

May 26, 2016
de la Guardia Victoria Archibeta

Billman & Albee Row
Coral Gables, Florida

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Application



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: 760 Valencia Ave.; 2605, 2611, 2615 Anderson Rd.; 731,735,743 Almeria Ave.

Property/project name: Biltmore Parc Homes

Legal description: Lot(s) 1,2,18-23

Block(s) 11

Section (s) Coral Gables Biltmore Section

Property owner(s): Biltmore Parc Homes, LLC

Property owner(s) mailing address: 301 Almeria Avenue Coral Gables, FL 33134

Telephone: Business 305-718-4575

Fax 305-718-4574

Other _____

Email jennyducret

@

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 Suite 201 Coral Gables, FL 33134

Telephone: Business 305-446-8411 Fax 305-445-0563

Other _____ Email zguilford @ guilfordassoc.com

Property information

Current land use classification(s): _____

Current zoning classification(s): _____

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.



- 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.


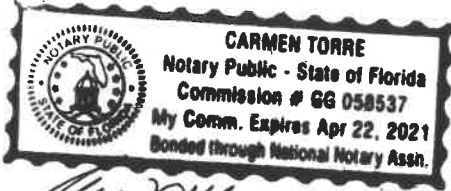
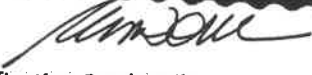
Applicant/agent/property owner affirmation and consent

- (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): 	Property owner(s) print name: Jenny Ducret / Manager
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: ste 330 301 Almeria Ave, Coral Gables, FL 33134	
Telephone: 305, 718-4575	Fax: 305-442-9497 Email: JennyDucret@gmail.com
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this <u>25</u> day of <u>May</u> by <u>2017</u>	
(Signature of Notary Public - State of Florida)	
 	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input type="checkbox"/> Personally Known OR <input checked="" type="checkbox"/> Produced Identification; Type of Identification Produced _____	



Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:	Fax:	Email:
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____ by _____
(Signature of Notary Public - State of Florida)

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

Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature: <i>F.W. Zeke Guilford</i>	Applicant(s)/Agent(s) Print Name: F.W. ZEKE GUILFORD
---	---

Address: 400 UNIVERSITY DR
CORAL GABLES, FL 33134

Telephone: 305 446-8411	Fax: 305-445-0561	Email: ZGUILFORD@GUILDONDASSOC.COM
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF *Miami-Dade*
The foregoing instrument was acknowledged before me this *30th* day of *May* 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 _____

Letter of Intent

Guilford & Associates, P.A.
Attorneys at Law

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

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

August 7, 2018

Honorable Mayor and Commissioners
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134

Re: Re-Plat of 760 Valencia Ave; 2605, 2611, 2615 Anderson Rd.; 731, 735, 743 Almeria Ave. / Lots 1, 2, 18-23 Block 11 Coral Gables Biltmore Section / Alley Creation

Dear Mr. Trias:

This firm has been retained by Biltmore Parc Homes, LLC, the owner of the above referenced properties to re-plat said eight (8) lots into fifteen (15) lots and create a twenty (20) foot alley running south from the existing alley for a distance of one hundred twenty (120) feet. Currently, the alley would be located on the west twenty (20) feet of lot 19.

As a means of background, the property consists of twenty four thousand eight hundred and seventy two (24,872) square feet. The property is bordered by Biltmore Way, Anderson Road and Almeria Avenue. There are currently there are thirty one residential units in seven buildings located on the property. The property is zoned Multi-Family Special Area District (MFSa) and has a Future Land Use Map designation of Residential-Multi-Family Low Density. Pursuant to Section 4-104B.7 of the Coral Gables Zoning Code, Townhouse/Row house dwellings are a permitted use in the MFSa district. Therefore, the applicant will not be seeking a change of zoning or land use nor is the applicant requesting any variances.

It the desire of the applicant to re-plat this property to allow a development of fifteen townhouses. The structures located on the property would be demolished.

As part of the re-plat process, the applicant is also dedicating an alley as shown on the plat. The alley would be a continuation of the existing north south alley. The continuation of the alley will allow the ultimate purchaser of the units to have access to their garage.

Honorable Mayor and Commissioners

August 7, 2018

Page 2

If you have any questions regarding this application or need any additional information, please to not hesitate to contact me. We would sincerely appreciate your favorable recommendation of this application.

Very sincerely,
Guilford & Associates, P.A.



F.W. Zeke Guilford, Esq.

Owner's Representatives

Owner's Representatives

Owner:

Biltmore Parc Homes, LLC
301 Almeria Ave
Suite 330
Cora Gables, FL 33134
Telephone No: 305-718-7545
Email jennyducret@gmail.com
Attention: Jenny Ducret

Contractor:

Torre Companies
208 Andalusia Avenue
Coral Gables, FL 33134
Telephone No: 305-442-9494
Email: venny@torrecompanies.com
Attention: Venny Torre

Architect:

De La Guardia Victoria Architects
224 Valencia Avenue
Coral Gables, FL 33134
Telephone No: 305-444-6363
Email: maria@dlgvarchitects.com
Attention: Maria de la Guardia

Surveyor:

Lannes and Garcia, Inc.
2700 SW 37th Avenue
Miami, FL 33133
Telephone No: 305-442-4779
Email: lannes2garcia@gmail.com
Attention: Angel

Attorney:

Guilford & Associates, P.A.

400 University Drive

Suite 201

Coral Gables, FL 33134

Telephone No: 305-446-8411

Email: zguilford@guilfordassoc.com

Attention: F.W. Zeke Guilford, Esq.

Pictures



760 Valencia Ave - Front



760 Valencia Ave - Back



760 Valencia Ave - Side



760 Valencia Ave - Side



2605 Anderson Rd - Front



2605 Anderson Rd - Back



2605 Anderson Rd - Side



2605 Anderson Rd - Side



2611 Anderson Rd - Front



2611 Anderson Rd - Back



2611 Anderson Rd - Side



2611 Anderson Rd - Side



2615 Anderson Rd - Front



2615 Anderson Rd - Back



2615 Anderson Rd - Side



2615 Anderson Rd - Side

July 8, 2016
de la Guardia Victoria Architects

*Billmore Parc Homes
Coral Gables, Florida*



743 Almeria Ave - Front



743 Almeria Ave - Back



743 Almeria Ave - Side



743 Almeria Ave - Side

July 8, 2016
de la Guardia Victoria Architects

Biltmore Parc Homes
Coral Gables, Florida



735 Almeria Ave - Front



735 Almeria Ave - Back



735 Almeria Ave - Side



735 Almeria Ave - Side



731 Almeria Ave - Front



731 Almeria Ave - Back



731 Almeria Ave - Side



731 Almeria Ave - Side



Valencia Avenue - Adjacent Property



Valencia Avenue - Adjacent Property



Almeria Avenue- Adjacent Property



Valencia Avenue - Adjacent Property



Valencia Avenue - Adjacent Property



Anderson Road - Adjacent Property



Anderson Road - Adjacent Property



Anderson Road - Adjacent Property



Almeria Avenue- Adjacent Property



Almeria Avenue- Adjacent Property



Almeria Avenue- Adjacent Property



Almeria Avenue- Adjacent Property



Alley looking South



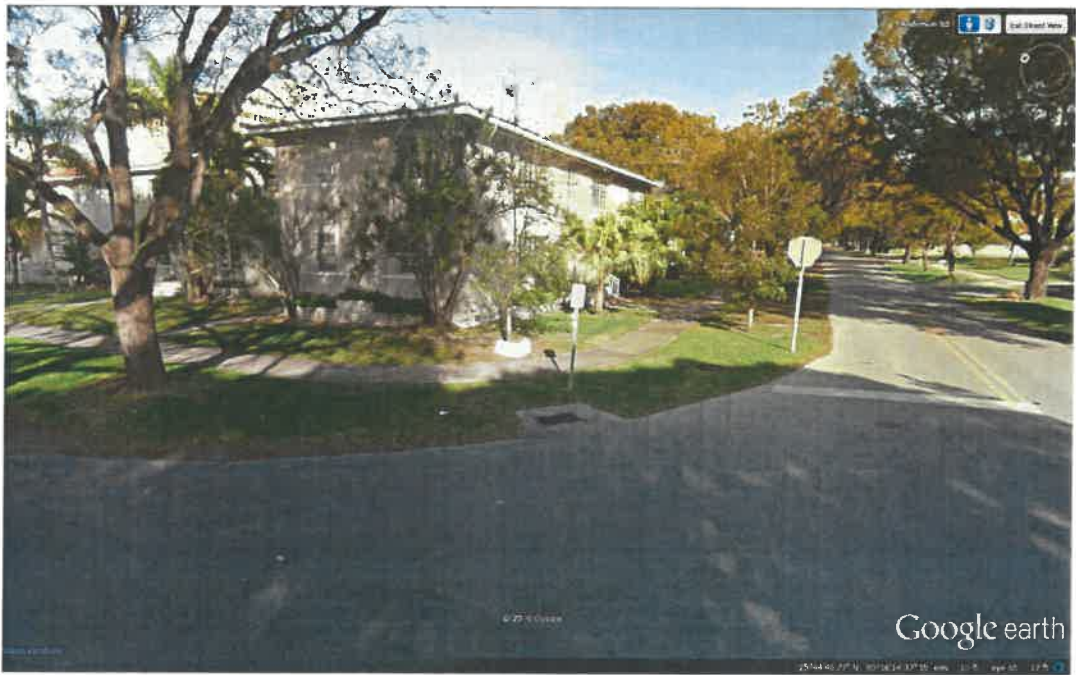
Alley looking East



Valencia Ave. Streetscape



Anderson Rd. - Streetscape



Almeria Ave. - Streetscape



Biltmore Court - Streetscape



Biltmore Court - Streetscape

Final Plat

BILTMORE PARC HOMES

BEING A REPLAT LOTS 1, 2, 18, 19, 20 LESS THE WEST 20 FEET THEREOF, 21, 22 AND 23 BLOCK 11, "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, 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.

KNOW ALL MEN BY THESE PRESENTS:

THAT BILTMORE PARC HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "BILTMORE PARC HOMES" THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED LANDS, TO-WIT: LEGAL DESCRIPTION: LOTS 1, 2, 18, 19, 20 LESS THE WEST 20 FEET THEREOF, 21, 22 AND 23 BLOCK 11, OF "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BY: JENNY DUCRET, MANAGING MEMBER

IN WITNESS WHEREOF, I, JENNY DUCRET, HAVE CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY JENNY DUCRET, ITS MANAGING MEMBER, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____ OF 2018

WITNESS: _____
PRINT NAME: _____

WITNESS: _____
PRINT NAME: _____

BILTMORE PARC HOMES, LLC.
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, BILTMORE PARC HOMES, LLC, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED THE FOLLOWING AS IDENTIFICATION _____ TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE _____ FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2018

SIGNATURE OF ACKNOWLEDGER: _____

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

MORTGAGE APPROVAL:

KNOW ALL MEN BY THESE PRESENTS: BISCAIYNE BANK, A FLORIDA STATE CHARTERED COMMERCIAL BANK LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THAT CERTAIN MORTGAGE DATED JANUARY 9, 2017 RECORDED JANUARY 9, 2017 IN OFFICIAL RECORD BOOK 30369, AT PAGE 3701, BEING IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF:

THAT BISCAIYNE BANK, A FLORIDA STATE CHARTERED COMMERCIAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____ DAY OF _____ OF 2018.

BY: _____ WITNESS: _____

PRINT NAME: _____ WITNESS: _____

PRINT TITLE: _____ WITNESS: _____

ACKNOWLEDGEMENT: _____

STATE OF FLORIDA) SS

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE

ACKNOWLEDGMENTS. _____ AUTHORIZED, DIRECTED AND

EMPOWERED TO EXECUTE, ANY AND ALL DOCUMENTS OF BILTMORE PARC HOMES, LLC,

WHO IS PERSONALLY KNOWN TO ME OR PRODUCED THE FOLLOWING AS IDENTIFICATION

_____ TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED

THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THE EXECUTION THEREOF TO

BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID

NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2018

SIGNATURE OF ACKNOWLEDGER: _____

PRINTED NAME OF ACKNOWLEDGER: _____

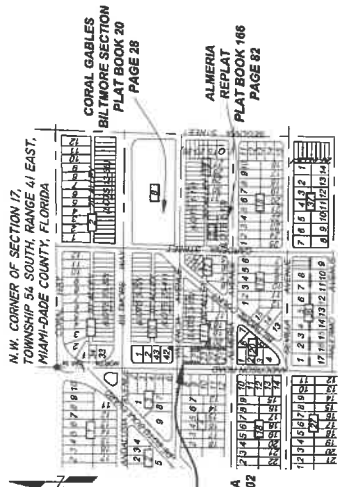
NOTARY PUBLIC

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

PREPARED BY:

LANNES AND GARCIA, INC.
PROFESSIONAL SURVEYING AND MAPPING
2700 SW 37TH AVENUE, MIAMI, FLORIDA 33133
JANUARY 2017



LOCATION MAP

SCALE 1" = 300'

A PORTION OF THE NORTHWEST 1/4 OF SECTION 17,
TOWNSHIP 54 SOUTH, RANGE 41 EAST,
MIAMI-DADE COUNTY, FLORIDA

CITY OF CORAL GABLES PLAT RESTRICTIONS:

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

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS. THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

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

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

THE UNITED STATES POSTAL SERVICE EASEMENT AS SHOWN BY DASHED LINES WITHIN LOT 1, BLOCK 1 AND LOT 1 BLOCK 2, IS GRANTED HEREBY AND RESERVED FOR THE USE BY THE POSTAL SERVICE TO DELIVER AND RECEIVE MAIL AND PACKAGES TO A CENTRALIZED DELIVERY UNIT PROVIDED BY THE PROPERTY OWNERS AND THE JOINT AND SEVERAL USE BY PROPERTY OWNERS WITHIN THE SUBDIVISION, THEIR TENANTS, LESSEES AND OTHER GUESTS OR INVITEES, AS A MEANS OF PEDESTRIAN INGRESS AND EGRESS TO THE CENTRALIZED DELIVERY UNIT. THE PROVISION, MAINTENANCE AND REPAIR OF THE CENTRALIZED DELIVERY UNIT SHALL BE THE SHARED RESPONSIBILITY OF ALL PROPERTY OWNERS WHOSE LANDS ARE INCLUDED THEREIN. NO CHANGES OR MODIFICATION TO THE EASEMENT SHALL BE GRANTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE UNITED STATES POSTAL SERVICE, AND SAID EASEMENT IS REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 28, SUBDIVISION CODE OF MIAMI-DADE COUNTY.

LEGAL DESCRIPTION:

LOTS 1, 2, 18, 19, 20 LESS THE WEST 20 FEET THEREOF, 21, 22 AND 23 BLOCK 11, "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CITY OF CORAL GABLES APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT APPEARS TO CONFORM TO ALL REQUIREMENTS OF CHAPTER 177 (1-4) OF THE CODE OF ORDINANCES OF THE CITY OF CORAL GABLES, FLORIDA, AND THE PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF CORAL GABLES IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES CERTIFIED THIS _____ DAY OF _____ A.D. 2018

BY: _____ DIRECTOR

CITY OF CORAL GABLES
DEPARTMENT OF PUBLIC WORKS

SIGNED: _____

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPAL UTILITIES COMPREHENSIVE PLAN. THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED BY _____ NUMBER _____ PASSED AND SIGNED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, DATED THIS _____ DAY OF _____ A.D. 2018

SIGNED: _____ MAYOR

SIGNED: _____ CITY CLERK

MIAMI-DADE COUNTY APPROVALS:

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY RESOURCES THIS _____ DAY OF _____ A.D. 2018. THE SIZE OF THE TRACT AND THE FEATURES AS SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE PLAT AS OF THIS DATE. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081(1) OF THE FLORIDA STATUTES

SIGNED BY: _____ DIRECTOR

THIS PLAT WAS APPROVED BY THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS THIS _____ DAY OF _____ A.D. 2018

SIGNED BY: _____ DIRECTOR

SIGNED BY: _____ COUNTY ENGINEER

THIS PLAT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 336 CODE OF MIAMI-DADE COUNTY, FLORIDA SUBJECT TO ALL OF THE CONDITIONS OF THE CONCURRENCY REVIEW AGENCIES AND SAID CHAPTER 336. THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, THIS _____ DAY OF _____ A.D. 2018

BY: _____ DEPUTY CLERK

SIGNED: _____ MIAMI-DADE COUNTY, MAYOR

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ A.D. 2018 AT _____ AM/PM IN BOOK _____ OF PLATS AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED BILTMORE PARC HOMES, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED, SHOWN AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, SHOWING COMPLEXES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON DAY 12 OF JULY A.D., 2018 IN ACCORDANCE WITH SECTION 177.081 OF SAID CHAPTER 177, PART 1.

BILTMORE PARC HOMES

BEING A REPLAT LOTS 1, 2, 19, 20 LESS THE WEST 20 FEET THEREOF, 21, 22 AND 23 BLOCK 11, "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND SITUATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
LANNES AND GARCIA, INC.
PROFESSIONAL SURVEYING AND MAPPING
2700 SW 37th AVENUE, MIAMI FLORIDA 33133
JANUARY 2017

N.W. CORNER OF SECTION 17,
TOWNSHIP 54 SOUTH,
RANGE 41 EAST,
MIAMI-DADE COUNTY, FLORIDA

CORAL WAY
BILTMORE SECTION
PLAT BOOK 20 PAGE 28

LOT - 6
BLOCK - 5
CORAL GABLES
BILTMORE SECTION
PLAT BOOK 5
PAGE 102

LOT - 42
BLOCK - 10
CORAL GABLES
BILTMORE SECTION
PLAT BOOK 20 PAGE 28

LOT - 9
BLOCK - 4
CORAL GABLES
BILTMORE SECTION
PLAT BOOK 5
PAGE 102

LOT - 41
BLOCK - 10
CORAL GABLES
BILTMORE SECTION
PLAT BOOK 20 PAGE 28

LOT - 10
BLOCK - 4
CORAL GABLES
BILTMORE SECTION
PLAT BOOK 5
PAGE 102

LOT - 40
BLOCK - 10
CORAL GABLES
BILTMORE SECTION
PLAT BOOK 20 PAGE 28

LOT - 11
BLOCK - 4
CORAL GABLES
BILTMORE SECTION
PLAT BOOK 5
PAGE 102

LOT - 39
BLOCK - 10
CORAL GABLES
BILTMORE SECTION
PLAT BOOK 20 PAGE 28

LOT - 12
BLOCK - 4
CORAL GABLES
BILTMORE SECTION
PLAT BOOK 5
PAGE 102

LOT - 38
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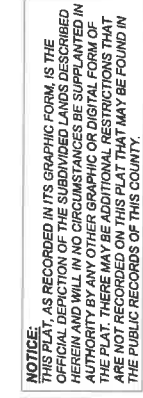
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PLAT BOOK _____ PAGE _____ SHEET 2 OF 2

SURVEYOR'S NOTES:
1. THIS REPLAT AND ALL PROPERTY DEPICTED HEREON IS SUBJECT TO THE FOLLOWING:
2. EASEMENT GRANTED TO SOUTH ATLANTIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED APRIL 3, 1923, IN DEED BOOK 839, AT PAGE 108, AS ASSIGNED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY DEED RECORDED DECEMBER 31, 1924, IN DEED BOOK 598, AT PAGE 37.
3. EASEMENT GRANTED TO UTILITIES LAND COMPANY, RECORDED APRIL 2, 1926, IN DEED BOOK 839, AT PAGE 433, AS ASSIGNED TO FLORIDA POWER AND LIGHT COMPANY BY DEED RECORDED SEPTEMBER 24, 1926, IN DEED BOOK 1004, AT PAGE 468.
4. RESERVATION OF UTILITY EASEMENTS AS SET FORTH IN PARAGRAPH 18 OF DEED BOOK 839, AT PAGE 433, AS ASSIGNED TO CONSUMERS WATER WORKS COMPANY BY DEED RECORDED SEPTEMBER 24, 1926, IN DEED BOOK 1004, AT PAGE 468.
5. RESERVATION OF UTILITY EASEMENTS AS SET FORTH IN WARRANTY DEED RECORDED IN DEED BOOK 13674, AT PAGE 3788, BUT NOT DELETING ANY OR RESTRICTION INDICATING A PREFERENCE FOR THE USE OF ANY PARTICULAR HANDICAP, FAMILIAR STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), (LOT 1, LOT 2) AND 431.
6. CITY OF CORAL GABLES RESOLUTION NO. 3828, RECORDED MAY 12, 1988, IN OFFICIAL RECORDS BOOK 13674, AT PAGE 3788.
7. MULTI-DWELLING UNIT CABLE TELEVISION SHARING AGREEMENT WITH DYNAMIC CABLEVISION OF FLORIDA, INC., RECORDED SEPTEMBER 22, 1988, IN OFFICIAL RECORDS BOOK 14268, AT PAGE 1191.
8. POST WIRE AGREEMENT FOR CABLE TELEVISION SERVICE WITH MEDIA ONE CABLE SYSTEMS, INC., FEBRUARY 11, 1988, IN OFFICIAL RECORDS BOOK 17974, AT PAGE 3698.

