Attachment A

HENRY S. WEST LABORATORY SCHOOL ADDITION

CITY OF CORAL GABLES DEVELOPMENT REVIEW COMMITTEE APPLICATION

Miami-Dade County Public Schools
Project Number 01511000

February 3, 2017

SILVA ARCHITECTS

1 DRC Application

2 Statement of Use

3 Photographs and Aerials

4 Property Survey and Legal Description

5 Architectural Drawings

6 Art in Public Places Statement, Ord./Resolutions Previously Granted (N/A), & Historical Significance Letter (N/A)

7 Lobbyist Registration Forms

8 Warranty Deed

AVERY READY INDEX

SILVA ARCHITECTS

DRC APPLICATION

City of Coral Gables, Florida	Level **2** Review	**Development Review Committee Application**
		Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134 Email: planning@coralgables.com Phone: 305.460.5211

Preamble

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: Courtesy DRC Review

Property information

Street address of the subject property: 5300 Carillo Street Coral Gables, FL 33146

Property/project name: Henry S. West Laboratory School

Current land use classification(s): Public School

Current zoning classification(s): University Campus District

Proposed land use classification(s) (if applicable): Same as above

Proposed zoning classification(s) (if applicable): Same as above

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

Proposed use(s) of the property/building(s): Public School

Size of property (square feet/acres): 9.7 acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 47,276Ex/55,008new

Total number of residential units per acre and total number of units: 0

Estimated cost of the existing/proposed building/project: $1,896,785

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

None

Project Legal Description: Lot(s): Portion of Tract 3 of the Amended Plat of Portion of Main Campus

Block(s): University of Miami, recorded in PB 46, Page 81 of Public Records of Miami-Dade County, FL

Section(s):

Listing of all folio numbers for subject property:

03-4130-015-0040

General information

Applicant(s)/Agent(s) Name(s): Alejandro Silva, AIA (Silva Architects, LLC)

Telephone Contact No: 305-444-8262 Fax No.: 305-444-5920 Email: asilva @ silvaarc.com

Mailing Address: 135 San Lorenzo Ave Suite 880 Coral Gables, FL 33146
(City) *(State)* *(ZIP Code)*

Property Owner(s) Name(s): School Board of Miami-Dade County, Jaime Torrens Chief Facilities Officer

Telephone Contact No: 305-995-1401 Fax No.: 305-995-1489 Email: jtorrens @ dadeschools.net

Mailing Address: 1450 NE 2nd Avenue, Room 923 Miami, FL 33132
(City) *(State)* *(ZIP Code)*

Property Owner(s) Name(s): See Above

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

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

Project Architect(s) Name(s): Silva Architects, LLC

Telephone Contact No: 305-444-8262 Fax No.: 305-444-5920 Email: asilva @ silvaarc.com

Mailing Address: 135 San Lorenzo Avenue Suite 880 Coral Gables, FL 33146
(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:

None

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 scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 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, adjacent uses and/or streetscape.
☑ Property survey and legal description.
☑ Zoning chart and supporting information.
☑ Site Plan.
☑ Landscape plan and vegetation assessment.
☑ Tree survey and relocation plan.
☑ Architectural/building elevations.
☑ Building floor plans.
☑ 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 City 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.

Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. 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 City 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.

City of Coral Gables, Florida	Level 2 Review	**Development Review Committee Application**
		Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134 Email: planning@coralgables.com Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name: Alejandro Silva, AIA
Address: 135 San Lorenzo Avenue Suite 880 Coral Gables, FL 33146	
Telephone: 305-444-8262	Fax: 305-444-5920
Email: asilva@silvaarc.com	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2ND day of FEBRUARY 2017 by ALEJANDRO SILVA

(Signature of Notary Public - State of Florida)

ERIC SANTA-CRUZ
Commission # FF 971907
My Commission Expires
March 17, 2020

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

☐ Personally Known OR ☒ Produced Identification; Type of Identification Produced D.L.

Property Owner(s) Signature:	Property Owner(s) Print Name: Mr. Jaime Torrens, Chief Facilities Officer
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address: 1450 NE 2nd Avenue Room 923 Miami, FL 33132	
Telephone: 305-995-1401	Fax: 305-995-1489
Email: jtorrens@dadeschools.net	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this ___ day of _____ by _____
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Architect(s) Signature:	Architect(s) Print Name: Alejandro Silva, AIA
Address: 135 San Lorenzo Avenue Suite 880 Coral Gables, FL 33146	
Telephone: 305-444-8262	Fax: 305-444-5920
Email: asilva@silvaarc.com	

SEAL

STATE OF FLORIDA
ALEJANDRO SILVA
AR0017008
REGISTERED ARCHITECT

NOTARIZATION

STATE OF FLORIDA/COUNTY OF MIAMI-DADE
The foregoing instrument was acknowledged before me this 2ND day of FEBRUARY 2017 by ALEJANDRO SILVA
(Signature of Notary Public - State of Florida)

ERIC SANTA-CRUZ
Commission # FF 971907
My Commission Expires
March 17, 2020

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☒ Produced Identification; Type of Identification Produced D.L.

SILVA ARCHITECTS

STATEMENT OF USE

SILVA ARCHITECTS

February 3, 2017

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

Re: Henry S. West Laboratory School Addition

Dear Mr. Trias:

On behalf of the Miami-Dade County School Board (the "Applicant"), and pursuant to Section 6.2 of the Amended and Restated Interlocal Agreement for Public School Facility Planning in Miami-Dade County, we respectfully submit this Letter of Intent/Statement of Use in connection with the attached Development Review Committee application for Courtesy Site Plan review for the proposed Addition at Henry S. West Laboratory School, located at 5300 Carillo Street Coral Gables, FL 33146.

The property, deeded to the School Board in 1954, is designated as "UCD - University Campus District – Frontage A" in the City of Coral Gables Zoning Atlas. The property is 422,532 SF in lot area and has frontage on Carillo Street to the east, Pisano Avenue to the north, and the University Waterway on the northwest. The property is currently the site of the existing Henry S. West Laboratory School, built in 1955.

The Applicant will be constructing a new one-story addition of approximately 8,006 square feet to be used as Classroom space for the school as it converts to a K-8 facility. The proposed Addition includes five (5) General Purpose Classrooms and one (1) Science Classroom with associated restrooms. Also included in the scope of work is the construction of a new Elementary School Hardcourt and a new Middle School Hardcourt. Two existing Storage buildings are proposed to be demolished (Buildings 08 and 09) and replaced with a new Storage addition attached to the rear of the existing PE Shelter. We believe the proposed work complies with applicable zoning and land use regulations. Additionally, we have designed the addition to fully comport with and preserve the overall campus aesthetic.

We look forward to coordinating with the City as we move the project forward. Kindly provide your comments at your earliest convenience.

Please feel free to call me at 305-444-8262 should you need additional information or have questions in the interim.

Sincerely yours.

