



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.



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- 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.



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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.

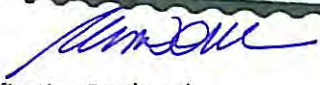
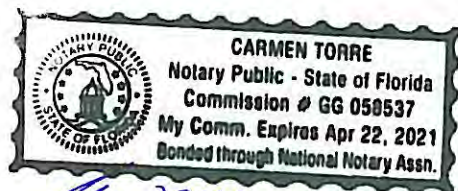
Property owner(s) signature(s): 	Property owner(s) print name: Jenny Ducret / Manager
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: 301 Gilmeria Ave, Coral Gables, FL 33134 ^{ste 330}

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 25 day of MAY by 2017
 (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 _____



City of Coral Gables Planning Division Application

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
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Address: 400 UNIVERSITY DR
CORAL GABLES, FL 33134

Telephone: 305 446-8411	Fax: 305-445-0561	Email: ZGUILFORD@GUILFORDASSOC.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 _____

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

May 10, 2017

Mr. Ramon Trias
Planning and Zoning Director
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.

Mr. Ramon Trias

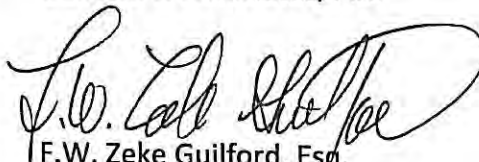
May 10, 2017

Page 2

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.

If you have any questions regarding this application or need any additional information, please do 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.



CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

REGISTRATION #: _____

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

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

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

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

Print Your Name F.W. ZEKE GUILFORD, ESQ
LOBBYIST

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

Business Telephone Number 305-446-8411

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

Corporation, Partnership, or Trust Represented:

Principal Name: Biltmore Parc Homes, LLC

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



**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, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any 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 F.W. ZEKE GUILFORD, ESQ
LOBBYIST

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, Fla. 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. TELEPHONE NO.: 305-718-4575
Coral Gables, Fla. 33134

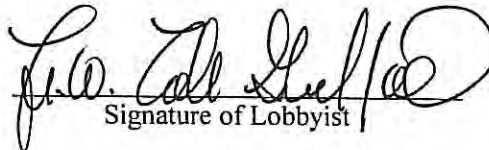
ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

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 \$150.00 Lobbyist Registration Fee is required.

I F.W. ZEKE GUILFORD hereby swear or affirm under penalty of per-
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-
11, governing Lobbying and that all of the facts contained in this Registration
Application are true and that I agree to pay the \$150.00 Annual Lobbyist Regis-
tration Fee.

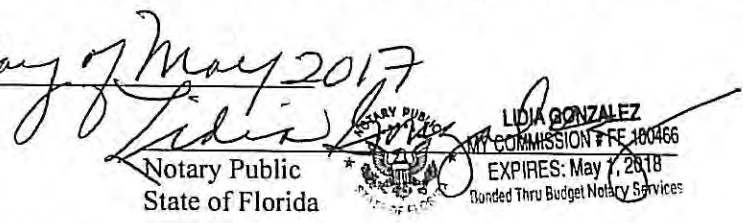

Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF ~~DIXIE~~ 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 11th day of May 2017

Personally Known
 Produced ID


Notary Public
State of Florida

\$150.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

For Office Use Only

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

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.



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



743 Almeria Ave - Front



743 Almeria Ave - Back



743 Almeria Ave - Side



743 Almeria Ave - Side



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



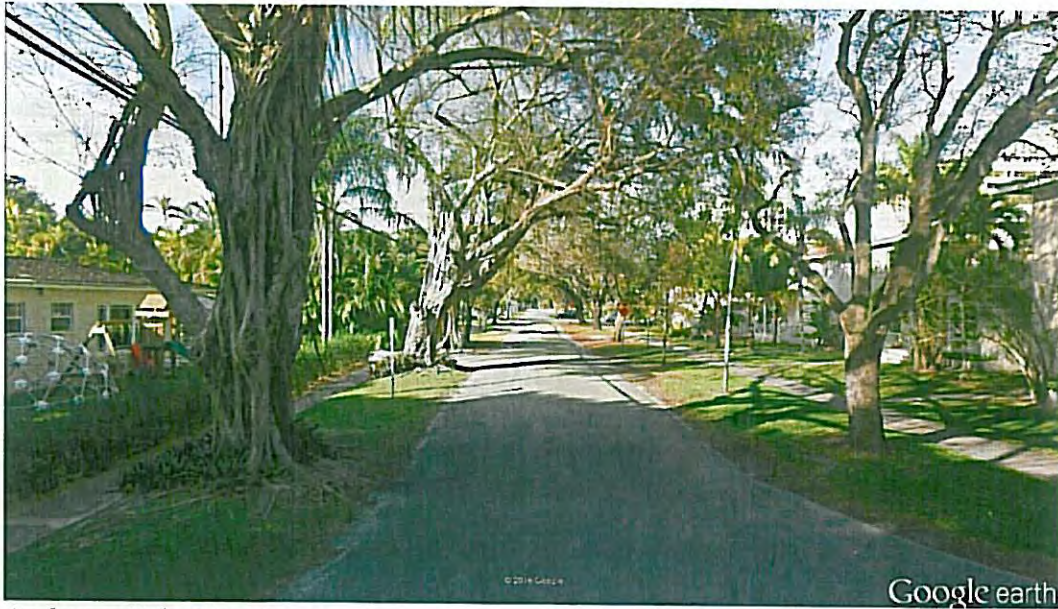
Alley looking South



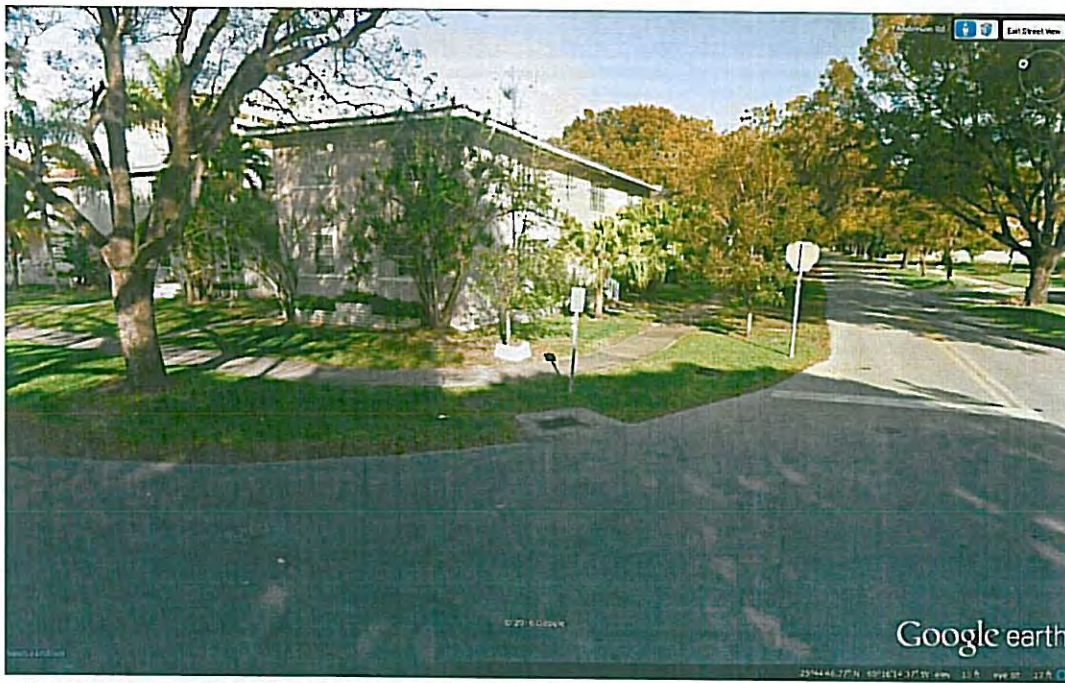
Alley looking East



Valencia Ave. Streetscape



Anderson Rd. - Streetscape



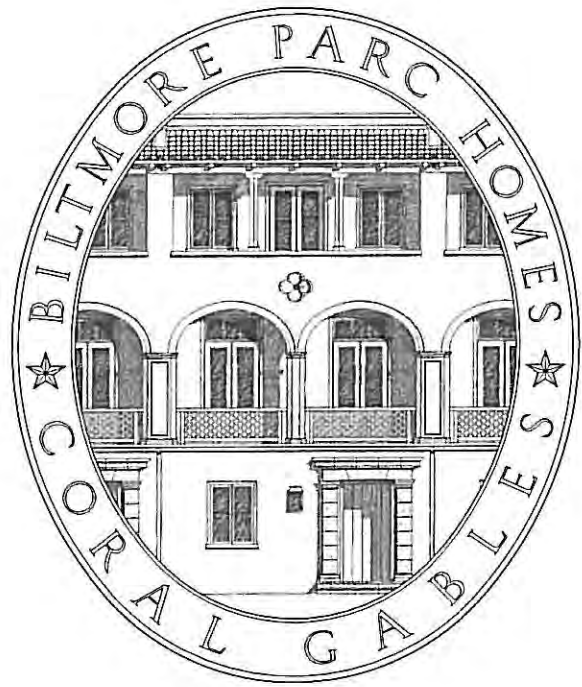
Almeria Ave. - Streetscape



Biltmore Court - Streetscape



Biltmore Court - Streetscape



BILTMORE PARC HOMES
CORAL GABLES, FLORIDA

DE LA GUARDIA VICTORIA ARCHITECTS

224 Valencia Avenue
Coral Gables, FL 33134
Tel. 305-444-6263 - Fax 305-444-8814
dlgv@dgvrchitects.com

LEGAL DESCRIPTION

Lots 1, 2, 18, 19, 20, 21, 22 and 23 of Block 11, "Coral Palms Retirement Section", according to the plat thereof as recorded in Plat Book 29, at Page 22, of the Public Records of Miami-Dade County, Florida.

ZONING INFORMATION

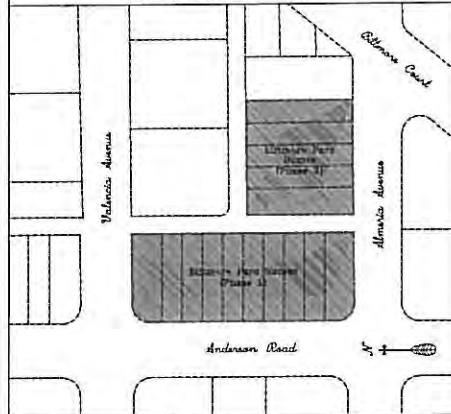
Note: The Baltimore Parc Homes Project proposed consisting 8,820 sq. ft. is the size of Coral Palms for use as an alley.

