

**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: \_\_\_\_\_

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: \_\_\_\_\_ Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E. / Sec.: \_\_\_\_\_ Twp.: \_\_\_\_\_ S. Rge.: \_\_\_\_\_ E.

1. Name of Proposed Subdivision: \_\_\_\_\_

2. Owner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: Coral Gables State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Owner's Email Address: \_\_\_\_\_

3. Surveyor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Surveyor's Email Address: \_\_\_\_\_

4. Folio No(s): \_\_\_\_\_ / 03-4117-005-7230 / \_\_\_\_\_ / 03-4117-005-7250 / \_\_\_\_\_

5. Legal Description of Parent Tract: \_\_\_\_\_

6. Street boundaries: \_\_\_\_\_

7. Present Zoning: \_\_\_\_\_ Zoning Hearing No.: \_\_\_\_\_

**8. Proposed use of Property:**

Single Family Res.( \_\_\_\_\_ Units), Duplex( \_\_\_\_\_ Units), Apartments( 57 Units), Industrial/Warehouse( \_\_\_\_\_ Square .Ft.), Business( 20,142 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): W.A. Spencer Morris, Manager

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

WITNESS my hand and seal in the County and State last aforesaid this 14 day of November 2024 A.D.

Signature of Notary Public: \_\_\_\_\_

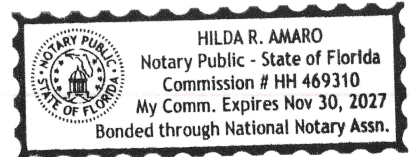
(Print, Type name here: Hilda R Amaro)

11/30/2027  
(Commission Expires)

HH463910  
(Commission Number)

(NOTARY SEAL)

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



## Exhibit A

### LEGAL DESCRIPTION:

The East 1/2 of Lot 8 and all of Lots 9 through 20, in Block 29, of CORAL GABLES CRAFTS SECTION, according to the Plat thereof as recorded in Plat Book 10, Page 40, Public Records of Miami-Dade County, Florida.

AND

Lot 21, Block 29, 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.

**THAT AN EXPRESS PURPOSE OF THIS REPLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM PUBLIC USE THOSE PORTIONS OF UNIVERSITY DRIVE AND THE 20-FOOT ALLEY (PER P.B. 10, PG. 40), AS SHOWN ON THIS PLAT.**

A portion of University Drive, lying adjacent to Block 29, 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, being more particularly described as follows:

Commence at the most Southerly Southeast corner of said Block 29, the following two (2) courses being along the Southeasterly line of said Block 29, also being the Northwesterly right of way line of said University Drive; 1) thence N 60°37'46" E for 11.79 feet to the Point of Beginning; 2) thence continue N 60°37'46" E for 161.64 feet to a point on a circular curve concave to the Northwest and whose radius point bears N46°30'37"W; thence Southwesterly along a 274.25 foot radius curve leading to the right through a central angle of 34°16'47" for an arc distance of 164.08 feet to the Point of Beginning.

AND

A portion of University Drive, lying adjacent to Block 29, 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, being more particularly described as follows:

Commence at the most Northerly Northeast corner of said Block 29; thence Southeasterly along the Northeasterly line of said Block 29, also being the South right of way line of said Catalonia Avenue and a 10.00 foot radius curve leading to the right through a central angle of 2°10'17" for an arc distance of 0.38 feet to a point on a circular curve concave to the Northwest and whose radius point bears N 74°18'03" W; thence Northeasterly along a 274.25 foot radius curve leading to the left through a central angle of 0°00'06" for an arc distance of 0.01 feet; thence N 89°54'37" W along the Easterly extension of the North line of said Block 28 for 0.38 feet to the Point of Beginning.

