

GRAND MACFARLANE

113-119 Grand Avenue, Coral Gables, Florida



DEVELOPMENT REVIEW COMMITTEE

February
2019

GRAND MACFARLANE

113-119 Grand Avenue, Coral Gables, Florida



Please visit this link to view a video of the project:

https://drive.google.com/file/d/1efwpmscnpTR4lk8Wn8H_8sbYt4dtddep/view?ts=5c50b332

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Level
2
Review

Development Review Committee Application

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

Preamble

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

Application review request

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

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

Property information

Street address of the subject property: 113 Grand Avenue

Property/project name: GRAND MACFARLANE

Current land use classification(s): Commercial Low Rise Intensity

Current zoning classification(s): CL - Commercial Limited

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

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

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

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

Size of property (square feet/acres): 5,000 Square Feet or 0.115 Acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 3,100 SF/0.62 FAR

Total number of residential units per acre and total number of units: None

Estimated cost of the existing/proposed building/project: \$403,000



Level
2
Review

Development Review Committee Application

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

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

No previous submittals

Project Legal Description: Lot(s): 4

Block(s): Block 1A

Section(s): Macfarlane Homestead

Listing of all folio numbers for subject property:

03-4120-006-0900

General information

Applicant(s)/Agent(s) Name(s): Law Office of Laura L. Russo, Esq.

Telephone Contact No: 305-476-8300 Fax No.: 305-476-8383 Email: laura @ laurarussolaw.com

Mailing Address: 2655 LeJeune Road, Suite PH-1F, Coral Gables, Florida 33134

(City)

(State)

(ZIP Code)

Property Owner(s) Name(s): Luis Properties, LLC.

Telephone Contact No: 305-216-5612 Fax No.: NA Email: mike @ luiscompanies.com

Mailing Address: P.O. Box 331410, Miami, Florida 33233

(City)

(State)

(ZIP Code)



2

Review

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



Level
2
Review

Development Review Committee Application

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

Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

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

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

- ☒ Table of Contents with page numbers identifying all below documents.
- ☒ DRC Application.
- ☒ Statement of use and/or cover letter.
- ☒ Aerial.
- ☒ Photographs of property, adjacent uses and/or streetscape.
- ☒ Property survey and legal description.
- ☒ Zoning chart and supporting information.
- ☒ Site Plan.
- ☒ Landscape plan and vegetation assessment.
- ☒ Tree survey and relocation plan.
- ☒ Architectural/building elevations.
- ☒ Building floor plans.
- ☒ Art in Public Places plan and/or statement.
- ☒ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☒ Historical Significance letter.
- ☒ Name and contact information for property owner, applicant, architect, attorney, etc.
- ☒ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- ☒ Warranty Deed.
- ☒ Application fee of \$100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
- ☐ Other: _____

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



Level
2
Review

Development Review Committee Application

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

Email: planning@coralgables.com

Phone: 305.460.5211

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
2
Review

Development Review Committee Application

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

Applicant(s)/Agent(s) Signature:

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

Law Office of Laura L. Russo, Esq.

Address: 2655 LeJeune Road, Suite PH-1F, Coral Gables, Florida 33134

Telephone: 305-476-8300

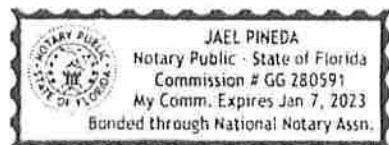
Fax: 305-476-8383

Email: laura@laurarussolaw.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 30 day of Jan. 2019 by Laura Russo
(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

2

Review

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

Phone: 305.460.5211

Property Owner(s) Signature:

Property Owner(s) Print Name:

Mike Luis, Manager Luis Properties, LLC.

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address: Post Office Box 331410, Miami, Florida 33233

Telephone: 305-216-5612

Fax: None

Email: mike@luiscompanies.com**NOTARIZATION**

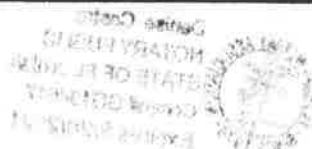
STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 30 day of January by Denise Castro

(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	Development Review Committee Application
	2 Review	

Architect(s) Signature: 	Architect(s) Print Name: RONY J. MATEU, FAIA
--	--

Address: 8887 SW. 131ST STREET • MIAMI, FLORIDA 33176
--

Telephone: 305.233.3304	Fax: 305.233.3326
--------------------------------	--------------------------

Email: RJM@MATEU.CO

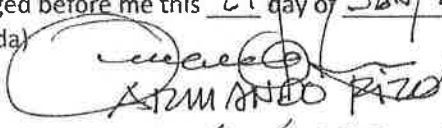


NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 29 day of JAN 2019 by RONY J. MATEU, FAIA

(Signature of Notary Public - State of Florida)


ARMANDO RIZO
 02/11/2020

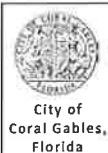


Armando Mauricio Rizo
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF959906
 Expires 2/11/2020

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

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

B. LOT #5: 117-119 GRAND AVENUE



Level

2

Review

Development Review Committee Application

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

Phone: 305.460.5211

Preamble

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

Application review request

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

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

Property information

Street address of the subject property: 117 & 119 Grand AvenueProperty/project name: GRAND MACFARLANECurrent land use classification(s): Religious/Institutional UseCurrent zoning classification(s): S - Special Use DistrictProposed land use classification(s) (if applicable): Commercial Low Rise IntensityProposed zoning classification(s) (if applicable): CL - Commercial LimitedLast use/current use of the property/building(s): Religious Non Profit & MultifamilyProposed use(s) of the property/building(s): Retail & OfficeSize of property (square feet/acres): 5,000 Square Feet or 0.115 AcresTotal non-residential (i.e., commercial, office, etc.) floor area (total square feet/FAR): 3,788 SF/0.76 FARTotal number of residential units per acre and total number of units: Existing 4 units, Proposed NoneEstimated cost of the existing/proposed building/project: \$100,000



Level
2
Review

Development Review Committee Application

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

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

No previous submittals

Project Legal Description: Lot(s): 5

Block(s): Block 1A

Section(s): Macfarlane Homestead

Listing of all folio numbers for subject property:

03-4120-006-0910

General information

Applicant(s)/Agent(s) Name(s): Law Office of Laura L. Russo, Esq.

Telephone Contact No: 305-476-8300 Fax No.: 305-476-8383 Email: laura @ laurarussolaw.com

Mailing Address: 2655 LeJeune Road, Suite PH-1F, Coral Gables, Florida 33134

(City)

(State)

(ZIP Code)

Property Owner(s) Name(s): Luis Properties, LLC.

Telephone Contact No: 305-216-5612 Fax No.: NA Email: mike @ luiscompanies.com

Mailing Address: P.O. Box 331410, Miami, Florida 33233

(City)

(State)

(ZIP Code)



Level
2
Review

Development Review Committee Application

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

Property Owner(s) Name(s): _____

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

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

Project Architect(s) Name(s): DNB Design Group

Telephone Contact No: 305.546.7281 Fax No.: _____ Email: fdomond @ dnbdesigngroup.com

Mailing Address: 2020 Ponce de Leon Boulevard, Suite 1103, Coral Gables, Florida 33134
(City) (State) (ZIP Code)

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

No previous applications filed



Level
2
Review

Development Review Committee Application

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

Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

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- ☒ Aerial.
- ☒ Photographs of property, adjacent uses and/or streetscape.
- ☒ Property survey and legal description.
- ☒ Zoning chart and supporting information.
- ☒ Site Plan.
- ☒ Landscape plan and vegetation assessment.
- ☒ Tree survey and relocation plan.
- ☒ Architectural/building elevations.
- ☒ Building floor plans.
- ☒ Art in Public Places plan and/or statement.
- ☒ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☒ Historical Significance letter.
- ☒ Name and contact information for property owner, applicant, architect, attorney, etc.
- ☒ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- ☒ Warranty Deed.
- ☒ Application fee of \$100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
- ☐ Other: _____

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



Level
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Development Review Committee Application

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

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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.
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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.
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Level
2
Review

Development Review Committee Application

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

Applicant(s)/Agent(s) Signature:

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

Address:

Telephone:

Fax:

Email:

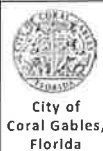
NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____ by _____
(Signature of Notary Public - State of Florida)

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

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



Level

2

Review

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

Phone: 305.460.5211

Property Owner(s) Signature:

Property Owner(s) Print Name:

Mike Luis, Manager Luis Properties, LLC.

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address: Post Office Box 331410, Miami, Florida 33233

Telephone: 305-216-5612

Fax: None

Email: mike@luiscompanies.com**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this ____ day of _____ by _____

(Signature of Notary Public - State of Florida)

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

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



Level

2

Review

Development Review Committee Application

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

Architect(s) Signature:

Architect(s) Print Name:

Francilis Domond


Address: 2020 Ponce de Leon Boulevard, Suite 1103, Coral Gables, Florida 33134

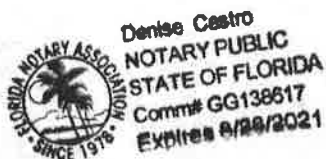
Telephone: 305.546.7281

Fax:

Email: fdomond@dnbdesigngroup.com**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 31 day of January by 
(Signature of Notary Public - State of Florida)



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

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

C. LOT #6: EMPTY LOT Folio#03-4120-006-0920



City of
Coral Gables,
Florida

Level

2

Review

Development Review Committee Application

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

Email: planning@coralgables.com

Phone: 305.460.5211

Preamble

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

Application review request

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

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

Property information

Street address of the subject property: No Address - Vacant Land - 03-4120-006-0920

Property/project name: GRAND MACFARLANE

Current land use classification(s): Religious/Institutional Use

Current zoning classification(s): S - Special Use District

Proposed land use classification(s) (if applicable): Commercial Low Rise Intensity

Proposed zoning classification(s) (if applicable): CL - Commercial Limited

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

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

Size of property (square feet/acres): 5,000 Square Feet or 0.115 Acres

Total non-residential (i.e., commercial, office, etc.) floor area (total square feet/FAR): 3,100 SF/0.62 FAR

Total number of residential units per acre and total number of units: None

Estimated cost of the existing/proposed building/project: \$403,000



Level
2
Review

Development Review Committee Application

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

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

No previous submittals

Project Legal Description: Lot(s): 6

Block(s): Block 1A

Section(s): Macfarlane Homestead

Listing of all folio numbers for subject property:

03-4120-006-0920

General information

Applicant(s)/Agent(s) Name(s): Law Office of Laura L. Russo, Esq.

Telephone Contact No: 305-476-8300 Fax No.: 305-476-8383 Email: laura @ laurarussolaw.com

Mailing Address: 2655 LeJeune Road, Suite PH-1F, Coral Gables, Florida 33134

(City)

(State)

(ZIP Code)

Property Owner(s) Name(s): Luis Properties, LLC.

Telephone Contact No: 305-216-5612 Fax No.: NA Email: mike @ luiscompanies.com

Mailing Address: P.O. Box 331410, Miami, Florida 33233

(City)

(State)

(ZIP Code)



Level

2

Review

Development Review Committee Application

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

Email: planning@coralgables.com

Phone: 305.460.5211

Property Owner(s) Name(s): _____

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

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

Project Architect(s) Name(s): Mateu Architecture

Telephone Contact No: 305-233-3304 Fax No.: _____ Email: rjm @ mateu.co

Mailing Address: 8887 SW 131st Street, Miami, Florida 33176
(City) (State) (ZIP Code)

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

No previous applications filed



Level
2
Review

Development Review Committee Application

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

Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

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

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

- ☒ Table of Contents with page numbers identifying all below documents.
- ☒ DRC Application.
- ☒ Statement of use and/or cover letter.
- ☒ Aerial.
- ☒ Photographs of property, adjacent uses and/or streetscape.
- ☒ Property survey and legal description.
- ☒ Zoning chart and supporting information.
- ☒ Site Plan.
- ☒ Landscape plan and vegetation assessment.
- ☒ Tree survey and relocation plan.
- ☒ Architectural/building elevations.
- ☒ Building floor plans.
- ☒ Art in Public Places plan and/or statement.
- ☒ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☒ Historical Significance letter.
- ☒ Name and contact information for property owner, applicant, architect, attorney, etc.
- ☒ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- ☒ Warranty Deed.
- ☒ Application fee of \$100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
- ☐ Other: _____

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



Level
2
Review

Development Review Committee Application

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

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

2

Review

Development Review Committee Application

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

Applicant(s)/Agent(s) Signature:

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

Law Office of Laura L. Russo, Esq.

Address: 2655 LeJeune Road, Suite PH-1F, Coral Gables, Florida 33134

Telephone: 305-476-8300

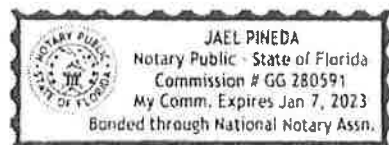
Fax: 305-476-8383

Email: laura@laurarussolaw.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 30 day of Jan. 2019 by Laura Russo
(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

2

Review

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

Phone: 305.460.5211

Property Owner(s) Signature:

Property Owner(s) Print Name:

Mike Luis, Manager Luis Properties, LLC.

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address: Post Office Box 331410, Miami, Florida 33233

Telephone: 305-216-5612

Fax: None

Email: mike@luiscompanies.com**NOTARIZATION**

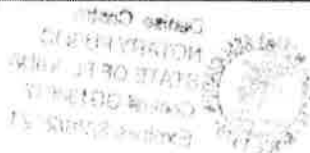
STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 30 day of January by Denise Castro


(Signature of Notary Public - State of Florida)

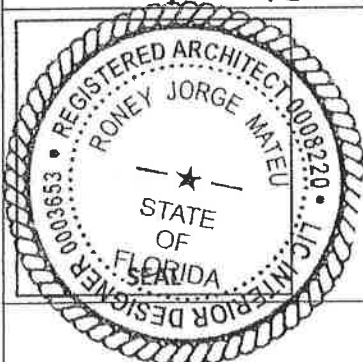
Denise Castro
NOTARY PUBLIC
STATE OF FLORIDA
Commission #66138617
Expires 8/28/2021

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

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

	Level	<h2 style="text-align: center;">Development Review Committee Application</h2>
	<h1 style="text-align: center;">2</h1>	
City of Coral Gables, Florida	Review	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: RONEY J. MATEU, FAIA
Address: 8887 SW. 131 ST . STREET • MIAMI, FLORIDA 33176	
Telephone: 305.233.3304	Fax: 305.233.3326
Email: RJM@MATEU.CO	

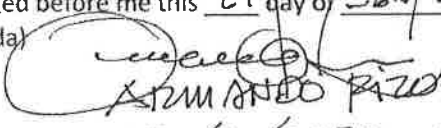


NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 29 day of JAN 2019 by RONEY J. MATEU, FAIA

(Signature of Notary Public - State of Florida)


 ARMANDO RIZO
 02/11/2020



Armando Mauricio Rizo
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF959906
 Expires 2/11/2020

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

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

Law Office
of
LAURA L. RUSSO, ESQ.

2655 Le Jeune Road, Suite PH-1F
Coral Gables, Florida 33134

Tel: 305-476-8300
Fax: 305-476-8383

Email: Laura@LauraRussoLaw.com

Via Hand Delivered

January 30, 2019

Mr. Ramon Trias
Planning and Zoning Director
The City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: Luis Properties, LLC. – Zoning
File No.: 15L-149

Dear Mr. Trias,

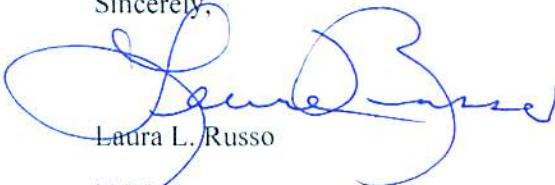
I represent Luis Properties, LLC, which is the owner of the three lots on Grand Avenue. The owner is proposing three projects that we are combining here for cohesiveness of presentation and context. We are submitting three applications – one for each project.

