

OUTPATIENT CLINIC

DRC APPLICATION

101 MADEIRA AVE.

CORAL GABLES FL 33134

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DRC APPLICATION

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APPLICATION



Level
2
Review

Development Review Committee Application

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

Preamble

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

Application review request

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

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

Property information

Street address of the subject property: 101 Madeira Ave.

Property/project name: Outpatient clinic

Current land use classification(s): Commercial

Current zoning classification(s): Commercial

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

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

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

Proposed use(s) of the property/building(s): Outpatient clinic

Size of property (square feet/acres): 7000 sq. ft.

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 7000 sq. ft.

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

Estimated cost of the existing/proposed building/project: \$10,000.00



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

Re-modeling in 2005.

Project Legal Description: Lot(s): 22, 23 and 24

Block(s): 3

Section(s): L

Listing of all folio numbers for subject property:

General information

Applicant(s)/Agent(s) Name(s): Hector Lans Crosswell Enterprises, LLC

Telephone Contact No: 786-376-7775 Fax No.: 305-665-6530 Email: hl @crosswell.com

Mailing Address: 101 Madeira Ave. Coral Gables FL 33134
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Crosswell Enterprises LLC

Telephone Contact No: 786-376-7775 Fax No.: 305-665-6530 Email: hl @crosswell.com

Mailing Address: 101 Madeira Ave. Coral Gables FL 33134
(City) (State) (ZIP Code)



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Property Owner(s) Name(s): Same as above.

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

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

Project Architect(s) Name(s): _____

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

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

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

N/A



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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 agent shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

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

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

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

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



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Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB.

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



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Florida

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Applicant(s)/Agent(s) Signature:

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

Hector Lans

Address: 101 Madeira Ave. Coral Gables FL 33134

Telephone: 305-648-0777

Fax: 305-665-6530

Email: hl@crosswell.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 29 day of Jan. by 2016.
(Signature of Notary Public - State of Florida)



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

Personally Known OR Produced Identification; Type of Identification Produced _____



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Phone: 305.460.5211

Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address:	
Telephone:	Fax:
Email:	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this ____ day of _____ by _____ (Signature of Notary Public - State of Florida)	
(Print, Type or Stamp Commissioned Name of Notary Public) <input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	



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Architect(s) Signature:

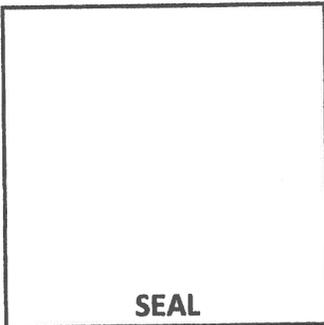
Architect(s) Print Name:

Address:

Telephone:

Fax:

Email:



NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____

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

(Signature of Notary Public - State of Florida)

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

Personally Known OR Produced Identification; Type of Identification Produced _____

STATEMENT OF USE

*Crosswell Enterprises, LLC
101 Madeira Avenue
Coral Gables, FL 33134
Tel.: (305) 648-0777*

Coral Gables, January 11, 2016
City Of Coral Gables
Development Review Committee, 427 Biltmore Way. 2nd Floor
Coral Gables, Florida 33134

Re.: Family Healthcare Centers, Inc.
101 Madeira Avenue
Coral Gables, Florida 33134

To obtain permission for occupational license for a research
clinic for only 24 hour patient stay.

Legal Description: Lot #22.23 and 24, Section: Revised Plat C. G.
Section L. Plat Book 8 at page 85

Dear Development Review Committee: Please, accept this
letter as a formal letter of intent for the above referenced
project. Enclosed you will find the plans for your examination,
in case necessary renovation is necessary.

