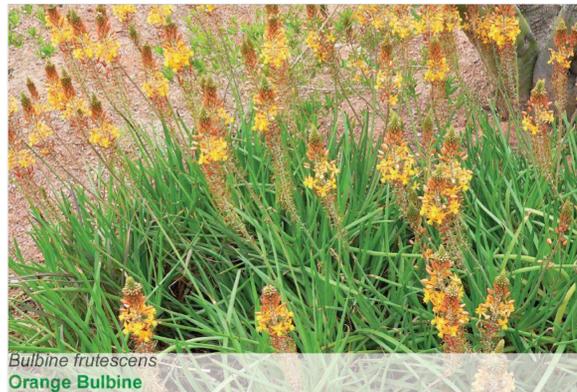
Sabal palmetto
Cabbage Palm



Licuala ramsayi
Queensland Fan Palm



Fartugium japonicum
Leopard Plant



Bulbine frutescens
Orange Bulbine



Philodendron bernardopazii
Bernadopazii Philodendron



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Psychotria ligustrifolia
Bahama Coffee



Viola hederacea
Australian Violet



Peperomia obtusifolia
Baby Rubber Plant



Gardenia taitensis
Gardenia



Osmoxylon lineare
Miagos Bush



Phalaenopsis spp
Orchids



Ravenala madagascariensis
Traveler's Palm



Clerodendrum thomsoniae
Bleeding Heart Clerodendron



Zamia pumila
Coontie



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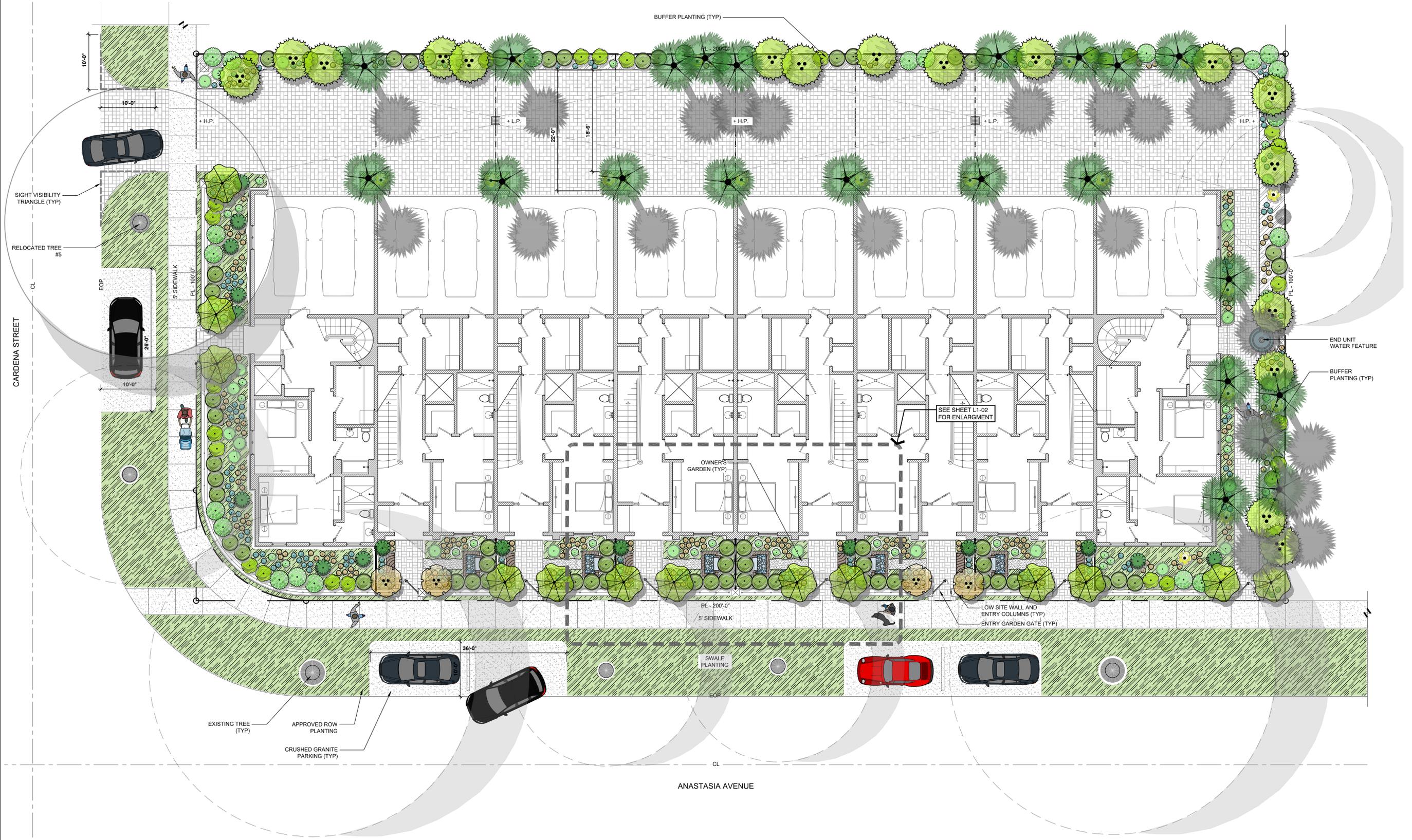
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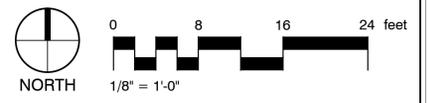