The middle lot contains two historically designated buildings. The building closest to the street is a one-story building that was originally a grocery store and then became a church approximately 12 years ago. The two-story building at the rear of the lot is a legal non-conforming multifamily building. This project will consist of renovation of the two structures and a reversion in land use and zoning from church related use to commercial, along with a change in use from multifamily to commercial for the two-story structure.

The other two lots are on either side of the historic buildings. Both lots will be developed with a two-story building – parking at ground level and office above. The development of the eastern most lot is as of right, while the development of the western most lot will require a reversion to the original land use and zoning back to commercial.

The architect, Roney Mateu has given great deference to the adjacency of the office buildings to the historic buildings and the context of historic district in his proposed designs and elevations.

Sincerely,

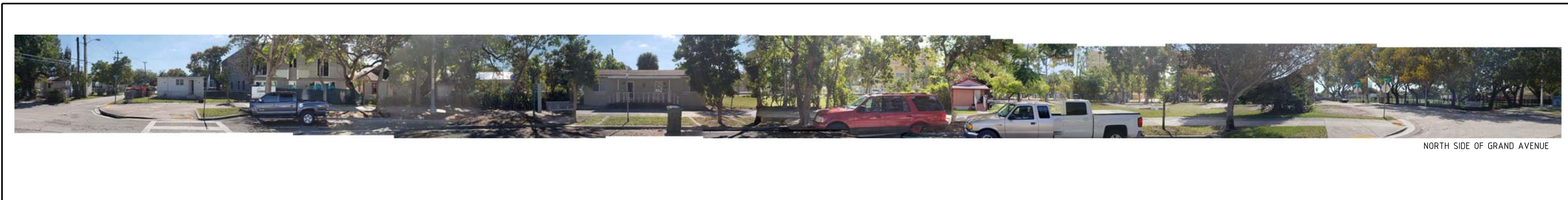


Laura L. Russo

LLR/jp

Cc: Michael Luis (via email only)
Roney Mateu (via email only)





NEIGHBORHOOND BUILDINGS

0
SCALE: N.T.S



119 GRAND AVE



117 GRAND AVE



107 GRAND AVE



101 GRAND AVE



141 GRAND AVE



137 GRAND AVE



145 GRAND AVE



133 GRAND AVE



127 GRAND AVE



127 & 125 GRAND AVE



125 GRAND AVE



NORTH SIDE OF GRAND AVENUE

NEIGHBORHOOND BUILDINGS





WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

EXISTING BUILDINGS

0
SCALE: N.T.S.

A.LOT #4: 113 GRAND AVENUE



MATEU ARCHITECTURE INC.

8887 SW 131ST STREET, MIAMI, FLORIDA 33176 T: 305.233.3304 WWW.MATEU.CO

RENDERING

D E S I G N P R O P O S A L

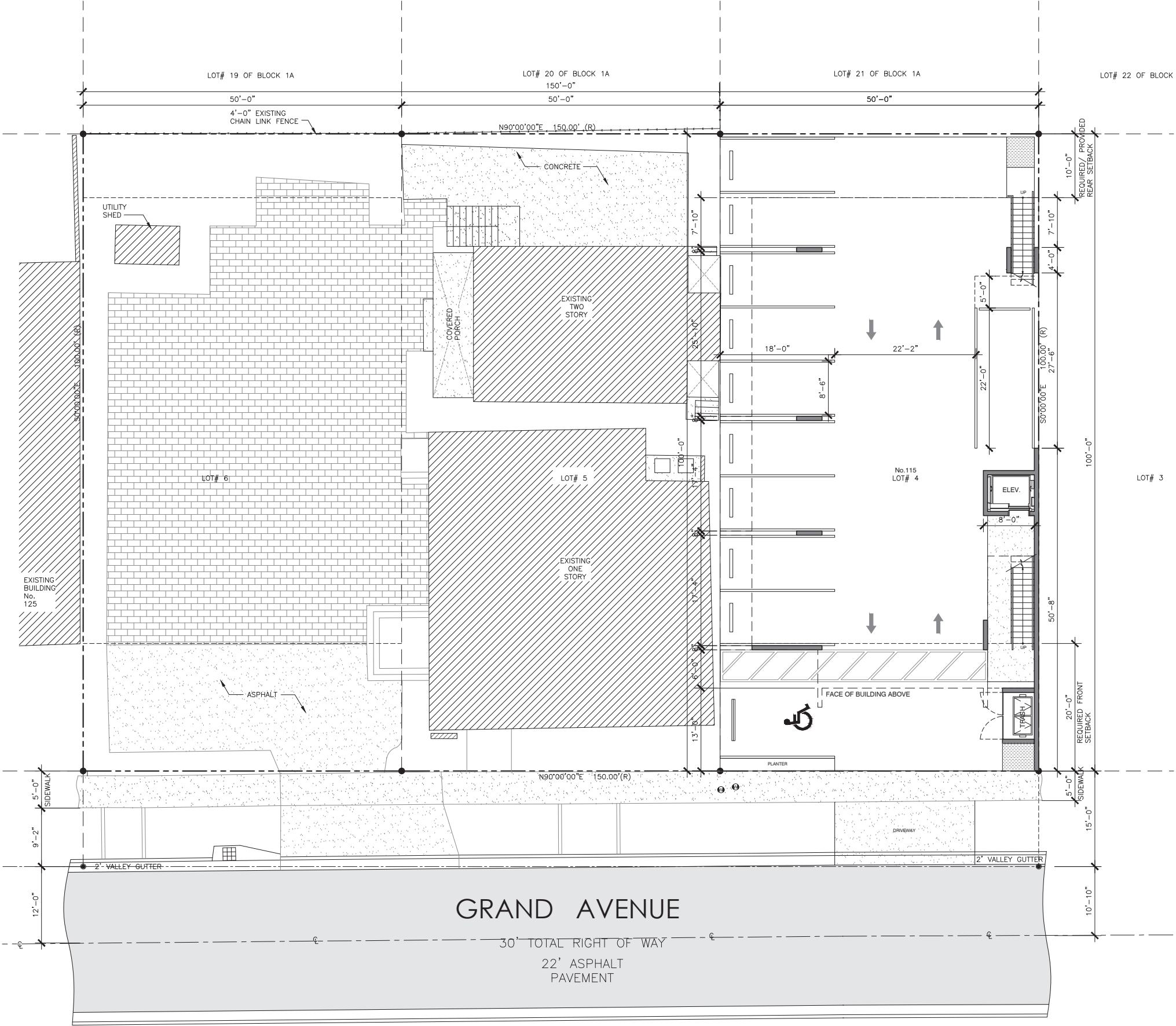
GRAND MACFARLANE

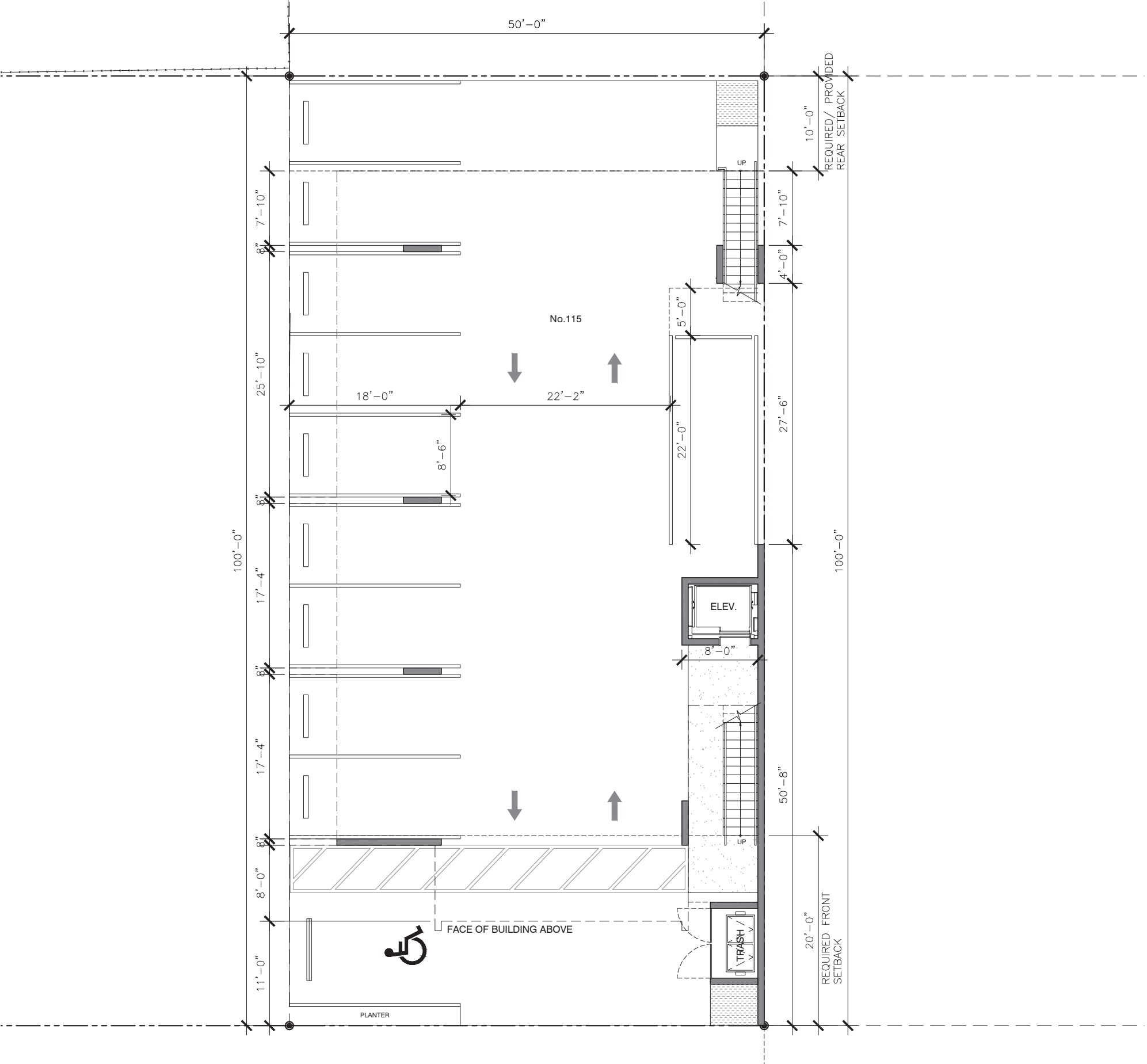
115 & 123 GRAND AVE MIAMI, FLORIDA 33133

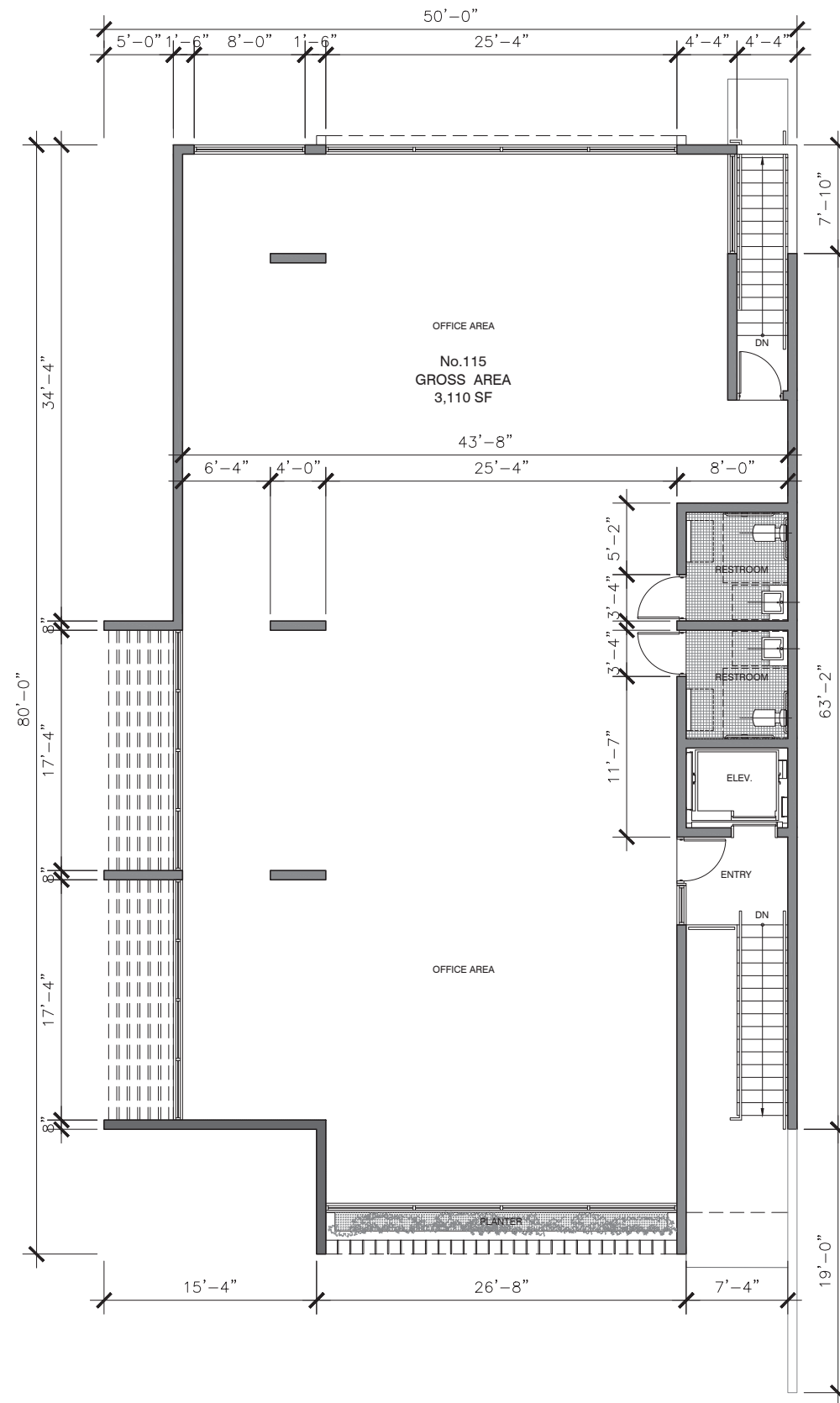
R-1

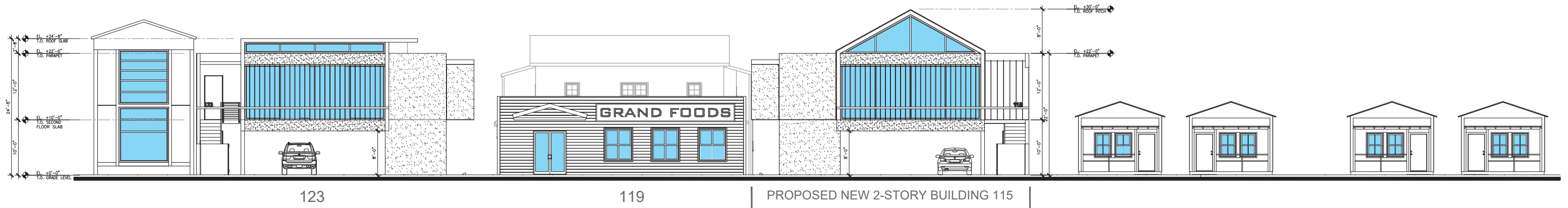
CITY OF CORAL GABLES ZONING ANALYSIS	
PROJECT NAME:	GRAND MACFARLANE
PROPERTY ADDRESS:	113 GRAND AVE CORAL GABLES, FLORIDA 33133
ZONING DISTRICT:	(CL) COMMERCIAL LIMITED
LAND USE DESIGNATION:	COMMERCIAL LOW-RISE INTENSITY
OWNER:	LUIS PROPERTIES, LLC
SITE AREA:	5,000 SQ. FT.
LEGAL DESCRIPTION	
LOT 4, IN BLOCK 1A OF COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE, FLORIDA. FOLIO NUMBER: 03-4120-006-0900	
RAINWATER WILL BE RETAINED ON PROPERTY	
THE BUILDING FLOOR ELEVATION IS <u>10'-0"</u> ABOVE ESTABLISH GRADE	

