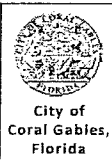


# **Bella Villa Coral Gables**

## **23-35 Sidonia Avenue Development Review Committee Table of Contents**

Application	1
Statement of Use	2
Aerial, Photographs, Survey, Zoning Chart, Site Plan, Elevations and Floor Plans	3
Art in Public Places Statement	4
Ordinances, Resolutions, Covenants Previously Granted	5
Historical Significance Letter	6
Concurrency Impact Statement	7
Name and Contact Information	8
Lobbyist Registrations	9
Deeds	10





Level  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
 Email: [planning@coralgables.com](mailto: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

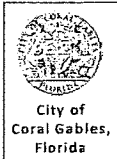
The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Abandonment and Vacations
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use with Site Plan
- Conditional Use without Site Plan
- 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
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: \_\_\_\_\_

## Property information

Street address of the subject property: 23 - 35 Sidonia Avenue

Property/project name: Bella Villa Coral Gables



Level  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Current land use classification(s): Multi-Family Medium Density

Current zoning classification(s): Multi-Family 2 District (MF2)

Proposed land use classification(s) (if applicable): Multi-Family Medium Density

Proposed zoning classification(s) (if applicable): Multi-Family 2 District (MF2)

Previous use(s)/current use(s) of the property/building(s): Residential

Proposed use(s) of the property/building(s): Multi-Family Residential

Size of property (square feet/acres) 22,000 square feet / .505 acres

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

Total number of residential units per acre and total number of unit's 51 units

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

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

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Project Legal Description: Lot(s): 18, 19, 20, 21

Block(s): 23

Section(s): Coral Gables Douglas Section Revised

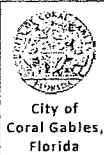
Listing of all folio numbers for subject property:

03-4108-009-2160, 03-4108-009-2170, 03-4108-009-2180, 03-4108-009-2190

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Level  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

## General information

Applicant(s)/Agent(s) Name(s): Mario Garcia-Serra, Esq.

Telephone Contact No: 305-376-6061 Fax No. 305-376-6010 Email MGarcia-Serra @ gunster.com

Mailing Address: 600 Brickell Avenue, Suite 3500, Miami, Florida 33131  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): BGR Development LLC

Telephone Contact No: 786-336-8135 Fax No. \_\_\_\_\_ Email linabaronbgr @ gmail.com

Mailing Address: 105 Calabria Avenue, Coral Gables, Florida, 33134  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Sidonia Investments Group LLC

Telephone Contact No: 786-336-8135 Fax No. \_\_\_\_\_ Email linabaronbgr @ gmail.com

Mailing Address: 105 Calabria Avenue, Coral Gables, Florida 33134  
(City) (State) (ZIP Code)

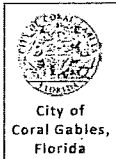
Project Architect(s) Name(s): Peter Kiliddjian

Telephone Contact No: 305-592-1363 Fax No. \_\_\_\_\_ Email p\_kiliddjian @ ppkarch.com

Mailing Address: 1300 NW 84 Avenue, Doral, Florida 33126  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Level  
**1**  
Review

## Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211


### 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.
- 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.
- Pedestrian amenities and streetscape plan.
- On-street parking analysis.
- Art in Public Places plan and/or statement.
- 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.
- Other: \_\_\_\_\_

	Level	<h1>Development Review Committee Application</h1>
	<h1>1</h1>	
City of Coral Gables, Florida	Review	Address: 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 Email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a> Phone: 305.460.5211

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.

**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.



Level  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Mario Garcia-Serra, Esq.
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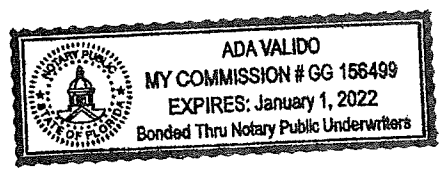
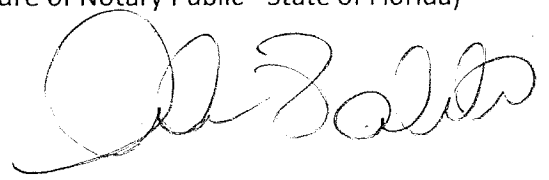
Address: 600 Brickell Avenue, Suite 3500, Miami, Florida 33131

Telephone: 305-376-6061	Fax: 305-376-6010
-------------------------	-------------------

Email: [MGarcia-Serra@gunster.com](mailto:MGarcia-Serra@gunster.com)

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami - Dade  
The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of May by Mario Garcia-Serra  
(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 \_\_\_\_\_



Level

1

Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name: BGR Development LLC
Property Owner(s) Signature: 	Property Owner(s) Print Name: Sidonia Investments Group LLC
Property Owner(s) Signature: 	Property Owner(s) Print Name: BGR Investments LLC

Address: 105 Calabria Avenue, Coral Gables, Florida 33134

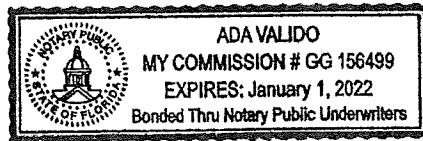
Telephone: 305-793-6665 Fax:

Email: [linabaronbgr@gmail.com](mailto:linabaronbgr@gmail.com)

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 18 day of May 2019 by Lina Baron-Ramirez  
(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 Fla. drivers license



Level  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
 Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Architect(s) Signature:

Architect(s) Print Name:

PETER KILIDDJIAN

Address:

1370 N.W. 84th Ave. Miami Fla. 33126

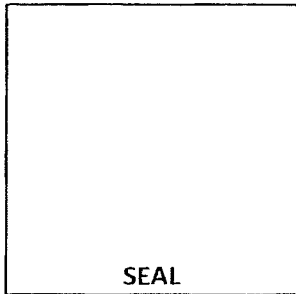
Telephone:

305-726-3748

Fax:

305-592-6865

Email:

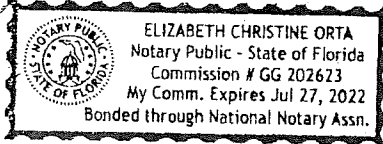


## NOTARIZATION

STATE OF FLORIDA/COUNTY OF Dade

The foregoing instrument was acknowledged before me this 8 day of May by \_\_\_\_\_  
 (Signature of Notary Public - State of Florida)

Peter  
Kiliddjian



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

Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_





May 9, 2019

**VIA HAND DELIVERY**

Mr. Ramon Trias  
Development Review Committee, Chairman  
City of Coral Gables  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: Bella Villa Coral Gables / 23-35 Sidonia Avenue / Statement of Use**

Dear Mr. Trias:

On behalf of BGR Development LLC, BGR Investments LLC, and Sidonia Investments Group LLC (collectively, the "Applicant"), we respectfully submit this Statement of Use in connection with the enclosed Development Review Committee application for a Regulatory Infill Regulations (RIR) Conditional Use approval for a new residential multi-family building to be located at 23-35 Sidonia Avenue in Coral Gables, Florida (the "Property"). The Property is composed of four separate apartment buildings, each a fully platted lot with its own tax folio. It is designated Residential Multi-Family Medium Density on the Future Land Use Map, is zoned Multi-Family 2 District (MF2), and is within the RIR Overlay Zoning Area. The 22,000 square-foot (0.505-acre) Property is located at about midblock between Galiano Street and Douglas Avenue on the north side of Sidonia Avenue and has a frontage of 200 feet. The proposed building will be 9 stories in height and consist of a mix of one, two and three-bedroom apartment units for a total of 51 apartment units with 81 off-street parking spaces and 9,925 square feet of landscaped open space (the "Project").

The Property's Zoning designation as MF2 and location within the area set for in Zoning Code Section 4-208.A.3., qualifies it for conditional use review and approval pursuant to the RIR provisions. The Project complies with all performance standards set forth in Section 4-208.A.4. Specifically, the Property exceeds the minimum building site area of 20,000 square feet and the minimum unit size of 650 square feet with a total of 22,000 square feet in lot area and the smallest unit totaling 865 square feet. The Project's proposed density of 100 units per acre complies with the maximum density permitted using Mediterranean Bonus which totals 51 units for the Property. Likewise, the proposed height of 100 feet with architectural incentives is permitted by the RIR provisions. The 9,925 square feet of open space, fulfill the RIR landscape and open space requirements pursuant to Section 4-208.A.6. of the Zoning Code.

We respectfully submit that the Project complies with the applicable conditional use criteria as set forth in Section 3-408 of the Zoning Code as follows:



- A. The proposed conditional use is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.*

The Project will provide greater housing opportunities in a strategic area of the City which is in close proximity to transit, employment centers, parks, and schools, and will help to ensure adequate housing to satisfy the community needs for existing and future residents. The Project's close proximity to numerous retail centers and Phillips Park, as well as its accessibility to Metrobus services and the Coral Gables Trolley will help to promote and encourage pedestrian activity and the use of mass transit. The Project's Mediterranean architecture design will also support the Coral Gables Mediterranean brand and create an engaging streetscape for both future tenants of the Project and other residents of the City.

- B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.*

The proposed multifamily residential use is consistent with the Property's Future Land Use and Zoning designations, is appropriate to the Property, and is compatible with both existing uses in the area as well as with planned uses in accordance with the City's vision for the area.

- C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.*

The proposed conditional use is compatible with the needs and character of the neighborhood and City. The RIR regulations were adopted to address the need for new housing in this area of the City and to ensure the compatibility of new development with the area.

- D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.*

The Project will not adversely or unreasonably affect the use of other property in the area, but rather will help to increase property values in the North Ponce area by enhancing the quality of the neighborhood's design and the presence of Coral Gables Mediterranean architecture.

- E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.*

As explained above, the proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures. The Project is located within one block of Douglas Road, one of the City's main thoroughfares, and in close proximity to several existing large multifamily developments as well as several other lower scale apartment buildings.

Mr. Ramon Trias

May 9, 2019

Page 3

*F. The parcel proposed for development is adequate in size and shape to accommodate all development features.*

The Property, which is just over half an acre in size and fits in the standard rectangular shape, accommodates all RIR performance and architecture standards and requirements.

*G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.*

The Project will help to improve the health, safety and general welfare of the community by improving the housing available in the area, upgrading the streetscape abutting the Property, encouraging pedestrian activity, and adhering to the RIR's clear and unified landscape standards.

*H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.*

In accordance with the RIR parking driveway and parking placement standards, off-street parking for the Project is set back over thirty (30) feet from the front property line and is screened with habitable liner space and landscaping.

*I. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.*

As indicated in the enclosed concurrency and traffic analyses, the Project will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner. The Project will maintain all required levels of service and complies with traffic concurrency requirements.

We are confident that this Project will be a significant and positive new addition to this redeveloping area of the City and respectfully request your favorable consideration of this application. If you have any questions, please do not hesitate to contact me at (305) 376-6061.

Sincerely,



Mario Garcia-Serra





# BELLA VILLA CORAL GABLES

23 SIDONIA  
CORAL GABLES FLORIDA 33134  
BY BGR DEVELOPMENT GROUP



PASCUAL PEREZ KILIDDJIAN  
& ASSOCIATES





⊞ AERIAL VIEW LOOKING NORTH





STREET VIEW OF FRONT





STREET VIEW LOOKING EAST





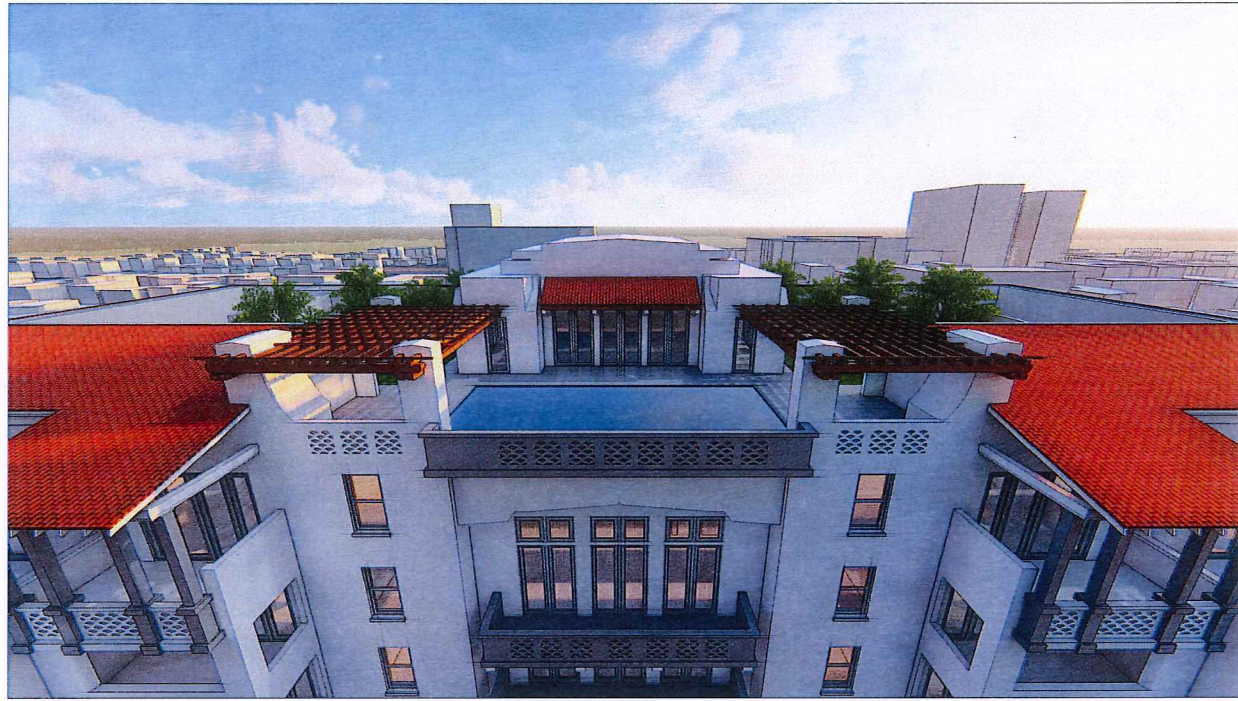
VIEW OF REAR LOOKING EAST





VIEW OF REAR LOOKING SOUTH





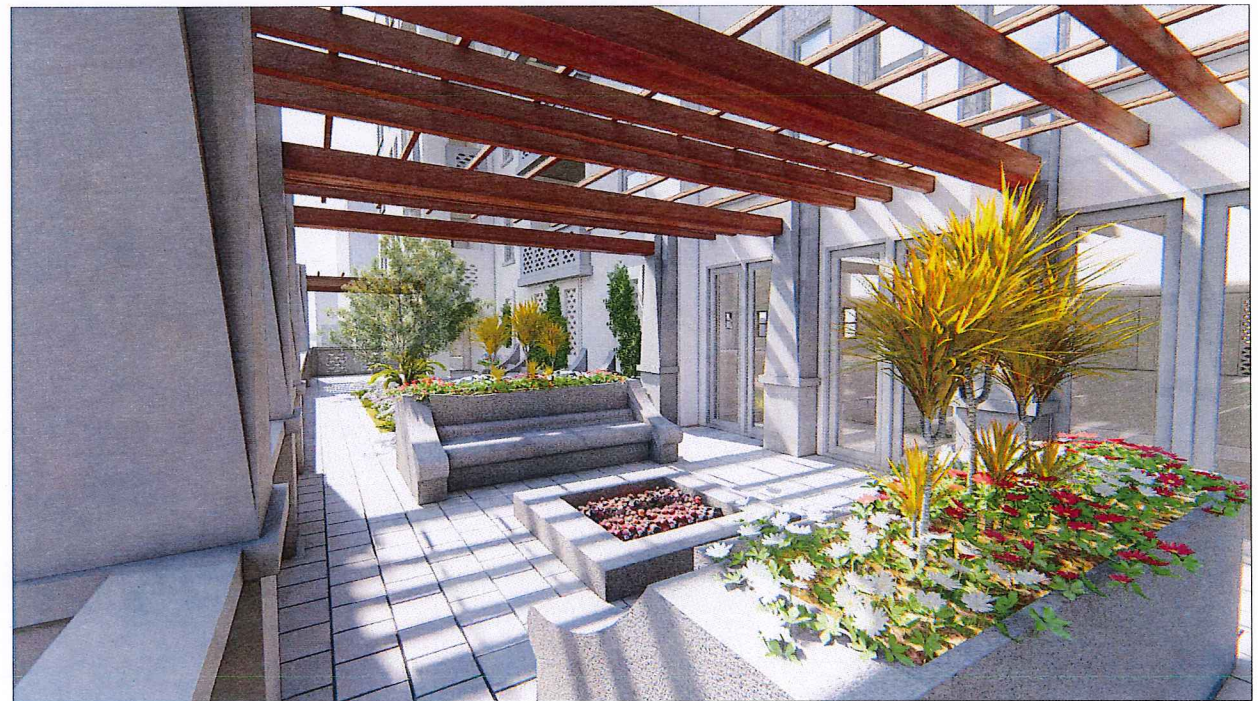
VIEW OF REAR AMENITY LEVEL LOOKING SOUTH



VIEW OF THIRD LEVEL GARDEN



VIEW OF POOL AMENITY LEVEL LOOKING NORTH

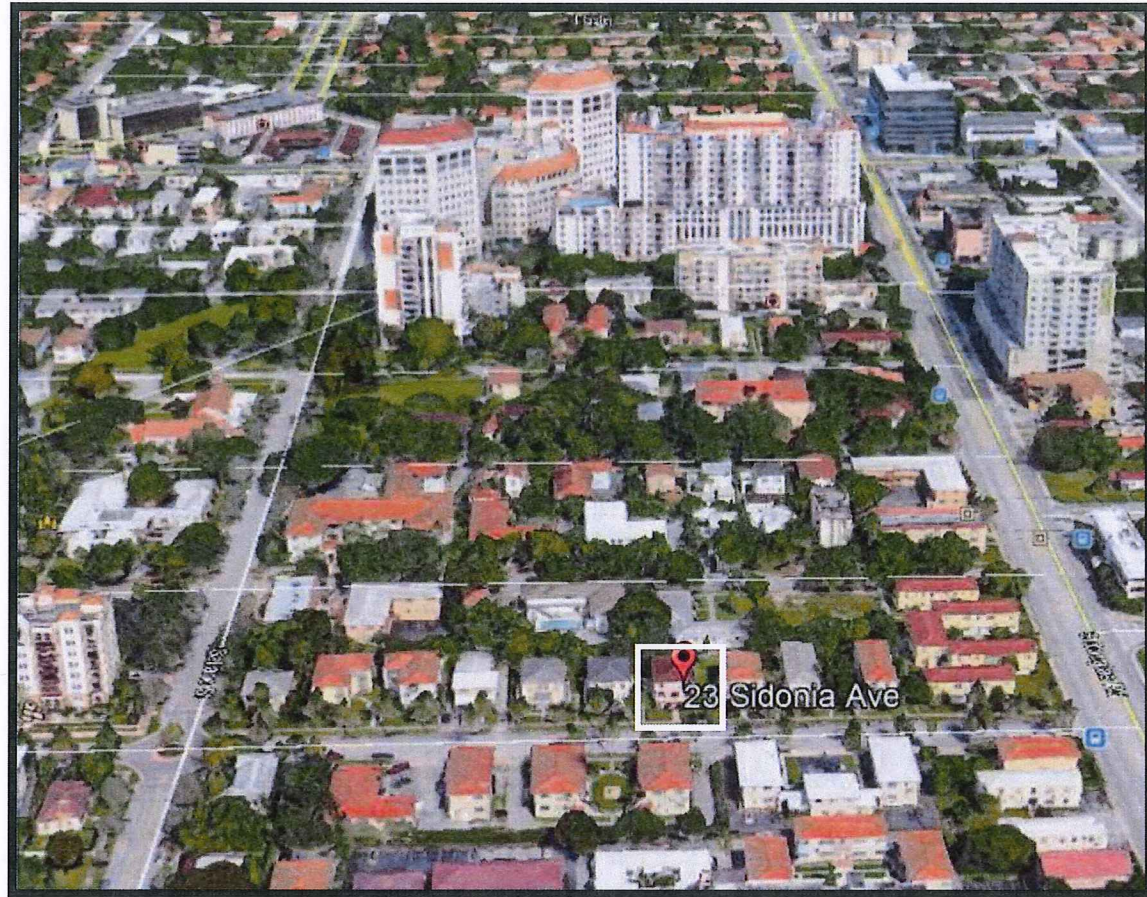


VIEW OF THIRD LEVEL GARDEN

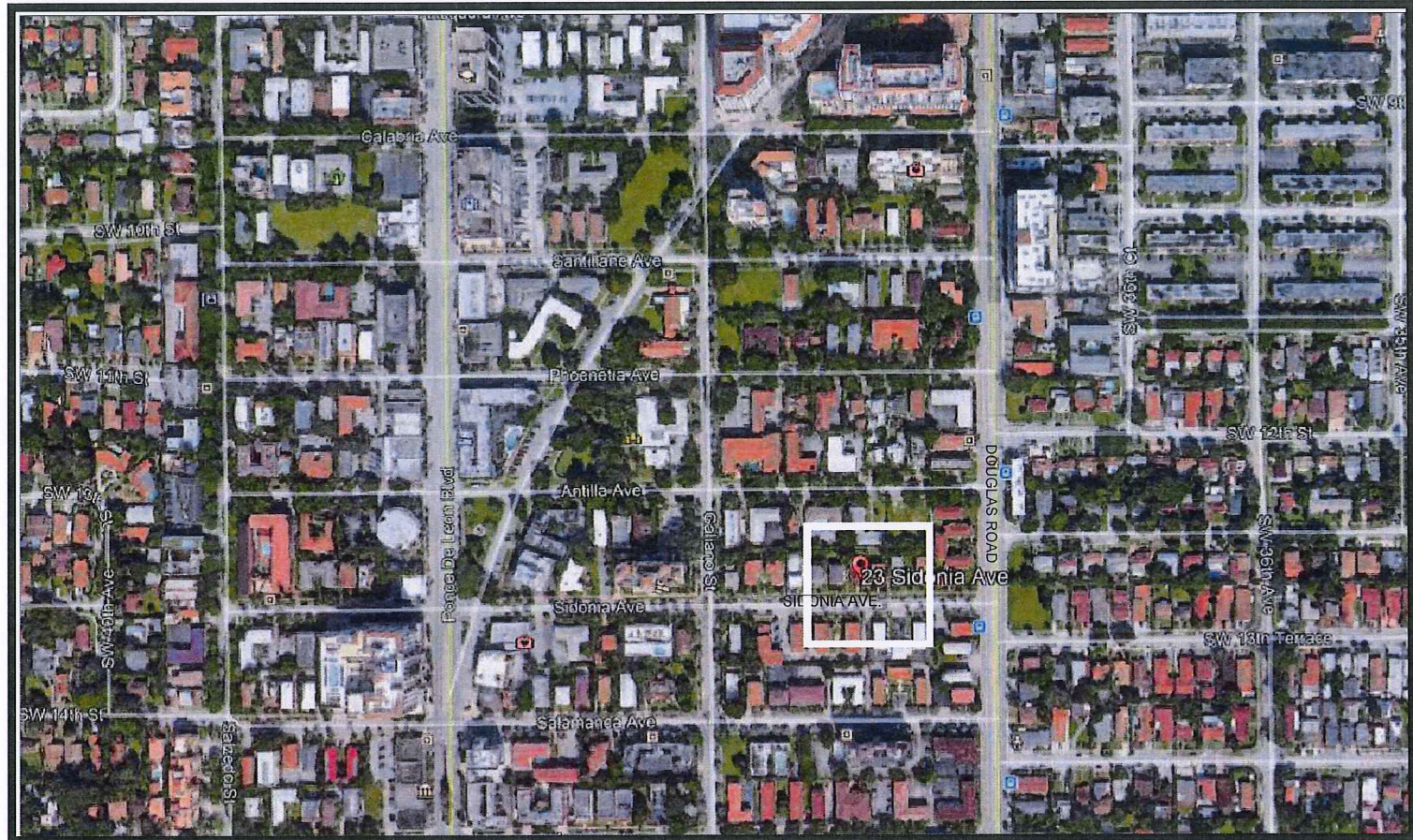




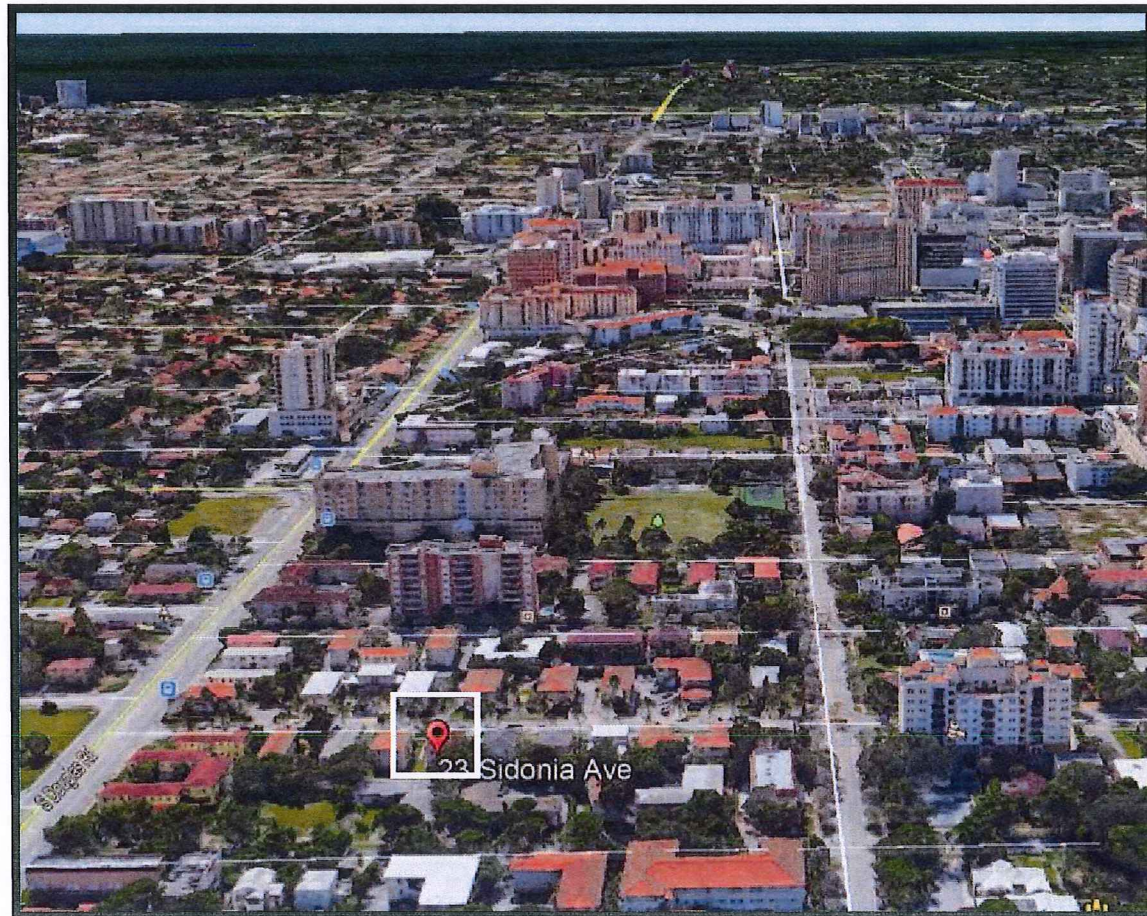




AERIAL VIEW LOOKING NORTH



AERIAL VIEW



AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING NORTH

**PASCUAL  
PEREZ  
KILIDDJIAN**  
& ASSOCIATES  
ARCHITECTS - PLANNERS  
LICENSE # AA 26001357

EDGARDO PEREZ, AIA  
LICENSE No.: AR 0015394  
MARIO P. PASCUAL, AIA  
LICENSE No.: AR 0008354  
PETER KILIDDJIAN, RA  
LICENSE No.: AR 0093067

AT THE BEACON CENTER  
1300 NW 84th AVENUE  
DORAL, FLORIDA 33126  
TELEPHONE: (305) 592-1363  
FACSIMILE: (305) 592-6865  
http://www.ppkarc.com

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REVISIONS:  
  
OWNER:

\_\_\_\_\_

BELLA VILLA CORAL GABLES  
23 SIDONIA  
CORAL GABLES FLORIDA 33134

SEAL:

\_\_\_\_\_

DATE: 05-08-19  
SCALE:  
DRAWN: ID  
CHECK BY: PK  
JOB NO.:

**A-0.1**

SHEET NO.:





1



2



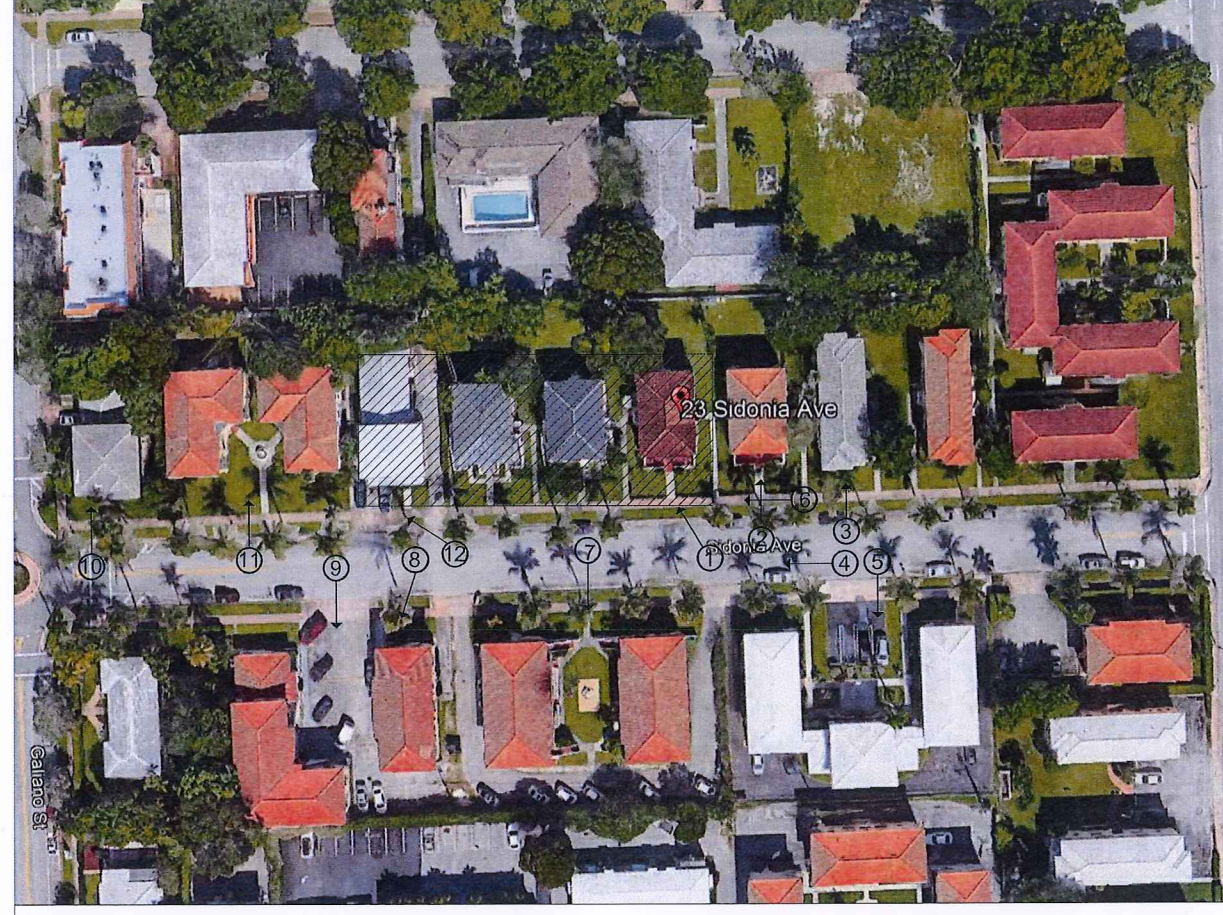
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6



7

**PASCUAL PEREZ KILIDDJIAN**

& ASSOCIATES  
ARCHITECTS - PLANNER  
LICENSE # AA 2600135

EDUARDO PEREZ, AIA  
LICENSE No.: AR 001539  
MARIO P. PASCUAL, AIA  
LICENSE No.: AR 000825  
PETER KILIDDJIAN, R.A.  
LICENSE No.: AR 009306

AT THE BEACON CENTER  
1300 NW 84th AVENUE  
DORAL, FLORIDA 33121  
TELEPHONE: (305) 592-1366  
FACSIMILE: (305) 592-6862  
<http://www.ppkarch.com>

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REVISIONS:

OWNER:

BELLA VILLA CORAL GABLES  
23 SIDONIA  
CORAL GABLES FLORIDA 33134

SEAL:

DATE: 5-09-11  
SCALE:  
DRAWN: II  
CHECK BY: PI  
JOB NO.:

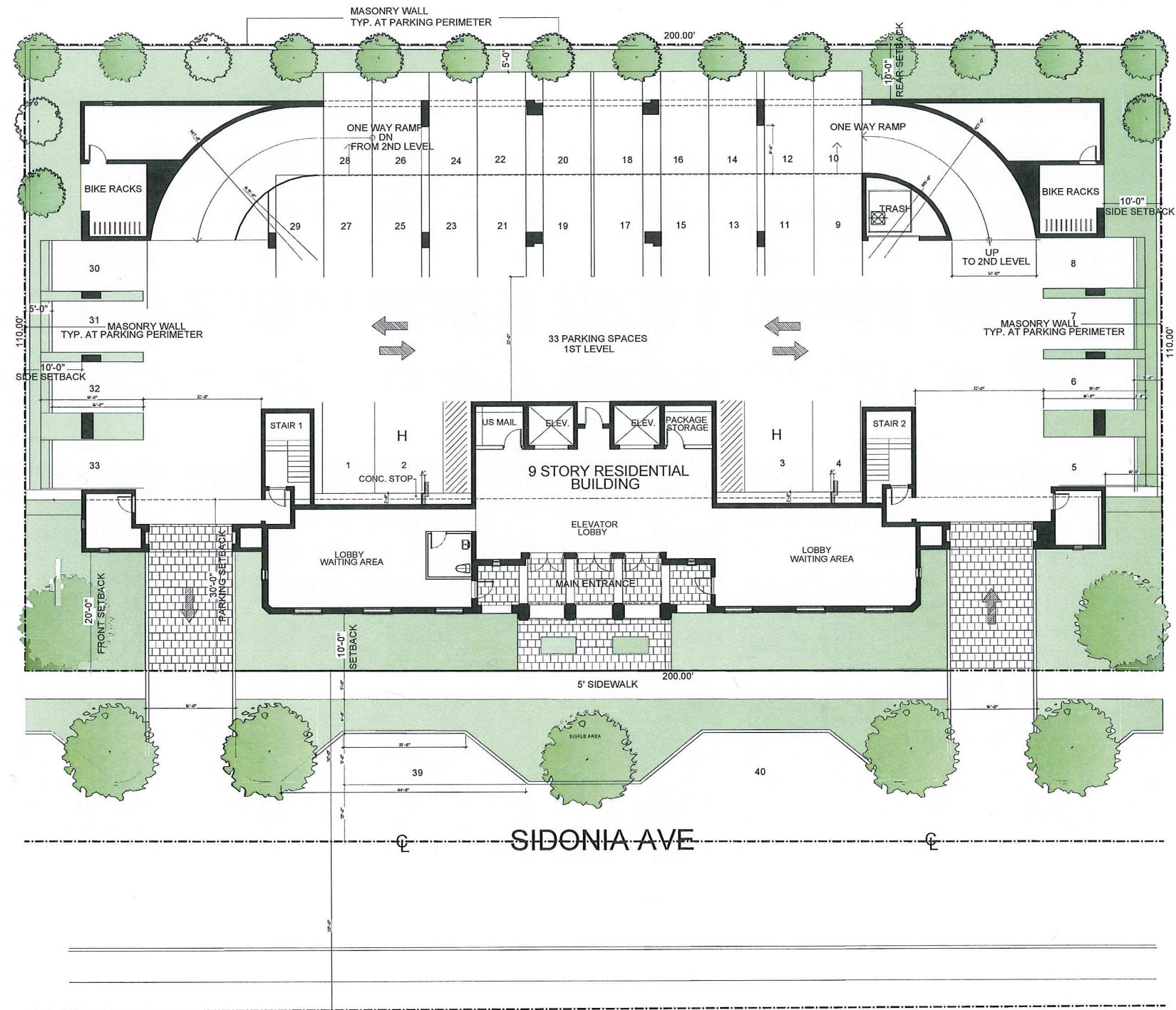
**A-0.11**

SHEET NO.:

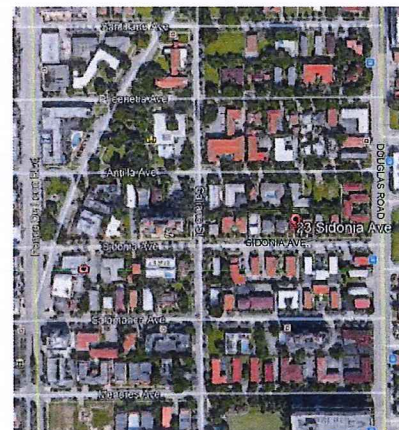


## ZONING INFORMATION

PROJECT ADDRESS	23 SIDONIA, CORAL GABLES, FLA. 33134		
PROJECT OWNER	BGR DEVELOPMENT GROUP		
LEGAL DESCRIPTION	LOTS 18-21 OF "CORAL GABLES DOUGLAS SECTION REVISED" ACCORDING TO THE PLAT RECORDED PLAT BOOK 25, PAGE 69 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA		
NET LAND AREA	22,000 S.F. (200'X110')		
NET ACREAGE	.505ACRES		
ZONING:	MF-2/NORTH PONCE NHBD. CONSERVATION OVERLAY DISTRICT RESIDENTIAL INFILL REGULATIONS		
MED. BONUS	LEVEL 1 AND LEVEL 2		
	REQUIRED/ALLOWED	PROVIDED	
DENSITY	100 UNITS /ACRE (R.I.R., MED BOBNUS)	51 UNITS	51 UNITS
MAXIMUM HEIGHT	100'-0" (R.I.R., MED BOBNUS)	100'-0"	9 STORIES
LOT COVERAGE	N/A		
F.A.R.	22,000S.F. X 2.5	55,000 S.F.	54,144 S.F.
SETBACKS			
Front	10'-0" & 20'-0"	10'-0" & 20'-0"	
Interior Side	10'-0"	10'-0"	
Side Street	N.A.	N.A.	
Rear	10'-0"	10'-0"	
PARKING			
(21) 1 BEDROOM UNIT AT 1.00 PER UNIT	21 SPACES		
(28) 2 BEDROOM UNITS AT 1.75 PER UNIT	49 SPACES		
(2) 3 BEDROOM UNIT AT 2.25 PER UNIT	4.5 SPACES		
PARKING TOTALS	75 SPACES REQ.	81 SPACES PROV.	
ON STREET		2 SPACES PROV. 83 TOTAL	
LANDSCAPE AREA	22,000S.F. X .25	5,500S.F. (25%)	9,925 S.F. (45%)



**SITE PLAN**  
 3/32" = 1'-0"



**LOCATION MAPS**  
 NTS

**PASCUAL PEREZ KILIDDJIAN & ASSOCIATE**  
 ARCHITECTS - PLANNER  
 LICENSE # AA 2600135

EDGARDO PEREZ, AI  
 LICENSE No.: AR 001535  
 MARIO P. PASCUAL, AI  
 LICENSE No.: AR 000825  
 PETER KILIDDJIAN, R.  
 LICENSE No.: AR 009306

AT THE BEACON CENTE  
 1300 NW 84th AVENUE  
 DORAL, FLORIDA 33172  
 TELEPHONE: (305) 592-1331  
 FACSIMILE: (305) 592-6886  
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REVISIONS:

OWNER:  
 23 SIDONIA LLC

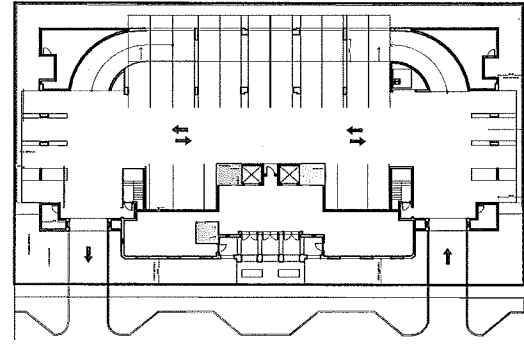
**BELLA VILLA CORAL GABLES**  
**23 SIDONIA**  
**CORAL GABLES FLORIDA 33134**

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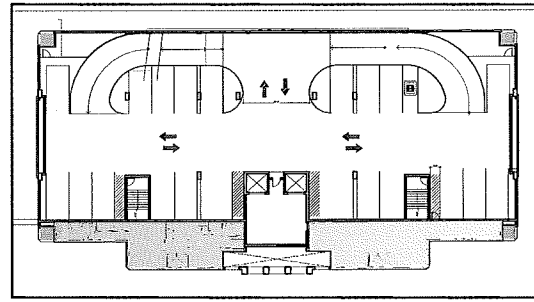
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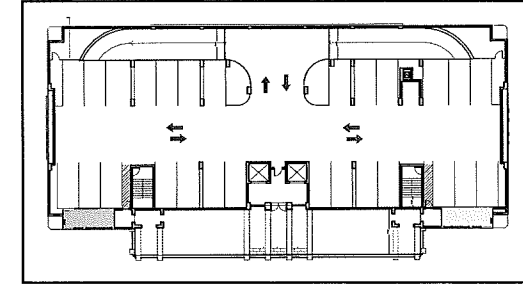
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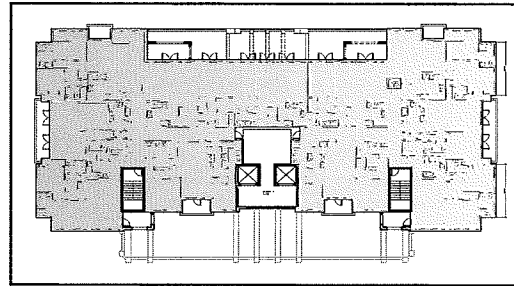
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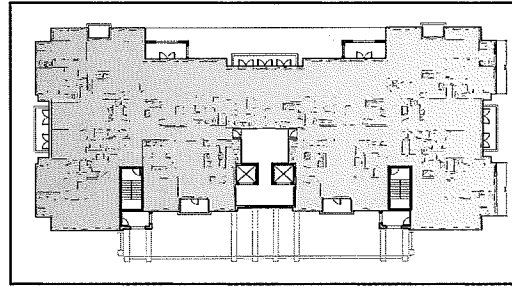
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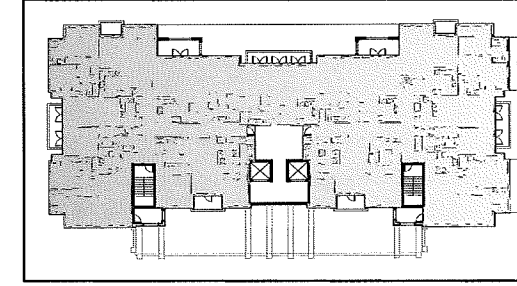
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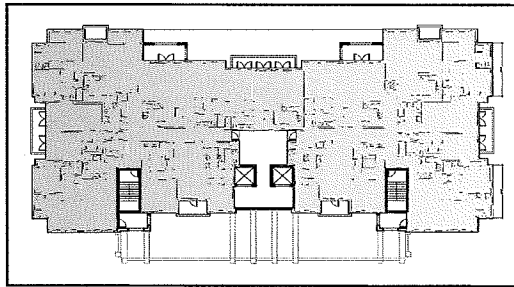
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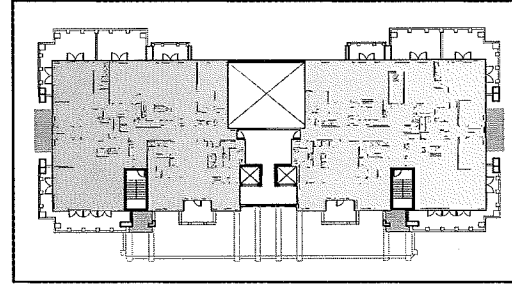
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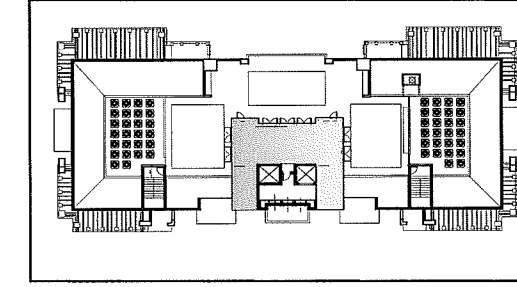
LEVEL 6



LEVEL 7



LEVEL 8



ROOF LEVEL

F.A.R. TABLE

LEVEL	F.A.R. PROPOSED
LEVEL 1	73 S.F.
LEVEL 2	1,900 S.F.
LEVEL 3	900 S.F.
LEVEL 4	10,583 S.F.
LEVEL 5	10,536 S.F.
LEVEL 6	10,536 S.F.
LEVEL 7	10,536 S.F.
LEVEL 8	7,980 S.F.
ROOF LEVEL	1,100 S.F.
TOTAL F.A.R.	54,144 S.F. (2.46)

MAXIMUM F.A.R.

LOT AREA	F.A.R. FACTOR	F.A.R. ALLOWED
22,000 S.F.	2.5	55,000 S.F.

**PASCUAL PEREZ KILIDDJIAN & ASSOCIATES**  
 ARCHITECTS - PLANNERS  
 LICENSE # AA 26001357  
 EDGARDO PEREZ, AIA  
 LICENSE No.: AR 0015394  
 MARIO P. PASCUAL, AIA  
 LICENSE No.: AR 0002254  
 PETER KILIDDJIAN, R.A.  
 LICENSE No.: AR 0093067

AT THE BEACON CENTER  
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REVISIONS:

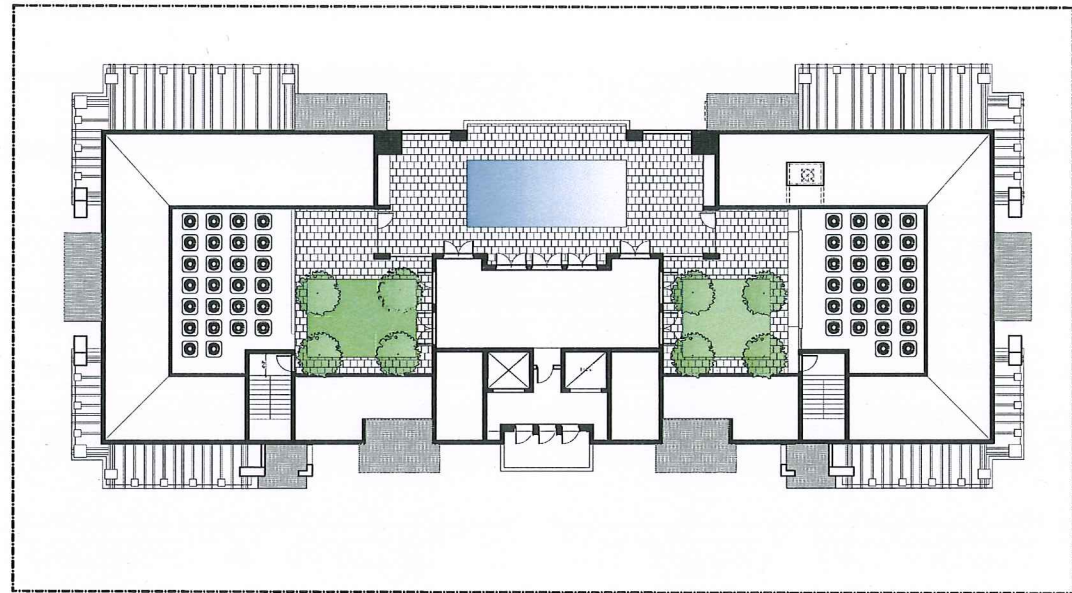
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SEAL:

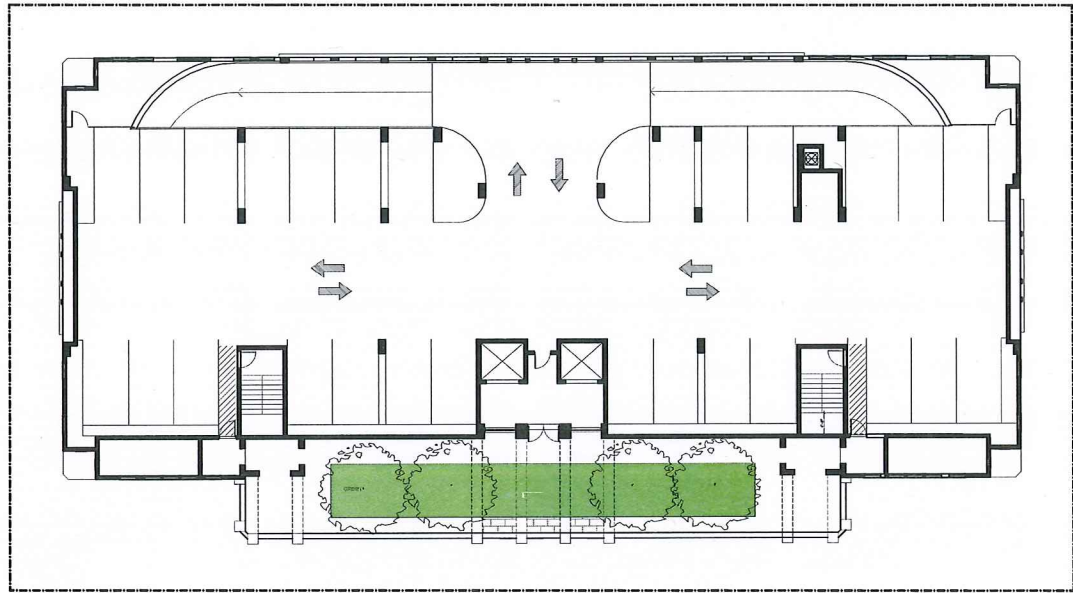
BELLA VILLA CORAL GABLES  
 23 SIDONIA  
 CORAL GABLES FLORIDA 33134

DATE: 05-08-19  
 SCALE:  
 DRAWN: ID  
 CHECK BY: PK  
 JOB NO.:





ROOF LEVEL



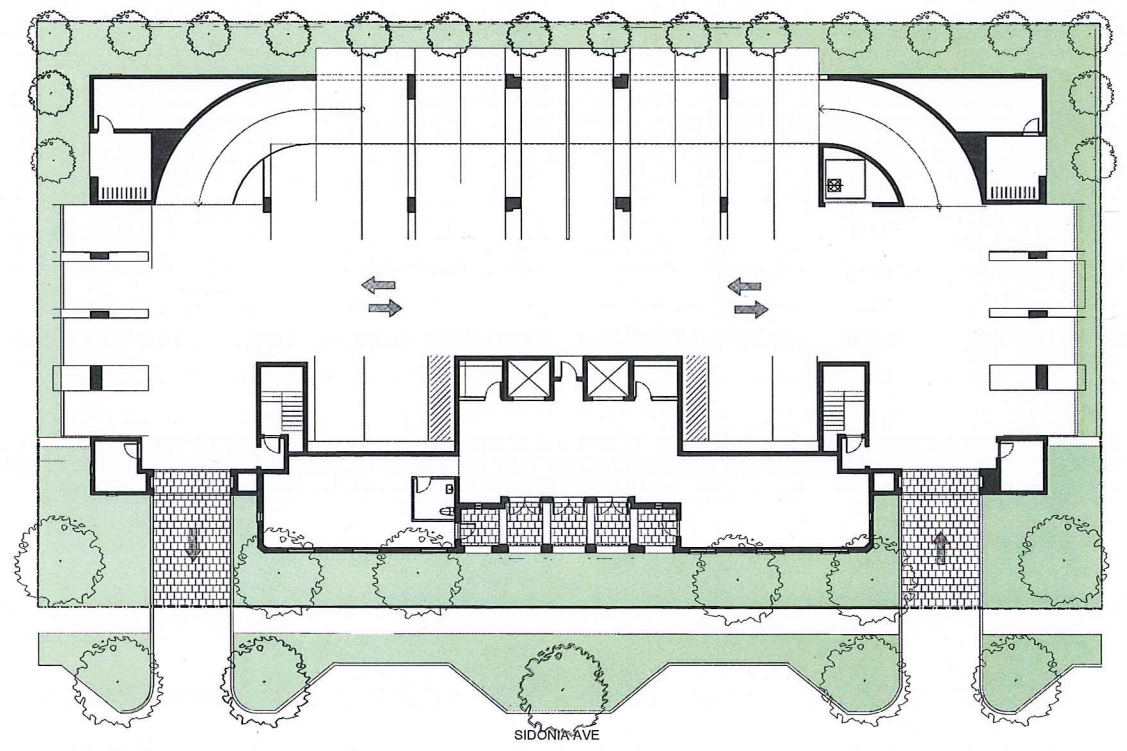
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AREA CALC. ROOF 300 S.F.  
 AREA CALC. ROOF LEVEL 250 S.F.  
 AREA CALCULATIONS ROOF LEVEL

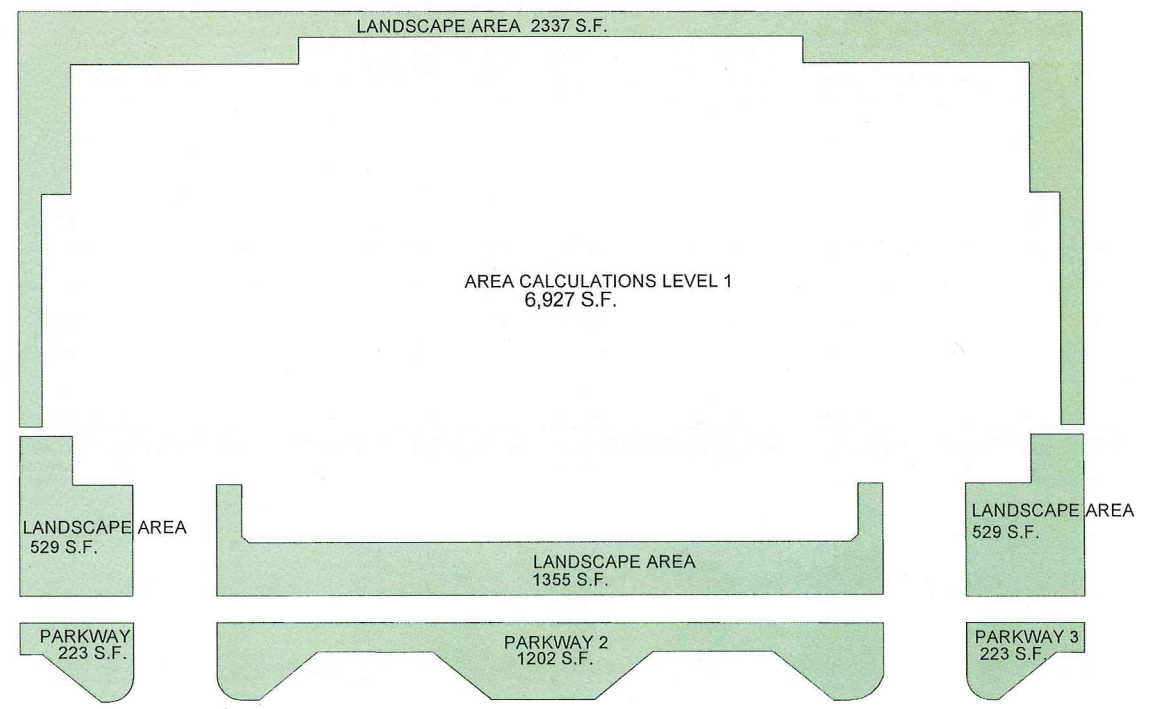
LANDSCAPE CALCULATIONS	
LEVEL	AREA PROPOSED
LEVEL 1	6,927 S.F.
LEVEL 3	800 S.F.
ROOF LEVEL	550 S.F.
SUB TOTAL LANDSCAPE AREA INSIDE PROPERTY 8,277 S.F. (37.6%)	
PARKWAY	
AREA PROPOSED	
AREA 1	223 S.F.
AREA 2	1202 S.F.
AREA 3	223 S.F.
SUB TOTAL PARKWAY LANDSCAPE AREA 1,648 S.F. (7.5%)	

AREA CALCULATIONS LEVEL 3 800 S.F.  
 AREA CALCULATIONS LEVEL 3

LANDSCAPE AREA INSIDE PROP.	8,277 S.F.	37.6%
PARKWAY AREA	1,648 S.F.	7.5%
TOTAL AREA	9,925 S.F.	45.1%



IFVH 1



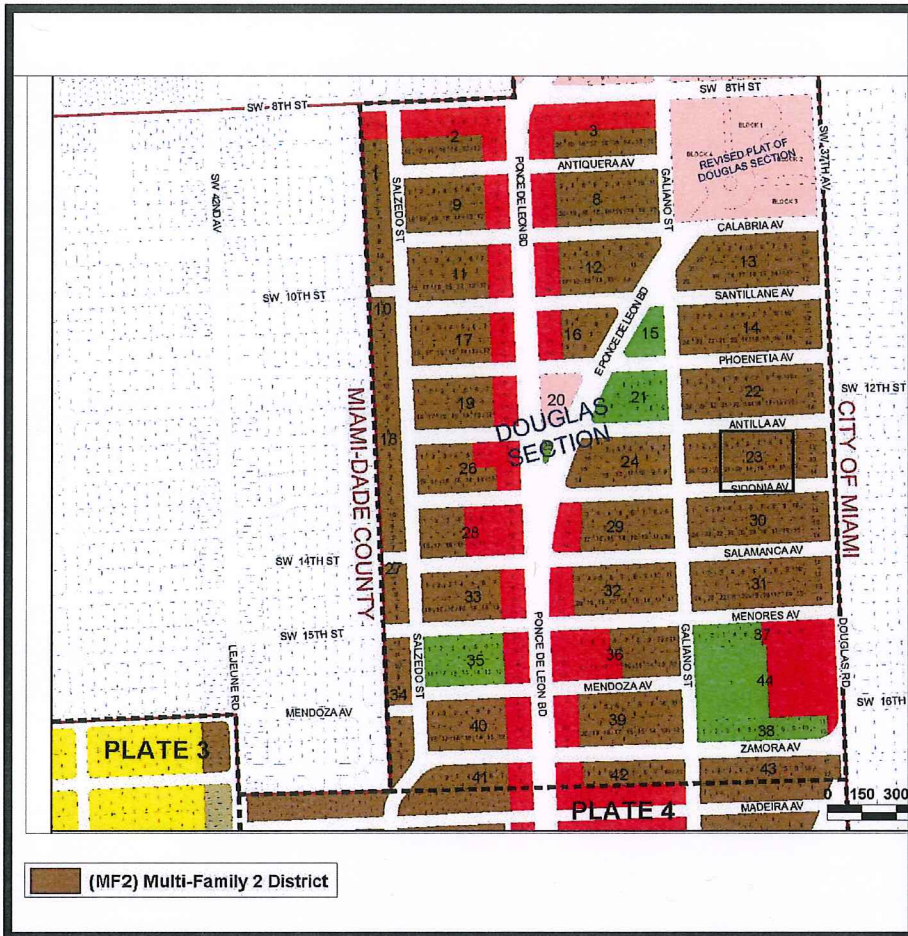
**PASCUAL PEREZ KILIDDJIAN & ASSOCIATES**  
 ARCHITECTS - PLANNERS  
 LICENSE # AA 26001357  
 EDGARDO PEREZ, AIA  
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OWNER:

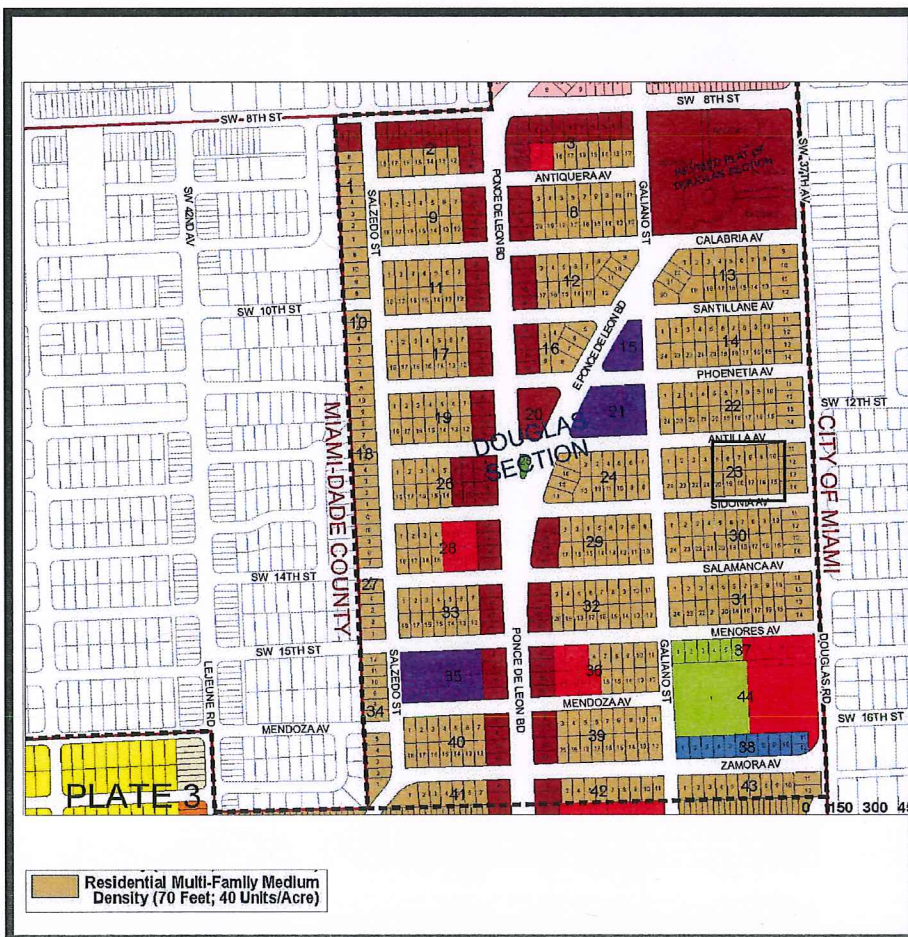
BELLA VILLA CORAL GABLES  
 23 SIDONIA  
 CORAL GABLES FLORIDA 33134

DATE: 05-08-19  
 SCALE:  
 DRAWN: ID  
 CHECK BY: PK  
 JOB NO.:





ZONING MAP



MED BONUS TABLE 1 - MUST COMPLY WITH ALL REQUIREMENTS

Reference Number	Residential	Non-Residential	Mixed Use	Type	Requirements
1	✓	✓	✓	Architectural elements on building facades.	Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc.). Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.
2	✓	✓	✓	Architectural relief elements at street level.	On any building facades fronting streets, where an adjoining design features shall be included at the street level: a. Display windows or retail display area; b. Landscaping; and/or c. Architectural relief elements or ornamentation.
3	✓	✓	✓	Architectural elements located on the top of buildings.	Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts: a. All-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.
4	✓	✓	✓	Bicycle storage.	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.
5	✓	✓	✓	Building facades.	Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stopbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals. No minimum or maximum building lot coverage is required.
6	✓	✓	✓	Building lot coverage.	No minimum or maximum building lot coverage is required.
7	✓	✓	✓	Drive through facilities.	Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from SW 8 <sup>th</sup> Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
8	✓	✓	✓	Landscape open space area.	Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. Five (5%) percent for non-residential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.
9	✓	✓	✓	Lighting street.	Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be subject to review and approval by the Department of Public Works.
10	✓	✓	✓	Parking garages.	Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent streets and alleys.
11	✓	✓	✓	Porto-cocheros.	Porto-cocheros are prohibited access to/from Ponce de Leon Boulevard from SW 8 <sup>th</sup> Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
12	✓	✓	✓	Sidewalks/pedestrian access.	All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Whenever possible pathways shall be separated from vehicular traffic.
13	✓	✓	✓	Soil, structural.	Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.
14	✓	✓	✓	Windows on Mediterranean buildings.	Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.

PROJECT COMPLIES WITH REQUIREMENTS 1-14

MED BONUS TABLE 2 - MF-2 DISTRICT MUST COMPLY WITH 6 OF 12

Reference Number	Residential	Non-Residential	Mixed Use	Type	Qualifications
1.	✓	✓	✓	Arcades and/or loggias.	Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.
2.	✓	✓	✓	Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.
3.	✓	✓	✓	Building stopbacks.	Stopbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.
4.	✓	✓	✓	Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.
5.	✓	✓	✓	Driveways.	Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.
6.	✓	✓	✓	Lighting of landscaping.	Lighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).
7.	✓	✓	✓	Materials on exterior building facades.	The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, travertine, etc.
8.	✓	✓	✓	Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.
9.	✓	✓	✓	Paver treatments.	Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of ten (10%) percent of total paving surface. b. Sidewalks. Minimum of twenty-five (25%) percent of total ground level paving surface. The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.
10.	✓	✓	✓	Pedestrian amenities.	Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following: a. Benches. b. Expanded sidewalk widths beyond the property line. c. Freestanding information kiosk (no advertising shall be permitted). d. Planter boxes. e. Refuse containers. f. Public art. g. Water features, fountains and other similar water features. Ground and/or wall mounted. Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.
11.	✓	✓	✓	Pedestrian pass-throughs/passes on properties contiguous to alleys and/or streets.	Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following: a. Includes pedestrian amenities as defined herein. b. In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.
12.	✓	✓	✓	Underground parking.	The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated circulation features.

PROJECT COMPLIES WITH 6 OF 12 QUALIFICATIONS



MED BONUS TABLE 3 RESIDENTIAL TO COMPLY WITH NUMBER 4

Number	Residential	Non-Residential	Mixed Use	Type	Options
1.	✓	✓	✓	Building setback reductions.	Reduction in setbacks. Setbacks may be reduced to zero (0) feet setbacks on all property lines subject to the following standards: a. Minimum open space. A minimum of twenty-five (25%) percent of the total ground stories square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on private property. b. The minimum square footage of allowable ground stories open space (i.e. plazas) shall be four hundred (400) square feet. c. Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, and pedestrian pass-throughs adjacent/contiguous to the adjacent rights-of-way. d. Applicants, property owners, successors or assigns desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions in setbacks are only permitted subject to these regulations.
2.	✓	✓	✓	Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way.	Encroachments up to a maximum of ten (10) feet into public rights-of-way (not including alleys) may be permitted for the placement of a street level pedestrian arcade/loggia as a part of an adjacent building subject shall satisfy the following regulations: a. Encroachment. The total amount of encroachment shall be evaluated based upon the total width of the contiguous rights-of-way. Rights-of-way less than sixty (60) feet or less may be approved for less than the maximum ten (10) feet. b. Minimum percentage of open space. A minimum fifty (50%) percent of the total ground stories square footage encroachment requested must be provided as publicly accessible open space and landscape area on private property. The open space is subject to the following: • Types of open space. Types of open space shall be in the form of open arcades/loggia, courtyards, plazas, pedestrian pass-throughs or open atriums adjacent/contiguous to the adjacent rights-of-way. • Minimum area. Minimum square footage of allowable open space shall be five hundred (500) square feet. • Landscaping. Include both hard and softscape landscape improvements and pedestrian amenities as defined herein. • Vertical volume. As a minimum include a vertical volume of space equal from street level to the first story's height or eighteen (18) feet, whichever is greater. Increase/decrease in height may be reviewed/approved as a part of approval. • Maximum arcadologia lengths. Encroachments of up to eighty (80%) percent of the entire linear length of the building are permitted. Encroachment of the entire length may be requested subject to review and approval at the time of site plan review. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and mass. • Vertical encroachment. Structure shall be limited to the following: • Forty-five (45) feet on sixty (60) foot rights-of-way. • Eighteen (18) feet on rights-of-way less than thirty (30) feet. • The encroachment shall be structurally supported entirely from the adjoining private property. c. All applicable costs for improvements and/or relocation to utilities, sanitary sewer, storm water, and other associated infrastructure improvements as a result of the request shall be the responsibility of the property owner. d. On street parking displaced as a result of the encroachment shall be provided as public parking spaces within the proposed development and compensation for the removed spaces shall be subject to the established City provisions. The building shall include City's public parking signage on the exterior portions of the building to clearly identify public parking spaces are available within the facility. The total number and location of the signage shall be determined at the time of application review. e. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following: • The property owners shall be responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, including but not limited to the following: landscaping (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets; etc. subject to all the provisions for which the development was approved as may be amended. • Responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property. • In the event that the owner or any assign and successor shall at any time after approval of the site plan fail to maintain the areas in reasonable order and condition in accordance with the approval, these regulations, City Code or other applicable local, state and federal requirements, the City shall implement appropriate measures pursuant to applicable City provisions. f. Encroachments and the total amount of encroachment shall require review and approval pursuant to applicable City provisions.
3.	✓	✓	✓	Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only).	Any new building construction or restoration/renovation of a building located in the Central Business District which is designed as Coral Gables Mediterranean Architectural Design as provided for in Section 5-604 and satisfies all other provisions of this Article, may be exempted from off-street parking requirements if the FAR of such building(s) does not exceed 1.45. Property owners, successors and/or assigns shall be limited to the above use restriction in perpetuity. The above provisions shall be enforced via a restrictive covenant or other acceptable means as determined by the City Attorney, subject to City Attorney review and final approval prior to the issuance of a certificate of occupancy for the building.
4.	✓	✓	✓	Multi-family residential density bonus for Mediterranean Architectural Design buildings.	A twenty-five (25%) percent residential density bonus may be awarded to the permitted residential density if the proposed building is designed as Coral Gables Mediterranean Architectural Design as provided for in Section 5-604 and satisfies all other provisions of this Division.

PROJECT COMPLIES WITH OPTION # 4

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES ARCHITECTS - PLANNERS LICENSE # AA 26001357

EDGARDO PEREZ, AIA LICENSE No.: AR 0015394 MARIO P. PASCUAL, AIA LICENSE No.: AR 0008254 PETER KILIDDJIAN, RA LICENSE No.: AR 0093067

AT THE BEACON CENTER 1300 NW 84th AVENUE DORAL, FLORIDA 33126 TELEPHONE: (305) 592-1363 FACSIMILE: (305) 592-6865 http://www.ppkarch.com

REVISIONS:

OWNER:

DATE:

SCALE:

DRAWN BY:

CHECK BY:

JOB NO.:

BELLA VILLA CORAL GABLES 23 SIDONIA CORAL GABLES FLORIDA 33134

DATE: 05-08-19

SCALE:

DRAWN BY: ID

CHECK BY: PK

JOB NO.:



REVISIONS:

OWNER:

BELLA VILLA CORAL GABLES  
23 SIDONIA  
CORAL GABLES FLORIDA 33134

SEAL:

DATE: 05-08-

SCALE:

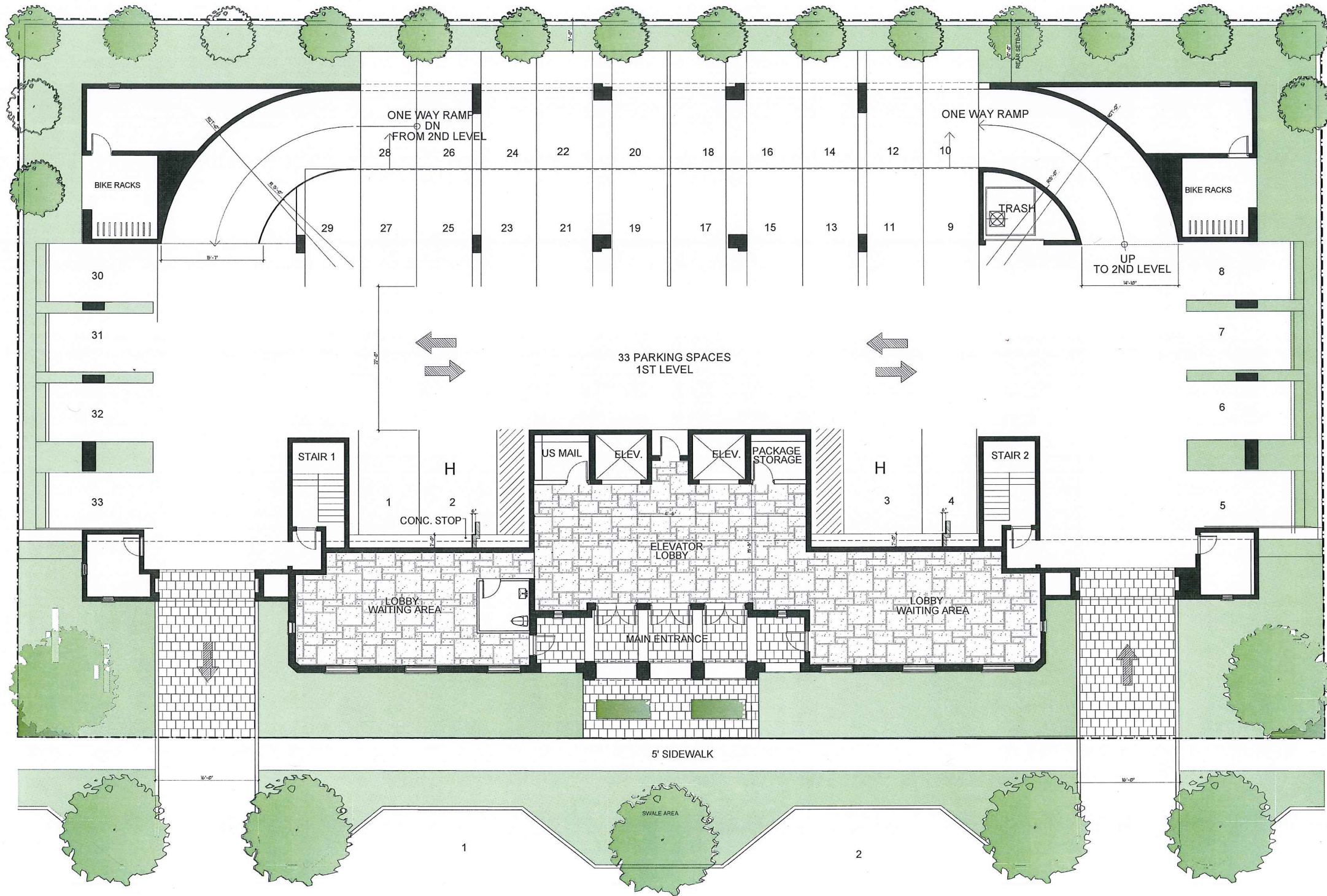
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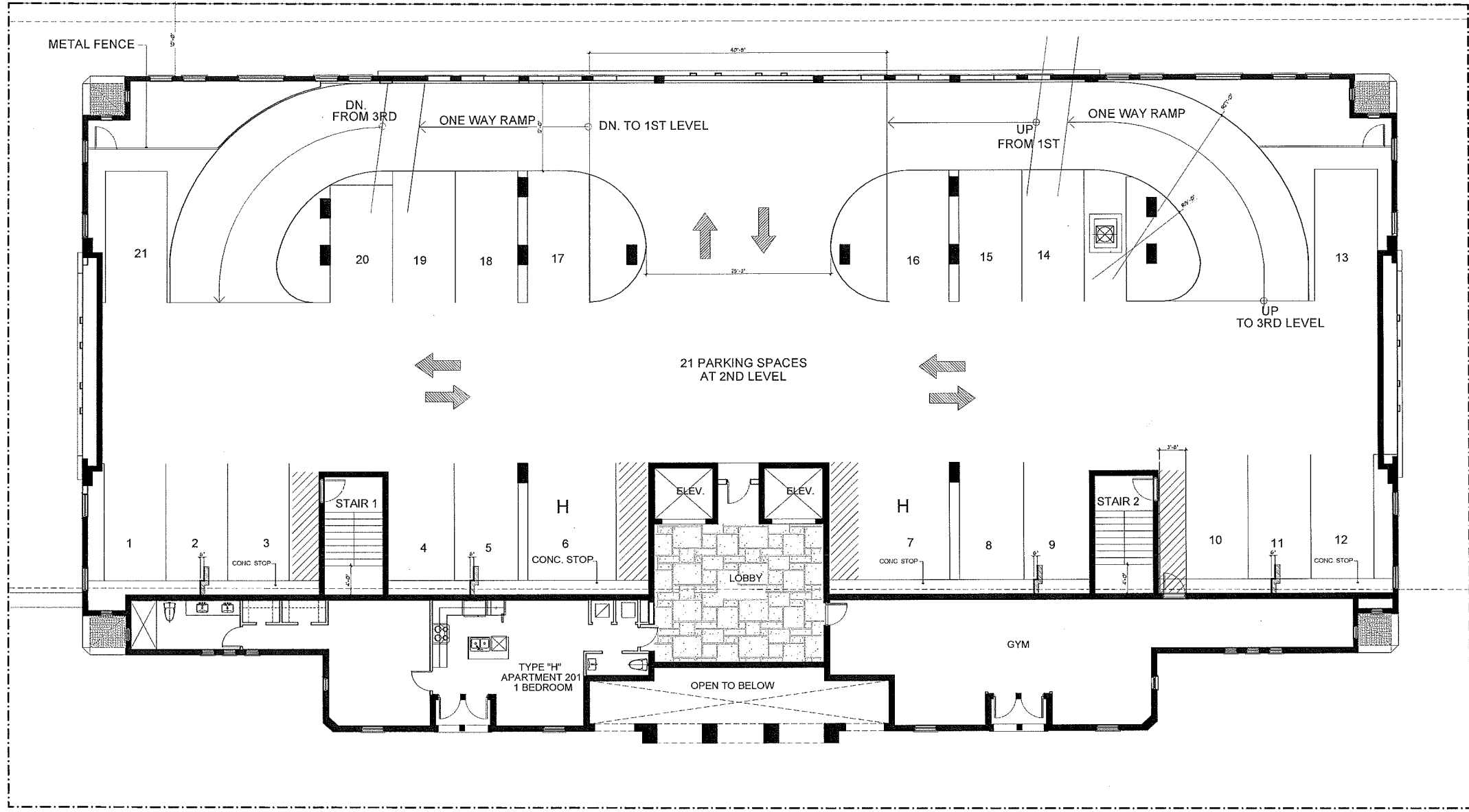
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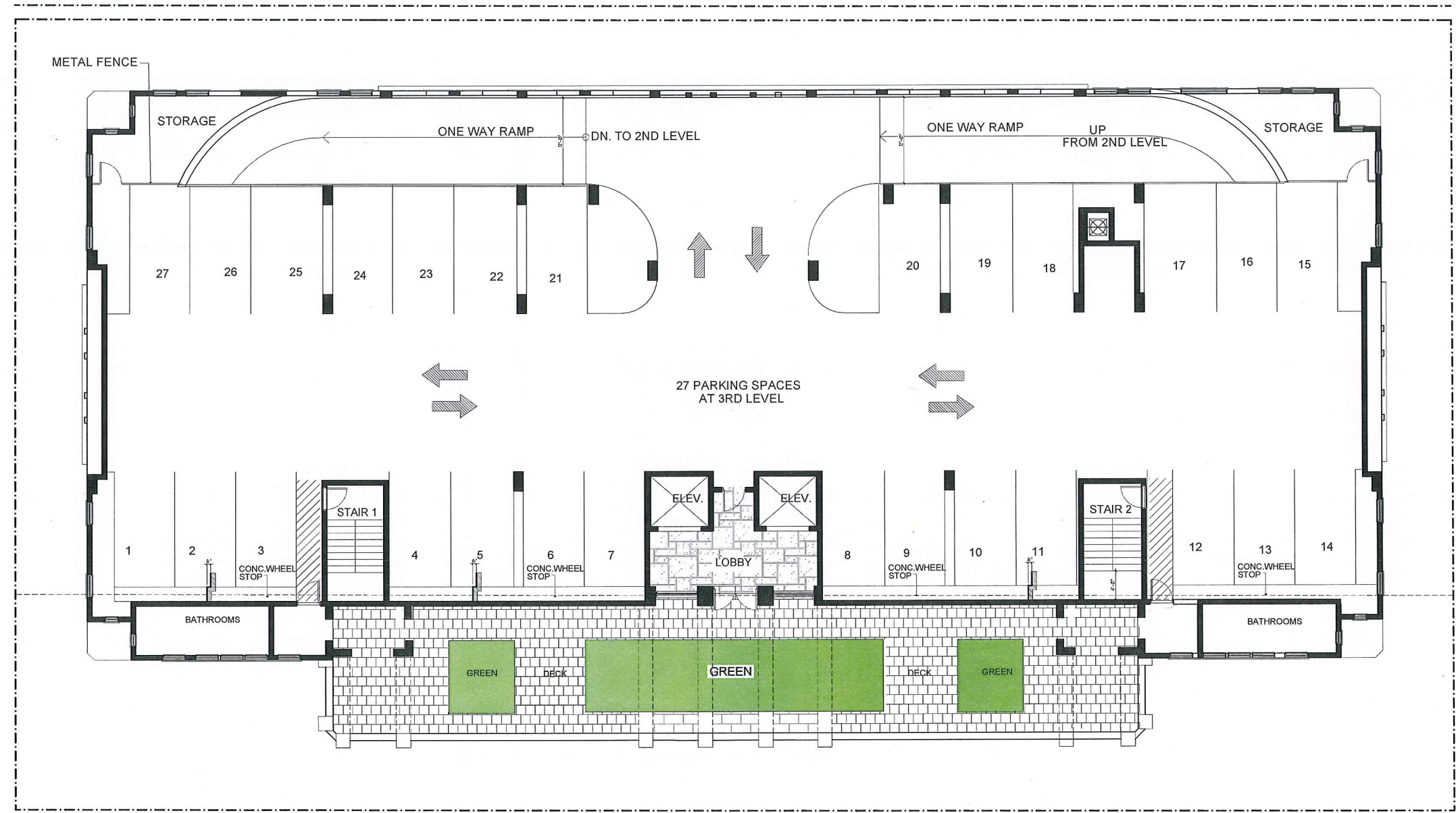


GROUND LEVEL  
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LOBBIES, PARKING

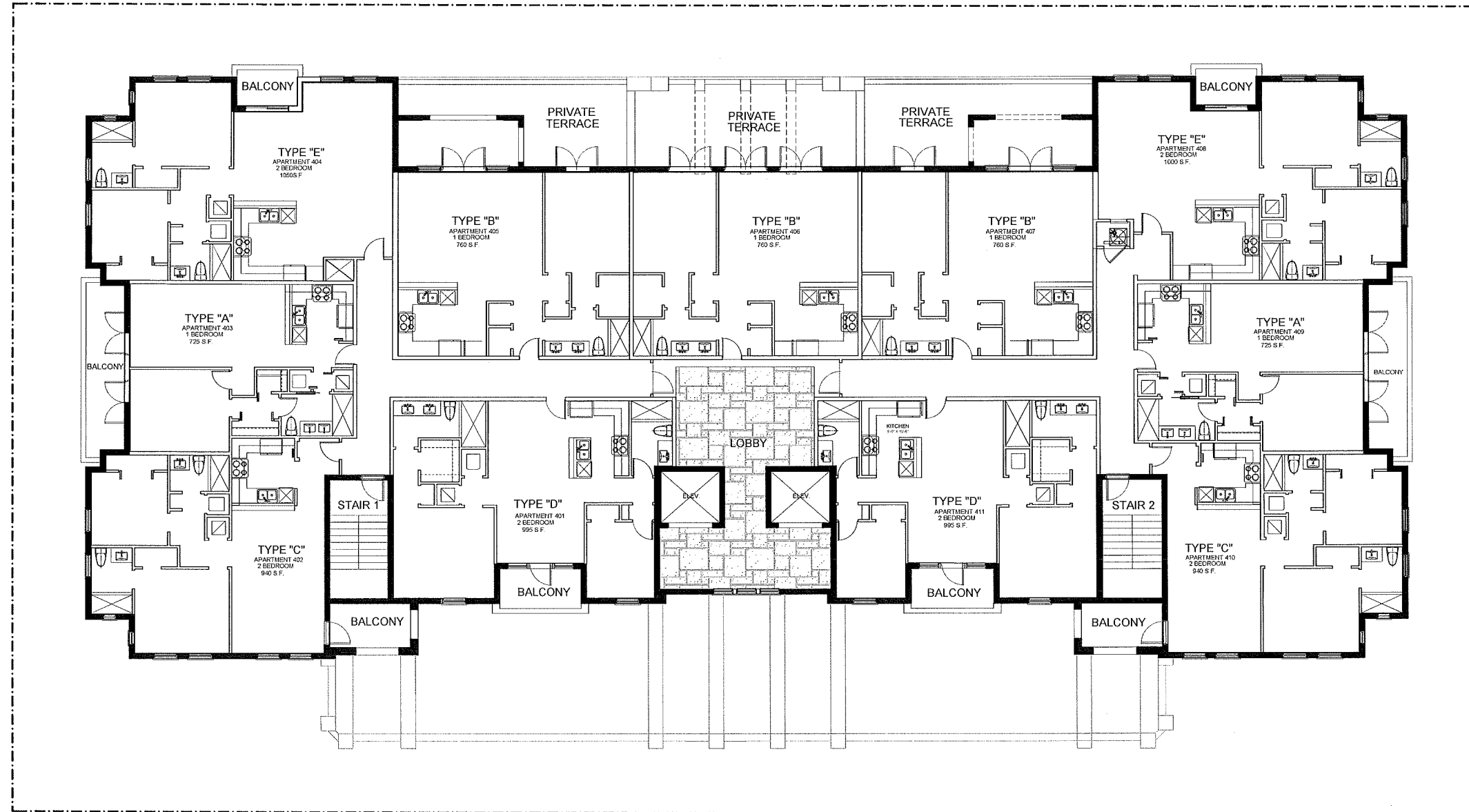


**LEVEL 2**  
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GYM, RESIDENTIAL, PARKING

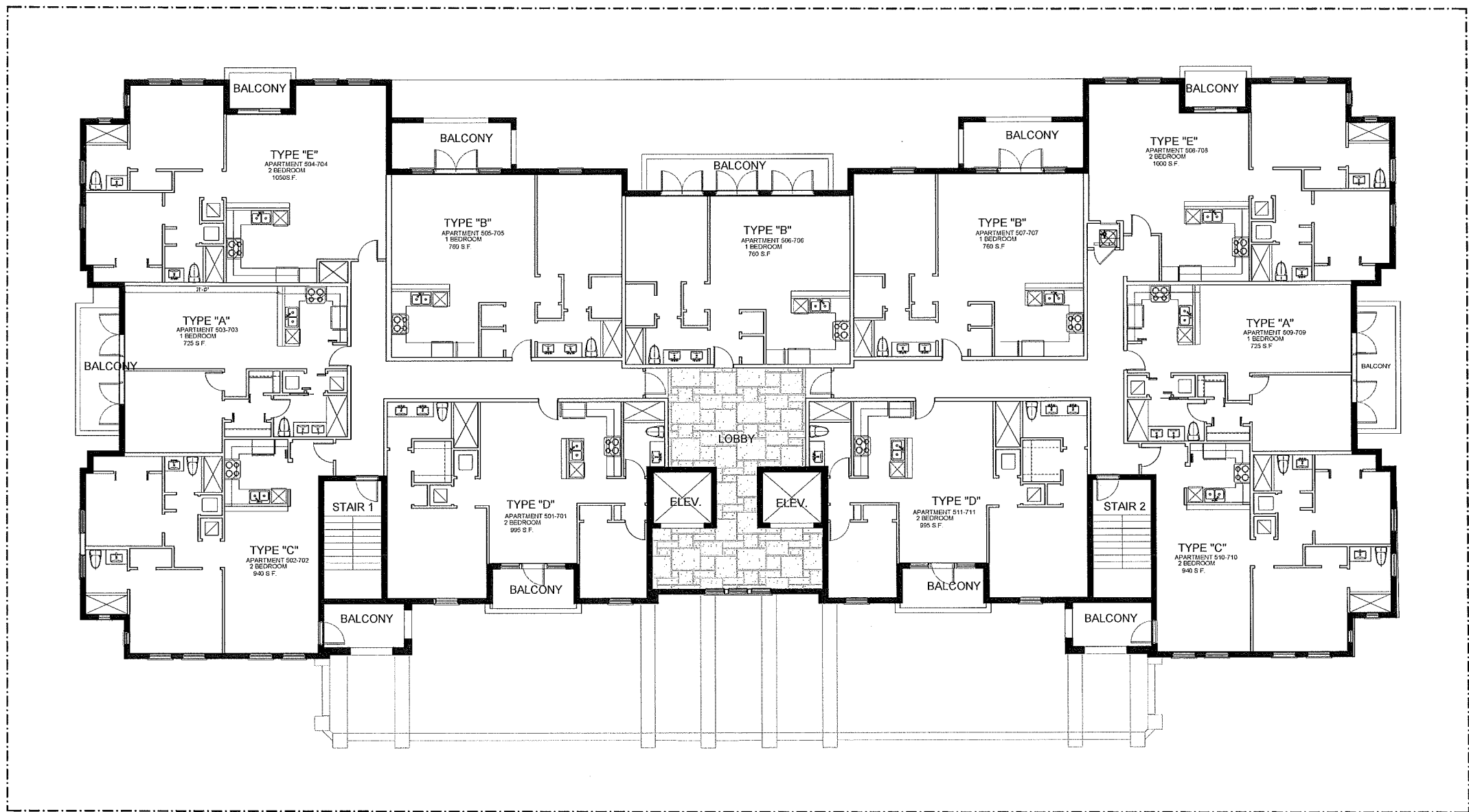




**LEVEL 3**  
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RAISED GREEN, BATHROOMS, PARKING

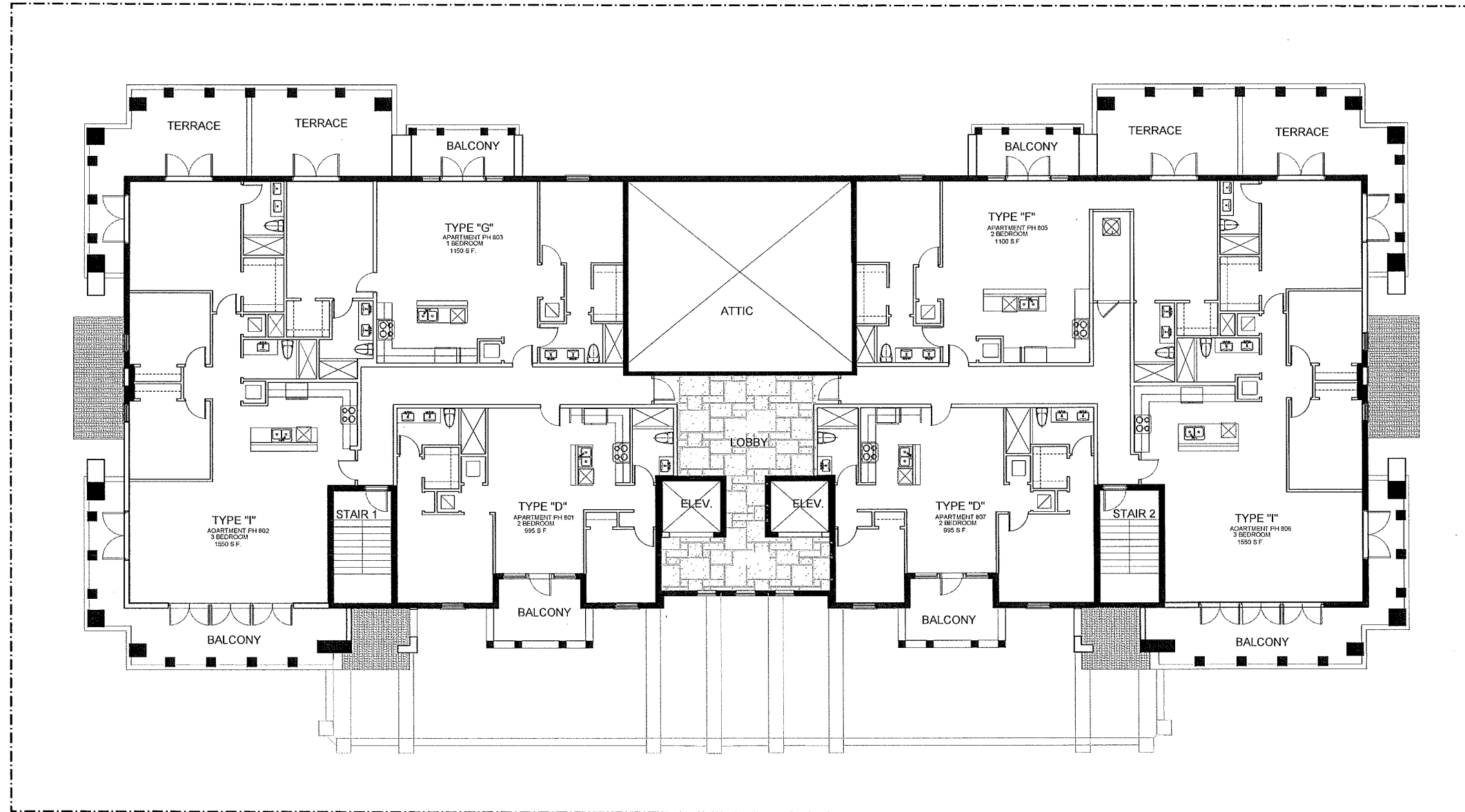


**LEVEL 4**  
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11 UNITS TOTAL



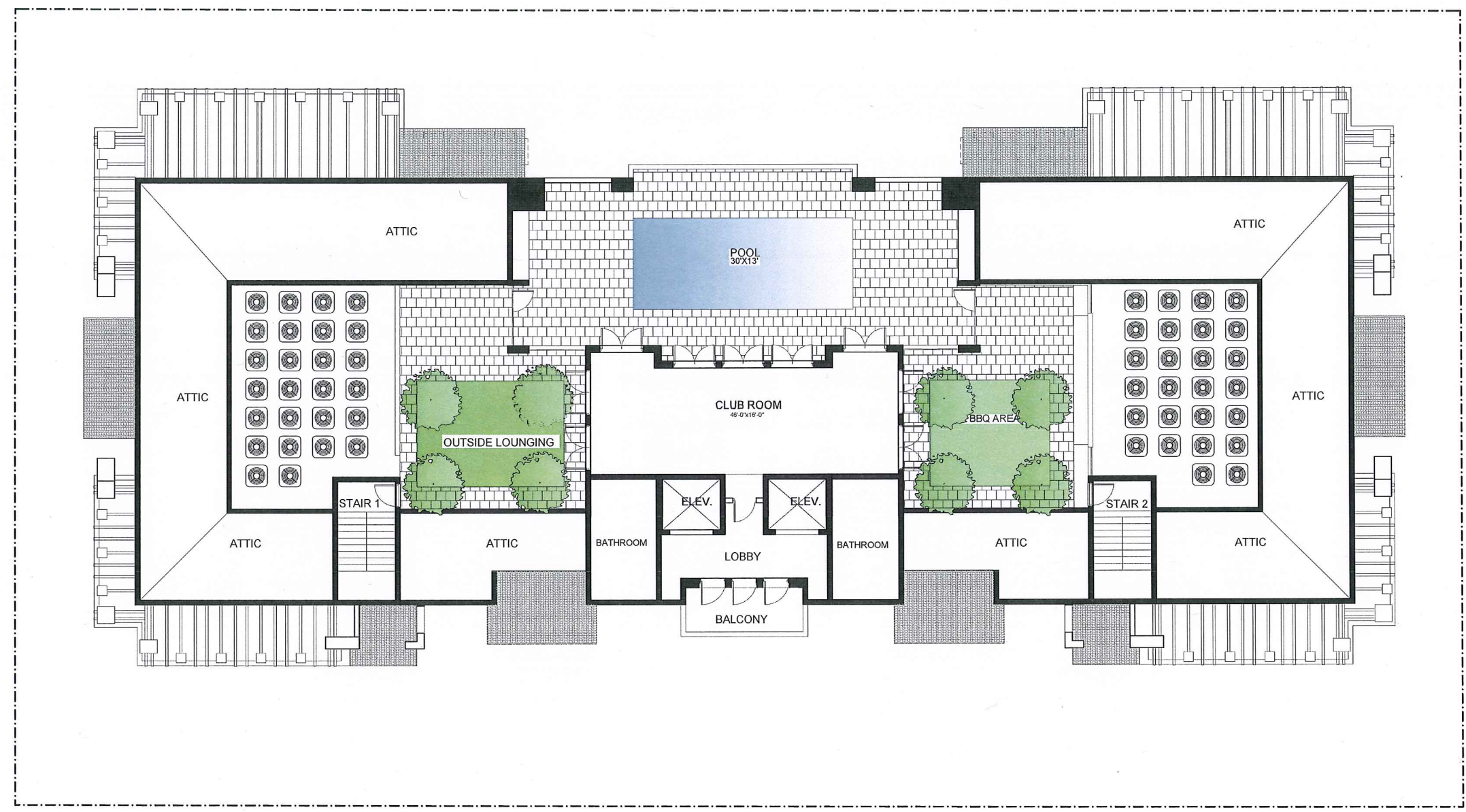
BELLA VILLA CORAL GABLES  
23 SIDONIA  
CORAL GABLES FLORIDA 33134

LEVELS 5-7  
1/8"=1'-0"  
11 UNITS PER LEVEL 33 UNITS TOTAL



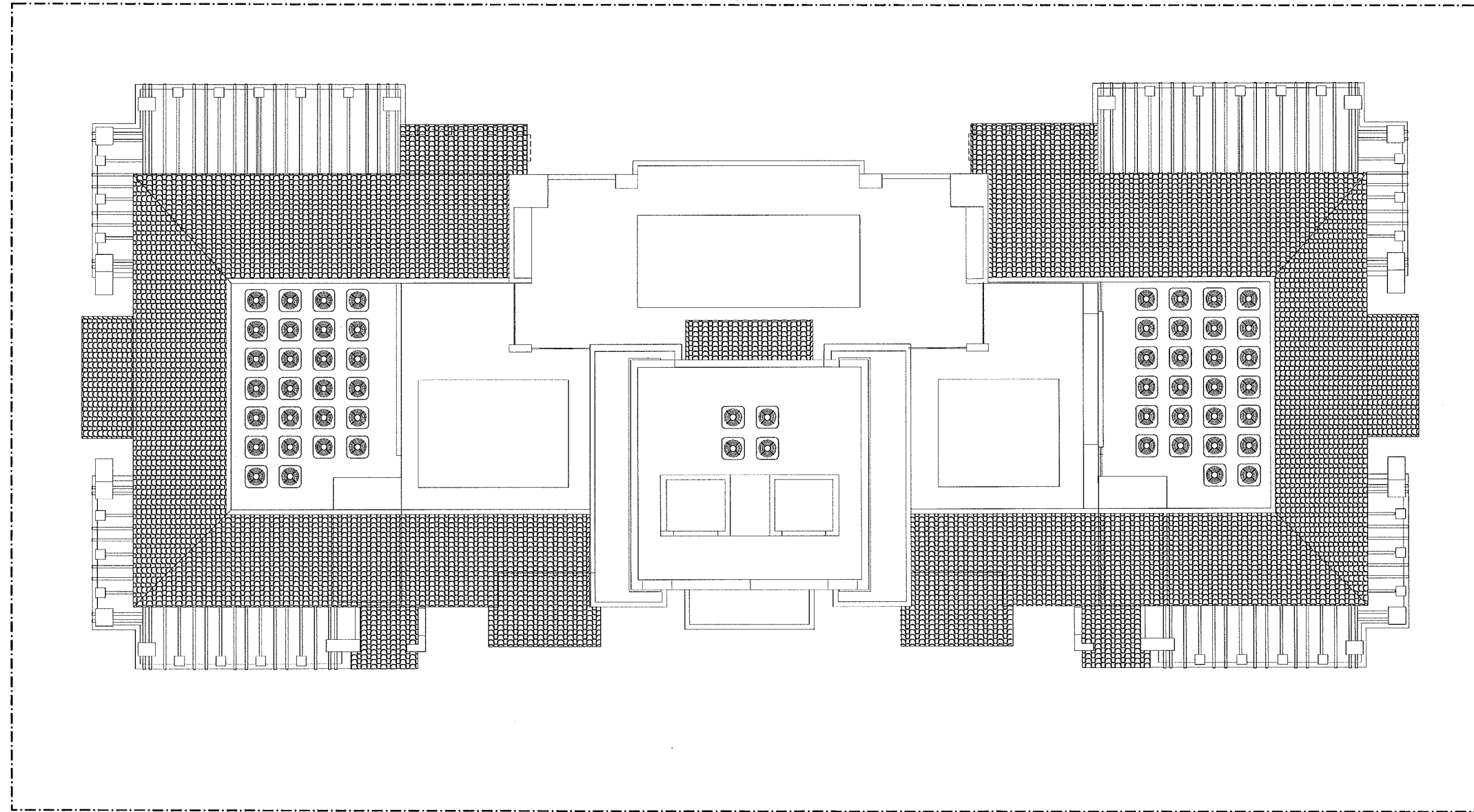
**LEVEL 8**  
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6 UNITS TOTAL



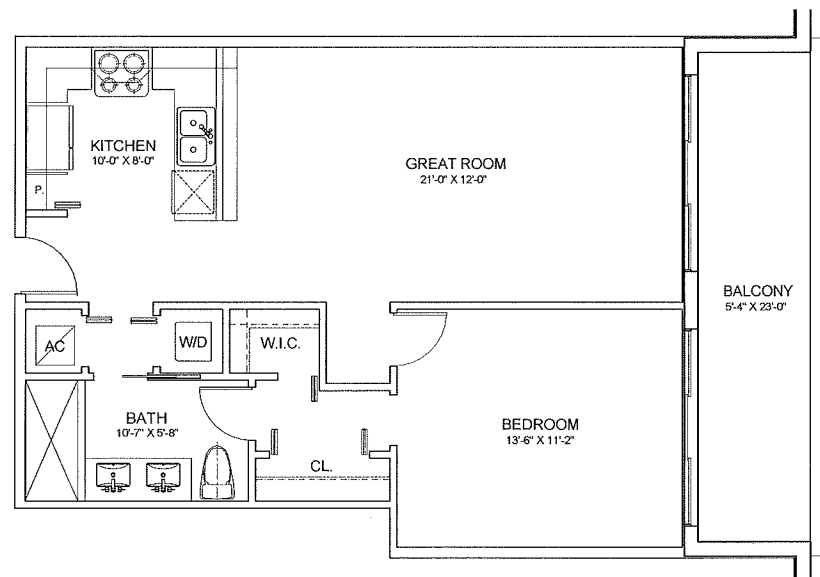


ROOF DECK LEVEL  
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 CLUB ROOM POOL, POOL DECK, BBQ AREA





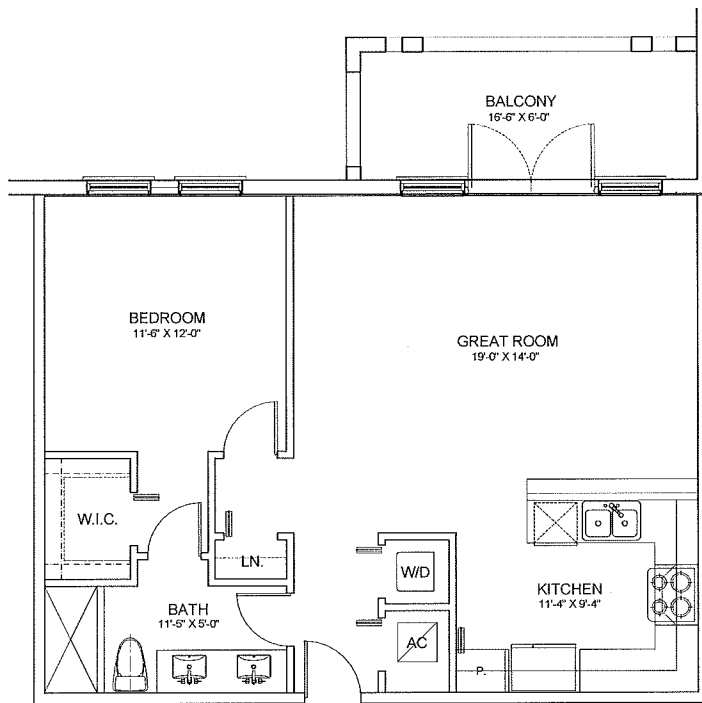
ROOF PLAN  
1/8"=1'-0"



UNIT A FLOOR PLAN

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

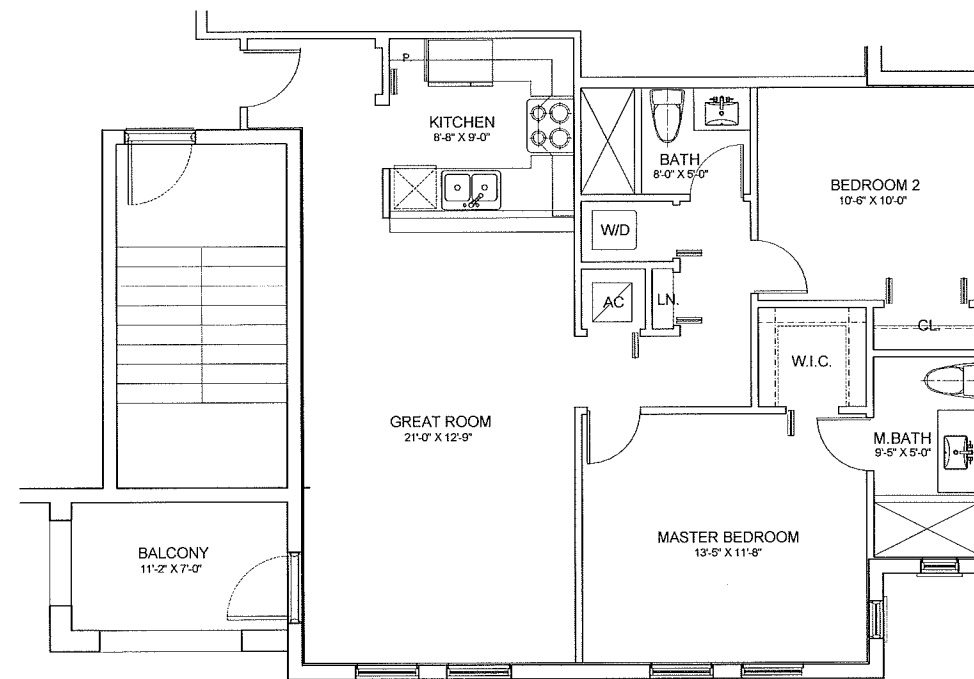
UNIT A AREAS	
1 BEDROOM - 1 BATH	
A/C AREA	725 SF
BALCONY	130 SF
TOTAL AREA	865 SF



UNIT B FLOOR PLAN

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

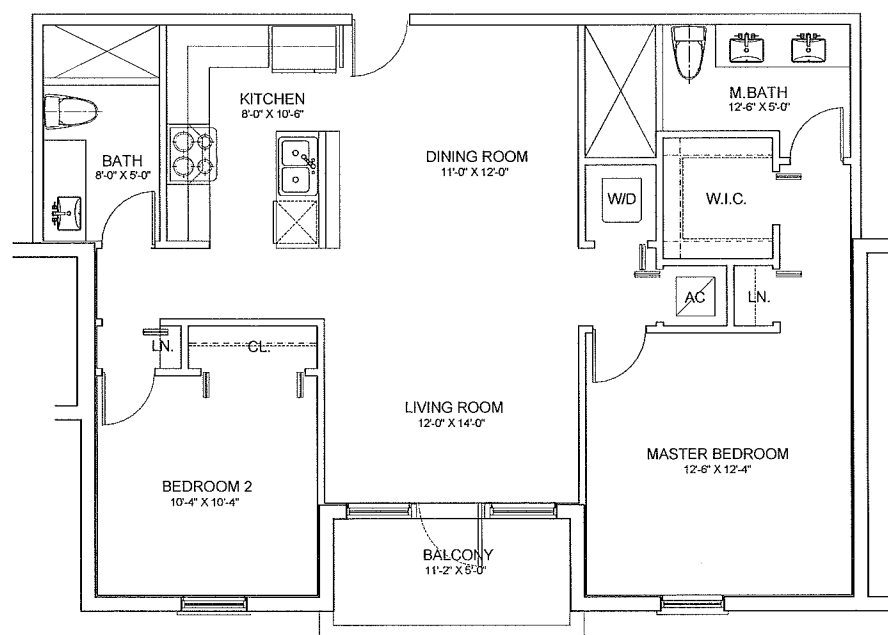
UNIT B AREAS	
1 BEDROOM - 1 BATH	
A/C AREA	760 SF
BALCONY	110 SF
TOTAL AREA	870 SF



UNIT C FLOOR PLAN

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

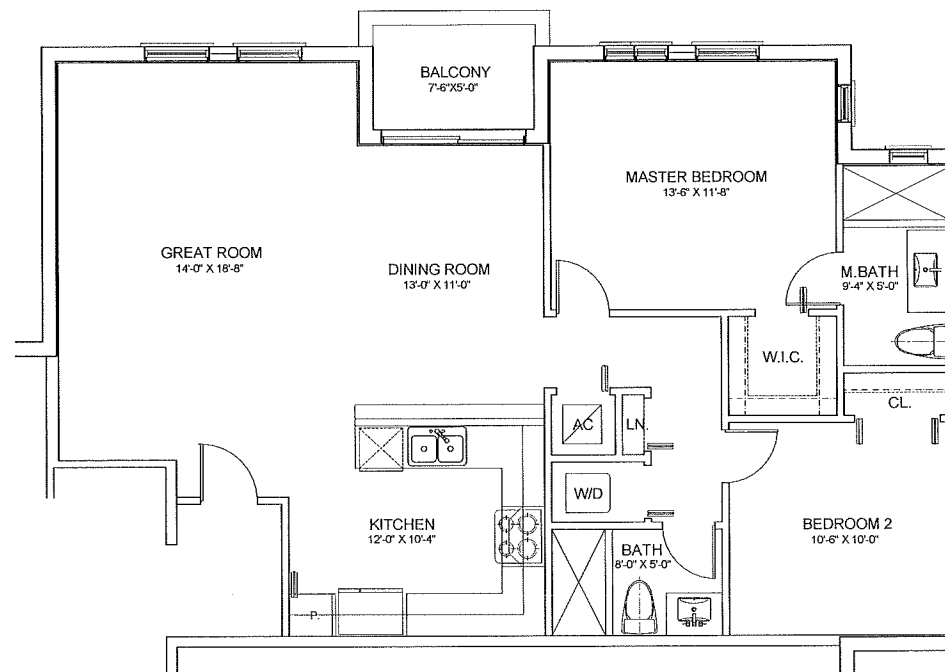
UNIT C AREAS	
2 BEDROOMS - 2 BATHS	
A/C AREA	940 SF
BALCONY	80 SF
TOTAL AREA	1,020 SF



UNIT D FLOOR PLAN

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

UNIT D AREAS	
2 BEDROOMS - 2 BATHS	
A/C AREA	995 SF
BALCONY	65 SF
TOTAL AREA	1,060 SF



UNIT E FLOOR PLAN

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

UNIT E AREAS	
2 BEDROOMS - 2 BATHS	
A/C AREA	1,050 SF
BALCONY	50 SF
TOTAL AREA	1,100 SF

PASCUAL PEREZ KILIDDJIAN & ASSOCIATE ARCHITECTS - PLANNER LICENSE # AA 2600135

EDGARDO PEREZ, AI LICENSE No.: AR 001535 MARIO P. PASCUAL, AI LICENSE No.: AR 000825 PETER KILIDDJIAN, R. LICENSE No.: AR 009306

AT THE BEACON CENTE 1300 NW 84th AVENUE DORAL, FLORIDA 33172 TELEPHONE: (305) 592-1314 FACSIMILE: (305) 592-6861 http://www.ppkarch.com

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REVISIONS:

OWNER:

SEAL:

DATE: 05-08

SCALE:

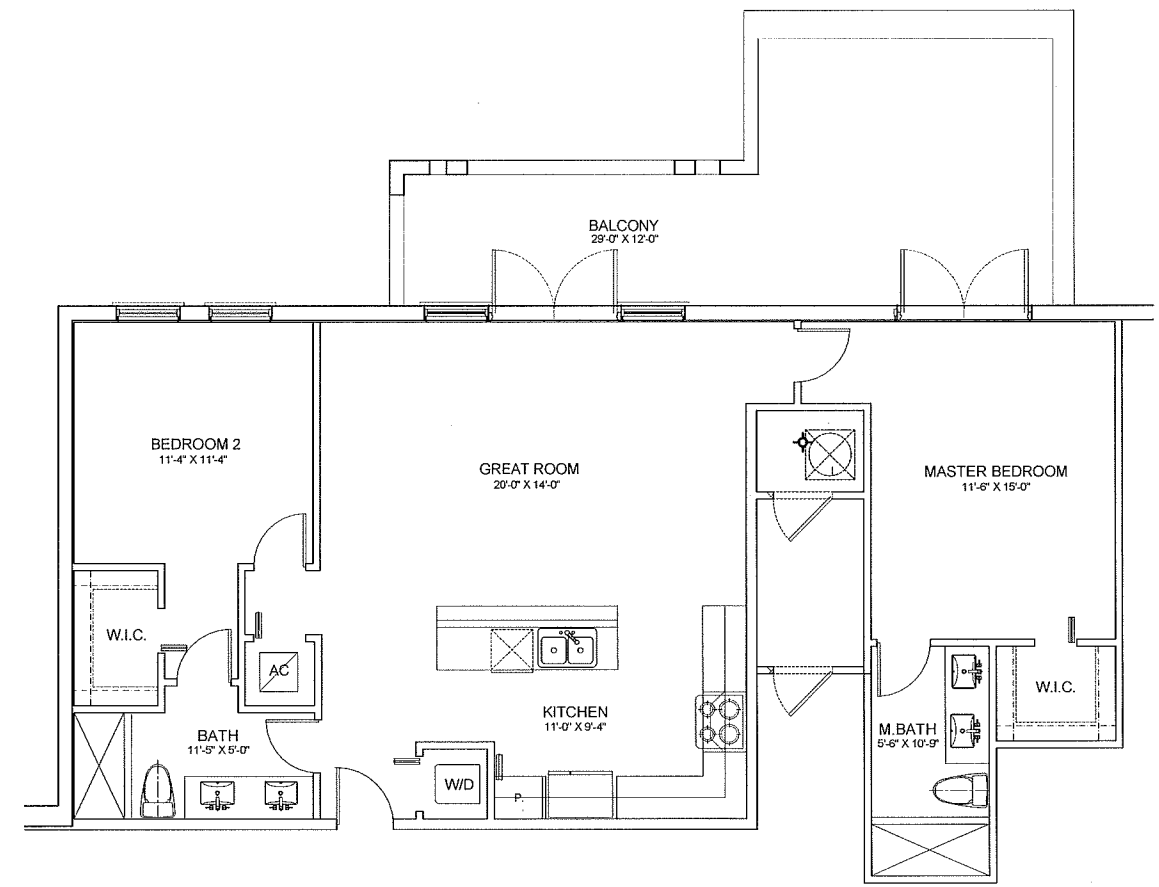
DRAWN BY:

CHECK BY:

JOB NO.: 181

SHEET NO.:

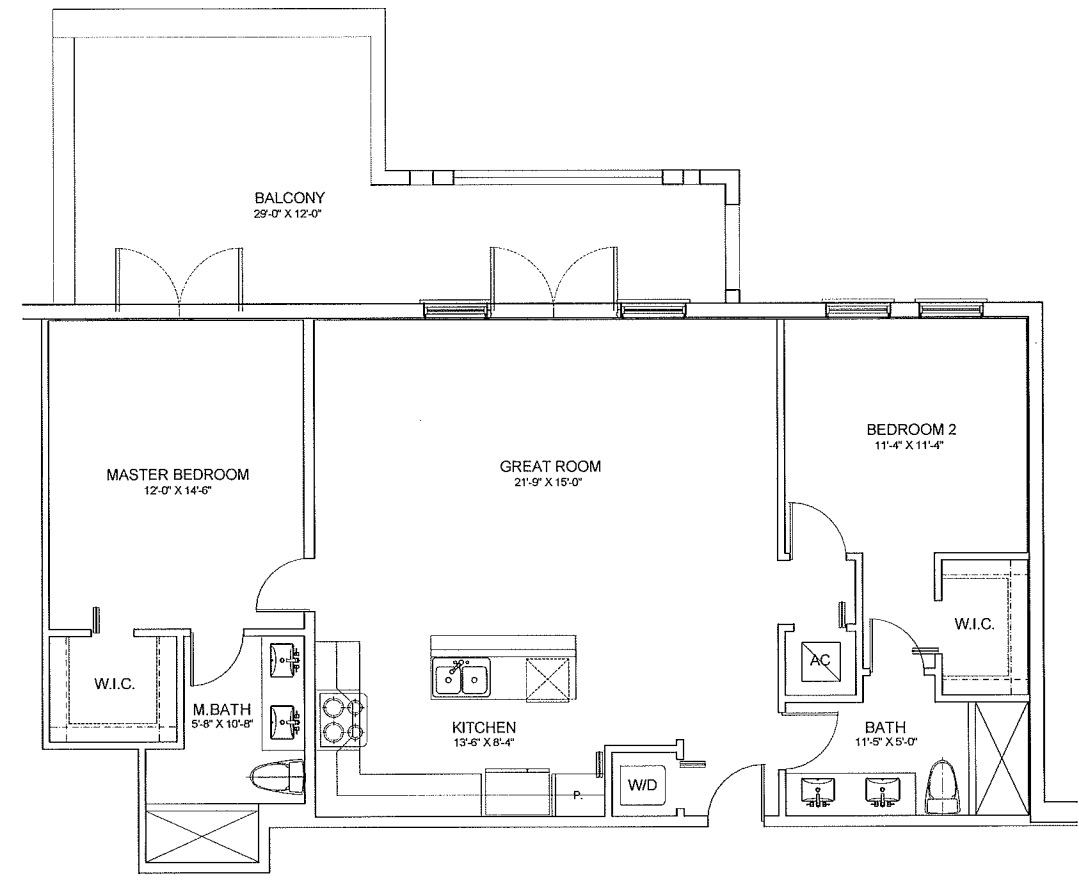
BELLA VILLA CORAL GABLES  
23 SIDONIA  
CORAL GABLES FLORIDA 33134



**UNIT F FLOOR PLAN**

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

UNIT F AREAS	
2 BEDROOMS - 2 BATHS	
A/C AREA	1,100 SF
BALCONY	330 SF
TOTAL AREA	1,430 SF

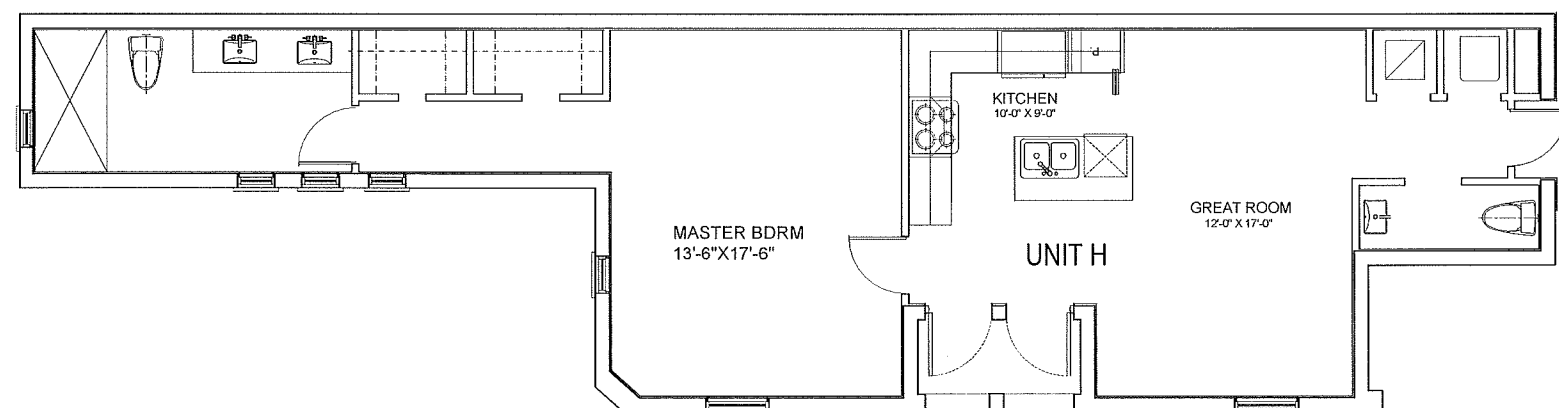


**UNIT G FLOOR PLAN**

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

UNIT G AREAS	
2 BEDROOMS - 2 BATHS	
A/C AREA	1,150 SF
BALCONY	320 SF
TOTAL AREA	1,470 SF

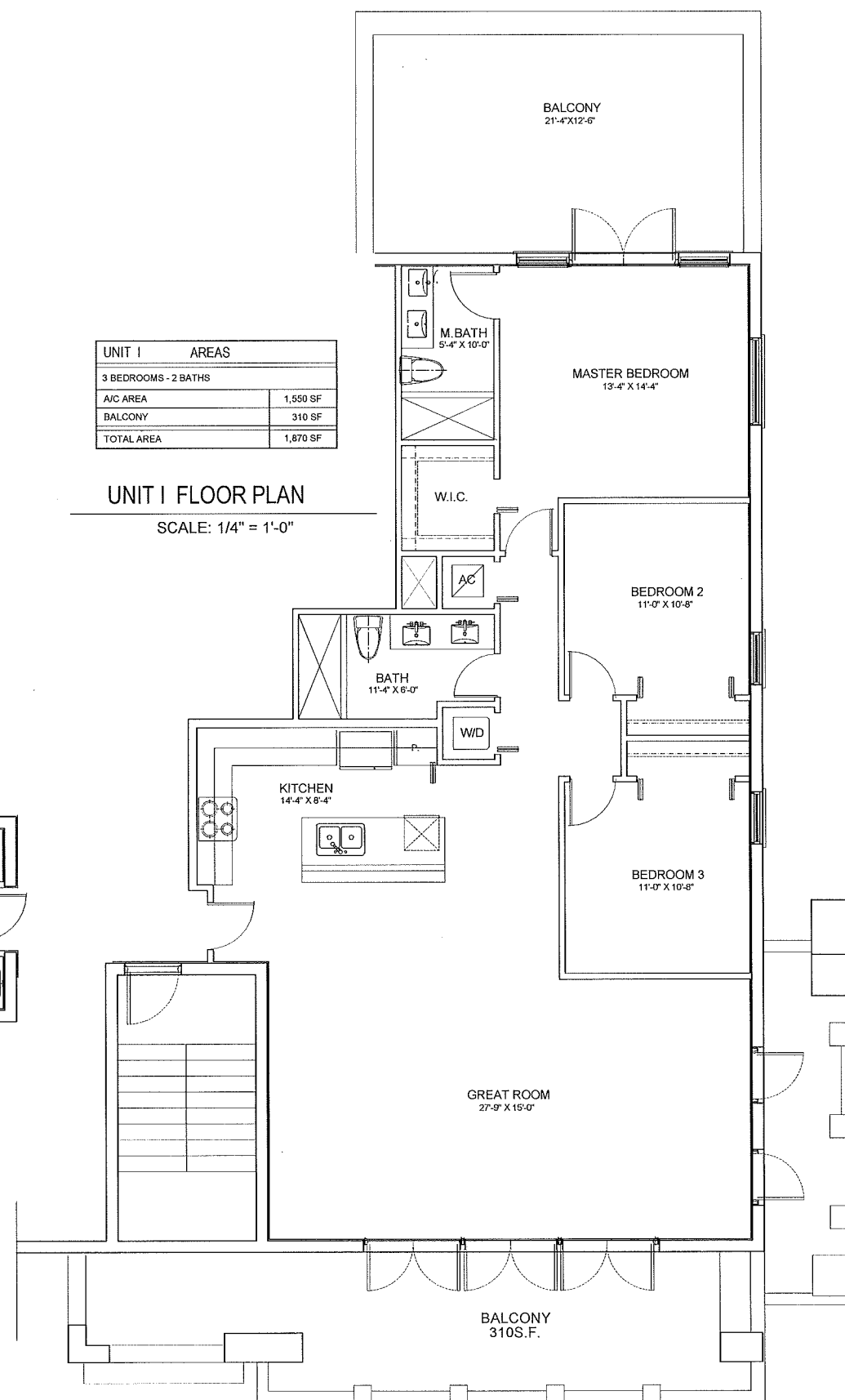
BELLA VILLA CORAL GABLES  
23 SIDONIA  
CORAL GABLES FLORIDA 33134



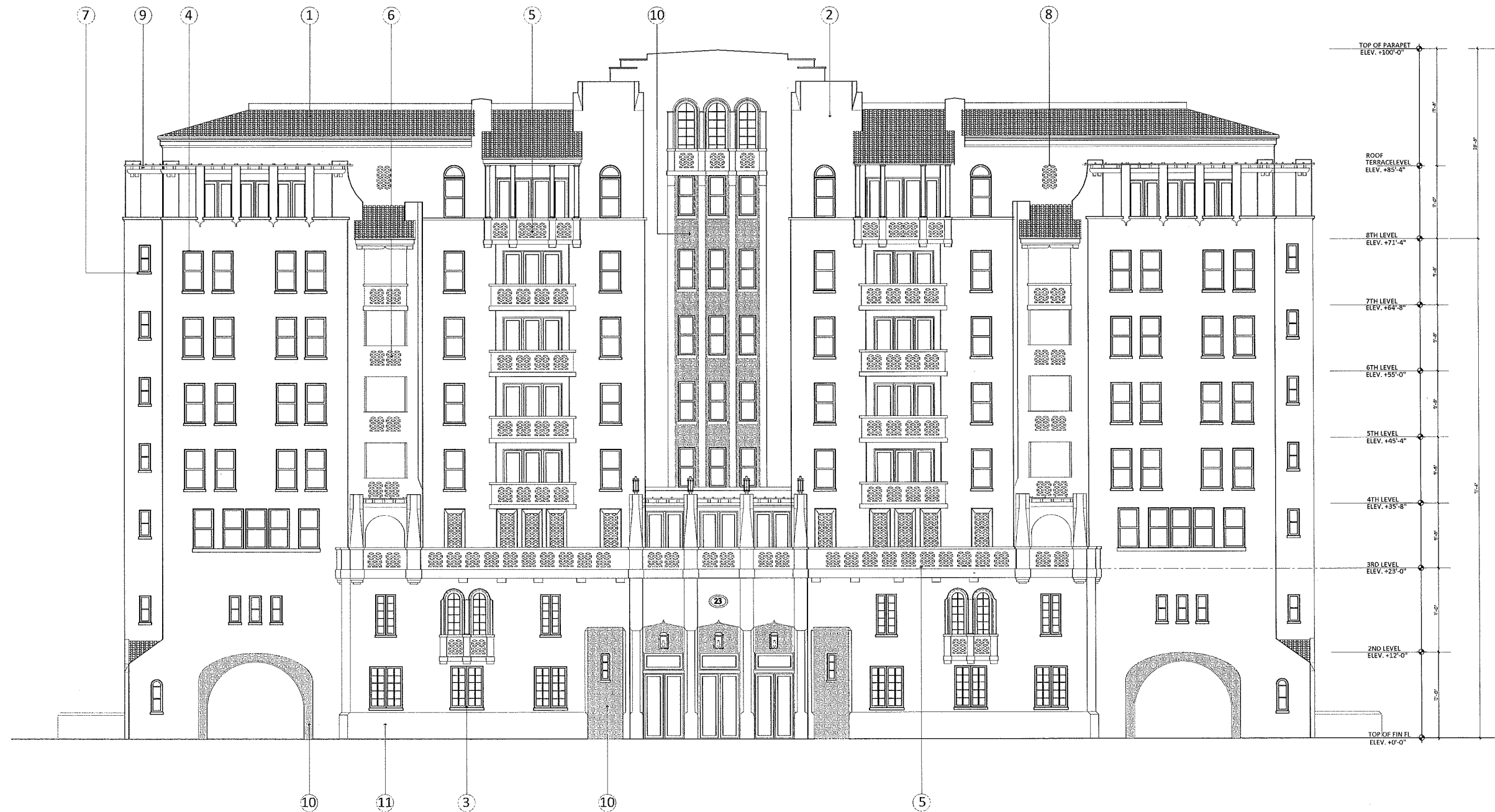
UNIT H AREAS	
1 BEDROOMS - 1.5 BATHS	
A/C AREA	900 SF
BALCONY	35 SF
TOTAL AREA	935 SF

UNIT I AREAS	
3 BEDROOMS - 2 BATHS	
A/C AREA	1,550 SF
BALCONY	310 SF
TOTAL AREA	1,870 SF

UNIT I FLOOR PLAN  
SCALE: 1/4" = 1'-0"



ELEVATION LEGEND		
MARK	DESCRIPTION	REMARKS
1	BARREL TILE ROOF	TYP.
2	SMOOTH STUCCO FINISH	TYP. THROUGHOUT
3	IMPACT RESIST. ALUMN. CASEMENT WINDOW	AS INDICATED
4	IMPACT RESIST. ALUMN. SINGLE HUNG WINDOW	AS INDICATED
5	PRECAST CONC. RAILING	PAINTED
6	CAST -IN PLACE CONC. RAILING	AS INDICATED
7	CAST -IN PLACE CONC. WINDOW SILLS	TYP. THROUGHOUT
8	CAST -IN PLACE CONC. VENT OPENINGS	AS INDICATED
9	ALUMN OR WOOD COMPOSITE TRELLIS	TYP.
10	CONCRETE , TERRACOTTA TILE	AS INDICATED
11	BUILT UP SMOOTH STUCCO BASE	TYP.



FRONT ELEVATION (SOUTH)  
1/8"=1'-0"

**PASCUAL PEREZ KILIDDJIAN & ASSOCIATE**  
 ARCHITECTS - PLANNER  
 LICENSE # AA 2600135  
 EDUARDO PEREZ, AI  
 LICENSE No.: AR 001536  
 MARIO P. PASCUAL, AI  
 LICENSE No.: AR 000825  
 PETER KILIDDJIAN, R.  
 LICENSE No.: AR 00930K

AT THE BEACON CENTE  
 1300 NW 84th AVENUE  
 DORAL, FLORIDA 3317  
 TELEPHONE: (305) 592-1311  
 FACSIMILE: (305) 592-6861  
<http://www.ppkarch.com>

REVISIONS:  
 OWNER:

BELLA VILLA CORAL GABLES  
 23 SIDONIA  
 CORAL GABLES FLORIDA 33134

SEAL:  
 DATE: 05-08  
 SCALE:  
 DRAWN: ID  
 CHECK BY: PK  
 JOB NO.: 181

A-11  
 SHEET NO.:

ELEVATION LEGEND		
MARK	DESCRIPTION	REMARKS
1	BARREL TILE ROOF	TYP.
2	SMOOTH STUCCO FINISH	TYP.
3	NOT USED	
4	IMPACT RESIST. ALUMN. SINGLE HUNG WINDOW	AS INDICATED
5	PRECAST CONC. RAILING	PAINTED
6	CAST -IN PLACE CONC. RAILING	AS INDICATED
7	CAST -IN PLACE CONC. WINDOW SILLS	TYP.
8	CAST -IN PLACE CONC. VENT OPENINGS	AS INDICATED
9	ALUMN OR WOOD COMPOSITE TRELLIS	TYP.
10	NOT USED	
11	BUILT UP SMOOTH STUCCO BASE	TYP.
12	PRECAST CONC. VENT PANELS	PAINTED

**PASCUAL PEREZ KILIDDJIAN**  
 & ASSOCIATE  
 ARCHITECTS - PLANNER  
 LICENSE # AA 2600135

EDGARDO PEREZ, AI  
 LICENSE No.: AR 001535  
 MARIO P. PASCUAL, AI  
 LICENSE No.: AR 000825  
 PETER KILIDDJIAN, R.  
 LICENSE No.: AR 009306

AT THE BEACON CENTE  
 1300 NW 84th AVENUE  
 DORAL, FLORIDA 33172  
 TELEPHONE: (305) 592-1316  
 FACSIMILE: (305) 592-6866  
<http://www.ppkarch.com>

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REVISIONS:

OWNER:

BELLA VILLA CORAL GABLES  
 23 SIDONIA  
 CORAL GABLES FLORIDA 33134

SEAL:

DATE: 05-08-  
 SCALE:  
 DRAWN: ID  
 CHECK BY: PK  
 JOB NO.: 18-

A-12

SHEET NO.:



REAR ELEVATION (NORTH)  
 1/8"=1'-0"



ELEVATION LEGEND		
MARK	DESCRIPTION	REMARKS
1	BARREL TILE ROOF	TYP.
2	SMOOTH STUCCO FINISH	TYP.
3	NOT USED	
4	IMPACT RESIST. ALUMN. SINGLE HUNG WINDOW	AS INDICATED
5	PRECAST CONC. RAILING	PAINTED
6	CAST -IN PLACE CONC. RAILING	AS INDICATED
7	CAST -IN PLACE CONC. WINDOW SILLS	TYP.
8	CAST -IN PLACE CONC. VENT OPENINGS	AS INDICATED
9	ALUMN OR WOOD COMPOSITE TRELLIS	TYP.
10	NOT USED	
11	BUILT UP SMOOTH STUCCO BASE	TYP.
12	PRECAST CONC. VENT PANELS	PAINTED

WEST SIDE ELEVATION  
1/8" = 1'-0"

**PASCUAL PEREZ KILIDDJIAN & ASSOCIATE**  
ARCHITECTS - PLANNER  
LICENSE # AA 2600135

EDGARDO PEREZ, AI  
LICENSE No.: AR 001535  
MARIO P. PASCUAL, AI  
LICENSE No.: AR 000825  
PETER KILIDDJIAN, R.  
LICENSE No.: AR 009306

AT THE BEACON CENTE  
1300 NW 84th AVENUE  
DORAL, FLORIDA 33126  
TELEPHONE: (305) 592-1316  
FACSIMILE: (305) 592-6866  
http://www.ppkarch.com

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REVISIONS:

OWNER:

SEAL:

DATE: 05-08-  
SCALE:  
DRAWN: ID  
CHECK BY: PK  
JOB NO.: 18-

BELLA VILLA CORAL GABLES  
23 SIDONIA  
CORAL GABLES FLORIDA 33134

DATE: 05-08-  
SCALE:  
DRAWN: ID  
CHECK BY: PK  
JOB NO.: 18-

DATE: 05-08-  
SCALE:  
DRAWN: ID  
CHECK BY: PK  
JOB NO.: 18-

DATE: 05-08-  
SCALE:  
DRAWN: ID  
CHECK BY: PK  
JOB NO.: 18-

DATE: 05-08-  
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JOB NO.: 18-

DATE: 05-08-  
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DRAWN: ID  
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JOB NO.: 18-

DATE: 05-08-  
SCALE:  
DRAWN: ID  
CHECK BY: PK  
JOB NO.: 18-

A-13

SHEET NO.:



ELEVATION LEGEND		
MARK	DESCRIPTION	REMARKS
1	BARREL TILE ROOF	TYP.
2	SMOOTH STUCCO FINISH	TYP.
3	NOT USED	
4	IMPACT RESIST. ALUMN. SINGLE HUNG WINDOW	AS INDICATED
5	PRECAST CONC. RAILING	PAINTED
6	CAST -IN PLACE CONC. RAILING	AS INDICATED
7	CAST -IN PLACE CONC. WINDOW SILLS	TYP.
8	CAST -IN PLACE CONC. VENT OPENINGS	AS INDICATED
9	ALUMN OR WOOD COMPOSITE TRELLIS	TYP.
10	NOT USED	
11	BUILT UP SMOOTH STUCCO BASE	TYP.
12	PRECAST CONC. VENT PANELS	PAINTED

**EAST SIDE ELEVATION**  
 1/8"=1'-0"







May 8, 2019

**VIA HAND DELIVERY**

Mr. Ramon Trias  
Development Review Committee, Chairman  
City of Coral Gables  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: 23-35 Sidonia Avenue / Development Review Committee Application / Art in Public Places Statement**

Dear Mr. Trias:

As required by Coral Gables Zoning Code Section 3-2103.B.2, and on behalf of BGR Development LLC, BGR Investments LLC, Sidonia Investments Group LLC (collectively, the "Applicant"), please be advised that as part of the proposed residential development to be located at 23-35 Sidonia Avenue, the Applicant intends to contribute 1% of the Aggregate Project Value to the Art Acquisition Fund. If you have any questions, please do not hesitate to contact me at (305) 376-6061.

Sincerely,

Mario Garcia-Serra

MIA\_ACTIVE 4920997.1





**GUNSTER**  
FLORIDA'S LAW FIRM FOR BUSINESS

Client Number: 18804-00003  
Writer's Direct Dial Number: (305) 376-6061  
Writer's E-Mail Address: mgarcia-serra@gunster.com

May 9, 2019

**VIA HAND DELIVERY**

Mr. Ramon Trias  
Development Review Committee, Chairman  
City of Coral Gables  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: Bella Villa Coral Gables / 23-35 Sidonia Avenue / Statement of Use**

Dear Mr. Trias:

On behalf of BGR Development LLC, BGR Investments LLC, and Sidonia Investments Group LLC (collectively, the "Applicant"), we respectfully submit this letter confirming that we have conducted a thorough search of the public records and no legally binding documents exist that affect our proposed application.

Sincerely,

Mario Garcia-Serra

MIA\_ACTIVE 4921414.1







Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ hist@coralgables.com

September 4, 2018

BGR Development LLC  
105 Calabria Avenue  
Coral Gables, FL 33134

Re: 23 Sidonia Avenue, legally described as Lot 18, Block 23, Revised Plat of Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69, 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:

**23 Sidonia Avenue, legally described as Lot 18, Block 23, Revised Plat of Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69, 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**



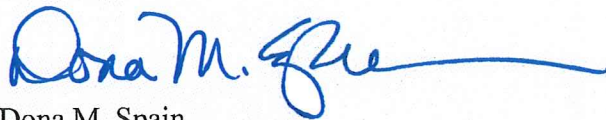
**Preservation Board if an application is made at this time for a demolition permit.  
Please note, however, that this property may qualify as a Contributing Property  
in a future Local Historic Landmark District**

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,

A handwritten signature in blue ink that reads "Dona M. Spain". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Dona M. Spain  
Historic Preservation Officer

cc: Lina Baron, 105 Calabria Ave., Coral Gables, FL 33134  
Miriam S. Ramos, City Attorney  
Suramy Cabrera, Development Services Director  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File



Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ hist@coralgables.com

September 4, 2018

BGR Development LLC  
105 Calabria Avenue  
Coral Gables, FL 33134

Re: 27 Sidonia Avenue, legally described as Lot 19, Block 23, Revised Plat of Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69, 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:

**27 Sidonia Avenue, legally described as Lot 19, Block 23, Revised Plat of Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69, 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, 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,



Dona M. Spain  
Historic Preservation Officer

cc: Lina Baron, 105 Calabria Ave., Coral Gables, FL 33134  
Miriam S. Ramos, City Attorney  
Suramy Cabrera, Development Services Director  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File



Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ hist@coralgables.com

September 4, 2018

BGR Investments, LLC  
105 Calabria Avenue  
Coral Gables, FL 33134

Re: 31 Sidonia Avenue, legally described as Lot 20, Block 23, Revised Plat of Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69, 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:

**31 Sidonia Avenue, legally described as Lot 20, Block 23, Revised Plat of Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69, 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, 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,



Dona M. Spain  
Historic Preservation Officer

cc: Lina Baron, 105 Calabria Ave., Coral Gables, FL 33134  
Miriam S. Ramos, City Attorney  
Suramy Cabrera, Development Services Director  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File



Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ hist@coralgables.com

September 4, 2018

Sidonia Investment Group  
105 Calabria Avenue  
Coral Gables, FL 33134

Re: 35 Sidonia Avenue, legally described as Lot 21, Block 23, Revised Plat of Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69, 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:

**35 Sidonia Avenue, legally described as Lot 21, Block 23, Revised Plat of Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69, 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, 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,



Dona M. Spain  
Historic Preservation Officer

cc: Lina Baron, 105 Calabria Ave., Coral Gables, FL 33134  
Miriam S. Ramos, City Attorney  
Suramy Cabrera, Development Services Director  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File







## CITY OF CORAL GABLES CONCURRENCY APPLICATION

AN APPLICATION FEE OF \$190.31 WILL BE CHARGED WITH THE COMPLETION OF THIS APPLICATION

### PROPOSED PROJECT INFORMATION:

APPLICANT: BGR Development LLC and Sidonia Investments Group LLC

DEVELOPMENT NAME: Bella Villa Coral Gables

SITE ADDRESS: 23 - 35 Sidonia Avenue

FOLIO: 03-4108-009-2160, 03-4108-009-2170, 03-4108-009-2180, 03-4108-009-2190

### CONCURRENCY REVIEW REQUESTED:

(PLEASE CHECK ONE BELOW)

INFORMATIONAL

IMPACT ANALYSIS

### ASSOCIATED DEVELOPMENT ORDER:

DEVELOPMENT ORDER/PROCESSING NUMBER: \_\_\_\_\_

### PROPOSED LAND USES:

#### RESIDENTIAL

SINGLE FAMILY NUMBER OF UNITS: \_\_\_\_\_

TOWNHOUSES NUMBER OF UNITS: \_\_\_\_\_

MULTI-FAMILY NUMBER OF UNITS: 51 units

**PROPOSED LAND USES:**

**COMMERCIAL**

SERVICE STATION NUMBER OF PUMPS: \_\_\_\_\_

SUPERMARKET 1,000 S.F. GFA: \_\_\_\_\_

DISCOUNT STORE 1,000 S.F. GFA: \_\_\_\_\_

DISCOUNT STORE W/SUPERMARKET 1,000 S.F. GFA: \_\_\_\_\_

GENERAL RETAIL OR DEPT. STORE 1,000 S.F. GFA: \_\_\_\_\_

AUTO SUPPLY 1,000 S.F. GFA: \_\_\_\_\_

NEW CAR DEALER 1,000 S.F. GFA: \_\_\_\_\_

CONVENIENCE STORE 1,000 S.F. GFA: \_\_\_\_\_

**SHOPPING CENTER**

½ TO 1 MILLION SQ. FT. 1,000 S.F. GFA: \_\_\_\_\_

100 TO 500 THOUSAND SQ. FT. 1,000 S.F. GFA: \_\_\_\_\_

LESS THAN 100,000 SQ. FT. 1,000 S.F. GFA: \_\_\_\_\_

CENTRAL AREA HIGH DENSITY 1,000 S.F. GFA: \_\_\_\_\_

GENERAL MFG. WAREHOUSE 1,000 S.F. GFA: \_\_\_\_\_

PLUS NUMBER OF BAYS: \_\_\_\_\_

RESEARCH/DEVELOPMENT 1,000 S.F. GFA: \_\_\_\_\_

INDUSTRIAL PARK 1,000 S.F. GFA: \_\_\_\_\_

GENERAL LIGHT INDUSTRY 1,000 S.F. GFA: \_\_\_\_\_

ALL INDUSTRY AVERAGE OFFICES 1,000 S.F. GFA: \_\_\_\_\_

GENERAL OFFICE 1,000 S.F. GFA: \_\_\_\_\_



MEDICAL OFFICE 1,000 S.F. GFA: \_\_\_\_\_

PROFESSIONAL OFFICE 1,000 S.F. GFA: \_\_\_\_\_

CIVIC CENTER 1,000 S.F. GFA: \_\_\_\_\_

RESEARCH CENTER 1,000 S.F. GFA: \_\_\_\_\_

RESTAURANTS

QUALITY 1,000 S.F. GFA: \_\_\_\_\_

OTHER SIT-DOWN 1,000 S.F. GFA: \_\_\_\_\_

FAST FOOD 1,000 S.F. GFA: \_\_\_\_\_

NUMBER OF SEATS: \_\_\_\_\_

BANKS 1,000 S.F. GFA: \_\_\_\_\_

HOSPITALS

GENERAL NUMBERS OF BEDS: \_\_\_\_\_

CHILDREN NUMBER OF BEDS: \_\_\_\_\_

CONVALESCENT NUMBER OF BEDS: \_\_\_\_\_

UNIVERSITY NUMBER OF BEDS: \_\_\_\_\_

VETERANS NUMBER OF BEDS: \_\_\_\_\_

NURSING HOME NUMBER OF BEDS: \_\_\_\_\_

CLINICS NUMBER OF BEDS: \_\_\_\_\_

EDUCATIONAL

ALL NUMBER OF STUDENTS: \_\_\_\_\_

4-YEAR UNIVERSITY NUMBER OF STUDENTS: \_\_\_\_\_

JR. COLLEGE NUMBER OF STUDENTS: \_\_\_\_\_

EDUCATIONAL (CONTINUES)

SECONDARY SCHOOL NUMBER OF STUDENTS: \_\_\_\_\_

ELEMENTARY SCHOOL NUMBER OF STUDENTS: \_\_\_\_\_

COMBINED ELEM./SEC. NUMBER OF STUDENTS: \_\_\_\_\_

LIBRARY NUMBER OF STAFF: \_\_\_\_\_

MOTEL/HOTEL

HOTEL NUMBERS OF ROOMS: \_\_\_\_\_

MOTEL NUMBER OF ROOMS: \_\_\_\_\_

RESORT HOTEL NUMBER OF ROOMS: \_\_\_\_\_



**City of Coral Gables**  
**Development Services Department**  
**Public School Concurrency**

<b>Application Information</b>	
Application Type:*	
Application Sub-type:	
Application Name:*	Bella Villa Coral Gables
Telephone number:*	786-336-8135
E-mail address: *	linabaronbgr@gmail.com
Project address:*	23 - 35 Sidonia Avenue
<b>Contact Information</b>	
Contact Information	
Telephone number:*	305-376-6027
E-mail address: *	laurengehr@gmail.com / linabaronbgr@gmail.com
Local Government Name:	City of Coral Gables
Local Government Telephone Number:	305-460-5235
Local Government E-mail:	Schoolconcurrency@coralgables.com
Local Government Application Number:	(OFFICE USE ONLY)
<b>Property Details</b>	
Master Parcel/Folio Number:*(No dashes)	03-4108-009-2160
Additional Parcel/Folio Numbers: (Separate by a comma ,)	03-4108-009-2170, 03-4108-009-2180, 03-4108-009-2190
Total Acreage:*	0.505
Previous Use.	Residential
<b>Total Number of Existing Units:</b>	
Demolition Permit#: _____ Date: _____	
Proposed Use:	Multi-Family Residential
Single Family Detached Increase in Units:*	0
Single Family Attached Increase in Units:*	0
Multi-Family Attached Increase in Units:*	51
<b>Total Number of Units increased:*</b>	51

*[Handwritten Signature]*

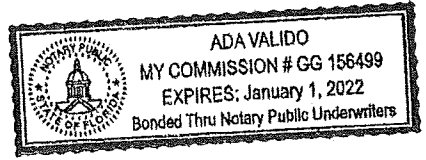
Owner/Architec/Contractr Name (Please circle one)

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

The foregoing was acknowledge before me this 1st day of May, 2019, by Lina Baron Barnci  
 ( ) is personally known to me,  
 (x) has produced a FL Drivers License as identification.

*[Handwritten Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC

(SEAL)







**GUNSTER**  
FLORIDA'S LAW FIRM FOR BUSINESS

777 South Flagler Drive  
Suite 500 East  
West Palm Beach, FL 33401

May 01, 2019  
VOID AFTER 180 DAYS

99280

63-751  
631

West Palm Beach Operating Account

PAY TO THE  
ORDER OF City of Coral Gables

\$ \*\*\*\*\*190.31

*One hundred ninety and*

*31/100* U.S. DOLLARS

Deliver to: City of Coral Gables



*[Signature]*  
Authorized Signature

⑈99280⑈ ⑆063107513⑆ 200004459107⑈

⑆0000019031⑆

Chk# 99280

RUICAN

WWPBO OPERATING ACCOUNT

Description		Net Check Amount			
RUICAN		\$190.31			
<u>Vendor ID</u>	<u>Our Ref. No.</u>	<u>Your Inv. No.</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>Amount Paid</u>
003947		20190501	4/30/2019	190.31	190.31
				<i>Cost advanced for Concurrence application fee for 23 Sidonia</i>	
				<b>Total</b>	<b>\$190.31</b>
					<b>\$190.31</b>



## Contact Information

### Property Owner:

BGR Development LLC  
105 Calabria Avenue  
Coral Gables, Florida 33134  
(786) 336-8135  
linabaronbgr@gmail.com

Sidonia Investments Group LLC  
105 Calabria Avenue  
Coral Gables, Florida 33134  
(786) 336-8135  
linabaronbgr@gmail.com

BGR Investments LLC  
105 Calabria Avenue  
Coral Gables, Florida 33134  
(786) 336-8135  
linabaronbgr@gmail.com

### Attorney:

Mario Garcia-Serra, Esq.  
600 Brickell Avenue, Suite 3500  
Miami, Florida 33131  
(305)376-6061  
MGarcia-Serra@gunster.com

### Architect:

Mr. Peter Kiliddjian  
1300 NW 84 Avenue  
Doral, Florida 33126  
(305) 592-1363  
P\_kiliddjian@ppkarch.com









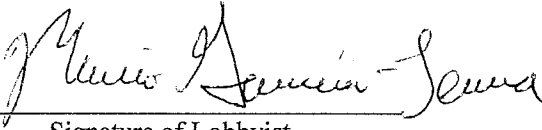
**ANNUAL REPORT:** On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is not required to be filed if there were no expenditures.

**LOBBYIST ISSUE APPLICATION:** Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

**NOTICE OF WITHDRAWAL:** If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

**ANNUAL LOBBYIST REGISTRATION FEE:** This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$250.00 Lobbyist Registration Fee is required.

I Mario Garcia-Serra hereby swear or affirm under penalty of per-  
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-  
11, governing Lobbying and that all of the facts contained in this Registration  
Application are true and that I agree to pay the \$250.00 Annual Lobbyist Regis-  
tration Fee.

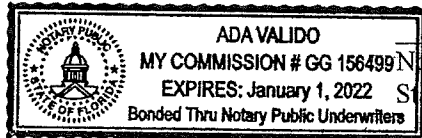
  
Signature of Lobbyist

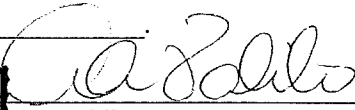
STATE OF FLORIDA     )  
  )  
COUNTY OF MIAMI-     )  
DADE

BEFORE ME personally appeared Mario Garcia-Serra to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this May 9, 2019

Personally Known  
 Produced ID



  
Notary Public

\$250.00 Fee Paid \_\_\_\_\_ Received By \_\_\_\_\_ Date: \_\_\_\_\_

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) \_\_\_\_\_ FL. ID#: \_\_\_\_\_

**For Office Use Only**

Data Entry Date: \_\_\_\_\_, 20\_\_\_\_ Entered By: \_\_\_\_\_













CFN 2006R0097543  
 DR Bk 24186 Pg 24617 (1pg)  
 RECORDED 01/27/2006 15:41:02  
 DEED DOC TAX 5,400.00  
 SURTAX 4,050.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA  
 LAST PAGE

RETURN TO:  
**COLONIAL TITLE SERVICES, INC.**  
 6267 S.W. 40th STREET  
 MIAMI, FLORIDA 33155

THIS INSTRUMENT PREPARED BY:  
**MARIA L. ALO-NARANJO, ESQ.**  
 COLONIAL TITLE SERVICES, INC.  
 6267 S.W. 40TH STREET  
 MIAMI, FLORIDA 33155

Property Appraisers Parcel Identification (Folio) Numbers:  
**03-4108-009-2180**  
 Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 25th day of January, A.D. 2006 by **SANDY RODRIGUEZ**, a married woman herein called the grantor, to **BGR INVESTMENTS, LLC**, a Florida limited liability co. whose post office address is **11274 N.W. 77 TERRACE, DORAL, FLORIDA 33178**, hereinafter called the Grantee:

(Wherever 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)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz:

**Lot 20, Block 23, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.**

**GRANTOR, SANDY RODRIGUEZ, hereby certifies that neither the subject property nor any property contiguous to the subject property has ever constituted her homestead nor the homestead of anyone in her family. She in fact resides and makes her homestead at:** 1717 N Bayshore Ave #1932  
Miami, Fl 33132

**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/are lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby 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, 2005.

**IN WITNESS WHEREOF** the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature \_\_\_\_\_  
 MARIA L. ALO

Witness #1 Printed Name \_\_\_\_\_

Witness #2 Signature \_\_\_\_\_  
 Crisdee Montep

Witness #2 Printed Name \_\_\_\_\_

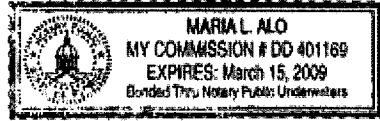
Sandy Rodriguez L.S.  
**SANDY RODRIGUEZ**  
 P.O. BOX 140863, CORAL GABLES, FLORIDA 33114

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 25th day of January, 2008 by SANDY RODRIGUEZ who is/are personally known to me or has produced [Signature] as identification.

SEAL

My Commission Expires:



[Signature]  
Notary Signature

MARIA L. ALO  
Printed Notary Signature

File # 020053028E

Book24186/Page2461    CFN#20060097543

Page 1 of 1





CFN 2005R1325027  
 DR Bk 24076 Ps 16221 (1pg)  
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 SURTAX 3,825.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA  
 LAST PAGE

This Document Prepared By and Return to:  
**Alvaro Castillo, Esq.**  
 1390 Brickell Avenue  
 Suite 200  
 Miami, FL 33131

Parcel ID Number: 034108-009-2170

# Warranty Deed

This Indenture, Made this **7th** day of **December**, 2005 A.D., **Between**  
**El Palomar Corporation, a Florida corporation**

of the County of **Miami-Dade**, State of **Florida**, grantor, and  
**BGR INVESTMENTS, LLC, A Florida limited liability company**

whose address is: **8181 NW 36 ST STE 1001, Miami, FL 33166**

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

**Witnesseth** that the GRANTOR, for and in consideration of the sum of  
 -----**TEN DOLLARS (\$10)**----- DOLLARS,  
 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:  
**Lot 19, Block 23, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION**  
**according to the plat thereof, as recorded in Plat Book 25, at Page**  
**69, of the Public Records of Miami-Dade County, Florida.**

**Subject to**


1. Restrictions, reservations and easements of record, if any, without intent of reimposing same and taxes subsequent to December 31, 2006.
2. Rights of Parties in Possession.
3. Zoning and other laws, ordinances and regulation.

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 its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

**El Palomar Corporation, a Florida corporation**

  
 Printed Name Yovanda B. Brown  
 Witness

By:  (Seal)  
**Jorge S. Zatwarnicki, President**  
 P.O. Address: c/o 1390 Brickell Avenue #200, Miami, FL 33131

~~Printed Name: Virginia Santamaria~~  
Witness

(Corporate Seal)

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 7th day of December, 2005 by Jorge S. Zatwarnicki, President of El Palomar Corporation, a Florida corporation on behalf of the corporation he is personally known to me or he has produced his passports as identification.



Lourdes B Ginn  
My Commission DD097963  
Expires June 28, 2008

Lourdes B Ginn  
Printed Name:  
Notary Public  
My Commission Expires:

ACB25367

Laser Generated by D3 Display Systems, Inc., 2000 (063) 763-5555 Form FLWD-1

Book24076/Page1622 CFN#20051325027

Page 1 of 1





CFN 2006R0097543  
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 SURTAX 4,050.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA  
 LAST PAGE

RETURN TO:  
**COLONIAL TITLE SERVICES, INC.**  
 6267 S.W. 40th STREET  
 MIAMI, FLORIDA 33155

THIS INSTRUMENT PREPARED BY:  
**MARIA L. ALO-NARANJO, ESQ.**  
 COLONIAL TITLE SERVICES, INC.  
 6267 S.W. 40TH STREET  
 MIAMI, FLORIDA 33155

Property Appraisers Parcel Identification (Folio) Numbers:  
**03-4108-009-2180**  
 Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 25th day of January, A.D. 2006 by **SANDY RODRIGUEZ, a married woman** herein called the grantor, to **BGR INVESTMENTS, LLC, a Florida limited liability co.** whose post office address is **11274 N.W. 77 TERRACE, DORAL, FLORIDA 33178**, hereinafter called the Grantee:

(Wherever 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)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz:

**Lot 20, Block 23, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.**

**GRANTOR, SANDY RODRIGUEZ, hereby certifies that neither the subject property nor any property contiguous to the subject property has ever constituted her homestead nor the homestead of anyone in her family. She in fact resides and makes her homestead at:** 1717 N Bayshore Ave #1532  
Miami, Fl 33132

**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/are lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby 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, 2005.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature \_\_\_\_\_

Witness #1 Printed Name \_\_\_\_\_

Witness #2 Signature \_\_\_\_\_

Witness #2 Printed Name \_\_\_\_\_

*Sandy Rodriguez* L.S.  
**SANDY RODRIGUEZ**  
 P.O. BOX 140063, CORAL GABLES, FLORIDA 33114

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 25th day of January, 2008 by SANDY RODRIGUEZ who is/are personally known to me or has produced [Signature] as identification.

SEAL

My Commission Expires:



Notary Signature

Printed Notary Signature

*[Handwritten Signature]*  
*[Handwritten Signature]*  
*[Handwritten Signature]*

*[Handwritten Signature]*  
*[Handwritten Signature]*

File # 020053028E

Book24186/Page2461    CFN#20060097543

Page 1 of 1





CFN 2017R0655964  
 OR BK 30764 Ps 597 (1Pas)  
 RECORDED 11/21/2017 13:47:02  
 DEED DOC TAX \$0.60  
 SURTAX \$0.45  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:  
 Maria Alo, Esq.  
 6262 S.W. 40 Street, Suite 3K  
 Miami, FL 33155  
 Parcel Identification Number: 03-4108-009-2190

[Space Above This Line For Recording Data]

## Quit Claim Deed

This Quit Claim Deed made this 20 day of November, 2017 between American Investments Group, LLC, a Florida limited liability company whose post office address is 105 Calabria Avenue, Coral Gables, FL 33134, grantor, and SIDONIA INVESTMENTS GROUP LLC, a Florida limited liability company, whose post office address is 105 Calabria 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

**Lot 21, Block 23, of CORAL GABLES DOUGLAS SECTION REVISED, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida**

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**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:

  
 Witness Name: MARIA L. ALO

American Investments Group, LLC, a Florida limited liability company

By:   
 Lina M. Baron, Manager

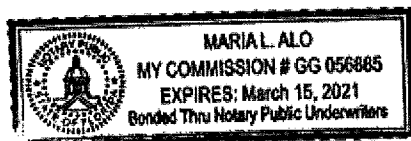
Witness Name: Samantha Aleksianc

(Corporate Seal)

State of Florida  
 County of Miami-Dade

The foregoing instrument was acknowledged before me this 20 day of November, 2017 by Lina M. Baron, Manager of American Investments Group, LLC, a FL limited liability company, on behalf of the corporation. She  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]



Notary Public  
 Printed Name: MARIA L. ALO  
 My Commission Expires: \_\_\_\_\_

