

301-341 Madeira Avenue
Development Review Committee Materials
November 2, 2018



**301-341 Madeira Avenue
Development Review Committee
Table of Contents**

Application	1
Statement of Use	2
Aerial, Photographs, Survey, Zoning Chart, Site Plan, Elevations and Floor Plans	3
Art in Public Places Statement	4
Ordinances, Resolutions, Covenants Previously Granted	5
Historical Significance Letter	6
Concurrency Impact Statement	7
Name and Contact Information	8
Lobbyist Registrations	9
Deeds	10

1



Level

1

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

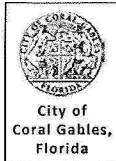
The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☐ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☒ Conditional Use with Site Plan
- ☐ Conditional Use without Site Plan
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☐ Mixed Use Site Plan
- ☒ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Separation/Establishment of a Building Site
- ☐ Site Plan
- ☐ Subdivision Review for a Tentative Plat and Variance
- ☐ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☐ Zoning Code Map Amendment
- ☐ Zoning Code Text Amendment
- ☐ Other: _____

Property information

Street address of the subject property: 301-341 Madeira Avenue

Property/project name: 301-341 Madeira Avenue



Level
1
Review

Development Review Committee Application

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

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

Current zoning classification(s): Multi-Family 2 and Residential Infill (RIR) Overlay Area

Proposed land use classification(s) (if applicable): Residential Multi-Family Medium Density

Proposed zoning classification(s) (if applicable): Multi-Family 2 and Residential Infill (RIR) Overlay Area

Previous use(s)/current use(s) of the property/building(s): Multi-family residential

Proposed use(s) of the property/building(s): Multi-family residential

Size of property (square feet/acres) 63,024 square feet / 1.45 acres

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

Total number of residential units per acre and total number of unit's 120 units per acre / 174 total units

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

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

N/A

Project Legal Description: Lot(s): 4-24


Block(s): 1

Section(s): Coral Gables Section K

Listing of all folio numbers for subject property:

03-4108-005-0090; 03-4108-005-0080; 03-4108-005-0070; 03-4108-005-0060; 03-4108-005-0050;

03-4108-005-0040; 03-4108-005-0030; 03-4108-005-0020

 City of Coral Gables, Florida	Level	<h1>Development Review Committee Application</h1>
	1 Review	
Address: 427 Biltmore Way, 2 nd Floor, Coral Gables, Florida 33134 Email: planning@coralgables.com		Phone: 305.460.5211

General information

Applicant(s)/Agent(s) Name(s): Mario Garcia-Serra, Esq.

Telephone Contact No: 305 376 6061 Fax No. 305 376 6010 Email MGarcia-Serra @ Gunster.com

Mailing Address: 600 Brickell Avenue, Suite 3500, Miami, Florida 33158
 (City) (State) (ZIP Code)

Property Owner(s) Name(s): Urban 301 Madeira LLC

Telephone Contact No: 305 945 0405 Fax No. _____ Email jmsredni @ gmail.com

Mailing Address: 2875 NE 191 Street, PH No. 1, Aventura, Florida 33180
 (City) (State) (ZIP Code)

Property Owner(s) Name(s): 335-341 Madeira LLC

Telephone Contact No: 305 945 0405 Fax No. _____ Email jmsredni @ gmail.com

Mailing Address: 2875 NE 191 Street, PH No. 1, Aventura, Florida 33180
 (City) (State) (ZIP Code)

Project Architect(s) Name(s): Robert Behar

Telephone Contact No: 305 740 5442 Fax No. 305 740 5443 Email robert @ beharfont.com

Mailing Address: 4533 Ponce de Leon Boulevard, Coral Gables, Florida 33146
 (City) (State) (ZIP Code)

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

N/A

 City of Coral Gables, Florida	Level 1	Development Review Committee Application
	Review	Address: 427 Biltmore Way, 2 nd Floor, Coral Gables, Florida 33134 Email: planning@coralgables.com Phone: 305.460.5211

Application requirements and supporting information
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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 agents 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.

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.
- ☐ Pedestrian amenities and streetscape plan.
- ☐ On-street parking analysis.
- ☒ Art in Public Places plan and/or statement.
- ☐ Lighting plan and signage plan.
- ☐ Underground utilities plan and/or statement.
- ☒ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☒ Historical significance letter.
- ☒ City Concurrency Impact Statement (CIS).
- ☐ Traffic study.
- ☒ 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 equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.
- ☐ Other: _____

	Level 1	Development Review Committee Application
	Review	

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.



Level

1

Review

Development Review Committee ApplicationAddress: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134Email: planning@coralgables.com

Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:

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

Mario Garcia-Serra, Esq.

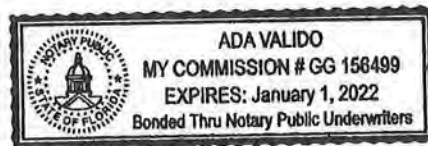
Address: 600 Brickell Avenue, Suite 3500, Miami, Florida 33131

Telephone: 305 376 6061

Fax: 305 376 6010

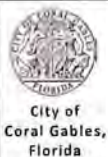
Email: MGarcia-Serra@gunster.com**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 1st day of November ²⁰¹⁸ by Mario Garcia-Serra
(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

1

Review

Development Review Committee Application

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:

Jonatan Sredni,
as Manager of Urban 301 Madeira LLC

Property Owner(s) Signature:

Property Owner(s) Print Name:

Jonatan Sredni,
as Manager of 335-341 Madeira LLC

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address: 2875 NE 191 Street PH No. 1, Aventura, Florida 33180

Telephone: 305 945 0405

Fax:

Email: jmsredni@gmail.com**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

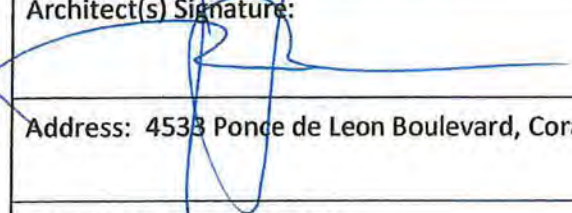
The foregoing instrument was acknowledged before me this 31st day of October ²⁰¹⁸ by Jonatan Sredni
(Signature of Notary Public - State of Florida)



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

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

 City of Coral Gables, Florida	Level 1 Review	Development Review Committee Application
	Address: 427 Biltmore Way, 2 nd Floor, Coral Gables, Florida 33134 Email: planning@coralgables.com Phone: 305.460.5211	

Architect(s) Signature: 	Architect(s) Print Name: Robert Behar
Address: 4533 Ponce de Leon Boulevard, Coral Gables, FL 33146	
Telephone: 305-740-5442	Fax: 305-740-5443
Email: robert@beharfont.com	



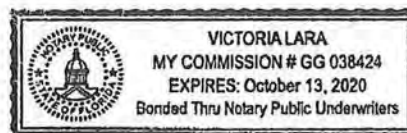
NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 25 day of October, ²⁰¹⁸ by Robert Behar
 (Signature of Notary Public - State of Florida)



Victoria Lara



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

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

2



October 31, 2018

VIA HAND DELIVERY

Mr. Ramon Trias
Development Review Committee, Chairman
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: 301-341 Madeira Avenue / Statement of Use

Dear Mr. Trias:

On behalf of Urban 301 Madeira, LLC, and 335-341 Madeira LLC (collectively, the "Applicant"), we respectfully submit this Statement of Use in connection with the enclosed Development Review Committee application for a Planned Area Development (PAD) and Regulatory Infill Regulations (RIR) Conditional Use approval for a new apartment building and accompanying public park to be located at 301-341 Madeira Avenue in Coral Gables, Florida (the "Property"). The Property, composed of eight different folios and a total of 21 platted lots, is designated Residential Multi-Family Medium Density on the Future Land Use Map, is zoned Multi-Family 2 District (MF2), and is within the RIR Overlay Zoning Area. The 63,024 square-foot (1.45-acre) Property is located at the northwest corner of the intersection of Salzedo Street and Madeira Avenue and occupies almost the entire north frontage of Madeira Avenue between Salzedo Street and Le Jeune Road. The proposed building will be 11 stories in height and consist of a mix of one, two and three-bedroom residential units for a total of 174 residential units with 242 parking spaces and 14,804 square feet of landscape open space including a 7,265 square foot public park to be located at the corner of Salzedo Street and Madeira Avenue (the "Project").

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

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

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

Goal FLU-1. *Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural*

activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live, and play.

The Project includes nearly 15,000 square feet of open space, along with 174 new residential units to be located near employment centers or in close proximity to mass transit. These living units will be a considerable improvement over the existing residential units on the Property and will fulfill the City's goal of providing new quality multifamily housing apartments and public open spaces in this area of the City.

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

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

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

When the Zoning Code was amended to include the Residential Infill Regulations, part of the intent was to encourage infill and redevelopment within existing developed areas. This Project is a great example of redevelopment which will discourage urban sprawl.

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

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

The Project avails itself of Mediterranean architectural bonuses and in exchange provides a multi-family residential building compatible with the surrounding multi-family residences, with adequate parking, and landscaping and buffering to the existing adjacent multi-family residences.

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

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

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

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

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

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

The existing structures on the Property have been declared non-historically significant by the Historic Resources Department and are proposed to be replaced with Mediterranean style design and architecture which may one day be deemed architecturally significant.

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

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

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

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

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

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

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

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

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

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

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

The parcel, at 1.45 acres, with nearly 600 feet of frontage and a depth of 121 feet, is adequate in size and shape to accommodate all the development features including the community park.

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

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

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

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


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

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

Since the Property is larger than one acre in size, the Project qualifies for review and approval as a PAD. In particular, the PAD approval process will permit the Project's proposed height of 11 stories and its proposed density of 120 units per acre. The proposed height and density exceed the height and density permitted by the underlying zoning regulations. At present, 10 stories and 100 feet are permitted and 11 stories and 115 feet are proposed. The maximum number of units permitted on the Property at present is 145 and 174 are proposed. However, the increased height and density may be approved pursuant to Section 3-502.B of the Code because they directly facilitate certain public benefits which are in the best interests of the City. It is the increased height and density that permit for the inclusion of the public park and the increased variety of new residential unit types. This will be one of the few multifamily apartment buildings in Coral Gables that can accommodate an individual as he or she progresses from commencing working through marriage and starting a family. The Project (1) provides substantial additional public benefit (in the form of new high quality residential units and a public park), (2) provides for public and private open space and recreation areas, enforcing neighborhood and community identity, (3) uses a variety of architectural solutions to promote Mediterranean architectural attributes, including variations in bulk and massing, community facilities and urban design amenities, and (4) avoids the negative impacts of unplanned and piecemeal developments.

We are confident that this Project will be a significant and positive new addition to this redeveloping area of the City and respectfully request your favorable consideration of this application. If you have any questions, please do not hesitate to contact me at (305) 376-6061.

