

Development Review Committee Application

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

planning@coralgables.com

305.460.5211

Preamble

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

Application review request

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

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

Property information

Street address of the subject property: See enclosed Survey

Property/project name: Alexan Crafts Project

Current land use classification(s): <u>Commercial Low Rise Intensity</u>

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City of Coral	
Gables	
Florida	Review

view

Development Review Committee Application

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Current zoning classification(s): Mixed Use 1 (MX1) Proposed land use classification(s) (if applicable): N/A Proposed zoning classification(s) (if applicable): Planned Area Development (PAD) Previous use(s)/current use(s) of the property/building(s):____Single Family Residential Proposed use(s) of the property/building(s): _Mixed use development Size of property (square feet/acres) _91,933 +/- square feet or 2.11 +/-52,276 SF of Live Work & Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): Shared Support Areas Total number of residential units per acre and total number of unit's ²⁶³ units Estimated cost of the existing/proposed building/project: \$10,000,000 Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project: Ordinance No's. 2021-08 and 2021-09. Project Legal Description: Lot(s): See enclosed Survey

Block(s): 28

Section(s): Crafts Section

Listing of all folio numbers for subject property:

Folio Nos. 03-4117-005-6940, 03-4117-005-6950, 03-4117-005-6970, 03-4117-005-6990, 03-4117-005-7000

03-4117-005-7010, 03-4117-005-7020, 03-4117-005-7030, 03-4117-005-7040, 03-4117-005-7050,

03-4117-005-7060, 03-4117-005-7070, 03-4117-005-7080

1084>				
Level			view Committe	
Coral	427 Biltmore	Way, 2 nd Fl	oor, Coral Gables, F	lorida 33134
Gables Florida Review	planning@co	ralgables.co	m	305.460.5211
General inf	ormation			
Applicant(s)/Agen	it(s) Name(s):			
Telephone Contac	ct No:	Fax No	Email	@
Mailing Address:_	(City)		(State)	(ZIP Code)
Applicant				
Telephone Contac	ct No:	Fax No	Email	@
Mailing Address:				
	(City)		(State)	(ZIP Code)
Property Owner(s) Name(s):			
Telephone Contac	ct No:	Fax No	Email	@
Mailing Address:				
Maning Address	(City)		(State)	(ZIP Code)
Project Architect(s) Name(s):			
Telephone Contac	ct No:	Fax No	Email	@
Mailing Address:				
	(City)		(State)	(ZIP Code)

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



1

Development Review Committee Application

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Application requirements and supporting information

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

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

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

Table of Contents with page numbers identifying all below documents.

Statement of use and/or cover letter.

DRC Application.

Aerial.

Photographs of property, adjacent uses and/or streetscape.

Property survey and legal description.

Zoning chart and supporting information (including on-street parking analysis).

Site Plan.

□ Landscape plan and vegetation assessment.

Architectural/building elevations.

Building floor plans.

Pedestrian amenities and streetscape plan.

- Lighting plan and signage plan.
- Underground utilities plan and/or statement.

Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.

- Historical significance letter.
- City Concurrency Impact Statement (CIS).

Traffic study.

Name and contact information for property owner, applicant, architect, attorney, etc.

City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.

Warranty deed.

Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables. 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.

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 (CDs) of the entire application including all items identified in the Preapplication Conference. The documents provided in the digital media copy shall be the same size (11" x 17" max for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB. All discs shall be labeled "DRC Application" and include the applicant(s) name, project name and date of submittal.
 - b. One (1) compact disc (CDs) of all drawings, plans, etc. in AutoCAD format.

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.

Applicant(s) Agent(s) Signature: Applicant(s)/Agent(s) Print Name: Jorge L. Navarro, Esq. ddress 333 SE 2nd Avenue, Suite 4100 Miami, FL 33131 Telephone: 305-579-0821 Fax: Email: navarrojo@gtlaw.com NOTARIZATION STATE OF FLORIDA/COUNTY OF Miani -Dode The foregoing instrument was acknowledged before me this 31 day of March by Jorge L. Napon (Signature of Notary Public - State of Florida) MARIA JOSE LOPEZ lotary Public - State of Florida Commission # HH 081354 My Comm. Expires Jan 14, 2025 (Print, Type or Stamp Commissioned Name of Notary Public) Rersonally Known OR 🗌 Produced Identification; Type of Identification Produced

	Level 1	Development Review Committee Ap 427 Biltmore Way, 2 nd Floor, Coral Gables, Florida	plication
Coral	_	427 Biltmore Way, 2 nd Floor, Coral Gables, Florida	33134
Florida	Review	planning@coralgables.com	305.460.5211

Applicant Maple Multi-Family Land SE, L.P., a Delaware limited partnership By: Maple Multi-Family Develompent, L.L.C., a Texas limited liability company, its general partner By:	Property Owner(s) Applicant James M. Berardinelli, Vice President
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address: 3715 Northside Pkwy, Suite 1-200, Atlanta, GA 30327	
Telephone: 404-496-6142	Fax:
Email: jberardinelli@tcr.com	
	ARIZATION pre me this 1 ⁸⁴ day of <u>Apri 1,20² by</u> <u>James M.</u> Berardinelli. Berardinelli.
(Print, Type or Stamp Commissioned Name of Not ☑ Personally Known OR □ Produced Identification	ary Public)

ables orida Review planning@coralg	ables.com	305.460.521
Architect(s) Signature:	Architect(s) Print Nar Don Sackman of Co	
Address: 4210 Laguna Street Coral Gables,	FL 33146	
Telephone: 305-448-7383	Fax:	
Email: dsackman@corwilarchitects.c	om	
	SEAL	
STATE OF FLORIDA/COUNTY OF The foregoing instrument was acknowle (Signature of Notary Public - State of Flo	dged before me this <u>/5+</u> day of	April 21 by Don Sacum
		ENA M. CORDOVES MY COMMISSION # HH 051318 EXPIRES: October 7, 2024



Jorge L. Navarro Tel 305.579.0821 Fax 305.961.5310 navarrojo@gtlaw.com

April 9, 2021 **Updated**: May 7, 2021

VIA ELECTRONIC & HAND DELIVERY

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

Re: Alexan Crafts Project / Statement of Use / Development Review Committee (DRC) Application / Property located between Catalonia Avenue and Malaga Avenue along Salzedo Street, Coral Gables, Florida (Folio Nos. 03-4117-005-6940/6950/6970/6990/7000/7010/7080/7070/7060/7050/7040/7030/7020)

On behalf of Maple Multi-Family Land SE, L.P. (the "**Applicant**"), please accept this as our statement of use in connection with the Development Review Committee Application for a proposed mixed use development located at the above referenced properties (collectively, the "**Property**"). Specifically, the Applicant is requesting (i.) a Planned Area Development (PAD) designation; and (ii.) a Conditional Use/Mixed Use Site Plan Approval (collectively, the "**Application**") for the Property in accordance with the recent Mixed Use designation that was approved for this area.

I. <u>PROPERTY INFORMATION</u>

The Property is located in the Crafts Section of the City of Coral Gables (the "**City**") and is generally bounded by the LeJeune Road thoroughfare to the West, Catalonia Avenue to the North, Malaga Avenue to the South, and Salzedo Street to the East. The Property consists of platted lots 5 through 27, Block 28 of the Coral Gables, Craft Section as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida. According to the enclosed survey prepared by J. Hernandez & Associates, Inc., dated January 2021 (the "**Survey**"), the Property is comprised of approximately 91,933 +/- square feet or 2.11 +/- acres of land. The Property currently consists of single-family homes which the Applicant plans to demolish.

Pursuant to Ordinances 2021-09 and 2021-08, the Property was recently designated to Commercial Low-Rise Intensity on the City's Future Land Use Map and to Mixed Use 1 (MX1) on the City's Zoning Map. In accordance with the recent designations, the Applicant proposes

to develop a high quality, mixed use development with residential units and ground floor live work units along with a substantial public open space located just steps away from the City's Central Business District and Miracle Mile (the "**Project**"), the City's premier shopping and dining destination.

II. MIXED USE SITE PLAN APPROVAL

As detailed in the updated Site Plan prepared by Corwil Architects, Inc. dated May 7, 2021 (the "**Site Plan**"), the Applicant proposes to redevelop the Property with a 6 to 7 story mixed use building containing a total of 22 live work units at the ground level and 263 multifamily residential units on the upper levels¹. The Project will also include approximately 4,000 square feet of publicly accessible open space to activate and provide a pedestrian friendly amenity for the neighborhood.

The Project is uniquely designed with various residential components to accommodate the growing demand for new and diverse housing options at the edge of the City's downtown area and major employment hubs. Specifically, the Project includes a mixture of studio, 1-bedroom, 2-bedroom and 3-bedroom floorplans as well as 22 ground floor live work units situated along the Catalonia and Malaga street frontages. The provision of ground floor live work units will activate these frontages with semi-professional office uses and provide for an appropriate transition from the adjacent residential use. The inclusion of live work units as opposed to a purely retail component is consistent with the City's vision for this area and its goal of ensuring the continued success of Miracle Mile as the City's premier retail destination.

Due to the Property's location near Miracle Mile and the Central Business District to the North, commercial plazas and businesses to the East, and residential neighborhoods to the West and South, the Project is compatible with the type of community focused, mixed use residential development envisioned for the Crafts neighborhood. One of the central focuses of the Project is the continued connectivity of public and private open spaces throughout the Property. The pedestrian pathways adorned with beautiful landscaping features seamlessly integrate the Project with the adjacent, residential neighborhood. The ground floor commercial uses coupled with the proposed streetscape and connectivity enhancements (i.e. midblock paseo and public open space) contribute to creating a pedestrian-friendly urban environment. Specifically, the public pathways and paseos provide connectivity throughout the block and among the various open spaces, including a 4,000 SF public open space located at the northeast corner of the Property.

III. PLANNED AREA DEVELOPMENT (PAD)

The Applicant requests a Planned Area Development (PAD) approval for the construction of a mixed-use project at the Property pursuant to Division 5 Article 2 of the City's Zoning Code. For the reasons outlined below, the proposed PAD request would be in the best interest of the public, is appropriate for the Property, meets the applicable criteria established in Section 14-206.1 of the Zoning Code and therefore, should be approved.

¹ Subject to City Commission approval pursuant to Section 2-500(B)(2) of the Zoning Code.

1. In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.

The requested PAD approval for the Property is wholly consistent with the purpose and intent of the PAD regulations per Sections 2-500 as expressed below:

a. Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.

The requested PAD approval and proposed Project is aligned with the purpose and goals of the underlying Mixed Use zoning district and furthers the City's vision for the Crafts area which integrates neighborhood-focused mixed uses and public amenities that are consistent with the an active urban district at the edge of the City's Downtown.

b. Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.

The utilization of the PAD regulations helps achieve an overall reduced building massing and additional enhanced open spaces that create a focal point for the neighborhood. Specifically, the Project has been designed to enhance the existing neighborhood with both private and public landscaped open spaces as promoted by the PAD design regulations, which include over 29,000 square feet of landscaped open space and a 4,000 square foot public park designed for the active enjoyment of the local neighborhood.

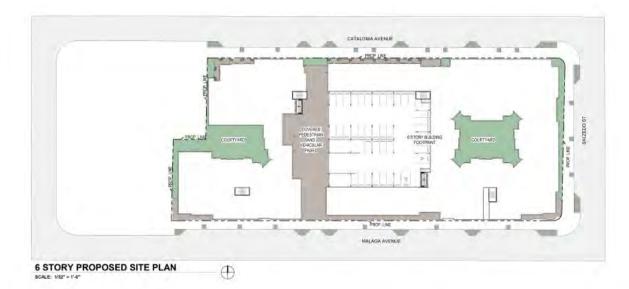
c. Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.

As discussed above, the Project's ground floor live work component will provide new opportunities for people to live and work in the City. These units will facilitate an inviting and walkable streetscape and create an appropriate transition to adjacent residential uses. The Project has been designed to provide enhanced ground floor setbacks which allows for wider sidewalks and creates a more walkable and pedestrian friendly environment with significant landscaping and shade trees; ultimately transforming this seemingly commercial street with limited landscaping and tight sidewalks into a true neighborhood pedestrian and vehicular street that is consistent with the envisioned residential character of the area.

d. Encourage compatible and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.

The Project's architectural design implements the City's Mediterranean aesthetic and complies with the Mediterranean Architecture Design Standards. The overall building design follows many of the Mediterranean inspired design features and provide for wider sidewalks and increased open space throughout the Property.

e. Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.





The PAD Application and proposed design elements will permit a unified, cohesive development by allowing flexible development standards that would enhance the Property and overall neighborhood. As reflected above, the Project's unique design with recessed

setbacks (where 0' feet is required) and reduced massing allows the following public benefits serving the Property and overall neighborhood:

- The Project's increased building setbacks along the main frontages and interior Property line allows for the physical and functional integration of increased open space via open courtyards and an extended 10-foot walkway that creates an enhanced buffer from the abutting single family residences to the West and providing a garden-like aesthetic.
- Significantly reduced building massing that allows natural elements such as light and air to interplay with the Project's extensive landscaping and publicly accessible open space.
- Better overall pedestrian connectivity via augmented paseos, covered walkways and a cross block pedestrian passage.
- Wider streetscapes with and increased area for green space that can better accommodate tall shade trees and \ landscaping that provides for a more optimal pedestrian experience and residential street scape.
- 2. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.

The proposed Project is designed in accordance with the applicable MX-1 zoning regulations, with the exception of the number of stories which are being modified in accordance with Section 2-500(B)(2) of the Zoning Code to reduce overall business massing and provide additional open space benefits to the public. As reflected in the Image above, by accommodating an additional story within the allowable building height, the Project is able to reduce the ground floor building coverage and building massing thereby creating additional opportunities for enhanced setbacks from adjacent uses and additional landscaped open space areas for public enjoyment.

3. The extent to which the proposed plan meets the requirements and standards of the PAD regulations.

As discussed above, the Project design will allow development of the Property in accordance with the PAD development standards provided in Division 5, Article 3 and the underlying MX-1 zoning district.

4. The physical design of the proposed PAD and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment. As discussed above, the Project provides for a 4,000-square foot public park benefit that will be improved with lush landscaping and that has been designed as an active, gathering space for the local community. The design of the public amenity park fuses the natural amenities of light and air with recreational services for the visual, social and physical enjoyment of the residents and visitors of the Project and the surrounding neighborhood.

5. The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.

The Project's proposed development program strikes the perfect balance and creates an appropriate transition between the high density, mixed use developments to the North in the Central Business District, the future Multi-Family uses that are planned for the Crafts Section, and the San Sebastian Apartments to the South of the Property. Additionally, the Property is ideally confined by major thoroughfares that serve as a natural buffer from the surrounding single-family residences West of LeJeune Road and South University Drive and protects the integrity of these neighborhoods.

6. The desirability of the proposed PAD to physical development of the entire community.

The Project's proposed uses are consistent with the City's recent zoning redesignations (Mixed Use 1 and Multi-Family) and future vision for this area. Consistent with the MX-1 zoning district, the approval of the Application will provide a residential focused/mixed use development with abundant landscaped open space, public walkways, and pedestrian focused amenities all within walking distance of the City's downtown core.

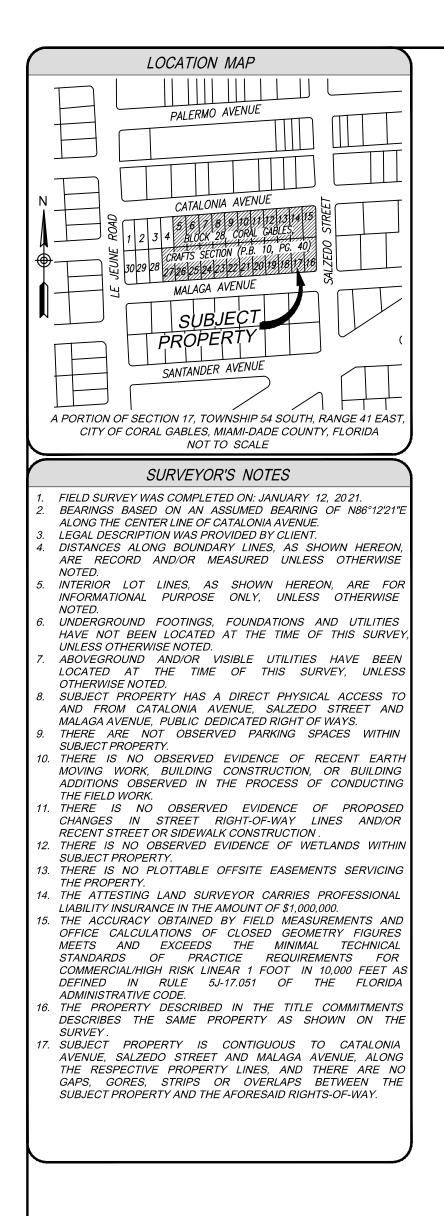
IV. CONCLUSION

In light of the foregoing, the proposed Project and the requested approvals are consistent with the goals and intent of the Mixed Use-1 zoning district and the PAD regulations under the City's Zoning Code. We look forward to your favorable consideration of our Application. As always, should you have any questions or need any additional information, please do not hesitate to contact me at 305-579-0821.

Best Regards,

Jorge L. Navarro, Esq.

JLN:nw



340 CATALONIA AVENUE	330 CATALONIA
NOTES REGARDING TITLE COMMITMENT	NOTES REGARDING
ROPERTY ADDRESS: 340 CATALONIA AVENUE,	PROPERTY ADDRESS: 330 CATALON
CORAL GABLES FL, 33134	CORAL GABLE
DLIO NUMBER: 03-4117-005-6940.	FOLIO NUMBER: 03-4117-005-6
EGAL DESCRIPTION:	LEGAL DESCRIPTION:
OTS 5 AND 6, BLOCK 28, CORAL GABLES, CRAFTS SECTION,	LOTS 7 AND 8, BLOCK 28, CON
CCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT	ACCORDING TO THE PLAT THEN
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HICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE	CHICAGO TITLE INSURANCE COM
ATE OF 10/2 7 /2020 AT 8:00 A.M.	DATE OF 10/2 7 /2020 AT 8:00 A.M.
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FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE.	FLORIDA - AFFECTS PROPERTY B
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IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT	IN THOSE INSTRUMENTS RECO
PAGE 1, DOES DOT AFFECT PROPERTY, AND DEED BOOK	PAGE 1, DOES NOT AFFECT
1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED -	1304, PAGE 9, AS MAY BE
AFFECTS PROPERTY, PLOTTED ON SURVEY	AFFECTS PROPERTY, PLOTTED ON

300 CATALONIA AVENUE

NOTES REGARDING TITLE COMMITME	ENT
PROPERTY ADDRESS: 300 CATALONIA AVENUE, CORAL GABLES FL. 33134	
FOLIO NUMBER: 03-4117-005-7010	
LEGAL DESCRIPTION:	
LOT 15 AND THE EAST 1/2 OF LOT 14, BLOCK 28, CC CRAFTS SECTION, ACCORDING TO THE PLAT TH RECORDED IN PLAT BOOK 10 AT PAGE 40 OF RECORDS OF MIAMI-DADE COUNTY FLORIDA.	EREOF, AS
THIS ALTAINSPS LAND TITLE SURVEY REFLECTS EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHED TITLE COMMITMENT OR DER NUMBER, I. CHICAGO TITLE INSURANCE COMPANY, HAVING AN DATE OF AT A.M.	ULE B-II OF SSUED BY
NOTES REGARDING SCHEDULE B-II	
6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEM OTHER MATTERS AS CONTAINED ON THE PLAT GABLES CRAFTS SECTION, RECORDED IN PLAT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DAU FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE.	OF CORAL BOOK 10,
7. EASEMENT RECORDED IN DEED BOOK 839, AT PA THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, AFFECTS PROPERTY, PLOTTED ON SURVEY.	
8. RESTRICTIONS. COVENANTS. AND CONDITIONS AS	SET FORTH

IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT

PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK

1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED

AFFECTS PROPERTY, PLOTTED ON SURVEY

	FLOC	DD ZONE INFORMATION					
"X" ,	AS SHOW	PERTY IS LOCATED WITHIN FLOOD ZONE /N ON FLOOD INSURANCE RATE MAP 0457L, DATED SEPTEMBER 11, 2009.					
		FER TO NATIONAL GEODETIC VERTICAL AND IS EXPRESSED IN FEET.					
	POSS	BIBLE ENCROACHMENTS					
THE FROM	SUBJECT THE SUB	D, OBSERVED, POSSIBLE CROSSES ONTO PROPERTY FROM ADJOINING LANDS, OR BJECT PROPERTY ONTO ADJOINING LANDS, VISE NOTED.					
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REVISIONS							
DATE		REV. BY:					
	JOB No.	DI.					
	JUB NU.						

317 MALAGA AVENUE

NOTES REGARDING TITLE COMMITMENT PROPERTY ADDRESS: 317 MALAGA AVENUE,

CORAL GABLES FL, 33134 FOLIO NUMBER: 03-4117-005-7040.

LEGAL DESCRIPTION:

OT 20 AND THE WEST 1/2 OF LOT 19, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

HIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF TITLE COMMITMENT OR DER NUMBER 8990308, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF 10/27/2020 AT 8:00 A.M.

NOTES REGARDING SCHEDULE B-II

- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10 PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE.
- EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORID AFFECTS PROPERTY, PLOTTED ON SURVEY.
- RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED AFFECTS PROPERTY, PLOTTED ON SURVEY

NOTES RE	GARDINO
PROPERTY ADDRESS:	309 MALAC
FOLIO NUMBER:	03-4117-00
LEGAL DESCRIPTION:	
LOT 18 AND THE EA CRAFTS SECTION, A RECORDED IN PLAT RECORDS OF MIAMI-DA	ACCORDING BOOK 1
THIS ALTAINSPS LA EASEMENTS AND RIG TITLE COMMITMENT CHICAGO TITLE INSI DATE OF 10/27/2020 AT	GHTS-OF-WA OR D ER URANCE C
NOTES REGARDING SC	HEDULE B-
6. RESTRICTIONS, CO OTHER MATTERS GABLES CRAFTS PAGE 40, OF THE FLORIDA - AFFECTS	AS CONT SECTION, PUBLIC F

- AFFECTS PROPERTY, PLOTTED ON SURVEY.
- AFFECTS PROPERTY, PLOTTED ON SURVEY

ALTA/NSPS LAND TITLE SURVEY

	PROPERTY INFORMATION											
•		• ATALONIA AVENUE, GABLES FL. 33134	LOTS 11 AND 12 PROPERTY ADDRESS:	314 CATALONIA AVENUE, CORAL GABLES FL. 33134	•	LOT 16 AND 17 PROPERTY ADDRESS:	301 MALAGA AVENUE, CORAL GABLES FL. 33134	•	LOT 21 AND THE EAST 1 PROPERTY ADDRESS:	1/2 OF LOT 22 323 MALAGA AVENUE, CORAL GABLES FL, 33134	•	LOT 26 AND 27 PROPERTY ADD
	FOLIO NUMBER: 03-411 PROPERTY AREA: 7,998±Sq.ft.	7-005-6940. (0.184 ACRES)	FOLIO NUMBER: PROPERTY AREA: 7,998	03-4117-005-6990. 3 ± Sq.ft. (0.184 ACRES)		FOLIO NUMBER: PROPERTY AREA: 7,97	03-4117-005-7020 7 ± Sq.ft. (0 .183 ACRES)		FOLIO NUMBER: PROPERTY AREA: 5,99	03-4117-005-7050. 8 ± Sq.ft. (0.1 38 ACRES)		FOLIO NUMBER: PROPERTY ARE,
•	CORAL	TALONIA AVENUE, GABLES FL, 33134 7-005-6950.	LOT 13 AND THE WEST & PROPERTY ADDRESS: FOLIO NUMBER: PROPERTY AREA: 5,998	310 CATALONIA AVENUE, CORAL GABLES FL, 33134 03-4117-005-7000.	•	LOT 18 AND THE EAST 1 PROPERTY ADDRESS: FOLIO NUMBER: SUBJECT PROPERTY A	/2 OF LOT 19 309 MALAGA AVENUE, CORAL GABLES FL, 33134 03-4117-005-7030. REA: 5,998± Sq.ft. (0.138 ACRES)	•	THE WEST 1/2 OF LOT 2 PROPERTY ADDRESS: FOLIO NUMBER: PROPERTY AREA: 5,99	2 AND LOT 23 325 MALAGA AVENUE, CORAL GABLES FL, 33134 03-4117-005-7060. 18 ± Sq.ft. (0.138 ACRES)		
•	CORAL	• GABLES FL, 33134 7-005-6970. (0.184 ACRES)	THE EAST 1/2 OF LOT 1 PROPERTY ADDRESS: FOLIO NUMBER: PROPERTY AREA: 5,970	300 CATALONIA AVENUE, CORAL GABLES FL, 33134 03-4117-005-7010	•	THE WEST 1/2 OF LOT 1 PROPERTY ADDRESS: FOLIO NUMBER: PROPERTY AREA: 5,99	9 AND LOT 20 317 MALAGA AVENUE, CORAL GABLES FL, 33134 03-4117-005-7040. 8 ± Sq.ft. (0.138 ACRES)	•	LOT 24 AND 25 PROPERTY ADDRESS: FOLIO NUMBER: PROPERTY AREA: 7,99	333 MALAGA AVENUE, CORAL GABLES FL, 33134 03-4117-005-7070. 18± Sq.ft. (0.184 ACRES)		
-												

CATALONIA AVENUE

GARDING	TITLE	COMMITMENT	Г
330 CATALO CORAL GABL 03-4117-005-	ES FL, 33	,	

OCK 28, CORAL GABLES, CRAFTS SECTION, PLAT THEREOF, AS RECORDED IN PLAT 40 OF THE PUBLIC RECORDS OF MIAMI-DADE

ND TITLE SURVEY REFLECTS PLOTTABLE HTS-OF-WAYS SHOWN IN SCHEDULE B-II OI ORDER NUMBER 8990120, ISSUED BY JRANCE COMPANY, HAVING AN EFFECTIVE

OVENANTS, CONDITIONS, EASEMENTS AND AS CONTAINED ON THE PLAT OF CORAL SECTION, RECORDED IN PLAT BOOK 1 PUBLIC RECORDS OF MIAMI-DADE COUNTY PROPERTY BUT NOT PLOTTABLE. DED IN DEED BOOK 839, AT PAGE 106, C ORDS OF MIAMI-DADE COUNTY, FLORID

Y. PLOTTED ON SURVEY. VENANTS AND CONDITIONS AS SET FORTH IMENTS RECORDED IN DEED BOOK 1304. AT NOT AFFECT PROPERTY. AND DEED BOOH AS MAY BE SUBSEQUENTLY AMENDED Y. PLOTTED ON SURVEY

341 MALAGA AVENUE

NOTES REGARDING TITLE COMMITMENT

PROPERTY ADDRESS: 341 MALAGA AVENUE, CORAL GABLES FL. 33134 03-4117-005-7080.

FOLIO NUMBER:

LEGAL DESCRIPTION:

COUNTY FLORIDA.

LOTS 26 AND 27, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE

THIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF TITLE COMMITMENT OR DER NUMBER 8990154, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF 10/27/2020 AT 8:00 A.M. NOTES REGARDING SCHEDULE B-II

RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10 PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE.

EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, C THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORID AFFECTS PROPERTY, PLOTTED ON SURVEY.

RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED AFFECTS PROPERTY, PLOTTED ON SURVEY

309 MALAGA AVENUE

G TITLE COMMITMENT GA AVENUE. ABLES FL, 33134 005-7030.

LOT 19, BLOCK 28, CORAL GABLES NG TO THE PLAT THEREOF, AS 10 AT PAGE 40 OF THE PUBLIC Y FLORIDA. SURVEY REFLECTS PLOTTABLE

VAYS SHOWN IN SCHEDULE B-II OF NUMBER 8990339, ISSUED BY COMPANY, HAVING AN EFFECTIVE

CONDITIONS, EASEMENTS AND TAINED ON THE PLAT OF CORAL RECORDED IN PLAT BOOK 10 RECORDS OF MIAMI-DADE COUNT TY BUT NOT PLOTTABLE. EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, C THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORID

RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED

322 CATALONIA AVENUE

NOTES REGARDING TITLE COMMITMENT
PROPERTY ADDRESS: 322 CATALONIA AVENUE, CORAL GABLES FL, 33134
FOLIO NUMBER: 03-4117-005-6970.
EGAL DESCRIPTION:
LOTS 9 AND 10, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
THIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF TITLE COMMITMENT OR DER NUMBER 8990083, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF 10/27/2020 AT 8:00 A.M.
NOTES REGARDING SCHEDULE B-II
3. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,

FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE. EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORID AFFECTS PROPERTY, PLOTTED ON SURVEY.

3. RESTRICTIONS. COVENANTS. AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304. AT PAGE 1. DOES NOT AFFECT PROPERTY. AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED AFFECTS PROPERTY, PLOTTED ON SURVEY

314 CATALONIA AVENUE

NOTES RE	GARDING TITLE COMMITMENT
PROPERTY ADDRESS:	314 CATALONIA AVENUE, CORAL GABLES FL. 33134
FOLIO NUMBER:	*
LEGAL DESCRIPTION:	
ACCORDING TO THE	LOCK 28, CORAL GABLES, CRAFTS SECTION, E PLAT THEREOF, AS RECORDED IN PLAT 40 OF THE PUBLIC RECORDS OF MIAMI-DADE
EASEMENTS AND RIG TITLE COMMITMENT	ND TITLE SURVEY REFLECTS PLOTTABLE GHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF ORDER NUMBER 8989736, ISSUED BY URANCE COMPANY, HAVING AN EFFECTIVE T 8:00 A.M.
NOTES REGARDING SC	HEDULE B-II
OTHER MATTERS GABLES CRAFTS PAGE 40, OF THE	OVENANTS, CONDITIONS, EASEMENTS AND AS CONTAINED ON THE PLAT OF CORAL SECTION, RECORDED IN PLAT BOOK 10, PUBLIC RECORDS OF MIAMI-DADE COUNTY, PROPERTY BUT NOT PLOTTABLE.

7. EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, (THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORID AFFECTS PROPERTY, PLOTTED ON SURVEY.

8 RESTRICTIONS COVENANTS AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1. DOES NOT AFFECT PROPERTY. AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED AFFECTS PROPERTY, PLOTTED ON SURVEY

333 MALAGA AVENUE

NOTES REGARDING TITLE COMMITMENT
PROPERTY ADDRESS: 333 MALAGA AVENUE, CORAL GABLES FL. 33134
FOLIO NUMBER: 03-4117-005-7070.
LEGAL DESCRIPTION:
LOTS 24 AND 25, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

THIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF TITLE COMMITMENT OR DER NUMBER 8990217, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF 10/27/2020 AT 8:00 A.M.

NOTES REGARDING SCHEDULE B-II

B. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION. RECORDED IN PLAT BOOK 10. PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE.

EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORID AFFECTS PROPERTY, PLOTTED ON SURVEY.

B. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED AFFECTS PROPERTY, PLOTTED ON SURVEY

301 MALAGA AVENUE

	_
NOTES REGARDING TITLE COMMITMENT	
ROPERTY ADDRESS: 301 MALAGA AVENUE, CORAL GABLES FL, 33134	
OLIO NUMBER: 03-4117-005-7020	
EGAL DESCRIPTION:	

LOTS 16 AND 17, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

THIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF TITLE COMMITMENT OR DER NUMBER 8990387, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF 10/23/2020 AT 8:00 A.M.

NOTES REGARDING SCHEDULE B-II

RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE.

EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORID AFFECTS PROPERTY, PLOTTED ON SURVEY.

B. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED AFFECTS PROPERTY, PLOTTED ON SURVEY

325 MALAGA AVENUE

NOTES REGARDING TITLE COMMITMENT
PROPERTY ADDRESS: 325 MALAGA AVENUE, CORAL GABLES FL. 33134
FOLIO NUMBER: 03-4117-005-7060.
LEGAL DESCRIPTION:
LOT 23 AND THE WEST 1/2 OF LOT 22, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
THIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF TITLE COMMITMENT OR DER NUMBER 8990246, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF 10/27/2020 AT 8:00 A.M.
NOTES REGARDING SCHEDULE B-II
6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE.
7. EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORID - AFFECTS PROPERTY, PLOTTED ON SURVEY.
8. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT

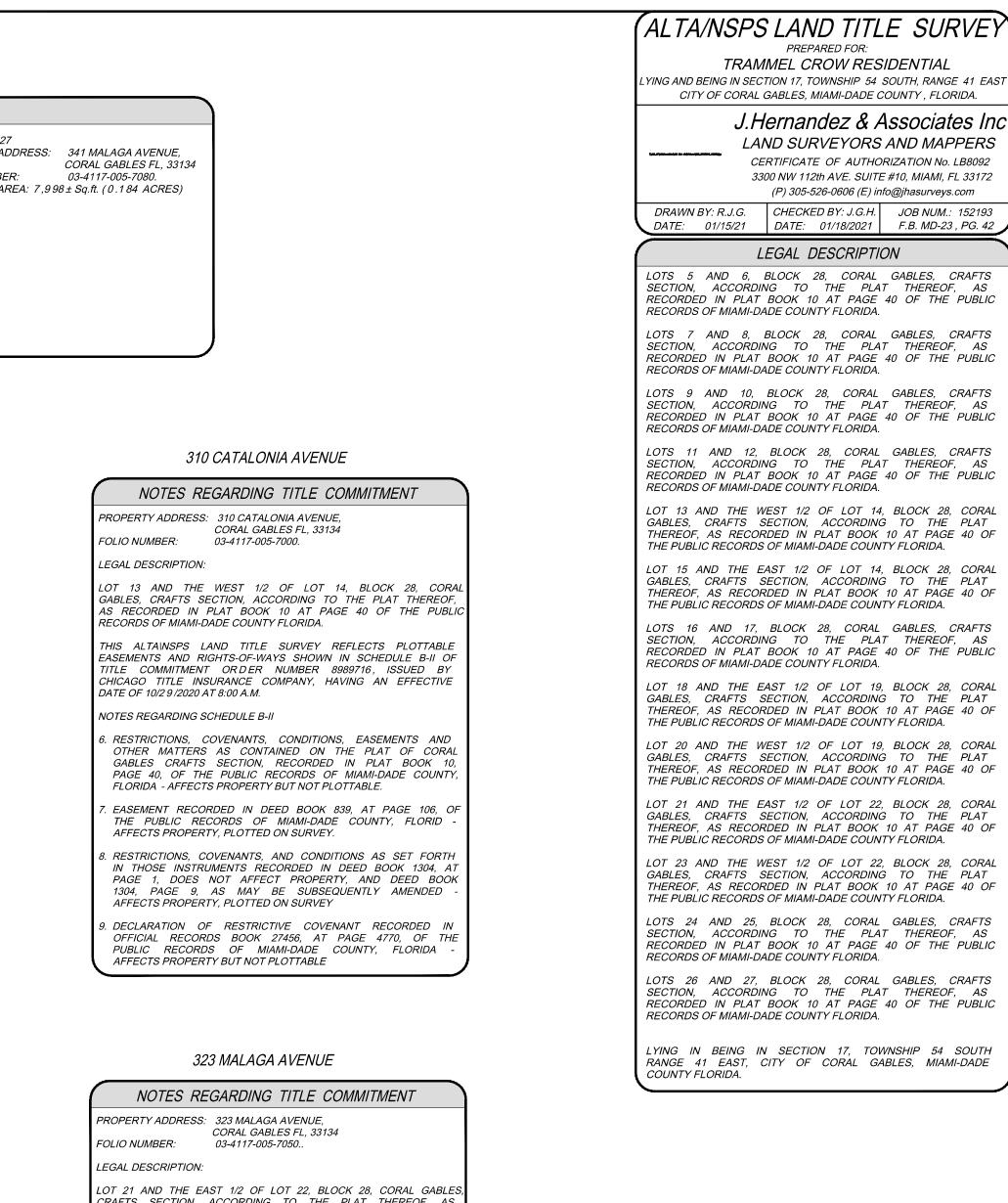
PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED AFFECTS PROPERTY, PLOTTED ON SURVEY

OVERALL LEGAL DESCRIPTION

LOT 5. 6. 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 26 AND 27, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 28 OF SAID PLAT OF CORAL GABLES, CRAFTS SECTION; THENCE RUN NORTH 86 DEGREES 12 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID BLOCK 28, FOR 429.78 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 15.93 FEET THROUGH A CENTRAL ANGLE OF 91 DEGREES 15 MINUTES 51 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH 02 DEGREES 31 MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF SAID BLOCK 28, FOR 180.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 15.49 FEET THROUGH A CENTRAL ANGLE OF 88 DEGREES 44 MINUTES 09 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH 86 DEGREES 12 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 28 FOR 470.22 FEET TO THE SOUTHWEST CORNER OF LOT 27, OF SAID BLOCK 28; THENCE NORTH 02 DEGREES 31 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF LOT 27 OF SAID BLOCK 28, FOR 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 27; THENCE NORTH 86 DEGREES 12 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF LOT 27 OF SAID BLOCK 28, FOR 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 27; THENCE NORTH 02 DEGREES 31 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF LOT 5 OF SAID BLOCK 28, FOR 100.00 FEET TO THE POINT OF BEGINNING.

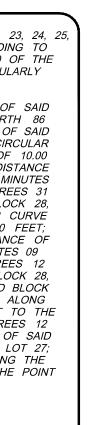
SAID PARCEL OF LAND CONTAINING 91,933 SQUARE FEET (2.110 ACRES)



CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.. THIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF

TITLE COMMITMENT OR DER NUMBER 8990274, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF 10/27/2020 AT 8:00 A.M. NOTES REGARDING SCHEDULE B-II

- 6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10 PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE. EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, C THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORID AFFECTS PROPERTY, PLOTTED ON SURVEY.
- RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED AFFECTS PROPERTY, PLOTTED ON SURVEY



SURVEYOR'S CERTIFICATION:

CERTIFY TO

TRAMMEL CROW RESIDENTIAL MAPLE MULTI-FAMILY LAND SE, L.P., A DELAWARE LIMITED PARTNERSHIP CHICAGO TITLE INSURANCE COMPANY.

THIS IS CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A) 8, 9, 11, 13, 14, 16 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 12, 2021

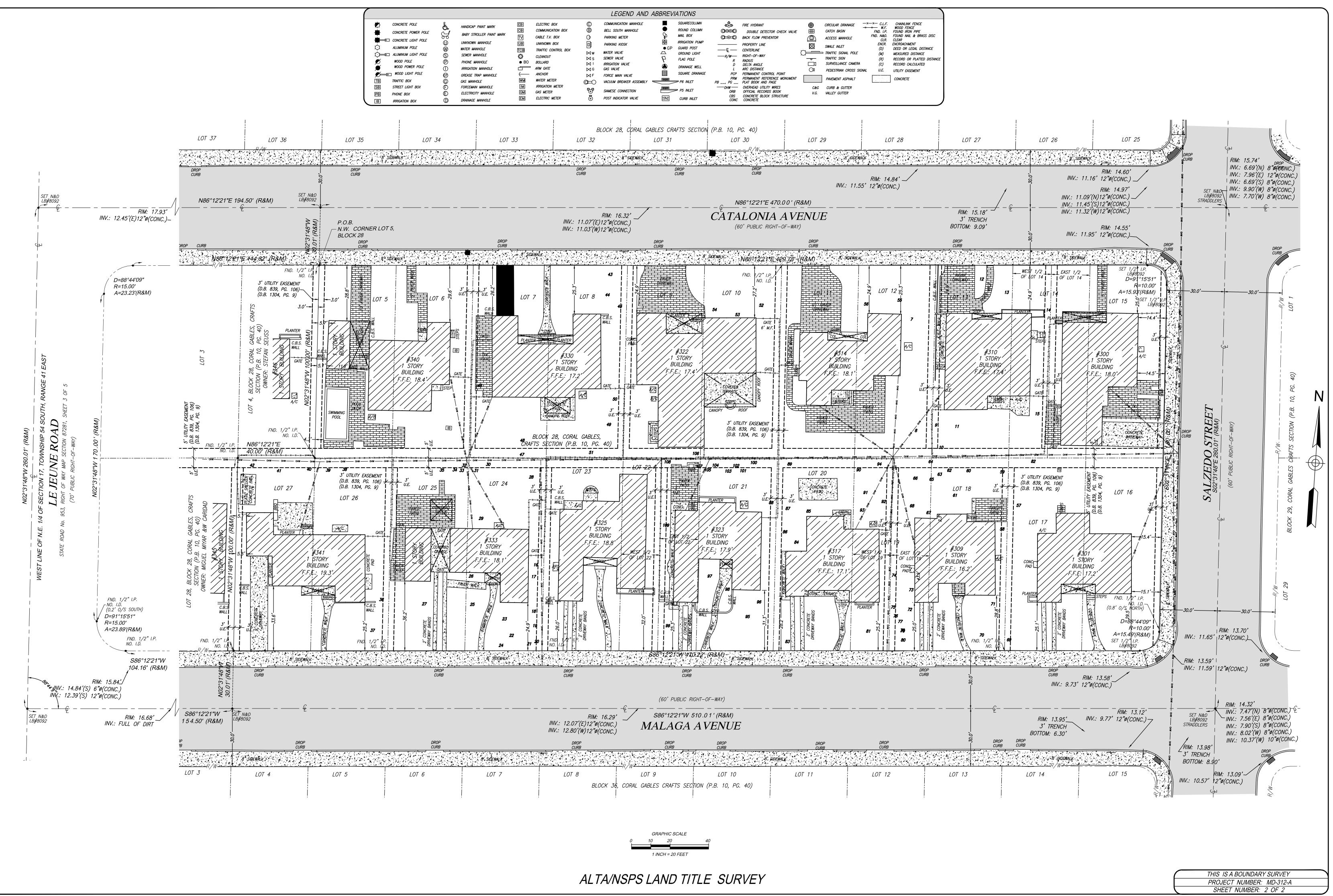
HEREBY CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

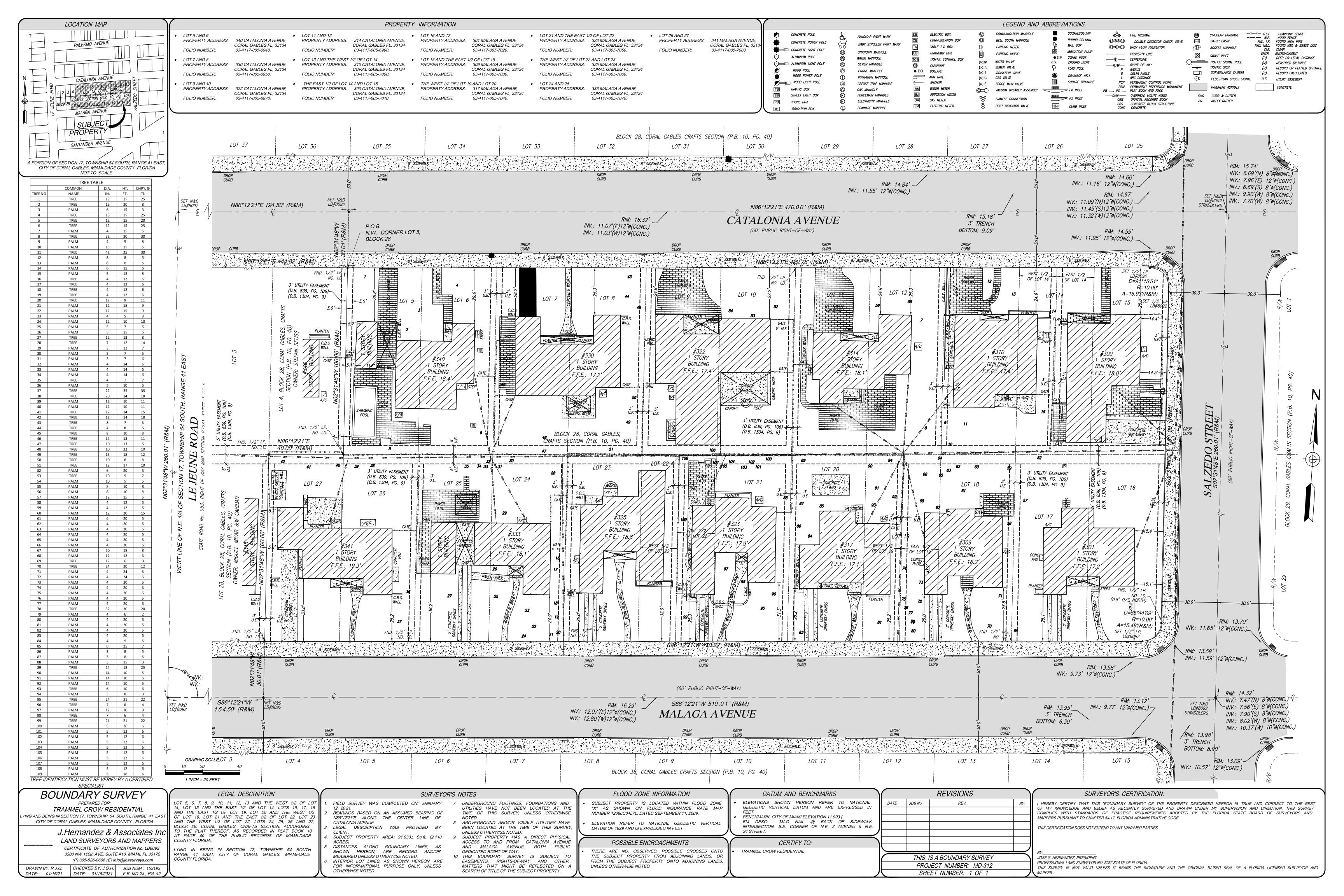
THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

JOSE G. HERNANDEZ, PRESIDENT PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF

THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

> THIS IS A BOUNDARY SURVEY PROJECT NUMBER: MD-312-A SHEET NUMBER: 1 OF 2





This instrument prepared by Robert W. Stewart Atorney at Law 18001 Old Cutler Road, Suite 648 Miami, Florida 33157 CFN: 20210023164 BOOK 32285 PAGE 2476 DATE:01/12/2021 11:27:09 AM DEED DOC 0.60 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Folio Number: 03-4117-005-7010

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 28th day of December, 2020 between ROBERT W. STEWART and CONSUELO T. STEWART, his wife, hereinafter called Grantors, and STEWART M. COOKE, hereinafter called Grantee.

