

FINAL PLAT REVIEW

BEATRICE ROW

CORAL GABLES CITY COMMISSION

Guilford & Associates, P.A.
Attorneys at Law

F. W. ZEKE GUILFORD
E-MAIL: ZGUILFORD@GUILFORDASSOC.COM

400 UNIVERSITY DRIVE
SUITE 201
CORAL GABLES, FLORIDA 33134

TEL (305) 446-8411
FAX (305) 445-0563

March 28, 2017

Honorable Mayor and Commissioners
City of Coral Gables
405 Biltmore Way
Coral Gables, Fla. 33134

**RE: Final Plat/Beatrice Row/2509 Anderson Road, 745 Valencia,
744 Biltmore Way**

Dear City Commission:

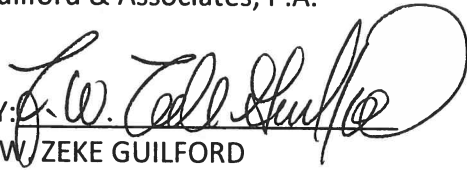
This firm represents Beatrice Row, LLC, the owner of property located at 745 Valencia Avenue, 744 Biltmore Way, and 2509 Anderson Road regarding an application to re-plat the property.

The property consists of four (4) platted lots and has three multi-family buildings constructed on it. The three buildings have a total of fourteen (14) units. It is the owner's intent to demolish the three buildings and construct nine (9) fee simple townhouses. In order to accomplish this intent, we will need to re-plat the property from four (4) lots to nine (9) lots. We exceed the minimum requirements for lot width as set forth in Section 4-104(D)(2)(c) of the Coral Gables Zoning Code as it pertains to townhouses. Townhomes are a permitted use in this zoning district, and we are not requesting any variances for the project.

The tentative re-plat was unanimously approved by the Planning and Zoning Board and has been approved by Miami-Dade County Plat Committee.

If you have any questions or need further information, please do not hesitate to contact me. I sincerely appreciate your favorable consideration of this application.

Very sincerely,
Guilford & Associates, P.A.

BY: 
F. W. ZEKE GUILFORD



City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- Abandonment and Vacations
- Annexation
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use without Site Plan
- Conditional Use with 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
- Restrictive Covenants and/or Easements
- Site Plan
- Separation/Establishment of a Building Site
- 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: _____

General information

Street address of the subject property: 745 Valencia Ave., 2509 Anderson Road, 744 Biltmore Way

Property/project name: Beatrice Row

Legal description: Lot(s) Lots 1,2 and 42,43

Block(s) 10 Section (s) Coral Gables Biltmore

Property owner(s): Longo Guavonia, LLC

Property owner(s) mailing address: 744 Biltmore Way Unit 2

Telephone: Business 716-817-4353 Fax _____

Other _____ Email mitallano.mg @ gmail.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Guilford & Associates, P.A.

Applicant(s)/agent(s) mailing address: 400 University Drive

Telephone: Business 305-446-8411

Fax 305-445-0563

Other _____

Email zguilford @ guilfordassoc.com

Property information

Current land use classification(s): Multi-family Low Density

Current zoning classification(s): Multifamily Special Use District

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

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

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations.
- Building floor plans.
- Comprehensive Plan text amendment justification.
- Comprehensive Plan analysis.
- Concurrency impact statement.
- Encroachments plan.
- Environmental assessment.
- Historic contextual study and/or historical significance determination.
- Landscape plan.
- Lighting plan.
- Massing model and/or 3D computer model.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.
- Property survey and legal description.



City of Coral Gables Planning Division Application

- Property owners list, notification radius map and two sets of labels.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan.
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Video of the subject property.
- Zoning Analysis (Preliminary).
- Zoning Code text amendment justification.
- Warranty Deed.
- Other: _____

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner 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.



City of Coral Gables Planning Division Application

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. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): <i>Maria C Longo</i>	Property owner(s) print name: Maria Cristina Longo for Longo Guavonia LLC
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

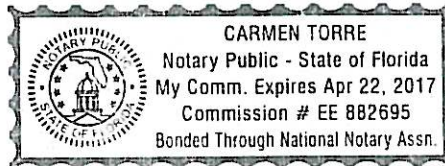
Address: 744 Biltmore Way, ste 2, Coral Gables, FL 33134

Telephone: 305-798-0156 Fax: 305-442-9497 Email: maricriLongo@gmail.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 8 day of October 2015 by Maria Cristina Longo
(Signature of Notary Public - State of Florida)



Carmen Torre

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

Personally Known OR Produced Identification; Type of Identification Produced _____



City of Coral Gables Planning Division Application

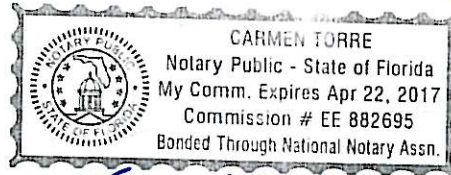
Contract Purchaser(s) Signature: X	Contract Purchaser(s) Print Name: Jenny Ducret for Beatrice Row Project <i>(sign name)</i>
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address: 301 Almeria Ave Ste 330, Coral Gable FL 33134

Telephone: 305-718-4574 Fax: 305-718-4574 Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 9 day of October 2015 by Jenny Ducret
(Signature of Notary Public - State of Florida)



Carmen Torre

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

Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature: <i>F.W. Zeke Guilford, Esq</i>	Applicant(s)/Agent(s) Print Name: F.W. ZEKE GOILFORD, ESQ GOILFORD & ASSOCIATES, P.A.
--	---

Address: 400 UNIVERSITY DRIVE
CORAL GABLES, FL 33134

Telephone: 305-446-8411 Fax: 305-445-0543 Email: ZGOILFORD@GOILFORDASSOC.COM

NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me this 16 day of October 2015 by F.W. Zeke Guilford
(Signature of Notary Public - State of Florida)

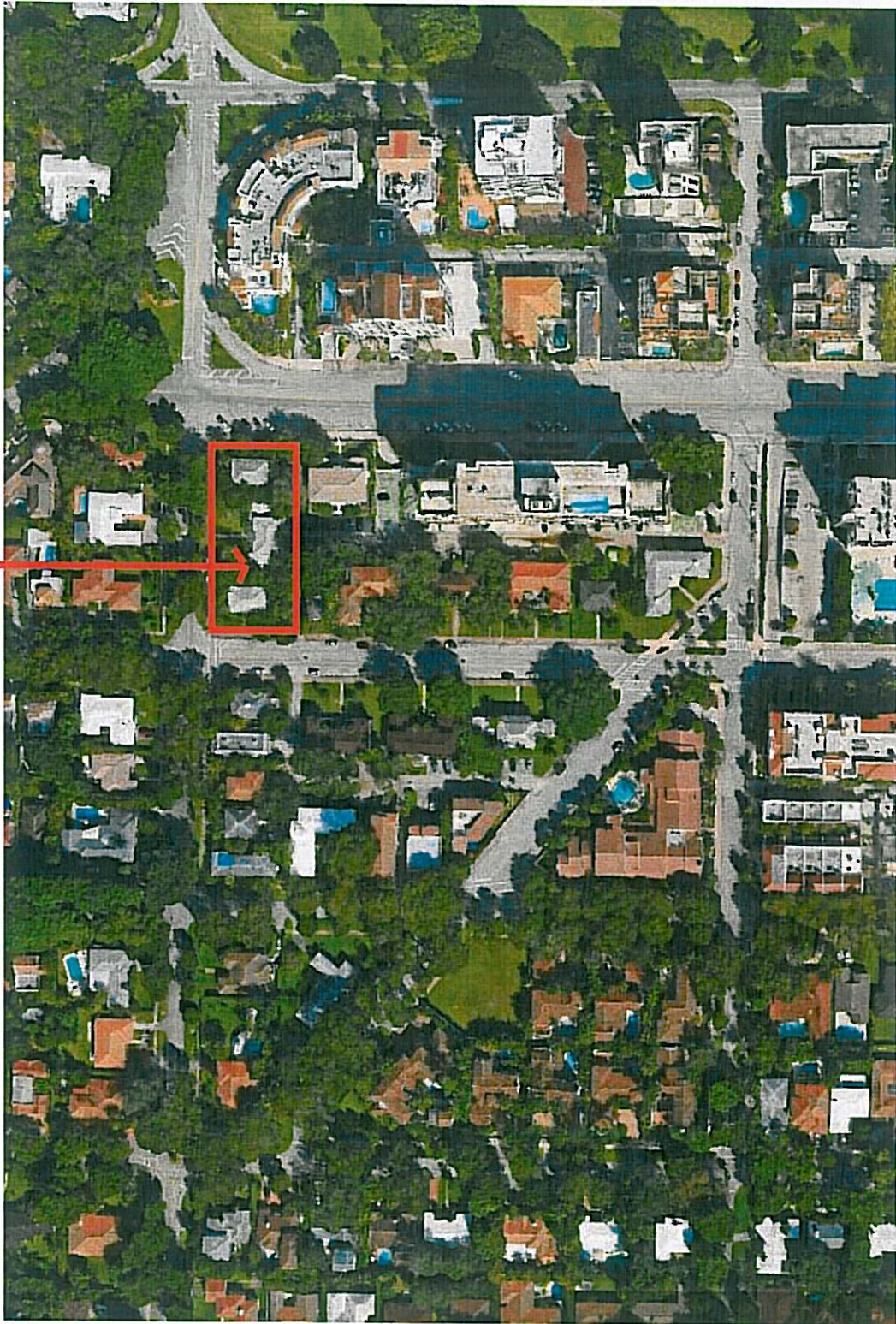
Lidia Gonzalez



LIDIA GONZALEZ
MY COMMISSION # FF 100466
EXPIRES: May 1, 2018
Bonded Thru Budget Notary Services

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

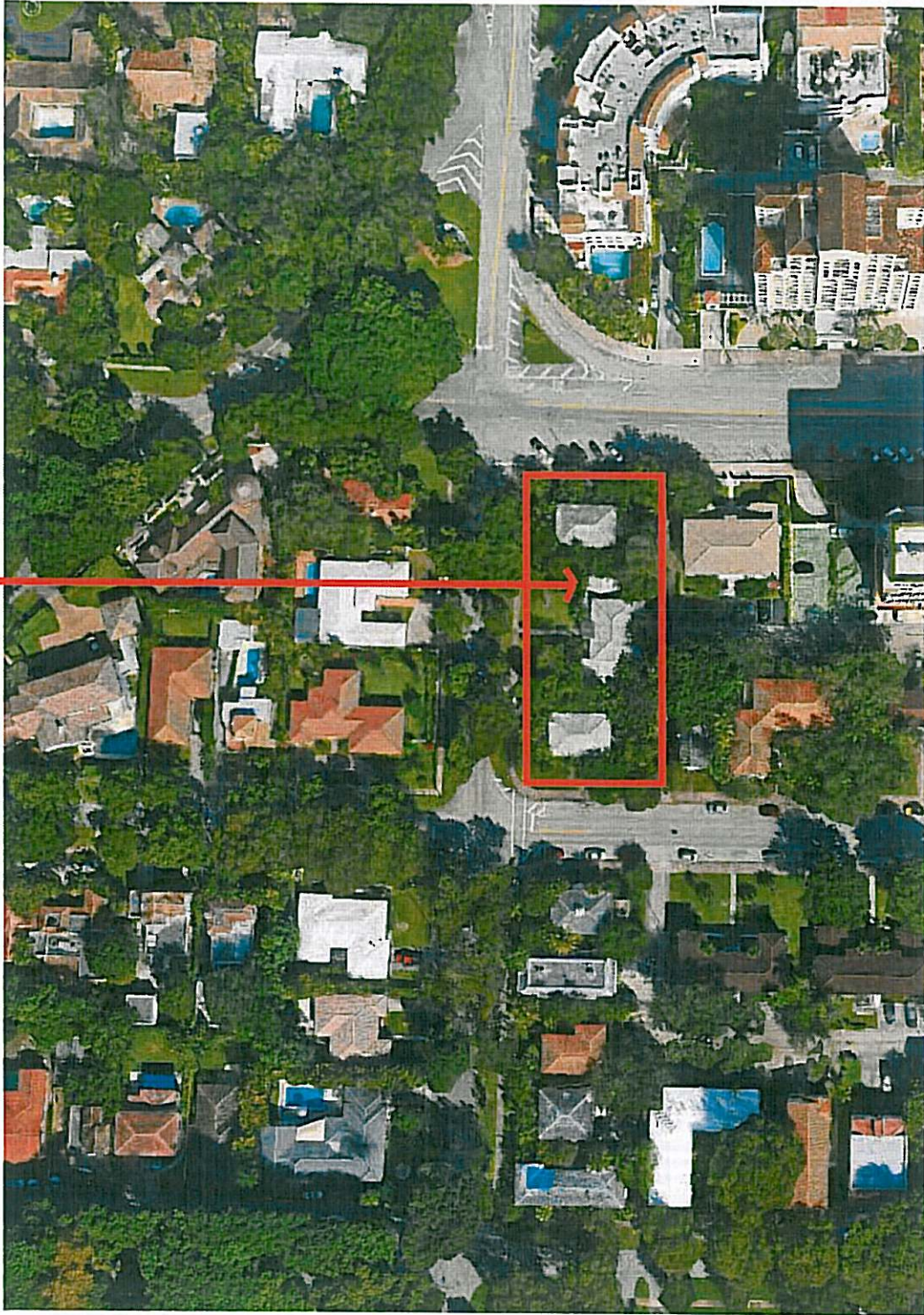
Personally Known OR Produced Identification; Type of Identification Produced _____



Town-house
Project
Site

Aerial Photo





Townhouse
Project
Site

Aerial Photo





745 Valencia Ave.-Front



745 Valencia Ave.-Back

Site Photographs



745 Valencia Ave.-Side



745 Valencia Ave.-Side

Site Photographs



2509 Anderson St.-Front



2509 Anderson Street-Back



2509 Anderson Street-Back



Alley



744 Biltmore Way-Front



744 Biltmore Way-Side



744 Biltmore Way-Side

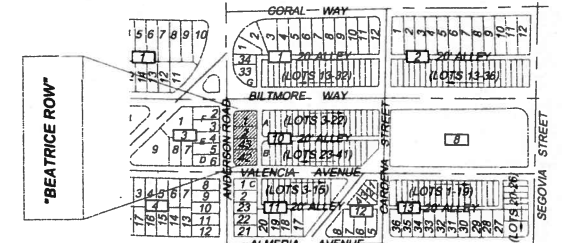


744 Biltmore Way-Back

BEATRICE ROW

BEING A REPLAT OF LOTS 1,2,42 AND 43 BLOCK 10 OF "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
LANNES AND GARCIA, INC.
PROFESSIONAL SURVEYING AND MAPPING
2700 SW 37th AVENUE, MIAMI, FLORIDA 33133



LOCATION MAP

SCALE 1" = 300'
LYING IN THE NORTHWEST 1/4 OF SECTION 17,
TOWNSHIP 54 SOUTH, RANGE 41 EAST,
MIAMI-DADE COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS:
THAT BEATRICE ROW, LLC., AND JENNY DUCRET, MANAGING MEMBER, HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "BEATRICE ROW" THE SAME BEING A REPLAT OF LOTS 1,2,42 AND 43 BLOCK 10 OF "CORAL GABLES BILTMORE SECTION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

IN WITNESS WHEREOF:
THAT BEATRICE ROW, LLC., HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY JENNY DUCRET, ITS MANAGING MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____ OF 2017

WITNESS _____ WITNESS _____
PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGEMENT:
STATE OF FLORIDA) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, ITS MANAGING MEMBER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JENNY DUCRET, AUTHORIZED, DIRECTED AND EMPOWERED TO EXECUTE, ANY AND ALL DOCUMENTS OF BEATRICE ROW, LLC., WHO IS PERSONALLY KNOWN TO ME OR PRODUCED THE FOLLOWING AS IDENTIFICATION _____ TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2017

SIGNATURE OF AKNOWLEDGER: _____

PRINTED NAME OF AKNOWLEDGER: _____

NOTARY PUBLIC _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

MORTGAGE APPROVAL:
KNOW ALL MEN BY THESE PRESENTS: REDAVI CAPITAL, LLC., LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THAT CERTAIN MORTGAGE RECORDED DECEMBER 30, 2016, AND RECORDED IN OFFICIAL RECORDS BOOK 30367, AT PAGE 208, BEING IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF:
THAT REDAVI CAPITAL, LLC., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY FABIAN PONCE, ITS CHIEF EXECUTIVE OFFICER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____ OF 2017

BY _____ WITNESS: _____
PRINT NAME: _____ PRINT NAME: _____
PRINT TITLE: _____ PRINT TITLE: _____

ACKNOWLEDGEMENT:
STATE OF FLORIDA) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, ITS CHIEF EXECUTIVE OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, FABIAN PONCE, AUTHORIZED, DIRECTED AND EMPOWERED TO EXECUTE, ANY AND ALL DOCUMENTS OF BEATRICE ROW, LLC., WHO IS PERSONALLY KNOWN TO ME OR PRODUCED THE FOLLOWING AS IDENTIFICATION _____ TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2017

SIGNATURE OF AKNOWLEDGER: _____

PRINTED NAME OF AKNOWLEDGER: _____

NOTARY PUBLIC _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

CITY OF CORAL GABLES PLAT RESTRICTIONS:
THAT VALERIE AVENUE, ANDERSON ROAD AND BILTMORE WAY AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:
THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

THAT THE AVENUE, ROAD AND WAY AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGAL DESCRIPTION:
LOTS 1, 2, 42 AND 43 BLOCK 10, "CORAL GABLES BILTMORE SECTION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CITY OF CORAL GABLES APPROVALS:
THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF CHAPTER 117 (1-4) OF THE CODE OF ORDINANCES OF THE CITY OF CORAL GABLES AND CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE. FURTHER, THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF CORAL GABLES IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES
CERTIFIED THIS _____ DAY OF _____, A.D. 2017

BY: _____, DIRECTOR
CITY OF CORAL GABLES
DEPARTMENT OF PUBLIC WORKS

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITIES COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED BY _____ NUMBER _____ PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA. DATED THIS _____ DAY OF _____, A.D. 2017

SIGNED: _____ SIGNED: _____
MAYOR CITY CLERK

MIAMI-DADE COUNTY APPROVAL:
THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE.
CERTIFIED THIS _____ DAY OF _____, A.D. 2017

BY: _____ SIGNED: _____

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF BEATRICE ROW, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON, AS RECENTLY SURVEYED UNDER MY SUPERVISION; ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE SET. THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 (PART II), FLORIDA STATUTES.

LANNES & GARCIA, INC. (LB #2098)
PROFESSIONAL SURVEYING AND MAPPING
2700 SW 37th AVENUE, MIAMI, FLORIDA 33133

BY: _____
FRANCISCO F. FAJARDO
PROFESSIONAL SURVEYOR AND MAPPER NO. 4767
STATE OF FLORIDA

RECORDING STATEMENT:
FILED FOR RECORD THIS _____ DAY OF _____, A.D., 2017, AT _____, M., IN BOOK _____ OF PLATS, AT PAGE _____, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

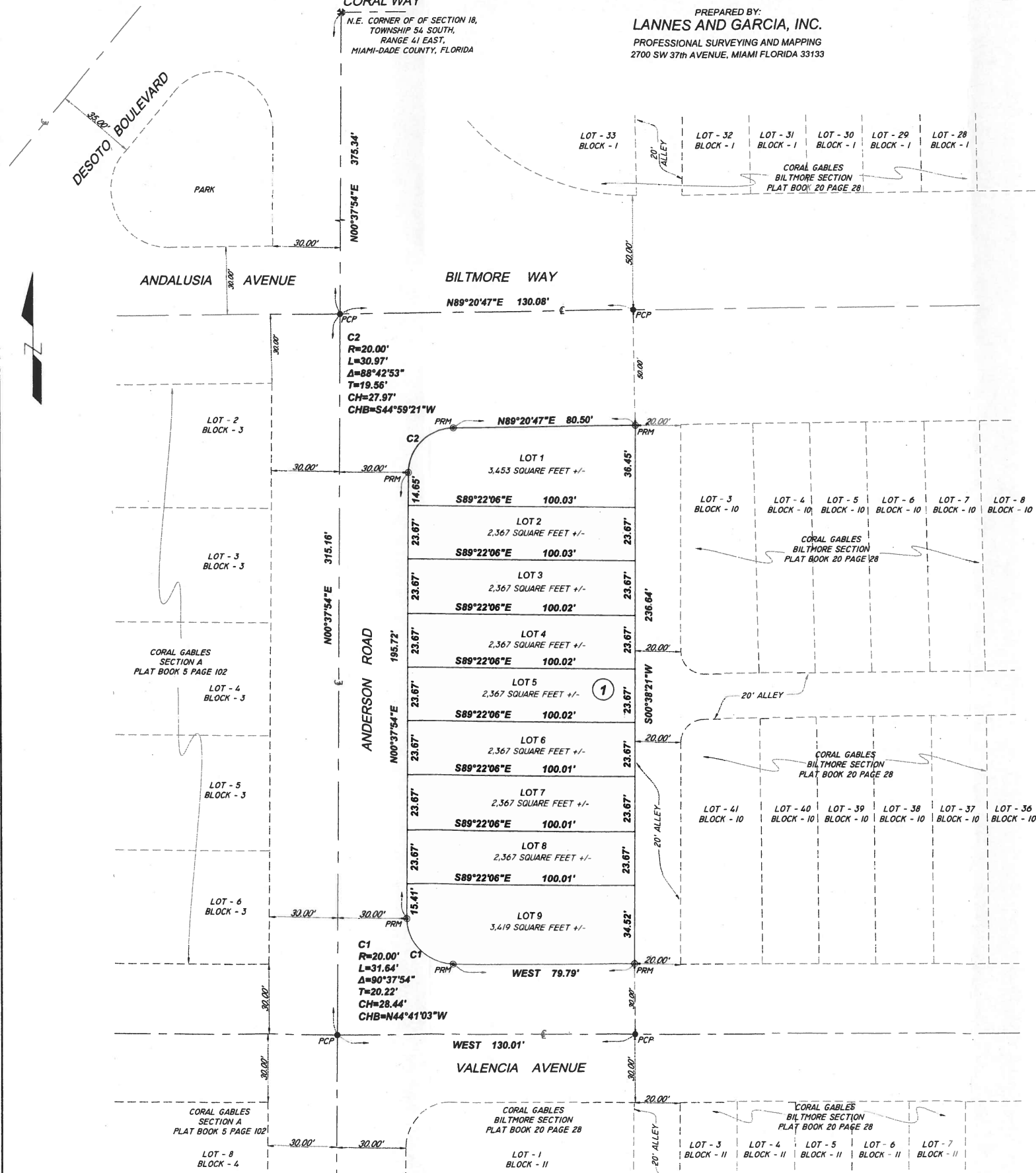
ATTEST: HARVEY RUVIN,
CLERK OF THE CIRCUIT OF COURT
BY: _____ DEPUTY CLERK

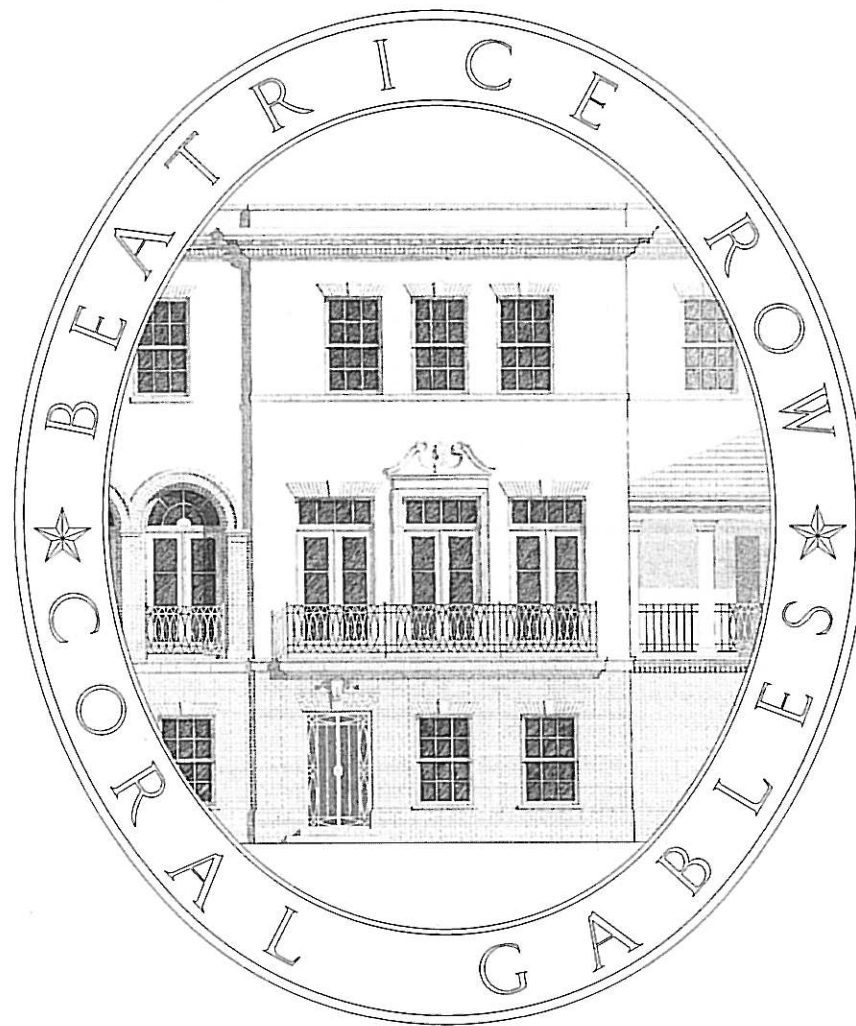
BEATRICE ROW

BEING A REPLAT OF LOTS 1, 2, 42 AND 43 BLOCK 10 OF "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
LANNES AND GARCIA, INC.
PROFESSIONAL SURVEYING AND MAPPING
2700 SW 37th AVENUE, MIAMI FLORIDA 33133

CORAL WAY
N.E. CORNER OF SECTION 18,
TOWNSHIP 54 SOUTH,
RANGE 41 EAST,
MIAMI-DADE COUNTY, FLORIDA





★ BEATRICE ROW ★

CORAL GABLES, FLORIDA

DE LA GUARDIA VICTORIA ARCHITECTS

224 Valencia Avenue
Coral Gables, FL 33134
Tel. 305-444-8363 - Fax 305-444-6614
dlgv@dlgvarchitects.com

ARPE ENGINEERING, INC.
2855 Le Jeune, Suite 1109
Coral Gables, FL 33134
Tel. 305-444-8809 - Fax 305-444-9827

FRANCISCO CUELLO JR., P.E., INC.
147 Alhambra Circle, Suite 200
Coral Gables, FL 33134
Tel. 305-367-0125x201
fcuello@fcuellope.com

HERBERT LESTER MARTIN, LANDSCAPE
ARCHITECT
5965 S.W. 38th Street
Miami, FL 33155
Tel. 305-790-4372
hlmartin@bellsouth.net

TERRA CIVIL ENGINEERING
4011 West Flagler Street, Suite 404
Miami, FL 33134
Tel. 305-499-5010
info@terraccivilengineering.com

OWNER
Beatrice Row LLC
744 Edmore Way #2
Coral Gables, FL 33134
Attn: Marjorie Lange
Tel. 305-790-0100

GENERAL NOTES

All work shall be in compliance with 2010 Florida Building Code, High Velocity Hurricane Zone.

All construction shall be performed in accordance with all codes, regulations, and restrictions having jurisdiction over this project. The builder shall be responsible for being familiar with the applicable codes, regulations, and restrictions, and their relevance to this project.









All finish, fixtures, and equipment selections shall be approved by the Owner.

If any errors, omissions or contradictions appear in the construction working drawings, specifications, or other construction documents, the Construction Manager shall notify the Architect in writing. No work shall continue until such as the error, omission, or contradiction has been rectified. Giving of said notice to the Architect does not relieve the builder of his responsibility to check, verify, and coordinate the dimensions or any other portion of the construction documents.

All Electrical to be installed at the following heights, unless otherwise noted:
 Switches - 48" above finish floor
 Convenience outlets - 14" above finish floor
 Above-counter outlets - 42" above finish floor












































































WALL TYPE KEY

NOTE: REFER TO ENGINEERING CONSULTANT'S DRAWINGS FOR DESIGN AND SPECIFICATION OF STRUCTURAL SYSTEMS. REFER TO ARCHITECT'S DRAWINGS FOR WALL LOCATIONS AND FINISH ASSEMBLIES. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES. EACH WALL TYPE SHOWN BELOW MAY NOT BE USED ON EACH PLAN.

	Cast-in-Place Concrete Column with Sluice Finish
	Cast-in-Place Concrete Column with Concrete Stone Cladding
	Concrete Block Wall
	Boxed Steel Tube
	Wood Post
	Load-bearing Framed Wall with Plywood Sheathing Each Face and Exterior Wood Siding
	Interior Framed Wall with Owens Corning QUIETZONE QUIET FOUNDATIONS noise control sound insulation system (follow manufacturer's recommendations for installation)
	Interior Framed Wall without sound insulation

SYMBOLS LEGEND

NOTE: REFER TO ENGINEERING CONSULTANTS' DRAWINGS FOR DESIGN AND SPECIFICATION OF SYSTEMS. REFER TO ARCHITECT'S DRAWINGS FOR LOCATIONS ONLY. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES. EACH SYMBOL SHOWN BELOW MAY NOT BE USED ON EACH PLAN.

ARCHITECTURAL	ELECTRICAL	MECHANICAL	LIGHTING
 Room Number Tag	 Electrical Meter	 Thermostat	 Wall Sconce
 Exterior Door Tag	 Main Distribution Panel	 Exhaust Fan	 Chandelier
 Interior Door Tag	 Automatic Transfer Switch	 Exhaust Wall Cap	 Wall Sconce with Motion Sensor
 Window Tag	 Electrical Panel	 A/C Supply Wall Register	 Picture Light
 Shutter Tag	 Convenience Outlet	 A/C Return Wall Register	 Picture Light with Recessed Clock Outlet
 Railing Tag	 Quad Convenience Outlet	 A/C Supply Ceiling Register	 Cave Spotlight
 Interior Walls Tag (Sheet Number at Center)	 Waterproof Convenience Outlet	 A/C Return Ceiling Register	 Cave Spotlight with Motion Sensor
 Centerline of Foundation Wall, see Structural Drawings	 Floor Convenience Outlet	 Exhaust Through Roof	 Surface-Mounted Ceiling Light
 Elevation Tag (Top of Fin. Floor)	 Ceiling Convenience Outlet	PLUMBING	
 Building Section Cut Line	 Above Counter Convenience Outlet	 Instant Water Heater (Tankless)	 Recessed Ceiling Light
 Wall Section Cut Line	 Quad Above Counter Outlet	 Hose Bibb	 Recessed Por Light
 Stone Cladding Tag	 Half-Switched Convenience Outlet	 Downspout	 Pendant Light
 Floor Jct. Tag	 Quad Outlet, 1 Switched	 Rain Chain	 Under-Cabinet Light
 Revision Mark	 Indicated Outlet	 Vent Through Roof	 Fluorescent Light Strip
 Light Fixture Tag	 Junction Box	 Vent Through Roof	 Chandelier
 Ceiling Fan Tag	 Wall Switch	 Landscape Drain Tag	 Ceiling Fan
	 Dimmer Wall Switch	AUDIO-VISUAL	
	 3-Way Wall Switch	 Telephone	
	 4-Way Wall Switch	 Data	
	 Jamb Switch	 Television	
	 Air Switch	 Cable	
	 Ceiling-Mounted Smoke Detector	AQUATIC	
	 Ceiling-Mounted Heat Detector	 Pool/Spa Controller	
	 Carbon Monoxide Detector		

PROGRESS SET
08-17-18

OVER
Beatrice Row LLC
244 Biltmore Way, #2
Coral Gables, Florida 33134
Tel: 305-995-0108

de la Guardia Victoria Architects & Urbanists, Inc.
244 Biltmore Avenue, Coral Gables, FL 33134
Tel: 305-995-0108
BEATRICE ROW
744 BILTMORE WAY, CORAL GABLES, FLORIDA

GENERAL NOTES
&
SYMBOLS LEGEND

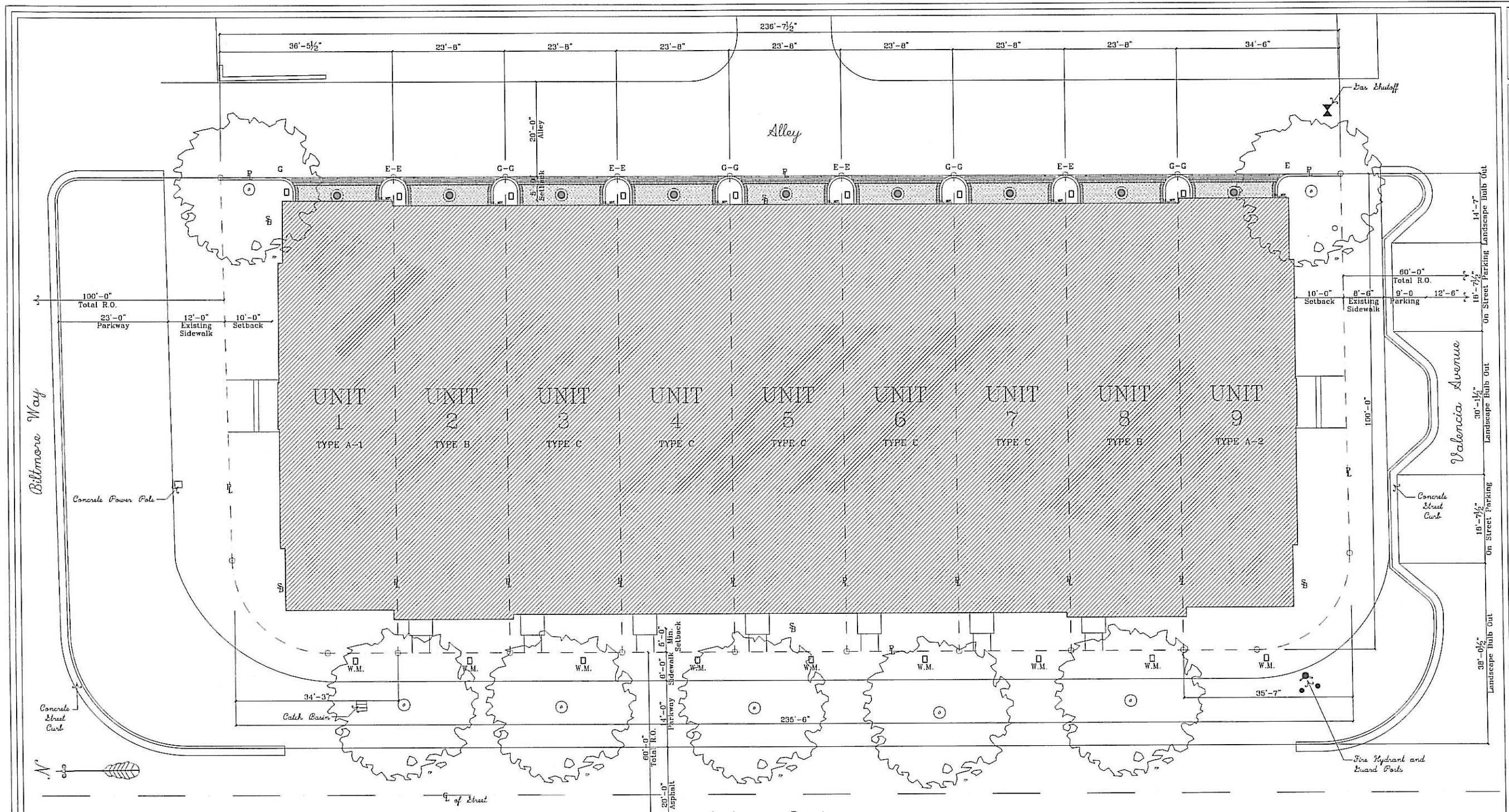
A-0.0

O W H E R
Beatrice Row LLC
744 Biltmore Way, #2
Coral Gables, Florida 33134
Tel: 305-442-0100

de la Guardia Victoria Architects & Urbanists, Inc.
221 Valencia Avenue, Coral Gables, FL 33134
★ BEATRICE ROW ★
744 BILTMORE WAY, CORAL GABLES, FLORIDA

SITE PLAN
Scale 1"=10'

A-1.0



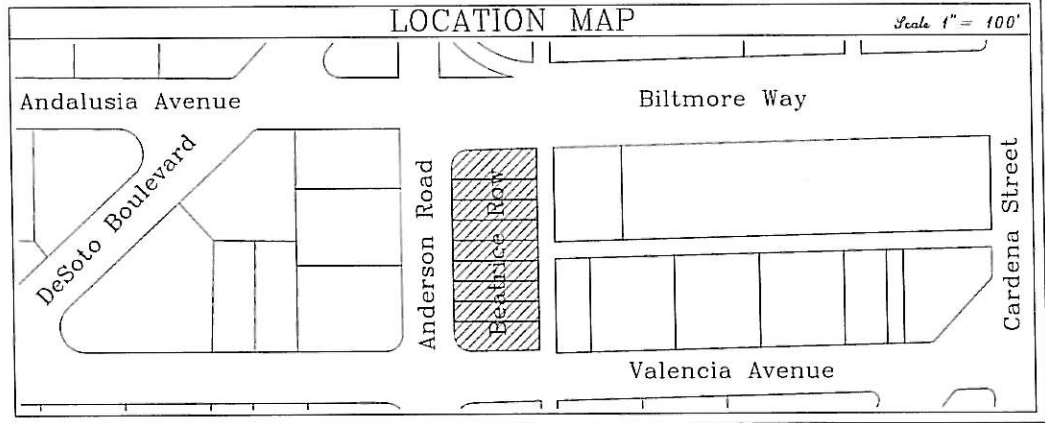
ZONING INFORMATION

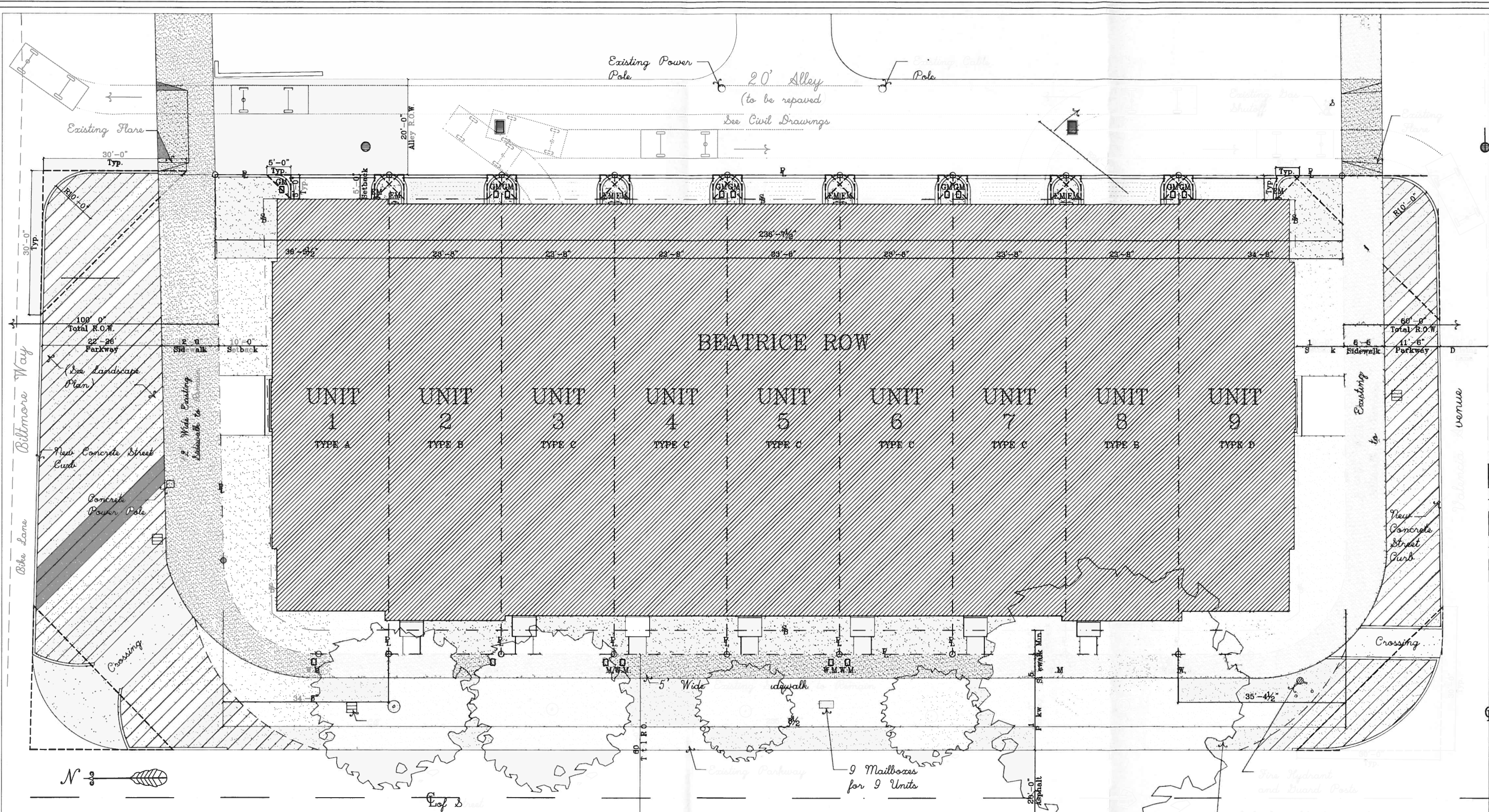
	ALLOWED	LOT 1	LOTS 2 & 8	LOTS 3 - 7	LOT 9	TOTAL-9 LOTS
RESIDENTIAL USE / MULTI-FAMILY SPECIAL AREA (TOWNHOUSE) / MULTI-FAMILY LOW DENSITY						
LOT SIZE		3,454 SQ. FT.	2,367 SQ. FT.	2,367 SQ. FT.	3,419 SQ. FT.	23,442 SQ. FT.
PARCEL WIDTH	22' MIN.	34'-8" MIN.	23'-8"	23'-8"	34'-6" MIN.	23'-6" MIN.
DENSITY REQUIREMENT:	20 UNITS/ACRE (10.7 UNITS)	1 UNIT	2 UNITS	5 UNITS	1 UNIT	9 UNITS TOTAL
FLOOR AREA RATIO	2	1.20	1.69	1.65	1.21	1.53
TOTAL FLOOR AREA		6,549 SQ. FT.	5,597 SQ. FT.	5,524 SQ. FT.	5,548 SQ. FT.	49,912 SQ. FT.
EXCLUSIONS (GARAGES, UNENCLOSED PRIVATE TERRACES & LOBBIES)		1,407 SQ. FT.	1,625 SQ. FT.	1,610 SQ. FT.	1,407 SQ. FT.	14,154 SQ. FT.
NET FLOOR AREA		4,142 SQ. FT.	3,972 SQ. FT.	3,906 SQ. FT.	4,142 SQ. FT.	35,758 SQ. FT.
OPEN SPACE	25% min.	40% (1,377 SQ. FT.)	25% (599 SQ. FT.)	26% (622 SQ. FT.)	39% (1,340 SQ. FT.)	30% (7,025 SQ. FT.)
SETBACKS:						
FRONT	5'-0" MIN.	6'-0"	7'-0"	6'-0"	9'-0"	7'-0" MIN.
REAR	5'-0" MIN.	6'-0"	6'-0"	6'-0"	5'-0"	5'-0" MIN.
SIDE (INTERIOR)	0'-0" MIN.	0'-0"/0'-0"	0'-0"/0'-0"	0'-0"/0'-0"	0'-0"	0'-0"
SIDE (STREET)	10'-0" MIN.	10'-0"	-	-	10'-0"	10'-0"
HEIGHT:	45'	40'-6"	40'-6"	40'-6"	40'-6"	40'-6"
STORIES	3 STORIES	3 STORIES	3 STORIES	3 STORIES	3 STORIES	3 STORIES
PARKING REQUIREMENTS	2 SPACES/UNIT MIN.	2 SPACES / UNIT	4 SPACES / UNIT	4 SPACES / UNIT	2 SPACES / UNIT	32 SPACES

Anderson Road

Legal Description
Lots 1, 2, 42 and 43 of Block 10, "Coral Gables Biltmore Section", according to the Plat thereof as recorded in Plat Book 20, at Page 25, of the public records of Dade County, Florida.

SITE PLAN
Scale 1" = 10'





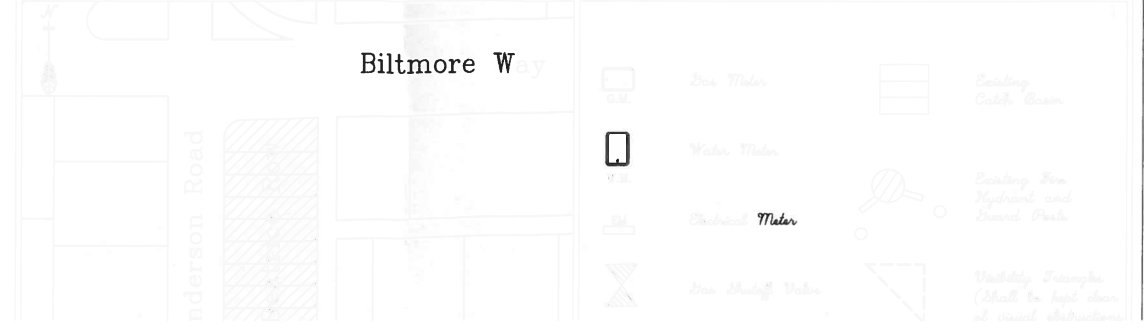
ZONING INFORMATION

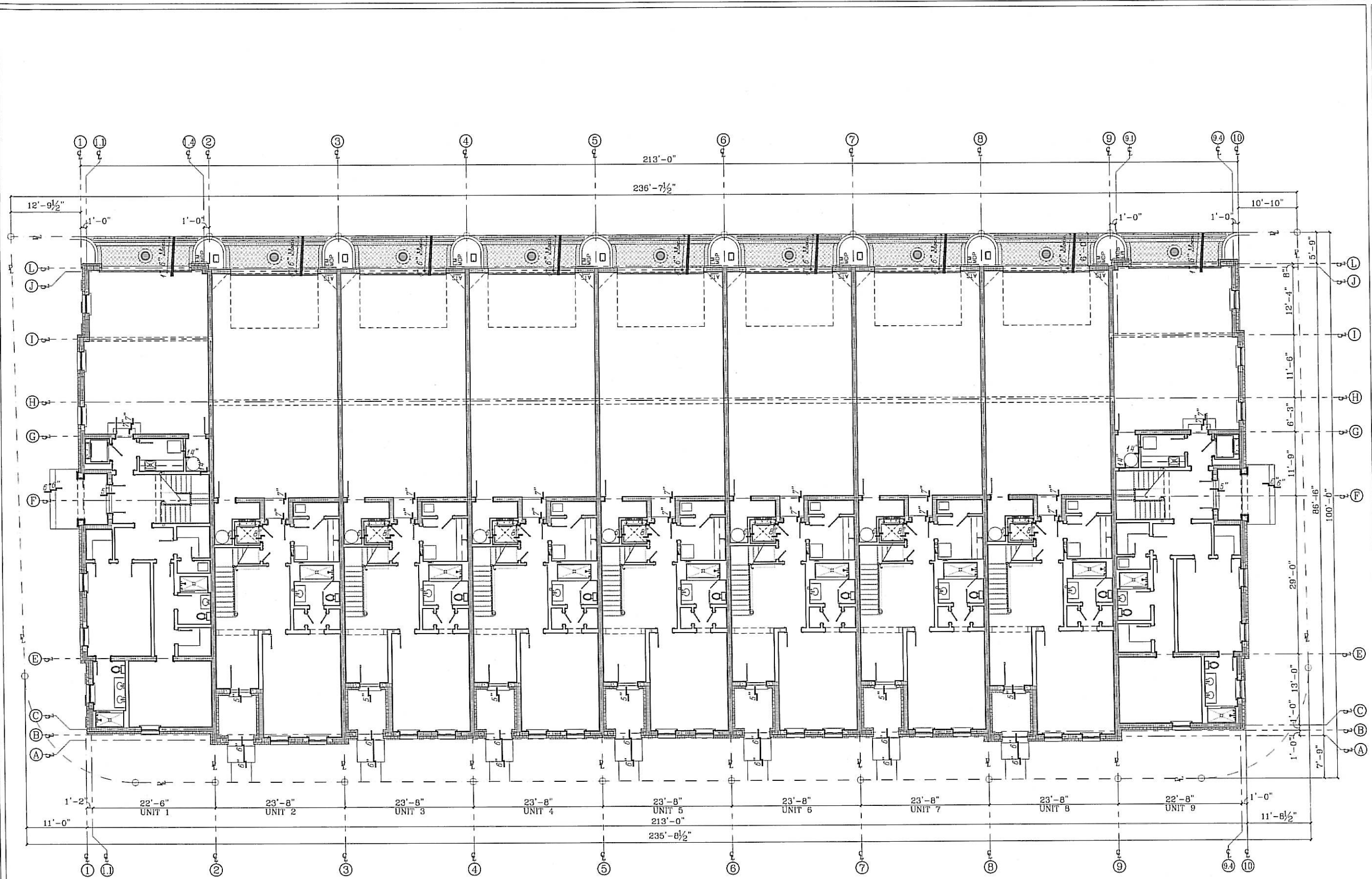
RESIDENTIAL USE / MULTI-FAMILY SPECIAL AREA (TOWNHOUSE) / MULTI-FAMILY LOW DENSITY						
	ALLOWED	LOT 1	LOTS 2 & 8	LOTS 3 - 7	LOT 9	TOTAL-9 LOTS
LOT SIZE		3,454 SQ. FT.	2,367 SQ. FT.	2,367 SQ. FT.	3,419 SQ. FT.	23,442 SQ. FT.
PARCEL WIDTH	22' MIN.	34' MIN.	23'-8"	23'-8"	34' MIN.	23'-8" MIN.
DENSITY REQUIREMENT:	20 UNITS/ACRE (10.7 UNITS)	1 UNIT	2 UNITS	5 UNITS	1 UNIT	9 UNITS TOTAL
FLOOR AREA RATIO	2	1.20	1.68	1.65	1.21	1.53
TOTAL FLOOR AREA		5,549 SQ. FT.	5,597 SQ. FT.	5,524 SQ. FT.	5,549 SQ. FT.	49,912 SQ. FT.
EXCLUSIONS (GARAGES, UNENCLOSED PRIVATE TERRACES & LOBBIES)		1,407 SQ. FT.	1,625 SQ. FT.	1,618 SQ. FT.	1,407 SQ. FT.	14,154 SQ. FT.
NET FLOOR AREA		4,142 SQ. FT.	3,972 SQ. FT.	3,906 SQ. FT.	4,142 SQ. FT.	35,758 SQ. FT.
OPEN SPACE	25% min.	40% (1,377 SQ. FT.)	25% (599 SQ. FT.)	28% (622 SQ. FT.)	39% (1,340 SQ. FT.)	30% (7,025 SQ. FT.)
SETBACKS:						
FRONT	5'-0" MIN.	9'-0"	7'-0"	8'-0"	9'-0"	7'-0" MIN.
REAR	6'-0" MIN.	5'-0"	6'-0"	6'-0"	5'-0"	5'-0" MIN.
SIDE (INTERIOR)	0'-0" MIN.	0'-0"/0'-0"	0'-0"/0'-0"	0'-0"/0'-0"	0'-0"	0'-0"

Legal Description

1. Coral Gables Billmore Sec PB 20-28 Lot 1 BLK 19474-4579 01/2001 2(S).
 2. Coral Gables Billmore Sec Lot 2 & Lot 43 & N 1/4 pt of Lot 42 BLK 10 PB 20-28. 19474-4579 01/2001 2(S).
 3. Coral Gables Billmore Sec PB 20-28 Lot 42 less N 1/4 pt BLK 10. 19474-4579 01/2001 2(S).
 "Coral Gables Billmore Section", according to the Plat thereof as recorded in Plat Book 20, at Page 28, of the public records of Dade County, Florida.

LOCATION MAP





FIRST FLOOR PLANS
 Scale 1/8" = 1'-0"

PROGRESS SET
 08-17-15

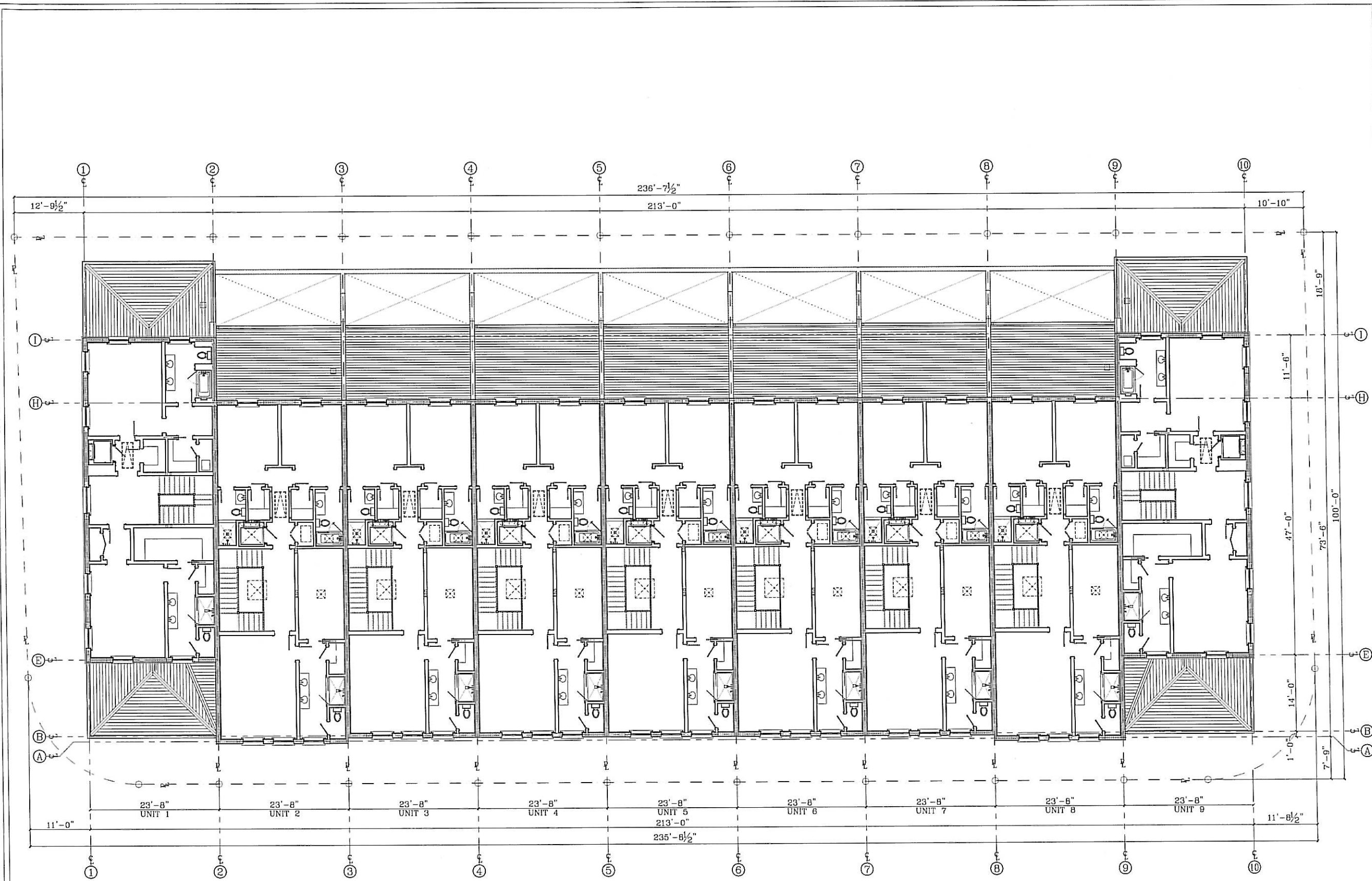
OWNER
 H&H, LLC
 244 BILTMORE WAY, SE
 CORAL GABLES, FL 33134
 TEL 305-798-8108

de la Guardia Victoria Architects & Urbanists, Inc.
 221 VANDER AVENUE, CORAL GABLES, FL 33134 TEL 305-441-0252 FAX 305-441-0814
BEATRICE ROW
 744 BILTMORE WAY, CORAL GABLES, FLORIDA

FIRST FLOOR PLANS
 Scale 1/8" = 1'-0"

A-2.1

The above drawings, ideas, and designs are sole property of the architects. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specified project for which they have been prepared without the consent of the architects.



PROGRESS SET
08-17-13

O W H E R
Beatrix Row LLC
274 Biltmore Way, #2
Coral Gables, Florida
Tel: 305-795-0118

de la Guardia Victoria Architects & Urbanists, Inc.
251 Valencia Avenue, Coral Gables, FL 33134
Tel: 305-441-0333 Fax: 305-441-4444
BEATRICE ROW
744 BILTMORE WAY, CORAL GABLES, FLORIDA

THIRD FLOOR PLANS
Scale 1/8" = 1'-0"

A-2.3

THIRD FLOOR PLANS
Scale 1/8" = 1'-0"

The above drawings, ideas, and designs are sole property of the architects. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specified project for which they have been prepared without the consent of the architects.

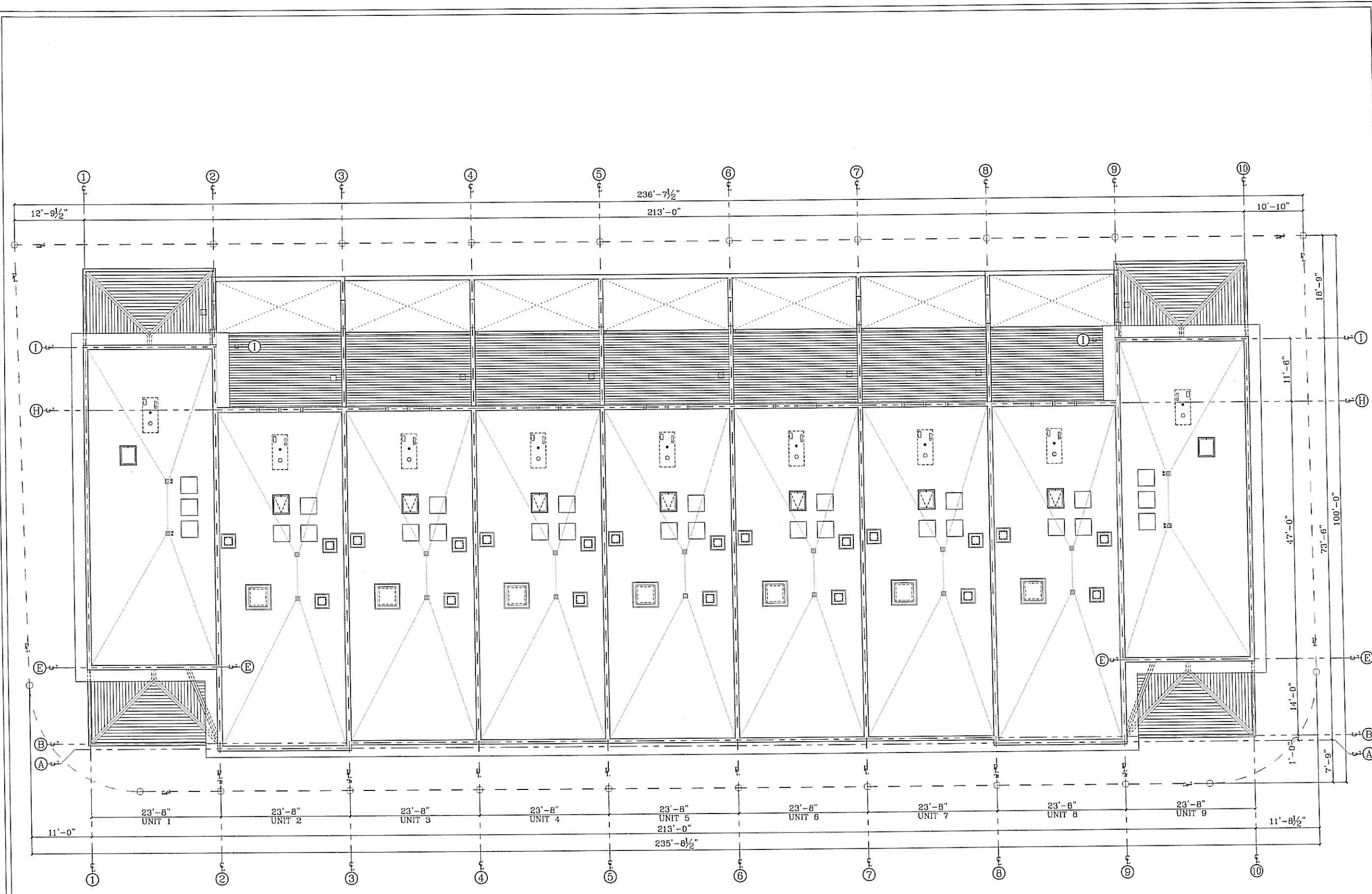
PROGRESS SET
0.0 - 1.7 - 1.5

OWNER
Beatrice Row LLC
744 Baltimore Way, #2
Coral Gables, FL 33134
Tel: 305-442-0282

de la Guardia Victoria Architects & Urbanists, Inc.
224 Valencia Avenue, Coral Gables, FL 33134
Tel: 305-442-0282 Fax: 305-442-0287
BEATRICE ROW
744 BALTIMORE WAY, CORAL GABLES, FLORIDA

ROOF PLANS
Scale: 1/8" = 1'-0"

A-2.4



ROOF PLANS
Scale 1/8" = 1'-0"

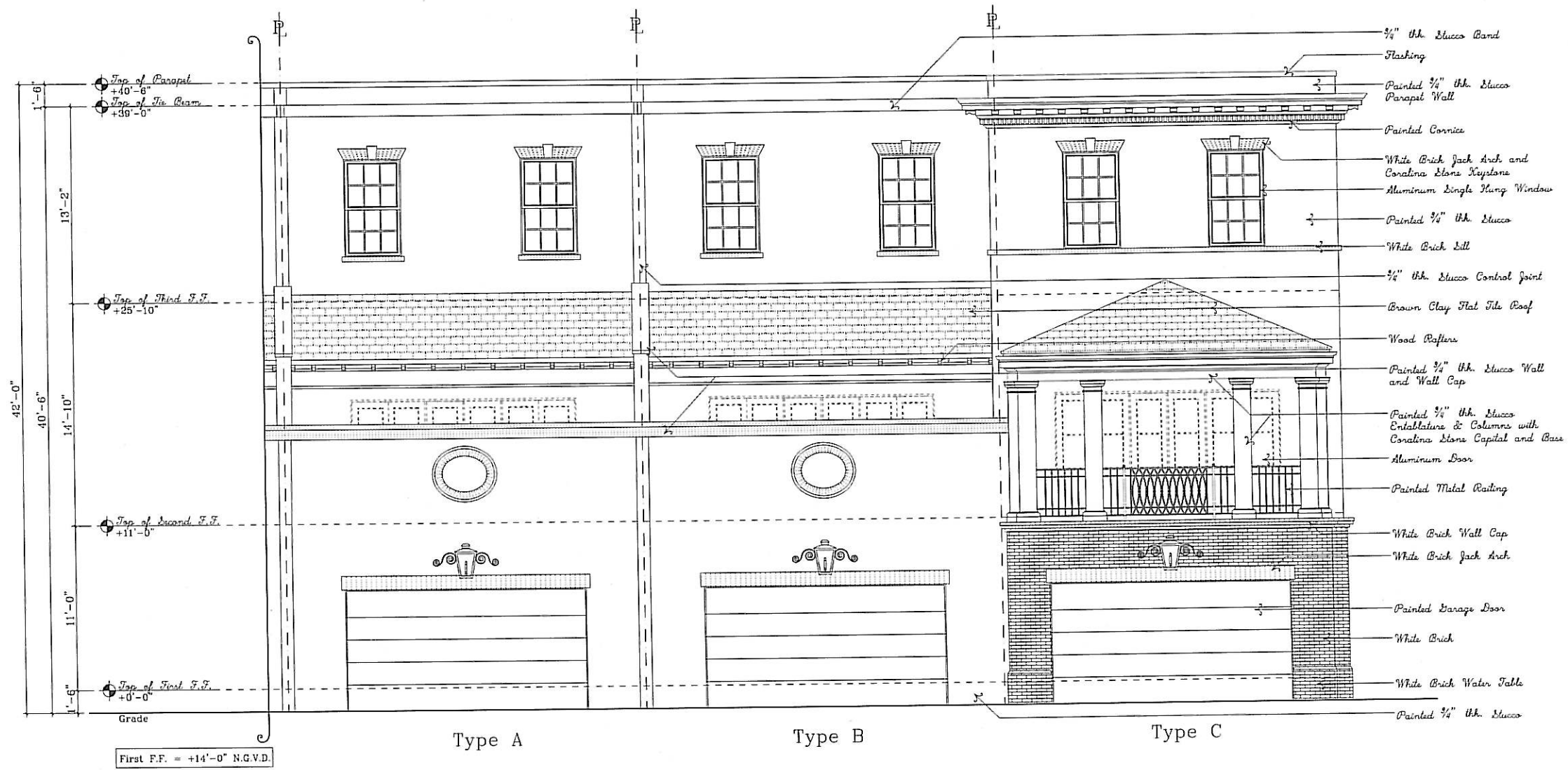
The above drawings, ideas, and designs are sole property of the architects. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specified project for which they have been prepared without the consent of the architects.



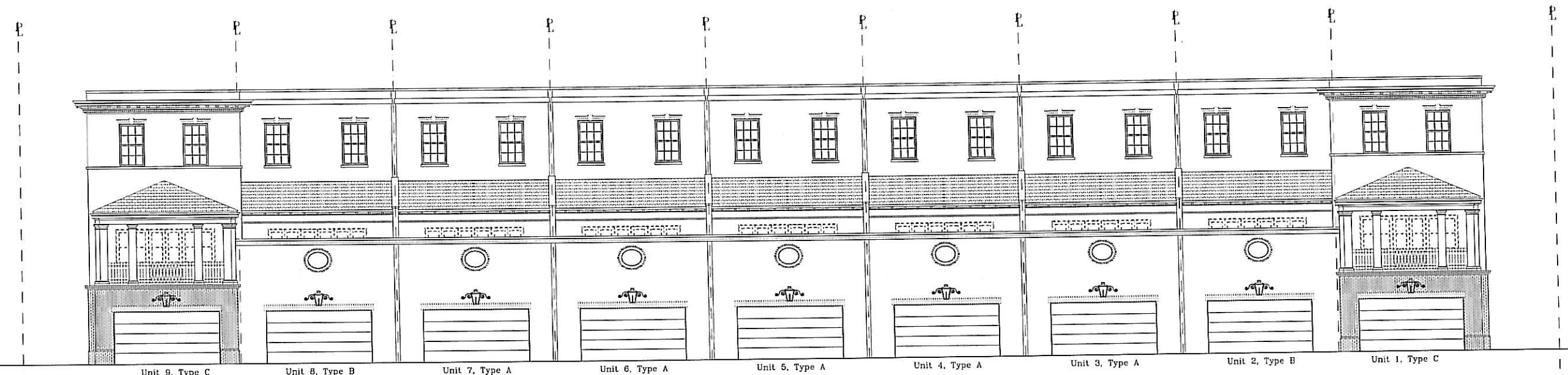
First F.F. = +14'-0" N.G.V.D.

Biltmore Way Elevation
Type C
(Valencia Avenue Unit 9 Elevation is Mirrored Image)

Elevation
Scale: 1/4" = 1'-0"



Alley Typ. Elevation
Scale 1/4" = 1'-0"



Alley Elevation
Scale 1/8" = 1'-0"

PROGRESS SET
0.0-1.7-1.9

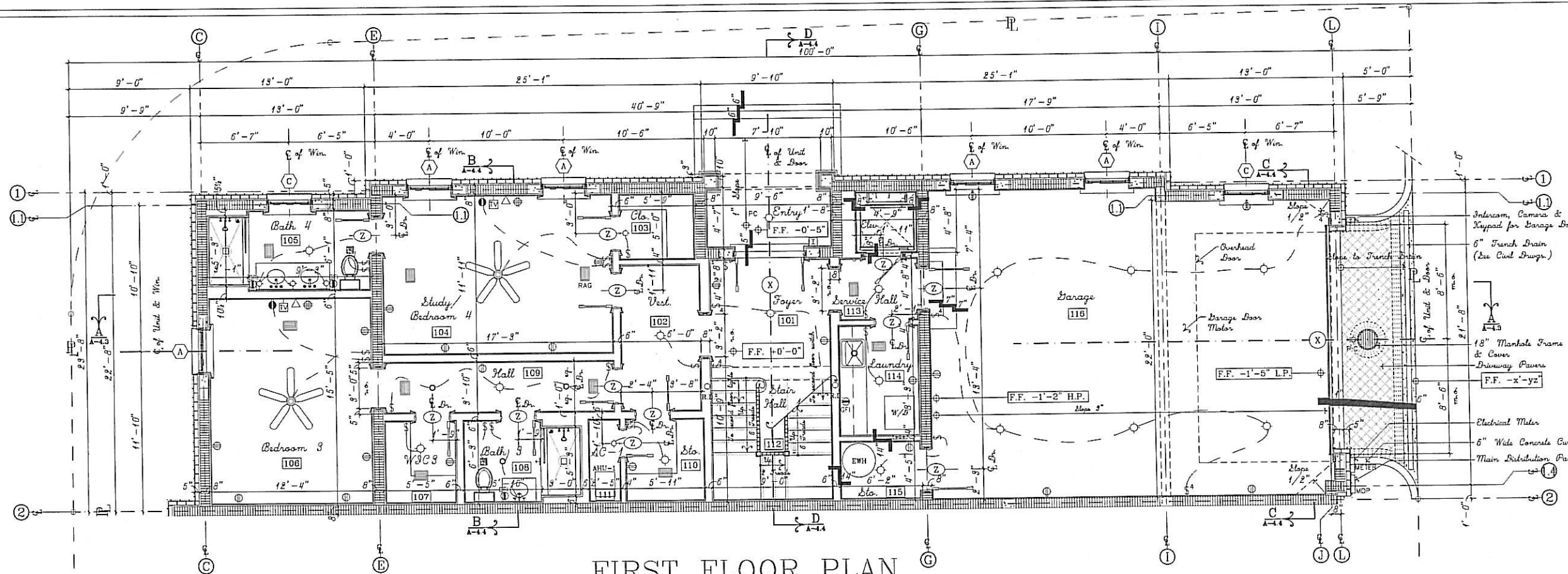
OWNER
Bentley Bay LLC
144 Bentley Way, SE
Atlanta, GA 30316
Tel: 404-525-1000

de la Guardia Victoria Architects & Urbanists, Inc.
224 Valencia Avenue, Coral Gables, FL 33134
Tel: 305-441-1000 Fax: 305-441-0001
★ BEATRICE ROW ★
744 BIRKMORE WAY, CORAL GABLES, FLORIDA

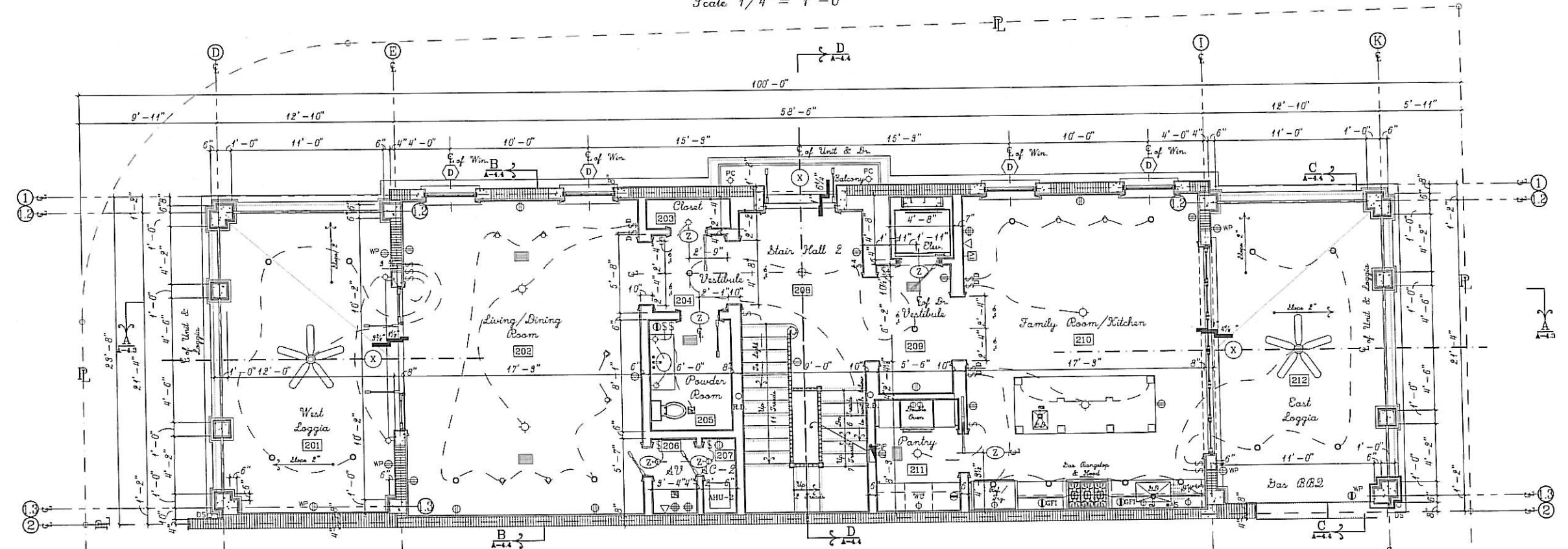
ALLEY ELEVATION
Scale: Varies

A-3.3

The above drawings, ideas, and designs are sole property of the architects. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specified project for which they have been prepared without the consent of the architects.



FIRST FLOOR PLAN
 Unit A
 Scale 1/4" = 1'-0"



SECOND FLOOR PLAN
 Unit A
 Scale 1/4" = 1'-0"

PROGRESS SET
 0.0-1.7-1.0

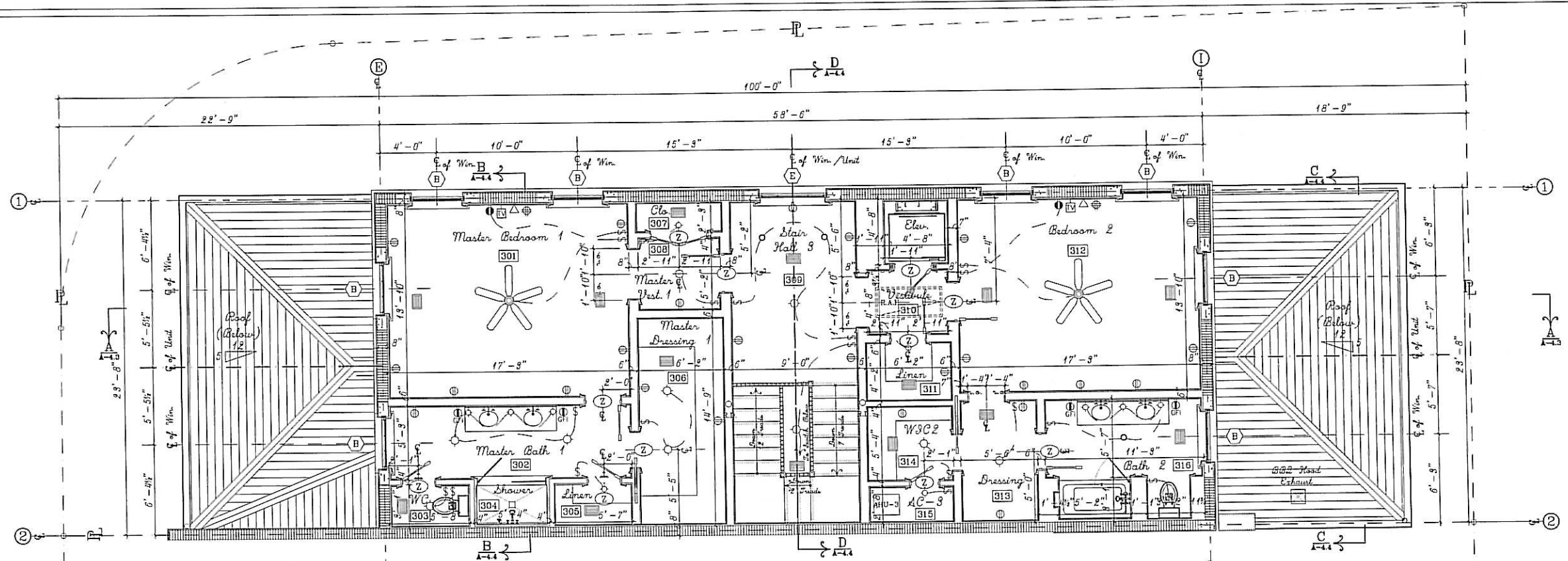
OWNER
 Bentsley Row LLC
 744 Biltmore Way, #2
 Coral Gables, Florida 33134
 Tel: 305-442-1058

de la Guardia Victoria Architects & Urbanists, Inc.
 201 Venetia Avenue, Coral Gables, FL 33134
 Tel: 305-442-4400 Fax: 305-442-4401
BEATRICE ROW
 744 BILTMORE WAY, CORAL GABLES, FLORIDA

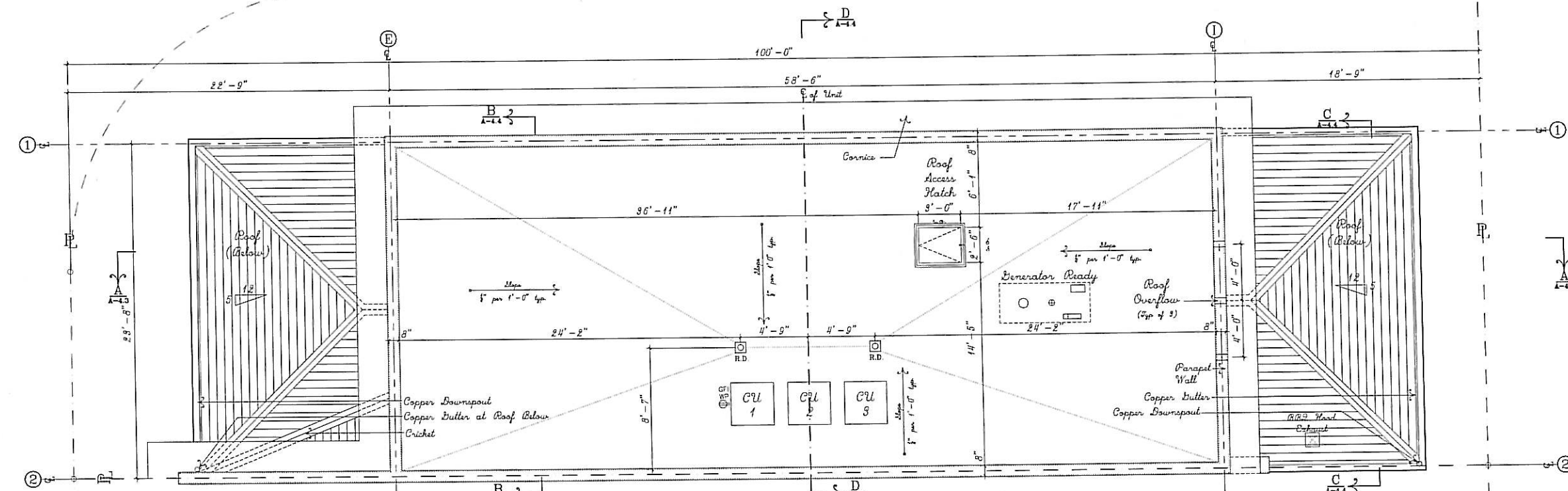
UNIT A
 FIRST & SECOND
 FLOOR PLANS
 Scale 1/4"=1'-0"

A-4.1

The above drawings, ideas, and designs are sole property of the architects. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specified project for which they have been prepared without the consent of the architects.



THIRD FLOOR PLAN
 Unit A
 Scale 1/4" = 1'-0"



ROOF PLAN
 Unit A
 Scale 1/4" = 1'-0"

PROGRESS SET
 0.0-1.7-1.0

OWNER
 Beatrice Row LLC
 244 Biltmore Way, Coral Gables, FL 33134
 (305) 444-8888 Fax: (305) 444-8887

de la Guardia Victoria Architects & Urbanists, Inc.
 224 Valencia Avenue, Coral Gables, FL 33134 (305) 444-8888 Fax: (305) 444-8887
BEATRICE ROW
 744 BILTMORE WAY, CORAL GABLES, FLORIDA

UNIT A
 THIRD FLOOR &
 ROOF PLAN
 Scale 1/4" = 1'-0"

A-4.2

The above drawings, ideas, and designs are sole property of the architect. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specified project for which they have been prepared without the consent of the architect.

PROGRESS SET
0.0-1.7-1.0

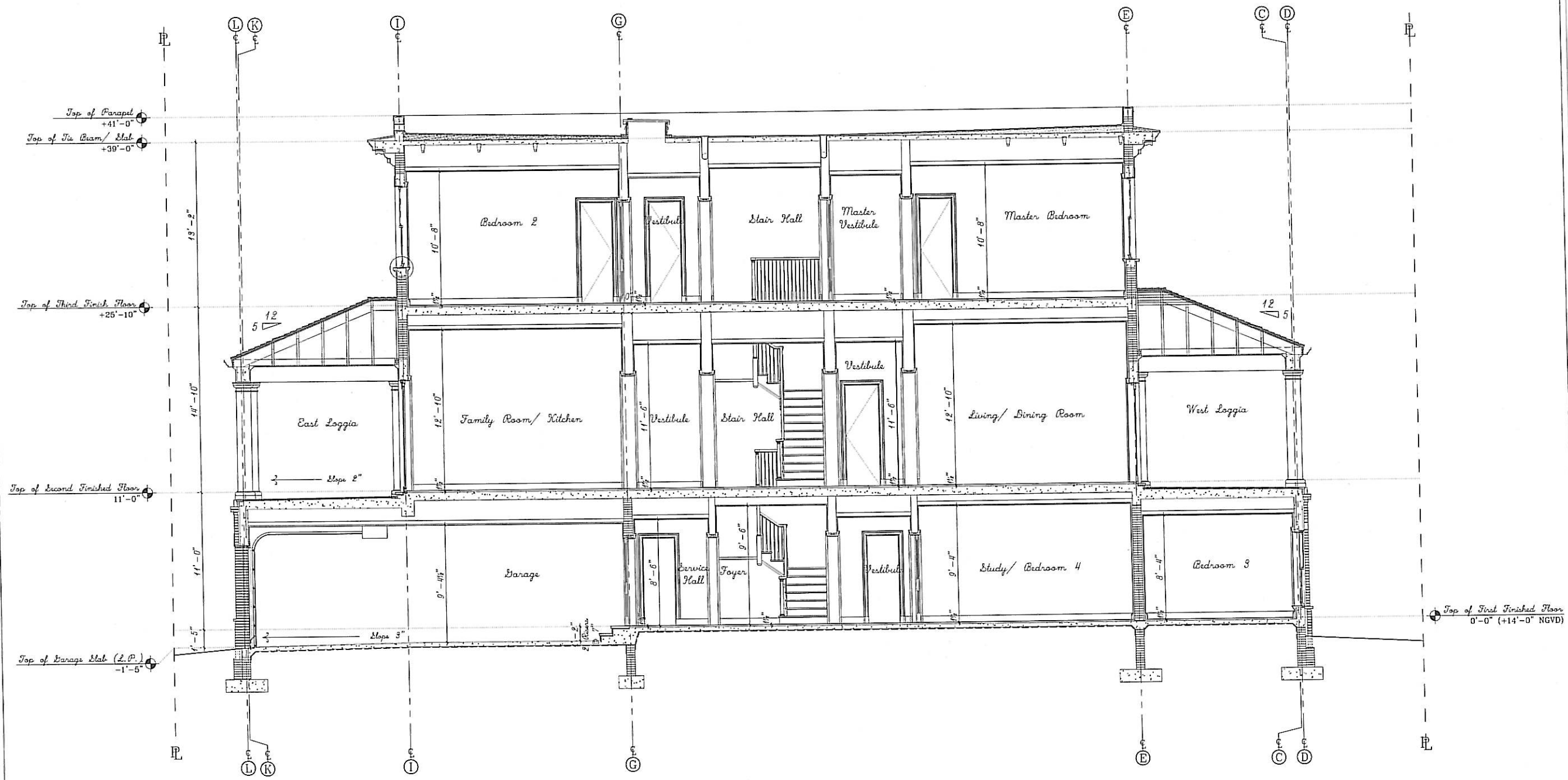
OWNER
Henric Row LLC
244 University Ave., Suite 200
Coral Gables, Florida 33134
Tel: 305-442-1000

de la Guardia Victoria Architects & Urbanists, Inc.
224 Valencia Avenue, Coral Gables, FL 33134
Tel: 305-442-1000 Fax: 305-442-8811

BEATRICE ROW
744 BILTMORE WAY, CORAL GABLES, FLORIDA

TYPE A
LONGITUDINAL SECTION
Scale 1/4" = 1'-0"

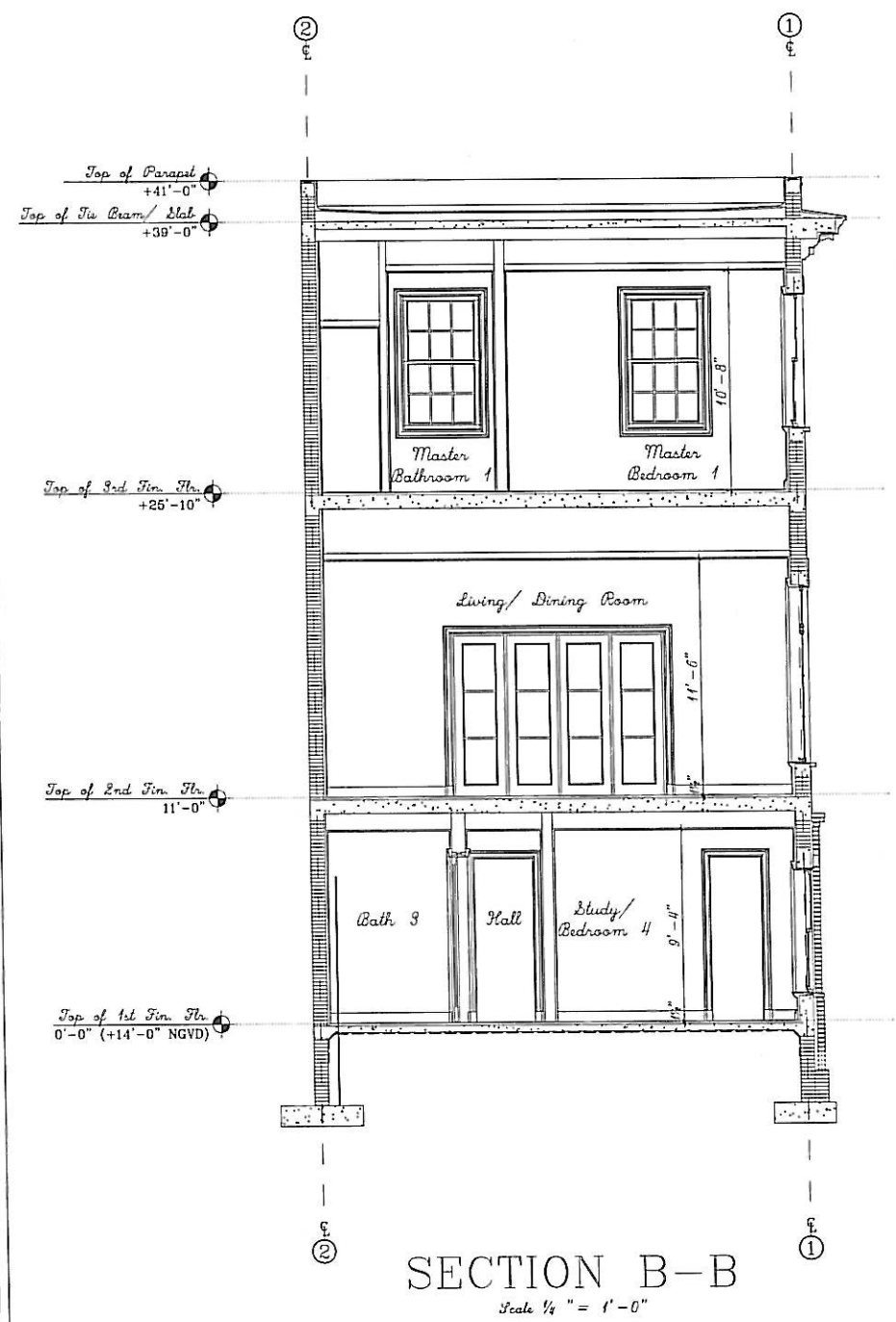
A-4.3



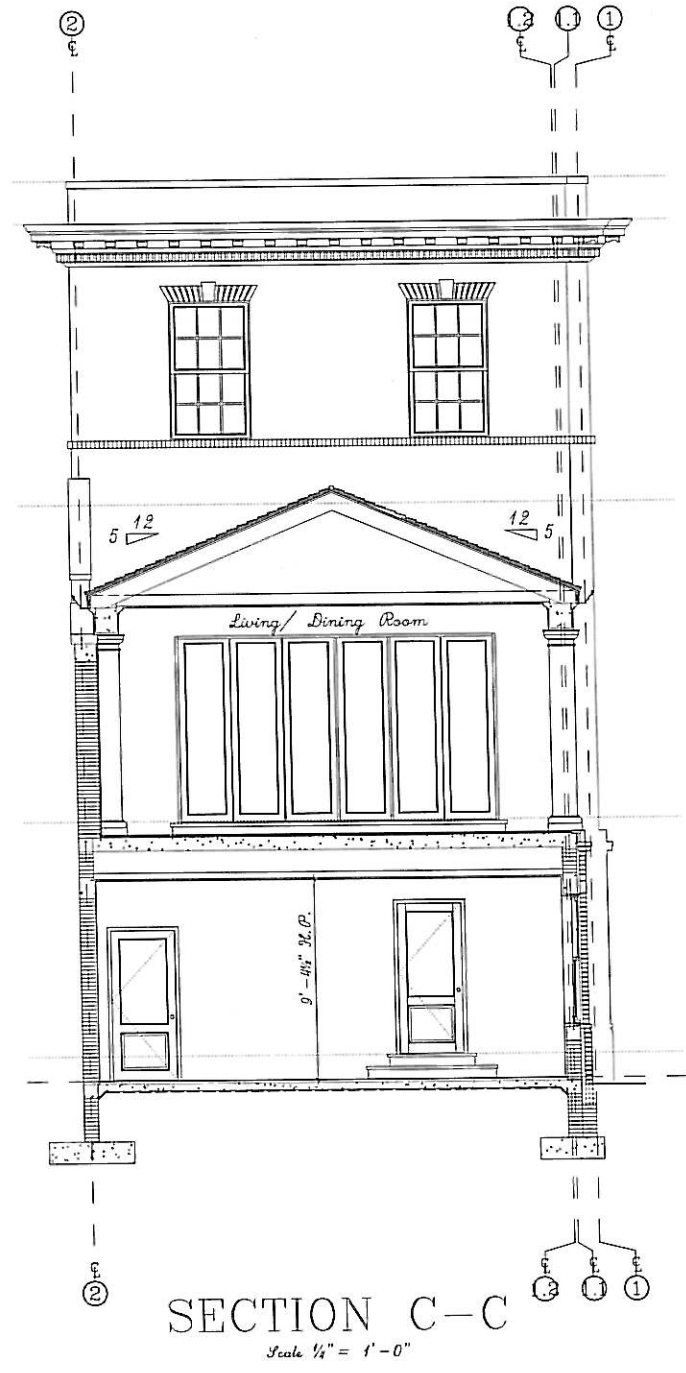
SECTION A-A

Unit A
Scale 1/4" = 1'-0"

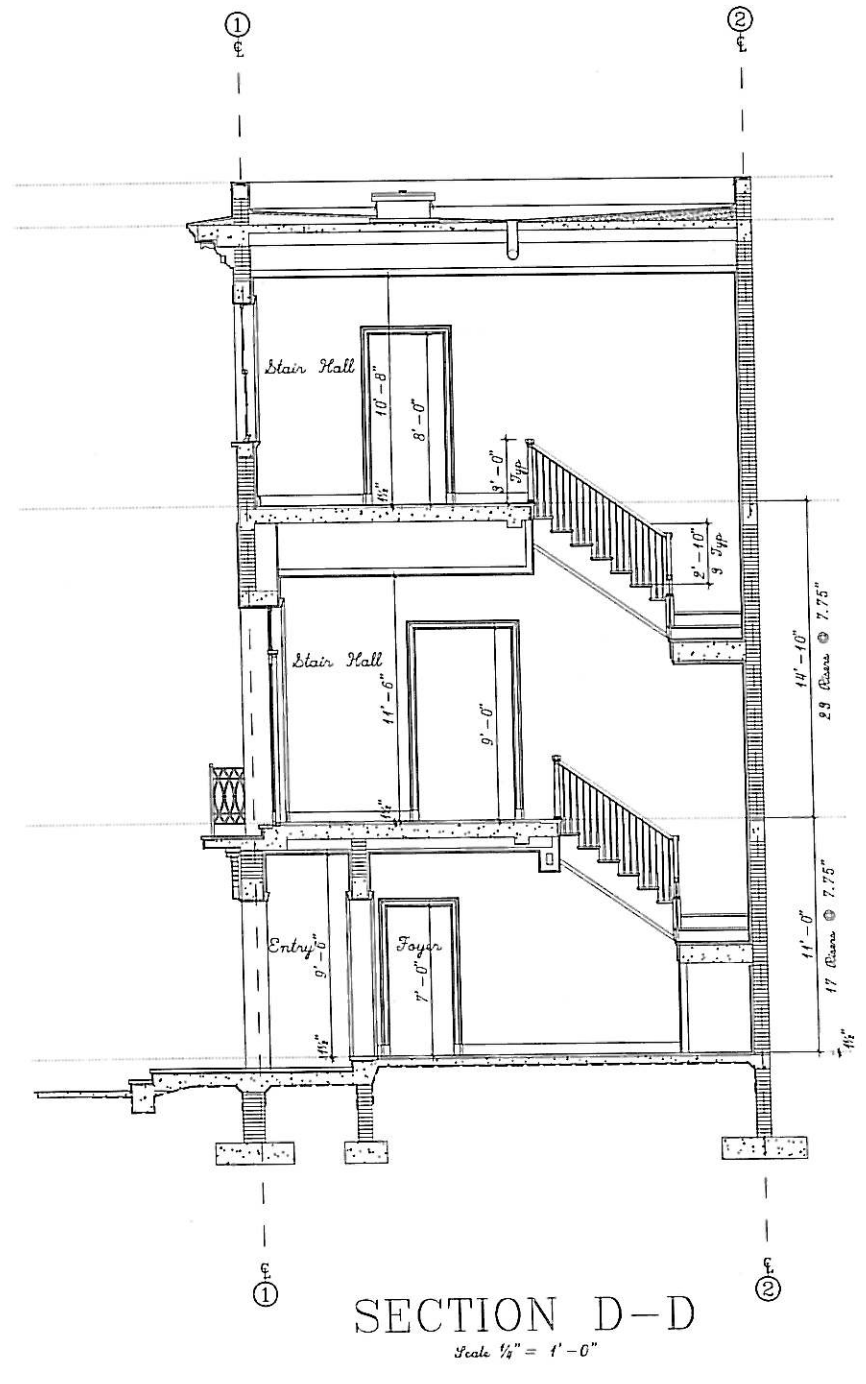
The above drawings, ideas, and designs are sole property of the architects. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specified project for which they have been prepared without the consent of the architects.



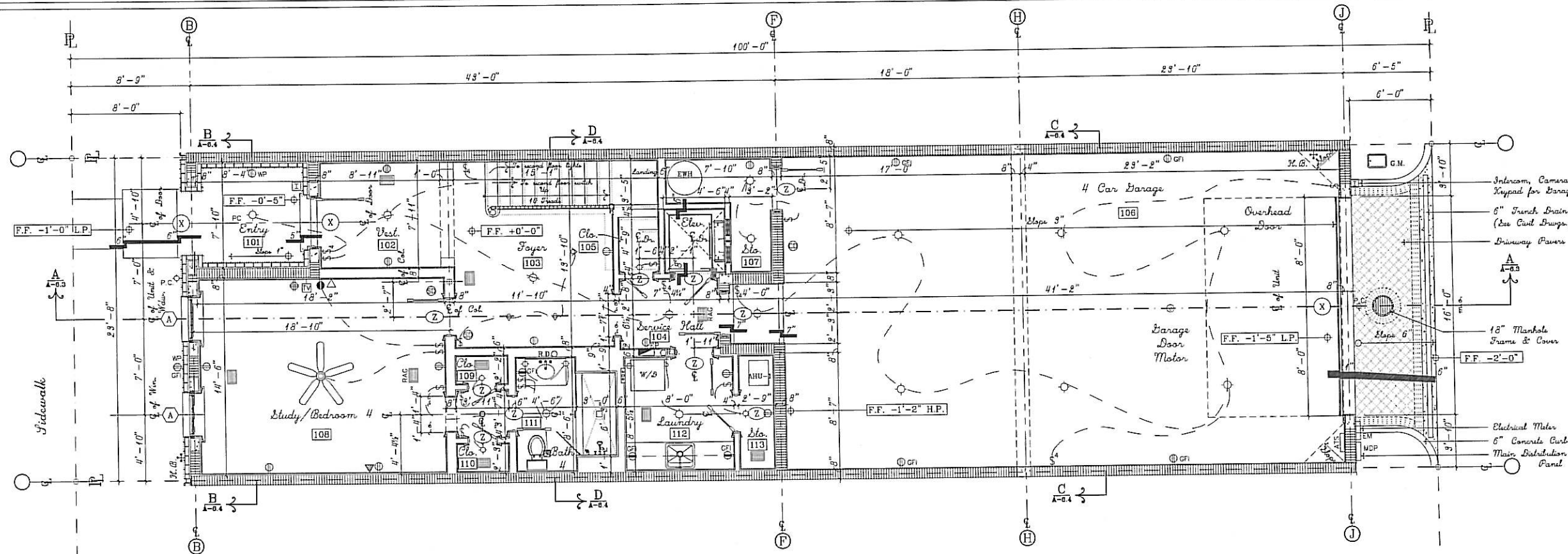
SECTION B-B
Scale 1/4" = 1'-0"



SECTION C-C
Scale 1/4" = 1'-0"

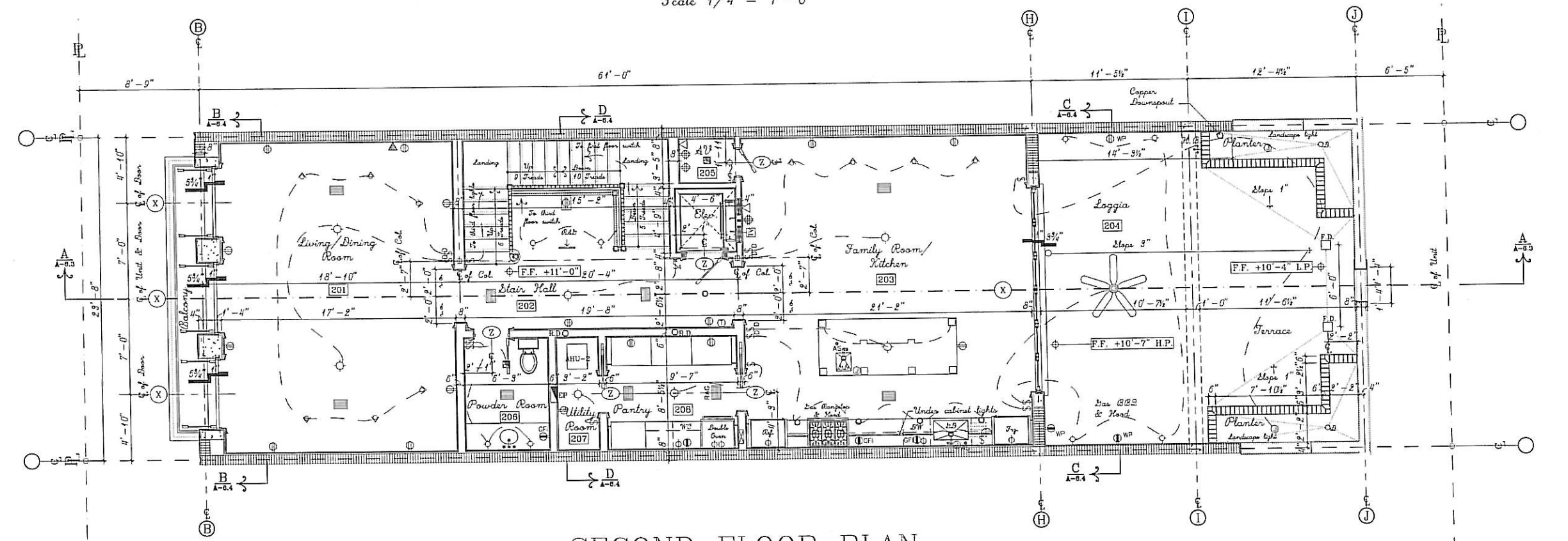


SECTION D-D
Scale 1/4" = 1'-0"



FIRST FLOOR PLAN

Unit 6
Scale 1/4" = 1'-0"



SECOND FLOOR PLAN

Unit 6
Scale 1/4" = 1'-0"

PROGRESS SET
08-17-15

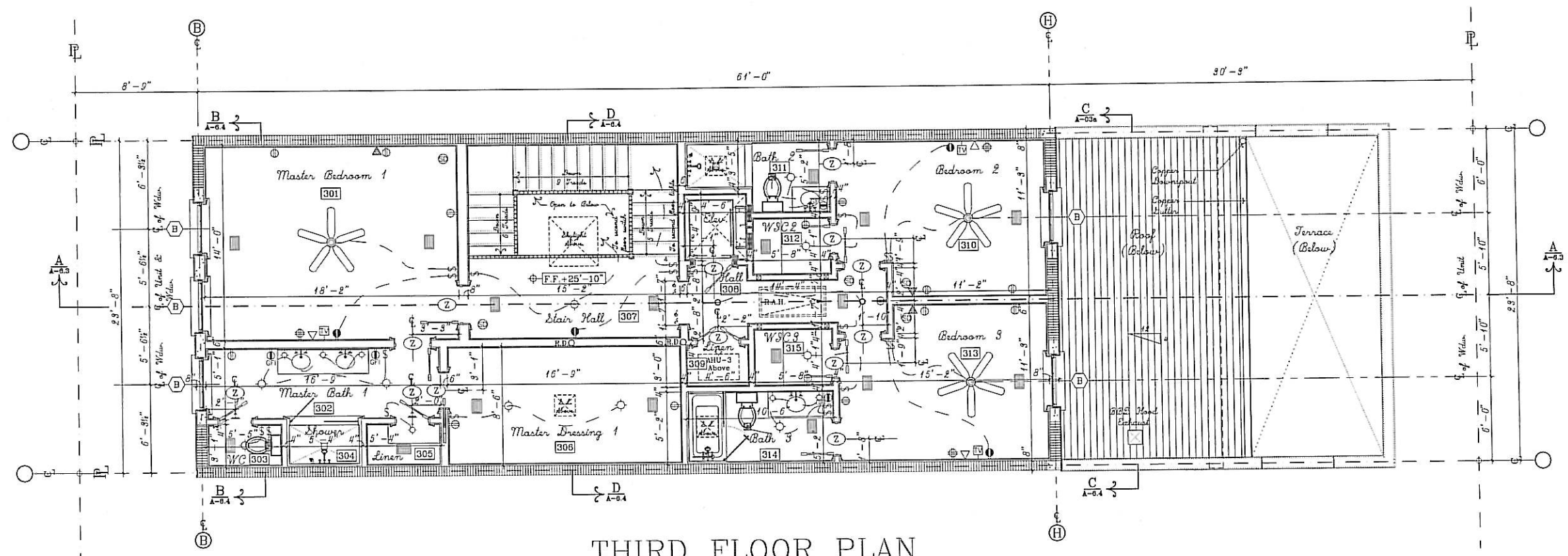
OWNER
Bentley Row LLC
744 Baltimore Way, SE
Atlanta, Georgia 30316
Tel: 404-525-1000

de la Guardia Victoria Architects & Urbanists, Inc.
224 Virginia Avenue, Coral Gables, FL 33134
Tel: 305-441-2222 Fax: 305-441-2224
BEATRICE ROW
744 BALTIMORE WAY, CORAL GABLES, FLORIDA

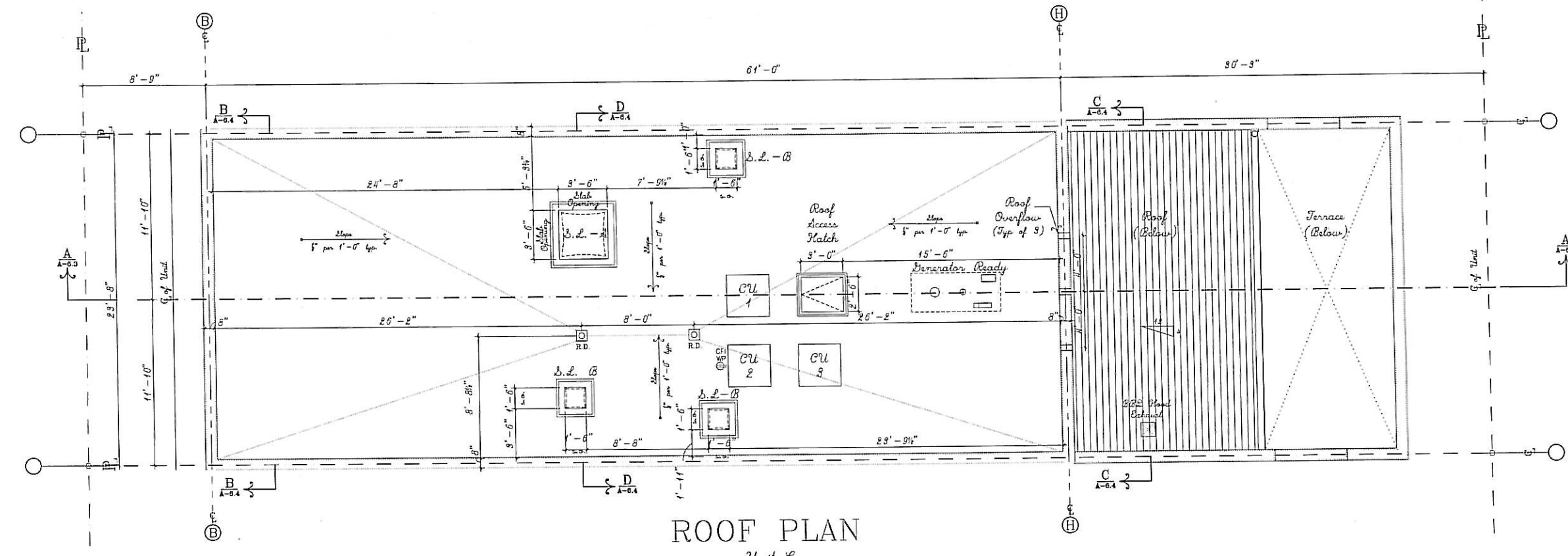
UNIT C
FIRST & SECOND
FLOOR PLANS
Scale 1/4" = 1'-0"

A-6.1

The above drawings, ideas, and designs are sole property of the architect. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specified project for which they have been prepared without the consent of the architect.



THIRD FLOOR PLAN
 Unit C
 Scale 1/4" = 1'-0"



ROOF PLAN
 Unit C
 Scale 1/4" = 1'-0"

PROGRESS SET
 0.8-1.7-1.5

OWNER
 Beehive Home LLC
 744 Biltmore Way, #2
 Coral Gables, FL 33134
 Tel: 305-765-1025

de la Guardia Victoria Architects & Urbanists, Inc.
 201 Valencia Avenue, Coral Gables, FL 33134
 Tel: 305-444-8200 Fax: 305-444-0447
BEATRICE ROW
 744 BILTMORE WAY, CORAL GABLES, FLORIDA

UNIT C
 THIRD FLOOR &
 ROOF PLAN
 Scale 1/4" = 1'-0"

A-6.2

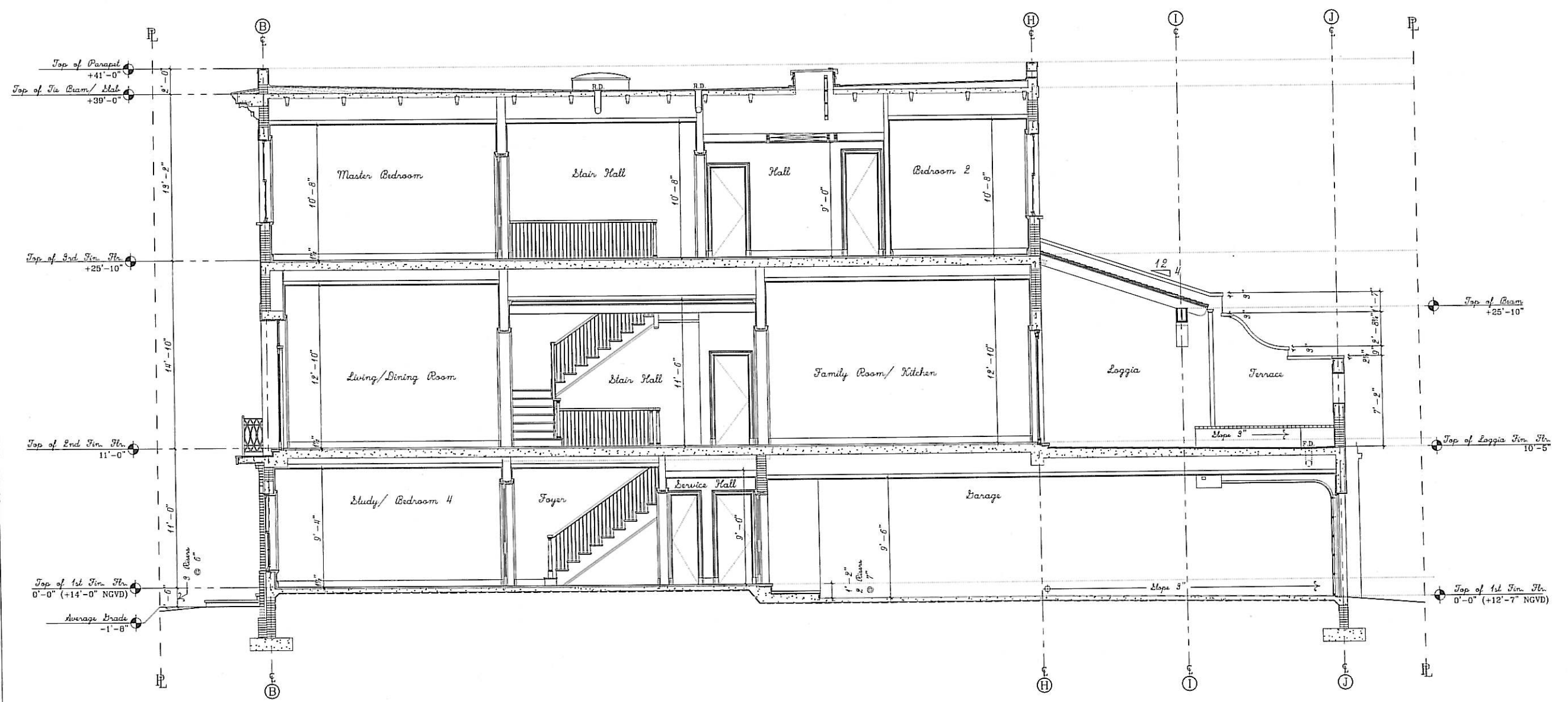
PROGRESS SET
0.8-1.7-1.5

OWNER
Beatrice Row LLC
744 Biltmore Way, Coral Gables, FL 33134
Tel: 305-441-1000

de la Guardia Victoria Architects & Urbanists, Inc.
251 Valencia Avenue, Coral Gables, FL 33134
Tel: 305-441-1000
BEATRICE ROW
744 BILTMORE WAY, CORAL GABLES, FLORIDA

TYPE C
LONGITUDINAL
SECTION
Scale 1/4" = 1'-0"

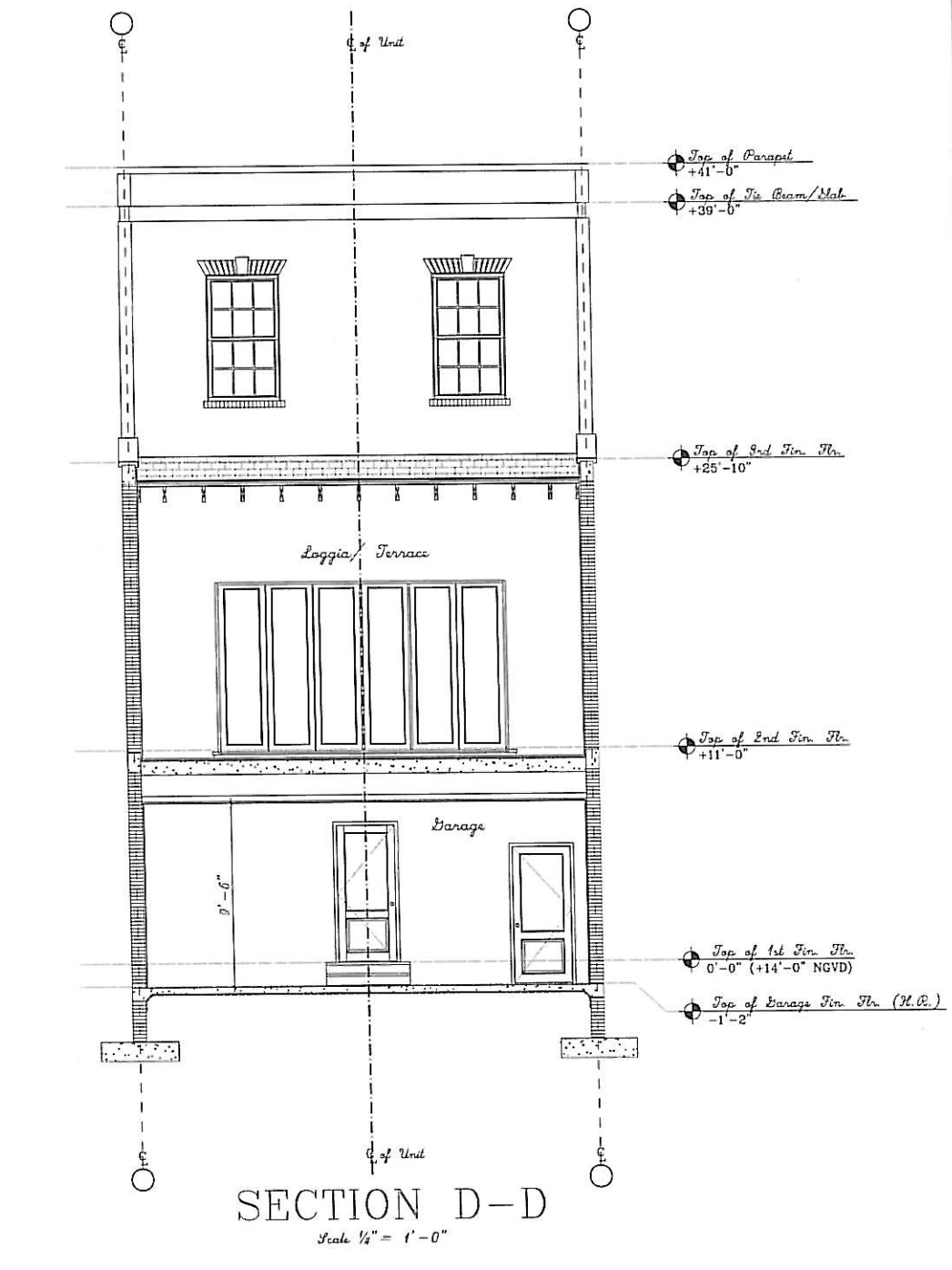
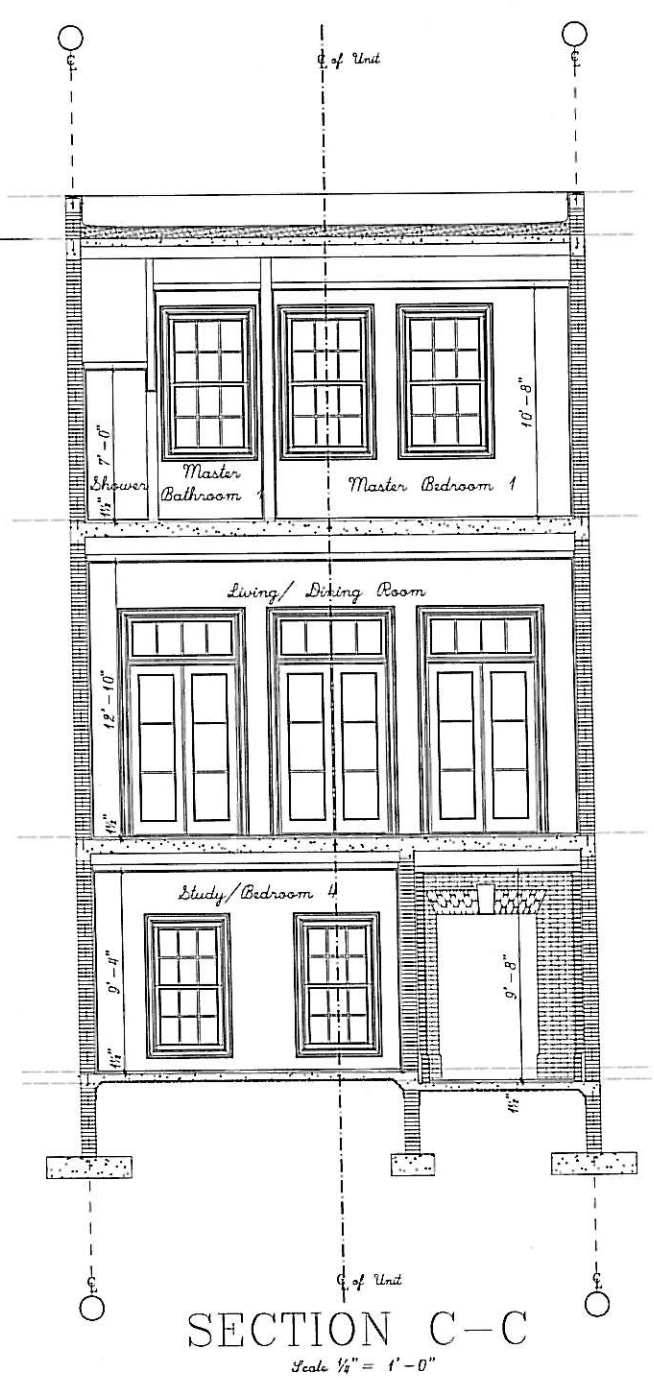
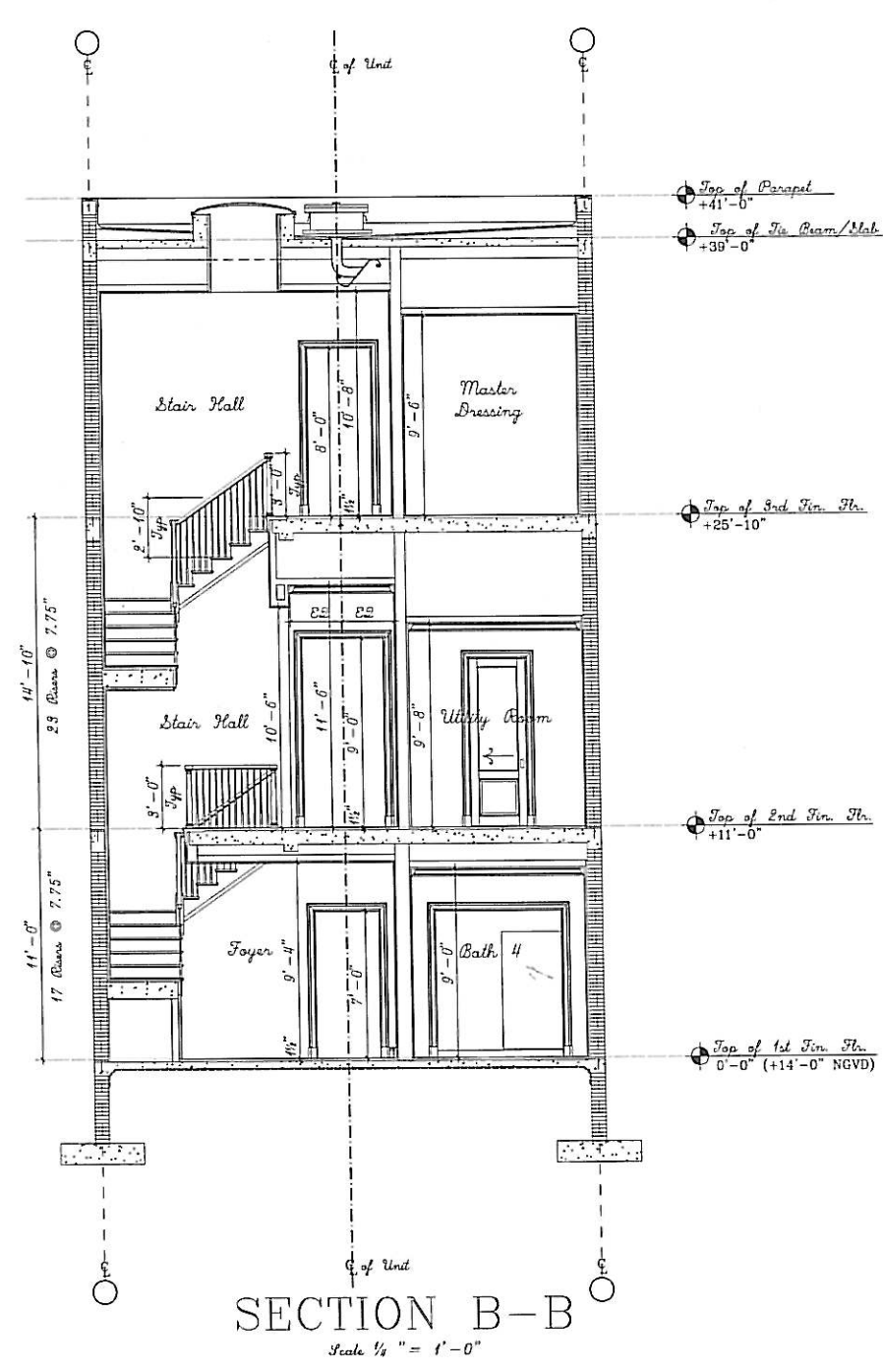
A-6.3



SECTION A-A

Unit C
Scale 1/4" = 1'-0"

The above drawings, ideas, and designs are sole property of the architects. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specified project for which they have been prepared without the consent of the architects.



The above drawings, ideas, and designs are sole property of the architects. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specified project for which they have been prepared without the consent of the architects.



AT&T Florida
9101 SW 24 St
Miami, FL 33165

T: 305-222-0941
F: 305-552-5935
Rj3704@att.com

May 15th, 2015

Zeke Guilford, Esq.
Guilford & Associates, P.A.
400 University Drive,
Miami, FL 33134

Re: Tentative Plat of " BEATRICE ROW"

Being replat of Lots 1, 2, 42 and 43 Block 10 of "Coral Gables Biltmore Section" according to the Plat thereof as recorded in Plat Book 20, at Page 28 of the Public Records of Miami-Dade County, Florida and situated in the Northwest ¼ of Section 17, Township 54 South, Range 41 East, lying and being in the City of Coral Gables, Miami-Dade County, Florida

On behalf of BellSouth Telecommunications, Inc d/b/a AT&T Florida, this letter shall serve as notice of "non objection" to the recording of the new referenced Tentative Plat above . The property address encompassed are 744 Biltmore Way, 45 Valencia and 2509 Anderson Road

Any additional easement requirements for service provisioning by this utility shall be dedicated by separate instrument upon ultimate development planning for the properties. If there are any questions please call Richard Johnson at 305-222-0941.

Richard Johnson,
Mgr OSP Planning/ & Engrg Design

attachment

cc: Steve Massie, AT&T FL



miamidade.gov

Water and Sewer
PO Box 330316 • 3071 SW 38 Avenue
Miami, Florida 33233-0316
T 305-665-7471

June 22, 2015

Zeke Guilford, Esq.
Guilford & Associates, P.A.
400 University Drive
Suite 201
Coral Gables, FL 33134

RE: LETTER OF CONSENT.

TENTATIVE PLAT OF " BEATRICE ROW "

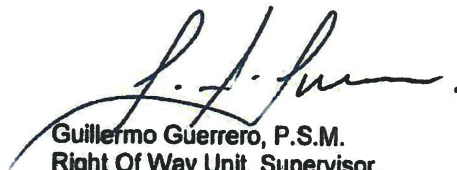
744 Biltmore Way, 745 Valencia Avenue and 2509 Anderson Road.

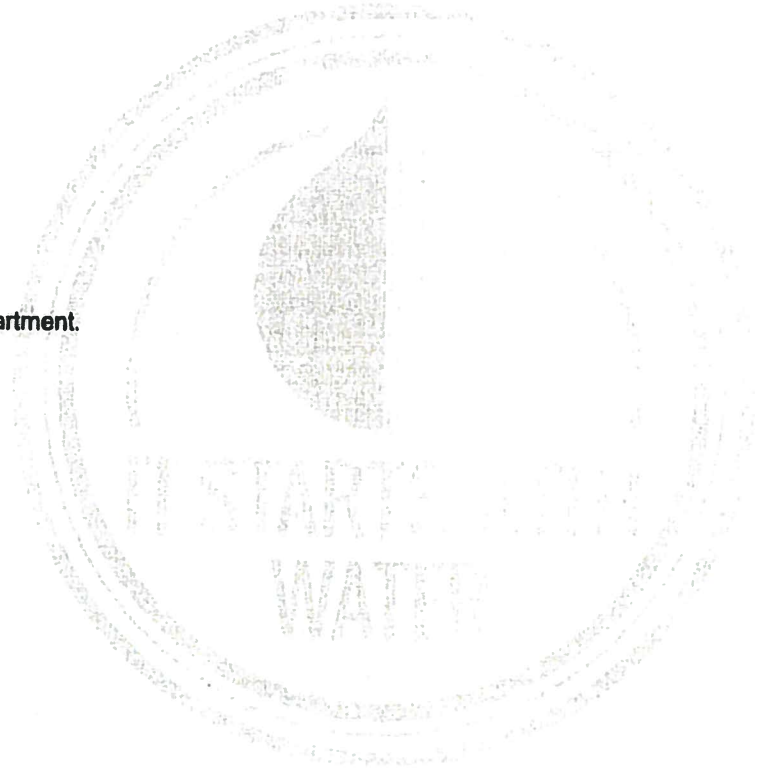
Section: 17-54-41.

The Miami-Dade Water and Sewer Department (WASD) does not own and/or operate any existing or proposed water/sewer facilities within the boundaries of the above referenced Plat. Therefore, as a utility agency, WASD has no objections to this subdivision.

Should you have any question regarding this matter, do not hesitate to contact me.

Very truly yours,


Guillermo Guerrero, P.S.M.
Right Of Way Unit, Supervisor.
Miami Dade County Water and Sewer Department.
786-268-5268.





March 26, 2015

Zeke Guilford, Esq.
Guilford & Associates, P.A.
400 University Drive Suite 201
Coral Gables, FL 33134

Reference: Beatrice Row Townhouses
Location: 744 Biltmore Way, 745 Valencia, 2509 Anderson Rd Miami, FL 33134

Dear Zeke Guilford

Please consider this letter as your notification that FPL has no objections to the re-plat of these lots. If needed, easements will be obtained at a later date.

As per our agreement with you, we would appreciate your making these satisfactory arrangements contingent on easement requirements as follows:

- () Easements necessary for electrical facilities are marked on the attached copy of the subject tentative plat and a duplicate was supplied to:
- () No easements are required at this time for electrical facilities.
- (X) Easements will be obtained by instrument in a later stage of development

If there are any questions or you need further information, please call (305) 377-6029 for assistance.

Sincerely,

Jason Sanchez
FPL Central Service Center
305.377.6029



Engineering – Design Department
2801 SW 145th Ave Miramar, FL 33027

Thursday, June 18, 2015

Zeke Guilford, Esq.
Guilford & Associates, P.A.
400 University, Suite 201
Coral Gables, FL 33134

**RE: Beatrice Row Townhouses (03-4117-008-1570, 03-4117-008-1580, and
03-4117-008-1870)
Request for Review of Tentative Plat
Miami Dade County
Comcast ID # CWSI-M14-2965**

Attention Guilford,

Please be advised, in reference to the proposed replat: **Beatrice Row Townhouses (03-4117-008-1570, 03-4117-008-1580, and 03-4117-008-1870)**...Comcast has existing aerial facilities located within the limits of this project.

Comcast has *no objection and approves* to the proposed replat, as outlined in the above referenced project. Should it become necessary, Comcast will coordinate with the developer /owners for a separate easement instrument for the provision of Comcast services to the property / properties.

Should you have any further questions, please feel free to call me.



Chris Henning
South Florida Utility Coordinator
Authorized Contractor for Comcast
954-239-8386 (Office)
www.Cable-Wiring.com

cc: Leonard Maxwell-Newbold
cc: Ric Davidson
cc: Jose Martinez



Florida City Gas™

An AGL Resources Company

955 East 25th Street
Hialeah, FL 33013

305 691 8710 phone
www.floridacitygas.com

June 26, 2015

Zeke Guilford, Esq.
Guilford & Associates, P.A.
400 University Drive
Suite 201
Coral Gables, FL, 33134

Re: Beatrice Row Townhomes Replat at 744 Biltmore Way, 2509 Anderson Road and 745 Valencia Ave, Coral Gables, FL. (Folio No's.: 03-4117-008-1870, 034-4117008-1580 and 03-4117-008-1570)

Dear Mr. Guilford:

Florida City Gas (FCG) has received your request to replat the subject property as per your request dated 06/16/2015.

FCG has no objection to the replat of the aforementioned property.

Please be advised that FCG maintains facilities within the 20' alley located adjacent to the subject property and you are required to contact Sunshine State One Call of Florida, Inc. at 811, at least two (2) full business days prior to commencing any excavation in the area.

If you need additional information, please do not hesitate to contact me.

Regards,

Roland Ruiz, E.I.
Associate Engineer
786-457-0937
ruiz@aglresources.com

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. R-2004-15

A RESOLUTION OF THE CORAL GABLES CITY COMMISSION REDUCING THE FILING FEE PAID BY THE APPLICANT, NAMELY MR. ROGER SOMAN, IN CONNECTION WITH HIS ELEVEN APPEALS FILED WITH THE CITY CLERK IN DECEMBER FROM DECISIONS WHICH WERE RENDERED BY THE HISTORIC PRESERVATION BOARD DENYING THE LOCAL HISTORIC DESIGNATION OF EACH OF THE PROPERTIES ON THE 700 BLOCK OF VALENCIA (701 VALENCIA AVENUE; 711 VALENCIA AVENUE; 717 VALENCIA AVENUE; 718 VALENCIA AVENUE; 726 VALENCIA AVENUE; 729 VALENCIA AVENUE; 737 VALENCIA AVENUE; 740 VALENCIA AVENUE; 741 VALENCIA AVENUE; 745 VALENCIA AVENUE AND 760 VALENCIA AVENUE), CONSISTENT WITH THE INTERPRETATION OF SECTION 31-4.11 OF THE ZONING CODE, THUS REDUCING THE AMOUNT OF SAID FILING FEE RETAINED BY THE CITY OF CORAL GABLES, OFFICE OF THE CITY CLERK FROM \$2,400 TO \$200.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

1. That Mr. Roger Soman be granted a reduction in filing fee from \$2,400.00 to \$200.00.
2. That this resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TENTH DAY OF FEBRUARY, A.D., 2004.

(Moved: Cabrera/Seconded: Withers)
(Yeas: Anderson, Cabrera, Withers)
(Abstained: Kerdyk)
(Agenda Item E-1)

DONALD D. SLESNICK II
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

WALTER J. FOEMAN
CITY CLERK

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. R-2004-25

A RESOLUTION OF THE CORAL GABLES CITY COMMISSION, AFFIRMING THE DECISION OF THE HISTORIC PRESERVATION BOARD THEREBY DENYING THE APPEAL BY ROGER D. SOMAN, OF CASE FILE LHD 2003-30, ISSUED ON DECEMBER 18, 2003, AND UPHOLDING THE DECISION OF THE HISTORIC PRESERVATION BOARD NOT TO DESIGNATE AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 745 VALENCIA AVENUE, LEGALLY DESCRIBED AS LOTS 42 LESS N 4 ½ FEET, BLOCK 10, CORAL GABLES BILTMORE SECTION

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

WHEREAS, on November 20, 2003, the Historic Preservation Board directed staff to bring to the board at the next regular meeting a designation report on 745 Valencia Avenue; and

WHEREAS, a public hearing of Board was duly advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and upon due and proper consideration having been given to the matter it was the opinion of the board not to designate as a local historic landmark the subject property; and

WHEREAS, the decision of the Board was appealed to the City Commission, and a public hearing of the Coral Gables City Commission, Florida was duly advertised and held, upon notice, as required by the Zoning Code; and

WHEREAS, after reviewing the record and decision of Historic Preservation Board and after having given an opportunity for interested parties to be heard, it is the opinion of this City Commission that the grounds and reasons specified in the appeal were insufficient to merit a reversal of the ruling made by the Historic Preservation Board, and that the appeal should be denied and the decision of the Board should be sustained; and

WHEREAS, a motion to deny the appeal and uphold the decision of the Board was offered by Commissioner Anderson, Seconded by Commissioner Cabrera, and upon a vote of the city commission approving the motion;

NOW THEREFORE BE IT RESOLVED by the City Commission, Coral Gables, Florida, that the appeal be and the same is hereby denied and the decision of the Board of Adjustment is upheld;

PASSED AND ADOPTED THIS TENTH DAY OF FEBRUARY, A.D., 2004.

(Moved: Anderson/Seconded: Cabrera)
(Yeas: Cabrera, Withers, Anderson, Slesnick)
(Abstained: Kerdyk)
(Agenda Item E-10)



The City of Coral Gables

Historical Resources Department

April 22, 2015

Longo Guavonia, LLC
744 Biltmore Way, #2
Coral Gables, FL 33134

Re: 2509 Anderson Road, legally described as Lot 2 and Lot 43 and N 4 1/2 FT of Lot 42,
Block 10 of Coral Gables Biltmore Section, PB 20-28

Dear Sirs:

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 six (6) 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:

2509 Anderson Road, legally described as Lot 2 and Lot 43 and N 4 1/2 FT of Lot 42, Block 10 of Coral Gables Biltmore Section, PB 20-28, 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 for a demolition permit.

This letter is a reissue of the previous letter dated March 31, 2004. 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 six (6) 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 six-month period. Upon expiration of the six-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 for D. Spain". The signature is written in a cursive, flowing style.

Dona M. Spain
Historic Preservation Officer

cc: Maria Longo, 744 Biltmore Way, #2, Coral Gables, FL 33134
MG Developer Miami, LLC, 8200 NW 27th Street, Ste. 114, Doral, FL 33122
Craig Leen, City Attorney
Miriam S. Ramos, Deputy City Attorney
Jane Tompkins, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
William Miner, Building Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File



The City of Coral Gables

Historical Resources Department

April 22, 2015

Longo Guavonia, LLC
c/o Maria Longo
744 Biltmore Way #2
Coral Gables, FL 33134

Re: 745 Valencia Avenue, legally described as Lot 32 Less N 4 ½ FT, Block 10, Coral Gables Biltmore Section, according to the Plat thereof as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida

Dear Ms. Longo:

Please see attached Resolution No. R-2004-25 passed and adopted on February 10, 2004 concerning this property. Therefore, the following determination is made:

If an application is made for the demolition of the building at 745 Valencia Avenue, legally described as Lot 32 Less N 4 ½ FT, Block 10, Coral Gables Biltmore Section, according to the Plat thereof as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida, the Historical Resources staff will not require review by the Historic Preservation Board.

Any change from the foregoing may be made upon a demonstration of a change in the material facts or circumstances upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Rare Facts for Spain

Dona M. Spain
Historic Preservation Officer

Enc.

cc: Craig Leen, City Attorney
Miriam S. Ramos, Deputy City Attorney
Jane Tompkins, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
William Miner, Building Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name F.W. ZEKE GUILFORD
LOBBYIST

Print Your Business Name Guilford & Associates, P.A.

Business Telephone Number 305-446-8411

Business Address 400 University Dr. Suite 201 Coral Gables, Fla.
ADDRESS CITY, STATE ZIP CODE 33134

Corporation, Partnership, or Trust Represented:

Principal Name: _____

Principal Address: _____ Telephone Number: _____

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

Replat of property at 744 Biltmore Way, 745 Valencia Avenue and
2509 Anderson Road to allow the construction of 9 townhouses.

I F.W. ZEKE GUILFORD hereby swear or affirm under penalty of per-
Print Name of Lobbyist
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11, governing Lobbying.

F.W. Zeke Guilford
Signature of Lobbyist


10-20-2015
Date

STATE OF FLORIDA)
)
COUNTY OF ~~DADE~~ MIAMI DADE

BEFORE ME personally appeared F.W. ZEKE GUILFORD 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 20th day of October 2015

Personally Known
 Produced ID

Lidia Gonzalez
Notary Public
State of Florida


For Office Use Only	
Data Entry Date: _____, 20____.	Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name F.W. ZEKE GUILFORD
LOBBYIST

Print Your Business Name Guilford & Associates, P.A.

Business Telephone Number 305-446-8411

Business Address 400 University Dr. Suite 201 Coral Gables, Fla.
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: _____

Principal Address: _____ Telephone Number: _____

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

Replat of property at 744 Biltmore Way, 745 Valencia Avenue and
2509 Anderson Road to allow the construction of 9 townhouses.

I F.W. ZEKE GUILFORD hereby swear or affirm under penalty of per-
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11, governing Lobbying.

[Signature]
Signature of Lobbyist

10-20-2015
Date

STATE OF FLORIDA)
)
COUNTY OF ~~DADE~~ MIAMI DADE

BEFORE ME personally appeared F.W. ZEKE GUILFORD 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 20th day of October 2015

Personally Known
 Produced ID

[Signature]
Notary Public
State of Florida
LIDIA GONZALEZ
MY COMMISSION # FF 100466
EXPIRES: May 1, 2018
Bonded Thru Budget Notary Services

For Office Use Only

Data Entry Date: _____, 20____. Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.