Sincerely,



Mario Garcia-Serra

Enclosures

3

301-341 MADEIRA AVE

301-341 MADEIRA AVE
CORAL GABLES, FLORIDA

BEHAR • FONT

PARTNERS, P.A.
ARCHITECTURE • PLANNING • INTERIORS

4533 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146
Tel : (305) 740-5442 . Fax : (305) 740-5443
CERTIFICATION No. AA2451

ATLANTA , GEORGIA • NEW HAVEN , CONNECTICUT

ZONING INFORMATION			
PROJECT NAME:	301-341 MADEIRA AVENUE		
PROPERTY ADDRESS:	301-341 MADEIRA AVENUE, CORAL GABLES, FL 33134		
EXISTING ZONING:	MULTI-FAMILY 2 (MF2) AND RESIDENTIAL INFILL OVERLAY (RIR)		
PROPOSED ZONING APPROVALS:	PAD W/ RIR SITE PLAN APPROVAL		
NET LOT AREA:	63,024	SQ.FT.	1.45 Acres
FEDERAL FLOOD HAZARD:	ZONE "X"		

MAXIMUM F.A.R.				ALLOWED	PROVIDED
BASE:	63,024.00	SQ.FT.	X 2.0	126,048.00	
MEDITERRANEAN DESIGN BONUS:	63,024.00	SQ.FT.	X 0.5	31,512.00	
TOTAL				157,560.00	157,560.00

F.A.R.			
FLOOR	AREA	# FLOORS	TOTAL
GROUND FLOOR	9,200	1	9,200
2ND LEVEL	11,550	1	11,550
3RD LEVEL	11,260	1	11,260
4TH REC LEVEL	16,597	1	16,597
5TH-9TH LEVELS	16,122	5	80,610
10TH PENTHOUSE LEVEL	16,013	1	16,013
11TH PENTHOUSE LEVEL	12,330	1	12,330
TOTAL			157,560

DENSITY	ALLOWED	PROVIDED
(As per 4-201.E.13 City of Coral Gables Zoning Code)	100 units per acre pursuant to RIR	29 Additional units pursuant to PAD
	145	174

PARKING				REQUIRED	PROVIDED
RESIDENTIAL PARKING					
EFF. & 1BR UNITS @ 1.00		1BR UNITS: 88	88.00		
2BR UNITS @ 1.75		2BR UNITS: 80	140.00		
3BR UNITS @ 2.25		3BR UNITS: 6	13.50		
TOTAL PARKING:				242	242

TOTAL PARKING SPACES PROVIDED PER FLOOR		# SPACES PROVIDED	
GROUND FLOOR		63	(2HC SPACES)
PARKING LEVEL 2		84 + 6 LIFTS	(2 HC SPACES)
PARKING LEVEL 3		89	(2 HC SPACES)
TOTAL		242	(6 HC SPACES)

UNIT MIX	1 BEDROOM	2 BEDROOM	3 BEDROOM
GROUND FLOOR	9	1	
2ND LEVEL	10	2	
3RD LEVEL	10	2	
4TH REC LEVEL	4	9	
TYP LEVEL (5TH-9TH)	45	45	5
10TH LEVEL	6	11	1
11TH PENTHOUSE LEVEL	4	10	
TOTAL	88	80	6
	51%	46%	3%
174			

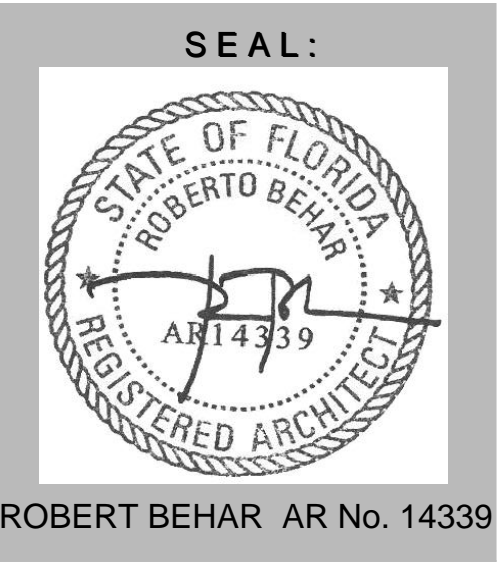
HANDICAPPED PARKING	REQUIRED	PROVIDED
(As per Florida Accessibility Code For Building Const.)		
HANDICAPPED PARKING		8
# OF HANDICAPPED SPACES		
REQUIRED TO BE VAN ACCESSIBLE		
(1 PER 6 REQ. HC PARKING SPACES) 7/6= 1.17		
TOTAL HANDICAPPED PARKING		8***
***2 VAN ACCESSIBLE IN TOTAL		
LOADING SPACES	REQUIRED	PROVIDED
(As per 5-1409.D City of Coral Gables Zoning Code)	1	1

LANDSCAPE OPEN SPACE	REQUIRED	PROVIDED
(As per 5-604.B.8 City of Coral Gables Zoning Code)		Green Area @ Ground Level:
20% OF 63,024 SF= 12,605		7265 sq.ft. (Park)
		4,446 sq.ft (W/o Arcade)
		1,065 sq.ft. (75% Arcade)
		Green Area @ Rec. Level:
		2,028 sq.ft
		14,804 sq.ft. = 23% (Total W/in Site)
TOTAL	12,605	14,804 sq.ft. = 23%

LOT COVERAGE	REQUIRED	PROVIDED
(As per 4-201.D.4 City of Coral Gables Zoning Code)	NO MINIMUM OR MAXIMUM REQUIRED	50,998

BUILDING SETBACKS	PROVIDED
(As per 3-502.C.10 City of Coral Gables Zoning Code)	
EAST FRONT (SALZEDO STREET)	67'-8"
SOUTH SIDE STREET (MADEIRA AVE)	0'-0" UPT TO 35'-0" 10'-0" ABOVE 35'-0"
WEST INTERIOR SIDE (ADJACENT PROPERTY)	5'-0" UP TO 35'-0" 126'-1" ABOVE 35'-0" 189'-1" ABOVE 105'-0"
NORTH REAR SIDE (ADJACENT PROPERTY)	1'-5" UP TO 35'-0" 34'-3" ABOVE 35'-0"

BUILDING HEIGHT	ALLOWED	PROVIDED
	RIR + MEDITERRANEAN DESIGN BONUS	PERSUANT TO PAD APPROVAL
	100'-0"	115'-0"



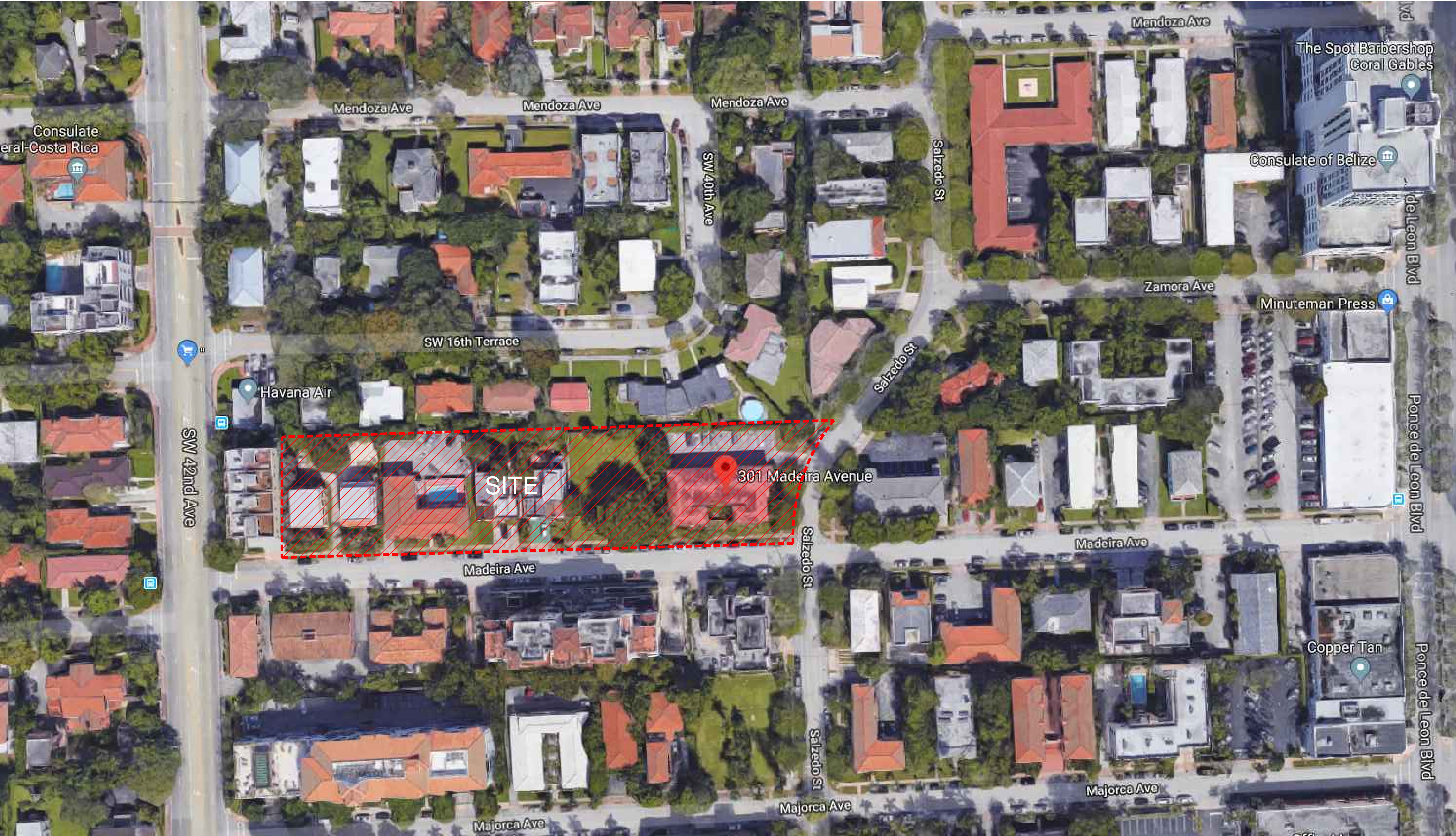
301-341 MADEIRA AVENUE
301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

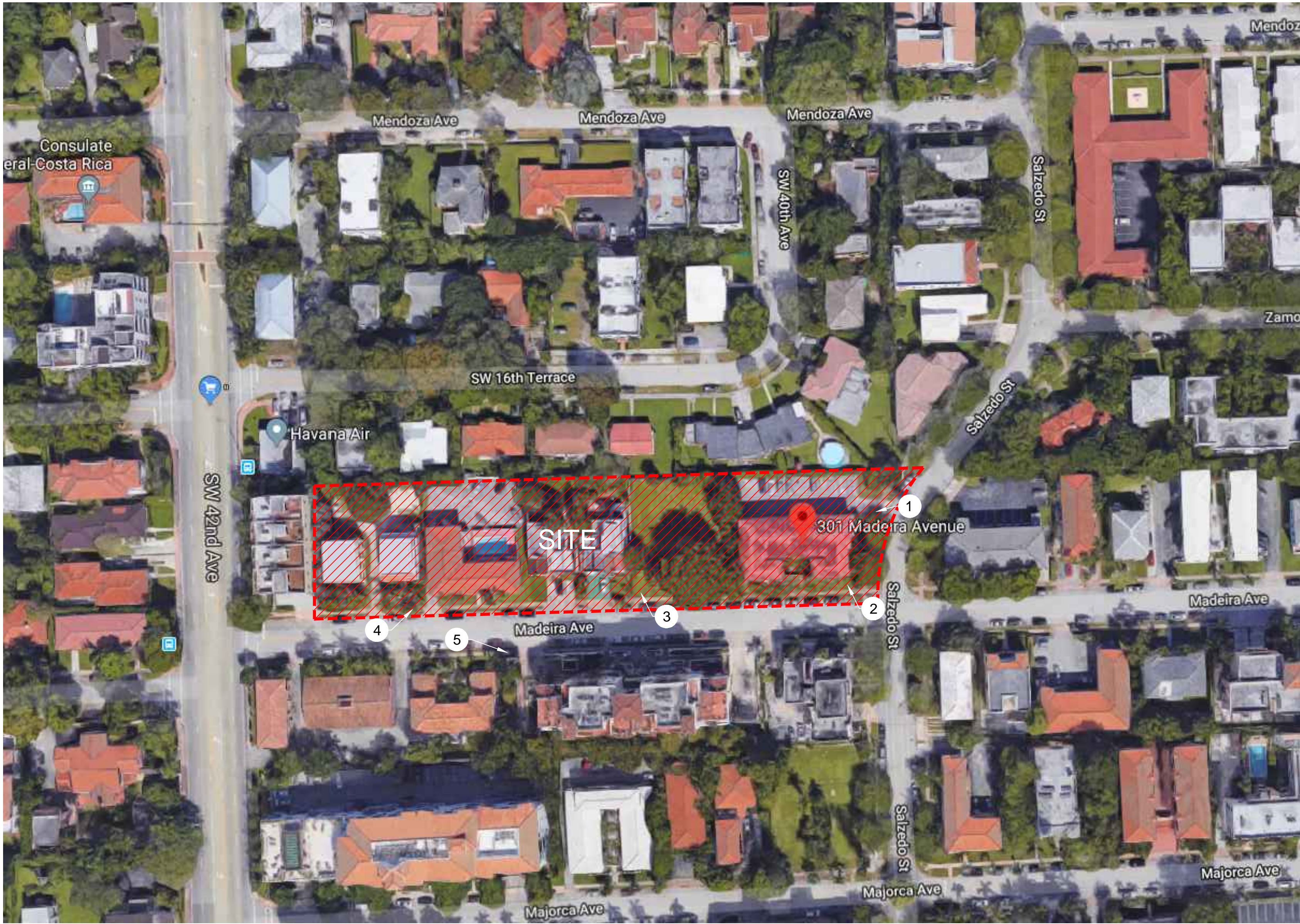
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DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:

SHEET NO:

CP-0.01





1. 301 MADEIRA AVE.