Alejandro Silva, AIA
AS/ab

135 SAN LORENZO AVENUE, SUITE 880 • CORAL GABLES, FL 33146 • PH: 305-444-8262 • FAX: 305-444-5920 • asilva@silvaarc.com

SILVA ARCHITECTS

PHOTOGRAPHS AND AERIALS

PHOTO 1

PHOTO 2

PHOTO 3

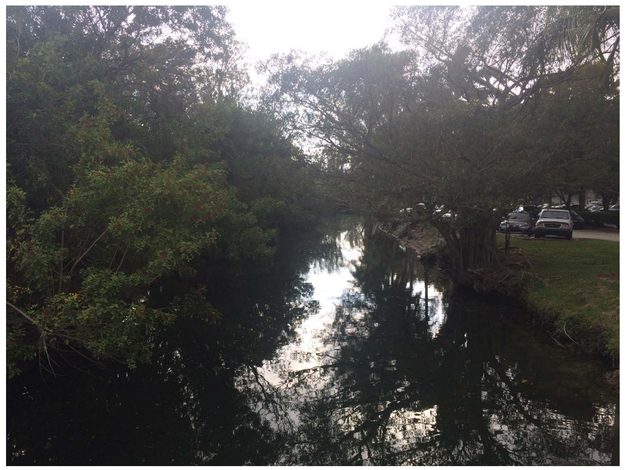
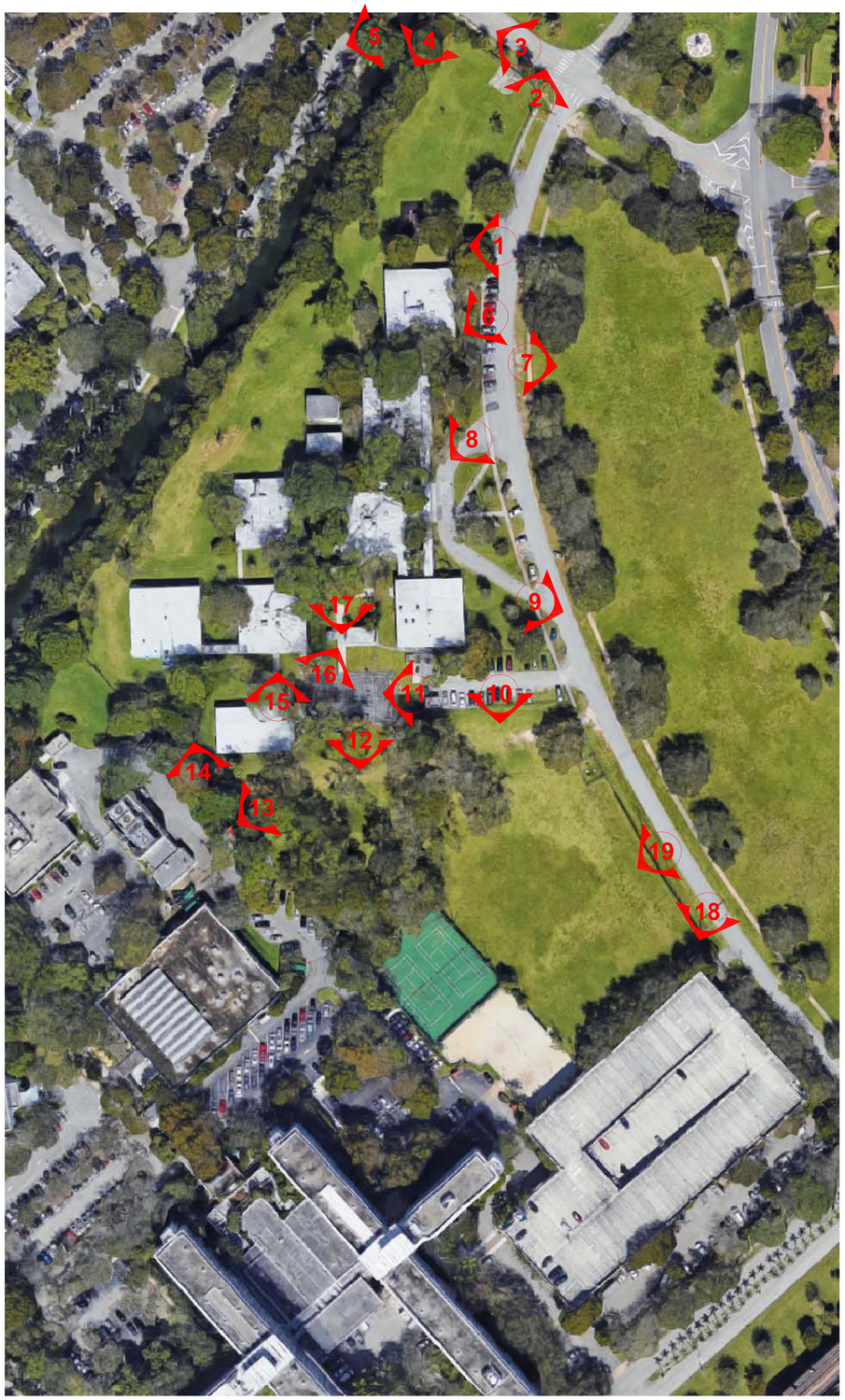


PHOTO 4

PHOTO 5

PHOTO 6



AERIAL PHOTOGRAPH & PHOTO KEY

REVISIONS

PHOTOGRAPHS

HENRY S. WEST
LABORATORY SCHOOL
K-8 CONVERSION
5300 CARILLO STREET CORAL GABLES, FL 33146
MDCPS PROJECT NUMBER 01511000
MIAMI-DADE COUNTY PUBLIC SCHOOLS

SILVA ARCHITECTS
135 SAN LORENZO AVENUE SUITE 880 · CORAL GABLES, FL 33146
PHONE (305) 444-8262 FAX (305) 444-5920

ROLANDO SILVA FL AR-7202

DATE ISSUED
02-03-17

SHEET
PH-1

PHOTO 7

PHOTO 8

PHOTO 9

PHOTO 10

PHOTO 11

PHOTO 12

PHOTO 13

PHOTO 14

PHOTO 15

REVISIONS

PHOTOGRAPHS

HENRY S. WEST
LABORATORY SCHOOL
K-8 CONVERSION
5300 CARLILO STREET CORAL GABLES, FL 33146
MDCPS PROJECT NUMBER 015710000
MIAMI-DADE COUNTY PUBLIC SCHOOLS

SILVA ARCHITECTS
135 SAN LORENZO AVENUE SUITE 880 · CORAL GABLES, FL 33146
PHONE (305) 444-8262 FAX (305) 444-5920

ROLANDO SILVA FL AR-7202

DATE ISSUED
02-03-17

SHEET
PH-2

PHOTO 16

PHOTO 17

PHOTO 18

PHOTO 19

REVISIONS

PHOTOGRAPHS

HENRY S. WEST
LABORATORY SCHOOL
K-8 CONVERSION
5300 CARLLO STREET CORAL GABLES, FL 33146
MDCPS PROJECT NUMBER 01511000
MIAMI-DADE COUNTY PUBLIC SCHOOLS

SILVA ARCHITECTS
135 SAN LORENZO AVENUE SUITE 880 - CORAL GABLES, FL 33146
PHONE (305) 444-8262 FAX (305) 444-5920

ROLANDO SILVA FL AR-7202

DATE ISSUED
02-03-17

SHEET
PH-2

SILVA ARCHITECTS

PROPERTY SURVEY AND LEGAL DESCRIPTION

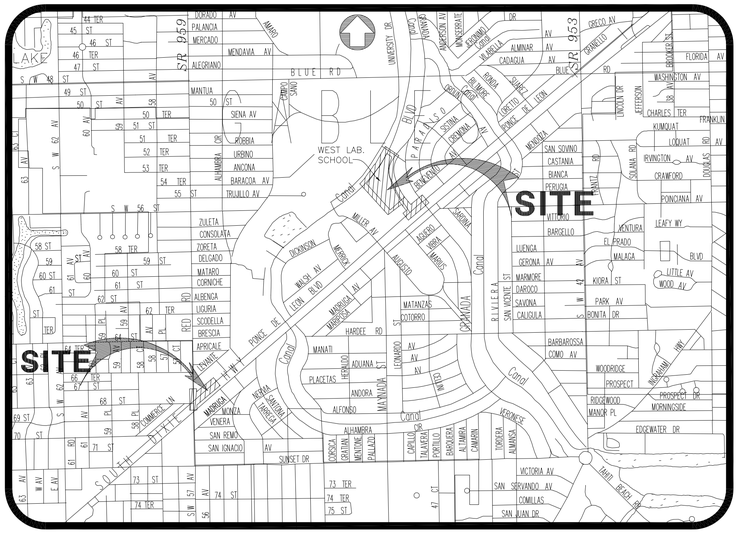
BOUNDARY & TOPOGRAPHIC SURVEY

of

WEST LABORATORY SCHOOL
5300 CARILLO STREET, CORAL GABLES
MIAMI-DADE COUNTY, FLORIDA

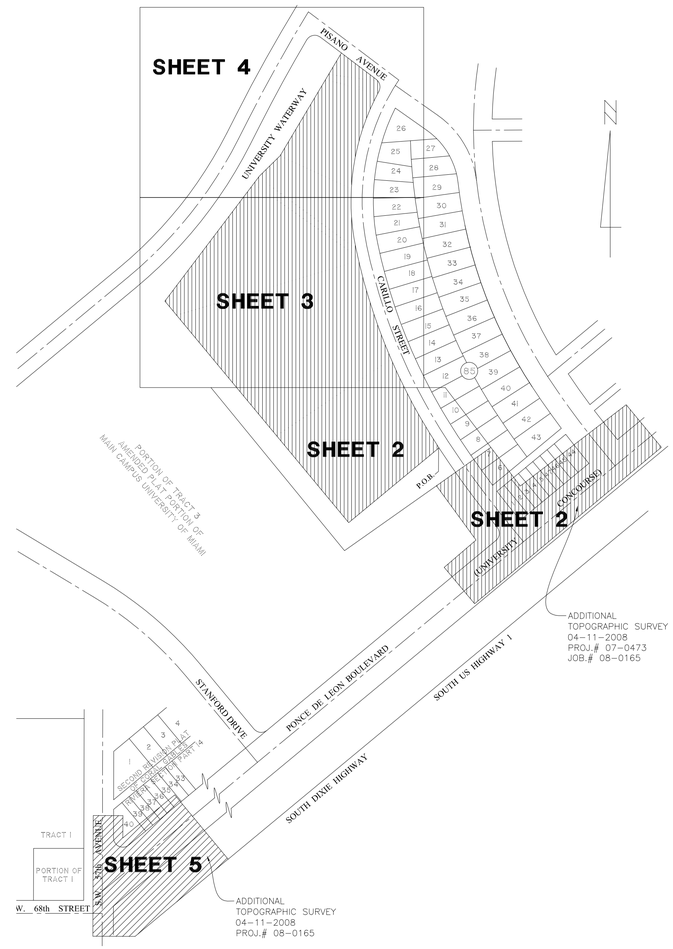
for

MIAMI-DADE COUNTY PUBLIC SCHOOLS



VICINITY MAP

NOT TO SCALE



LOCATION SKETCH & KEY MAP

NOT TO SCALE

SURVEYOR'S NOTES:

1. MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY:

Field Survey was completed on: November 20, 2007.

