

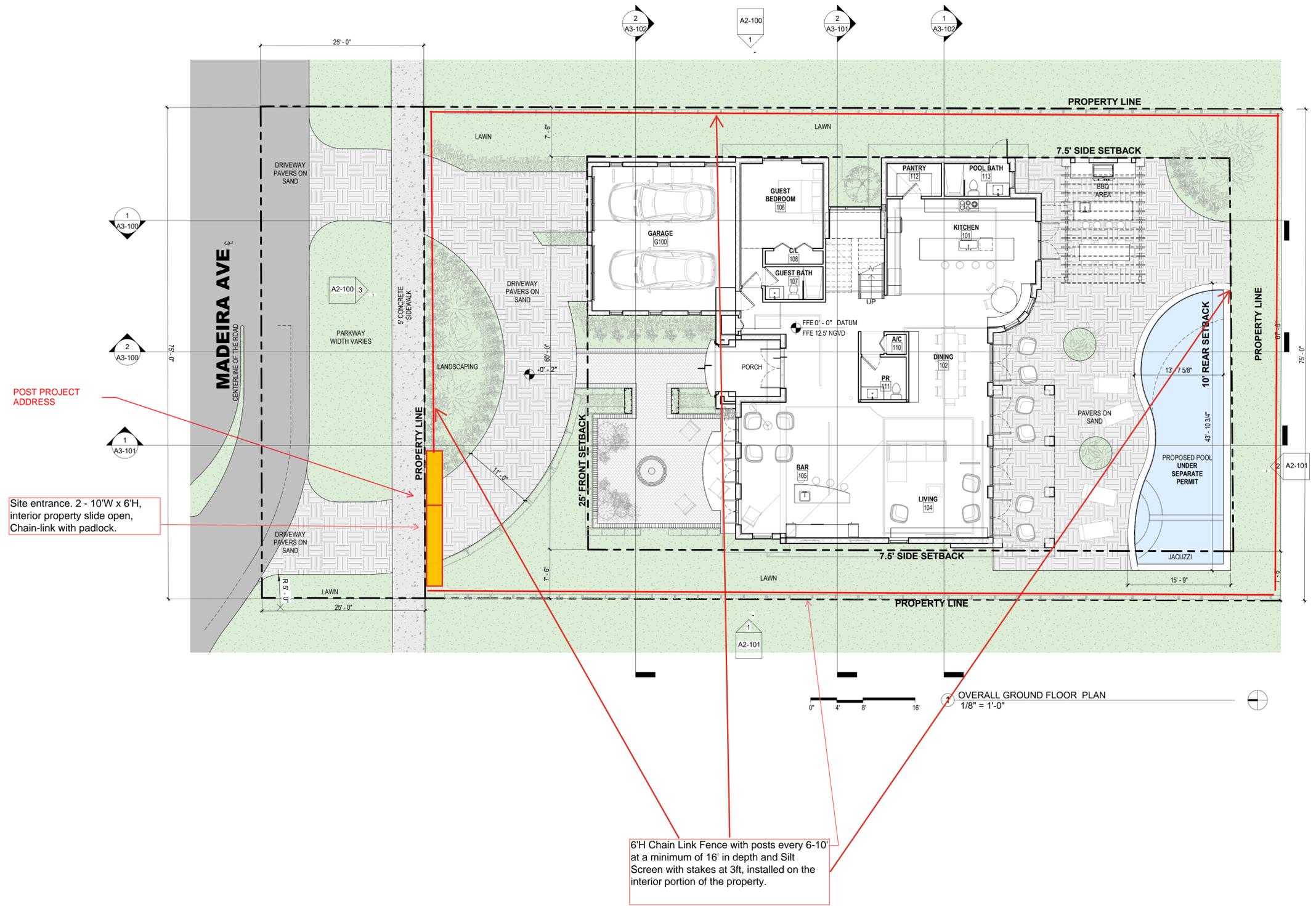
PROJECT NAME:
NEW CONSTRUCTION - S. FAMILY HOME
 PROJECT ADDRESS:
 446 MADEIRA AVE CORAL GABLES, FL 33144
 OWNER NAME:
 446 MADEIRA LLC
 OWNER ADDRESS:
 2634 S Olympic Dr, Gilbert, AZ 85295-0363, US

ARCHITECT
GS ARCHITECTURE
 420 S. DIXIE HWY, SUITE 2L
 MIAMI, FL 33146
 PH 786 488 0571
 AR94807

STRUCTURAL ENGINEER
ASD CONSULTING ENGINEERS, INC
 FERNANDO AZCUE, P.E., LIC NO 65521
 17320 SW 142ND PL.
 MIAMI, FL 33177
 fazcue@asdconseng.com
 P: 786-351-3663
 www.asdconseng.com

MEP ENGINEER
MEP DESIGN GROUP LLC.
 AMIN SOUKY
 5211 PEMBROKE RD
 HOLLYWOOD, FL 33021
 954 290 8165
 meo@mepdesigngroupllc.com

LANDSCAPE ARCHITECT
DEIGO VANDERBEIST, PLA, ASLA
 DIXIE LANDSCAPE
 12950 NW 113TH CT,
 MEDLEY, FL 33178
 (305) 884-5700



POST PROJECT ADDRESS

Site entrance. 2 - 10'W x 6'H,
 interior property slide open,
 Chain-link with padlock.

6'H Chain Link Fence with posts every 6-10'
 at a minimum of 16' in depth and Silt
 Screen with stakes at 3ft, installed on the
 interior portion of the property.

OVERALL GROUND FLOOR PLAN
 1/8" = 1'-0"

SEAL - SIGNATURE - DATE

WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date
1	BOA COMMENTS	05/30/2025

OVERALL GROUND FLOOR PLAN

Project number _____ Project Number _____
 Date _____ 04/23/2025
 Drawn by _____ Author
 Checked by _____ Checker

A1-100

Scale 1/8" = 1'-0"





PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 08/20/2025

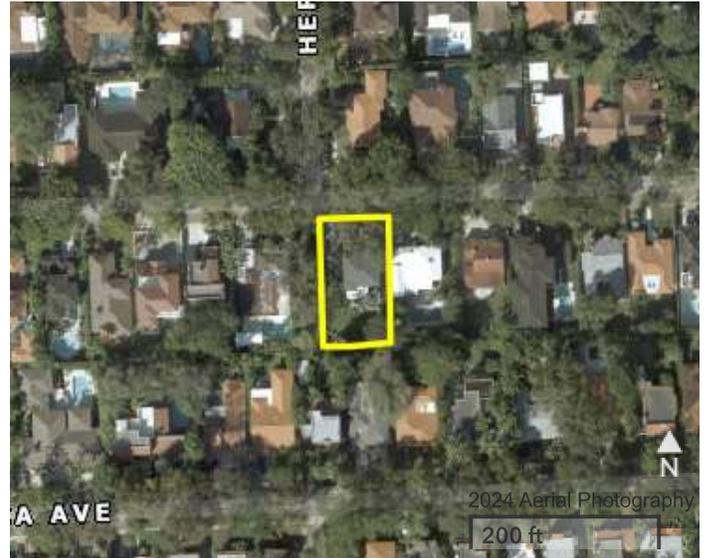
PROPERTY INFORMATION	
Folio	03-4108-003-0870
Property Address	446 MADEIRA AVE CORAL GABLES, FL 33134-0000
Owner	446 MADEIRA LLC
Mailing Address	2473 S HIGLEY RD 104 PMB 431 GILBERT, AZ 85295
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	2 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,211 Sq.Ft
Living Area	1,195 Sq.Ft
Adjusted Area	1,200 Sq.Ft
Lot Size	10,050 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$1,135,650	\$1,124,321	\$878,376
Building Value	\$98,722	\$98,729	\$98,736
Extra Feature Value	\$1,040	\$1,040	\$1,040
Market Value	\$1,235,412	\$1,224,090	\$978,152
Assessed Value	\$1,235,412	\$1,224,090	\$978,152

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Homestead	Exemption	\$25,000	\$25,000	
Second Homestead	Exemption	\$25,722	\$25,000	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
CORAL GROVES PB 15-72 LOT 1 & E1/2 OF THAT PORT OF HERNANDO ST LYG W & ADJ THERETO CLOSED PER ORD 2371 BLK-6



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$50,722	\$50,000	\$0
Taxable Value	\$1,184,690	\$1,174,090	\$978,152
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$0
Taxable Value	\$1,210,412	\$1,199,090	\$978,152
CITY			
Exemption Value	\$50,722	\$50,000	\$0
Taxable Value	\$1,184,690	\$1,174,090	\$978,152
REGIONAL			
Exemption Value	\$50,722	\$50,000	\$0
Taxable Value	\$1,184,690	\$1,174,090	\$978,152

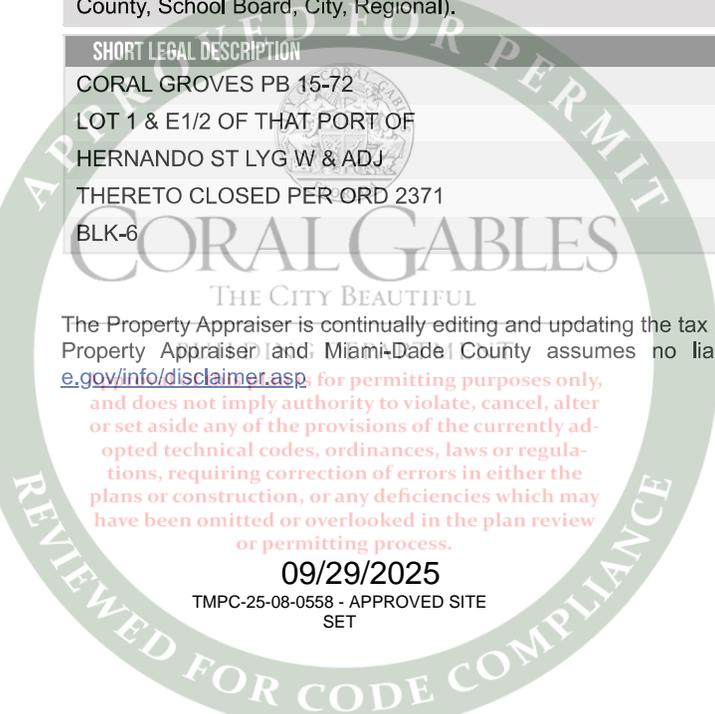
SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/15/2025	\$1,500,000	34595-4872	Qual by exam of deed
10/20/2023	\$100	33947-1353	Life Estate interest
04/06/2022	\$1,125,000	33129-4988	Qual by exam of deed
06/21/2017	\$575,000	30587-0098	Qual by exam of deed

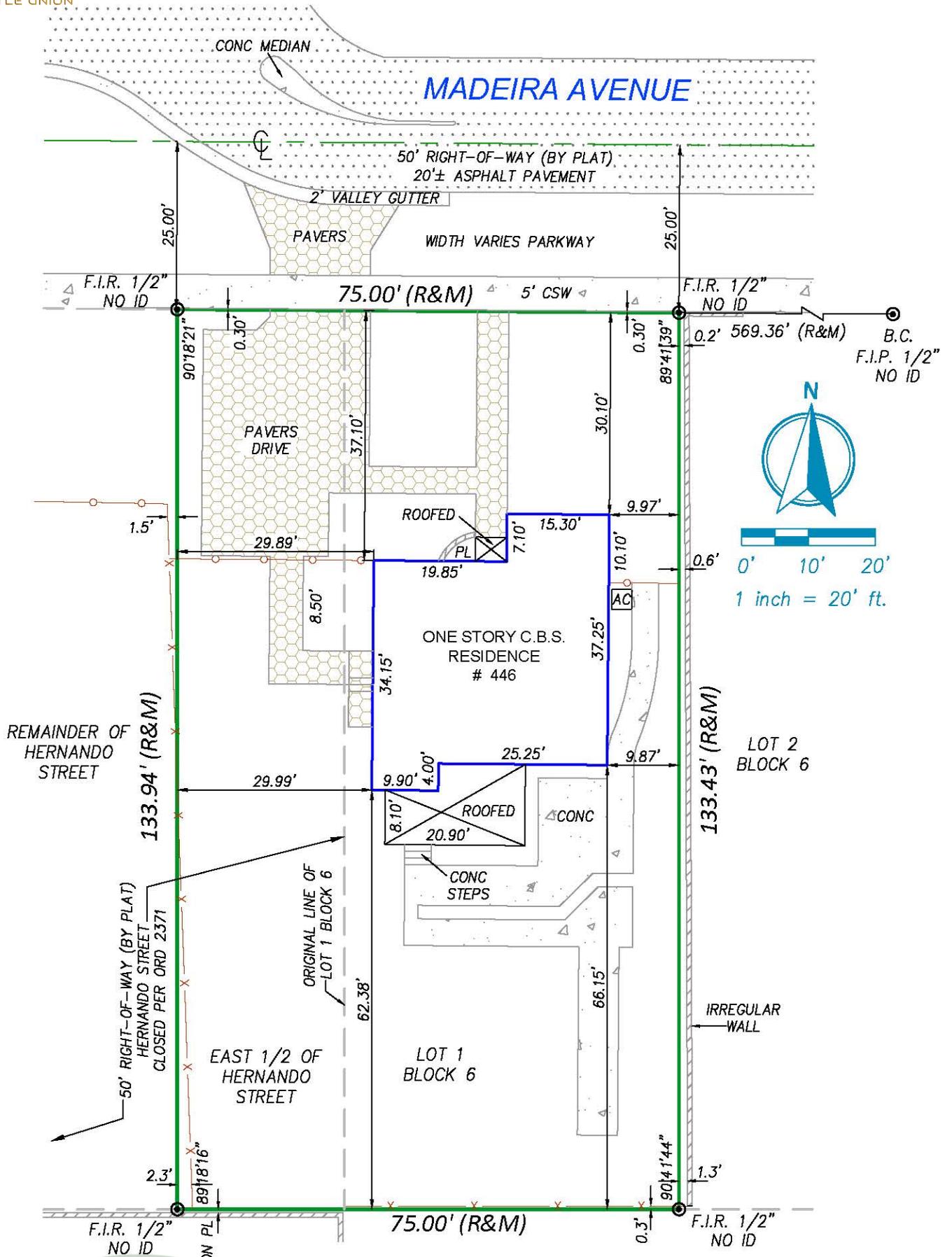
The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidad.gov/info/disclaimer.asp>.

for permitting purposes only, and does not imply authority to violate, cancel, alter or set aside any of the provisions of the currently adopted technical codes, ordinances, laws or regulations, requiring correction of errors in either the plans or construction, or any deficiencies which may have been omitted or overlooked in the plan review or permitting process.

09/29/2025

TMPC-25-08-0558 - APPROVED SITE SET





POINTS OF INTEREST:
NONE VISIBLE.

MAP OF BOUNDARY SURVEY

Property Address:
446 MADEIRA AVE
CORAL GABLES, FL 33144

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Guillermo A. Guerrero
Digitally signed by Guillermo A. Guerrero
Date: 2025.08.18 16:07:37 -04'00'

SIGNED _____ **FOR THE FIRM**
GUILLERMO A. GUERRERO **P.S.M. No. 6453**
STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

BUILDING DEPARTMENT

Approval of this plan is for permitting purposes only, and does not imply approval of the project or set aside any of the rules, regulations, codes, ordinances, rules, regulations, or any deficiencies which may have been omitted or overlooked in the review of this plan.

OnlineLand
SURVEYORS INC

6175 NW 153rd St # 401
Miami Lakes, FL 33014
www.OnlineLandSurveyors.Com
09/29/2025

TMPC-25-08-0558 - APPROVED SITE SET



LOCATION MAP N.T.S.



PROPERTY FRONT VIEW

CERTIFIED TO:

CAPITAL PECO INVESTMENTS LLC
 TITLE UNION, LLC
 CATIC TITLE INSURANCE AGENCY
 RBI MORTGAGES LLC
 ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

FLOOD INFORMATION:

Community Number: CITY OF CORAL GABLES 120639
Panel Number: 12086C0294L
Suffix: L
Date of Firm Index: 9/11/2009
Flood Zone: X
Base Flood Elevation: N/A
Date of Survey: 11/25/2024

LEGAL DESCRIPTION: LOT 1, BLOCK 6, OF CORAL GROVES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THE EAST 1/2 PORTION OF HERNANDO STREET LYING WEST AND ADJACENT THERETO IN BLOCK 6.

Surveyor's Legend

PROPERTY LINE			
STRUCTURE			
CONC. BLOCK WALL	P.P.	TREE	L.M.E.
CHAIN-LINK or WIRE FENCE	C.B.	POWER POLE	LAKE or LANDSCAPE MAINT. ESMT.
WOOD FENCE	C.U.E.	CATCH BASIN	ROOF OVERHANG EASEMENT
IRON FENCE	I.E./E.E.	COUNTY UTILITY ESMT.	POOL PUMP
EASEMENT	U.E.	INGRESS/ EGRESS ESMT.	PLANTER OR PROPERTY LINE
CENTER LINE	FND. OR F	UTILITY EASEMENT	IDENTIFICATION
WOOD DECK	LB#	FOUND IRON PIPE/ REBAR	BLOCK CORNER
CONCRETE	LS#	PIN AS NOTED ON PLAT	BEARING REFERENCE
ASPHALT	CALC	LICENSE # - BUSINESS	CENTRAL ANGLE or DELTA
BRICK/TILE	SET	LICENSE # - SURVEYOR	RECORD OR RADIUS
WATER	ELEV	CALCULATED POINT	RADIAL
APPROXIMATE EDGE OF WATER	P.T.	SET MONUMENT	NON RADIAL
COVERED AREA	P.C.	CONTROL POINT	TYPICAL
	P.R.M.	CONCRETE MONUMENT	IRON ROD
	P.C.C.	ELEVATION	IRON PIPE
	P.R.C.	POINT OF TANGENCY	NAIL & DISK
	P.O.B.	POINT OF CURVATURE	PARKER-KALON NAIL
	P.O.C.	PERMANENT REFERENCE MONUMENT	DRILL HOLE
	P.C.P.	POINT OF COMPOUND CURVATURE	WELL
	M	POINT OF REVERSE CURVATURE	FIRE HYDRANT
	P	POINT OF BEGINNING	MAN HOLE
	D	POINT OF COMMENCEMENT	OVERHEAD LINES
	C	PERMANENT CONTROL POINT	TRANSFORMER
		FIELD MEASURED	CABLE TV, RISER
		PLATTED MEASUREMENT	WATER METER
		DEED	POOL EQUIPMENT
		CALCULATED	CONCRETE
			MONUMENT LINE
			ESMT.
			DRAINAGE EASEMENT
			LANDSCAPE BUFFER ESMT.
			LIMITED ACCESS EASEMENT
			TELEPHONE FACILITIES
			UTILITY POLE
			ELECTRIC UTILITY BOX
			SEPTIC TANK
			DRAIN-FIELD
			AIR CONDITIONER
			CONC SIDEWALK
			DRIVEWAY
			SCREENED AREA
			GARAGE
			ENCLOSURE
			NOT TO SCALE
			FINISHED FLOOR ELEVATION
			TOP OF BANK
			EDGE OF WATER
			EDGE OF PAVEMENT
			CONCRETE VALLEY GUTTER
			BUILDING SETBACK LINE
			SURVEY TIE LINE
			CENTER LINE
			RIGHT OF WAY
			PUBLIC UTILITY EASEMENT
			CANAL MAINTENANCE EASEMENT
			ANCHOR ESMT / ACCESS ESMT

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND IMPROVEMENTS AND ENCROACHMENTS LOCATED ARE SHOWN ON SKETCH.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN UNLESS OTHERWISE SHOWN.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE(N.T.S.) ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PER PLAT AND MEASURED IN THE FIELD UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON; THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- REVOAL OF THIS PLAN IS FOR PERMITTING PURPOSES ONLY. THE EXISTENCE OF ADDITIONAL RECORDED OR UNRECORDED INSTRUMENTS, EASEMENTS AND/OR RESOLUTIONS NOT AVAILABLE TO SURVEYOR MAY EXIST AND ARE NOT DEPICTED IN THIS SKETCH.

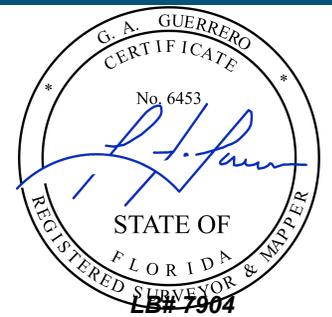


Printing to Scale:

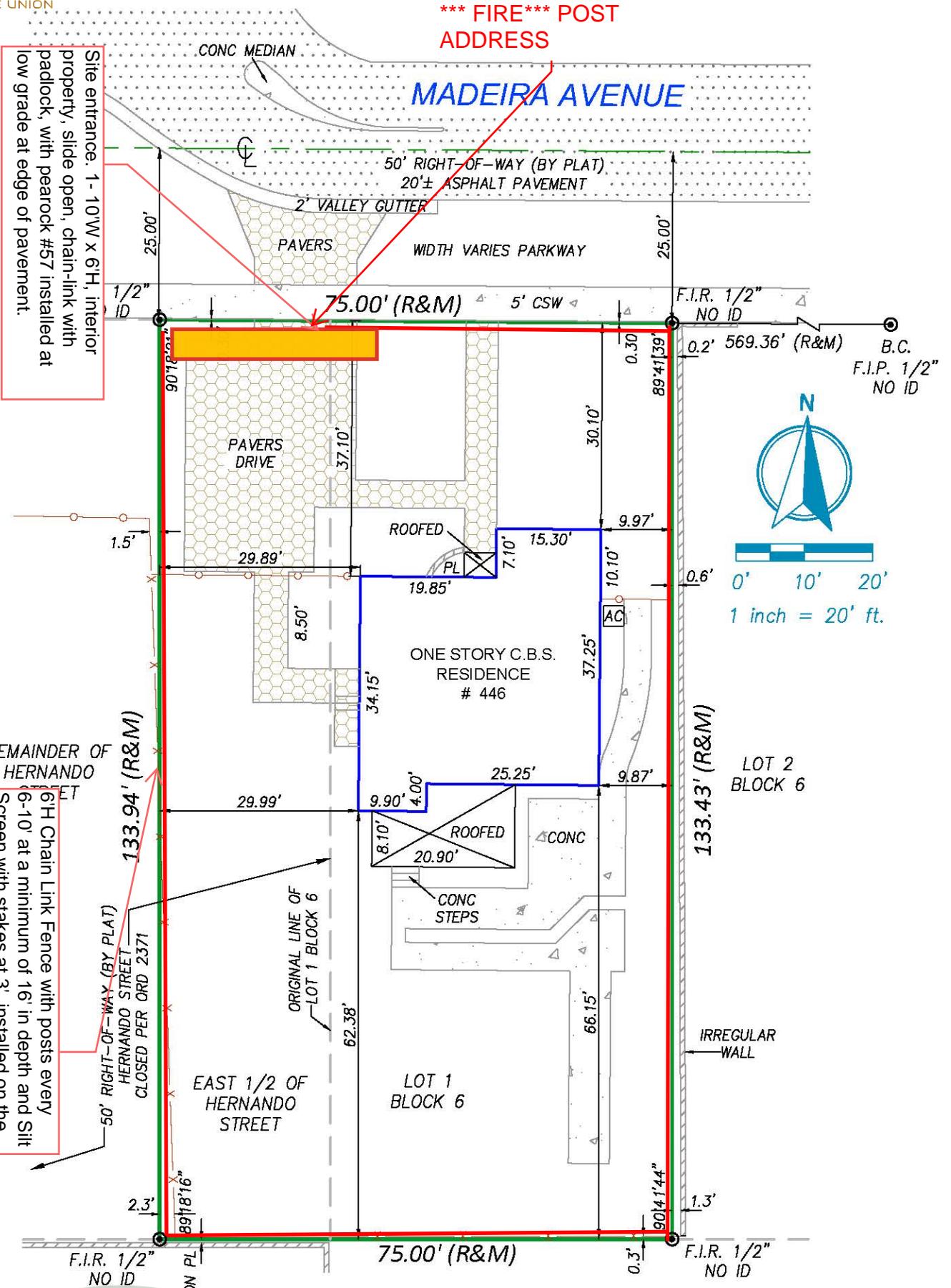
- Select "None" from Page Scaling
- Deselect "Auto-Rotate and Center"
- Select "Choose paper source by PDF page size"

Page Handling
 Copies: 1 Collate
 Page Scaling: 1 None
 Auto-Rotate and Center
 Choose paper source by PDF page size
 Use custom paper size when needed

FIELD WORK:	11/22/2024
DRAWN BY:	V.P.
CHECKED BY:	G.A.G.
FINAL REVISION:	11/25/2024
COMPLETED:	11/25/2024
SCALE:	1"= 20'
SURVEY CODE:	O-119065



6175 NW 153rd St # 401
 Miami Lakes, FL 33014
 Phone: (305) 910-0123
 Fax: (305) 675-0999
 www.OnlineLandSurveyors.Com



POINTS OF INTEREST:
NONE VISIBLE.

MAP OF BOUNDARY SURVEY

Property Address:
446 MADEIRA AVE
CORAL GABLES, FL 33144

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

APPROVED FOR PERMITTING PURPOSES ONLY
 Approval of this plan is for permitting purposes only, and does not imply that the surveyor is responsible for or set aside any of the provisions of the rules and regulations, or any deficiencies which may have been omitted or corrected by the plan review process.

OnlineLand
SURVEYORS INC
 6175 NW 153rd St # 401
 Miami Lakes, FL 33014
 www.OnlineLandSurveyors.Com
 09/29/2025

SIGNED _____ **FOR THE FIRM**
GUILLERMO A. GUERRERO
STATE OF FLORIDA **P.S.M. No. 6453**

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.



04



Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Tel: 305-460-5245
Website: www.coralgables.com
Email: building@coralgables.com

CITY OF CORAL GABLES
DEVELOPMENT SERVICE DEPARTMENT
Permit Application

ALL OF THE FOLLOWING MUST BE COMPLETED BY APPLICANT ACCORDING TO FS 713.135

Date: Sept 26, 2025
Permit Change: [checked]
Change of Contractor
Permit Extension
Permit Renewal
Permit Revision
Permit Supplement

Permit Type: [checked]
Building [checked]
Electrical
Mechanical
Plumbing
Misc.
App. Date:

Master Permit #:
Sub Permit #:
Project Information: [checked]
Commercial: [] Residential: [checked]
Linear Feet: 417 [checked]
Square Feet: [checked]
Cost of Work: \$6,000 [checked]

DESCRIPTION OF WORK (PRINT):
Install Temporary Construction Fence
FOR DEMOLITION OF EXISTING SFR.

Job Address: 446 Madeira Ave
Folio #: 03-4108-003-0870
Lot: Block:
Subdivision:
Plat book: Page:

PROPERTY OWNER:
Name: 446 MADEIRA LLC
Address: 236 N 48 AVE.
City/State/Zip: PHOENIX / AZ / 85043
Telephone No.: 786-525-1461
Email: marta@capitalpecosinvestment.com

CONTRACTOR COMPANY NAME: Rio Feo Development, Inc.
Qualifier Name: Marta Cuevas
Address: 6970 Bird Road #301
City/State/Zip: Miami / FL / 33155
License No.: CGC 1539050 Telephone No.: 786-525-1461
Email: marta@riofoodevelopment.com

ARCHITECT:
Name:
Address:

ENGINEER:
Name:
Address:

BONDING:
Name:
Address:

MORTGAGE LENDER:
Name:
Address:

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES BOILERS, HEATERS TANKS, AND AIR CONDITIONERS, etc. AFFIDAVIT OF OWNER/LESSEE/AUTHORIZED AGENT: Under penalties of perjury and the City of Coral Gables False Claims and Presentations Ordinance, City Code Chapter 39, I certify that I am the owner or that I have the owner's full consent and authorization to sign this application to obtain a permit to perform the above-mentioned work; that all the foregoing information is accurate; and that all work will be done in compliance with all applicable laws regulating construction and zoning. WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT. The Historical Resources & Cultural Arts Department's approval is required prior to the issuance of a demolition permit. The Qualifier cannot sign below as Owner/Lessee/Authorized Agent.

Signature of Owner/Lessee/Authorized Agent: [Signature]
Owner/Lessee/Authorized Agent Name (Print): ANGIE VALERO

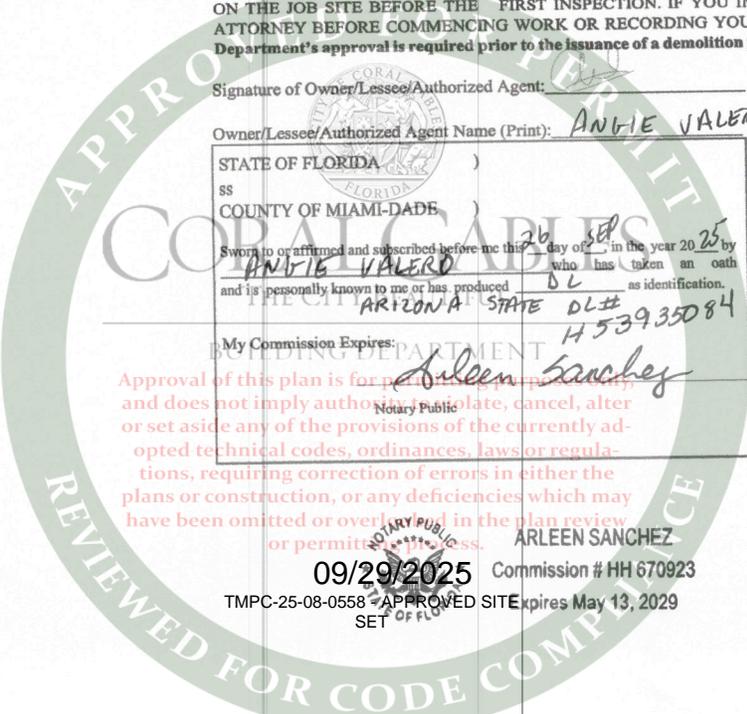
Signature of Qualifier: [Signature]
Qualifier Name (Print): MARTA CUEVAS

STATE OF FLORIDA)
SS)
COUNTY OF MIAMI-DADE)
Sworn to or affirmed and subscribed before me this 26 day of SEP in the year 2025 by
ANGIE VALERO who has taken an oath
and is personally known to me or has produced DL as identification.
ARIZONA STATE DL# H 53935084

STATE OF FLORIDA)
SS)
COUNTY OF MIAMI-DADE)
Sworn to or affirmed and subscribed before me this 26 day of SEP in the year 2025 by
MARTA CUEVAS who has taken an oath and is
personally known to me or has produced as identification.

My Commission Expires: [Signature]
Notary Public

My Commission Expires: [Signature]
Notary Public



Approval of this plan is for purposes only and does not imply authority to suspend, cancel, alter or set aside any of the provisions of the currently adopted technical codes, ordinances, laws or regulations, requiring correction of errors in either the plans or construction, or any deficiencies which may have been omitted or overlooked in the plan review or permitting process.
ARLEEN SANCHEZ
Commission # HH 670923
Expires May 13, 2029
09/29/2025
TMPC-25-08-0558-APPROVED SITE SET



ARLEEN SANCHEZ
Commission # HH 670923
Expires May 13, 2029

Ordered By:



Site entrance: 1-10'W x 6'H, interior property, slide open, chain-link with padlock, with peacock #57 installed at low grade at edge of pavement.

CONC MEDIAN

MADEIRA AVENUE

50' RIGHT-OF-WAY (BY PLAT)
20'± ASPHALT PAVEMENT

2" VALLEY GUTTER

PAVERS

WIDTH VARIES PARKWAY

75.00' (R&M)

5' CSW

F.I.R. 1/2" NO ID

0.2' 569.36' (R&M)

B.C.
F.I.P. 1/2" NO ID



0' 10' 20'
1 inch = 20' ft.

REMAINDER OF HERNANDO STREET

6'H Chain Link Fence with posts every 6-10' at a minimum of 16" in depth and 3" interior portion of the property.

133.94' (R&M)

50' RIGHT-OF-WAY (BY PLAT)
HERNANDO STREET CLOSED PER ORD 2371

EAST 1/2 OF HERNANDO STREET

ORIGINAL LINE OF LOT 1 BLOCK 6

LOT 1 BLOCK 6

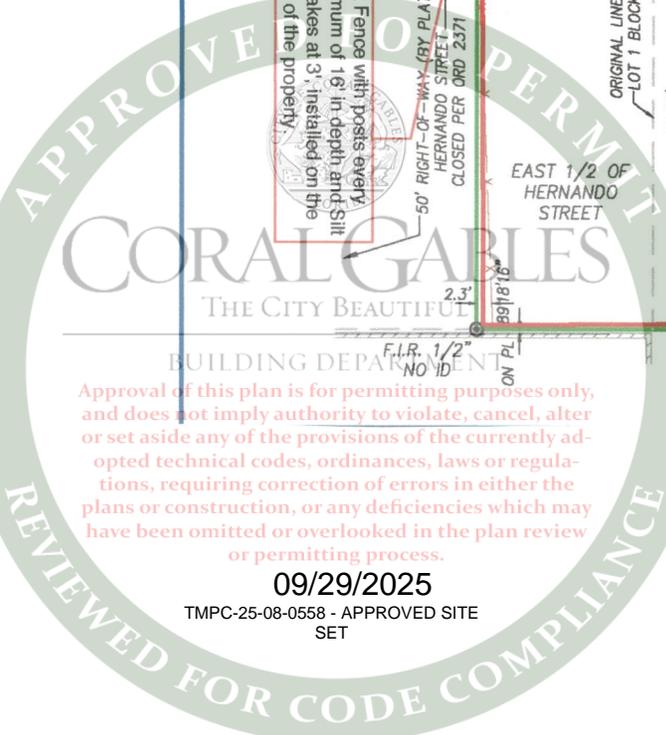
LOT 2 BLOCK 6

133.43' (R&M)

IRREGULAR WALL

75.00' (R&M)

F.I.R. 1/2" NO ID



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09/29/2025

TMPC-25-08-0558 - APPROVED SITE SET