WITNESSETH, that the Grantors, for the sum of Ten Dollars (\$10.00), to the Grantors paid in hand by the Grantee, the receipt of which is hereby acknowledged, have released, remised and quitclaimed, and by this deed do release, remise and quitclaim unto the Grantee and his heirs and assigns forever, all of the right, title, interest, claim and demand that Grantors have in and to the following described land situate in Miami-Dade County, Florida:

LOT 15 AND THE EAST ½ OF LOT 14, BLOCK 28, OF CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK NO. 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereto belonging or in anywise appertaining to the Grantee and his heirs and assigns forever.

IN WITNESS WHEREOF Grantors have hereunto set their hands and seals the day and year first above written.

Signed in our presence:

Vereeko. NAME: Harris Bacher.

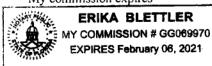
PRINTNAME: JAVIER ALVAREZ

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

Rohly W. Str.
ROBERT W. STEWART
CONSUELO T. STEWART

The foregoing instrument was sworn to and acknowledged before me this 28th day of December, 2020 by ROBERT W. STEWART and CONSUELO T. STEWART who are personally known to me.

NOTARY PUBLIC State of Florida, at Large My commission expires





CFN 2017R0363428

RECORDED 06/27/2017 11:41:52

HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

OR BK 30589 Ps 184 (1Pss)

DEED DOC TAX \$0.60

Parcel ID No. Folio # 03- 4117- 005-7020

Quit Claim Deed

This Indenture, made this 20th day of June ,2017 A.D., Between

BARABARA ANN MUNFORD, a single woman

Of the County of Miami- Dade, State of FLORIDA, grantor, and

BARBARA ANN MUNFORD, a single woman, and RICHARD FORMOSO, a single man, as Joint Tenants with rights of survivorship,

Whose address is: 301 Malaga Avenue	e, Coral Gables, Florida 33134	
Of the County of Miami-Dade	,State of FLORIDA	,grantees.

Witnesseth that the GRANTOR, for and in consideration the sum of ------

LOTS 16 and 17, BLOCK 28, of CORAL GABLES CRAFT SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida, a/k/a 301 Malaga Avenue, Coral Gables, Florida, 33134

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes subsequent to December 31, 2017. and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the first party has hereunto set her hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Witness MUBB Bara Con Mussal		
Print Name Tessi Ca Bendaro BARBARA ANN MUNFORD		
Address: 1355 SW 84th St. Miami, FL 301 Malaga Avenue		
1 33173 Coral Gables, Florida 33134		
Witness appendes I .		
Print Name Grandes S/L VA		
Address: 11255 SW 8457 MIANI-FL 33173		
MIANI-FL 33173		
State of Florida		
County of Miami-Dade		
The foregoing instrument was acknowledged before me this 20th day of June 2017, by		
BARBARA ANN MUNFORD		
who is personally known to me or has produced her Fla. Driver's License as identification.		
This document prepared by:		
Lenora M. Bach, Esq.		
7600 S.W. 69 ^{rth} Ave. Miami, FL 33143 (35 Arthouse Commission of Free State of Florida Gommission of FF 214900 My Commission of FF 214900 My Commission of FF 214900 My Commission of FF 214900		

#E: 18663N3900

Made this 18th day of A.D. 1999 June by C. Laura Braniger, a single woman

This Warranty Deed

hereinafter called the grantor, to Julio C. Webel and Jacqueline Monzo, husband and wife

whose post office address is: 309 Malaga Avenue Coral Gables, Florida 33134 Grantees' Tax Id # :

hereitiafter called the grantee:

 $W \mapsto 1$ 5.125 DOCSTPDEE 1,044.00 SURTX 0.00

99R325467 1999 JUN 23 11:46

(Whenever used herein the term granter and grantee include all the parties to this instrument and the hears, 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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, termises releases, conveys and confirms unto the grantee, all that certain land situate in Dade

County, Florida, viz:

Lot 18 and the East 1/2 of Lot 19, Block 28, of CORAL GABLES CRAFTS SECTION according to the plat thereof as recorded in Plat Book 10, Page 40, of the Public Records of Dade County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes 1 the current year.

Parcel Identification Number: 03-4117-005-7030

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 study. that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrant the title to said land and will detend the same against the lawful claims of all persons whomsoever; and that said land tree of all encumbrances except taxes accruing subsequent to December 31, 19 99

In Witness Whereof, the said grantor has signed and scaled these presents the day and year first above written. 1

Signed, sealed and delivered in our presence:	
SANDRA ALONSO	C. Laura Branger IN
	100 Magnolia Lane
the V.	Pendleton, SC 29670
Lindu Trabazo	
·	
- KUR	The State
	RECORDED IN UMMOIAL RECORDS BOOM
	HARVEY BININ
State of Florida County of Dade	CLARK CHULE - Property
The foregoing instrument was acknowledged before me d by C. Laura Braniger, a single woma	
who is personally known to me or who has produced	Fla. Driver's License as identification
Sand, Alason	Det Det
Som some and a some and a some and a some	Print Nation
PREPARED BY: MICHAEL W. SHAUGHNESSY RECORD & RETURN TO:	
PREPARED BY: MICHAEL W. SHAUGHNESSY RECORD & RETURN TO: Investors Title and Guaranty Corpor	Notary Dublic My Commission 1 ypres
PREPARED BY: MICHAEL W. SHAUGHNESSY RECORD & RETURN TO:	Notary Dublic My Commission 1 ypres



CFN 2020R0628142 OR BK 32174 Pss 2764-2765 (2Pss) RECORDED 10/29/2020 11:47:05 DEED DOC TAX \$0.60 HARVEY RUVIN, CLERK OF COURT HIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY:

ROBERT L. TRESCOTT, ESQUIRE ROBERT L. TRESCOTT, P.L. 2605 PONCE DE LEON BOULEVARD CORAL GABLES, FL 33134

Folio Number: 03-4117-005-7000

QUIT CLAIM DEED

This QUIT CLAIM DEED, executed this day of d

<u>WITNESSETH:</u>

That said Grantors, for and in consideration of the sum of ten dollars (\$10.00), in hand paid by the Grantee, the receipt, sufficiency and adequacy whereof are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Miami-Dade County, State of Florida (the "Property"):

> Lot 13 and the West ½ of Lot 14, in Block 28 of CORAL GABLES CRAFT SECTION, according to the Plat thereof as recorded in Plat Book 10 at page 40 of the Public Record of Miami-Dade County, Florida.

a/k/a: 310 Catalonia Avenue, Coral Gables, FL 33134

The Grantors represent and warrant that the above-described property does not constitute their homestead, nor is it adjacent or contiguous thereto. Grantors reside at 8855 Collins Avenue, #12H, Surfside, FL 33154.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise pertaining, and all the estate, right, title, interest, lien, equity and claim of Grantors whatsoever, either in law or equity, to the only proper use, benefit and on behalf of Grantee. of <u>*MULLY*</u>, 2020. day

Signed, sealed and delivered in the presence of:

(Signature)' JOHN MARTINI (Printed Name) Daw (Signature) Dawn M. Selker (Printed Name) Martin (Signature) Mary Lou Coleman (Printed Name) Down M (Signature) Dawn M. Selker (Printed Name)

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

The foregoing instrument was sworn to and acknowledged before me, by means of () physical presence or () online notarization, this $\frac{2}{2020}$, by JOHN MARTINI and RENI MARTINI, his wife, who has signed this Quit Claim Reed and () who are personally known to me or () who have produced as identification.



Signature of Notary Public – State of Florida My commission expires: (Printed, typed or stamped commissioned name of Notary Public)



Prepared by: Annette Lopez, Esq. Law Offices of Annette Lopez, P.A. 3301 Ponce de Leon Blvd Third Floor Coral Gables, FL 33134 305-517-3151 File Number: 17-1350

Return to: Federated Title & Trust, LLC 2630 S.W. 28th Street Suite 61 Coconut Grove, FL 33133 305-430-6733

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of April, 2017 between Frank Kelly and Valeria A. Kelly f/k/a Valeria Abaunza, husband and wife whose post office address is 711 Tiziano Ave, Coral Gables, FL 33143, grantor, and 314 Catalonia Avenue, LLC, a Florida limited liability company whose post office address is 325 Catalonia Avenue, Coral Gables, FL 33134, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lots 11 and 12, Block 28, Coral Gables Crafts Section, according to the Plat thereof as recorded in Plat Book 10, page(s) 40, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4117-005-6990

314 Catalonia Avenue, Coral Gables, FL 33134

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; that the grantor hereby fully 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, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

(Seal)

(Seal)

Signed, sealed and delivered in our presence:

Contreva s ank Kell itn Jame Ø 10 Witness Name: Ana Con Valeria A lame:

State of Florida County of Miami-Dade

The foregoing instrument was acknowledged before me this 3 day of April, 2017 by Frank Kelly and Valeria A. Kelly, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

	/ JMa	UL NOR
MY COMMISSION #FF112949	Notary Public Printed Name:	wette lopez
EXPIRES April 15, 2018 (407) 398-0153 FloridaNotaryService.com	My Commission Expires:	4/15/18

/ \ /

7/1/

CFN: 20200288760 BOOK 31940 PAGE 1309 DATE:05/19/2020 02:05:06 PM DEED DOC 3,774.00 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

This Document Prepared By: Julio C. Marrero, Esq. Marrero Chamizo Marcer Law, LP 3850 Bird Road, #1001 Miami, Florida 33146 (305) 446-0163

Return to: Miami Title Group, Inc. 150 SE 2nd Avenue, Suite PH1 Miami, FL 33131

Parcel ID Number: 0341170057040

Warranty Deed

This Indenture, Made this Vuth day of April, 2020 A.D., Between

Wei-Chiang Lin, a married man joined by his spouse Charles Haldeman

of the County of Miami-Dade, State of Florida, grantors, and

317 Holdings, LLC, a Florida limited liability company

whose address is: 9981 SW 40 Street, Miami, FL 33165

of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of -----TEN DOLLARS (\$10)-----TEN OOLLARS (\$10)-----TEN OOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Miami-Dade State of Florida to wit:

Lot 20, and the West 1/2 of Lot 19, Block 28, CRAFTS SECTION OF CORAL GABLES, according to the map or plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2020.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantors have hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Alech Witness as to Both

Printed Name: (' YA Witness as to Both

(Seal) aí n Wei

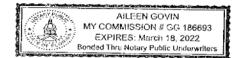
3133

Charles Haldeman P.O. Address: 2889 McFarlane Road #1817-2Coconut Grove, FL 33133

(Seal)

STATE OF Florida COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this day of April, 2020 by Wei-Chiang Lin, a married man joined by his spouse produced his Haldeman who has Charles who is personally known to me or FC Driver Cicense as identification.



Printed Name: <u>Allen (5010)</u> Notary Public My Commission Expires: J / 18 / 72



CFN 2011R0043178 OR Bk 27559 Pss 3571 - 3572; (2pss) RECORDED 01/20/2011 12:02:30 DEED DOC TAX 0.60 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY: Laura L. Russo, Esq. Laura L. Russo, Esq., LLC 2655 LeJeune Road Suite 201 Coral Gables, Florida 33134

Ξā.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract of title on the described property and therefore expresses no opinion as to condition of title.

Parcel Folio #: 03-4117-005-6970

QUITCLAIM DEED

THIS INDENTURE is made this <u>19</u>th day of January, 2011, between Maria Alberro Jimenez, Trustee of Maria Alberro Jimenez Family Trust dated July 6, 2001, joined by her husband, Norberto Menendez, of the County of Miami-Dade, State of Florida, GRANTORS and Maria Alberro Menendez, GRANTEE, whose address is: 322 Catalonia Avenue, Coral Gables, FL 33134, of the County of Miami-Dade, State of Florida.

WITNESS that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Miami-Dade, State of Florida to wit:

Lots 9 and 10, Block 28, of CRAFTS SECTION OF CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO: Taxes for the year 2011 and subsequent years, which are not yet due and payable, zoning and other governmental regulations, easements, restrictions, conditions and limitations of record, if any, without reimposing same by this recitation.

To have and to hold unto Grantee and Grantee's successors and assigns in fee simple forever, together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the Grantor hereby covenants with said Grantee that 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 the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Witness Signatur

nted Name of

Witness Signature

Jacı Pined **Printed Name of Witness**

Maria Alberro Jímenez, Trustee of Maria Alberro Jimenez Family Trust dated July 6, 2001

Norberto Me rendez

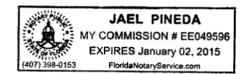
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING instrument was acknowledged before me this 19 day of January 2011 by Maria Alberro Jimenez, Trustee of Maria Alberro Jimenez Family Trust dated July 6, 200 and Norberto Menendez, who are personally known to me or have produced as identifications.

Notary Public

Stamped Commission:





CFN 2014R0872221 OR Bk 29437 Pss 3415 - 3416; (2pss) RECORDED 12/22/2014 09:40:21 DEED DOC TAX 3,360.00 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to: SMGQ Law Attn: Roland Sanchez-Medina, Jr., Esq. 201 Alhambra Circle, Suite 1205 Coral Gables, FL 33134 File Number: 3101.0018

Warranty Deed

This Warranty Deed made this $\underline{\beta^{(h)}}$ day of December, 2014 between ALBERTO J. AND KRISTI G. PEREZ, LLC, a Florida limited liability company whose post office address is 4826 Alhambra Circle, Coral Gables, Florida 33146, grantor, and MBP MALAGA HOLDINGS, LLC, a Florida limited liability company whose post office address is 325 Malaga Avenue, Coral Gables, Florida 33134, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Miami-Dade County, Florida to-wit:

Lot 21, and the East One Half (E 1/2) of Lot 22, in Block 28, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4117-005-7050

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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; that the grantor hereby fully 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, 2014**. Furthermore, grantor warrants that at the time of this conveyance, the subject property is not the grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's address is **4826 Alhambra Circle, Coral Gables**, Florida **33146**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:	
twelup	ALBERTO J. AND KRISTI G. PEREZ, LLC
Witness Name: MICHAEL MONTIEL	
Witness Name: Addition	Alberto J. Perez, Manager
+00	-
Witness Name: MILLAEL MONTIEL	VatDe
Com la Calgies	Knisti G. Perez, Manager
Witness Name:	U S

State of Florida County of Miami-Dade

The foregoing instrument was sworn to and subscribed before me this $\underline{]\zeta^{h}}$ day of December, 2014 by **ALBERTO J. PEREZ** and **KRISTI G. PEREZ**, as managers of **ALBERTO J. AND KRISTI G. PEREZ LLC**, a Florida limited liability company, who [_] are personally known or [β] have produced a driver's license as identification.

Notary Public, State of Florida CLAUDIA RUBIO MY COMMISSION # FF 048152 EXPIRES: October 19, 2017 Bended Thru Notary Public Underwriters

[Notary Seal]

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F:\3101.0018\WarrantyDeedMM02.docx

This instrument prepared by: CHARLES W. BATTISTI, ESQ. 2901 LeJeune Road, Suite 101 Coral Gables, Florida 33134

0FF-17466Pc3047

968575960 1996 DEC 19 13:10

Grantee #1 S.S. No. Grantee #2 S.S. No. Property Appraiser's Identification No. 03-4117-005-7060

[Space Above This Line For Recording Data]_

Warranty Deed

(Statutory Form - FS 689.02)

This Indenture, made this

94<u>4</u>

_, 1996, Between day of December

ANDREW HENRY, joined by his spouse, LIBORIA HENRY

of the County of DADE in the State of Florida, party of the first part, whose post address is 3776 Satinwood Court, Port St. Lucie, Florida 34952, and

FREDERICK T. BRADLEY

of the County of DADE in the State of Florida, party of the second part, and whose post office address is 325 Malaga Avenue, Coral Gables, Florida 33134.

Witnesseth:

844.20 SURTX DOCSTPDEE 0.00 CLERK DADE COUNTY, FL HARVEY RUVIN,

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:

Lot 23, and West 1/2 of Lot 22, in Block 28, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Dade County, Florida.

SUBJECT TO: Easements, dedications and restrictions of record, if any, but any such interests that may have been terminated are not hereby reimposed and subject to applicable zoning ordinances, taxes and assessments for the year 1996 and subsequent years.

and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered	
Sign Aller Atan > Print ZULIA A. MANDAN	Sign Cuchu Horme (Scal)
Sign Chi 1 (-) W. M. M. M. T.	Sign Liboria Henry (Scal)
STATE OF FLORIDA COUNTY OF DADE	ن بالجنور day of December .19.96 , by
The foregoing instrument was acknowledged before me this ANDREW HENRY, joined by his spouse, LIBORIA HENRY, w purposes therein expressed, and who (please mark "x" one):	
<pre>[] is personally known to me [] has produced as identification</pre>	HARVEY RUVIN
and who [] did [] did not take an oath.	NOTARY PUBLIC:
OFFICIAL NOTARY BEAL JULIA A MAYAN COMMISSION NUMBER CC507668 WY COMMISSION EXP. OF FLO NOY. 6.199	Sign Print State of Florida at Large { My commission number is:

	O DATE MIGROFILMED LOCATION CAMERA OPERATOR DEPUTY CLERK, CIRCUIT COURT
	This Instrument Prepared By: Dean F. DiBartolomeo, Esq. 8400 Bird Road Miami, FL 33155
	Return To: READY STATE BANK P.O. Box 2397 ✓
•	Hialeah, Florida 33012 DDCSIFDEE 1.039.00 SURTX 0.00 Grantee #1 S.S.# HARVEY RUVIN, CLFRK DADE COUNTY, FE Grantee #2 S.S.# HARVEY RUVIN, CLFRK DADE COUNTY, FE
	Parcel I.D. # 03-4117-005 6750 WARRANTY DEED County, HORIDA, WARRANTY DEED County County County Allowed WARRANTY DEED
	This Indenture, made this 16^{46} day of June 1994, Between
· · ·	DANIEL ARIAS and MIRIAM ARIAS, his wife, whose post office address is 2000 South Bayshore Drive, Villa 62, Miami, FL 33133 of the County of Dade , State of Florida , grantor, and JOSE^ RODRIGUEZ and MARIA TERESA RODRIGUEZ, his wife, whose post office address is 330 Catalonia Avenue, Coral Gables, FL 33134 of the County of Dade , State of Florida , grantee,
	Witnesseth, that said grantor, for and in consideration of the sum of TEN * * * * * * * * * * * * * * * * * * *
•	Lots 7 and 8, Block 28, CORAL GABLES CRAFTS SECTION, according to the Plat thereof as recorded in Plat Book 10, at Page 40 of the Public Records of Dade County, Florida
	SUBJECT TO: Conditions, restrictions, easements and limitations of record, if any; all applicable zoning ordinances; taxes for the year 1994 and subsequent years.
	and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
	In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
	Signed, sealed and delivered in presence of:
	(First Witness) DANIEL ARIXS 2000 South Bayshore Drive Villa 62 Miany, Florida 33133
• 1 • • • • • •	(Second Witnes) (Second Witnes) (Itc) (Printed or typed name) (Printed or typed name) (Difference of typed na
	STATE OF FLORIDA) COUNTY OF DADE)
	THE FOREGOING INSTRUMENT was acknowledged before me this $\frac{16}{June}$ day of <u>June</u> , 1994, by DANIEL ARIAS and MIRIAM ARIAS, his wife, who are personally known to me, and who did take an oath.
• •	My Commission Expires: Notary Public, State of Florida
· •	MARIA T. HOSADO. MY COMMISSION # CC 209401 EXCHRES: July 17, 1996 Bonded Thu Notary Mate Underwiters

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CFN: 20140591434 BOOK 29282 PAGE 1325 DATE:08/25/2014 10:03:22 AM DEED DOC 3,348.00 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

After Recording Return to: Tania Swanberg Stewart Title Company 255 Alhambra Circle, Suite 720 Coral Gables, FL 33134

This Instrument Prepared by: Tania Swanberg Stewart Title Company 255 Alhambra Circle, Suite 720 Coral Gables, FL 33134 as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 03-4117-005-7070 File No.: 01206-26946

WARRANTY DEED

This Warranty Deed, Made the 19th day of August, 2014, by Eduard Alba, a married man, , joined by his wife Yaneisys Triana, whose post office address is: 17490 SW 83rd Avenue, Palmetto Bay, FL 33157, hereinafter called the "Grantor", to Chardonnay Enterprises, LLC., a Florida limited liability company, whose post office address is: 7001 NW 51 Street, Miami, FL 33166, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Five Hundred Fifty Eight Thousand Dollars and No Cents (\$558,000.00) 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, Florida, to wit:

Lots 24 and 25, Block 28, of Coral Gables Crafts Section, according to the plat thereof, recorded in Plat <u>Book 10, Page 40</u>, of the Public Records of Miami-Dade County, Florida.

The property is the homestead of the Grantor(s).

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; that the Grantor hereby fully 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, 2013, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.) IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES				
TWO SEPARATE DISINTEBESTED WITNESSES REQUIRED				
Witness Signature:	Cit			
Printed Name: AUT MONARO	Eduard Alba			
Witness Signature:	Yaneisys Trians			
State of Florida				
County of Miami-Dade				

The foregoing instrument was acknowledged before me this 19th day of August, 2014 by Eduard Alba, a married man, joined by his wife Yaneisys Triana who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signaturalita SWANDER Printed Name:

My Commission Expires: ______ (SEAL)

TANIA SWANBERG MY COMMISSION # EE 048557 EXPIRES: January 2, 2015 Borded Thru Budget Notary Services



CFN 2018R0455854 OR BK 31078 Pss 3449-3450 (2Pss) RECORDED 07/27/2018 12:15:34 DEED DOC TAX \$4,380.00 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

Prepared by: Cecilia Armenteros, Esq. Attorney at Law Armenteros Law, P.A. 9050 Pines Blvd. Suite 386 Pembroke Pines, FL 33024 File Number: 18-233 Return to: Mitchell S. Polansky, Esq. 999 Brickell Avenue, Suite 600 Miami, Florida 33131

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this $2\frac{9}{2}$ day of July, 2018 between Todd Joseph Amrhein, a single man whose post office address is 27434 Mountain Meadow Road, Escondido, CA 92026, grantor, and Stefan Seuss, a married man whose post office address is 340 Catalonia Avenue, Coral Gables, FL 33134, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lot 5 and 6, Block 28, Coral Gables Crafts Section, according to the plat thereof, as recorded in Plat Book 10, Page 40, Public Records of Miami-Dade County, Florida

Also known as: 340 Catalonia Avenue, Coral Gables, Florida 33134

Parcel Identification Number: 03-4117-005-6940

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; that the grantor hereby fully 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, 2017**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime® ${\cal V}$

OR BK 31078 PG 3450 LAST PAGE

Signed, sealed and delivered in our presence:

Witness Na Arme I.A reves n Ka

mrhein

State of Florida County of Miami-Dade

The foregoing instrument was acknowledged before me this $\frac{Z-Y}{Z}$ day of July, 2018 by Todd Joseph Amrhein, who [] is personally known or [X] has produced a driver's license as identification

[Notary Seal]



Printed Name: CECILIA AIMEntery

CECILIA ARMENTEROS MY COMMISSION # FF 980744 EXPIRES: April 14, 2020 Bonded Thru Notary Public Underwriters

My Commission Expires:

Warranty Deed - Page 2

DoubleTime[®]

This Document Prepared By and Return to:	
RICHARD W. ASCHENBRENNER, P.A., Attorney at Law	
Richard W. Aschenbrenner, Esq.	
2555 Ponce de Leon Boulevard	
Suite 320 Coral Gables, Florida 33134	

+1

to wit:

Parcel ID Number: 03-4117-005-7080

Warranty Deed

This Indenture	Made this 27^{77}	day of	June	, 2010	A.D., Betwee	n
Cheryle L. Me	roni, a married woma	n				
of the County of M Alain J. Yanes	County of Miami-Dade , State of Florida , grantor, n J. Yanes and Mercedes Yanes, husband and wife					r, and
whose address is: 34	41 Malaga Avenue, C	oral Gables, I	Florida 33134			
of the County of M		,		Florida	, grantee	s.
	t the GRANTOR, for and in cons					
	T]	EN DOLLAF	ts (\$10)		D	OLLARS,
and other good a	nd valuable consideration to	GRANTOR in har	nd paid by GRANTEE	ES, the receipt when	reof is hereby acknowled	lged, has
granted, bargained	and sold to the said GRANTE	ES and GRANTEE	S' heirs, successors an	d assigns forever, th	e following described land	l, situate,

lying and being in the County of Miami-Dade State of Florida Lots 26 and 27, Block 28 of CORAL GABLES, CRAFT SECTION, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD address is 9245 S.W. 178th Terrace, Palmetto Bay, Florida 33157.

Together with all tenements, hereditaments and appurtenances belonging or in any way appertaining to said land;

TO HAVE AND TO HOLD, the same unto grantees in fee simple.

Subject to Conditions, Reservations and Restrictions of record, but this reference shall not operate to reimpose same.

Subject to Real Estate Taxes for 2010 and all subsequent years.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

K/Hulf Burk (Seal) AVLAL 1 Printed Name: Cheryle L. Meroni MERON P.O. Address: 9245 S.W. 178th Terrace Miami, Florida 33157 Witness **Printed Name:** Witness STATE OF Florida **COUNTY OF Miami-Dade** The foregoing instrument was acknowledged before me this 27^{+4} , 2010 day of June by Cheryle L. Meroni, a married woman who is personally known to me or who has produced their Florida driver's license as identification. Aschenbre RICHARD W. ASCHENBRENNER Printed Name: Richard ω. Commission # DD 857490 Expires May 31, 2013 **Notary Public** My Commission Expires: 5/31 12013 d Thru Troy Fain In MERONI Laser Generated by C Display Systems, Inc., 2010 (863) 763-5555 Form FLWD-1

Book27357/Page3656 CFN#20100482719





ENGINEERING:



Expect More. Experience Better.

355 ALHAMBRA CIRCLE SUITE 1400 CORAL GABLES, FL 33134

SHEET INDEX						
ARCHITECTURE						
SHEET NO.	SHEET NAME					
A-0.00	COVER					
A-0.01	3D RENDERING					
A-0.02	3D RENDERING					
A-0.03	3D RENDERING CLOSE-UPS					
A-0.04	CONTEXT PLAN					
A-0.05	AERIAL CONTEXT					
A-1.00	SURVEY					
A-1.00A	SURVEY					
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A-1.02B	SITE DETAILS					
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A-1.05	FAR DIAGRAMS					
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	LANDSCAPE					
TD-1	TREE DISPOSITION PLAN					
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L-1	LANDSCAPE PLAN					
L-2	LANDSCAPE PLAN					
L-3	LANDSCAPE DETAILS					
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330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146





CORWILARCHITECTS 4210 LAGUNA ST. CORAL GABLES FL. 33146 LIC.NO. AA-C002151 T.305.448.7383





PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 <u>OWNER:</u>

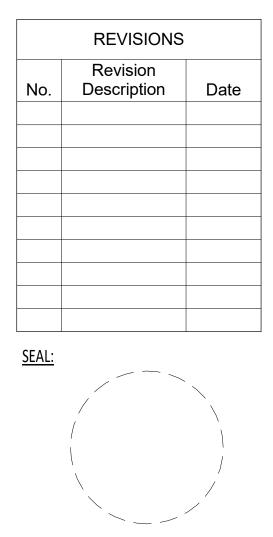


6400 Congress Avenue, Suite 1050 Boca Raton, FL 33487

3D RENDERING

PHASE: DRC SUBMITTAL

PERMIT No.:



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05/07/2021	DATE:
2020-47	<u>OB No.:</u>
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AMC	APPR BY:
5/7/2021 12:14:20 PM	PRINTED:







PROJECT:

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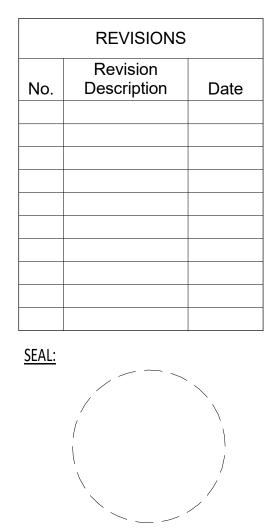


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3D RENDERINGS

PHASE: DRC SUBMITTAL

PERMIT No.:

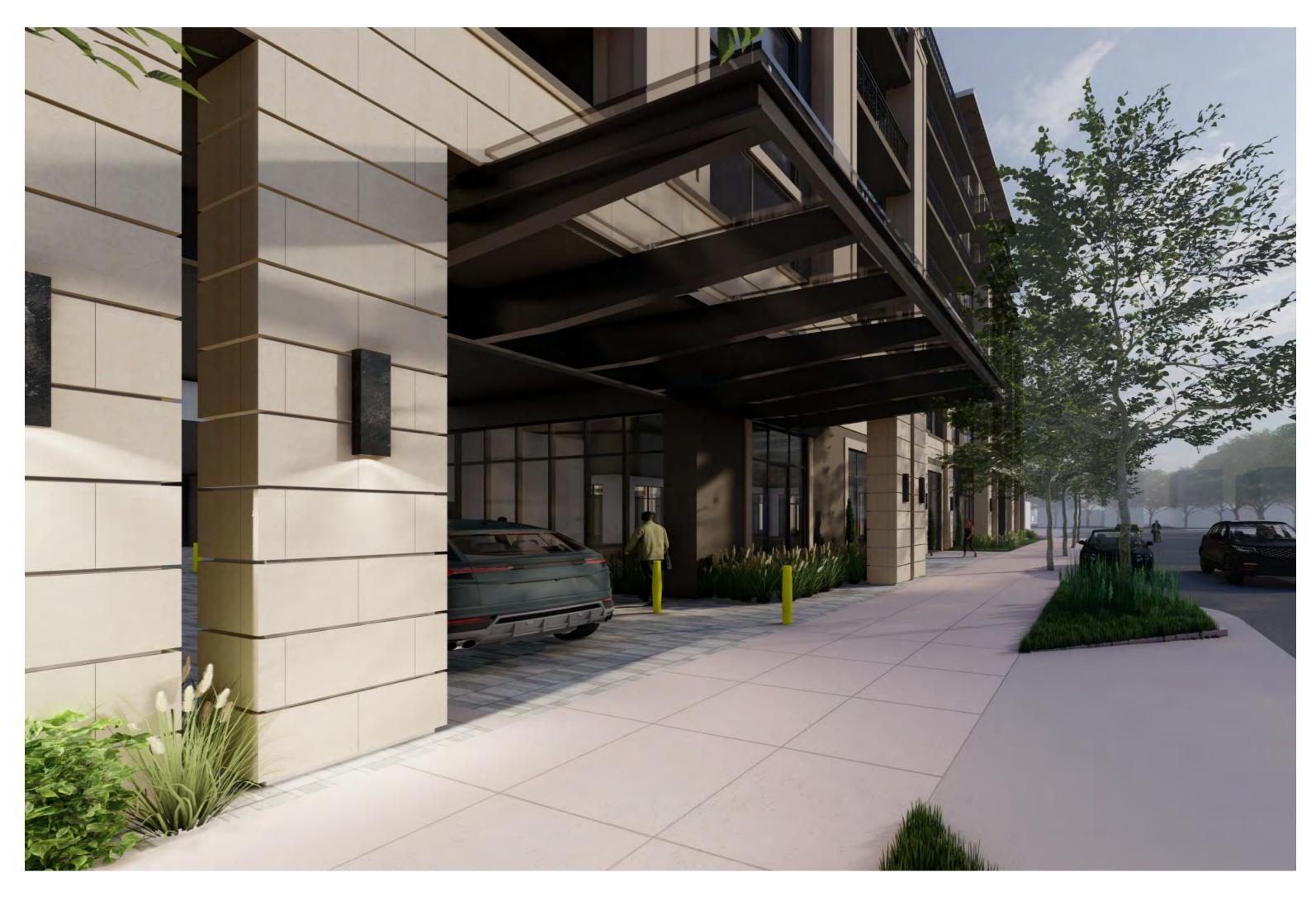


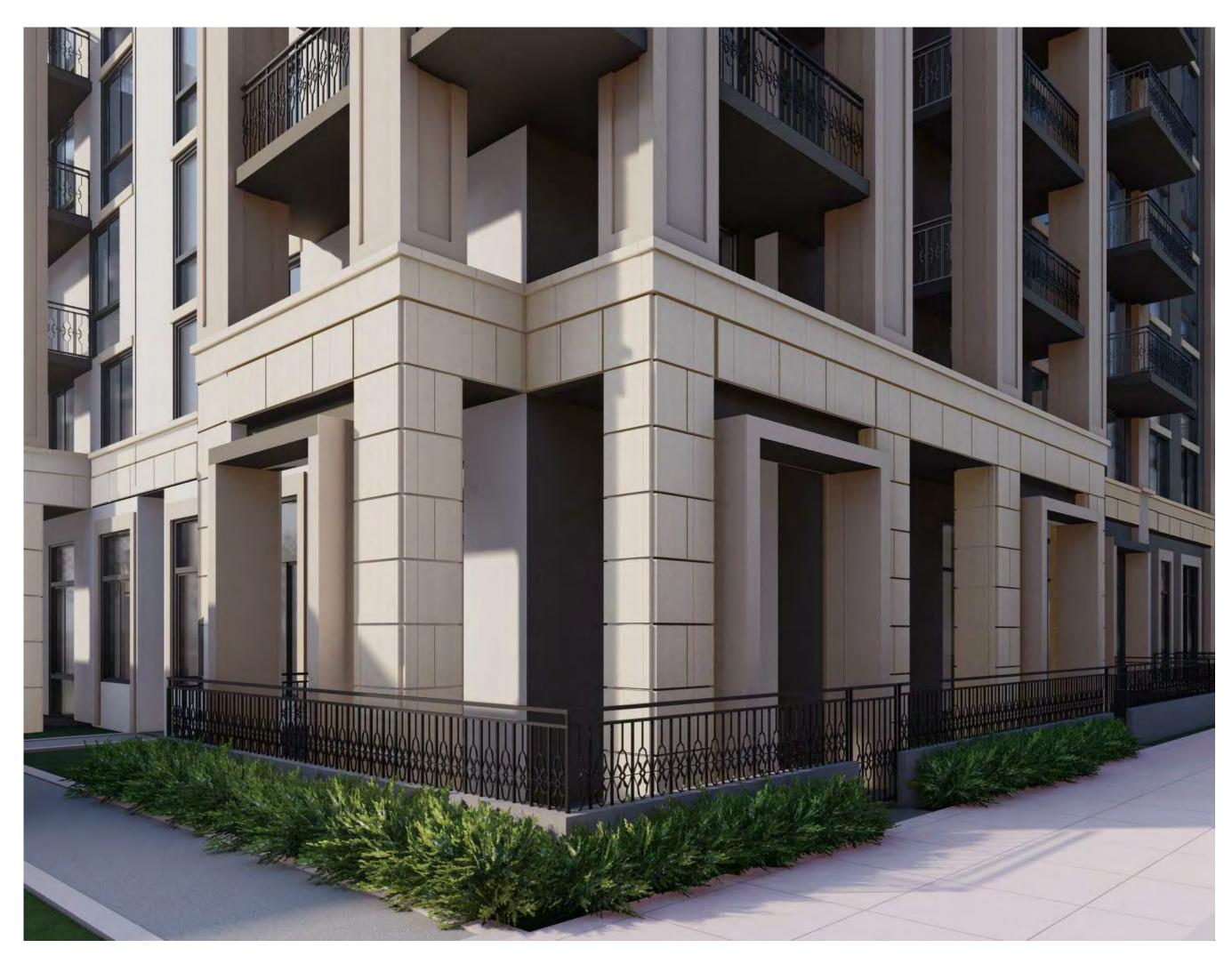
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PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 <u>OWNER:</u>

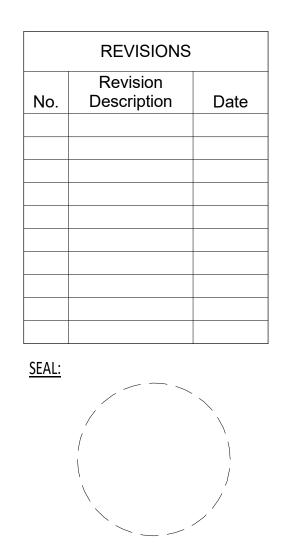


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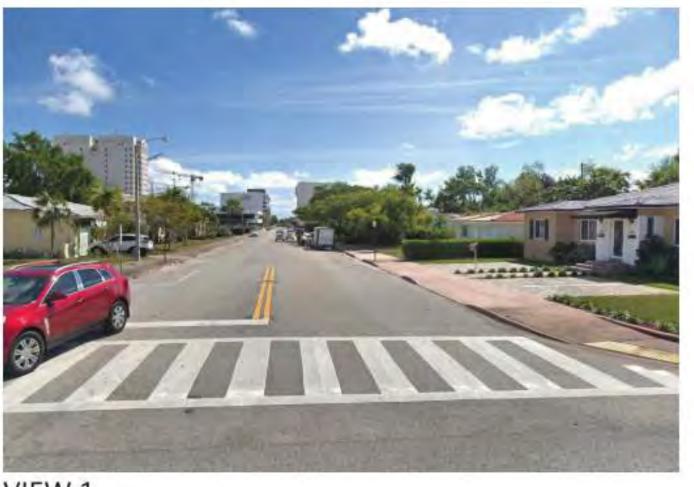
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VIEW 1

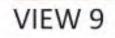


VIEW 3



VIEW 5







VIEW 2



VIEW 4

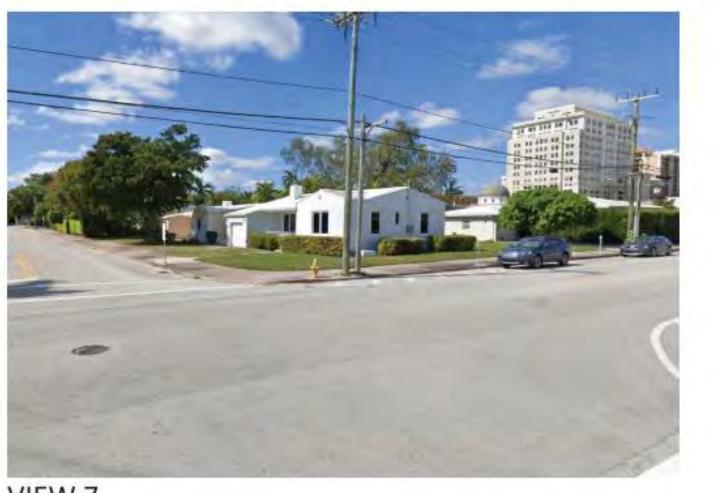


VIEW 6

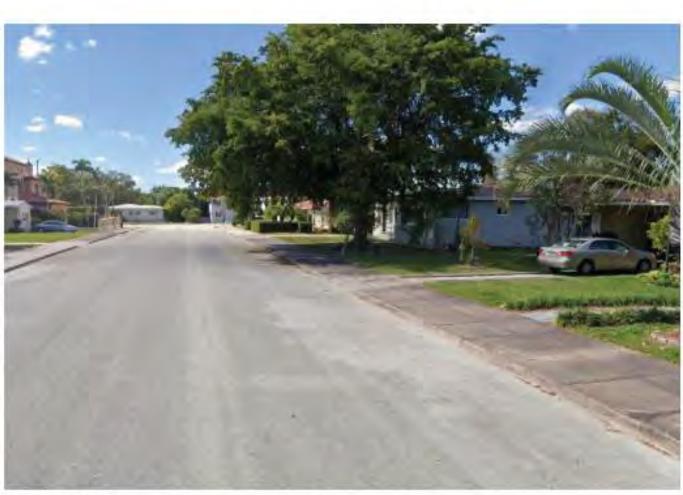


VIEW 10



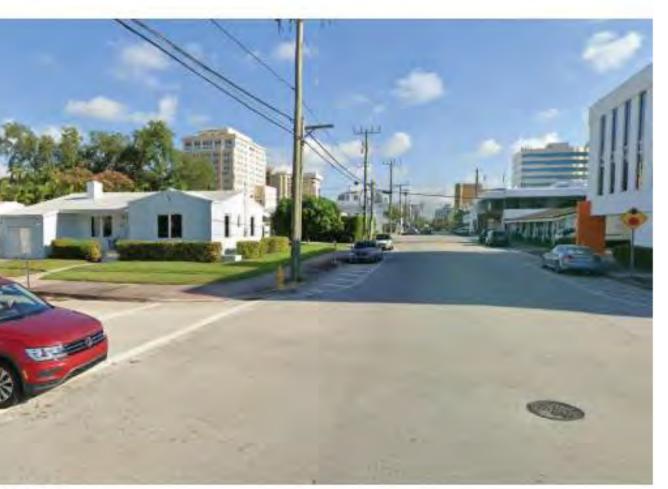


VIEW 7



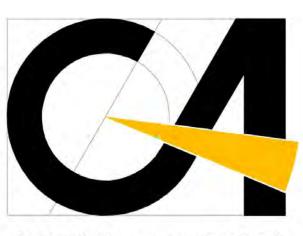






VIEW 8

VIEW 12



CORWILARCHITECTS 4210 LAGUNA ST. CORAL GABLES FL. 33146 LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 OWNER:

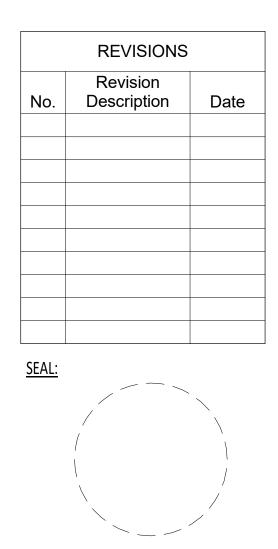


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CONTEXT PLAN

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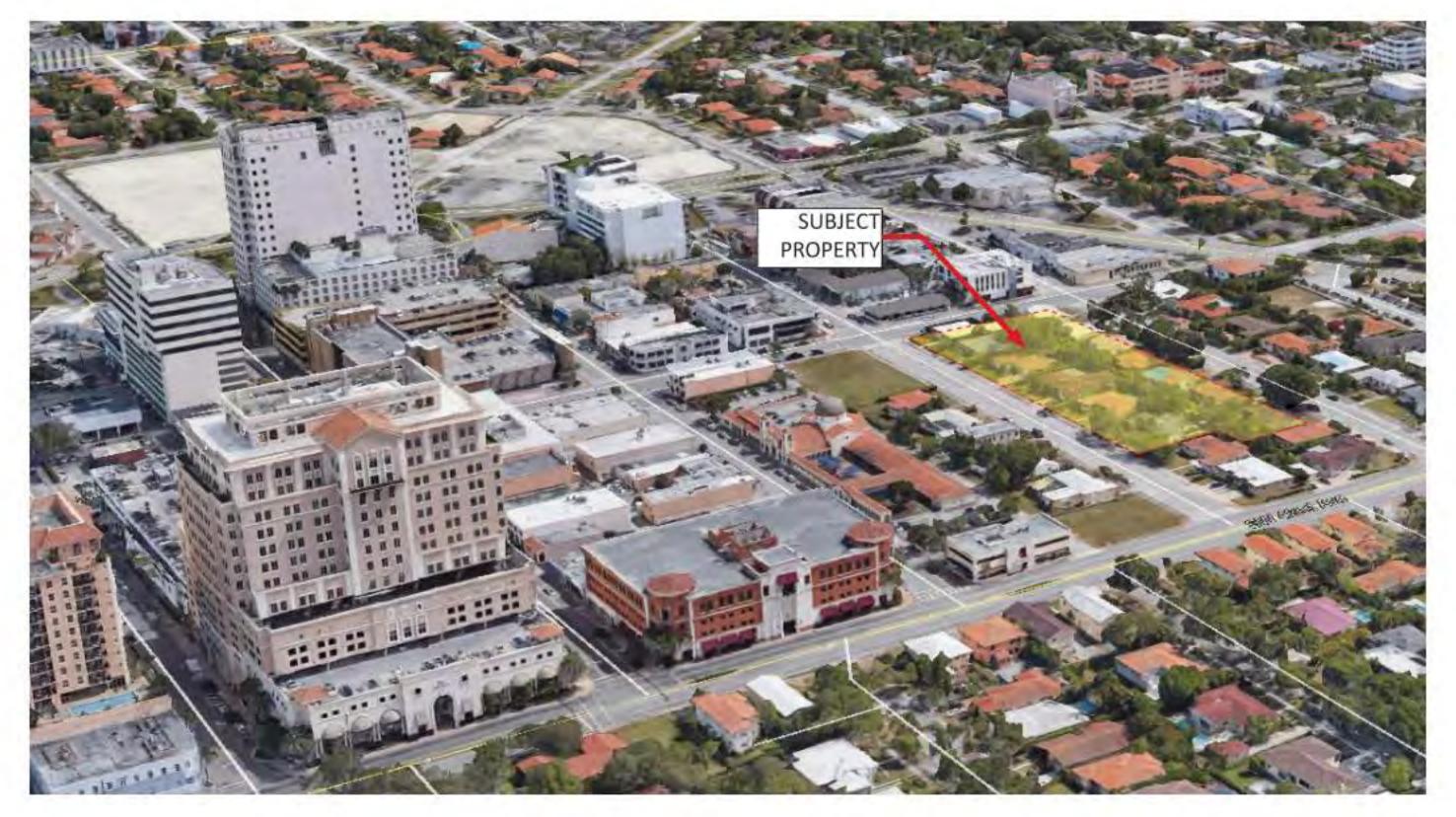


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NORTHWEST VIEW OF SUBJECT PROPERTY

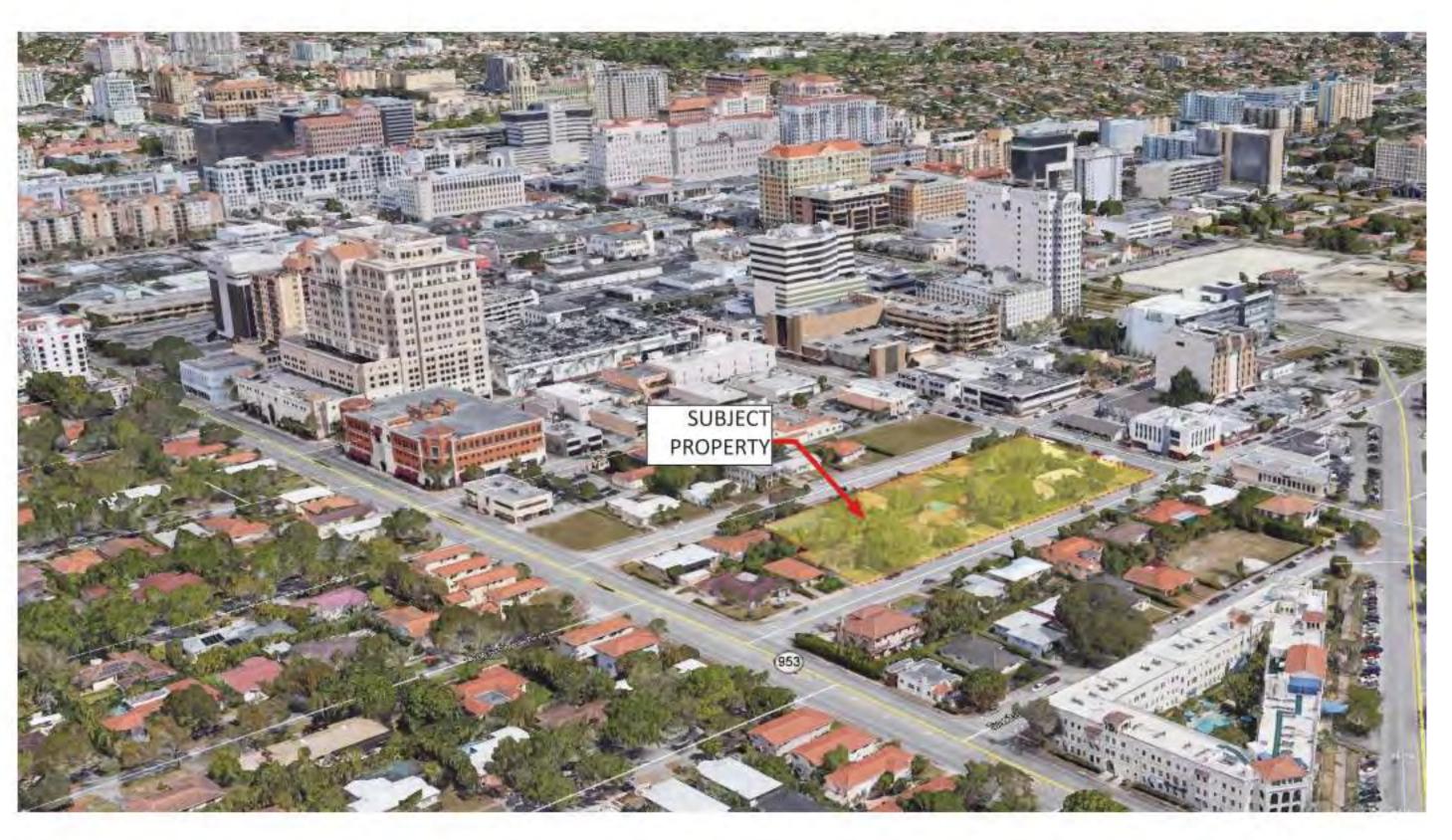




SOUTHEAST VIEW OF SUBJECT PROPERTY



NORTHEAST VIEW OF SUBJECT PROPERTY



SOUTHWEST VIEW OF SUBJECT PROPERTY



CORWILARCHITECTS 4210 LAGUNA ST. CORAL GABLES FL. 33146 LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 OWNER:

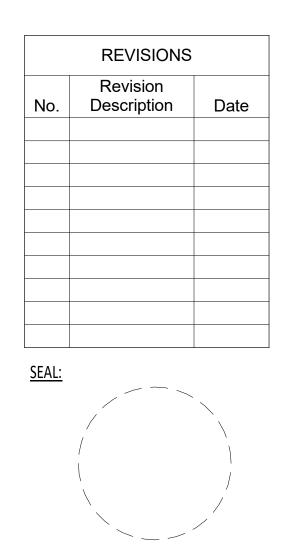


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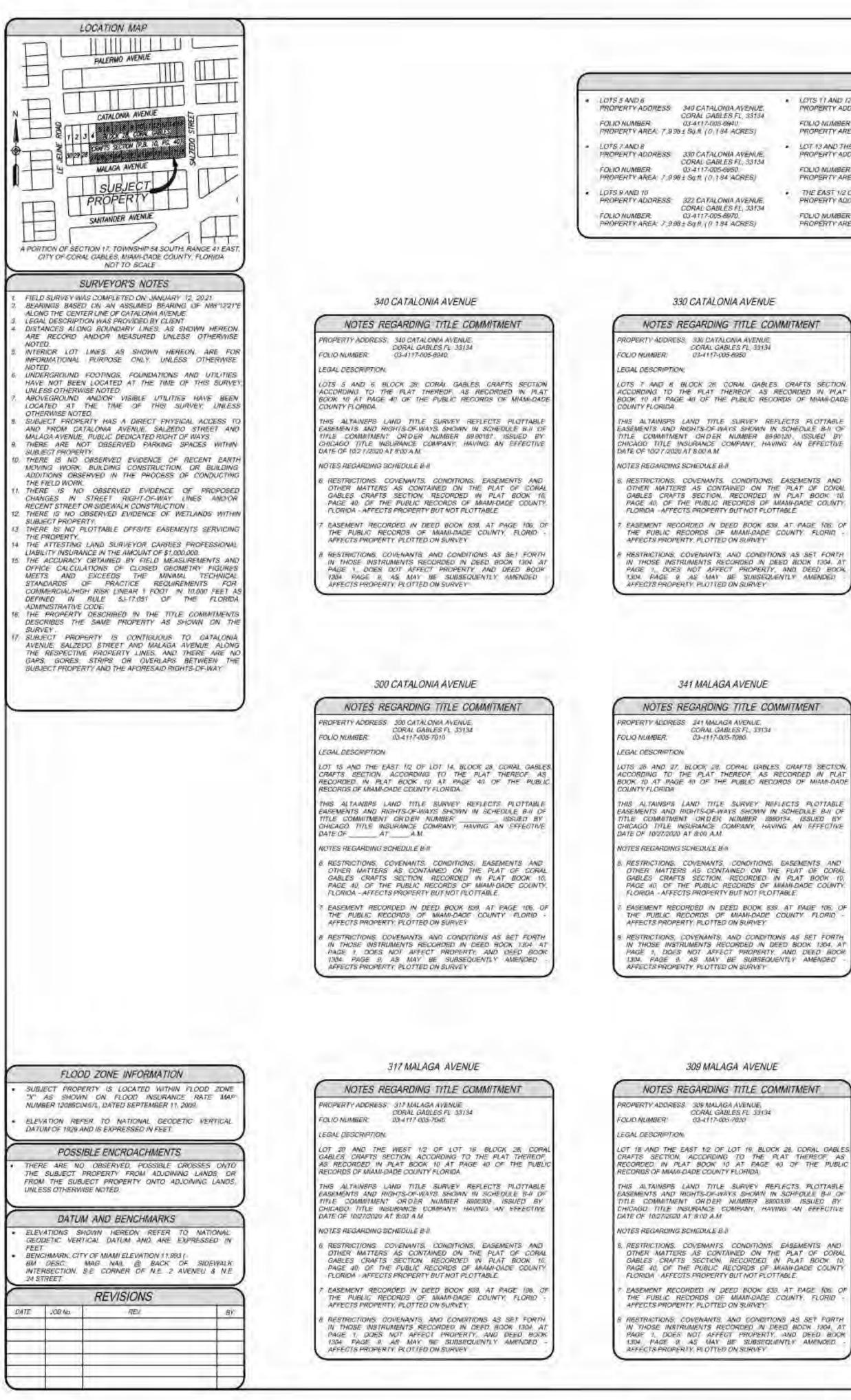
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ALTA/NSPS LAND TITLE SURVEY

	PROPERTY	INF	ORMATION					
•	LOTS 11 AND 12 PROPERTY ADDRESS. 314 CATALONIA AVENUE CORAL GABLES FL 33134	•	LOT 16 AND 17 PROPERTY ADDRESS 301 MALAGA AVENUE	•	LOT 21 AND THE EAST 1/2 OF LOT 22 PROPERTY ADDRESS: 323 MALAGA AVENUE, OORAL GABLES FL 33134	•	LOT 26 AND 27 PROPERTY ADDRESS,	311 MALAGA AVENUE
	FOLIO NUMBER 03-41174/08-899/1 PROPERTY AREA: 7,938± Sq.ft. (0.184 ACRES)		FOLIO NUMBER: 03-4117-605-7020 PROPERTY AREA 7.977± So.It (0.183 ACRES)		FOLIO NUMBER: U34117-(05-7050 PROPERTY AREA: 5.998±50,11, (0 138 AGRES)		FOLIO NUMBER- PROPERTY AREA: 7.99	CORAL GABLES FL, 3318 03-4117-205-7060 8± Sq.M. (0 184 ACRES)
•	LOT 13 AND THE WEST 1/2 OF LOT 14 PROPERTY ADDRESS: 310 CATALONIA AVENUE, CORAL GABLES FL 33134	•	LOT 18 AND THE EAST 12 OF LOT 19 PROPERTY ADDRESS 309 MALAGA AVENUE CORAL GABLES FL 35134	•	THE WEST 1/2 OF LOT 22 AND LOT 23 PROPERTY ADDRESS: 325 MALAGA AVENUE, CORAL GABLES FL 33134			
	FOLIO MUMBER: 03.4117.005-7000 PROPERTY AREA 5,799±56.8. (0 135 AGRES)		FOLIO NUMBER: 03-4117-005-7030. SUBJECT PROPERTY AREA: 5.988±59.1. (0 138 ACRES)		FOLIO NUMBER 03-4117-005-7080 PROFERTY AREA: 5,958±50,1 (0,138 ACRES)			
•	THE EAST 1/2 OF LOT 14 AND LOT 15 PROPERTY ADDRESS: 300 CATALONIA AVENUE CORAL 048LES FL 33134	•	THE WEST 1/2 OF LOT 19 AND LOT 20 PROPERTY ADDRESS: 317 MALAGA AVENUE CORAL CABLES FL. 33134	÷	LOT 24 AND 25 PROPERTY ADDRESS: 333 MALAGA AVENUE CORAL GABLES FL 33134			
	FOLIO NUMBER: 03-4117-005-7010 PROPERTY AREA: 5,976±ScR (0.137 ACRES)		FOLIO NUMBER 03-4117-005-7040, PROPERTY AREA: 5.998+54.0 (0 138 AORES)		FOLIO NUMBER 03-4117-005-7070. PROPERTY AREA: 7,9983 Sq # (0 104 ACRES)			

322 CATALONIA AVENUE

MITMEN	7
	- 11
ORAFTS	SECTION.

NOTES RE	GARDING TITLE COMMITMENT
	322 CATALONIA AVENUE, CORAL GABLES FL 33134 03-4117-085-8970
LEGAL DESCRIPTION	
ACCORDING TO TH	LOCK 28 CORAL GABLES, CRAFTS SECTIC E PLAT THEREOF AS RECORDED IN PLA 49 OF THE PUBLIC RECORDS OF MIAMI-DA
EASEMENTS AND RR	AND TITLE SURVEY REFLECTS PLOTTABL GHTS-OF-WAYS SHOWN IN SCHEDULE B-II O OR DEH NUMBER 8990783. (ISSUED BY TITLE INSURANCE COMPANY, HAVING AV DZ / /2020 AT B-IO A.M.

NOTES REGARDING SCHEDULE B-II RESTRICTIONS, DOVENANTS, CONDITIONS, EASEMENTS AND

OTHER MATTERS AS DONTAWED ON THE PLAT OF CORAL GABLES CRAFTS SECTION RECORDED IN PLAT BOOK 10 PAGE 40 OF THE PUBLIC RECORDS OF MIAM-DADE COUNTY FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE

EASEMENT RECORDED IN DEED ROOK 339, AT PAGE 106, C THE PUBLIC RECORDS OF MIAM-DADE COUNTY, FLORID **EFFECTS PROPERTY: PLOTTED ON SURVEY** RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH

IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304 AT PAGE 1, DOES NOT AFFECT PROPERTY AND DEED BOOK 1.804 PAGE 5 AS MAY BE SUBSEQUENTLY AMENDED AFFECTS PHOPEHTY, FLOTTED ON SURVEY

333 MALAGA AVENUE

ROPERTY ADDRESS - 339 MALAGA AVENUE

FOLIO NUMBER 03-3117-005-7070

DATE OF HIGHZORD AT 8:00 A.M.

NOTES REGARDING SCHEDULE B-II

EGAL DESCRIPTION

COUNTY FLORIDA

NOTES REGARDING TITLE COMMITMENT

CORAL GABLES FL 33734

LOTS 24 AND 25. BLOCK 28. CORAL GABLES. CRAFTS SECTION. ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT

BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE

HIS ALTAWSPS LAND. TITLE SURVEY REFLECTS PLOTTABLE

EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF

HIGAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE

RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL

GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 1

REASEMENT RECORDED IN DEED BOOK 839. AT PAGE 106. L THE PUBLIC RECORDS OF MIAMI-DADE COLINITY, FLORID

RESTRICTIONS COVENANTS AND CONDITIONS AS SET FORTH

IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, A

PAGE 1 DOES NOT AFFECT PROPERTY AND DEED BOOK 1304. PAGE 9: AS MAY BE SUBSEQUENTLY AMENDED

FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE.

AFFECTS PROPERTY PLOTTED ON SURVEY

AFFECTS PROPERTY, PLOTTED ON SURVEY

PAGE 40. OF THE PUBLIC RECORDS OF MIAMADADE COUNTY

THE COMMITMENT ORDER NUMBER BENZIT, ISSUED BI

314 CATALONIA AVENUE

NOTES REGARDING TITLE COMMITMENT ROPERTY ADDRESS: 314 CATALONIA AVENUE CORAL GABLES FL 33134 OLNJ NUMBER. 03-4117-005-6990

EGAL DESCRIPTION LOTS 11 AND 12, BLOCK 28, CORAL DABLES, CRAFTS SECTION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DAD COUNTY FLORIDA.

THIS ALTAINSPS LAND TITLE SURVEY HEFLECTS FLOTTABLE BASEMENTS AND RIGHTS-OF WAYS SHOWN IN SCHEDULE BILL OF TILE COMMITMENT ORDER NUMBER 1989/36 ISSUED BY HICABO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF 10/2 / 2020 AT BOD A.M

NOTES REGARDING SCHEDULE 8-11 RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND

OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL SABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAM-DADE COUNTY, FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE.

EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, O THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORID AFFECTS PROPERTY, PLOTTED ON SURVEY RESTRICTIONS COVENANTS AND CONDITIONS AS SET FORTH

IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 13IN A PAGE 1, DOES NOT AFFECT PROPERTY AND DEED BOOK THIN PAGE 9. AS MAY HE SUBSEQUENTLY AMENDED AFFECTS PROPERTY PLOTTED ON SURVEY

325 MALAGA AVENUE

310 CATALONIA AVENUE

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LEGAL D	ESCRIF	TION	
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RESTRICTIONS COVENANTS, AND CONDITIONS IN THOSE INSTRUMENTS RECORDED IN DEED PAGE & DOES NOT AFFECT PROPERTY, AN 1304 PAGE & AS MAY BE SUBSEQUENT. AFFECTS PROPERTY, PLOTTED ON SURVEY DECLARATION OF RESTRICTIVE COVENANT

OFFICIAL RECORDS BOOK 27458, AT PAGE PUBLIC RECORDS OF MIAMI-DADE COUNT AFFECTS PROPERTY BUT NOT PLOTTABLE

	aza MALI
TES	REGARD

NOTES REGARDING TITLE COMMITMENT	NOTES REGARDING
PROPERTY ADDRESS 325 MALAGA AVENUE.	PROPERTY ADDRESS. 323 MALAGA / CORAL GABLE
FOLIO NUMBER: 03-4117-005-7060.	FOLIO NUMBER 03-4117-005-7
LEGAL DESCRIPTION	LEGAL DESCRIPTION
LOT 23 AND THE WEST 1/2 OF LOT 22, BLOCK 28, CORAL	LOT 21 AND THE EAST 1/2 OF LO
GABLES, CRAFTS SECTION ACCORDING TO THE PLAT THEREOF	CRAFTS SECTION ACCORDING
AS RECORDED IN PLAT BOOK 10 AT PAGE 16 OF THE PUBLIC	RECORDED IN PLAT BOOK 10
RECORDS OF MIAM-DADE COUNTY FLORIDA	RECORDED OF MIAMI-DADE COUNTY F
THIS ALTAINSPS LAND TITLE SURVEY REFLECTS FLOTTABLE	THIS ALTAWSPS LAND TITLE S
EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF	EASEMENTS AND RIGHTS-OF-WAYS
TITLE COMMITMENT OR DER NUMBER BB0246 ISSUED BY	TITLE COMMITMENT OF DER MI
CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE	OHICAGO TITLE INSURANCE COM
DATE OF 1027/2020 AT 8:00 A.M.	DATE OF 1027/2020 AT 8:00 A.M.
NOTES REGARDING SCHEDULE B-II	NOTES REGARDING SCHEDULE B-II
B, RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND	8 RESTRICTIONS COVENANTS C
OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL	OTHER MATTERS AS CONTAIN
GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10,	GABLES CRAFTS SECTION, RU
PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.	PAGE 10, OF THE PUBLIC REC
FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE	FLORIDA - AFFECTS PROPERTY BU
7 EASEMENT RECORDED IN DEED BOOK 839 AT PAGE 105, OF	T BASEMENT RECORDED IN DEEL
THE FUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORID -	THE PUBLIC RECORDS OF M
AFFECTS PROPERTY PLOTTED ON SURVEY	AFFECTS PROPERTY PLOTTED ON
8. RESTRICTIONS, COVENANTS, AND CONDITIONS 48 BET FORTH	8 RESTRICTIONS COVENANTS, AN
IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304. AT	IN THOSE INSTRUMENTS RECO

GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK PAGE 40, OF THE PUBLIC RECORDS OF ANAMI-DADE COUNTY FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE EASEMENT RECORDED IN DEED BOOK 839 AT PAGE 105. THE FUBLIC RECORDS OF MIAMI-DADE COUNTY FLORID AFFECTS PROPERTY. PLOTTED ON SURVEY

RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304. A PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE H. AS MAY BE SUBSEQUENTLY AMENDED. AFFECTS PROPERTY, PLOTTED ON SURVEY

NOTES REGARDING TITLE COMMITMENT ROPERTY ADDRESS: 301 MALAGA AVENUE, CORAL GABLES FL 33/34 OLIO NUMBER-03 4117 005 7020 EGAL DESCRIPTION LOTS 15 AND 17. BLOCK 28. CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE OUNTY FLORIDA HIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF THE COMMITMENT OF DER NUMBER 5990387, ISSUED BY CHIGAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF 10/23/20/20 AT 8:00 A.M.

IDTES REGARDING SCHEDULE HAIL RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORA GABLES CRAFTS SECTION RECORDED IN PLAT BOOK PAGE 40 OF THE PUBLIC RECORDS OF IMAMI-DADE COUNTY FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE.

EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, L THE PUBLIC RECORDS OF MIAMIDADE COUNTY, FLORID AFFECTS PROPERTY, PLOTTED ON SURVEY.

RESTRICTIONS COVENANTS AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304 A PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304 PAGE 5 AS MAY BE SUBSEQUENTLY AMENDED AFFECTS PROPERTY, PLOTTED ON SURVEY

OVERALL LEGAL DESCRIPTION



ABLE	
AT PADE 105, OF DUNTY, FLORID -	
IS AS SET FORTH ED BOOK 1304 AT AND DEED BOOK NTLY AMENDED	

301 MALAGA AVENUE

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR TRAMMEL CROW RESIDENTIAL LYING AND BEING IN SECTION 17. TOWNSHIP 54 SOUTH, RANGE 41 EAST	CORWILARCHITECT 4210 LAGUNA ST. CORAL GABLES FL. 331
CITY OF CORAL GABLES, MIAMI-DADE COUNTY _ FLORIDA. J.Hernandez & Associates Inc LAND SURVEYORS AND MAPPERS CERTIFICATE OF AUTHORIZATION No. LB8092 3300 NW 112th AVE SUITE #10, MIAMI FL 331/2 (P) 305-526-0600 (E) MIQUINBULINESS com	PROJECT: ALEXAN CRAFTS
DRAWN BY R.J.G. CHECKED BY, J.G.H. JOB NUM. 152193 DATE. 01/15/21 DATE 01/18/2021 F.B. MD-23. PG: 42	330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146
LEGAL DESCRIPTION LOTS 5 AND 5 BLOCK 28 CORAL GABLES CRAFTS SECTION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC	OWNER:
RECORDS OF MIAMI-DADE COUNTY FLORIDA LOTS 7 AND 8. BLOCK 35. CORAL GABLES. GRAFTS SECTION. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.	ICR
LOTS & AND 10 BLOCK 28 CORAL GABLES. CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT ROCK 10 AT PAGE 4D OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA	TRAMMELL CROW RESIDENTIAL 6400 Congress Avenue, Suite 105
LOTS 11 AND 12. BLOCK 28. CORAL GABLES CRAFTS SECTION. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.	Boca Raton, FL 33487
LOT 13 AND THE WEST 1/2 OF LOT 14 BLOCK 28 CORAL GABLES. CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BODK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAM-DADE COUNTY FLORIDA.	
LOT 15 AND THE EAST 1/2 OF LOT 14, BLOCK 28, GORAL GABLES, ORAFTS SECTION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA	
LOTS 16 AND 17, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 4D OF THE FUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA	
LOT 18 AND THE EAST 1/2 OF LOT 19, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 10 OF THE PUBLIC RECORDS OF MIRMI-DADE COUNTY FLORIDA	E
LOT 20 AND THE WEST 1/2 OF LOT 19 BLOCK 28, GORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.	JRVI
LOT 21 AND THE EAST 1/2 OF LOT 22. BLOCK 28, CORAL GABLES, CRAFTS SECTION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA	SU
LOT 28 AND THE WEST 1/2 OF LOT 22 BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREDE, AS RECORDED IN PLAT BOOK ID AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.	
LOTS 24 AND 25 BLOCK 28, CORAL GABLES CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA	
LOTS 26 AND 27, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOCK 16 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.	
LYING IN BEING IN SECTION 17. TOWNSHIP 54 SOUTH RANGE 11 EAST. CITY OF CORAL GABLES, MIAMI-DADE COUNTY FLORIDA	
	PHASE: DRC SUBMITTAL
	PERMIT No.:
	REVISIONS Revision
	No. Description Date
SURVEYOR'S CERTIFICATION	
TRAMMEL CROW RESIDENTIAL MAPLE MULTIFAMILY LAND SE L.P., A DELAWARE LIMITED PARTNERSHIP CHIDAGO TITLE INSURANCE COMPANY	SEAL:
THIS IS CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAINSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY 4LTA AND NSPS, AND WICLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A) 8, 9, 11, 13, 14, 16,	
17. 18 19 AND 20 OF TABLE A THEREOF THE FIELD WORK WAS COMPLETED ON JANUARY 12 2021 I HEREBY CERTIFY THAT THIS "ALTANSPS LAND TITLE SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE	
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER \$217, FLORIDA	THESE DRAWINGS ARE THE PROPERTY OF CORWIL ARCHITECT
ADMINISTRATIVE CODE THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES	CONTENTS OF THESE DRAWINGS ARE CONFIDENTIAL ANE SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT / ENGINEERS. DATE: 05/07/2021
BY.	JOB No.: 2020-47 DRAWN BY: MC/SR/AV/FS/CM
JOSE G. HERNANDEZ. PRESIDENT PROFESSIONAL LAND. SURVEYOR No. 6952 STATE OF FLORIDA. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND	<u>APPR BY:</u> AMC <u>PRINTED:</u> 5/7/2021 11:16:48 AM
THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS IS A BOUNDARY SURVEY	SHEET NUMBER:
PROJECT NUMBER: MD-312-A SHEET NUMBER: 1 OF 2	Δ_1 00

ING TITLE COMMI

ATALONIA AVENUE. GABLES FL, 33134 7-005-7000

1/2 OF LOT M. B. ACCONDING TO THE OOM 10 AT PADE 40 LINTY FLORIDA TTLE SURVEY REFLEC

F-WAYS SHOWN IN SC ER NUMBER 8989718 COMPANY HAVING LEBU

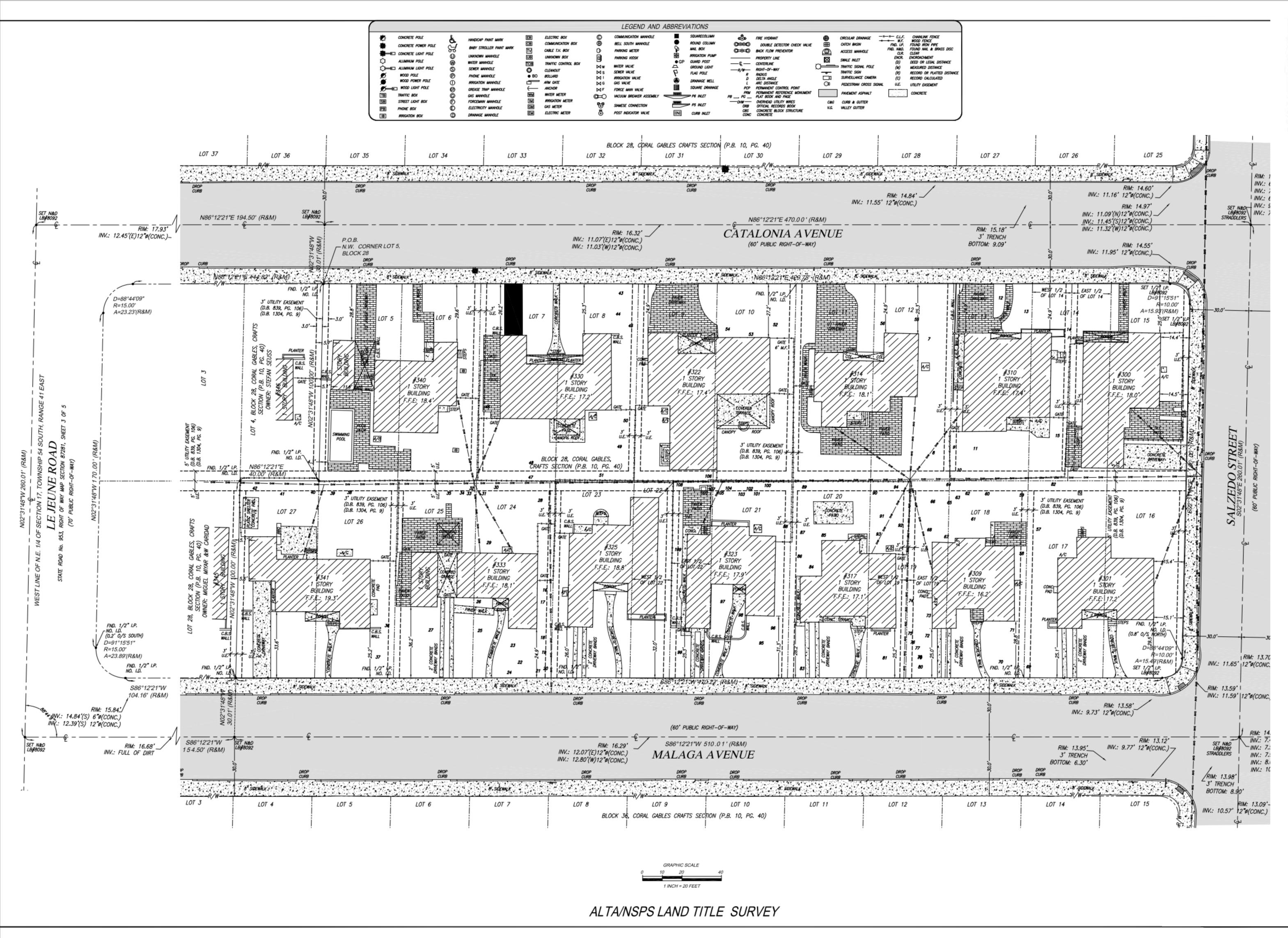
INTS: CONDITIONS. EA ONTAINED ON THE I ON, RECORDED IN P C RECORDS OF MIAM ENTY BUT NOT PLOTTABL

IN DEED BOOK 835, A OF MIAMI-DADE GOL AFFECTS PROPERTY, PLOTTED ON SURVEY

323 MALAGA AVENUE

TITLE COMMI AVENUE ES FL 13134 7050. LOT 22 BLOCK 28 TO THE PLAT AT PAGE 40 FLORIDA SURVEY REFLEC S SHOWN IN SCI NUMBER 8990274 MRANY, HAVING CONDITIONS EA INED ON THE P RECORDED IN P CORDS OF MIAM BUT NOT PLOTTABL ED BOOK 859, AT MIAME-DADE COU W SURVEY

ND CONDITIONS ORDED IN DEED PAGE 1 DOES NOT AFFECT PROPERTY, AN 1304, FAGE 9, AS MAY BE SUBSEQUENTI AFFECTS PROPERTY, PLOTTED ON SURVEY





PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 <u>OWNER:</u>

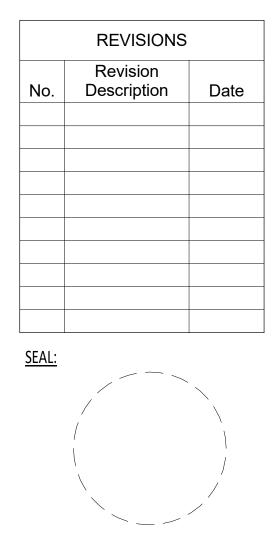


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SURVEY

DRC SUBMITTAL

PERMIT No.:

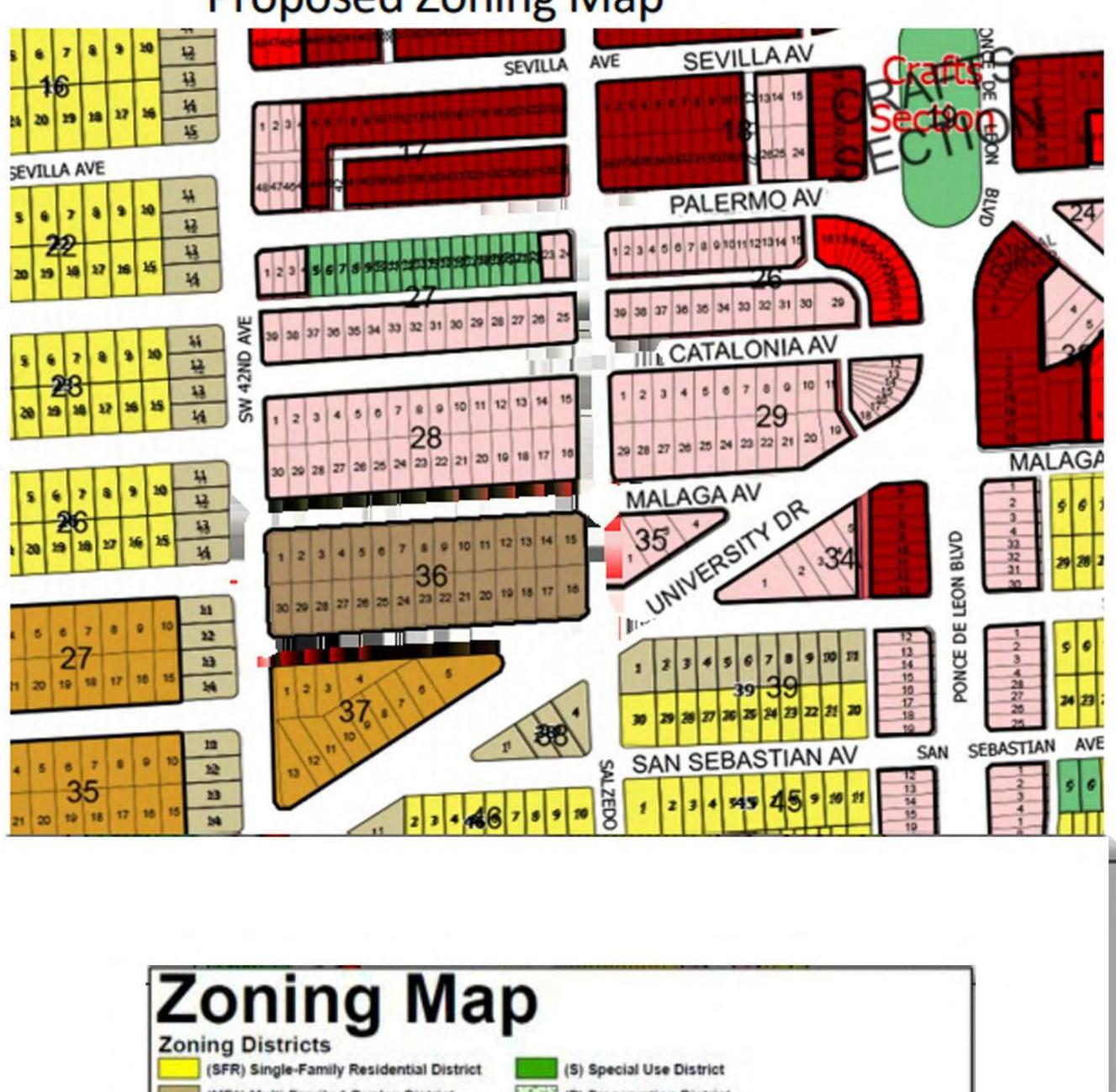


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2020-47	<u>OB No.:</u>
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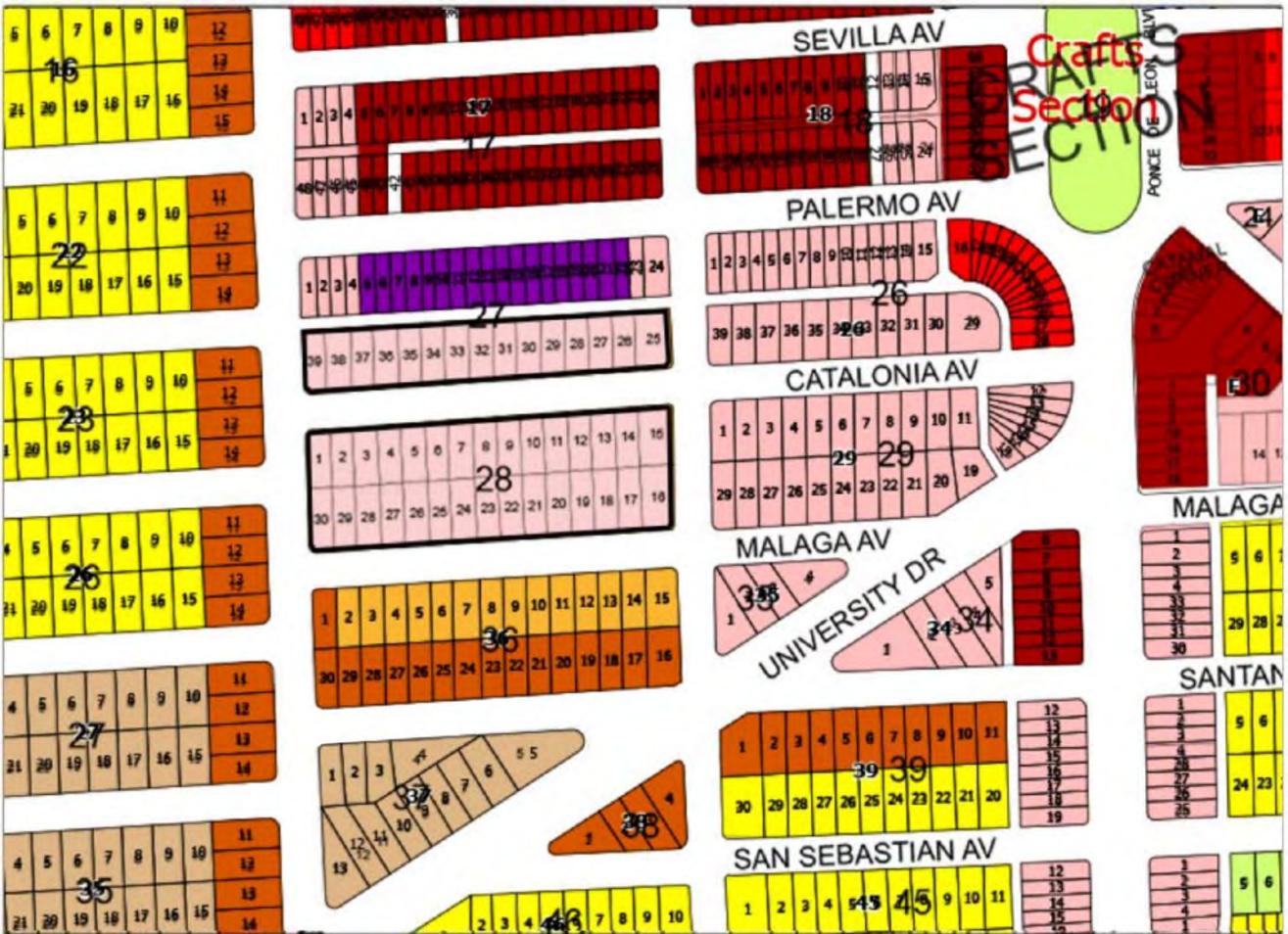


Proposed Zoning Map



- (MF1) Multi-Family 1 Duplex District
- (MF2) Multi-Family 2 District
- (MF3) Multi-Family 3 District
- (MF4) Multi-Family 4 District
- (P) Preservation District (MX1) Mixed-Use 1 (MX2) Mixed-Use 2 (MX3) Mixed-Use 3

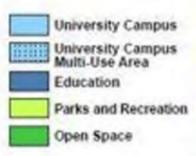
Existing Future Land Use Map



Future Land Use Map









CORWILARCHITECTS 4210 LAGUNA ST. CORAL GABLES FL. 33146 LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 OWNER:

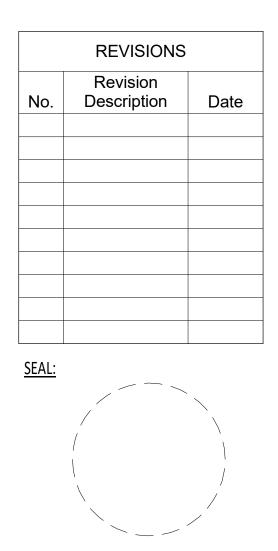


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4 Σ **DNINOZ**

PHASE: **DRC SUBMITTAL**

PERMIT No.:



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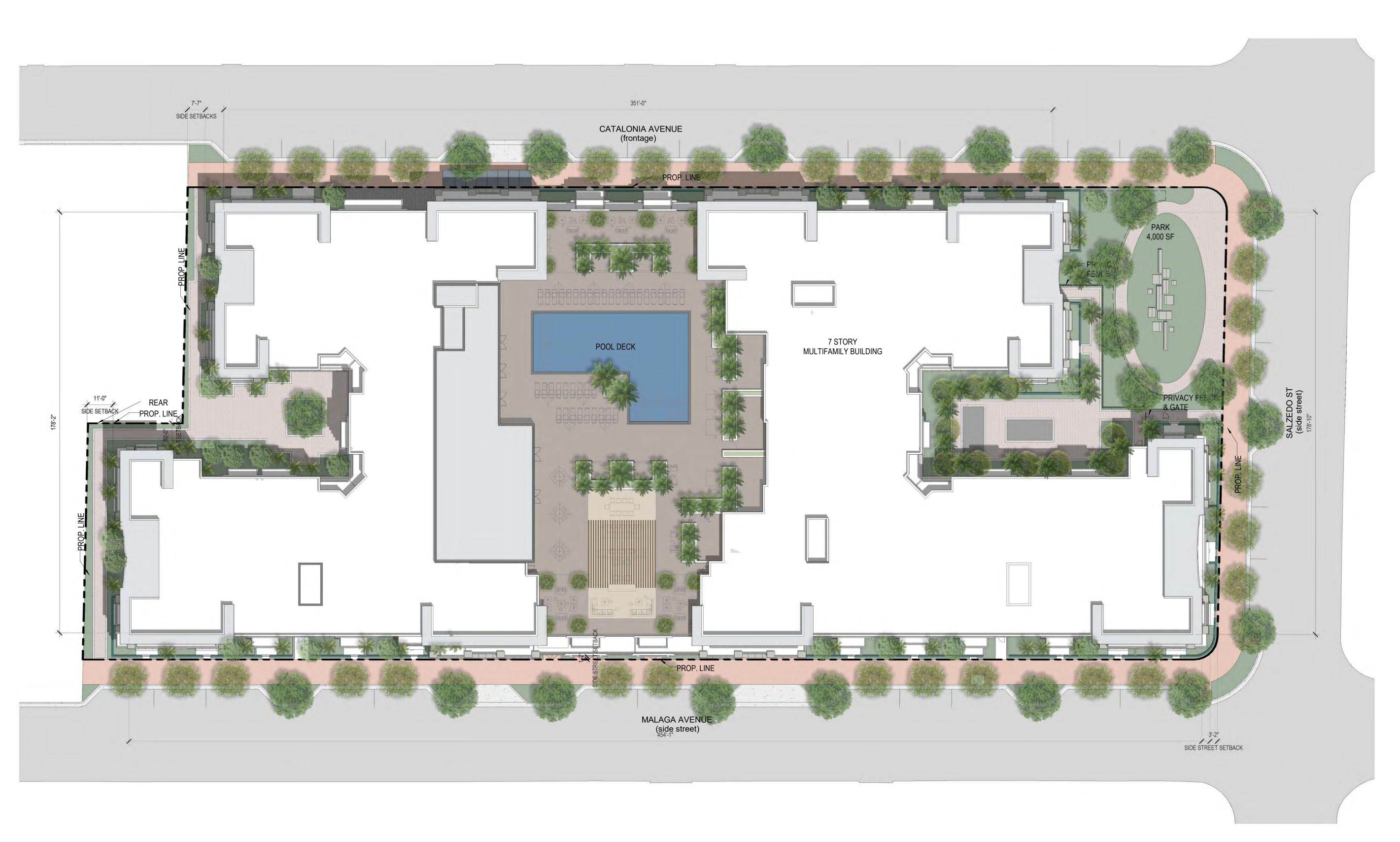
ATE:	05/07/2021
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<u>PPR BY:</u>	AMC
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SHEET NUMBER:





Mixed-Use Overlay District Conservation Areas Public Buildings and Grounds Hospital Religious/Institutional Community Services and Facilities Mixed-Use







CORAL GABLES, FLORIDA 33146 OWNER:

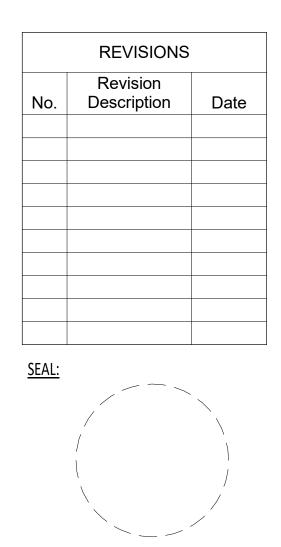


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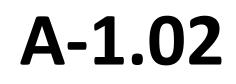
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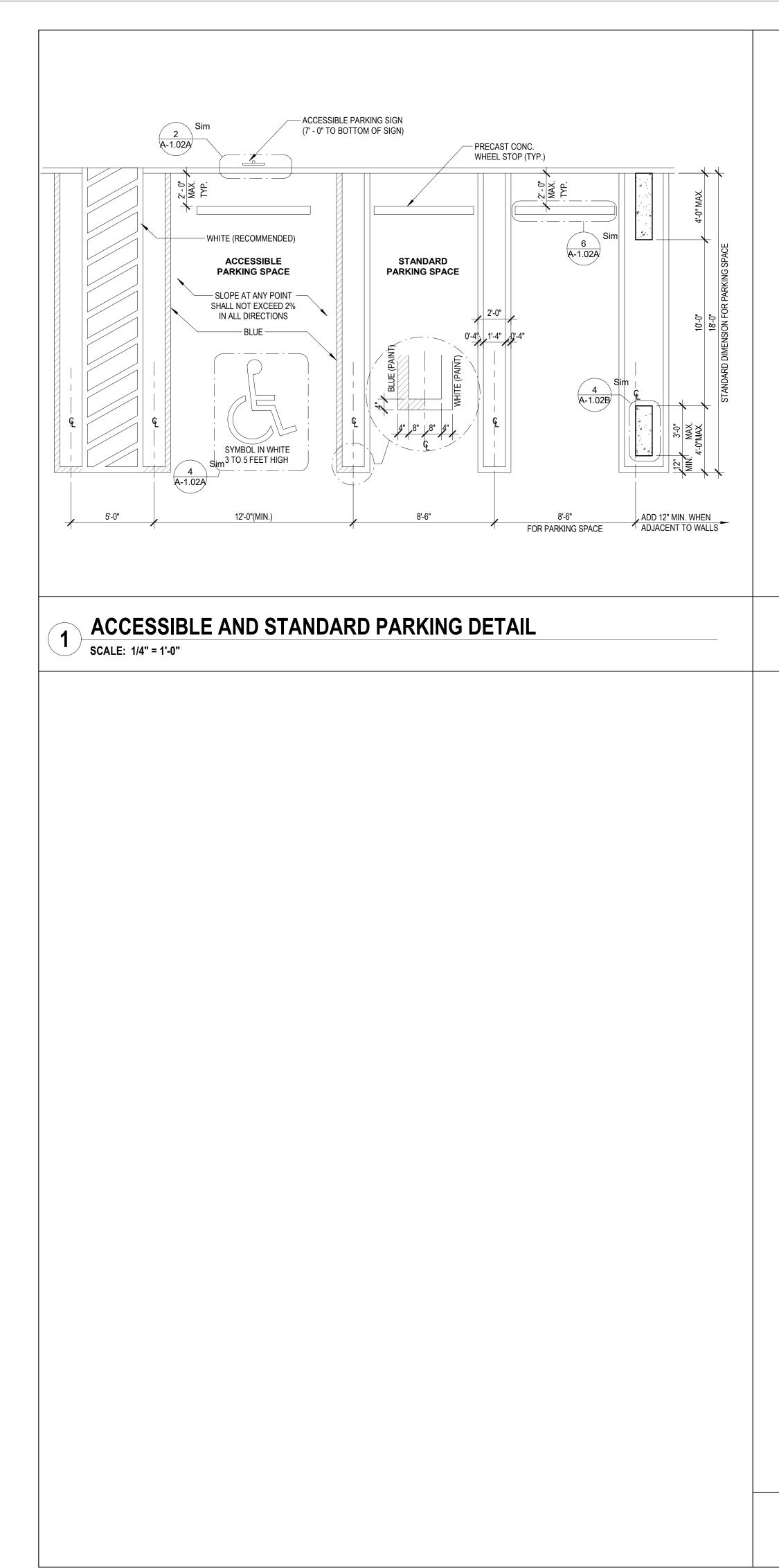
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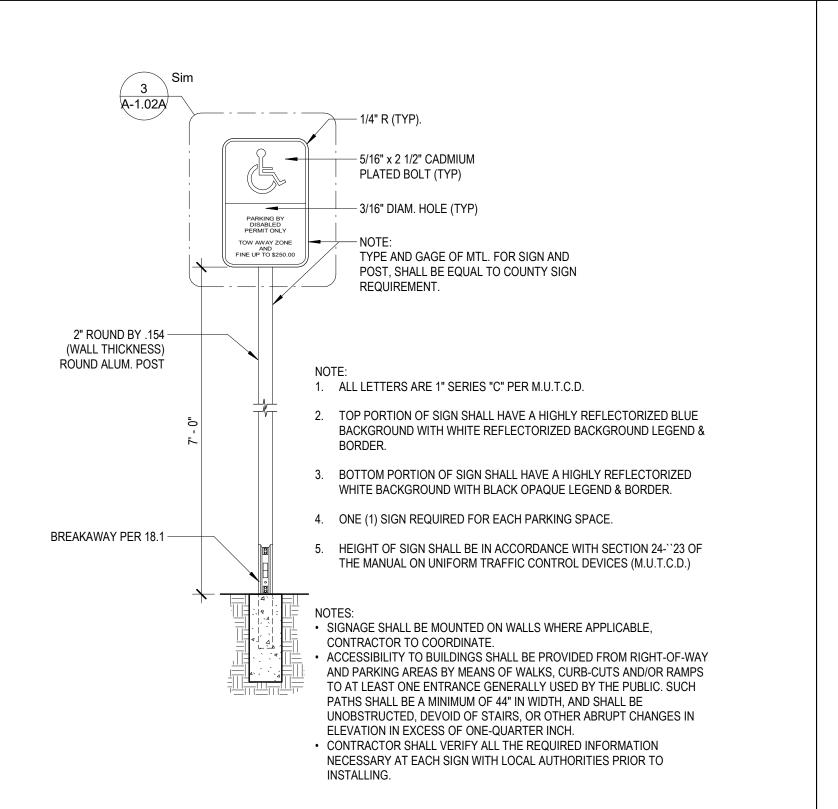


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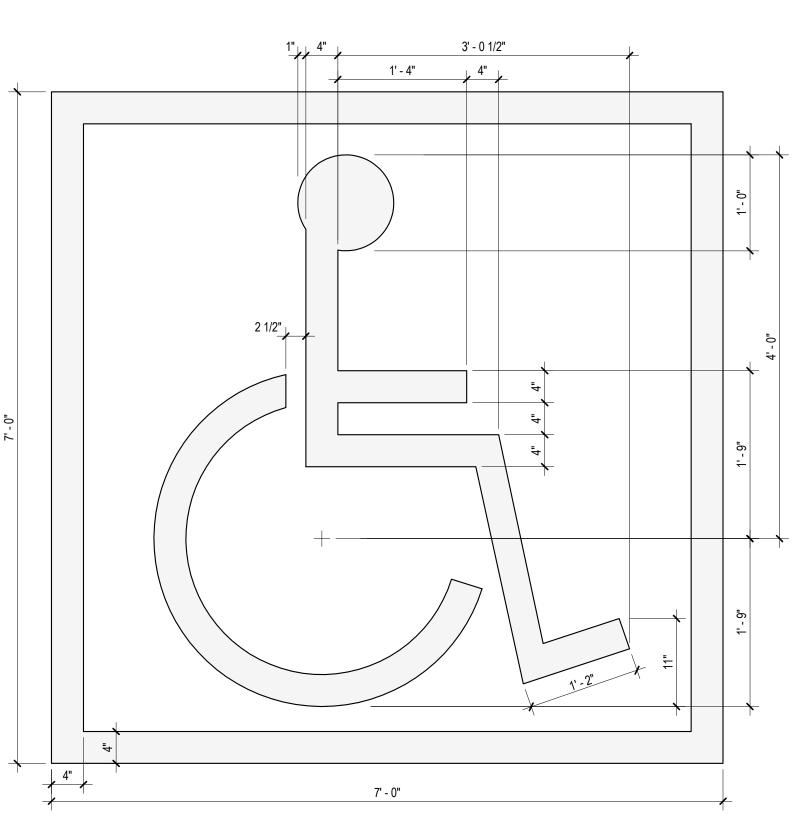






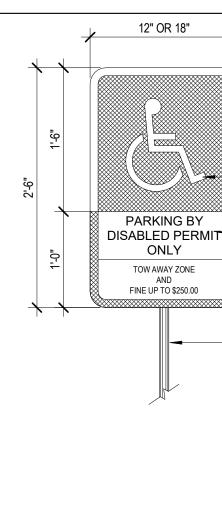
ACCESSIBLE PARKING SPACE SIGN 2

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

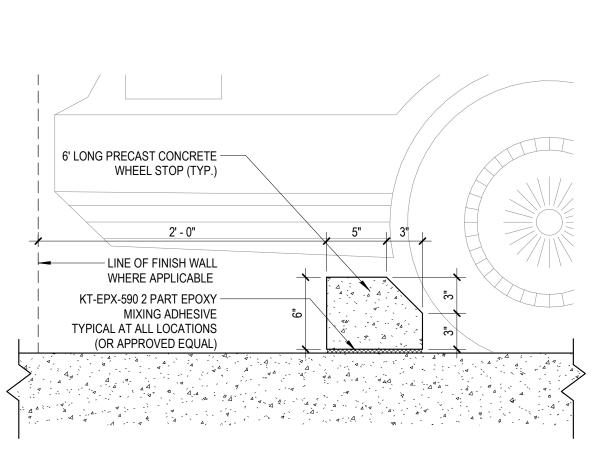


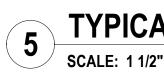
NOTE: SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOL IS REQ. TO CONTRAST W/ BACKGROUND WHITE ON BLUE(COLOR #105090 IN FED. STANDARD 5952) DOUBLE COAT (TYP.)

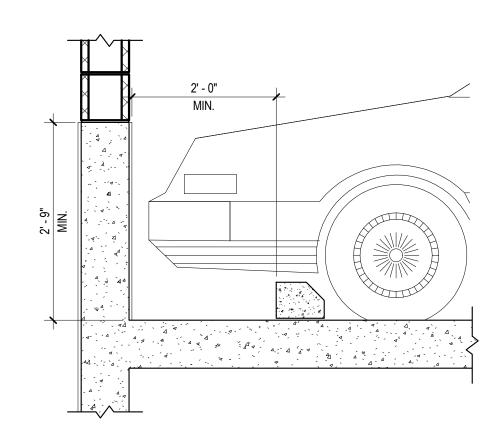




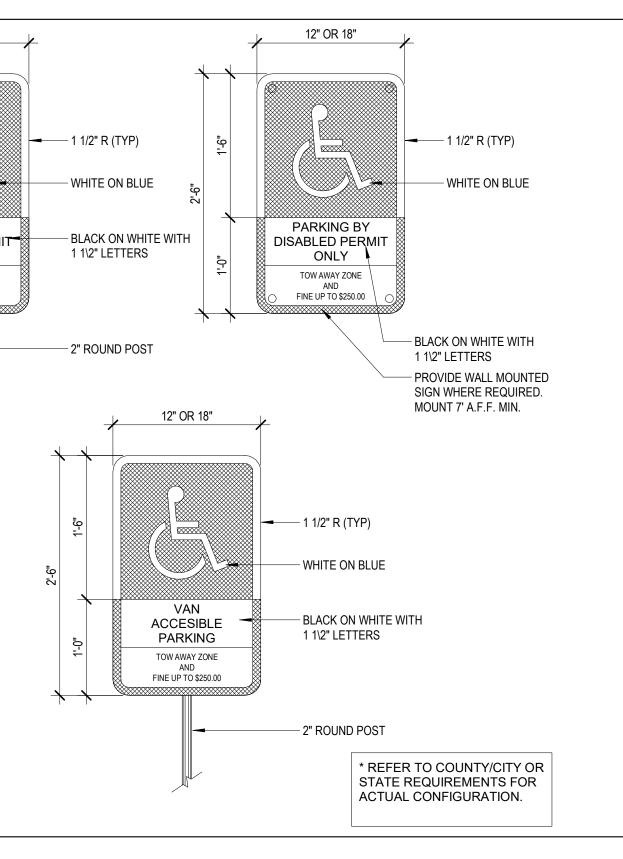








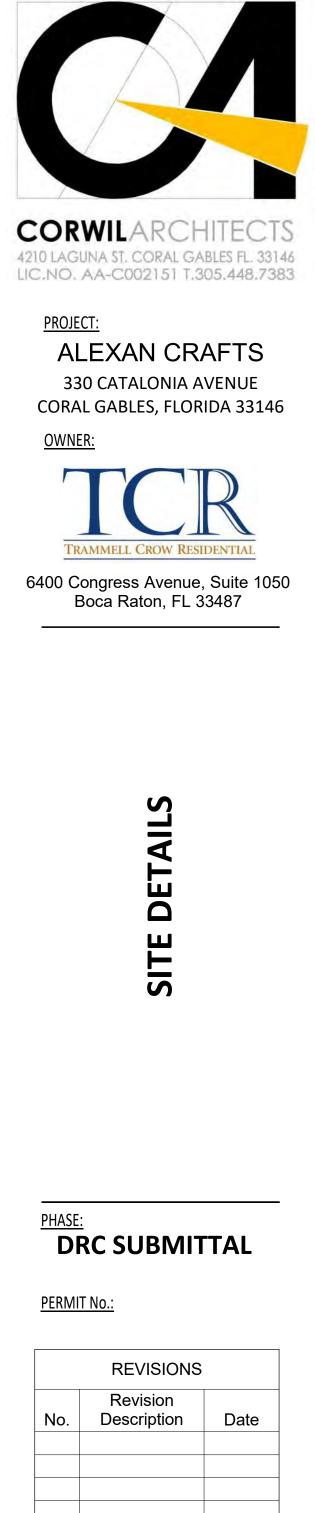




ACCESIBLE PARKING SIGN DETAIL

5 TYPICAL WHEEL STOP DETAIL SCALE: 1 1/2" = 1'-0"

TYPICAL CRASH WALL/ WHEEL

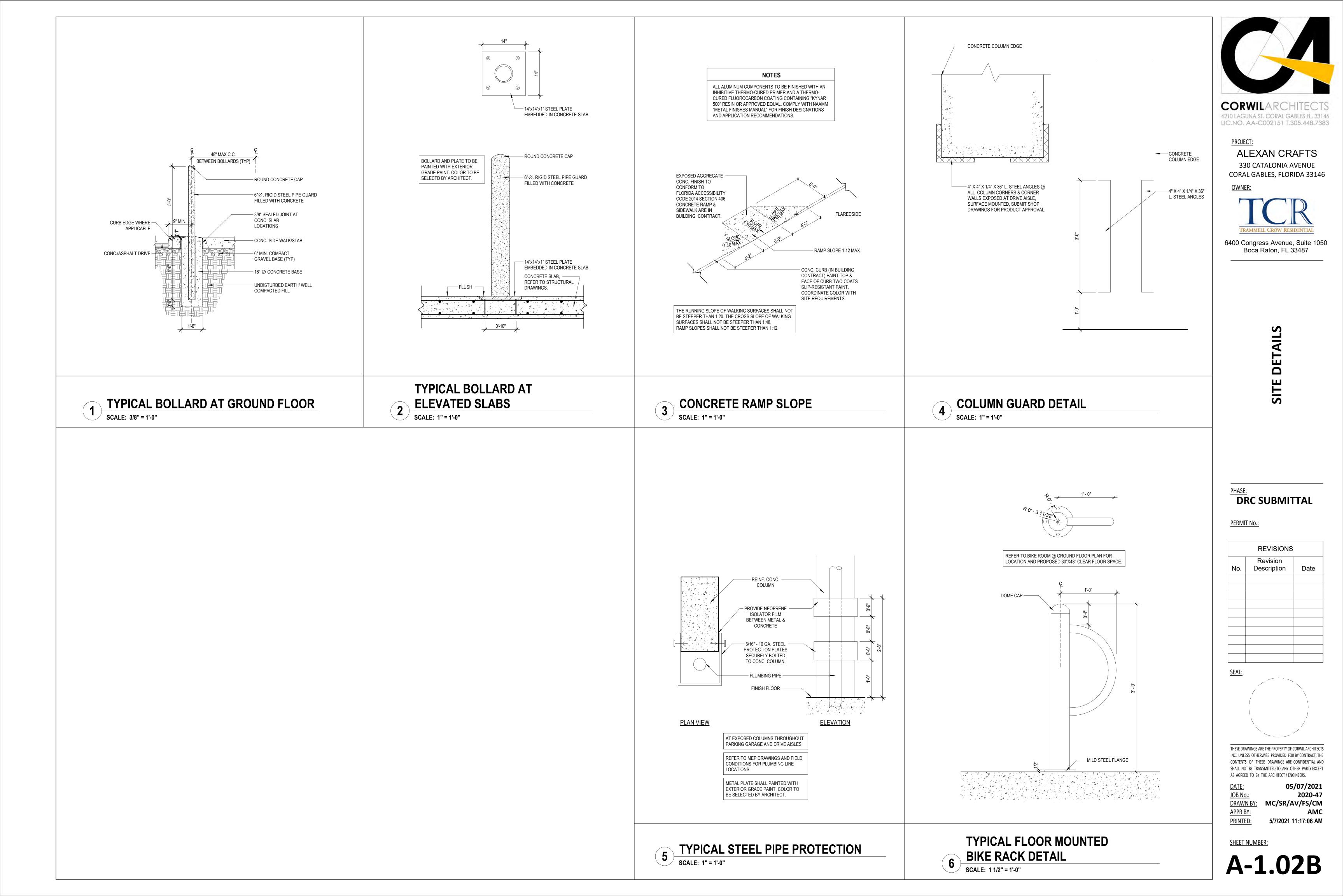


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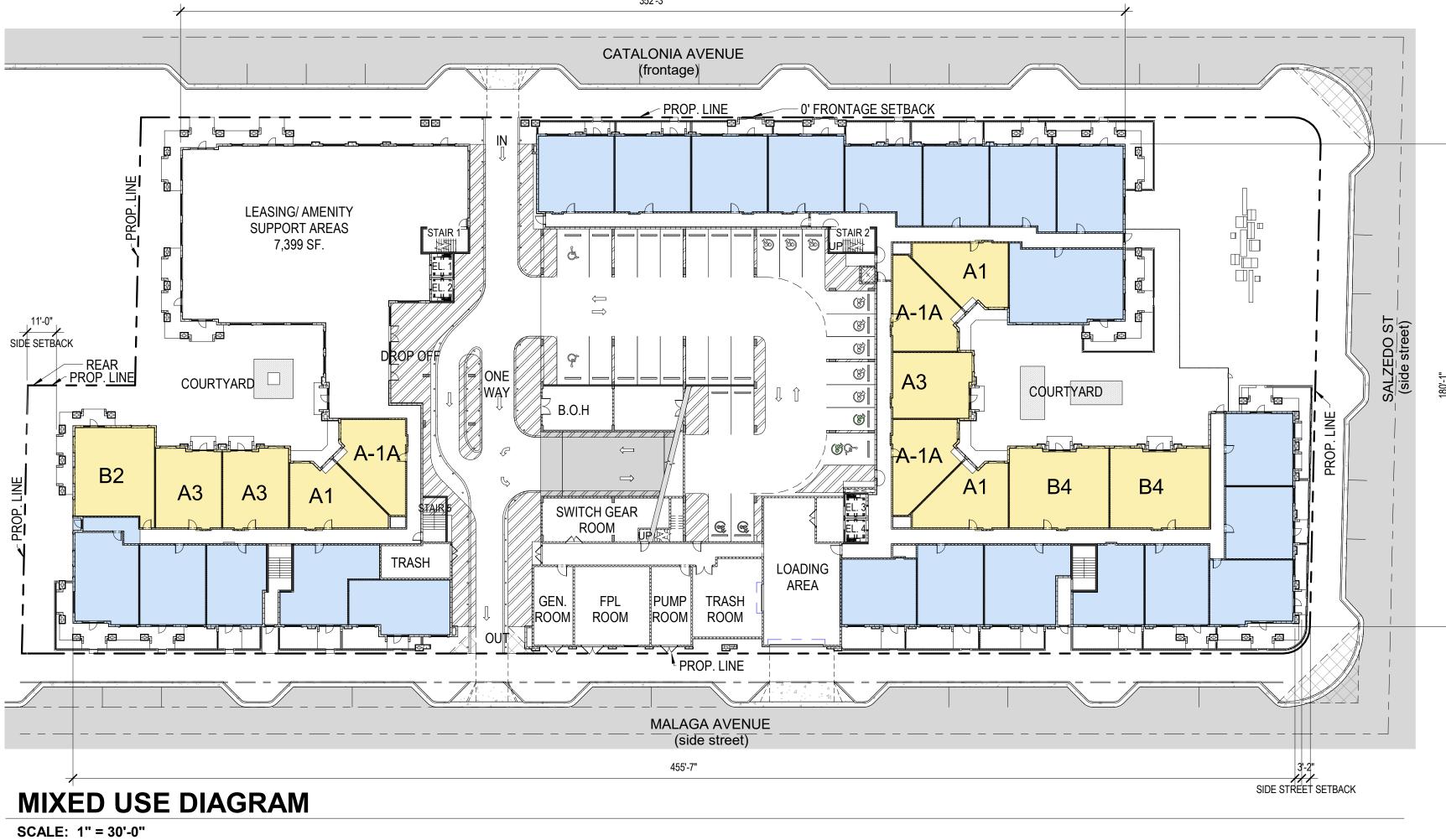
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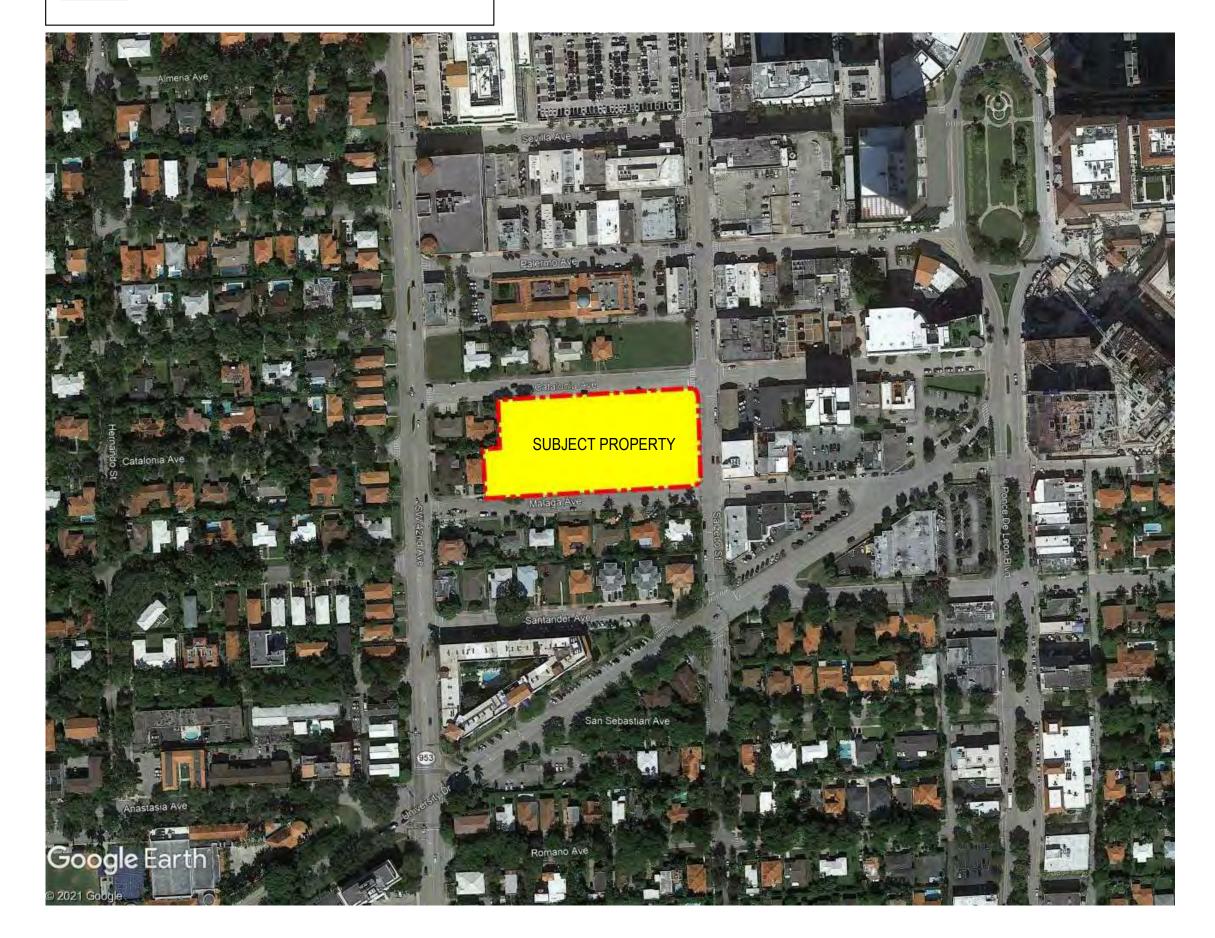




LEGEND







		PRO	DJECT DATA		
	XISTING ZONING	MIXED USE I (MX 1)			
1)	XISTING LAND USE	COMMERCIAL LOW-RISE INTENSITY 91,933 SF (2.11 ACRES)			
- ''			MIN. REQUIRED / ALLO	WED	PROPOSED / PROVIDED
2)			10,000 S.F.		91,933 S.F.
		FRONT (Catalonia Ave):	0'-0"		0"
		SIDE STREET (Malanga Ave):	0'-0"		1'-1"
3)	SETBACKS	SIDE STREET (Salzedo St):	0'-0"		3'-2"
		SIDE:	0'-0"		11'-0"
		REAR:	10'-0"		10'-0"
	STEPBACKS	FRONT (Catalonia Ave):	10'-0"		10'-0"
4)		SIDE STREET (Malanga Ave):	<u> </u>		10'-0" 10'-0"
	*Above 45' on par Article 2	SIDE STREET (Salzedo St): SIDE:	15'-0"		15'-0"
	*Above 45' as per Article 2. Section D. 4a	REAR:	10'-0"		15'-0"
	FLOOR AREA RATIO				
5)	(FAR)	*per Meditterranean bonus II	321,766 SF		306,936 SF
					7 STORIES* - 77'-0" (MAX)
		*Subject to City Commission approval per	A 0705/50		73'-8" (T.O. Roof Slab - at residential
6)	HEIGHT	Section 2-500(B)(2) of the Zoning Code.	6 STORIES		areas) 77'-0" (T.O. Roof Slab - from amenity
					areas)
					Open to Sky = 21,508 (23%)
					Covered Open Space (10,315 SF) x
7)	OPEN SPACE	LAND AREA x (20%)	TOTAL = 18,387 SF (M	IN)	75% = 7,736 SF (8%)
					Total = 29,450 SF (31%)
					8 H.C.
					(Ground Floor = 3 H.C.
		H.C. ACCESSIBLE	301 to 400 = 8 spaces, 2 of whi		Intermediate = 1 H.C.
			*per FL Building code	;	2nd Floor = 1 H.C.
					3rd Floor = 1 H.C. 4th Floor = 1 H.C
		EV PARKING WITH CHARGING STATION		,	8 SP
8)	PARKING CALCULATION	EV-READY EV-CAPABLE	$364 \times (3\% \text{ min.}) = 11 \text{ SP} ($,	11 SP 55 SP
	CALCOLATION	LIVE/WORK	364 x (15% min.) = 55 SP 1 SP + 1 SP PER 350 sf of work area =	<u> </u>	
		STUDIO/1BD	1 SP x # OF STUDIOS/1BD =		
		2 BD AND MORE	1.5 SP x # of 2BD/3BD =		
		TOTAL PARKING REQUIRED		377 SP	
		TOTAL PARKING SPACES WITH SHARE	ED.		
		PARKING REDUCTION	357 SP MIN		364 SP
		*Refer to Shared Parking Table			
9)	BICYCLE STORAGE	BICYCLE PARKING SPACE	Min. 5 bicycles for eac		14 @ Ground Floor
3)	DIGTOLE STORAGE	BICTCEL FARRING SFACE	250 parking spaces =	7	
10)	LOADING	Article 5, Division 14 - Table D	Nonresidential floor area \leq 199,	999 sq. ft.:	1 (one)
			1 (one)		
				22 SF	18,142 SF
	MIXED USE	GROUND FLOOR (8% MIN)	SHARED SUPPORT AREAS		7,399 SF
44				25,399 SF (MIN)	
11)	(Relef to wilked Use				14,797 SF
	Diagram" to left)	ELSEWHERE (7% MIN) SHARED SUPPORT AREAS 22 224 SE (MIN)		11,938 SF 26,735 SF	
		SUB TOTAL 22,224 SF (MIN) TOTAL (15% MIN) 47,623 SF (MIN)			
	*Article 4, Table 1			269,866 SF	
	Reference 5	RESIDENTIAL (85% MAX)		(MAX)	267,157 SF
			DENSITY: 125 PER ACRE MAX =125		263 UNITS
12)	UNITS & LIVE/WORK		LIVE/WORK		22 LIVE/WORK
			TOTAL		TOTAL = 285
		* Setback and stepback relief is being reques	ted pursuant to the Mediterranean Design	and PAD process	ies.

LOT 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 AND 27, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 28 OF SAID PLAT OF CORAL GABLES, CRAFTS SECTION; THENCE RUN NORTH 86 DEGREES 12 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID BLOCK 28, FOR 429.78 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 15.93 FEET THROUGH A CENTRAL ANGLE OF 91 DEGREES 15 MINUTES 51 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH 02 DEGREES 31 MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF SAID BLOCK 28, FOR 180.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 15.49 FEET THROUGH A CENTRAL ANGLE OF 88 DEGREES 44 MINUTES 09 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH 86 DEGREES 12 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 28, FOR 470.22 FEET TO THE SOUTHWEST CORNER OF LOT 27, OF SAID BLOCK 28; THENCE NORTH 02 DEGREES 31 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF LOT 27 OF SAID BLOCK 28, FOR 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 27; THENCE NORTH 86 DEGREES 12 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF LOT 27 OF SAID BLOCK 28, FOR 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 27; THENCE NORTH 02 DEGREES 31 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF LOT 5 OF SAID BLOCK 28, FOR 100.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 91,933 SQUARE FEET (2.110

SHARED PARKING CALCULATION					
WEEKDAY		WEEKDAY WEEKEND			
REQUIRED DAY: EVENING: NIGHT: DAY:	LAND USE	DAY: EVENING: NIGHT: DAY: EVENING:		NIGHT:	
		Percentage	Parking Spaces	Percentage	Parking Spaces
355 SP 60% 213.0 90% 319.5 100% 355.0 80% 284.0 90%	RESIDENTIAL	90%	319.5	100%	355.0
22 SP 100% 22.0 10% 2.2 5% 1.1 10% 2.2 5%	OFFICE	5%	1.1	5%	1.1
377 SP 235 SP 322 SP 357 SP 287 SP	TOTAL		321 SP		357 SP
355 SP 60% 213.0 90% 319.5 100% 355.0 80% 284.0 90% 22 SP 100% 22.0 10% 2.2 5% 1.1 10% 2.2 5%	OFFICE	90%	319.5 1.1	100%	

LEGAL DESCRIPTION

UNIT MIX			
UNIT TYPE	AVG. AREA	COUNT	PERCENT
TH (L/W)	1,676 SF	18	6%
STUDIO	631 SF	12 units	4%
STUDIO (L/W)	688 SF	2 units	1%
1 BD	777 SF	165 units	58%
1 BD (L/W)	737 SF	1	0%
2 BD	1,130 SF	75 units	26%
2 BD (L/W)	1,241 SF	1	0%
3 BD	1,449.88	11 units	4%
TOTAL		285	100%



CORWILARCHITECTS 4210 LAGUNA ST. CORAL GABLES FL. 33146 LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 OWNER:

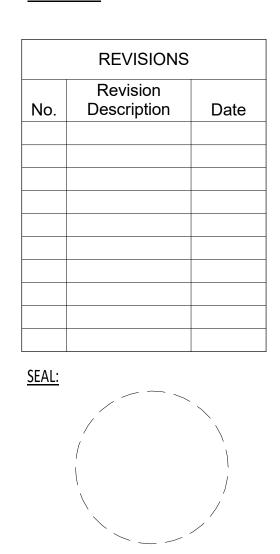


6400 Congress Avenue, Suite 1050 Boca Raton, FL 33487

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<u>PHASE:</u> DRC SUBMITTAL

PERMIT No.:

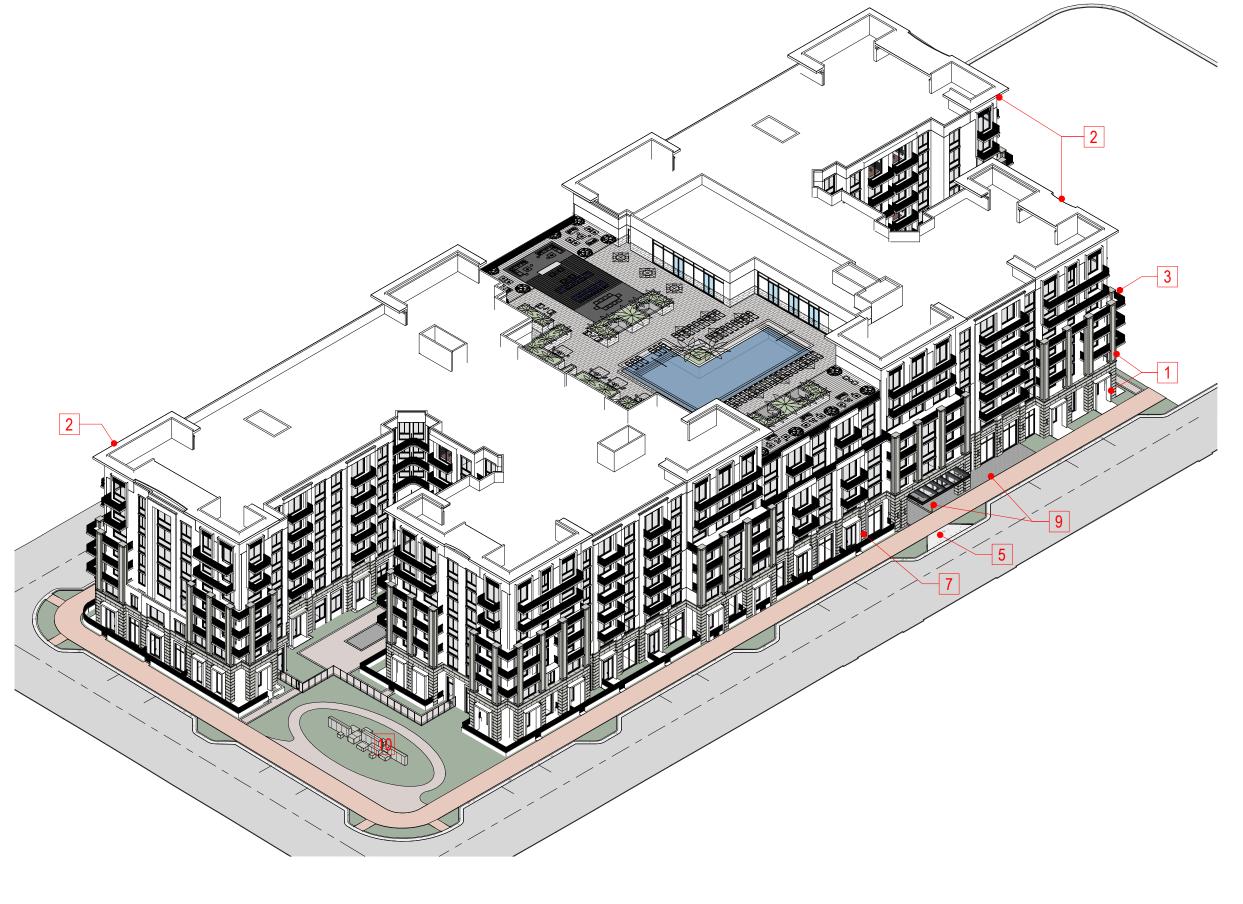


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AMC	<u>PPR BY:</u>
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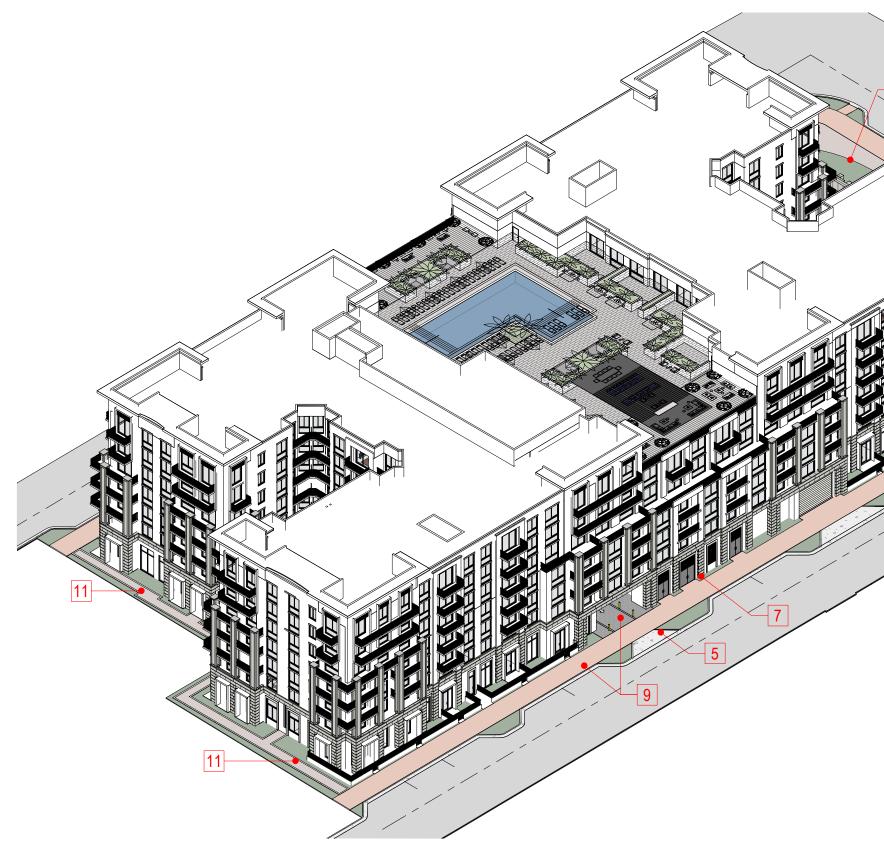
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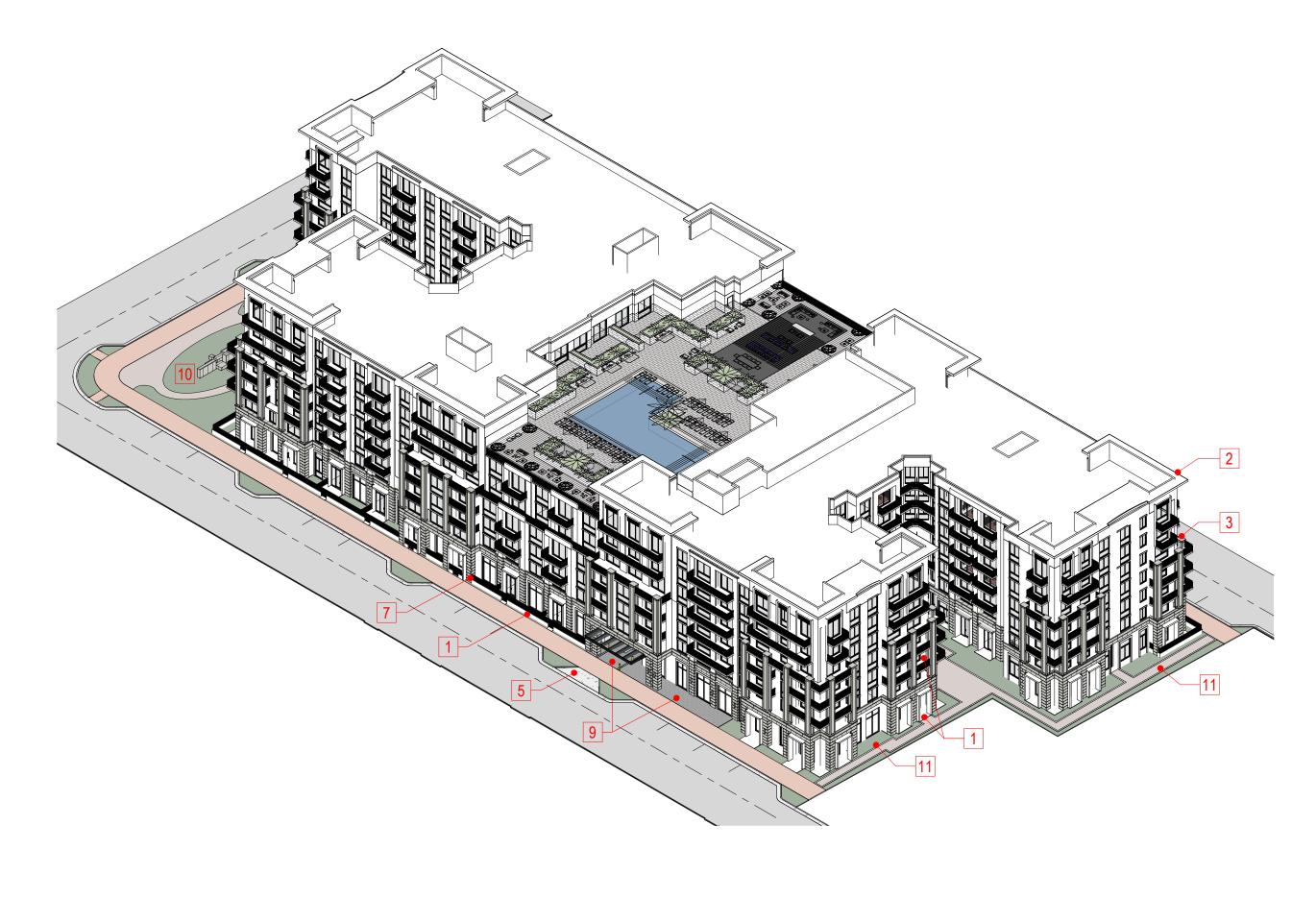