2. LEGAL DESCRIPTION OF WEST LABORATORY SCHOOL:

A Portion of Tract 3 of the AMENDED PLAT OF PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, recorded in Plat Book 46, Page 81 of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the intersection of the Northwesterly side of Ponce de Leon Blvd. (University Concourse) and the Southwesterly side of Carillo Street; thence run Northwesterly along the Southwesterly side of said Carillo Street, along a circular curve to the right, having for its elements a radius 2600.93 feet, a central angle of 6 degrees 22 minutes 40 seconds, for an arc distance of 289.52 feet to a point of Compound Curve, said point is the Point of Beginning; thence run South 50 degrees 19 minutes 30 seconds West parallel with the Northwesterly side of Ponce de Leon Boulevard, for 315.45 feet to a point; thence run North 39 degrees 40 minutes 30 seconds West for 800 feet more or less to the Southeasterly bank of University Waterway; thence meander in a Northeasterly direction along the Southeasterly bank of University Waterway for 813 feet more or less to the Southwesterly side of Avenue Pisano; thence run South 52 degrees 56 minutes 11 seconds East along the Southwesterly side of said Avenue Pisano for a distance of 127 feet more or less, to a Point of curvature, thence run Southerly and Southwesterly along a circular curve to the right having for its elements a radius of 25 feet, a central angle of 81 degrees, 30 minutes 59 seconds, for an arc distance of 35.57 feet to a Point of Reverse Curve, said point being on the Westerly side of Carillo Street; thence run Southerly along the Westerly side of Carillo Street, along a circular curve to the left, having for its elements a radius of 618.55 feet, a central angle of 40 degrees 26 minutes 14 seconds for an arc distance of 436.55 feet, to a point of compound curve; thence continue along the Westerly side of said Carillo Street, along a circular curve to the left, having for its elements a radius of 1565.75 feet, a central angle of 21 degrees 24 minutes 24 seconds, for an arc distance of 584.99 feet, to the Point of Beginning.

Containing 412,623 Square Feet or 9.7 Acres more or less by calculations.

The above captioned property was surveyed and described based on the Legal Description contained in the Title Search Report furnished by Attorneys' Title Insurance Fund, Inc. Fund File No. 01-2007-021565, effective date: November 4, 2007 at 11:00 P.M. (O.R.B. 4030, PG. 185)

4. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone X and AE, Elevation 7 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639, Map No.190, Suffix J, Revised Date: 7-17-1995.
An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum, 1929.

Benchmarks used:
City of Coral Gables Benchmarks
BM. No.455, Elev.=10.16'(N.G.V.D.)
Location:
Carillo Street & Ponce de Leon Blvd.

BM. No.498, Elev.=6.12'(N.G.V.D.)
Location:
University Drive & Pisano Avenue

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of N52°58'11"W along the center line of Pisano Avenue, City of Goral Gables, Miami-Dade County, Florida.
This line is considered well-established and monumented.

5. The Survey depicted hereon is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.

6. Any use of this Survey for purposes other than which it was intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to.

7. NOTES CORRESPONDING TO TITLE SEARCH REPORT:

SUBJECT TO:

The exceptions appeared on Fund File Number: 01-2007-021565, prepared by ATTORNEYS' TITLE INSURANCE FUND, INC., effective date: November 4, 2007 at 11:00 P.M., and furnished to the undersigned land surveyor to show any matters of record affecting the subject property as follows:

Restrictions/Easements:

1. All matters contained on the Plat of Amended Plat Portion of Main Campus University of Miami, as recorded in Plat Book 46, Page(s) 81, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property as shown.

2. Easement recorded in O.R. Book 2941, Page 113, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property, containing blanket conditions but is not a matter to be depicted on the Survey.

3. Agreement between University of Miami and The Board of Public Instruction of Dade County, Florida contained in Warranty Deed recorded in Deed Book 4030, Page 185, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property containing blanket conditions but is not a matter to be depicted on the Survey.

4. Restrictive Covenants recorded May 21, 1992, in O.R. Book 15521, Page 2762, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property containing blanket conditions but is not a matter to be depicted on the Survey.

5. Agreement for Water Facilities recorded in O.R. Book 20309, Page 1621, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property containing blanket conditions but is not a matter to be depicted on the Survey. Does apply to the Subject Property containing blanket conditions but is not a matter to be depicted on the Survey.

6. Declaration of Restrictive Covenants recorded in O.R. Book 25968, Page 4593, Public Records of Miami-Dade County, Florida. Does apply to the Subject Property containing blanket conditions but is not a matter to be depicted on the Survey.

NOTE: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

8. Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records.
No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations and/or improvements were located or shown hereon.
This notice is required by the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to Rule 61G17-6 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc.. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property.
This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

9. The underground utility markings performed on the survey site by HIGH TECH ENGINEERING, INC., located at 11140 S.W. 88th Street, Suite 100, Miami, Florida 33176, telephone number 305-412-0891. on November 16, 2007. Mr. Octavio Vidal of HIGH TECH ENGINEERING, INC. reviewed and approved this survey for accuracy of the information provided to J. Bonfill and Associates, Inc. J. Bonfill and Associates, Inc. used this information in the preparation of this Survey.

10. The Specific Purposes of this Survey is to add the Topographic Right-of-Way information, in two locations as shown, to the existing Boundary Survey as per client request.

11. CLIENT INFORMATION:

This Boundary and Topographic Survey and the Survey Map resulting therefrom was prepared at the insistence of and certified to:

SCHOOL BOARD OF MIAMI-DADE COUNTY PUBLIC SCHOOLS

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief. Further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17-6 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

By: _____
Juan J. Bonfill, P.S.M.
Professional Surveyor and Mapper Number No. LS 3179
State of Florida