2. 301 MADEIRA AVE.



3. 317-321 MADEIRA AVE.



4. 341-323 MADEIRA AVE.



5. 340-322 MADEIRA AVE.



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Images are not to scale.

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

4533 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146
TEL: (305) 245-4442 · FAX: (305) 245-4443
CERTIFICATION No. AA2451
ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

SEAL:

STATE OF FLORIDA
ROBERTO BEHAR
ART 14339
REGISTERED ARCHITECT

ROBERT BEHAR AR No. 14339

301-341 MADEIRA AVENUE
301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

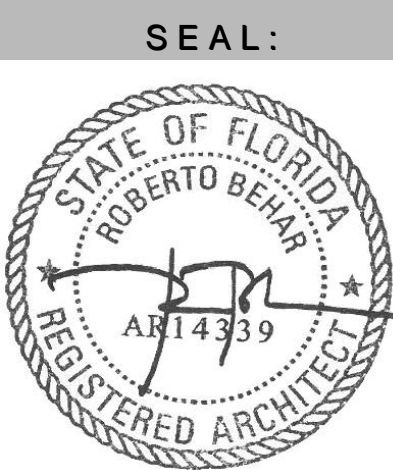
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DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
CP-1.3

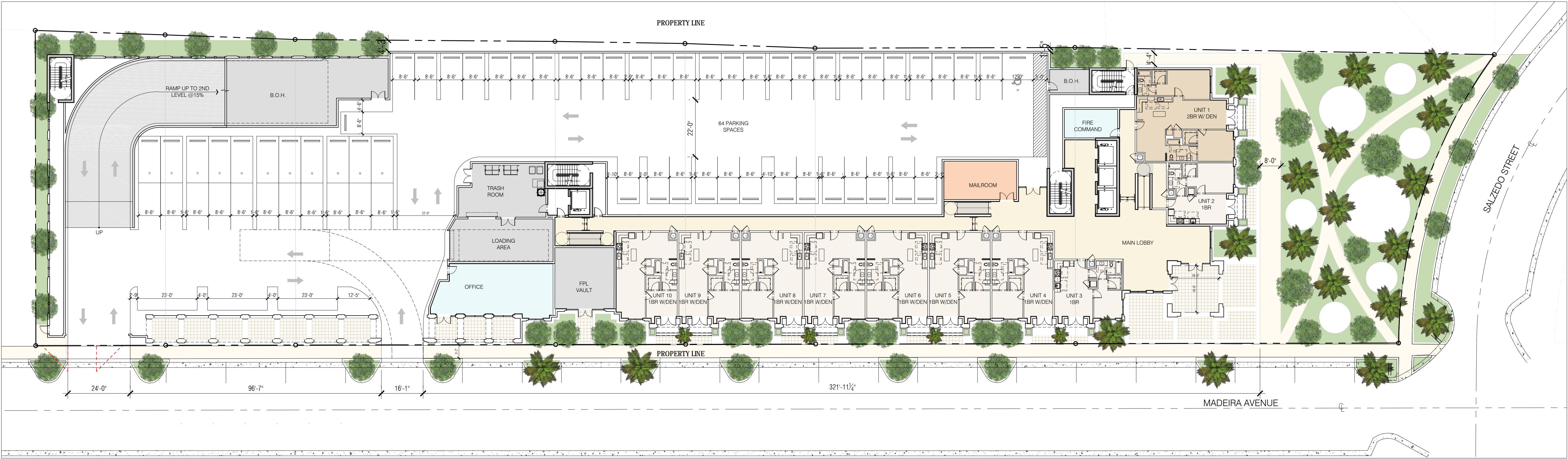


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ROBERT BEHAR AR No. 14339



SITE PLAN

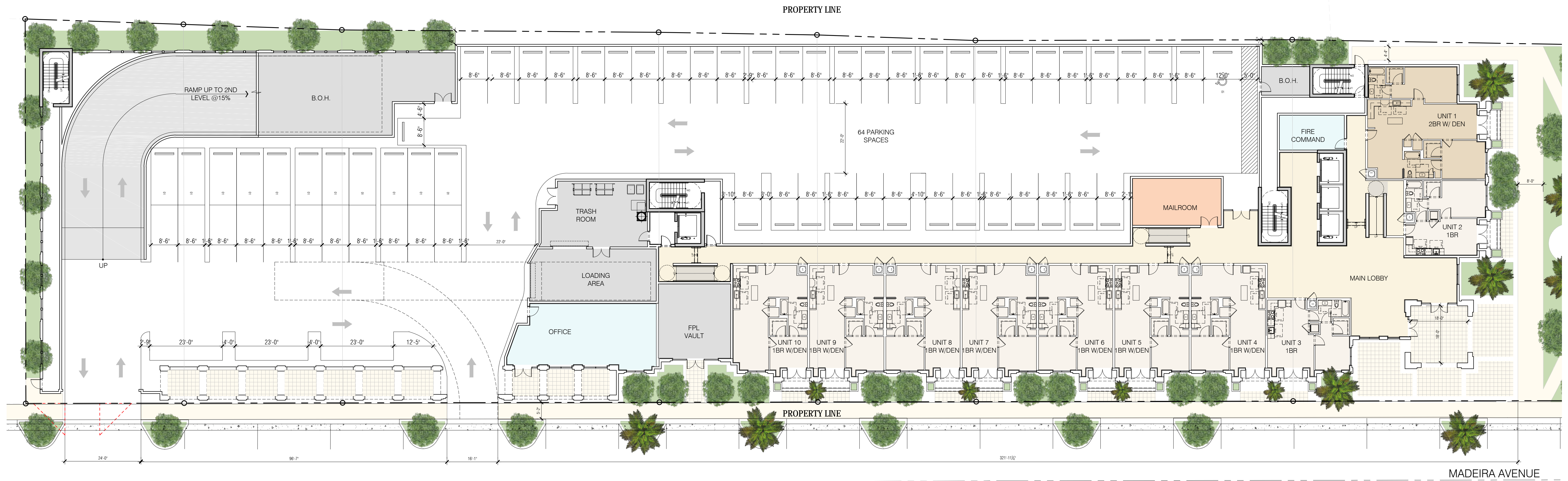
SCALE: N.T.S.

301-341 MADEIRA AVENUE
301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

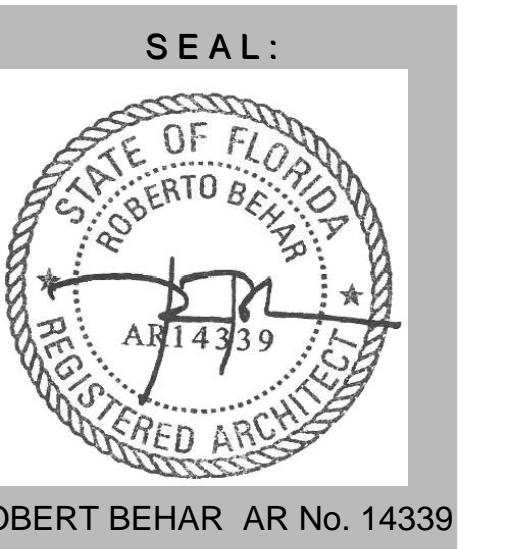
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DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

A-1.0

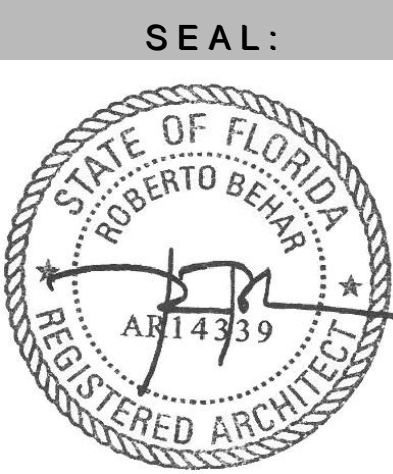


GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

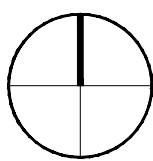
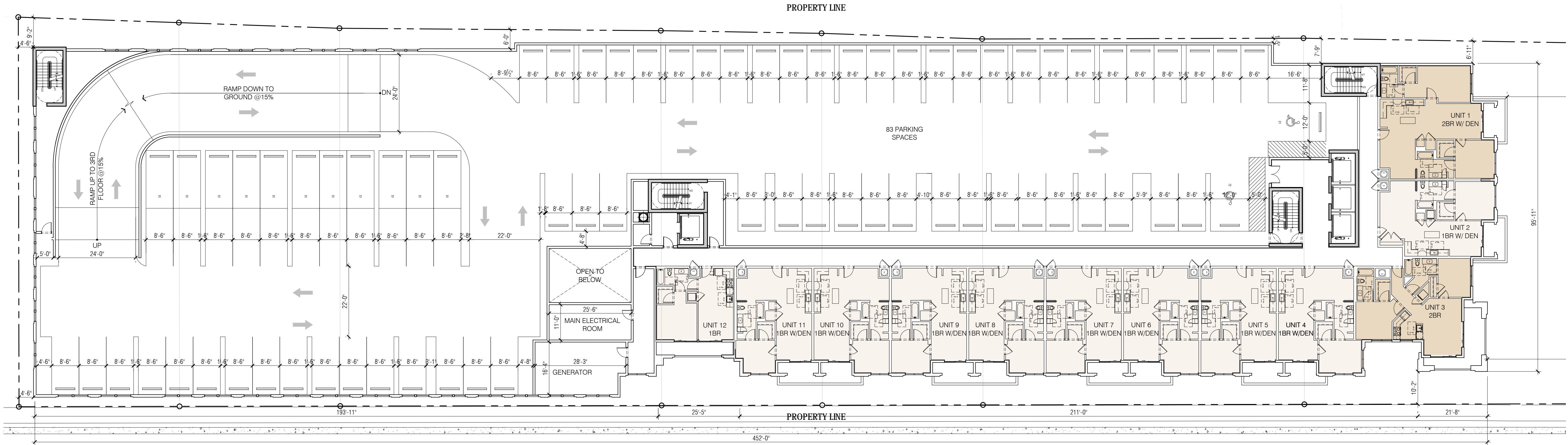


301-341 MADEIRA AVENUE
301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

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ROBERT BEHAR AR No. 14339



2ND FLOOR PLAN

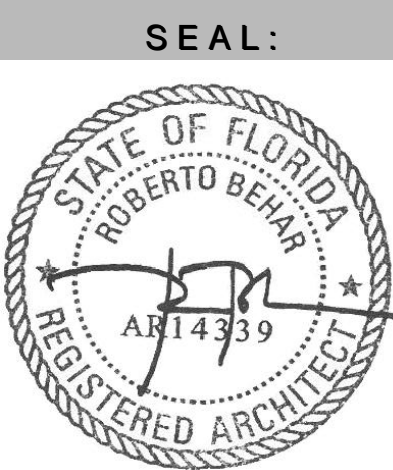
SCALE: 1/16" = 1'-0"

