

# City of Coral Gables

## Parking Garage 7



## Development Review Committee

July 28, 2019

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City of  
Coral Gables,  
Florida

Level

2

Review

## Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

Email: [planning@coralgables.com](mailto: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: Minorca Avenue

Property/project name: City of Coral Gables Park 7 Garage

Current land use classification(s): Commercial

Current zoning classification(s): Commercial

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

Last use/current use of the property/building(s): Commercial/ Parking/ No Existing Buildings

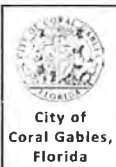
Proposed use(s) of the property/building(s): Parking / Office / Commercial

Size of property (square feet/acres): 27,000 SF / 0.61 Ac

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): Office - 6,855 SF  
Retail - 7,290 SF Garage - 174,417 SF

Total number of residential units per acre and total number of units: N/A

Estimated cost of the existing/proposed building/project: \_\_\_\_\_



Level  
**2**  
Review

## Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto: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:

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Project Legal Description: Lot(s): 8-18, less west 5 ft. of lot 8

Block(s): 20

Section(s): Coral Gables Section K

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Listing of all folio numbers for subject property:

03-4108-006-1730

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### General information

Applicant(s)/Agent(s) Name(s): City of Coral Gables / Peter Iglesias, City Manager

Telephone Contact No: 305-460-5202 Fax No.: \_\_\_\_\_ Email: piglesias @ coralgables.com

Mailing Address: 405 Biltmore Way, Coral Gables, FL 33134  
(City) (State) (ZIP Code)

---

Property Owner(s) Name(s): City of Coral Gables

Telephone Contact No: 305-460-5202 Fax No.: \_\_\_\_\_ Email: piglesias @ coralgables.com

Mailing Address: 405 Biltmore Way, Coral Gables, FL 33134  
(City) (State) (ZIP Code)

Level

2

# Development Review Committee Application

427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

planning@coralgables.com

305.460.5211

Property Owner(s) Name(s): \_\_\_\_\_

Telephone Contact No:\_\_\_\_\_ Fax No.:\_\_\_\_\_ Email:\_\_\_\_\_@\_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Project Architect: Ferguson Glasgow Schuster Soto, Inc.

Telephone Contact No: 305-443-7758 Fax No.: 305-445-9957 Email: nsoto @ fgss.net

Mailing Address: 901 Ponce de Leon Blvd. Suite 304 Coral Gables, FL 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:

## Section 1-104 Zoning Exemptions

	Level	<h1>Development Review Committee Application</h1>
	<h1>2</h1>	
City of Coral Gables Florida	Review	427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 planning@coralgables.com 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.
- ☐ Photographs of property, adjacent uses and/or streetscape.
- ☐ Property survey and legal description.
- ☐ Aerial.
- ☐ Site plan and supporting information.
- ☐ Vegetation assessment and/or survey (if property contains vegetation).
- ☐ Landscape plan.
- ☐ Architectural/building elevations.
- ☐ Building floor plans.
- ☐ 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 shall provide a City approved sign to the applicant to post the subject property advising of the DRC meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed by the applicant 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.

	Level	<b>Development Review Committee Application</b>	
	<b>2</b>	427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 planning@coralgables.com 305.460.5211	
City of Coral Gables Florida	Review		

**Application submittal requirements**

1. Hard copies. Sixteen (16) 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. Digital media copies.
  - a. Two (2) compact discs (CD ROMs) of the entire application including all items identified in the Pre-application Conference. The digital media copy shall be in the order of documents identified in the above section Application submittal order of documents. Each document shall be separated into PDF files with each PDF file name identified. Each PDF file size shall not exceed 10 MB. All discs shall be labeled "DRC Application" with the applicant(s) name, project name and date of submittal.
  - b. Optional digital media. Dependent upon the size of the project, one (1) compact disc (CD ROMs) of all drawings, plans, etc. in AutoCAD format may be required.

**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 with a City approved public notice sign. The public notice posting is in accordance with the Zoning Code. The sign shall be installed by the applicant 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

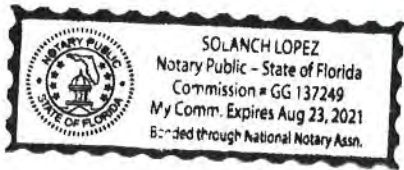
**Development Review Committee Application**

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

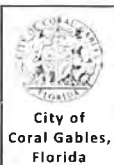
Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Peter Iglesias, City Manager
Address: 405 Biltmore Way, Coral Gables, FL 33134	
Telephone: 305=460-5202	Fax:
Email: <a href="mailto:piglesias@coralgables.com">piglesias@coralgables.com</a>	

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF  
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of July by Peter J. Iglesias  
(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, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

Property Owner(s) Signature:

Property Owner(s) Print Name:

Peter Iglesias, City Manager

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

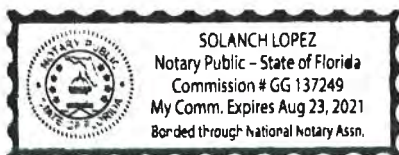
Address: 405 Biltmore Way, Coral Gables, FL 33134

Telephone: 305-460-5202

Fax:

Email: [piglesias@coralgables.com](mailto:piglesias@coralgables.com)**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of July by Peter J. Iglesias  
(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**427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

planning@coralgables.com

305.460.5211

Architect(s) Signature:

Architect(s) Print Name:

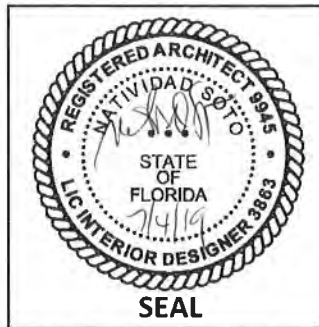
Natividad Soto

Address: 901 Ponce de Leon Blvd., Suite 304, Coral Gables, FL 33134

Telephone: 305-443-7758

Fax: 305-445-9957

Email: nsoto@fgss.net

**NOTARIZATION**STATE OF FLORIDA/COUNTY OF Miami-DadeThe foregoing instrument was acknowledged before me this 4<sup>th</sup> day of July, 2019 by Natividad Soto  
(Signature of Notary Public - State of Florida)  
RAFAEL DELO STRICKLAND  
MY COMMISSION #171000171  
EXPIRES: March 9, 2021  
Bonded thru Budget Notary Services

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

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

July 3, 2019

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

Re: City of Coral Gables Parking Garage 7 Project Statement of Use  
Development Review Committee Application  
Property Located on Minorca Ave. Lots 8-18 Block 20 in Coral Gables, FL  
No. 03-4108-006-1730

Dear Mr. Trias,

On behalf of the Property Owner, The City of Coral Gables, please accept this as our Statement of Use in connection with the request for approval of the proposed Mixed-Use development located on Minorca Avenue east of the new City of Coral Gables Public Safety Building. In accordance with the Zoning Code of the City of Coral Gables, the Applicant requests a Level 2 review by the Development Review Committee.

The Property is located on the south side of Minorca Avenue, east of Salzedo Street and west of Ponce de Leon Blvd. The property consists of Lots 8 through 18 (less 5 ft. of lot 8) Block 20 of the Coral Gables Section K, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida. As reflected in the enclosed survey prepared by Ludovici & Orange Consulting Engineers, Inc. dated October 2, 2018 the Property contains 27,000 square feet or 0.61 acres of land and is currently vacant. It is currently being used as a construction staging area for the adjacent City of Coral Gables Public Safety Building.

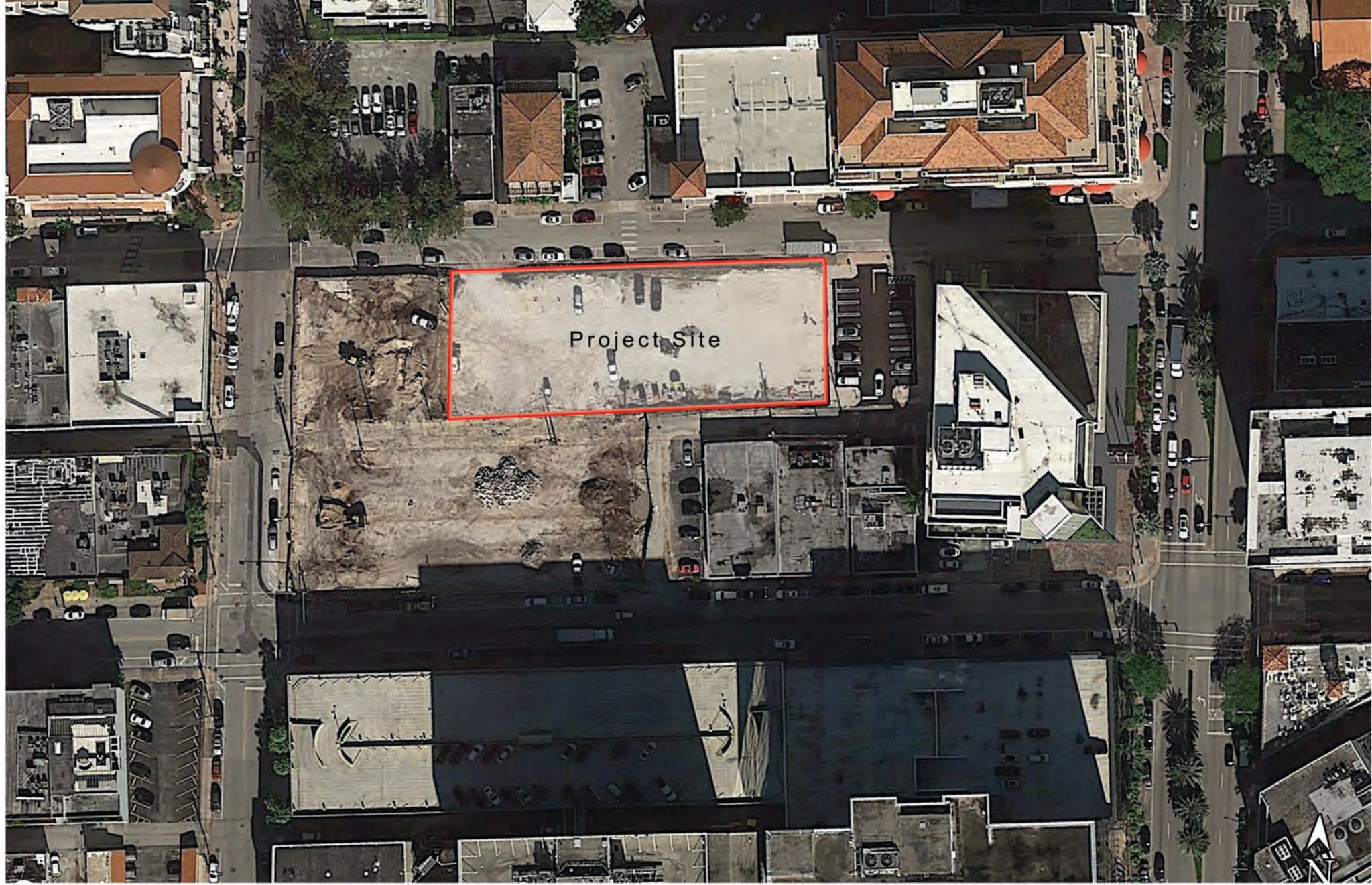
The Property is currently designated Commercial District. It is designated Mid Rise pursuant to the City's Future Land Use Map with corresponding Commercial zoning designation.

As detailed in the enclosed plans prepared by Ferguson Glasgow Schuster Soto, Inc. dated July 3, 2019 the Applicant seeks to develop a 7-story mixed use building with ground floor retail space/municipal offices and 6 upper decks of parking. These uses are permitted in the designated Commercial District designation.

This Project and its proposed uses are consistent with the City Zoning Code. As such, we respectfully request favorable consideration of our Application. Should you have any questions or require any additional information, please do not hesitate to contact me at 305-443-7758.

Sincerely,

Natividad Soto, FAIA, LEED AP<sup>BD+C</sup>  
President



Aerial Image



Project Site



Adjacent Streetscape  
2100 Ponce De Leon Blvd.



Adjacent Streetscape  
2100 Ponce De Leon Blvd.



Adjacent Streetscape  
2151 Salzedo Street



Adjacent Streetscape  
2020 Ponce De Leon Blvd.



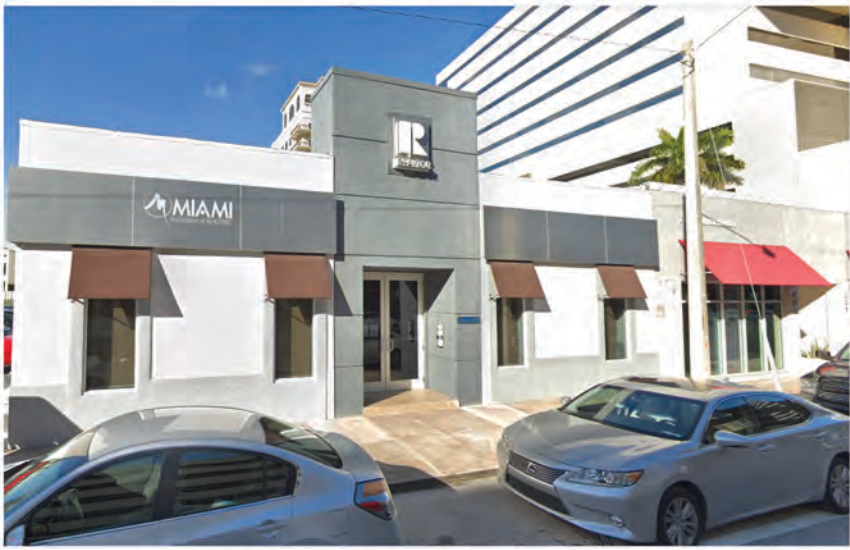
Adjacent Streetscape  
267 Minorca Ave.



Adjacent Streetscape  
273 Minorca Ave.



Adjacent Streetscape  
225 & 235 A;cazar Ave.



Adjacent Streetscape  
245 Alcazar Ave.