RESIDENTIAL USE / MULTI-FAMILY SPECIAL AREA (TOWNHOUSE) / MULTI-FAMILY LOW DENSITY

	ALLOWED	PHASE I					TOTAL-15 UNITS
		UNIT 1	UNITS 2 - 9	UNIT 10	UNIT 11	UNITS 12 - 14	
LOT AREA	-	3,283 SQ. FT.	3,283 SQ. FT.	3,293 SQ. FT.	3,876 SQ. FT.	2,650 SQ. FT.	16,428 SQ. FT.
PARCEL WIDTH	23'-0" MIN.	33'-3" MIN.	33'-10"	33'-1" MIN.	33'-0" MIN.	24'-7"	23'-0" MIN.
DENSITY REQUIREMENT	23 UNITS/ACRES (18.8 UNITS)	1 UNIT	8 UNITS	1 UNIT	1 UNIT	3 UNITS	15 UNITS
FLOOR AREA RATIO	3	1.47	3.90	1.40	1.51	3.75	1.0
TOTAL FLOOR AREA	-	4,823 SQ. FT.	12,803 SQ. FT.	4,612 SQ. FT.	5,843 SQ. FT.	9,925 SQ. FT.	31,425 SQ. FT.
EXCLUSIONS (GARAGES & UNROOFED TERRACES)	-	1298 SQ. FT.	1,048 SQ. FT.	1,298 SQ. FT.	1,600 SQ. FT.	1,590 SQ. FT.	16,934 SQ. FT.
NET FLOOR AREA	-	3,525 SQ. FT.	11,755 SQ. FT.	3,314 SQ. FT.	4,243 SQ. FT.	8,335 SQ. FT.	14,491 SQ. FT.
OPEN SPACE	25% MIN. TOTAL	47% (1,547 SQ. FT.)	10% (422 SQ. FT.)	17% (1,025 SQ. FT.)	40% (1,483 SQ. FT.)	23% (868 SQ. FT.)	(11,301 SQ. FT.)
SETBACKS:							
FRONT	0'-0" MIN.	7'-0"	0'-0"	7'-0"	10'-0"	11'-0"	0'-0" MIN.
REAR	0'-0" MIN.	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"	0'-0" MIN.
SIDE (OVERLOOKS/ALLEY)	0'-0" MIN.	0'-0"	0'-0"	0'-0"	0'-0" 7/4'-0"	0'-0"	0'-0" MIN.
SIDE (OVERLOOKS)	10'-0" MIN.	10'-0" MIN.	0'-0"	10'-0" MIN.	0'-0"	0'-0"	10'-0" MIN.
HEIGHT	45'-0" MAX.	41'-7"	41'-7"	41'-7"	45'-7"	45'-7"	3 STORIES
STORIES	3 STORIES	3 STORIES	3 STORIES	3 STORIES	3 STORIES	3 STORIES	3 STORIES
PARKING REQUIREMENT(S)	8 SPACES/UNIT MIN.	4 SPACES/UNIT	4 SPACES/UNIT	4 SPACES/UNIT	4 SPACES/UNIT	4 SPACES/UNIT	69 SPACES

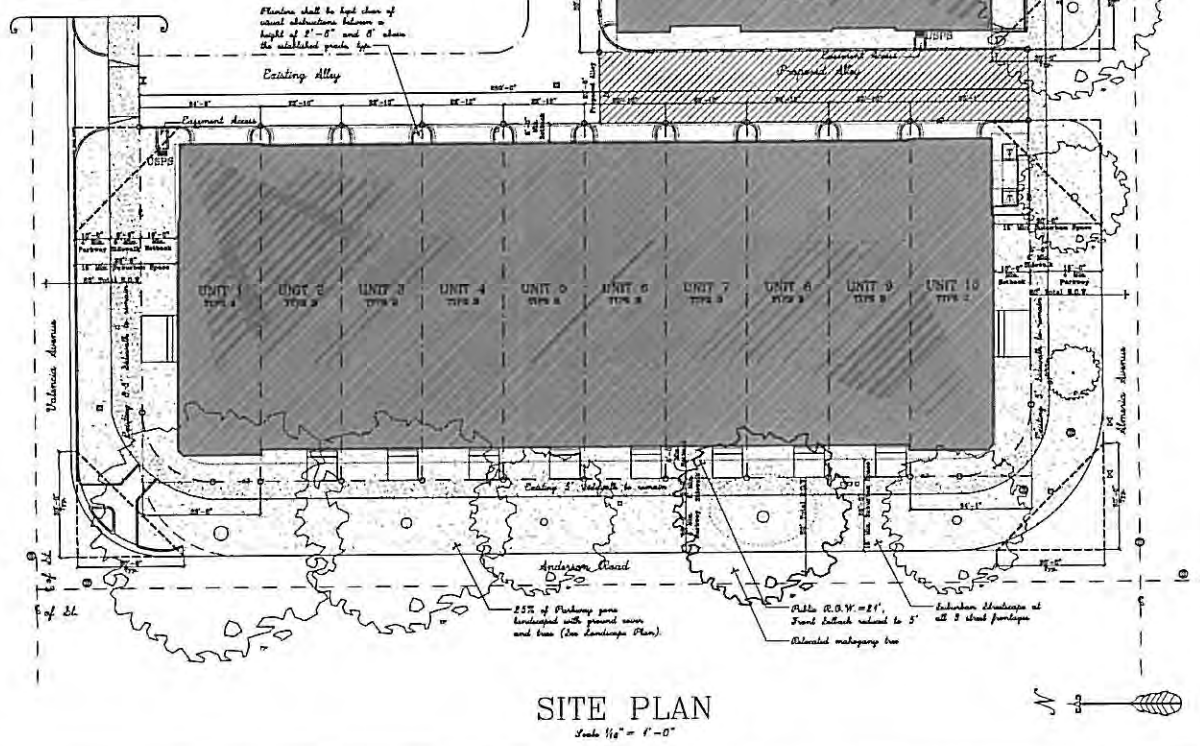
LOCATION MAP

Scale 1/8" = 1'-0"



LEGEND

- Existing Catch Basin
- Existing Water Control Valve
- Existing Fire Valve
- Existing Water Meter
- Existing Manhole
- Drainage/Blow Manhole
- Existing Fire Hydrant and Stand Post
- Utility Triangle (Must be kept clear of usual obstructions between a height of 2 1/2 ft. and 8 ft. above the established grade)
- Proposed Building
- Proposed Alley
- SPL Transformer



SITE PLAN

Scale 1/8" = 1'-0"

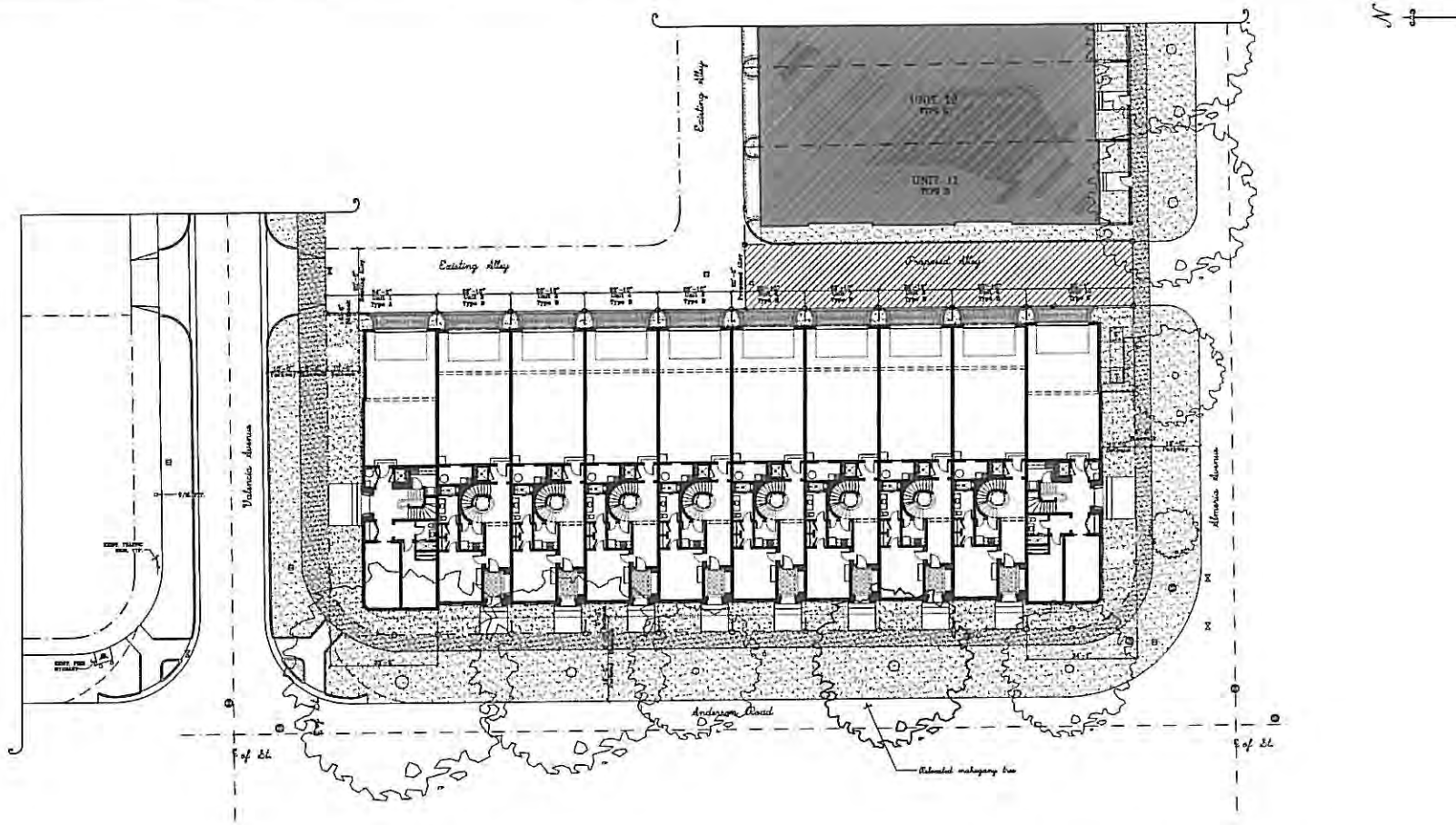
BOA
08-11-18

OWNER'S AGENT
Baltimore Parc Homes
11111 N.W. 11th Ave., Suite 200
Miami, FL 33150

de la Guardia Victoria Architects & Urbanists, Inc.
11111 N.W. 11th Ave., Suite 200
Miami, FL 33150
★ BILTMORE PARC HOMES ★

SITE PLAN & ZONING INFORMATION
Scale Varied

A-01



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

The name, drawings, icons, and design are the property of or in the service of the architect, Inc. No part thereof shall be copied, disclosed to others, 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.

BOA
 0.8-1.1.1.1

OSBERG'S AGENCY
 1100 N. W. 10th St.
 Miami, FL 33136
 305.575.1100
 www.osbergsagency.com

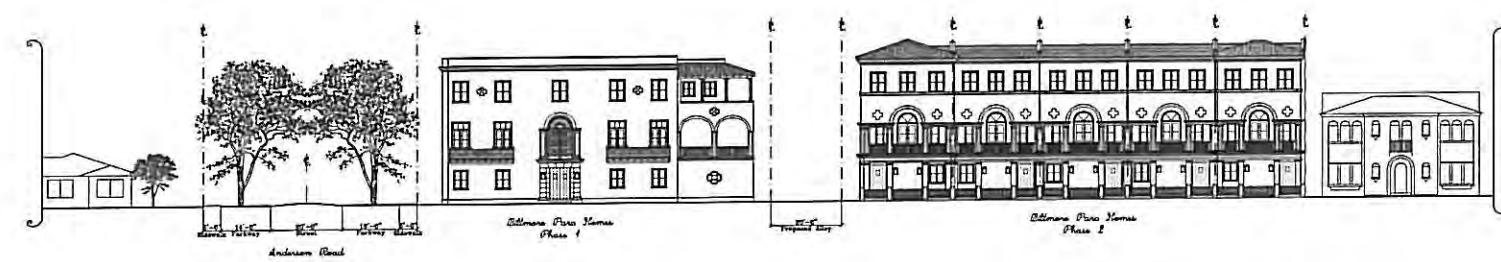
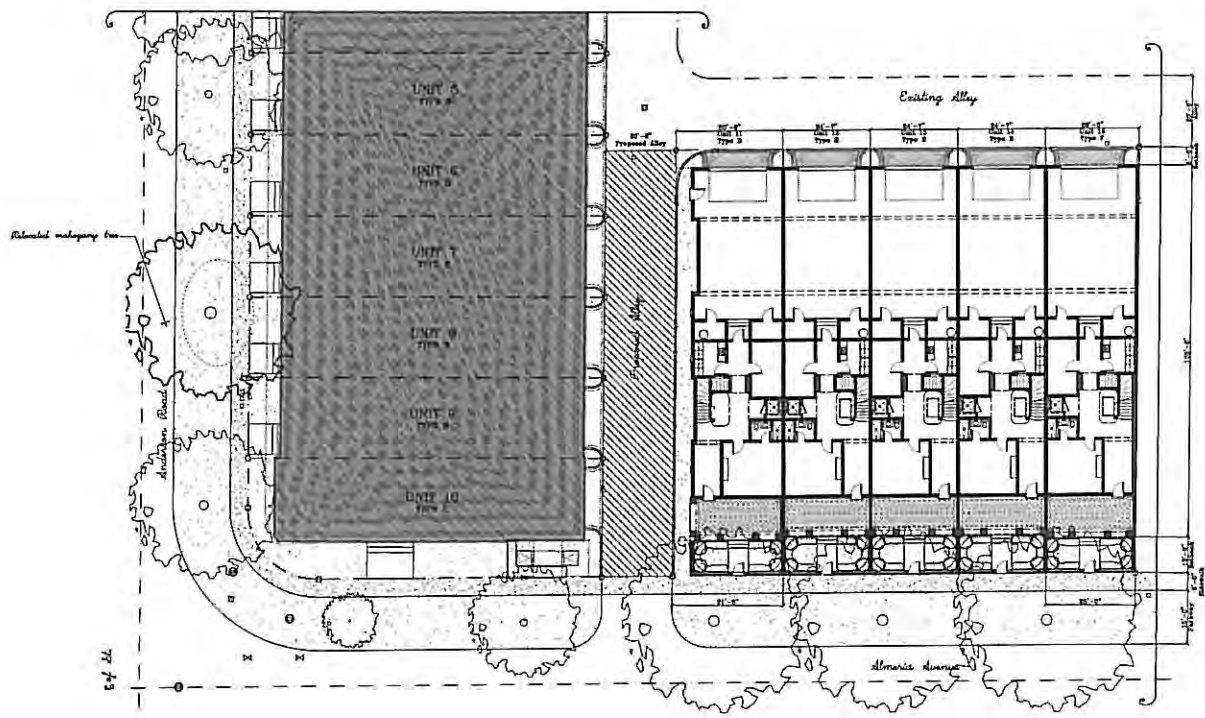
Dr. H. Oswald, Victoria Architects & Interiors, Inc.
 1100 N. W. 10th St., Suite 1000
 Miami, FL 33136
 305.575.1100
 www.oswald.com