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LANDSCAPE PLAN



L1-01

JANUARY 6 2026

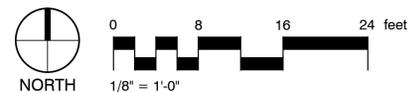


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LANDSCAPE PLAN ENLARGEMENT



L1-02

JANUARY 6 2026



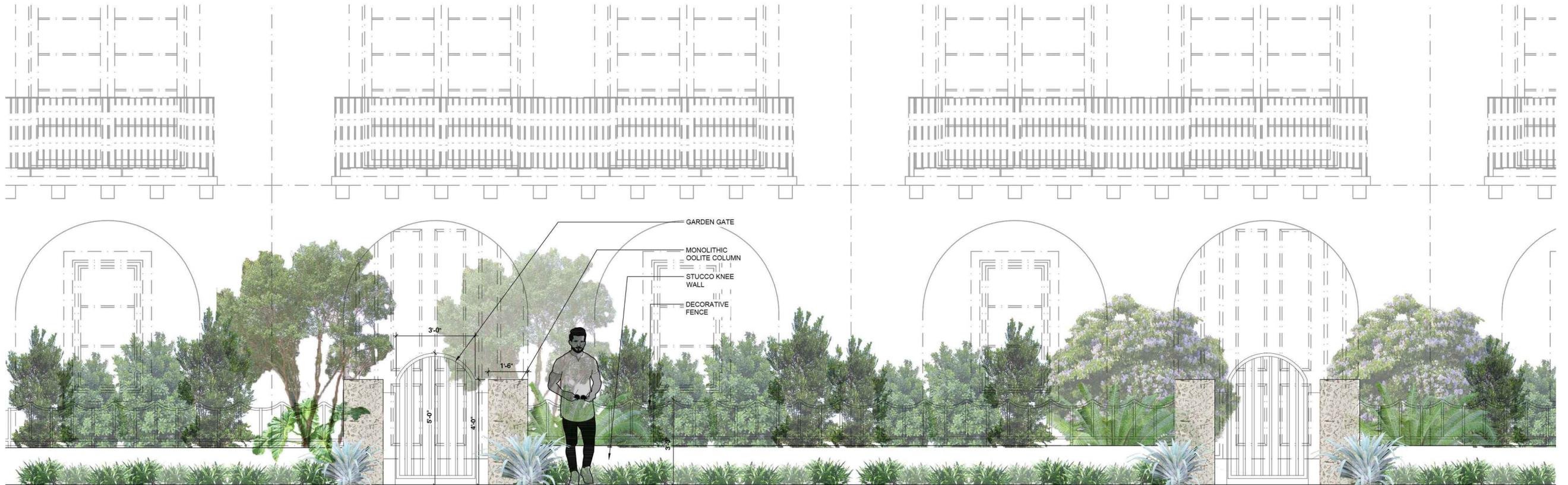
REVISIONS

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1 GATE & FENCE ELEVATION

N.T.S

GATE & FENCE
ELEVATION

L1-03

JANUARY 6 2026

GENERAL NOTES

- SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, AND PLANTING AREAS.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
- LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
- ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
- REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
- THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HRS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES.
- ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.

LANDSCAPE NOTES

- THE CONTRACTOR SHALL REVIEW ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
- THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK.
- PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL AND SPECIMEN PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR REVIEW.
- ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
- IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE.
- THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE SPECIFICATIONS FOR REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS AS FOLLOWS:
 - WITH A SHOVEL OR POSTHOLE DIGGER, DIG HOLE 18" TO 24" DEEP. THE DIAMETER OF THE HOLE SHOULD BE UNIFORM FROM TOP TO BOTTOM WITH THE BOTTOM BEING FLAT.
 - FILL HOLE WITH WATER TO THE TOP AND LET STAND FOR AT LEAST AN HOUR TO PRE-WET THE SOIL.
 - REFILL HOLE TO WITHIN A COUPLE INCHES OF THE TOP. DON'T OVERFLOW THE HOLE.
 - ALLOW THE HOLE TO DRAIN FOR A MINIMUM OF ONE HOUR.
 - DETERMINE AVERAGE DROP IN WATER LEVEL PER HOUR. FOR WELL DRAINED SOIL, WATER LEVEL SHOULD DROP MORE THAN ONE (1) INCH PER HOUR. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE LANDSCAPE ARCHITECT.
- PEG SOD ON SLOPES GREATER THAN 3:1.

THE CONTRACTOR SHALL ENGAGE A QUALIFIED TREE SURGEON WHO HAS SUCCESSFULLY COMPLETED TREE PROTECTION AND TREE TRIMMING WITH FIVE YEARS OR MORE EXPERIENCE, TO PERFORM THE FOLLOWING WORK:

 - REMOVE BRANCHES FROM TREES THAT ARE TO REMAIN, IF REQUIRED, AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - PERFORM INITIAL PRUNING OF BRANCHES AND STIMULATION OF ROOT GROWTH WHERE REMOVED TO ACCOMMODATE NEW CONSTRUCTION.
 - PERFORM TREE REPAIR WORK FOR DAMAGE INCURRED BY NEW CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION SYSTEM FOR RELOCATED TREES.
- CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AS SHOWN ON DRAWINGS OR BY MEANS APPROVED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR TO CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
- CONTRACTOR SHALL FIELD-ADJUST LOCATION OF PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 3" THICK, 24" RADIUS (FROM THE TRUNK) MULCH RING PLACED AROUND THE BASE OF THE TRUNK.
- SHRUB AND GROUND COVER BED QUANTITIES ARE INDICATED ON THE PLANT LIST. PLANT ACCENT SHRUBS AND TREES AS SHOWN ON THE LANDSCAPE PLANTING PLANS WHEN INDIVIDUAL PLANTS ARE DELINEATED.