AND

The twenty foot wide alley, lying in Block 29 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, together with a portion of Anastasia Avenue, as shown on said Plat, now known as University Drive, all being more particularly described as follows:

Begin at the Northeast corner of Lot 11 in said Block 29 of CORAL GABLES CRAFTS SECTION, also being the Northwest corner of said twenty foot wide alley; thence South  $01^{\circ}22'29''$  West, along the East line of said Lot 11, also being the West line of the twenty foot wide alley for 99.99 feet to the Southeast corner of said Lot 11, also being the Northeast corner of Lot 19 in said Block 29; thence South  $29^{\circ}18'09''$  East, along the East line of said Lot 19, also being the West line of the twenty foot wide alley for 55.36 feet to the Southeast corner of said Lot 19 and the Southwest corner of the twenty foot wide alley; thence North  $60^{\circ}37'46''$  East, along the Northwesterly Right-of-Way line of Anastasia Avenue, now known as University Drive for 20.00 feet to a point on the East line of said twenty foot wide alley, also being the Southwest corner of Lot 18; thence North  $29^{\circ}18'09''$  West, along said East line of the twenty foot wide alley and the West line of said Lot 18, for 49.85 feet; thence North  $01^{\circ}22'29''$  East, along said East line of the twenty foot wide alley, for 94.95 feet to a point on the South Right-of-Way line of Catalonia Avenue; thence North  $89^{\circ}54'37''$  West, along said South Right-of-Way line for 20.00 feet to the Point of Beginning.



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**UNDERGROUND UTILITIES LEGEND**

--- U.G. FPL LINE  
--- U.G. GAS MAIN  
--- U.G. SANITARY SEWER LINE  
--- U.G. STORM SEWER LINE  
--- U.G. WATER MAIN

--- U.G. FPL LINE  
--- U.G. GAS MAIN  
--- U.G. SANITARY SEWER LINE  
--- U.G. STORM SEWER LINE  
--- U.G. WATER MAIN

ABBREVIATIONS:  
U.G. = UNDERGROUND  
B.O.S. = BOTTOM OF STRUCTURE  
CAP = CORRUGATED ALUMINUM PIPE  
CONC = CONCRETE  
PL = PLASTIC (HIGH-DENSITY POLYETHYLENE)  
PVC = POLYVINYL CHLORIDE  
STRUC. = STRUCTURE

**LEGEND**

--- OVERHEAD WIRE  
--- CHAIN LINK FENCE  
--- LIMITED ACCESS RIGHT-OF-WAY  
--- 0.5' CURB  
--- 2.00' CURB & GUTTER

--- WALL  
--- ELEVATION  
--- INVERT  
--- SANITARY  
--- TYPICAL  
--- CHAIN LINK FENCE  
--- PERMANENT REFERENCE MONUMENT

D.B. = DEED BOOK  
P.B. = PLAT BOOK  
P.C. = PAGE  
R/W = RIGHT-OF-WAY  
C.B. = CATCH BASIN  
M.H. = MANHOLE  
L.P. = LIGHT POLE  
W.V. = WATER VALVE  
R. = ROSE  
F.H. = FIRE HYDRANT  
H. = HANDHOLE  
S.G.V. = SEWER/GAS VALVE  
C. = CLEANOUT  
W. = WELL  
G.E. = GRADE ELEVATION  
B. = BOLLARD  
S. = SIGN

