

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.

FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (13)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: CORAL GABLES Sec.: 17 Twp.: 54 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: GEORGE

2. Owner's Name: The George Residences, LLC. Phone: 305-718-4575

Address: 301 Almerla Ave # 330 City: Coral Gables State: FL Zip Code: 33134

Owner's Email Address: jmata@mgdevelopermlami.com

3. Surveyor's Name: LANNES AND GARCIA, INC. Phone: 305-666-7909

Address: 4967 S.W. 75TH AVENUE City: MIAMI, State: FL. Zip Code: 33155

Surveyor's Email Address: lannes2garcia@gmail.com

4. Folio No(s): 03-4117-008-1800 / 03-4117-008-1810 / 03-4117-008-1820 / 03-4117-008-1860

5. Legal Description of Parent Tract: LOTS 1 THROUGH 28, AND LOTS 42 AND 43, BLOCK 10, "CORAL GABLES BILTMORE SECTION", PLAT BOOK 20, PAGE 28.

6. Street boundaries: VALENCIA AVENUE

7. Present Zoning: MF4 Zoning Hearing No.: 2024-154

8. Proposed use of Property:

Single Family Res.(13 Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.), Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: NO:

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.


Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner:

(Print name & Title here):


Alirio Torrealba - Authorized Signatory

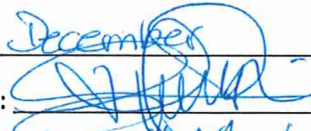
BEFORE ME, personally appeared Alirio Torrealba this 19 day of December, 2024 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 19 day of December, 2024 A.D.



Signature of Notary Public:

(Print, Type name here:)


Lilibeth Mendiri
August 9, 2027 HH431836
(Commission Expires) (Commission Number)

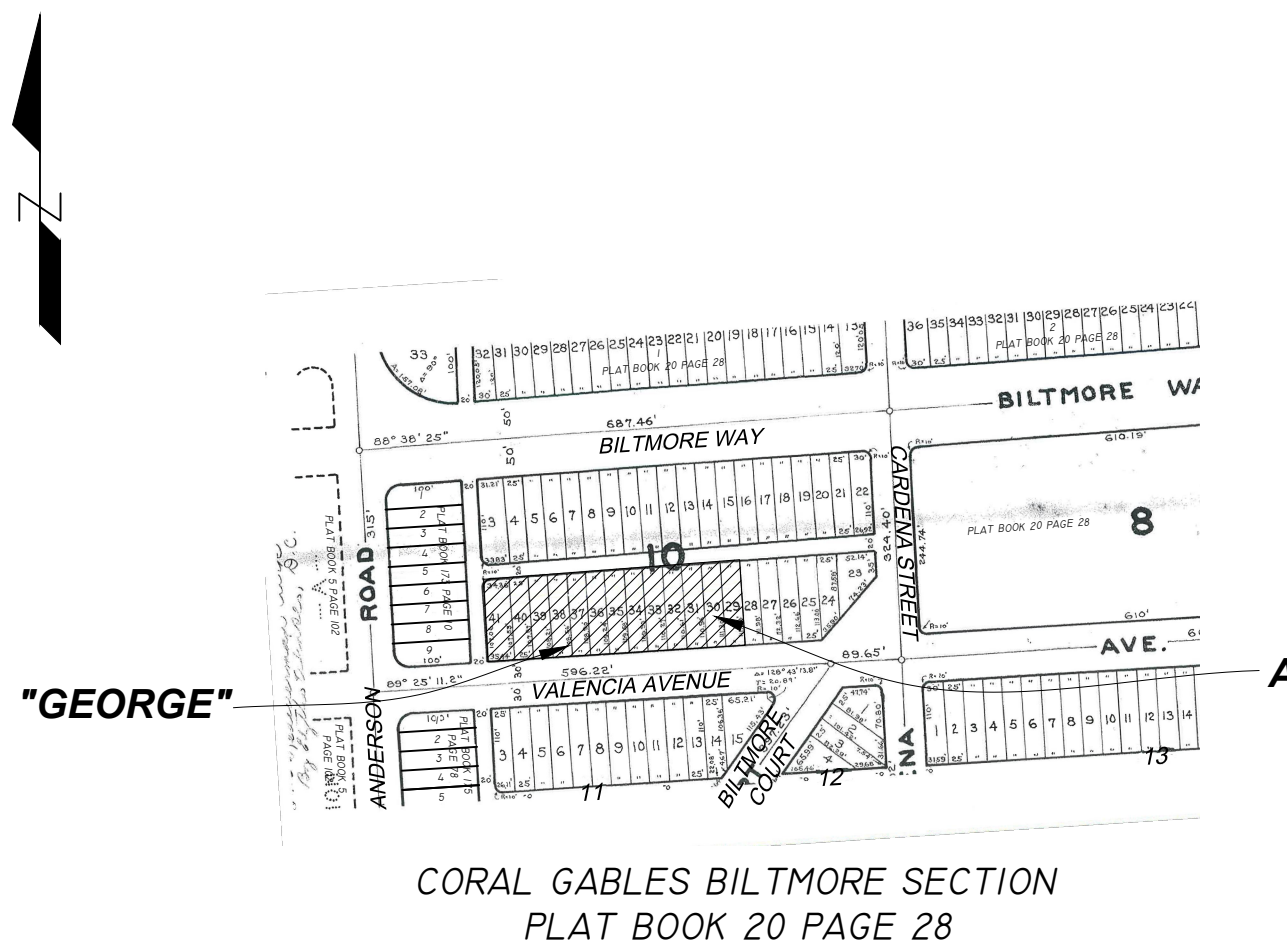
(NOTARY SEAL)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT OF "GEORGE"