NOTE:
1. THIS PLAT, HEREON RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL RECORD OF THE CHANGES DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED OR ALTERED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



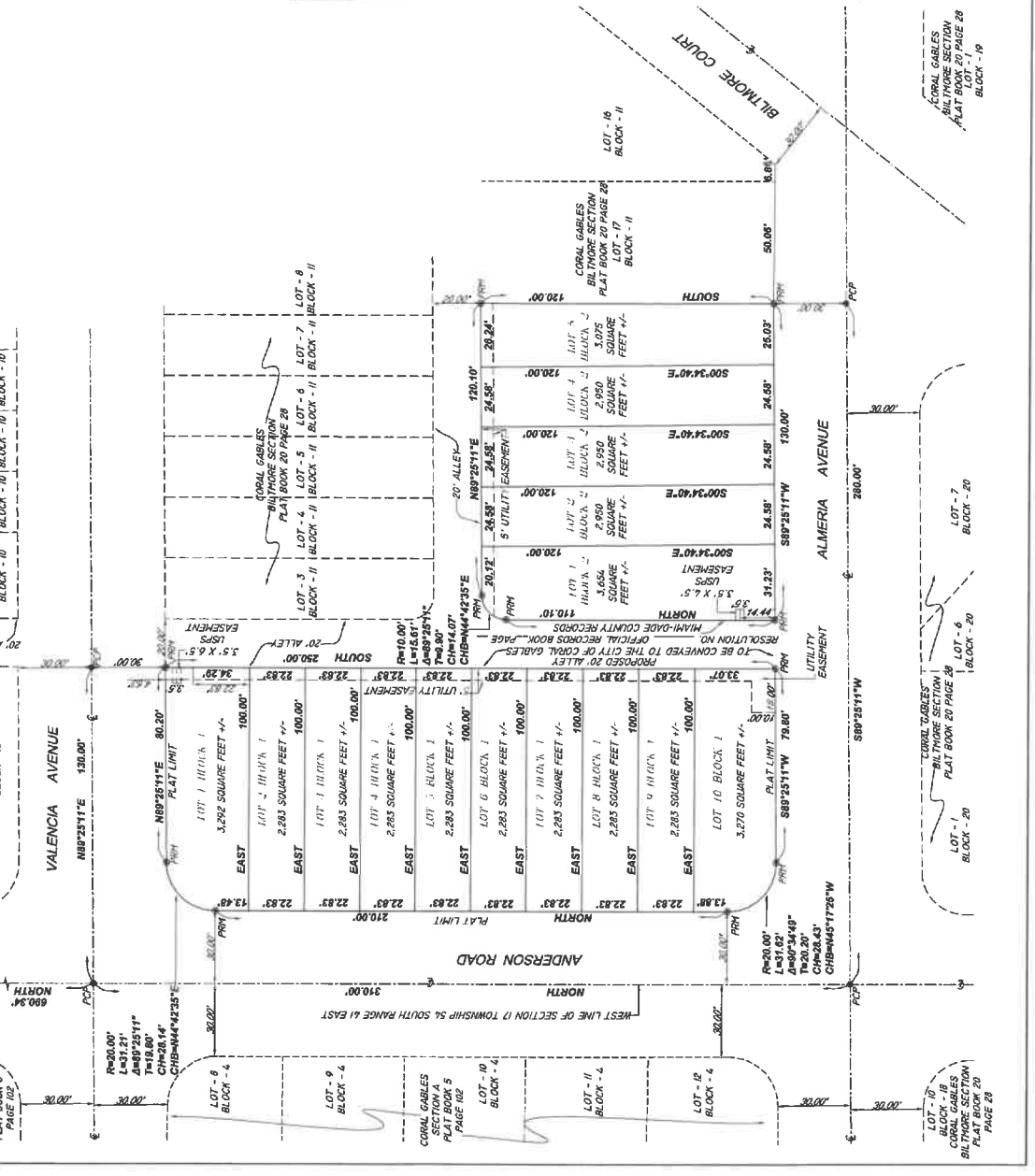
SYMBOL LEGEND

✳	SECTION CORNER
●	PERMANENT REFERENCE MONUMENT (PRM) LB NO. 2098
○	PERMANENT CONTROL POINT (PCP) LB NO. 2098
⊥	CENTERLINE
▬	LICENSED BUSINESS
NO.	NUMBER
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
PCP	PERMANENT REFERENCE MONUMENT
R	RADIUS
Δ	ARC LENGTH
T	DELTA ANGLE
CH	TANGENT DISTANCE
CHB	CHORD DISTANCE
E	CHORD BEARING
W	WEST
N	NORTH
S	SOUTH
USPS	UNITED STATES POSTAL SERVICE

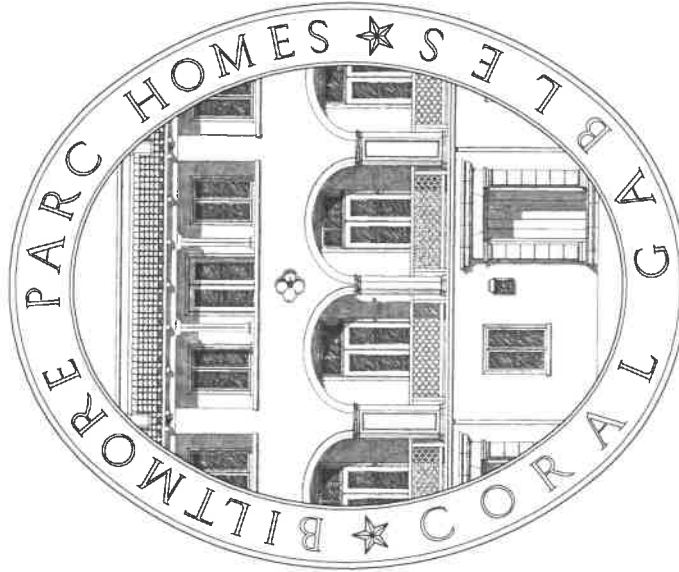
RECORDING STATEMENT:
FILED FOR RECORD THIS _____ DAY OF _____ IN BOOK _____ AT _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI COUNTY, FLORIDA.

ATTEST: HARVEY RUVIN
CLERK OF THE CIRCUIT OF COURT

BY: _____ DEPUTY CLERK



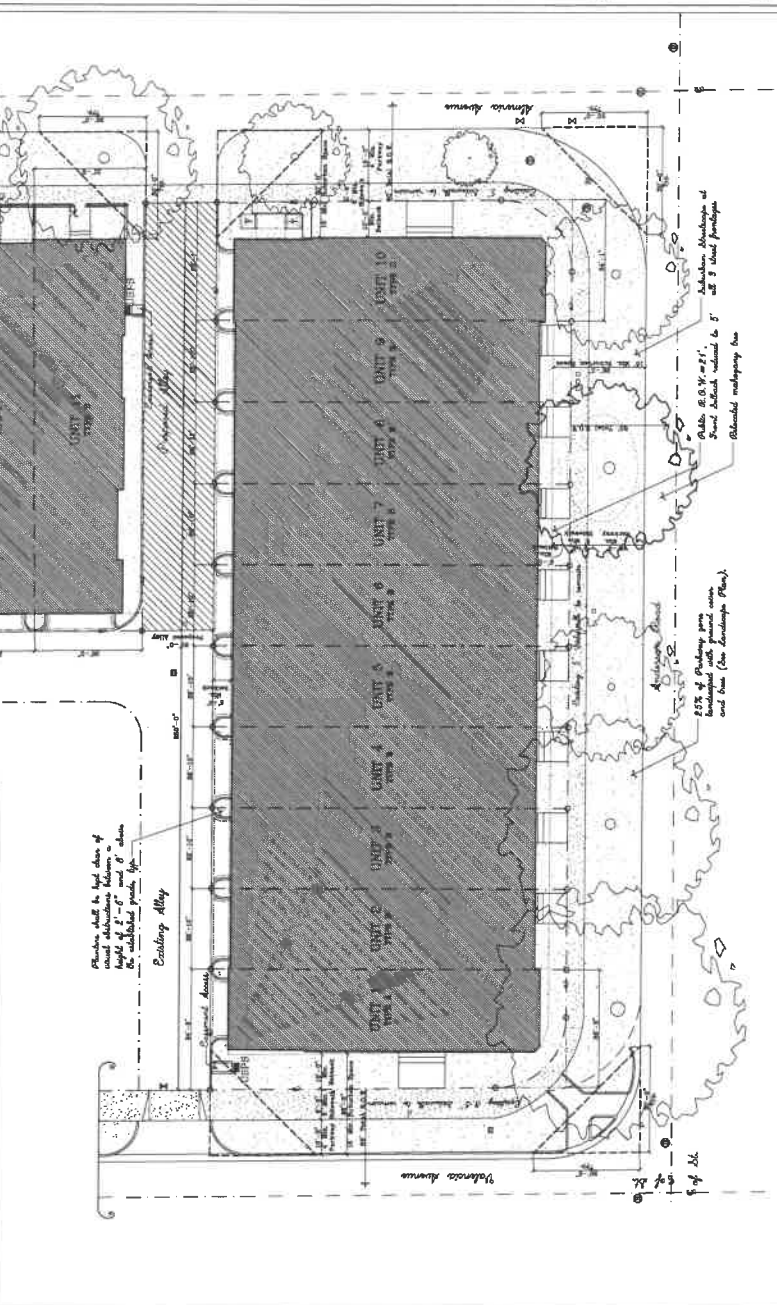
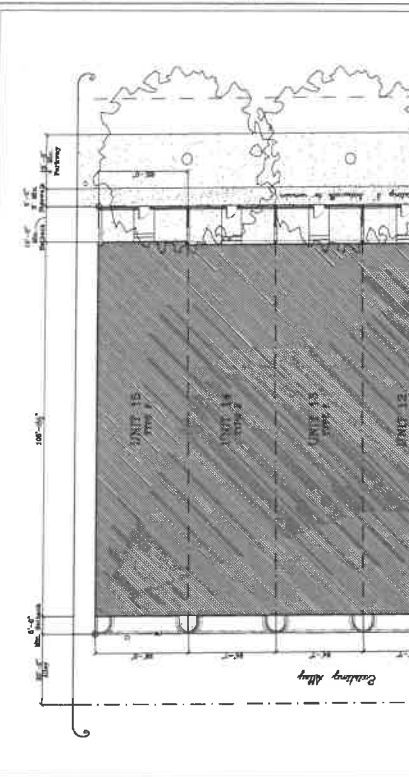
Architectural Drawings



BILTMORE PARC HOMES
 CORAL GABLES, FLORIDA

DE LA GUARDIA VICTORIA ARCHITECTS

2851 S.W. 11th Avenue
 Coral Gables, FL 33134
 Tel. 305-444-4025 Fax 305-444-8814
 www.dela-guardia.com



SITE PLAN
 Scale: 1/8" = 1'-0"

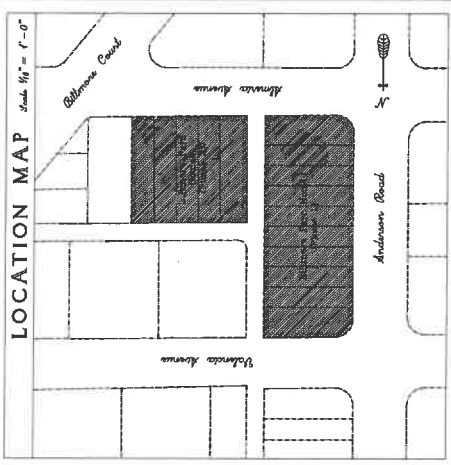
LEGAL DESCRIPTION

Sub 1, 2, 10, 13, 20, 21, 22 and 23 of Block 11, "David Justice Williams Addition", according to the plat thereof as recorded in Plat Book 210 of Page 26, of the Public Records of Miami-Dade County, Florida.

ZONING INFORMATION

Block 11, Williams Park Home Project (containing 6,000 sq. ft. lot) & East Side Park, as an alley

RESIDENTIAL USE / MULTI-FAMILY SPECIAL AREA (TOWNHOUSE) / MULTI-FAMILY LOW DENSITY	PHASE I					PHASE II				
	UNIT 1	UNITS 2 - 9	UNIT 10	UNIT 11	UNITS 12 - 14	UNIT 15	UNITS 12 - 14	UNIT 15	UNITS 12 - 14	UNIT 15
LOT SIZE	3,832 SQ. FT.	8,812 SQ. FT.	3,832 SQ. FT.	8,812 SQ. FT.	3,832 SQ. FT.	8,812 SQ. FT.	3,832 SQ. FT.	8,812 SQ. FT.	3,832 SQ. FT.	8,812 SQ. FT.
DENSITY REQUIREMENT	35-50 UNITS/ACRE	28-10	30-1	30-1	30-1	30-1	30-1	30-1	30-1	30-1
PERMIT REQUIREMENT	1 UNIT	8 UNITS	1 UNIT	1 UNIT	9 UNITS	1 UNIT	9 UNITS	1 UNIT	15 UNITS	15 UNITS
PERMISSIBLE USES	118.5 UNITS	2	1	1	178	1	178	1	178	178
TOTAL FLOOR AREA	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.
EXCLUSION (GARAGE)	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.
NET FLOOR AREA	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.
OPEN SPACE	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.	1,048 SQ. FT.
DETAILS	0-2' MIN. FRONT SETBACK	0-2' MIN. FRONT SETBACK	0-2' MIN. FRONT SETBACK	0-2' MIN. FRONT SETBACK	0-2' MIN. FRONT SETBACK	0-2' MIN. FRONT SETBACK	0-2' MIN. FRONT SETBACK	0-2' MIN. FRONT SETBACK	0-2' MIN. FRONT SETBACK	0-2' MIN. FRONT SETBACK
FRONT	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.
REAR (DRIVEWAY/ALLEY)	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.
REAR (STREET)	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.
REAR (SIDE)	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.
REAR (CORNER)	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.	0-2' MIN.
PARKING REQUIREMENTS	2 SPACES/UNIT MIN.	4 SPACES/UNIT	4 SPACES/UNIT	4 SPACES/UNIT	4 SPACES/UNIT	4 SPACES/UNIT	4 SPACES/UNIT	4 SPACES/UNIT	4 SPACES/UNIT	4 SPACES/UNIT

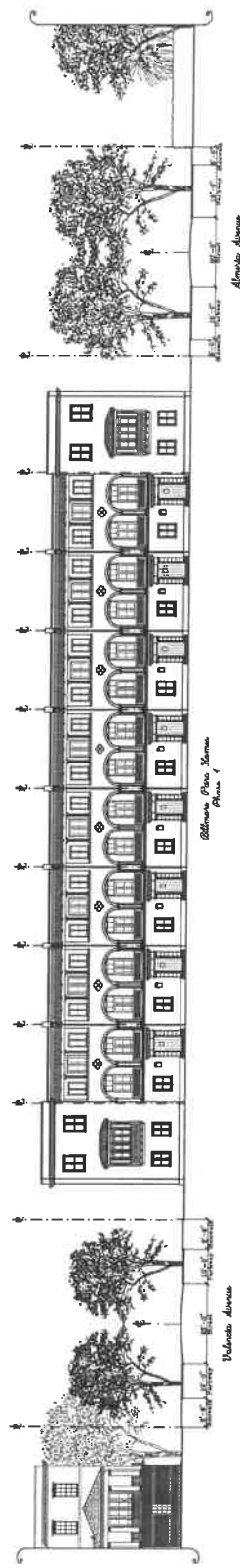
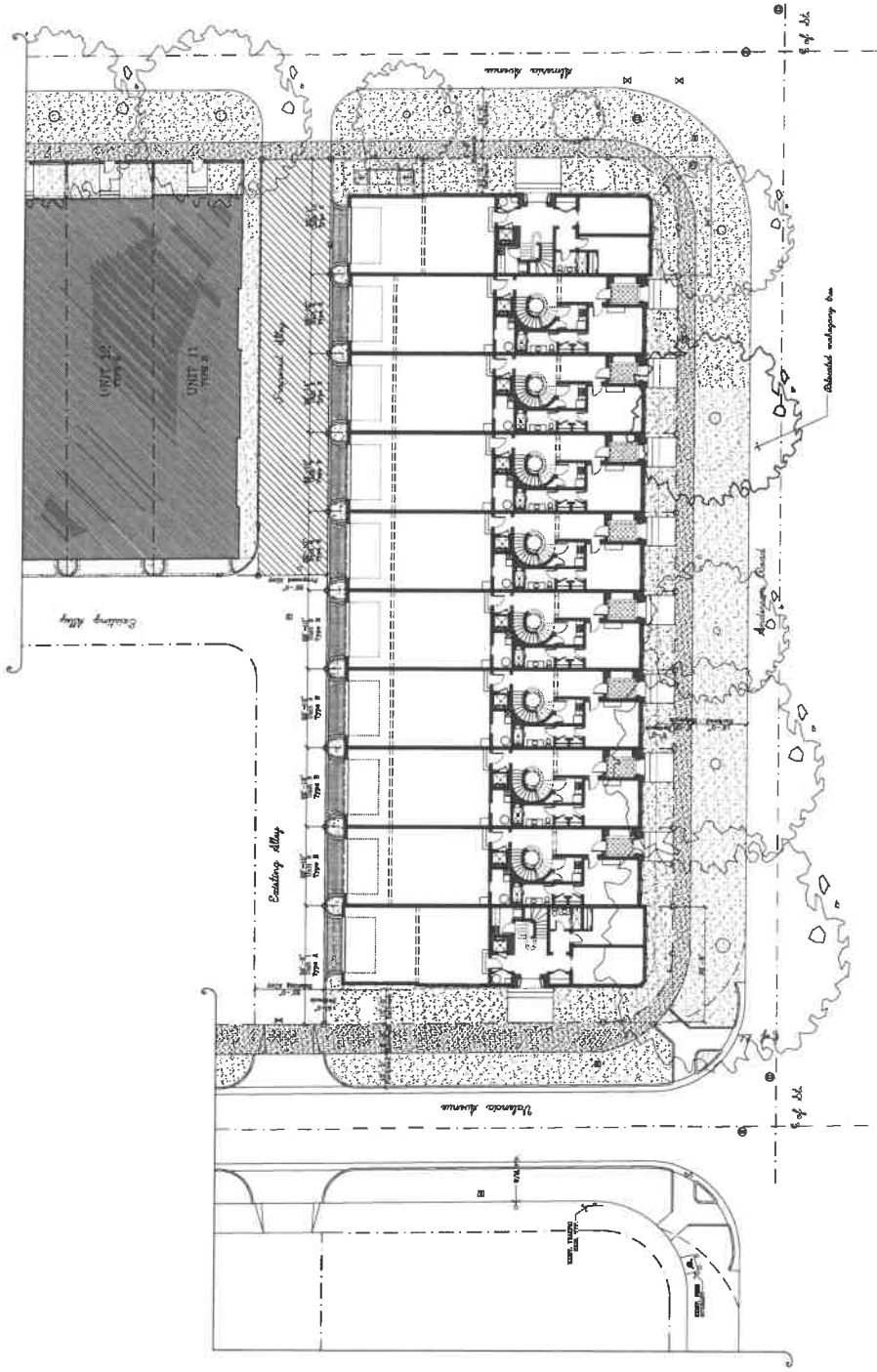


LEGEND

	Existing Catch Basin
	Existing Water Control Valve
	Existing Low Water
	Existing Water Table
	Existing Manhole
	Drains/Storm Manhole
	Existing San Manhole and Sewer Pipe
	Proposed Building
	Proposed Alley
	SP4 Stormwater

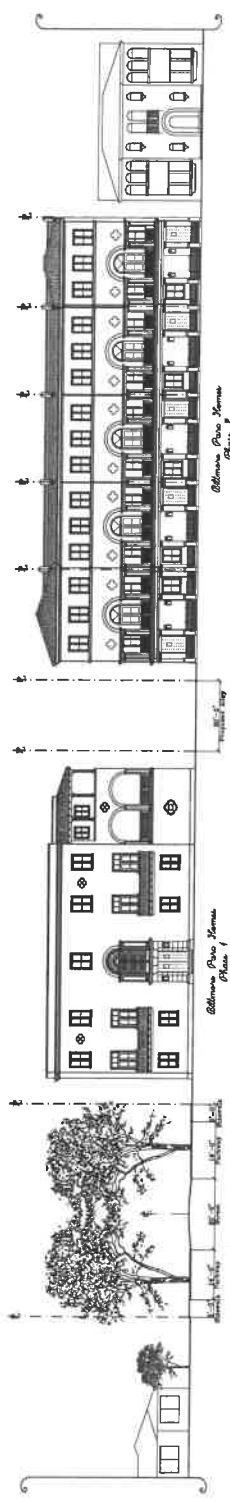
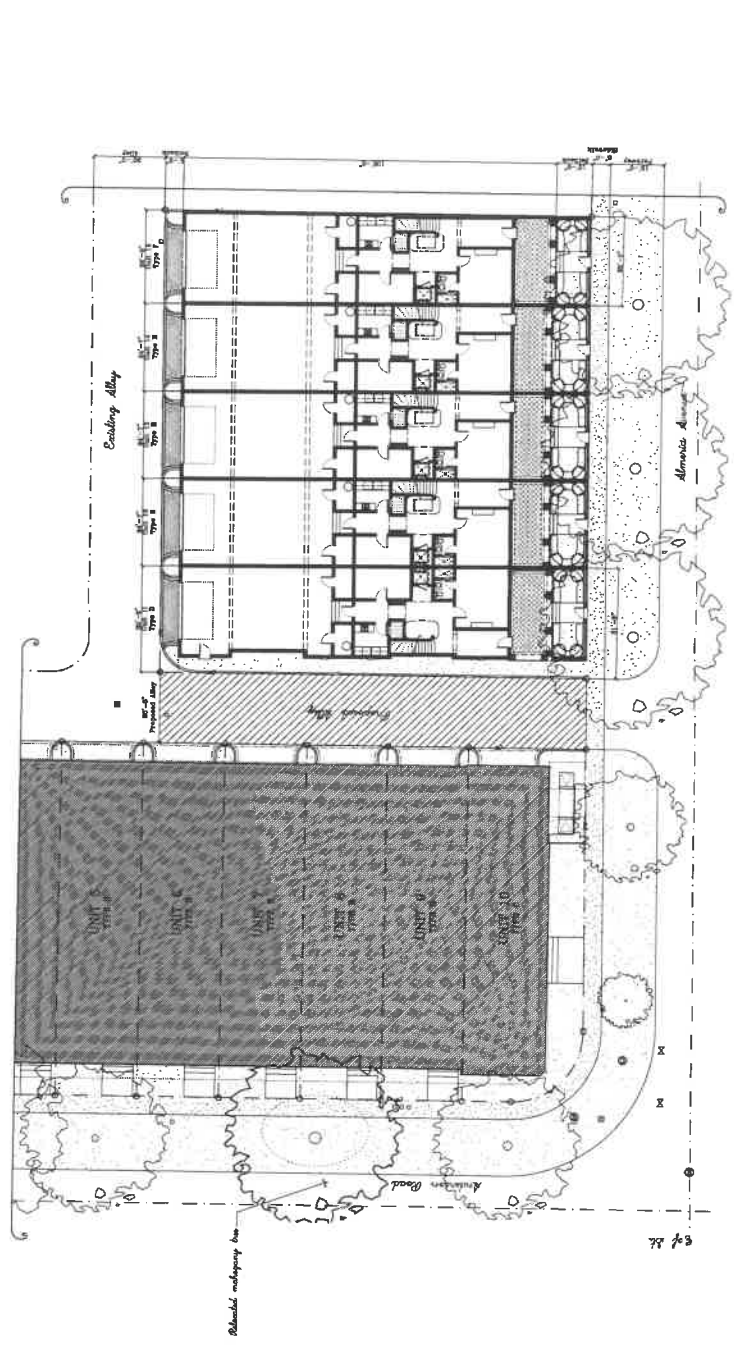
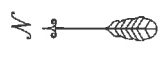
Visibility Through (Shall be kept clear of visual obstructions below a height of 20' ft. and 8' ft. on the sidewalk)