**GRAPHIC SCALE**  
1 inch = 20 ft.  
(IN FEET)

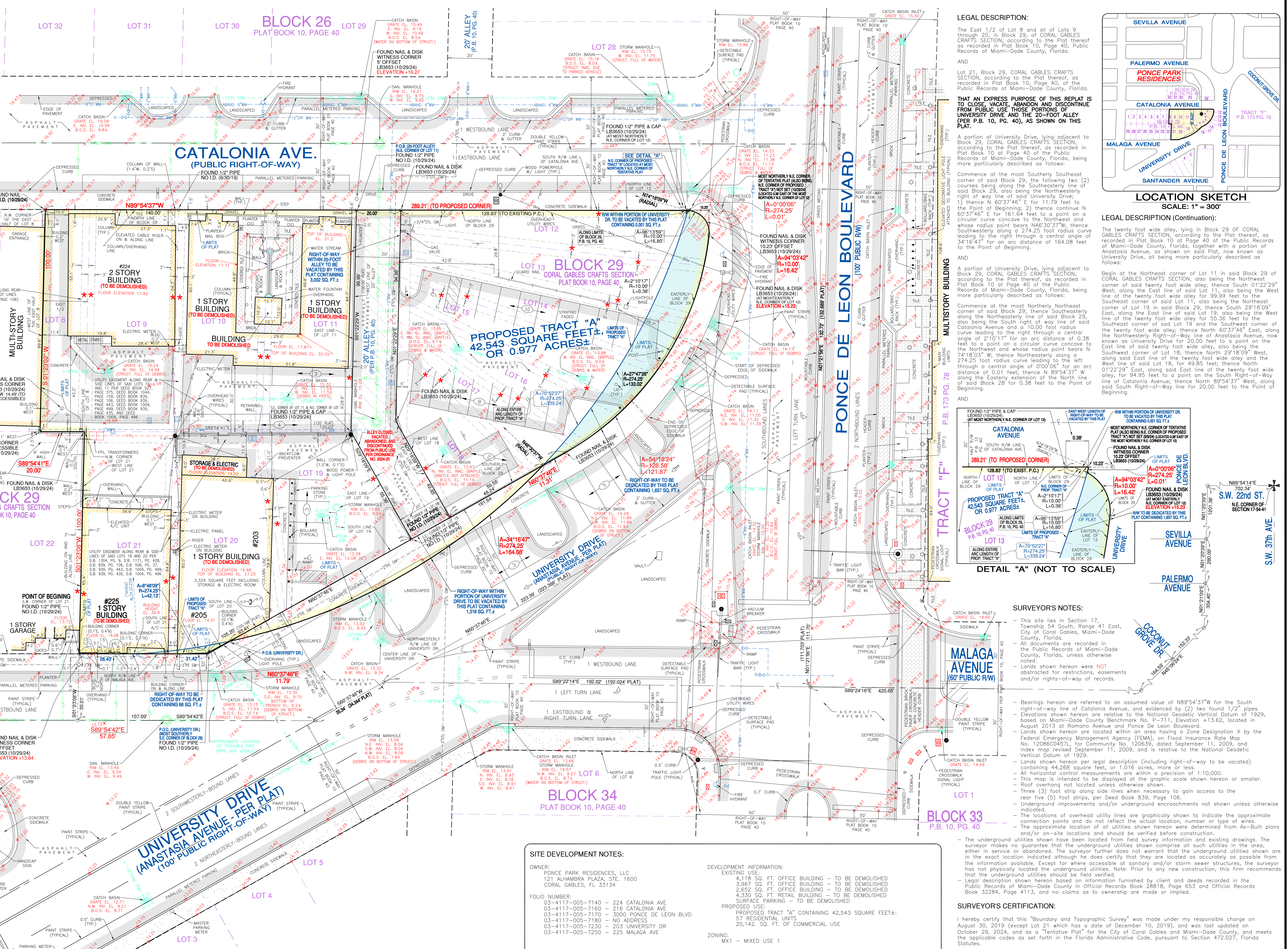
**LEGEND**

--- U.G. FPL LINE  
--- U.G. GAS MAIN  
--- U.G. SANITARY SEWER LINE  
--- U.G. STORM SEWER LINE  
--- U.G. WATER MAIN

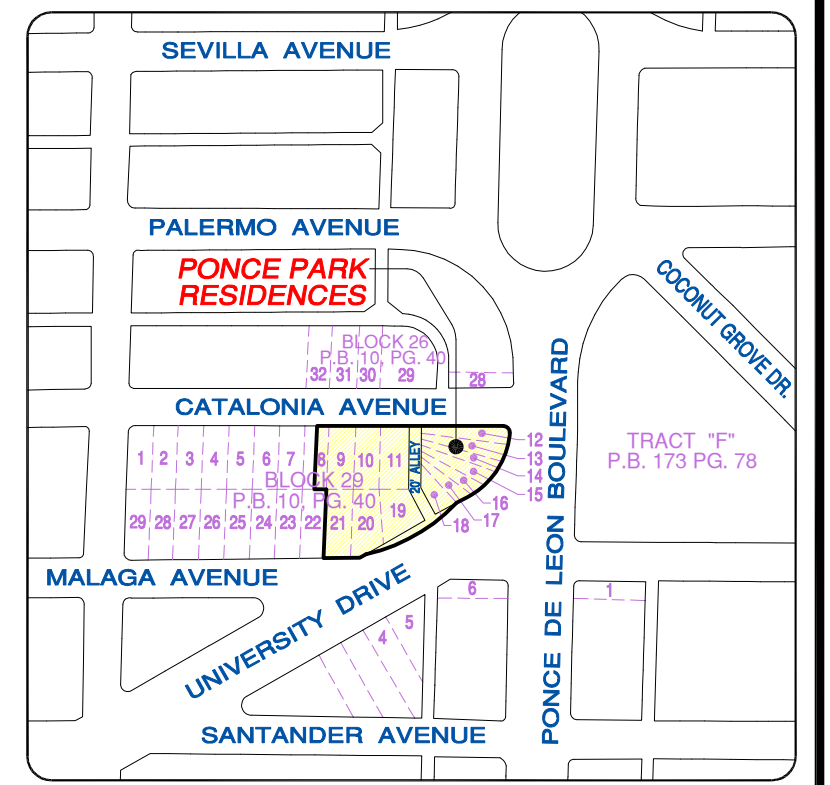
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STRUC. = STRUCTURE

**DEVELOPMENT INFORMATION**  
Name: Damian Thomason  
Telephone Number: (248) 794-0264  
E-mail Address: Damian@det-sc.com

**\* = THREE (3) FOOT STRIP ALONG SIDE LINES WHEN NECESSARY TO GAIN ACCESS TO THE REAR FIVE FOOT STRIPS, PER DEED BOOK 839, PAGE 106**