BILTMORE PARC HOMES

715 ALAMORA AVENUE, CORAL GABLES, FL 33134

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

A-02



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



Best Construction
 BOA
 100 S.E. 15th St.
 Ft. Lauderdale, FL 33304
 (954) 562-1111

OBERN'S ASS'Y
 1000 N.W. 10th St.
 Ft. Lauderdale, FL 33304
 (954) 562-1111

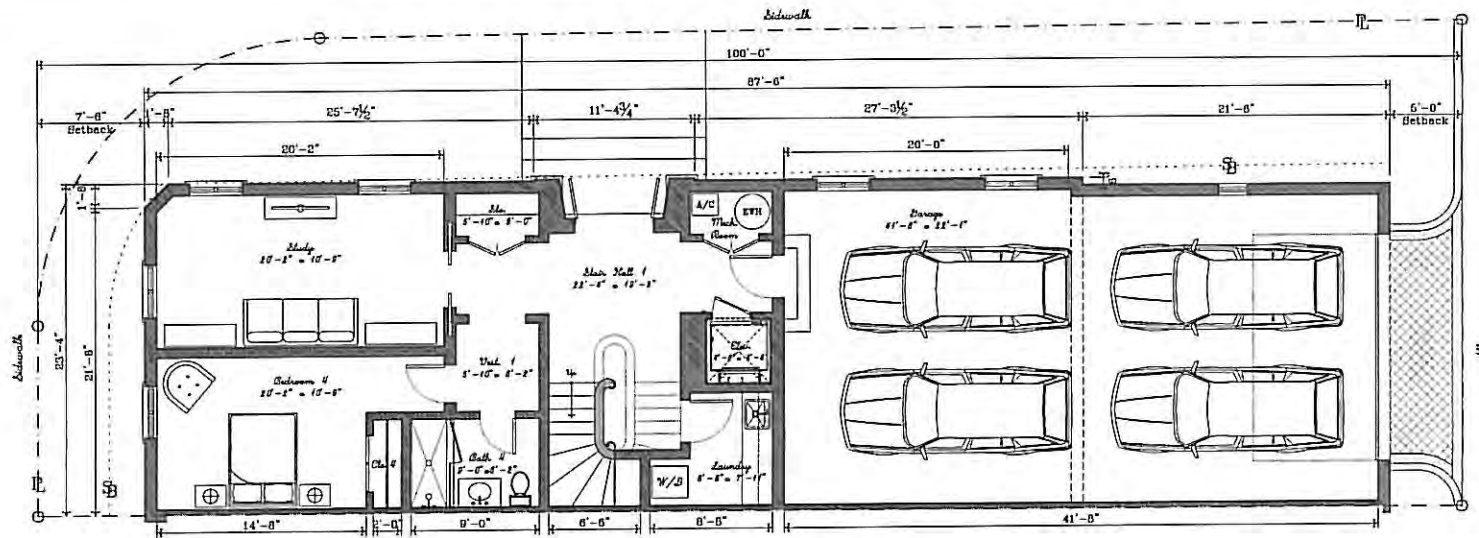
de la Guardia Victoria Architects & Urbanists, Inc.
 100 N.W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 (954) 562-1111

★ BILTMORE PARC HOMES ★
 710 ALMERIA AVENUE, FT. LAUDERDALE, FL 33304

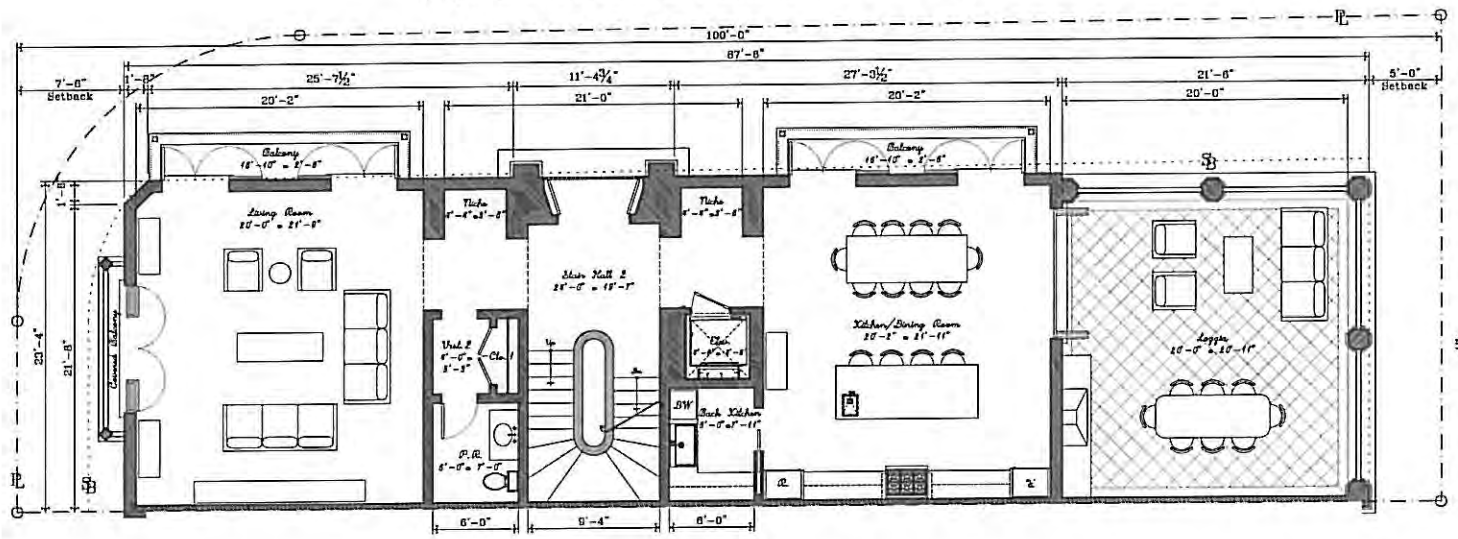
ALMERIA AVENUE
 STREETSCAPE
 Scale 1/8" = 1'-0"

A-03

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



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

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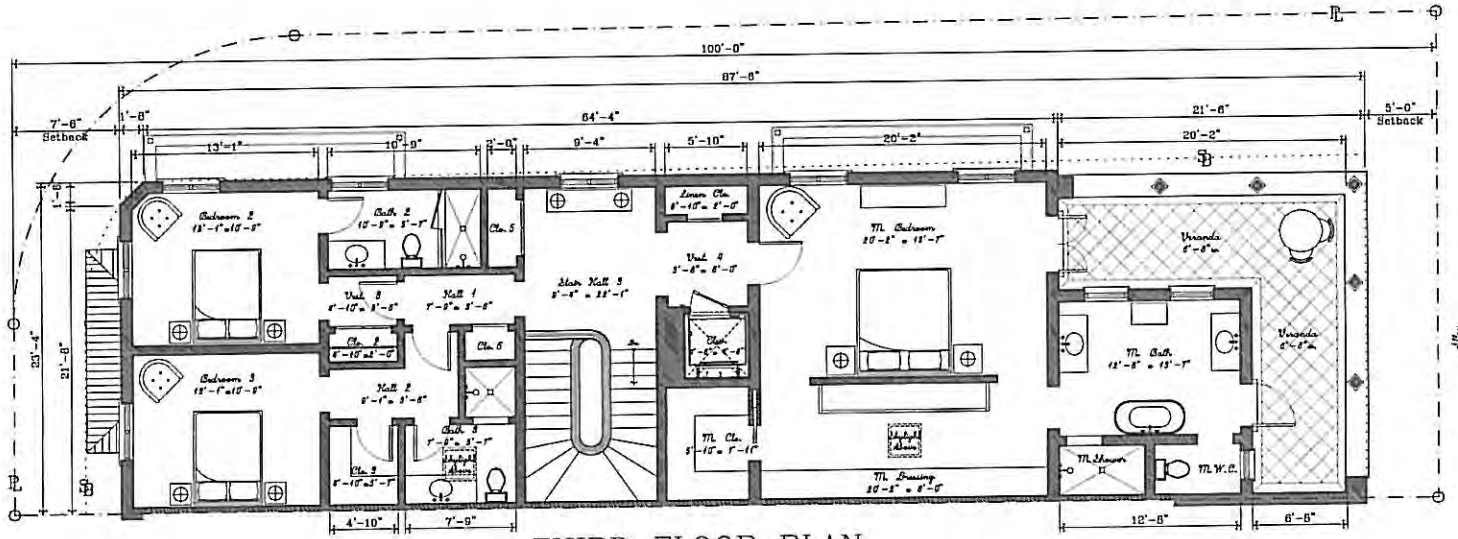
OWNER'S AGENT
 Victor P. ...
 ...

de la Guardia Victoria Architects & Urbanists, Inc.
 710 ALBERTA AVENUE, CORAL GABLES, FL 33134
 ★ BILTMORE PARC HOMES ★

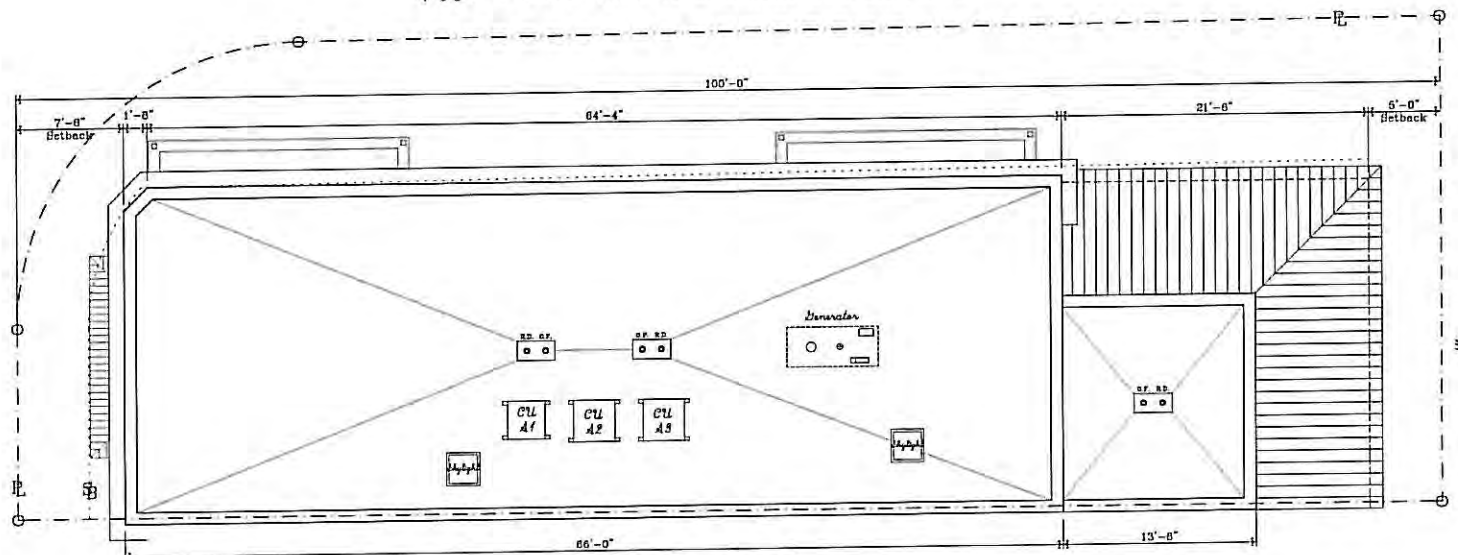
TYPE A
 FIRST & SECOND
 FLOOR PLAN
 Scale 1/8" = 1'-0"