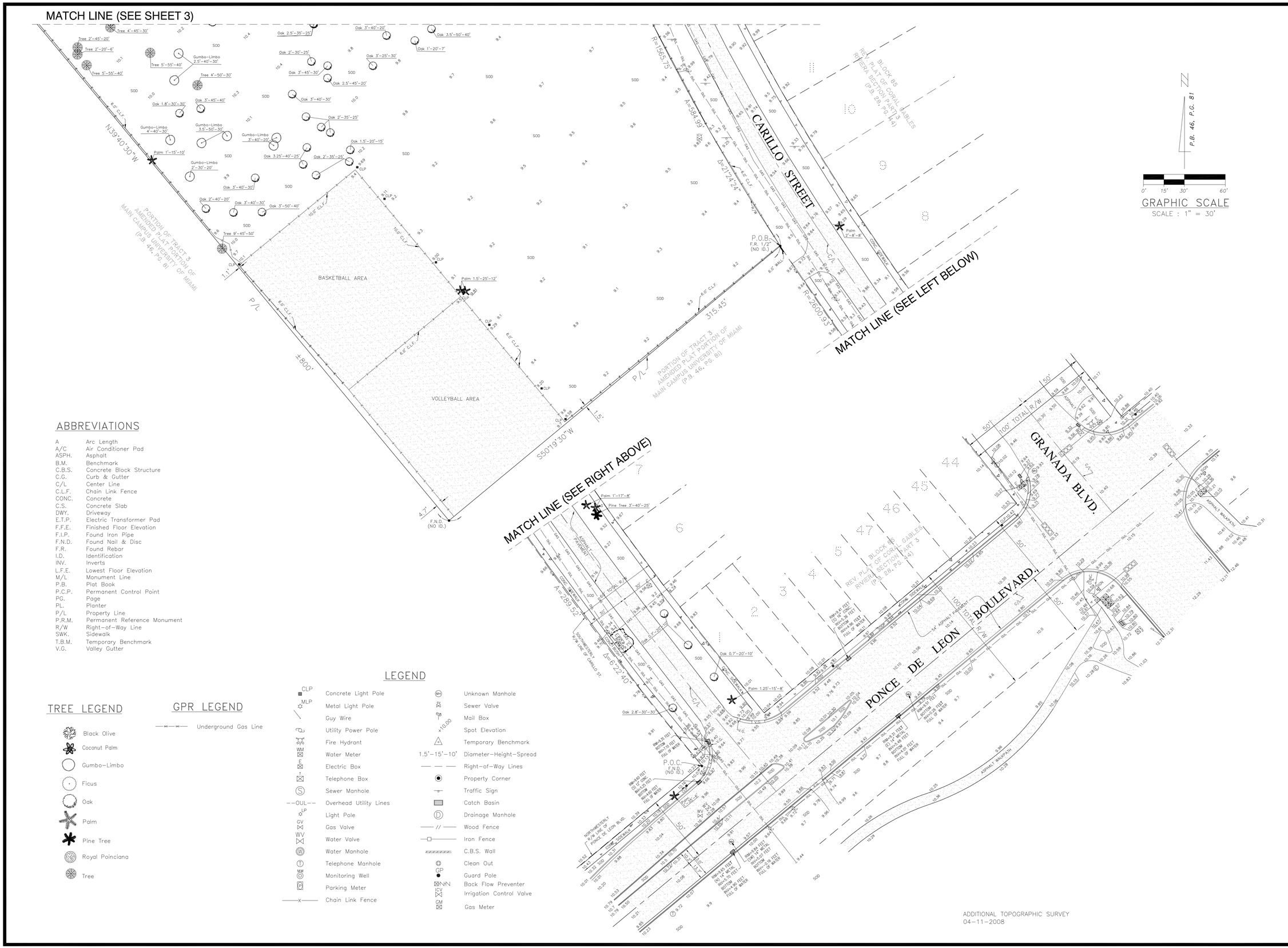
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
9360 S.W. 72nd Street Suite 265
Miami, Florida 33173 (305) 598-8383

BOUNDARY & TOPOGRAPHIC SURVEY
of
WEST LABORATORY SCHOOL
5300 CARILLO STREET, CORAL GABLES, FL.
for
MIAMI-DADE COUNTY PUBLIC SCHOOL

REVISIONS	BY
ADDITIONAL R/W 04-11-08 / 08-0165	D.H.

Proj:	07-0473
Job:	08-0165
Date:	04-11-2008
Drawn:	G.P., J.J.
Checked:	J.J.B.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET	1 OF 5



ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Center Line
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
DWY.	Driveway
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
I.D.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL.	Planter
P/L	Property Line
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
T.B.M.	Temporary Benchmark
V.G.	Valley Gutter

TREE LEGEND

- Black Olive
- Coconut Palm
- Gumbo-Limbo
- Ficus
- Oak
- Palm
- Pine Tree
- Royal Poinciana
- Tree

GPR LEGEND

- Underground Gas Line

LEGEND

CLP	Concrete Light Pole	UMH	Unknown Manhole
MLP	Metal Light Pole		Sewer Valve
	Guy Wire		Mail Box
	Utility Power Pole	+10.00	Spot Elevation
	Fire Hydrant		Temporary Benchmark
WM	Water Meter	1.5'-15'-10'	Diameter-Height-Spread
E	Electric Box		Right-of-Way Lines
T	Telephone Box		Property Corner
S	Sewer Manhole		Traffic Sign
--OUL--	Overhead Utility Lines		Catch Basin
LP	Light Pole		Drainage Manhole
GV	Gas Valve		Wood Fence
WV	Water Valve		Iron Fence
W	Water Manhole		C.B.S. Wall
T	Telephone Manhole		Clean Out
MW	Monitoring Well	GP	Guard Pole
P	Parking Meter	NN	Back Flow Preventer
-x-	Chain Link Fence	CV	Irrigation Control Valve
		GM	Gas Meter

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
9360 S.W. 72nd Street Suite 265
Miami, Florida 33173 (305) 598-8383

BOUNDARY & TOPOGRAPHIC SURVEY
of
WEST LABORATORY SCHOOL
5300 CARILLO STREET, CORAL GABLES, FL.
for
MIAMI-DADE COUNTY PUBLIC SCHOOL

REVISIONS	BY
ADDITIONAL R/W 04-11-08 / 08-0165	D.H.

Proj:	07-0473
Job:	08-0165
Date:	04-11-2008
Drawn:	G.P., J.J.
Checked:	J.J.B.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET	2 OF 5

N

P.B. 46, P.G. 81

0' 15' 30' 60'

GRAPHIC SCALE

SCALE : 1" = 30'

TREE LEGEND

- Black Olive
- Coconut Palm
- Gumbo-Limbo
- Ficus
- Oak
- Palm
- Pine Tree
- Royal Poinciana
- Tree