NE VIEW

SCALE:







NW VIEW



	2
	3

	MEDITERRANEAN A	RCHITECTUR	RAL DESIGN
	TABLE 1. REQUIE	RED STANDA	RDS
REF.	TYPE	PROVIDED	SHEET REFERENCE
1.	ARCHITECTURAL ELEMENTS ON BUILDING FACADES	YES	SEE A-3.00 - A-3.03
2.	ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL	YES	SEE A-2.00 & A-3.00 - A-3.03
3.	ARCHITECTURAL RELIEF ELEMENTS LOCATED ON THE TOP OF BUILDINGS.	YES	SEE A-3.00 - A-3.03
4.	BICYCLE STORAGE	YES	SEE A-2.00
5.	BUILDING FACADES	YES	SEE A-3.00 - A-3.03
6.	BUILDING LOT COVERAGE	N/A	N/A
7.	DRIVE THROUGH FACILITIES	N/A	N/A
8.	LANDSCAPE OPEN SPACE AREA	YES	SEE A-1.06
9.	LIGHTING,STREET.	YES	SEE LANDSCAPE SHEETS
10.	PARKING GARAGES.	YES	SEE A-2.00
11.	PORTE-COCHERES	N/A	N/A
12.	SIDEWALKS/PEDESTRIAN ACCESS	YES	SEE A-2.00
13.	SOIL, STRUCTURAL	YES	SEE LANDSCAPE SHEETS
14.	WINDOWS ON MEDITERRANEAN BUILDINGS	YES	SEE A-3.00 - A-3.03



CORWILARCHITECTS 4210 LAGUNA ST. CORAL GABLES FL. 33146 LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 <u>OWNER:</u>

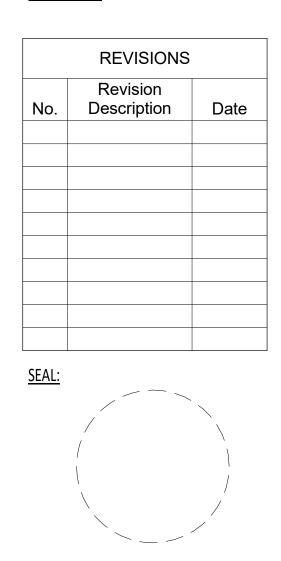


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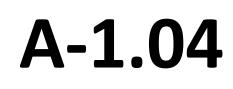
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TABI	E 2. ARCHITECTURAL AND PUBL	IC REALM S	TANDARDS (80F12 REQUIRED)
REF.	TYPE	PROVIDED	SHEET REFERENCE
1.	ARCADES AND/OR LOGGIAS	YES	SEE A-2.00
2.	BUILDING ROOFLINES	YES	SEE A-3.00 - A-3.03
3.	BUILDING STEPBACKS	YES	SEE A-3.00 - A-3.03 AND RENDERINGS
4.	BUILDING TOWERS	N/A	N/A
5.	DRIVEWAYS	YES	SEE A-2.00
6.	LIGHTING OF LANDSCAPING	YES	SEE LANDSCAPE SHEETS
7.	MATERIALS ON EXTERIOR BUILDING FACADES	YES	SEE A-3.00 - A-3.03
8.	OVERHEAD DOORS	N/A	N/A
9.	PAVER TREATMENTS	YES	SEE A-2.00 AND LANDSCAPE
10.	PEDESTRIAN AMENITIES	YES	SEE A-2.00 AND LANDSCAPE
11.	PEDESTRIAN PASS- THROUGHS/PASEOS ON PROPERTIES CONTIGUOUS TO ALLEYS AND/OR STREETS	YES	SEE A-2.00 AND LANDSCAPE
12.	UNDERGROUND PARKING	N/A	N/A

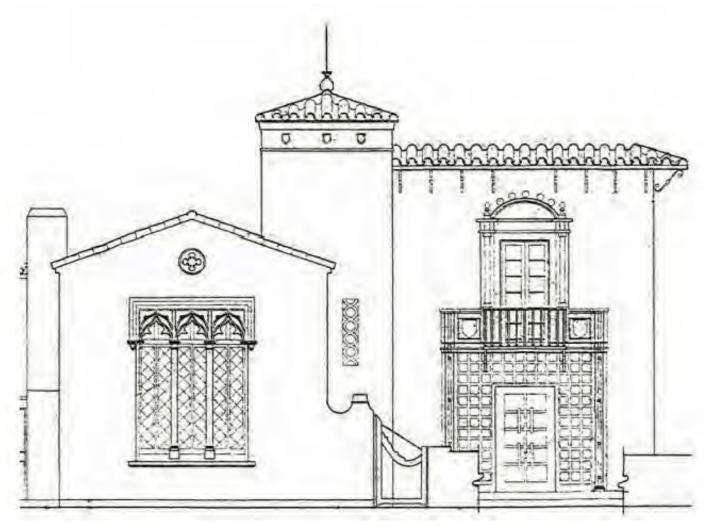
MEDITERRANEAN ARCHITECTURAL DESIGN

* NUMBERS IN DIAGRAM REPRESENT ITEMS FROM TABLE 2

HISTORICAL REFERENCE

THE PROPOSED BUILDING DRAWS ELEMENTS THAT MIRROR THE ASTHETIC OF CORAL GABLES AND ITS HISTORY.

THE OVERALL DESIGN USES THE BUILDING COMPONENTS USED IN THE H. GEORGE FINK OFFICES, INCORPORTATING ELEVATION AND MASSING SHIFTS PAIRED WITH HORIZONTAL AND VERTICAL ELEMENTS TO SOFTEN THE FACADE OF THE BUILDING.



THE PROJECT PROPOSES USING TWO ROOF TOP AREAS FOR COMMUNAL GATHERING THAT ARE FRAMED BY COLUMNS AND OVERHANGING ELEBEMTS, GIVING AN ABOVE GROUND OPEN AIR RELIEF TO THE BUILDING. SIMILAR TO THE SAN SEBASTIAN APARTMENTS, THE SPACE IS ELEVATED OVERLOOKING A PRINCIPLE ELEVATION OF THE BUILDING.

BY USING COLUMNS AT THE GROUND LEVEL UP THROUGH THE SECOND LEVEL, THE BUILDING PROPOSES A COVERED TERRACE WHICH OVERLOOKS THE COURTYARD. AT GROUND LEVEL, THE RETAIL SPACES COME TOGETHER IN A VIEWING ARCADE FRAMED BY THE COLUMNS, AS WAS DONE IN THE COLANNADE HOTEL.





H. GEORGE FINK OFFICE



SAN SEBASTIAN APARTMENTS

COLANNADE HOTEL





CORWILARCHITECTS 4210 LAGUNA ST. CORAL GABLES FL. 33146 LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 <u>OWNER:</u>

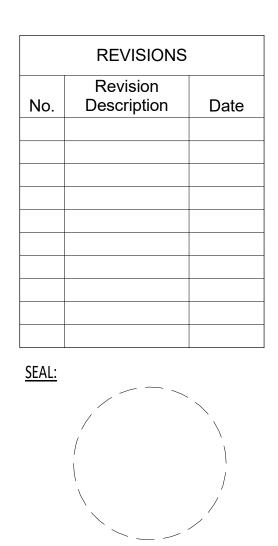


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Т	ABL	.E 1			
1.	✓	✓	 ✓ 	Architectural elements on building facades.	Similar exterior architectural relief elements shall be buildings. No blank walls shall be permitted unless applicable City, State and Federal requirements (i.e etc). Parking garages shall include exterior architec with buildings or structures that occupy the same p
		I	Req	uirement Satisfied	The project incorpoarates various architectural relies not have any blank walls. Each facade contains with and horizontal deisgn elements, as well as different garage is fully lined by active uses. Please see adju-
2.	✓	✓	✓	Architectural relief elements at street level.	On any building facades fronting streets, where an is located, one (1) or more of the following design f the street level: a. Display windows or retail display area; b. Landscaping; and/or c. Architectural relief elements or ornamentation.
			Req	uirement Satisfied	The project houses landscaping and architectural r of the ground floor. Please see adjacent elevations
3.		✓		Architectural elements located on the top of buildings.	 Exclusion from height. The following shall be exclusion building height in C, A and M-Use Districts: a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. Roof structures used only for ornamental and/or are a combined area of twenty-five (25%) percent of the Such exclusion shall be subject to the provisions the exceed a height of more than twenty-five (25) feet a commercial buildings in the Central Business Districts structure shall exceed one-third (1/3) of the allowable
		I	Req	uirement Satisfied	The combined asthetic roof structures do not exceed immediate floor below. The mechanical parapet do total building height. Please see adjacent elevation
4.	✓	✓	✓	Bicycle storage.	To encourage the use of bicycles, bicycle storage for provided. A minimum of five (5) bicycle storage spatter two hundred and fifty (250) parking spaces or fraction
		I	Req	uirement Satisfied	Bike racks (14) provided at ground level. Please se
5.	√	✓	✓	Building facades.	Facades in excess of one hundred and fifty (150) for vertical breaks, stepbacks or variations in bulk/mas hundred (100) foot intervals.
			Req	uirement Satisfied	Please see elevations, and diagram.
6.	\checkmark	\checkmark	\checkmark	Building lot coverage.	No minimum or maximum building lot coverage is r
		I	Req	uirement Satisfied	

be provided on all sides of all ss required pursuant to (i.e., Fire and Life Safety Code, ectural treatments compatible property and/or street.

liefs on all facades, and does vindow and glass breaks, vertical ent planes of view. Parking djacent elevations and plans.

n adjoining pedestrian sidewalk features shall be included at

I relief elements on the majority ns and plans.

luded from computation of

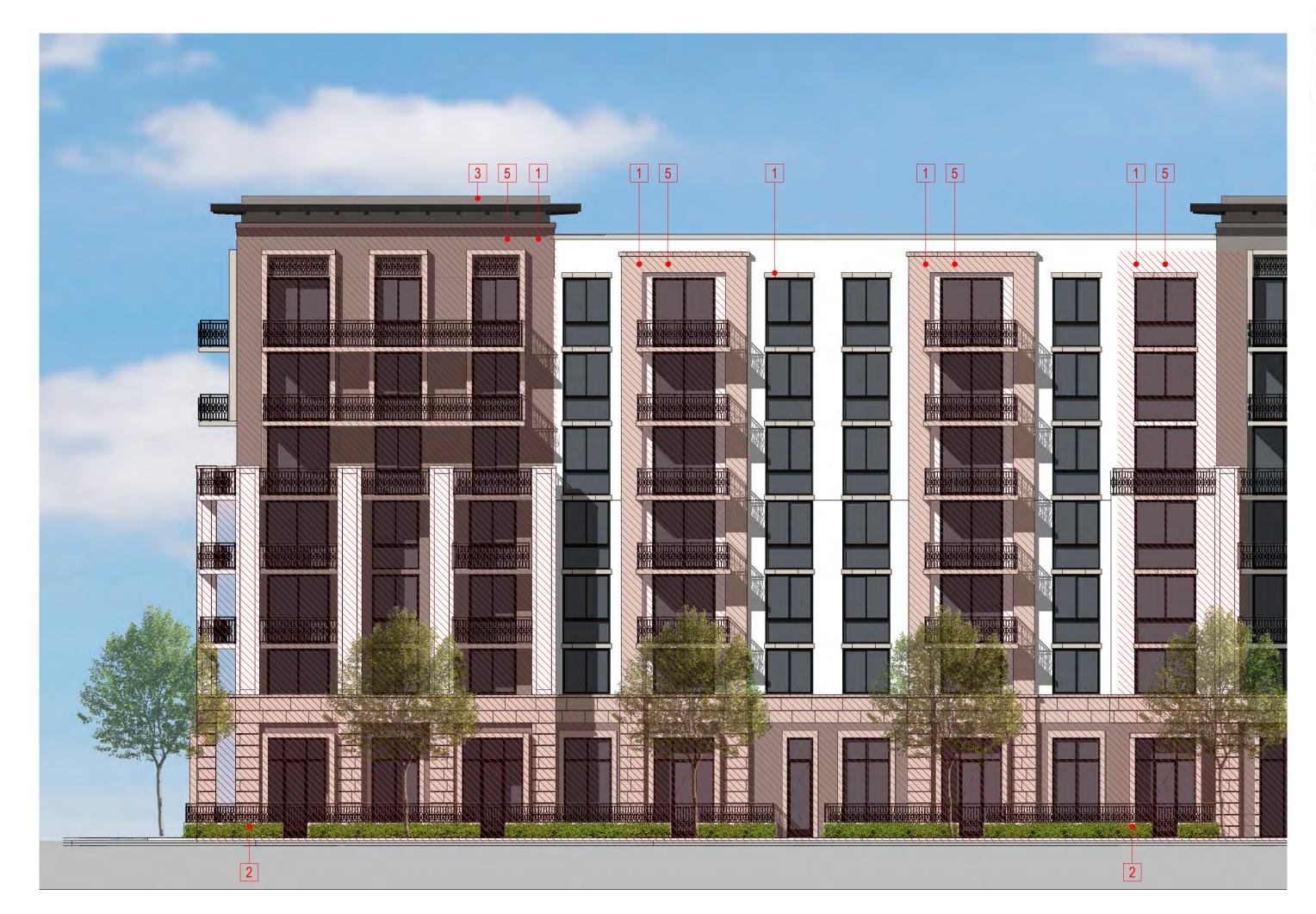
aesthetic purposes not exceeding the floor area immediately below. that no such structure shall t above the roof, except for trict (CBD) where no such able total building height.

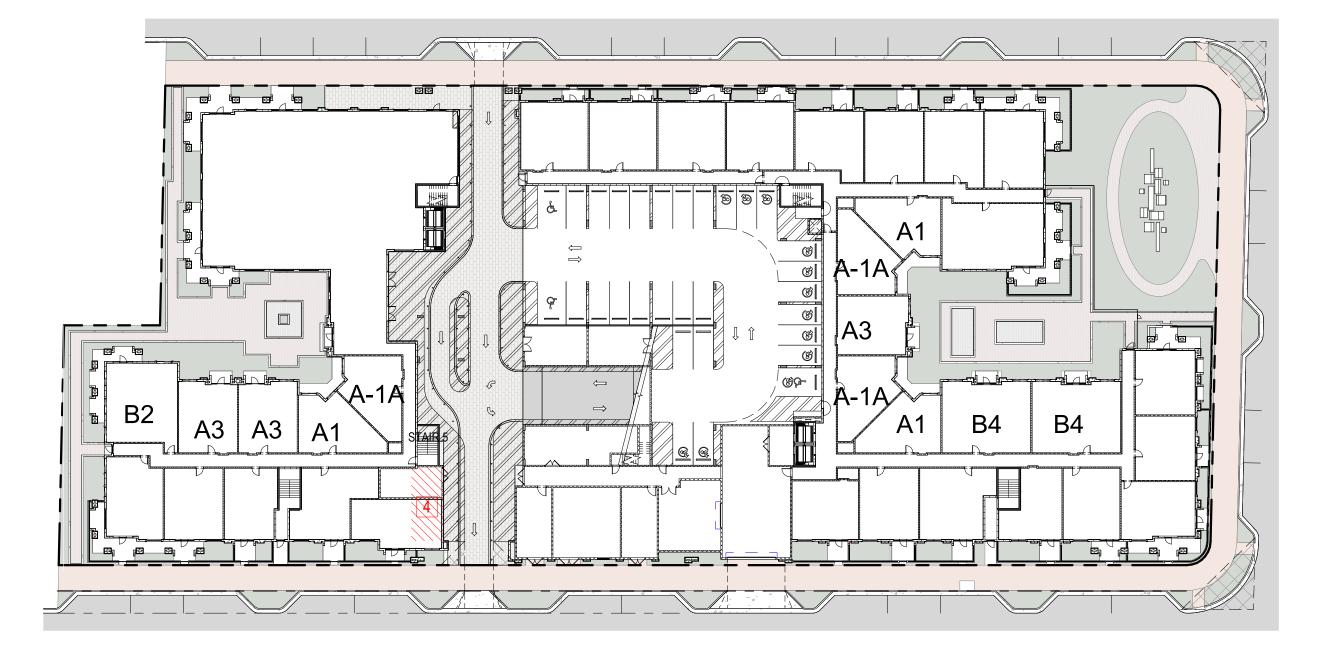
eed more than 25% of the loes not exeed more 1/3 of the ons and plans.

e facilities (racks) shall be paces shall be provided for each ction thereof.

see adjacent plan.

feet in length shall incorporate assing at a minimum of one





s required.



CORWILARCHITECTS 4210 LAGUNA ST. CORAL GABLES FL. 33146 LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 <u>OWNER:</u>

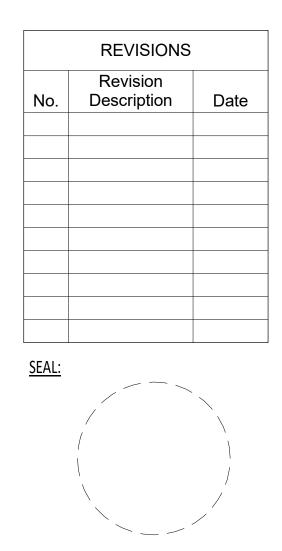


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T	ABL	.E 1			
7.	✓	✓	✓	Drive through facilities.	Drive through facilities including but not limited to be pharmacies, dry cleaners, etc. are prohibited access Boulevard from S.W. 8th Street to Bird Road, Miracl to LeJeune Road, and Alhambra Circle from Dougla
		F	Requ	irement Satisfied	The project does not have any drive through facilitie
8.	√	√	√	Landscape open space area.	Each property shall provide the following minimum I (percentage based upon total lot area):
					 a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential propertie The total area shall be based upon the total lot area be provided at street level, within the public right-of- boxes, planters, etc.
		F	Requ	irement Satisfied	Refer to sheet A-1.06 for Open Area diagram and a
9.	 ✓ 	✓	 ✓ 	Lighting street.	Street lighting shall be provided and located on all s of fixture shall be the approved City of Coral Gables location/spacing, etc. shall be the subject to review Department of Public Works.
		F	Requ	irement Satisfied	Lighting shall be provided as required.
10.		✓	✓	Parking garages.	Ground floor parking as a part of a multi-use building street. ADA parking is permitted on the ground floor permitted on secondary/side streets and shall be ful structure and/or shall be surrounded by retail uses a Ground floor parking is permitted on alley frontages to accommodate pedestrian access to all adjacent s
		F	Requ	uirement Satisfied	The project's parking garage is lined by active uses Ground floor parking is proposed to be enclosed an
11.	√	√	✓	Porte-Cocheres.	Porte-cocheres are prohibited access to/from Ponce S.W. 8th Street to Bird Road, Miracle Mile from Dou Road, and Alhambra Circle from Douglas Avenue to
		F	Requ	irement Satisfied	No porte-cocheres contemplated in the project.
12.		✓	✓	Sidewalks/ pedestrian access.	All buildings, except accessory buildings, shall have entrances oriented towards adjoining streets. Pedes sidewalks shall be provided from all pedestrian acce to one another to form a continuous pedestrian netw facilities, parking garages entrances, etc. Wherever separated from vehicular traffic.
		F	Requ	irement Satisfied	All pedestrian entrances are facing streets. Each wa exterior side of the project, as well as the interior co seperated from pedestrian walkways through island

banking facilities, restaurants, ess to/from Ponce de Leon cle Mile from Douglas Avenue las Avenue to LeJeune Road.

ies.

landscape open area

ties. ea. This landscape area can of-way, elevated areas, planter

area percentages.

streets/rights-ofway. The type es light fixture and and approval by the

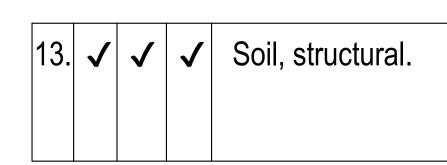
ing shall not front on a primary or. Ground floor parking is ully enclosed within the and/or residential units. es. Parking facilities shall strive t street(s) and alleys.

es and away from primary streets. and not visible from any streets.

ce de Leon Boulevard from buglas Avenue to LeJeune to LeJeune Road.

ve their main pedestrian estrian pathways and/or cess points and shall connect twork from buildings, parking er possible pathways shall be

walkway is connected on the courtyard. All vehicular traffic is nds, landscape and hardscape.



Requirement Satisfied

 $|14.|\checkmark|\checkmark|\checkmark||$ Windows on Mediterranean

buildings.

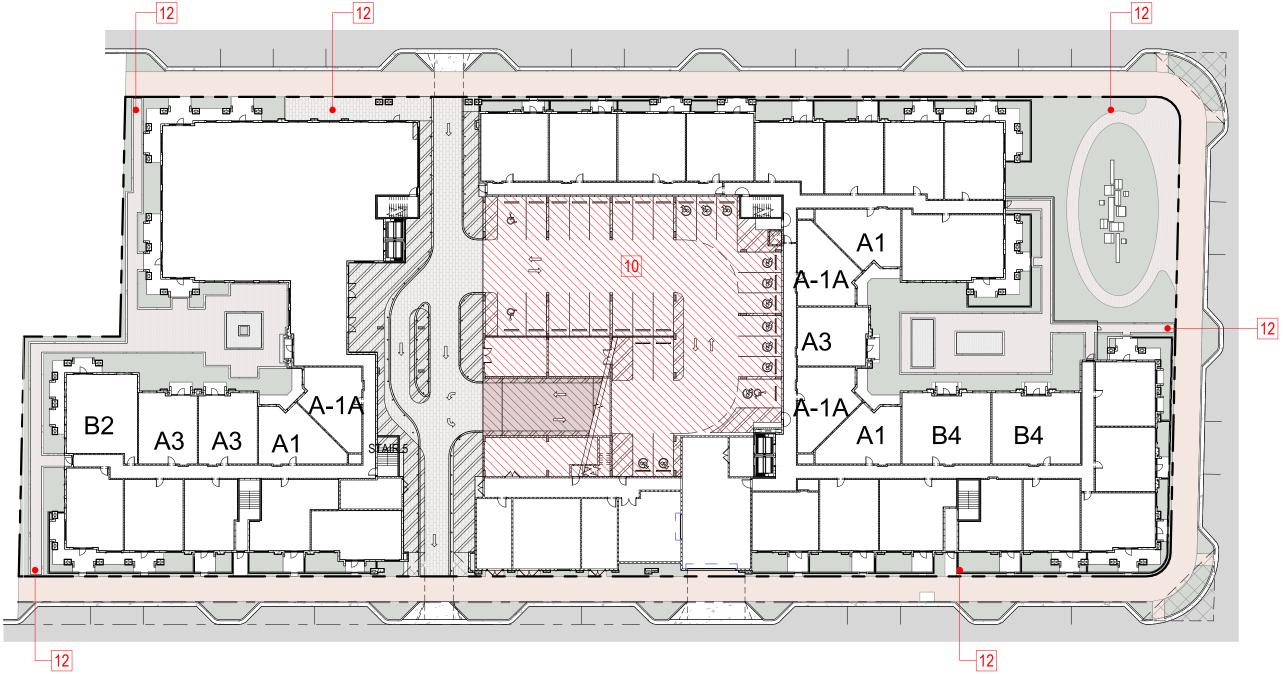
Requirement Satisfied

Department.

The project shall comply with requirements.

Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.

The project shall comply with requirements.



Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service



CORWILARCHITECTS 4210 LAGUNA ST. CORAL GABLES FL. 33146 LIC.NO. AA-C002151 T.305.448.7383

PROJECT: ALEXAN CRAFTS

330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 OWNER:

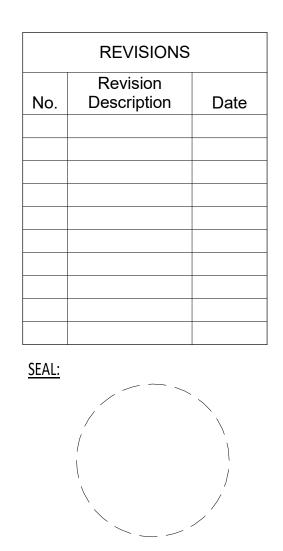


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TA	BLE	Ξ2			
1.				Arcades and/or loggias.	Arcades, loggias or covered areas constructed adja perpendicular to building to provide cover and prote pedestrian passageways, sidewalks, etc. thereby p passage/use. Limitations of encroachments on corr required to control view corridors and ground storie Awnings or other similar items do not satisfy these
		Re	quire	ement Satisfied	The project incorporates covered drop off areas as along Catalonia and Malaga avenues.
2.	\checkmark	\checkmark	\checkmark	Building rooflines	Incorporation of horizontal and vertical changes in
		Re	quire	ement Satisfied	The project makes use of vertical and horizontal elements main roof line. The roof line also follows the change projections seen on the elevations.
3.	\checkmark	√	✓	Building stepbacks	Stepbacks on building facades of the building base further reduce the potential impacts of the building
		Re	quire	ement Satisfied	The project provides 2 principle stepbacks to estab and top areas.
5.	✓	✓	✓	Driveways	Consolidation of vehicular entrances for drive-throus service bays and loading/unloading facilities into or reduce the amount of vehicular penetration into per adjoining rights-of-way.
		Re	quire	ement Satisfied	The project shall consolidate all driveways into two reduce pedestrian interference: 1 - parking garage & covered drop off area entranc 2 - parking garage & covered drop off area exit at the
6.	√	✓	√	Lighting of landscape	Uplighting of landscaping within and/or adjacent to sidewalks, plazas, open spaces, etc.).
		Re	quire	ement Satisfied	Exterior scones shall be placed on pillars and colur Landscaping will be well lite and comply with requir
7.	✓	√	√	Materials on exterior building facades.	The use of natural materials shall be incorporated i exterior surfaces of building. This includes but not I marble, granite, keystone, etc.
		Re	quire	ement Satisfied	The project will make use of natural materials, and

djacent, parallel, and/or otection from the elements for promoting pedestrian orners of buildings may be ries building bulk and massing. e provisions.

as well as a covered galleries

the building roofline.

elements that lead up to the ge in elevation recesses and

se, middle and/or top facade to bulk and mass.

ablish the building main, middle

ough facilities, garage entrances, one (1) curb cut per street to edestrian sidewalks and

o locations, in an effort to

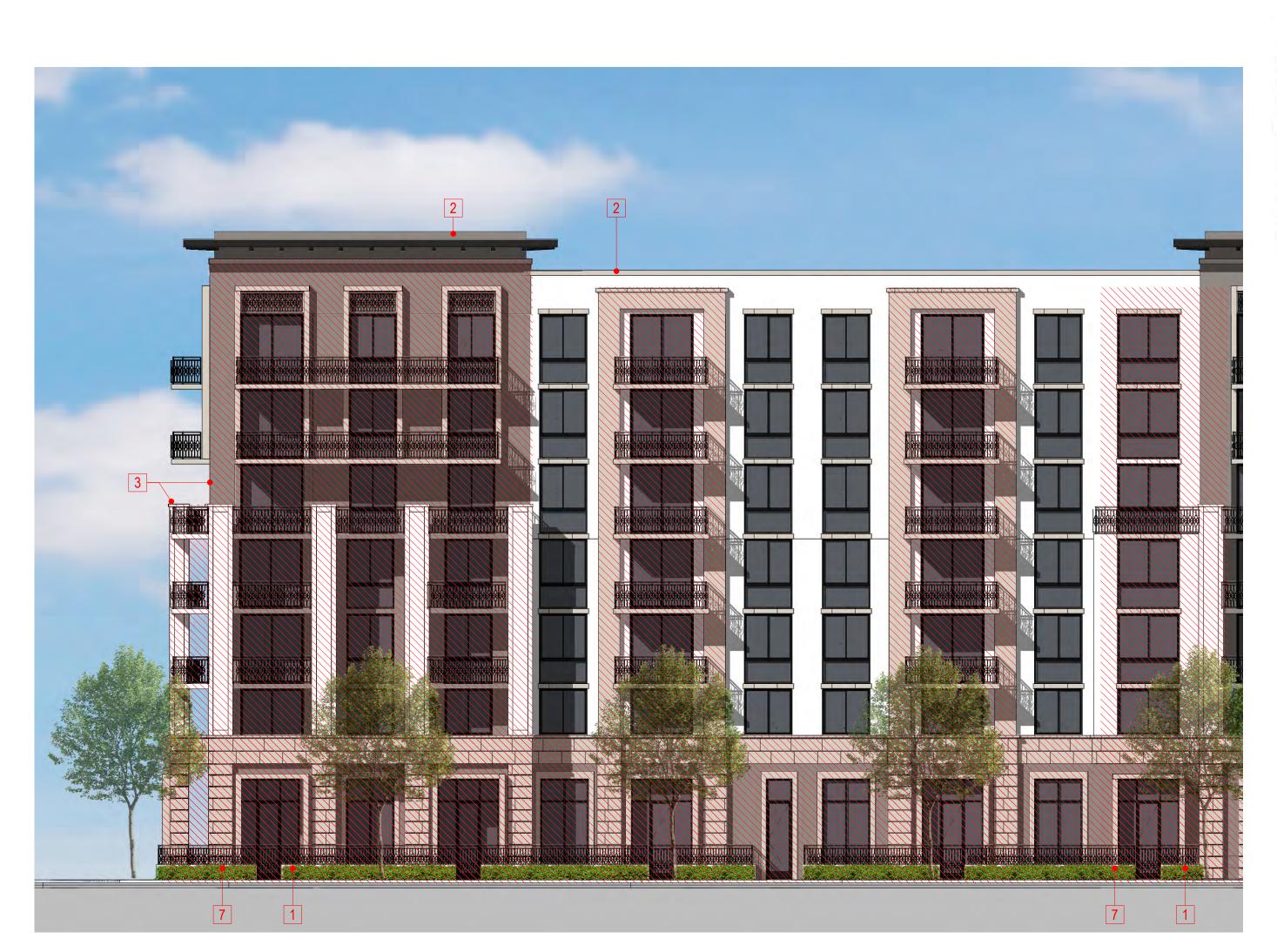
nce at the Catalonia Ave. (North) t the Malaga Ave. (South)

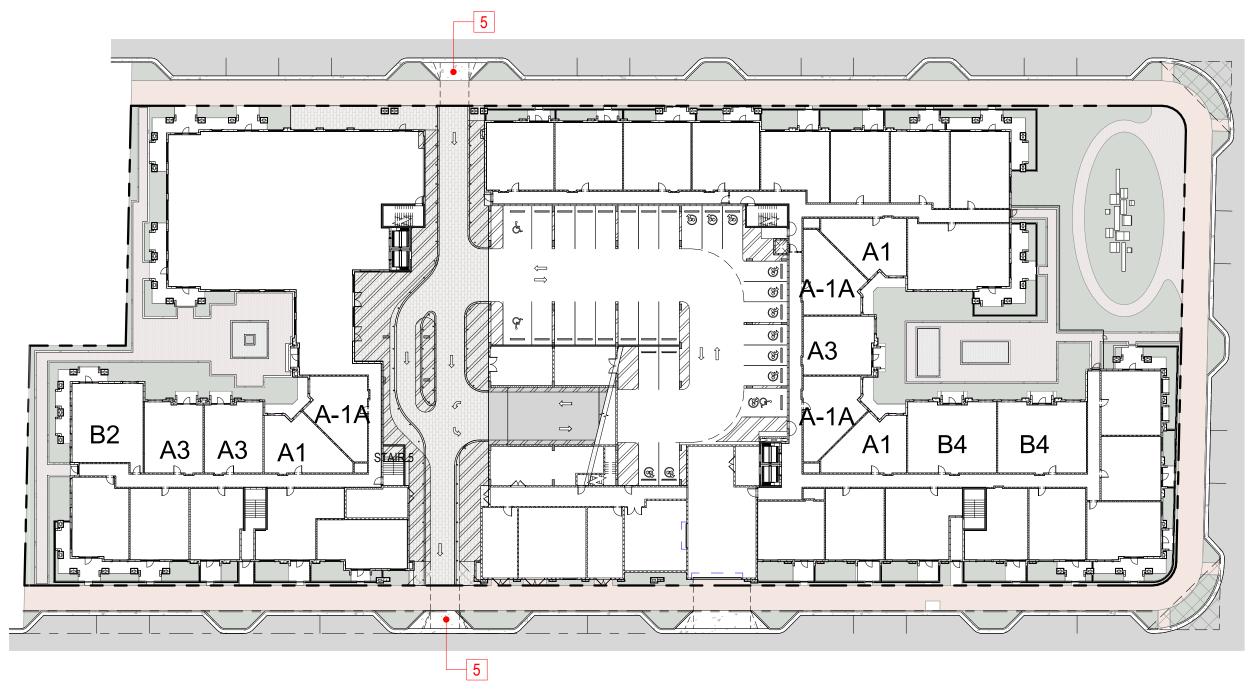
to pedestrian areas (i.e.,

umns facing all pedestrian areas. uirements.

into the base of the building on limited to the following:

The project will make use of natural materials, and will comply with requirements.







CORWILARCHITECTS 4210 LAGUNA ST. CORAL GABLES FL. 33146 LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

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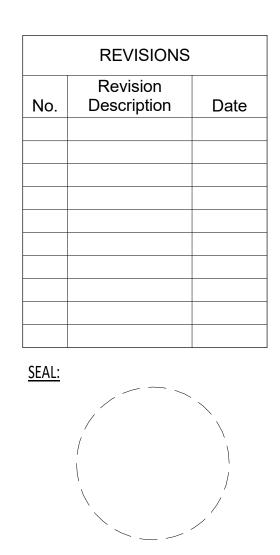


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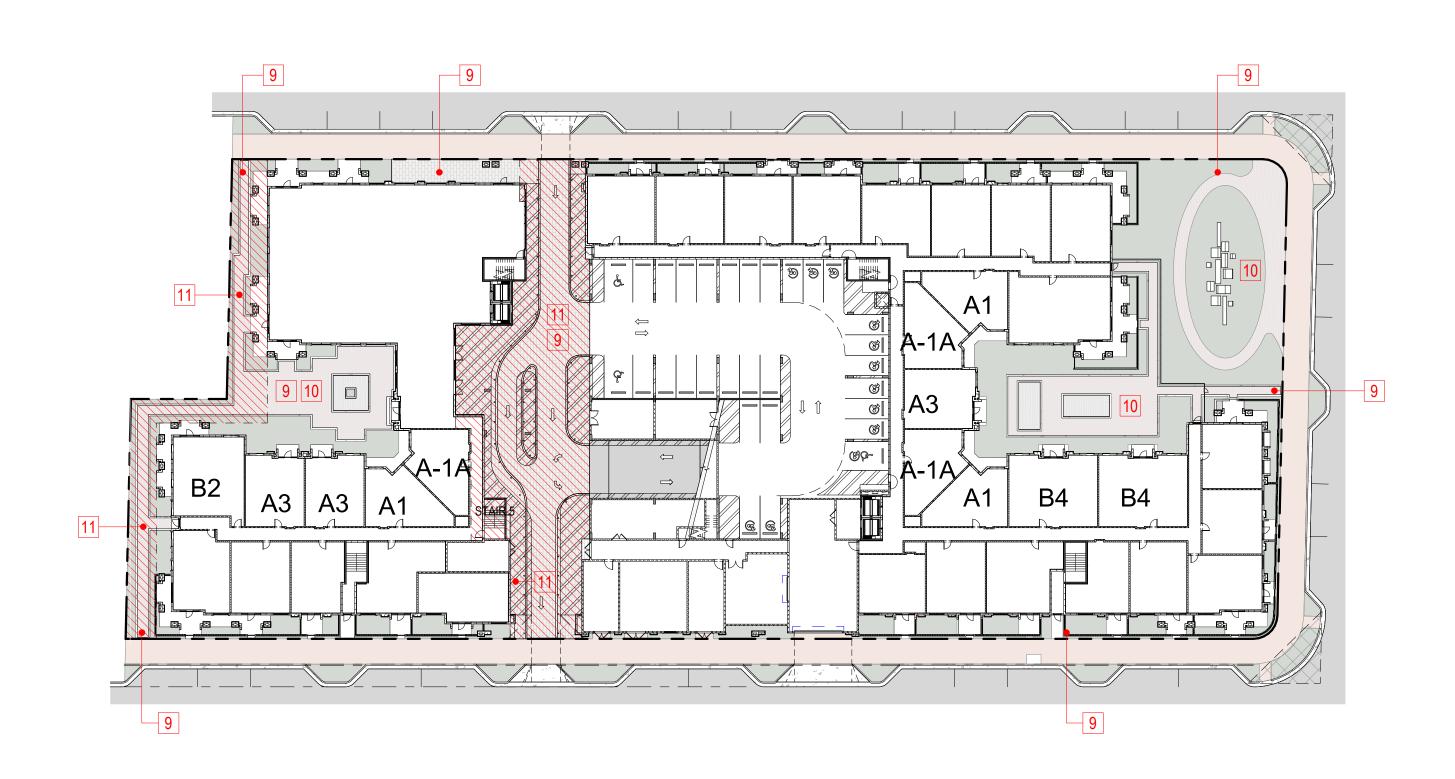
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TA	BLI	E 2			
9.	✓		✓	Paver treatments	Inclusion of paver treatments in all of the following a. Driveway entrances minimum of ten (10%) percer b. Sidewalks. Minimum of twenty-five (25%) percer surface. The type of paver shall be subject to Public Works approval. Poured concrete color shall be Coral Gal
		Red	quire	ement Satisfied	The project shall make use of pavers throughout per and clean fashion. The pavers will be made for high city of Coral Gables design criteria. Please see lan
10.	✓		✓	Pedestrian amenities.	 Pedestrian amenities on both private property and/including a minimum of four (4) of the following: a. Benches. b. Expanded sidewalk widths beyond the property c. Freestanding information kiosk (no advertising st d. Planter boxes. e. Refuse containers. f. Public art. g. Water features, fountains and other similar wate mounted. Above amenities shall be consistent in design and Gables Master Streetscape Plan.
		Red	quire	ement Satisfied	The project shall make use of public benches, was consitant with overall landscaping design, and wate landscape and adjacent floor plans for layout.
11.				Pedestrian passthroughs/ paseos on properties contiguous to alleys and/or streets.	Pedestrian pass-throughs provided for each two hu or fraction thereof of building frontage provided on and/or streets or other publicly owned properties. E and fifty (250) feet in size shall provide a minimum pass-throughs shall be subject to the following: a. Minimum of ten (10) feet in width. b. Include pedestrian amenities as defined herein. In lieu of providing one (1) pass-through of ten (10) hundred and fifty (250) feet of building frontage, two combined to provide one (1) twenty (20) foot wide p
		Red	quire	ement Satisfied	The project contemplates paseos and public courty Coral Gables design criteria.