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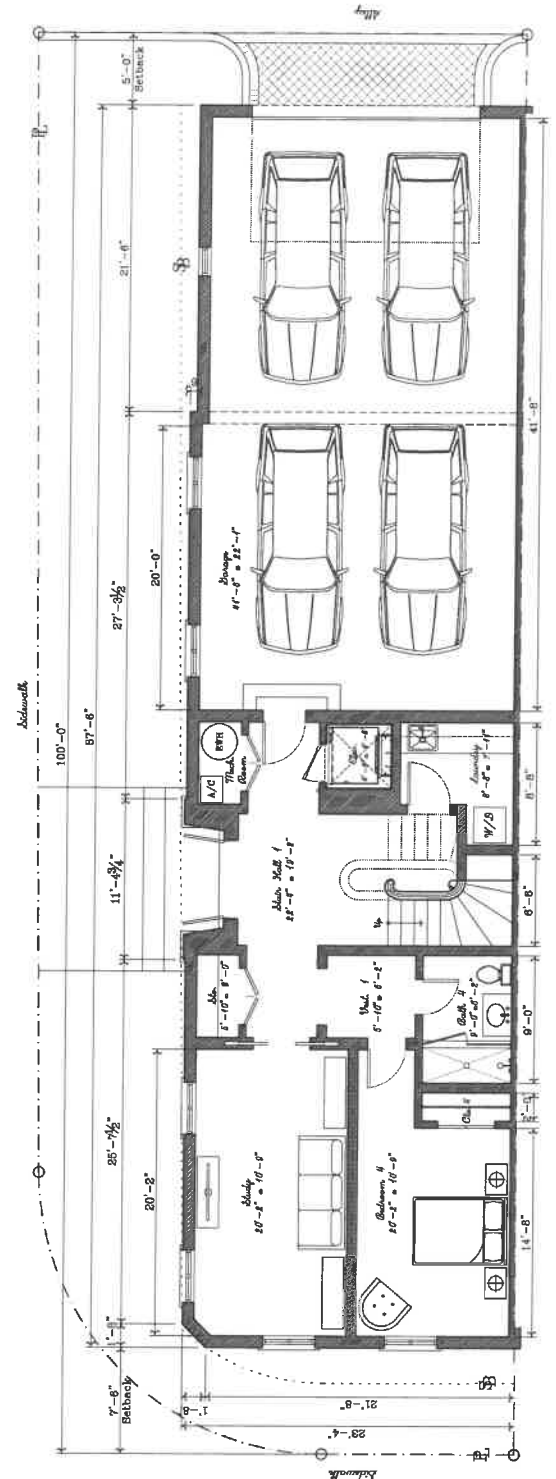
ANDERSON ROAD STREETSCAPE
Scale 1/8" = 1'-0"

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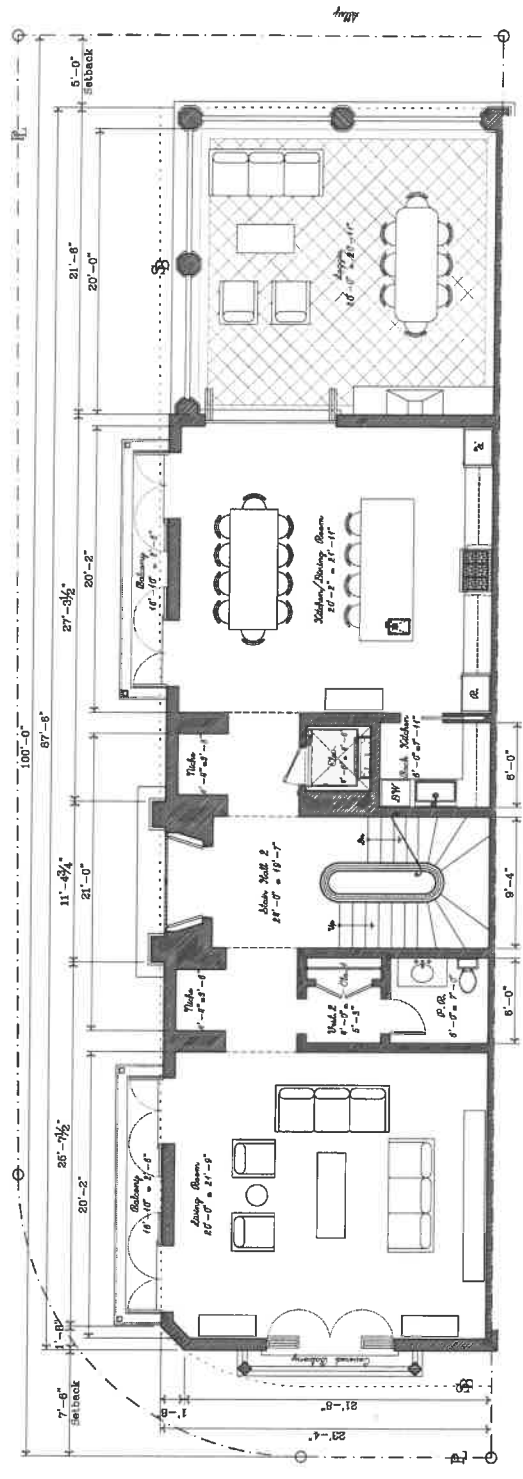


ALMERIA AVENUE STREETSCAPE
Scale 1/8" = 1'-0"

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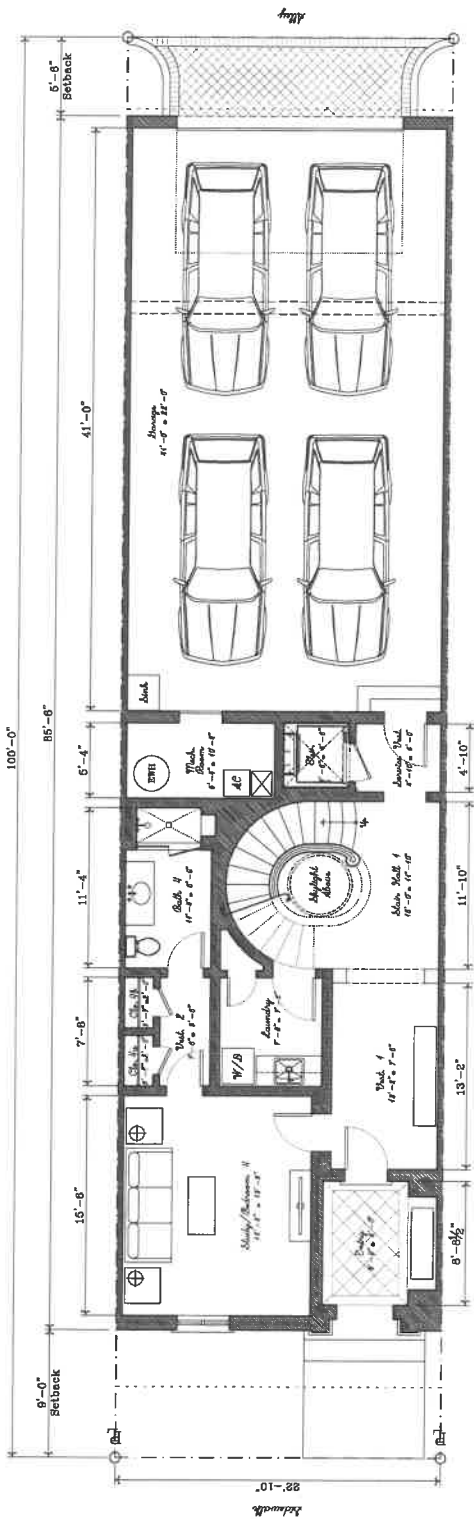


FIRST FLOOR PLAN
 Scale 1/8" = 1'-0"
 (Type C Floor Plan is identical but mirrored)

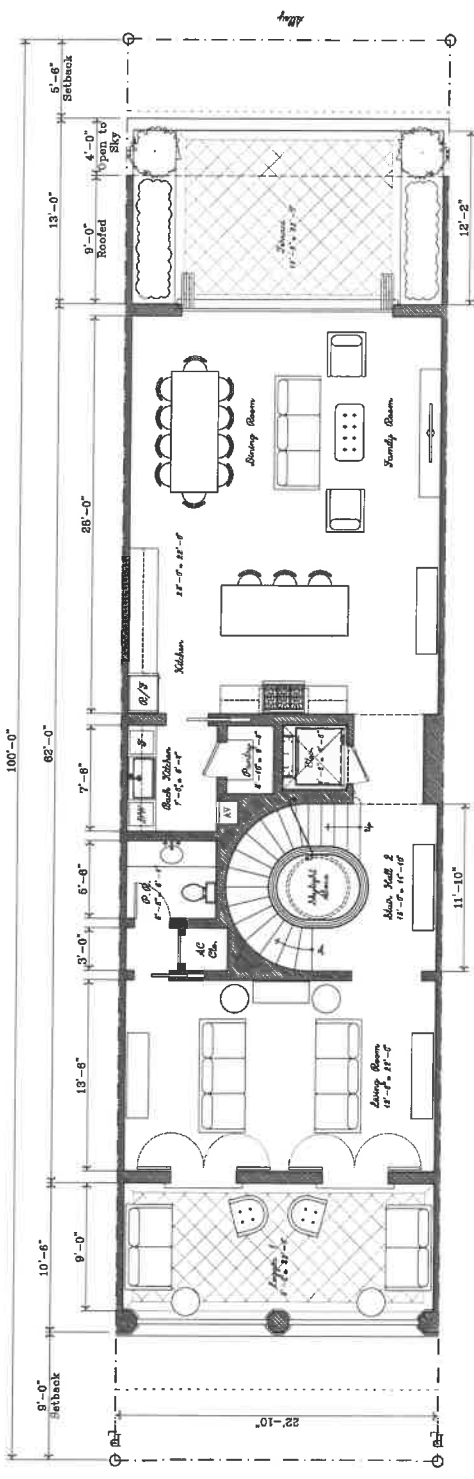


SECOND FLOOR PLAN
 Scale 1/8" = 1'-0"

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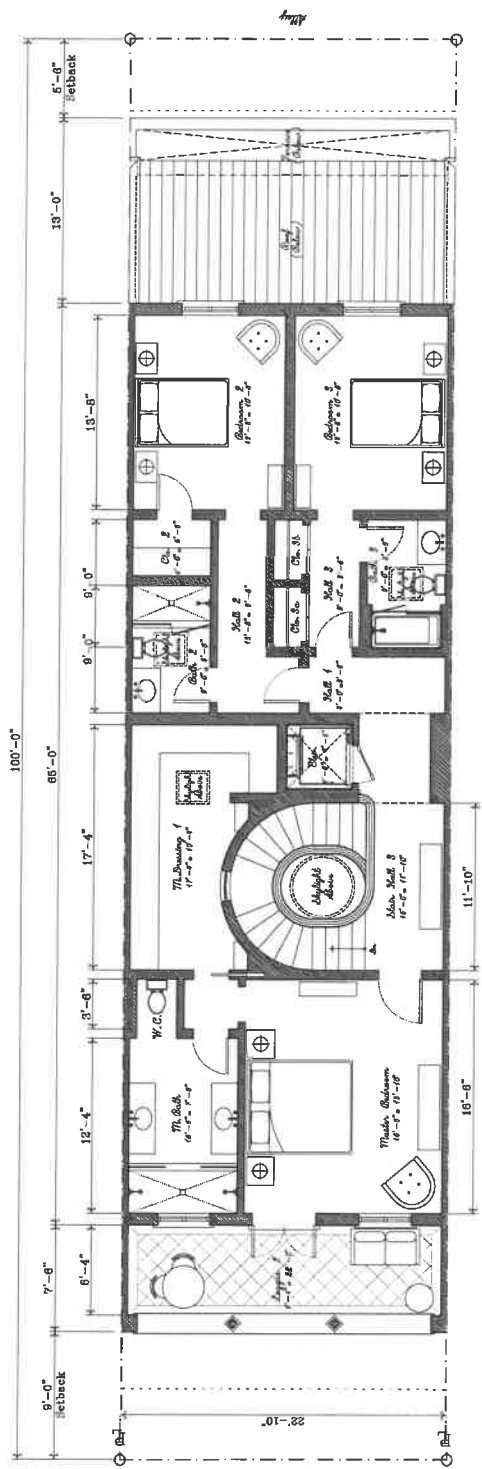
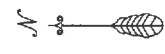


FIRST FLOOR PLAN
 Scale 1/8" = 1'-0"

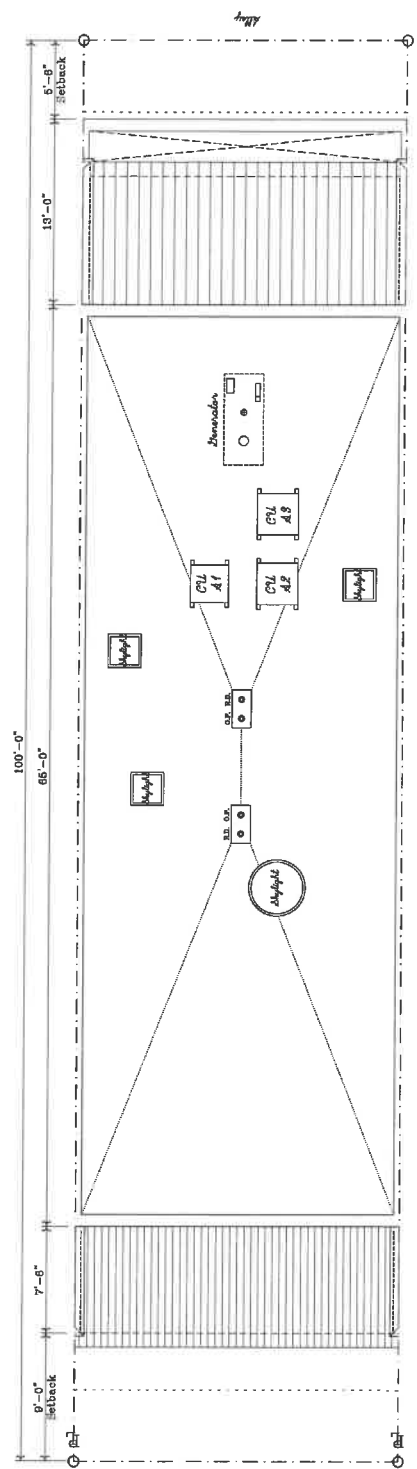


SECOND FLOOR PLAN
 Scale 1/8" = 1'-0"

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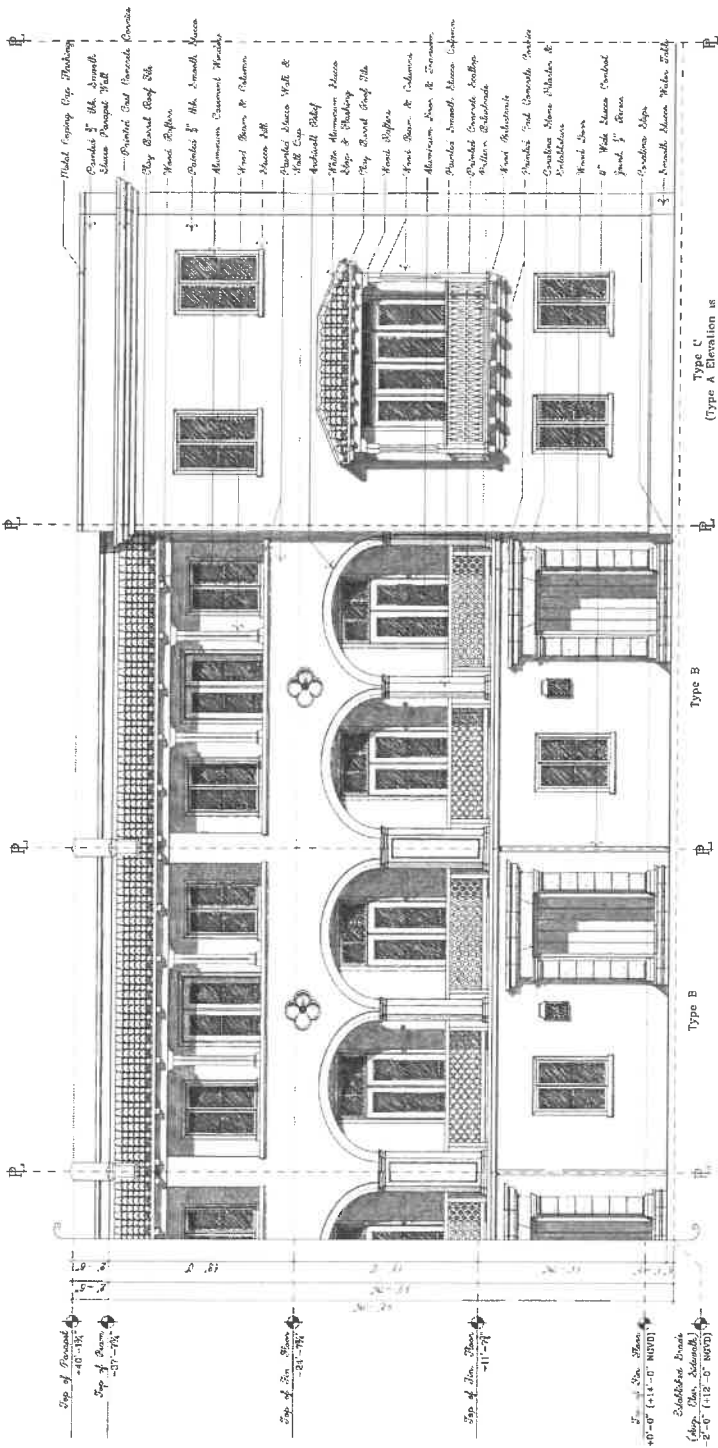


THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

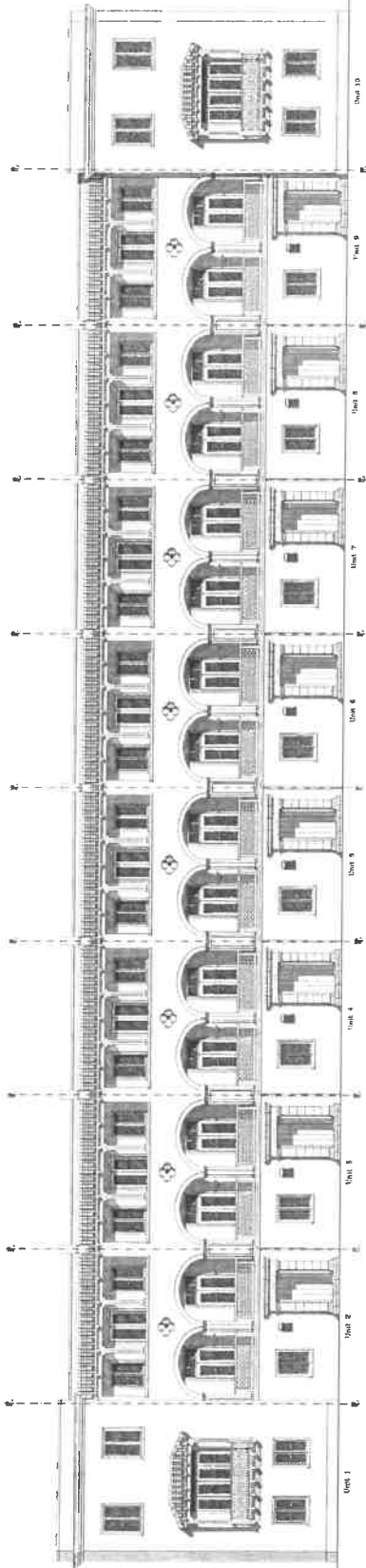


ROOF PLAN
Scale: 1/4" = 1'-0"