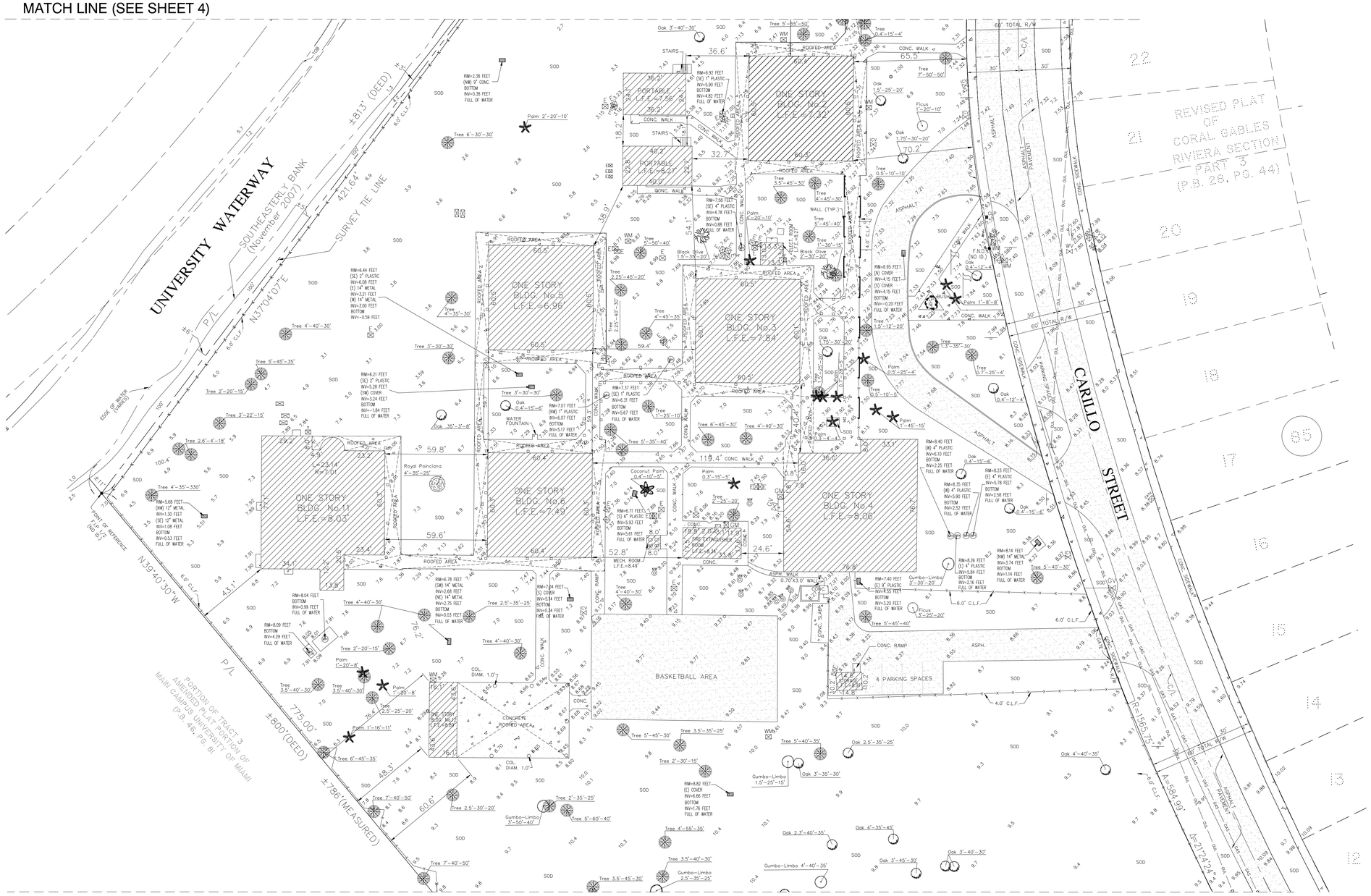
GPR LEGEND

- Underground Gas Line

LEGEND

- CLP Concrete Light Pole
- MLP Metal Light Pole
- Guy Wire
- Utility Power Pole
- Fire Hydrant
- WM Water Meter
- E Electric Box
- Telephone Box
- Sewer Manhole
- --OUL-- Overhead Utility Lines
- LP Light Pole
- GV Gas Valve
- WV Water Valve
- W Water Manhole
- T Telephone Manhole
- MW Monitoring Well
- Parking Meter
- —x— Chain Link Fence
- MH Unknown Manhole
- SV Sewer Valve
- Mail Box
- +10.00 Spot Elevation
- Temporary Benchmark
- 1.5'-15'-10' Diameter-Height-Spread
- Right-of-Way Lines
- Property Corner
- Traffic Sign
- Catch Basin
- D Drainage Manhole
- —//— Wood Fence
- Iron Fence
- C.B.S. Wall
- CO Clean Out
- GP Guard Pole
- BFP Back Flow Preventer
- IVC Irrigation Control Valve
- GM Gas Meter

MATCH LINE (SEE SHEET 4)



MATCH LINE (SEE SHEET 2)

ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Center Line
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
DWY.	Driveway
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
I.D.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL.	Planter
P/L	Property Line
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
T.B.M.	Temporary Benchmark
V.G.	Valley Gutter

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
9360 S.W. 72nd Street Suite 265
Miami, Florida 33173 (305) 598-8383

BOUNDARY & TOPOGRAPHIC SURVEY
of
WEST LABORATORY SCHOOL
5300 CARILLO STREET, CORAL GABLES, FL.
for
MIAMI-DADE COUNTY PUBLIC SCHOOL

REVISIONS	BY

Proj:	07-0473
Job:	08-0165
Date:	04-11-2008
Drawn:	G.P., J.J.
Checked:	J.J.B.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET	3 OF 5

MATCH LINE (SEE SHEET 3)

TREE LEGEND

- Black Olive
- Coconut Palm
- Gumbo-Limbo
- Ficus
- Oak
- Palm
- Pine Tree
- Royal Poinciana
- Tree

GPR LEGEND

- Underground Gas Line

LEGEND

- CLP — Concrete Light Pole
- MLP — Metal Light Pole
- Guy Wire
- Utility Power Pole
- Fire Hydrant
- WM — Water Meter
- E — Electric Box
- Telephone Box
- S — Sewer Manhole
- --OUL-- — Overhead Utility Lines
- LP — Light Pole
- GV — Gas Valve
- WV — Water Valve
- W — Water Manhole
- T — Telephone Manhole
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- Parking Meter
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- MH — Unknown Manhole
- Sewer Valve
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- +10.00 — Spot Elevation
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- 1.5'-15'-10' — Diameter-Height-Spread
- Right-of-Way Lines
- Property Corner
- Traffic Sign
- Catch Basin
- D — Drainage Manhole
- Wood Fence
- Iron Fence
- C.B.S. Wall
- Clean Out
- GP — Guard Pole
- BFP — Back Flow Preventer
- ICV — Irrigation Control Valve
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ABBREVIATIONS

A	Arc Length
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Florida Certificate of Authorization LB3398
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Miami, Florida 33173 (305) 598-8383

BOUNDARY & TOPOGRAPHIC SURVEY of WEST LABORATORY SCHOOL 5300 CARILLO STREET, CORAL GABLES, FL. for MIAMI-DADE COUNTY PUBLIC SCHOOL

REVISIONS	BY

Proj:	07-0473
Job:	08-0165
Date:	04-11-2008
Drawn:	G.P., J.J.
Checked:	J.J.B.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET	4 OF 5

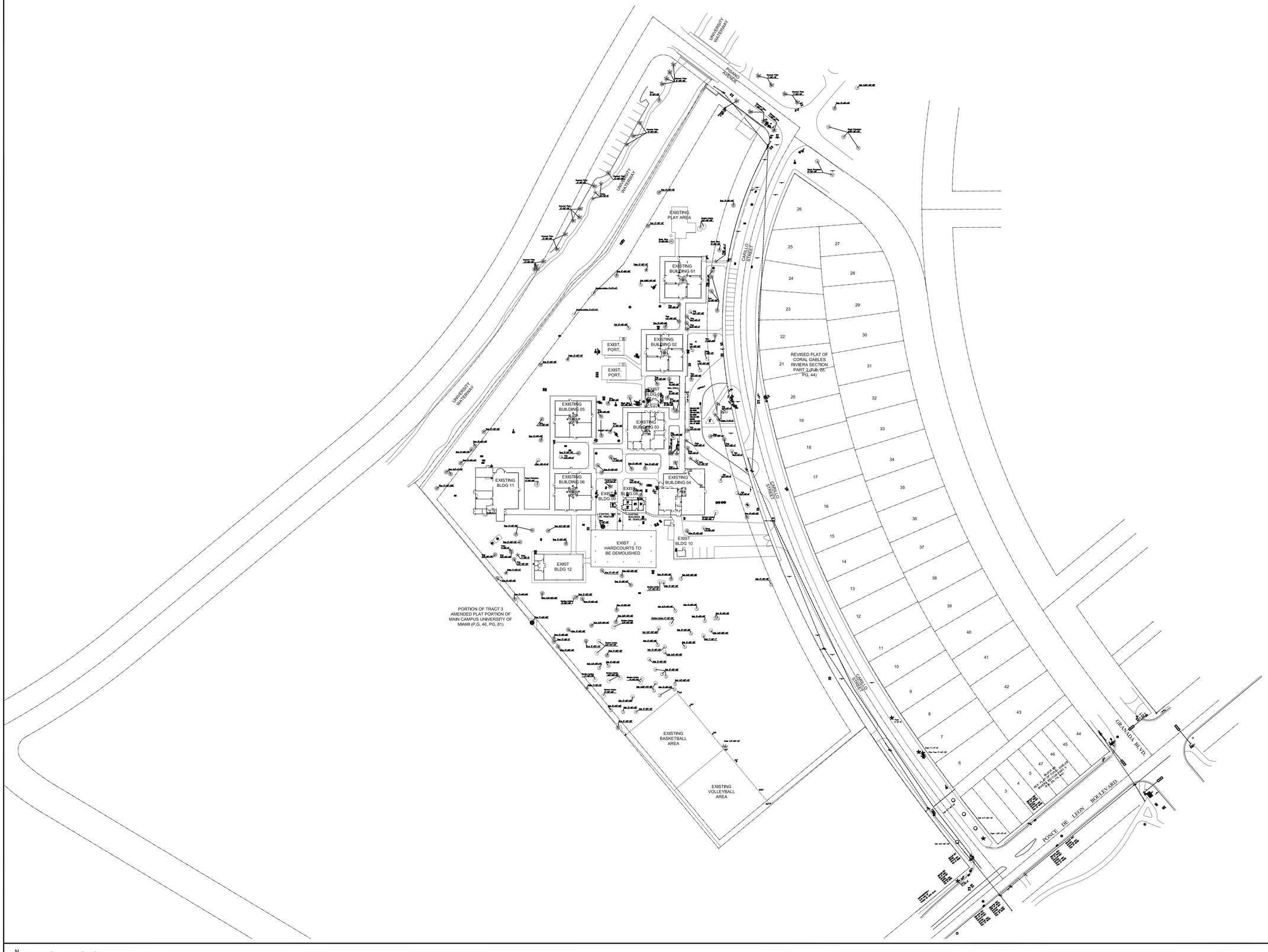
Legal Description:
Portion of Tract 3 of the Amended Plat of Portion of Main Campus University of Miami, recorded in PB 46, Page 81 of Public Records of Miami-Dade County, FL

SILVA ARCHITECTS

WARRANTY DEED

SILVA ARCHITECTS

ARCHITECTURAL DRAWINGS



EXISTING SITE PLAN

SCALE : 1" = 60'-0"

REVISIONS

EXISTING SITE PLAN

HENRY S. WEST LABORATORY SCHOOL K-8 CONVERSION
5300 CARILLO STREET CORAL GABLES, FL 33146
MDCPS PROJECT NUMBER 015710000
MIAMI-DADE COUNTY PUBLIC SCHOOLS