BEING A REPLAT OF LOTS 29 THROUGH 41, INCLUSIVE, OF BLOCK 10, "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
LANNES AND GARCIA, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 4967 SW 75th AVENUE, MIAMI, FLORIDA 33155
 MARCH 2024



LOCATION MAP
 SCALE 1" = 300'

LYING IN THE NORTHWEST 1/4 OF SECTION 17,
 TOWNSHIP 54 SOUTH, RANGE 41 EAST,
 MIAMI-DADE COUNTY, FLORIDA.

| FIELD WORK DATE | |
|------------------------|--|
| FIELD DATE: 11-08-2023 | |

| ADJOINING / NEIGHBORING ZONING: EXISTING | | | |
|--|------------------|------------------------|-----------------|
| ID | FOLIO NO.: | UNITS | EXISTING ZONING |
| A | 03-4117-008-1790 | UNITS : 2 LIVING UNITS | MF4 |

| ADJOINING / NEIGHBORING LAND OWNERS | | |
|-------------------------------------|------------------|--------------------------|
| ID | FOLIO NO.: | OWNER |
| A | 03-4117-008-1790 | BILTMORE DEVELOPMENT LLC |

| EXISTING ZONING FOR REPLAT PARCEL | | |
|-----------------------------------|------------------|-----------------|
| REFER TO SHEET 3 EXISTING | | |
| PROPOSED | | |
| ID | FOLIO NO.: | EXISTING ZONING |
| I | 03-4117-008-1800 | MF4 |
| II | 03-4117-008-1810 | MF4 |
| III | 03-4117-008-1820 | MF4 |
| IV | 03-4117-008-1860 | MF4 |

NOTE: ALL STRUCTURES WILL BE DEMOLISHED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

BY FRANCISCO F. FAJARDO
 PROFESSIONAL SURVEYOR AND MAPPER #4767
 STATE OF FLORIDA

- SURVEY NOTES**
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
 - ADDITIONS OR DELETIONS TO THIS TENTATIVE PLAT BY ANY OTHERS THAN THE SIGNING PARTIES ARE PROHIBITED.
 - THE BASIS OF BEARING IS GEODETIC NORTH BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE SOUTH 86°24'03" WEST FOR THE NORTH RIGHT OF WAY LINE OF VALENCIA AVENUE.
 - ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.
 - THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.
 - THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION.
 - THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
 - THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND REFERENCED TO THE FOLLOWING BENCHMARKS:
 A) CITY OF CORAL GABLES BM # 489, ELEVATION= 10.68
 B) CITY OF CORAL GABLES BM # 491, ELEVATION= 9.20
 C) CITY OF CORAL GABLES BM # 492, ELEVATION= 9.82
 - ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.
 - TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY CERTIFYING SURVEYOR, THEREFORE CANNOT AND HAS NOT BASED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.