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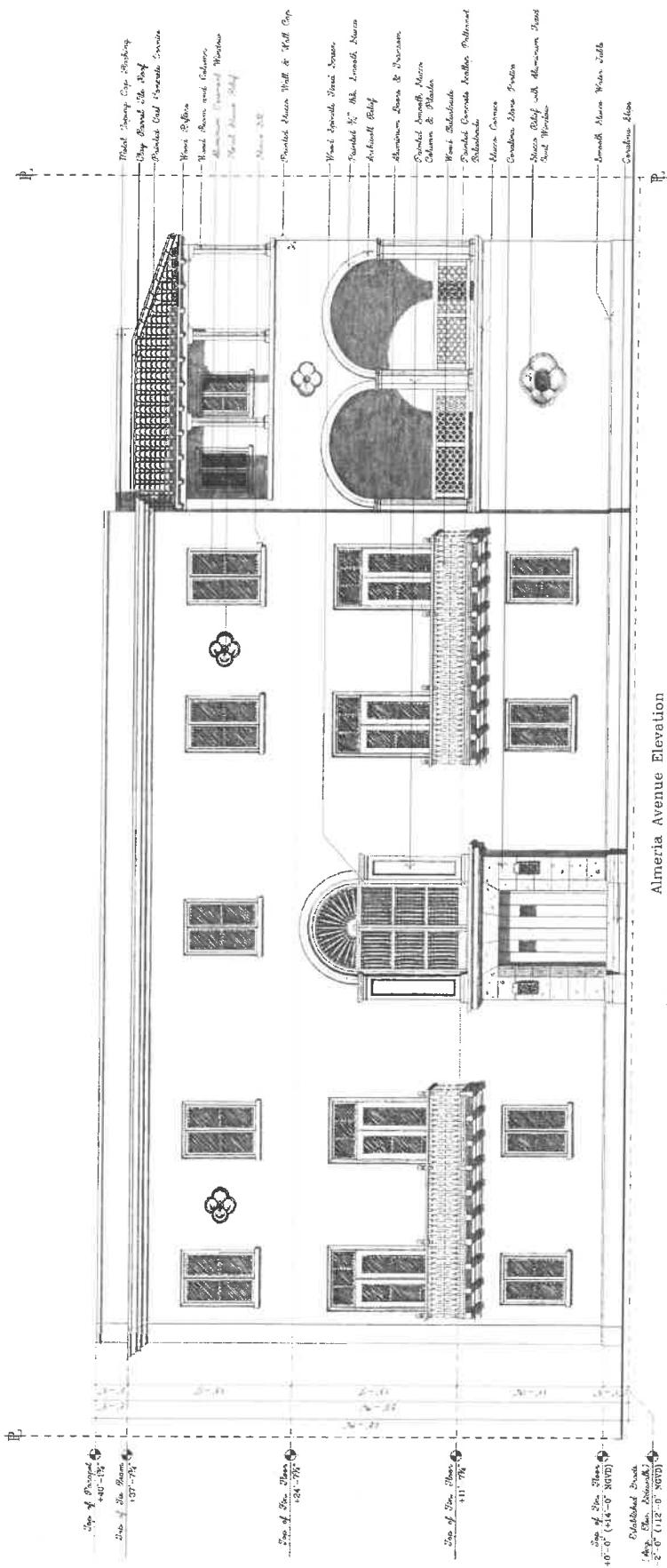


Anderson Road Typ. Elevation
 Scale 1/8" = 1'-0"



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

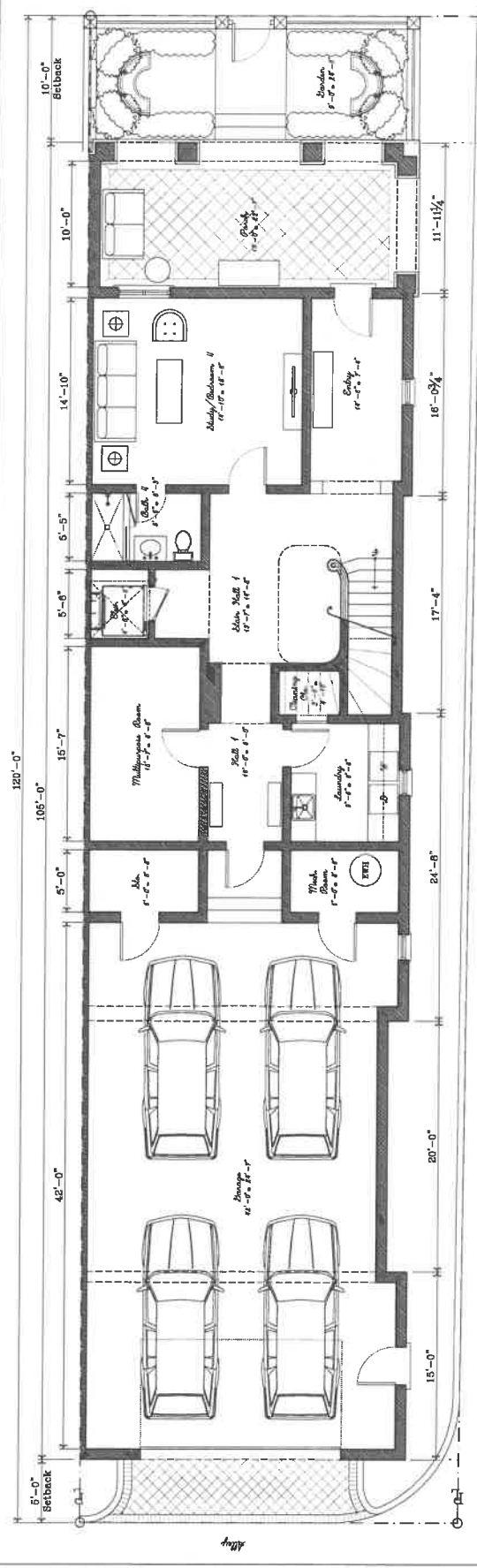
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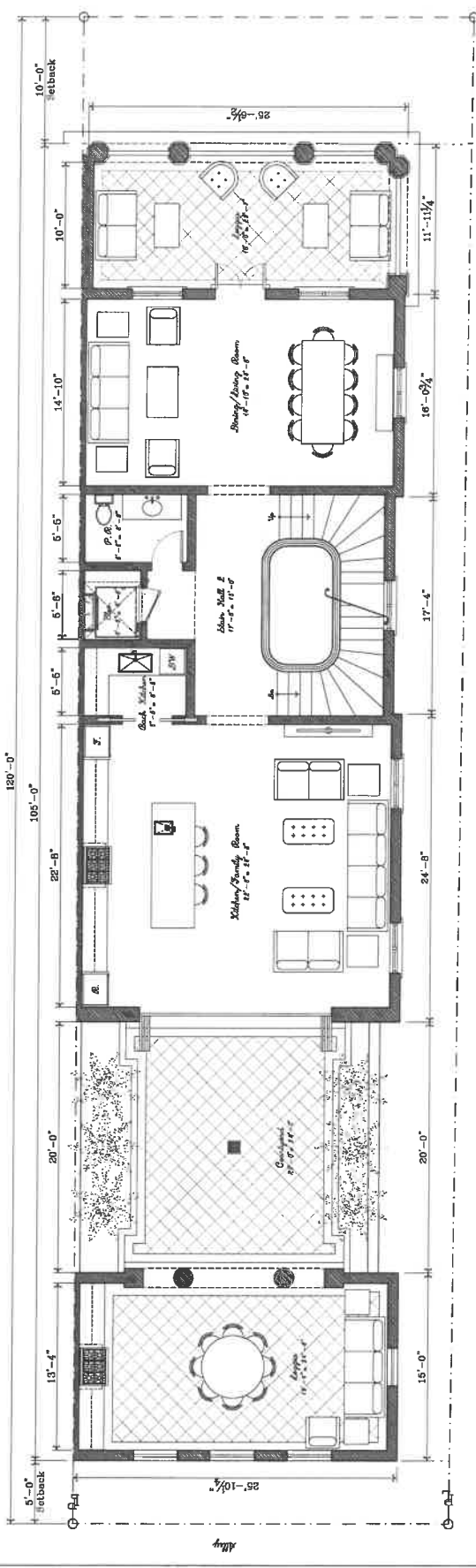
Almeria Avenue Elevation
 (Valencia Avenue Unit 1 Elevation is Mirrored Image)

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

The above drawings, plans, and details are the property of B.L. Smith, Valencian Architects, Inc. No part thereof shall be copied, distributed in whole or in part, or used in connection with any work other than the one specified project, for which they have been prepared without the consent of the architect.



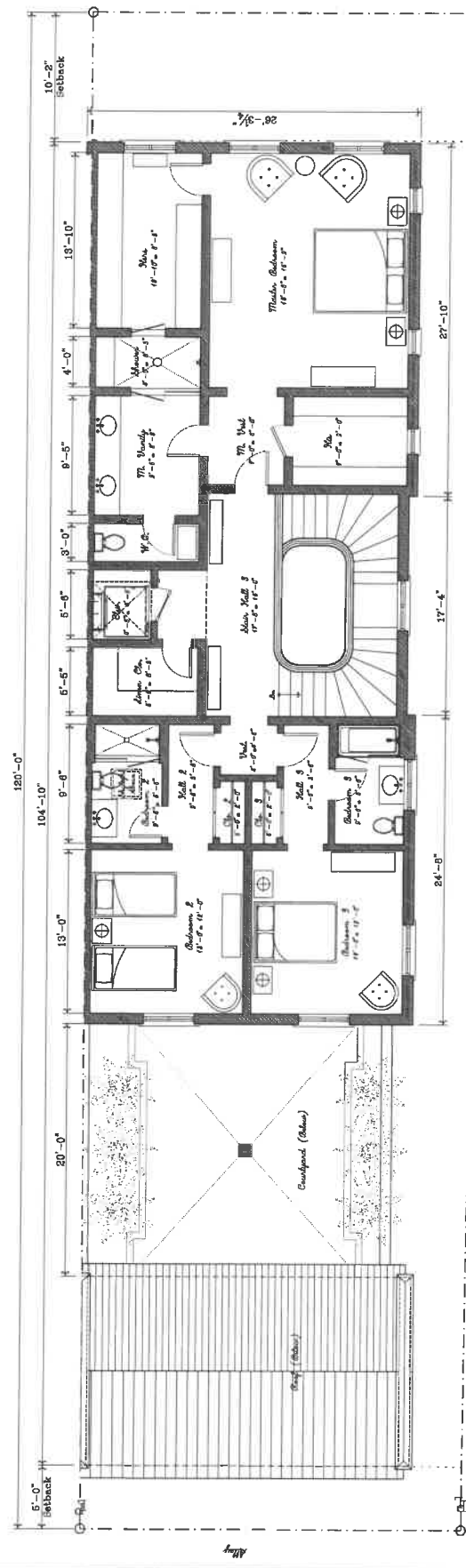
FIRST FLOOR PLAN
 Scale 1/8" = 1'-0"



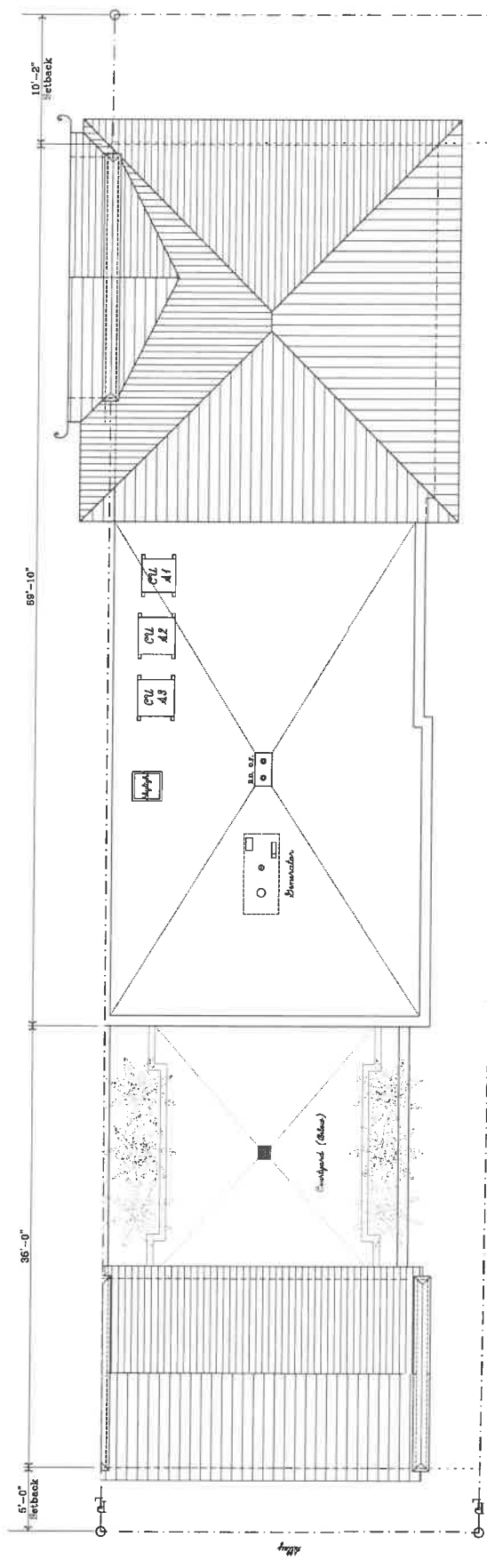
SECOND FLOOR PLAN
 Scale 1/8" = 1'-0"



The above drawings, notes and designs are the property of de la Guardia Victoria Architects, Inc. and shall remain the property of de la Guardia Victoria Architects, Inc. and shall not be used for any other project without the written consent of de la Guardia Victoria Architects, Inc.

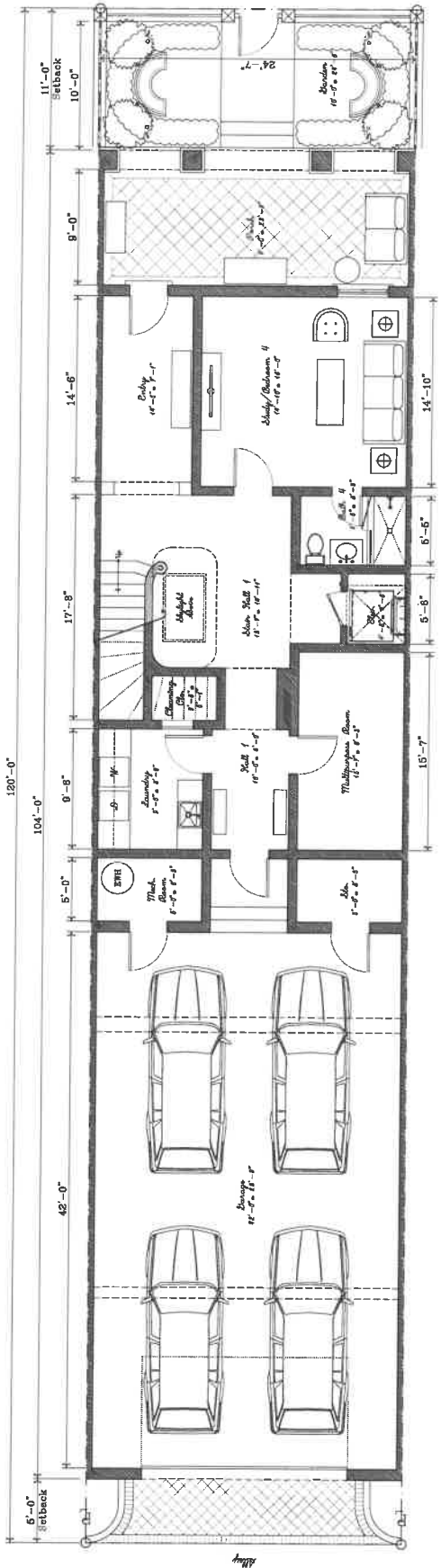


THIRD FLOOR PLAN
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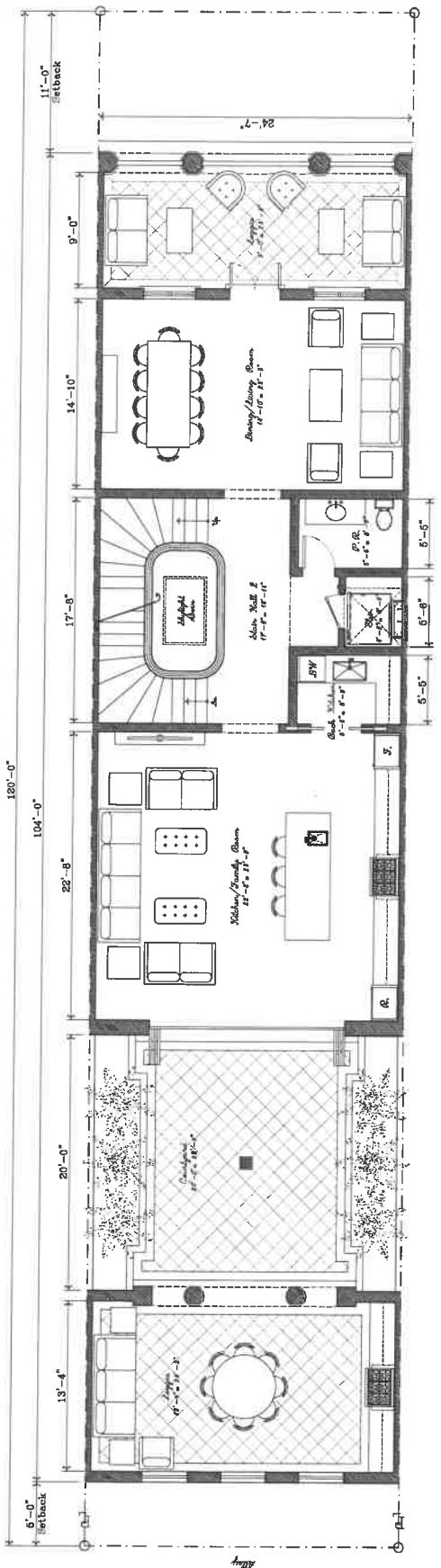


ROOF PLAN
 Scale 1/4" = 1'-0"

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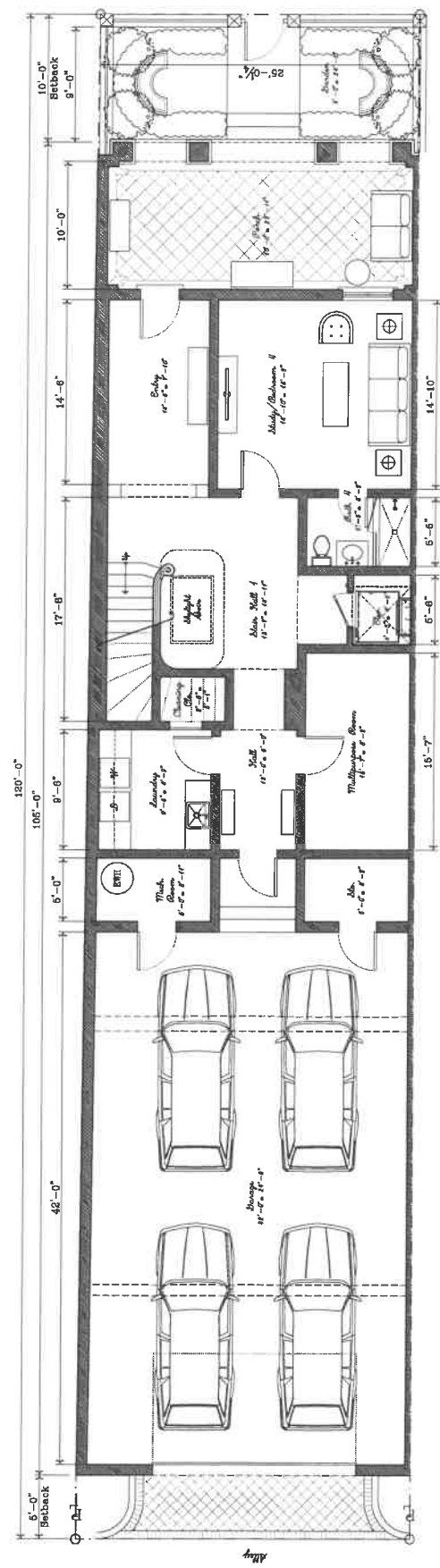
FIRST FLOOR PLAN
 Scale 1/8" = 1'-0"



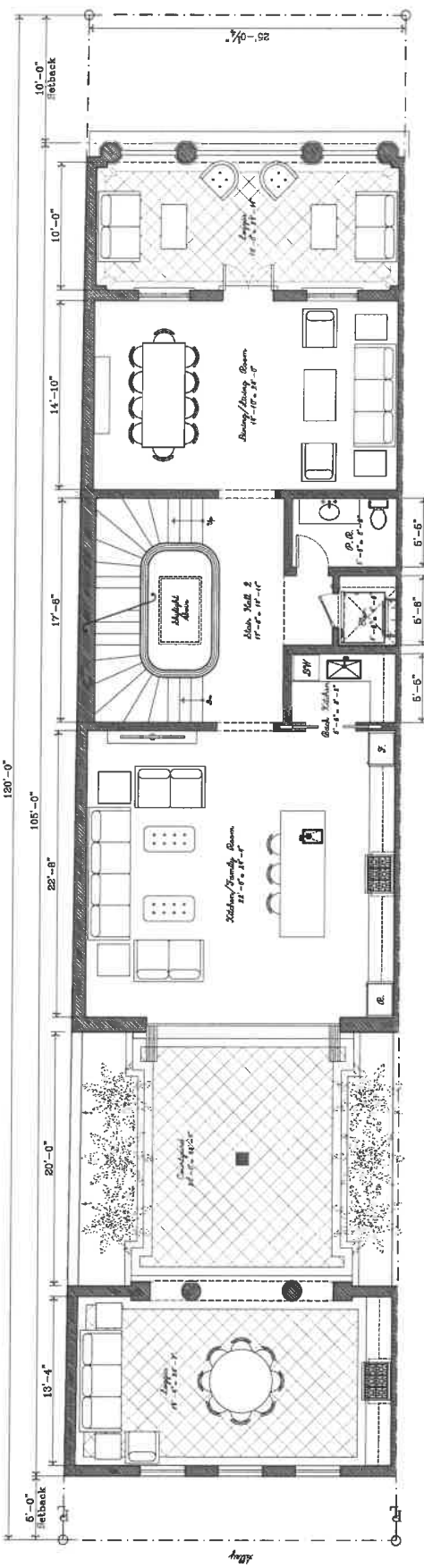
SECOND FLOOR PLAN
 Scale 1/8" = 1'-0"