SILVA ARCHITECTS
135 SAN LORENZO AVENUE SUITE 880 - CORAL GABLES, FL 33146
PHONE (305) 444-8262 FAX (305) 444-5920

ROLANDO SILVA FL AR-7202

DATE ISSUED
02-03-17

SHEET
A-1.01

ZONING CALCULATIONS

ZONING DISTRICT : UCD (UNIVERSITY CAMPUS DISTRICT) - FRONTAGE "A"

PARCEL IS ZONED AS UCD BUT IS NOT PART OF UNIVERSITY OF MIAMI MASTER PLAN SINCE IT IS OWNED BY M-DCPS AND NOT THE UNIVERSITY.
UCD ZONING RESTRICTIONS ARE 25'-0" FRONT SETBACK AND MAX HEIGHT OF 45'-0" WITHIN THE FIRST 100'-0" OF LOT DEPTH.
UCD ZONING GROUND AREA COVERAGE IS LIMITED TO 6.8 MILLION SQUARE FEET TOTAL IN THE UNIVERSITY CAMPUS MASTER PLAN. PARCEL IS NOT INCLUDED IN THE MASTER PLAN THEREFORE GROUND COVERAGE REQUIREMENT IS UNCLEAR.
LOT IS NOT DESIGNATED AS CAMPUS CORE, CAMPUS BUFFER AREA, OR CAMPUS TRANSITION AREA AND REQUIREMENT IS UNCLEAR.

SFR ZONING REQUIREMENTS ARE MORE RESTRICTIVE AND HAVE THEREFORE BEEN UTILIZED IN CALCULATIONS BELOW:

MAXIMUM BUILDING AREA = 48% FIRST 5,000 SF, 35% SECOND 5,000 SF, 30% FOR REMAINDER
422,532 SF LOT AREA (9.7 ACRES)

35% MAXIMUM BUILDING GROUND AREA COVERAGE
45% MAXIMUM GROUND AREA COVERAGE INCLUDING AUXILIARY STRUCTURES
40% MINIMUM LANDSCAPED AREA REQUIRED

	ALLOWED / REQUIRED	CURRENT	PROPOSED
TOTAL BUILDING AREA (CALCULATED AS PER ARTICLE 4 OF THE CITY OF CORAL GABLES ZONING CODE)	5,000 X .48 = 2,400 SF 5,000 X .35 = 1,750 SF + 412,532 X .30 = 123,760 SF 127,910 SF	EXISTING BUILDINGS = 47,276 SF * * INCLUDES ALL OVERHANGS SINCE OVERHANGS ARE LARGER THAN 5'-0"	EXISTING BUILDINGS = 47,276 SF* - DEMOLISHED BUILDINGS = 670 SF + PROPOSED STORAGE ADDITION = 396 SF + PROPOSED CLASSROOM ADDITION = 8,006 SF* 55,008 SF * INCLUDES ALL OVERHANGS SINCE OVERHANGS ARE LARGER THAN 5'-0"
BUILDING GROUND AREA COVERAGE	422,532 X .35 = 147,886 SF (LIMITED TO 127,910 SF BY MAX BUILDING AREA)	EXISTING BUILDINGS = 47,276 SF * * INCLUDES ALL OVERHANGS SINCE OVERHANGS ARE LARGER THAN 5'-0"	EXISTING BUILDINGS = 47,276 SF* - DEMOLISHED BUILDINGS = 670 SF + PROPOSED STORAGE ADDITION = 396 SF + PROPOSED CLASSROOM ADDITION = 8,006 SF* 55,008 SF * INCLUDES ALL OVERHANGS SINCE OVERHANGS ARE LARGER THAN 5'-0"
BUILDING GROUND AREA COVERAGE PLUS AUXLIARY STRUCTURES	422,532 X .45 = 190,139 SF (LIMITED TO 127,910 SF BY MAX BUILDING AREA)	EXISTING BUILDINGS = 47,276 SF* + COVERED WALKWAYS = 4,152 SF 51,428 SF * INCLUDES ALL OVERHANGS SINCE OVERHANGS ARE LARGER THAN 5'-0"	EXISTING BUILDINGS = 47,276 SF* + COVERED WALKWAYS = 4,152 SF - DEMOLISHED BUILDINGS = 670 SF + PROPOSED STORAGE ADDITION = 396 SF + PROPOSED CLASSROOM ADDITION = 8,006 SF* 59,160 SF * INCLUDES ALL OVERHANGS SINCE OVERHANGS ARE LARGER THAN 5'-0"
TOTAL LANDSCAPING	422,532 X .40 = 169,012 SF	EXIST. LANDSCAPING = 349,553 SF	EXIST. LANDSCAPING = 349,553 SF + DEMOLISHED BUILDINGS = 670 SF - PROPOSED STORAGE ADDITION = 396 SF - PROPOSED CLASSROOM ADDITION = 8,006 SF + DEMOLISHED HARDSCAPE = 7,213 SF - NEW HARDSCAPE = 14,849 SF 334,185 SF
FRONT SETBACK	25'-0"	28'-0" AT CLOSEST POINT TO PROPERTY LINE	28'-0" AT CLOSEST POINT TO PROPERTY LINE
SIDE STREET SETBACK	15'-0"	234'-0" AT CLOSEST POINT TO PROPERTY LINE	234'-0" AT CLOSEST POINT TO PROPERTY LINE
CANAL SETBACK	35'-0"	53'-10" AT CLOSEST POINT TO PROPERTY LINE	53'-10" AT CLOSEST POINT TO PROPERTY LINE
SIDE SETBACK	10'-0"	425'-6" AT CLOSEST POINT TO PROPERTY LINE	425'-6" AT CLOSEST POINT TO PROPERTY LINE
REAR SETBACK	10'-0"	48'-5" AT CLOSEST POINT TO PROPERTY LINE	12'-0" AT CLOSEST POINT TO PROPERTY LINE
MAXIMUM HEIGHT	2 STORIES (29'-0" MAX)	1 STORY 19'-2"	1 STORY 19'-2"

PROPOSED SITE PLAN

SCALE : 1" = 60'-0"

REVISIONS

PROPOSED SITE PLAN

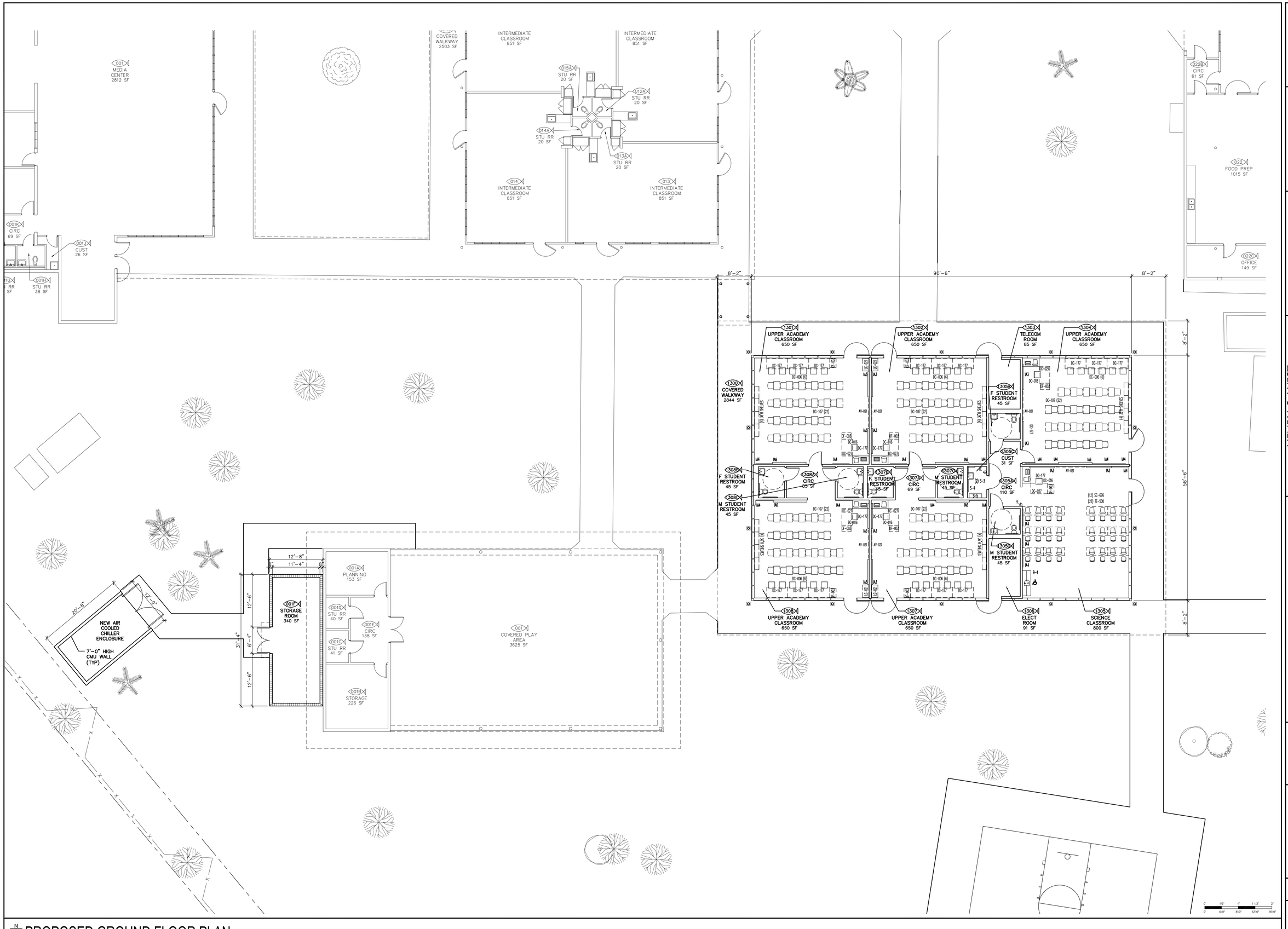
HENRY S. WEST LABORATORY SCHOOL K-8 CONVERSION
5300 CARILLO STREET CORAL GABLES, FL 33146
MDCPS PROJECT NUMBER 015710000
MIAMI-DADE COUNTY PUBLIC SCHOOLS