LEGAL DESCRIPTION

LOTS 29 THROUGH 41, INCLUSIVE, OF BLOCK 10, "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

OWNERS CONTACT INFORMATION

OWNERS: THE GEORGE RESIDENCES, LLC.
 301 ALMERIA AVENUE, SUITE 330
 CORAL GABLES, FLORIDA 33134
 ALIRIO TORREALBA

AUTHORIZED AGENT : YUREIBA ROJAS

301 ALMERIA AVENUE SUITE 330,
 CORAL GABLES, FLORIDA 33134

YROJAS@MGDEVELOPERMIAMI.COM

(305) 718-4573 EXTENSION 209

SURVEYOR'S REFERENCE

1) "CORAL GABLES BILTMORE SECTION ", PLAT BOOK 20, PAGE 28 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE FLOOD CRITERIA MAP

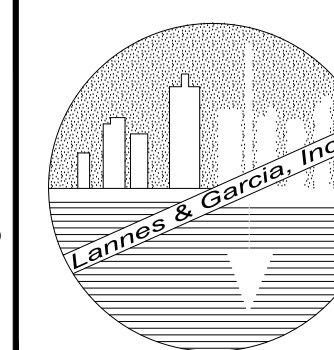
ELEVATION= +11.52 NGVD 1929
 OR +10.00 NAVD 1988
 PLAT BOOK 120, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROPERTY ADDRESS