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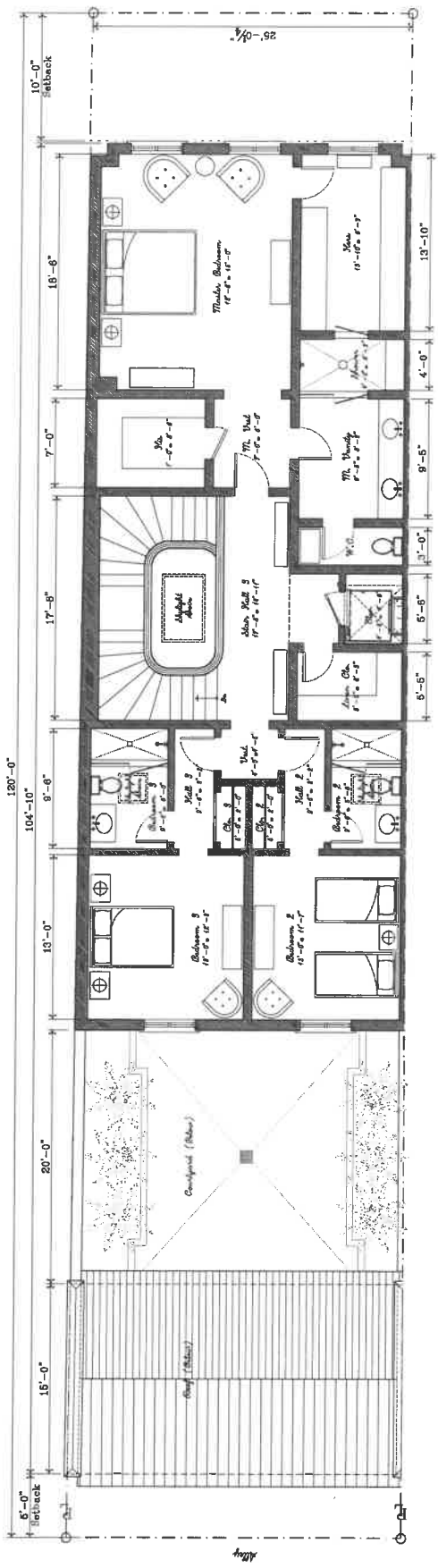
FIRST FLOOR PLAN



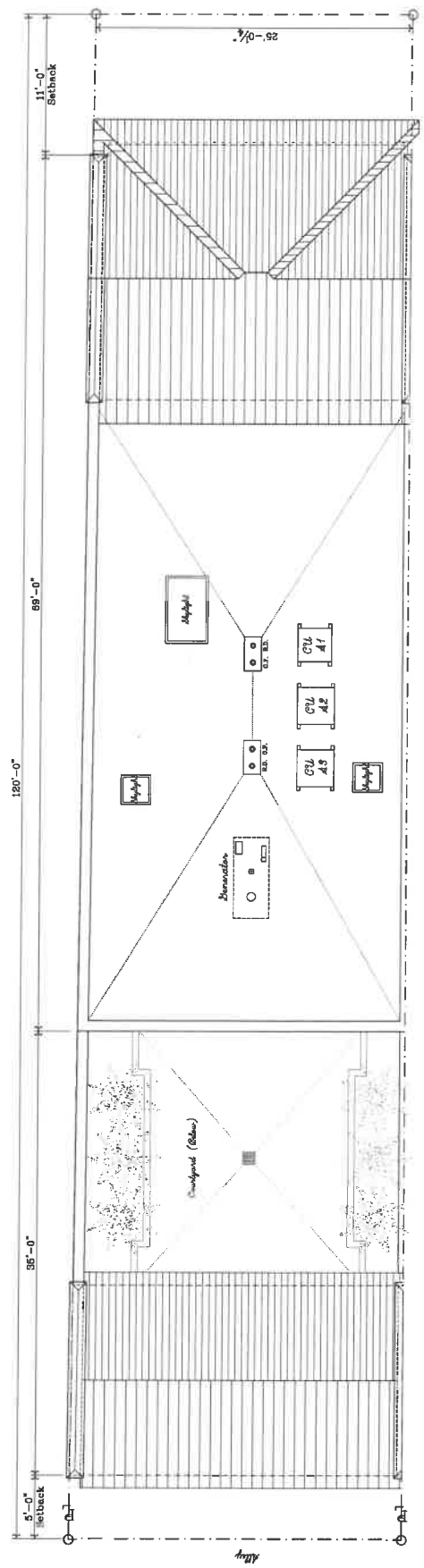
SECOND FLOOR PLAN



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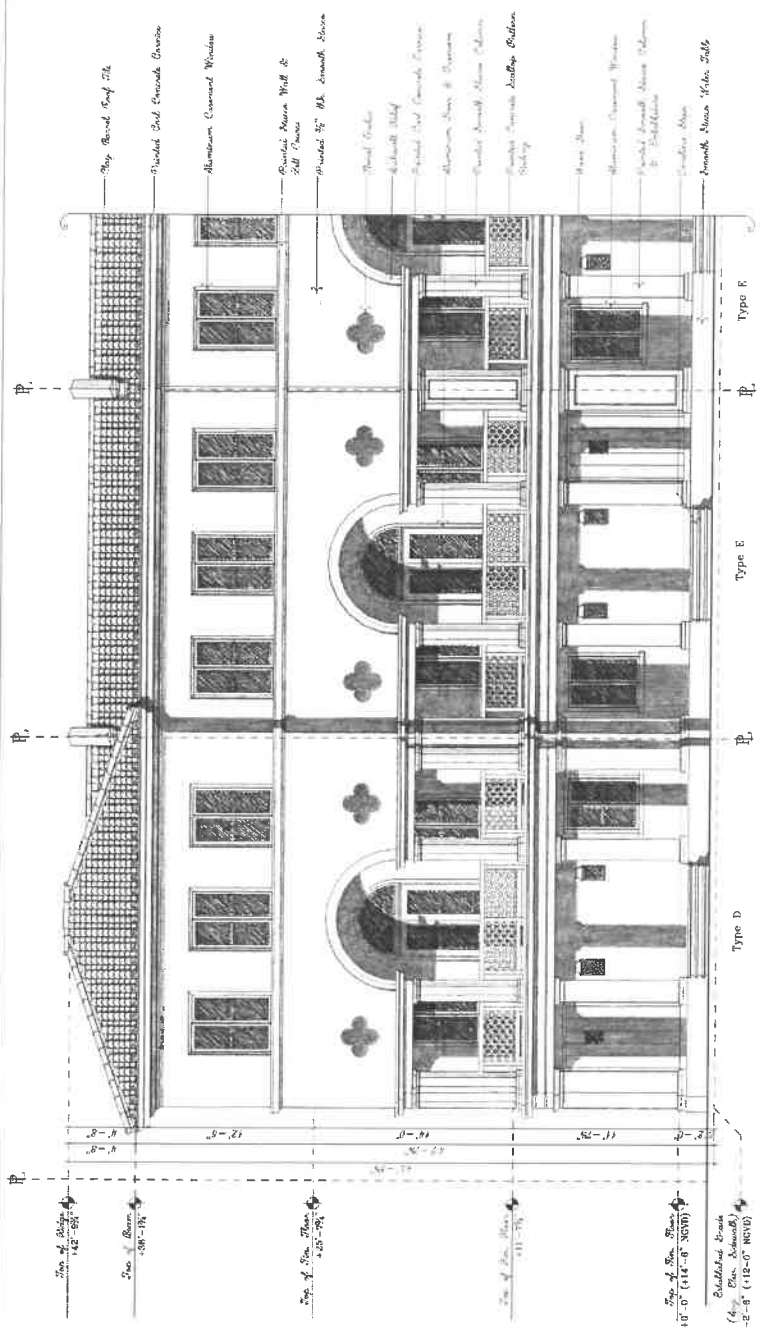
THIRD FLOOR PLAN
 Scale 1/8" = 1'-0"



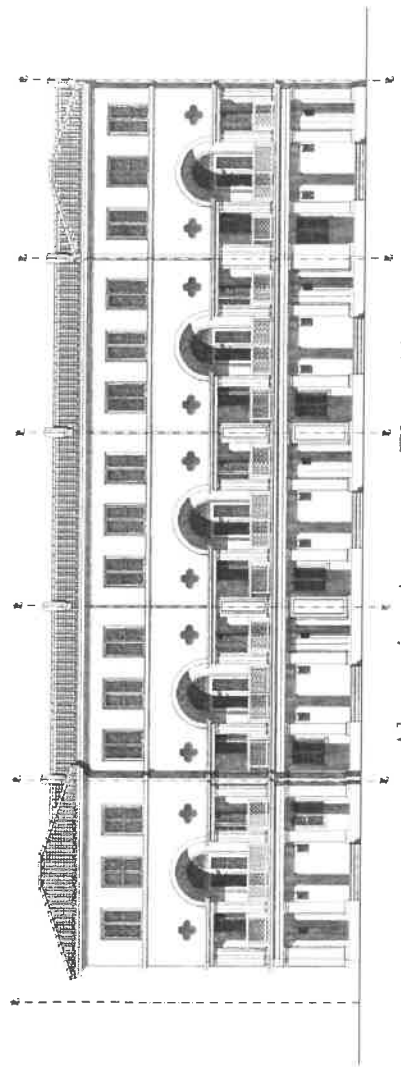
ROOF PLAN
 Scale 1/8" = 1'-0"



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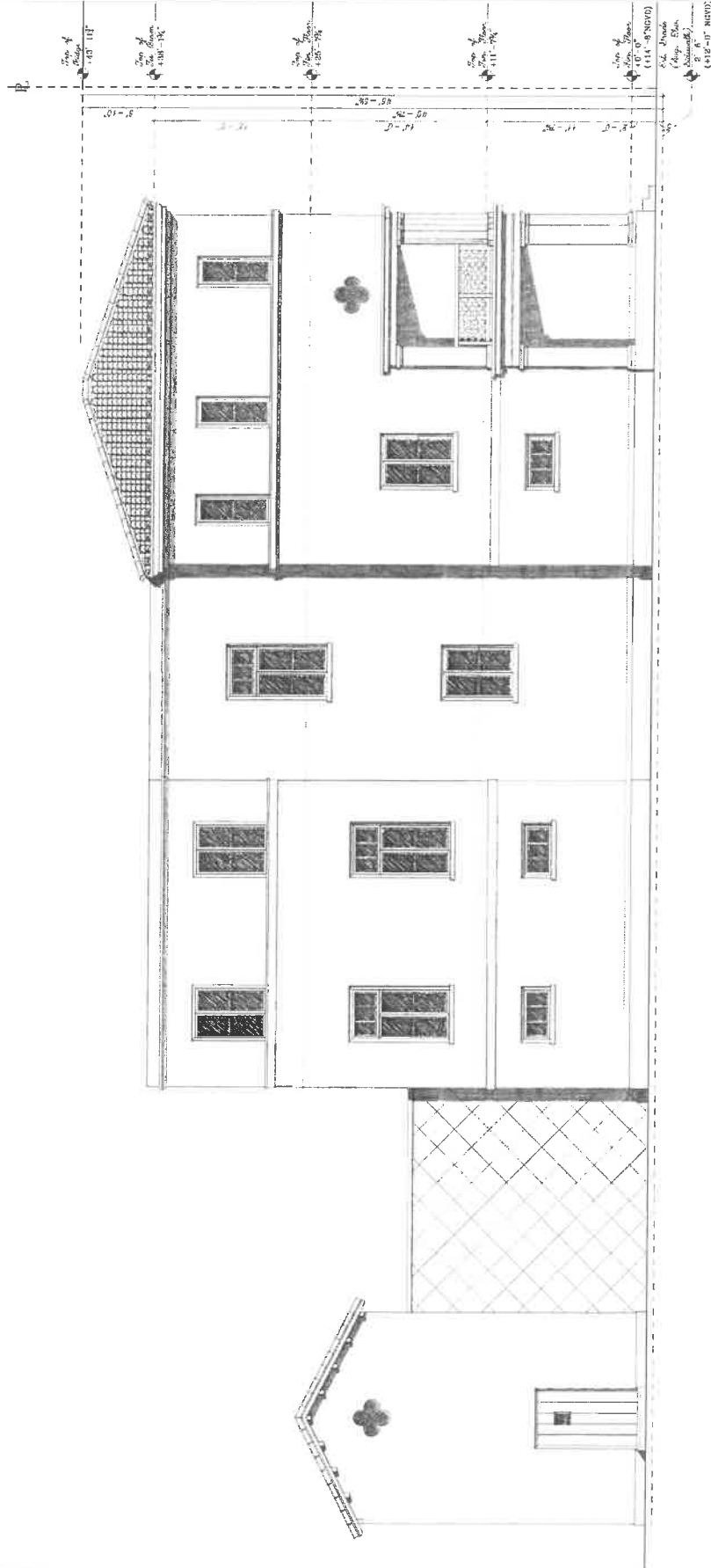


Almeria Ave. Typ. Elevation



Almeria Avenue Elevation

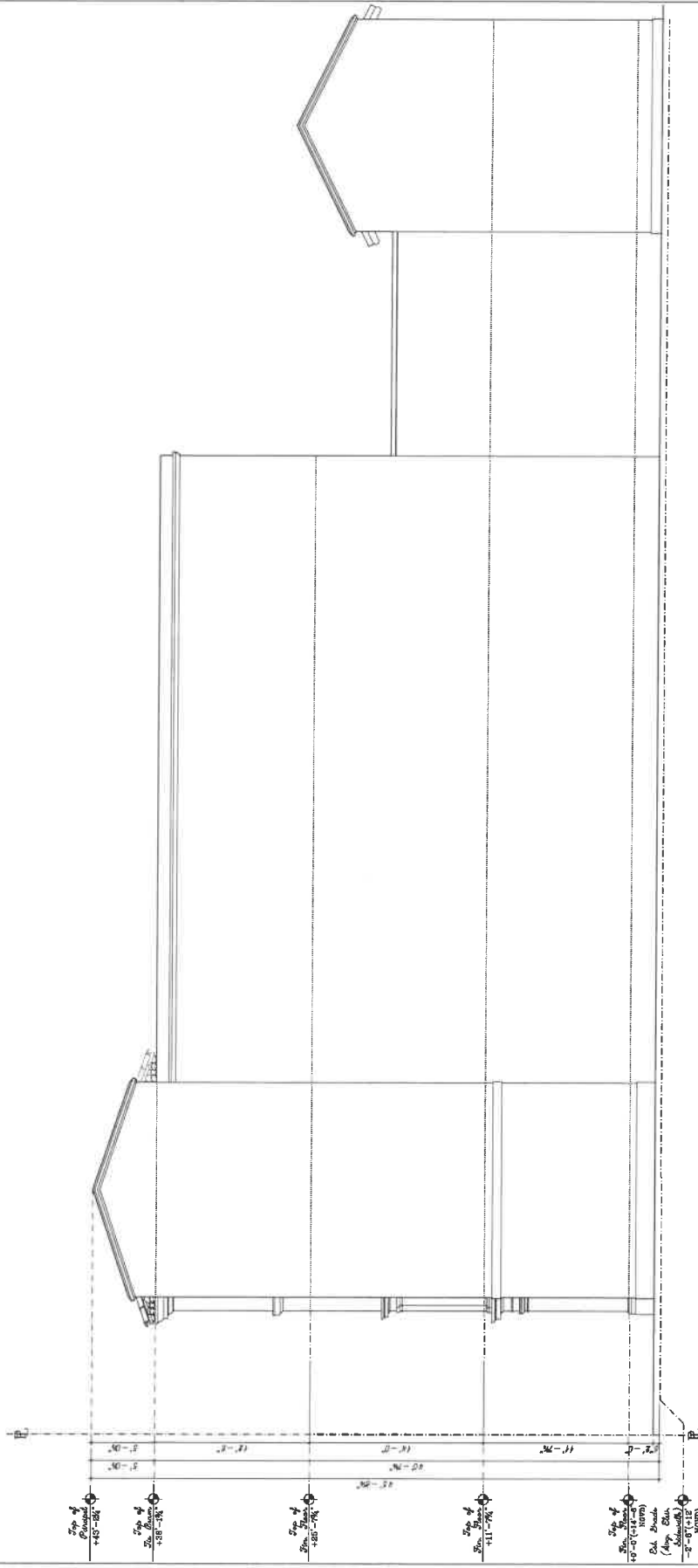
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Unit 11 Side Elevation

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

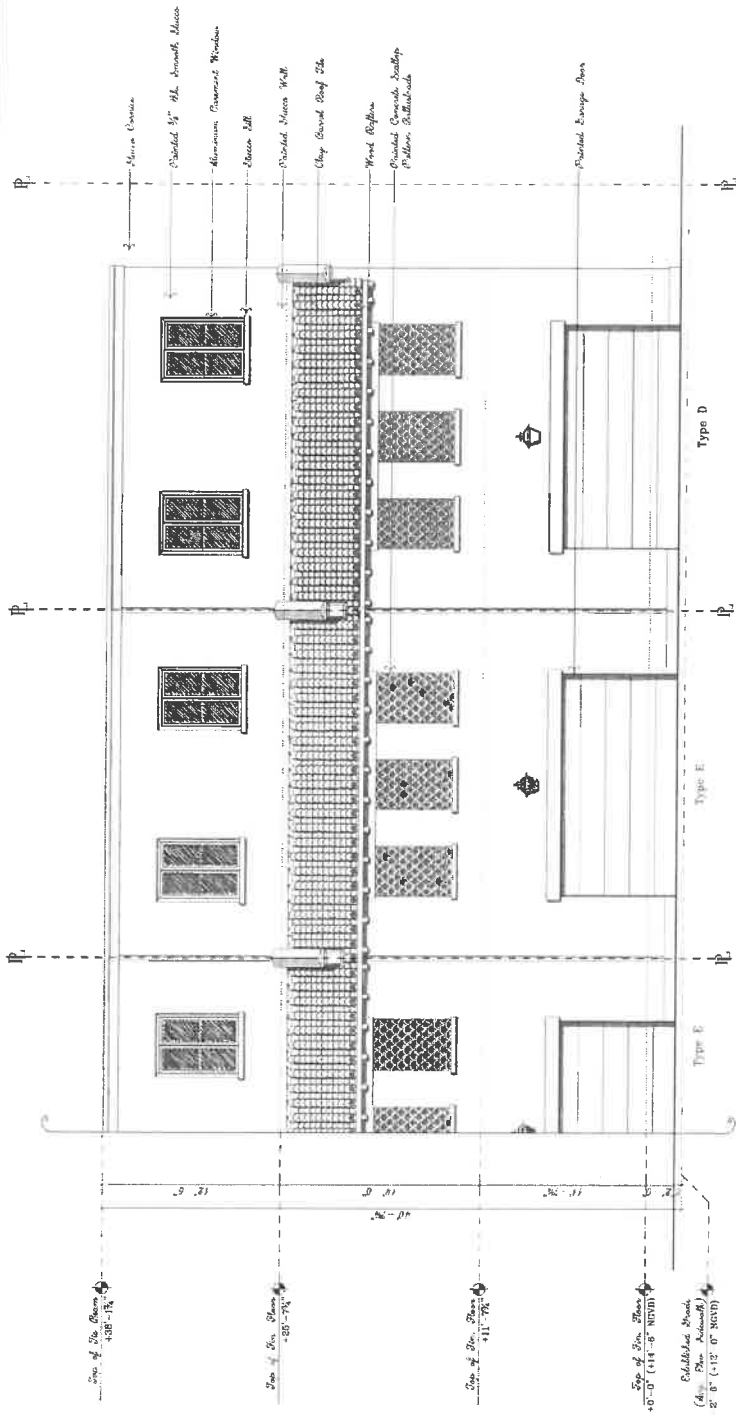
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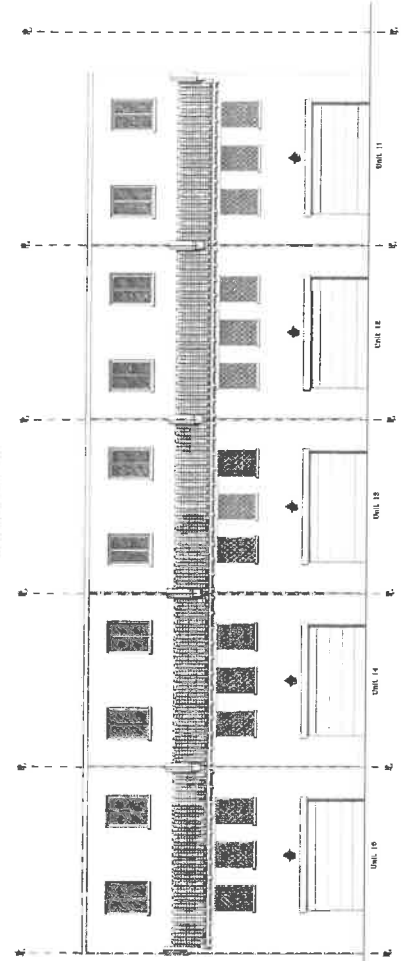
Unit 15 Side Elevation

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

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Almeria Ave. Rear Typ. Elevation



Almeria Avenue Rear Elevation

Scale: 1/8" = 1'-0"
 The plans, drawings, elevations, and designs are the property of the General Motors Real Estate, Inc. No part thereof shall be copied, disseminated in charts, or used in connection with any work other than that for the specified project for which they have been prepared without the consent of the architect.

ARTICLE 5, SECTION 5-604, A-4

IN THE MFSA DISTRICT, ALL DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS FOR RESIDENTIAL USES WHICH ARE SET OUT IN TABLE 1, AND FIVE (5) OF TEN (10) OF THE STANDARDS IN TABLE 2; HOWEVER, THE BONUS INTENSITY AND HEIGHTS SHALL NOT APPLY.