SILVA ARCHITECTS
135 SAN LORENZO AVENUE SUITE 880 · CORAL GABLES, FL 33146
PHONE (305) 444-8262 FAX (305) 444-5920

ROLANDO SILVA FL AR-7202

DATE ISSUED
02-03-17

SHEET
A-1.02



PROPOSED GROUND FLOOR PLAN

SCALE : 1/8" = 1'-0"

REVISIONS

PROPOSED GROUND FLOOR PLAN

HENRY S. WEST LABORATORY SCHOOL K-8 CONVERSION
5300 CARILLO STREET CORAL GABLES, FL 33146
MDCPS PROJECT NUMBER 01571000
MIAMI-DADE COUNTY PUBLIC SCHOOLS

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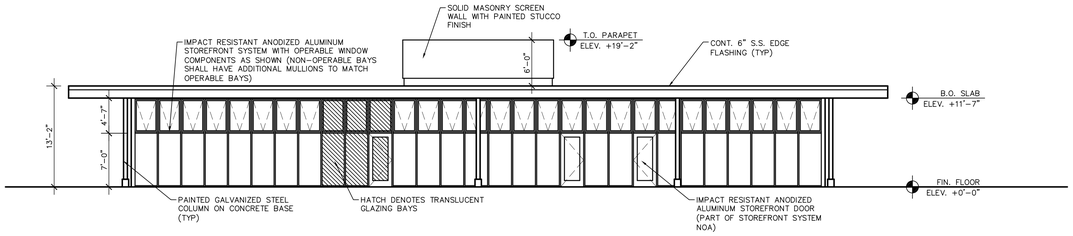
ROLANDO SILVA FL AR-7202

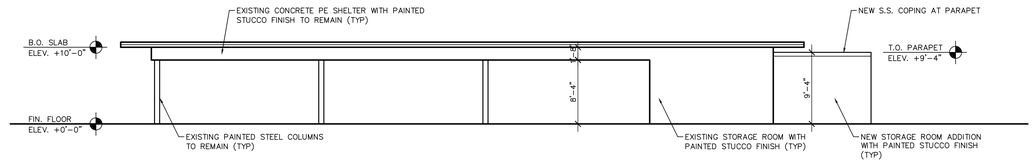
DATE ISSUED
02-03-17

SHEET
A-2.01



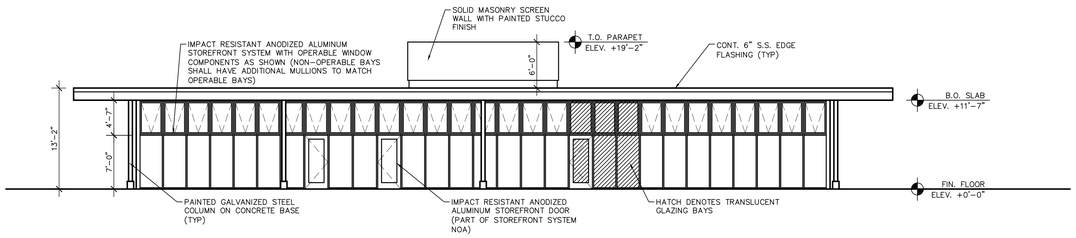
PROPOSED NORTH ELEVATION - BUILDING 13

SCALE : 1/8" = 1'-0"



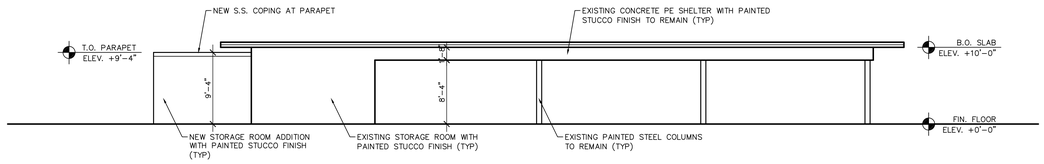
PROPOSED NORTH ELEVATION - BUILDING 12

SCALE : 1/8" = 1'-0"



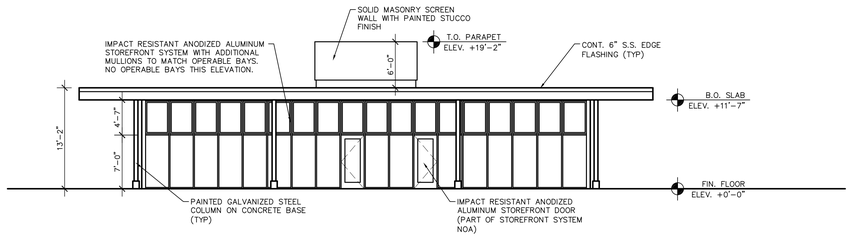
PROPOSED SOUTH ELEVATION - BUILDING 13

SCALE : 1/8" = 1'-0"



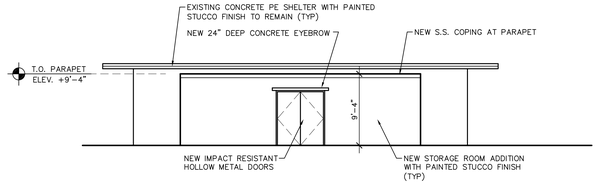
PROPOSED SOUTH ELEVATION - BUILDING 12

SCALE : 1/8" = 1'-0"



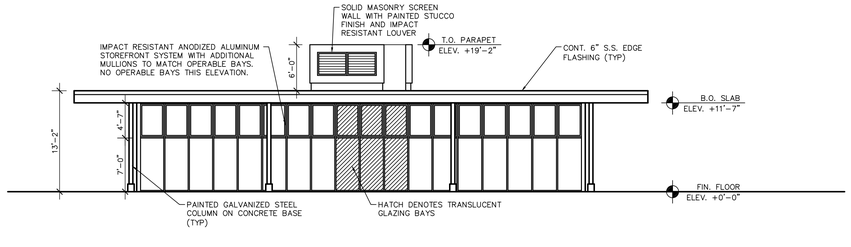
PROPOSED EAST ELEVATION - BUILDING 13

SCALE : 1/8" = 1'-0"



PROPOSED WEST ELEVATION - BUILDING 12

SCALE : 1/8" = 1'-0"



PROPOSED WEST ELEVATION - BUILDING 13

SCALE : 1/8" = 1'-0"

0' 1/2" 1" 1 1/2" 2"
0' 4'-0" 8'-0" 12'-0" 16'-0"

REVISIONS

EXTERIOR ELEVATIONS
BUILDINGS 12 & 13

HENRY S. WEST
LABORATORY SCHOOL
K-8 CONVERSION
5300 CARILLO STREET CORAL GABLES, FL 33146
MDCPS PROJECT NUMBER 01511000
MIAMI-DADE COUNTY PUBLIC SCHOOLS

SILVA ARCHITECTS
135 SAN LORENZO AVENUE SUITE 880 - CORAL GABLES, FL 33146
PHONE (305) 444-8262 FAX (305) 444-5920

ROLANDO SILVA FL AR-7202

DATE ISSUED
02-03-17

SHEET
A-3.01

SILVA ARCHITECTS

ART IN PUBLIC PLACES STATEMENT

ORDINANCES AND RESOLUTIONS PREVIOUSLY GRANTED (N/A)

HISTORICAL SIGNIFICANCE LETTER (N/A)

SILVA ARCHITECTS

February 3, 2017

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

Re: Henry S. West Laboratory School Addition Art in Public Places Statement

Dear Mr. Trias:

Since the project is owned by Miami-Dade County Public schools, a public entity and not a project by a private developer or municipality, this project will not be contributing to the Art Acquisition Fund.