1 GENERAL NOTES

1" = 1"

P-CO-ANA-02

CONCEPT PLANT SCHEDULE

	UNDERSTORY TREE-1 Simpson's Stopper / Myrcianthes fragrans	13
	UNDERSTORY TREE-2 Lignum Vitae / Guaiacum sanctum	4
	BUFFER PALMS Cabada Palm / Dypsis cabadae	17
	PALM-1 Cabbage Palmetto / Sabal palmetto	22
	BUFFER SHRUB-1 Crabwood / Gymnanthes lucida	60
	SMALL PALMS-1 Coccothrinax / Coccothrinax spp.	25
	SMALL SHRUB-1 Bahama Coffee / Psychotria ligustrifolia	40
	SMALL SHRUB-2 Bulbine / Bulbine frutescens	278
	SMALL SHRUB-3 Coontie / Zamia integrifolia	162
	SMALL PALM-2 Ruffled Fan Palm / Licuala grandis	16
	BUFFER SHRUB-2 Red Stopper / Eugenia rhombea	28
	BUFFER SHRUB-3 Red Stopper / Eugenia rhombea	26
	ACCENT SHRUB Philodendron / Philodendron wilsonii	20
	LOW PLANTING Wart Fern / Microsorium scolopendria Pilea / Pilea glauca	3,916 sf

CONCEPT GRAPHICS SCHEDULE

	SIDEWALK 5' Wide Concrete <i>Takeoff: 20 cy</i>
	ENTRY PAVERS Natural Stone <i>Takeoff: 778 sf</i>
	CRUSHED GRANITE 3" Deep <i>Takeoff: 9 cy</i>
	DRIVEWAY PAVERS Pervious Pavers <i>Takeoff: 4,392 sf</i>



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This Instrument Was Prepared By:
Arthur J. Menor, Esquire
Shutts & Bowen LLP
1100 CityPlace Tower
525 Okeechobee Blvd.
West Palm Beach, Florida 33401
Property Appraisers Parcel
Identification (Folio) Number:
03-4117-008-5210
03-4117-008-5220

After Recording Return to:
Andrew Feldman, Esq.
Clear Title Services, Inc.
1111 Kane Concourse, Suite 209
Bay Harbor Islands, FL 33154
File No.: 25-0140

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “**Deed**”), executed as of the 11th day of July, 2025, by **THE UNIVERSITY BAPTIST CHURCH OF CORAL GABLES, INC.**, a Florida not-for-profit corporation, a/k/a UNIVERSITY BAPTIST CHURCH OF CORAL GABLES, INC., a Florida not-for-profit corporation (the “**Grantor**”), whose mailing address is 624 Anastasia Avenue, Coral Gables, Florida 33134, to **THE TERRACES AT ANASTASIA, LLC**, a Florida limited liability company, whose mailing address is 3750 S. Dixie Highway, Suite Penthouse, Miami, Florida 33133 (the “**Grantee**”).

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee’s heirs and assigns forever, the real property situate, lying, and being in Miami-Dade County, Florida, and described in **EXHIBIT “A”** attached to this Deed (the “**Property**”).

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

This conveyance is made subject to all matters of record.

And Grantor covenants with Grantee that, at the time of the delivery of this Deed the Property was free from all encumbrances made by Grantor, and that Grantor hereby specially warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

RESTRICTIVE COVENANT AS TO PROHIBITED USES

A. **Prohibited Uses.** Grantee shall not use the Property (or any portion thereof), permit or consent to the use of the Property (or any portion thereof), enter into any lease of the Property (or any portion thereof) permitting the use of the Property (or any portion thereof), or consent to any assignment or sublease of the Property (or any portion thereof) permitting the use of the Property (or any portion thereof) other than in accordance with applicable laws, and in addition, for any of the uses listed in **EXHIBIT "B"** attached to this Deed shall constitute a covenant running with the land.

[SIGNATURE PAGE FOLLOWS]

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

Signed, sealed, and delivered in the presence of:

THE UNIVERSITY BAPTIST CHURCH OF CORAL GABLES, INC., a Florida not-for-profit corporation

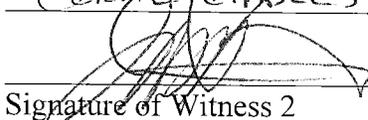

Signature of Witness 1

SANTHEZ, CARLOS,
Print name of Witness 1

Address of Witness 1:

595 BILTMORE WAY
CORAL GABLES 33134

By: 
William W. White, President


Signature of Witness 2

Jose A. Rios, MD.
Print name of Witness 2

Address of Witness 2:

650 Valencia Ave, #304
Coral Gables, FL 33134

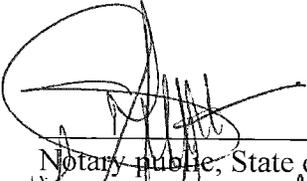
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11 day of July, 2025, by WILLIAM W. WHITE, as President of THE UNIVERSITY BAPTIST CHURCH OF CORAL GABLES, INC., a Florida not-for-profit corporation, on its behalf, who is personally known to me or has produced DRIVER LICENSE as identification.