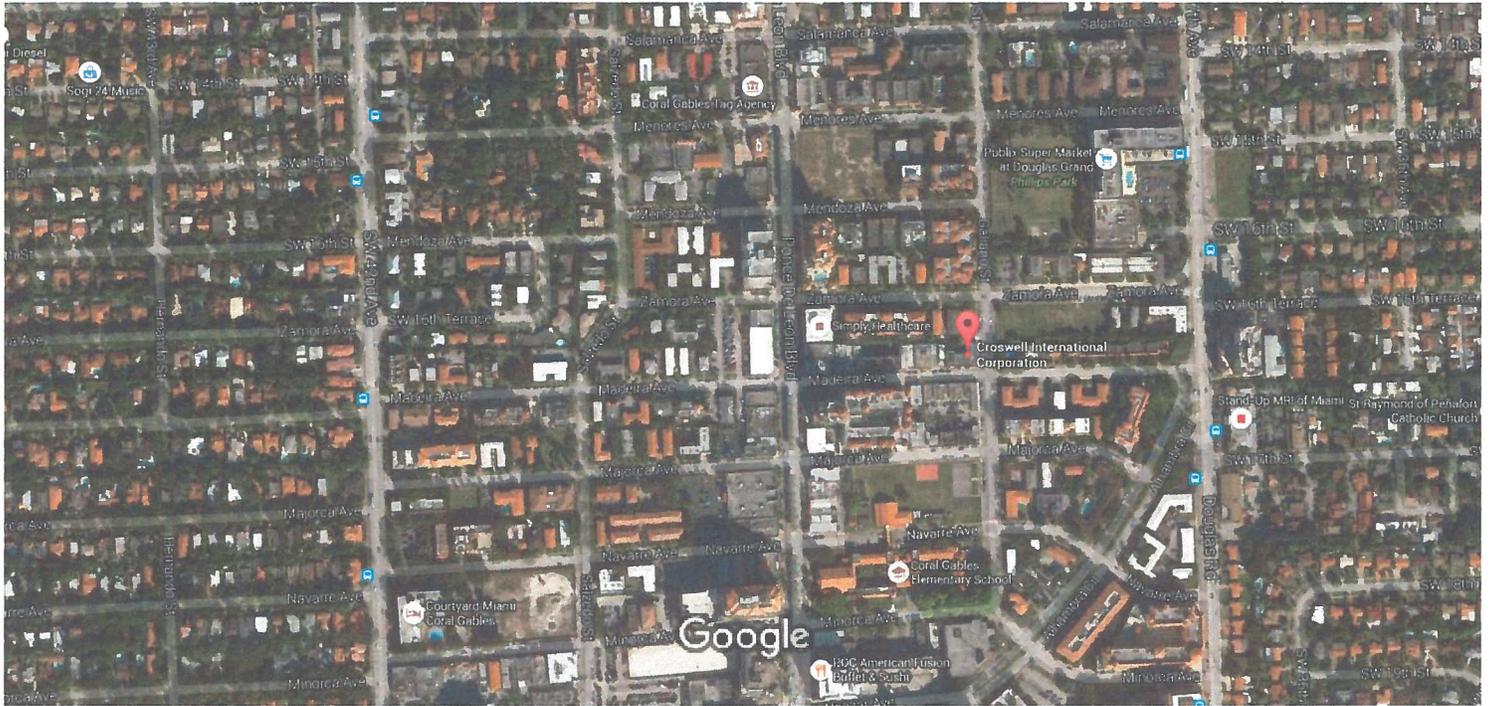
Thank you in advance for your support. Should you require any
additional information, please do not hesitate to contact us.

Sincerely,
Hector Lans
President

A handwritten signature in black ink, appearing to read "Hector Lans". The signature is written in a cursive style with a large, sweeping initial "H" and "L".

PHOTOGRAPHS

Google Maps Croswell International Corporation



Imagery ©2016 DigitalGlobe, Sanborn, U.S. Geological Survey, Map data ©2016 Google 200 ft