301-341 MADEIRA AVENUE

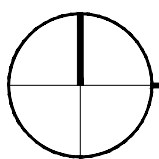
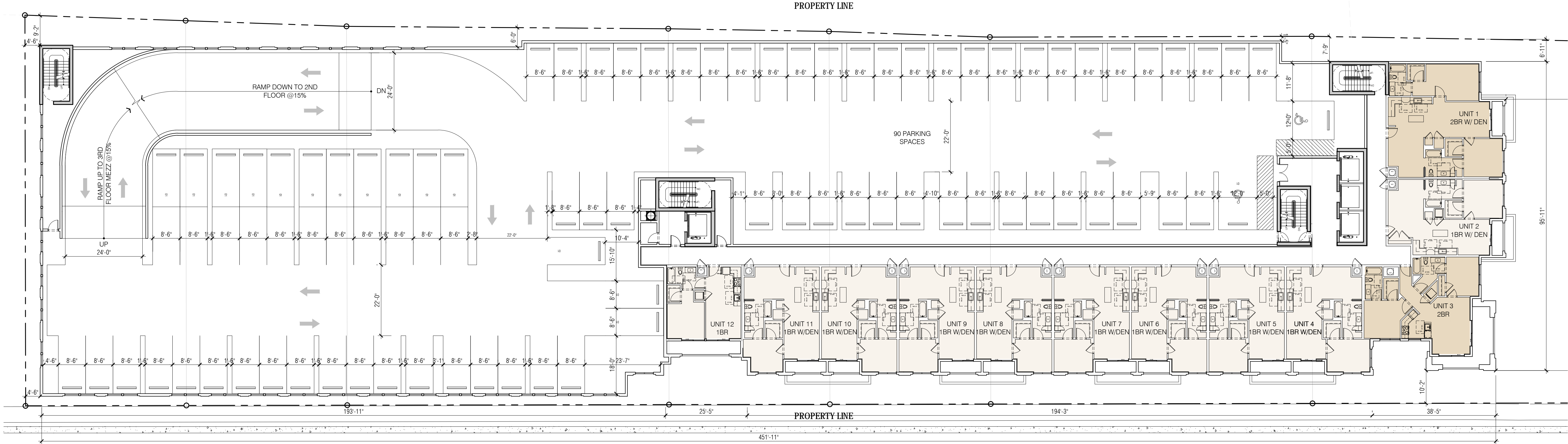
301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

A-1.2



ROBERT BEHAR AR No. 14339



3RD FLOOR PLAN

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

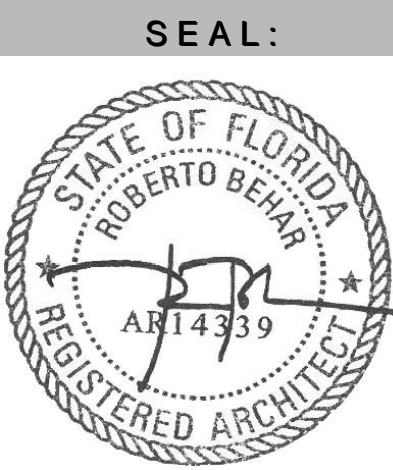
301-341 MADEIRA AVENUE
301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

A-1.3



REC DECK FLOOR PLAN
SCALE: 1/16" = 1'-0"



ROBERT BEHAR AR No. 14339

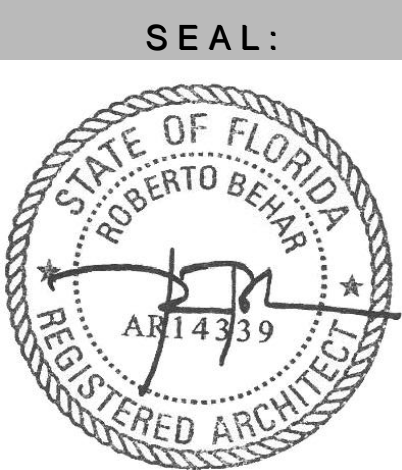
SAN REMO BAPTIST PARKING GARAGE

1540 SAN REMO AVE
CORAL GABLES, FLORIDA

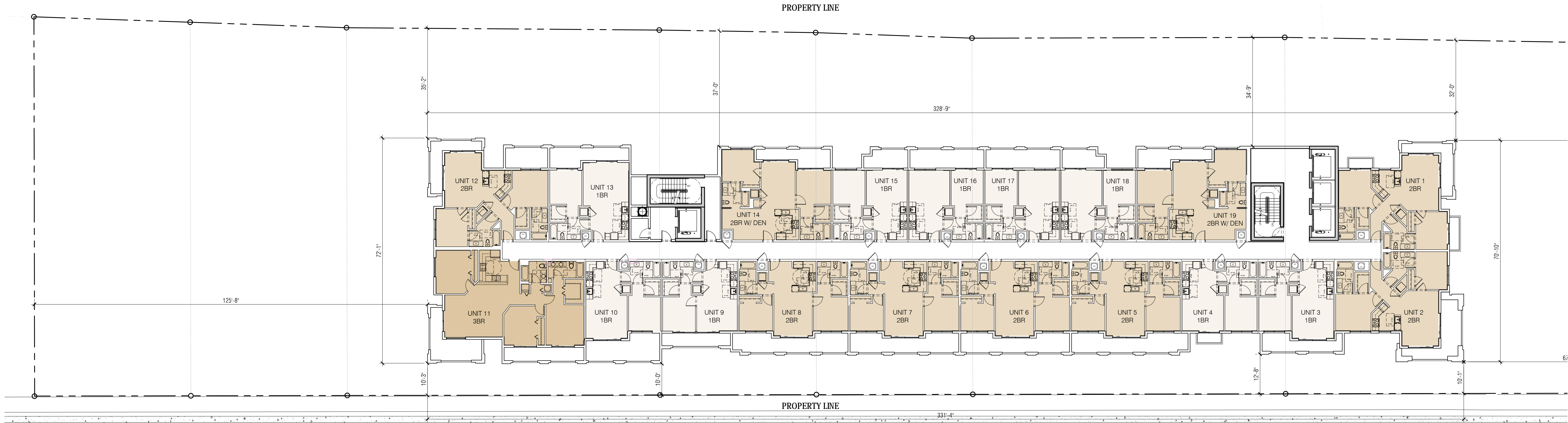
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DATE: 05-25-2018
PROJECT NO: 17-082
DRAWING NAME:
SHEET NO:

A-1.3



ROBERT BEHAR AR No. 14339



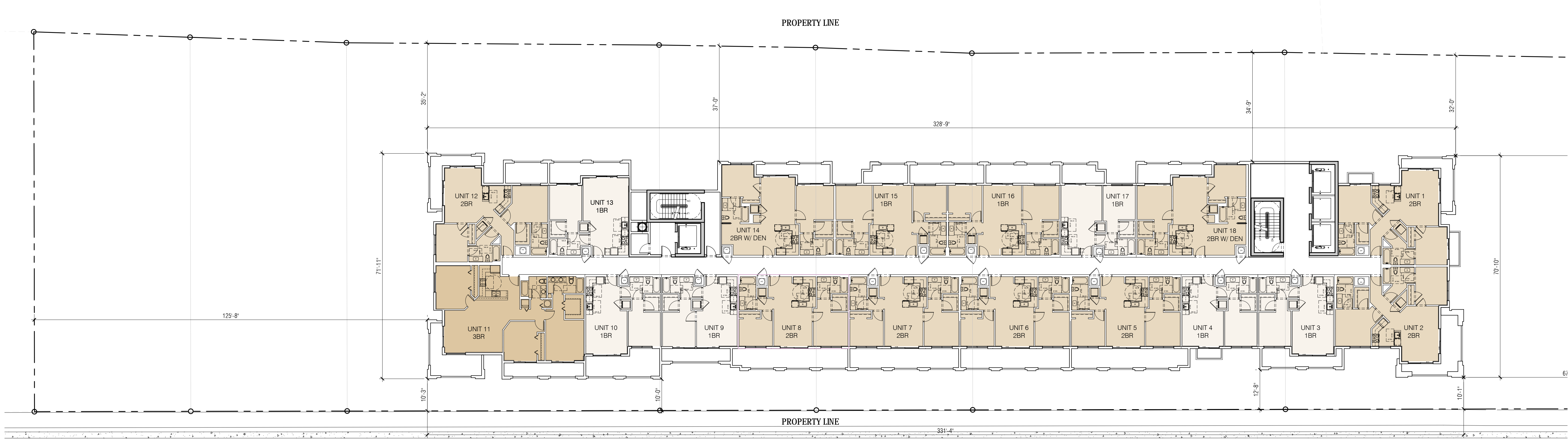
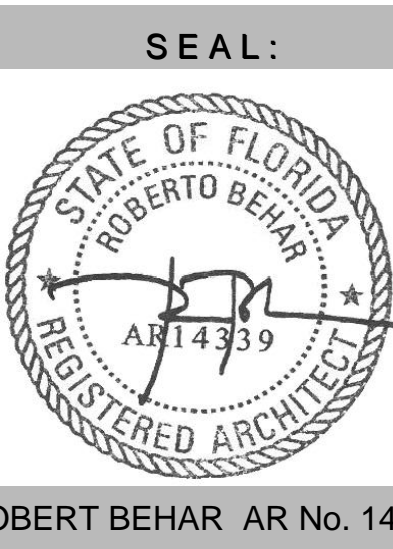
TYP (5TH-9TH) FLOOR PLAN
SCALE: 1/16" = 1'-0"

301-341 MADEIRA AVENUE
301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

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DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:
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A-1.5



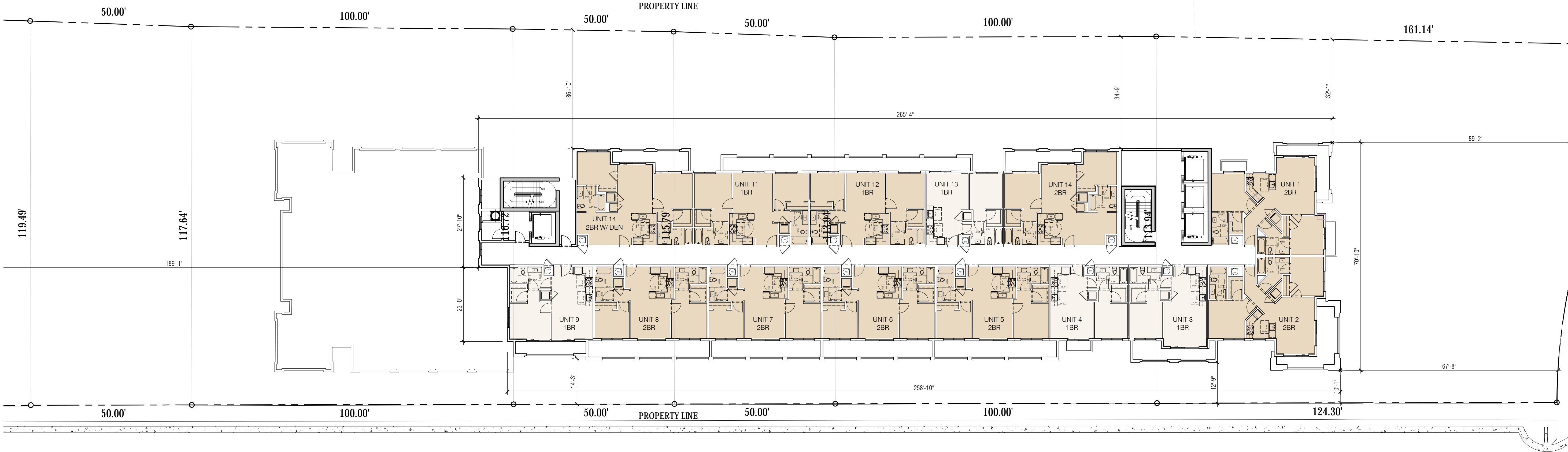
10TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

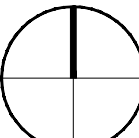
301-341 MADEIRA AVENUE
301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

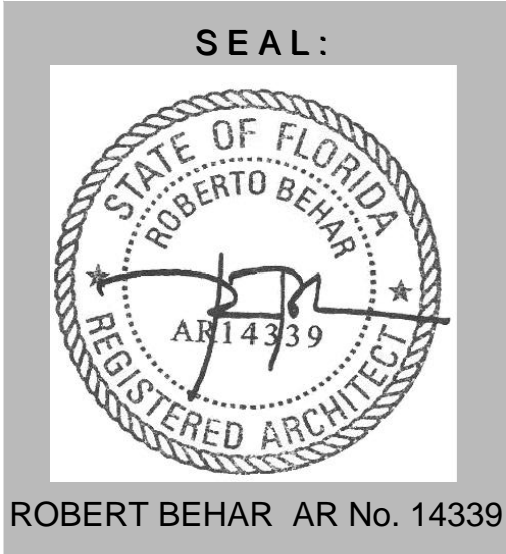
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DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

A-1.6



 **PENTHOUSE (11TH) FLOOR PLAN**
SCALE: 1/16" = 1'-0"



301-341 MADEIRA AVENUE
301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

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DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