(NOTARY SEAL)





Notary public, State of Florida
Name: Milena Aristizabal
My commission expires: Jun 26 2029
Serial No.: _____

EXHIBIT "A"

LEGAL DESCRIPTION

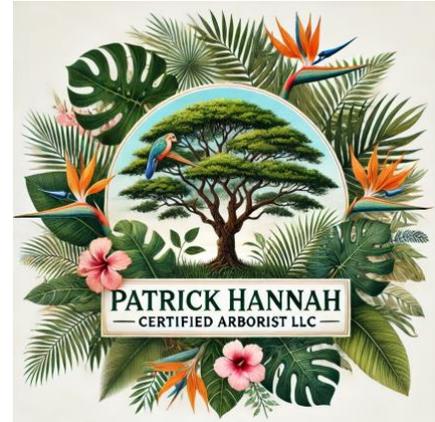
Lots 15, 16, 17, and 18, Block 33, CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "B"**PROHIBITED USES**

- (1) Any use which emits or results in strong, unusual or offensive odors, fumes, dust or vapors, is a public or private nuisance, emits noise or sounds which are objectionable due to intermittence, beat, frequency, shrillness or loudness, creates a hazardous condition, or is used, in whole or in part, as or for warehousing or the dumping or disposing of garbage or refuse, other than the demolition of existing structures and construction of new townhouse units;
- (2) Any operation primarily used as a storage facility and any assembling, manufacturing, distilling, refining, smelting, agricultural, or mining operation;
- (3) Any "second hand" store or "surplus" store, or a store primarily selling merchandise which is classed as "odd lot," "close out," "clearance," "discontinued," "cancellation," "second," "factory reject," "sample," "floor model," "demonstrator," "obsolescent," "over stock," "distressed," "bankruptcy," "fire sale" or "damaged";
- (4) Any mobile home park, trailer court, labor camp, junkyard, or stockyard (except that this provision shall not prohibit the temporary use of construction trailers during periods of construction, reconstruction, or maintenance);
- (5) Any dumping, disposing, incineration, or reduction of garbage (exclusive of trash compactors or trash containers located near the rear of any building);
- (6) Any fire sale, bankruptcy sale (unless pursuant to a court order), auction house operation, fictitious going-out-of-business sale, lost-our-lease sale or similarly advertised event;
- (7) Any laundry, dry cleaning, or laundromat;
- (8) Any automobile, truck, trailer, boat, or recreational vehicle sales, leasing, display or body shop repair operation;
- (9) Any bowling alley or skating rink;
- (10) Intentionally left blank;
- (11) Any mortuary or funeral home;
- (12) Any "Pornographic Use", which shall include, without limitation: (x) a store displaying for sale or exhibition books, magazines or other publications containing any combination of photographs, drawings or sketches of a sexual nature; or (y) a store offering for exhibition, sale or rental video discs or other medium capable of projecting, transmitting or reproducing, independently or in conjunction with another device, machine or equipment, an image or series of images, the content of which has been rated or advertised generally as NC-17 or "X" or unrated by the Motion Picture Rating Association, or any successor thereto or massage parlor; or (z) a gentlemen's club or similar adult entertainment establishment;

- (13) Any so-called "head shop", or other establishment selling or exhibiting drug-related paraphernalia;
- (14) Any bar, tavern, or other establishment selling alcoholic beverages for on- or off-premises consumption;
- (15) Any catering or banquet hall;
- (16) Any flea market, amusement or video arcade, pool or billiard hall, night club, discotheque, or dance hall;
- (17) Intentionally left blank;
- (18) Any gambling facility or operation, including but not limited to: off-track or sports betting parlor; table games such as black-jack or poker; slot machines; video poker/black-jack/keno machines or similar devices; or bingo hall. Notwithstanding the foregoing, this prohibition shall not apply to governmental sponsored gambling activities, or charitable gambling activities, so long as such governmental and/or charitable activities are incidental to the business operation being conducted by the occupant;
- (19) Any car wash, automobile repair shop, or any business servicing motor vehicles in any respect, including, without limitation, any quick lube oil change service, tire center or gasoline or service station or facility;
- (20) Any unlawful use;
- (21) Any pawn shop, gun shop, or tattoo parlor;
- (22) intentionally left blank;
- (23) Any carnival, amusement park or circus;
- (24) Any pain management clinic;
- (25) Any supermarket;
- (26) Intentionally left blank;
- (27) Any hotel/motel use;
- (28) Intentionally left blank;
- (29) Any veterinary office (including the incidental use for animal raising or boarding facilities);
- (30) Any karate center;
- (31) Any movie theater;

- (32) Intentionally left blank;
- (33) Any beauty parlor or nail salon;
- (34) Any health spa, exercise facility, or similar type business; or
- (35) Any use that is morally objectionable under prevailing community standards.



Level 2 Tree Assessment & Relocation Viability

August 29th, 2025

Project: The Terraces at Anastasia

Address: 627 & 635 Anastasia Ave., Coral Gables, FL 33134

Folio: 03-4117-008-5220 & 03-4117-008-5210

Developer: Corner Stone Group

Architect: Trelles Architects

Landscape Architect: Nielsen Landscape Architects

Tree #: 5

Species: Live Oak (*Quercus virginiana*)

DBH: 33"

Height: 60'

Spread: 60'

Condition: 65% (Moderate)

Date of Assessment: August 26, 2025

Assessor: Patrick Hannah, ISA Certified Arborist (FL-6275A) TRAQ/PPQ

Observations

- Critical Root Zone (CRZ): Approximately 28' radius. Portions extend beneath the western right-of-way sidewalk. Removal of sidewalk flags will be required to access and prepare the root ball.
 - Overhead Constraints: Utility power lines are present along both the western and northern canopy edges. These may restrict rigging and crane access during relocation. Pre-coordination with utility providers is recommended.
 - Feasibility: Despite logistical challenges, the tree remains a viable candidate for relocation provided careful pre-planning, engineering coordination, and arboricultural oversight are implemented.
-