- locations:
- cent of total paving surface.
- ent of total ground level paving
- ables Beige.
- pedestrian areas, in a consititant igh traffic use, and abide by the andscaping plans for information.
- d/or public open spaces
- y line. shall be permitted).
- ter features. Ground and/or wall
- d form with the City of Coral
- aste receptacles, planter boxes ater features. Please see
- hundred and fifty (250) linear feet n properties contiguous to alleys Buildings less than two hundred m of one (1) pass through. The
- 0) feet in width every two wo (2) pass-throughs can be e pass-through.
- rtyards complying with City of





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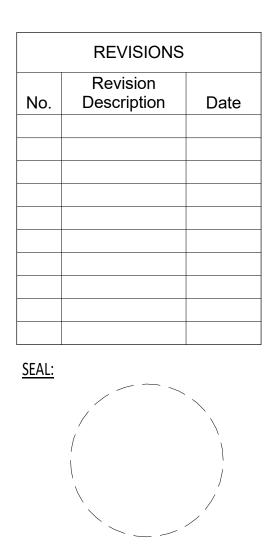


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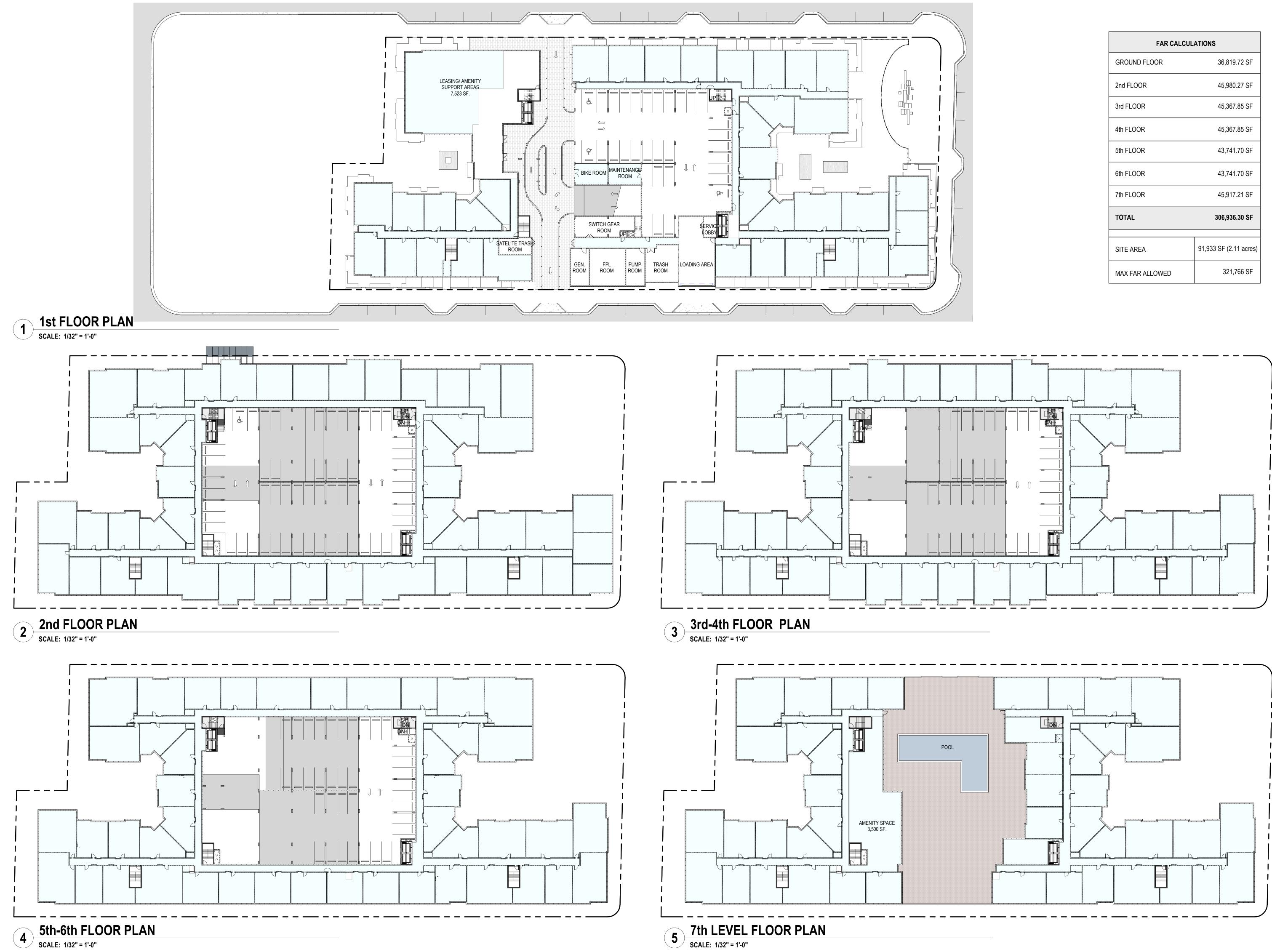
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FAR CALCULATIONS					
GROUND FLOOR	OUND FLOOR 36,819.72 SF				
2nd FLOOR	45,980.27 SF				
3rd FLOOR	45,367.85 SF				
4th FLOOR	45,367.85 SF				
5th FLOOR	43,741.70 SF				
6th FLOOR	43,741.70 SF				
7th FLOOR	45,917.21 SF				
TOTAL	306,936.30 SF				
SITE AREA	91,933 SF (2.11 acres)				
MAX FAR ALLOWED	321,766 SF				



PROJECT:

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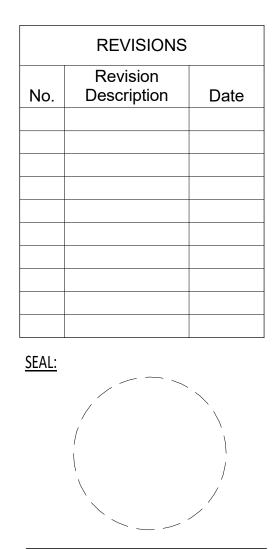


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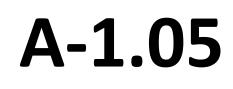
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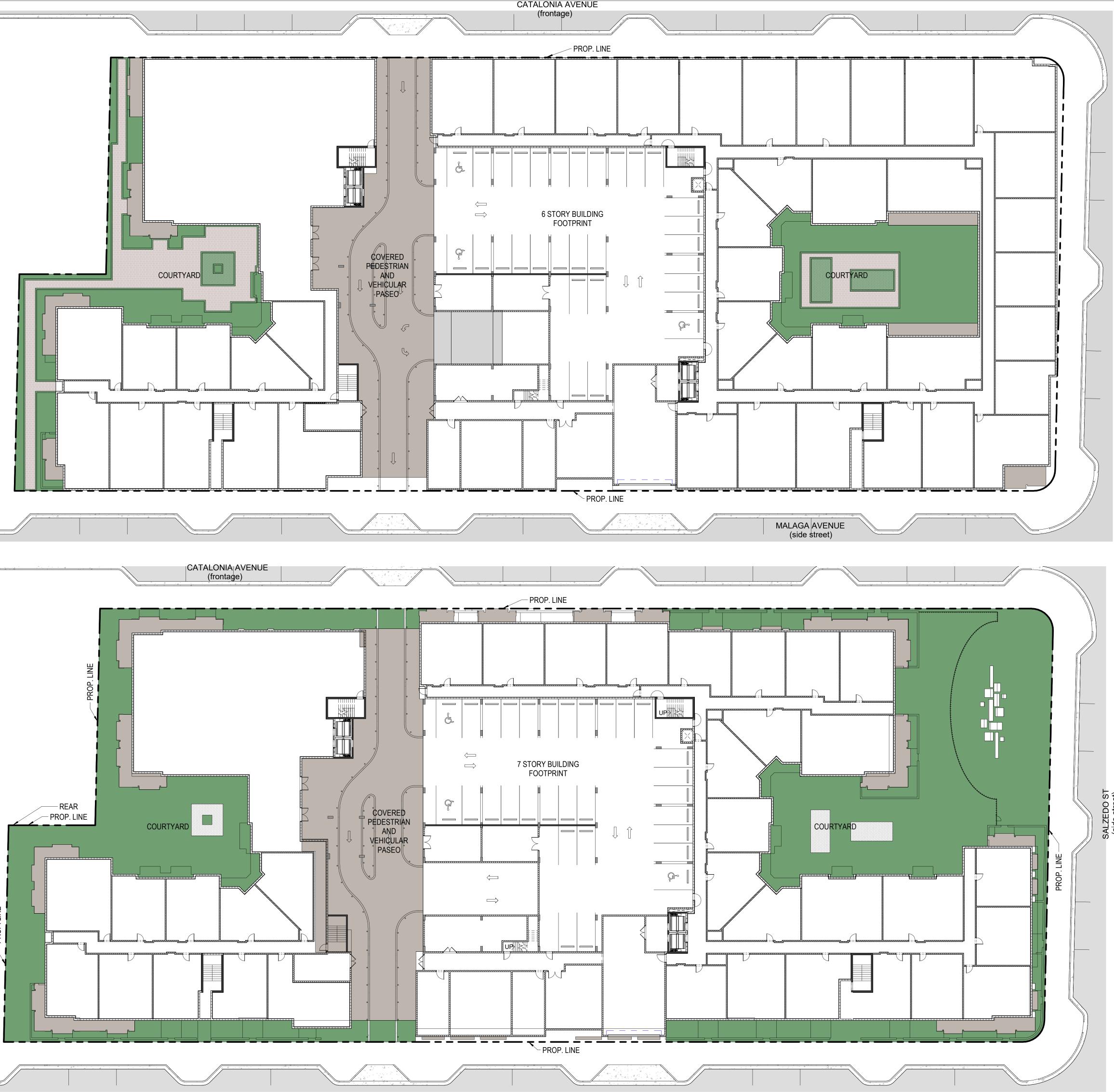
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LEGEND (6 ST)		
PROPOSED OPEN SPACE (INCLUDING COURTYARD)
PROPOSED COVERED OF (INCLUDING PEDESTRIAN		-
PROPOSED BUILDING FOOTPRINT FOR REFERE	INCE	
OPEN SPACE CALCULATION		IN. JIRED
LAND AREA (91,933 SF) X 10%	9,193	3 SF
TOTAL MINIMUM OPEN SPACE REQUIRED	9,193	32 SF (10%)
	PROV	/IDED
OPEN TO SKY (INCLUDING COURTYARD)	10,229 SF	11%
COVERED OPEN SPACE (INCLUDING ARCADES/DRIVE AISLE)	8,681 SF	4%
TOTAL OPEN SPACE PROVIDED	18,910 SF	15%



PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 OWNER:



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OPEN SPACE DIAGRAM (PUBLIC BENEFIT EXHIBIT)

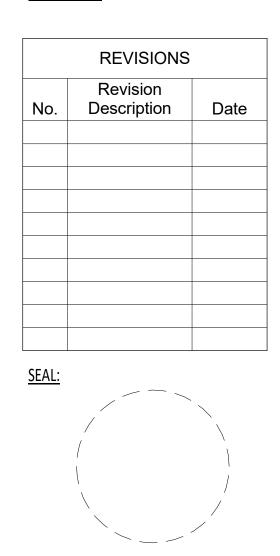
OPEN SPACE DIAGRAM (6 STORY) SCALE: 3/64" = 1'-0"

LEGEND (7 ST)		
PROPOSED OPEN SPACE (INCLUDING COURTYARD)
PROPOSED COVERED OPEN SPACE AREAS (INCLUDING PEDESTRIAN AND VEHICULAR PASEO)		
PROPOSED BUILDING FOOTPRINT FOR REFRENCE		
OPEN SPACE CALCULATION		IN. JIRED
LAND AREA (91,933 SF) X 20%	18,387 SF	
TOTAL MINIMUM OPEN SPACE REQUIRED	18,378 SF (20%)	
	PROV	/IDED
OPEN TO SKY (INCLUDING COURTYARD)	21,508 SF	23%
COVERED OPEN SPACE (INCLUDING ARCADES/DRIVE AISLE)	7,736 SF	8%
TOTAL OPEN SPACE PROVIDED	32,718 SF	31%

OPEN SPACE DIAGRAM (7 STORY) SCALE: 3/64" = 1'-0"

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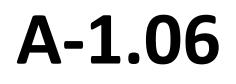
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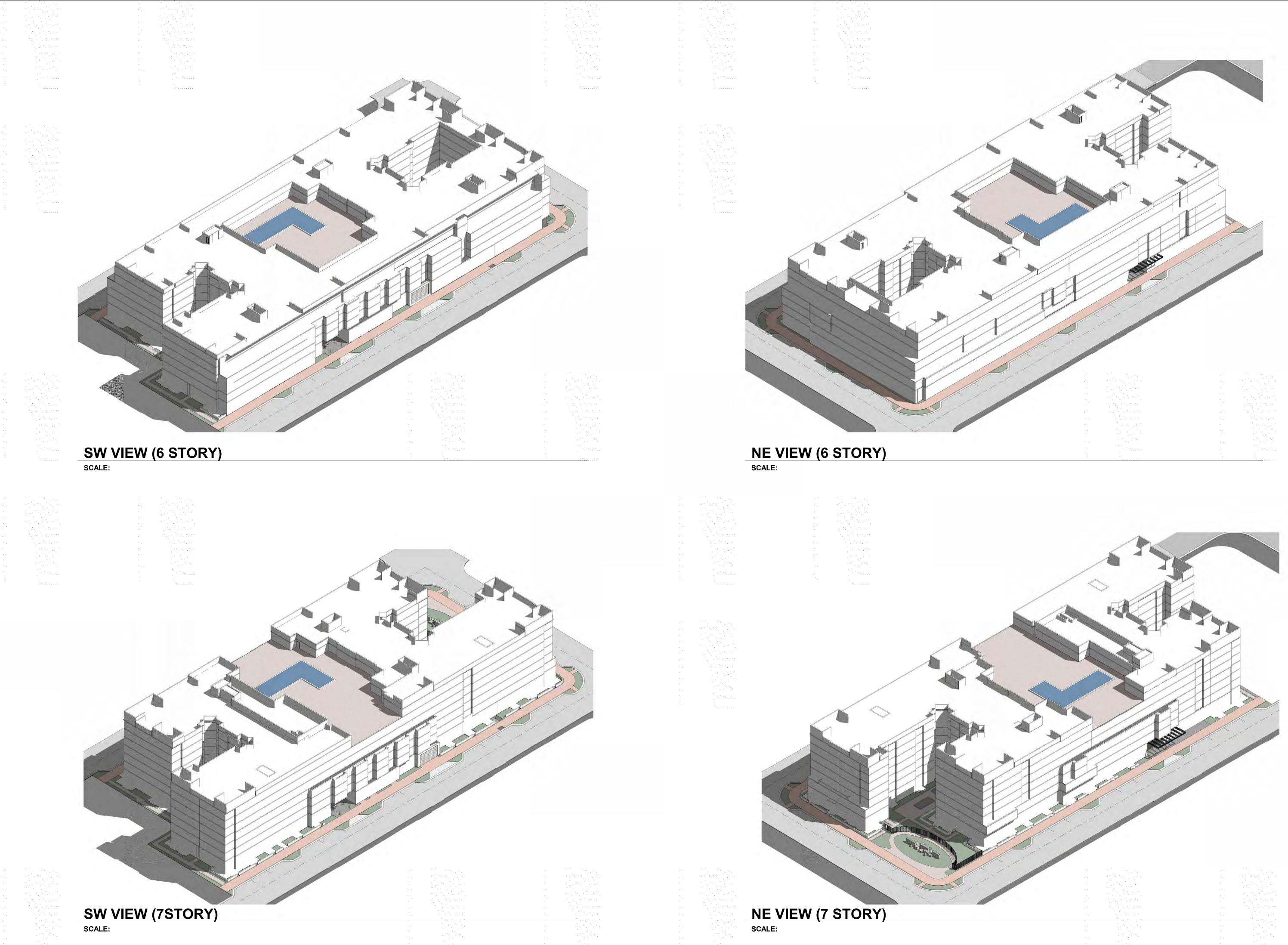


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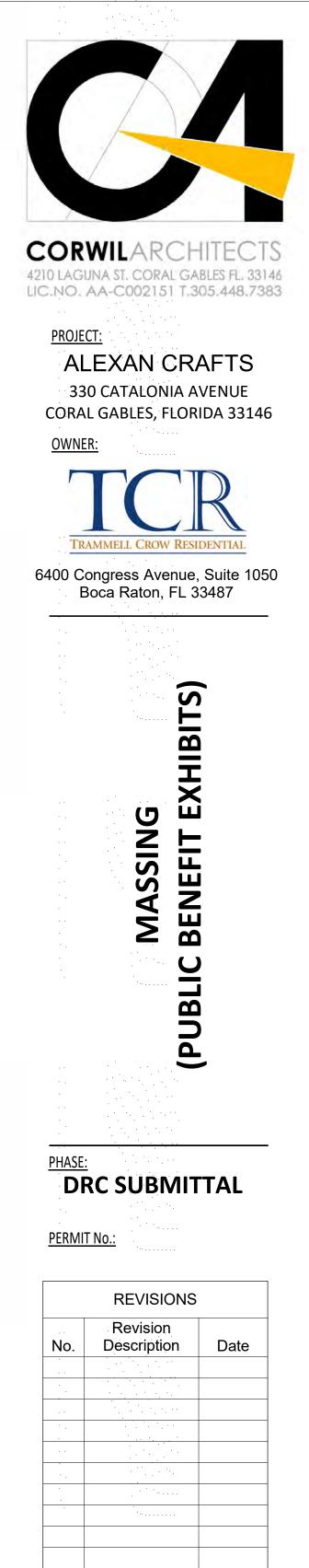
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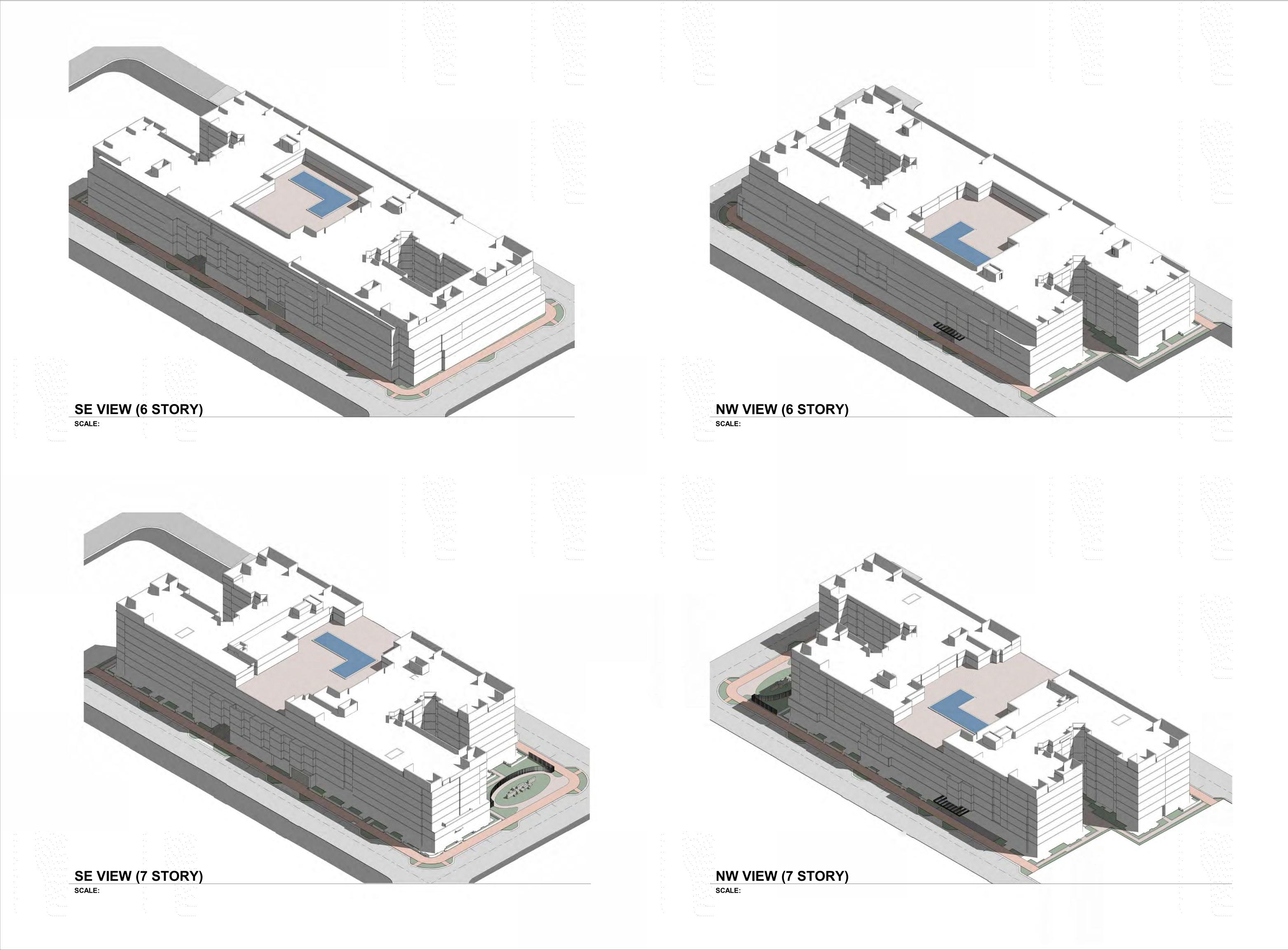


<u>SEAL:</u>

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DATE:	05/07/2021
JOB No.:	2020-47
DRAWN BY:	MC/SR/AV/FS/CM
APPR BY:	AMC
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•••	
SHEET NUMBE	<u>-R:</u>







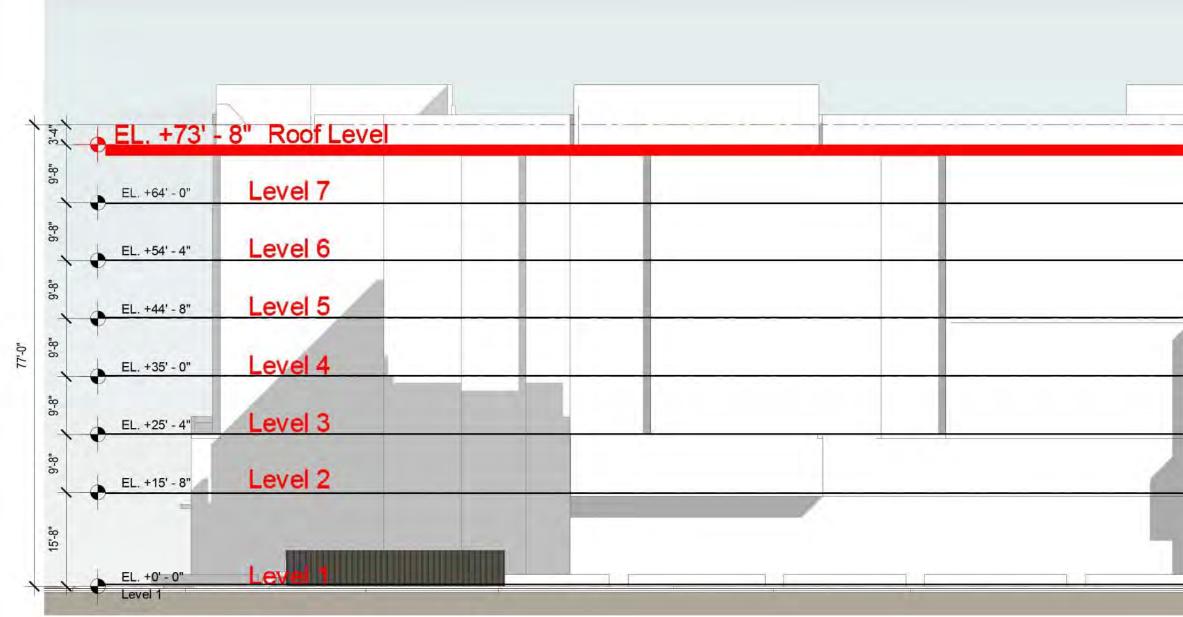
ATE:	05/07/2021
<u> DB No.:</u>	2020-47
RAWN BY:	Author
PPR BY:	Approver
RINTED:	5/6/2021 6:59:33 PM
* .	



EL. +74'	0" Roof Level				<u>EL. +7</u>	7' - 0" Amenity Roof level	
EL. +63' - 4"	Level 6						
EL. +52' - 8"	Level 5	 	1				
¢ EL. +42' - 0"	Level 4						
€ EL. +31' - 4"	Level 3						
¢ EL. +20' - 8"	Level 2		1				
t.	Level 2						

North - FRONTAGE 6 STORY

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



North - FRONTAGE 7 STORY

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

	EL. +77' - 0" Amenity Roof level	
т. т. ж. т.		

1			
	4	\square	

CORWILARCHITECTS 4210 LAGUNA ST. CORAL GABLES FL. 33146 LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 <u>OWNER:</u>

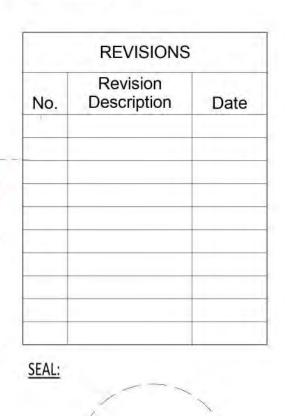


6400 Congress Avenue, Suite 1050 Boca Raton, FL 33487



DRC SUBMITTAL

PERMIT No.:

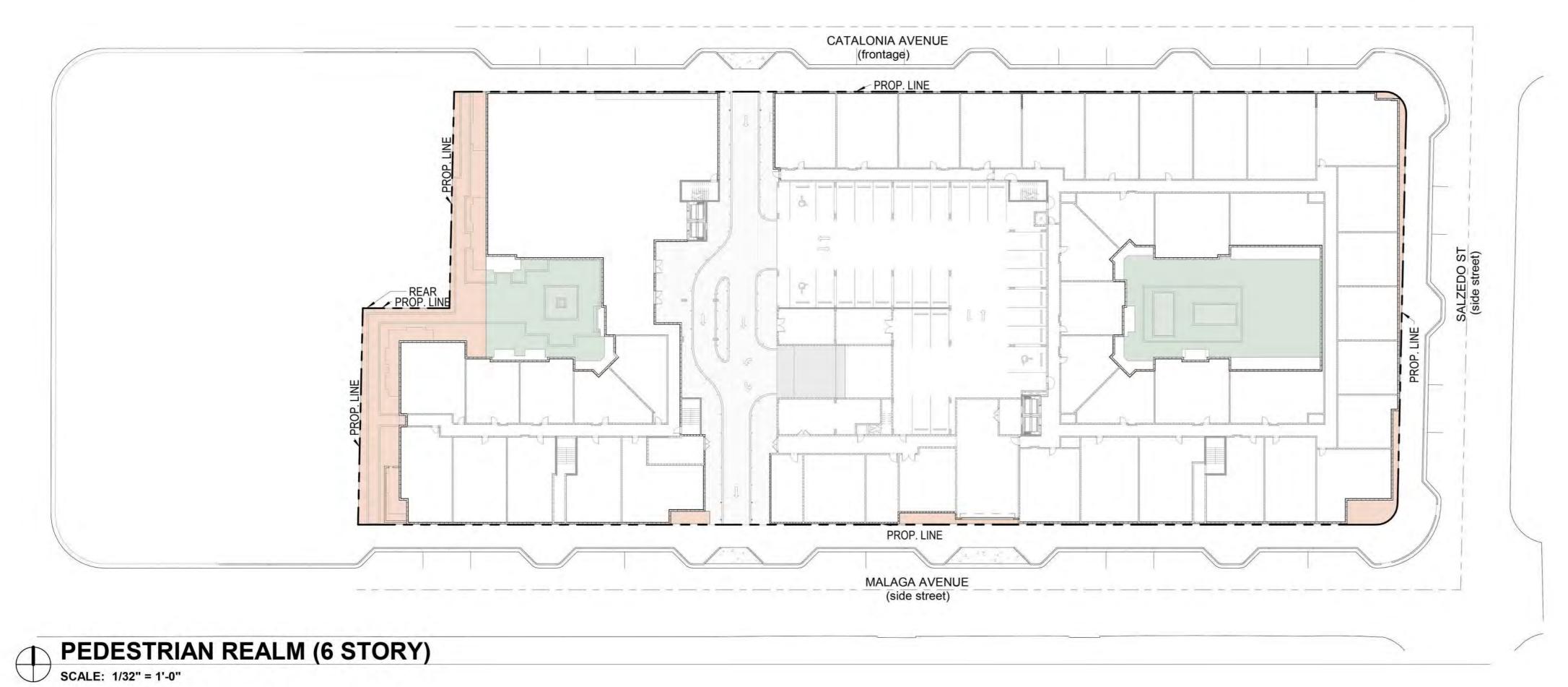


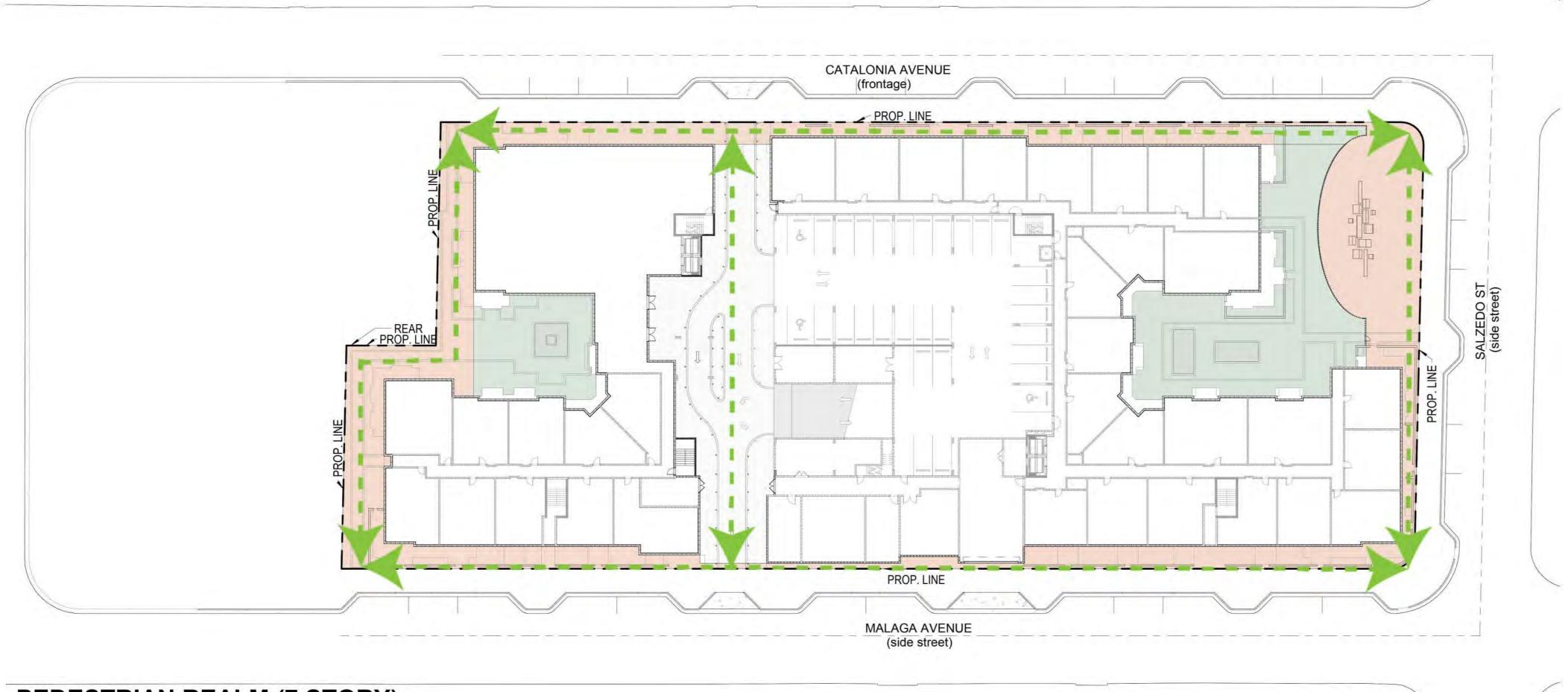
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DATE:	05/07/2021
IOB No.:	2020-47
DRAWN BY:	Author
APPR BY:	Approver
PRINTED:	5/5/2021 12:49:25 PM



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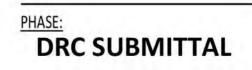
LEGEND (6 ST)			
	PEDESTRIAN REALM		
	PRIVATE GREEN SPACE		





6400 Congress Avenue, Suite 1050 Boca Raton, FL 33487



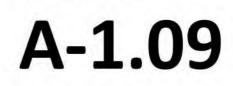


PERMIT No.:

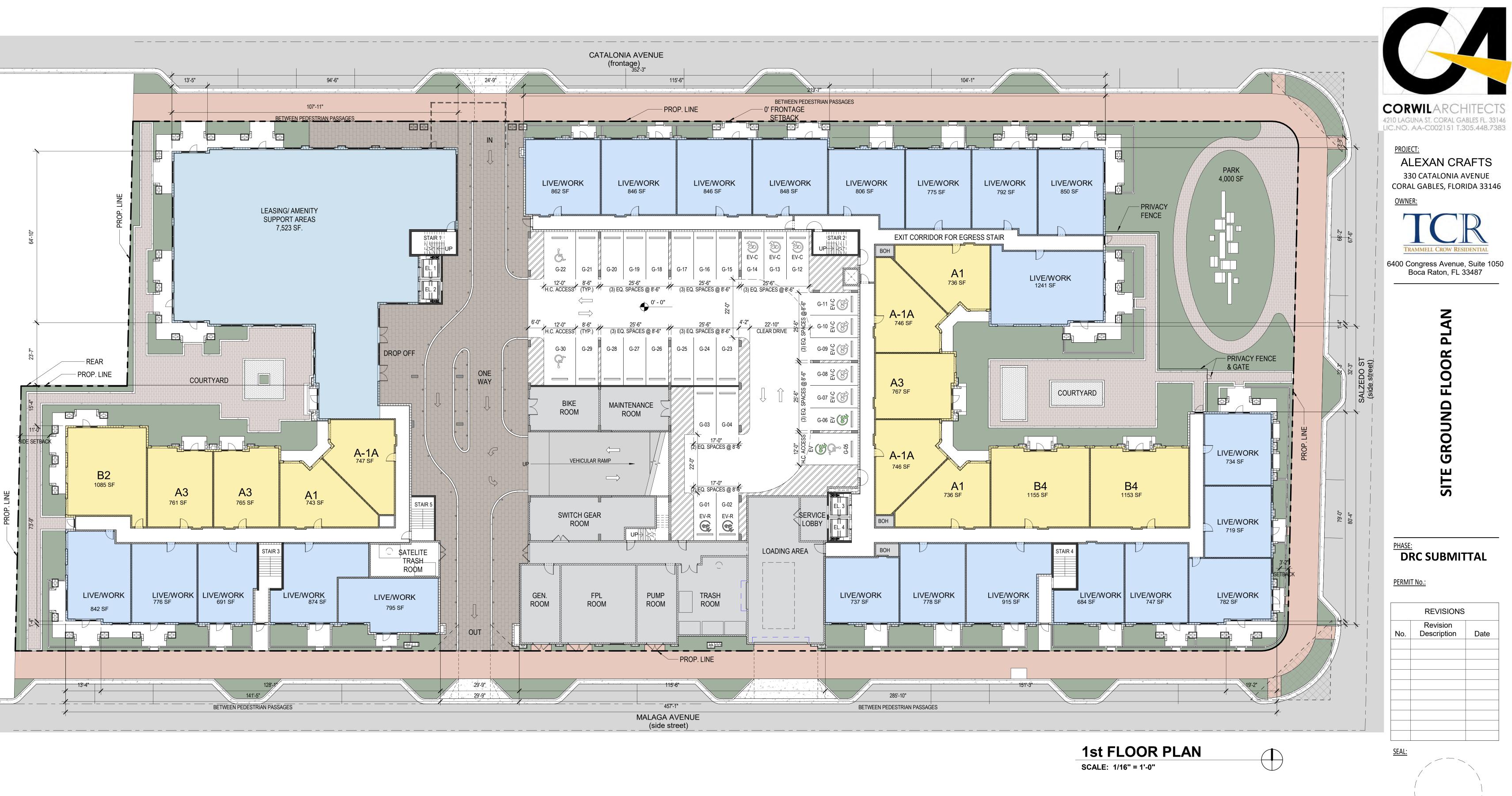


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ATE:	05/07/2021
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LEGEND (7 ST)		
	PEDESTRIAN REALM	
	PRIVATE GREEN SPACE	
← - →	PEDESTRIAN FLOW	



ELECTRIC VEHICLE CHARGING - LEGEND



EV-R

EV-C

EV VEHICLE PARKING WITH CHARGING STATION

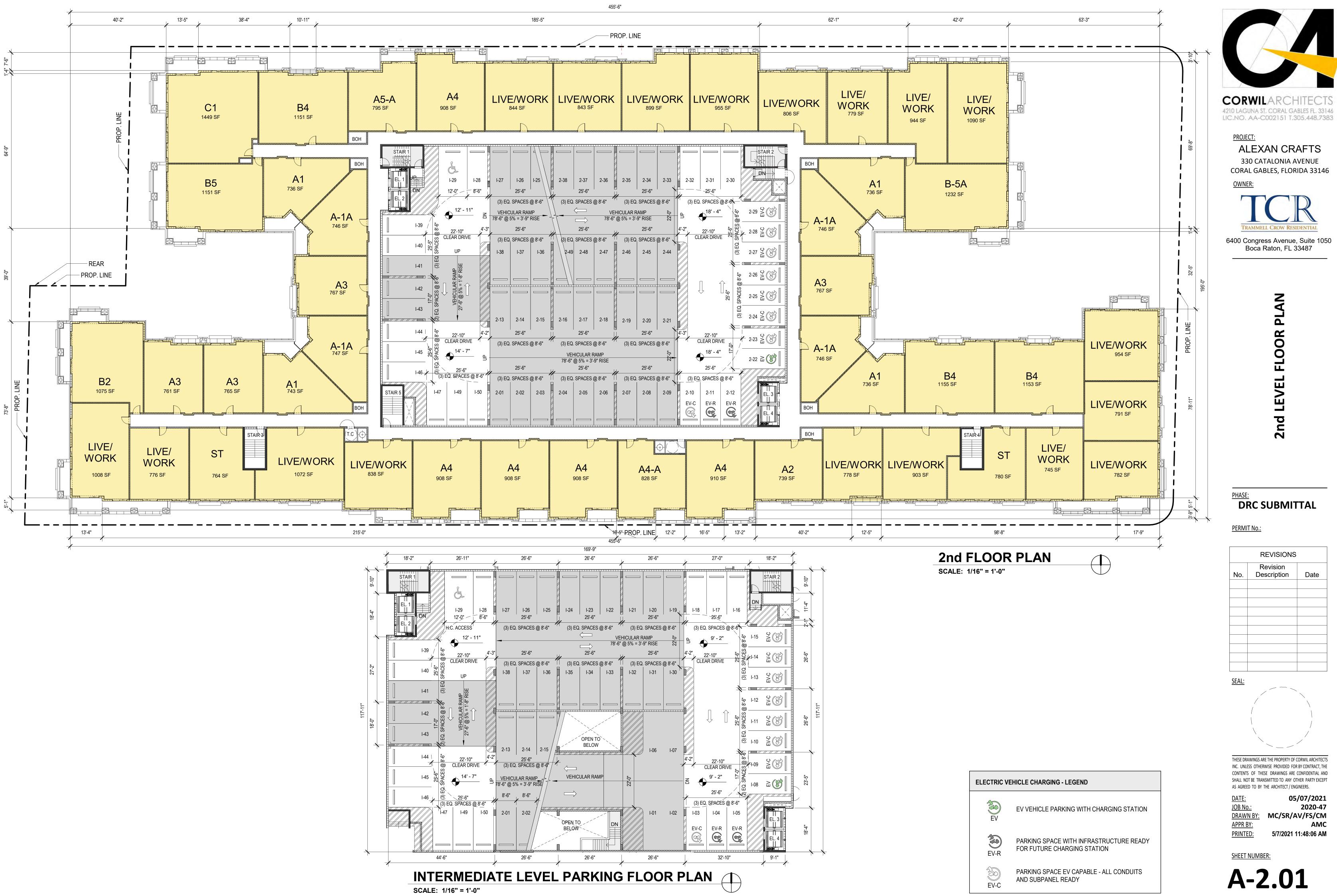
PARKING SPACE WITH INFRASTRUCTURE READY FOR FUTURE CHARGING STATION

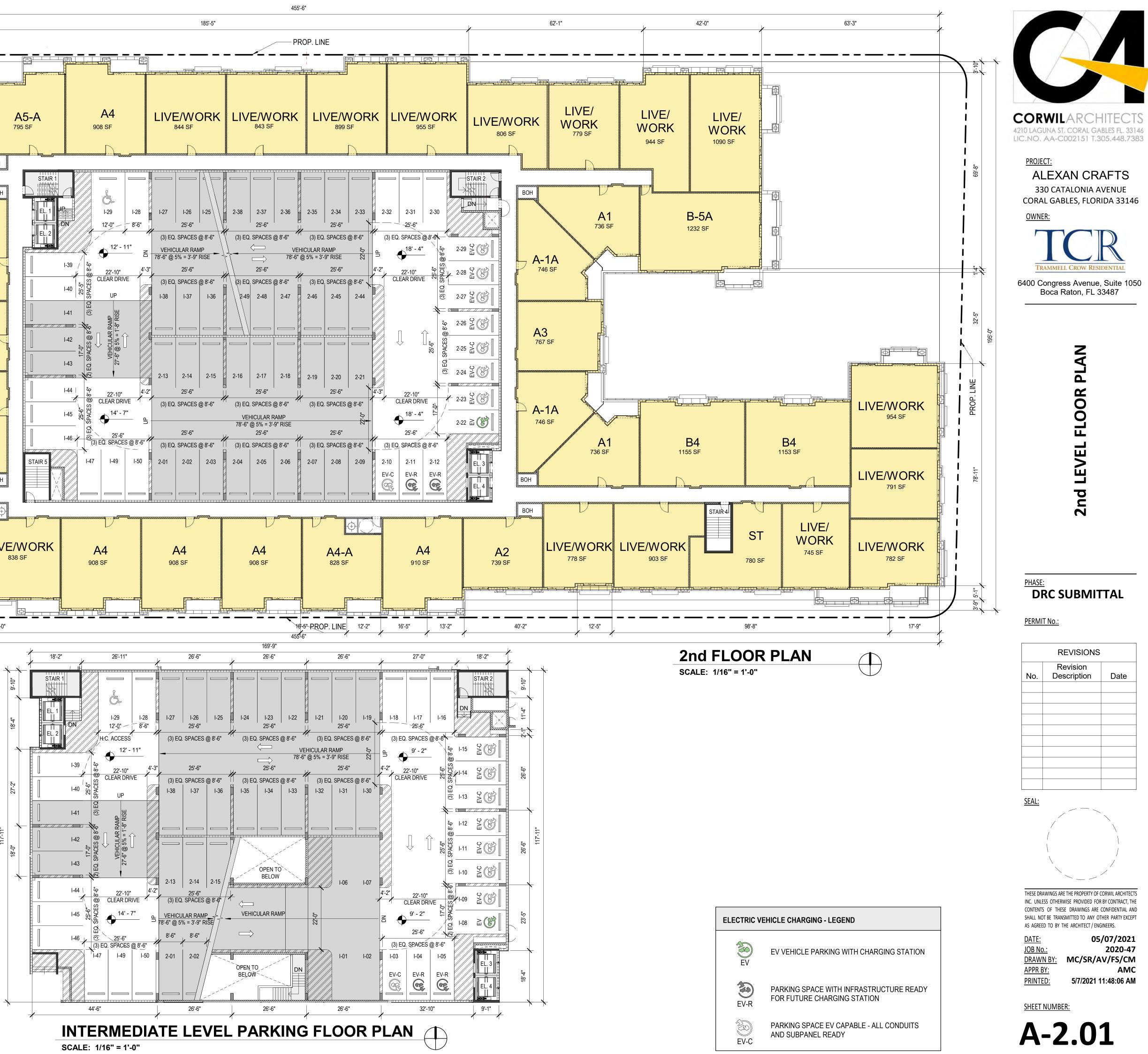
PARKING SPACE EV CAPABLE - ALL CONDUITS AND SUBPANEL READY