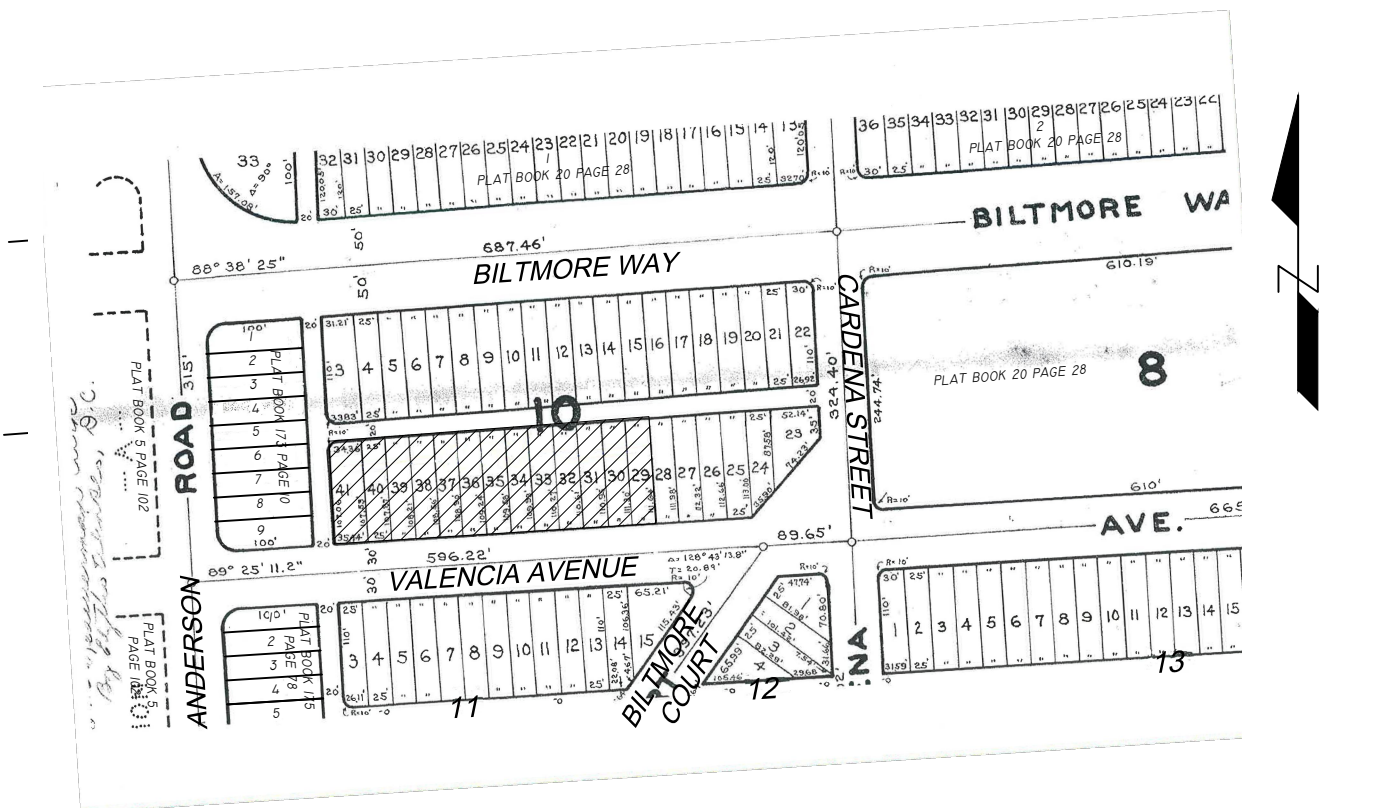
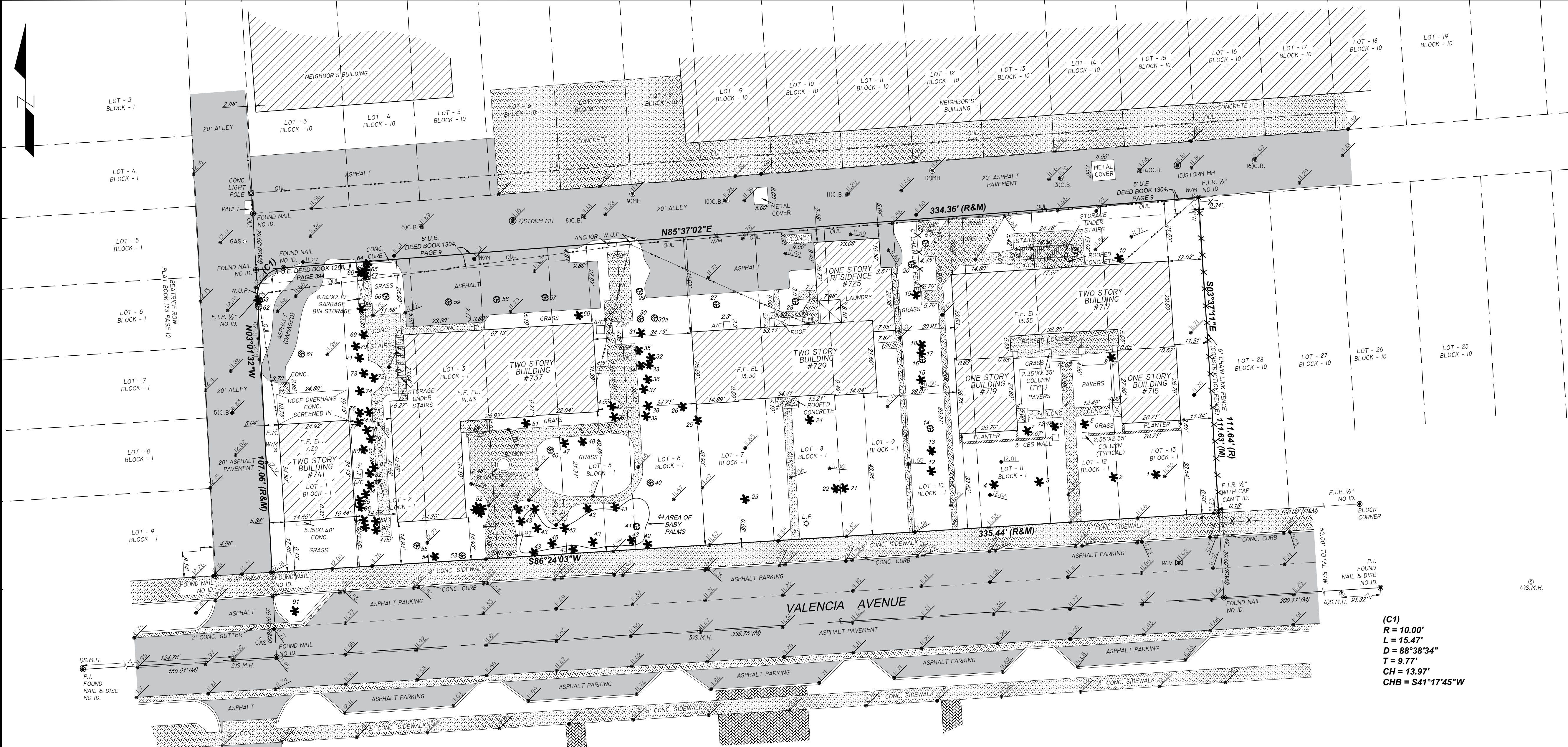
717,729,737,741 VALENCIA AVENUE,
 CORAL GABLES, FLORIDA 33134