Specifications for Relocation

- Root Ball Diameter: 28' (per ANSI A300 Part 6).
 - Tree Pit Size (Landing Site): 55' diameter minimum, depth adjusted per soil conditions.
 - Staging Period: Following root pruning, the tree will remain in place for 120–180 days before relocation to allow regeneration of feeder roots.
 - Landing Site: To be determined by the design team and confirmed suitable for long-term establishment.
-

Applicable ANSI A300 Standards

- Part 5 – Management During Construction: Guidance for protecting and managing trees during development, including CRZ/TPZ protection, soil compaction avoidance, and ingress/egress mitigation.
 - Part 6 – Planting and Transplanting: Standards for tree moving, root ball sizing, pre-dig preparation, transplant timing, transport, and installation BMPs.
 - Part 8 – Root Management: Best practices for exploratory digging, root pruning, and treatment of severed roots with clean, sharp tools.
 - Part 9 – Tree Management: Informing evaluation of condition and stability before and after relocation, including canopy balance and long-term viability.
-

Best Management Practices (BMPs) for Tree Relocation

1. Pre-Root Pruning:

- Excavate along the 28' root ball radius.
- Prune roots >2" with sterilized, sharp tools to ANSI A300 Part 8 standards.
- Post-Pruning Soil Amendment Protocol:
 - Apply compost tea, humic acid, and biochar slurry within the pruned zone to accelerate root regeneration.
 - Drench CRZ with Mirimichi Carbonize biochar + compost mix, followed by soil drenches of:
 - Subdue Maxx (mefenoxam) – controls soil-borne pathogens.
 - K-Phite (potassium phosphite) – systemic resistance booster.
 - Gator Excel (humic acid) – soil conditioner and microbial stimulator.
 - Cover with 3–4" organic mulch.

2. Root Regeneration Period:

- Allow 120–180 days for feeder root regrowth prior to move.
- Maintain irrigation and mulch cover throughout.
- Reapply compost tea, biochar, and drenches at 60-day intervals.

3. Rigging and Relocation:

- Crane or large front-end loader must be coordinated to avoid utility conflicts.
- Utilize slings, cribbing, and engineered lifting points per ANSI A300 Part 6.
- Limit mechanical stress to trunk and scaffold branches.

4. Tree Pit Preparation:

- Excavate 55' diameter pit.
- Backfill Soil Amendment Protocol: Blend excavated soil with:
 - 20% compost, 10% biochar, and mycorrhizal inoculant.
 - Apply top 18" amended backfill layer with compost tea pre-soak.
- Install subsurface irrigation lines before final backfill.
- Apply post-install drenches of Subdue Maxx, K-Phite, and Gator Excel.

5. Installation:

- Set tree at proper grade, ensuring trunk flare is visible.
- Install guying/bracing per ANSI A300 Part 3 for minimum 12 months.
- Mulch to 4" depth, keeping clear of trunk flare.

Post-Relocation Care & Watering Schedule

- Initial 3 Months: 2–3 deep irrigations per week, 15–20 gallons per inch DBH (\approx 495–660 gallons/week), adjusted for rainfall.
 - Months 4–6: 1–2 deep irrigations per week.
 - Months 7–12: Biweekly deep irrigations.
 - Protocol: Use slow-drip irrigation to ensure deep soil penetration. Water early morning. Maintain 3–4" mulch ring across CRZ.
-

Scientific Literature Support

- Watson & Himelick (2013) – Best Management Practices: Tree Transplanting (ISA).
 - Gilman (1997) – Root Pruning and Transplanting of Oaks (UF/IFAS).
 - Harris et al. (2004) – Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines.
 - Smiley et al. (2007) – Soil Amendments and Their Influence on Transplant Success (Arboriculture & Urban Forestry).
-

Site Section

A typical section for relocation should illustrate:

- Sidewalk removal over western CRZ.
 - Root ball preparation at 28' diameter with staged pruning.
 - Lifting system (crane sling/loader) accounting for overhead lines.
 - Receiving pit at 55' diameter with amended soil, mulch, irrigation layout, and post-install drenches.
-