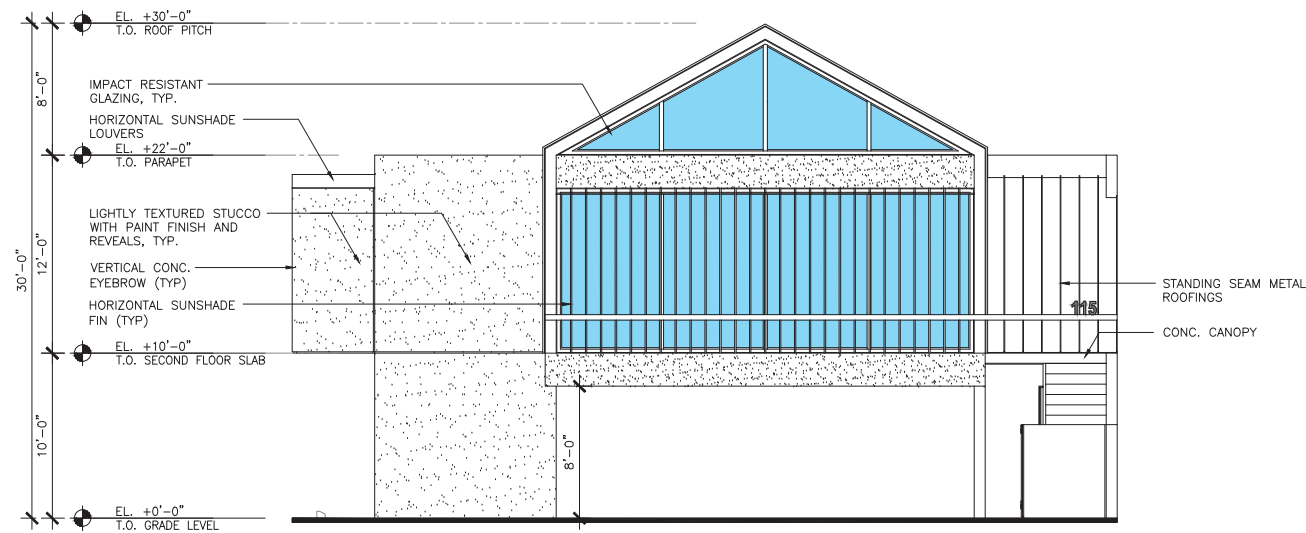
SETBACKS	ALLOWED	PROVIDED
FRONT FIRST FLOOR (GRAND AVE)	20'-0"	20'-0"
REAR	10'-0"	10'-0"
SIDE	0'-0"	0'-0"
SIDE	0'-0"	0'-0"
BUILDING HEIGHT	ALLOWED	PROVIDED
STORIES	3 STORIES - 50'-0"	2 STORIES - 30'-0"
PARKING	REQUIRED	PROVIDED
	10 SPACES	11 SPACES
OPEN SPACE REQUIREMENT	REQUIRED	PROVIDED
	N/A	1,890 S.F.
FLOOR AREA RATIO (F.A.R.)	ALLOWED	PROVIDED
	3.0 (15,000 S.F.)	3,110 S.F.



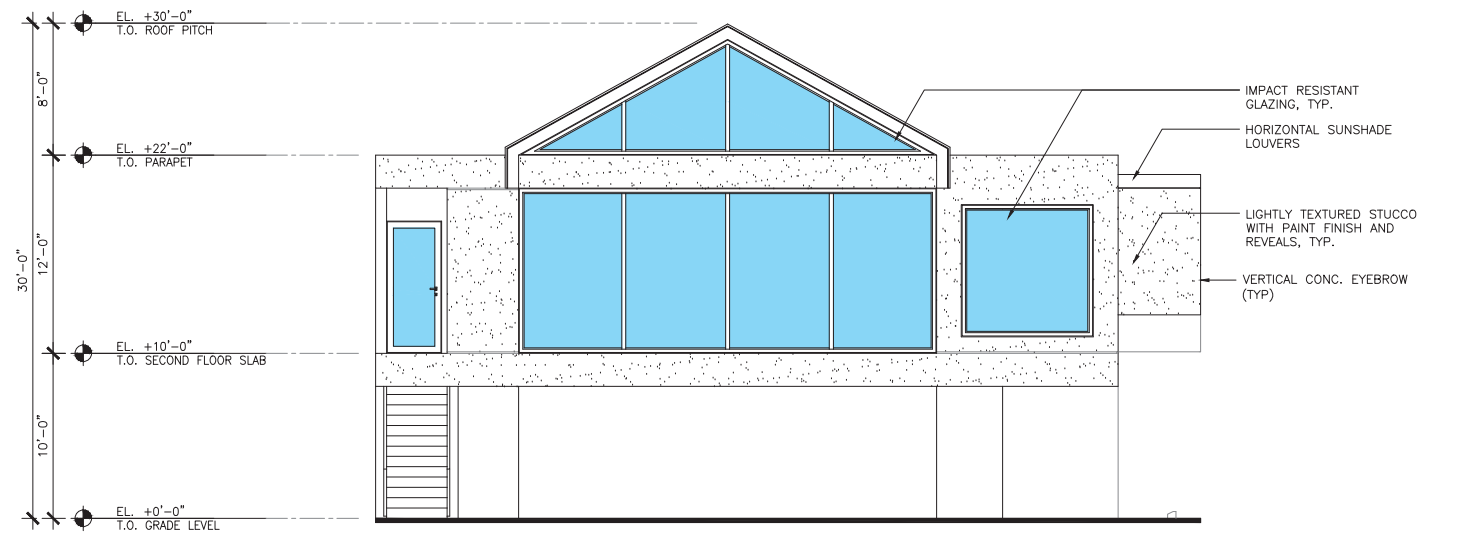






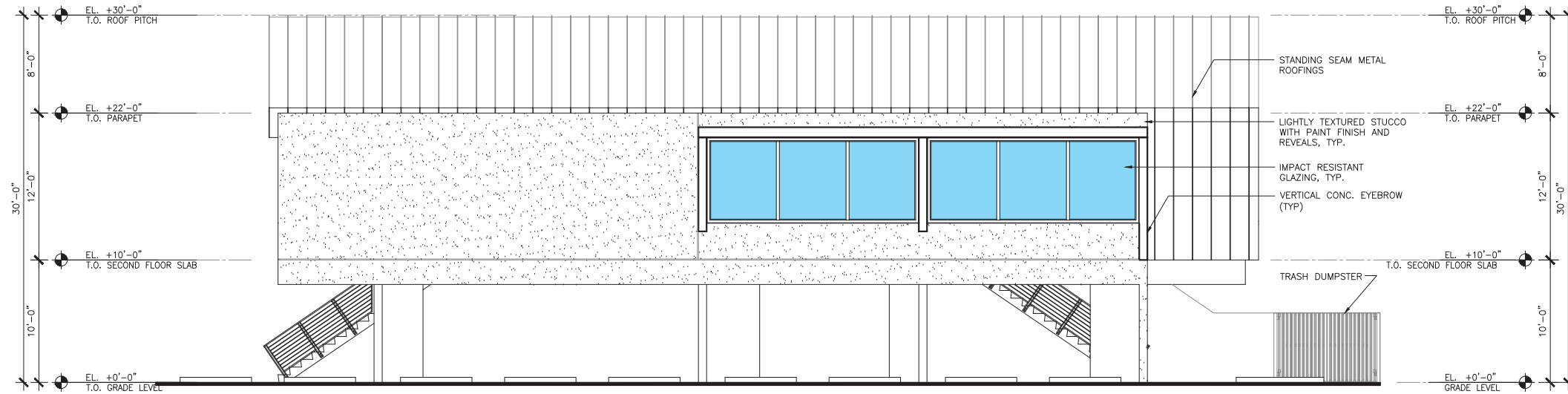


SOUTH

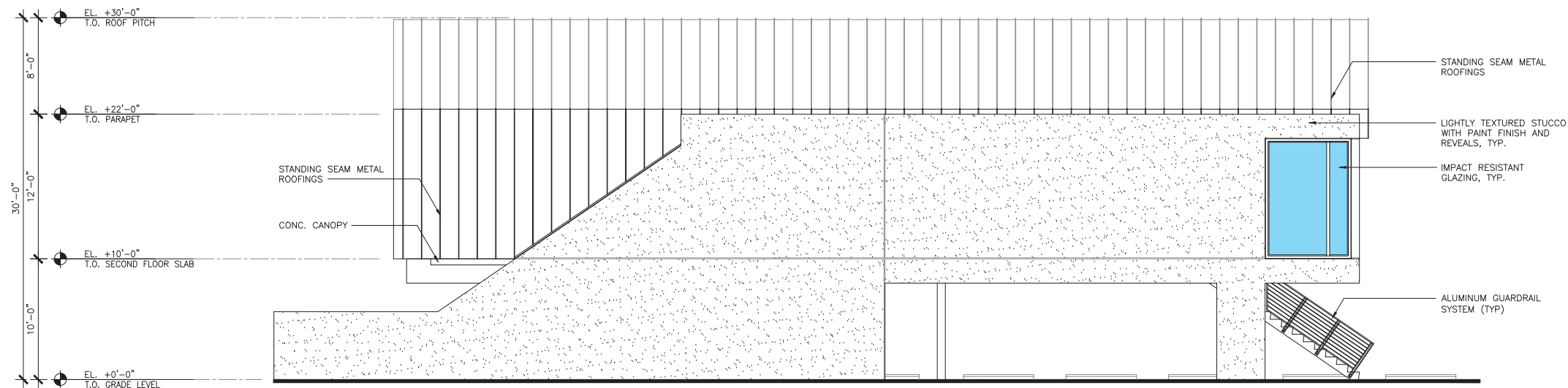


NORTH






PROPOSED NEW 2-STORY BUILDING 115



WEST

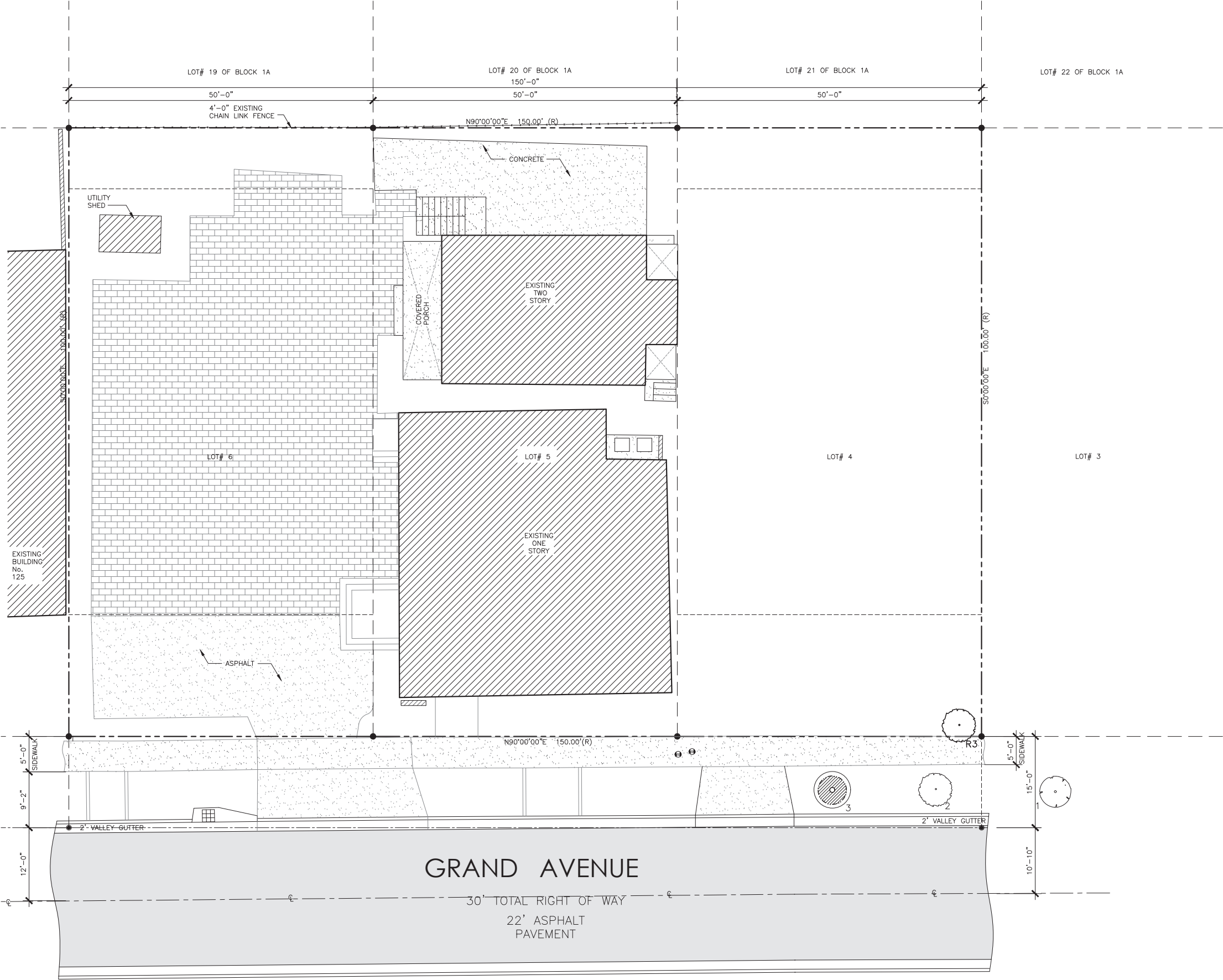








EAST

RELOCATION LEGEND LOT #4		No.115
	LIVE OAK	
	BOTTLE BRUSH	
	BLACK OLIVE	
	PALM	
	EXISTING TREE TO BE RELOCATED. SEE LANDSCAPE PLAN FOR ADDITIONAL INFO.	
TREES TO REMAIN: 2		TREES TO BE RELOCATED: 1