A-04





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



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

New Construction
 BOA
 10-1-10-10

OWNER'S AGENT
 YARD TERRY
 1000 W. 10th St.
 Tampa, FL 33606

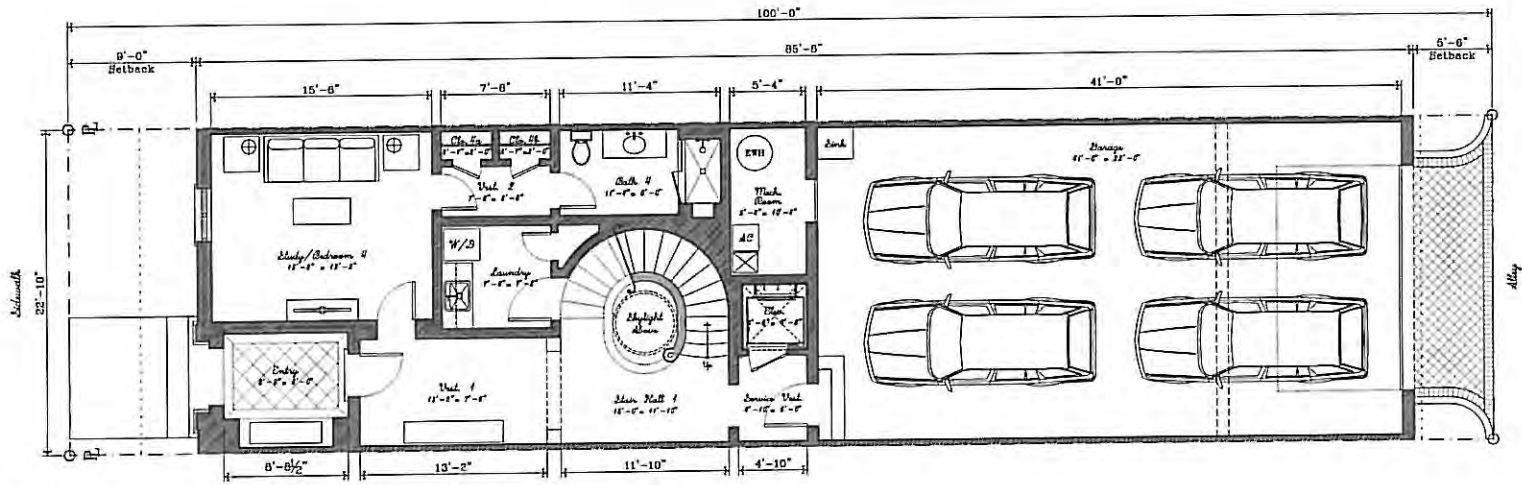
de la Guardia Victoria Architecta & Urbanista, Inc.
 713 MARINA AVENUE, CORRAL CAJON, FL 33514
 ★ **BILTMORE PARC HOMES** ★

TYPE A
 THIRD FLOOR &
 ROOF PLAN
 Scale 1/8" = 1'-0"

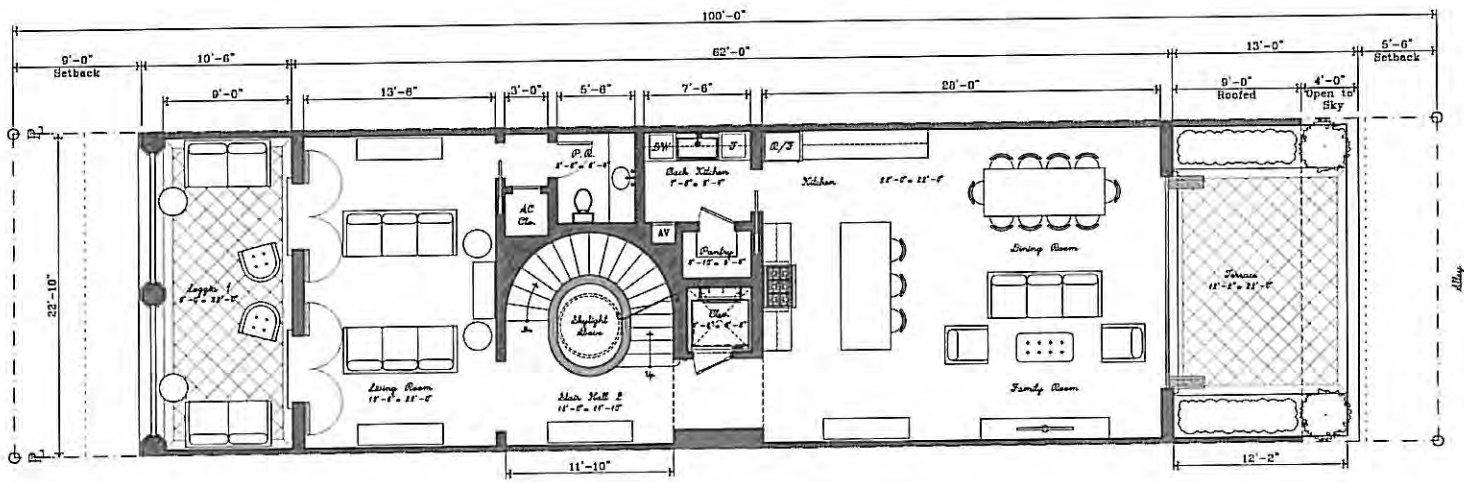
A-05



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



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

REV. DATE
BOA
8.12.11.1.1.1.1

OWNER'S AGENT
Wesley Terry
11111
11111

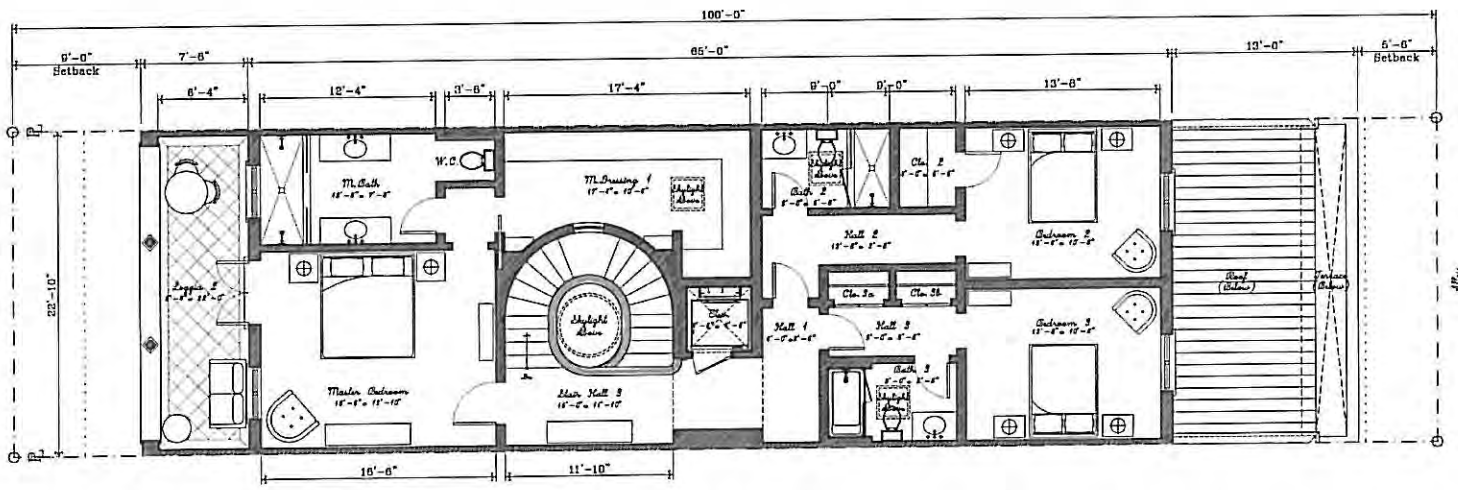
dr. J. GUARIN, WALTER, ANTHONY & UPHAM, INC.
715 ALABAMA AVENUE, CORAL GABLES, FL 33134
★ BILTMORE PARC HOMES ★

TYPE B
FIRST & SECOND
FLOOR PLAN
Scale 1/8" = 1'-0"