TABLE 1

REFERENCE NUMBER	RESIDENTIAL	TYPE	REQUIREMENTS/QUALIFICATIONS	COMPLIANCE
1	✓	ARCHITECTURAL ELEMENTS LOCATED AT BUILDING FACADE	Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements. (i.e. Fire and Life Safety Code, etc.) Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property end/or street.	
3	✓	ARCHITECTURAL ELEMENTS LOCATED AT THE TOP OF BUILDINGS	Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts: a. Air-Conditioning equipment room b. Elevator shafts c. Elevator mechanical equipment rooms d. Parapets. Roof structures used only for ornamental and/or aesthetic purposes shall be excluded from the area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the condition that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for corner buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.	
4	✓	BICYCLE STORAGE	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty parking spaces or fraction thereof.	Bicycle storage is provided in the garage
5	✓	BUILDING FACADES	Facades in excess of one hundred and fifty(150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.	
6	✓	BUILDING LOT COVERAGE	No minimum or maximum building lot coverage is required.	
7	✓	DRIVE THRU FACILITIES	Drive thru facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from, Ponce de Leon Boulevard from S.W. 8th Street to Birch Road, Miracle Mile from Douglas Avenue to Lejeune road, and Alhambra Circle from Douglas Avenue to LeJeune Road.	
8	✓	LANDSCAPE OPEN SPACE AREA	Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.	See Landscape Plan
9	✓	LIGHTING STREET	Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/apacing, etc. shall be the subject to review and approval by the Department of Public Works.	
10	✓	PARKING GARAGES	Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.	
11	✓	PORTE-COCHERES	Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8 street to Bird Road, Miracle Mile from Douglas Avenue to Lejeune Road, and Alhambra Circle from Douglas Avenue to Lejeune Road.	
13	✓	SOIL STRUCTURAL	Structural soil shall be utilized within all rights-of way for all street level planting areas with root barriers approved by the Public Service Department	
14	✓	WINDOWS ON MEDITERRANEAN BUILDINGS	Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building	

TABLE 2

2	✓	BUILDING ROOPLINES	Incorporation of horizontal and vertical changes in the building roofline.	Units #1 and #10 step forward to create book ends to the interior. 8 units on Anderson Road. Unit #11 step forward to create book ends to units #12 thru #14 on Almeria Avenue.
3	✓	BUILDING STEPPAGES	Steppages on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.	Corner units #1 and #10 change orientation to provide fronts to Valencia Avenue and Almeria Avenue; their side elevations back into Anderson Road and the alley (at the alley there is a stepback of the facade). The building bulk is reduced by the proposed alley on the side of the rear of unit #11 reduces the mass of the building by separating units #11 and #12 from the building. The building mass is reduced by incorporation of open loggias towards the streets.
4	✓	BUILDING TOWERS	The use of towers or similar masses to reduce the mass and bulk of buildings.	The building mass was reduced in units #2 thru #8 by incorporation of open loggias onto Anderson Road. The building mass was reduced in units #9, #10 and #11 by incorporation of covered loggias. The building mass was reduced in units #12 thru #15 by incorporation of loggias onto Almeria Ave.
5	✓	BREAKAWAYS	Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and backloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining right-of-way.	No curve cuts on Valencia Avenue and Anderson Road. One curb cut on Almeria Ave. for the new alley that is being proposed. Entrance driveways to all the units is from the rear and side alleys.
7	✓	MATERIALS ON EXTERIOR BUILDING FACADES	The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.	The building base incorporates coralina stone into the front entry.

The above drawings, plans, and sections are the property of de la Guardia Architects & Urbanists, Inc. No part thereof shall be copied, duplicated or altered, or used in connection with any other matter than the project specified herein for which they have been prepared without the consent of the architect.



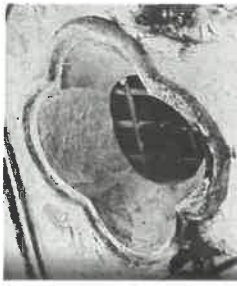
The form of Coral Balle's West Column Balcony & Terrace



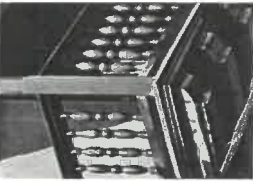
Monumental Columns - Coral Balle's Balcony Arch in Balby Balcony



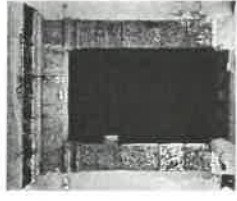
Monumental Columns - Balcony with Westside Balcony



Open Balcony Balcony



Balcony Balcony



Ornate Stone Front Balcony Balcony



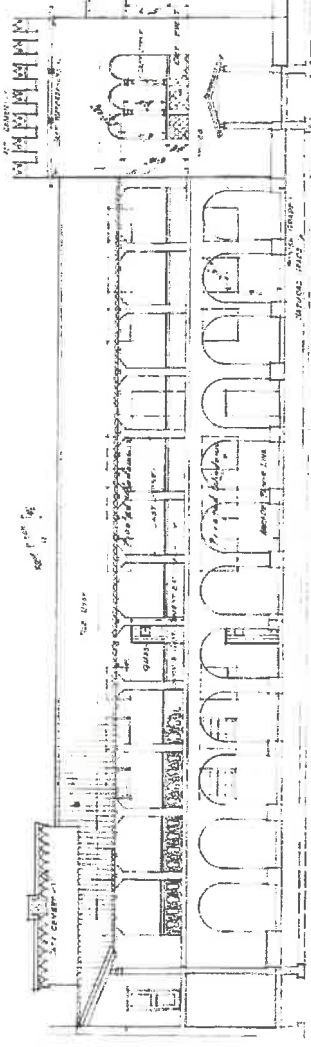
Ornate Stone Front Balcony Balcony - Contemporary Balcony Archway with Westside Balcony



Arched Balcony Balcony



Columns Balcony



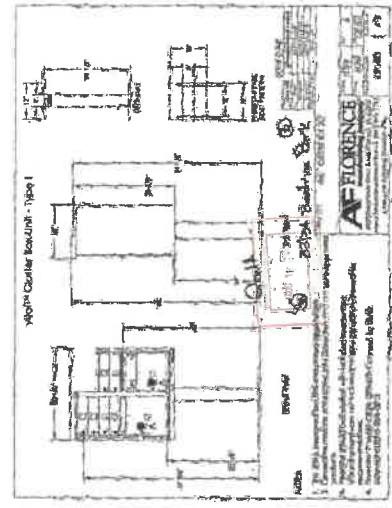
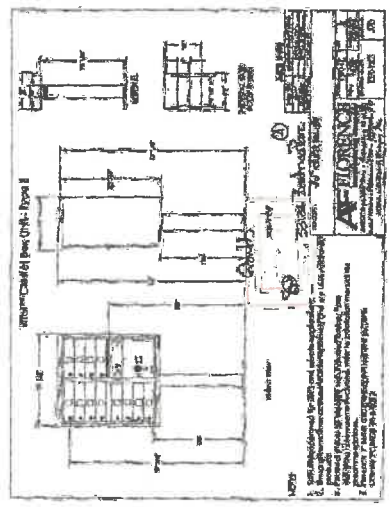
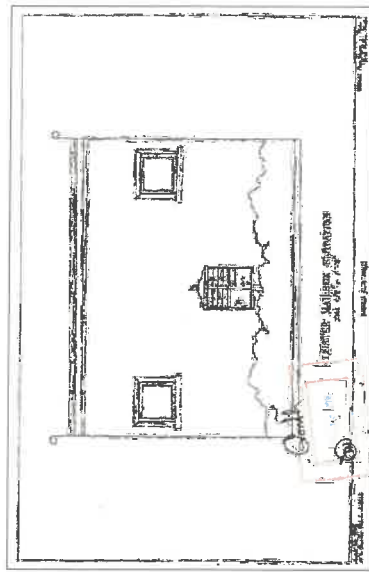
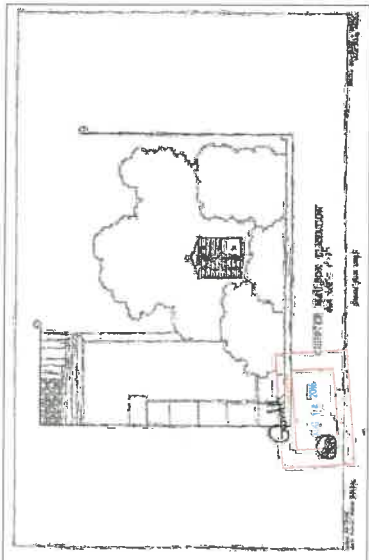
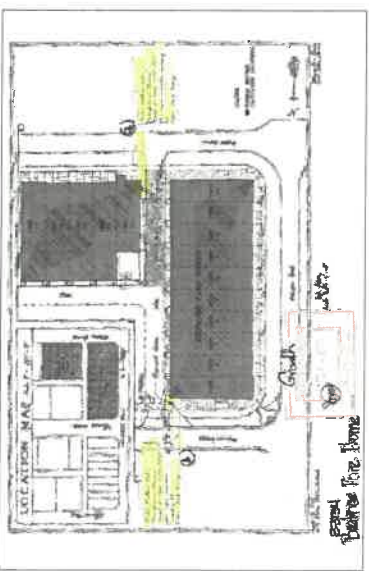
Coral Balle's Balcony - Balcony



Coral Balle's Balcony - Balcony with Westside Balcony and ornate balcony at level of the top

SPANISH COLONIAL

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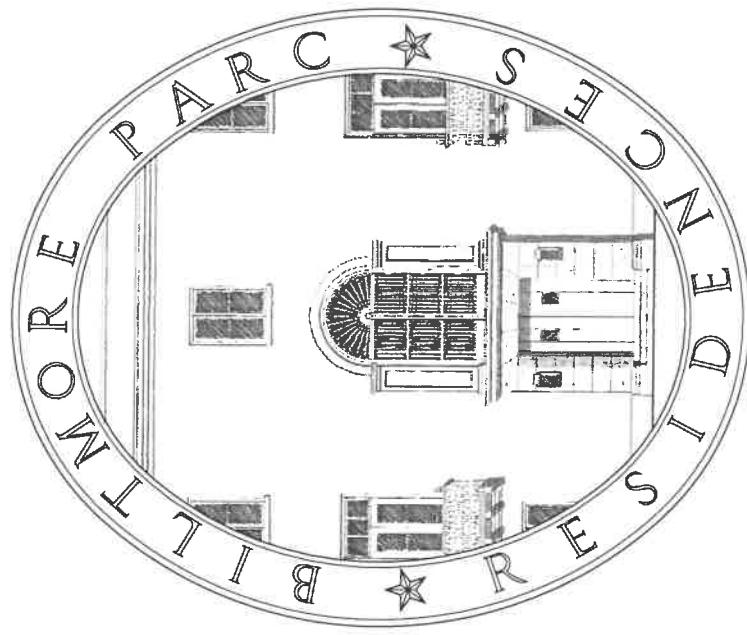


USPS MAILBOX APPROVAL

Sheet: 1 of 1

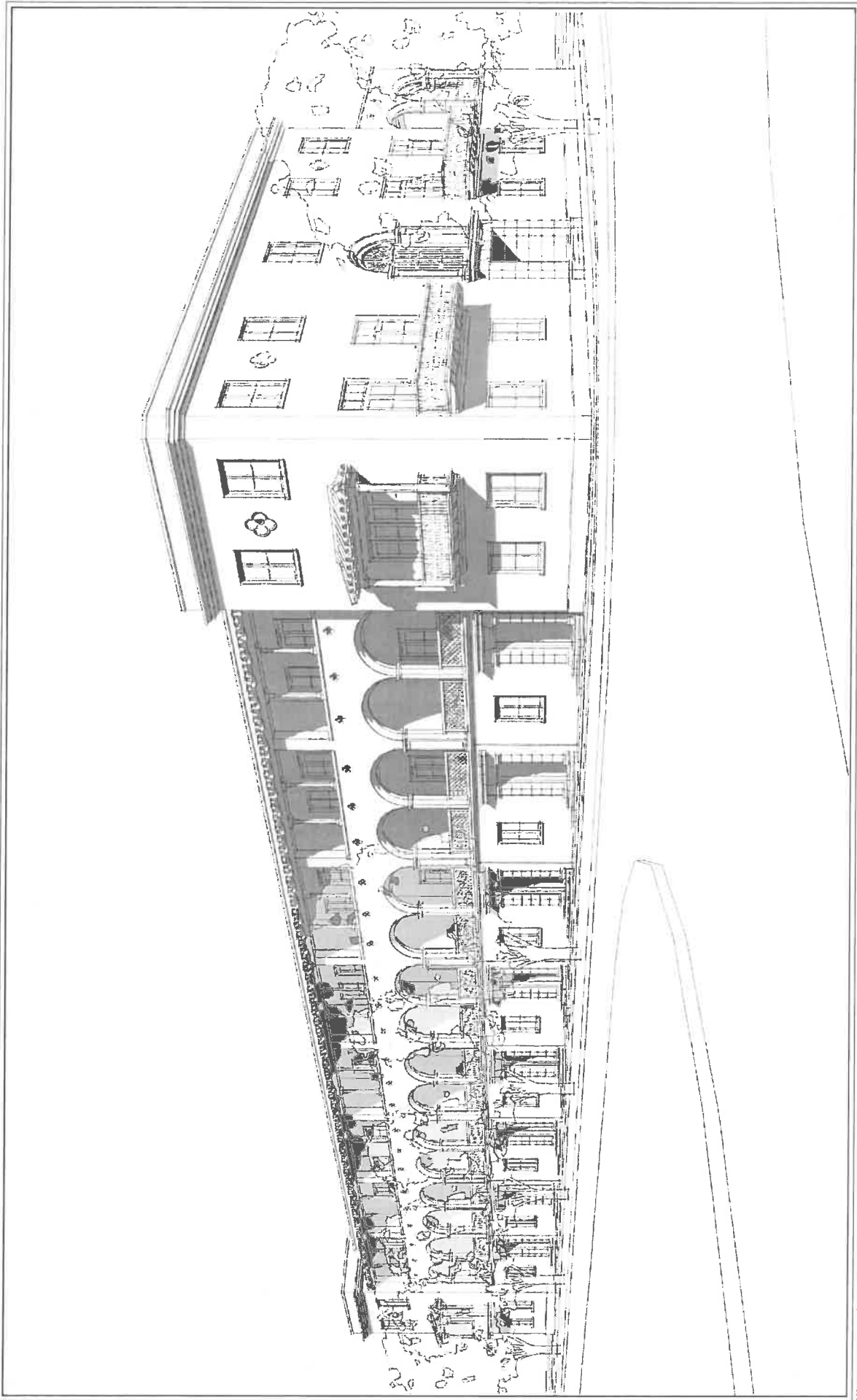
The above drawings, plans, and designs are the property of de la Guardia Victoria Architects & Urbanists, Inc. No part thereof shall be copied, reproduced, or used in connection with any other project for which they have been prepared without the consent of the architect.

Renderings



May 26, 2016
de la Escuela Victoria Architects

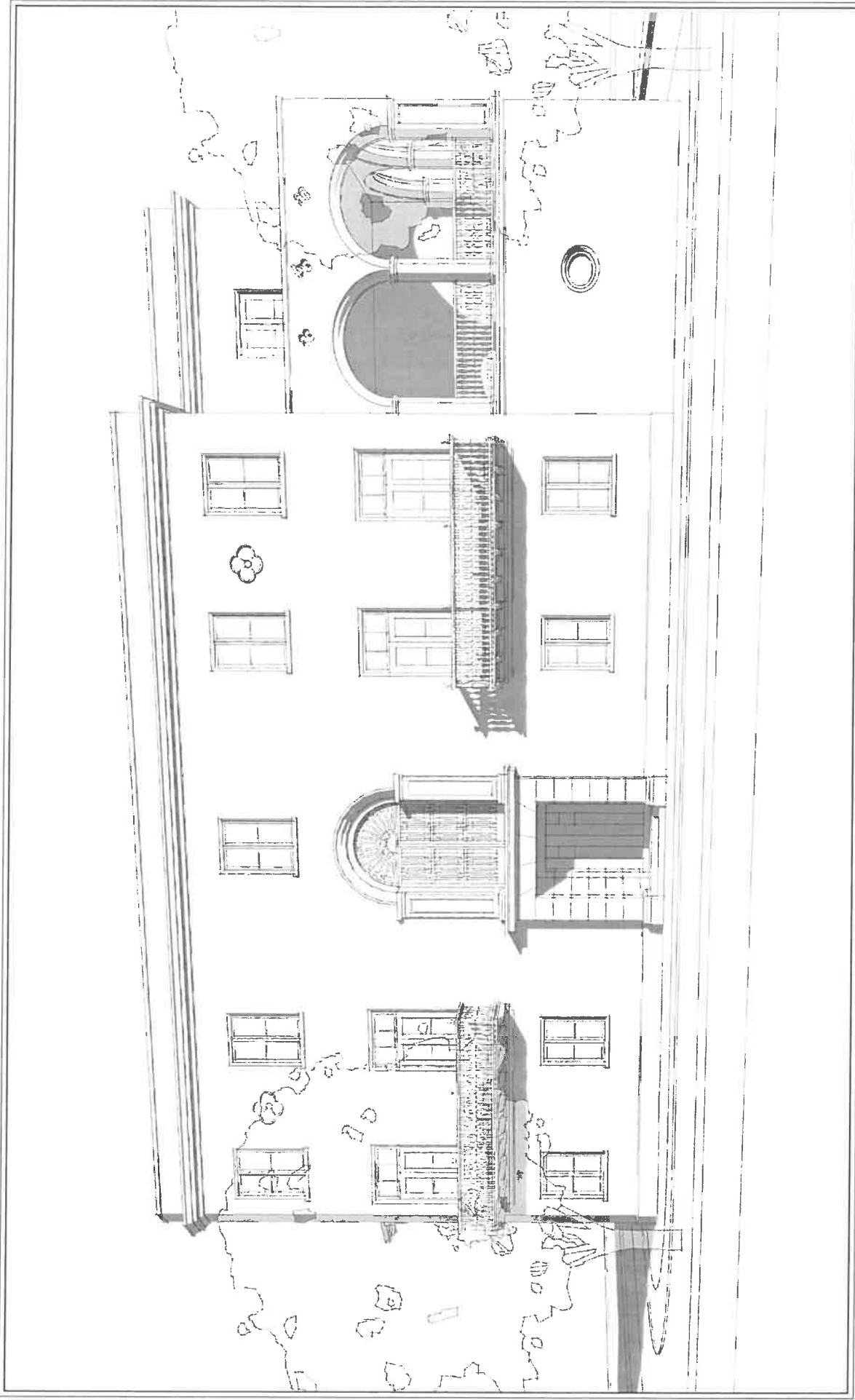
Billmore & Alphonse Roux
Conceal Habla, Florida



May 26, 2016
de la Escuela Victoria Architects

Biltmore Row Perspective

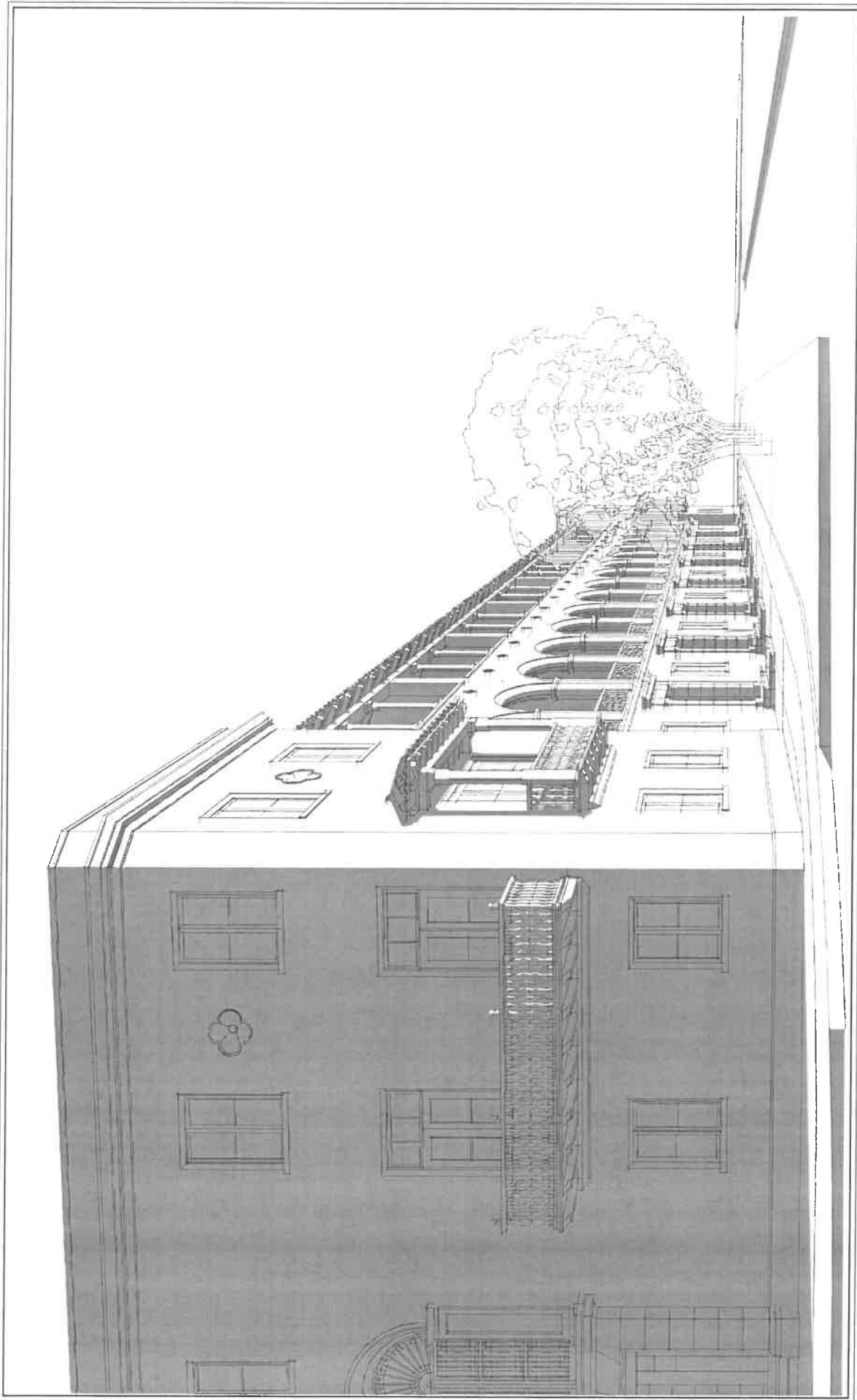
Biltmore & Alhambra Row
Coral Gables, Florida