**LEGEND:**

	Anchor
	Back Flow Preventer
	Basketball Stand
	Bell South Utility Box
	Bell South Manhole
	Bench Mark
	Bus Sign
	Catch Basin
	Catch Basin Type F-3
	Clean Out
	Concrete Light Pole
	Concrete Pole
	Concrete Power Pole
	Concrete Traffic Signal Pole
	Drain
	Electric Box
	Electric Manhole
	Electric Meter
	Flow Arrow
	FPL Box
	FPL Manhole
	Fire Hydrant
	Guard Rail
	Gas Meter
	Gas Valve
	GPS Point
	Grease Manhole
	Guard Post
	Handicap
	Inlet Type P5
	Inlet Type P6
	Irrigation Control Valve
	Irrigation Valve
	Light Meter
	Mail Box
	Manhole Unknown
	Metal Light Pole
	Metal Pole
	Metal Power Pole
	Metal Traffic Signal Pole
	Monitoring Well
	Overhead Cable
	P.C.P. (Permanent Control Point)
	P.R.M. (Permanent Reference Monument)
	Palm
	Parking Meter Station
	Parking Meter
	Pedestrian Signal Control Box
	Pedestrian Sign Metal Pole
	Phone Manhole
	Plastic Light Pole
	Post Indicator Valve
	Rail Road Sign
	Rail Road Control Utility Box
	Spot Light
	Siamese Pump
	Sanitary Sewer Manhole
	Sewer Valve
	Storm Manhole
	Storm Sewer Manhole
	Street Sign
	T.V. Box
	Telephone Box
	Traffic Signal Box
	Traffic Signal Control Box
	Tree
	Utility Box (Unknown)
	Valve (Unknown)
	Water Meter
	Water Valve
	Wood Light Pole
	Wood Fence
	Wood Power Pole
	Tree Number. See TREE TABLE for tree description.
	Buried Cable TV Line
	Buried Electric Duct Bank
	Buried Electric Line
	Buried Fiber Optic Cable
	Buried Telephone Line
	Buried Telephone Duct Bank
	Buried Water Line
	Communication Line
	Force Main Pipe
	Gas Line
	Sanitary Sewer Line
	Storm Drainage Pipe
	Street Lighting Line
	Traffic Signal Line
	Unidentified Line
	Water Line

**SALZEDO STREET**

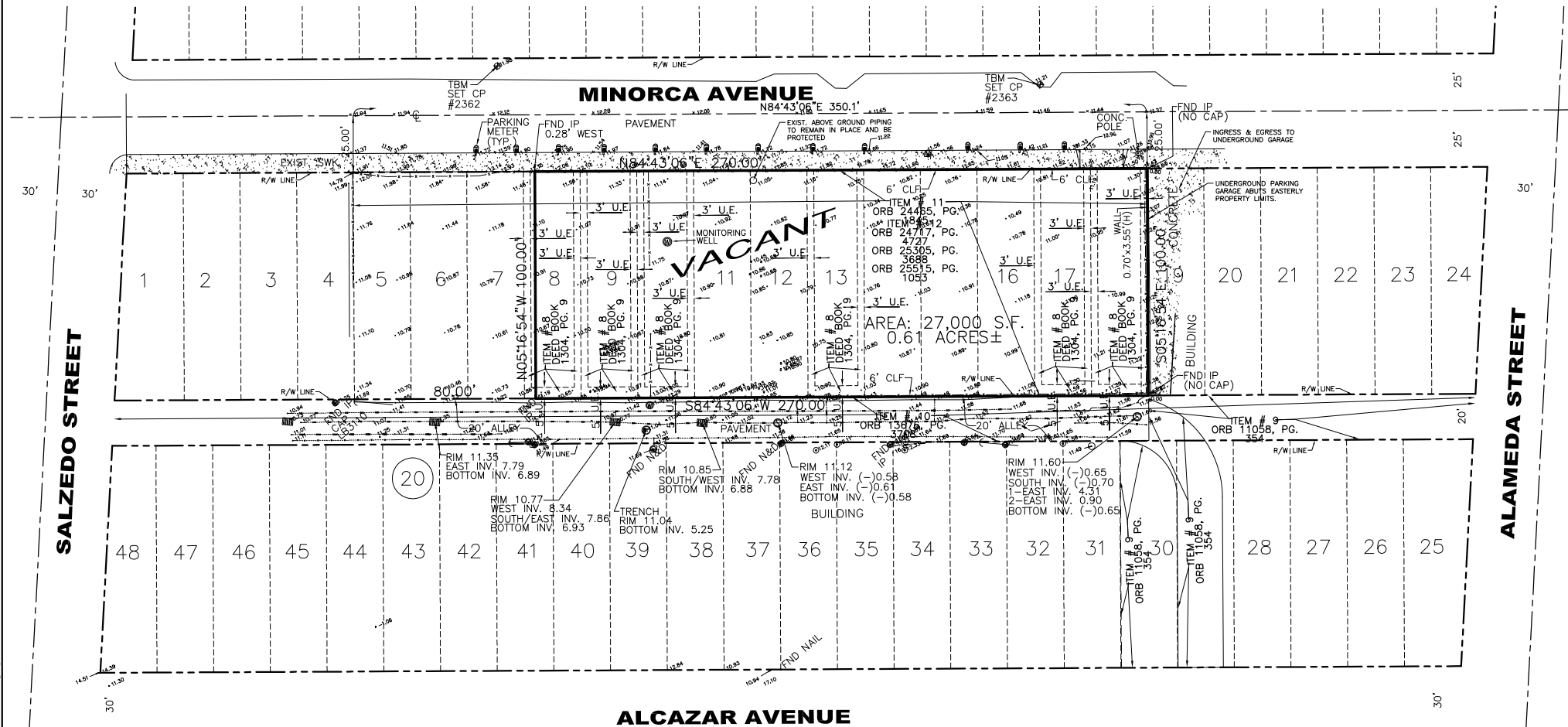
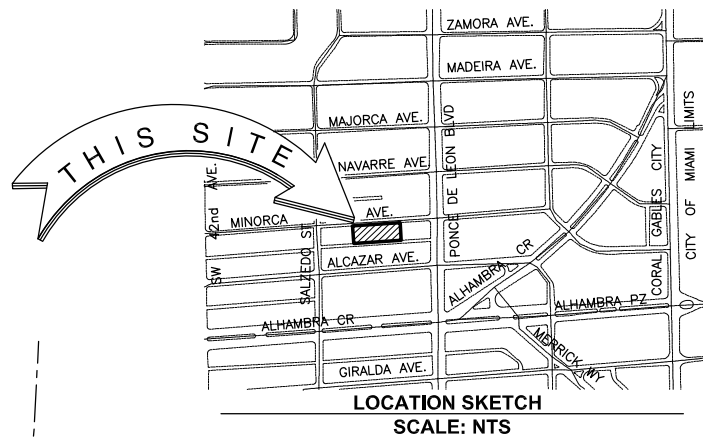
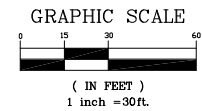
30' 30' 30' 30' 30' 30'

1 2 48 47 46

14.51' 11.30'

**Schedule B-II**  
**Commitment for Title Insurance**  
**ISSUED BY**  
**Fidelity National Title Insurance Company**  
**Order No.: 3799256**  
**Effective Date: April 04, 2012 at 8:00 a.m.**

A PORTION OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41 EAST,  
MIAMI-DADE COUNTY, FLORIDA.



**SURVEYOR'S REPORT:**

1. No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown in that Commitment for Title Insurance issued by Fidelity National Title Insurance Company, Order Number 3799256, with an Effective Date of April 4, 2012 at 8:00am, as shown hereon.
2. The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial High/Risk Area (linear: 1 foot in 10,000 feet) as defined in Chapter 5J-17, Florida Administrative Code.
3. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.
5. The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.
6. The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time. Last Field Survey Date: 10-02-2018.
7. Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.
8. Additions or deletions to this survey maps and reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
9. Fences were located during the course of the survey. Legal ownership has not been determined.
10. Unless otherwise noted record and measured data are in substantial agreement. All distances and elevations (if any) shown are in accord with the United States standard using feet.
11. Set Iron Pipe or Pin with cap #1012 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.
12. Limits of asphalt paving are approximate and, unless otherwise shown, are reasonably consistent with current paved conditions.
13. The Street Right-of-Way abutting this property are physically open unless otherwise noted.
14. Gross land calculated for the subject site: 27,000± square feet or 0.6198± acres.
15. Bearings are based on an assumed value of N84°43'06"E along the centerline of Minarco Avenue in Miami-Dade County, Florida.
16. Elevations shown are based on a closed level loop using the National Geodetic Vertical Datum of 1929 (NAVD 29).

**BENCHMARK INFORMATION:**

LOCATOR: SW CORNER OF THE INTERSECTION OF SALCEDO STREET AND MADEIRA AVENUE  
BENCH NAME: 285  
ELEVATION: 11.10  
DESCRIPTION: PKBW COR BSWK

17. All horizontal measurement are based on the the North American Datum of 1983 (NAD 83).
18. The Surveyor did not observe any existing trees on the subject site during the course of the survey.

**BENCHMARK INFORMATION:**

LOCATOR: SW CORNER OF THE INTERSECTION OF SALCEDO STREET AND MADEIRA AVENUE  
BENCH NAME: 285  
ELEVATION: 11.10  
DESCRIPTION: PKBW COR BSWK

LEGAL DESCRIPTION:  
LOTS 8 THROUGH 18, LESS THE WEST 5 FEET OF SAID LOT 8 IN BLOCK 20, 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.

**SURVEYOR'S CERTIFICATE:** I HEREBY CERTIFY: that the property as shown and described herein was prepared under my supervision and that there are no above ground encroachments unless otherwise shown, also that this **BOUNDARY SURVEY** meets the Standard of Practice set forth by the Florida Board of Professional Surveyors, Chapter 53-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch herein is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.

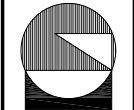
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Sosa  
Professional Surveyor and Mapper No. 2629  
State of Florida  
art@ludovici-orange.com

[illegible]

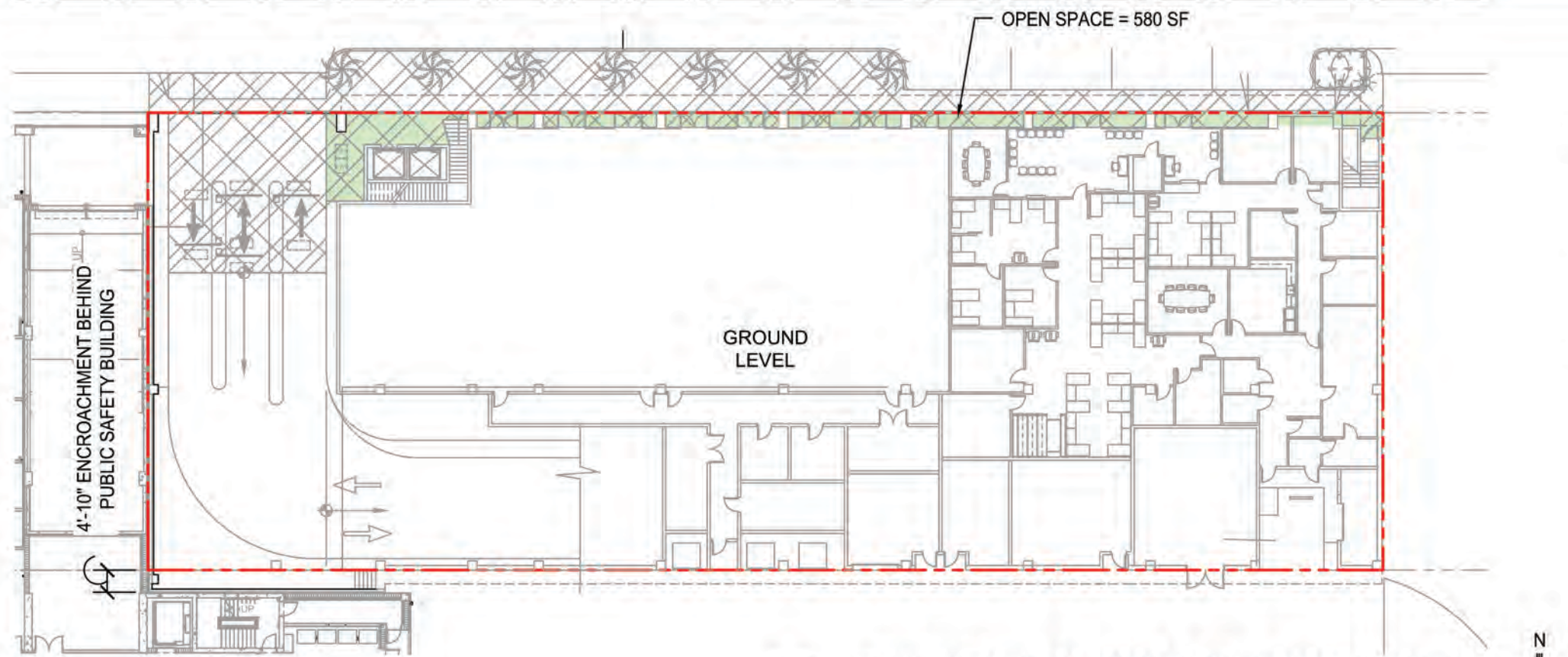
# BOUNDARY / TOPOGRAPHIC SURVEY

**LUDOVICI & ORANGE**  
CONSULTING ENGINEERS, INC.  
328 Palmetto Avenue, Coral Gables, Florida 33134  
Phone: 305-448-1500 | info@ludovici-orange.com