Croswell International Corporation

Medical Supply Store

 101 Madeira Ave, Coral Gables, FL 33134

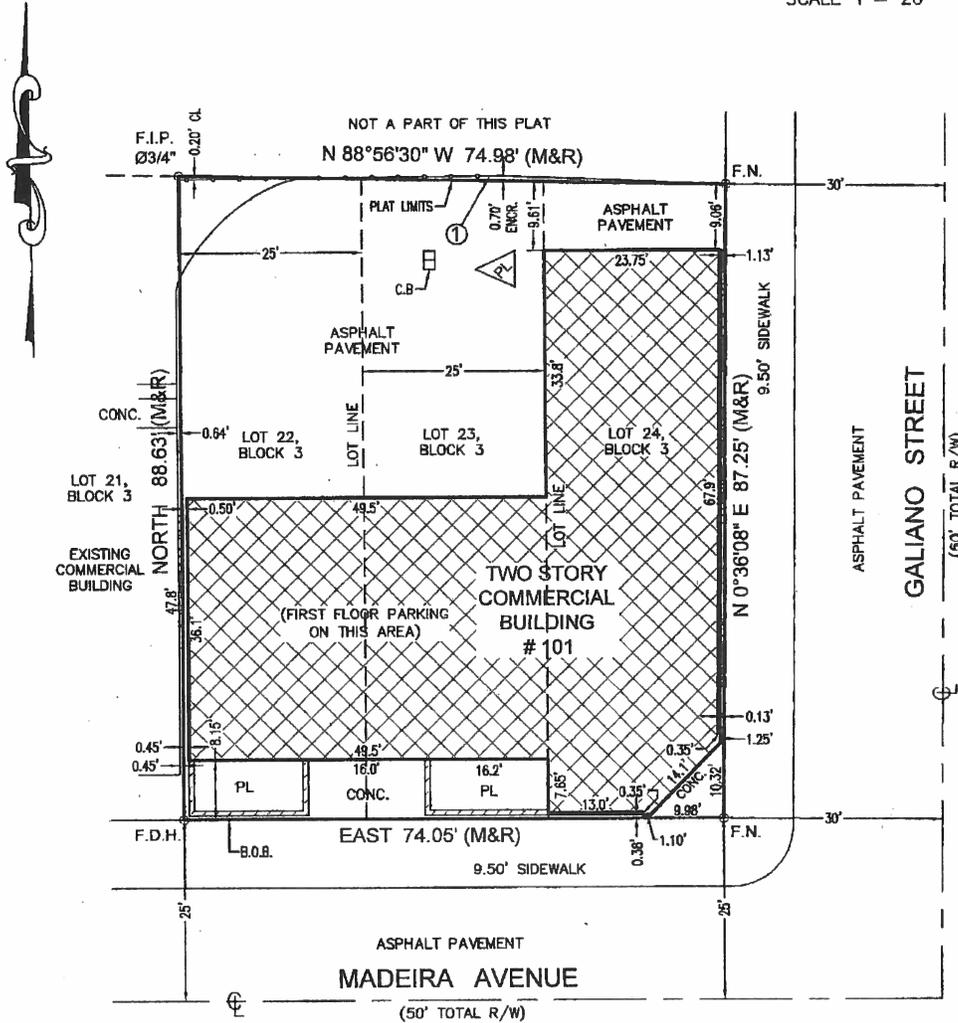
 (305) 648-0777

SURVEY

PROPERTY ADDRESS: 101 MADEIRA AVENUE, CORAL GABLES, FLORIDA, 33134
LEGAL DESCRIPTION: LOTS 22, 23 AND 24, OF "REVISED PLAT CORAL GABLES SECTION L" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, AT PAGE 85, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

RECORD SURVEY

SCALE 1" = 20'



VISUAL ENCROACHMENTS NOTED:

① - WIRE FENCE AND ASPHALT PARKING ON THE NORTH SIDE, ENCROACH 0.70 FEET INTO THE NORTH ADJACENT PROPERTY.

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 07-17-95 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:
ZONE X BASE FLOOD ELEVATION N/A COMMUNITY NUMBER 120635
PANEL NUMBER 0080 SUFFIX J

DATE OF FIELD WORK 03-02-2005
REVISED ON
REVISED ON

CERTIFIED TO:
CROSSWELL ENTERPRISES, LLC.
HECTOR LANS.
EASTERN NATIONAL BANK.
ENRIQUE J. VENTURA Jr. Esq.
FRANK X. SANTANA, Esq.
ATTORNEY'S TITLE INSURANCE FUND, INC.