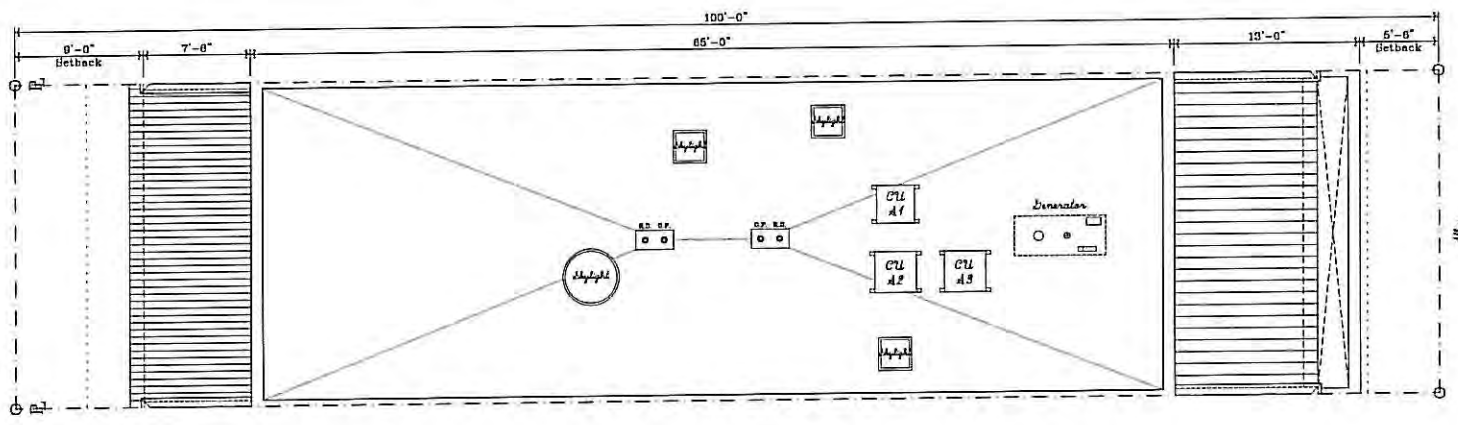
A-06



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



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

Per Construction
 BOA
 1.5.1.1.1.1

OWNER'S AGENT
 TERRY TERRY
 1000 1000
 1000 1000

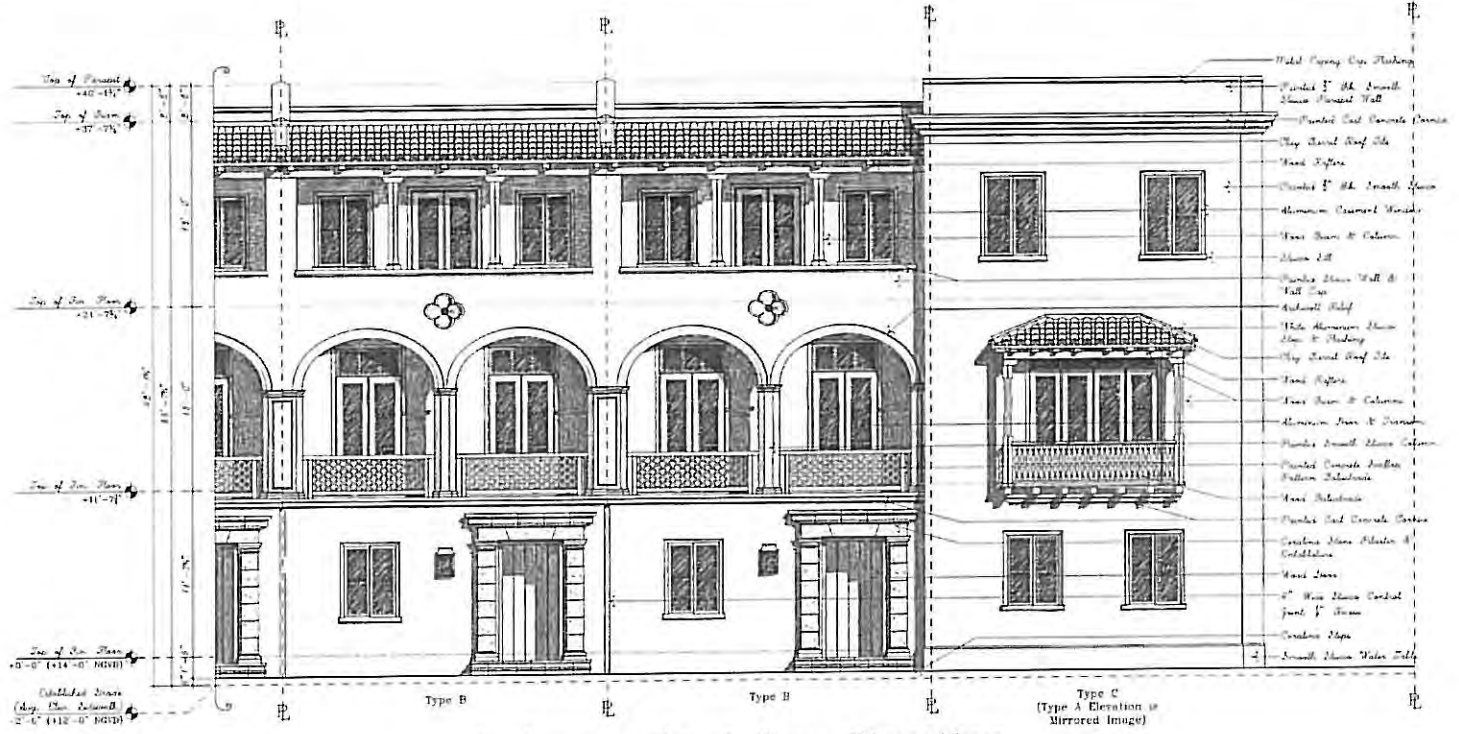
de la Guardia, Victoria, Architectural & Upholstery, Inc.
 743 LAUREA AVENUE, CORAL GABLES, FL 33134
 ★ BILTMORE PARC HOMES ★

TYPE B
 THIRD FLOOR &
 ROOF PLAN
 Scale 1/4" = 1'-0"

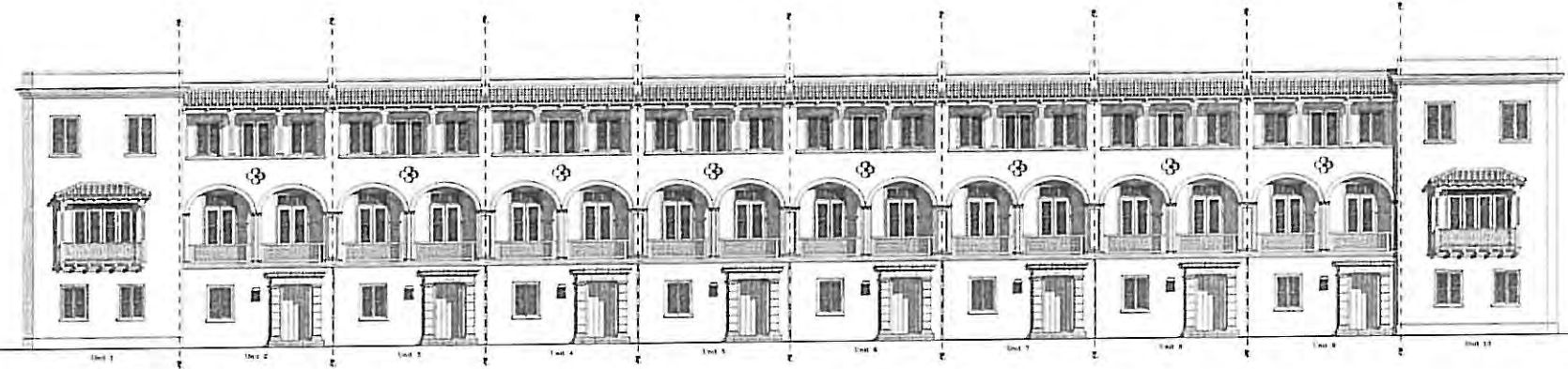
A-07



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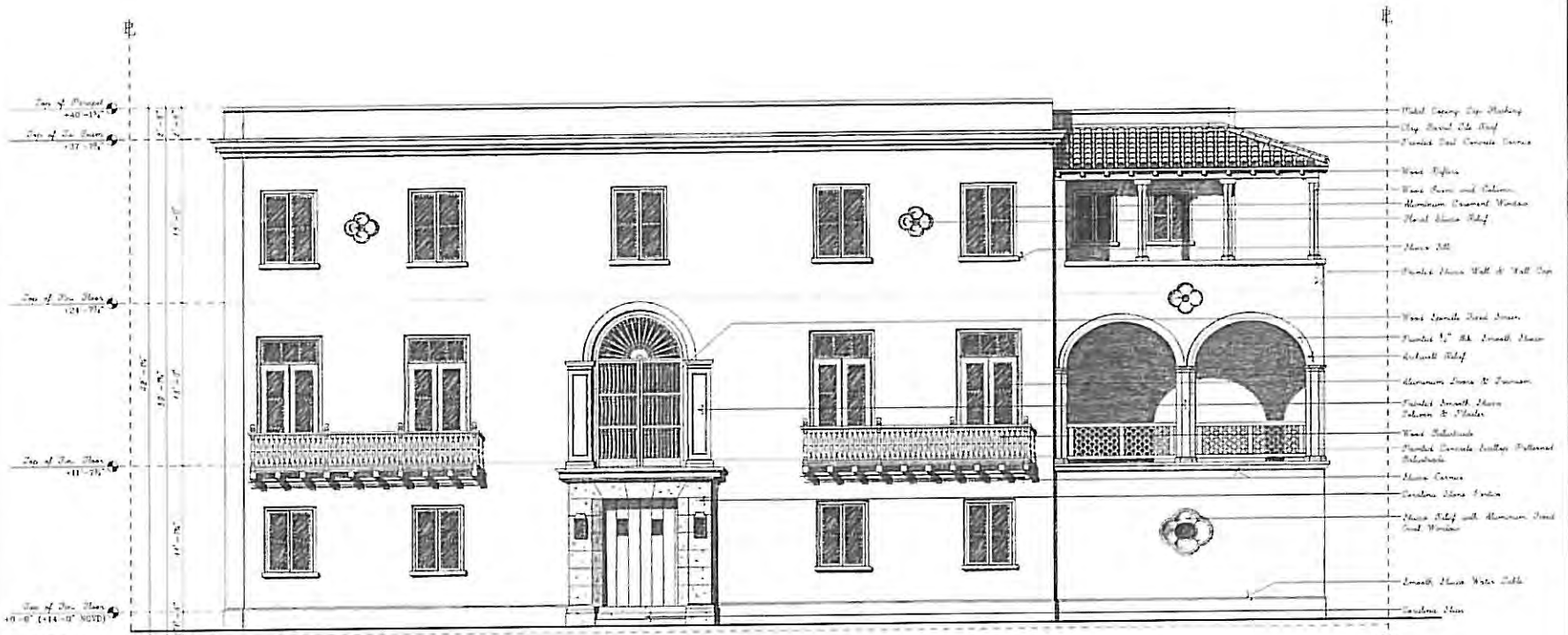


Anderson Road Typ. Elevation
Scale 1/8" = 1'-0"



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

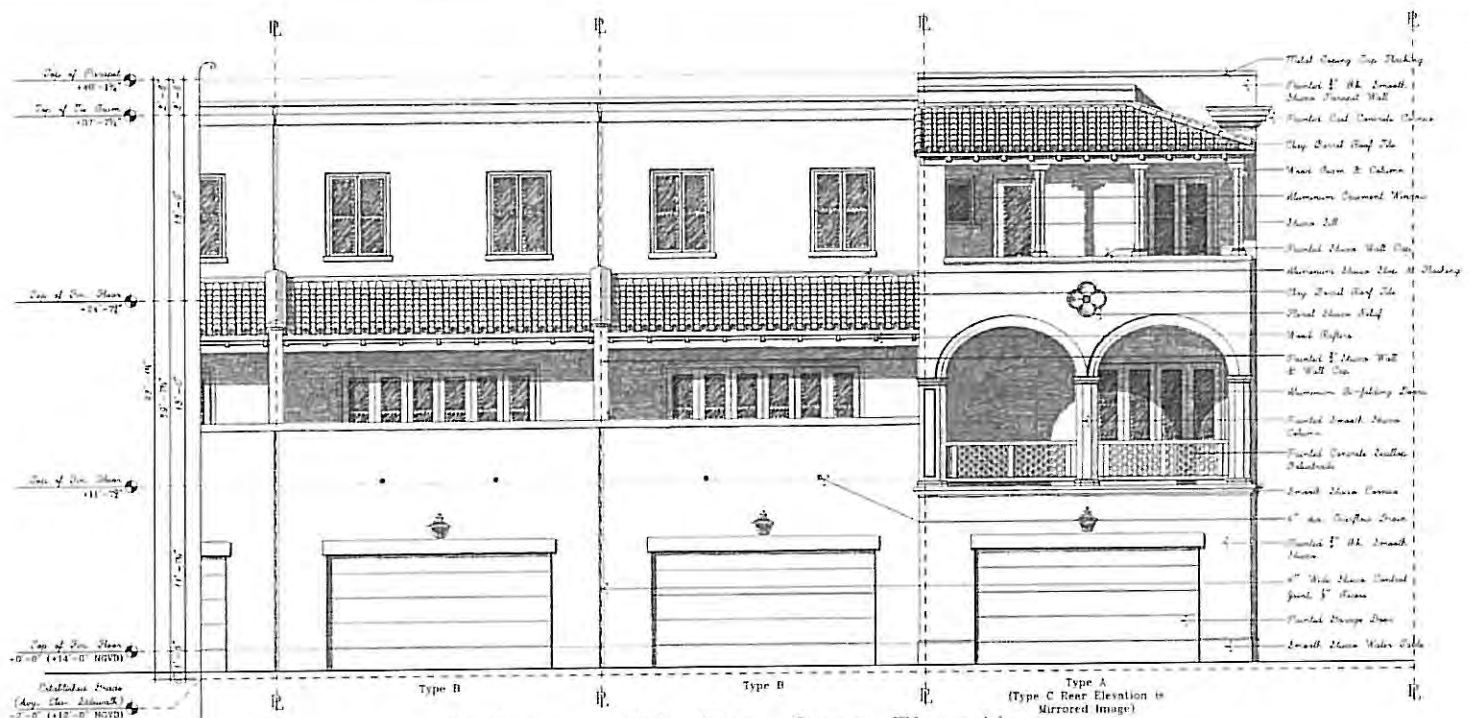
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Almeria Avenue Elevation
(Valencia Avenue Unit 1 Elevation is Mirrored Image)