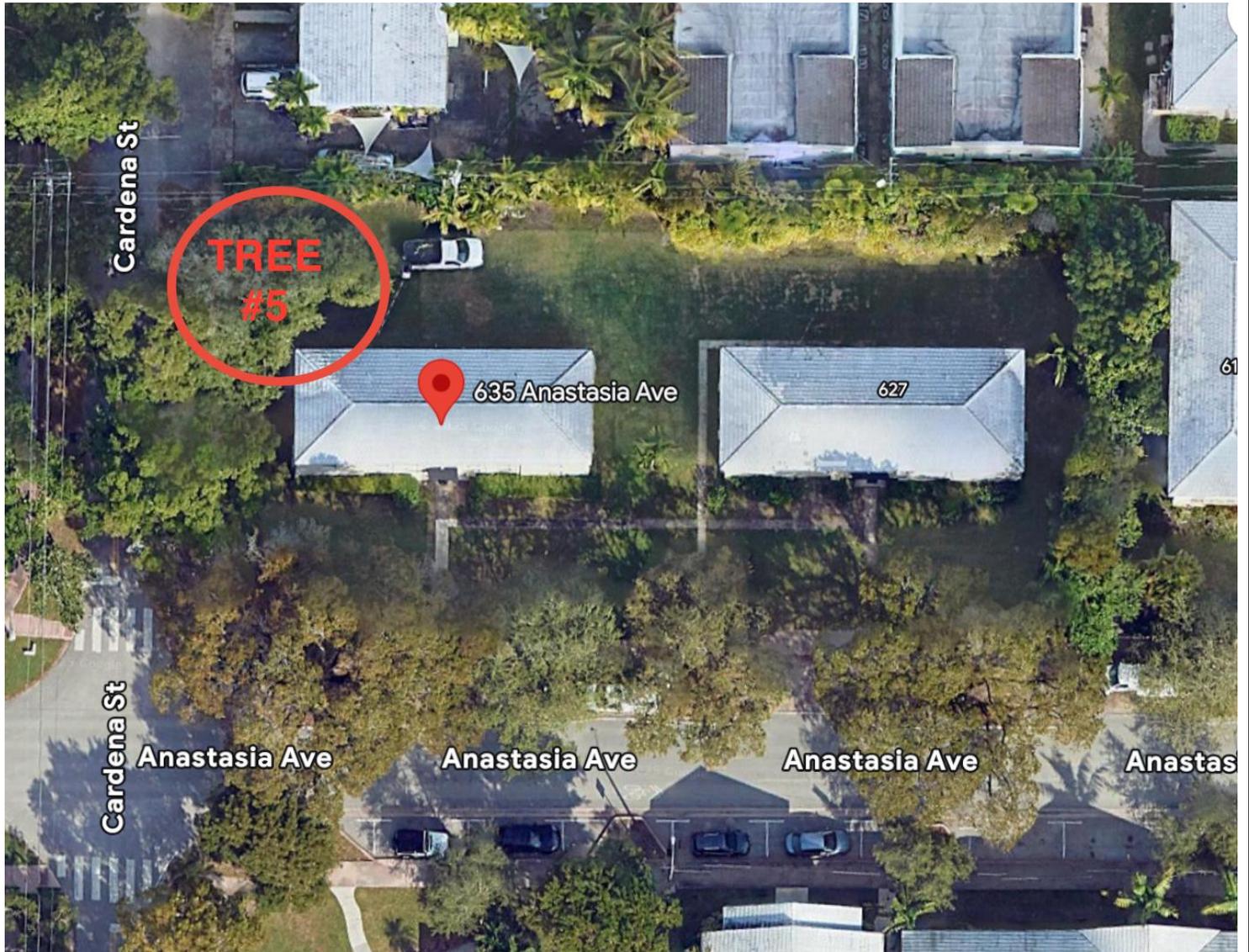
Glossary of Key Terms

- CRZ (Critical Root Zone): Area around tree where essential roots for stability and uptake are located.
 - TPZ (Tree Protection Zone): Managed exclusion zone around CRZ to prevent construction impact.
 - Root Pruning: Cutting roots cleanly at a prescribed radius to stimulate regrowth.
 - Specimen Tree: Large, high-value tree with code-defined significance.
 - Transplant Shock: Stress period following relocation characterized by canopy thinning, dieback, or decline.
-

Arborist Supervision Requirement

All phases of the proposed relocation — pre-root pruning, soil amendment, monitoring, tree move, installation, and post-care — shall be directed and supervised by an ISA Certified Arborist proficient in ANSI A300 Parts 5, 6, 8, and 9 standards.

Aerial view of Site with Subject tree existing location





**Utility lines in
conflict with
canopy**





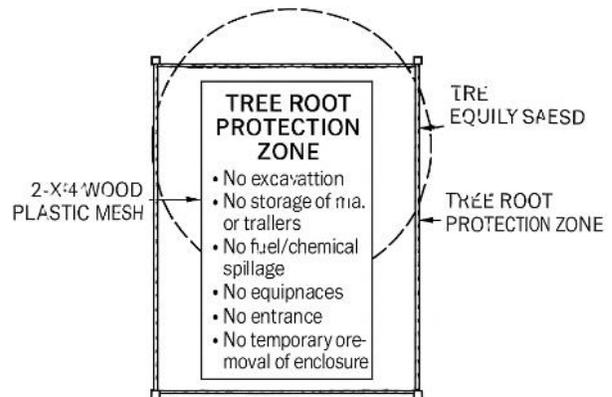
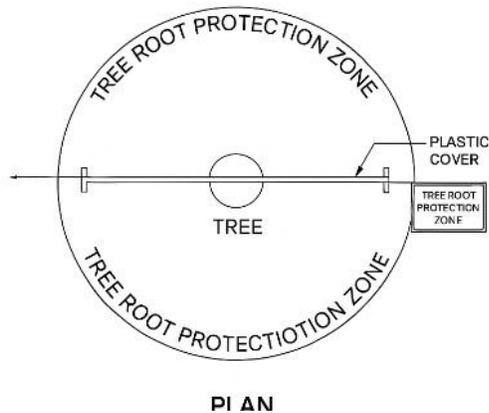
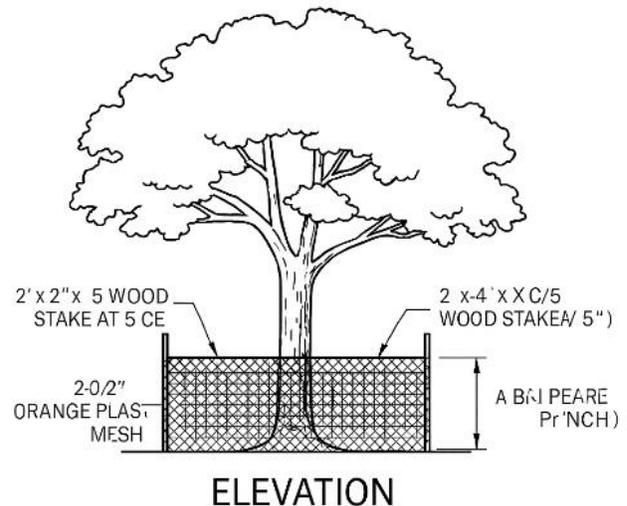
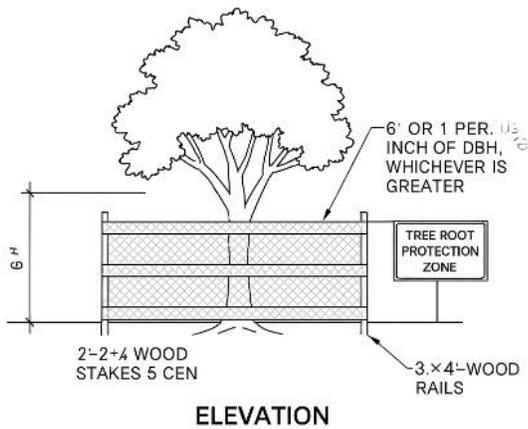