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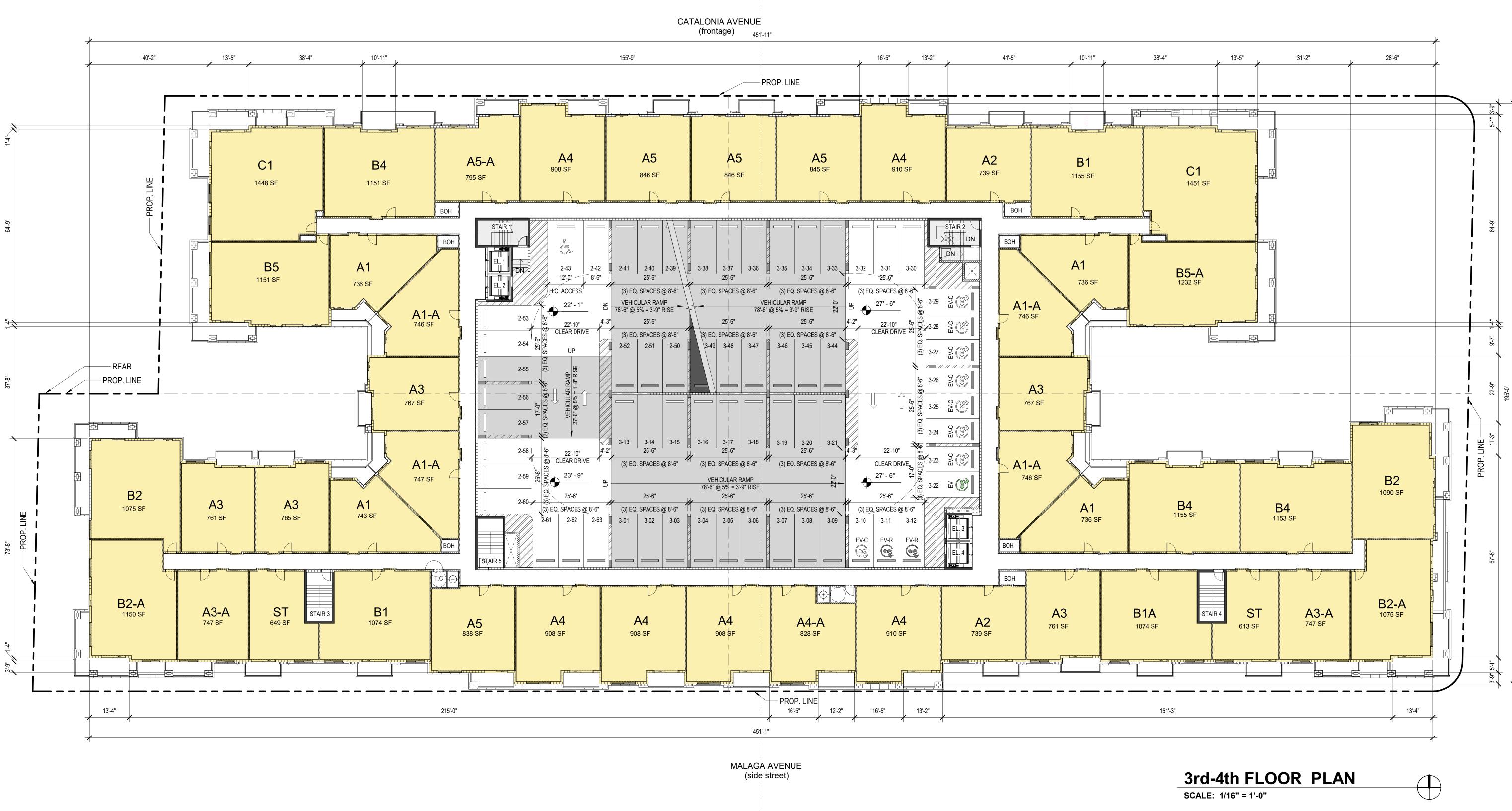
05/07/2021	ATE:
2020-47) <u>B No.:</u>
MC/SR/AV/FS/CM	RAWN BY:
AMC	PPR BY:
5/7/2021 11:48:00 AM	RINTED:

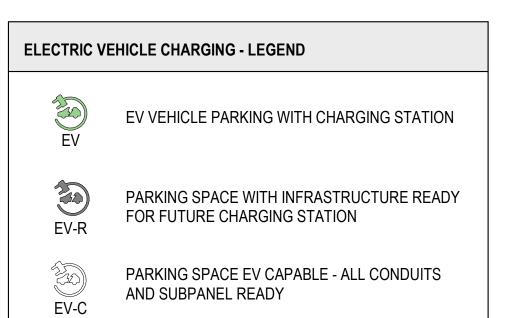


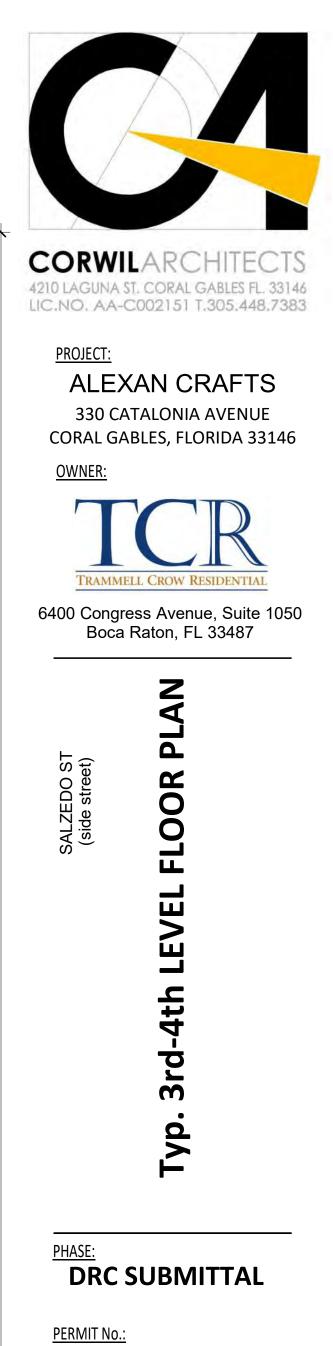


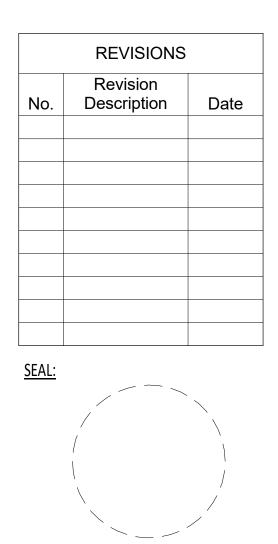


05/07/2021	ATE:
2020-47	<u> DB No.:</u>
MC/SR/AV/FS/CM	RAWN BY:
AMC	PPR BY:
5/7/2021 11:48:06 AM	RINTED:





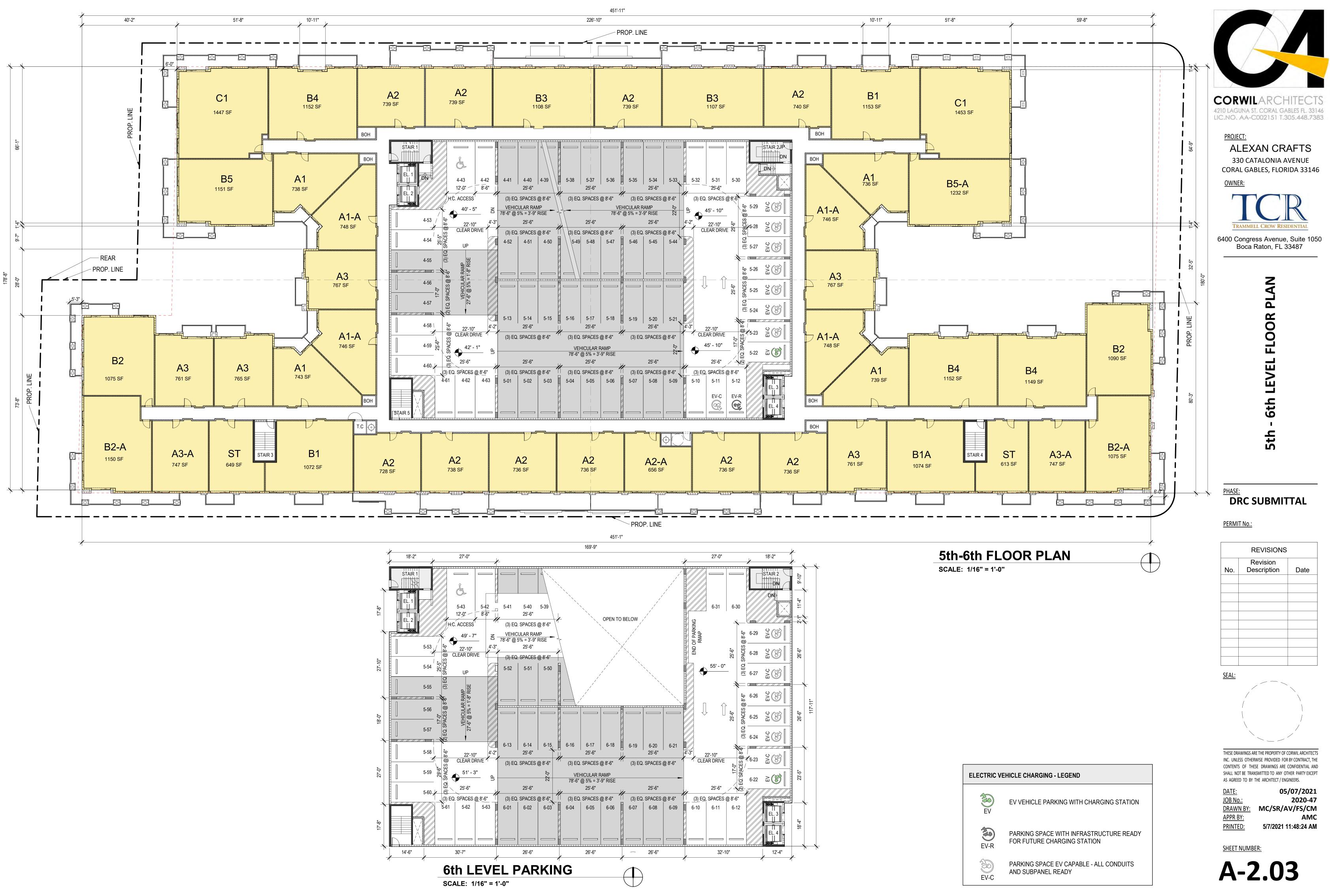


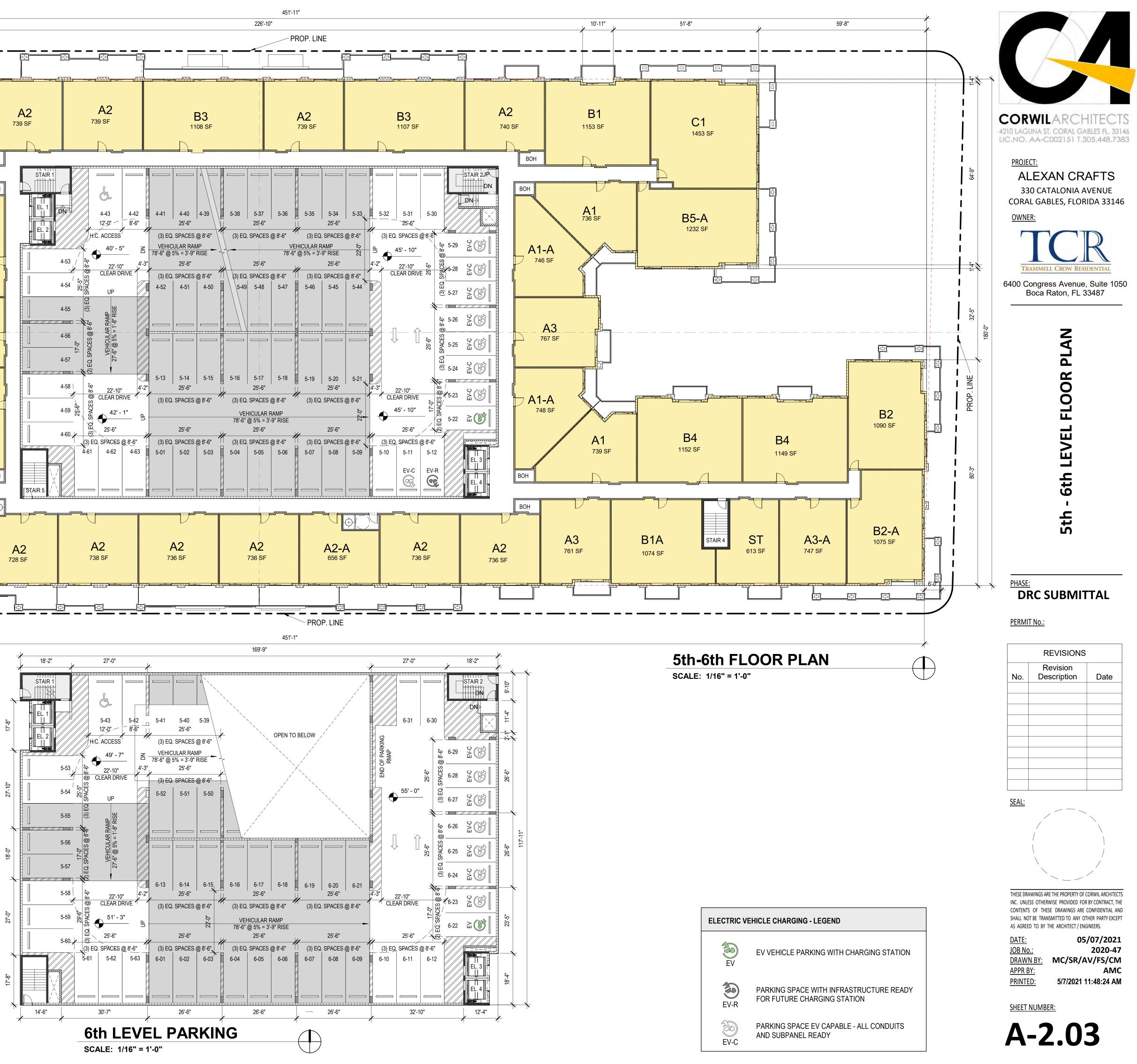


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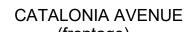
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2020-47	<u> DB No.:</u>
MC/SR/AV/FS/CM	RAWN BY:
AMC	PPR BY:
5/7/2021 11:48:11 AM	RINTED:





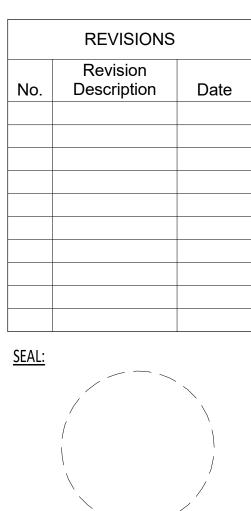






MALAGA AVENUE (side street)





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

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

OVERALL SOUTH ELEVATION SCALE: 1" = 20'-0"



19. STAIR/ ELEVATION BULKHEAD



4210 LAGUNA ST. CORAL GABLES FL. 33146 LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146

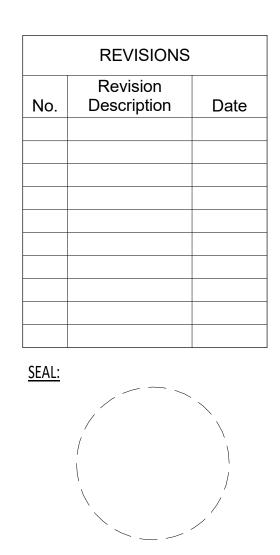


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ATION ELEV SOUTH



PERMIT No.:

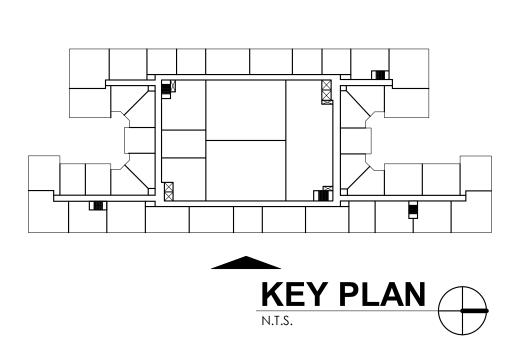


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05/07/2021	DATE:
2020-47	<u>OB No.:</u>
MC/SR/AV/FS/CM	RAWN BY:
AMC	<u>PPR BY:</u>
5/7/2021 11:48:41 AM	RINTED:













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

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

OVERALL NORTH ELEVATION SCALE: 1" = 20'-0"

	ELEVATION LEGEND
1.	STRUCTURAL COLUMN WITH NATURAL STONE VENEER
2.	CORNICE WITH NATURAL STONE VENEER
3.	ALUMINUM ORNAMENTAL PICKET RAILING, ESP. BRONZE COLOR FINISH
4.	ALUMINUM ORNAMENTAL SCREEN, ESP. BRONZE COLOR FINISH
5.	PRECAST CONCRETE VENEER
6.	ALUMINUM – ESP. BRONZE COLOR FINISH STOREFRONT/ WINDOWS/ DOOR, MIN. 4" RECESS
7.	PRECAST CONCRETE WINDOW SILL/ LINTEL WITH PAINTED SMOOTH STUCCO FINISH
8.	LIGHT TEXTURE PAINTED STUCCO FINISH (TYP. THROUGHOUT UNLESS OTHERWISE NOTED)
9.	CONCRETE BANDING W/ PAINTED SMOOTH FINISH STUCCO FINISH
10.	STUCCO BANDING W/ PAINTED SMOOTH FINISH STUCCO FINISH
11.	CONCRETE BALCONY/ EYEBROWS
12.	PARAPET WALL, 5 FEET HEIGHT MINIMUM.
13.	ROOF LEVEL OVERHANG W/ WOOD-LIKE CLADDING SOFFIT
14.	DECORATIVE OUTLOOKERS AT ROOF OVERHANG
15.	DECORATIVE ALUMINUM/GLASS CANOPY - ESP. BRONZE COLOR FINISH
16.	PARKING GARAGE ENTRANCE
17.	METAL OVERHEAD ROLLING DOOR
18.	CONCRETE LOW WALL RAILING
19.	STAIR/ ELEVATION BULKHEAD



CORWILARCHITECTS 4210 LAGUNA ST. CORAL GABLES FL. 33146 LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 OWNER:

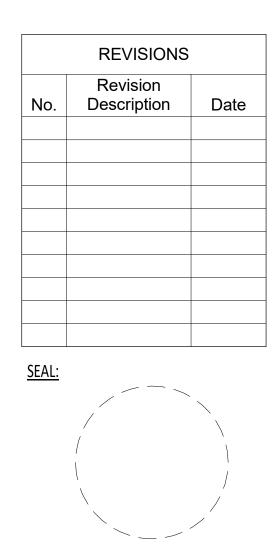


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NORTH ELEVATION



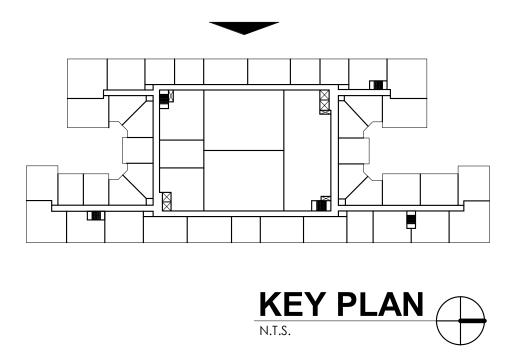
PERMIT No.:



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05/07/2021	DATE:
2020-47	<u>OB No.:</u>
MC/SR/AV/FS/CM	RAWN BY:
AMC	PPR BY:
5/7/2021 11:48:54 AM	RINTED:









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

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

	ELEVATION LEGEND
1.	STRUCTURAL COLUMN WITH NATURAL STONE VENEER
2.	CORNICE WITH NATURAL STONE VENEER
3.	ALUMINUM ORNAMENTAL PICKET RAILING, ESP. BRONZE COLOR FINISH
4.	ALUMINUM ORNAMENTAL SCREEN, ESP. BRONZE COLOR FINISH
5.	PRECAST CONCRETE VENEER
6.	ALUMINUM – ESP. BRONZE COLOR FINISH STOREFRONT/ WINDOWS/ DOOR, MIN. 4" RECESS
7.	PRECAST CONCRETE WINDOW SILL/ LINTEL WITH PAINTED SMOOTH STUCCO FINISH
8.	LIGHT TEXTURE PAINTED STUCCO FINISH (TYP. THROUGHOUT UNLESS OTHERWISE NOTED)
9.	CONCRETE BANDING W/ PAINTED SMOOTH FINISH STUCCO FINISH
10.	STUCCO BANDING W/ PAINTED SMOOTH FINISH STUCCO FINISH
11.	CONCRETE BALCONY/ EYEBROWS
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13.	ROOF LEVEL OVERHANG W/ WOOD-LIKE CLADDING SOFFIT
14.	DECORATIVE OUTLOOKERS AT ROOF OVERHANG
15.	DECORATIVE ALUMINUM/GLASS CANOPY - ESP. BRONZE COLOR FINISH
16.	PARKING GARAGE ENTRANCE
17.	METAL OVERHEAD ROLLING DOOR
18.	CONCRETE LOW WALL RAILING
19.	STAIR/ ELEVATION BULKHEAD



PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 <u>OWNER:</u>

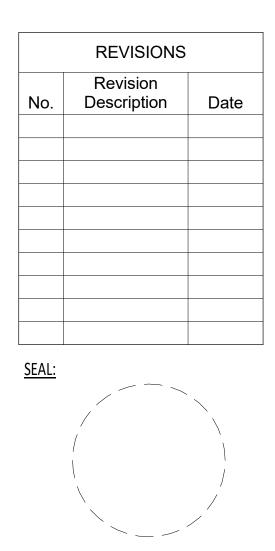


6400 Congress Avenue, Suite 1050 Boca Raton, FL 33487





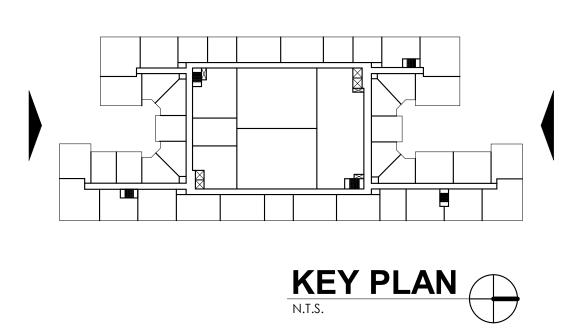
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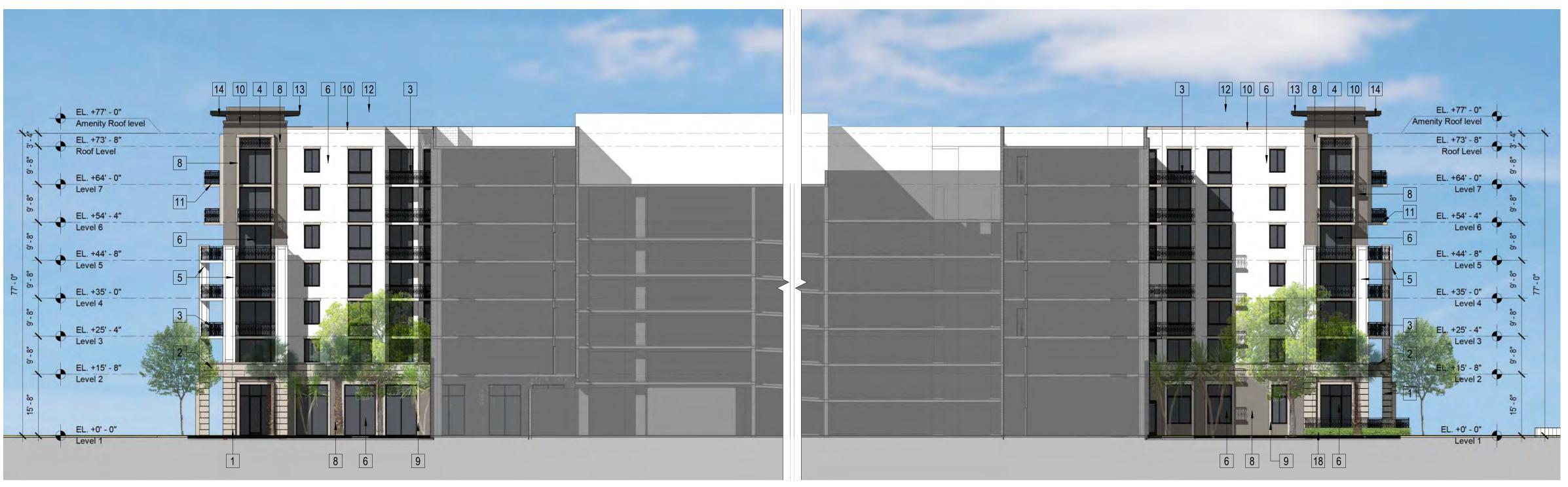


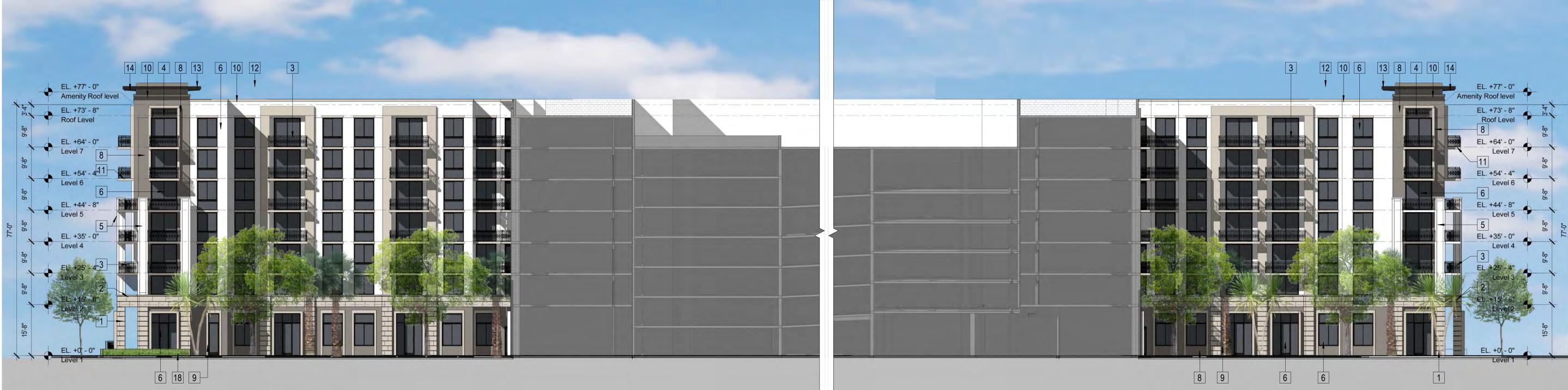
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05/07/2021	DATE:
2020-47	<u> OB No.:</u>
MC/SR/AV/FS/CM	<u>DRAWN BY:</u>
AMC	APPR BY:
5/7/2021 11:48:56 AM	PRINTED:

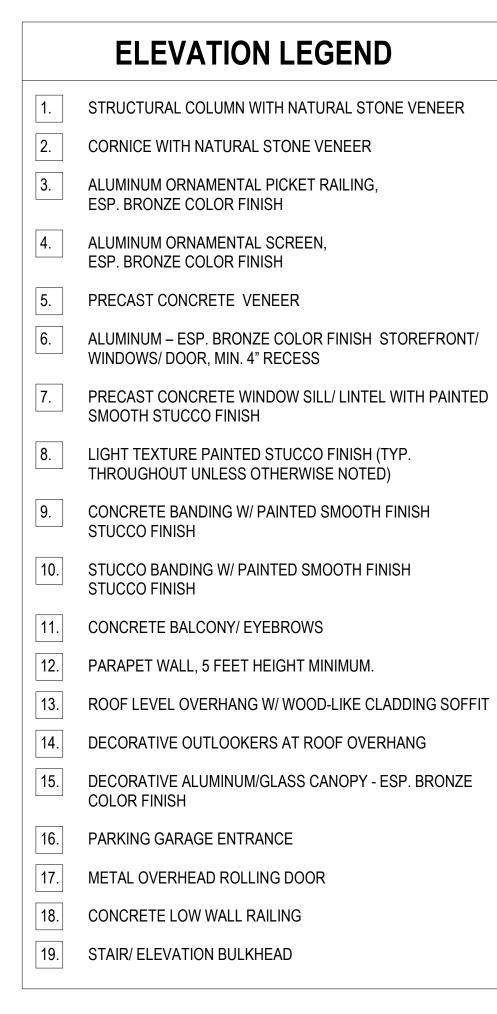








SOUTH COURTYARD ELEVATION SCALE: 1/16" = 1'-0"





OWNER:

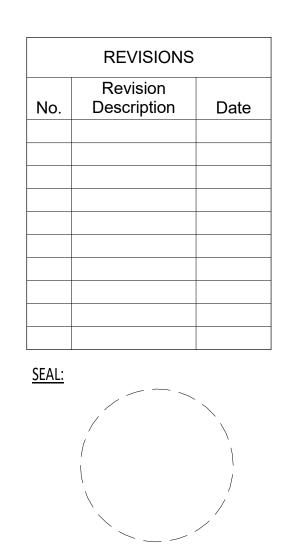


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PERMIT No.:



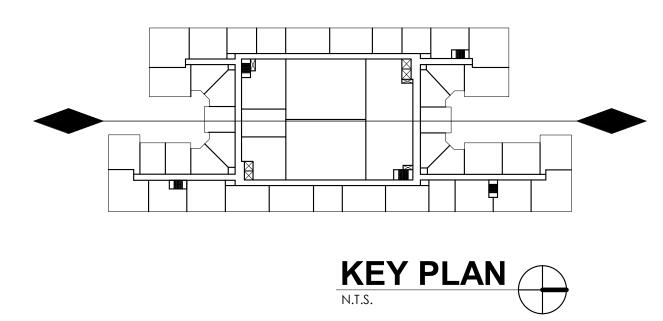
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05/07/2021	DATE:
2020-47	<u> JOB No.:</u>
MC/SR/AV/FS/CM	DRAWN BY:
AMC	<u>APPR BY:</u>
5/7/2021 11:48:59 AM	PRINTED:

SHEET NUMBER:



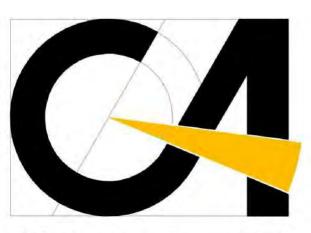
NORTH COURTYARD ELEVATION



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



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



CORWILARCHITECTS 4210 LAGUNA ST. CORAL GABLES FL. 33146 LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

ALEXAN CRAFTS 330 CATALONIA AVENUE CORAL GABLES, FLORIDA 33146 OWNER:

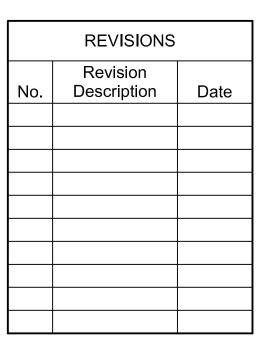


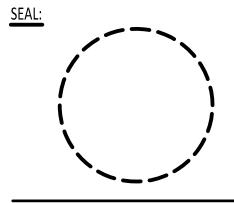
6400 Congress Avenue, Suite 1050 Boca Raton, FL 33487



DRC SUBMITTAL

PERMIT No.:





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ATE:	05/07/2021
)B No.:	2020-47
RAWN BY:	MC/SR/AV/FS/CM
PPR BY:	AMC
RINTED:	5/6/2021 4:42:35 PM





May 6, 2021

Building Official Miami Dade County Building Department 11805 SW 26th St, Miami, FL 33175

Re: ALEXAN CRAFTS

By means of this correspondence, the undersigned herewith, as Landscape Architect of record for the above referenced project, certifies that all Landscape Architectural files listed below and contained in accompanying compact disk dated 05/06/21, have been electronically signed and sealed by me using Identrust Global Common Certificate.

L-1	
L-2	
L-3	
L-4	
TD-1	
TD-2	

Should you have any questions please do not hesitate to contact us at your earliest convenience.

Sincerely,

Witkin, A.S.L.A. Andrew

LA0000889 President



307 south 21 avenue hollywood, fl 33020 p 954.923.9681 f 954.923.9689 witkindesign.com

landscape architecture and planning

Professional (Individual or Corporation)

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER:

Legal description: Lot: ____Block ___Subdivision: ____ P.B. ___Page: ___Development name: <u>ALEXAN CRAFTS</u>

We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 98-13 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by <u>Miami-Dade County</u> and that none of the species are from the prohibited list.

I/We hereby certify as an arborist and/or landscape architect that there are/are no (circle one) specimen trees on the property.

Additionally, automatic sprinkler systems (if applicable) comply with requirement of said 3

I/We further certify that I/We am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

Seal:

Professional Prepater's Signature

Andrew Witkin Witkin Hults + Partners 307 S. 21st Avenue Hollywood, FL 33020 License #000889

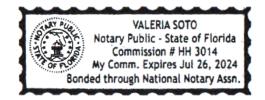


STATE OF FLORIDA COUNTY OF BROWARD

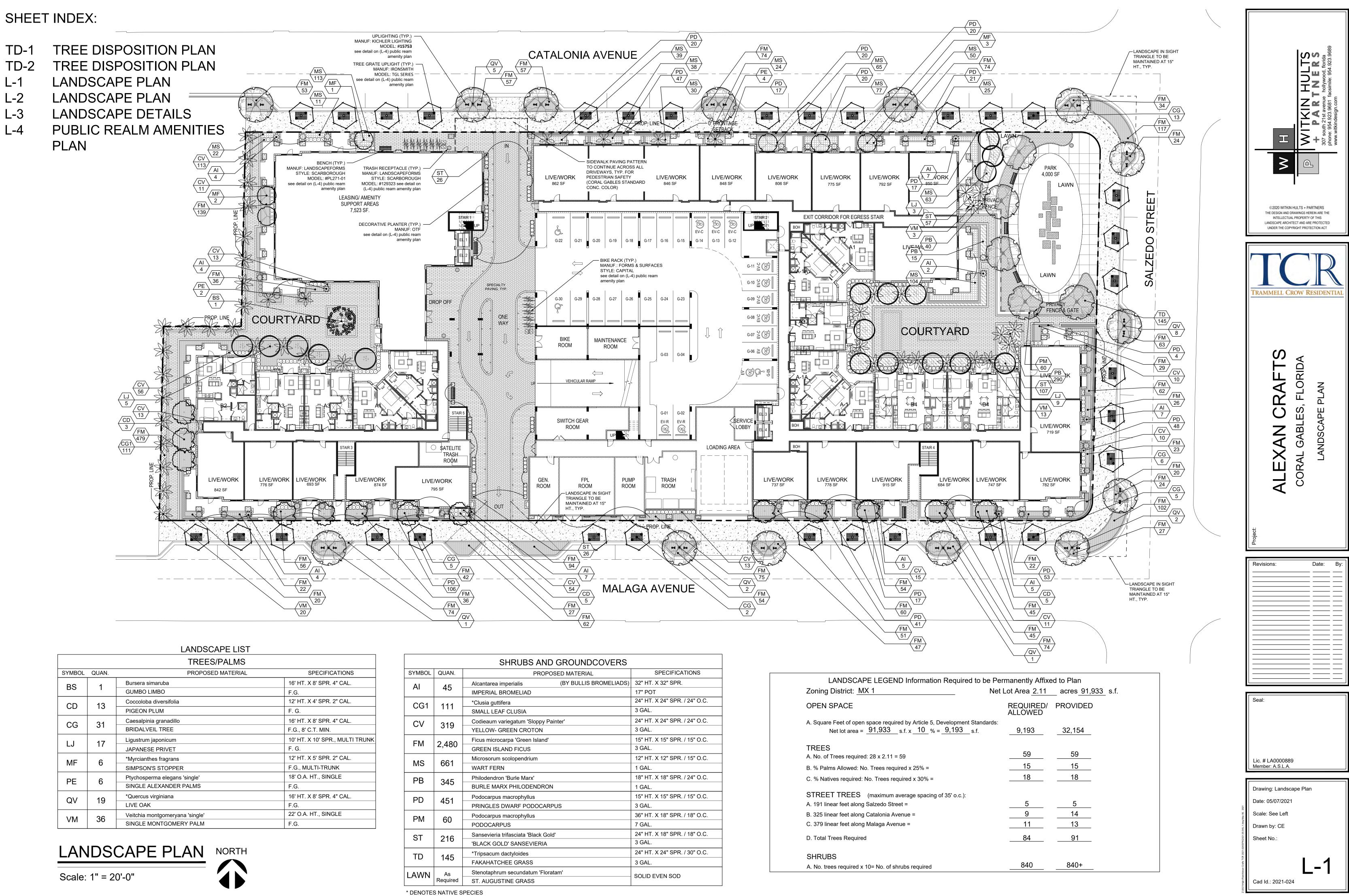
The foregoing instrument was acknowledged before me this **6**th **of May, 2021**, by Andrew *Witkin*, of *Witkin Hults* + *Partners*, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Witness my signature and official seal this 6th of May, 2021 in the County and State aforesaid, the date and year last aforesaid.

My commission expires: July 26, 2024

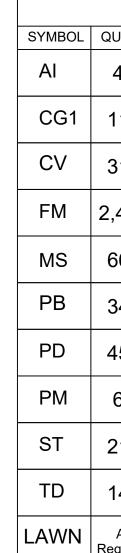


Valeria Ś. Sóto / Notary Public Signature



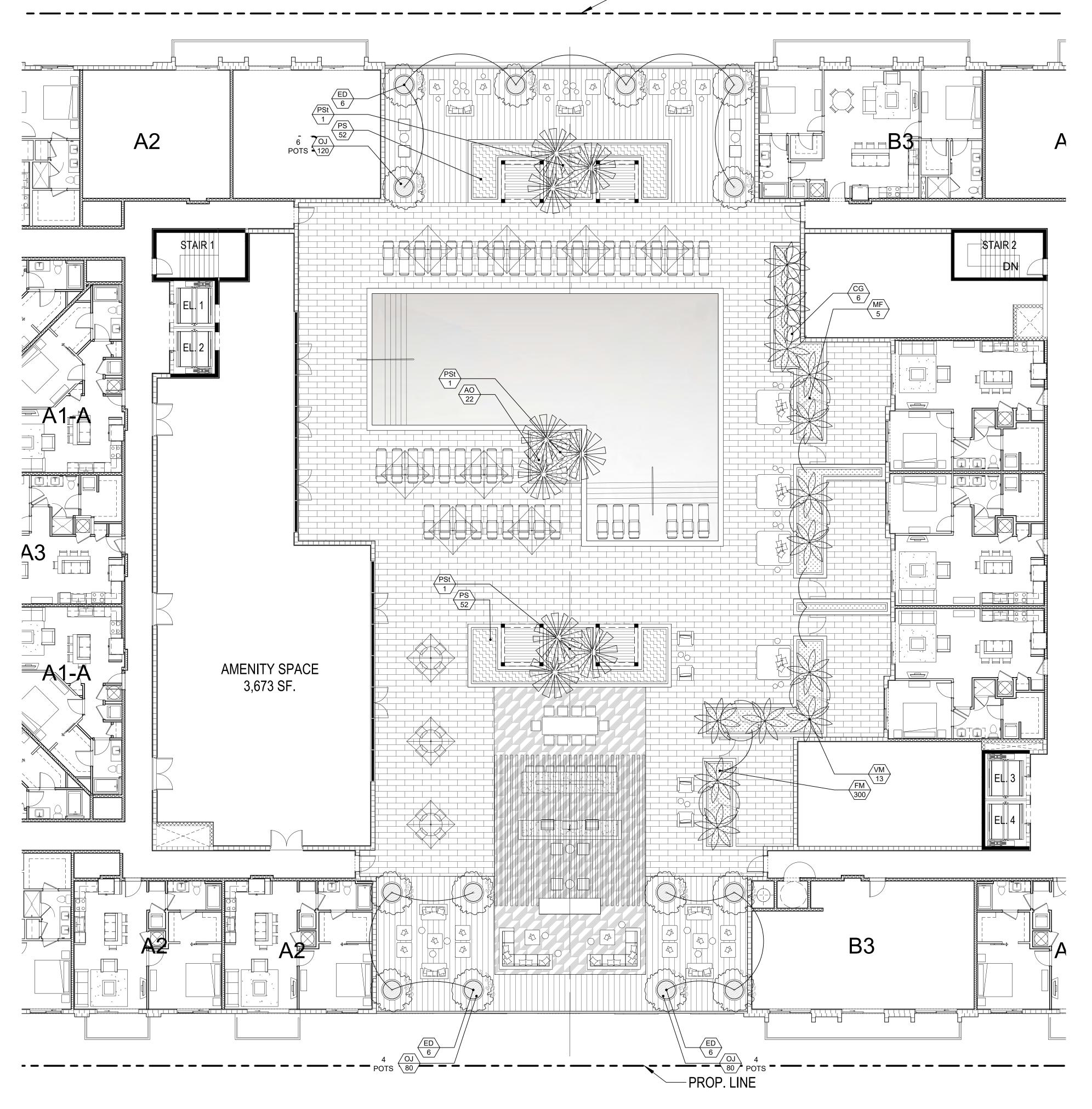
		TREES/PALMS						
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS					
BS	1	Bursera simaruba	16' HT. X 8' SPR. 4" CAL.					
00	I	GUMBO LIMBO	F.G.					
CD	13	Coccoloba diversifolia	12' HT. X 4' SPR. 2" CAL.					
CD		PIGEON PLUM	F. G.					
CG	31	Caesalpinia granadillo	16' HT. X 8' SPR. 4" CAL.					
		BRIDALVEIL TREE	F.G., 8' C.T. MIN.					
LJ	17	Ligustrum japonicum	10' HT. X 10' SPR., MULTI TRUNK					
LJ	17	JAPANESE PRIVET	F. G.					
	6	*Myrcianthes fragrans	12' HT. X 5' SPR. 2" CAL.					
MF		SIMPSON'S STOPPER	F.G., MULTI-TRUNK					
DE	6	Ptychosperma elegans 'single'	18' O.A. HT., SINGLE					
PE	0	SINGLE ALEXANDER PALMS	F.G.					
QV	19	*Quercus virginiana	16' HT. X 8' SPR. 4" CAL.					
QV		LIVE OAK	F.G.					
\/N.4	36	Veitchia montgomeryana 'single'	22' O.A. HT., SINGLE					
VM	30	SINGLE MONTGOMERY PALM	F.G.					