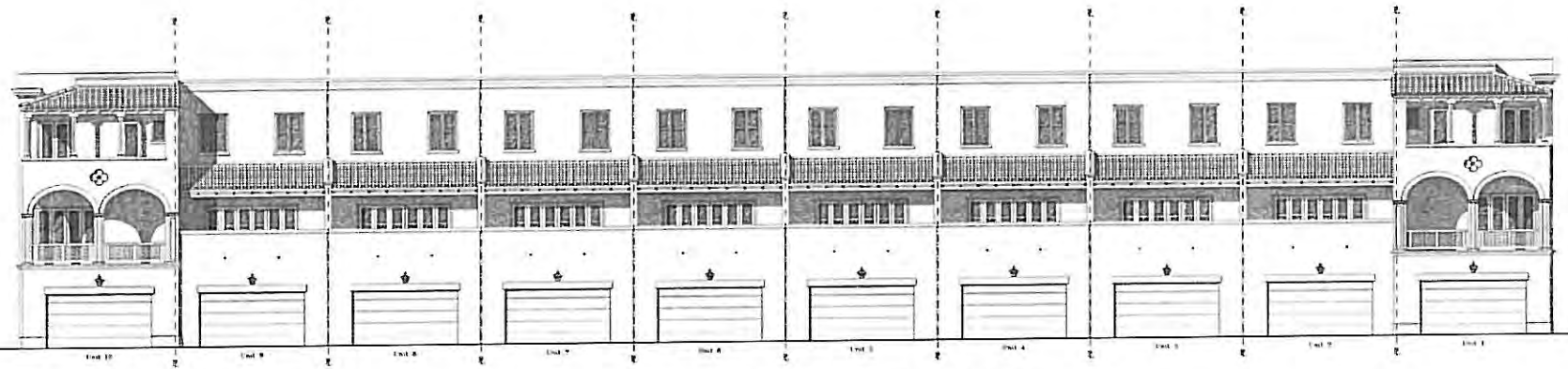
Elevation
Scale: 1/2" = 1'-0"

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Anderson Rd. Typ. Rear Elevation

Scale 1/8" = 1'-0"



Anderson Rd. Rear Elevation

Scale 1/8" = 1'-0"

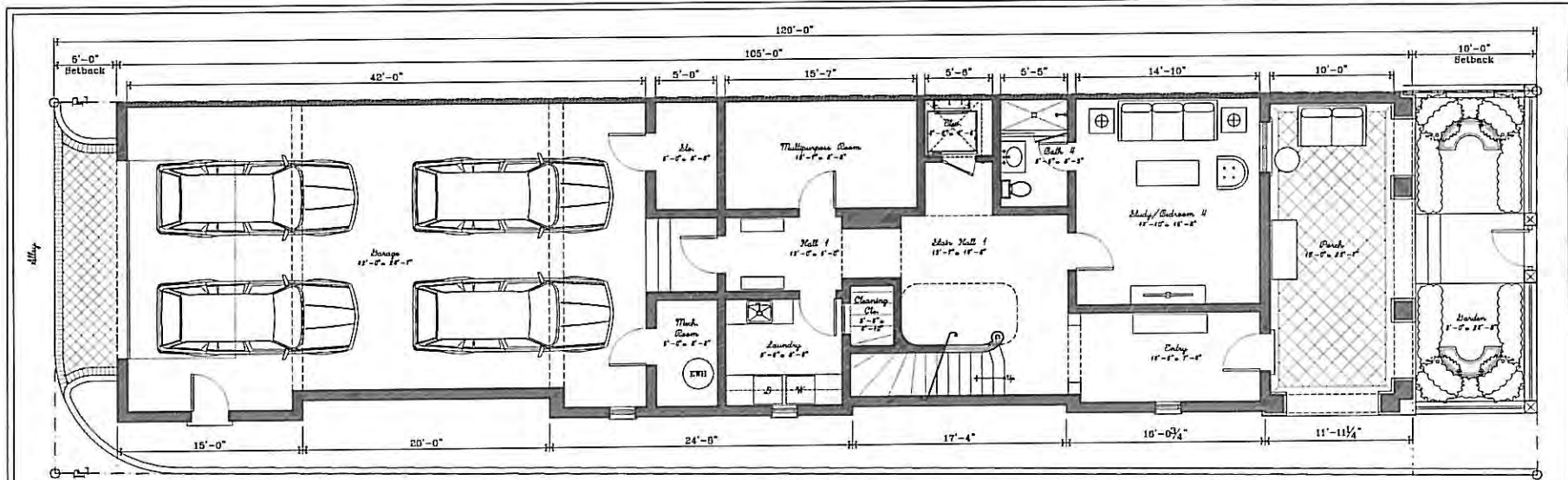
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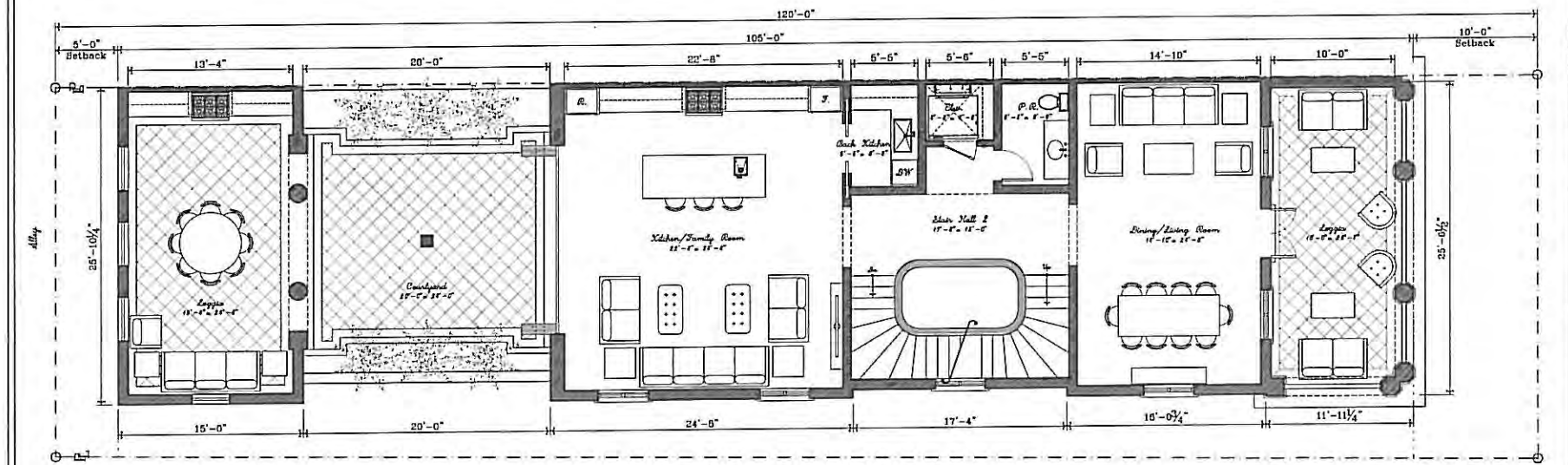
ANDERSON ROAD REAR ELEVATION

Scale 1" = 4'-0"

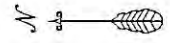
A 10



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

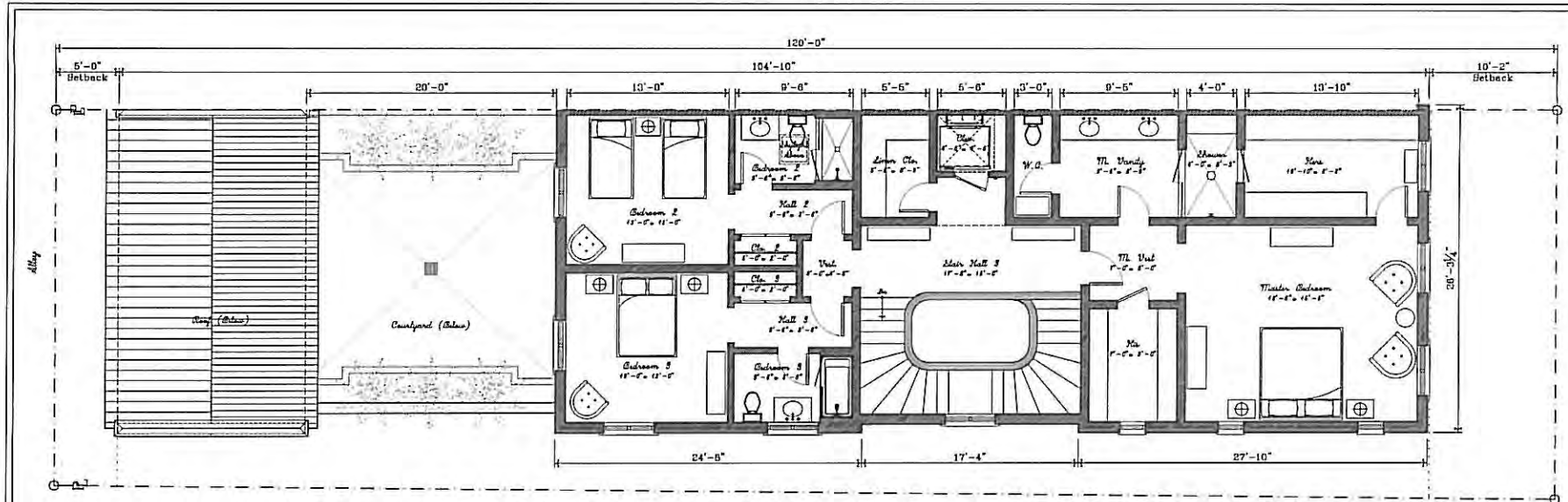


SECOND FLOOR PLAN
Scale 1/4" = 1'-0"

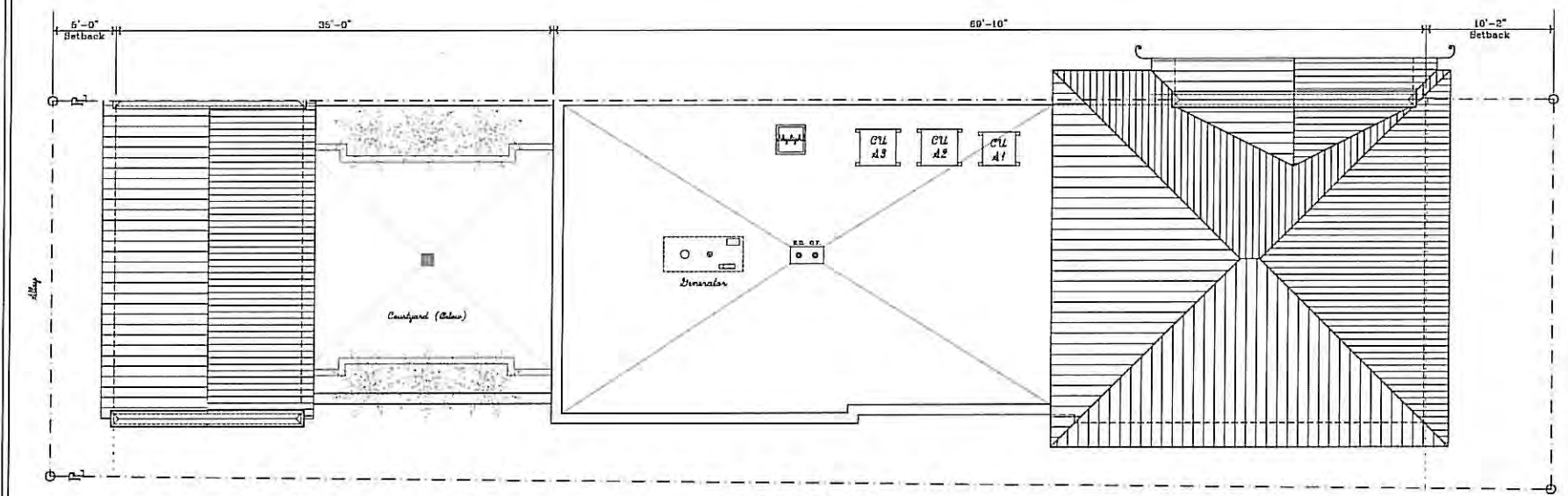


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Billmore Parc Homes
 712 BUREAU AVENUE, CORAL GABLES, FL 33134
 BILTMORE PARC HOMES
 TYPE D
 FIRST & SECOND
 FLOOR PLAN
 Scale 1/4" = 1'-0"
 OFFICE'S AGENT
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 1111 BAYVIEW AVENUE
 MIAMI, FL 33134
 TRACY.TERRY@BILTMOREPARC.COM
 BOA
 18-11-14



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



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



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Prepared by
BOA
10.1.1.1

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West Palm Beach, FL 33411

de la Guardia Victoria Architects & Urbanists, Inc.
10000 W. 11th Ave., Suite 100
West Palm Beach, FL 33411
★ BILTMORE PARC HOMES ★
710 JARDINA AVENUE, COVINGTON, LA 70121

TYPE D
THIRD FLOOR &
ROOF PLAN
Scale 1/8" = 1'-0"