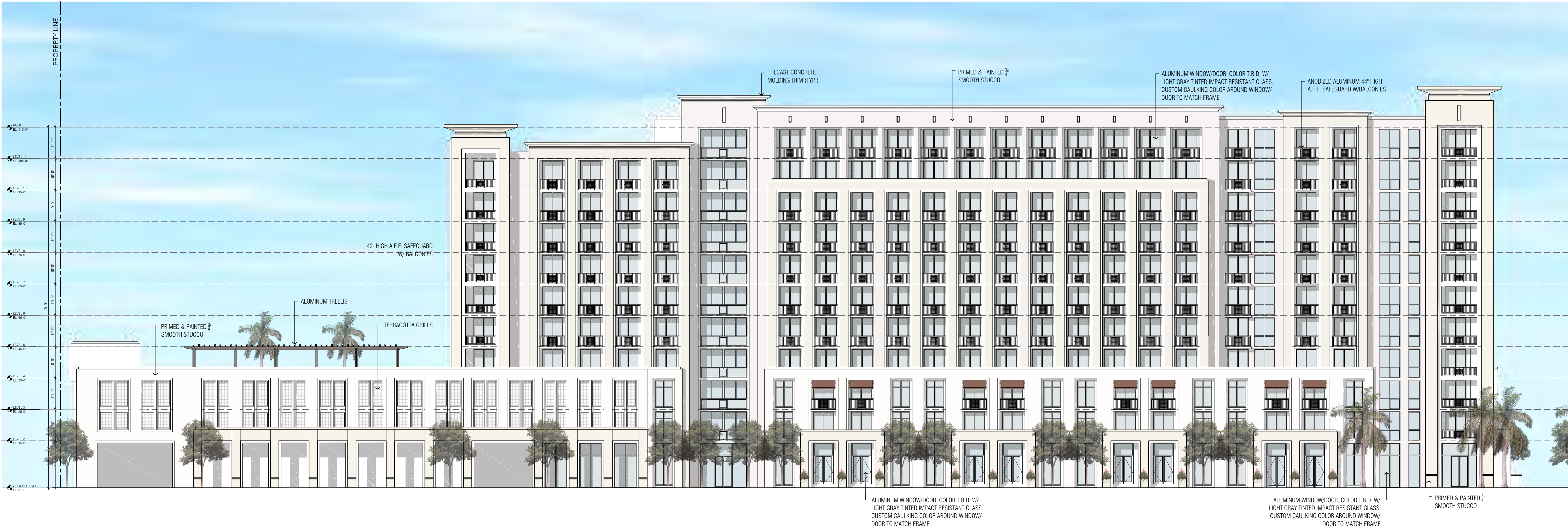
A-1.7



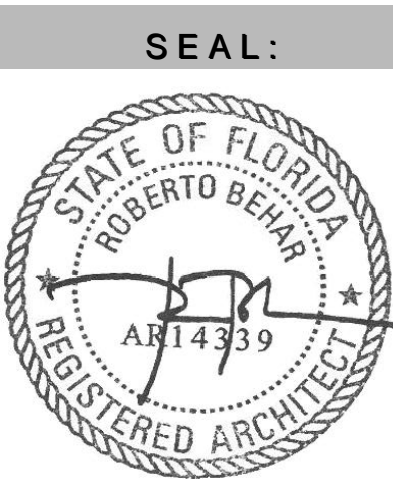
ROBERT BEHAR AR No. 14339

301-341 MADEIRA AVENUE
301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

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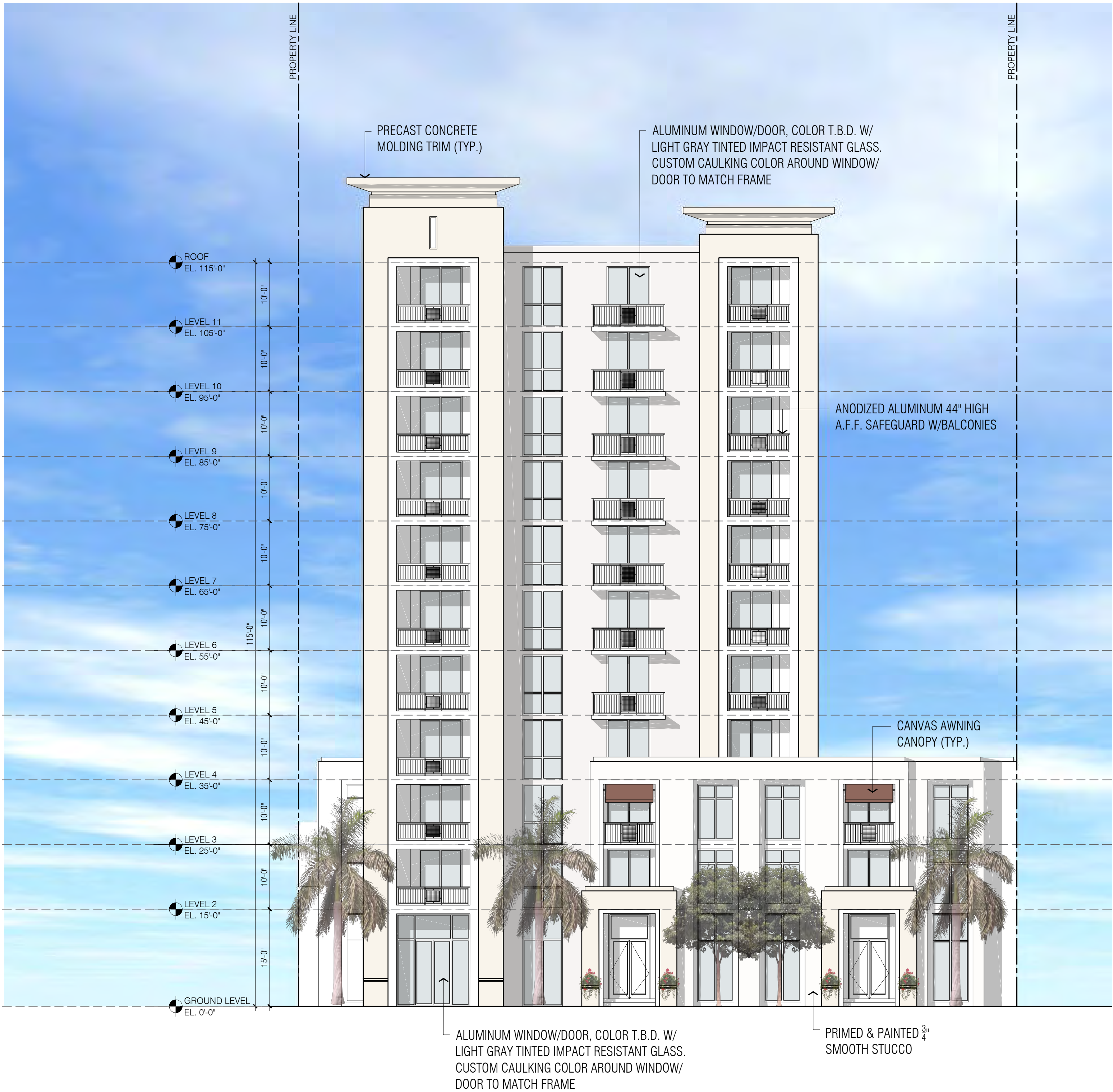
 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



ROBERT BEHAR AR No. 14339

301-341 MADEIRA AVENUE
301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

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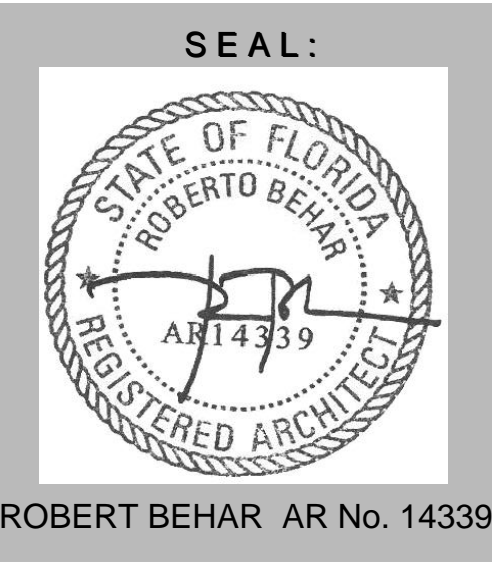


EAST ELEVATION

SCALE: 3/32" = 1'-0"

DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

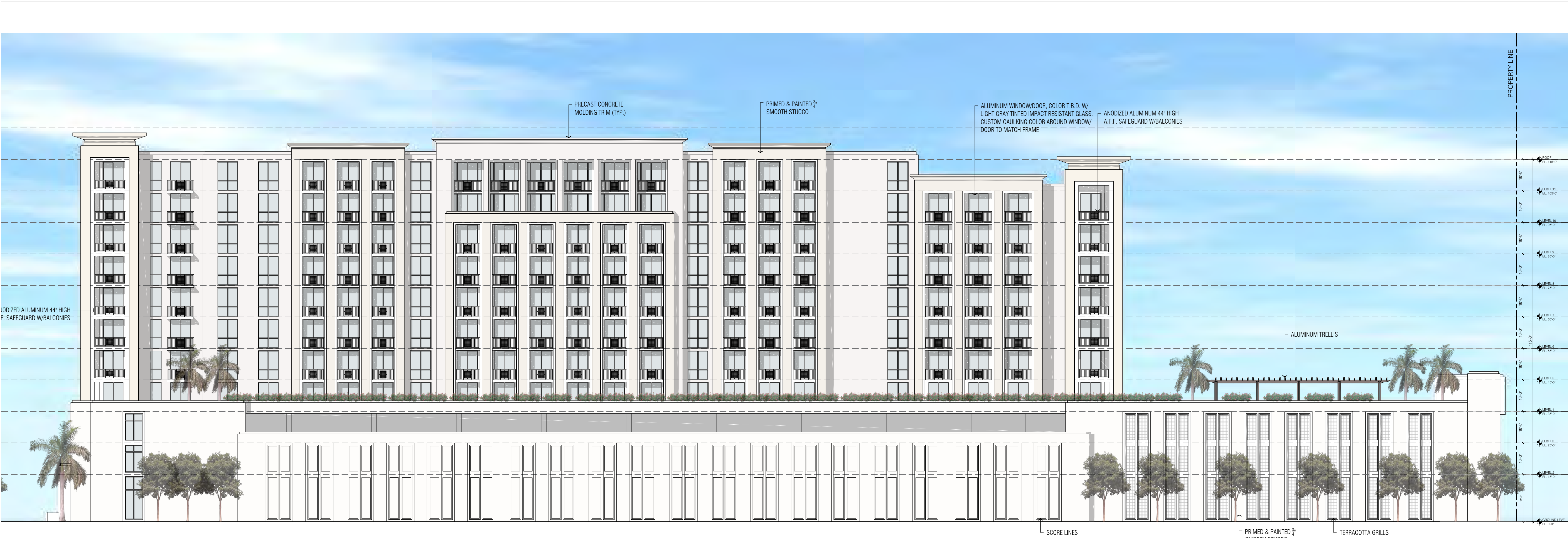
A-2.1



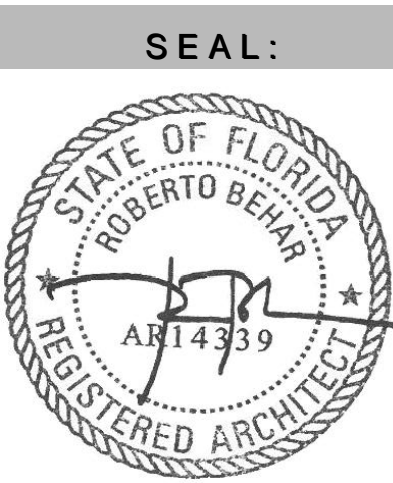
301-341 MADEIRA AVENUE
301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

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DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:
A-2.2