**Addition vantage of tree
#5 facing due west**

TREE PROTECTION GUIDELINES (TPZ)

NOTE: TPZ MEASUREMENT IS IN RADIUS FROM TRUNKS, IN ALL DIRECTIONS.

TREE PROTECTION DETAIL



TREE PROTECTION SUGGESTIONS

A 4- to 6-inch-deep layer of wood chips or mulch should be layered over the top of the soil surface, maintaining 12 inches away from the base of any tree, or as directed by the project arborist. When access of any vehicle is required in the TPZ, the soil shall be protected against compaction. The most acceptable methods include: eighteen-inches deep layer mulch or chips, one-inch plywood or steel sheets.

No heavy equipment is allowed in the TPZ. All work in this area should be done by hand.

Understory plants within areas surrounded by protective barriers shall be protected.

No oil, fill, equipment, building materials, building debris, or any other material shall be placed within the areas surrounded by protective barriers.

No disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar, or any other material shall occur within the areas surrounded by protective barriers.

All trees shall be pruned for proper safety and clearance prior construction to the construction. The project arborist will provide recommendations based on ANSI 300: Standards Practices for Pruning. Use on an ISA Certified Arborist is strongly recommended.

Natural grade shall be maintained on areas surrounded by protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required. No grade changes or filling within the TPZ without the approval from the project arborist. Where backfilling is needed, the project arborist shall determine the type and amount of fill material to be used.

For areas of egress for heavy equipment beyond Tree Protection barriers around Specimen sized trees to remain, an application of 8" of Mulch with ¾" plywood is recommended.

Irrigation for all protected trees is required during prolonged dry periods. When low rainfall, at least 1 inch of water per week shall be applied.

Fertilization shall follow ANSI 300: Standard Practices for Fertilization or the ISA Best Management Practices for Fertilization.

Underground utility lines, including, but not limited to, irrigation, plumbing, electrical, or telecommunication lines, shall be placed outside the areas enclosed by protective barriers. If said placement is not possible, disturbance and root damage shall be minimized by using techniques such as tunneling, hand digging, excavation with an air spade, or the use of overhead utility lines surrounded by protective barriers. No attachments or wires other than those of a protective or non-damaging nature shall be attached to any trees during site development or construction.

Relocated trees shall be braced in such a fashion as to not scar, penetrate, perforate, or otherwise inflict damage to the tree.

ASSUMPTIONS AND LIMITING CONDITIONS:

1. Any legal description provided to the PHCA LLC. is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is evaluated as though free and clear, under responsible ownership and competent management.

2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, PHCA LLC. can neither guarantee nor be responsible for the accuracy of information provided by others.

3. PHCA LLC. shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

4. Loss or alteration of any part of this report invalidates the entire report.

5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is intended or permitting without the prior expressed written or verbal consent of PHCA LLC.

6. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of PHCA LLC. particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon PHCA LLC. as stated in the qualifications.

7. This report and values expressed herein represent the opinion of PHCA LLC., and PHCA LLC.'s fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless otherwise specified.

9. Unless expressed otherwise: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plant or property in question may not arise in the future.

CERTIFICATE OF PERFORMANCE:

1.1

have verified tree and environmental conditions located at the site referred to in this report on the dates indicated and have stated my findings accurately to the best of my knowledge. The extent of the evaluation is stated in the attached report and the Limits of the Assignment.

2. I have no current or prospective interest in the trees or the property that are the subject of this report and have no personal interest or bias with respect to the parties involved.

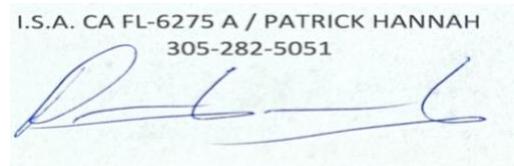
3. The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.

4. My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.

5. No one provided significant professional assistance to me, except as indicated within the report.

6. My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

7. I am a member in good standing of the International Society of Arboriculture as a certified arborist. I have been professionally involved in the field of arboriculture for a period of more than 15 years.