A-12

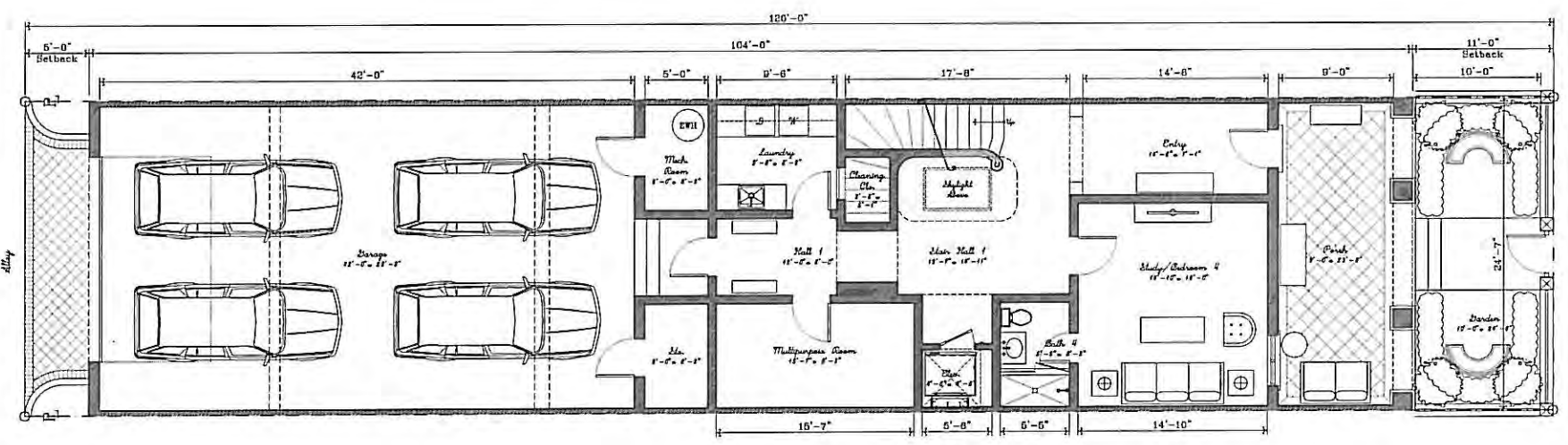
Site Construction
BOA
0.9.1.1.1.1.1

OWNER'S AGENT
KERRY PERRY
11111 11111
11111 11111

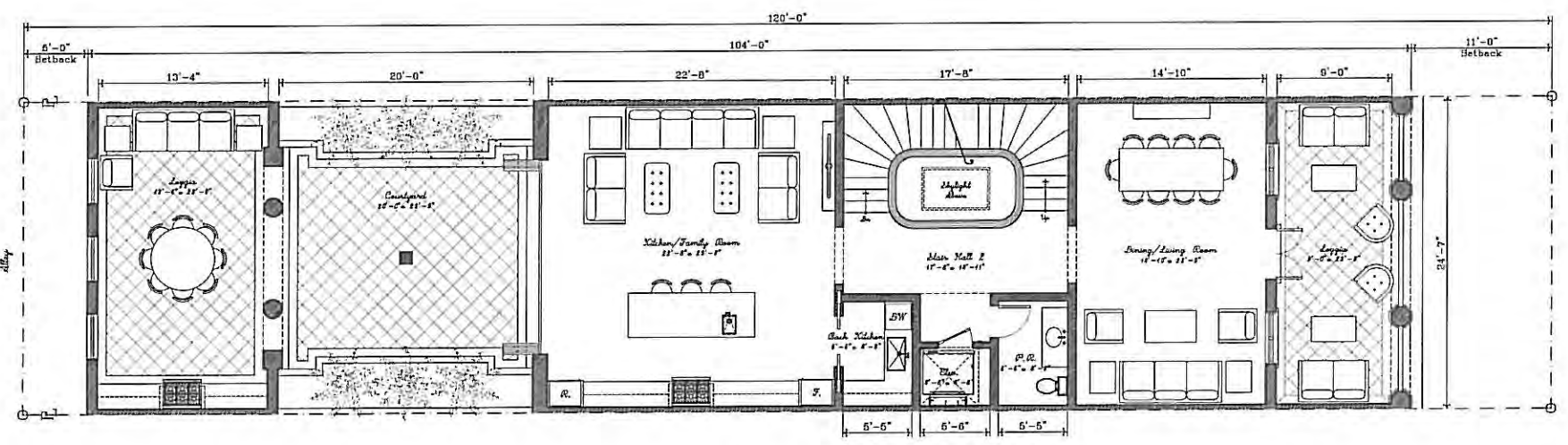
dr. J. Church, Wilson, Architects & Planners, Inc.
740 LAUREA AVENUE, SUITE 200, GAITHERSBURG, MD 20878
★ BILTMORE PARC HOMES ★
740 LAUREA AVENUE, SUITE 200, GAITHERSBURG, MD 20878

TYPE E
FIRST & SECOND
FLOOR PLAN
Scale 1/8" = 1'-0"

A-13

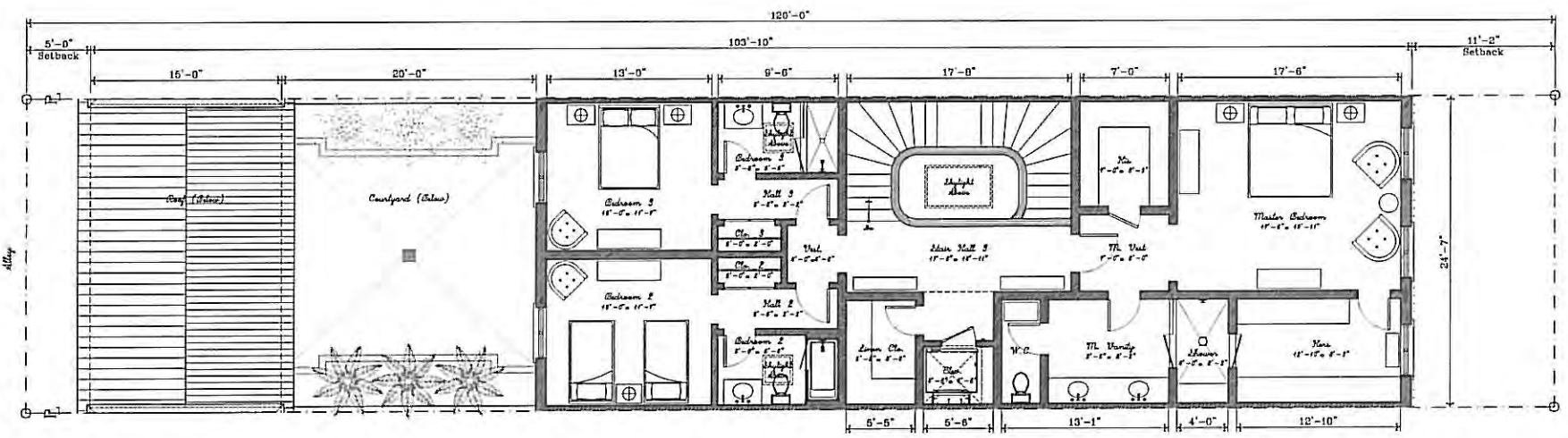


FIRST FLOOR PLAN
Scale 1/8" = 1'-0"

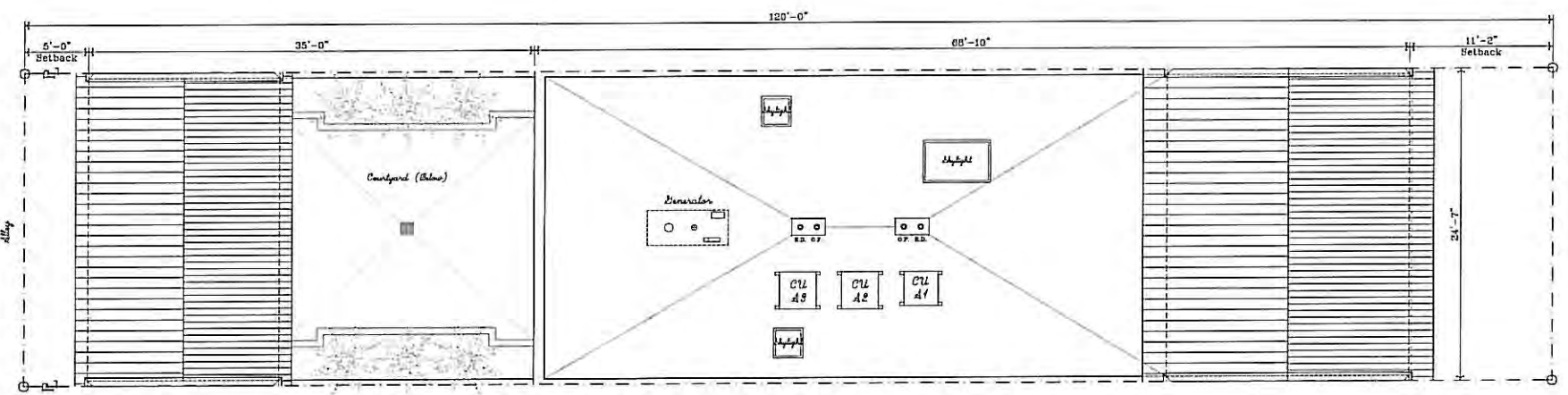


SECOND FLOOR PLAN
Scale 1/8" = 1'-0"

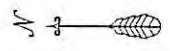
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THIRD FLOOR PLAN
Scale 1/8" = 1'-0"



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



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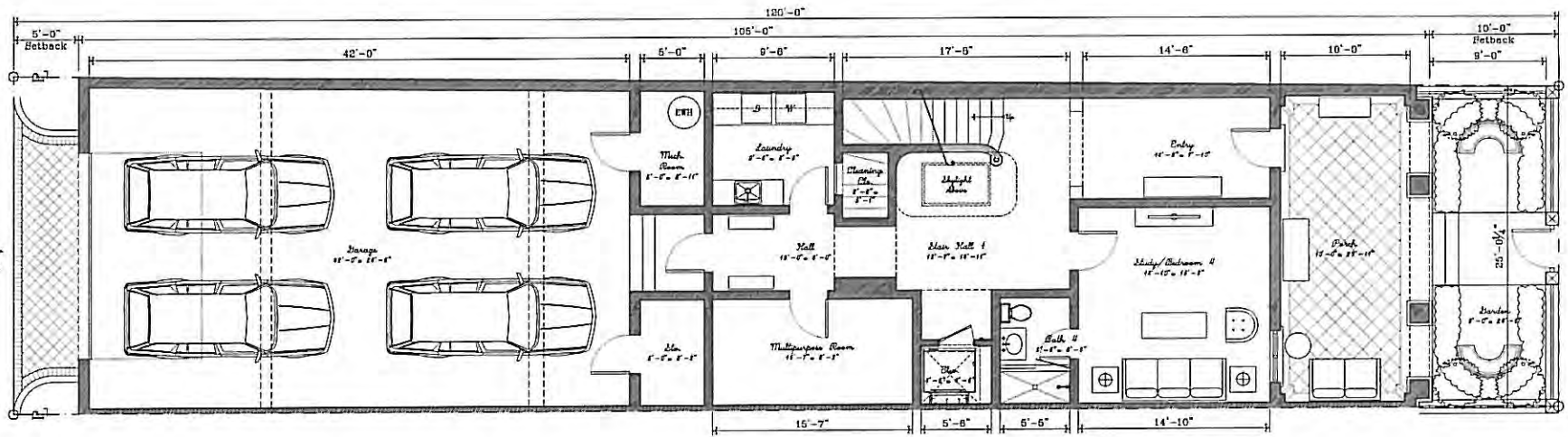
New Construction
BOA
0 8 - 1 8 - 1 8