DRAWN: BBL-SS
CHECKED: AAS
SCALE: AS NOTED
DATE: 10-02-2018
PROJ. #: 2018 27
FIELD BOOK: 17-903

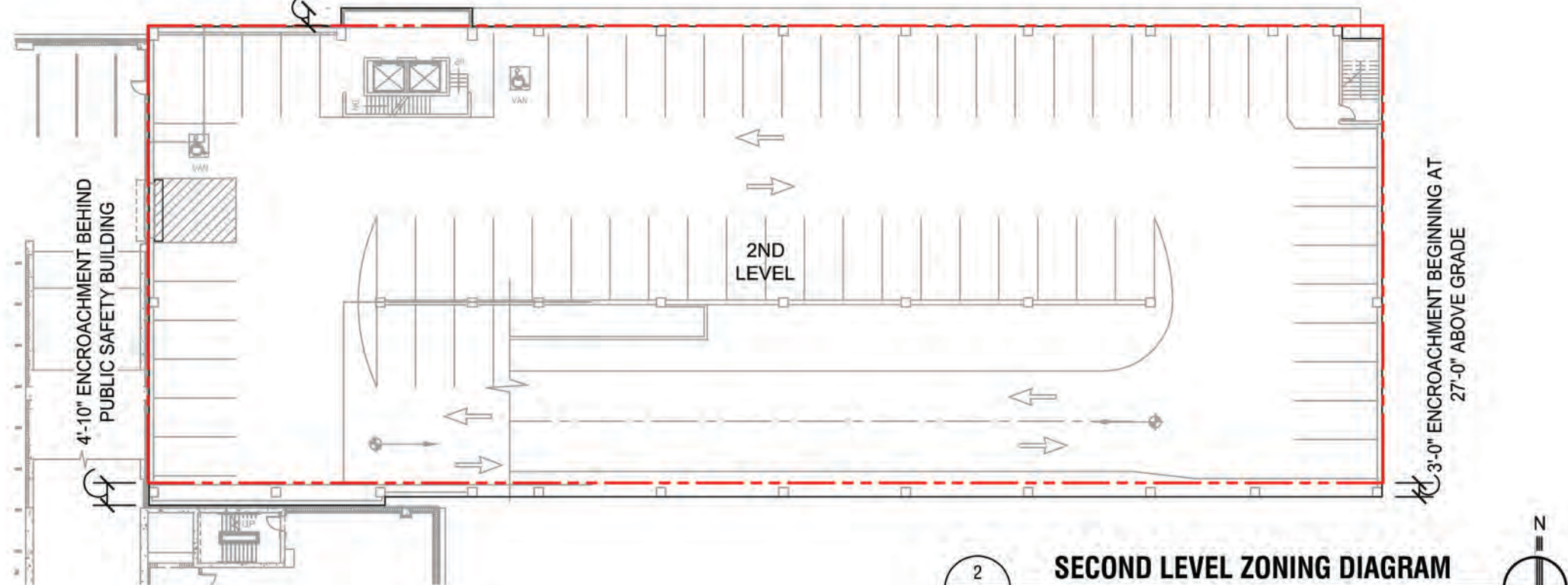
SHEET:  
1  
OF 1 SHEETS



1  
Z101

**GROUND LEVEL SETBACK & OPEN SPACE DIAGRAM**

32' 16' 0' 32' 64'  
SCALE: 1/32" = 1'-0"



2  
Z101

**SECOND LEVEL ZONING DIAGRAM**

32' 16' 0' 32' 64'  
SCALE: 1/32" = 1'-0"



**LEGEND**

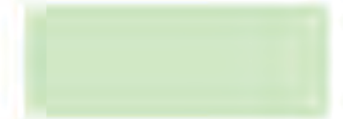
PROPERTY LINE



PROPOSED BUILDING PERIMETER



OPEN SPACE



Planning  
Architecture  
Interior Design



901 ponce de leon blvd. suite 304 coral gables, florida 33134  
305 • 443 • 7758 www.fgss.net

DRC SUBMITTAL

FOLIO# 03-4108-006-1730  
CITY OF CORAL GABLES  
**PARKING GARAGE #7**  
MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.

DRAWN BY:

DATE:

ISSUED:

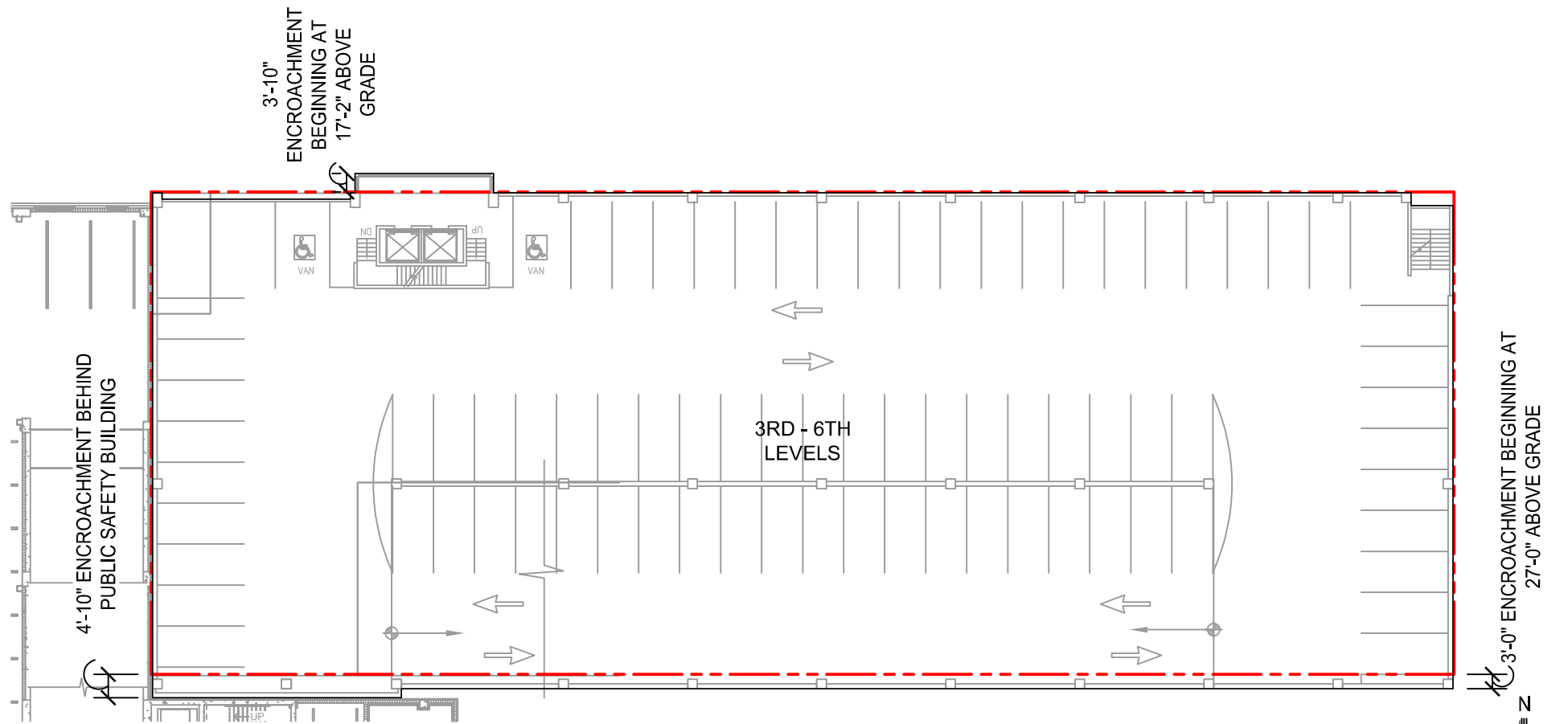
SCALE:

TITLE:  
PLAN  
ZONING  
DIAGRAMS

SHEET NO.

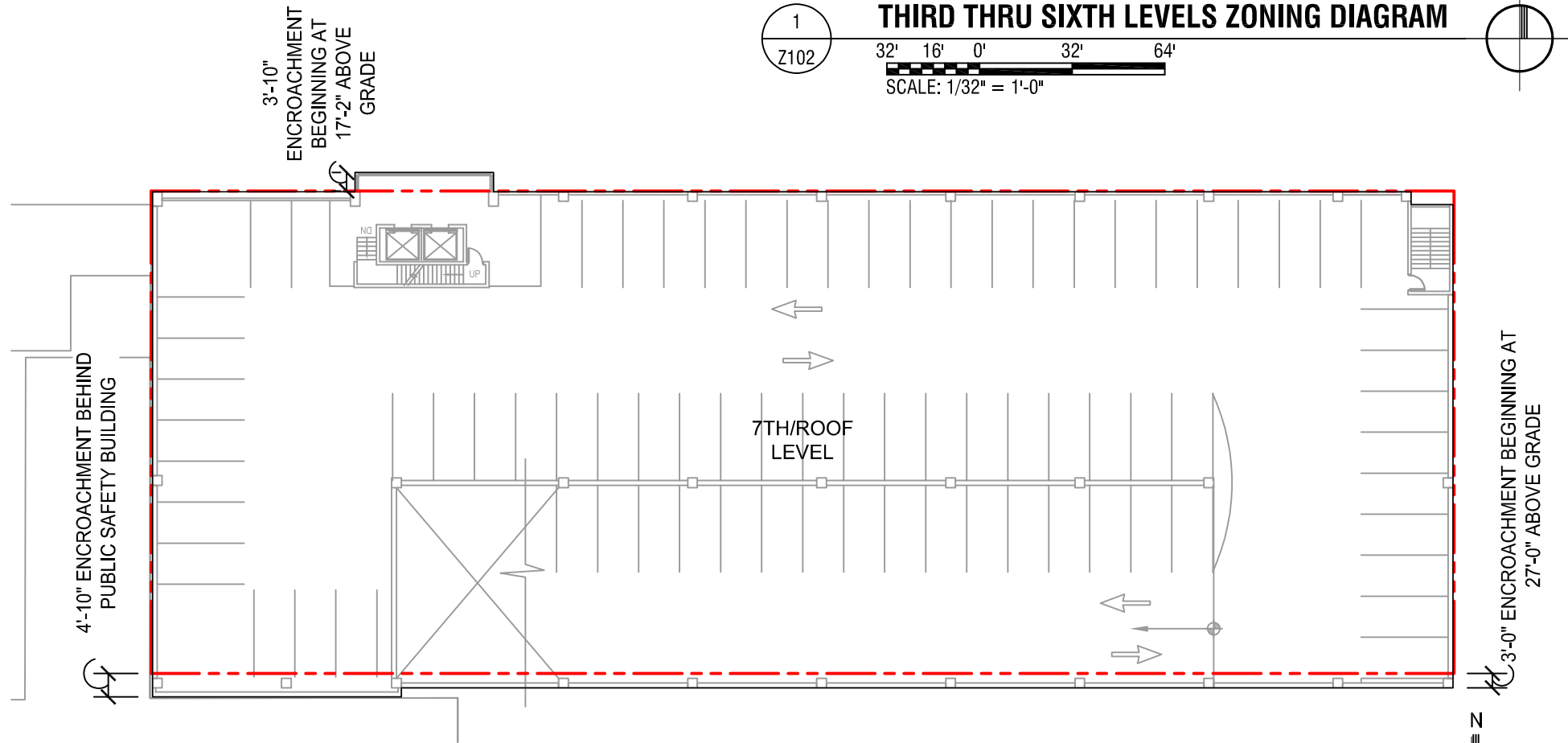
**Z101**

OF



THIRD THRU SIXTH LEVELS ZONING DIAGRAM

32' 16' 0' 32' 64'  
SCALE: 1/32" = 1'-0"



SEVENTH/ROOF LEVEL ZONING DIAGRAM

32' 16' 0' 32' 64'  
SCALE: 1/32" = 1'-0"

LEGEND

PROPERTY LINE

PROPOSED BUILDING PERIMETER



Planning  
Architecture  
Interior Design

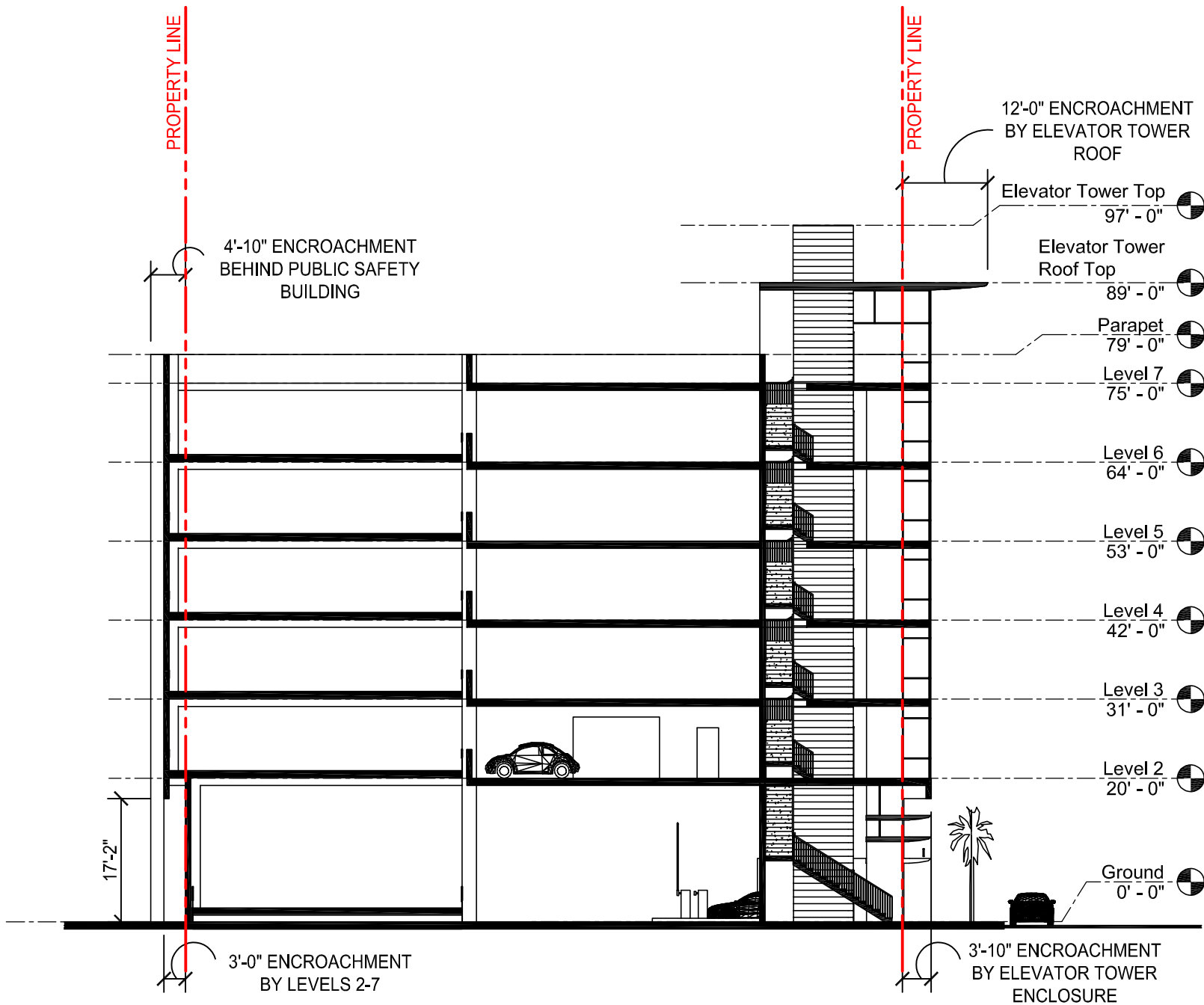
DRC SUBMITTAL

FOLIO# 03-4108-006-1730  
CITY OF CORAL GABLES

PARKING GARAGE #7

MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
DRAWN BY:  
DATE:  
ISSUED:  
SCALE:  
TITLE:  
PLAN  
ZONING  
DIAGRAMS  
SHEET NO.  
**Z102**  
OF