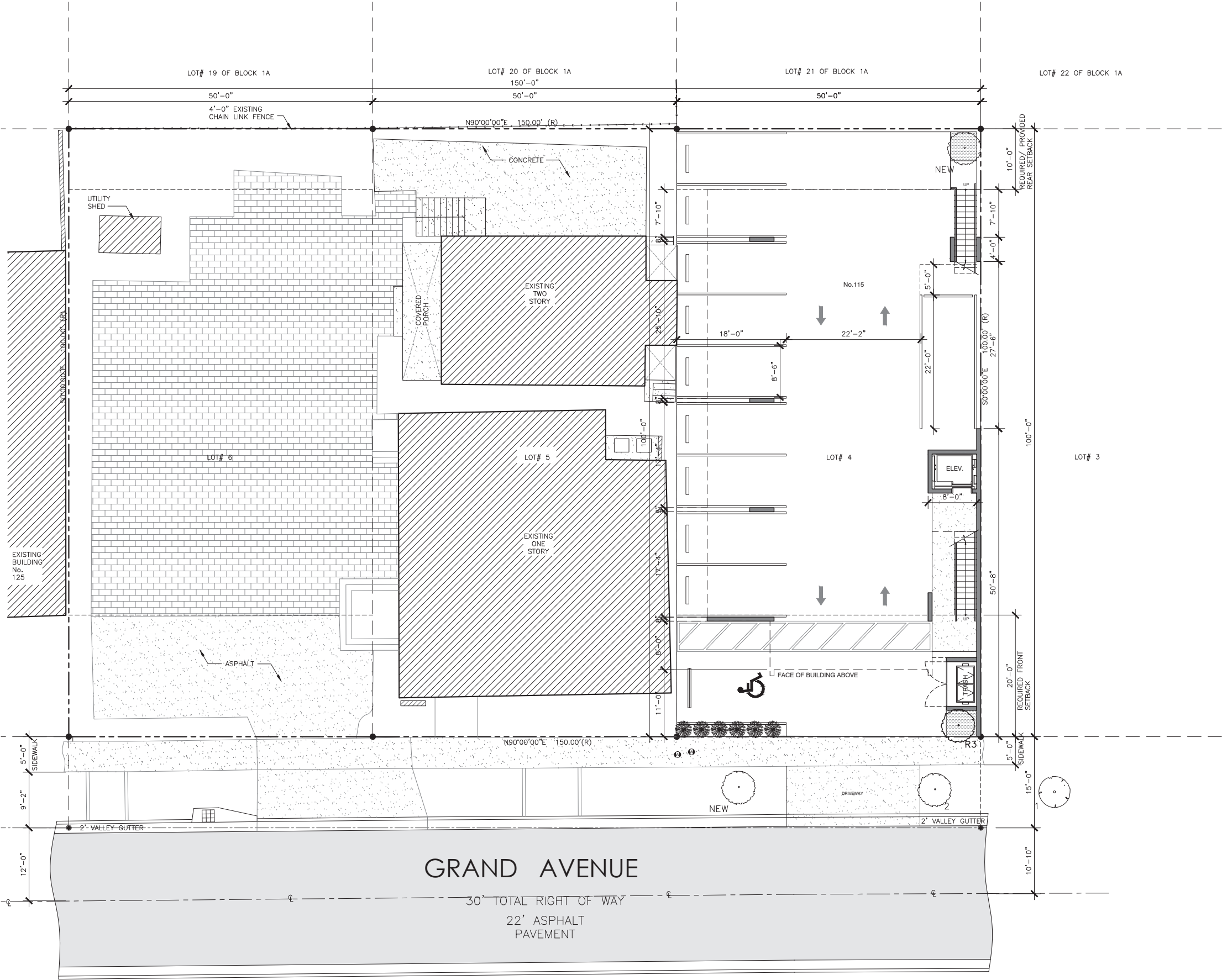
TREE LIST			
#	TREE NAME	DISPOSITION	REMARKS
1	BOTTLE BRUSH	REMAIN	NONE
2	LIVE OAK	REMAIN	NONE
3	LIVE OAK	RELOCATE	CONFLICT WITH NEW DRIVEWAY APPROACH

NOTE:
• "R" INDICATES RELOCATED TREE



TREE LEGEND LOT #4		No.115	
	LIVE OAK		
	BOTTLE BRUSH		
	BLACK OLIVE		
	PALM		
	FAKAHATCHEE GRASS		
	CRUSHED DECOMPOSED GRANITE		
TREE LIST			
#	TREE NAME	DISPOSITION	REMARKS
1	BOTTLE BRUSH	REMAIN	NONE
2	LIVE OAK	REMAIN	NONE
3	LIVE OAK	RELOCATED	CONFLICT WITH NEW DRIVEWAY APPROACH

NOTE:
• "R" INDICATES RELOCATED TREE
• "NEW" INDICATES PROPOSED NEW TREE TO BE ADDED



B. LOT #5: 117-119 GRAND AVENUE

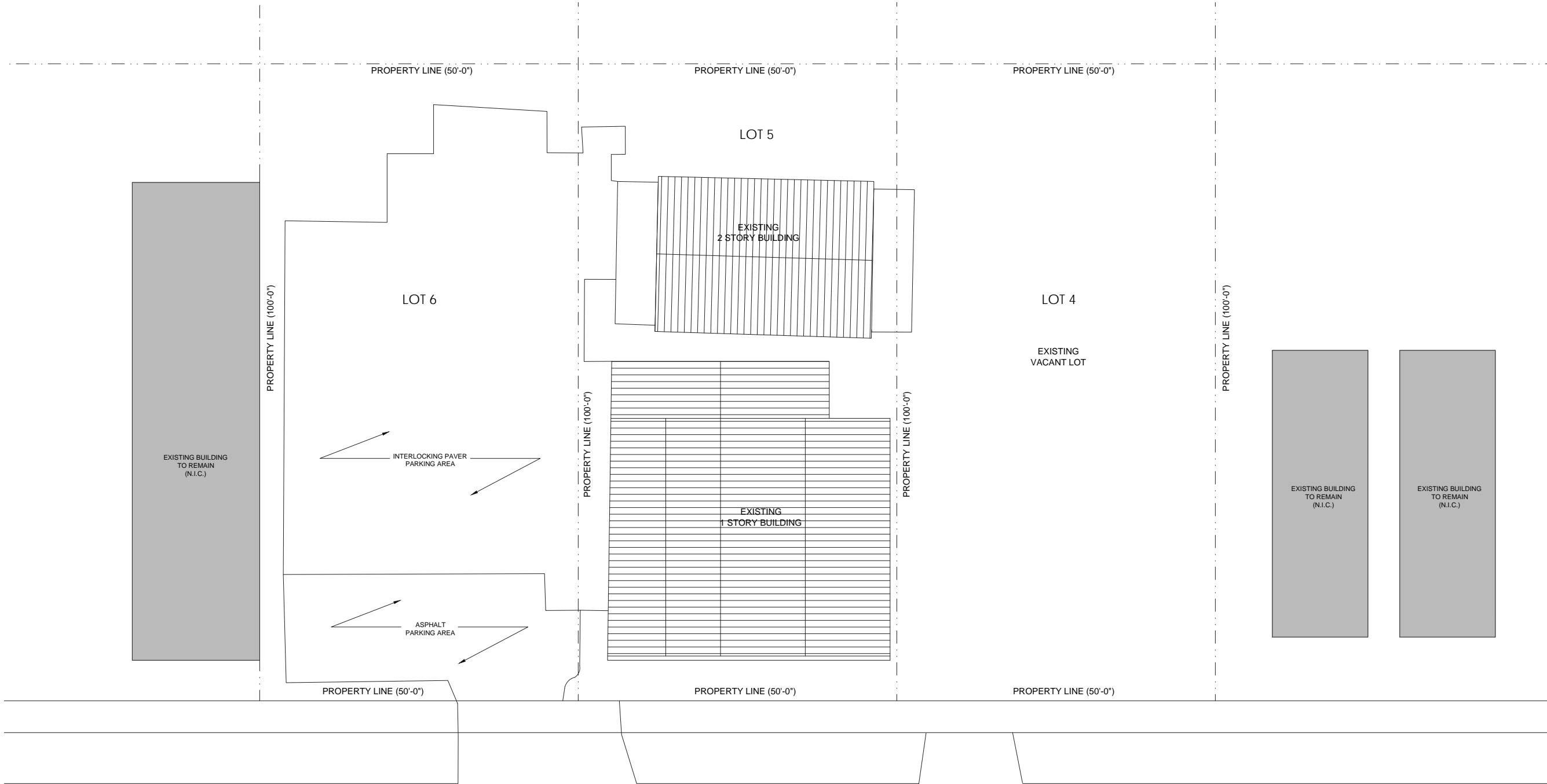
GRAND MACFARLANE

117-119 GRAND AVE.
Coral Gables , Florida

D•N•B

Design Group, LLC
2020 Ponce de Leon Blvd. Suite 1103
Coral Gables, Florida 33134
Tel. 305.444.5545
Fax 305.444.5509
www.dnbdesigngroup.com





117 - 119
GRAND AVE

117-119 GRAND AVENUE
CORAL GABLES, FLORIDA

OWNER

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--

DNB PROJECT NUMBER

19-103

OWNER'S PROJECT NUMBER

ISSUED FOR:

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TYPE OF DOCS:

DESIGN
SCHEMATICS

No.	DATE	REVISION	BY

DRAWN BY: APPROVED BY:

R.B. F.D.

DATE: SCALE:

04.07.16 AS SHOWN

CONSULTANTS:

CITY OF CORAL GABLES ZONING ANALYSIS	
PROJECT NAME:	GRAND MACFARLANE
PROPERTY ADDRESS:	117-119 GRAND AVE CORAL GABLES, FLORIDA 33133
ZONING DISTRICT:	EXISTING: (S) SPECIAL USE DISTRICT PROPOSED: (CL) COMMERCIAL LIMITED
LAND USE DESIGNATION:	EXISTING: RELIGIOUS/ INSTITUTIONAL PROPOSED: COMMERCIAL LOW-RISE INTENSITY
OWNER:	LUIS PROPERTIES, LLC
SITE AREA:	5,000 SQ. FT.
LEGAL DESCRIPTION LOTS 5 BLOCK L.A. MACFARLANE HOMESTEAD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 5,000 SQ. FT. AND/OR 0.11 ACRES, MORE OR LESS, BY CALCULATIONS. FOLIO NUMBER: 03-4120-006-0910	
RAINWATER WILL BE RETAINED ON PROPERTY	
THE BUILDING FLOOR ELEVATION IS 8'-1/2" AND 12" ABOVE ESTABLISH GRADE	

SETBACKS	ALLOWED (*)	EXISTING
FRONT (GRAND AVE)	20'-0"	5'-0"
REAR	10'-0"	20'-0"
SIDE	0'-0"	10'-0"
SIDE	0'-0"	0'-0"
BUILDING HEIGHT	ALLOWED (*)	EXISTING
STORIES	3 STORIES - 50'-0"	2-STORIES - 24'-9"
PARKING	REQUIRED	PROVIDED
	0 SPACES (**)	0 SPACES
OPEN SPACE REQUIREMENT	REQUIRED (*)	EXISTING
	N/A	2,126 S.F
FLOOR AREA RATIO (F.A.R.)	ALLOWED (*)	EXISTING
	0.35 (1,750 S.F.)	0.57 (3,788 S.F.)

(*) BASED ON REVERTING FROM SPECIAL USE DISTRICT TO COMMERCIAL LIMITED
(**) BUILDINGS BUILT IN 1925 WITHOUT PARKING



SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.

AR - 93304

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request.

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SHEET TITLE

SITE PLAN
PROJECT DATA

SHEET NUMBER

A-1

117 - 119
GRAND AVE

117-119 GRAND AVENUE
CORAL GABLES, FLORIDA

OWNER

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DNB PROJECT NUMBER

19-103

OWNER'S PROJECT NUMBER

ISSUED FOR:

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TYPE OF DOCS:

DESIGN
SCHEMATICS

No.	DATE	REVISION	BY

DRAWN BY: APPROVED BY:
R.B. F.D.

DATE: SCALE:
04.07.16 AS SHOWN

CONSULTANTS:

SEAL/SIGNATURE

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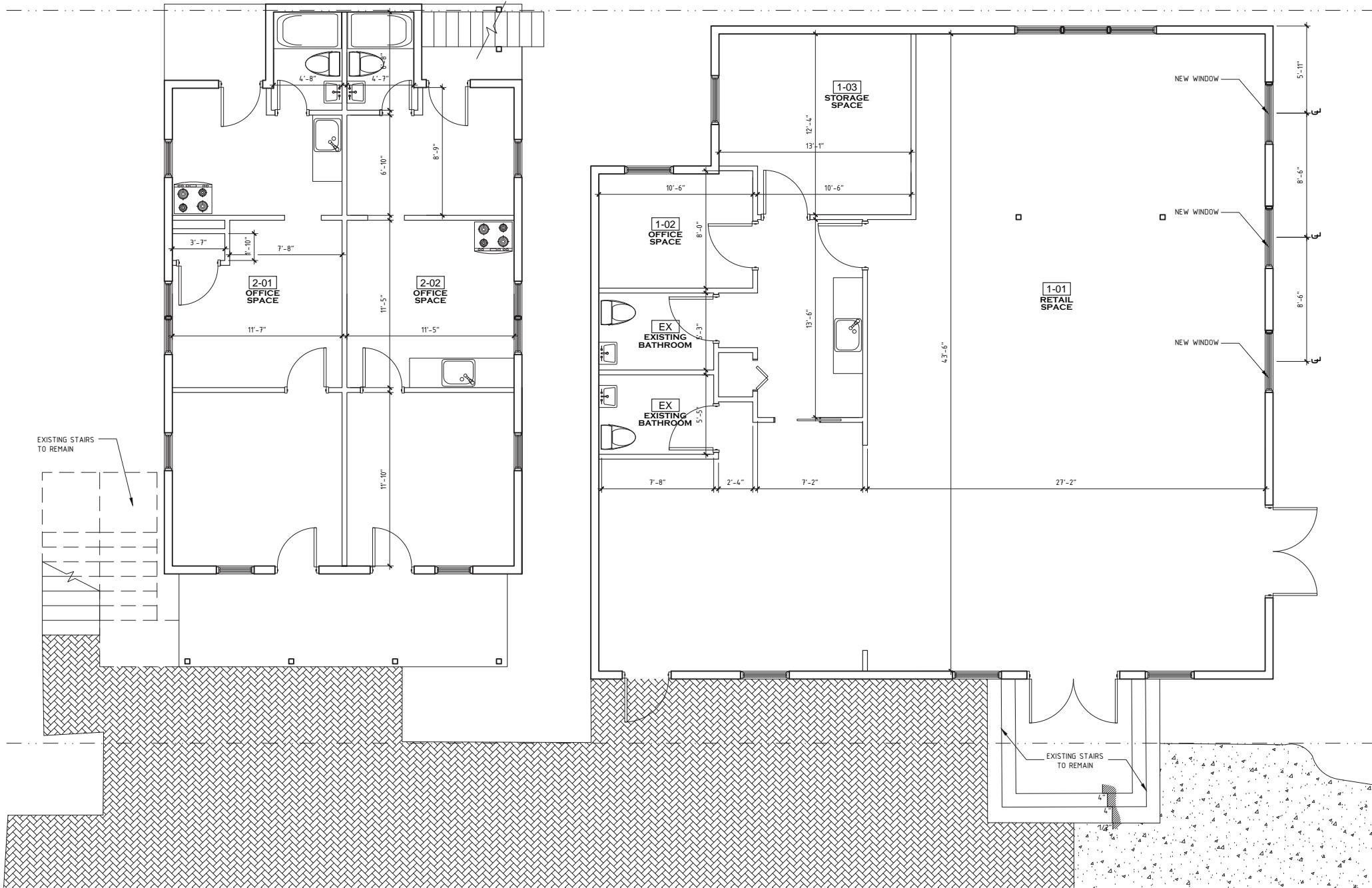
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SHEET TITLE

GROUND
LEVEL

SHEET NUMBER

A-2



GROUND FLOOR PLAN
SCALE: N.T.S.