	SHRUBS AND GROUNDCOVERS					
UAN.	PROPOSED MATERIAL	SPECIFICATIONS				
15	Alcantarea imperialis (BY BULLIS BROMELIADS)	32" HT. X 32" SPR.				
45	IMPERIAL BROMELIAD	17" POT				
111	*Clusia guttifera	24" HT. X 24" SPR. / 24" O.C.				
111 –	SMALL LEAF CLUSIA	3 GAL.				
210	Codieaum variegatum 'Sloppy Painter'	24" HT. X 24" SPR. / 24" O.C.				
319 –	YELLOW- GREEN CROTON	3 GAL.				
480 -	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.				
,400	GREEN ISLAND FICUS	3 GAL.				
261	Microsorum scolopendrium	12" HT. X 12" SPR. / 15" O.C.				
661 –	WART FERN	1 GAL.				
345 -	Philodendron 'Burle Marx'	18" HT. X 18" SPR. / 24" O.C.				
	BURLE MARX PHILODENDRON	1 GAL.				
451 -	Podocarpus macrophyllus	15" HT. X 15" SPR. / 15" O.C.				
	PRINGLES DWARF PODOCARPUS	3 GAL.				
60	Podocarpus macrophyllus	36" HT. X 18" SPR. / 18" O.C.				
451 - 60 -	PODOCARPUS	7 GAL.				
216	Sansevieria trifasciata 'Black Gold'	24" HT. X 18" SPR. / 18" O.C.				
210	'BLACK GOLD' SANSEVIERIA	3 GAL.				
115	*Tripsacum dactyloides	24" HT. X 24" SPR. / 30" O.C.				
145 -	FAKAHATCHEE GRASS	3 GAL.				
As	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD				
equired	ST. AUGUSTINE GRASS					

Zoning District: <u>MX 1</u>
OPEN SPACE
A. Square Feet of open space required by Article 5, Net lot area = $91,933$ s.f. x 10 %
TREES A. No. of Trees required: 28 x 2.11 = 59



LANDSCAPE PLAN- LEVEL 7 POOL DECK

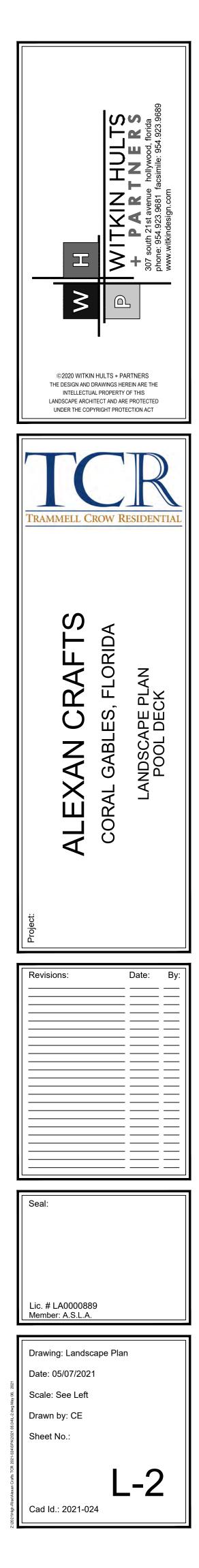
Scale: 1" = 10'-0"

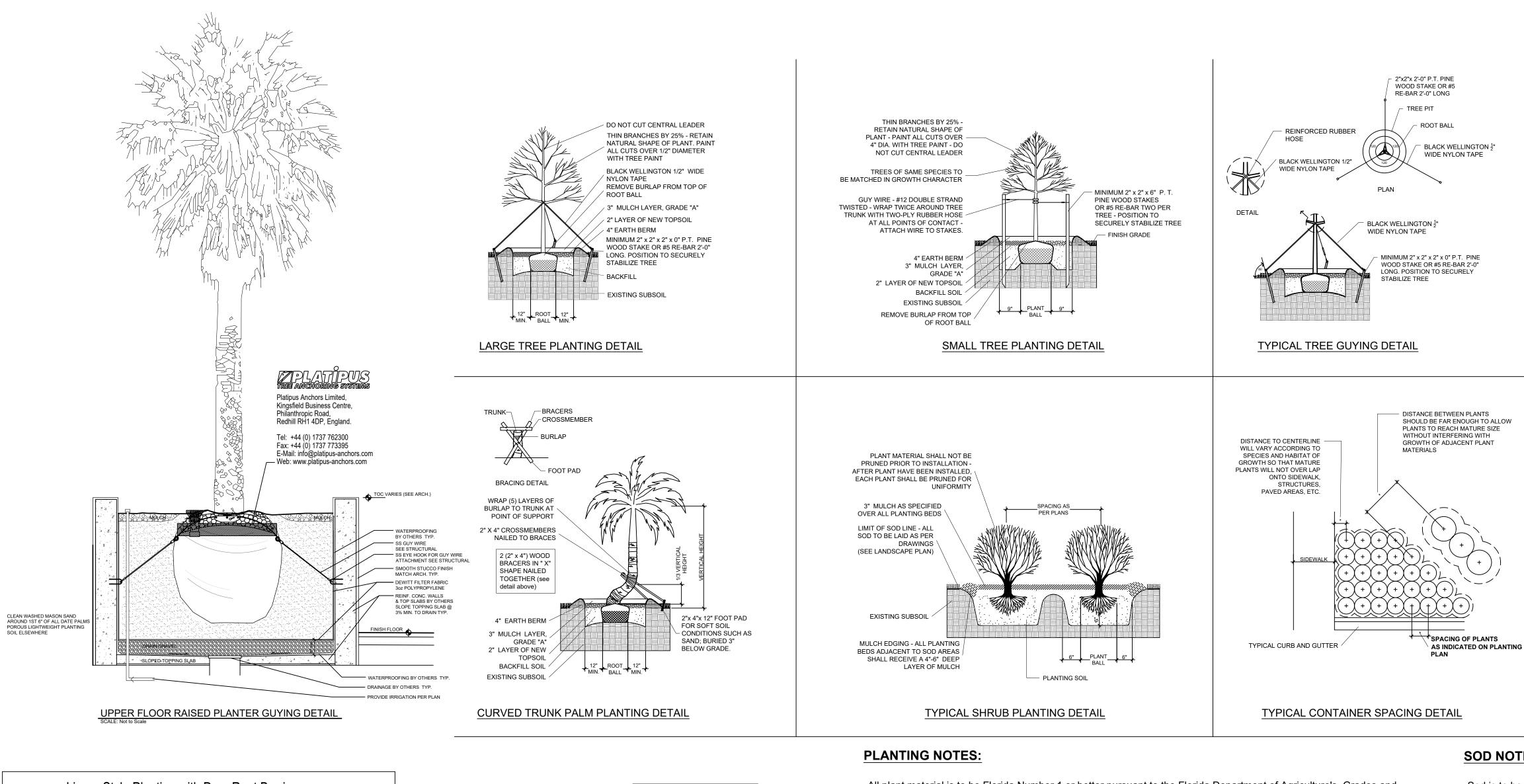
		TREES/PALMS							
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS						
	18	Elaeocarpus decipiens	12' HT. X 5' SPR. 2" DBH., 4' C.T. MIN.						
ED	10	JAPANESE BLUEBERRY TREE	F.G., STANDARD, SINGLE LEADER						
	5	*Myrcianthes fragrans	12' HT. X 5' SPR. 2" CAL.						
MF	5	SIMPSON'S STOPPER	F.G., MULTI-TRUNK						
PSt 3	0	Phoenix sylvestris 'Triple'	12' C.T.						
	3	TRIPLE SILVER DATE PALM	F.G., TRIPLE						
VM	13	Veitchia montgomeryana 'single'	28' O.A. HT. MIN.,						
VIVI	10	SINGLE MONTGOMERY PALM	F.G.						
		SHRUBS AND GROUNDCOVE	RS						
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS						
AO	AO 22	Alcantarea odorata	32" HT. X 32" SPR. / 30" O.C.						
ΑU	22	SILVER-BLUE BROMELIAD	17" POT						
CG	CG 6	*Clusia guttifera	36 HT. X 36" SPR. / 36" O.C.						
CG	6	SMALL LEAF CLUSIA	7 GAL.						
FM	200	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.						
1 111	300	GREEN ISLAND FICUS	3 GAL.						
OJ	280	Ophiopogon japonicus	6" HT. X 6" SPR. / 6" O.C.						
01	200	MONDO GRASS	1 GAL.						
PS	104	Pennisetum setaceum 'Alba'	18" HT. X 18" SPR. / 24" O.C.						
FU	104	WHITE FOUNTAIN GRASS	3 GAL.						
* DENOTES	S NATIVE S								

* DENOTES NATIVE SPECIES

NORTH $\mathbf{\hat{A}}$

LANDSCAPE LIST LEVEL 7 POOL DECK TREES/PALMS





Linear Style Planting with DeepRoot Barriers

Determine the correct number of panels to be used Depending upon the actual planting plan and the number of trees involved the length of linear barrier will vary, but as a general rule of thumb take the anticipated mature canopy diameter of the tree and add 2 feet (61cm). This will be the number of feet necessary for a Linear style planting application. (See chart below.)

A. Choose the barrier that best suits the application. Generally if a sidewalk, patio or driveway is to be protected, 18" (46cm) (UB 18-2) is sufficient depth with 12" (30cm) (LB 12-2) as an alternate choice for non-aggressive, deeper rooting trees. However for curb and gutter protection or more agressive roots 24" (61cm) (UB 24-2) is generally the better choice.

B. Dig the trench to the depth based upon the particular barrier chosen.

C. Next place the barrier in the trench with the vertical ribs facing toward the tree and align in a straight fashion. It is helpful to place the barrier against the hardscape. Use the hardscape as a guide and backfill against the barriers to promote a clean smooth fit to the hardscape. Be sure to keep the barrier's double top edge at least 1/2" (13mm) above grade to ensure roots do not grow over the top.

For a simple formula to determine the quantity of panels required for a Linear application use: Estimated Diameter of the Tree Canopy at Maturity + 2' (61cm) = Length of Barrier per Side.

For One Side of Tree Expected Tree Feet of Number of Canopy at Maturity Barrier Panels

12' (3.6m) Dia. +2' (61cm) = 14' (4.2m) 7 Panels 18' (5.5m) Dia. +2' (61cm) = 20' (6.1m) 10 Panels 24' (7.3m) Dia. +2' (61cm) = 26' (7.9m) 13 Panels

Packaging:

LB 12-2 40 panels (80' linear ft)/ Carton UB 18-2 26 panels (52' linear ft)/ Carton UB 24-2 20 panels (40' linear ft)/ Carton Line can be separated at any two foot interval.

D. Plant the tree(s). The Linear style offers a more expansive rooting growth area, however adverse soil and drainage conditions may exist in the actual planting area. Take steps to ensure healthy growth of the tree at planting. Consult with a local Arborist for planting tips and recommendations.

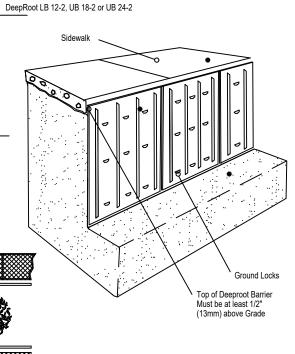
E. If staking or guying is required we recommend using the soft, safe and economical alternative to traditional wire and hose, ArborTie (see www.deeproot.com for details).

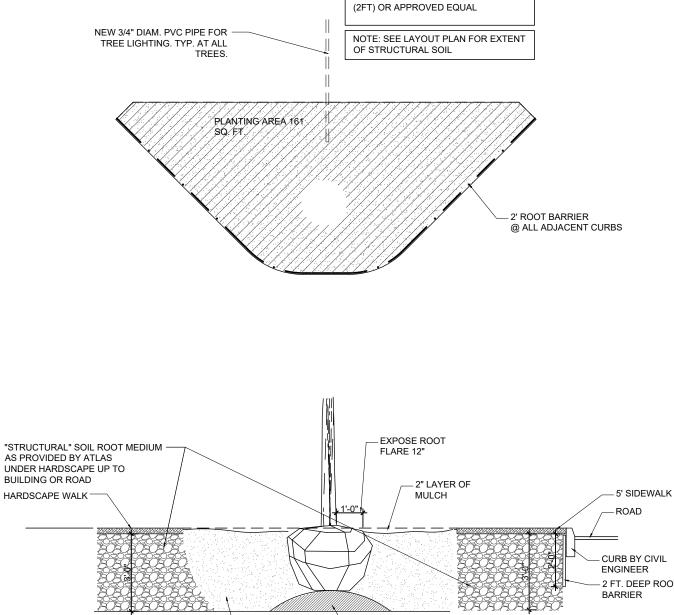
F. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGard+ Tree Trunk Protectors which are placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents. (See www.deeproot.com)

For additional information please visit our website at www.deeproot.com

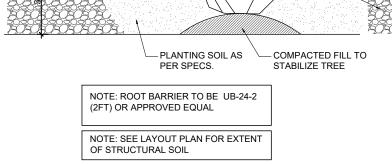
For information regarding distributors please call: 1 800 ILV ROOT (458.7668). For help with drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

As little as one side of the tree may need barrier for root direction as there may be no hardscape elsewhere requiring protection.





NOTE: ROOT BARRIER TO BE UB-24-2



-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

- 2 FT. DEEP ROOT

SOD NOTES:

-Sod is to be grade "A" weed free.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

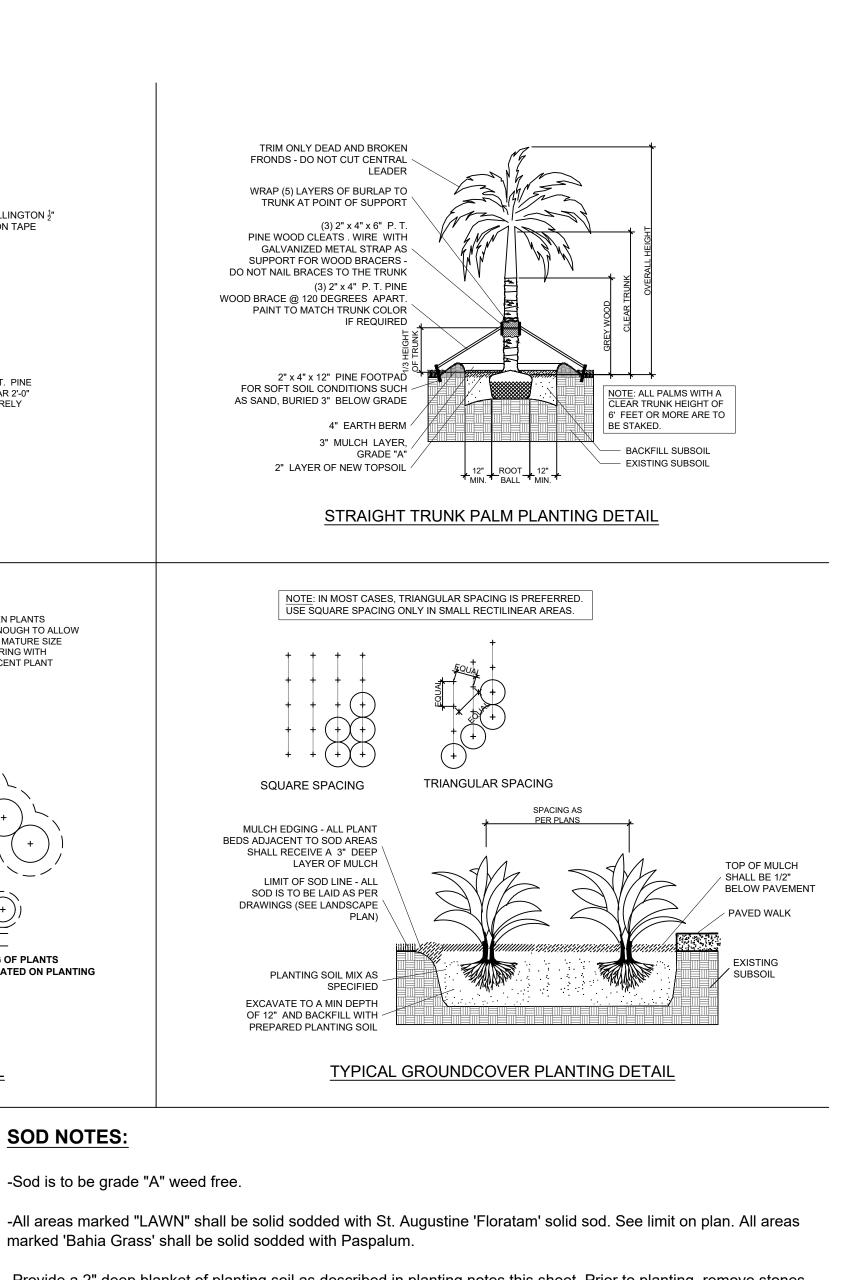
strips sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

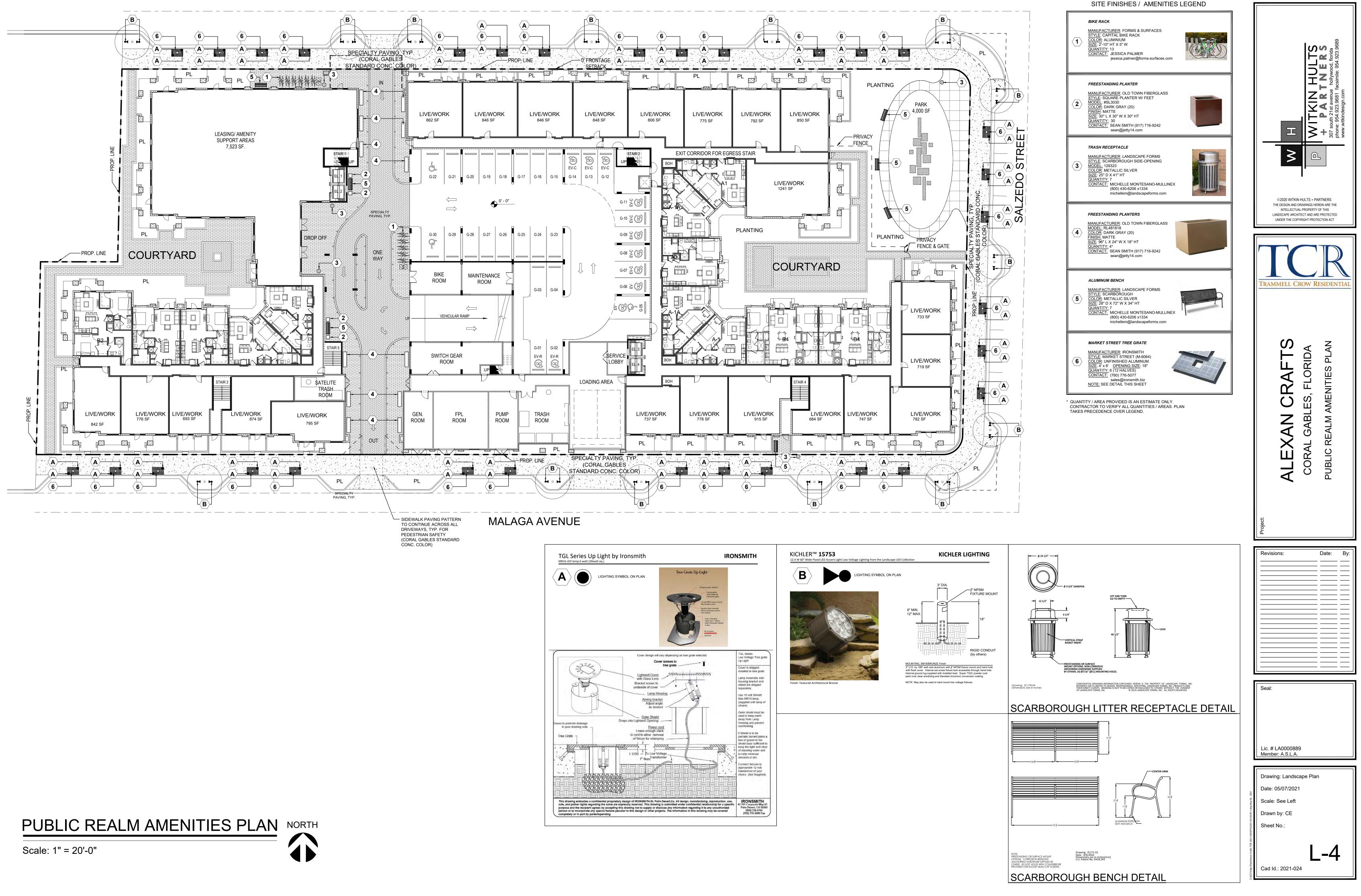
-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod

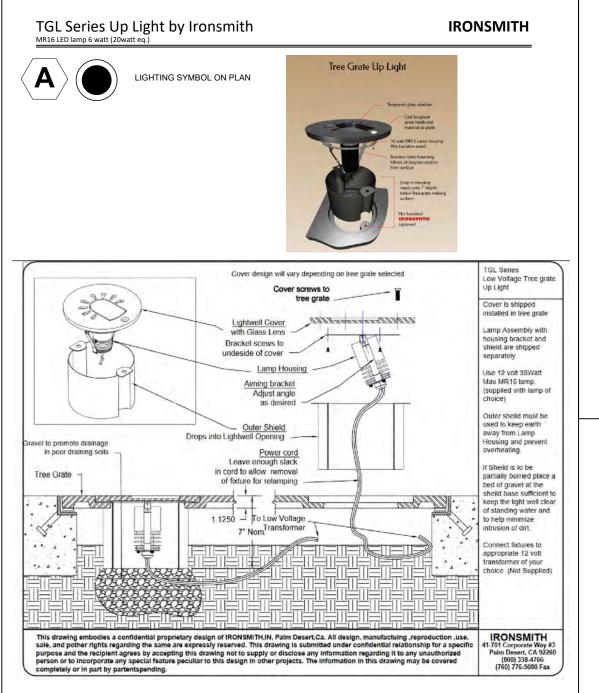
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing

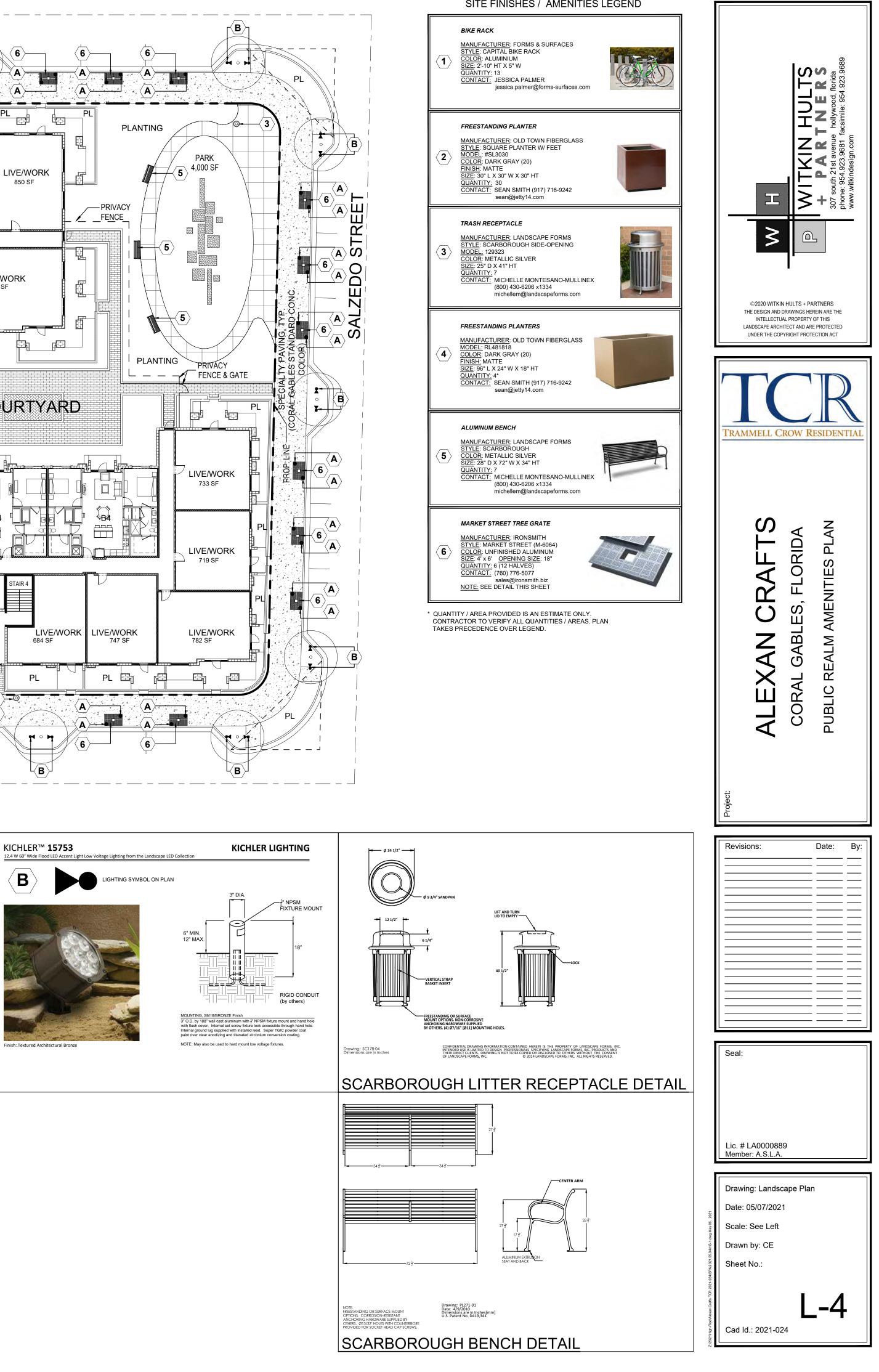
-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.



CATALONIA AVENUE











MITIGATION REQUIRED							
TOTAL CANOPY REMOVED: TOTAL CANOPY REPLACEMENT TO BE PROVIDE							
52,225 sf	105 - Large Trees (500 sf each) = 52,500						
	Required tree mitigation will be added to the project planting plans to be submitted at a later date with the building permit package.						
(#x) re	e to Remain						
\sim	e to Remove						
\sim	e to Remove						
\sim	e to Remove						

No. Scientific Name	Common Name	Diameter (in)	Height (ft)	Spread (ft) Condition	Tree Protection Zone (ft)	Canopy Removed (sf)	Disposition	No. Scientific Name	Common Name	Diameter (in)	Height (ft)	Spread (ft) Condition	Tree Protection Zone (ft)	Canopy Removed (sf)	Disposition
1 Delonix regia	Royal poinciana	40	30	50	Good	20	1962.5	Remove	56 Strelitzia nicolai	White bird of paradise	15	18	16	Good	4	200.96	Remove
2 Dracaena reflexa	Pleomele	31	25	17	Good	6	226.865	Remove	57 Plumeria rubra	Frangipani	31	28	26	Moderate	18	530.66	Remove
3 Dracaena species	Dracaena	8	20	10	Moderate	5	78.5	Remove	58 Ptychosperma elegans	Solitare palm	3	12	12	Good	4	113.04	Remove
4 Delonix regia	Royal poinciana	35	30	48	Good	18	1808.64	Remove	59 Ptychosperma elegans	Solitare palm	3	18	5	Good	4	19.625	Remove
5 Quercus virginiana	Live oak	15	35	26	Moderate	15	530.66	Remove	60 Ptychosperma elegans	Solitare palm	3	14	5	Good	4	19.625	Remove
6 Quercus virginiana	Live oak	23	40	56	Good	20	2461.76	Remove	61 Adonidia merrillii x 3 tks	Christmas palm	14	12	14	Good	4	153.86	Remove
7 Ptychosperma elegans	Solitare palm	3	16	6	Good	3	28.26	Remove	62 Ptychosperma elegans	Solitare palm	3	18	5	Good	4	19.625	Remove
8 Quercus virginiana	Live oak	39	60	80	Good	20	5024	Remove	63 Ptychosperma elegans	Solitare palm	3	18	5	Good	4	19.625	Remove
8a Strelitzia nicolai	White bird of paradise	32	20	28	Good	4	615.44	Remove	64 ls 66							0	Remove
9 Ravenala madagascariensis	Traveller's tree	0	35	25	NA	5	490.625	Remove	65 ls 66							0	Remove
10 Bursera simaruba	Gumbo limbo	10	45	16	NA	12	200.96	Remove	66 Ptychosperma elegans x 4 tks	·	12"	18"	16	Good	4	200.96	Remove
11 Quercus virginiana	Live oak	45	50	50	NA	25	1962.5	Remove	67 Ptychosperma elegans x 3 tks	Solitare palm	9"	12"	12	Good	4	113.04	Remove
12 Adonidia merrillii x 2 tks	Christmas palm	5	5	13	NA	4	132.665	Remove	68 Plumeria rubra	Frangipani	13"	22'	16	Moderate	6	200.96	Remove
13 Adonidia merrillii x 3 tks	Christmas palm	18	6	18	NA	4	254.34	Remove	69 Plumeria rubra	Frangipani	13"	13'	19	Moderate	12	283.385	Remove
14 Ptychosperma elegans	Solitare palm	4	16	6	NA	4	28.26	Remove	70 Bucida buceras	Black olive	29"	35'	30	Good	25	706.5	Remove
15 Ptychosperma elegans	Solitare palm	4	15	9	NA	4	63.585	Remove	71 Ptychosperma elegans	Solitare palm	4"	15'	9	Good	4	63.585	Remove
15a Mangifera indica	Mango	23	15	30	Good	18	706.5	Remove	72 Ptychosperma elegans x 2 tks	Solitare palm	7"	26'	18	Good	4	254.34	Remove
16 Ficus benjamina	Weeping fig	10	20	16	Poor	8	200.96	Remove	73 Ptychosperma elegans	Solitare palm	4"	15'	9	Good	4	63.585	Remove
16a Clerodendrum quadriloculare		4	13	12	Poor	4	113.04	Remove	74 Ptychosperma elegans	Solitare palm	3"	8'	10	Good	4	78.5	Remove
17 Ficus benjamina	Weeping fig	5	23	10	Poor	5	78.5	Remove	74a Plumeria rubra	Frangipani	4"	13'	14	Moderate	4	153.86	Remove
18 Ficus benjamina	Weeping fig	5	20	16	Poor	5	200.96	Remove	75 Ptychosperma elegans	Solitare palm	4"	14'	12	Good	4	113.04	Remove
19 Ficus benjamina	Weeping fig	14	23	20	Poor	12	314	Remove	76 Plumeria rubra	Frangipani	7"	14'	15	Poor	6	176.625	Remove
20 Ficus benjamina	Weeping fig	17	20	25	Poor	14	490.625	Remove	77 Jacaranda mimosifolia	Jacandra	29"	35'	36	Moderate	18	1017.36	Remove
21 Syagrus romanzoffiana	Queen palm	10	15	23	Good	5	415.265	Remove	79 Not onsite							0	Remove
22 Syagrus romanzoffiana	Queen palm	10	15	23	Good	5	415.265	Remove	80 Phoenix roebelenii x 3 tks	Solitare palm	4"	5'	14	Good	4	153.86	Remove
23 Phoenix roebelenii x 3 tks	Pygmy date palm	12	9	18	Good	4	254.34	Remove	81 Adonidia merrillii x 2 tks	Christmas palm	13"	13'	16	Good	4	200.96	Remove
24 Dypsis decaryi	Triangle palm	15	6	25	Good	4	490.625	Remove	82 Ptychosperma elegans x 2 tks		6"	14'	12	NA	4	113.04	Remove
25 Phoenix roebelenii	Pygmy date palm	4	7	7	Good	4	38.465	Remove	83 Ptychosperma elegans x 2 tks	Solitare palm	8"	17'	19	Good	4	283.385	Remove
26 Leucothrinax morrissii x 2 tks	Key thatch palm	8	18	12	Good	4	113.04	Remove	84 Veitchia montgomeryana	Montgomery palm	0	2'	12	Good	4	113.04	Remove
27 Melaleuca quinquenervia	Paperbark	24	18	18	Invasive		254.34	Remove	85 Adonidia merrillii x 2 tks	Christmas palm	12"	18'	20	Good	4	314	Remove
28 Averrhoa carambola	Carambola	10	20	28	Good	10	615.44	Remove	86 Acoelorrhaphe wrightii	Paurotis palm	14"	9'	16	Moderate	4	200.96	Remove
29 Ptychosperma elegans	Solitare palm	4	10	14	Good	4	153.86	Remove	87 Phoenix roebelenii x 2 tks	Pygmy date palm	8"	6'	14	Good	4	153.86	Remove
30 Adonidia merrillii	Christmas palm	6	7	14	Good	4	153.86	Remove	88 Ptychosperma elegans	Solitare palm	4"	20'	12	Good	4	113.04	Remove
31 Ptychosperma elegans	Solitare palm	4	15	12	Good	4	113.04	Remove	89 Delonix regia	Royal poinciana	23"	32'	65	Moderate	18	3316.625	Remove
32 Adonidia merrillii	Christmas palm	6	15	12	Good	4	113.04	Remove	90 Sabal palmetto	Sabal palm	12"	8'	20	Good	4	314	Remove
33 Ptychosperma elegans x 3 tks	Solitare palm	6	6	13	Good	4	132.665	Remove	91 Sabal palmetto	Sabal palm	12"	8'	20	Good	4	314	Remove
34 Mangifera indica	Mango	5	20	22	Good	5	379.94	Remove	92 Sabal palmetto	Sabal palm	12"	9'	20	Good	4	314	Remove
35 Mangifera indica	Mango	4	20	12	Good	5	113.04	Remove	93 Caesalpinia granadillo	Bridalveil tree	10"	22'	22	Good	8	379.94	Remove
35a Cassia fistula	Golden shower	16	40	42	Poor	14	1384.74	Remove	94 Not onsite							0	Remove
36 Adonidia merrillii	Christmas palm	4	16	5	Good	4	19.625	Remove	95 Bischofia javanica	Bishop wood	30"	70'	55	Invasive		2374.625	Remove
37 Bucida buceras	Black olive	34	70'	70	Good	25	3846.5	Remove	96 Hibiscus rosa-sinensis	Hibiscus	4"	12'	10	Good	4	78.5	Remove
37a Ficus benjamina	Weeping fig	5	16	15	Poor	4	176.625	Remove	97 Hyophorbe verschaffeltii	Spindle palm	14"	7'	14	Good	4	153.86	Remove
37b Ficus benjamina	Weeping fig	5	13	10	Poor	4	78.5	Remove	98 Hibiscus rosa-sinensis	Hibiscus	7"	13'	12	Good	5	113.04	Remove
38 Quercus virginiana	Live oak	30	40	40	Good	20	1256	Remove	99 Syzygium species	Roseapple	40"	60'	55	Good	20	2374.625	Remove
38a Sabal palmetto	Sabal palm	10	5	14	Good	4	153.86	Remove	99a Ptychosperma elegans	Solitare palm	4"	15'	12	Good	4	113.04	Remove
38b Adonidia merrillii	Christmas palm	6	15	6	Good	4	28.26	Remove	100 Ptychosperma elegans	Solitare palm	3"	15'	12	Good	4	113.04	Remove
39 Quercus virginiana	Live oak	5	35	16	Good	6	200.96	Remove	100 Ptychosperma elegans	Solitare palm	3"	10'	10	Good	4	78.5	Remove
40 Sabal palmetto	Sabal palm	12	8	18	Good	4	254.34	Remove	101 Ptychosperma elegans	Solitare palm	3"	8'	8	Good	4	50.24	Remove
41 Quercus virginiana	Live oak	12	35	35	Moderate	12	961.625	Remove	102 Ptychosperma elegans	Solitare palm	4"	16'	5	Poor	4	19.625	Remove
42 Quercus virginiana	Live oak	11	35	30	Moderate	12	706.5	Remove	103 Ptychosperma elegans	Solitare palm	4"	18'	5	Poor	4	19.625	Remove
43 Plumeria rubra	Frangipani	14	15	28	Good	12	615.44	Remove	104 Ptychosperma elegans	Solitare palm	5'	25'	4	Poor	4	12.56	Remove
44 Litchi chinensis	Lychee	5	14	14	Good	5	153.86	Remove	105 Ptychosperma elegans	Solitare palm	4"	25'	0	Dead		0	Remove
44a Psidium cattleianum	Strawberry guava	2	12	14	Good	3	153.86	Remove	106 Ptychosperma elegans	Solitare palm	4"	25	0	Dead		0	Remove
45 Plumeria rubra	Frangipani	19	20	18	Moderate	18	254.34	Remove	107 Ptychosperma elegans	Solitare palm	4"	20'	5	Moderate	4	19.625	Remove
46 Mangifera indica	Mango	14	25	18	Good	14	254.34	Remove	108 Ptychosperma elegans	Solitare palm	4"	20'	5	Moderate	4	19.625	Remove
47 Mangifera indica	Mango	6	15	18	Moderate	6	254.34	Remove		Total Canopy Remo	vea (ft)					52,255	
47a Mangifera indica	Mango	4	25	22	Good	5	379.94	Remove	Notes: H/Ct = overall height of trees a								
48 Persea americana	Avocado	8	25	22	Good	8	379.94	Remove	0 in the DBH column = no trunk	<pre>< at 4.5 feet above grade</pre>							1
49 Mangifera indica	Mango	15	23	28	Good	15	615.44	Remove									
50 Anacardium occidentale	Cashew nut	12	16	24	Good	12	452.16	Remove									
50a Chrysophyllum oliviforme	Satin leaf	3	14	12	Good	4	113.04	Remove									
51 Pouteria campechiana	Canistel	11	28	28	Good	12	615.44	Remove									
52 Ptychosperma elegans x 2 tks		9	22	13	Good	4	132.665	Remove									
53 Psidium cattleianum	Strawberry guava	14	17	21	Good	10	346.185	Remove									
54 Phoenix roebelenii x 3 tks	Pygmy date palm	15	5	14	Good	4	153.86	Remove									
55 Strelitzia nicolai	White bird of paradise	20	18	18	Good	4	254.34	Remove									





March 12, 2021

2327 Salzedo Street Coral Gables Florida 33134

P 305.460.5093
 hist@coralgables.com

Mr. Robert W. Stewart Mrs. Consuelo T. Stewart 300 Catalonia Avenue Coral Gables, Florida 33134

Re: 300 Catalonia Avenue, legally described as Lot 15 & E1/2 Lot 14, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Dear Mr. & Mrs. Stewart:

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

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

300 Catalonia Avenue, legally described as Lot 15 & E1/2 Lot 14, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, <u>does not meet</u> the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made at this time for a demolition permit.

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

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

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

Sincerely,

Warren Adams Historic Resources & Cultural Arts Director



March 12, 2021

2327 SALZEDO STREET Coral Gables Florida 33134

P 305.460.5093hist@coralgables.com

310 CAT LLC 8855 Collins Avenue, #12H Surfside, Florida 33154

Re: 310 Catalonia Avenue, legally described as Lot 13 & W1/2 Lot 14, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Dear Property Owner:

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

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

310 Catalonia Avenue, legally described as Lot 13 & W1/2 Lot 14, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, <u>does not meet</u> the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made at this time for a demolition permit.

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

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

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

Sincerely,

Warren Adams Historic Resources & Cultural Arts Director



March 12, 2021

2327 SALZEDO STREET Coral Gables Florida 33134

P 305.460.5093hist@coralgables.com

CATALONIA AVENUE LLC 325 Catalonia Avenue Coral Gables, Florida 33134

Re: 314 Catalonia Avenue, legally described as Lots 11 & 12, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Dear Property Owner:

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

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

314 Catalonia Avenue, legally described as Lots 11 & 12, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, <u>does not meet</u> the minimum eligibility criteria for designation as a local historic

landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made at this time for a demolition permit.

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

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

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

Sincerely,

Warren Adams Historic Resources & Cultural Arts Director



March 12, 2021

2327 SALZEDO STREET Coral Gables Florida 33134

P 305.460.5093hist@coralgables.com

Ms. Maria Alberro Menendez 322 Catalonia Avenue Coral Gables, Florida 33134

Re: 322 Catalonia Avenue, legally described as Lots 9 & 10, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Dear Ms. Menendez:

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

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

322 Catalonia Avenue, legally described as Lots 9 & 10, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, does not meet the minimum eligibility criteria for designation as a local

historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made at this time for a demolition permit.

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

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

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

Sincerely,

Warren Adams Historic Resources & Cultural Arts Director



March 12, 2021

2327 SALZEDO STREET Coral Gables Florida 33134

P 305.460.5093
 hist@coralgables.com

Maria Teresa Rodriguez LE Rem Teresa Santo TRS Rem Teresa Santos Revocable TR Rem Esperanza de la Caridad Yaniz 330 Catalonia Avenue Coral Gables, Florida 33134

Re: 330 Catalonia Avenue, legally described as Lots 7 & 8, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Dear Property Owner:

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

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

330 Catalonia Avenue, legally described as Lots 7 & 8, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, <u>does not meet</u> the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made at this time for a demolition permit.

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

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

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

Sincerely,

Warren Adams Historic Resources & Cultural Arts Director



March 12, 2021

2327 SALZEDO STREET Coral Gables Florida 33134

P 305.460.5093hist@coralgables.com

Mr. Stefan Seuss 340 Catalonia Avenue Coral Gables, Florida 33134

Re: 340 Catalonia Avenue, legally described as Lots 5 & 6, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Dear Mr. Seuss:

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

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

340 Catalonia Avenue, legally described as Lots 5⁻& 6, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, <u>does not meet</u> the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made at this time for a demolition permit.

Please note, however, that this property may qualify as a Contributing Property in a future Local Historic Landmark District.

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

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

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

Sincerely,

Warren Adams Historic Resources & Cultural Arts Director



March 12, 2021

2327 SALZEDO STREET Coral Gables Florida 33134

P 305.460.5093
 hist@coralgables.com

Mr. Richard Formoso 5030 Southwest 69 Avenue Miami, Florida 33155

Re: 301 Malaga Avenue, legally described as Lots 16 & 17, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Dear Mr. Formoso:

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

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

301 Malaga Avenue, legally described as Lots 16 & 17, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, <u>does not meet</u> the minimum eligibility criteria for designation as a local

historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made at this time for a demolition permit.

Please note, however, that this property may qualify as a Contributing Property in a future Local Historic Landmark District.

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

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

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

Sincerely,

aholks.

Warren Adams Historic Resources & Cultural Arts Director



March 12, 2021

2327 SALZEDO STREET Coral Gables Florida 33134

P 305.460.5093hist@coralgables.com

Mr. Julio C. Webel Ms. Jacqueline Monzo 309 Malaga Avenue Coral Gables, Florida 33134

Re: 309 Malaga Avenue, legally described as Lot 18 & E ½ of Lot 19, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Dear Mr. Webel & Ms. Monzo:

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

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

317 Malaga Avenue, legally described as Lot 20 & W ½ of Lot 19, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in

Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, <u>does not meet</u> the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made at this time for a demolition permit.

Please note, however, that this property may qualify as a Contributing Property in a future Local Historic Landmark District.

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

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

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

Sincerely,

Warren Adams * Historic Resources & Cultural Arts Director



March 12, 2021

2327 SALZEDO STREET Coral Gables Florida 33134

P 305.460.5093
 hist@coralgables.com

317 HOLDINGS LLC 9981 SW 40 Street Miami, Florida 33165

Re: 317 Malaga Avenue, legally described as Lot 20 & W ½ of Lot 19, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Dear Property Owner:

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

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

317 Malaga Avenue, legally described as Lot 20 & W ½ of Lot 19, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, <u>does not meet</u> the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made at this time for a demolition permit.

Please note, however, that this property may qualify as a Contributing Property in a future Local Historic Landmark District.

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

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

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

Sincerely,

-

Warren Adams Historic Resources & Cultural Arts Director



March 12, 2021

2327 SALZEDO STREET Coral Gables Florida 33134

305.460.5093
 hist@coralgables.com

MBP MALAGA HOLDINGS LLC 325 Malaga Avenue Coral Gables, Florida 33134

Re: 323 Malaga Avenue, legally described as Lot 21 & E ½ Lot 22, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Dear Property Owner:

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

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

323 Malaga Avenue, legally described as Lot 21 & E ½ Lot 22, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, <u>does not meet</u> the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made at this time for a demolition permit.

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

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

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

Sincerely,

Warren Adams Historic Resources & Cultural Arts Director



March 12, 2021

2327 SALZEDO STREET Coral Gables Florida 33134

P 305.460.5093
 hist@coralgables.com

Mr. Kirk Menendez Mrs. Maria T. Ason 325 Malaga Avenue Coral Gables, Florida 33134

Re: 325 Malaga Avenue, legally described as Lot 23 & W ½ Lot 22, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Dear Mr. Menendez & Mrs. Ason:

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

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

325 Malaga Avenue, legally described as Lot 23 & W ½ Lot 22, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, <u>does not meet</u> the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made at this time for a demolition permit.

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

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

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

Sincerely,

Warren Adams Historic Resources & Cultural Arts Director



March 12, 2021

2327 Salzedo Street Coral Gables Florida 33134

P 305.460.5093hist@coralgables.com

CHARDONNAY ENTERPRISES LLC 7001 Northwest 51 Street Miami, Florida 33166

Re: 333 Malaga Avenue, legally described as Lots 24 & 25, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Dear Property Owner:

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

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

333 Malaga Avenue, legally described as Lots 24 & 25, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, <u>does not meet</u> the minimum eligibility criteria for designation as a local

historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made at this time for a demolition permit.

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

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

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

Sincerely,

Warren Adams Historic Resources & Cultural Arts Director



March 12, 2021

2327 SALZEDO STREET Coral Gables Florida 33134

P 305.460.5093hist@coralgables.com

Mr. Alan J. Yanes Mrs. Mercedes Yanes 341 Malaga Avenue Coral Gables, Florida 33134

Re: 341 Malaga Avenue, legally described as Lots 26 & 27, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida.

Dear Mr. & Mrs. Yanes:

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

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

341 Malaga Avenue, legally described as Lots 26 & 27, Block 28, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida, <u>does not meet</u> the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made at this time for a demolition permit.

Please note, however, that this property may qualify as a Contributing Property in a future Local Historic Landmark District.

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

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

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

Sincerely,

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Warren Adams Historic Resources & Cultural Arts Director