LEGAL NOTES
THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN, ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THIS CERTIFIES THAT THIS SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SAME MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
ANANO J. GARCIA P.L.S.M 5105
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ORDER NO. 05-0388

LEGEND AND ABBREVIATIONS

A = ARC DISTANCE.	CH = CHORD DISTANCE.	DIST. = DISTANCE.	IN. & EG. E. = INGRESS & EGRESS EASEMENT.	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM.	PL = PLANTER OR PLACE.	R = RADIUS.
A/C = AIR CONDITIONER PAD.	CH.B. = CHORD BEARING.	DR. = DRIVE.	L.S. = LICENSED BUSINESS.	P.L. = PROPERTY LINE.	P.L.S. = PROFESSIONAL LAND SURVEYOR.	(D) = RECORDED DIMENSION WITH CAP P.L.S. 5105
A.E. = ANCHOR EASEMENT.	CL. = CLAMP.	DR. W. = DRIVE WAY.	L.F.E. = LOWEST FLOOR ELEVATION.	N.T.S. = NOT TO SCALE.	P.L.S.M. = PROFESSIONAL LAND SURVEYOR & MAPPER.	RAD. = RADIAL.
ASPH. = ASPHALT.	C/L OR C. = CENTER LINE.	E. = EAST.	L.M.E. = LINE MAINTENANCE EASEMENT.	NO. OR # = NUMBER.	P.O.B. = POINT OF BEGINNING.	RD. = ROAD.
B/C = BLOCK CORNER.	C.M.E. = CANAL MAINTENANCE EASEMENT.	ELEV. = ELEVATION.	L.U. = LAINE.	O/S = OFF SET.	P.O.C. = POINT OF COMMENCEMENT.	RES. = RESIDENCE.
B.L.D. = BUILDING.	CONC. = CONCRETE.	ENCR. = ENCROACHMENT.	L.P. = LIGHT POLE.	O.V.H. = OVER HANG.	P.O.R. = POINT OF REVERSE CURVE.	S.W.K. = SIDE WALK.
B.M. = BENCH MARK.	C.P. = CONCRETE POST.	ENCR. = ENCROACHMENT.	F.D.H. = FOUND DRILL HOLE.	O.V.S. = OFF SET.	P.O.R. = POINT OF REVERSE CURVE.	S.W. = SIDE WALK.
B.O.B. = BASIS OF BEARINGS.	C.S. = CONCRETE SUBS.	E.T.P. = ELECTRIC TRANSFORMER.	F.F.E. = FINISHED FLOOR ELEVATION.	O.V.S. = OFF SET.	P.O.R. = POINT OF REVERSE CURVE.	T.S. = TOWNSHIP.
C = CURVE.	D.E. = DRAINAGE EASEMENT.	F.H. = FIRE HYDRANT.	F.I.P. = FOUND IRON PIPE.	O.V.S. = OFF SET.	P.O.R. = POINT OF REVERSE CURVE.	T.W. = TOWNSHIP.
(C) = CALCULATED DIMENSION.	D.M.E. = DRAINAGE MAINTENANCE EASEMENT.	F.I.P. = FOUND IRON PIPE.	F.I.R. = FOUND IRON ROD.	O.V.S. = OFF SET.	P.O.R. = POINT OF REVERSE CURVE.	U.P. = UTILITY POLE.
C.B. = CATCH BASIN.	D.M.E. = DRAINAGE MAINTENANCE EASEMENT.	F.I.P. = FOUND IRON PIPE.	F.N. = FOUND NAIL.	O.V.S. = OFF SET.	P.O.R. = POINT OF REVERSE CURVE.	U.T. = UTILITY.
C.B.S.W. = CONCRETE BLOCK STRUCTURE WITH BERRIES.	D.M.E. = DRAINAGE MAINTENANCE EASEMENT.	F.I.P. = FOUND IRON PIPE.	F.N. = FOUND NAIL.	O.V.S. = OFF SET.	P.O.R. = POINT OF REVERSE CURVE.	W = WEST.
C.B.S.W. = CONCRETE BLOCK STRUCTURE WITH BERRIES.	D.M.E. = DRAINAGE MAINTENANCE EASEMENT.	F.I.P. = FOUND IRON PIPE.	F.N. = FOUND NAIL.	O.V.S. = OFF SET.	P.O.R. = POINT OF REVERSE CURVE.	W.F. = WOOD FENCE.
C. = CENTRAL ANGLE.	D.M.E. = DRAINAGE MAINTENANCE EASEMENT.	F.I.P. = FOUND IRON PIPE.	F.N. = FOUND NAIL.	O.V.S. = OFF SET.	P.O.R. = POINT OF REVERSE CURVE.	W.M. = WATER METER.
DBI = PROPOSED ELEVATION.	X 0.00 = EXISTING ELEVATION.	X-X = CHAIN LINK FENCE.	W.F. = WOOD FENCE.	P.C. = PAGE.	P.M. = PERMANENT CONTROL POINT.	W.W. = WATER WALK.