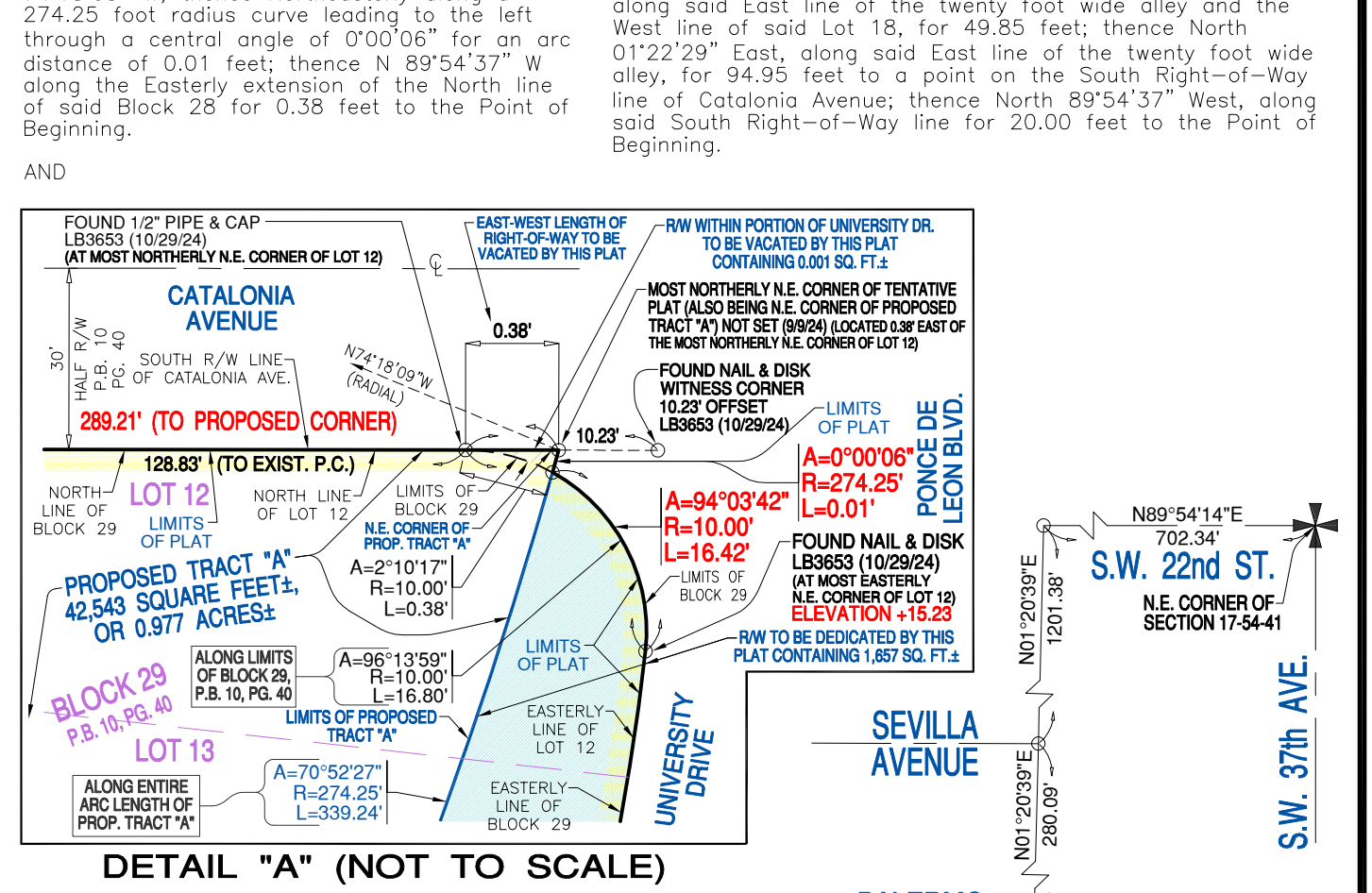


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AND  
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**LEGAL DESCRIPTION (Continuation):**  
The twenty foot wide alley, lying in Block 29 of CORAL GABLES CRAFTS SECTION, according to the Plat thereof, as recorded in Plat Book 10 at Page 40 of the Public Records of Miami-Dade County, Florida, together with a portion of Anastasia Avenue, as shown on said Plat, now known as University Drive, all being more particularly described as follows:  
Begin at the Northeast corner of Lot 11 in said Block 29 of CORAL GABLES CRAFTS SECTION, also being the Northwest corner of said twenty foot wide alley; thence South 01°22'29" West, along the East line of said Lot 11, also being the West line of the twenty foot wide alley for 99.99 feet to the Southeast corner of said Lot 11, also being the Northeast corner of said Block 29; thence South 29°18'09" East, along the East line of said Lot 19, also being the West line of the twenty foot wide alley for 55.36 feet to the Southeast corner of said Lot 19, also being the Southwest corner of the twenty foot wide alley; thence North 60°37'46" East, along the Northwesterly Right-of-Way line of Anastasia Avenue, now known as University Drive for 20.00 feet to a point on the East line of said Lot 18, for 49.85 feet; thence North 01°22'29" East, along said East line of the twenty foot wide alley, for 94.95 feet to a point on the South Right-of-Way line of said Block 29, for 0.38 feet to the Point of Beginning.

A portion of University Drive, lying adjacent to Block 29, 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, being more particularly described as follows:  
Commence at the Most Northerly Northeast corner of said Block 29; thence Southwesterly along the Northwesterly line of said Block 29, also being the South right of way line of said Catalonia Avenue and a 10.00 foot radius curve leading to the right through a central angle of 2°10'17" for an arc distance of 0.38 feet to a point on a circular curve concave to the Northwest and whose radius point bears N 74°18'03" W, thence Northwesterly along a 274.25 foot radius curve leading to the left through a central angle of 0°00'00" for an arc distance of 0.01 feet; thence N 89°54'37" West, along said East line of the North line of said Block 29 for 0.38 feet to the Point of Beginning.