The International Society of Arboriculture
Hereby Announces That
Patrick J. Hannah
Has Earned the Credential
ISA Certified Arborist®
By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Collynn Pollock
CEO & Executive Director

19 February 2011	30 June 2026	FL-6275A
Issue Date	Expiration Date	Certification Number



The International Society of Arboriculture
Hereby Announces That
Patrick J. Hannah
Has Earned the Credential
ISA Tree Risk Assessment Qualification®
By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Collynn Pollock
CEO & Executive Director

4 November 2022	4 November 2027
Issue Date	Expiration Date





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

Historical Significance Determination Letter for 627 Anastasia Avenue

September 2, 2025

The Terraces of Anastasia, LLC
c/o JMZ Group 2020 Salzedo Street
Suite 102
Coral Gables, FL 33134

Re: 627 Anastasia Avenue, legally described Lots 15 & 16, Block 33, 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.

Dear Property Owners,

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

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

627 Anastasia Avenue, legally described Lots 15 & 16, Block 33, 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, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

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

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

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

Sincerely,



Anna C. Pernas

Historic Preservation Officer

Copied

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



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

Historical Significance Determination Letter for 635 Anastasia Avenue

September 2, 2025

The Terraces of Anastasia, LLC
c/o JMZ Group 2020 Salzedo Street
Suite 102
Coral Gables, FL 33134

Re: 635 Anastasia Avenue, legally described Lots 17 & 18, Block 33, 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.

Dear Property Owners,

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

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

635 Anastasia Avenue, legally described Lots 17 & 18, Block 33, 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, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

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

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

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

Sincerely,


Anna C. Pemas
Historic Preservation Officer

Copied

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

ORDINANCE NO. 2455

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY DEALING WITH A CHANGE OF ZONING ON LOT 9, LESS THE NORTH 20 FEET AND ALL OF LOTS 10, 11, 15, 16, 17 AND 18, BLOCK 33, BILTMORE SECTION, CORAL GABLES, DADE COUNTY, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.

WHEREAS, an application was made for a change of zoning on Lot 9, less the North 20 feet and all of Lots 10 and 11, Block 33, Biltmore Section from D-10 Duplex Use (2127 minimum square foot floor area) to SD-10 Duplex Use (2127 minimum square foot floor area) and on Lots 15, 16, 17 and 18, Block 33, Biltmore Section from A-17 Apartment Use (3409 minimum square foot floor area) to SA-17 Apartment Use (3409 minimum square foot floor area). The letter symbol "S" to permit use for general Church purposes; and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within three hundred (300) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on January 17, 1983 at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning and Zoning Board, at its regular meeting of January 17, 1983 recommended that the applicant's request be approved subject to a Unity of Title being filed tying all the Church property together as one tract of land;

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

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and in particular, that certain Use and Area Map Plate No. 6, attached thereto and by reference made a part thereof, shall be and the same is hereby amended to show henceforth a change of zoning on Lot 9, less the North 20 feet and all of Lots 10 and 11, Block 33, Biltmore Section, from D-10 Duplex Use (2127 minimum square foot floor area) to SD-10 Duplex Use (2127 minimum square foot floor area) and on Lots 15, 16, 17 and 18, Block 33, Biltmore Section from A-17 Apartment Use (3409 minimum square foot floor area) to SA-17 Apartment Use (3409 minimum square foot floor area). The letter symbol "S" to permit use for general Church purposes.

SECTION 2. That such use and change of zoning shall be and the same is hereby subject to the following conditions and restrictions:

1. That the existing duplex residential structure located on Lot 9, less the North 20 feet and all of Lots 10 and 11, Block 33, Biltmore Section shall be maintained in its duplex residential character until Lot 8 and the North 20 feet of Lot 9, Block 33, Biltmore Section are purchased and changed architecturally by the University Baptist Church.
2. That a Unity of Title shall be filed incorporating Lot 9, less the north 20 feet and Lots 10, 11, 15, 16, 17 and 18, Block 33, Biltmore Section with the University Baptist Church located on Lots 1 through 18, inclusive, Block 116, Country Club Section Part 6, which shall be held together as one tract of land and providing that no part or parcel shall be conveyed or mortgaged separate or apart therefrom.

SECTION 3. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS EIGHTH DAY OF FEBRUARY, A.D., 1983.

APPROVED:

William H. Chapman
WILLIAM H. CHAPMAN
MAYOR

ATTEST:
Virginia L. Paul
VIRGINIA L. PAUL
CITY CLERK



LOBBYIST REGISTRATION CERTIFICATE
CITY OF CORAL GABLES
CITY CLERK'S OFFICE

405 Biltmore Way - Coral Gables, FL 33134
305-460-5210 cityclerk@coralgables.com

LOBBYIST NAME: Joe Jimenez

LOBBYIST ADDRESS: 2020 Salzedo Street, Suite 102, Coral Gables, FL 33134

PRINCIPAL NAME: Joe Jimenez

PRINCIPAL ADDRESS: 2020 Salzedo Street, Coral Gables, FL 33134

PRINCIPAL ISSUE: AIPP Approval; Site Plan Revision; New Construction; FLUM Amendment, Zoning Map Amendment, new construction

REGISTERED DATE: 1/28/2026

EXPIRATION DATE: 12/31/2026

State of Florida, City of Coral Gables
I HEREBY CERTIFY, that the foregoing is an official copy
of a lobbyist record electronically filed in this office.

This 8th day of January AD 2026

A handwritten signature in black ink, appearing to read "Billy Y Urquia", is written over the large, faint watermark of the City of Coral Gables seal.

Billy Y Urquia, City Clerk

OATH

I do solemnly swear that all facts contained on this Annual Lobbyist Registration form and principal

are true and correct; and that I have read and am familiar with the Ordinance 2017-44 of the Code of City of Coral Gables.