FLOOD INFORMATION

FLOOD ZONE: X
 MAP & PANEL= 12086C0457
 COMMUNITY No.: 120639
 SUFFIX: L
 DATE OF FIRM: 09-11-2009
 BASE ELEV.= N/A



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
 LB # 2098
 FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
 4967 SW 75th AVENUE,
 MIAMI, FLORIDA 33155
 PH (305) 666-7909 FAX (305) 442-2530
 lannes2garcia@gmail.com



LEGAL DESCRIPTION: LOTS 29 THROUGH 41, INCLUSIVE, OF BLOCK 10, 'CORAL GABLES BILTMORE SECTION'...

PROPERTY ADDRESS: 717, 725, 737, 741 VALENCIA AVENUE, CORAL GABLES, FLORIDA 33134

BOUNDARY SQUARE FOOTAGE: 36,618 SQUARE FEET +/- (0.84 ACRES) +/-

PROPERTY OF: ALLIANCE STARLIGHT III LLC

FLOOD ZONE: X MAP & PANEL# = 12086C0457 COMMUNITY No. = 120639 SUFFIX: L DATE OF FIRM: 09-11-2009

B.M. #489 ELEV. = 10.68 (CITY OF CORAL GABLES) B.M. #491 ELEV. = 9.20 (CITY OF CORAL GABLES) B.M. #492 ELEV. = 9.82 (CITY OF CORAL GABLES)

(C1) R = 10.00' L = 15.47' D = 88°38'34" T = 9.77' CH = S41°17'45"W

PREPARED BY: LANNES AND GARCIA, INC. PROFESSIONAL SURVEYING AND MAPPING 4967 SW 75th AVENUE, MIAMI, FLORIDA 33155 MARCH 2024

Tree chart table with columns for species, dbh, height, spread, and condition.

Tree chart continued table with columns for species, dbh, height, spread, and condition.

- List of trees and structures to be removed, including species like Palm Tree Cluster, Live Oak, and various manholes.

Zoning Information table for Multi-Family 4 High Density Residential District, showing allowed and required features.

NOTE: ALL STRUCTURES WILL BE DEMOLISHED.

Legend table defining symbols for various survey features like utility lines, easements, and monuments.

Legend continued table defining symbols for various survey features like monuments, bearings, and distances.

Surveyor's Notes: 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED... 2) LEGAL DESCRIPTION PROVIDED BY OTHERS... 3) PROPERTIES SHOWN HEREIN WERE NOT ABSTRACTED FOR EASEMENTS...

Drawn by: PROJECT SCALE: DATE OF FIELD WORK: 09-19-2023



A BOUNDARY SURVEY I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS...