117 - 119
GRAND AVE

117-119 GRAND AVENUE
CORAL GABLES, FLORIDA

OWNER

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DNB PROJECT NUMBER

19-103

OWNER'S PROJECT NUMBER

ISSUED FOR:

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TYPE OF DOCS:

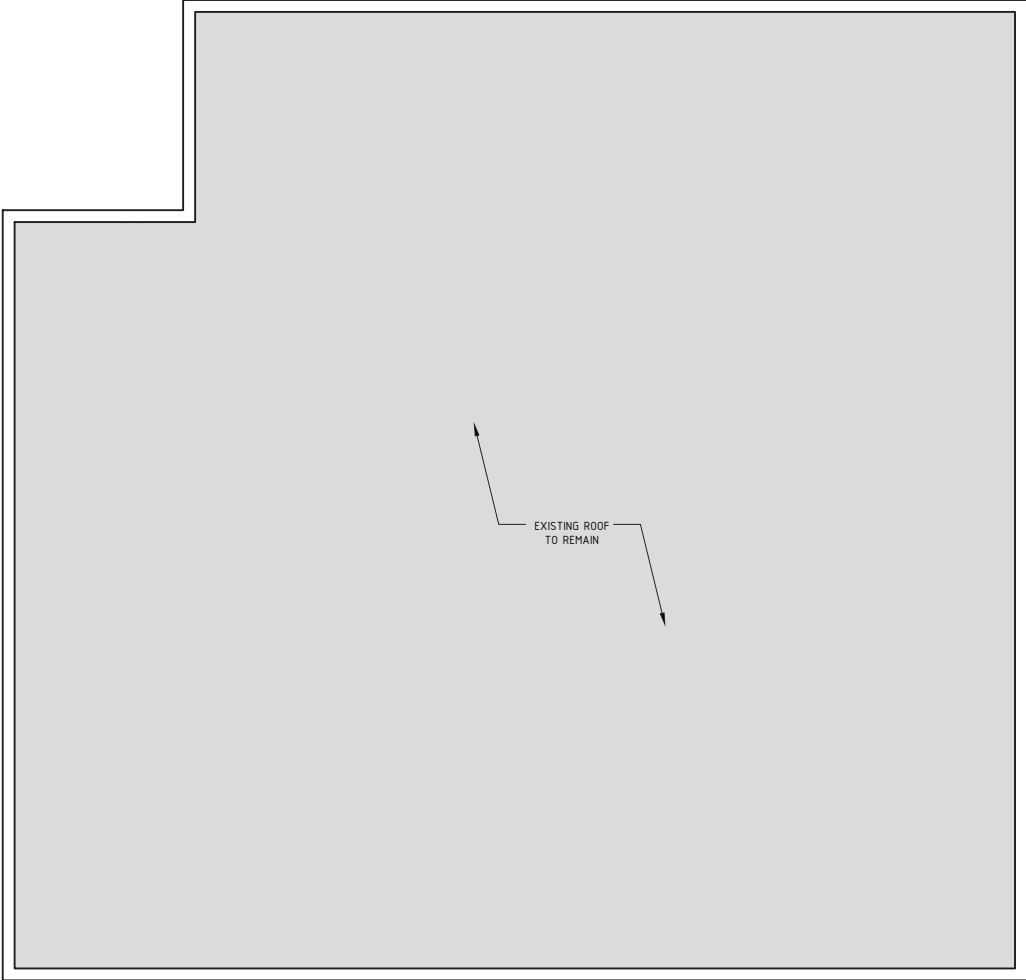
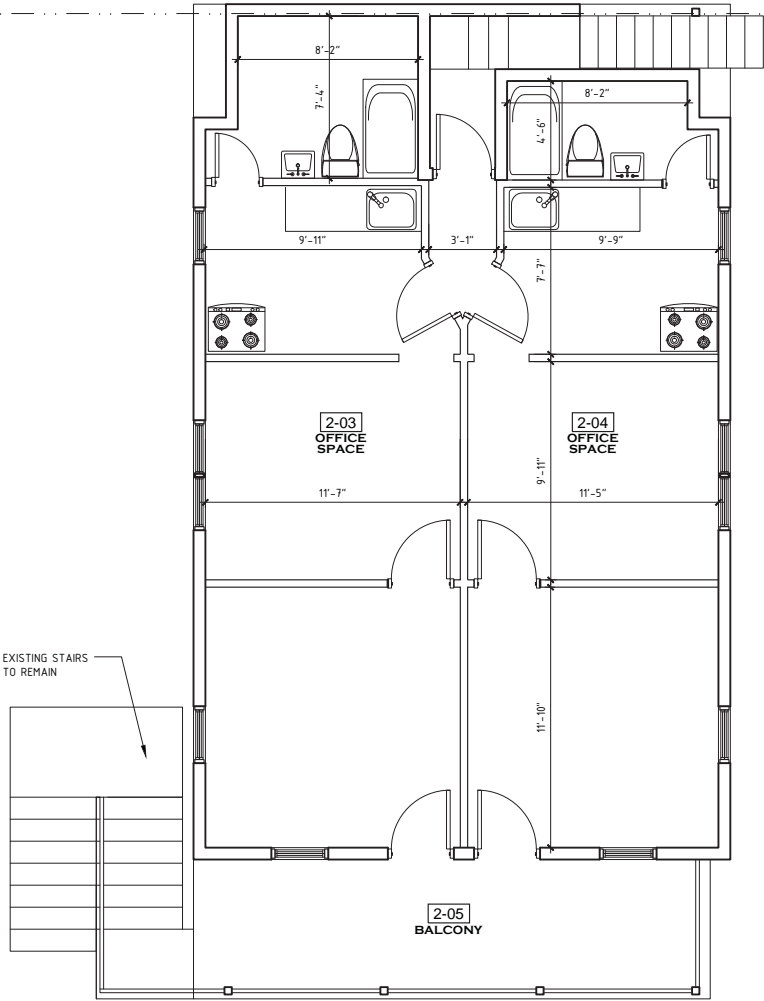
DESIGN
SCHEMATICS

No.	DATE	REVISION	BY

DRAWN BY: APPROVED BY:
R.B. F.D.

DATE: SCALE:
04.07.16 AS SHOWN

CONSULTANTS:



N  **SECOND FLOOR PLAN**
0 
SCALE: N.T.S

SEAL/SIGNATURE

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AR - 93304

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SHEET TITLE

SECOND
FLOOR

SHEET NUMBER

A-3

OWNER

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DNB PROJECT NUMBER
19-103

OWNER'S PROJECT NUMBER

ISSUED FOR:
--

TYPE OF DOCS:

**DESIGN
SCHEMATICS**

[illegible]

DRAWN BY:	APPROVED BY:
R.B.	F.D.
DATE:	SCALE:
04.07.16	AS SHOWN
CONSULTANTS:	

SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.
AR - 93304

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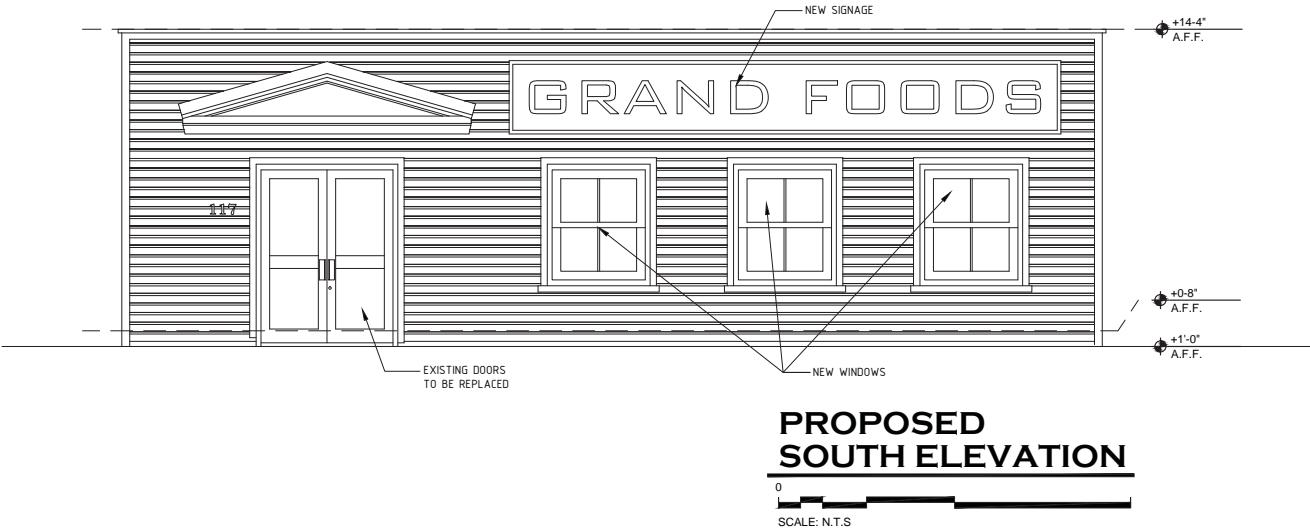
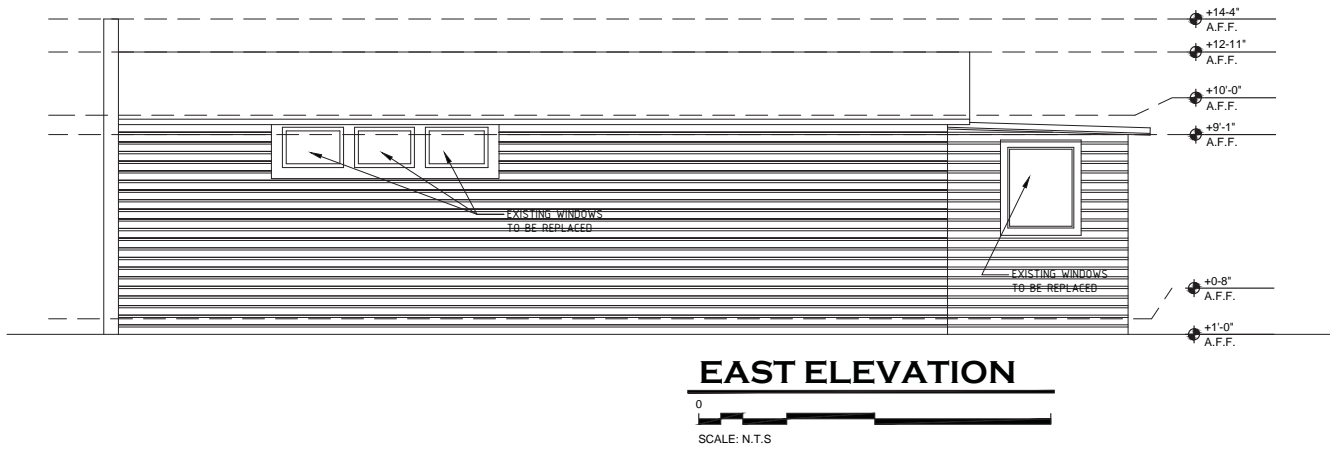
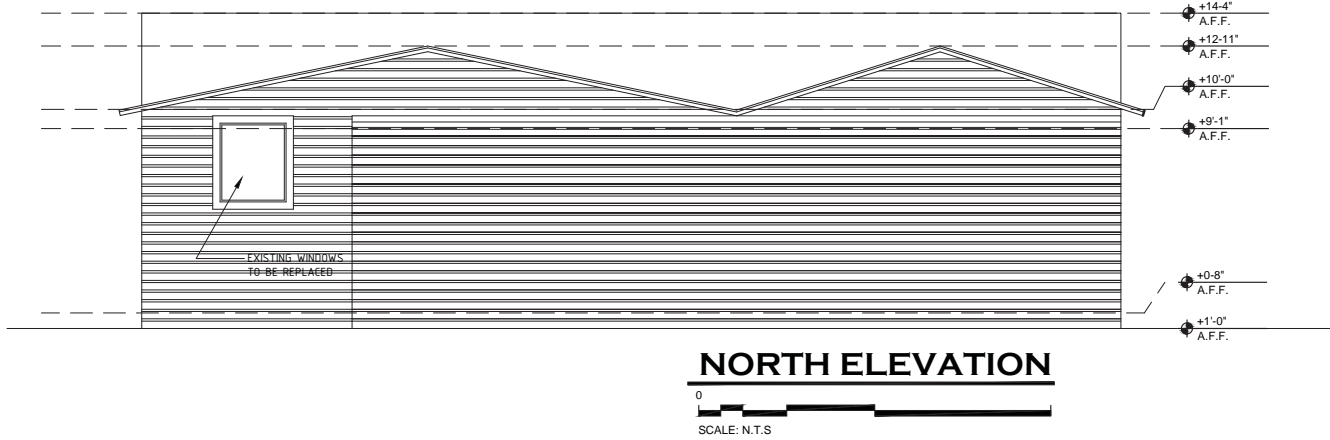
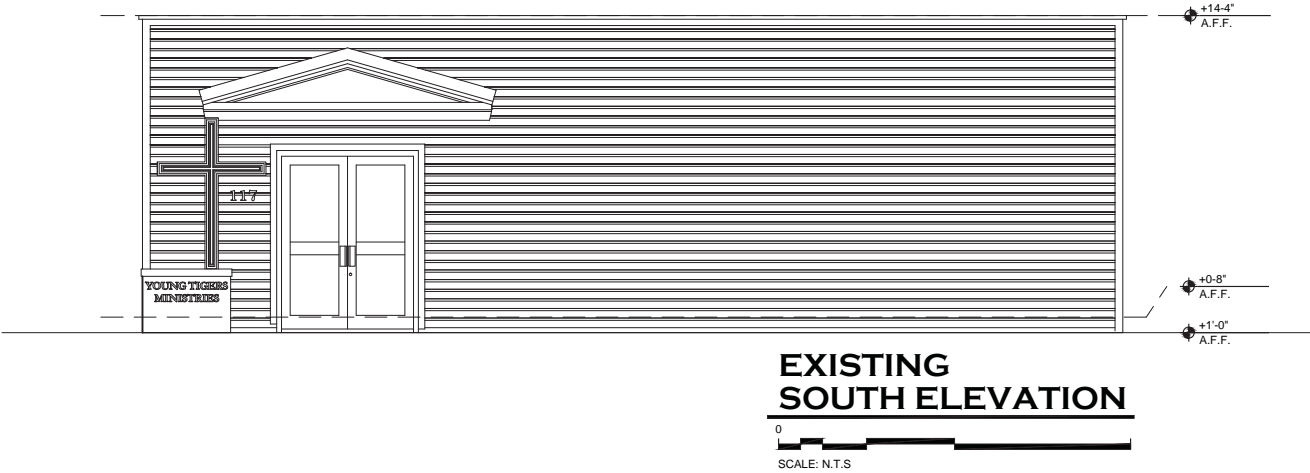
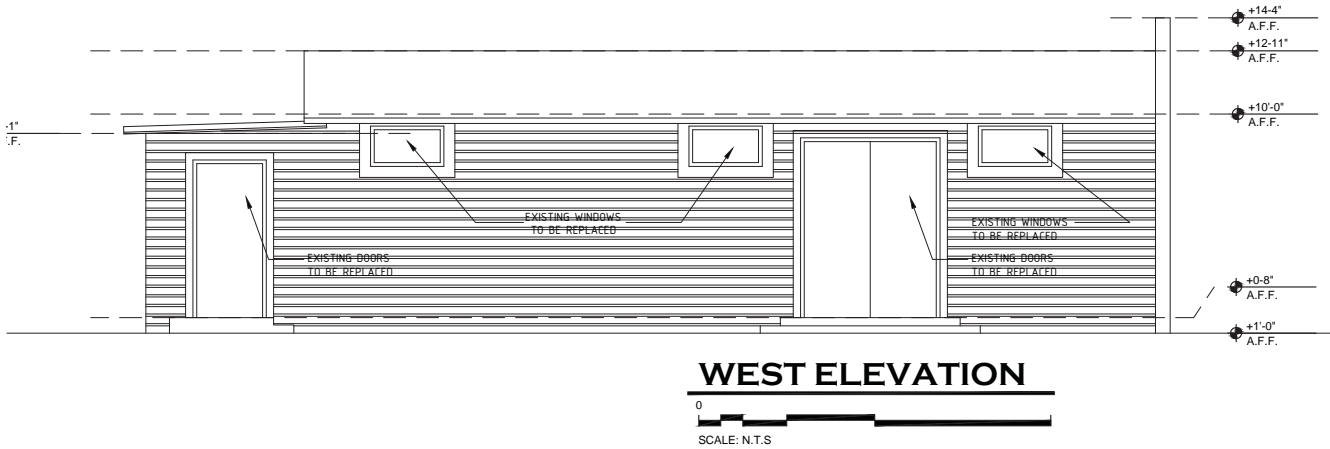
SHEET TITLE

117 BUILDING
ELEVATIONS

SHEET NUMBER

A-4





D•N•B

Design Group, LLC

AA26001282

2020 PONCE de LEON

CORAL GABLES, Florida 33134

Tel. 305.444.5545

Fax. 305.444.5509

www.dnbdesigngroup.com

117 - 119

GRAND AVE

117-119 GRAND AVENUE

CORAL GABLES, FLORIDA

OWNER

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DNB PROJECT NUMBER

19-103

OWNER'S PROJECT NUMBER

ISSUED FOR:

--

TYPE OF DOCS:

DESIGN

SCHEMATICS

No.	DATE	REVISION	BY

DRAWN BY:

APPROVED BY:

R.B.