03-4108-007-0200

FOLIO NUMBER

101 MADEIRA AVE

PROPERTY ADDRESS

LEGAL DESCRIPTION

CORAL GABLES SEC L PB 8-85

LOTS 22-23-24 BLK 3

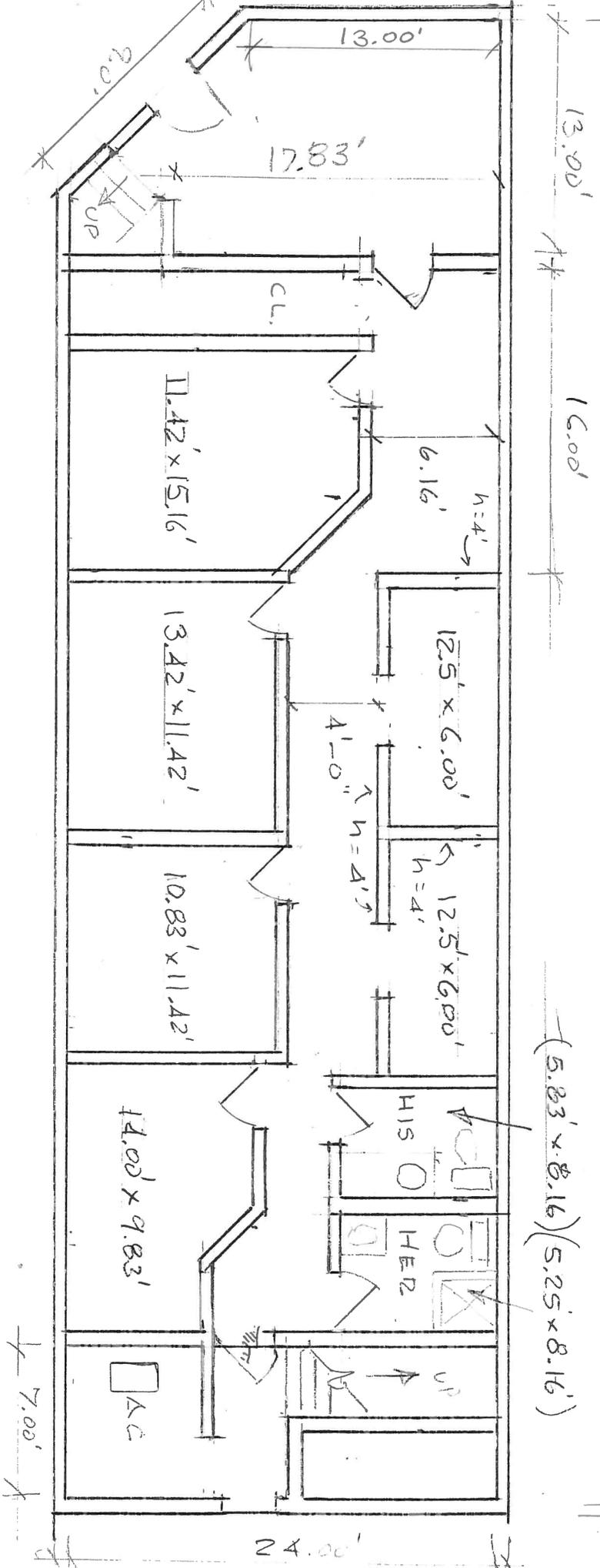
LOT SIZE 6490 SQ FT

OR 20359-1601 0402 1

CROSSWELL ENTERP LLC

101 MADEIRA AVE

CORAL GABLES, FL 33134



273.00'