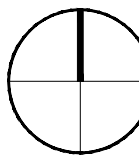
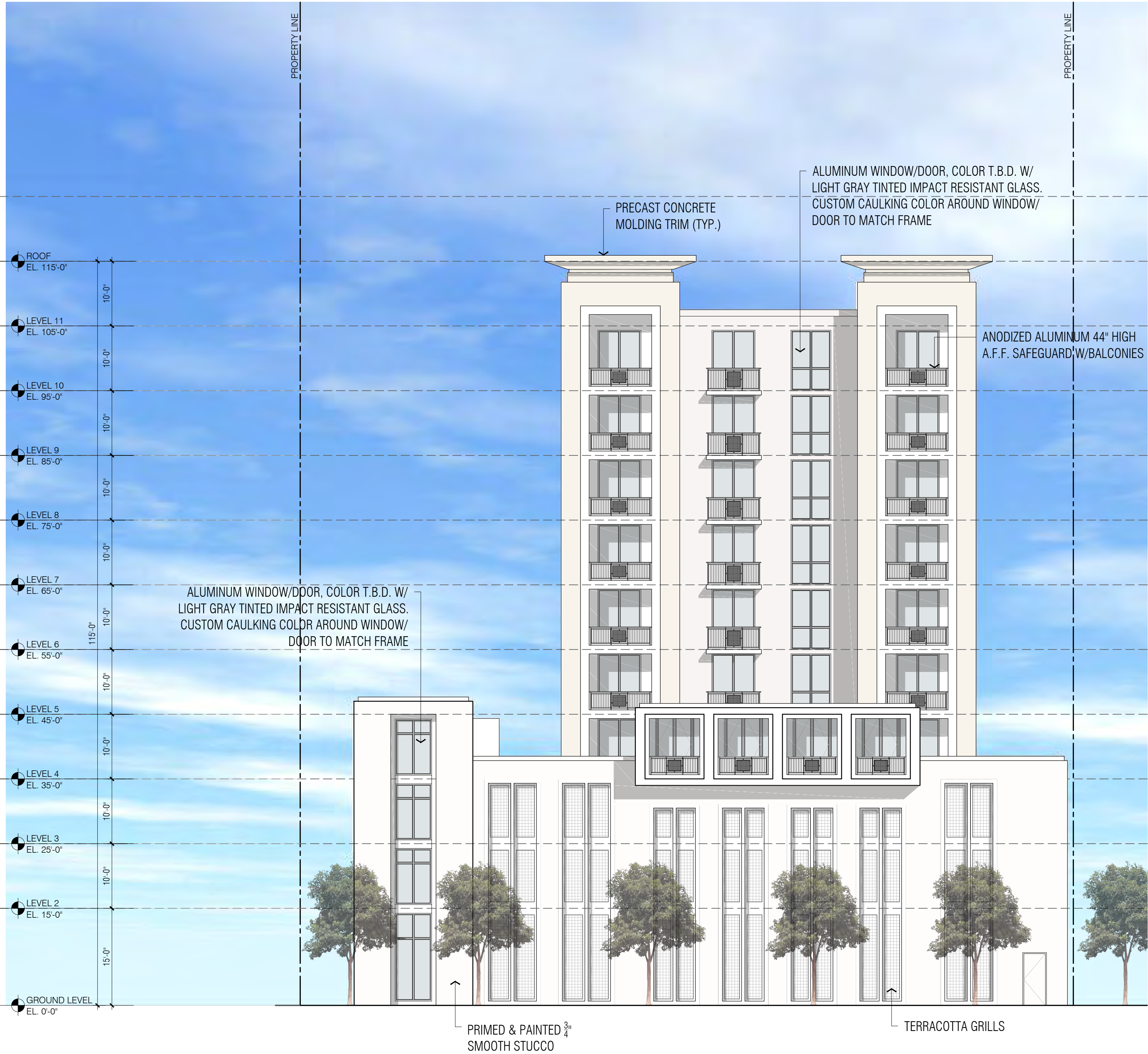
 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



ROBERT BEHAR AR No. 14339

301-341 MADEIRA AVENUE
301-341 MADEIRA AVE.
CORAL GABLES, FLORIDA

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WEST ELEVATION

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

DATE: 05-25-2018
PROJECT NO: 18-035
DRAWING NAME:
SHEET NO:

A-2.3

4



GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Client Number: 39592.00001
Writer's Direct Dial Number: (305) 376-6061
Writer's E-Mail Address: mgarcia-serra@gunster.com

October 31, 2018

VIA HAND DELIVERY

Mr. Ramon Trias
Development Review Committee, Chairman
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: 301-341 Madeira Avenue / Development Review Committee Application / Art in Public Places Statement

Dear Mr. Trias:

As required by Coral Gables Zoning Code Section 3-2103.B.2, and on behalf of Urban 301 Madeira, LLC, and 335-341 Madeira LLC (collectively, the "Applicant"), please be advised that as part of the proposed residential development to be located at 301-341 Madeira Avenue, the Applicant intends to request approval to incorporate a work of art in the proposed community park on the corner of Salzedo Street and Madeira Avenue. If you have any questions, please do not hesitate to contact me at (305) 376-6061.

Sincerely,

Mario Garcia-Serra

5

#6599



CFN 2007R0716981
OR Bk 25792 Pgs 0579 - 5821 (4pgs)
RECORDED 07/20/2007 07:35:25
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

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

DECLARATION OF RESTRICTIVE COVENANT
IN LIEU OF UNITY OF TITLE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WITNESS:

OWNER:
315 Madeira, LLC

By: _____

Print Name

Marta O. Robles

Print Name

Virginia Santamarina

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

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

WITNESS my hand and official seal this 21st day of April, 2007.



Marta O Robles

My Commission DD342081

Expires July 28, 2008

Print or stamp Name

Notary Public, State of Florida at large

Commission No.: _____

My Commission Expires: _____

Approved as to Form and Legal
Sufficiency by

Elizabeth M. Hernandez
City Attorney

6



Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

October 18, 2018

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

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

Dear Property Owners:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

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

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

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

This letter is a reissue of the previous letter dated March 27, 2017. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

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

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

Sincerely,



Dona M. Spain
Historic Preservation Officer

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



October 18, 2018

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

*Historical Resources &
Cultural Arts*

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

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

Dear Property Owners:

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

This letter is a reissue of the previous letter dated March 9, 2017. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

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

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

Sincerely,

Dona M. Spain
Historic Preservation Officer

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



October 18, 2018

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

*Historical Resources &
Cultural Arts*

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

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

Dear Property Owners:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application.

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

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

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

Sincerely,



Dona M. Spain
Historic Preservation Officer

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



October 18, 2018

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

*Historical Resources &
Cultural Arts*

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

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

Dear Property Owners:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application.

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

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

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

Sincerely,



Dona M. Spain
Historic Preservation Officer

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



October 16, 2018

VIA HAND DELIVERY

Ms. Dona M. Spain, Director
Historical Resources Department
2327 Salzedo Street, 2nd Floor
Coral Gables, FL 33134

**Re: Issuance of Historic Significance Letters for 301 and 331 Madeira Avenue /
Re-Issue of Historic Significance Letters for 321, 325, 335, and 341 Madeira
Avenue**

Dear Ms. Spain:

I am requesting the issuance and re-issuance of historic significance determinations for several properties on the 300 block of Madeira Avenue in Coral Gables, Florida. Photographs of the buildings, along with a survey of all the relevant properties are enclosed along with a check for the processing fee in the amount of 1,922.50.

The properties for which we are requesting the initial historic significance determination letters are as follows:

Address	Legal Description
301 Madeira Avenue	Lots 20 & 24, Block 1, Coral Gables Section "K" REV, according to the plat thereof as recorded in Plat Book 30 Page 60 of the Public records of Miami-Dade County
331 Madeira Avenue	Lots 8 - 11, inclusive, Block 1, Coral Gables Section "K" REV, according to the plat thereof as recorded in Plat Book 30 Page 60 of the Public records of Miami-Dade County

The properties for which we are requesting a re-issuance of the historic significance determination are as follows:

Ms. Dona M. Spain, Director
October 16, 2018
Page 2

Address	Legal Description	Date of Issuance
321 Madeira Avenue	Lots 14 & 15, Block 1, Coral Gables Section "K" REV, according to the plat thereof as recorded in Plat Book 30 Page 60 of the Public records of Miami-Dade County	March 27, 2017
325 Madeira Avenue	Lots 12 & 13, Block 1, Coral Gables Section "K" REV, according to the plat thereof as recorded in Plat Book 30 Page 60 of the Public records of Miami-Dade County	March 9, 2017
335 Madeira Avenue	Lots 6 & 7, Block 1, Coral Gables Section "K" REV, according to the plat thereof as recorded in Plat Book 30 Page 60 of the Public records of Miami-Dade County	December 14, 2015
341 Madeira Avenue	Lots 4 & 5, Block 1, Coral Gables Section "K" REV, according to the plat thereof as recorded in Plat Book 30 Page 60 of the Public records of Miami-Dade County	December 14, 2015

Please contact me at 305-376-6061 or MGarcia-Serra@gunster.com if you have any questions or would like to discuss the foregoing request. Thank you for your attention to this matter.

Sincerely,



Mario Garcia-Serra

Enclosures

MIA_ACTIVE 4800364.1



**CITY OF CORAL GABLES
HISTORIC SIGNIFICANCE REQUESTS
OF ANY STRUCTURE**

In order to process a request for information as to whether or not a non-designated structure is historically significant prior to a request for a demolition permit in the City of Coral Gables, the following information is required:

1. A survey of the lot in question and all contiguous lots or parcels of land owned by the same property owner. The survey must be signed and sealed by a land surveyor registered and licensed to do business in the United State of Florida.

The survey must include the following:

- a) All lot lines and property lines must be shown and labeled.
- b) All improvements must be shown (i.e. buildings, wall fences, slabs, driveways, etc.)
- c) Correct legal description.
- d) Survey must be current (a current survey is less than five (5) years old and must accurately reflect the existing conditions at the site at the time it is submitted to the Historical Resources Department). The date issued must be clearly marked and the survey must be signed and sealed.

2. A letter of request / intent stating the specifics request, including the address and legal description of the property i.e.:

I would like to know if 6XX Alhambra Circle (Lot 1, Block 1, Coral Gables Section) is historically significant.

3. Color Photographs of the overall site, and of all sides of all the buildings and features on the site labeled. Polaroid's, Google Street View, Google Earth images will not be accepted.

4. Processing fee (per Ordinance No. 2015-17):

NEW REQUEST: \$761.25

RE-ISSUE OF EXPIRED LETTER: \$100.00

Checks made payable to: *The City of Coral Gables*

5. Application

**ALL SUBMITTED INFORMATION WILL BE RETAINED BY
THE CITY OF CORAL GABLES AND WILL NOT BE RETURNED.**

Letters for the determination of historical significance should be addressed to:

*The City of Coral Gables
Historical Resources and Cultural Arts Department
2327 Salzedo Street, 2nd Floor
Coral Gables, FL 33134*

**CITY OF CORAL GABLES
HISTORIC SIGNIFICANCE REQUEST
OF ANY STRUCTURE**

☐ Re-Issue

PROPERTY INFORMATION:

Folio Number: 03-4108-005-0090; 03-4108-005-0040

Property Address: 301 Madeira; 331 Madeira

Lots 20 & 24, Block 1, Coral Gables Section "K" REV, according to the plat thereof as recorded in Plat

Legal Description: Book 30 Page 60 of the Public records of Miami-Dade County

Lots 8 - 11, inclusive, Block 1, Coral Gables Section "K" REV, according to the plat thereof as recorded in Plat Book 30 Page 60 of the Public records of Miami-Dade County

Original Date of Construction: 1958; 1963

Original Architect(s): Unknown

OWNER INFORMATION:

Owner: Urban 301 Madeira, LLC

Mailing Address: 2875 NE 191 St, PH 1, Aventura, Florida 33180

(Please be sure to include City and Zip Code)

Phone number(s): 305-945-0405

E-mail: jmsredni@gmail.com

CONTACT INFORMATION:

Applicant Name: Mario Garcia-Serra, Esq.

Mailing Address: 600 Brickell Avenue, Suite 3500, Miami, Florida 33131

(Please be sure to include City and Zip Code)

Phone number(s): 305-376-6061

E-mail: mgarcia-serra@gunster.com

-Staff Use Only-

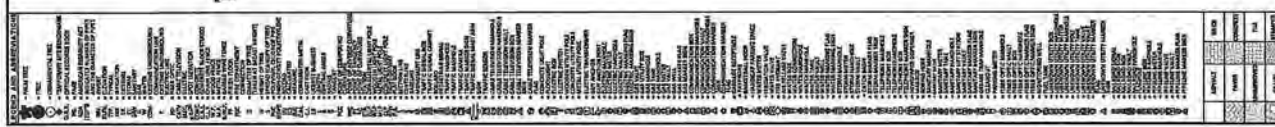
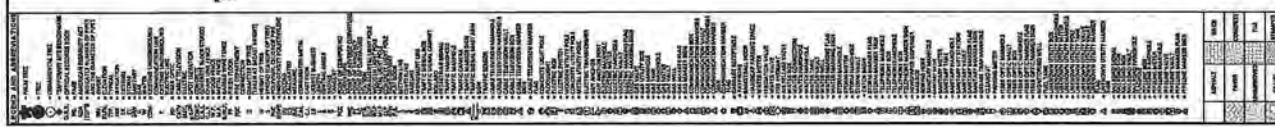
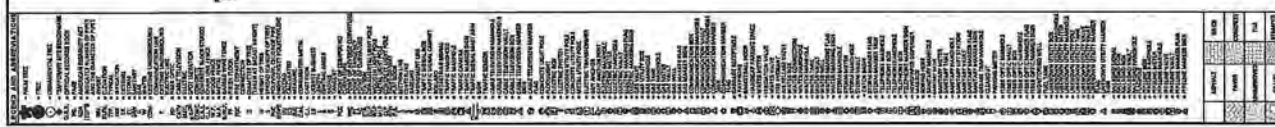
EDEN SYSTEM PERMIT #: _____

Determination: The property ☐ does not meet ☐ does meet the minimum eligibility criteria for designation as a local historic landmark at the present time.

Note: *The Historical Resources staff will require review by the Historic Preservation Board if the building to be demolished is considered eligible for local designation.*

Any change from the foregoing may only be made upon a demonstration of a change in the material facts upon which this determination was made. Please be advised that this determination does not constitute a development order.

****PLEASE NOTE:** Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

301 Madeira: East façade



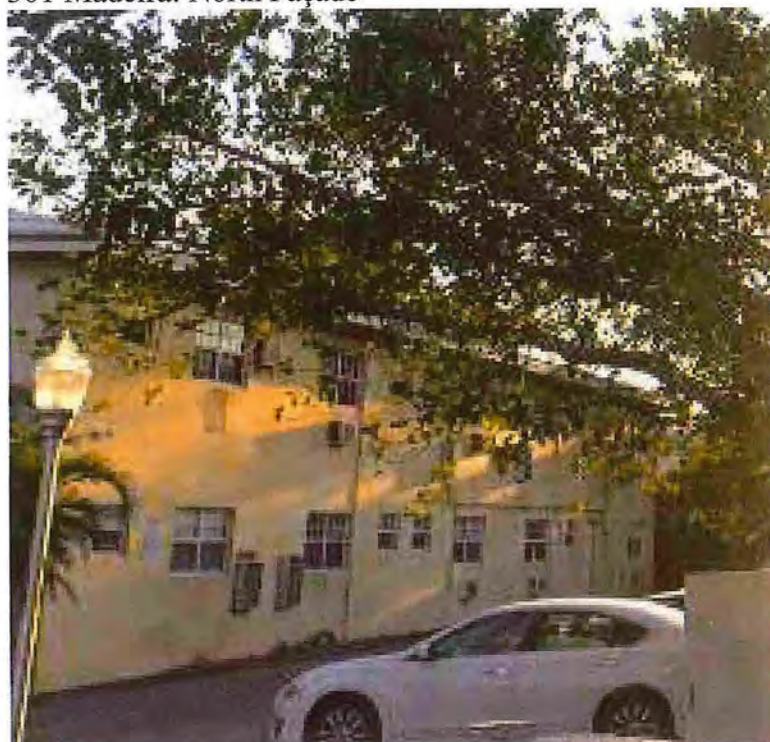
301 Madeira: South façade



301 Madeira: West façade



301 Madeira: North Façade



331 Madeira: South façade



331 Madeira: East façade



331 Madeira: West façade



7



CITY OF CORAL GABLES CONCURRENCY APPLICATION

AN APPLICATION FEE OF \$190.31 WILL BE CHARGED WITH THE COMPLETION OF THIS APPLICATION

PROPOSED PROJECT INFORMATION:

APPLICANT: Urban 301 Madeira LLC

DEVELOPMENT NAME: 301-341 Madeira Avenue

SITE ADDRESS: 301-341 Madeira Avenue, Coral Gables, Florida

03-4108-005-0090; 03-4108-005-0080; 03-4108-005-0070; 03-4108-005-0060;
FOLIO: 03-4108-005-0050; 03-4108-005-0040; 03-4108-005-0030; 03-4108-005-0020

CONCURRENCY REVIEW REQUESTED:

(PLEASE CHECK ONE BELOW)

☒ INFORMATIONAL

☐ IMPACT ANALYSIS

ASSOCIATED DEVELOPMENT ORDER:

DEVELOPMENT ORDER/PROCESSING NUMBER: _____

PROPOSED LAND USES:

RESIDENTIAL

SINGLE FAMILY NUMBER OF UNITS: _____

TOWNHOUSES NUMBER OF UNITS: _____

MULTI-FAMILY NUMBER OF UNITS: 174 units

PROPOSED LAND USES:

COMMERCIAL

SERVICE STATION NUMBER OF PUMPS: _____

SUPERMARKET 1,000 S.F. GFA: _____

DISCOUNT STORE 1,000 S.F. GFA: _____

DISCOUNT STORE W/SUPERMARKET 1,000 S.F. GFA: _____

GENERAL RETAIL OR DEPT. STORE 1,000 S.F. GFA: _____

AUTO SUPPLY 1,000 S.F. GFA: _____

NEW CAR DEALER 1,000 S.F. GFA: _____

CONVENIENCE STORE 1,000 S.F. GFA: _____

SHOPPING CENTER

½ TO 1 MILLION SQ. FT. 1,000 S.F. GFA: _____

100 TO 500 THOUSAND SQ. FT. 1,000 S.F. GFA: _____

LESS THAN 100,000 SQ. FT. 1,000 S.F. GFA: _____

CENTRAL AREA HIGH DENSITY 1,000 S.F. GFA: _____

GENERAL MFG. WAREHOUSE 1,000 S.F. GFA: _____

PLUS NUMBER OF BAYS: _____

RESEARCH/DEVELOPMENT 1,000 S.F. GFA: _____

INDUSTRIAL PARK 1,000 S.F. GFA: _____

GENERAL LIGHT INDUSTRY 1,000 S.F. GFA: _____

ALL INDUSTRY AVERAGE OFFICES 1,000 S.F. GFA: _____

GENERAL OFFICE 1,000 S.F. GFA: _____

MEDICAL OFFICE 1,000 S.F. GFA: _____

PROFESSIONAL OFFICE 1,000 S.F. GFA: _____

CIVIC CENTER 1,000 S.F. GFA: _____

RESEARCH CENTER 1,000 S.F. GFA: _____

RESTAURANTS

QUALITY 1,000 S.F. GFA: _____

OTHER SIT-DOWN 1,000 S.F. GFA: _____

FAST FOOD 1,000 S.F. GFA: _____

NUMBER OF SEATS: _____

BANKS 1,000 S.F. GFA: _____

HOSPITALS

GENERAL NUMBERS OF BEDS: _____

CHILDREN NUMBER OF BEDS: _____

CONVALESCENT NUMBER OF BEDS: _____

UNIVERSITY NUMBER OF BEDS: _____

VETERANS NUMBER OF BEDS: _____

NURSING HOME NUMBER OF BEDS: _____

CLINICS NUMBER OF BEDS: _____

EDUCATIONAL

ALL NUMBER OF STUDENTS: _____

4-YEAR UNIVERSITY NUMBER OF STUDENTS: _____

JR. COLLEGE NUMBER OF STUDENTS: _____



GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

West Palm Beach Operating Account

777 South Flagler Drive
Suite 500 East
West Palm Beach, FL 33401

Oct 30, 2018
VOID AFTER 180 DAYS

93039

63-751
631

PAY TO THE
ORDER OF

City of Coral Gables

\$ *****190.31

One hundred ninety and

31/100 U.S. DOLLARS

Deliver to: City of Coral Gables

WELLS
FARGO



[Signature]
Authorized Signature

⑈93039⑈ ⑆063107513⑆ 200004459107⑈

⑆0000019031⑆

Chk# 93039

Schvic

WWPBO OPERATING ACCOUNT

Description

Net Check Amount

SCHVIC

\$190.31

<u>Vendor ID</u>	<u>Our Ref. No.</u>	<u>Your Inv. No.</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>Amount Paid</u>
003947		KAHN103018	10/30/2018	190.31	190.31
		Cost advanced for Concurrency Impact Statement Fee			
		Total		\$190.31	\$190.31

EDUCATIONAL (CONTINUES)

SECONDARY SCHOOL NUMBER OF STUDENTS: _____

ELEMENTARY SCHOOL NUMBER OF STUDENTS: _____

COMBINED ELEM./SEC. NUMBER OF STUDENTS: _____

LIBRARY NUMBER OF STAFF: _____

MOTEL/HOTEL

HOTEL NUMBERS OF ROOMS: _____

MOTEL NUMBER OF ROOMS: _____

RESORT HOTEL NUMBER OF ROOMS: _____

8

Contact Information

Property Owner:

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

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

Applicant/Attorney:

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

Architect:

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

9



CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2018 OCT 10 PM 1:42

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(s), Deputy/Assistant City Attorney(s), 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 and Email Address: Mario Garcia-Serra / mgarcia-serra@gunster.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name: Gunster, Yoakley & Stewart, P.A.

Business Telephone Number: 305-376-6000

Business Address: 600 Brickell Avenue, Suite 3500, Miami, Florida 33131
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Urban 301 Madeira, LLC

Principal Address: 2875 NE 191 Street, PH 1, Aventura, FL 33180 Telephone Number: 305-945-0405

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)

301 - 341 Madeira Avenue, Coral Gables, Florida

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2018 OCT 10 PM 1:42

I Mario Garcia-Serra hereby swear or affirm under penalty of perjury 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 (06/06/2006); Ordinance No. 2017-44 (12/05/2017); governing Lobbying.

Mario Garcia-Serra
Signature of Lobbyist

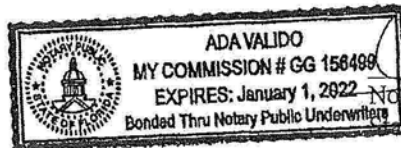
October 4, 2018
Date

STATE OF FLORIDA)
)
COUNTY OF MIAMI-)
DADE

BEFORE ME personally appeared Mario Garcia-Serra 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 October 4, 2018

X Personally Known
 Produced ID



ADA VALIDO
Notary Public
State of Florida

For Office Use Only

Data Entry Date: , 20

Entered By:

Annual Fees Waived for Not-for-Profit Organizations (documentary proof attached.)

FL ID #:



CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

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(s), Deputy/Assistant City Attorney(s), 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 and Email Address: Mario Garcia-Serra / mgarcia-serra@gunster.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Gunster, Yoakley & Stewart, P.A.

Business Telephone Number: 305-376-6000

Business Address 600 Brickell Avenue, Suite 3500, Miami, Florida 33131
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 59-1450702

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

N/A

PRINCIPAL REPRESENTED:

NAME Urban 301 Madeira, LLC COMPANY NAME, IF APPLICABLE _____

BUSINESS ADDRESS 2875 NE 191 Street, PH 1, TELEPHONE NO.: 305-945-0405
Aventura, Florida 33180

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2018 OCT 10 PM 1:02
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 not required to be filed if there were no expenditures.

LOBBYIST ISSUE APPLICATION: 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 \$250.00 Lobbyist Registration Fee is required.

I Mario Garcia-Serra hereby swear or affirm under penalty of per-
Print Name of Lobbyist
jury 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 \$250.00 Annual Lobbyist Regis-
tration Fee.

Mario Garcia-Serra
Signature of Lobbyist

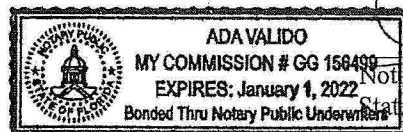
STATE OF FLORIDA)
)
COUNTY OF MIAMI-)
DADE

BEFORE ME personally appeared Mario Garcia-Serra 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 October 4, 2018.

X Personally Known

Produced ID



ADA VALIDO
Notary Public
State of Florida

\$250.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____ FL. ID#: _____

For Office Use Only

Data Entry Date: _____, 20____.

Entered By: _____



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2018 NOV -2 AM 10: 02

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(s), Deputy/Assistant City Attorney(s), 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 and Email Address: Robert Behar / Robert@beharfont.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name: Behar Font & Partners, P.A.

Business Telephone Number: 305.740.5442

Business Address: 4533 Ponce de Leon Blvd. Coral Gables, Florida 33146
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

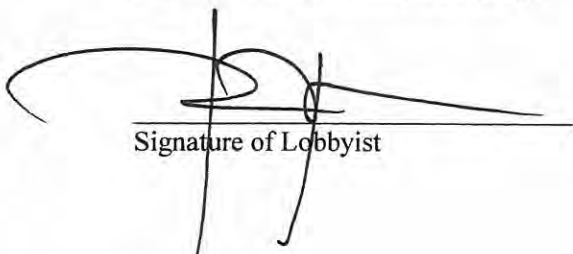
Principal Name: Urban 301 Madeira, LLC.

Principal Address: 2875 NE 191 Street, PH1, Aventura, FL. 33180 Telephone Number: _____

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)**

Development Review Committee (DRC)

I Robert Behar hereby swear or affirm under penalty of per-
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 (06/06/2006); Ordinance No. 2017-44
(12/05/2017); governing Lobbying.


Signature of Lobbyist

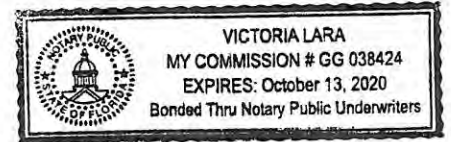
October 31, 2018

Date

STATE OF FLORIDA)
)
COUNTY OF MIAMI-)
DADE

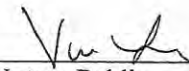
BEFORE ME personally appeared Robert Behar to me well known and known to me to be the person
described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said in-
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this October 31, 2018.



☒ Personally Known

☐ Produced ID


Notary Public
State of Florida

For Office Use Only

Data Entry Date: _____, 20____.

Entered By: _____

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

FL ID #: _____



CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

CITY OF CORAL GABLES 2018 NOV -2 AM 10: 02
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(s), Deputy/Assistant City Attorney(s), 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 and Email Address: Robert Behar / Robert@beharfont.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Behar Font & Partners, P.A.

Business Telephone Number: 305.740.5442

Business Address 4533 Ponce de Leon Blvd. Coral Gables, Florida 33146
ADDRESS CITY, STATE ZIP CODE

Federal ID#: _____

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

None

PRINCIPAL REPRESENTED:

NAME Urban 301 Madeira, LLC. COMPANY NAME, IF APPLICABLE _____

BUSINESS ADDRESS 2875 NE 191 Street, PH1, Aventura, FL. TELEPHONE NO.: _____

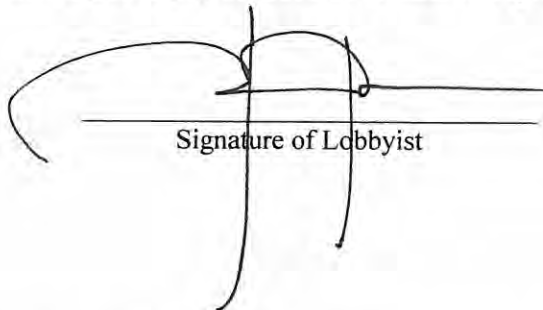
ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is not required to be filed if there were no expenditures.

LOBBYIST ISSUE APPLICATION: 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 \$250.00 Lobbyist Registration Fee is required.

I Robert Behar hereby swear or affirm under penalty of per-
jury 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 \$250.00 Annual Lobbyist Regis-
tration Fee.

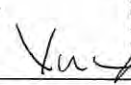

Signature of Lobbyist

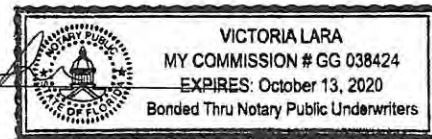
STATE OF FLORIDA)
)
COUNTY OF MIAMI-)
DADE

BEFORE ME personally appeared Robert Behar 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 October 31, 2018.

☒ Personally Known
☐ Produced ID


Notary Public
State of Florida



\$250.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____ FL. ID#: _____

For Office Use Only

Data Entry Date: _____, 20____.

Entered By: _____

10

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

Warranty Deed

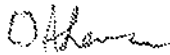
This Warranty Deed is made by Seely Place LLC, a Delaware limited liability company ("Grantor") whose address is 1212 6 Avenue, FL 14, New York, New York 10036, to Urban 301 Madeira LLC, a Florida limited liability company ("Grantee") whose address is 2875 NE 191st Street, PFI-1, Aventura, Florida 33180.

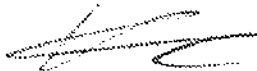
For good and valuable consideration paid to Grantor by Grantee the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells and conveys to Grantee and Grantee's heirs, successors and assigns forever, the following described land:

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

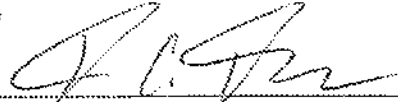
This conveyance is subject to real property taxes for the year 2013 and subsequent years and easements and restrictions of record, provided this deed shall not operate to re-impose same. Grantor hereby fully warrants the title to the Property and will defend it against the lawful claims of all persons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

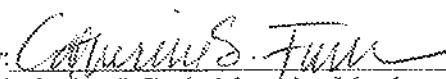
Witnesses:


Print Name: Oliver Lennex


Print Name: Kelle Friesen

Seely Place LLC, a Delaware limited liability company

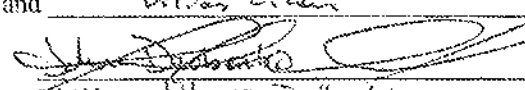
By: 
Thomas Adam Funk, Managing Member

By: 
Catherine S. Funk, Managing Member

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Acknowledged before me on March 21, 2013 by Thomas Adam Funk and Catherine S. Funk, as managing members of Seely Place LLC. They are each personally known to me or produced Driver License and Driver License as identification.

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


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

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

Warranty Deed

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

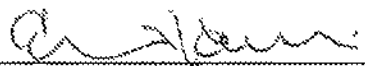
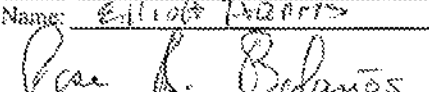
For good and valuable consideration paid to Grantor by Grantee the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells and conveys to Grantee and Grantee's heirs, successors and assigns forever, the following described land:

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

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

Witnesses:

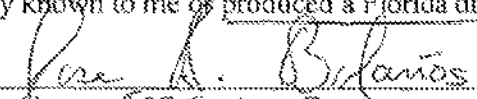
315 Madeira, LLC, a Florida limited liability company, by Noga, LLC, a Florida limited liability company, its Manager


Print Name: ELLIOTT ADAMS

Print Name: JOSE A. BOLANOS

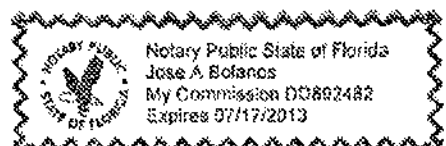
By: 
Helene Lindenfeld, Manager

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

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


Print Name: JOSE A. BOLANOS
NOTARY PUBLIC, STATE OF FLORIDA
Commission No./Exp.: _____

S:\Clients\Unatan Sroedn\315 Madeira\Seller's documents\Warranty Deed.docx



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

Warranty Deed

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

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

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

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

Witnesses:

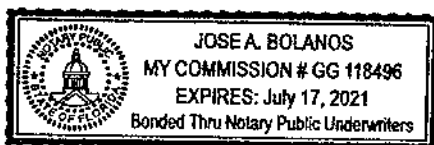
Print Name: JOSE L. LOPEZ GARCIA

C.D. Coronado
Carlos David Coronado Lago, unmarried

Print Name: JOSE A. BOLANOS

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

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



JOSE A. BOLANOS
Print Name: JOSE A. BOLANOS
NOTARY PUBLIC, STATE OF _____
Commission No./Exp.: _____

Prepared by or under
the supervision of:

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

(Space reserved for Clerk of Court)

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

WARRANTY DEED

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

W I T N E S S E T H:

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

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

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

SUBJECT TO:

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

Sign Name: Chadwick

Print Name Charles A. West

Sign Name: Ludvik D. Dames

Print Name: Zachary Thomas

Raul R. Rodriguez

STATE OF FLORIDA

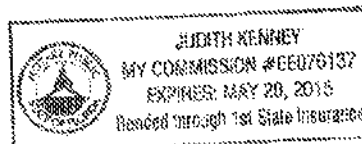
COUNTY OF MIAMI-DADE

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

Notary Public

My Commission Expires:

F:\JFKALAW\BODRIG\Sale of Madeira\Deed.doc
#0429-017



Prepared by:

Jose A. Bolaños, Esq.

2121 Ponce de Leon Blvd., Ste. 950

Coral Gables, Florida 33134

(305) 567-0424

Warranty Deed

This Warranty Deed is made by Humberto M. Gonzalez and Anna M. Summerlin-Gonzalez, his wife ("*Grantors*") whose address is 10860 SW 138th Street, Miami, Florida 33176-6530, to 335-341 Madeira LLC, a Florida limited liability company ("*Grantee*") whose address is 10850 SW 138th Street, Miami, Florida 33176-6530, Sunny Isles Beach, Florida 33169. 2875 N.E. 191 Street, PH 1 Aventura, Florida 33180.

For good and valuable consideration paid to Grantors by Grantee the receipt and sufficiency of which are hereby acknowledged, Grantors hereby grant, bargain, sell and convey to Grantee and Grantee's heirs, successors and assigns forever, the following described land:


Lots 8, 9, 10 and 11 in Block 1 of Revised Plat of Coral Gables Section K, Blocks 1 and 2, according to the plat recorded in Plat Book 30, Page 60, Public Records of Miami-Dade County, Florida (the "Property")
Property Appraiser's Parcel I.D. No.: 03-4108-005-0040

Together with all the tenements, hereditaments and appurtenances thereunto appertaining, to have and to hold the same unto Grantee, its successors and assigns, in fee simple. This conveyance is subject to real property taxes for the year 2017 and covenants, restrictions and public utility easements of record, existing zoning and governmental regulations. Grantors hereby fully warrant the title to the Property and will defend it against the lawful claims of all persons whomsoever.

Witnesses:

Print Name: BORIS J. MARTINEZ

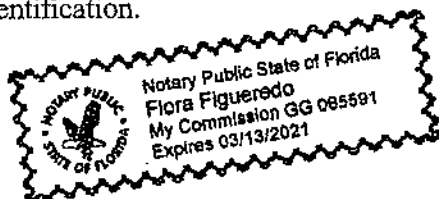
Print Name: Flora Trujillo

x 
Humberto M. Gonzalez

* Anna Summerlin-Gonzalez
Anna M. Summerlin-Gonzalez, his wife

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Acknowledged before me on May 31 2017 by Humberto M. Gonzalez and Anna M. Summerlin-Gonzalez, his wife, who are personally known to me or produced Florida driver licenses as identification.



Print Name: John W. Smith
 NOTARY PUBLIC, STATE OF FLORIDA
 Commission No./Exp.: _____

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

Warranty Deed

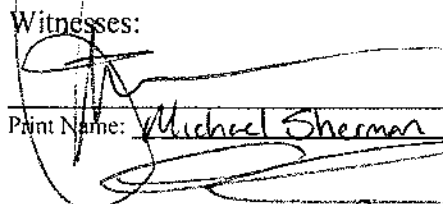
This Warranty Deed is made by R&R Development Group, LLC, a Florida limited liability company ("Grantor") whose address is 680 NE 105th Lane, Anthony, Florida 32617, to 335-341 Madeira LLC, a Florida limited liability company ("Grantee") whose address is 16051 Collins Avenue, Suite 3602, Sunny Isles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

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

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

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

Witnesses:


Print Name: Michael Sherman

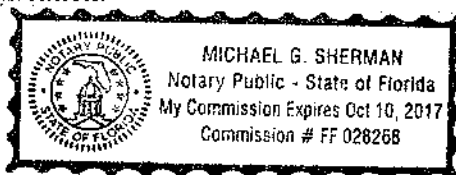
Print Name: Mercy Perez

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

By: 
Jorge Redondo, Sole Manager

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

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



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