F.D.

DATE:

SCALE:

04.07.16

AS SHOWN

CONSULTANTS:

SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.

AR - 93304

This drawing is the property of
DNB Design Group and is not
to be reproduced or copied
in whole or part. It is not to be
used on any other project
and is to be returned on
request.






COPYRIGHT © 2016

SHEET TITLE

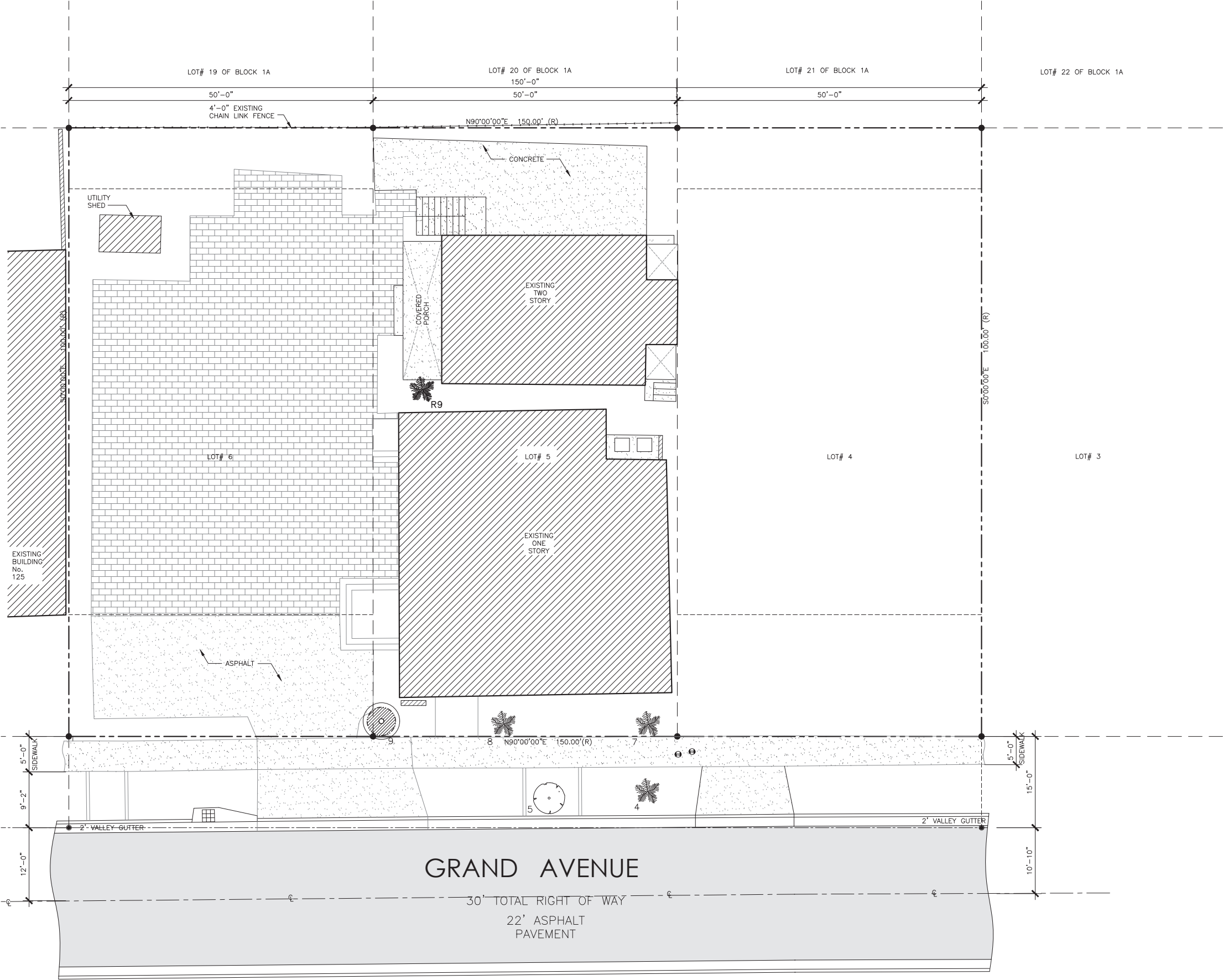
119 BUILDING
ELEVATIONS

SHEET NUMBER

A-5







RELOCATION LEGEND LOT #5		No.119	
	LIVE OAK		
	BOTTLE BRUSH		
	BLACK OLIVE		
	PALM		
	EXISTING TREE TO BE RELOCATED. SEE LANDSCAPE PLAN FOR ADDITIONAL INFO.		
TREES TO REMAIN: 4		TREES TO BE RELOCATED: 1	
TREE LIST			
#	TREE NAME	DISPOSITION	REMARKS
4	PALM	REMAIN	NONE
5	BOTTLE BRUSH	REMAIN	NONE
7	PALM	REMAIN	NONE
8	PALM	REMAIN	NONE
9	PALM	RELOCATE	CONFLICT WITH NEW WALKWAY

NOTE:
• "R" INDICATES RELOCATED TREE



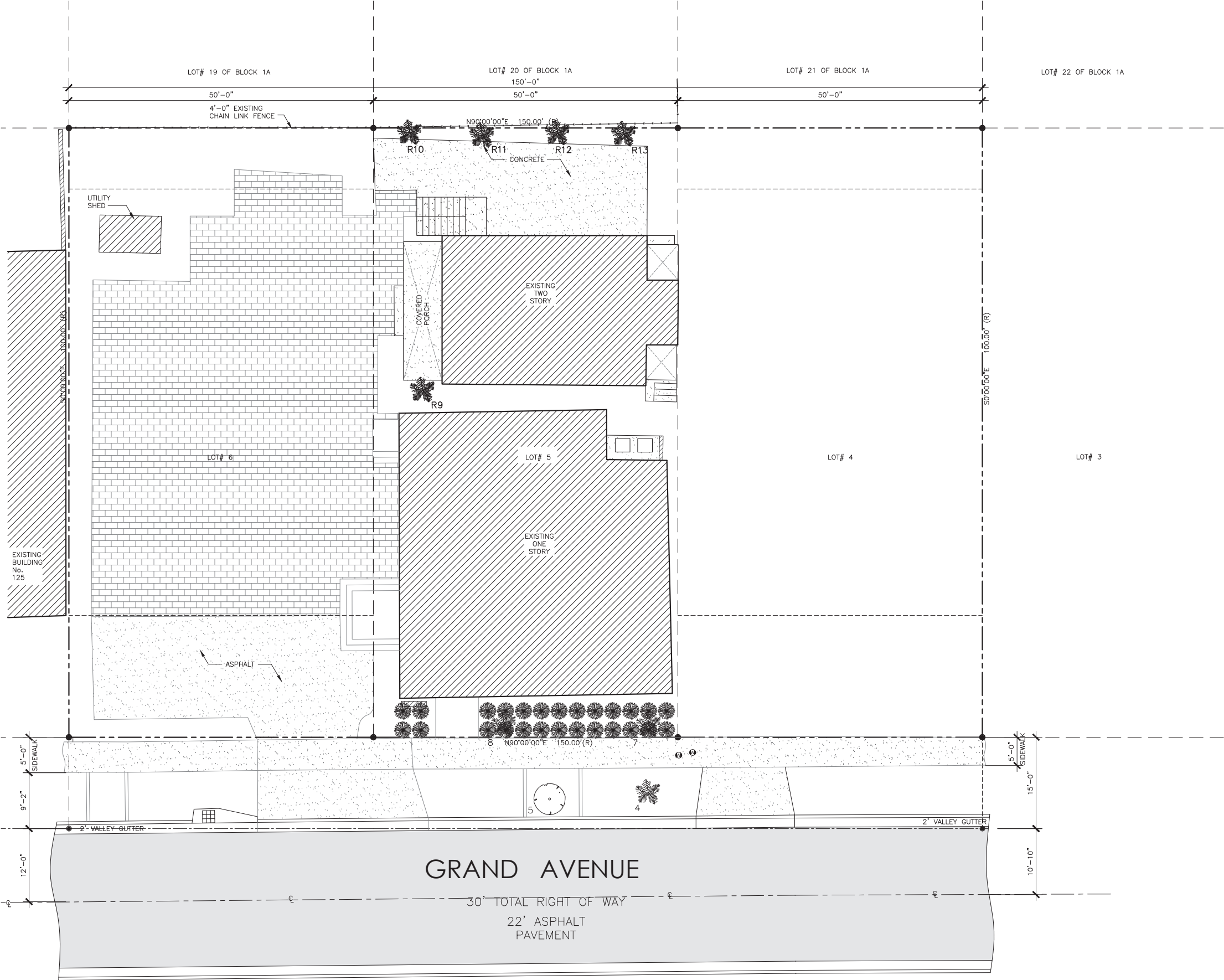
TREE LEGEND LOT #5

No.119

	LIVE OAK
	BOTTLE BRUSH
	BLACK OLIVE
	PALM
	FAKAHATCHEE GRASS
	CRUSHED DECOMPOSED GRANITE

TREE LIST

#	TREE NAME	DISPOSITION	REMARKS
4	PALM	REMAIN	NONE
5	BOTTLE BRUSH	REMAIN	NONE
7	PALM	REMAIN	NONE
8	PALM	REMAIN	NONE
9	PALM	RELOCATED	RELOCATED FROM LOT #6 SEE RELOCATION PLAN
10	PALM	RELOCATED	RELOCATED FROM LOT #6 SEE RELOCATION PLAN
11	PALM	RELOCATED	RELOCATED FROM LOT #6 SEE RELOCATION PLAN
12	PALM	RELOCATED	RELOCATED FROM LOT #6 SEE RELOCATION PLAN
13	PALM	RELOCATED	RELOCATED FROM LOT #6 SEE RELOCATION PLAN



C. LOT #6: EMPTY LOT Folio#03-4120-006-0920



MATEU ARCHITECTURE INC.

8887 SW 131ST STREET, MIAMI, FLORIDA 33176 T: 305.233.3304 WWW.MATEU.CO

RENDERING

D E S I G N P R O P O S A L

G R A N D M A C F A R L A N E

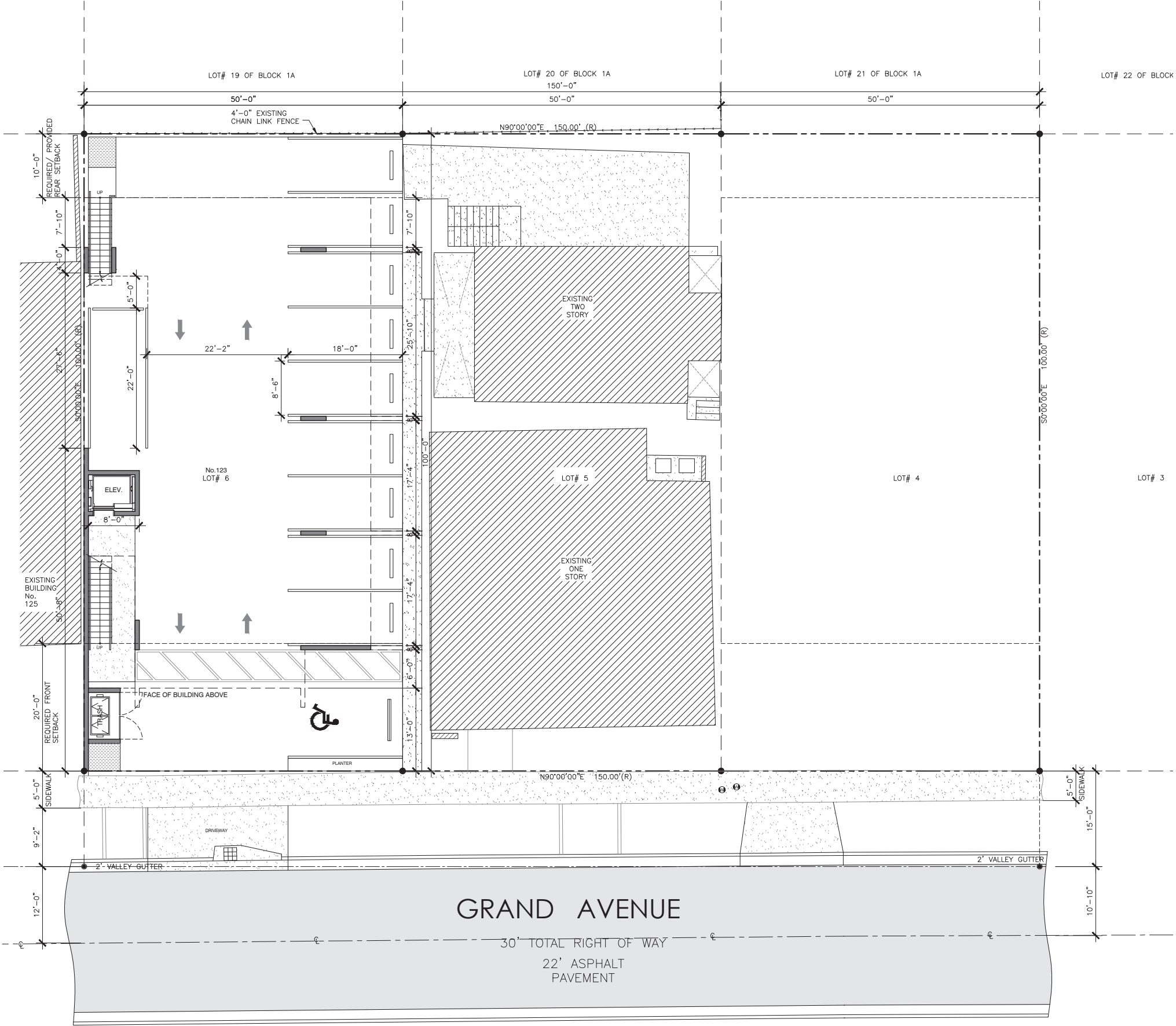
115 & 123 GRAND AVE MIAMI, FLORIDA 33133