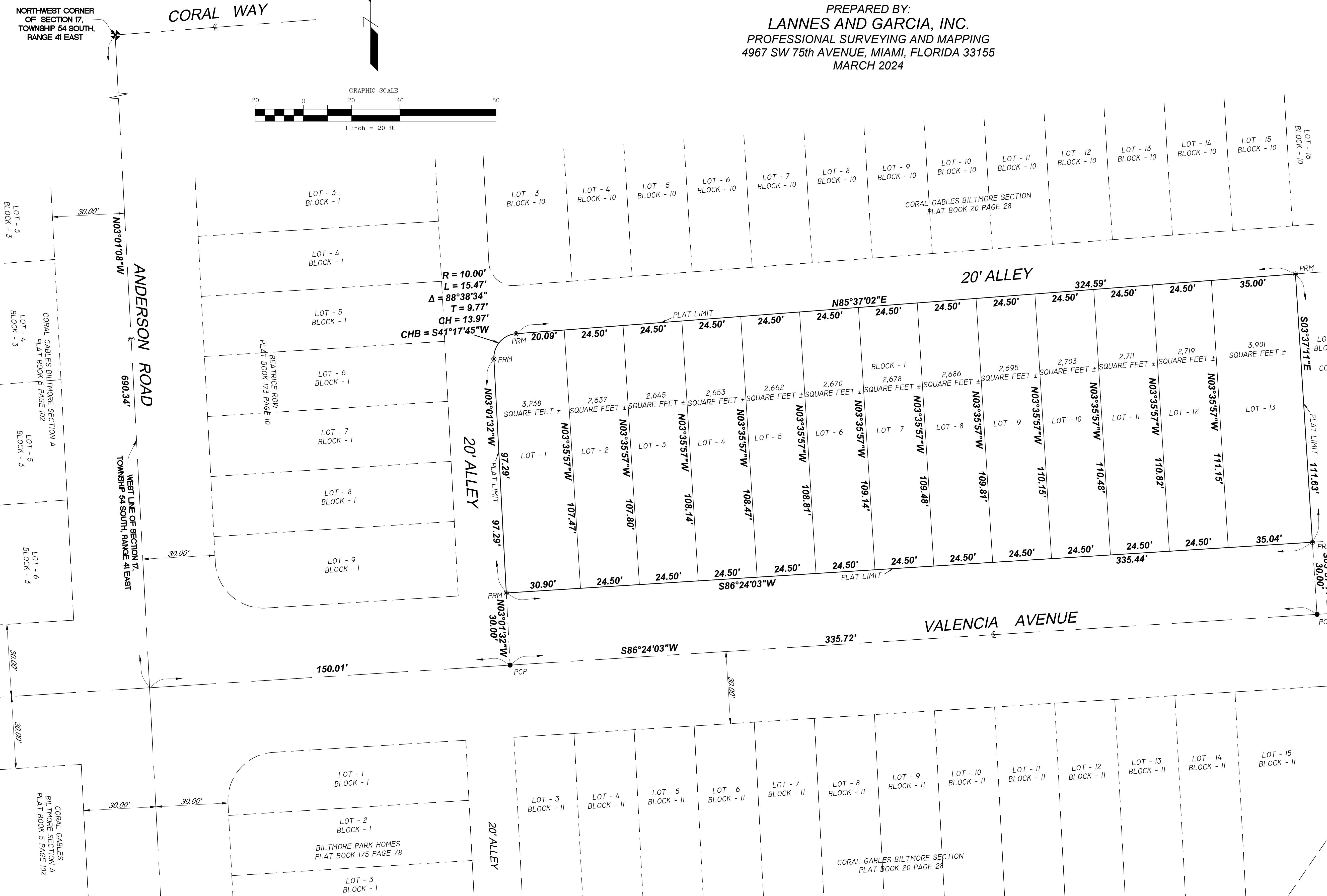
Professional Surveying and Mapping LANNES AND GARCIA, INC. LB # 2098 FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER) 4967 SW 75th AVENUE, MIAMI, FLORIDA 33155 PH (305) 666-7909 FAX (305) 442-2530

TENTATIVE PLAT OF "GEORGE"