Please feel free to call me at 305-444-8262 should you need additional information.

Sincerely yours.

Alejandro Silva, AIA
AS/ab

135 SAN LORENZO AVENUE, SUITE 880 • CORAL GABLES, FL 33146 • PH: 305-444-8262 • FAX: 305-444-5920 • asilva@silvaarc.com

SILVA ARCHITECTS

LOBBYIST REGISTRATION FORMS

CITY OF CORAL GABLES
RECEIVED
OFFICE OF THE CITY CLERK
2017 FEB -2 PM 3:08

CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED

REGISTRATION #:_____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name Alejandro Silva
LOBBYIST

Print Your Business Name, if applicable Silva Architects, LLC

Business Telephone Number 305-444-8262 ext 224

Business Address 135 San Lorenzo Avenue Suite 880 Coral Gables, FL 33146
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 20-4038377

State the extent of any business or professional relationship you have with any current member of the City Commission.

None

PRINCIPAL REPRESENTED:

NAME School Board of Miami-Dade County **COMPANY NAME, , IF APPLICABLE** Mr. Jaime Torrens Chief Facilities Officer

BUSINESS ADDRESS 1450 NE 2nd Ave Room 923 Miami, FL 33132 **TELEPHONE NO.:** 305-995-1401

ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of $25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a $150.00 Lobbyist Registration Fee is required.

I Alejandro Silva hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the $150.00 Annual Lobbyist Registration Fee.

Print Name of Lobbyist

Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

ERIC SANTA-CRUZ
Commission # FF 971907
My Commission Expires
March 17, 2020

BEFORE ME personally appeared ALEJANDRO SILVA to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 31ST DAY OF JANUARY 2017.

_____ Personally Known

X Produced ID D.L.

Notary Public
State of Florida

$150.00 Fee Paid ✓

Received By Marco Urquidi Date: 02/02/17

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

CITY OF CORAL GABLES
RECEIVED
OFFICE OF THE CITY CLERK

2017 FEB -2 PM 3:08

CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

REGISTRATION #:_____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name: Alejandro Silva
LOBBYIST

Print Your Business Name: Silva Architects, LLC

Business Telephone Number: 305-444-8262 ext 224

Business Address: 135 San Lorenzo Avenue Suite 880 Coral Gables, FL 33146
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: School Board of Miami-Dade County (Mr. Jaime Torrens, Chief Facilities Officer)

Principal Address: 1450 NE 2nd Ave Room 923 Miami, FL 33132 Telephone Number: 305-995-1401

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: **(Separate Application is required for each specific issue)**

Addition to Henry S. West Laboratory School located at 5300 Carillo Street Coral Gables, FL 33146

Project is being submitted for a Courtesy Review by the Development Review Committee (DRC)

I Alejandro Silva hereby swear or affirm under penalty of per-
Print Name of Lobbyist
jury that all the facts contained in this Application are true and that I am aware that these requirements are in compliance with the provisions of the City of Coral Gables Ordinance No. 2006-11, governing Lobbying.

Signature of Lobbyist

1-31-17
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared ALEJANDRO SILVA to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 31ST DAY OF JANUARY 2017.

____ Personally Known

X Produced ID DL.

Notary Public
State of Florida

ERIC SANTA-CRUZ
Commission # FF 971907
My Commission Expires
March 17, 2020

[redacted]

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.

City of Coral Gables
City Clerk
4520 PONCE DE LEON BLVD
CORAL GABLES, FL 33146
305-460-5351
Welcome

004095-0010 Marco U. 02/02/2017 03:12PM

NOC

Payment Tran Code: NOC, Lobbyists, Records and Notary Services (NOC) Description: Lobbyist - Alejandro Silva NOC, Lobbyists, Records and Notary Services	150.00
	150.00
Subtotal	**150.00**
Total	**150.00**
CHECK Check Number 7042	150.00
Change due	**0.00**

Paid by: Silva Architects

Thank you for your payment

CUSTOMER COPY

SILVA ARCHITECTS

WARRANTY DEED

WARRANTY DEED

THIS INDENTURE Made this 6th day of December, 1954 between THE UNIVERSITY OF MIAMI, INCORPORATED, a nonprofit Florida corporation, Grantor, and THE BOARD OF PUBLIC INSTRUCTION OF DADE COUNTY, FLORIDA, a body corporate and politic under the laws of the State of Florida, Grantee, 275 N. W. Second Street, Miami, Florida,

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described land situate, lying and being in the County of Dade and State of Florida, to-wit:

A portion of Tract 3 of the AMENDED PLAT OF PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI, recorded in Plat Book 46, at Page 81, of the Public Records of Dade County, Florida, more particularly described as follows:
Commence at the intersection of the Northwesterly side of Ponce de Leon Blvd. (University Concourse) and the Southwesterly side of Carillo Street; thence run Northwesterly along the Southwesterly side of said Carillo Street, along a circular curve to the right, having for its elements a radius 2600.93 feet, a central angle of 6 degrees 22 minutes 40 seconds, for an arc distance of 289.52 feet to a point of Compound Curve, said point is the Point of Beginning; thence run South 50 degrees 19 minutes 30 seconds West parallel with the Northwesterly side of Ponce de Leon Boulevard, for 315.45 feet to a point; thence run North 39 degrees 40 minutes 30 seconds West for 800 feet more or less to the Southeasterly bank of University Waterway; thence meander in a Northeasterly direction along the Southeasterly bank of University Waterway for 813 feet more or less to the Southwesterly side of Avenue Pisano; thence run South 52 degrees 58 minutes 11 seconds East along the Southwesterly side of said Avenue Pisano for a distance of 127 feet more or less, to a point of curvature; thence run Southerly

JAN 18 1955

and Southwesterly along a circular curve to the right having for its elements a radius of 25 feet, a central angle of 81 degrees 30 minutes 59 seconds, for an arc distance of 35.57 feet, to a Point of Reverse Curve, said point being on the Westerly side of Carillo Street; thence run Southerly along the Westerly side of Carillo Street, along a circular curve to the left, having for its elements a radius of 618.55 feet, a central angle of 40 degrees 26 minutes 14 seconds for an arc distance of 436.55 feet, to a point of compound curve; thence continue along the Westerly side of said Carillo Street, along a circular curve to the left, having for its elements a radius of 1565.75 feet, a central angle of 21 degrees 24 minutes 24 seconds, for an arc distance of 584.99 feet, to the Point of Beginning, containing 9.7 acres, more or less.

This conveyance is made subject to the terms and conditions of an agreement between the Grantor and the Grantee dated December 6, 1954, including the right of the Grantor to reacquire title to the land embraced herein pursuant to such agreement.

And the Grantee does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this deed to be signed in its name by its proper officers and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

THE UNIVERSITY OF MIAMI, INCORPORATED

Attest:

Secretary

By

President

Signed, sealed and delivered
in the presence of:

STATE OF FLORIDA)
)
COUNTY OF DADE)

I HEREBY CERTIFY, that on this 6th day of December, 1954 before me personally appeared Jay F. W. Pearson and C. D. Tharp, President and Secretary respectively of The University of Miami, Incorporated, a nonprofit Florida corporation, to me known to be the persons who signed the foregoing deed as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said deed is the act and deed of said corporation.

WITNESS my signature and official seal in the County of Dade, State of Florida, the day and year last aforesaid.

Ellen L. Gilson
Notary Public, State of Florida at Large

My commission expires:
Notary Public, State of Florida at Large.
My Commission expires June 10, 1955.
Bonded by American Fire & Casualty Co.

State of Florida, County of Dade.
This instrument was filed for record the ..... day of .....
1955 at ..... M. and duly recorded in .....
Book ..... on Page ..... File No. EE .....
E. B. LEATHERMAN
Clerk Circuit Court

By ..... D.C.