R-1

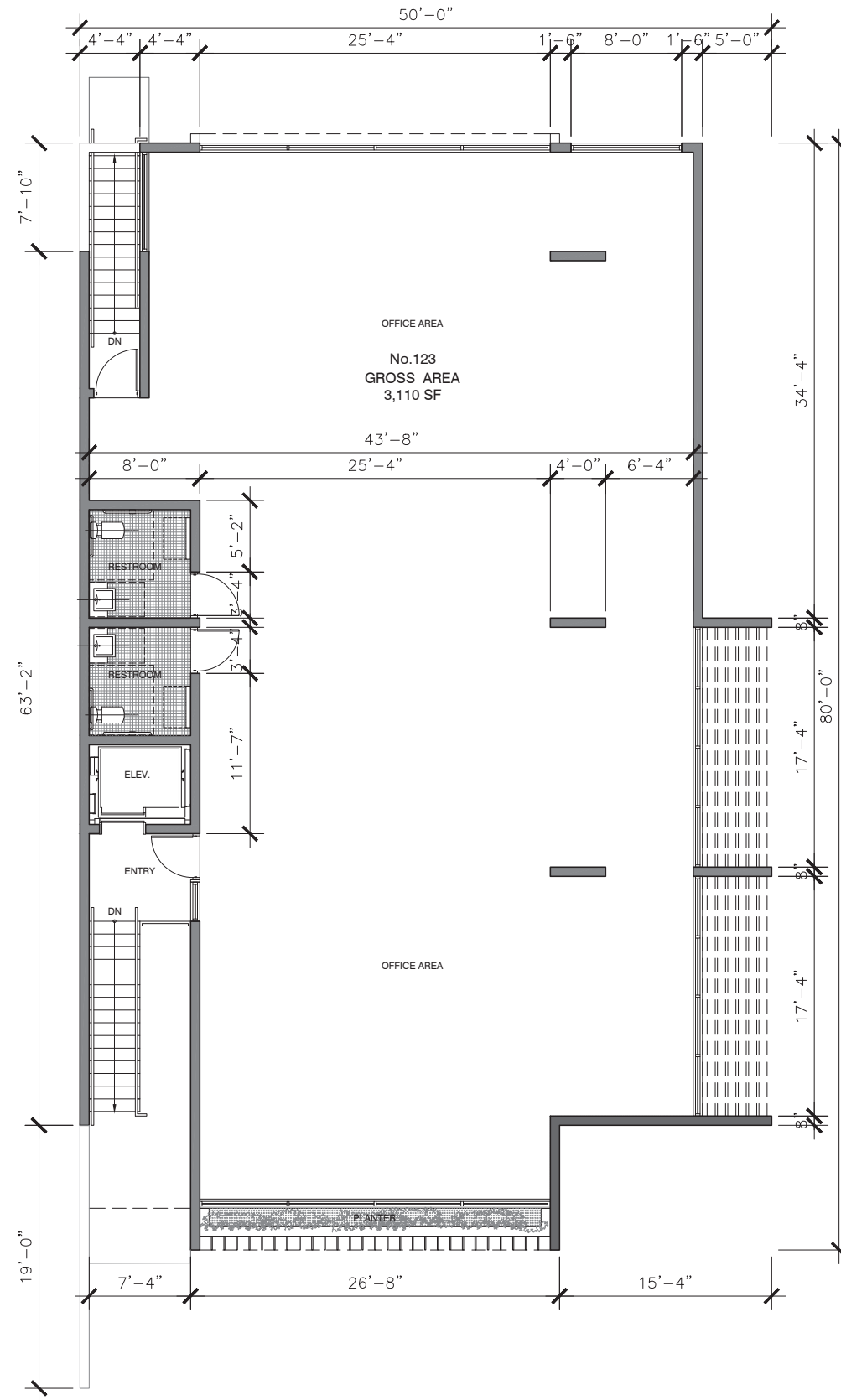
CITY OF CORAL GABLES ZONING ANALYSIS	
PROJECT NAME:	GRAND MACFARLANE
PROPERTY ADDRESS:	Folio: 03-4120-006-0920 CORAL GABLES, FLORIDA 33133
ZONING DISTRICT:	EXISTING: (S) SPECIAL USE DISTRICT PROPOSED: (CL) COMMERCIAL LIMITED
LAND USE DESIGNATION:	EXISTING: RELIGIOUS/ INSTITUTIONAL PROPOSED: COMMERCIAL LOW-RISE INTENSITY
OWNER:	LUIS PROPERTIES, LLC
SITE AREA:	5,000 SQ. FT.
LEGAL DESCRIPTION	
LOTS 6 BLOCK L.A. MACFARLANE HOMESTEAD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CONTAINING 5,000 SQ. FT. AND/OR 0.11 ACRES, MORE OR LESS, BY CALCULATIONS. FOLIO NUMBER: 03-4120-006-0920	
RAINWATER WILL BE RETAINED ON PROPERTY	
THE BUILDING FLOOR ELEVATION IS <u>10'-0"</u> ABOVE ESTABLISH GRADE	

SETBACKS	ALLOWED (*)	PROVIDED
FRONT FIRST FLOOR (GRAND AVE)	20'-0"	20'-0"
REAR	10'-0"	10'-0"
SIDE	0'-0"	0'-0"
SIDE	0'-0"	0'-0"
BUILDING HEIGHT	ALLOWED (*)	PROVIDED
STORIES	3 STORIES - 50'-0"	2 STORIES - 24'-8"
PARKING	REQUIRED	PROVIDED
	10 SPACES	11 SPACES
OPEN SPACE REQUIREMENT	REQUIRED (*)	PROVIDED
	N/A	1,890 S.F.
FLOOR AREA RATIO (F.A.R.)	ALLOWED (*)	PROVIDED
	3.0 (15,000 S.F.)	3,110 S.F.

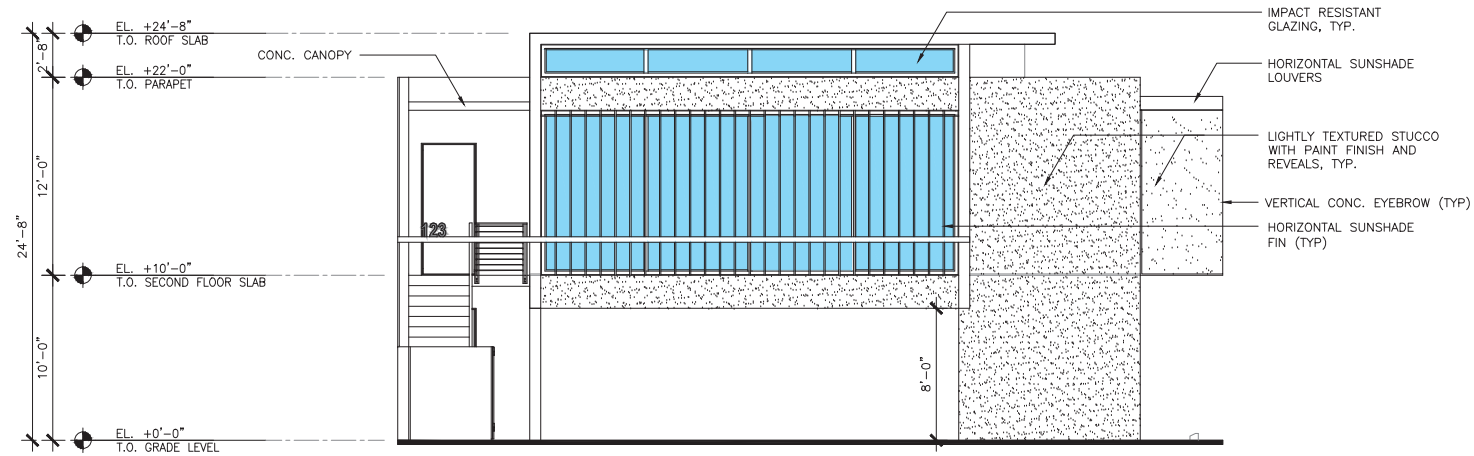
(*) BASED ON REVERTING FROM SPECIAL USE DISTRICT TO COMMERCIAL LIMITED



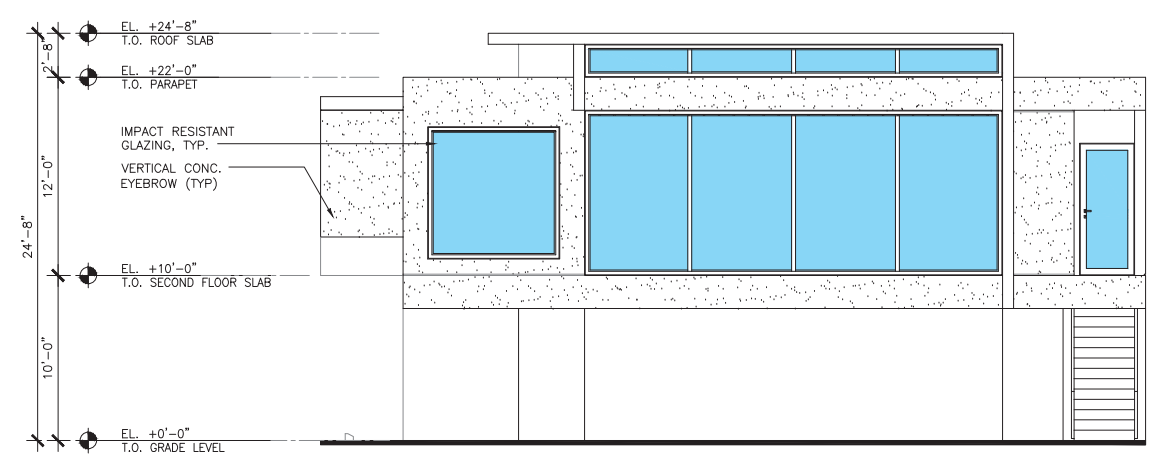






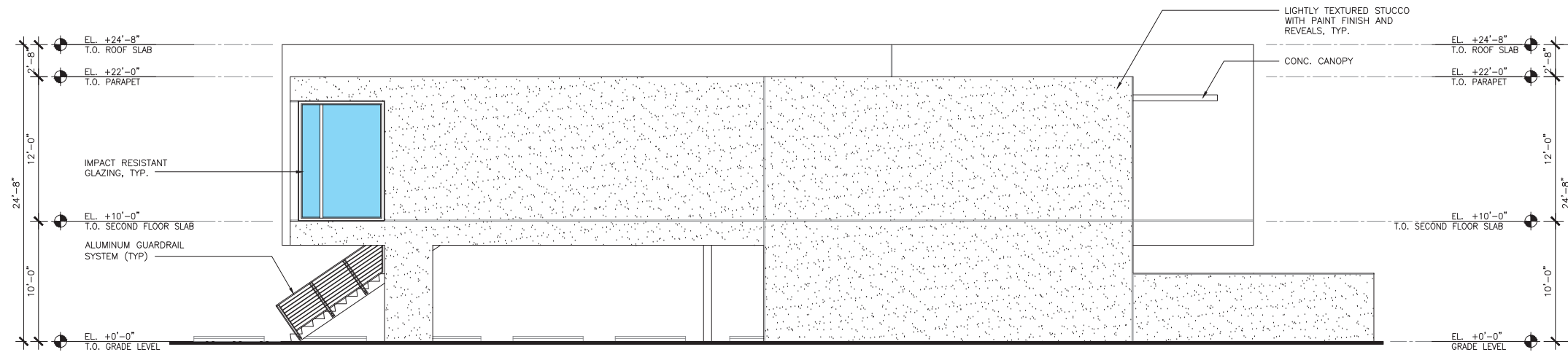


SOUTH

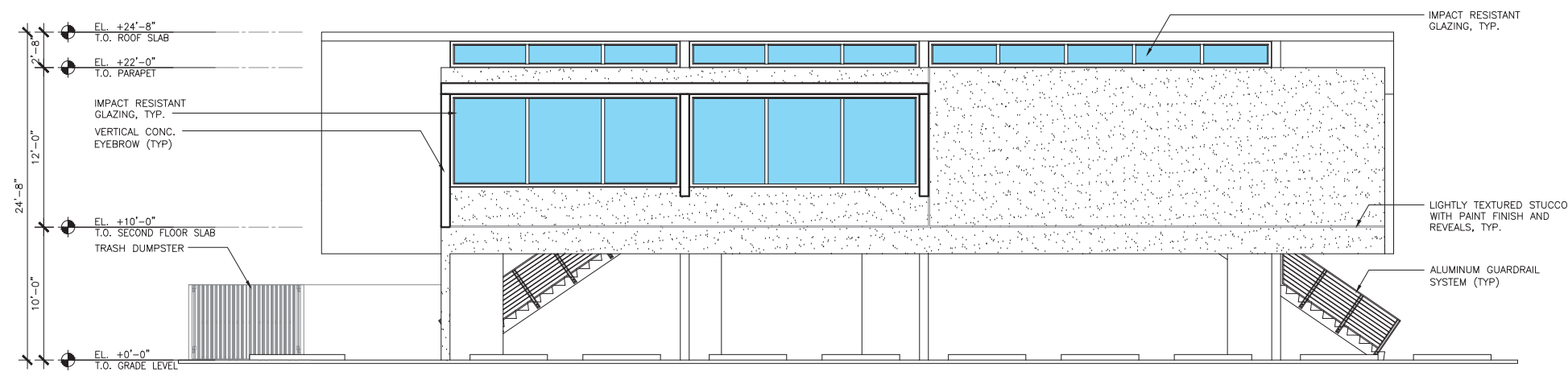


NORTH






PROPOSED NEW 2-STORY BUILDING 123



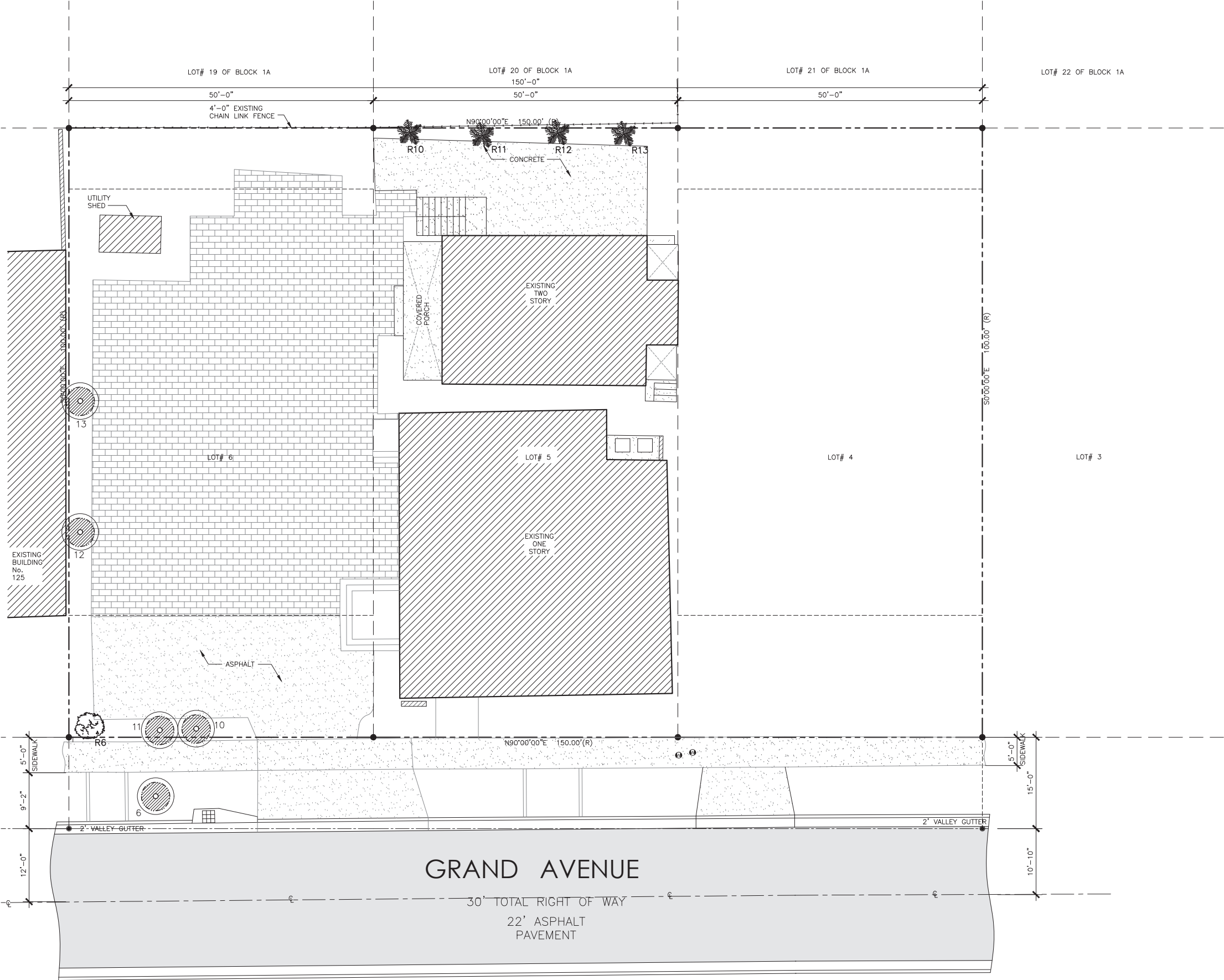
WEST



EAST

RELOCATION LEGEND LOT #6		No.123	
	LIVE OAK		
	BOTTLE BRUSH		
	BLACK OLIVE		
	PALM		
	EXISTING TREE TO BE RELOCATED. SEE LANDSCAPE PLAN FOR ADDITIONAL INFO.		
TREES TO REMAIN: 0		TREES TO BE RELOCATED: 5	
TREE LIST			
#	TREE NAME	DISPOSITION	REMARKS
6	BLACK OLIVE	RELOCATE	CONFLICT WITH NEW DRIVEWAY APPROACH
10	PALM	RELOCATE	CONFLICT WITH NEW OFFICE BUILDING
11	PALM	RELOCATE	CONFLICT WITH NEW OFFICE BUILDING
12	PALM	RELOCATE	CONFLICT WITH NEW OFFICE BUILDING
13	PALM	RELOCATE	CONFLICT WITH NEW OFFICE BUILDING

NOTE:
• "R" INDICATES RELOCATED TREE



Law Office
of
LAURA L. RUSSO, ESQ.
2655 Le Jeune Road, Suite PH-1F
Coral Gables, Florida 33134

Tel: 305-476-8300
Fax: 305-476-8383

Email: Laura@LauraRussoLaw.com

Via Hand Delivered

January 30, 2019

Mr. Ramon Trias
Planning and Zoning Director
The City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: Luis Properties – Zoning
Property: 113 Grand Avenue, Coral Gables, FL
File No.: 15L-149

Dear Mr. Trias,

Pursuant to Section 3-2103(C)(2) of the City of Coral Gables Zoning Code, and on behalf of Luis Properties, LLC, please be advised that the proposed development of the new office building at 113 Grand Avenue is exempt from the City of Coral Gables Art in Public Places Programs. With an estimated cost of \$403,000.00, it is a non-municipal construction project with an aggregate project value of less than one million dollars (\$1,000,000.00).

If you have any questions, please do not hesitate to contact me at 305-476-8300.

Sincerely,



Laura L. Russo

LLR/jp

Law Office
of
LAURA L. RUSSO, ESQ.
2655 Le Jeune Road, Suite PH-1F
Coral Gables, Florida 33134

Tel: 305-476-8300
Fax: 305-476-8383

Email: Laura@LauraRussoLaw.com

Via Hand Delivered

January 30, 2019

Mr. Ramon Trias
Planning and Zoning Director
The City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: Luis Properties – Zoning
Property: Vacant Lot – Address Unassigned – Folio #: 03-4120-006-0920
File No.: 15L-149

Dear Mr. Trias,

Pursuant to Section 3-2103(C)(2) of the City of Coral Gables Zoning Code, and on behalf of Luis Properties, LLC, please be advised that the proposed development of the new office building at 12X Grand Avenue under folio number 03-4120-006-0920 is exempt from the City of Coral Gables Art in Public Places Programs. With an estimated cost of \$403,000.00, it is a non-municipal construction project with an aggregate project value of less than one million dollars (\$1,000,000.00).

If you have any questions, please do not hesitate to contact me at 305-476-8300.

Sincerely,



Laura L. Russo

LLR/jp

Law Office
of
LAURA L. RUSSO, ESQ.
2655 Le Jeune Road, Suite PH-1F
Coral Gables, Florida 33134

Tel: 305-476-8300
Fax: 305-476-8383

Email: Laura@LauraRussoLaw.com

Via Hand Delivered

January 30, 2019

Mr. Ramon Trias
Planning and Zoning Director
The City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: Luis Properties – Zoning
Property: 117-119 Grand Avenue, Coral Gables, FL
File No.: 15L-149

Dear Mr. Trias,

Pursuant to Section 3-2103(C)(2) of the City of Coral Gables Zoning Code, and on behalf of Luis Properties, LLC, please be advised that the proposed renovation of existing buildings at 117-110 Grand Avenue is exempt from the City of Coral Gables Art in Public Places Programs. With an estimated cost of \$100,000.00, it is a non-municipal construction project with an aggregate project value of less than one million dollars (\$1,000,000.00).

If you have any questions, please do not hesitate to contact me at 305-476-8300.

Sincerely,



Laura L. Russo

LLR/jp

8. ORDINANCES, RESOLUTIONS, COVENANTS, DEVELOPMENT AGREEMENTS, ETC.

N/A

HISTORICAL SIGNIFICANCE LETTER

113 GRAND AVENUE

NOT APPLICABLE

VACANT LAND

HISTORICAL SIGNIFICANCE LETTER

117 & 119 GRAND AVENUE

NOT APPLICABLE

CONTRIBUTING STRUCTURES TO REMAIN

MACFARLANE HOMESTEAD HISTORIC DISTRICT

HISTORICAL SIGNIFICANCE LETTER

NO ADDRESS – VACANT LAND - 03-4120-006-0920

NOT APPLICABLE – VACANT LAND

LIST OF REPRESENTATIVES

APPLICANT / ATTORNEY:

LAW OFFICE OF LAURA L. RUSSO, ESQ
2655 LeJeune Road
Suite PH-1F
CORAL GABLES, FL 33134

OWNER:

LUIS PROPERTIES, LLC
P.O. BOX 331410
MIAMI, FLORIDA 33233

ARCHITECTS:

MATEU ARCHITECTURE
Roney Mateu, RA
8887 SW 131st Street
MIAMI, FLORIDA 33176

BRITO DESIGN STUDIO, LLC
Herb Brito, RA
CORAL GABLES, FLORIDA 33134

DNB DESIGN GROUP, LLC
Francilis Domond, RA
2020 Ponce de Leon Blvd. Suite 1103
CORAL GABLES, FLORIDA 33134



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

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

JAN 32 AM 9: 58

REGISTRATION #: _____

Feb. 1
2014
CG

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: Laura L. Russo, Esq. / Laura@Laurarussolaw.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Laura L. Russo, Esq., LLC

Business Telephone Number: 305-476-8300

Business Address 2655 Le Jeune Road, Suite PH 1-F, Coral Gables, Florida 33134
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 26-3602751

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

None

PRINCIPAL REPRESENTED:

NAME Michael Luis COMPANY NAME, IF APPLICABLE Luis Properties, LLC

BUSINESS ADDRESS PO Box 331410, Miami, FL 33233 TELEPHONE NO.: 305-854-1919


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 Laura L. Russo 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

Feb 1
GG

CITY OF CORAL GABLES
OFFICE OF THE CITY CLERK
2019 JAN 32 AM 9:58

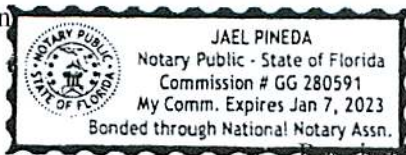
STATE OF FLORIDA)
COUNTY OF MIAMI-)
DADE)

BEFORE ME personally appeared Laura L. Russo 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 1/24/2019.

☒ 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: _____



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

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

2019 JAN 32 AM 9: 58

REGISTRATION #: _____

Feb 1
CG

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: Laura L. Russo, Esq. / Laura@Laurarussolaw.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name: Laura L. Russo, Esq., LLC

Business Telephone Number: 305-476-8300

Business Address: 2655 Le Jeune Road, Suite PH 1-F, Coral Gables, FL 33134
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented: Luis Properties, LLC

Principal Name: Michael Luis

Principal Address: PO Box 331410, Miami, FL 33233 Telephone Number: 305-854-1919

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)

Approval of buildings adjacent to historic site

I Laura L. Russo 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

1/24/19
Date

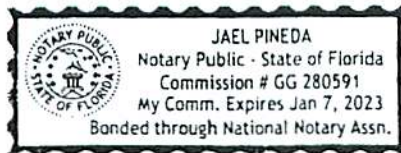
CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2019 JAN 31 AM 9:58

STATE OF FLORIDA)
COUNTY OF MIAMI-)
DADE)

BEFORE ME personally appeared Laura L. Russo 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 1/24/2019.

☒ 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 #: _____

CFN 2014R0422192
OR Bk 29190 Pgs 3327 - 3328; (2pgs)
RECORDED 06/12/2014 12:50:36
DEED DOC TAX 840.00
SURTAX 630.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
Mark L. Rivlin, Esq.
Mark L. Rivlin, P.A.
1550 Madruga Avenue, Suite 120
Coral Gables, Florida 33146

Tax Folio Number: 03-4120-006-0900.

WARRANTY DEED

THIS WARRANTY DEED made the 11 day of June, 2014, by and between 145 Grand Avenue, Inc., a Florida corporation ("Grantor"), whose mailing address is 3725 Grand Avenue, Miami, Florida 33133, and Terra Urbana LLC, a Florida limited liability company ("Grantee") whose mailing address is 113 Grand Avenue, Coral Gables, Florida 33133.

W I T N E S S E T H :

THAT, the Grantor for and in consideration of the sum of TEN AND NO/00 DOLLARS (\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grant, bargain and sell to said Grantee, its successors and assigns forever, the following described real property located and situate in Miami-Dade County, Florida, to-wit:

Lot 4, in Block 1A of COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, according to the Plat thereof, as recorded in Plat Book 5, at Page 81, of the Public Records of Miami-Dade County, Florida.

This conveyance is subject to the following:

1. Taxes for the year 2014, and subsequent years.
2. Conditions, restrictions, limitations, agreements and easements of record, if any; but this provision shall not operate to reimpose the same.
3. Zoning and other governmental regulations.

OR BK 29190 PG 3328
LAST PAGE

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

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

AND the Grantor does hereby warrant the title to the real property by, through and under the Grantor and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in our presence:

Mark L. Rivlin
Printed Name: Mark L. Rivlin
Witness
Lucy F. Gutierrez
Printed Name: Lucy F. Gutierrez
Witness

145 Grand Avenue, Inc.
a Florida corporation
By: Anthony Parrish Jr.
Anthony Parrish Jr.,
President
3725 Grand Avenue
Miami, Florida 33133

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 11 day of June, 2014 by Anthony Parrish Jr., President of 145 Grand Avenue, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or who has produced Mark L. Rivlin as identification.

My Commission Expires:



Page 2 of 2

Miscm-z/145GRAND-WD



CFN 2012R0665280
DR Bk 28277 Pgs 4362 - 4363 (2pgs)
RECORDED 09/19/2012 10:56:27
DEED DOC TAX 1,284.00
SURTAX 963.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
Leslie Alan Schere, Esq.
Of Counsel
George Hartz P.A.
4800 LeJeune Road
Coral Gables, Florida 33146

Property Appraisers Parcel Identification (Folio) Numbers:
0341200060920
0341200060910

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made 13 day of September, 2012, by COCONUT GROVE BANK, herein called the Grantor, to TERRA URBANA, LLC, a Florida Limited Liability Company, whose post office address is 2728 Causa St Mia hereinafter called the Grantee: (Wherever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of One Dollar and No/Cents (\$1.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Miami-Dade County, State of Florida, viz:

Lots 5 & 6, Block 1A, MACFARLANE HOMESTEAD, according to the MAP or PLAT thereof as recorded in Plat Book 5, Page 81 of the Public Records of Miami-Dade County, Florida.

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

[CONTINUES ON NEXT PAGE]

OR BK 28277 PG 4363
LAST PAGE

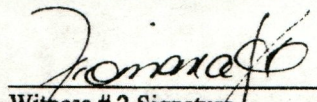
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


COCONUT GROVE BANK


Witness # 1 Signature

Edgar J. Nieto
Witness # 1 Printed Name


Witness # 2 Signature

Xiomara Villaverde
Witness # 2 Printed Name

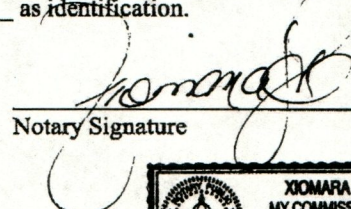
By: 
Bruce Blaise
Senior Vice-President
2701 South Bayshore Drive
Miami, Florida 33133

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 13th day of September, 2012 by BRUCE BLAISE, Senior Vice-President of COCONUT GROVE BANK, who is personally known to me or has produced a _____ as identification.

SEAL

My Commission Expires:


Notary Signature




2406

LUIS PROPERTIES, INC.

3191 GRAND AVENUE #1410
MIAMI, FLORIDA 33133
(305) 216-5612

U.S. CENTURY BANK
7575 WEST FLAGLER
MIAMI, FLORIDA 33144
63-1539/670

 E2ShieldSM Check Fraud
Protection for Business

1/31/2019

PAY TO THE
ORDER OF

City of Coral Gables

\$ **100.00

One Hundred and 00/100***** DOLLARS

City of Coral Gables
427 Biltmore Way
2nd Floor
Coral Gables, Florida 33134

MEMO

DRC application Vacant Land No Address Grand Avenue 03-4120-006-0920

AUTHORIZED SIGNATURE

⑈002406⑈ ⑆067015397⑆ 3064965 ⑈

LUIS PROPERTIES, INC.

2406

City of Coral Gables

1/31/2019

100.00

USCB-#XXX4965 DRC application Vacant Land No Address Gran

100.00

LUIS PROPERTIES, INC.

2406

City of Coral Gables

1/31/2019

100.00

USCB-#XXX4965 DRC application Vacant Land No Address Gran

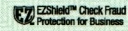
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2404

LUIS PROPERTIES, INC.

3191 GRAND AVENUE #1410
MIAMI, FLORIDA 33133
(305) 216-5612

U.S. CENTURY BANK
7575 WEST FLAGLER
MIAMI, FLORIDA 33144
63-1539/670



1/31/2019

PAY TO THE
ORDER OF

City of Coral Gables

\$ **100.00

One Hundred and 00/100 ***** DOLLARS

City of Coral Gables
427 Biltmore Way
2nd Floor
Coral Gables, Florida 33134

MEMO

DRC application 113 Grand Avenue 03-4120-006-0900

AUTHORIZED SIGNATURE

⑈002404⑈ ⑆067015397⑆ 3064965 ⑈

LUIS PROPERTIES, INC.

2404

City of Coral Gables

1/31/2019

100.00

USCB-#XXX4965 DRC application 113 Grand Avenue 03-4120-00

100.00

LUIS PROPERTIES, INC.

2404

City of Coral Gables

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100.00

USCB-#XXX4965 DRC application 113 Grand Avenue 03-4120-00

100.00

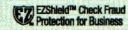


2405

LUIS PROPERTIES, INC.

3191 GRAND AVENUE #1410
MIAMI, FLORIDA 33133
(305) 216-5612

U.S. CENTURY BANK
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1/31/2019

PAY TO THE
ORDER OF

City of Coral Gables

\$ **100.00

One Hundred and 00/100***** DOLLARS

City of Coral Gables
427 Biltmore Way
2nd Floor
Coral Gables, Florida 33134

MEMO

DRC application 117 & 119 Grand Avenue 03-4120- 006 -0910

AUTHORIZED SIGNATURE

⑈002405⑈ ⑆067015397⑆ 3064965 ⑈

LUIS PROPERTIES, INC.

2405

City of Coral Gables

1/31/2019

100.00

USCB-#XXX4965 DRC application 117 & 119 Grand Avenue 03-4

100.00

LUIS PROPERTIES, INC.

2405

City of Coral Gables

1/31/2019

100.00

USCB-#XXX4965 DRC application 117 & 119 Grand Avenue 03-4

100.00