**SURVEYOR'S NOTES:**

- This site lies in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT obtained for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N89°54'37"W for the South right-of-way line of Catalonia Avenue, and evidenced by (2) two found 1/2" pipes - Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. P-711, Elevation +13.62, located in August 2013 at Romano Avenue and Ponce de Leon Boulevard.
- Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0457L, for Community No. 120639, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Lands shown hereon per legal description (including right-of-way to be vacated) containing 44,268 square feet, or 1,016 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Three (3) foot strip along side lines when necessary to gain access to the easement shown hereon, per Deed Book 839, Page 106.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown hereon are located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown hereon are in the exact location although they are located as accurately as possible from the information available. Except for where accessible sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. Note: Prior to any new construction, this firm recommends that the underground utilities should be field verified.
- Legal description shown hereon based on information furnished by client and deeds recorded in the Public Records of Miami-Dade County in Official Records Book 28818, Page 653 and Official Records Book 32284, Page 4113, and no claims as to ownership are made or implied.

**SURVEYOR'S CERTIFICATION:**  
I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on August 30, 2019 (except Lot 21 which has a date of December 10, 2019), and was last updated on October 29, 2024, and as a "Tentative Plat" for the City of Coral Gables and Miami-Dade County, and the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
\*Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below\*  
**FORTIN, LEAVY, SKILES, INC., LB3653**

**Original Date:** 8/30/19  
**Scale:** 1" = 20'  
**Drawn by:** GEM  
**CAD No.:** 151445  
**Plotted:** 1/30/25 1:55p  
**Ref. Dwg.:** 2019-101-2 AND 2019-101-7-TPLAT  
**Field Book:** 623/34 & FLD. SHT. TC  
**Job No.:** 191089/  
191204/211181/240573  
**Dwg. No.:** 2019-101-8-TPLAT  
**Sheet:** 1 of 1

**SITE DEVELOPMENT NOTES:**

**OWNER:** PONCE PARK RESIDENCES, LLC  
121 ALHAMBRA PLAZA, STE. 1600  
CORAL GABLES, FL 33134

**FOLIO NUMBER:**  
03-4117-005-7140 - 224 CATALONIA AVE  
03-4117-005-7160 - 216 CATALONIA AVE  
03-4117-005-7170 - 3000 PONCE DE LEON BLVD  
03-4117-005-7180 - NO ADDRESS  
03-4117-005-7230 - 203 UNIVERSITY DR  
03-4117-005-7250 - 225 MALAGA AVE

**DEVELOPMENT INFORMATION:**  
EXISTING USE:  
4,118 SQ. FT. OFFICE BUILDING - TO BE DEMOLISHED  
3,967 SQ. FT. OFFICE BUILDING - TO BE DEMOLISHED  
2,652 SQ. FT. OFFICE BUILDING - TO BE DEMOLISHED  
4,330 SQ. FT. RETAIL BUILDING - TO BE DEMOLISHED  
SURFACE PARKING - TO BE DEMOLISHED

**PROPOSED USE:**  
PROPOSED TRACT "A" CONTAINING 42,543 SQUARE FEET:  
20,142 SQ. FT. OF COMMERCIAL USE

**ZONING:** MX1 - MIXED USE 1

**FLOOD CRITERIA:** BASED ON UNRECORDED MIAMI-DADE COUNTY FLOOD CRITERIA MAP DATED 9/2/21 & DATA TAKEN FROM "MIAMI-DADE COUNTY FLOOD CRITERIA 2022" WEBSITE: +10.1' NAVD 1988 (+11.6' NGVD 1929)

THAT AN EXPRESS PURPOSE OF THIS REPLAT IS TO CLOSE, VACATE, ABANDON AND DISCONTINUE FROM PUBLIC USE THOSE PORTIONS OF UNIVERSITY DRIVE AND THE 20-FOOT ALLEY (PER P.B. 10, PG. 40) CONTAINING 4,320 SQUARE FEET, MORE OR LESS, LYING WITHIN THE BOUNDARIES OF THIS PLAT.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 N.E. 168th Street, North Miami Beach, Florida 33162  
Phone: 305-653-4493 / Email: fl@flsurvey.com

**TENTATIVE PLAT**  
PONCE PARK RESIDENCES  
A PORTION OF THE NE 1/4 OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA