



# City of Coral Gables Planning and Zoning Staff Report

Applicant: Longo Guavonia, LLC  
 Application: Subdivision Review for a Tentative Plat  
 Property: Beatrice Row (2509 Anderson Road, 744 Biltmore Way and 745 Valencia Avenue)  
 Public Hearing: Planning and Zoning Board  
**Date & Time: January 13, 2016; 6:00 – 9:00 p.m.**  
 Location: City Commission Chambers, City Hall,  
 405 Biltmore Way, Coral Gables, Florida 33134

## 1. APPLICATION REQUEST

Request is for tentative plat review for the property located at 2509 Anderson Road, 744 Biltmore Way and 745 Valencia Avenue, as follows:

*Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled “Beatrice Row” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision”, being a re-plat of an approximately 0.54 acre property into nine (9) platted lots for nine (9) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 1, 2, 42 and 43, Block 10, Biltmore Section (2509 Anderson Road, 744 Biltmore Way and 745 Valencia Avenue), Coral Gables, Florida; providing for an effective date.*

The proposed tentative plat requires public hearing review by the Planning and Zoning Board, prior to the preparation of the Final Plat which requires City Commission review at one (1) public hearing (Resolution format).

## 2. APPLICATION SUMMARY

Longo Guavonia, LLC (hereinafter referred to as “Applicant”), has submitted an application for Subdivision Review for a Tentative Plat (hereinafter referred to as the “Application”) for City of Coral Gables review and public hearing consideration. The application package submitted by the Applicant is provided as Attachment A.

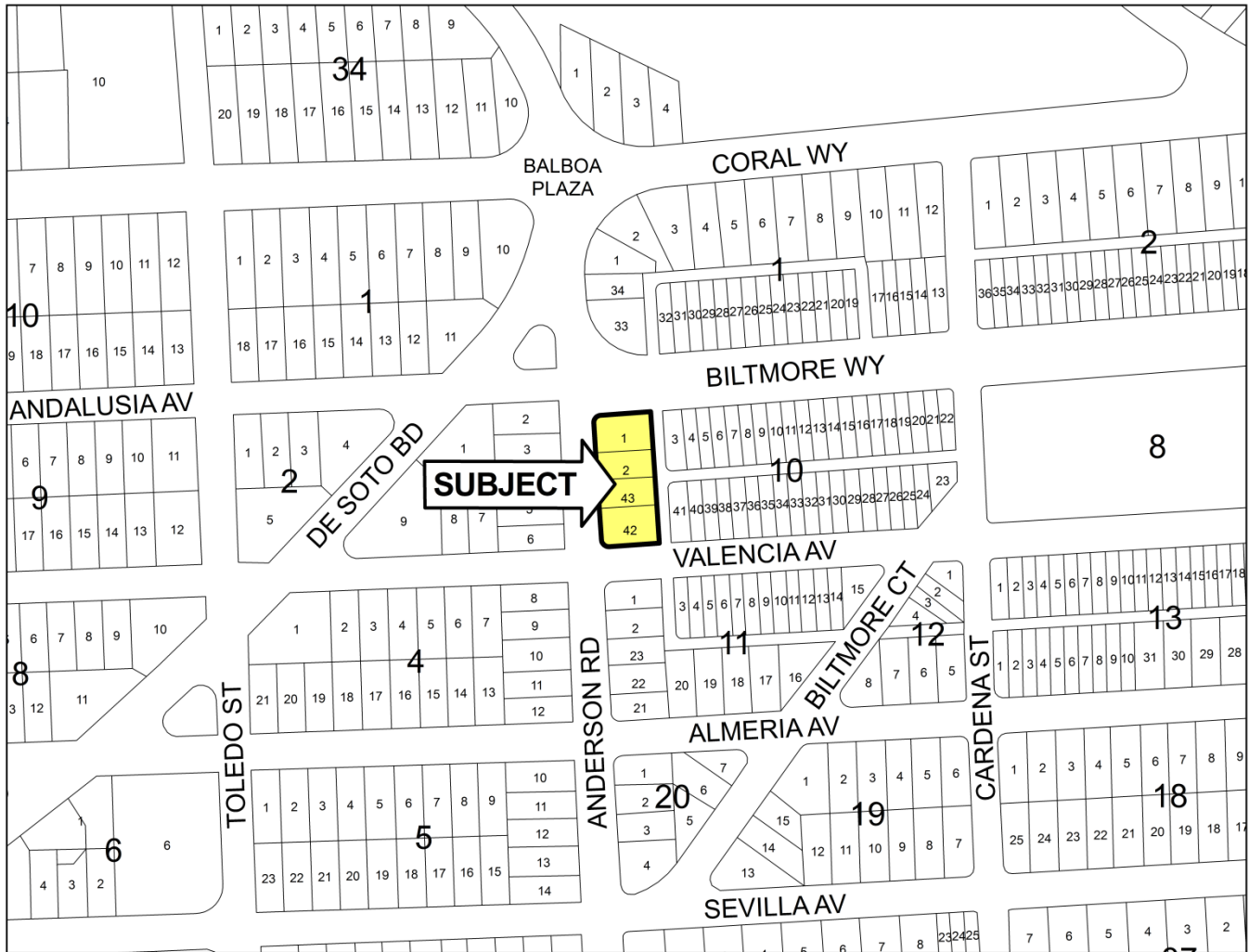
The request is to re-plat an existing 235’ x 100’ property consisting of four (4) platted lots into nine (9) platted lots that are of equal width of the townhouses proposed to be constructed on the site. The purpose of the replat would be to allow the developer to sell the townhouses as fee simple rather than requiring the formation of a condominium for the townhouses. The orientation of the platted lots would remain facing towards Anderson Road.

Proposed plans for the nine (9) townhouses are not required to be submitted for review with the replat application. The Applicant has, for reference purposes only, included plans for the townhouses within

the application package. The property currently contains three (3) two-story multi-family structures that would be demolished to allow for the construction of the townhouses.

The property is located on the east side of Anderson Road encompassing the end of the block lying between Biltmore Way and Valencia Avenue and is legally described as Lots 1, 2, 42 and 43, Block 10, Biltmore Section (2509 Anderson Road, 744 Biltmore Way and 745 Valencia Avenue), Coral Gables, Florida, as shown in the following location map:

**Location Map**



**Site Data and Surrounding Uses**

The following tables provide the subject property’s designations and surrounding land uses:

**Existing Property Designations**

Future Land Use Map designation	Residential Multi-Family Low-Density
Zoning Map designation	Multi-Family Special Area District (MFSA)

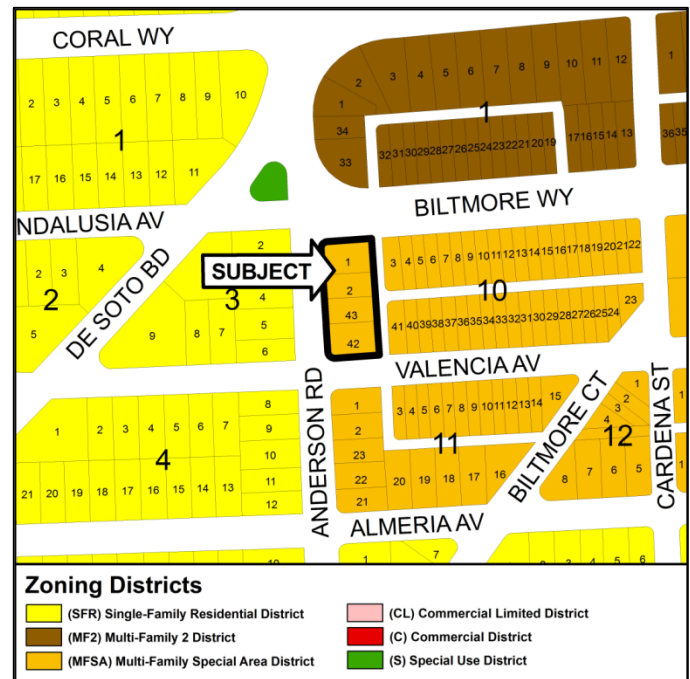
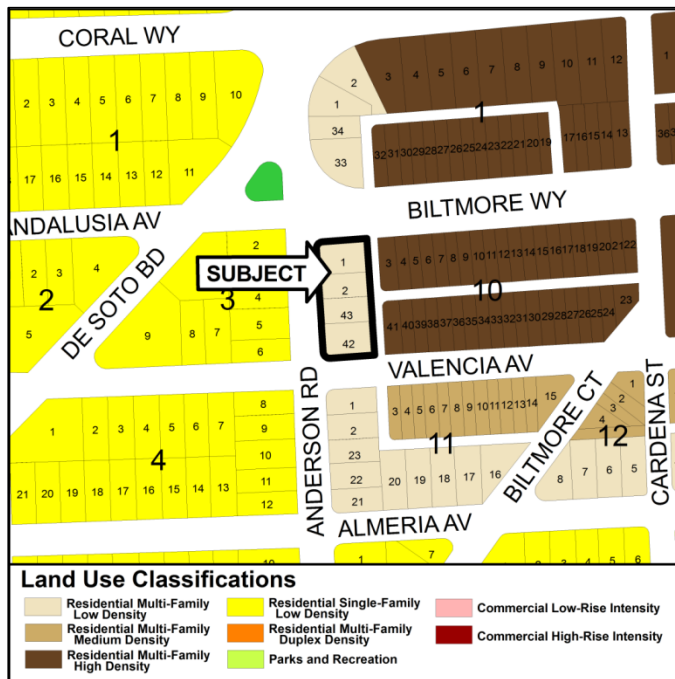
**Surrounding Land Uses**

Location	Existing Land Uses	FLUM Designations	Zoning Designations
North	4-story multi-family residential building	Residential Multi-Family Low-Density	Multi-Family 2 District (MF2)
South	2-story multi-family residential building	Residential Multi-Family Low-Density	Multi-Family Special Area District (MFSA)
East	2-story multi-family residential buildings	Residential Multi-Family High-Density	Multi-Family Special Area District (MFSA)
West	1-story single-family residences	Residential Single-Family Low-Density	Single-Family Residential District (SFR)

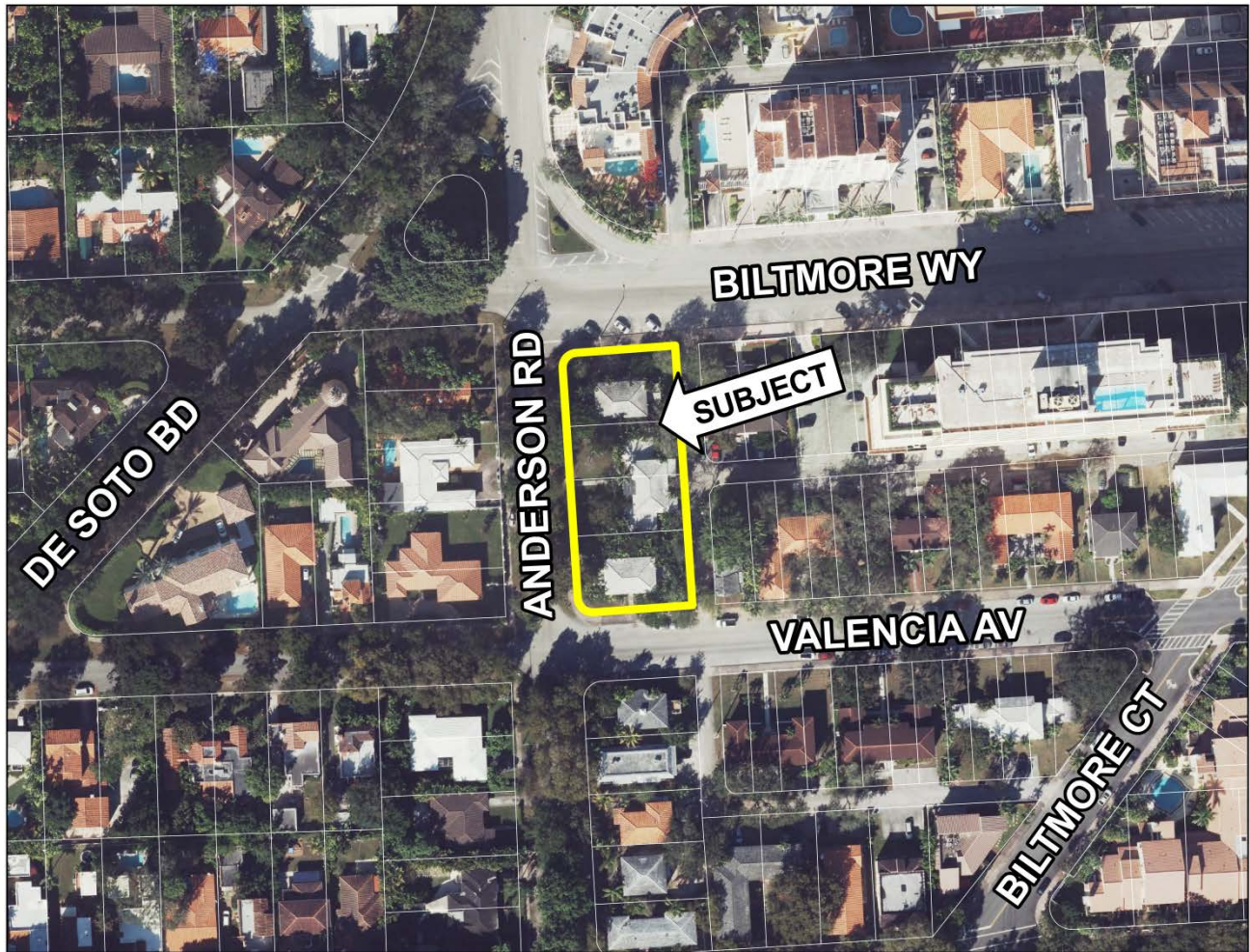
Properties surrounding the subject property have land use and zoning designations as illustrated on the following maps:

**Existing Future Land Use Map**

**Existing Zoning Map**



**Aerial**



**City Review Timeline**

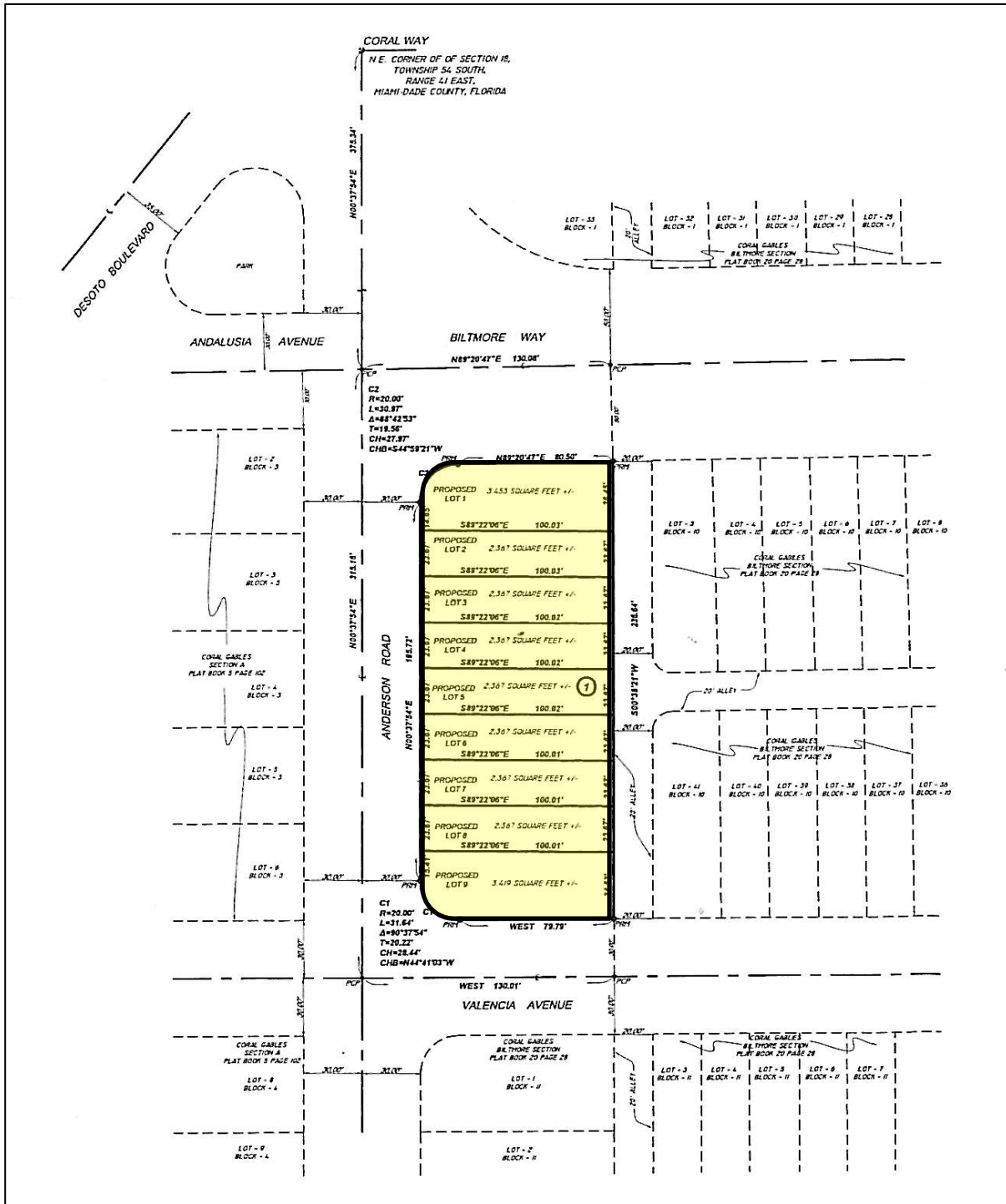
The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	05.29.15
Board of Architects	N/A
Historic Preservation Board	N/A
Planning and Zoning Board	01.13.16
City Commission (Resolution)	TBD

Existing Plat



Proposed Tentative Plat



Elevations of Proposed Townhouses



### **3. FINDINGS OF FACT**

This section of the report presents City Staff's evaluation of the Application and Findings of Fact. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies, compliance with the Zoning Code and compliance with other applicable portions of the City Code.

#### **Findings of Fact - Tentative Plat Review**

The procedure for reviewing and recommending a tentative plat is contained in Sections 3-901 through 3-904 of the Zoning Code. The Planning and Zoning Board provides a recommendation on tentative plats to the City Commission. The final plat is prepared from the tentative plat, with a final review and approval in resolution form by the City Commission. Administrative review and approval of the final plat is required by the Miami-Dade County Subdivision Department prior to the City Commission hearing. The tentative plat is provided in the submitted Application (see Attachment A).

#### *Proposed Zoning Plan*

The tentative plat entitled "Beatrice Row" proposes re-platting the four (4) platted lots into nine (9) platted lots that are of equal width of the townhouses proposed to be constructed on the site. The property's zoning designation would not change as a result of this re-plat and all platted lots would remain zoned as Multi-Family Special Area District (MFSAD). The townhomes proposed to be constructed on the property would be required to meet all requirements and provisions specified in the Zoning.

#### *Other Reviews*

As required by Code, comments were solicited from affected utility companies regarding the tentative plat. No objections were received from Florida Power and Light Company, Miami-Dade Water and Sewer Department, AT&T, Florida City Gas or Comcast concerning this re-plat. Copies of each of the utility companies' review letters are included in the application package provided as Attachment A.

#### *City Staff Review*

This tentative plat was submitted for review to the Development Review Committee (DRC) and distributed to City Departments as required in Zoning Code Section 3-902. The Zoning Code requires review and comments be provided by the Public Works Department with Staff's report and recommendation. In a memorandum dated 12.28.15 the Public Works Department stated the Department does not object to the proposed tentative plat and provides comments stating required letters have been received from utility companies and that review is required by the Public Works Department and Miami-Dade County prior to final plat consideration by the City Commission (see Attachment B).



### Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	<b>Goal FLU-1.</b> Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	<b>Objective FLU-1.2.</b> Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
3.	<b>Policy FLU-1.3.2.</b> All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
4.	<b>Objective FLU-1.11.</b> Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
5.	<b>Policy FLU-1.11.1.</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6.	<b>Objective FLU-1.13.</b> The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.	Complies
7.	<b>Objective FLU-1.14.</b> The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
8.	<b>Goal FLU-3.</b> The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
9.	<b>Objective FLU-3.1.</b> The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies
10.	<b>Objective DES-1.1.</b> Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding	Complies

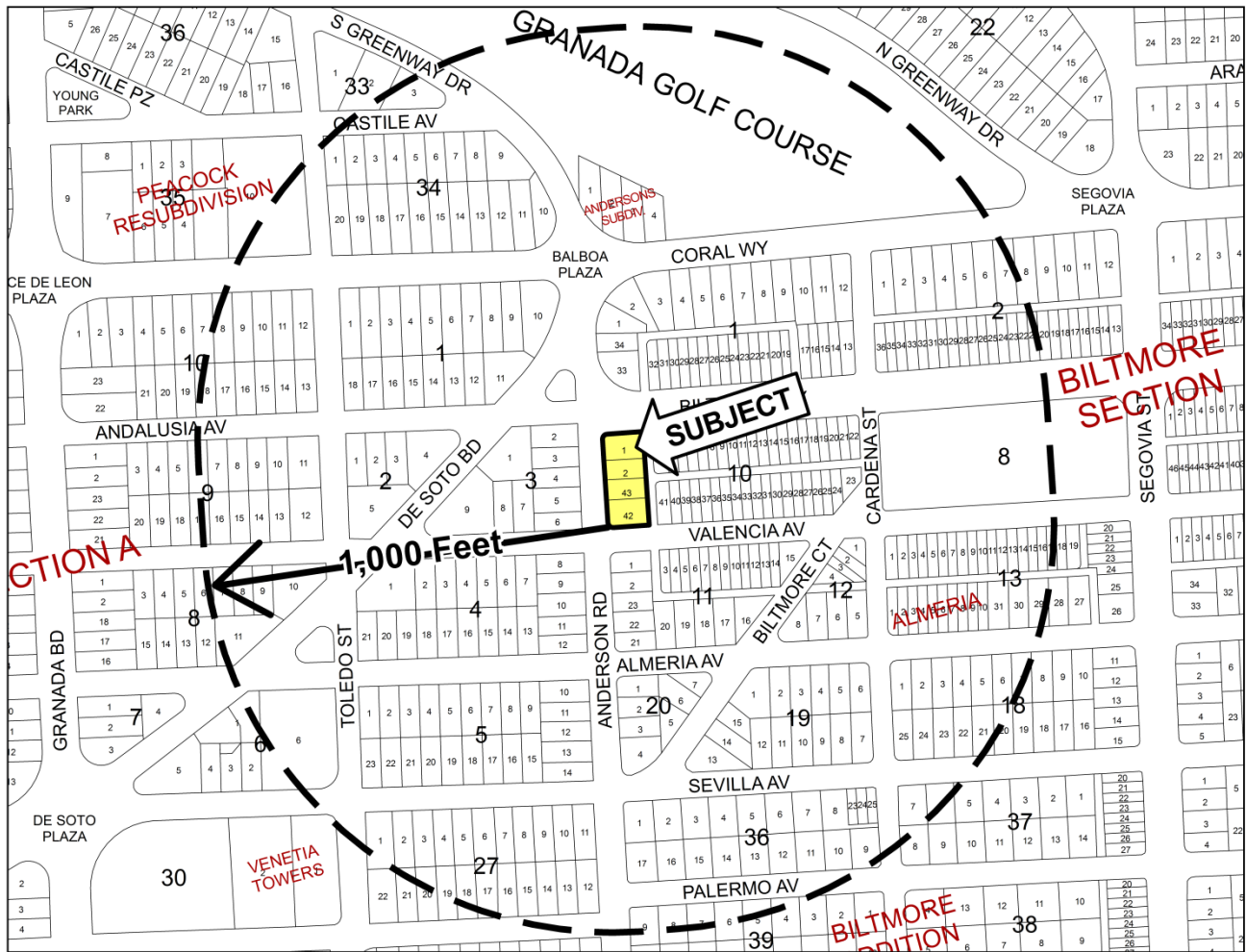
Ref. No.	CP Goal, Objective and Policy	Staff Review
	development, public spaces and open spaces.	
11.	<b>Policy DES-1.1.1.</b> Promote and support George Merrick’s vision consistent with the established historic and cultural fabric of the City.	Complies
12.	<b>Policy DES-1.1.5.</b> Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
13.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
14.	<b>Policy DES-1.1.7.</b> Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.	Complies

*Staff Comments:* The above evaluation indicates that this Application is “consistent” with the CP’s goals, objectives and policies.

#### 4. PUBLIC NOTIFICATION

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the subject property. The notice lists the type of applications filed, proposed public hearing dates/time and location where the application files can be reviewed. The notice also provides for an opportunity to submit comments on pending applications. There were 1,016 notices mailed to surrounding property owners. A Copy of the legal advertisement and courtesy notice are provided as Attachments C and D. A map of the notice radius is as follows:

**Courtesy Notification Radius Map**



The following has been completed to solicit input and provide notice of the Application:

**Public Notice**

Type	Date
Public information meeting	09.09.15
Courtesy notification - 1,000 feet of the property	12.31.15
Posting of property	12.31.15
Legal advertisement	12.31.15
Posted agenda on City web page/City Hall	12.31.15
Posted Staff report on City web page	01.08.16

## 5. STAFF RECOMMENDATION

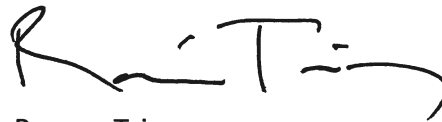
The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval**.

## 6. ATTACHMENTS

- A. Applicant's submittal package.
- B. 12.28.15 Public Works Department memorandum.
- C. 12.31.15 Legal advertisement published.
- D. 12.31.15 Courtesy notice mailed to all property owners within 1,000 feet.

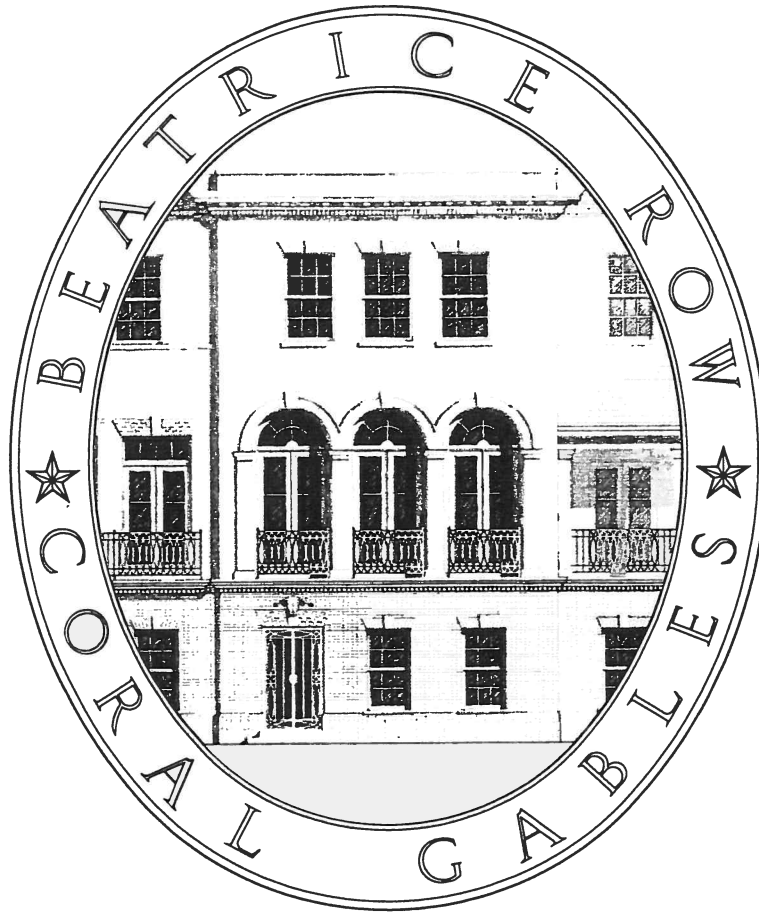
Please visit the City website at [www.coralgables.com](http://www.coralgables.com) to view all application materials. The complete application also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias  
Director of Planning and Zoning  
City of Coral Gables, Florida

JANUARY 13, 2016



★ BEATRICE ROW ★

*9 Townhouses*

de la Guardia Victoria Architects & Urbanists, Inc.

224 Valencia Avenue, Coral Gables, Florida 33134 tel 305-444-6363  
AA2600737

Applicant:

Maricris Longo

744 Biltmore Way #2, Coral Gables, Fl. 33134  
tel. 305-798-0156



# 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:

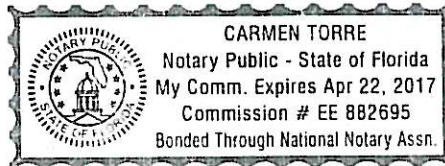
Address: 744 Biltmore Way, ste 2, Coral Gables, FL 33134

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

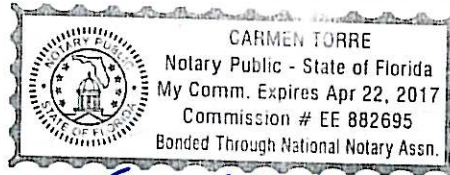
Contract Purchaser(s) Signature: X	Contract Purchaser(s) Print Name: Jenny Ducret for Beatrice Row Project <i>(sign name)</i>
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

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 \_\_\_\_\_

*Guilford & Associates, P.A.*  
*Attorneys at Law*

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

September 9, 2015

400 UNIVERSITY DRIVE  
SUITE 201  
CORAL GABLES, FLORIDA 33134  
TEL (305) 446-8411  
FAX (305) 445-0563

Mr. Ramon Trias  
Planning and Zoning Director  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, FL 33134

Re: Tentative Plat / Beatrice Row

Dear Mr. Trias:

This firm represents Longo Guavonia, 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.

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.

  
F.W. Zeke Guilford, Esq.

# Owner's Representatives

Owner's Representative:

Venny Torre  
208 Andalusia Avenue  
Coral Gables, FL 33134  
Telephone No: 305-442-9494  
Email: [venny@torrecompanies.com](mailto:venny@torrecompanies.com)

Architect:

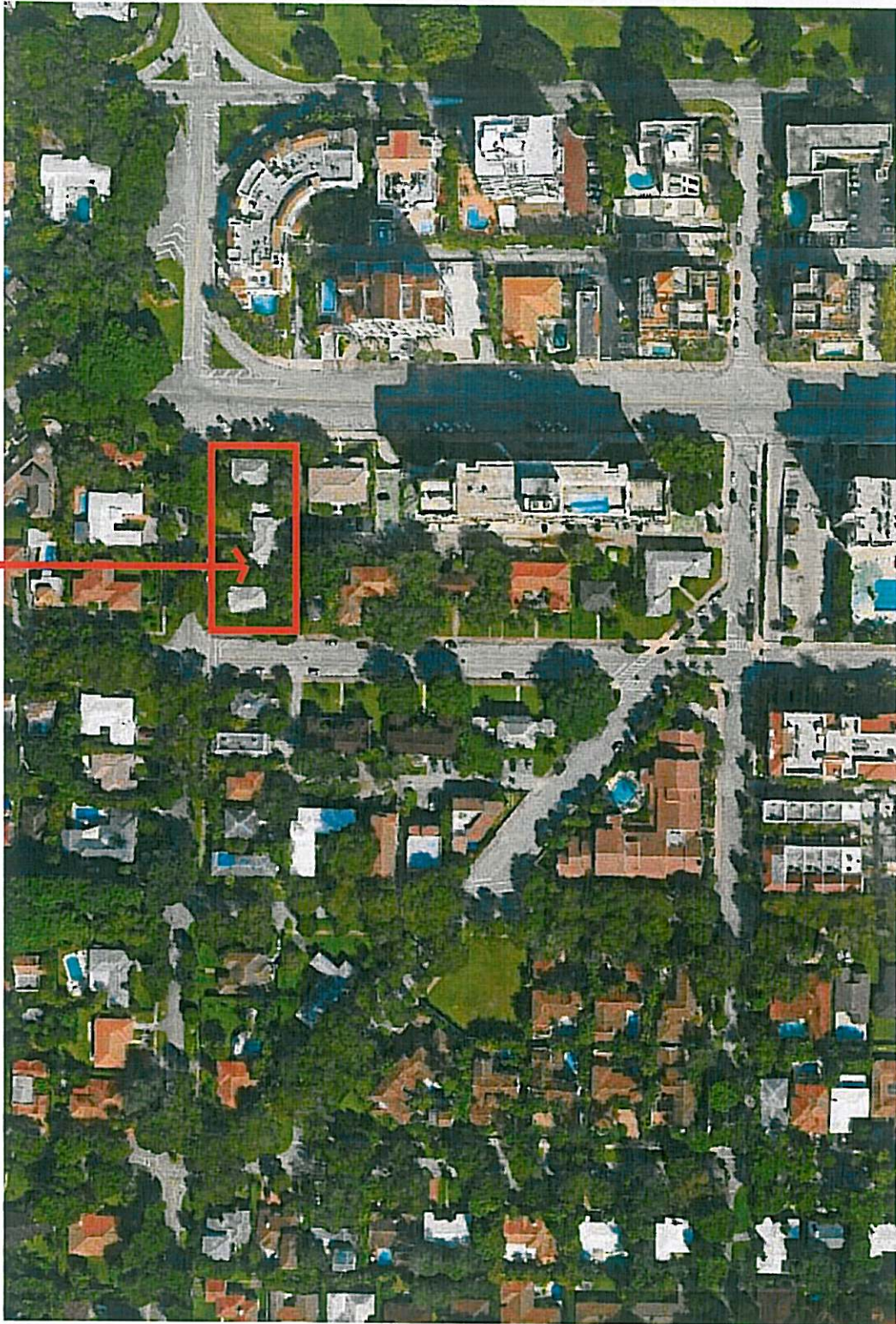
Maria De La Guardia  
De La Guardia Victoria Architects  
224 Valencia Avenue  
Coral Gables, FL 33134  
Telephone No: 305-444-6363  
Email: [dlgv@dlgvarchitects.com](mailto:dlgv@dlgvarchitects.com)

Legal:

F.W. Zeke Guilford, Esq.  
Guilford & Associates, P.A.  
400 University Drive  
Suite 201  
Coral Gables, FL 33134  
Telephone No: 305-446-8411  
Email: [zguilford@guilfordassoc.com](mailto:zguilford@guilfordassoc.com)

Surveyor:

Lannes and Garcia  
385 Alhambra Circle  
Suite C  
Coral Gables, FL 33134  
305-666-7909



Town-house  
Project  
Site

Aerial Photo





Town-house  
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

# TENTATIVE PLAT OF "BEATRICE ROW"

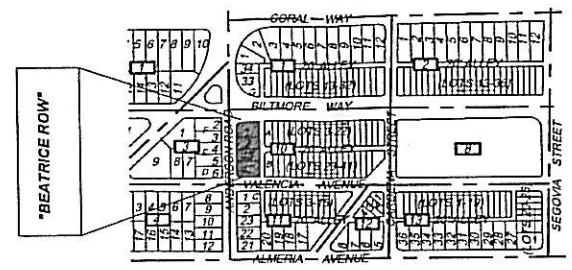
BEING A REPLAT OF LOTS 1, 2, 42 AND 43 BLOCK 10 OF "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING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

FIELD WORK DATE

FIELD DATE: 12-29-2014 AND 03-12-2015

ADJOINING ZONING: EXISTING

ID	FOLIO NO.:	CLUC	PRIMARY ZONING
A	03-4117-008-1590	0803 MULTI-FAMILY 2-9 UNITS: MULTIFAMILY 3 OR MORE UNITS	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
B	03-4117-008-1860	0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT	5000 HOTELS & MOTELS - GENERAL
C	03-4117-008-1880	0803 MULTI-FAMILY 2-9 UNITS: MULTIFAMILY 3 OR MORE UNITS	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
D	03-4118-001-0180	0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT	0100 SINGLE FAMILY - GENERAL
E	03-4118-001-0170	0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT	0100 SINGLE FAMILY - GENERAL
F	03-4118-001-0160	0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT	0100 SINGLE FAMILY - GENERAL
G	03-4117-043-0001	0000 REFERENCE FOLIO	5000 HOTELS & MOTELS - GENERAL



LOCATION MAP  
NTS  
LYING IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA

ADJOINING LAND OWNERS

03-4117-008-1590	DICKERSON APARTMENTS LLC
03-4117-008-1860	ALLIANCE STARLIGHT III LLC
03-4117-008-1880	760 VALENCIA AVE LLC
03-4118-001-0180	FERNANDO HERRERA OSORIO AND LAURA PONCE DE LEON INMAN
03-4118-001-0170	VERONICA R. AIELLO
03-4118-001-0160	800 ANDALUSIA LLC
03-4117-043-0001	CONDOMINIUM - VARIOUS OWNERS OF RECORD

REFER TO SHEET 3 EXISTING

ID	FOLIO NO.:	CLUC	PRIMARY ZONING
A	03-4117-008-1870	0803 MULTI-FAMILY 2-9 UNITS: MULTIFAMILY 3 OR MORE UNITS	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
PROPOSED			
I	03-4117-008-1870	0803 MULTI-FAMILY 2-9 UNITS: MULTIFAMILY 3 OR MORE UNITS	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
II	03-4117-008-1870	0803 MULTI-FAMILY 2-9 UNITS: MULTIFAMILY 3 OR MORE UNITS	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
III	03-4117-008-1870	0803 MULTI-FAMILY 2-9 UNITS: MULTIFAMILY 3 OR MORE UNITS	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
IV	03-4117-008-1870	0803 MULTI-FAMILY 2-9 UNITS: MULTIFAMILY 3 OR MORE UNITS	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY

PROPERTY ADDRESS

744 BILTMORE WAY  
2509 ANDERSON ROAD  
745 VALENCIA AVENUE  
CORAL GABLES, FLORIDA 33134

FLOOD INFORMATION

FLOOD ZONE: X  
MAP & PANEL = 12086C0457  
COMMUNITY No.: 120639  
SUFFIX: L  
DATE OF FIRM: 09-11-2009  
BASE ELEV.= N/A

SURVEYOR'S REFERENCE

1) "CORAL GABLES BILTMORE SECTION" PLATBOOK 20, PAGE 28 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE FLOOD CRITERIA MAP

ELEVATION= +5.00 NGVD 1929  
PLAT BOOK 20, PAGE 28 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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.

OWNERS CONTACT INFORMATION

LONGO GUAVONIA LLC  
744 BILTMORE WAY SUITE 2  
CORAL GABLE, FL. 33134  
PH. 305-798-0156  
FAX 951-281-4966  
AUTHORIZED AGENT: MARIA LONGO

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LANNES & GARCIA, INC. LB #2098  
385 ALHAMBRA CIRCLE, SUITE C,  
CORAL GABLES, FLORIDA, FL. 33134

DATE: 03-12-2015

BY FRANCISCO F. FAJARDO  
PROFESSIONAL SURVEYOR AND MAPPER #4767  
STATE OF FLORIDA

SURVEY NOTES

- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THIS TENTATIVE PLAT BY ANY OTHERS THAN THE SIGNING PARTIES ARE PROHIBITED.
- THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED PLAT MERIDIAN AT: NORTH RIGHT OF WAY LINE OF VALENCIA AVENUE = WEST
- ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTE DAT THE CENTER OF THE FIELD LOCATION.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY OF CORAL GABLES AND MIAMI-DADE COUNTY.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND REFERENCED TO THE FOLLOWING BENCHMARKS:  
A) CITY OF CORAL GABLES BM # 52, ELEVATION= 11.57  
B) CITY OF CORAL GABLES BM # 489, ELEVATION= 10.88
- ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.
- TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY CERTIFYING SURVEYOR, THEREFORE CANNOT AND HAS NOT BASED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.

SURVEY NUMBER: 210815B

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES & GARCIA, INC.**  
LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
385 ALHAMBRA CIRCLE, SUITE C  
CORAL GABLES, FLORIDA 33134  
PH (305) 666-7909 FAX (305) 442-2530  
lannes2garcia@gmail.com

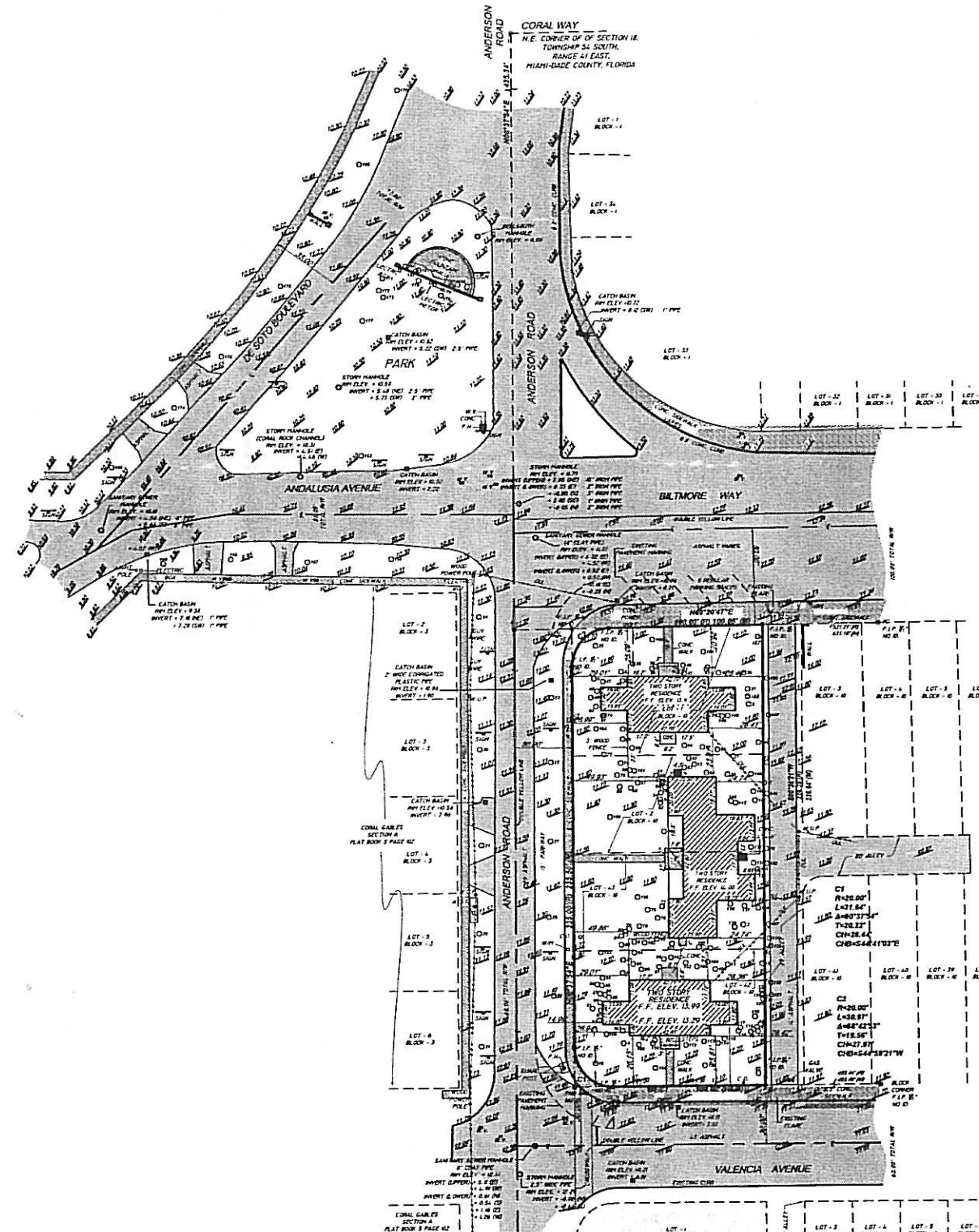
# TENTATIVE PLAT OF "BEATRICE ROW"

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.

TREE CHART

#	DIMETER	CANOPY	TYPE	#	DIMETER	CANOPY	TYPE
1	2.0	30.0	LEAFY OLIVE	81	8.0	8.0	CARPENTER PALM
2	2.0	30.0	OLIVIA	82	8.0	8.0	CARPENTER PALM
3	2.0	30.0	OLIVIA	83	8.0	8.0	CARPENTER PALM
4	2.0	30.0	OLIVIA	84	8.0	8.0	CARPENTER PALM
5	2.0	30.0	OLIVIA	85	8.0	8.0	CARPENTER PALM
6	2.0	30.0	OLIVIA	86	8.0	8.0	CARPENTER PALM
7	2.0	30.0	OLIVIA	87	8.0	8.0	CARPENTER PALM
8	2.0	30.0	OLIVIA	88	8.0	8.0	CARPENTER PALM
9	2.0	30.0	OLIVIA	89	8.0	8.0	CARPENTER PALM
10	2.0	30.0	OLIVIA	90	8.0	8.0	CARPENTER PALM
11	2.0	30.0	OLIVIA	91	8.0	8.0	CARPENTER PALM
12	2.0	30.0	OLIVIA	92	8.0	8.0	CARPENTER PALM
13	2.0	30.0	OLIVIA	93	8.0	8.0	CARPENTER PALM
14	2.0	30.0	OLIVIA	94	8.0	8.0	CARPENTER PALM
15	2.0	30.0	OLIVIA	95	8.0	8.0	CARPENTER PALM
16	2.0	30.0	OLIVIA	96	8.0	8.0	CARPENTER PALM
17	2.0	30.0	OLIVIA	97	8.0	8.0	CARPENTER PALM
18	2.0	30.0	OLIVIA	98	8.0	8.0	CARPENTER PALM
19	2.0	30.0	OLIVIA	99	8.0	8.0	CARPENTER PALM
20	2.0	30.0	OLIVIA	100	8.0	8.0	CARPENTER PALM
21	2.0	30.0	OLIVIA	101	8.0	8.0	CARPENTER PALM
22	2.0	30.0	OLIVIA	102	8.0	8.0	CARPENTER PALM
23	2.0	30.0	OLIVIA	103	8.0	8.0	CARPENTER PALM
24	2.0	30.0	OLIVIA	104	8.0	8.0	CARPENTER PALM
25	2.0	30.0	OLIVIA	105	8.0	8.0	CARPENTER PALM
26	2.0	30.0	OLIVIA	106	8.0	8.0	CARPENTER PALM
27	2.0	30.0	OLIVIA	107	8.0	8.0	CARPENTER PALM
28	2.0	30.0	OLIVIA	108	8.0	8.0	CARPENTER PALM
29	2.0	30.0	OLIVIA	109	8.0	8.0	CARPENTER PALM
30	2.0	30.0	OLIVIA	110	8.0	8.0	CARPENTER PALM
31	2.0	30.0	OLIVIA	111	8.0	8.0	CARPENTER PALM
32	2.0	30.0	OLIVIA	112	8.0	8.0	CARPENTER PALM
33	2.0	30.0	OLIVIA	113	8.0	8.0	CARPENTER PALM
34	2.0	30.0	OLIVIA	114	8.0	8.0	CARPENTER PALM
35	2.0	30.0	OLIVIA	115	8.0	8.0	CARPENTER PALM
36	2.0	30.0	OLIVIA	116	8.0	8.0	CARPENTER PALM
37	2.0	30.0	OLIVIA	117	8.0	8.0	CARPENTER PALM
38	2.0	30.0	OLIVIA	118	8.0	8.0	CARPENTER PALM
39	2.0	30.0	OLIVIA	119	8.0	8.0	CARPENTER PALM
40	2.0	30.0	OLIVIA	120	8.0	8.0	CARPENTER PALM
41	2.0	30.0	OLIVIA	121	8.0	8.0	CARPENTER PALM
42	2.0	30.0	OLIVIA	122	8.0	8.0	CARPENTER PALM
43	2.0	30.0	OLIVIA	123	8.0	8.0	CARPENTER PALM
44	2.0	30.0	OLIVIA	124	8.0	8.0	CARPENTER PALM
45	2.0	30.0	OLIVIA	125	8.0	8.0	CARPENTER PALM
46	2.0	30.0	OLIVIA	126	8.0	8.0	CARPENTER PALM
47	2.0	30.0	OLIVIA	127	8.0	8.0	CARPENTER PALM
48	2.0	30.0	OLIVIA	128	8.0	8.0	CARPENTER PALM
49	2.0	30.0	OLIVIA	129	8.0	8.0	CARPENTER PALM
50	2.0	30.0	OLIVIA	130	8.0	8.0	CARPENTER PALM
51	2.0	30.0	OLIVIA	131	8.0	8.0	CARPENTER PALM
52	2.0	30.0	OLIVIA	132	8.0	8.0	CARPENTER PALM
53	2.0	30.0	OLIVIA	133	8.0	8.0	CARPENTER PALM
54	2.0	30.0	OLIVIA	134	8.0	8.0	CARPENTER PALM
55	2.0	30.0	OLIVIA	135	8.0	8.0	CARPENTER PALM
56	2.0	30.0	OLIVIA	136	8.0	8.0	CARPENTER PALM
57	2.0	30.0	OLIVIA	137	8.0	8.0	CARPENTER PALM
58	2.0	30.0	OLIVIA	138	8.0	8.0	CARPENTER PALM
59	2.0	30.0	OLIVIA	139	8.0	8.0	CARPENTER PALM
60	2.0	30.0	OLIVIA	140	8.0	8.0	CARPENTER PALM
61	2.0	30.0	OLIVIA	141	8.0	8.0	CARPENTER PALM
62	2.0	30.0	OLIVIA	142	8.0	8.0	CARPENTER PALM
63	2.0	30.0	OLIVIA	143	8.0	8.0	CARPENTER PALM
64	2.0	30.0	OLIVIA	144	8.0	8.0	CARPENTER PALM
65	2.0	30.0	OLIVIA	145	8.0	8.0	CARPENTER PALM
66	2.0	30.0	OLIVIA	146	8.0	8.0	CARPENTER PALM
67	2.0	30.0	OLIVIA	147	8.0	8.0	CARPENTER PALM
68	2.0	30.0	OLIVIA	148	8.0	8.0	CARPENTER PALM
69	2.0	30.0	OLIVIA	149	8.0	8.0	CARPENTER PALM
70	2.0	30.0	OLIVIA	150	8.0	8.0	CARPENTER PALM
71	2.0	30.0	OLIVIA	151	8.0	8.0	CARPENTER PALM
72	2.0	30.0	OLIVIA	152	8.0	8.0	CARPENTER PALM
73	2.0	30.0	OLIVIA	153	8.0	8.0	CARPENTER PALM
74	2.0	30.0	OLIVIA	154	8.0	8.0	CARPENTER PALM
75	2.0	30.0	OLIVIA	155	8.0	8.0	CARPENTER PALM
76	2.0	30.0	OLIVIA	156	8.0	8.0	CARPENTER PALM
77	2.0	30.0	OLIVIA	157	8.0	8.0	CARPENTER PALM
78	2.0	30.0	OLIVIA	158	8.0	8.0	CARPENTER PALM
79	2.0	30.0	OLIVIA	159	8.0	8.0	CARPENTER PALM
80	2.0	30.0	OLIVIA	160	8.0	8.0	CARPENTER PALM
81	2.0	30.0	OLIVIA	161	8.0	8.0	CARPENTER PALM
82	2.0	30.0	OLIVIA	162	8.0	8.0	CARPENTER PALM
83	2.0	30.0	OLIVIA	163	8.0	8.0	CARPENTER PALM
84	2.0	30.0	OLIVIA	164	8.0	8.0	CARPENTER PALM
85	2.0	30.0	OLIVIA	165	8.0	8.0	CARPENTER PALM
86	2.0	30.0	OLIVIA	166	8.0	8.0	CARPENTER PALM
87	2.0	30.0	OLIVIA	167	8.0	8.0	CARPENTER PALM
88	2.0	30.0	OLIVIA	168	8.0	8.0	CARPENTER PALM
89	2.0	30.0	OLIVIA	169	8.0	8.0	CARPENTER PALM
90	2.0	30.0	OLIVIA	170	8.0	8.0	CARPENTER PALM
91	2.0	30.0	OLIVIA	171	8.0	8.0	CARPENTER PALM
92	2.0	30.0	OLIVIA	172	8.0	8.0	CARPENTER PALM
93	2.0	30.0	OLIVIA	173	8.0	8.0	CARPENTER PALM
94	2.0	30.0	OLIVIA	174	8.0	8.0	CARPENTER PALM
95	2.0	30.0	OLIVIA	175	8.0	8.0	CARPENTER PALM
96	2.0	30.0	OLIVIA	176	8.0	8.0	CARPENTER PALM
97	2.0	30.0	OLIVIA	177	8.0	8.0	CARPENTER PALM
98	2.0	30.0	OLIVIA	178	8.0	8.0	CARPENTER PALM
99	2.0	30.0	OLIVIA	179	8.0	8.0	CARPENTER PALM
100	2.0	30.0	OLIVIA	180	8.0	8.0	CARPENTER PALM
101	2.0	30.0	OLIVIA	181	8.0	8.0	CARPENTER PALM
102	2.0	30.0	OLIVIA	182	8.0	8.0	CARPENTER PALM
103	2.0	30.0	OLIVIA	183	8.0	8.0	CARPENTER PALM
104	2.0	30.0	OLIVIA	184	8.0	8.0	CARPENTER PALM
105	2.0	30.0	OLIVIA	185	8.0	8.0	CARPENTER PALM
106	2.0	30.0	OLIVIA	186	8.0	8.0	CARPENTER PALM
107	2.0	30.0	OLIVIA	187	8.0	8.0	CARPENTER PALM
108	2.0	30.0	OLIVIA	188	8.0	8.0	CARPENTER PALM
109	2.0	30.0	OLIVIA	189	8.0	8.0	CARPENTER PALM
110	2.0	30.0	OLIVIA	190	8.0	8.0	CARPENTER PALM
111	2.0	30.0	OLIVIA	191	8.0	8.0	CARPENTER PALM
112	2.0	30.0	OLIVIA	192	8.0	8.0	CARPENTER PALM
113	2.0	30.0	OLIVIA	193	8.0	8.0	CARPENTER PALM
114	2.0	30.0	OLIVIA	194	8.0	8.0	CARPENTER PALM
115	2.0	30.0	OLIVIA	195	8.0	8.0	CARPENTER PALM
116	2.0	30.0	OLIVIA	196	8.0	8.0	CARPENTER PALM
117	2.0	30.0	OLIVIA	197	8.0	8.0	CARPENTER PALM
118	2.0	30.0	OLIVIA	198	8.0	8.0	CARPENTER PALM
119	2.0	30.0	OLIVIA	199	8.0	8.0	CARPENTER PALM
120	2.0	30.0	OLIVIA	200	8.0	8.0	CARPENTER PALM

TYPE OF TREES REFLECTED HAVE BEEN DETERMINED TO THE BEST OF OUR KNOWLEDGE



**SYMBOL LEGEND AND SURVEY ABBREVIATIONS**

AC	AIR CONDITIONER	FH	FIRE HYDRANT	P.C.	POINT OF CURVATURE	T.B.M.	TEMPORARY BENCH MARK
AVE	AVENUE	I.C.V.	IRIGATION CONTROL VALVE	P.C.P.	POINT OF COMPOUND CURVATURE	TEL	TELEPHONE
B.L.D.	BUILDING	I.P.	IRON PIPE	P.C.P.	PERMANENT CONTROL POINT	TYP.	TYPICAL
B.M.	BENCH MARK	F.P.	FLUORIDE POWER & LIGHT	P.L.S.	PROFESSIONAL LAND SURVEYOR	U.E.	UTILITY EASEMENT
C.A.T.V.	CABLE TELEVISION BOX	F.R.P.	FOUND IRON PIPE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	W.M.	WATER METER
C.B.	CATCH BASIN	F.L.	FOUND LEAD PIPE	P.L.	PROPERTY LINE	W.V.	WATER VALVE
C.S.	CONCRETE BLOCK STRUCTURE	F.N.D.	FOUND NAIL ROD	P.O.B.	POINT OF BEGINNING	W.U.P.	WOOD UTILITY POLE
CHD	CHORD BEARING	L.	LEAD	P.O.C.	POINT OF COMMENCEMENT	—	OVERHEAD UTILITY LINES
CHD	CHORD DISTANCE	L.S.	LEADS	P.O.C.	POINT OF COMMENCEMENT	—	CONCRETE
C	CENTERLINE	L.P.	LIGHT POLE	P.P.M.	PERMANENT REFERENCE MONUMENT	—	WIRE FENCE
CL	CLEAR	L.S.	LEADS SURVEYOR	P.T.	POINT OF TANGENCY	—	HOOD FENCE
C.M.	CONCRETE	M.	MEASURED	R.	RADIUS	—	PROPERTY CORNER
C.O.	CLEAN CUT	M.V.	MEASURED VERTICAL DATUM	R.E.	RIGHT-OF-WAY	—	WATER VALVE
C.R.	CORNER	N.D.	NOT IDENTIFIABLE	R.E.	RIGHT-OF-WAY	—	HOOD FENCE
C.S.	CORNER	N.S.	NOT TO SCALE	S.A.K.	SANITARY	—	SOIL
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	S.E.T.	SET IRON PIPE	—	DEBRIDGE MANHOLE
ELEV.	ELEVATION	O.R.	OFFICIAL RECORD BOOK	S.I.R.	SET IRON ROD	—	SANITARY MANHOLE
ELEV.	ELEVATION	O.W.P.	OWNERS PROPERTY LINE	S.T.	STREET	—	FIRE HYDRANT
ELEV.	ELEVATION					—	LOADING FEATURE
ELEV.	ELEVATION					—	FARE DEPARTMENT CONNECTION

SCALE: NTS

**BOUNDARY AND TOPOGRAPHIC SURVEY**

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF PRACTICE AND ETHICS AS REQUIRED BY THE STATE OF FLORIDA AND ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981. A BARRISTER AT LAW HAS REVIEWED THIS SURVEY AND IS OF THE OPINION THAT IT CONFORMS TO THE FLORIDA STATUTES AND IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

FRANCISCO F. FAJARDO  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 1971

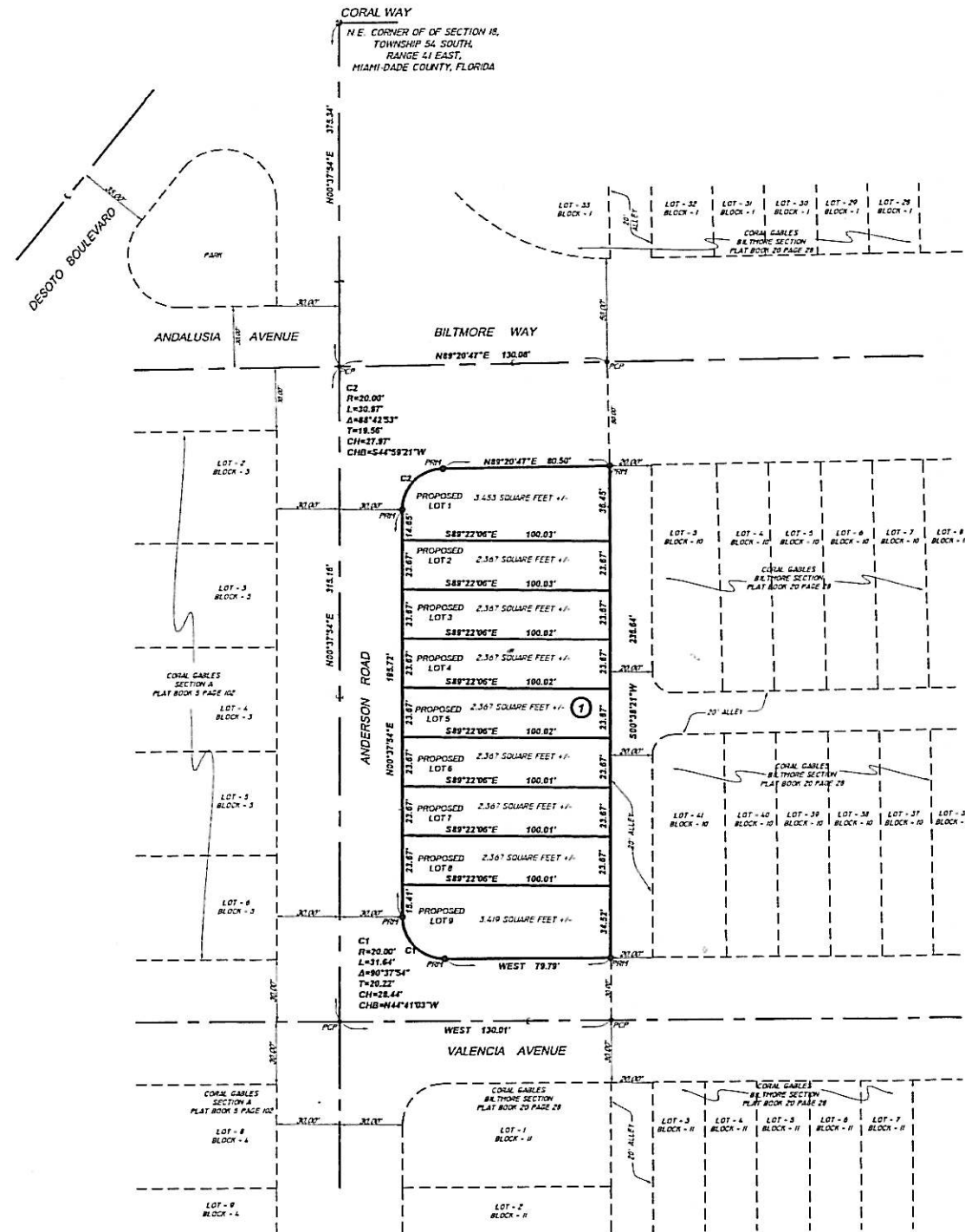


**PROFESSIONAL SURVEYING AND MAPPING**  
**LANNES & GARCIA, INC.**  
L.B. # 2098  
FRANCISCO F. FAJARDO P.S.M. # 4767 (QUALIFIER)  
385 ALHAMBRA CIRCLE, SUITE C  
CORAL GABLES, FLORIDA 33134  
PH (305) 666-7909 FAX (305) 442-2530  
lannes2garcia@gmail.com

ADDITIONAL ELEVATIONS, CURB CUTS AND MARKINGS ADDED: 09-03-2015  
UPDATE WITH ADDITIONAL ELEVATIONS ADDED: 03-27-2015  
SURVEY NUMBER: 210815D

# TENTATIVE PLAT OF "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.



DEVELOPMENT INFORMATION						
ZONING INFORMATION						
RESIDENTIAL USE / MULTI-FAMILY SPECIAL AREA (TOWNSHIP) / MULTI-FAMILY LOW DENSITY						
	ALLOWED	LOT 1	LOTS 2 & 6	LOTS 3 - 7	LOT 8	TOTAL 8 LOTS
LOT SIZE		3,453 SQUARE FEET	2,367 SQUARE FEET	2,367 SQUARE FEET	3,419 SQUARE FEET	21,442 SQUARE FEET
PARCEL WIDTH	22' MIN.	34' MIN.	22' 8" MIN.	22' 8" MIN.	34' MIN.	22' 8" MIN.
DENSITY REQUIREMENT:	20 UNITS/ACRE (10 UNITS)	1 UNIT	2 UNITS	5 UNITS	1 UNIT	8 UNITS TOTAL
FLOOR AREA RATIO	2	1.20	1.68	1.68	1.21	1.53
TOTAL FLOOR AREA		5,548 SQUARE FEET	5,577 SQUARE FEET	5,534 SQUARE FEET	5,549 SQUARE FEET	48,912 SQUARE FEET
EXCLUSIONS (GARAGES, UNENCLOSED PORCHES, TERRACES & LOBBIES)		1,407 SQUARE FEET	1,029 SQUARE FEET	1,819 SQUARE FEET	1,407 SQUARE FEET	14,154 SQUARE FEET
NET FLOOR AREA		4,142 SQUARE FEET	3,872 SQUARE FEET	3,909 SQUARE FEET	4,142 SQUARE FEET	38,758 SQUARE FEET
OPEN SPACE	25% MIN.	40% (1,377 SQUARE FEET)	25% (599 SQUARE FEET)	25% (522 SQUARE FEET)	30% (1,340 SQUARE FEET)	37% (7,023 SQUARE FEET)
SETBACKS						
FRONT	5'-0" MIN.	6'-0"	7'-0"	6'-0"	6'-0"	7'-0" MIN.
REAR	5'-0" MIN.	5'-0"	6'-0"	6'-0"	5'-0"	5'-0" MIN.
SIDE (INTERIOR)	0'-0" MIN.	0'-0" / 1'-0"	0'-0" / 1'-0"	0'-0" / 1'-0"	0'-0"	0'-0"
SIDE (STREET)	10'-0" MIN.	10'-0"	-	-	10'-0"	10'-0"
HEIGHT	45'	42'-6"	42'-6"	45'-6"	41'-6"	41'-6"
STORIES	3 STORIES	3 STORIES	3 STORIES	3 STORIES	3 STORIES	3 STORIES
PARKING REQUIREMENTS	2 SPACES/UNIT MINIMUM	2 SPACES/UNIT	4 SPACES/UNIT	4 SPACES/UNIT	2 SPACES/UNIT	32 SPACES

DEVELOPMENT INFORMATION  
NOTE: SETBACK INFORMATION BASED UPON DE LA GUARDIA VICTORIA ARCHITECTS & URBANISTS, INC.

ZONING REFERENCES

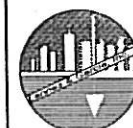
I, II, III, IV, V, VI, VII, VIII AND IX  
REFER TO SHEET 1 FOR INFORMATION

LEGEND OF SURVEY ABBREVIATIONS AND SYMBOLS

- INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) L.B. NO. 2098
- INDICATES PERMANENT CONTROL POINT (P.C.P.) L.B. NO. 2098
- Δ DELTA ANGLE
- ± MORE OR LESS
- L ARC LENGTH
- C CENTERLINE
- CH CHORD DISTANCE
- CHB CHORD BEARING
- L.B. LICENSED BUSINESS
- N NORTH
- No. NUMBER
- R RADIUS
- S SOUTH
- T TANGENT
- E EAST
- W WEST

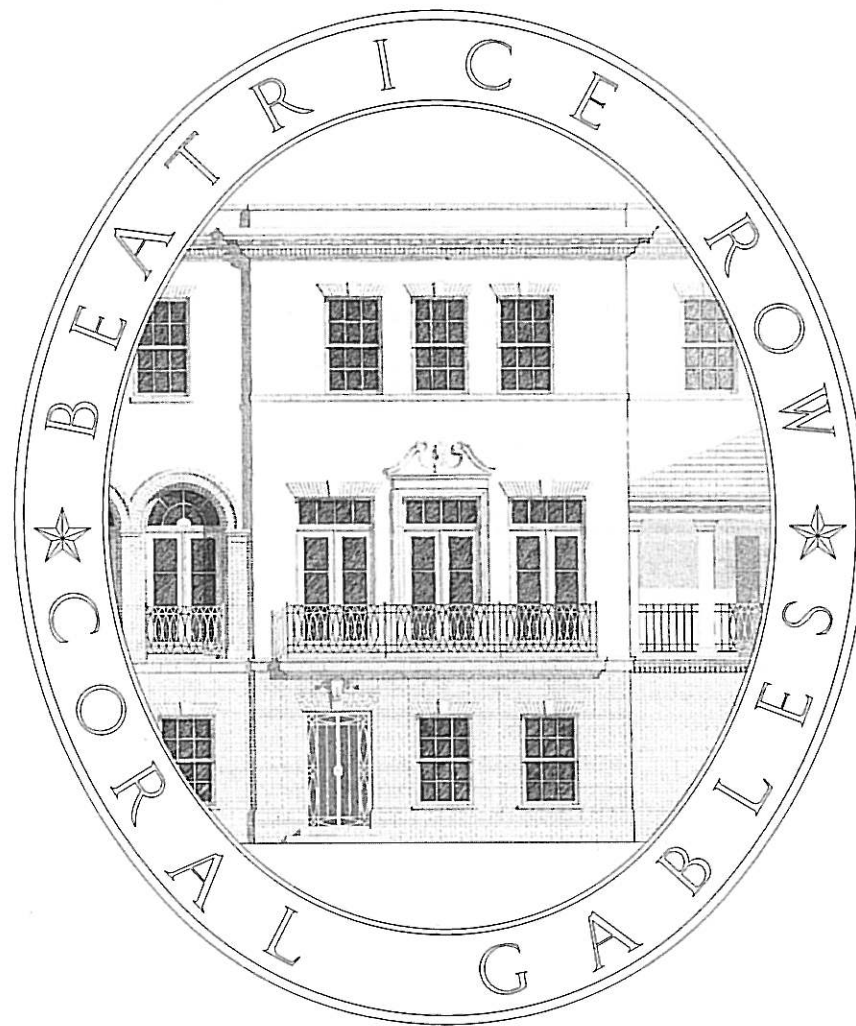
SURVEY NUMBER: 210815B

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES & GARCIA, INC.**  
L.B. # 2098  
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
385 ALHAMBRA CIRCLE, SUITE C  
CORAL GABLES, FLORIDA 33134  
PH (305) 666-7909 FAX (305) 442-2530  
lannes2garcia@gmail.com

SCALE: NTS



★ 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	 Swirl 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	<b>PLUMBING</b>	
 Building Section Cut Line	 Above Counter Convenience Outlet	 Instant Water Heater (Tankless)	 Recessed Ceiling Light
 Wall Section Cut Line	 Swirl Above Counter Outlet	 Nose Bid	 Recessed Per Light
 Stone Cladding Tag	 Half-Switched Convenience Outlet	 Downspout	 Pendant Light
 Floor Jct. Tag	 Swirl Outlet, 1 Switched	 Rain Chain	 Under-Cabinet Light
 Revision Mark	 Indicated Outlet	 Vent Through Roof	 Fluorescent Light Strip
 Light Fixture Tag	 Junction Box	 Landscape Drain Tag	 Chandelier
 Ceiling Fan Tag	 Wall Switch	<b>AUDIO-VISUAL</b>	
	 Dimmer Wall Switch	 Telephone	 Ceiling Fan
	 3-Way Wall Switch	 Data	
	 4-Way Wall Switch	 Television	
	 Jamb Switch	 Cable	
	 Air Switch	<b>AQUATIC</b>	
	 Ceiling-Mounted Smoke Detector	 Pool/Spa Controller	
	 Ceiling-Mounted Heat Detector		
	 Carbon Monoxide Detector		

PROGRESS SET  
08-17-18

O W E R  
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

# DRAWING INDEX & REVISIONS LOG

PROGRESS SET  
0.0-1.7-1.8

REVISION KEY								REVISION KEY									
••	ISSUED NEW OR ISSUED WITH REVISIONS	PERMIT SET 08.17.2015	PERMIT SET REV. 1 02.05/2011	PERMIT SET REV. 2 01.17/2011	PERMIT SET REV. 3 01.29/2011	PERMIT SET REV. 4 05.21/2011	PERMIT SET REV. 5 01.29.2015	PERMIT SET REV. 6 01.08.2015	••	ISSUED NEW OR ISSUED WITH REVISIONS	PERMIT SET 08.17.2015	PERMIT SET REV. 1 02.05/2011	PERMIT SET REV. 2 01.17/2011	PERMIT SET REV. 3 01.29/2011	PERMIT SET REV. 4 05.21/2011	PERMIT SET REV. 5 01.29.2015	PERMIT SET REV. 6 01.08.2015
••	ISSUED WITH ADDITIONAL INFORMATION (NO REVISIONS)							••	ISSUED WITH ADDITIONAL INFORMATION (NO REVISIONS)								
••	ISSUED WITHOUT REVISIONS OR ADDITIONS							••	ISSUED WITHOUT REVISIONS OR ADDITIONS								
••	ISSUED FOR CONSTRUCTION							••	ISSUED FOR CONSTRUCTION								
DRAWING	TITLE	REVISIONS						DRAWING	TITLE	REVISIONS							
ARCHITECTURAL DRAWINGS																	
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A-2.2	SECOND FLOOR PLANS	••															
A-2.3	THIRD FLOOR PLANS	••															
A-2.4	ROOF PLANS	••															
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A-3.2	ANDERSON ROAD ELEVATIONS																
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A-4.8	INTERIORS - KITCHEN & PANTRY																
A-4.9	INTERIORS - BATHROOMS																
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A-6.1	FIRST AND SECOND FLOOR PLAN	••															
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A-7.7	DETAILS - RAILING																
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ARCHITECTURAL DRAWINGS																	
SCHEDULES																	
	EXTERIOR DOOR SCHEDULE, WINDOW SCHEDULE, & HARDWARE KEY																
	DOOR & WINDOW DETAILS																
	INTERIOR DOOR & HARDWARE KEY																
	ROOM FINISH SCHEDULE & MILLWORK PROFILES																
	PLUMBING FIXTURE SCHEDULE & APPLIANCE SCHEDULE																
	LIGHT FIXTURE & CEILING FAN SCHEDULE & ACCESSORY SCHEDULE																
CIVIL DRAWINGS																	
STRUCTURAL DRAWINGS																	
MECHANICAL ELECTRICAL AND PLUMBING DRAWINGS																	

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

de la Guardia Victoria Architects & Urbanists, Inc.  
281 Valencia Avenue, Coral Gables, FL 33134  
Tel: 305-441-0000  
**BEATRICE ROW**  
744 BILTMORE WAY, CORAL GABLES, FLORIDA

DRAWING INDEX  
&  
REVISION LOG

I-1

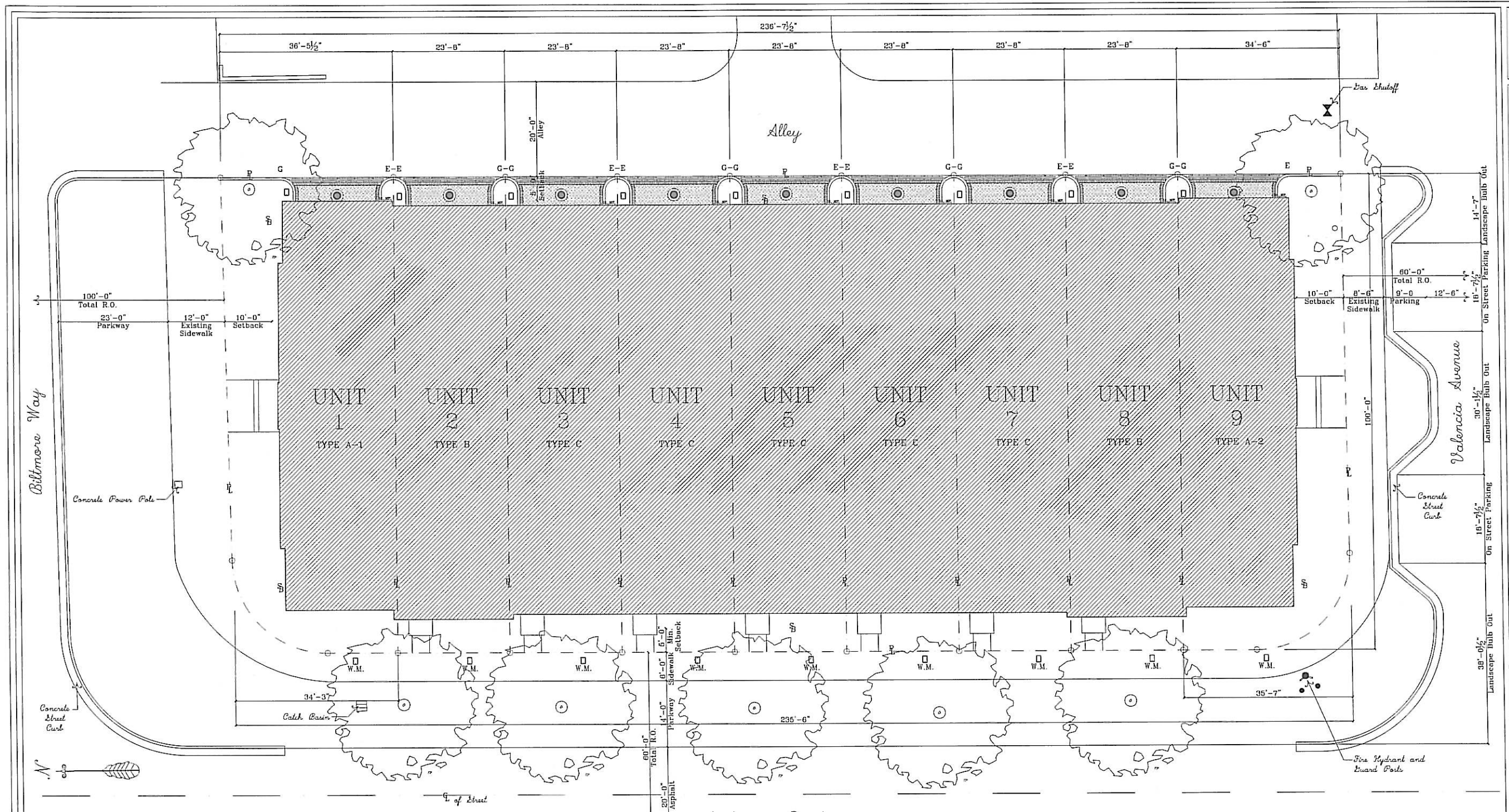
The above drawings, ideas, and designs are sole property of the architect. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specified project for which they have been prepared without the consent of the architect.

O W H E R  
Beatrice Row LLC  
744 Biltmore Way, #2  
Coral Gables, Florida  
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



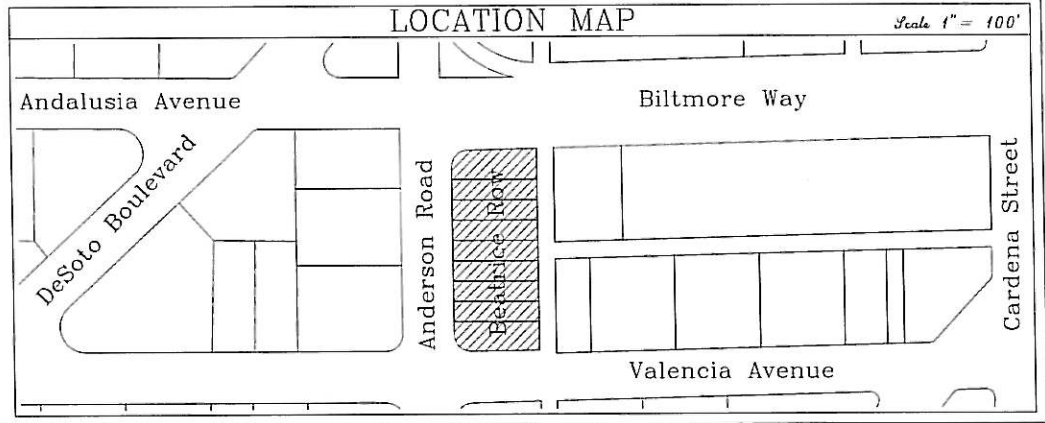
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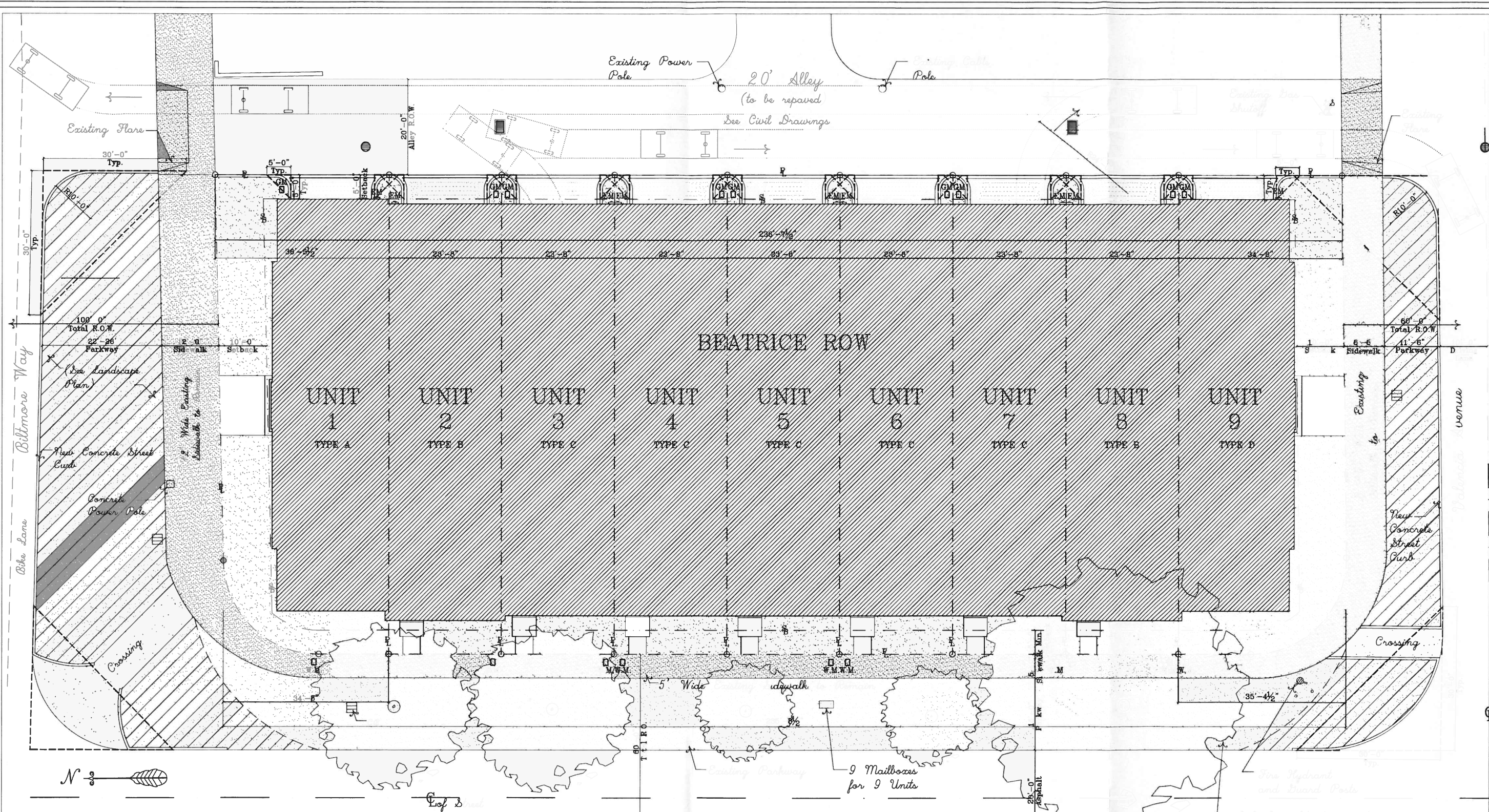
	ALLOWED	LOT 1	LOTS 2 & 8	LOTS 3 - 7	LOT 9	TOTAL-9 LOTS
RESIDENTIAL USE / MULTI-FAMILY SPECIAL AREA (TOWNHOUSE) / MULTI-FAMILY LOW DENSITY						
LOT SIZE		3,454 SQ. FT.	2,367 SQ. FT.	2,367 SQ. FT.	3,419 SQ. FT.	23,442 SQ. FT.
PARCEL WIDTH	22'-0" MIN.	34'-8" MIN.	23'-8"	23'-8"	34'-6" MIN.	23'-8" MIN.
DENSITY 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		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.	1,618 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.)	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'



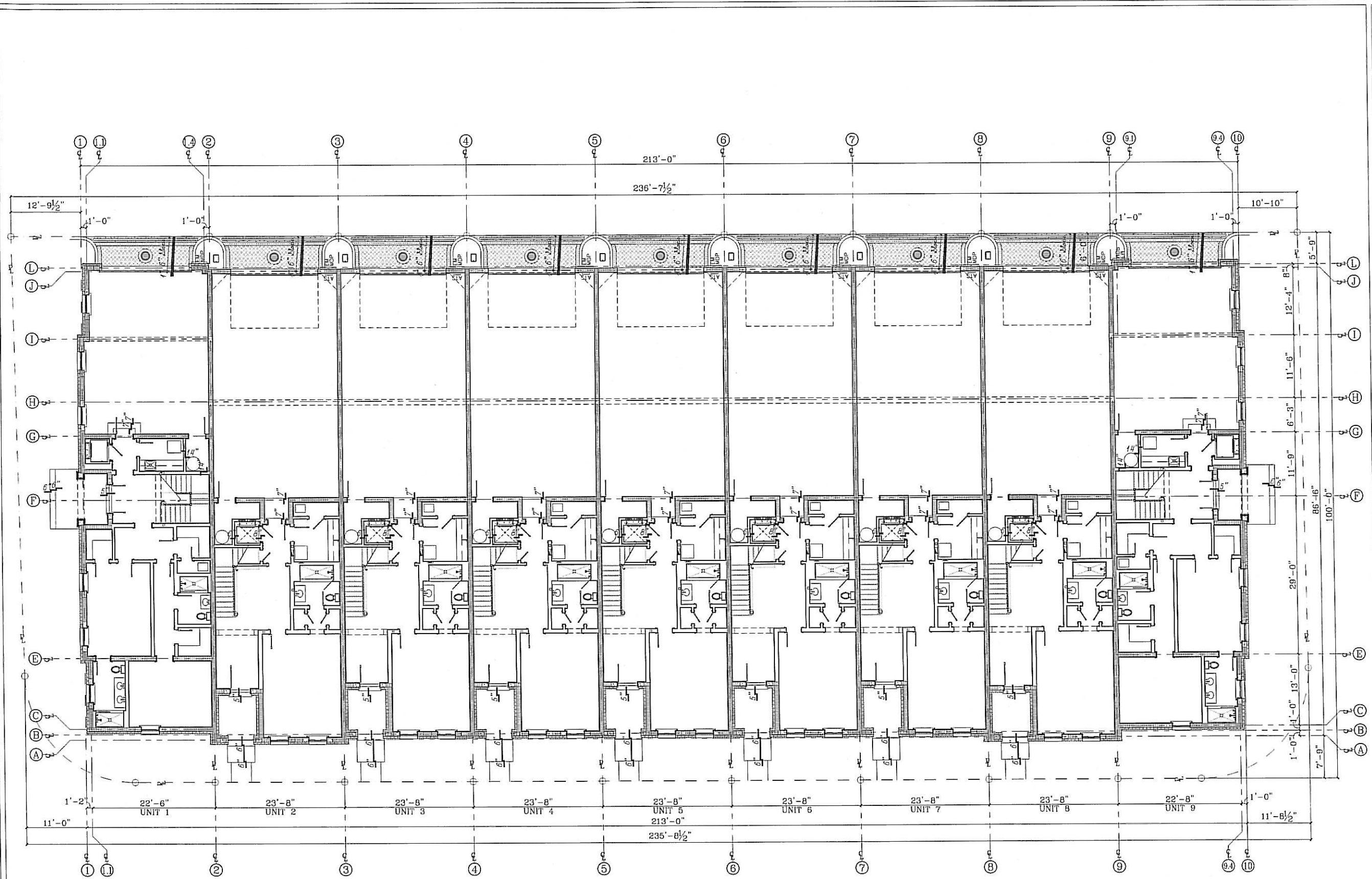


**ZONING INFORMATION**

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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(8).  
 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(8).  
 3. Coral Gables Billmore Sec PB 20-28 Lot 42 less N 1/4 pt BLK 10. 19474-4579 01/2001 2(8).  
 "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.





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

PROGRESS SET  
 08-17-15

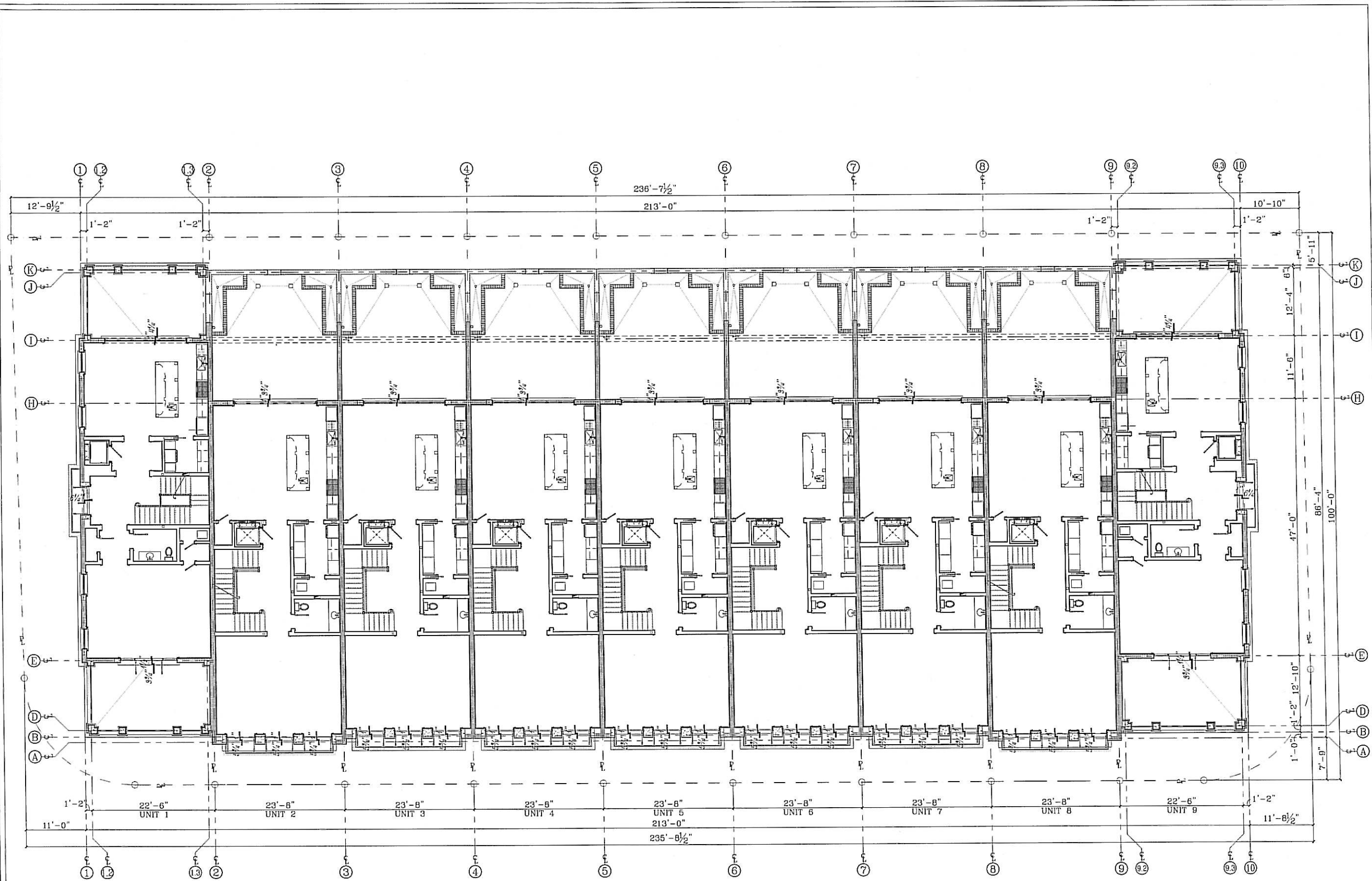
OWNER  
 H&H LLC  
 244 BILTMORE WAY, SE  
 CORAL GABLES, FL 33134  
 TEL 305-298-8208

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.



## SECOND FLOOR PLANS

*Scale 1/8" = 1'-0"*

PROGRESS  
SET  
08-17-18

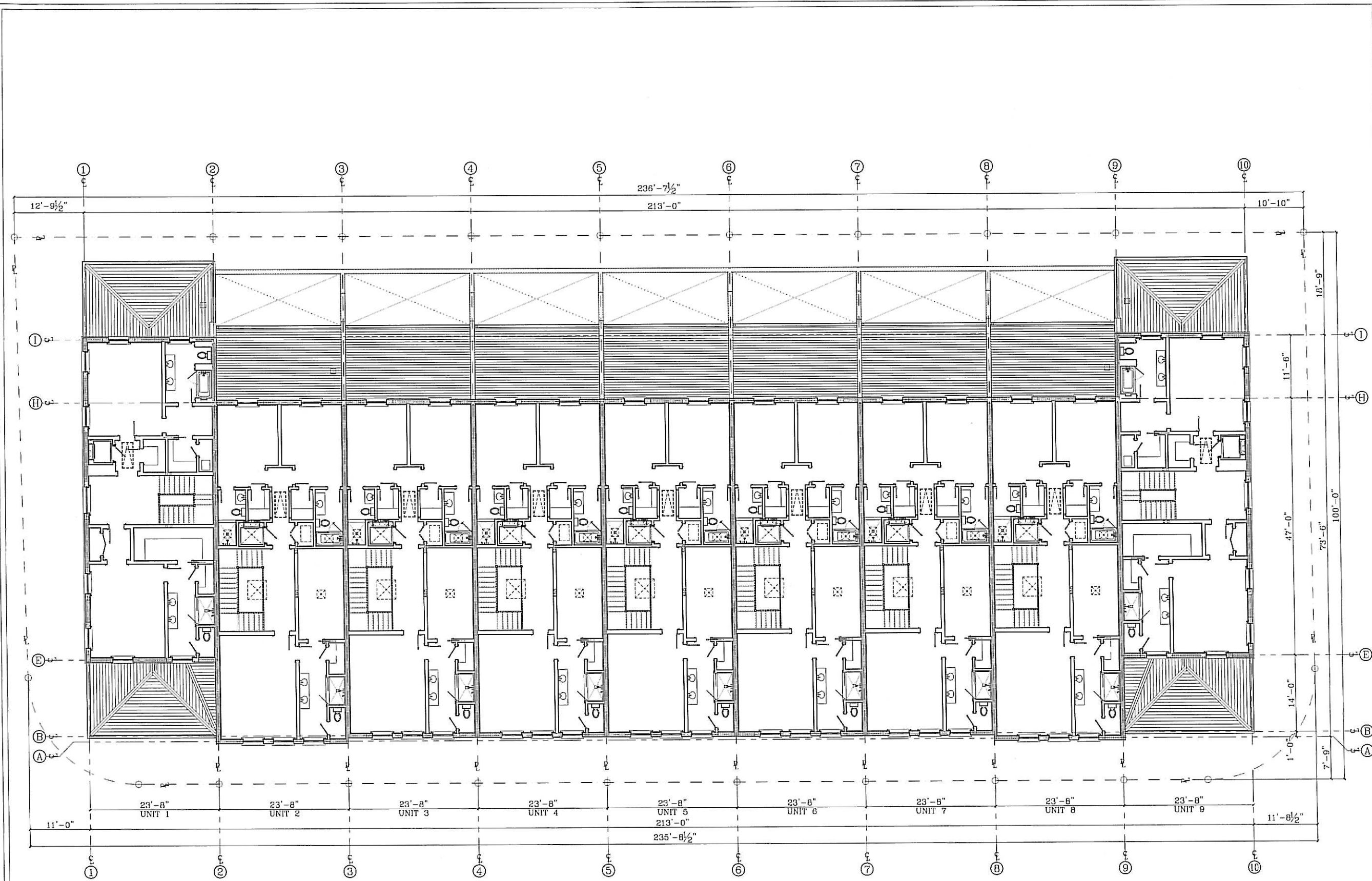
O W H E R  
Beatrice Row, LLC  
744 Biltmore Way, #202  
Coral Gables, Florida  
Tel: 305-796-0108

de la Guardia Victoria Architects & Urbanists, Inc.  
221 Valencia Avenue, Coral Gables, FL 33134 Tel: 305-441-0282 Fax: 305-441-0287  
**★ BEATRICE ROW ★**  
744 BILTMORE WAY, CORAL GABLES, FLORIDA

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

A-2.2

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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"

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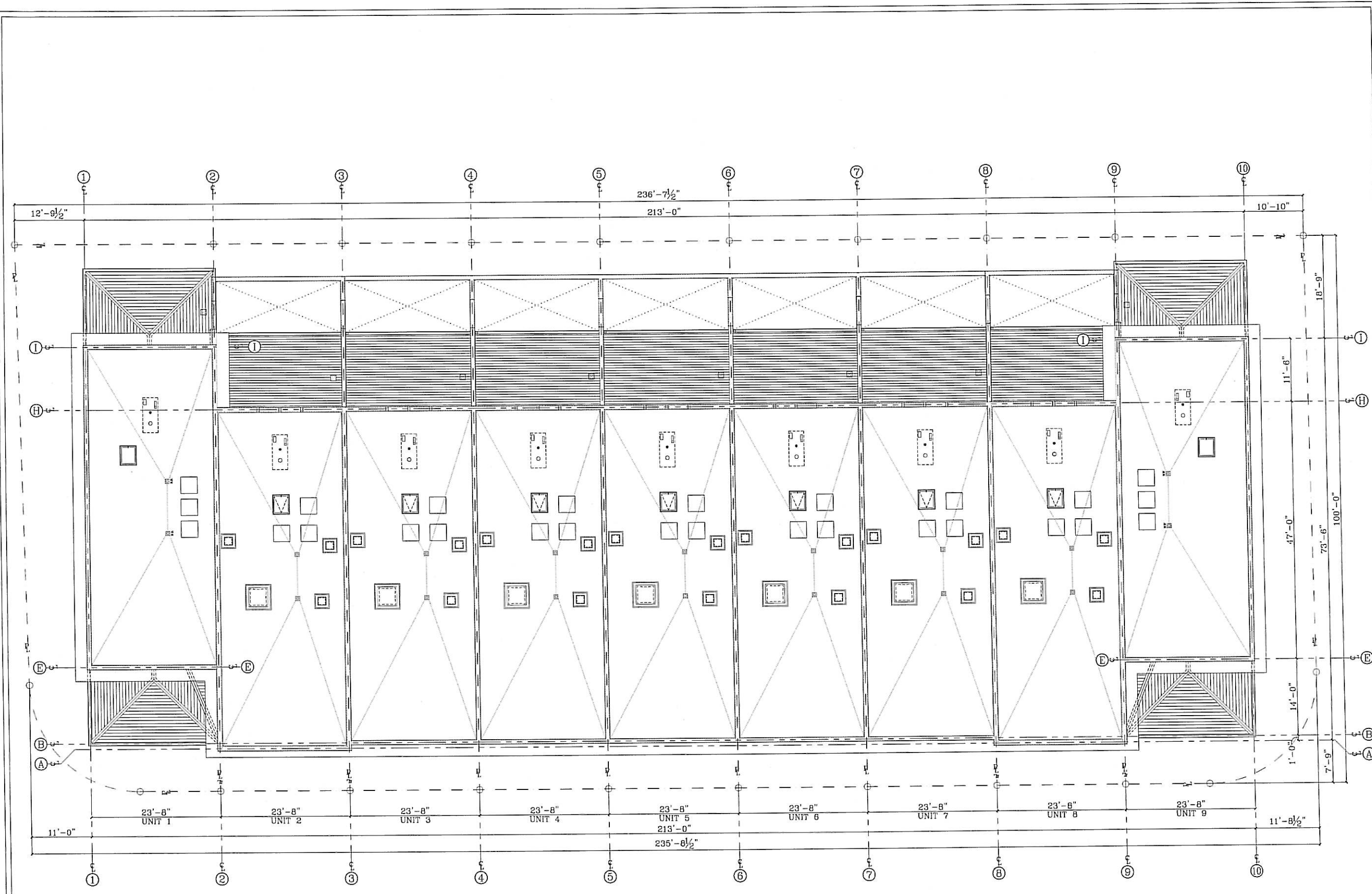
PROGRESS SET  
0.0 - 1.7 - 1.5

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"

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O W P E R  
Beatrix Row, LLC  
744 Biltmore Way, #2  
Coral Gables, Florida  
Tel: 305-755-0102

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

BILTMORE WAY  
ELEVATION  
Scale: 1/4" = 1'-0"

A-3.1



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

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

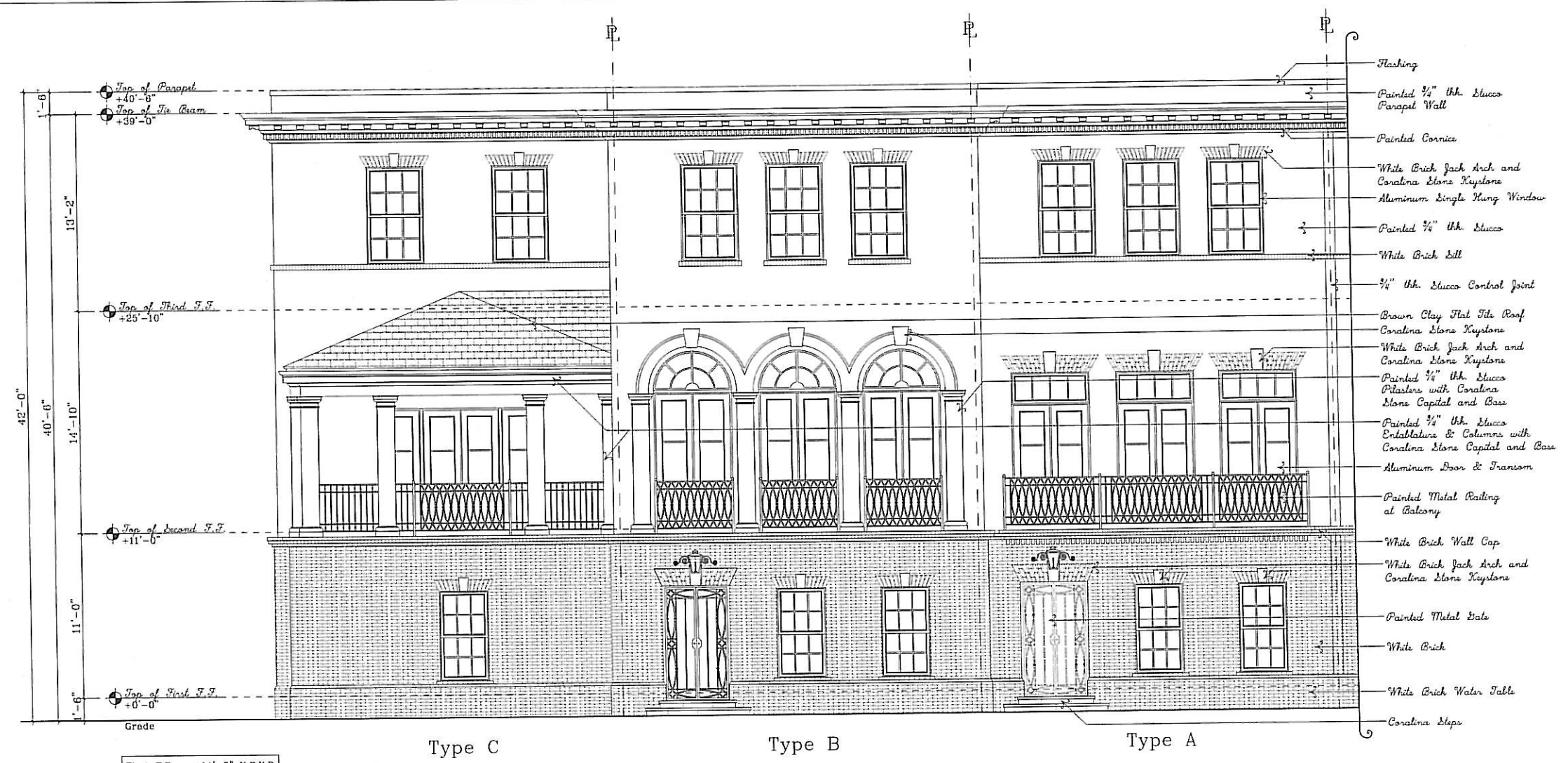
Elevation  
Scale 1/4" = 1'-0"

OWNER  
Beatrice Row LLC  
744 Biltmore Way, #2  
Coral Gables, FL 33134  
Tel: 305-788-1058

de la Guardia Victoria Architects & Urbanists, Inc.  
224 Valencia Avenue, Coral Gables, FL 33134 | 305-441-8888 | www.dlv-architects.com  
**★ BEATRICE ROW ★**  
744 BILTMORE WAY, CORAL GABLES, FLORIDA

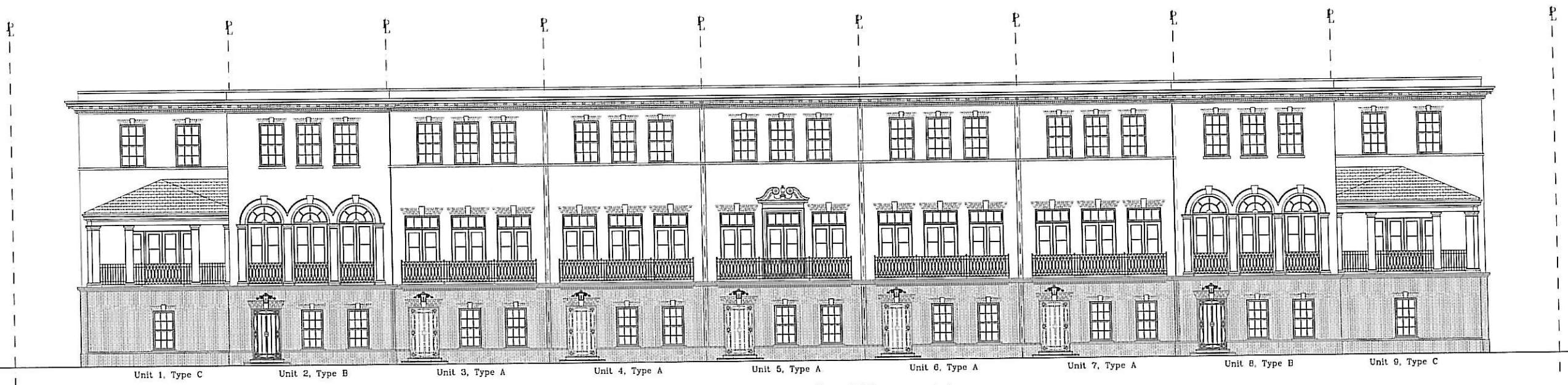
ANDERSON ROAD ELEVATION  
Scale: Varies

A-3.2



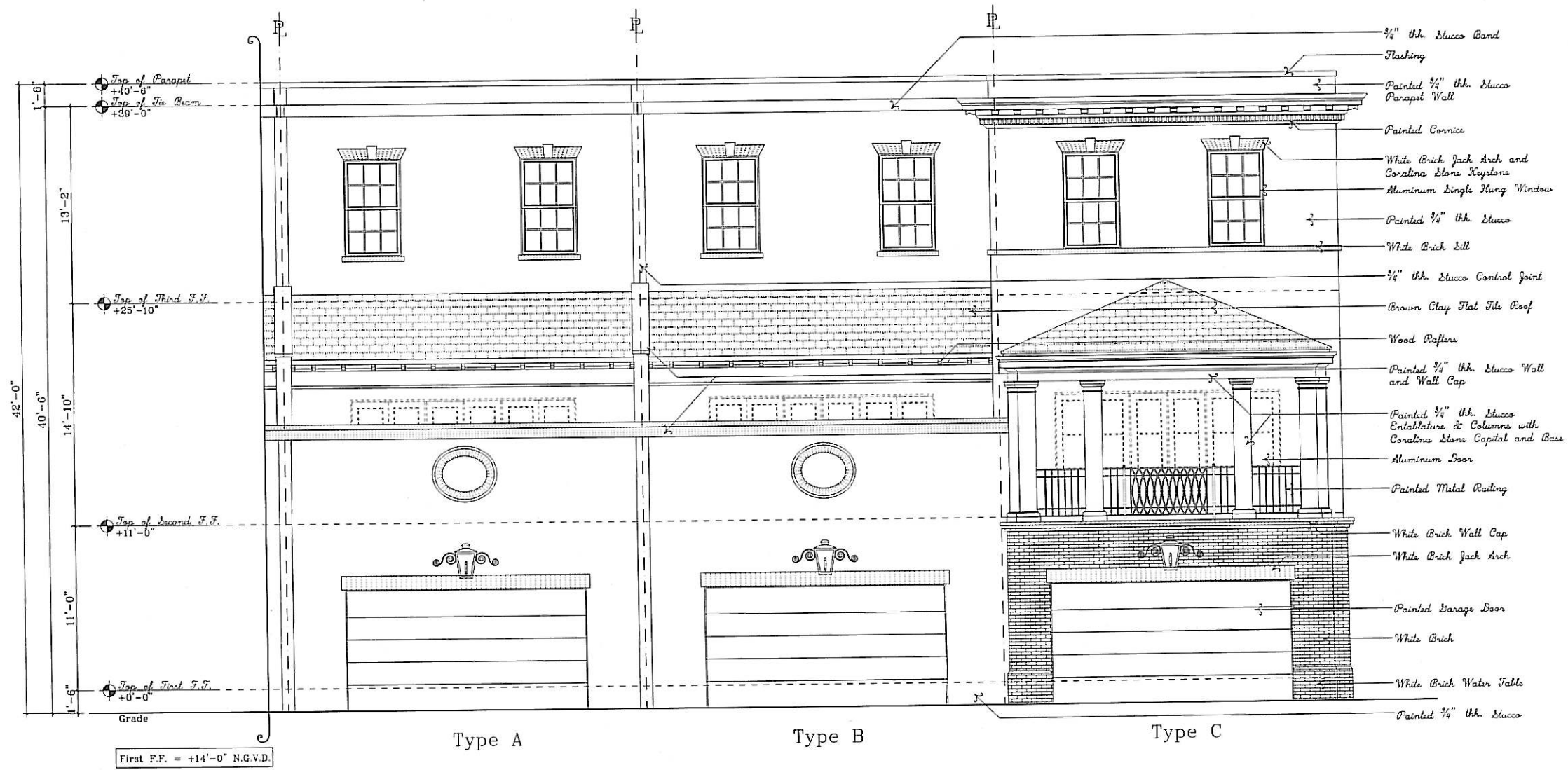
First F.F. = +14'-0" N.G.V.D.

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

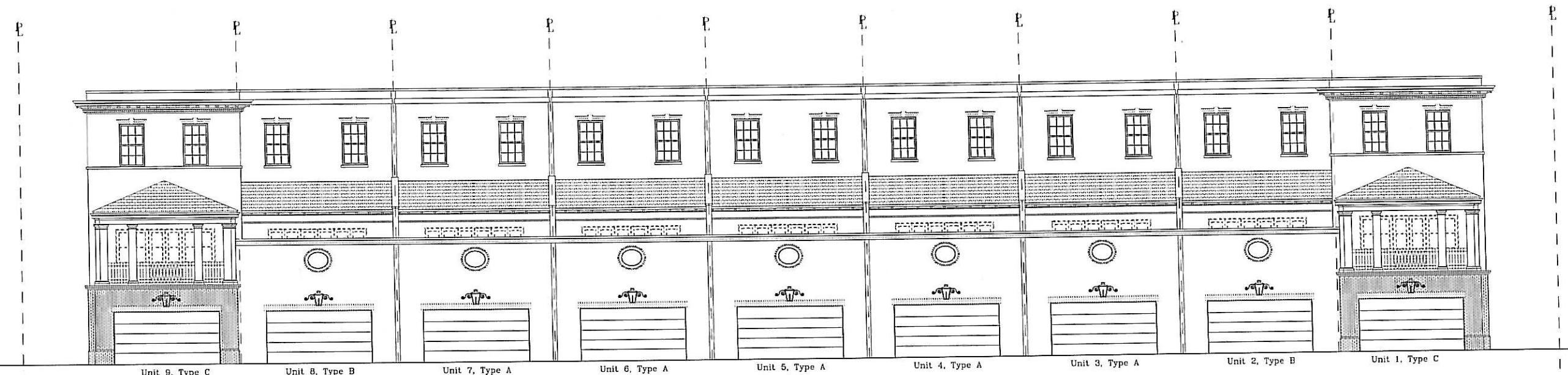


Anderson Road Elevation  
Scale 1/8" = 1'-0"

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



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

PROGRESS SET  
0.0-1.7-1.9

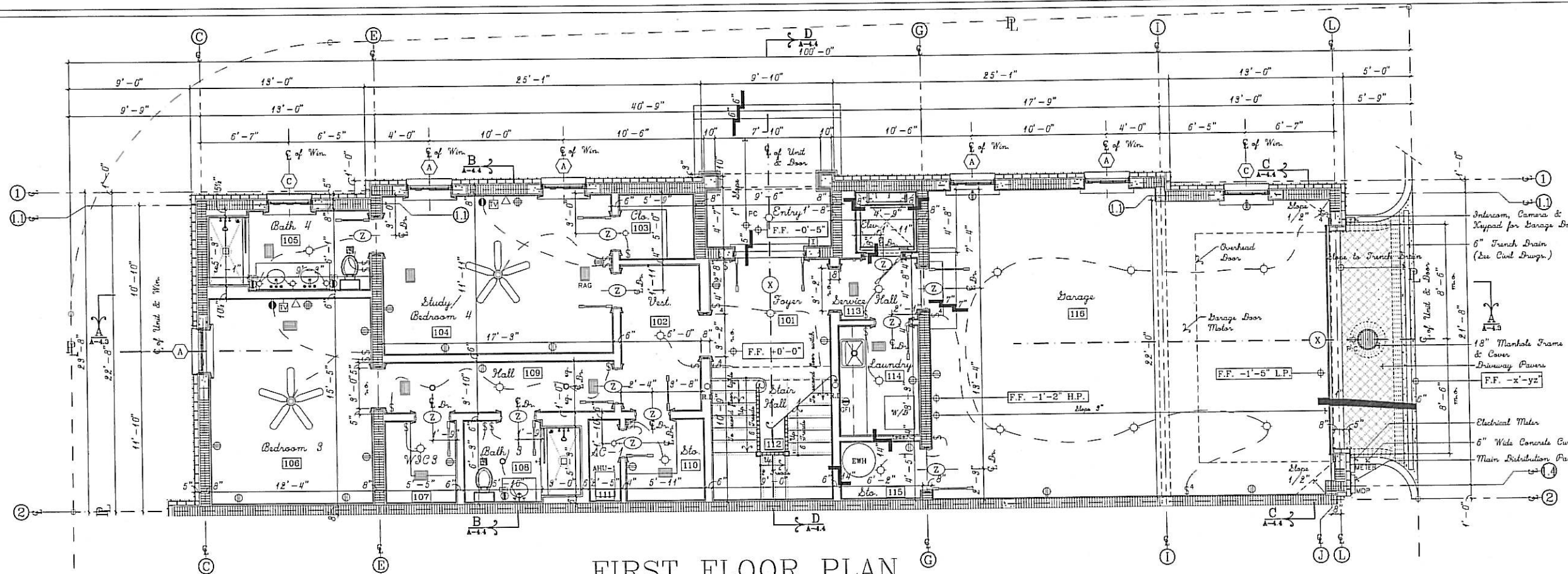
OWNER  
Bentley Bay LLC  
144 Bentley Way, SE  
Atlanta, GA 30316  
Tel: 404-525-1818

de la Guardia Victoria Architects & Urbanists, Inc.  
224 Valencia Avenue, Coral Gables, FL 33134  
Tel: 305-441-1200 Fax: 305-441-8811  
**BEATRICE ROW**  
744 BIRKMORE WAY, CORAL GABLES, FLORIDA

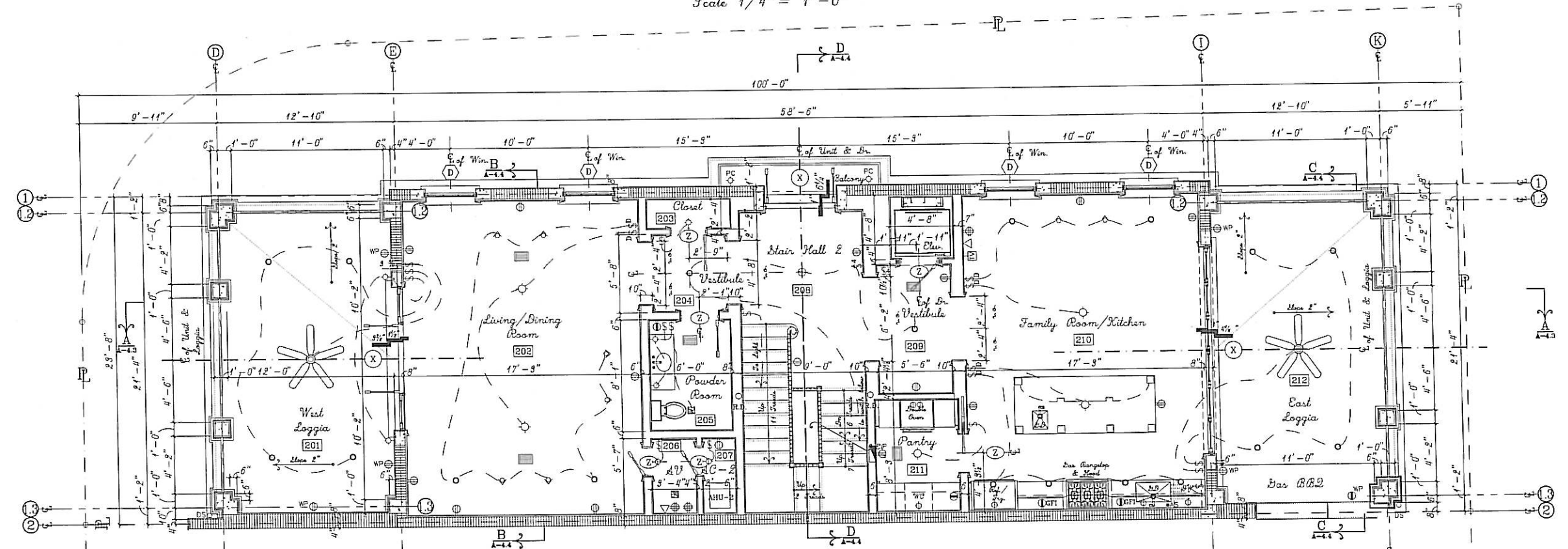
ALLEY ELEVATION  
Scale: Varies

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

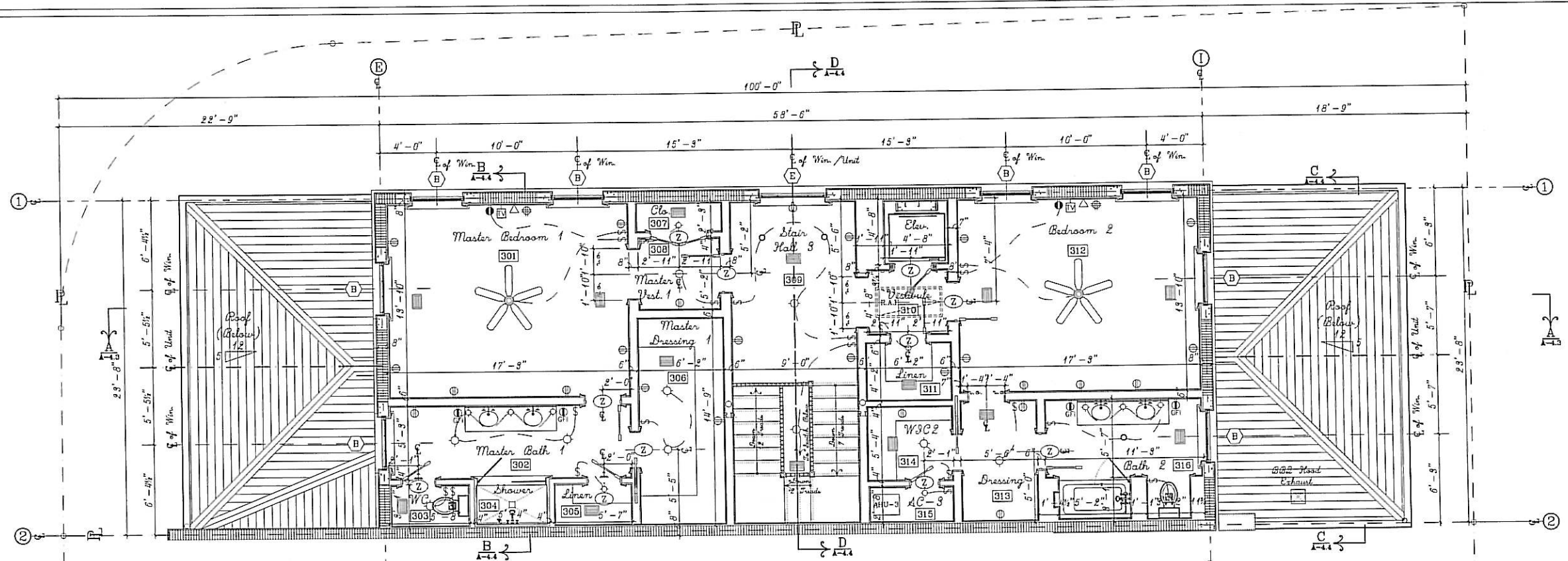
OWNER  
 Bentsley Row LLC  
 744 Biltmore Way, #2  
 Coral Gables, Florida 33134  
 Tel: 305-768-1058

de la Guardia Victoria Architects & Urbanists, Inc.  
 231 Venetia Avenue, Coral Gables, FL 33134  
 Tel: 305-441-8500 Fax: 305-441-8577  
**BEATRICE ROW**  
 744 BILTMORE WAY, CORAL GABLES, FLORIDA

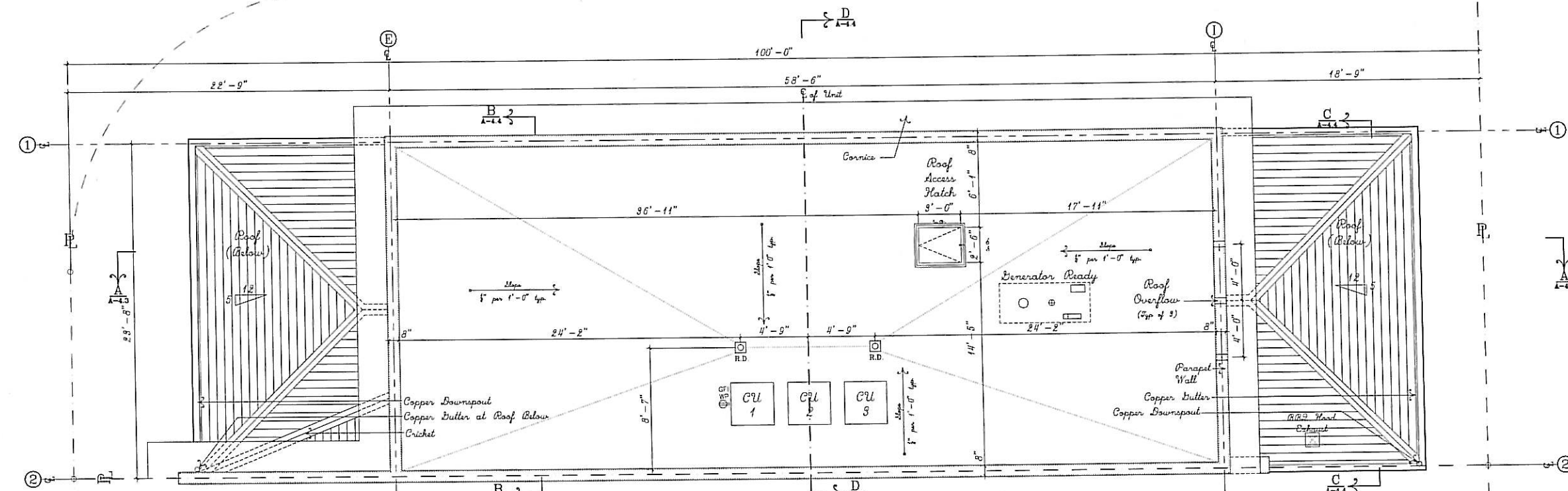
UNIT A  
 FIRST & SECOND  
 FLOOR PLANS  
 Scale 1/4"=1'-0"

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 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.

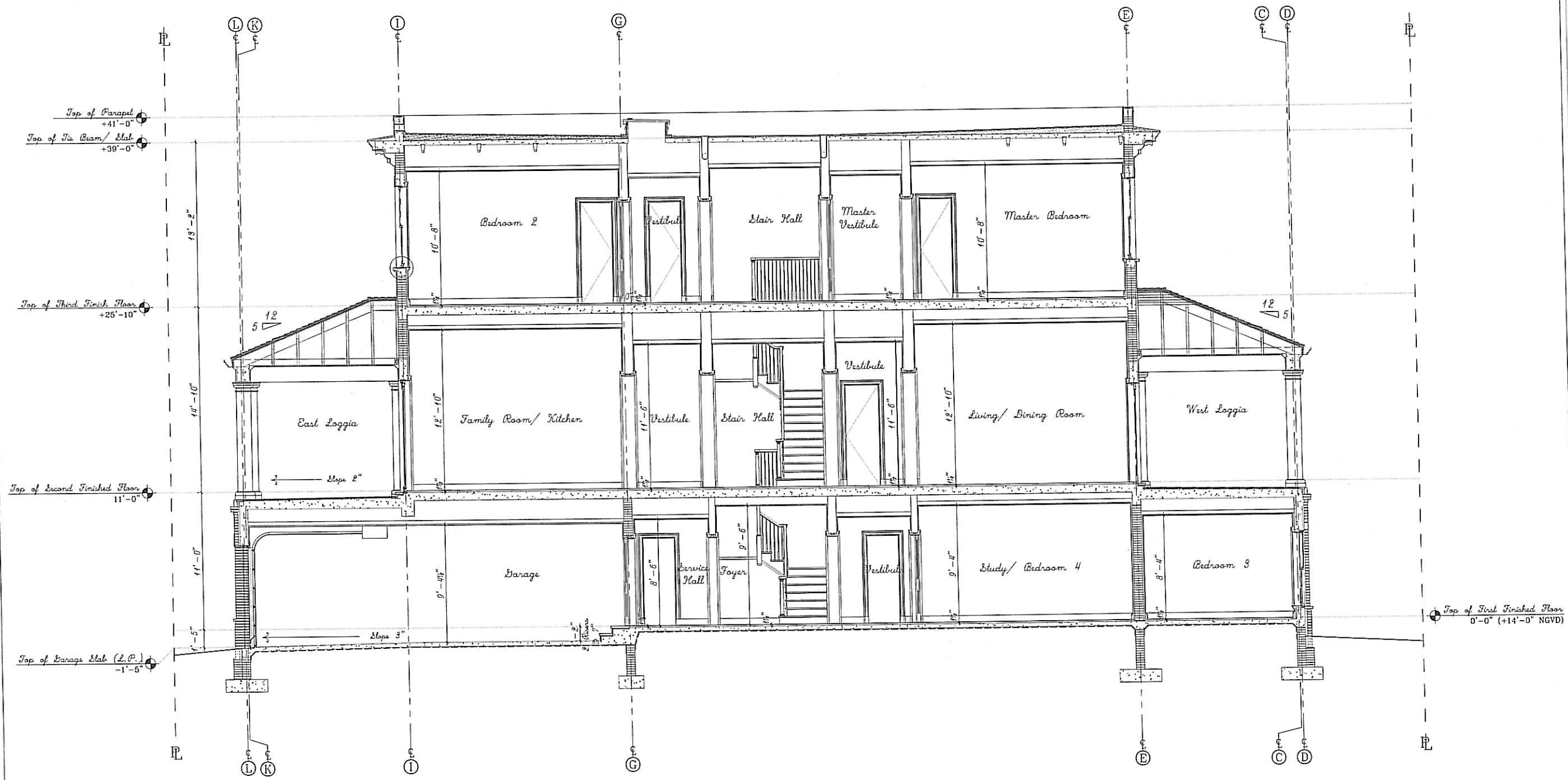
PROGRESS SET  
0.0-1.7-1.0

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

de la Guardia Victoria Architects & Urbanists, Inc.  
221 Ventura 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"

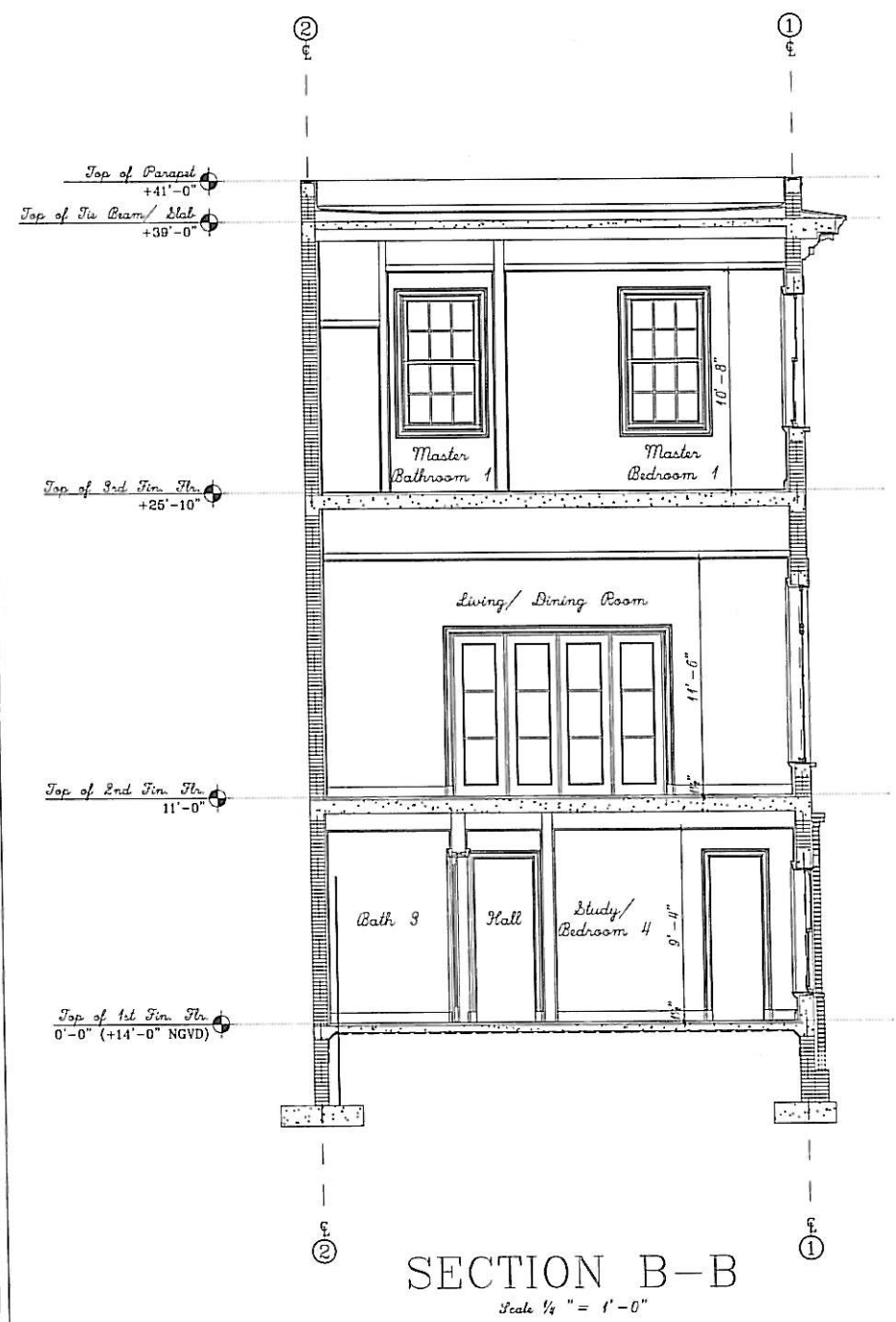
A-4.3



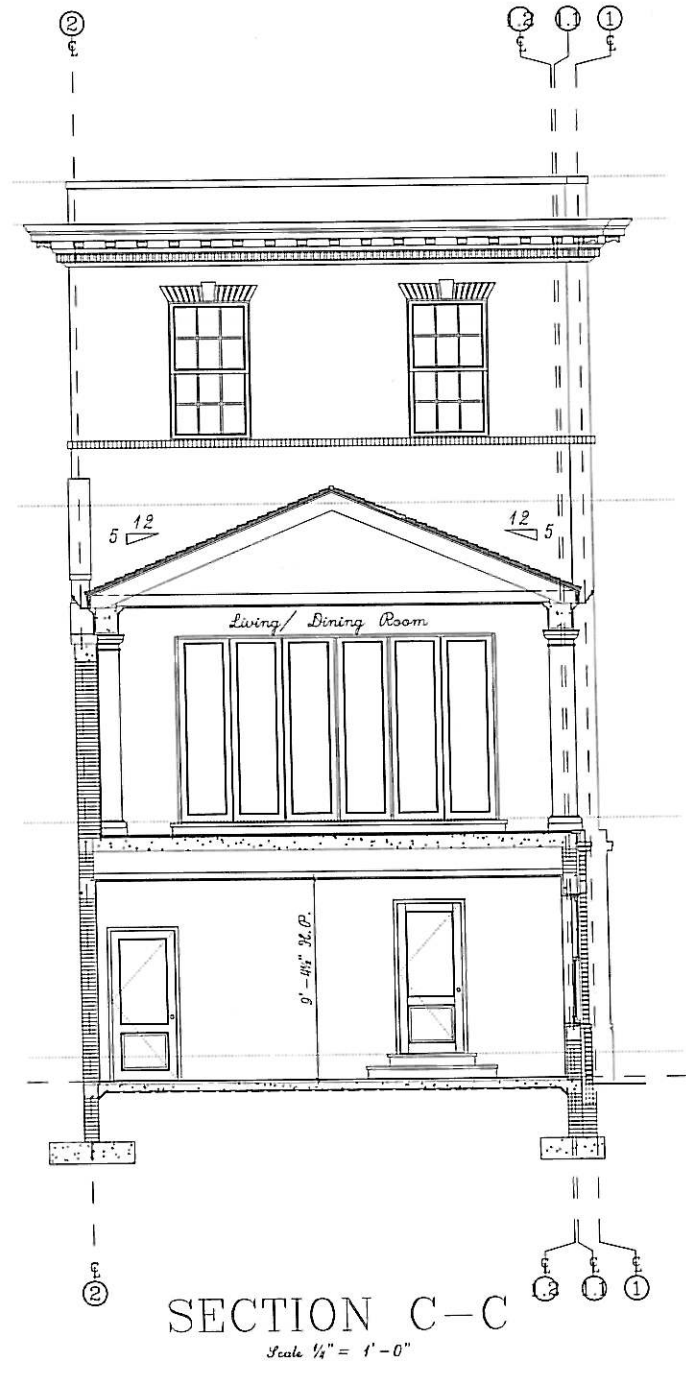
SECTION A-A

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

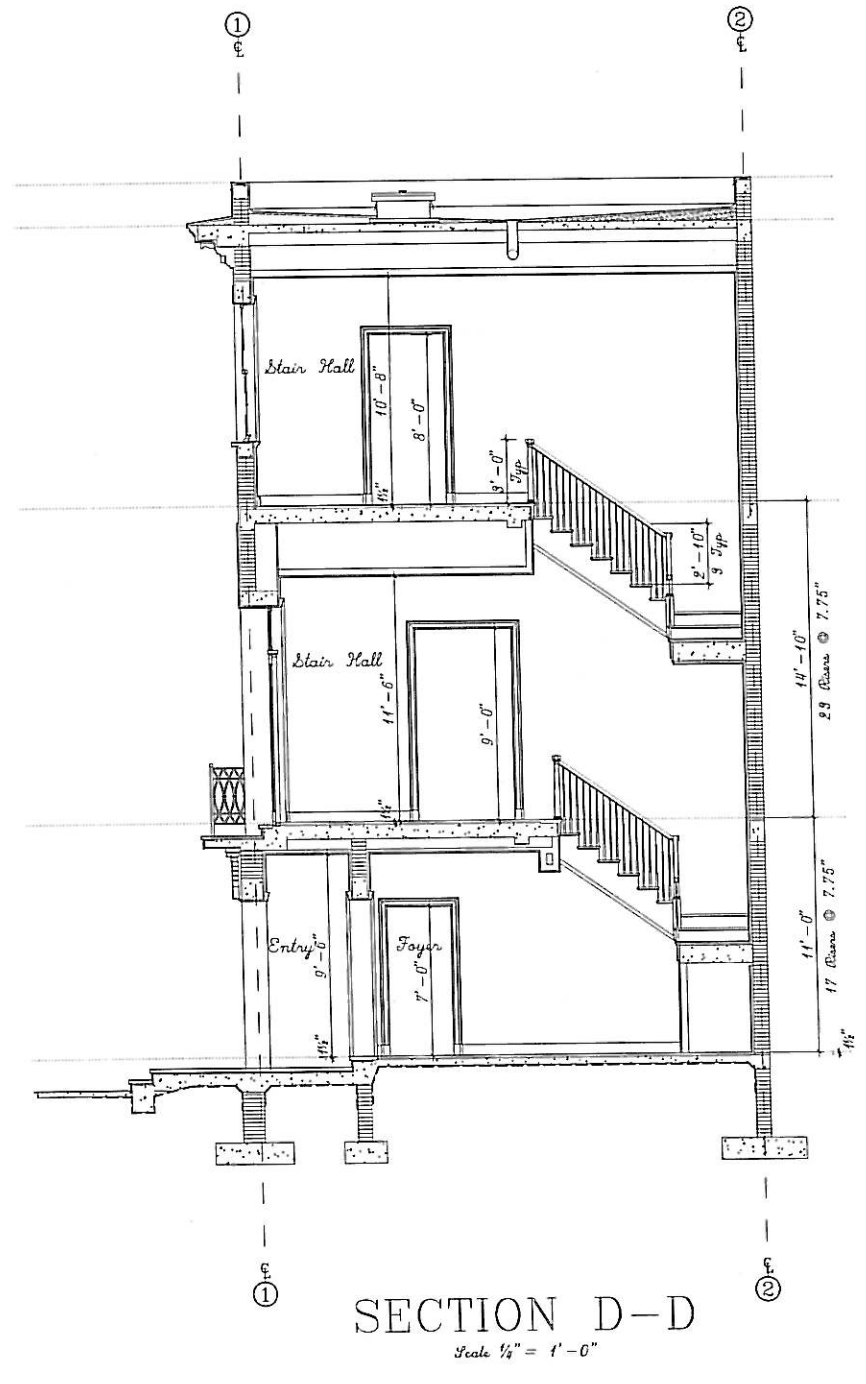
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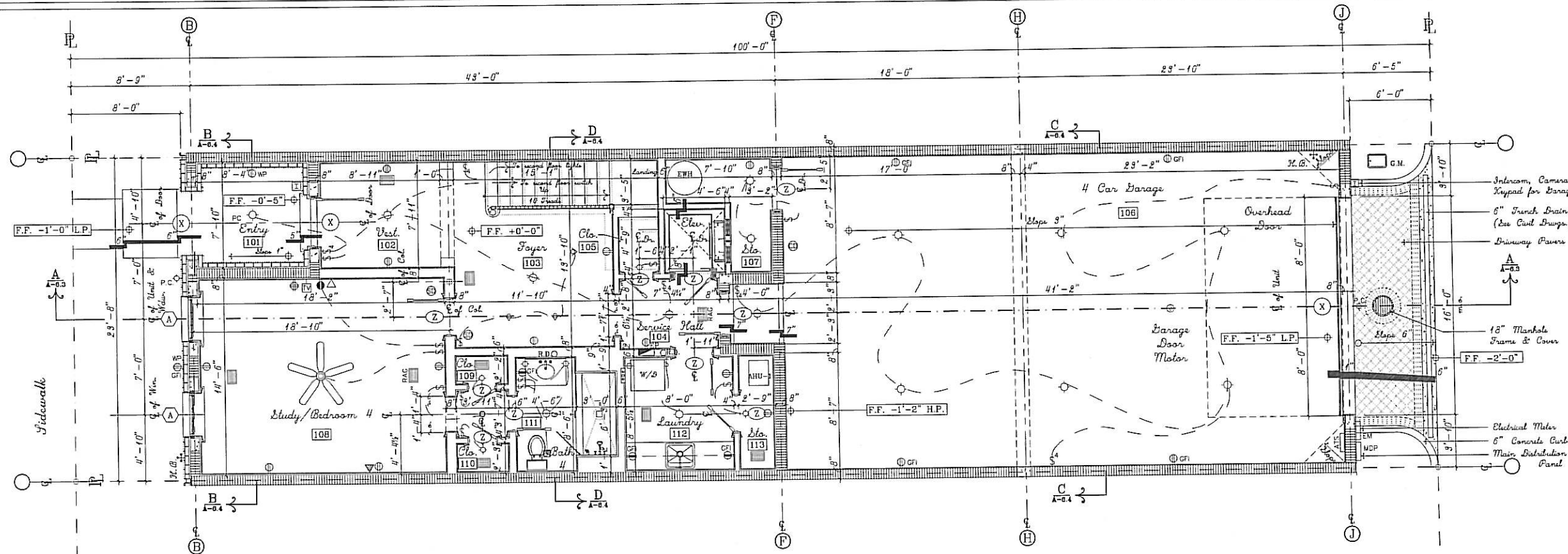
SECTION B-B  
Scale 1/4" = 1'-0"



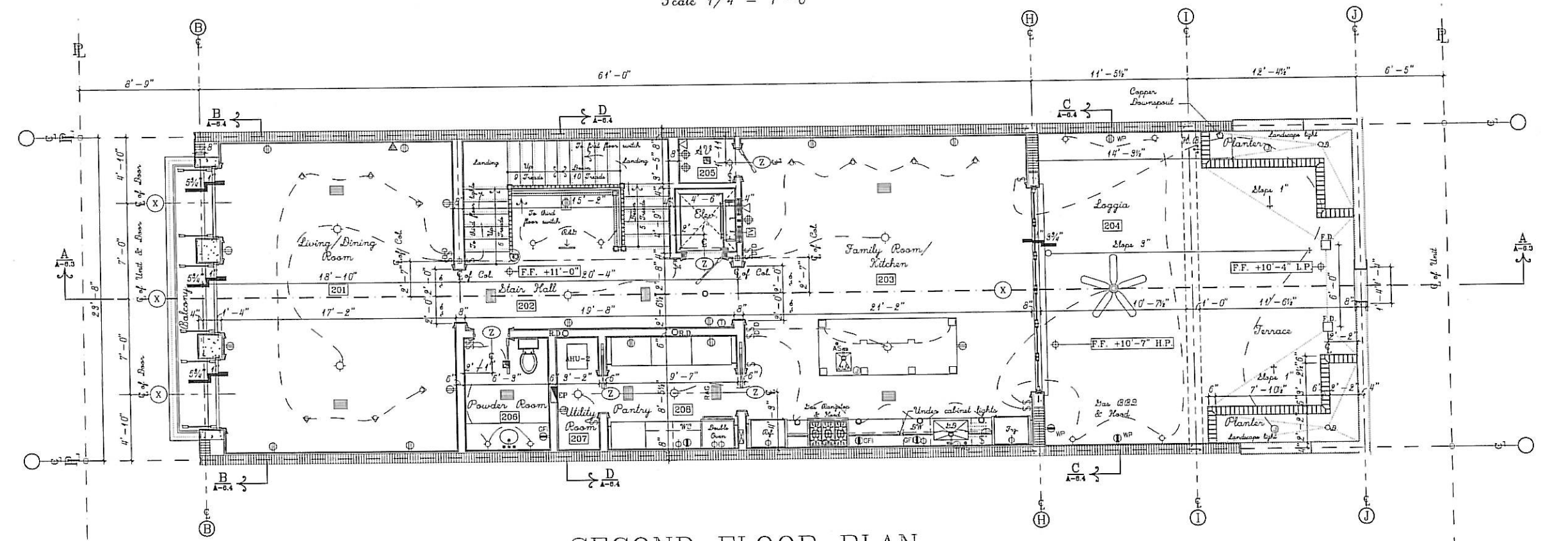
SECTION C-C  
Scale 1/4" = 1'-0"



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  
 BEATRICE ROW LLC  
 744 BILTMORE WAY, #2E  
 CORAL GABLES, FL 33134  
 (305) 441-8814  
 (305) 441-8815

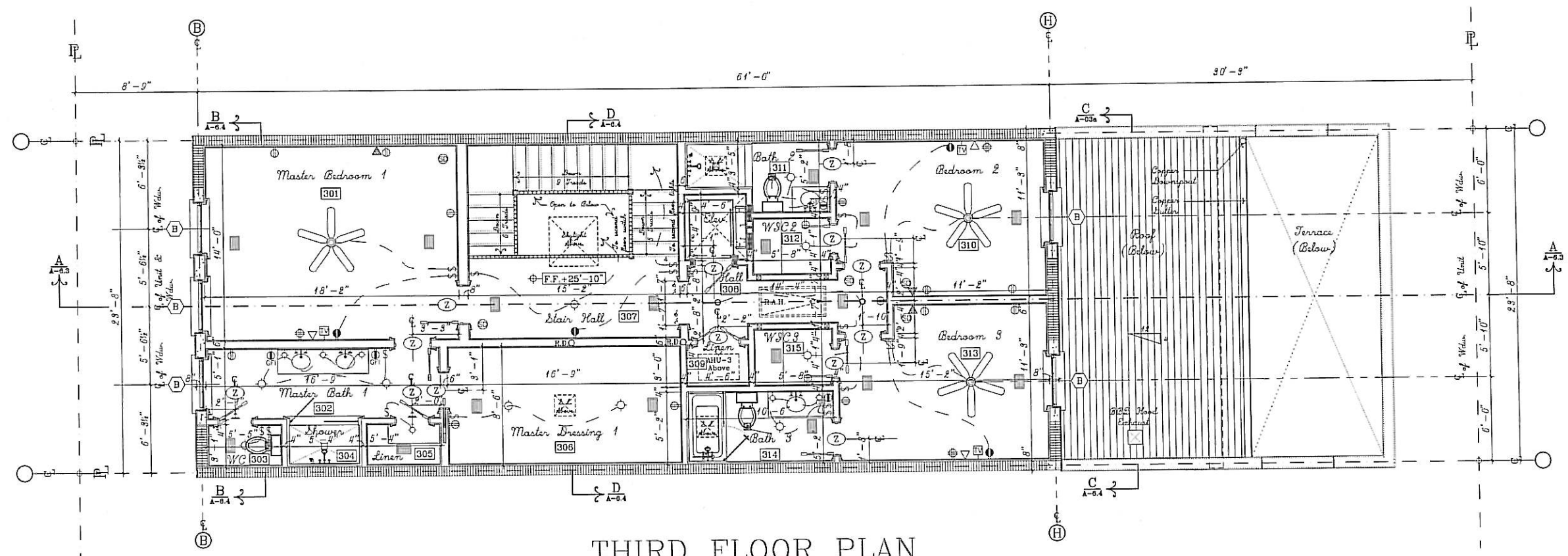
de la Guardia Victoria Architects & Urbanists, Inc.  
 221 VANDERBILT AVENUE, CORAL GABLES, FL 33134  
 (305) 441-8814  
**BEATRICE ROW**  
 744 BILTMORE WAY, CORAL GABLES, FLORIDA

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

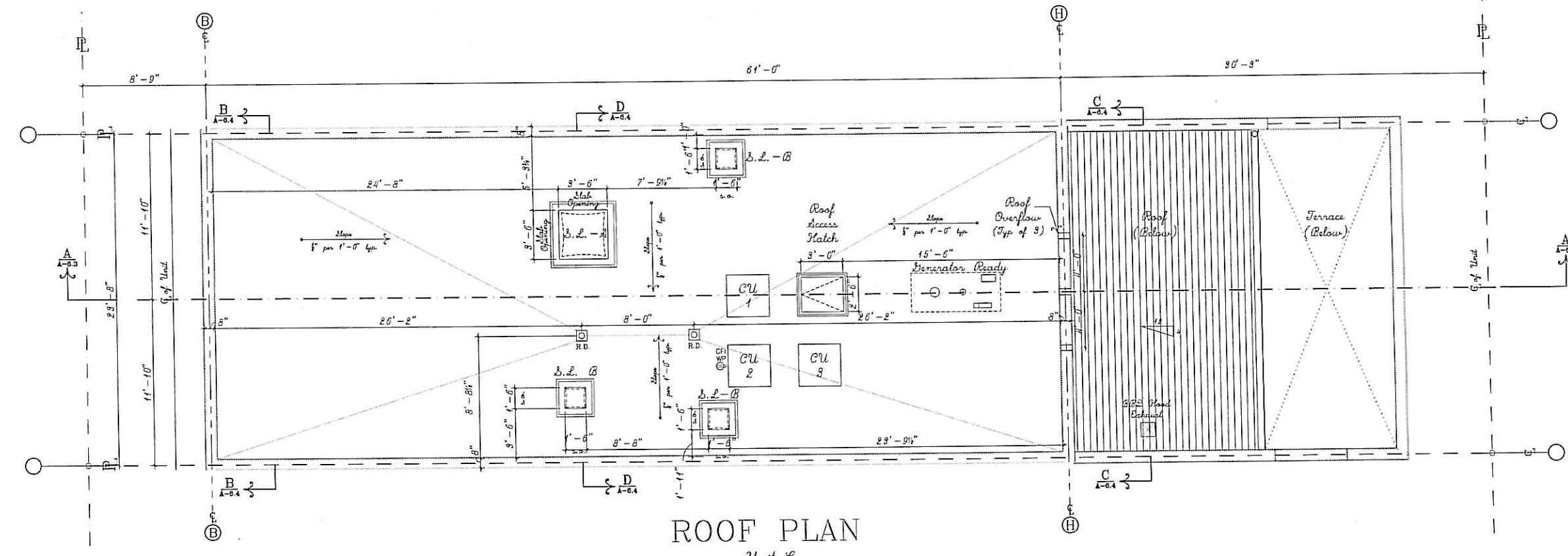
A-6.1

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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  
 Beatrix Row LLC  
 744 Biltmore Way, #2  
 Coral Gables, FL 33134  
 Tel: 305-441-1234

de la Guardia Victoria Architects & Urbanists, Inc.  
 201 Valencia Avenue, Coral Gables, FL 33134  
 Tel: 305-441-4444  
 Fax: 305-441-4444  
 www.de-laguardia.com

**BEATRICE ROW**

744 BILTMORE WAY, CORAL GABLES, FLORIDA

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

A-6.2

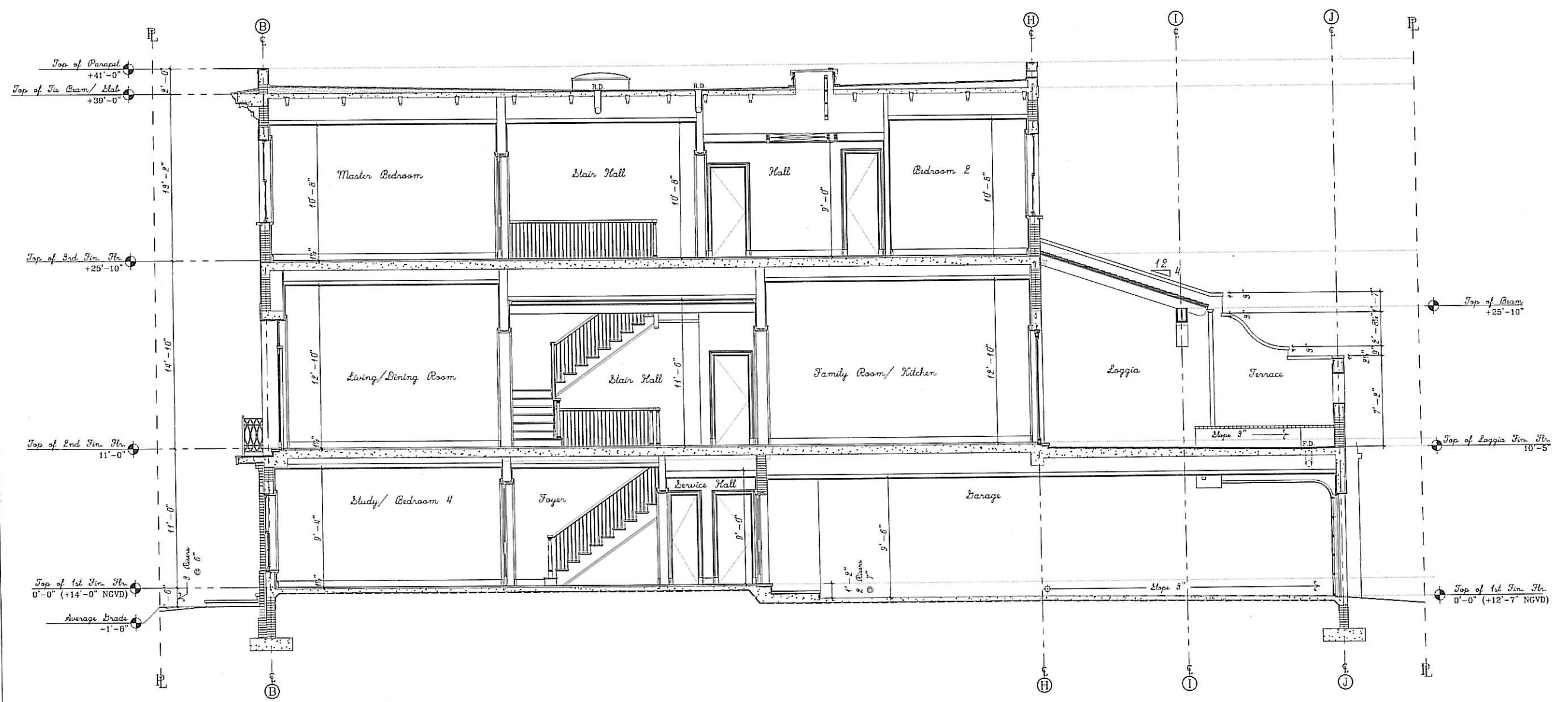
PROGRESS SET  
0.8-1.7-1.5

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 Fax: 305-441-1001  
**BEATRICE ROW**  
744 BILTMORE WAY, CORAL GABLES, FLORIDA

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

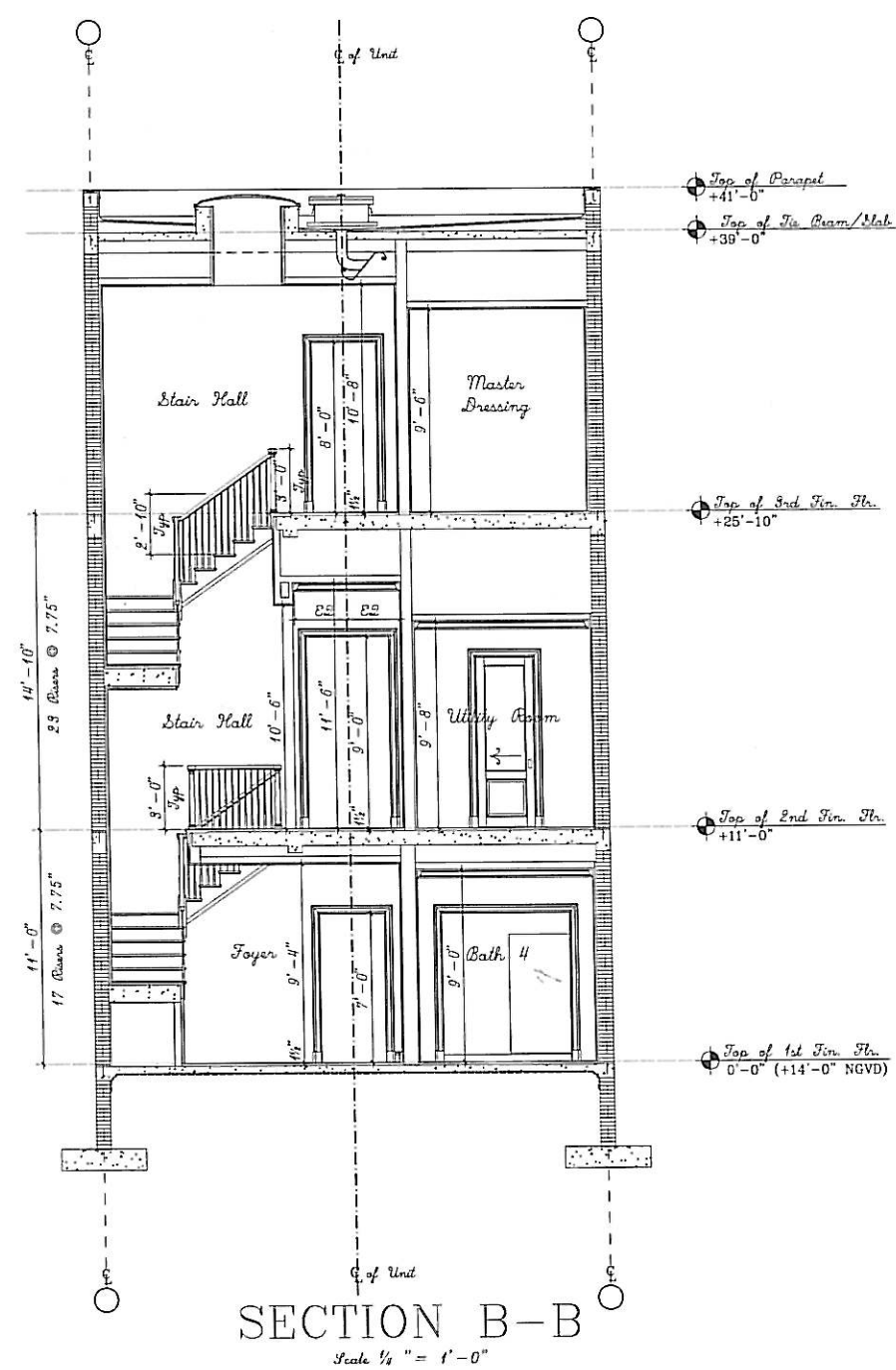
A-6.3



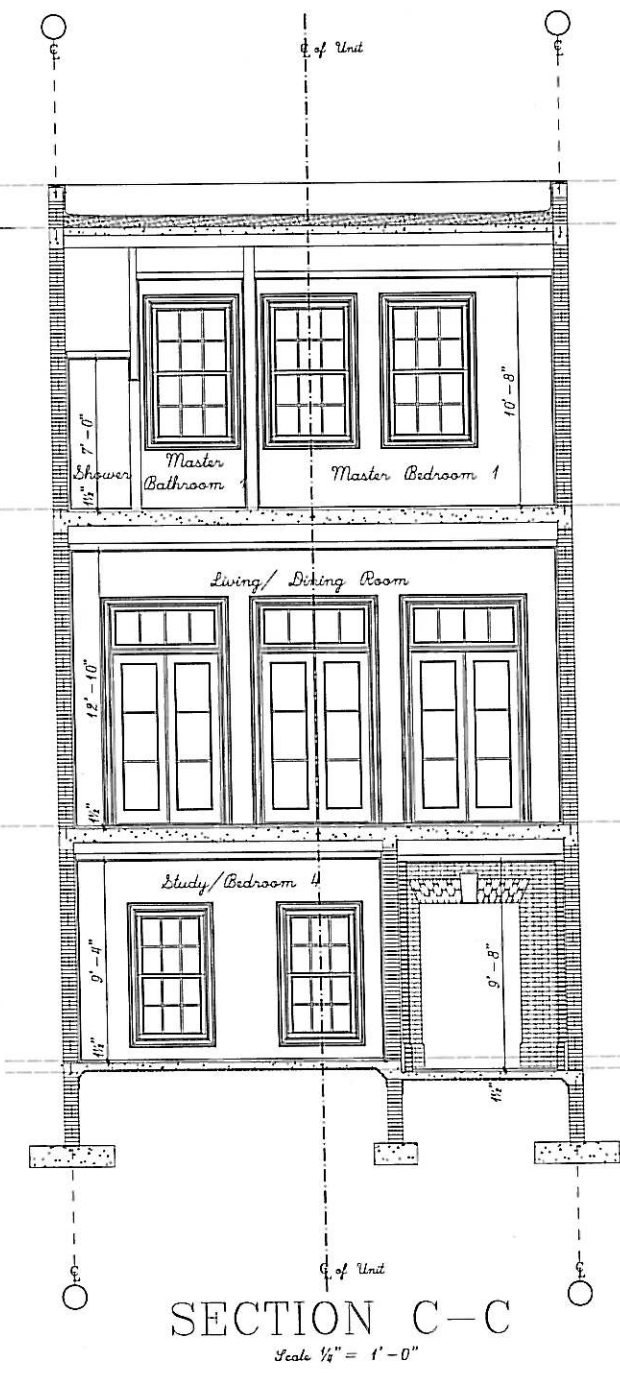
SECTION A-A

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

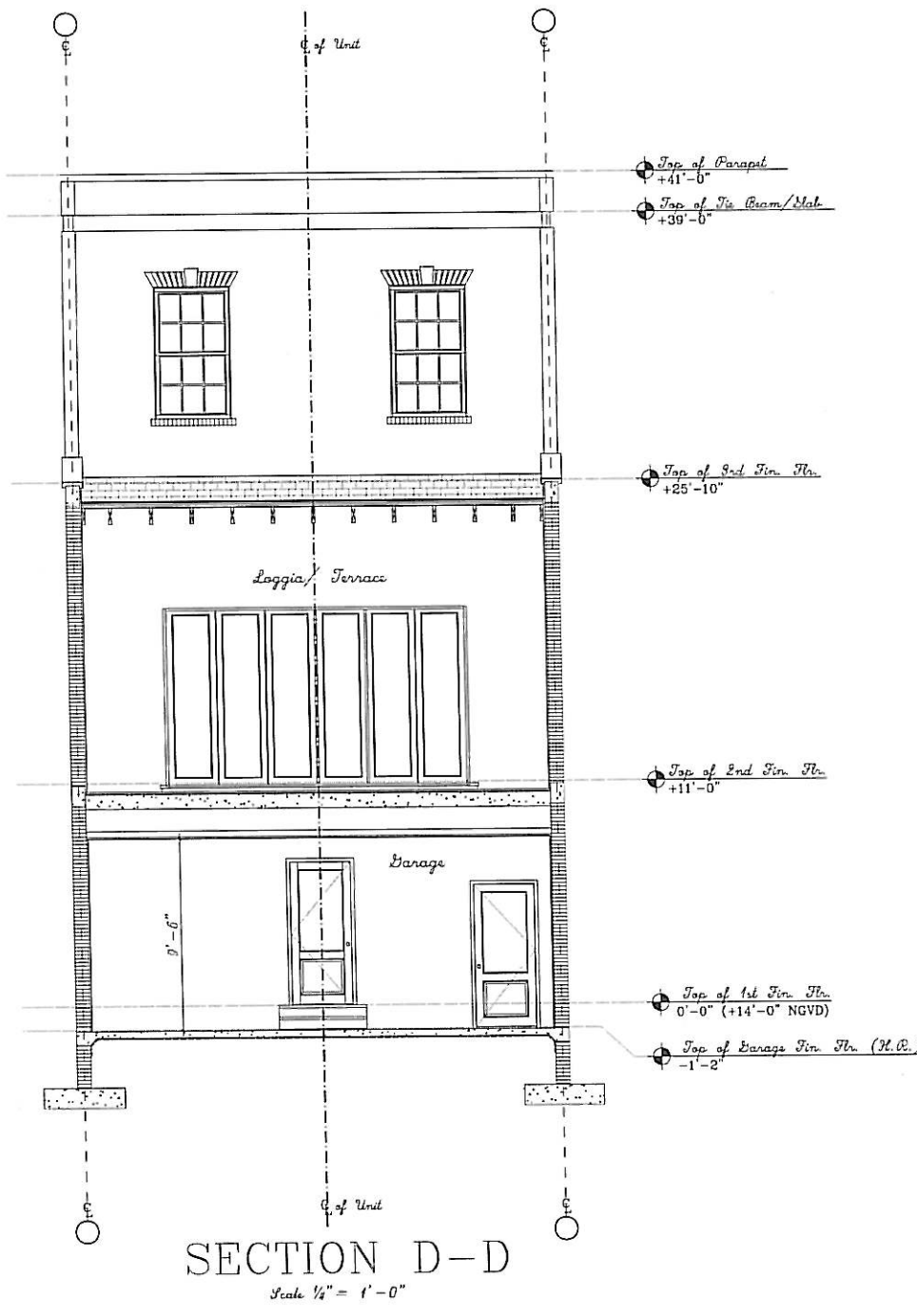
The above drawings, ideas, and designs are sole property of the architects. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specified project for which they have been prepared without the consent of the architects.



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



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



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

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# **BEATRICE ROW**

## **Underground Utility Statement**

The intention is to bring electrical into the 9 townhouse units from the alley. The electrical feeds will be underground. The current overhead power lines servicing the existing apartment buildings will be removed. Gas will be brought into the individual townhouse from the alley. Water will be brought into the individual townhouse from Anderson Road. Storm water will be disposed of in individual drainage wells on each of the 9 townhouse properties. There have been initial meetings with Miami Dade Water and Sewer.



## 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".

Dona M. Spain  
Historic Preservation Officer

cc: Maria Longo, 744 Biltmore Way, #2, Coral Gables, FL 33134  
MG Developer Miami, LLC, 8200 NW 27<sup>th</sup> 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, 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)

CITY OF CORAL GABLES

- MEMORANDUM -

**TO:** SCOT BOLYARD  
PRINCIPAL PLANNER

**DATE:** DECEMBER 28<sup>th</sup>, 2015

**FROM:** YAMILET A. SENESPLEDA, P.E. *Y.S.*  
CITY ENGINEER

**SUBJECT:**  
TENTATIVE PLAT  
744 BILTMORE WAY

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As per Zoning Code Article 3, "Development Review", Division 9, "Platting/Subdivision", requires review and comment by the Public Works Department on all proposed tentative plats as part of the review process. Public Works has reviewed this tentative plat with the re-plat requirements specified in Zone Code Article 5, "Development Standards", Division 15 "Platting Standards and have the following comments:

1. The City of Coral Gables Public Works Department does not object to the re-platting of the subject property. The Department's Surveyor review revealed that the submitted plans as well as the field work are according to the minimum technical standards set forth by the Florida Board of Land Surveyors.
2. Letters have been submitted from utility companies as required stating that the utility companies have no objection to the proposed tentative plat
3. The proposed tentative plat shall be required to be submitted and reviewed by the Public Works Department and Miami-Dade County prior to consideration as final plat by the City Commission.

If you need further information, please contact me. Thank you.

cc: Ramon Trias, Planning and Zoning Director

Glenn Kephart, P.E., Public Works Director

Jessica Keller, Assistant Public Works Director

Lina Hickman, Civil Engineer

Juan Martinez, PSM, Surveyor

2016 JAN -6 AM 11:19  
**MIAMI DAILY BUSINESS REVIEW**  
Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING  
CITY OF CORAL GABLES, FLORIDA - LOCAL PLANNING  
AGENCY / PLANNING AND ZONING BOARD - JAN. 13, 2016

in the XXXX Court,  
was published in said newspaper in the issues of  
12/31/2015

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
31 day of DECEMBER, A.D. 2015

(SEAL)  
MARIA MESA personally known to me



**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING**

City Public Hearing Local Planning Agency / Planning and Zoning Board  
Dates/Times Wednesday, January 13, 2016, 6:00 – 9:00 p.m.

Location City Commission Chambers, City Hall, 405 Biltmore  
Way, Coral Gables, Florida, 33134

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

Items 1 through 3 are related.

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-1. Residential Land Uses", pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Residential Multi-Family Medium Density" Land Use Classifications to provide a maximum 100 units/acre density and a maximum 120' height for towers for projects developed in accordance with the Mediterranean Design Transitional Overlay District Zoning Code Regulations; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review) (This item was continued from the September 9, 2015 Planning and Zoning Board meeting)
2. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," Section 4-104, "Multi-Family Special Area District" to allow for a "Mediterranean Design Transitional Overlay District" Conditional Use with form-based development standards that modify and supplement the existing Multi-Family Special Area District standards and criteria to allow appropriate infill and redevelopment in transition areas between lower density residential development and high intensity commercial and residential development if certain minimum requirements are met; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (This item was continued from the September 9, 2015 Planning and Zoning Board meeting)
3. A Resolution of the City Commission of Coral Gables, Florida requesting Conditional Use Site Plan Review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", Article 4, "Zoning Districts," Division 4, "Multi-Family Special Area District," Section 4-104.C., "Conditional Uses," and Appendix D, "Mediterranean Design Transitional Overlay District" for the proposed project referred to as "Villa Valencia" on the property legally described as Lots 24-38, Block 7, Biltmore Section (510 - 525 Valencia Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (This item was continued from the September 9, 2015 Planning and Zoning Board meeting)


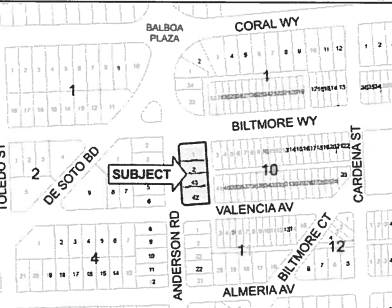
2016 JAN -6 AM 11:19

4. Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Beatrice Row" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 0.54 acre property into nine (9) platted lots for nine (9) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 1, 2, 42 and 43, Block 10, Biltmore Section (2509 Anderson Road, 744 Biltmore Way and 745 Valencia Avenue), Coral Gables, Florida; providing for an effective date.
5. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Development Standards," Division 14, "Parking, Loading, and Driveway Requirements," Section 5-1410, "Shared parking reduction standards" creating provisions for shared parking reductions as a part of a mixed use site plan or planned area development; providing for a repealer provision, providing for a severability clause, providing for codification, and providing for an effective date. (This item was continued from the October 14, 2015 Planning and Zoning Board meeting)
6. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," adding Section 4-206, "Giralda Restaurant Row Overlay" to allow for modified requirements with form-based development standards that modify and supplement the existing Commercial District standards and criteria for the 100 block of Giralda Avenue, legally described as Lots 21-37, Block 29, and Lots 3-24, Block 33, Section L, to allow appropriate infill and redevelopment that enhances the character of Restaurant Row; providing for a repealer provision, providing for a severability clause, providing for codification, and providing for an effective date.
7. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 3, "Development Review," Division 2, "General Development Review Procedures," Section 3-206, "Building site determination," and, Article 8, "Definitions," amending the requirements for applications for a building site separation and creating a definition for voluntary demolition; providing for codification, and providing for an effective date.
8. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 2, "Decision Making and Administrative Bodies;" Article 3, "Development Review;" Article 4, "Zoning Districts;" Article 5, "Development Standards;" and, Article 8, "Definitions;" providing for codification, and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning Division at [planning@coralgables.com](mailto:planning@coralgables.com) (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias  
Director of Planning and Zoning  
Planning & Zoning Division  
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Ernesto Pino, Assistant Public Works Director at 305.460.5004, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

	<p><b>City of Coral Gables Courtesy Public Hearing Notice</b></p> <p><b>December 31, 2015</b></p>	
<p><b>Applicant:</b></p>	<p><b>Longo Guavonia, LLC</b></p>	
<p><b>Application:</b></p>	<p><b>Subdivision Review for a Tentative Plat</b></p>	
<p><b>Property:</b></p>	<p><b>2509 Anderson Road, 744 Biltmore Way and 745 Valencia Avenue, Coral Gables, Florida</b></p>	
<p><b>Public Hearing - Date/Time/ Location:</b></p>	<p><b>Planning and Zoning Board January 13, 2016, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b></p>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on January 13, 2016 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

*“Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled “Beatrice Row” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision”, being a re-plat of an approximately 0.54 acre property into nine (9) platted lots for nine (9) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 1, 2, 42 and 43, Block 10, Biltmore Section (2509 Anderson Road, 744 Biltmore Way and 745 Valencia Avenue), Coral Gables, Florida; providing for an effective date.”*

This application has been submitted by Mr. Zeke Guilford of Guilford & Associates, P.A. on behalf of Longo Guavonia, LLC to re-plat the property located at 2509 Anderson Road, 744 Biltmore Way and 745 Valencia Avenue. The property currently contains four (4) platted lots and the applicant is proposing to re-plat the property to consist of nine (9) platted lots to construct nine (9) fee simple townhouses.

All interested parties are invited to attend and participate. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com), FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

*City of Coral Gables, Florida*