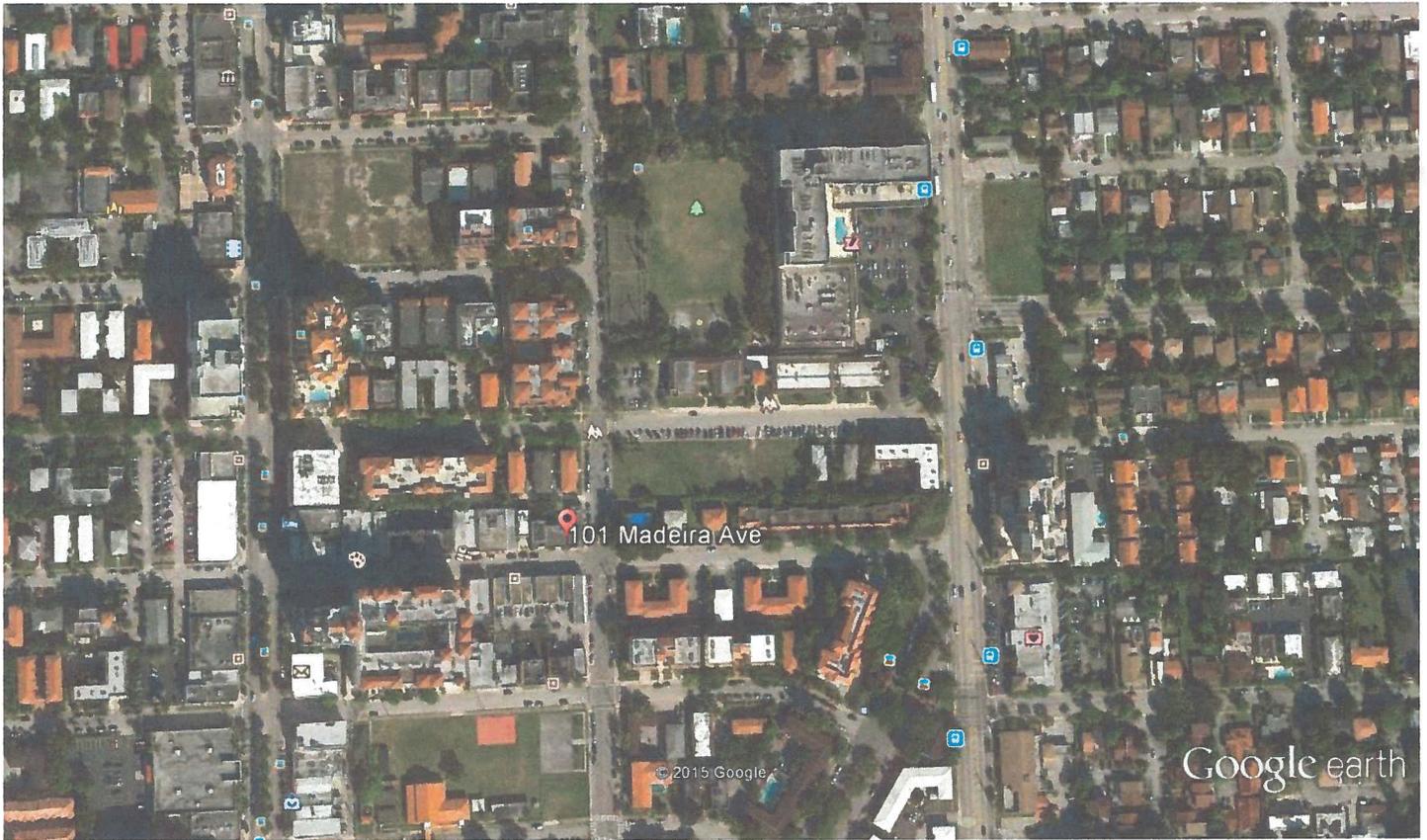
(5.83' x 8.16') (5.25' x 8.16')

FLOOR PLAN

SCALE 1/8" = 1'-0"

(17525/F)

AERIAL PHOTOGRAPHY



Google earth

feet
meters



WARRANTY DEED