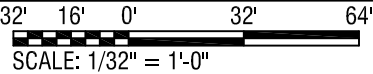
LEGEND

PROPERTY LINE



1  
Z103

TRANSVERSE SECTION ZONING DIAGRAM



Planning

Architecture

Interior Design

ERGUSON

ELCHUS

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FOLIO# 03-4108-006-1730

CITY OF CORAL GABLES

**PARKING GARAGE #7**

MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
2016-02R

DRAWN BY:

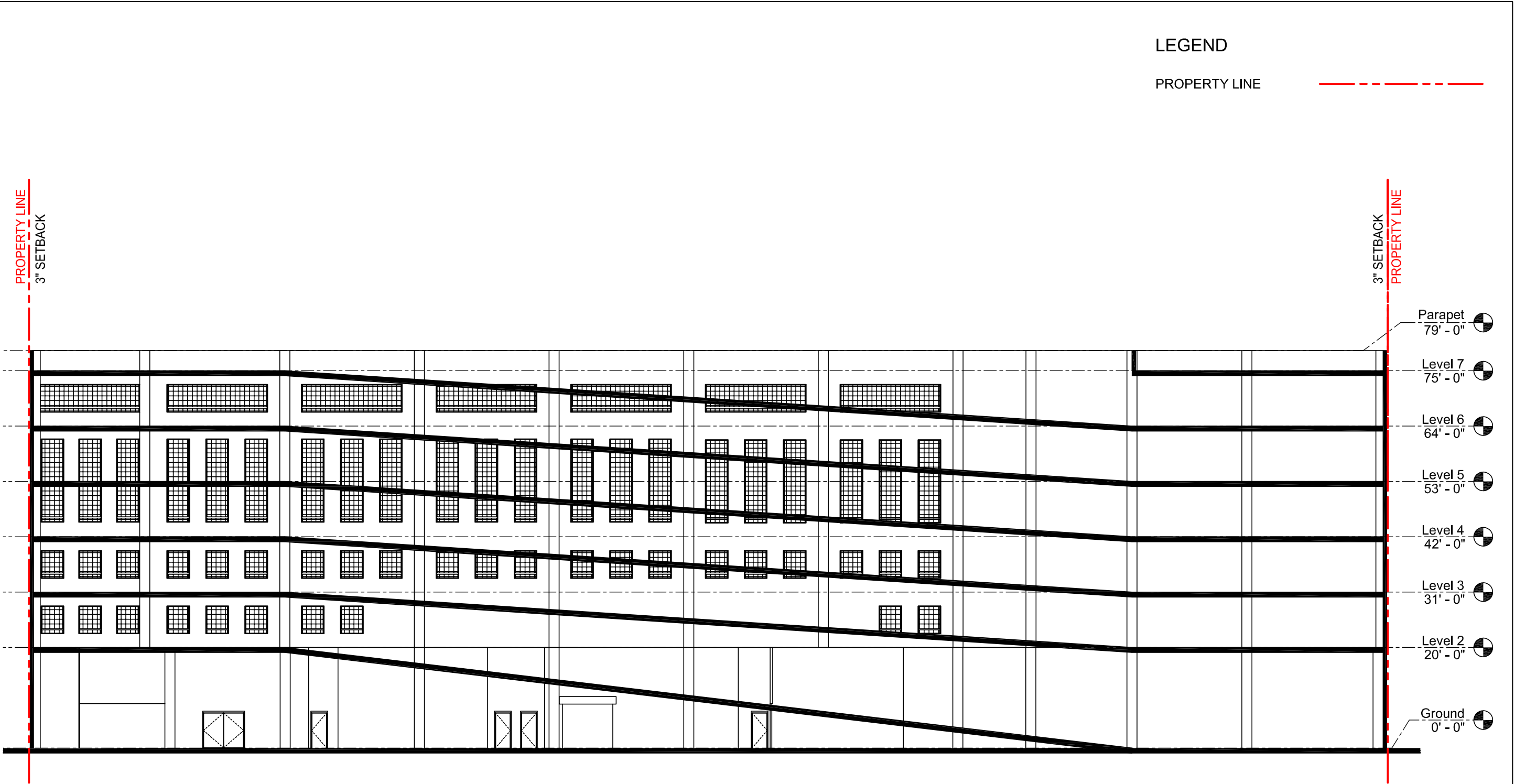
DATE:  
7/3/2019

ISSUED:

SCALE:  
AS NOTED

TITLE:  
TRANSVERSE  
SECTION  
DIAGRAM

SHEET NO.  
**Z103**  
OF



LEGEND

PROPERTY LINE

1  
Z104

LONGITUDINAL SECTION ZONING DIAGRAM

32' 16' 0' 32' 64'  
SCALE: 1/32" = 1'-0"

Planning

Architecture

Interior Design

ERGUSON

CLASHGOW

ELCHUSSTER

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CITY OF CORAL GABLES

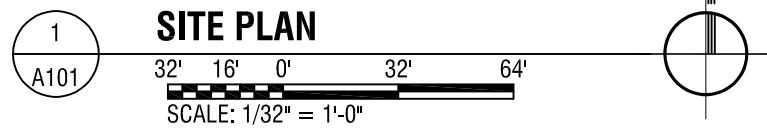
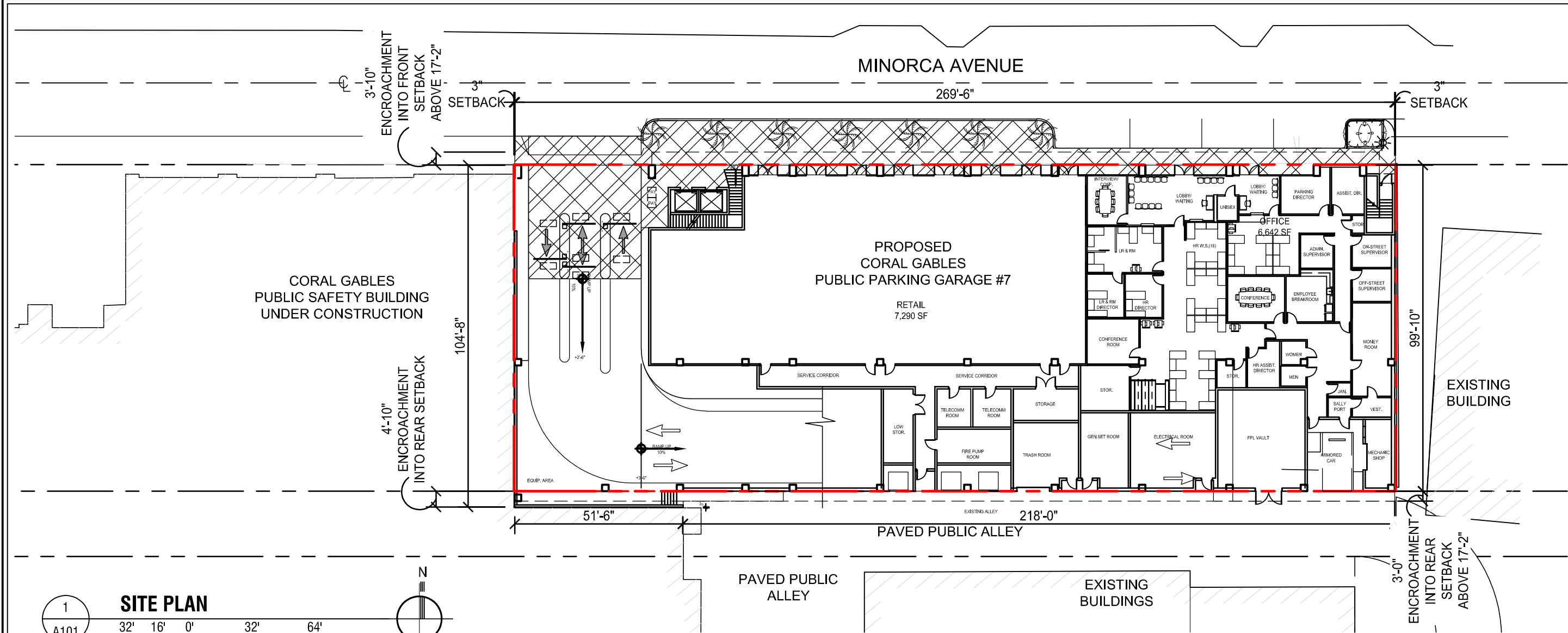
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MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
2016-02R  
DRAWN BY:

DATE:  
7/3/2019  
ISSUED:

SCALE:  
AS NOTED  
TITLE:  
LONGITUDINAL  
SECTION  
DIAGRAM

SHEET NO.  
**Z104**  
OF



ZONING CHART				
EXISTING ZONING	COMMERCIAL (C)			
EXISTING LAND USE				
PROPOSED ZONING	COMMERCIAL (C)			
PROPOSED LAND USE	PARKING GARAGE / OFFICE / RETAIL			
LAND AREA	27,000 SF / 0.61 Ac			
SETBACKS		MIN. REQUIRED/ALLOWED	PROPOSED/ALLOWED	
	FRONT (MINORCA)	10'	3'-10" ENCROACHMENT INTO FRONT SETBACK ABOVE 17'-2" 12'-0" ENCROACHMENT INTO FRONT SETBACK ABOVE 89'-0"	
	INTERIOR SIDE	0'	3"	
	REAR (ALLEY)	0'	4'-10" ENCROACHMENT INTO REAR SETBACK BEHIND PUBLIC SAFETY 3-0" ENCROACHMENT INTO REAR SETBACK BY LEVELS 2-7 ABOVE 17'-2"	
FLOOR AREA RATIO	3.0 x 27,000 SF	81,000 SF	14,145 SF	
HEIGHT		LOT 8-11=70' / LOT 12-18=150'	75'	
OPEN SPACE		10% = 2,700 SF	850 SF	
PARKING	OFFICE 1/300	6,855 / 300 = 23	52 SP.	447 STANDARD + 9 ACCESSIBLE = 456 SP.
	RETAIL 1/250	7,290 / 250 = 29		

Planning

Architecture

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FOLIO# 03-4108-006-1730

CITY OF CORAL GABLES

PARKING GARAGE #7

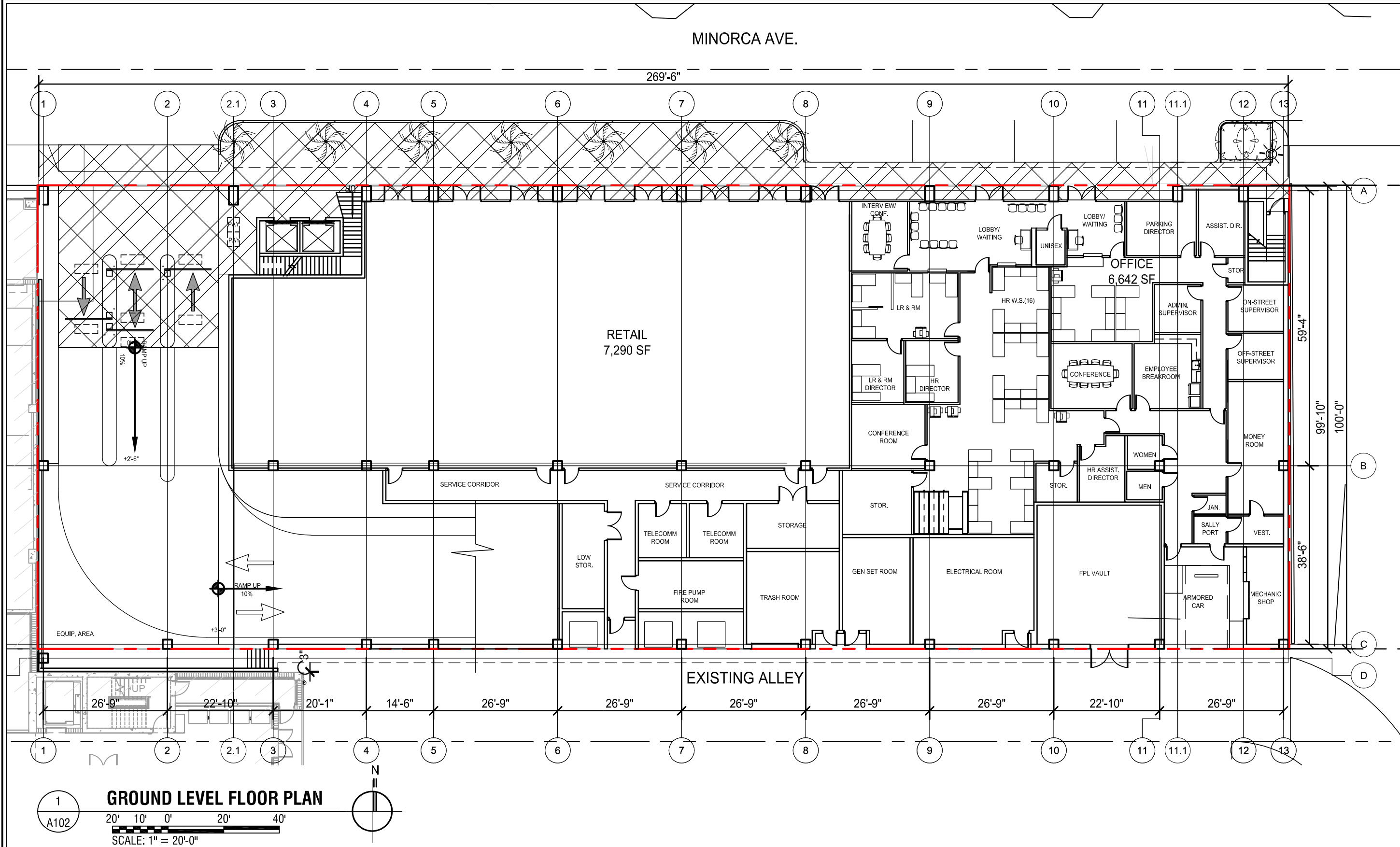
MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
2016-02R  
DRAWN BY:

DATE:  
7/3/2019  
ISSUED:

SCALE:  
AS NOTED  
TITLE:  
SITE PLAN

SHEET NO.  
A101  
OF



**GROUND LEVEL FLOOR PLAN**  
1  
A102  
20' 10' 0' 20' 40'  
SCALE: 1" = 20'-0"

Planning  
Architecture  
Interior Design

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SOTO, INC.**  
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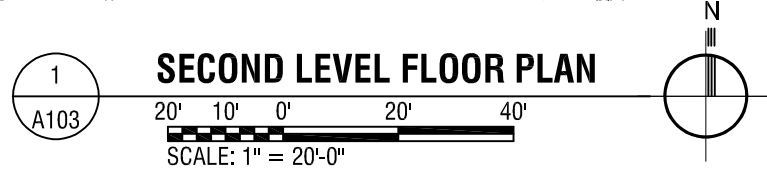
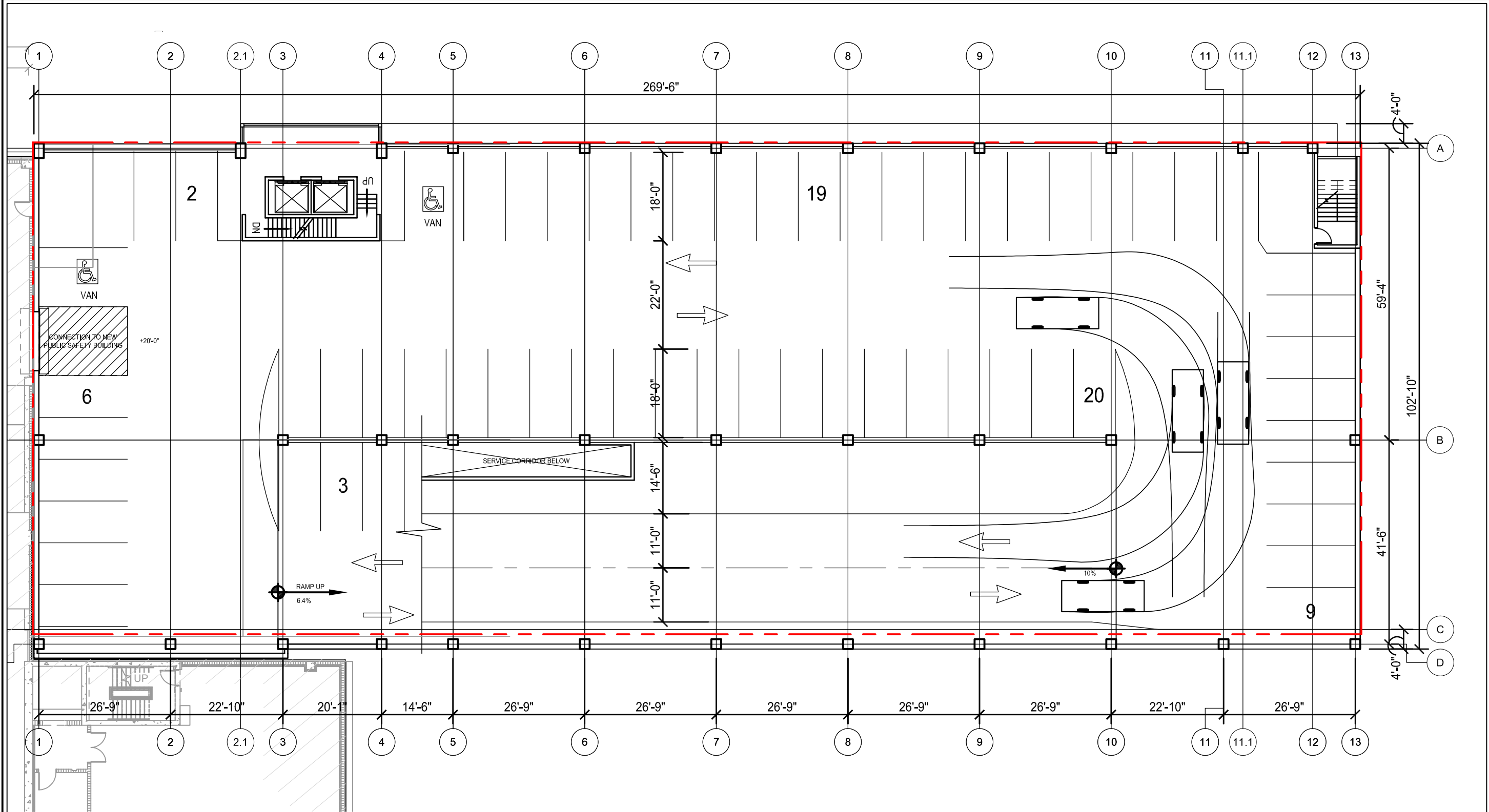
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CITY OF CORAL GABLES  
**PARKING GARAGE #7**  
MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
2016-02R  
DRAWN BY:

DATE:  
7/3/2019  
ISSUED:

SCALE:  
AS NOTED  
TITLE:  
GROUND  
LEVEL  
FLOOR PLAN

SHEET NO.  
**A102**  
OF



**SECOND LEVEL FLOOR PLAN**

Planning  
Architecture  
Interior Design

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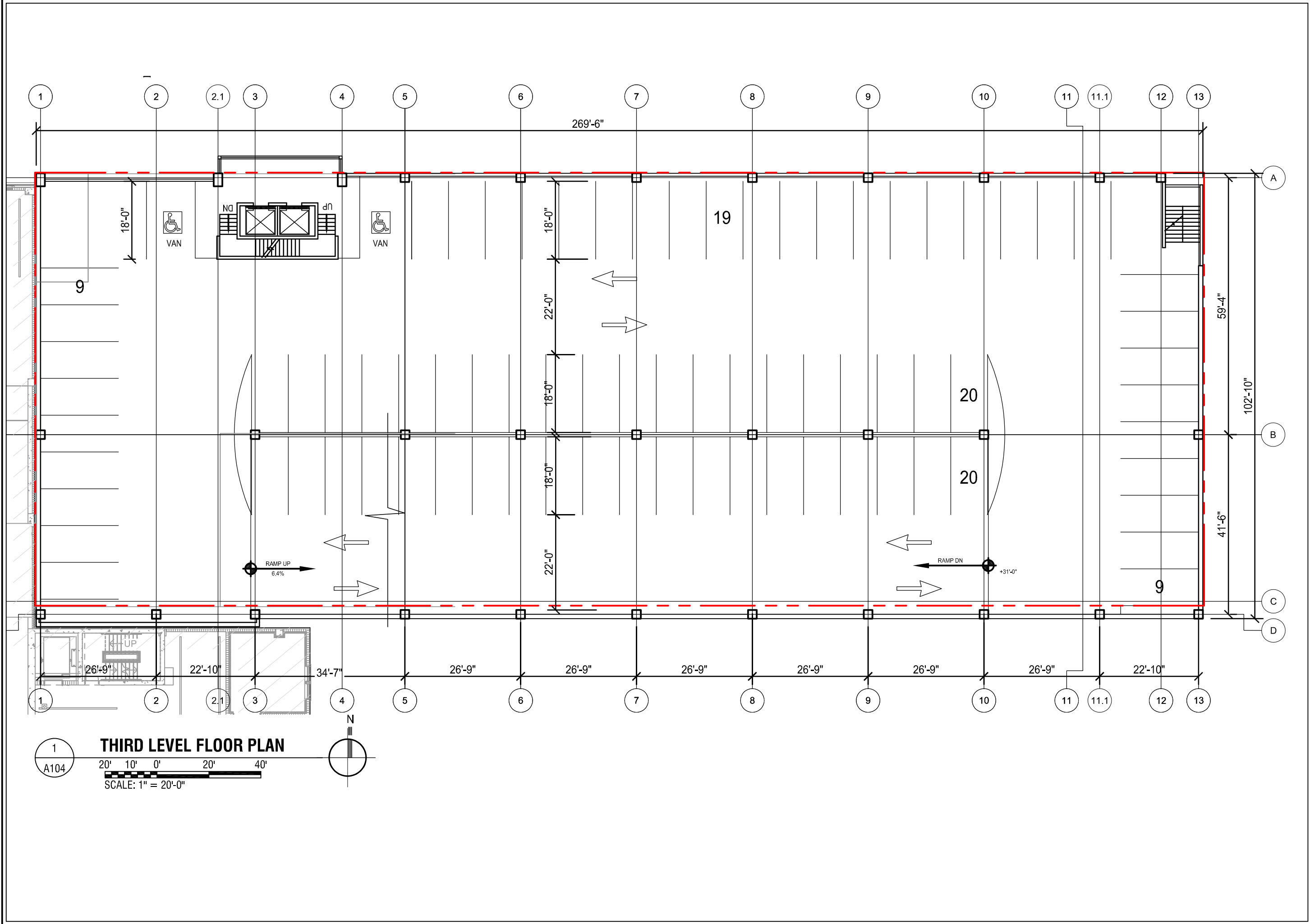
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CITY OF CORAL GABLES  
**PARKING GARAGE #7**  
MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
2016-02R  
DRAWN BY:

DATE:  
7/3/2019  
ISSUED:

SCALE:  
AS NOTED  
TITLE:  
SECOND  
LEVEL  
FLOOR PLAN


SHEET NO.  
**A103**  
OF



Planning

Architecture

Interior Design

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CITY OF CORAL GABLES

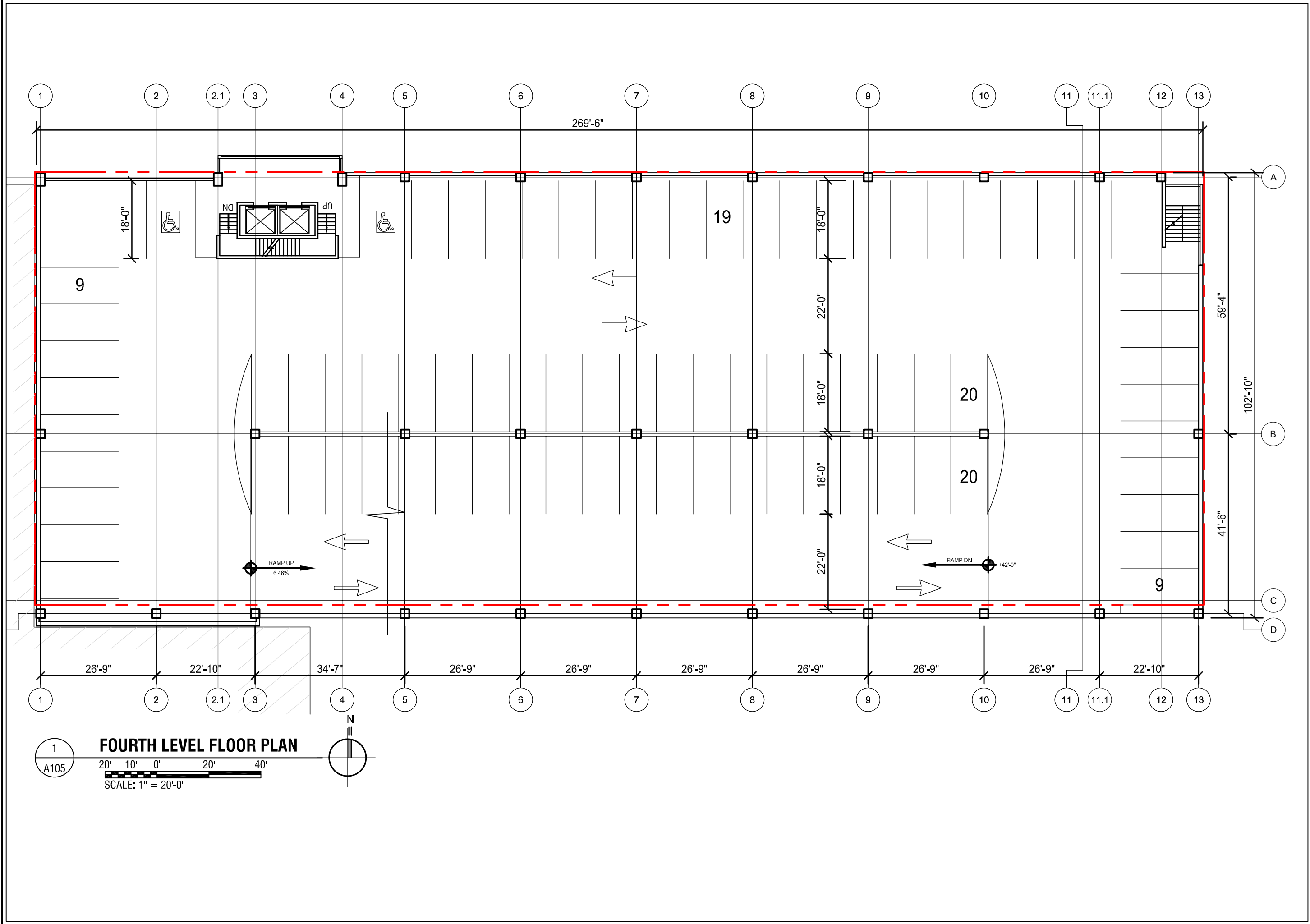
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MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
2016-02R  
DRAWN BY:

DATE:  
7/3/2019  
ISSUED:

SCALE:  
AS NOTED  
TITLE:  
THIRD  
LEVEL  
FLOOR PLAN

SHEET NO.  
**A104**  
OF



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FOLIO# 03-4108-006-1730

CITY OF CORAL GABLES

**PARKING GARAGE #7**

MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
2016-02R

DRAWN BY:

DATE:  
7/3/2019

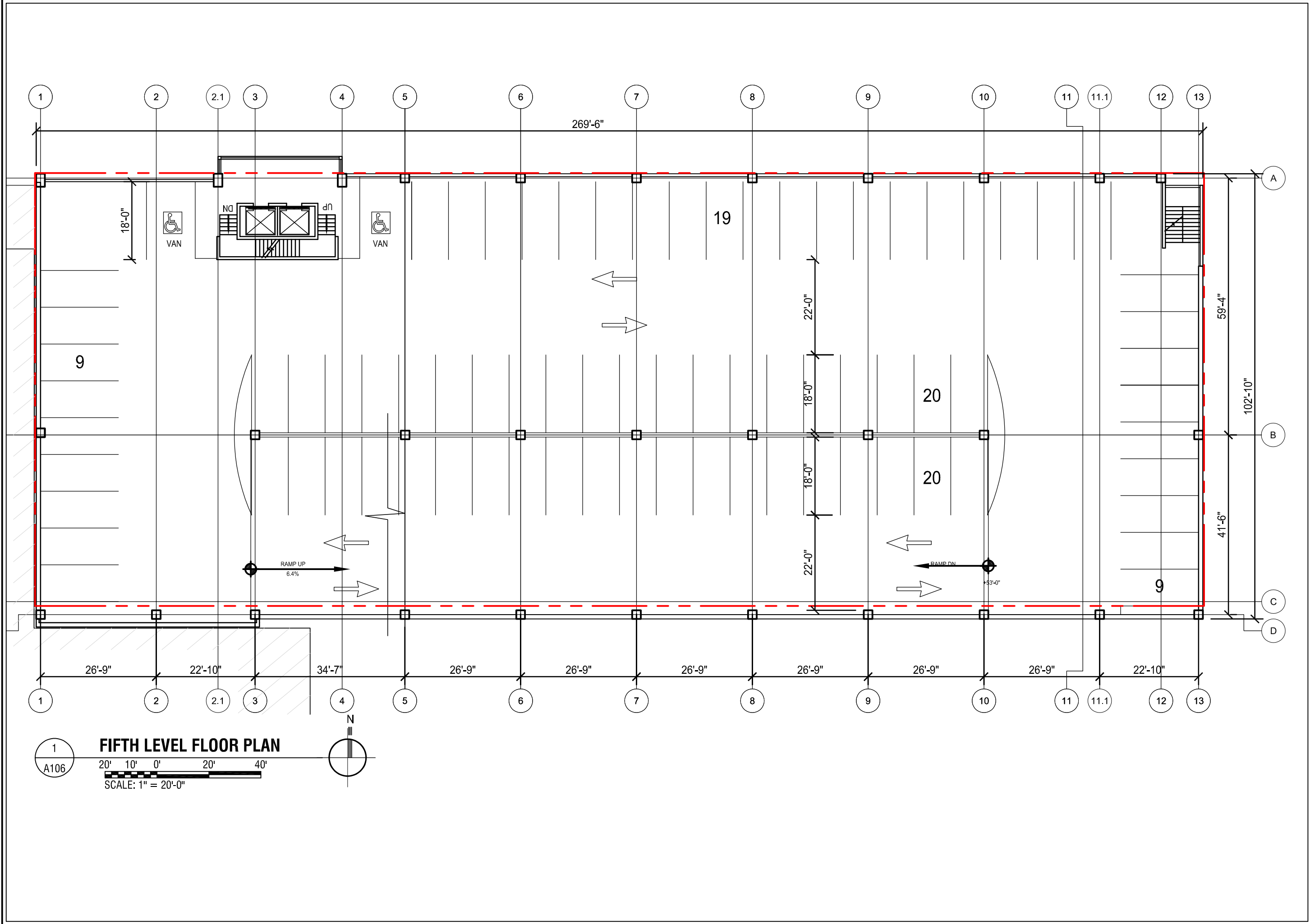
ISSUED:

SCALE:  
AS NOTED

TITLE:  
FOURTH  
LEVEL  
FLOOR PLAN

SHEET NO.  
**A105**

OF



1

A106

FIFTH LEVEL FLOOR PLAN

20'

10'

0'

20'

40'

SCALE: 1" = 20'-0"

N

Planning

Architecture

Interior Design

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FOLIO# 03-4108-006-1730

CITY OF CORAL GABLES

PARKING GARAGE #7

MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.

2016-02R

DRAWN BY:

DATE:

7/3/2019

ISSUED:

SCALE:

AS NOTED

TITLE:

FIFTH

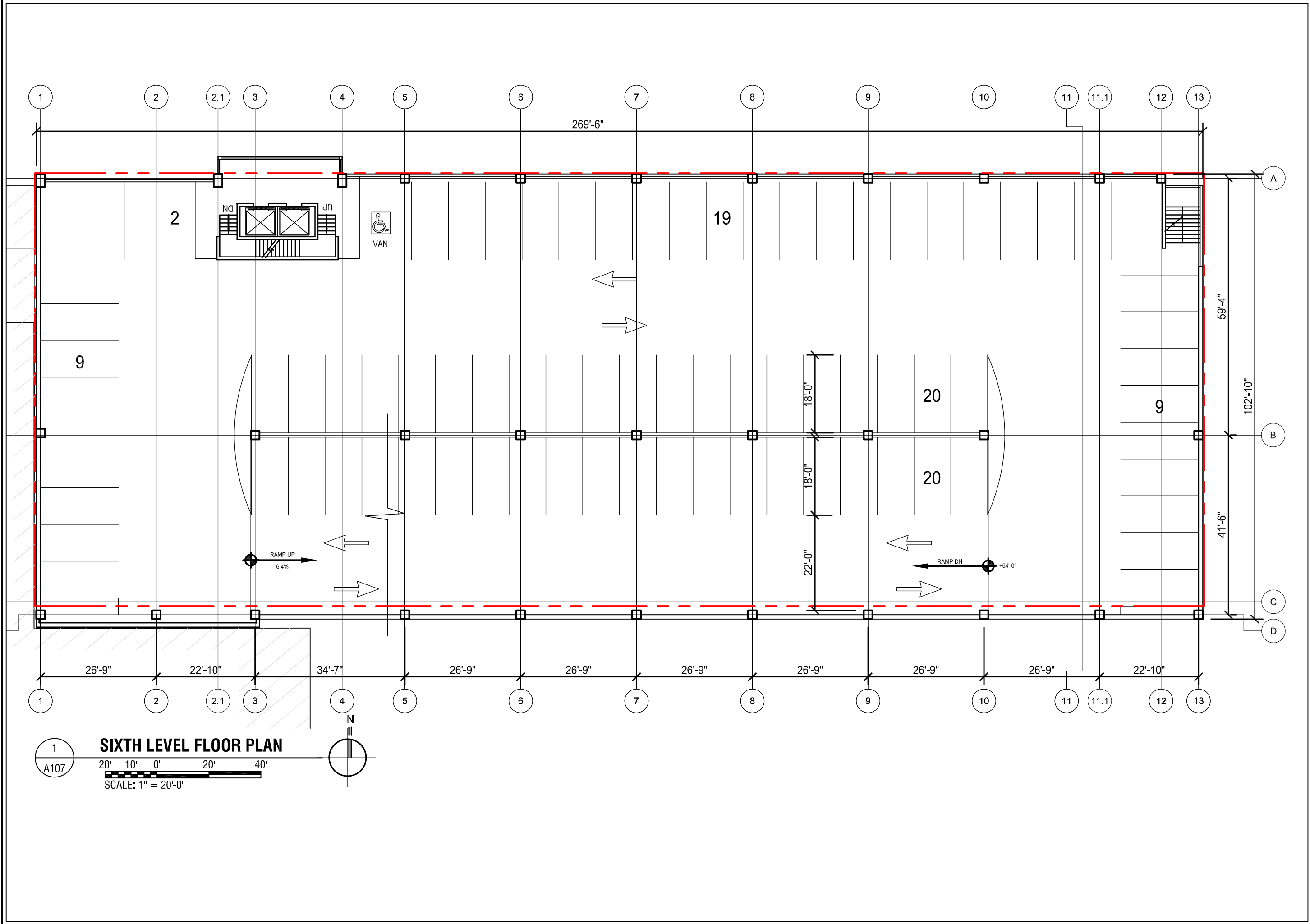
LEVEL

FLOOR PLAN

SHEET NO.

A106

OF



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Interior Design

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FOLIO# 03-4108-006-1730

CITY OF CORAL GABLES

**PARKING GARAGE #7**

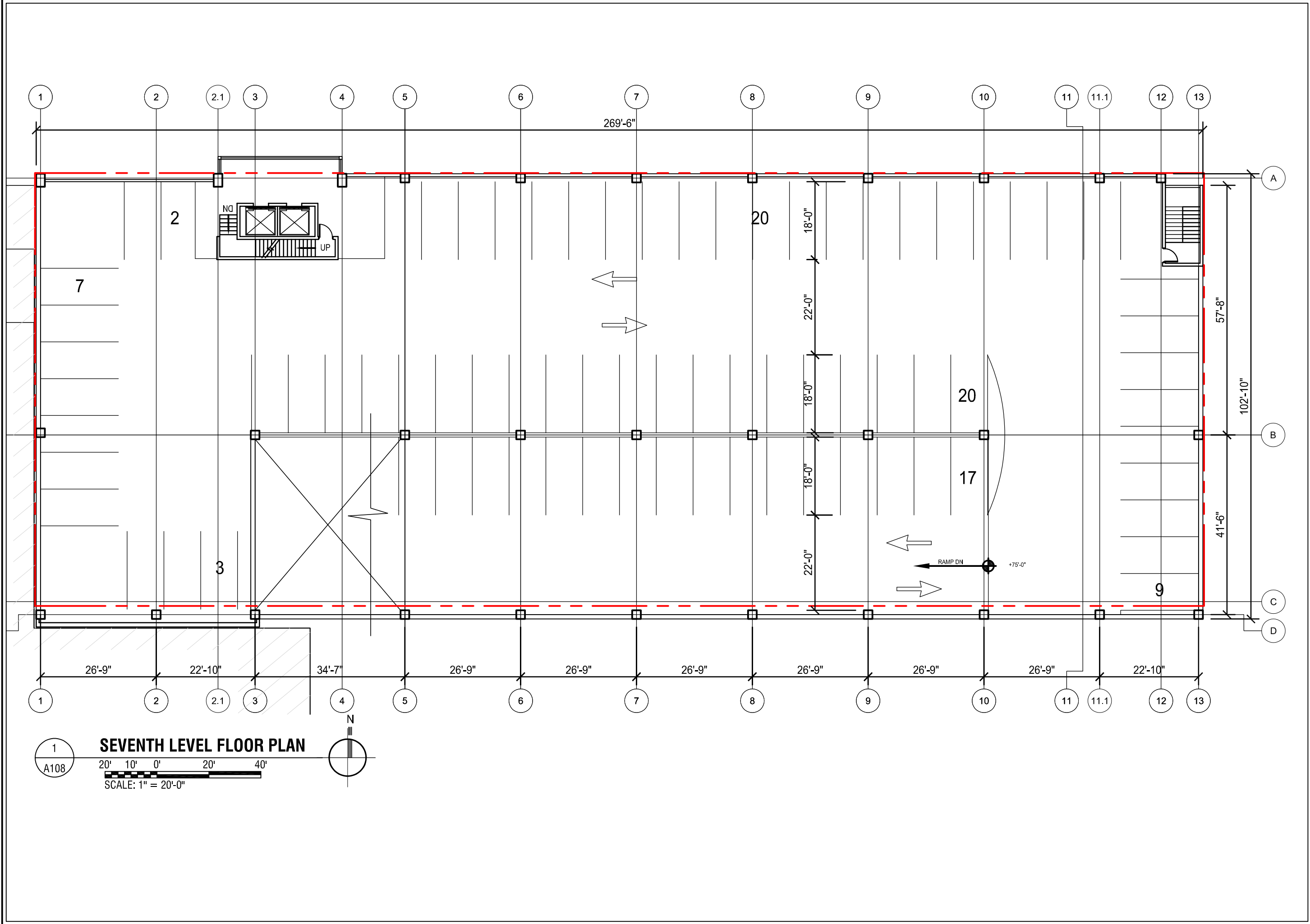
MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
2016-02R  
DRAWN BY:

DATE:  
7/3/2019  
ISSUED:

SCALE:  
AS NOTED  
TITLE:  
SIXTH  
LEVEL  
FLOOR PLAN

SHEET NO.  
**A107**  
OF



Planning

Architecture

Interior Design

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CITY OF CORAL GABLES

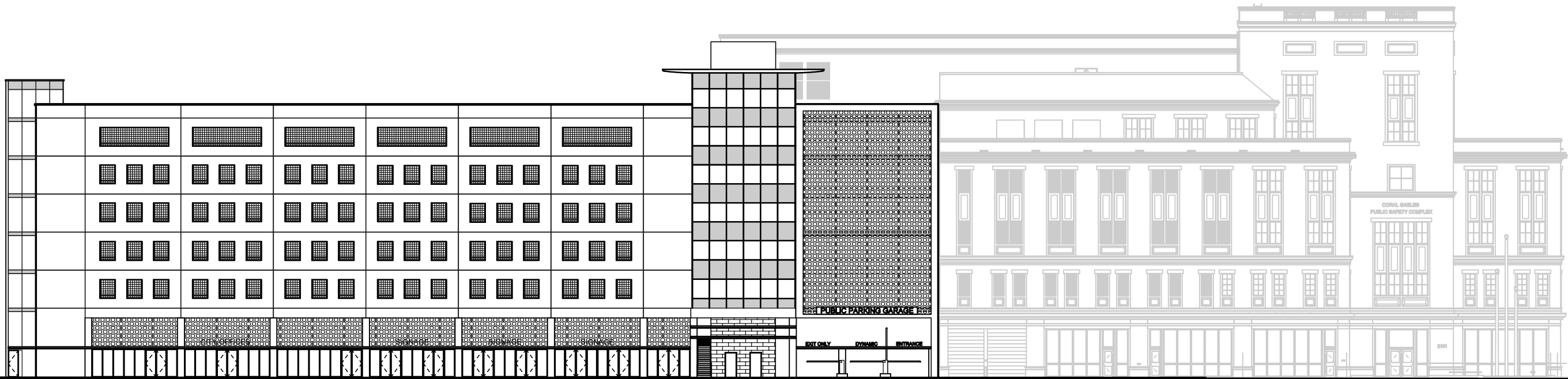
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MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
2016-02R  
DRAWN BY:

DATE:  
7/3/2019  
ISSUED:

SCALE:  
AS NOTED  
TITLE:  
SEVENTH  
LEVEL  
FLOOR PLAN

SHEET NO.  
**A108**  
OF



1  
A200

## CONTEXTUAL NORTH ELEVATION

32' 16' 0' 32' 64'  
SCALE: 1/32" = 1'-0"



2  
A200

## CONTEXTUAL SOUTH ELEVATION

32' 16' 0' 32' 64'  
SCALE: 1/32" = 1'-0"

Planning  
Architecture  
Interior Design

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FOLIO# 03-4108-006-1730  
CITY OF CORAL GABLES  
**PARKING GARAGE #7**  
MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
2016-02R  
DRAWN BY:

DATE:  
7/3/2019  
ISSUED:

SCALE:  
AS NOTED  
TITLE:  
CONTEXTUAL  
ELEVATIONS

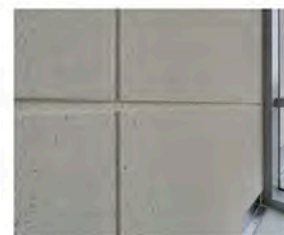
SHEET NO.  
**A200**  
OF



ELEVATION

ELEVATION LEGEND

- ① GREEN GLASS CURTAIN WALL
- ② STUCCO ON CONC/MASONRY W/ PAINT FINISH
- ③ METAL GRILLES-BLACK FINISH
- ④ GFRc SCREEN PANELS
- ⑤ KEYSTONE FINISH



STUCCO



KEYSTONE



METAL GRILLES

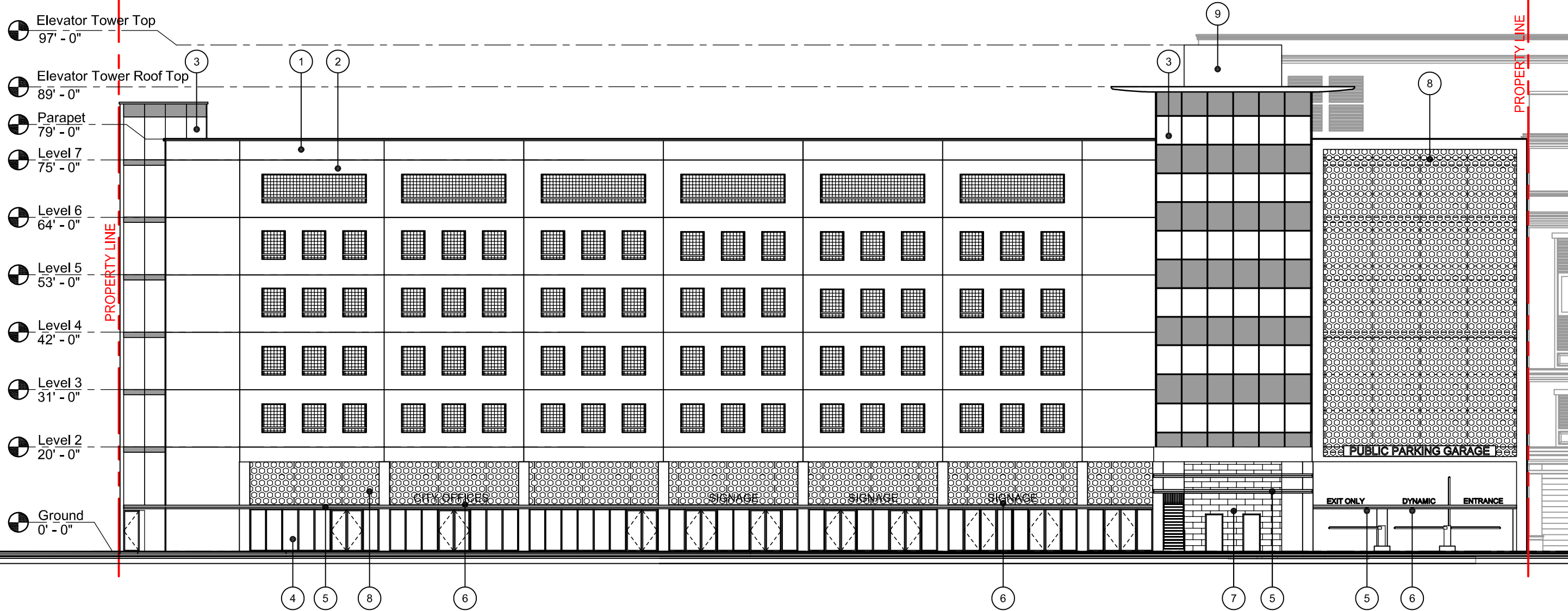


GFRc SCREEN PANELS



GREEN GLASS CURTAIN WALL

MATERIAL SELECTIONS



ELEVATION KEY LEGEND

- 1 STUCCO ON CONC/MASONRY W/ PAINT FINISH
- 2 METAL GRILL WITH METAL FRAME/TRIM BLACK FINISH
- 3 CLEAR ANODIZED ALUMINUM CURTAINWALL W/GREEN GLASS/SPANDREL
- 4 CLEAR ANODIZED ALUMINUM STOREFRONT W/CLEAR GLASS
- 5 CANTILEVERED CONCRETE EYEBROW W/ TROWELED & PAINTED FINISH
- 6 SIGNAGE
- 7 KEYSTONE FINISH
- 8 GLASS FIBER REINFORCED CONCRETE SCREEN PANELS
- 9 FABRIC WRAPPED ANTENNA SCREEN

NOTE:  
\* ALL METALS TO BE ALUMINUM W/ ANODIZED ALUM., OR KYNAR FINISH AND/OR GALVANIZED WITH PAINT FINISH AND/OR STAINLESS STEEL TYPE 304.

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FOLIO# 03-4108-006-1730  
CITY OF CORAL GABLES

PARKING GARAGE #7

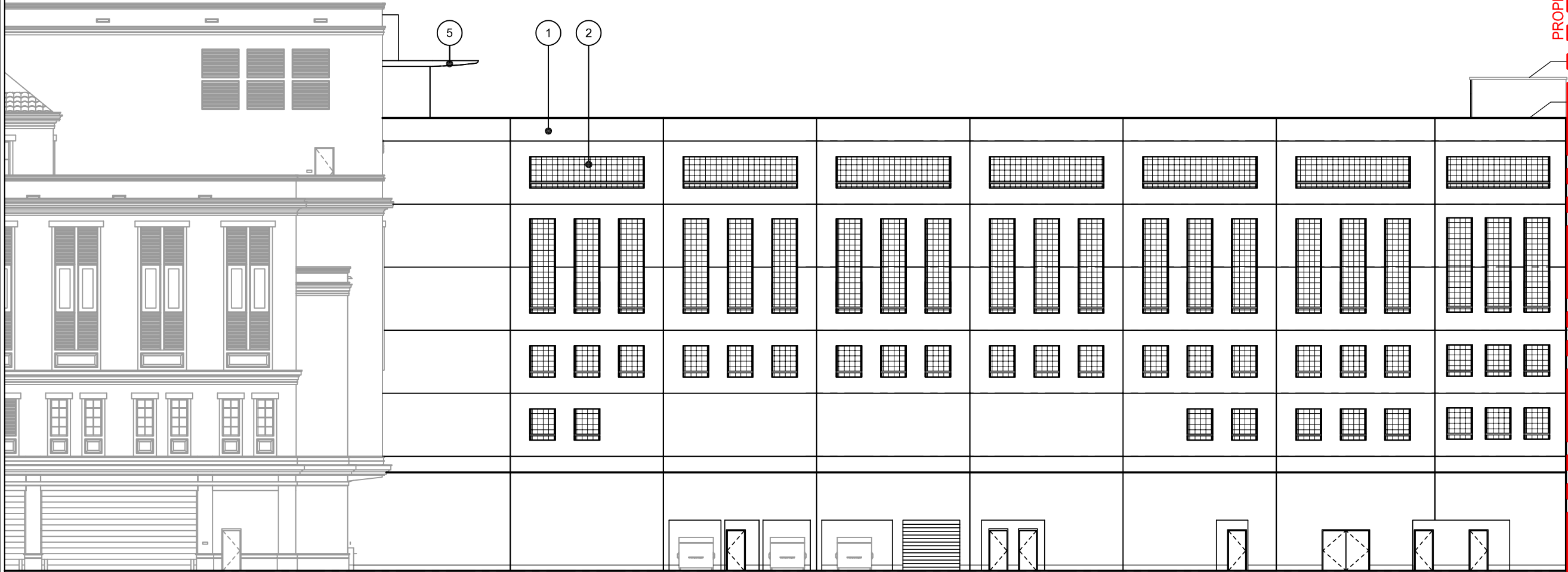
MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
2016-02R  
DRAWN BY:

DATE:  
7/3/2019  
ISSUED:

SCALE:  
AS NOTED  
TITLE:  
NORTH  
ELEVATION

SHEET NO.  
**A202**  
OF



2  
A203

**SOUTH ELEVATION**

20' 10' 0' 20' 40'  
SCALE: 1" = 20'-0"

DRC SUBMITTAL

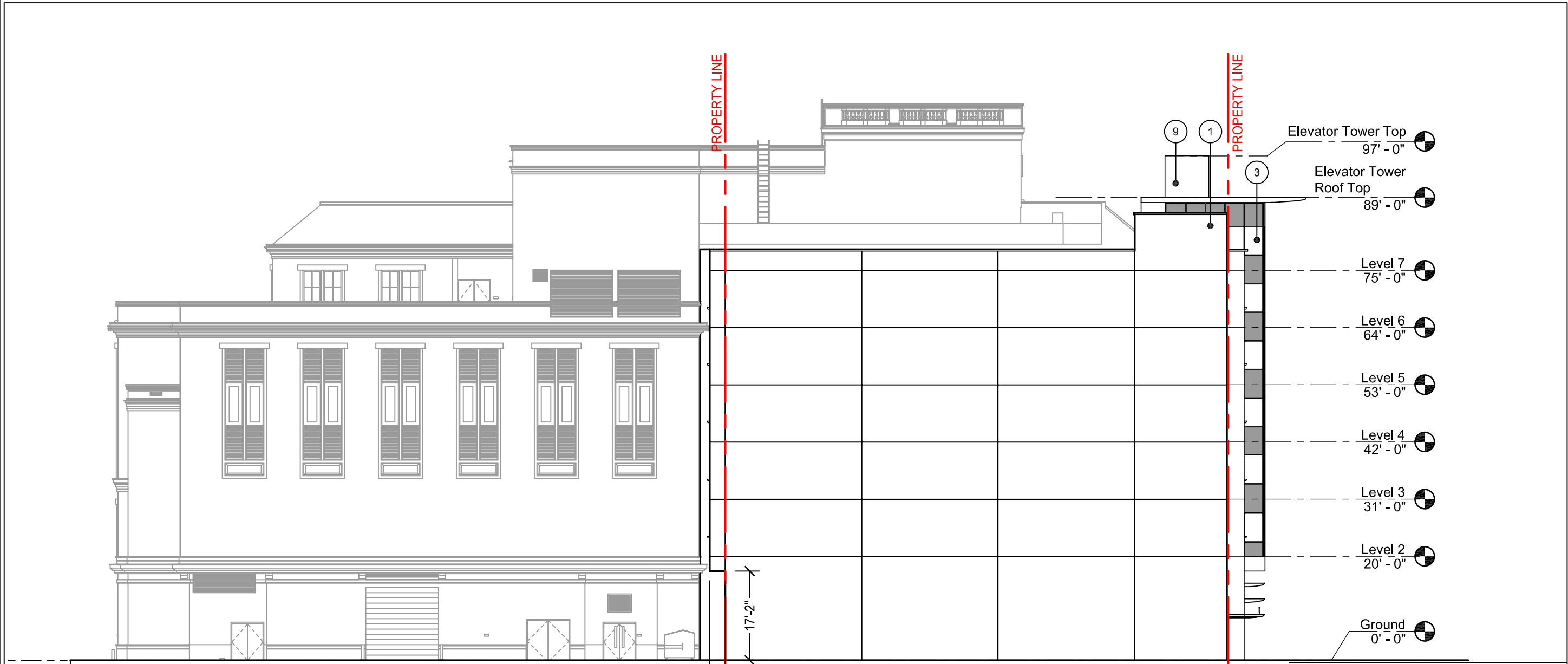
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CITY OF CORAL GABLES  
**PARKING GARAGE #7**  
MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
2016-02R  
DRAWN BY:

DATE:  
7/3/2019  
ISSUED:

SCALE:  
AS NOTED  
TITLE:  
SOUTH  
ELEVATION

SHEET NO.  
**A203**  
OF



3'-0"  
ENCROACHMENT

3  
A204

**EAST ELEVATION**

20' 10' 0' 20' 40'  
SCALE: 1" = 20'-0"

DRC SUBMITTAL

FOLIO# 03-4108-006-1730  
CITY OF CORAL GABLES  
**PARKING GARAGE #7**  
MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
2016-02R  
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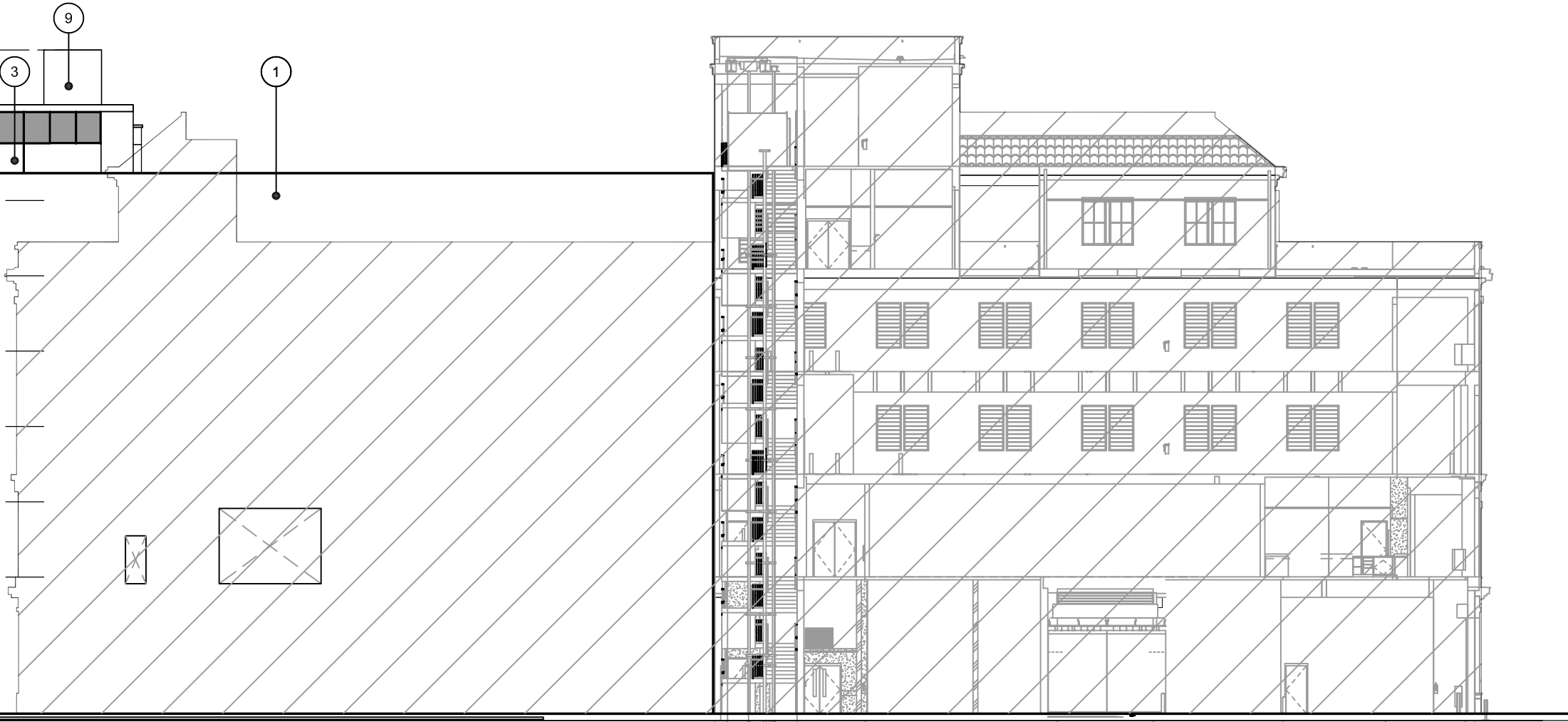
DATE:  
7/3/2019  
ISSUED:

SCALE:  
AS NOTED  
TITLE:  
EAST  
ELEVATION

SHEET NO.  
**A204**  
OF

- Elevator Tower Top  
97' - 0"
- Elevator Tower  
Roof Top  
89' - 0"
- Parapet  
79' - 0"
- Level 7  
75' - 0"
- Level 6  
64' - 0"
- Level 5  
53' - 0"
- Level 4  
42' - 0"
- Level 3  
31' - 0"
- Level 2  
20' - 0"
- Ground  
0' - 0"

PROPERTY LINE



4  
A204

WEST ELEVATION

20' 10' 0' 20' 40'  
SCALE: 1" = 20'-0"

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Architecture  
Interior Design

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FOLIO# 03-4108-006-1730  
CITY OF CORAL GABLES

PARKING GARAGE #7

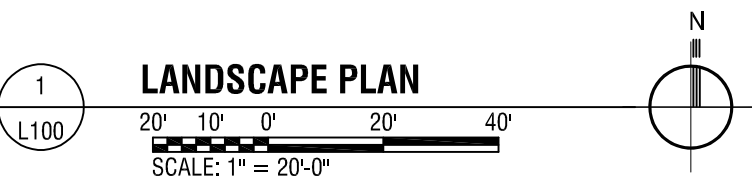
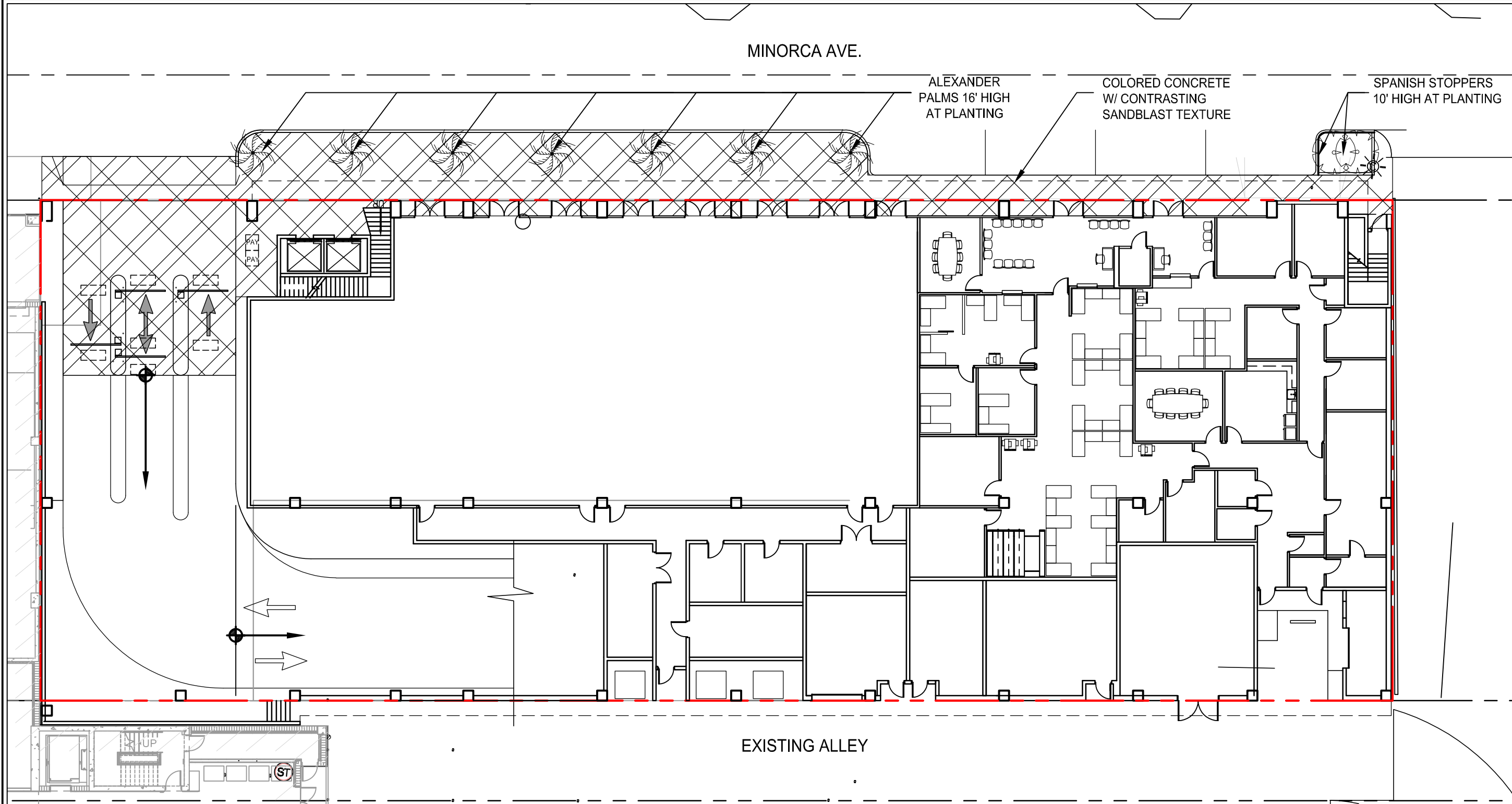
MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
2016-02R  
DRAWN BY:

DATE:  
7/3/2019  
ISSUED:

SCALE:  
AS NOTED  
TITLE:  
WEST  
ELEVATION

SHEET NO.  
A205  
OF



Planning  
Architecture  
Interior Design

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CITY OF CORAL GABLES  
**PARKING GARAGE #7**  
MINORCA AVE, CORAL GABLES, FL 33134

COMM. NO.  
2016-02R  
DRAWN BY:

DATE:  
7/3/2019  
ISSUED:

SCALE:  
AS NOTED  
TITLE:  
LANDSCAPE  
PLAN

SHEET NO.  
**L100**  
OF

# APPLICANT & REPRESENTATIVES INFORMATION

## APPLICANT:

City of Coral Gables  
450 Biltmore Way  
Coral Gables, FL 33134  
305-460-5202

## OWNER'S REPRESENTATIVE:

City of Coral Gables  
Peter Iglesias, PE, City Manager  
450 Biltmore Way  
Coral Gables, FL 33134  
305-460-5202  
[piglesias@coralgables.com](mailto:piglesias@coralgables.com)

## ARCHITECT:

Ferguson Glasgow Schuster Soto, Inc.  
Natividad Soto, FAIA, LEED AP<sup>BD+C</sup>. President  
901 Ponce de Leon Blvd., Suite 304  
Coral Gables, FL 33134  
305-443-4458  
[nsoto@fgss.net](mailto:nsoto@fgss.net)

## Official Record Search

Clerk's File No.: 2017 R 325598, Group: 1

(http://www.miamidadeclerk.com)

Page 1

CFN: 20170325598 BOOK 30567 PAGE 109  
DATE: 06/08/2017 01:41:46 PM  
DEED DOC 69,000.00  
SURTAX 51,750.00  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

This Instrument was Prepared By,  
Record and Return To:

Peter D. Lopez, Esq.  
Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.  
150 West Flagler Street  
Suite 2200  
Miami, Florida 33130

Property Appraiser Identification No:  
03-4108-006-1730

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made this 7<sup>th</sup> day of June, 2017 between **C/LEJEUNE, LLC**, a Florida limited liability company (the "**Grantor**"), whose mailing address is 2020 Salzedo Street, 5th Floor, Coral Gables, Florida 33134, Attn: Mr. Armando Codina, and **CITY OF CORAL GABLES**, a municipal corporation existing under the laws of the State of Florida (the "**Grantee**"), whose mailing address is 405 Biltmore Way, Coral Gables, Florida 33134.

**WITNESSETH:**

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$ 10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns the real property (the "**Property**") located in Miami-Dade County, Florida, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

SUBJECT ONLY TO easements, restrictions and reservations of record, if any, which are not imposed by this deed, and real estate taxes for the year 2017 and subsequent years.

TOGETHER with all the tenements, hereditaments, easements and appurtenances belonging or in any way appertaining to the Property; and

TOGETHER with all buildings, fixtures and other improvements as presently located on the Property; and

TOGETHER with all of the Grantor's right, title and interest in and to any existing or proposed streets, roadways, alleys and/or rights of way which are adjacent to the Property.

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

## Official Record Search

Clerk's File No.: 2017 R 325598, Group: 1

(http://www.dadeclerk.com)

Page 2

CFN: 20170325598 BOOK 30567 PAGE 110

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

## WITNESSES:

Print: ALICIA JALOIS

Print: Anabel Herrera

## GRANTOR:

**C/LEJEUNE, LLC**, a Florida limited liability company

By: Codina Manager, LLC, a Florida limited liability company, its Manager

By: Rafael Romero  
**Name:** Rafael Romero  
**Title:** Vice President

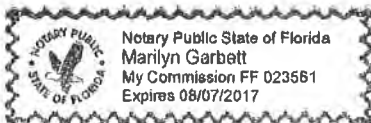
(CORPORATE SEAL)

ACKNOWLEDGMENT

STATE OF FLORIDA )  
 ) : SS  
 COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of June, 2017, by Rafael Romero, as Vice President of Codina Manager, LLC, a Florida limited liability company, the Manager of C/LeJeune, LLC, a Florida limited liability company, on behalf of the companies. He is personally known to me or presented a driver's license as identification and did not take an oath.

Notary Stamp/Seal:



Notary Signature: Marilyn Garbett  
 Notary Print: MARILYN GARBETT  
 Notary Public, State of FLORIDA  
 Commission No.: FF 023561  
 My Commission Expires: 8/7/2017

**Exhibit "A" to Minorca Parcel Deed**

**Legal Description of Minorca Parcel**

Lots 5 through 18, Block 20, of CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, at Page 33, of the Public Records of Miami-Dade County, Florida.

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