May 26, 2016
de la Guardia Victoria Architects

Almeria Avenue Perspective

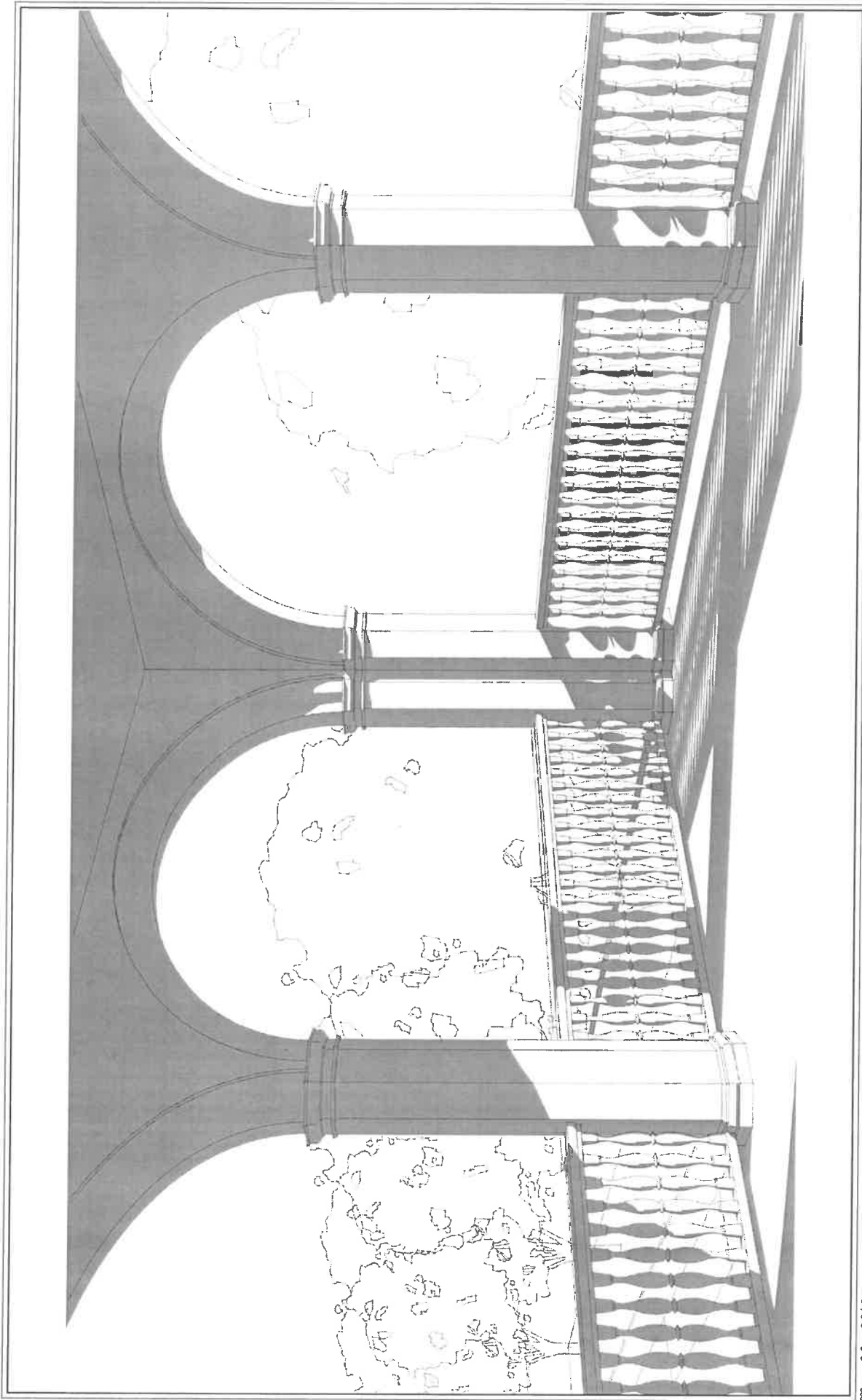
Williams & Althea Row
Coral Gables, Florida



*Bitman & Altko, PA
Coastal Estates, Florida*

Street Perspective

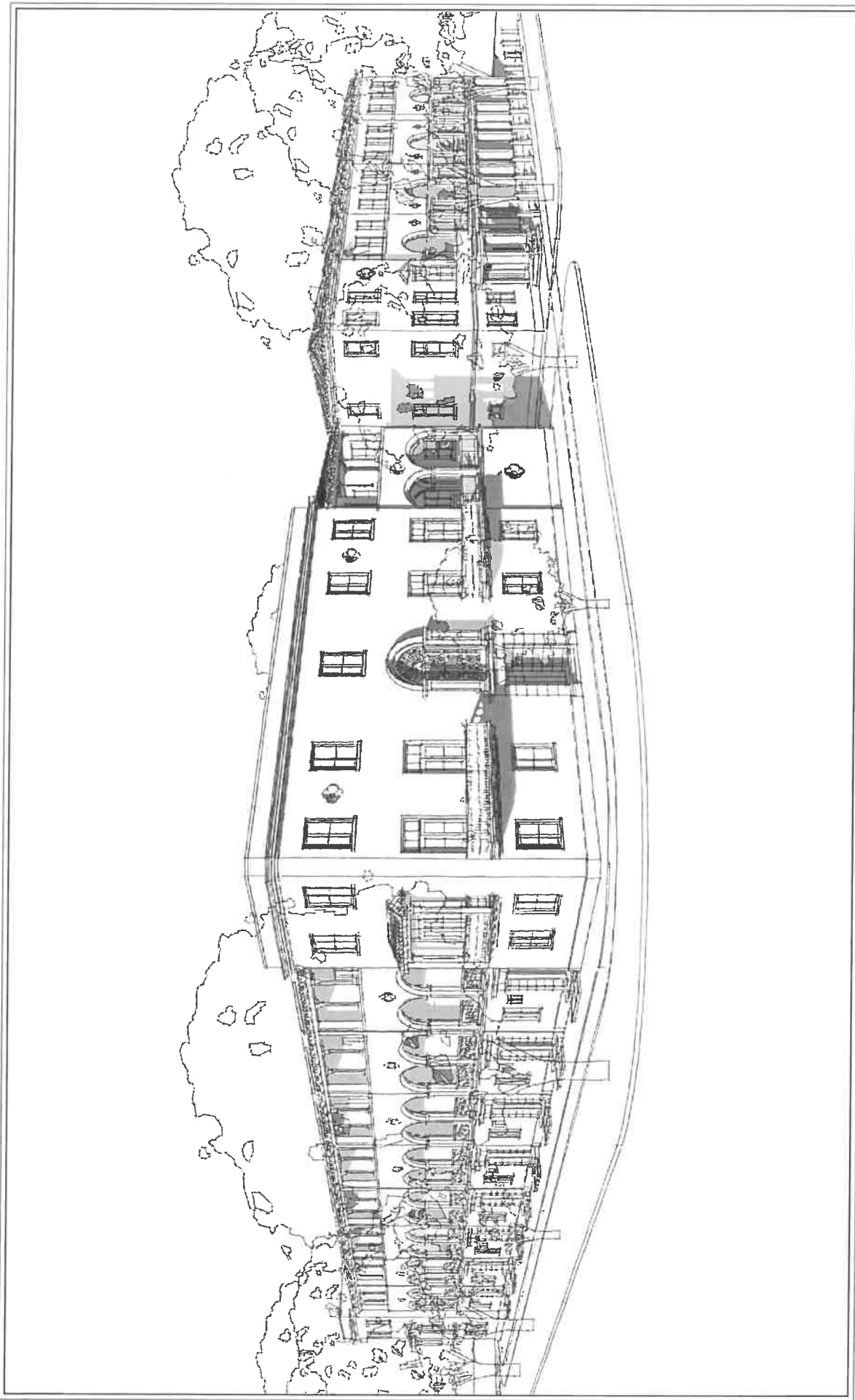
*May 26, 2016
de la Guardia Victoria Architects*



*Bilimore & Altkoa, Bau
Conal Habla, Florida*

View from Terrace

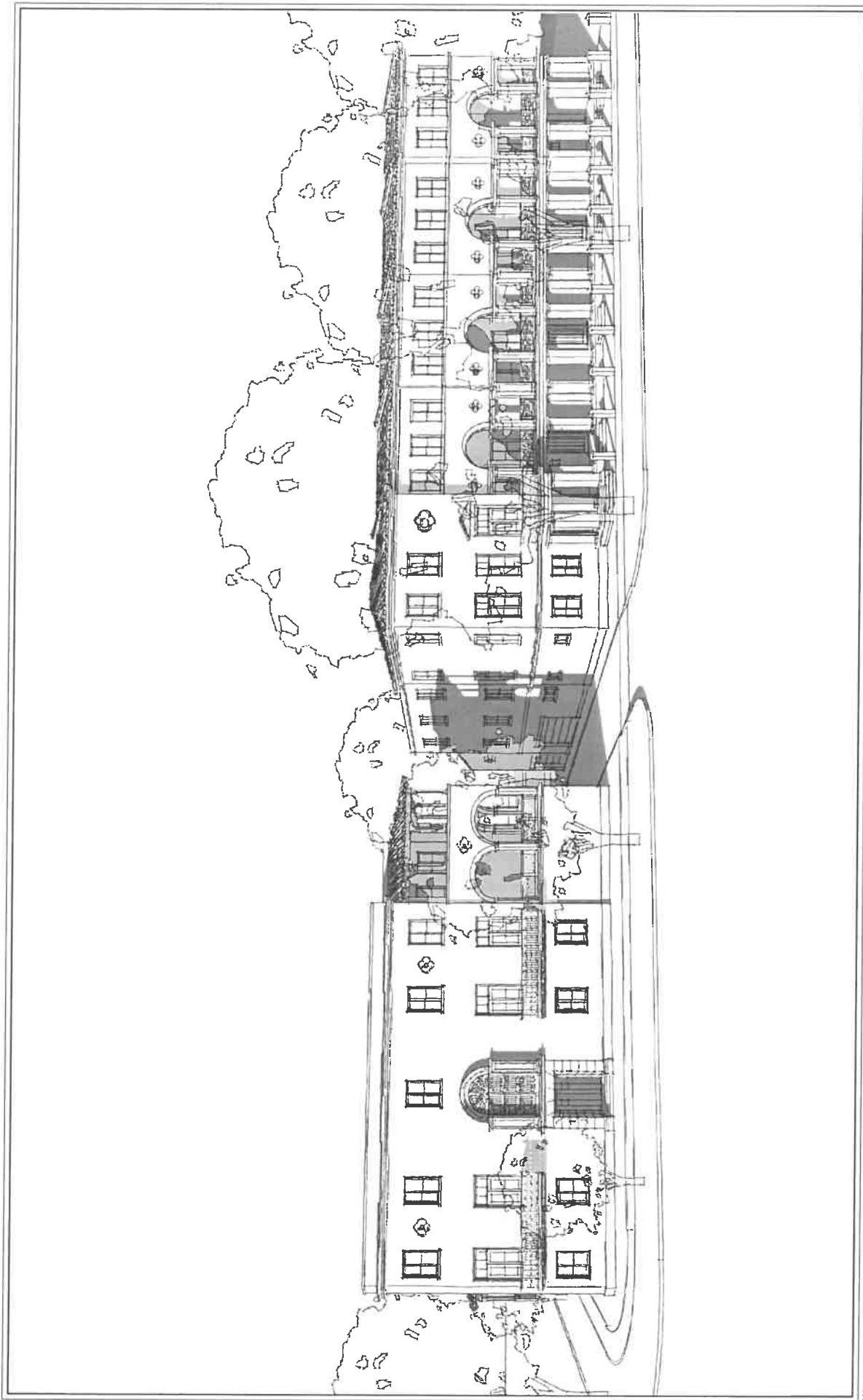
*May 26, 2016
de la Escuela Victoria Architects*



May 26, 2016
de la Guardia Victoria Architects

Biltmore & Alhambra Row

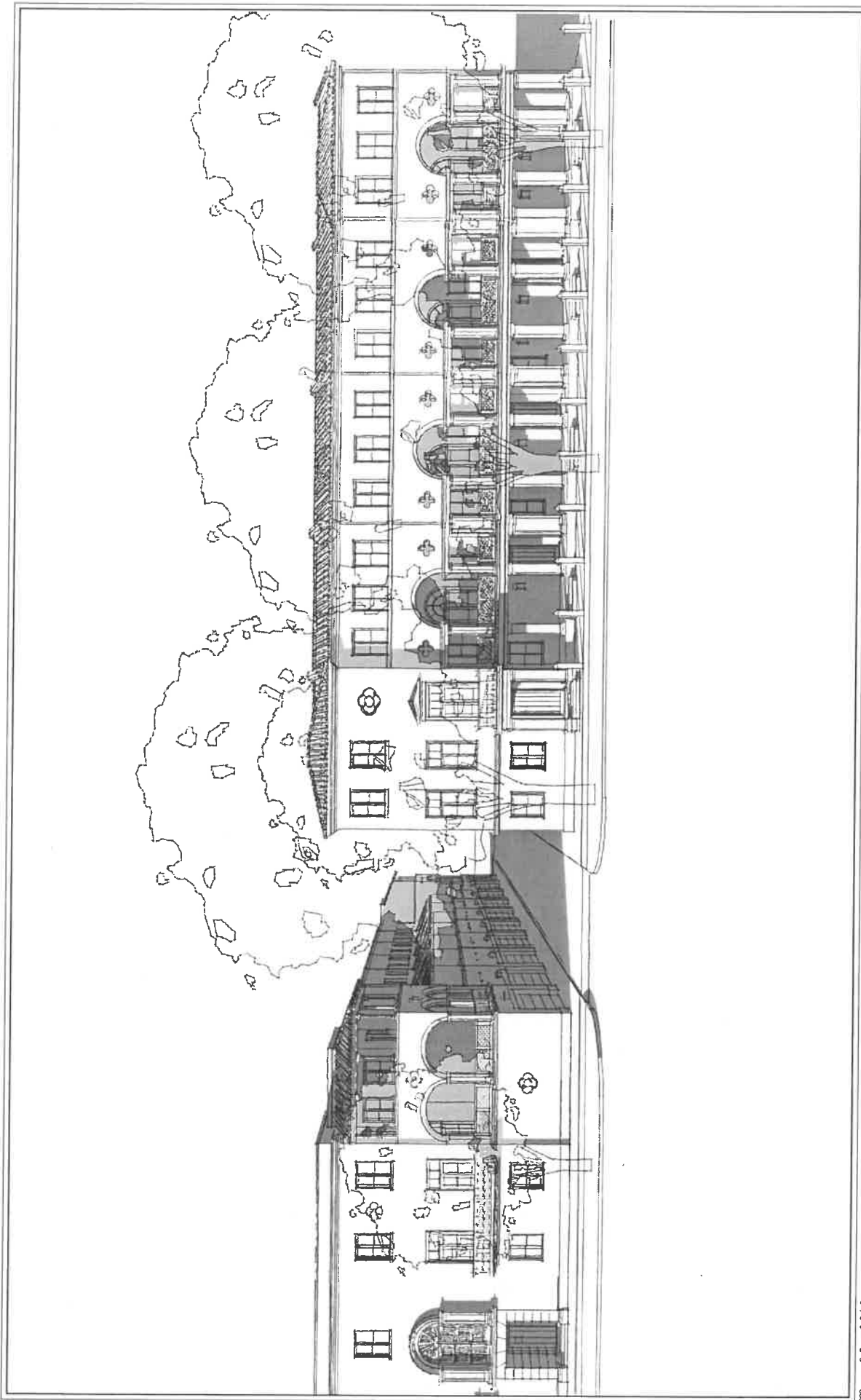
Biltmore & Alhambra Row
Coast Biltmore, Florida



May 26, 2016
de la Escuela Victoria Architects

Biltmore & Alhsea Row

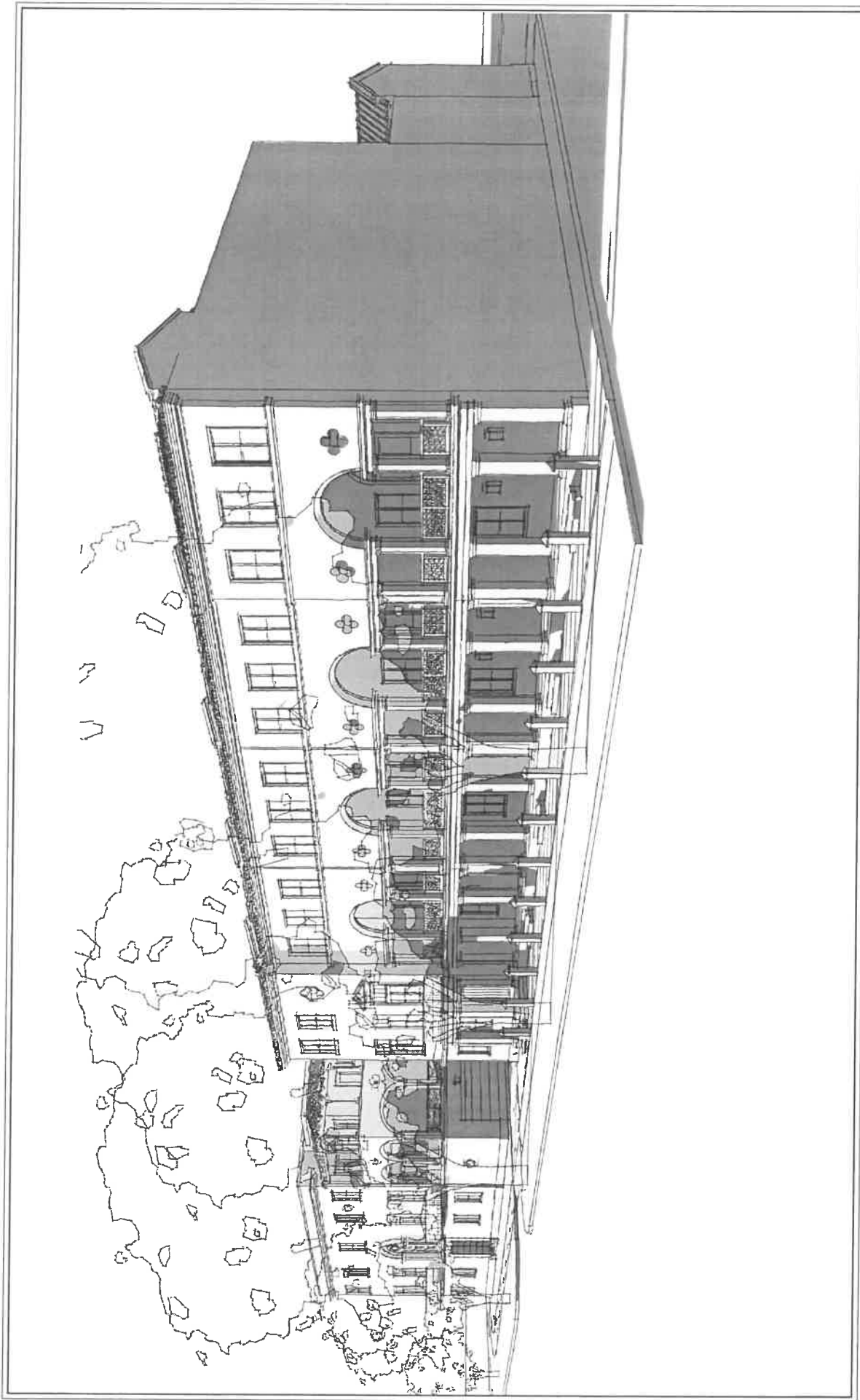
Biltmore & Alhsea Row
Coral Gables, Florida



May 26, 2016
de la Guardia Victoria Architects

Althea Row

Biltmore & Althea Row
Coral Gables, Florida



May 26, 2016
de la Guardia, Victoria Architects

Althea Row

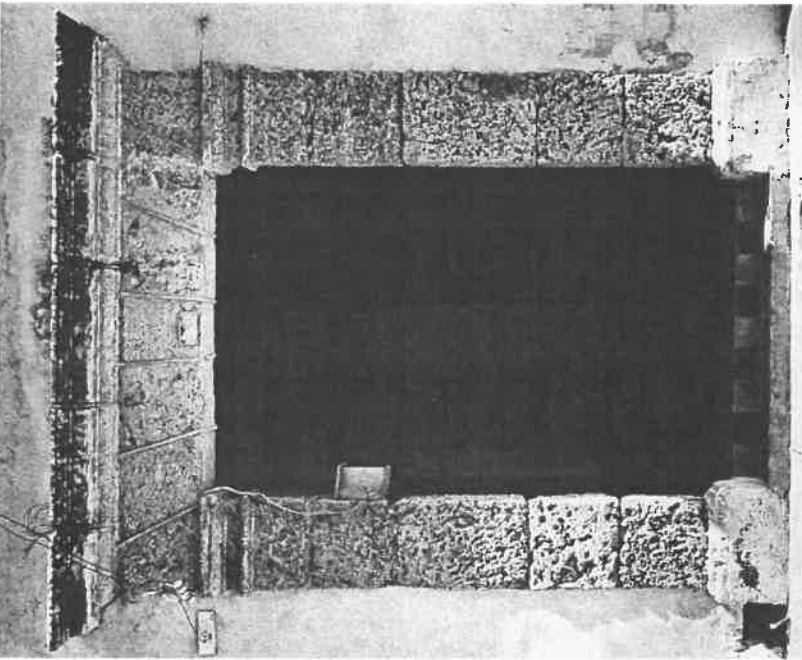
Biltmore & Althea Row
Coast Biltmore, Florida