BEING A REPLAT OF LOTS 29 THROUGH 41, INCLUSIVE, OF BLOCK 10, "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
LANNES AND GARCIA, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 4967 SW 75th AVENUE, MIAMI, FLORIDA 33155
 MARCH 2024

| ZONING INFORMATION | | |
|---|-----------------------------------|--------------------------------|
| MULTI-FAMILY 4 HIGH DENSITY RESIDENTIAL DISTRICT TOWNHOUSE PERMITTED USE | | |
| | ALLOWED/REQUIRED | PROVIDED |
| LOT SIZE | - | 36,597 SQ. FT. (0.84 ACRES) |
| BUILDING SITE AREA | 10,000 SQ. FT. MIN. | 36,597 SQ. FT. |
| BUILDING SITE WIDTH | 100'-0" MIN. | 334'-4" |
| DENSITY REQUIREMENT | 60 UNITS/ACRE = 50 UNITS | 13 UNITS |
| GROUND COVERAGE | NO MIN OR MAX w/ MFD. BONUS | 60% |
| UNIT SIZE MINIMUM | 500 SQ. FT. MIN. | 5,638 SQ. FT. MIN. |
| FLOOR AREA RATIO | 2 | 1.51 |
| TOTAL FLOOR AREA | - | 73,976 SQ. FT. |
| ENCLOSURES (GARAGE & UNROOFED TERRACES) | - | 18,770 SQ. FT. |
| NET FLOOR AREA | 73,184 SQ. FT. MAX. | 55,206 SQ. FT. |
| OPEN SPACE | 25% MIN. TOTAL (8,149 SQ. FT.) | 28.4% |
| TRANSPARENCY | 40% | 40% |
| SETBACKS: | | |
| FRONT | 10'-0" MIN. | 10'-0" |
| REAR (ALLEY) | 5'-0" MIN. | 5'-0" |
| SIDE (INTERIOR) | 10'-0" MIN. | 10'-0" |
| SIDE (ALLEY) | 5'-0" MIN. | 5'-0" |
| HEIGHT - TIE BEAM | 150'-0" MAX. | 43'-6" |
| STORIES | 13 STORIES MAX. | 3 STORIES |
| PARKING REQUIREMENTS | 28 SPACES MIN. | 62 SPACES |
| ON STREET PARKING | - | 7 SPACES |



| LEGEND OF SURVEY ABBREVIATIONS AND SYMBOLS | |
|--|---|
| ⊙ | INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) L.B. NO. 2098 |
| ● | INDICATES PERMANENT CONTROL POINT (P.C.P.) L.B. NO. 2098 |
| Δ | CENTRAL ANGLE |
| +/- | MORE OR LESS |
| L | ARC LENGTH |
| C | CENTERLINE |
| CH | CHORD DISTANCE |
| CHB | CHORD BEARING |
| L.B. | LICENSED BUSINESS |
| N | NORTH |
| NO. | NUMBER |
| R | RADIUS |
| S | SOUTH |
| T | TANGENT |
| E | EAST |
| W | WEST |
| P.I. | POINT OF INTERSECTION |
| ✱ | SECTION CORNER |

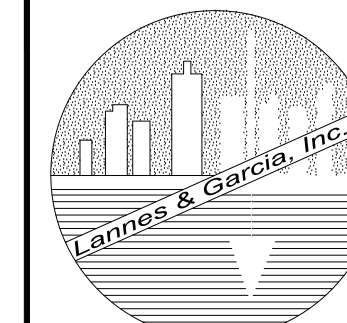
NOTE: ALL STRUCTURES WILL BE DEMOLISHED.

| PROPOSED TYPE OF UNIT: | TOTAL NUMBER OF UNITS |
|------------------------|-----------------------|
| TOWN HOMES | 13 |

TOTAL NUMBER OF PROPOSED UNITS : 13



NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
 LB # 2098
 FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
 4967 SW 75th AVENUE,
 MIAMI, FLORIDA 33155
 PH (305) 666-7909 FAX (305) 442-2530
 lannes2garcia@gmail.com