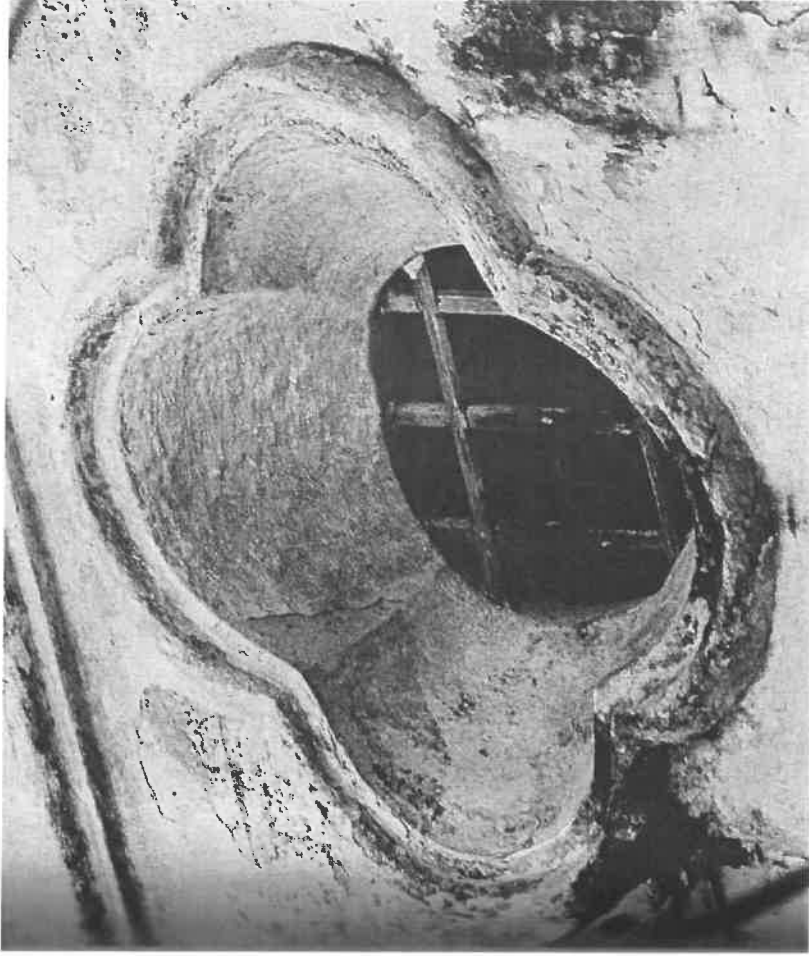
*Casa del Arabe — Havana, Cuba
Wood Column Detail*



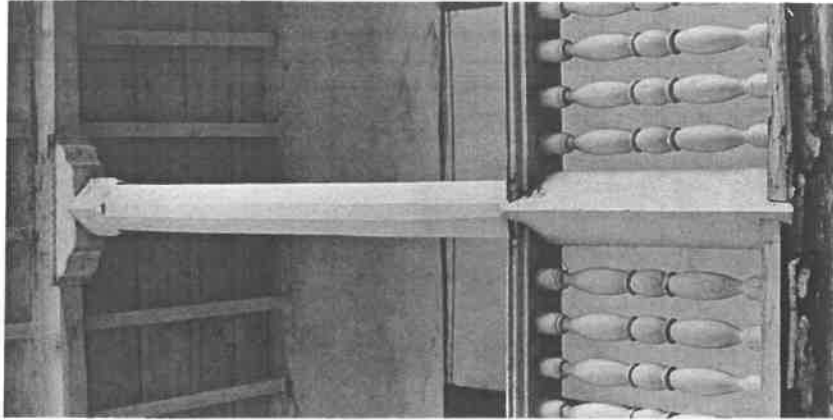
*San Francisco de Asis — Havana, Cuba
Arch Detail*



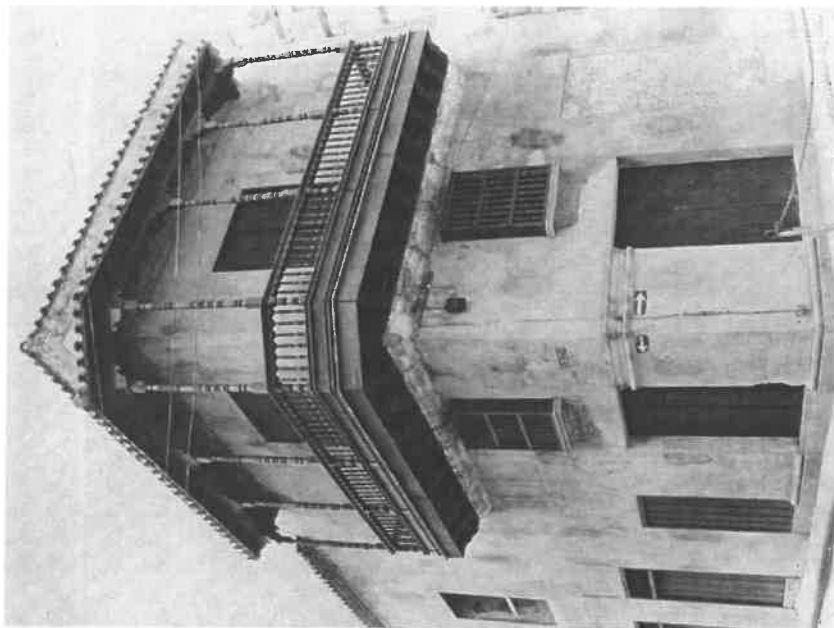
Coralina Stone Front Entry Detail



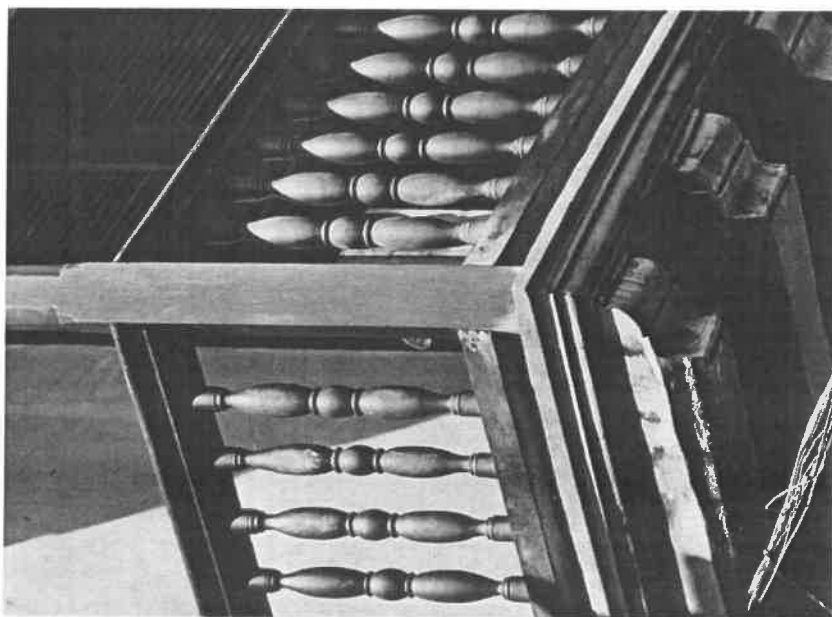
Rose Oculus Detail



Column Detail



*Obra Pia - Havana, Cuba
Cornice & Porch Detail*



Railing Detail

*Bitmans & Allen, Posa
Coral Gables, Florida*

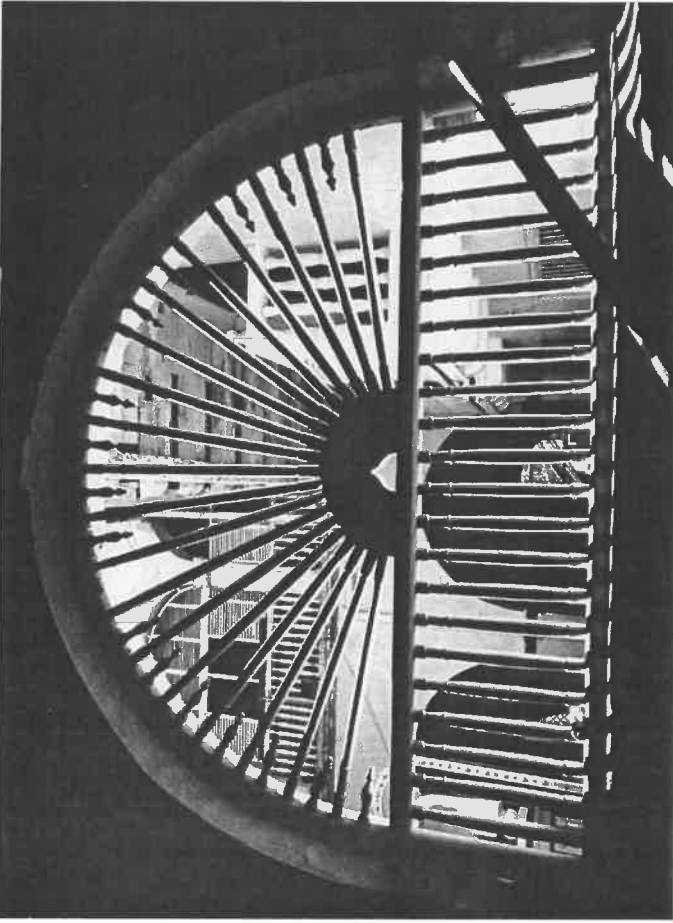
*May 26, 2016
de la Encarnación, Victoria Architects*



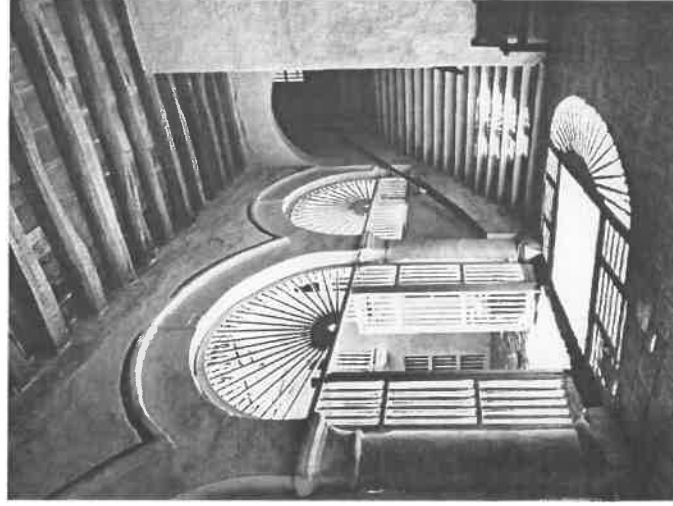
Arched Screening Detail



*Typical Patio Interior - Cartagena, Colombia
Arched Wooden Gate Detail*



Arch Detail with Wooden Railings



Arched Wooden Gate Detail

Utilities Letter



April 17, 2017

F. W. Zeke Guilford
2222 Ponce De Leon Blvd
Coral Gables, FL, 33134-5028

Reference: Biltmore Parc Homes Replat

Location: A Replat of Lots 1, 2, 18-23, Block 11, CORAL GABLES BILTMORE SECTION/760 Valencia Ave; 2605, 2611, 2615 Anderson Road; 743, 735, 731 Almeria Avenue, Coral Gables.

Dear Mr. Guilford

Please consider this letter as your notification that satisfactory arrangements for installations of underground electric service have been made in accordance with Ordinance 68-69.

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

- () Easements necessary for electrical facilities are marked on the attached copy of the subject tentative.
- () No additional easements are required at this time for electrical facilities.
- (X) Easements have been assured verbally by the owner/developer and will be granted prior to completion of the building construction. An easement by separate instrument will be granted by the customer for the future facilities, and therefore FPL has no objection to this Plat.

If there are any questions or you need any further information please call Seth Stegelmann at (305) 377-6147 for further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth Stegelmann', written over a horizontal line.

Seth Stegelmann
Associate Engineer

April 17, 2017

F.W. Zeke Guilford
Guilford & Associates, P.A.
400 University Drive, Suite 201
Coral Gables, FL 33134
Telephone 305-446-8411
email:ZGUILFORD@GUILFORDASSOC.COM

RE: Re-plat of Lots 1,2,18 – 23, Block 11, CORAL GABLES BILTMORE SECTION/760 Valencia Ave;
2605, 2611, 2615 Anderson Road; 743, 735, 731 Almeria Avenue, Coral Gables.

Dear Mr. Guilford:

Florida City Gas (FCG) has received your request of a letter of no objection for a re-plat of Lots 1,2,18 – 23, Block 11, CORAL GABLES BILTMORE SECTION/760 Valencia Ave; 2605, 2611, 2615 Anderson Road; 743, 735, 731 Almeria Avenue, Coral Gables. Based on a review of available records and/or field verification of existing FCG facilities, the following has been determined for the subject request:

FCG's facilities do exist within the general vicinity of the aforementioned area. However the limits of the proposed plat, as per your submitted tentative plat of Biltmore Parc Homes on February 27th, do not impact the area were FCG's facilities exist. Therefore, FCG does not object the re-plat of the area identified in the enclosed "Exhibit A".

If you need additional information or should any questions, comments or concerns arise, please do not hesitate to contact me.

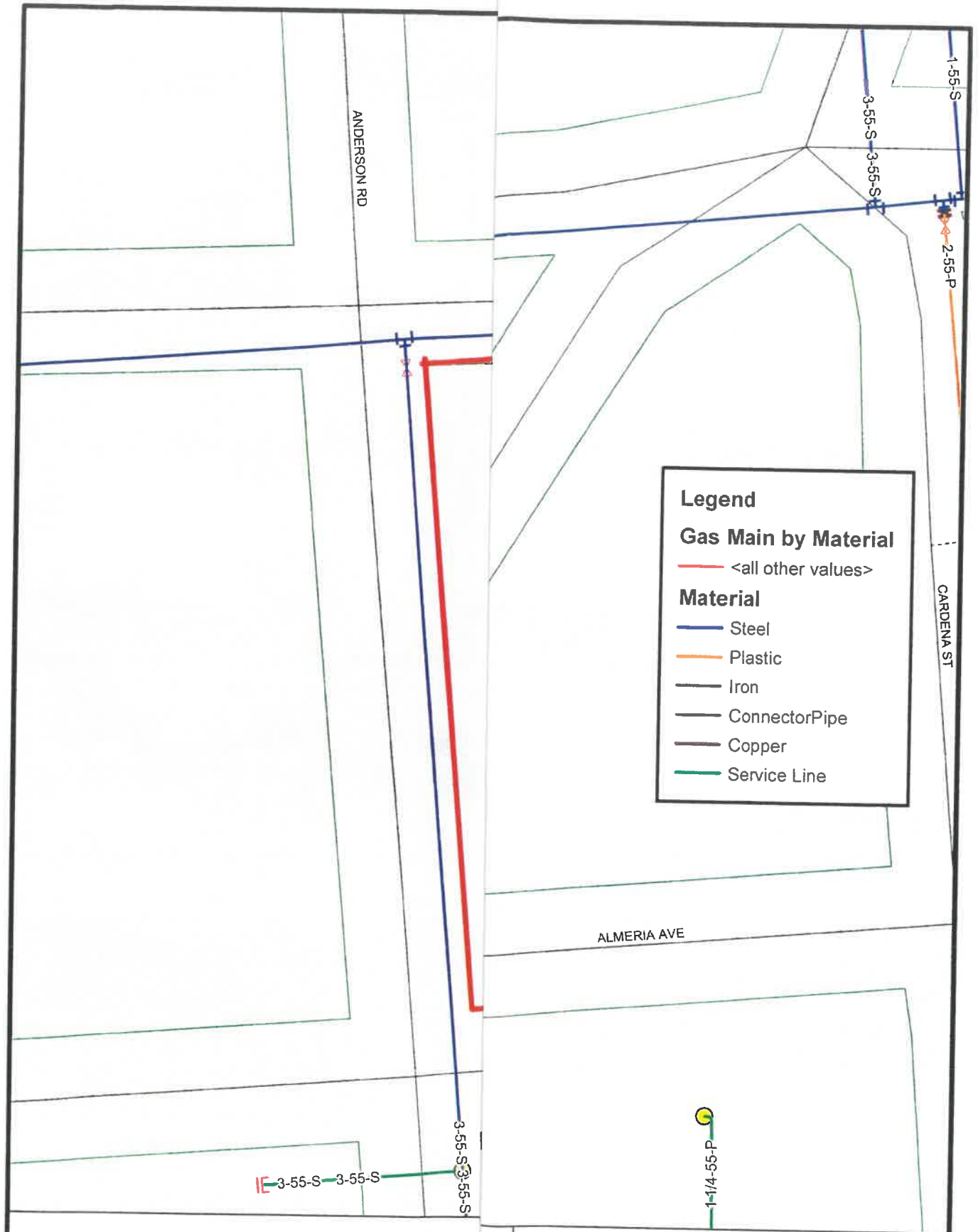
Sincerely,



Oscar J. Rodriguez

Enclosures:

Exhibit A – Limits of Objection to re-plat of Biltmore Parc Homes



Sheet Number: 1 of 1

Drawn By:	OJP
Checked By:	
Date:	



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

T: 305-222-0941
F: 305-525-5935
RJ3704@att.com

March 21st, 2017

Guilford and Associates P.A.
Attorney at Law
400 University Drive
Suite 201
Coral Gable, Florida 33134

Re: Replat of Lots 1,2,18-23 Block 11, CORAL GABLES BILTMORE
Section 760 Valencia Ave; 2605,2611,2615 Anderson Road; 743,
735, 731 Almeria Ave, Coral Gables

On behalf of BellSouth Telecommunications, Inc d/b/a AT&T Florida, this letter shall serve as notice of "non objection" to the recording of the new referenced Tentative Plat of "Biltmore Parc Homes", which is to re-plat the property into 15 lots and to create an alley between Lots 6-19, Block 1, and Lot 1, Block 2

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

Sincerely,

A handwritten signature in cursive script that reads "Richard Johnson".

Richard Johnson.
Mgr OSP PIng, Engr & Design
AT & T Florida



Engineering – Design Department
2601 SW 145th Ave Miramar, FL 33027

Tuesday, March 28, 2017

F.W. Zeke Gilford
Gilford & Associates
400 University Drive Suite 201
Coral Gables, FL 33134

Comcast No Objection / Plat Approval
Replat of Lots 1, 2, 18 – 23, Block 11, CORAL GABLES BILTMORE
SECTION/760 Valencia Ave; 2605, 2611, 2615 Anderson Road; 743,
735, 731 Almeria Avenue, Coral Gables.

Dear Mr. Gilford

Please Be Advised,

...in reference to the proposed Plat Review.. at **Coral Gables Biltmore**

in Coral Gables, FL, Comcast has no objection and approves to the proposed Plat.


Should it become necessary, Comcast will coordinate with the property owner to secure an easement by separate instrument, if needed for the provision of our services,

Should you have any further question, please feel free to call me at 1-954-447-8405 fax 1-954-447-8445 or e-mail at Leonard_Maxwell-Newbold@cable.comcast.com

Sincerely,

Leonard Maxwell-Newbold
Regional Permit Administrator
Comcast / Southern Division (RDC)
5/25/2016 2:23 PM

Maxwell-
Newbold,
Leonard


Digitally signed by Maxwell-Newbold, Leonard
DN: dc=com, dc=comcast, dc=cable,
ou=Central Division, ou=Accounts, ou=Users,
cn=Maxwell-Newbold, Leonard,
email=leonard_maxwell-
newbold@cable.comcast.com
Date: 2017.03.28 12:54:58 -04'00'

cc: Coral Gables Draw
File



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

miamidade.gov

April 6, 2017

Mr. Eduardo Santamaria

Public Works Director
City of Coral Gables Public Work Department
2800 SW 72nd. Ave, Miami, FL 33135

RE: NO OBJECTION

Tentative Plat "BILTMORE PARC HOMES"

Miami Dade County Tentative Plat: Replat of lots 1,2,18-23, Block 11, CORAL GABLES BILTMORE

SECTION/760 Valencia Ave; 2605,2611,2615 Anderson Road; 743, 735, 731 Almeria Avenue, Coral Gables.

Section: 17-54-41

To Whom It May Concern:

The Miami-Dade Water and Sewer Department (WASD) own and/or operate existing water/sewer facilities within the boundaries of the above referenced Plat. Before the Final Plat approve by the Miami-Dade County those lines has to be removed or abandoned in place.

Therefore as a utility agency, WASD has **no objections** to this subdivision.

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

Very truly yours,


Guillermo Guerrero, P.S.M
Right Of Way Unit.

Miami Dade County Water and Sewer Department.
305-268-5268.

Lobbyist Registration



**CITY OF CORAL GABLES
 LOBBYIST ANNUAL REGISTRATION APPLICATION
 FOR EACH PRINCIPAL REPRESENTED**

REGISTRATION #: _____

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

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

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

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name and Email Address: F.W. ZEKE GUILFORD, ESQ. zguilford@guilfordassoc.
LOBBYIST EMAIL ADDRESS com

Print Your Business Name, if applicable: Guilford & Associates, P.A.

Business Telephone Number: 305-446-8411

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

Federal ID#: _____

State the extent of any business or professional relationship you have with any current member of the City Commission.

 NONE

PRINCIPAL REPRESENTED:

NAME Biltmore Parc Homes, LLC **COMPANY NAME, IF APPLICABLE** _____

BUSINESS ADDRESS 301 Almeria Ave. Coral Gables **PHONE NO.:** 305-718-4575
Fla. 33134



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

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

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

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

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

Print Your Name and Email Address: F.W. ZEKE GUILFORD, ESO. /zguilford@guilford
LOBBYIST EMAIL ADDRESS assoc.com

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

Business Telephone Number: 305-446-8411

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

Corporation, Partnership, or Trust Represented:

Principal Name: Biltmore Parc Homes, LLC

Principal Address: 301 Almeria Ave. Coral Gables Telephone Number: 305-718-4575
Fla. 33134

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

Replat of property from eight lots to fifteen lots and dedication of alley.

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

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

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

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

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

F. W. Zeke Guilford
Signature of Lobbyist


STATE OF FLORIDA)
)
COUNTY OF MIAMI-)
DADE

BEFORE ME personally appeared F. W. ZEKE GUILFORD to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 7th day of August 2018

Personally Known

Produced ID

Lidia Gonzalez
Notary Public
State of Florida


\$250.00 Fee Paid _____

Received By _____ Date: _____

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

For Office Use Only

Data Entry Date: _____, 20____.

Entered By: _____