OWNER'S AGENT
Katie Price
Katie Price
Katie Price
Katie Price

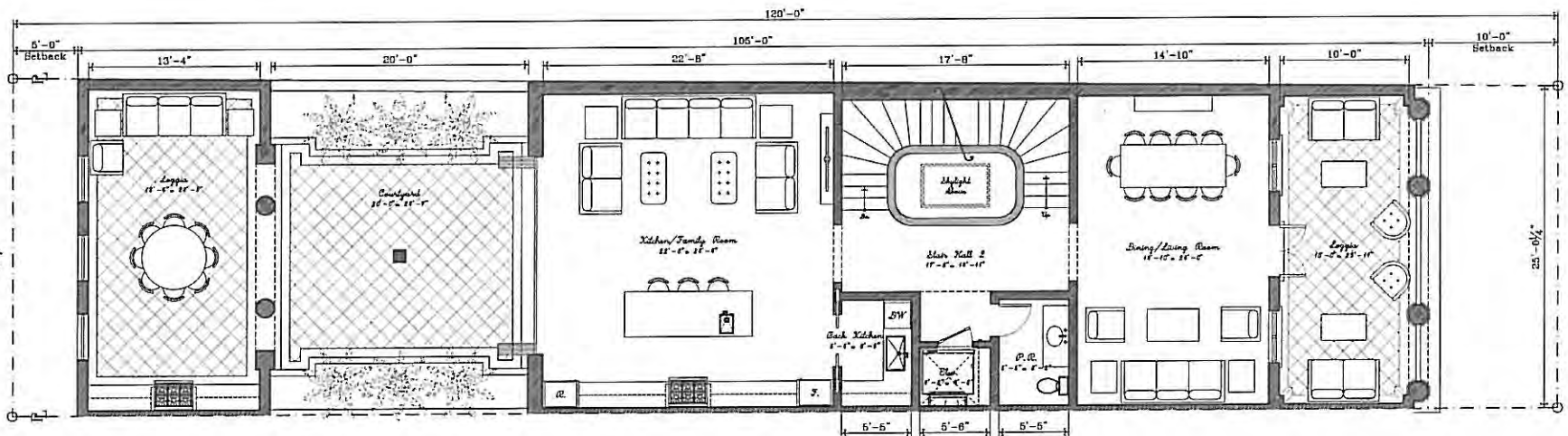
de la Guardia Victoria Architects & Urbanists, Inc.
★ BILTMORE PARC HOMES ★
743 LUREN AVENUE, CORAL GABLES, FL 33134

TYPE E
THIRD FLOOR &
ROOF PLAN
Scale 1/8" = 1'-0"

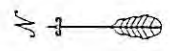
A-14



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



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



See Construction
BDA
10.1.1.1.1

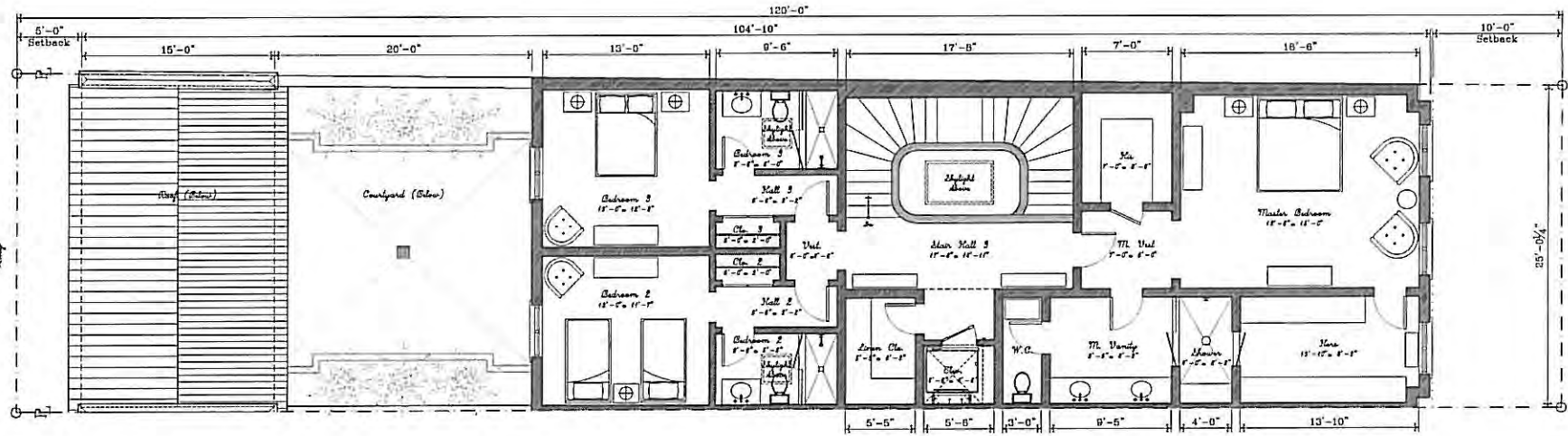
OWNER'S AGENT
Vandy Terry
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CORAL GABLES, FL 33131
TEL: 305.442.4444
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46 N. GARDEN STREET, SUITE 100, CORAL GABLES, FL 33131
★ BILTMORE PARC HOMES ★
741 ALHAMBRA AVENUE, CORAL GABLES, FL 33131

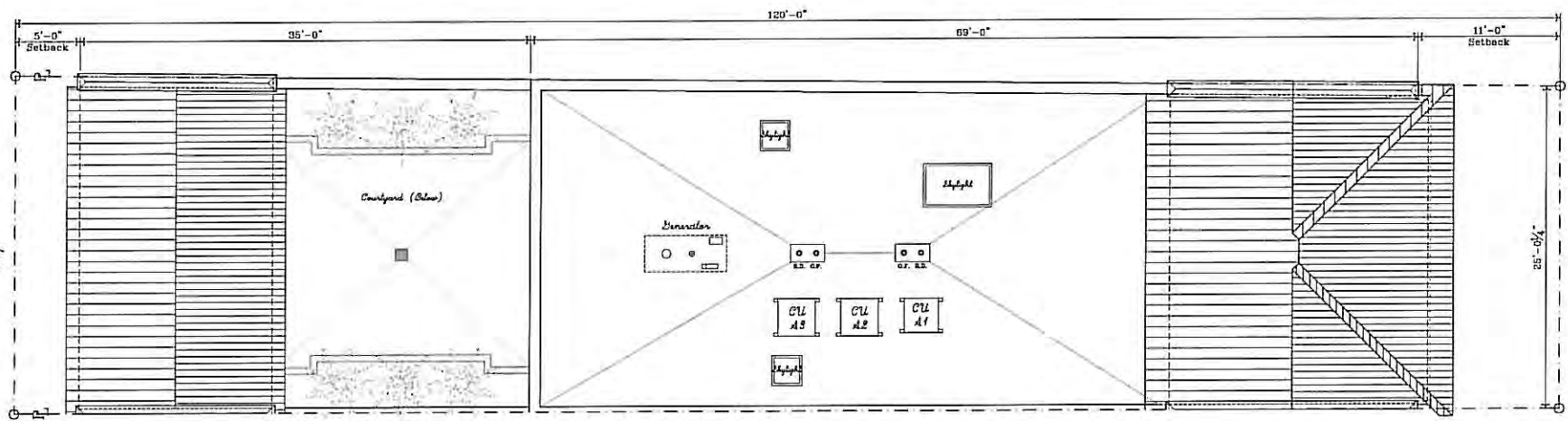
TYPE F
FIRST & SECOND
FLOOR PLAN
Scale 1/8" = 1'-0"

A-15

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



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



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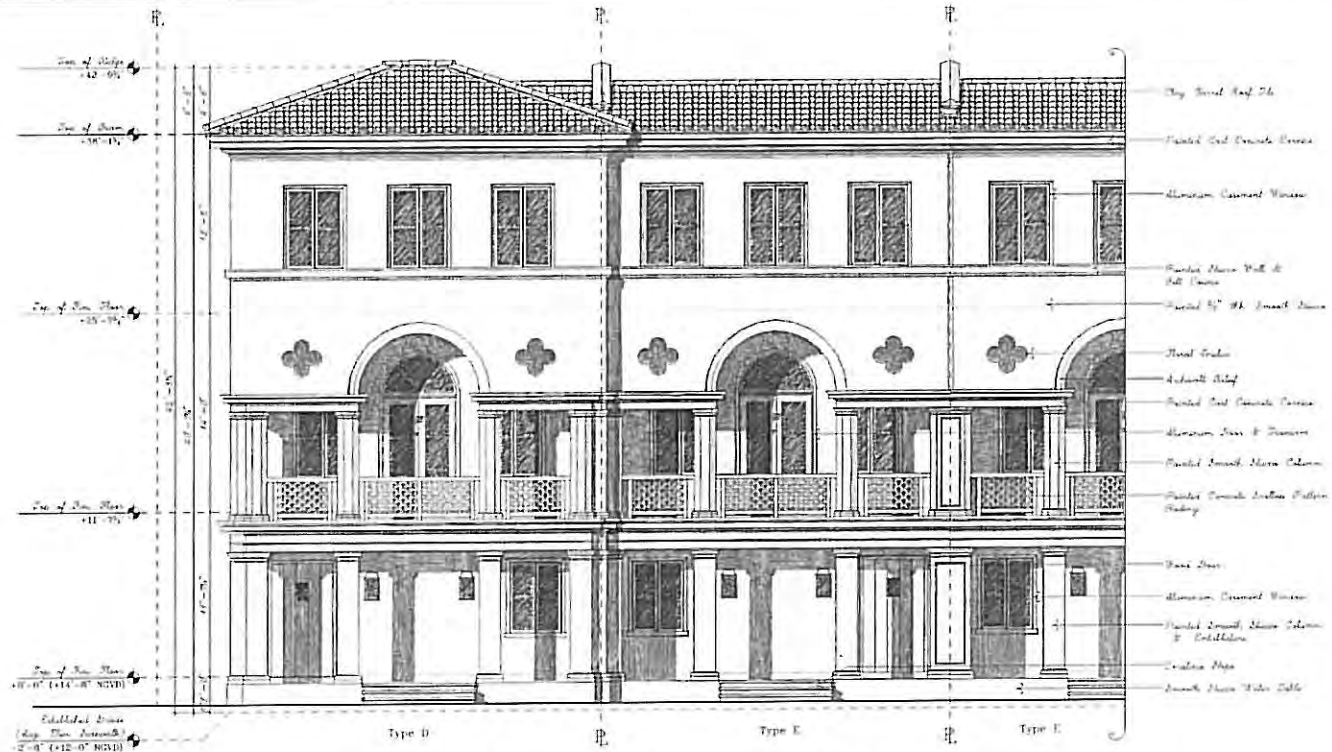
de la Guardia Victoria Architects & Urbanists, Inc.
1100 N. W. 11th St., Suite 200
Miami, FL 33136
Tel: 305.375.1100
Fax: 305.375.1101
www.dlv.com

OWNER: A. S. E. E. E. E.
K. S. E. E. E. E.
K. S. E. E. E. E.
K. S. E. E. E. E.
K. S. E. E. E. E.

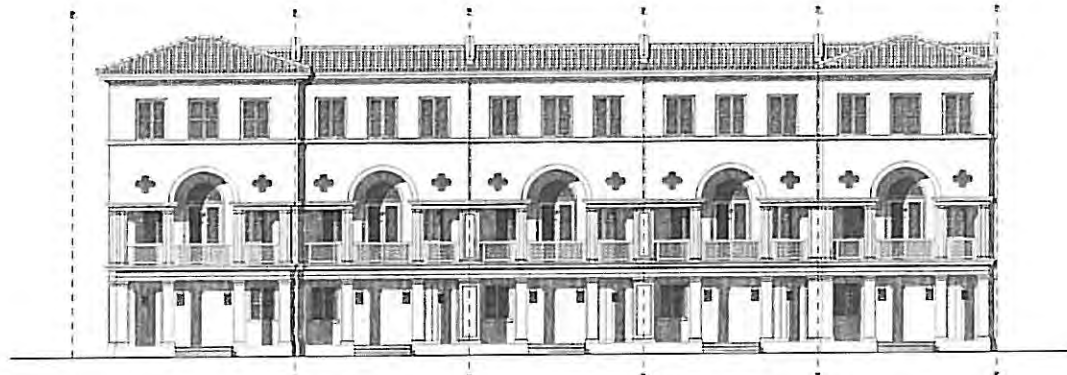
de la Guardia Victoria Architects & Urbanists, Inc.
★ BILTMORE PARC HOMES ★
710 MADISON AVENUE, SUITE 200, MIAMI, FL 33104

TYPE F
THIRD FLOOR &
ROOF PLAN
Scale 1/8" = 1'-0"

A-16



Almeria Ave. Typ. Elevation
Scale 1/8" = 1'-0"



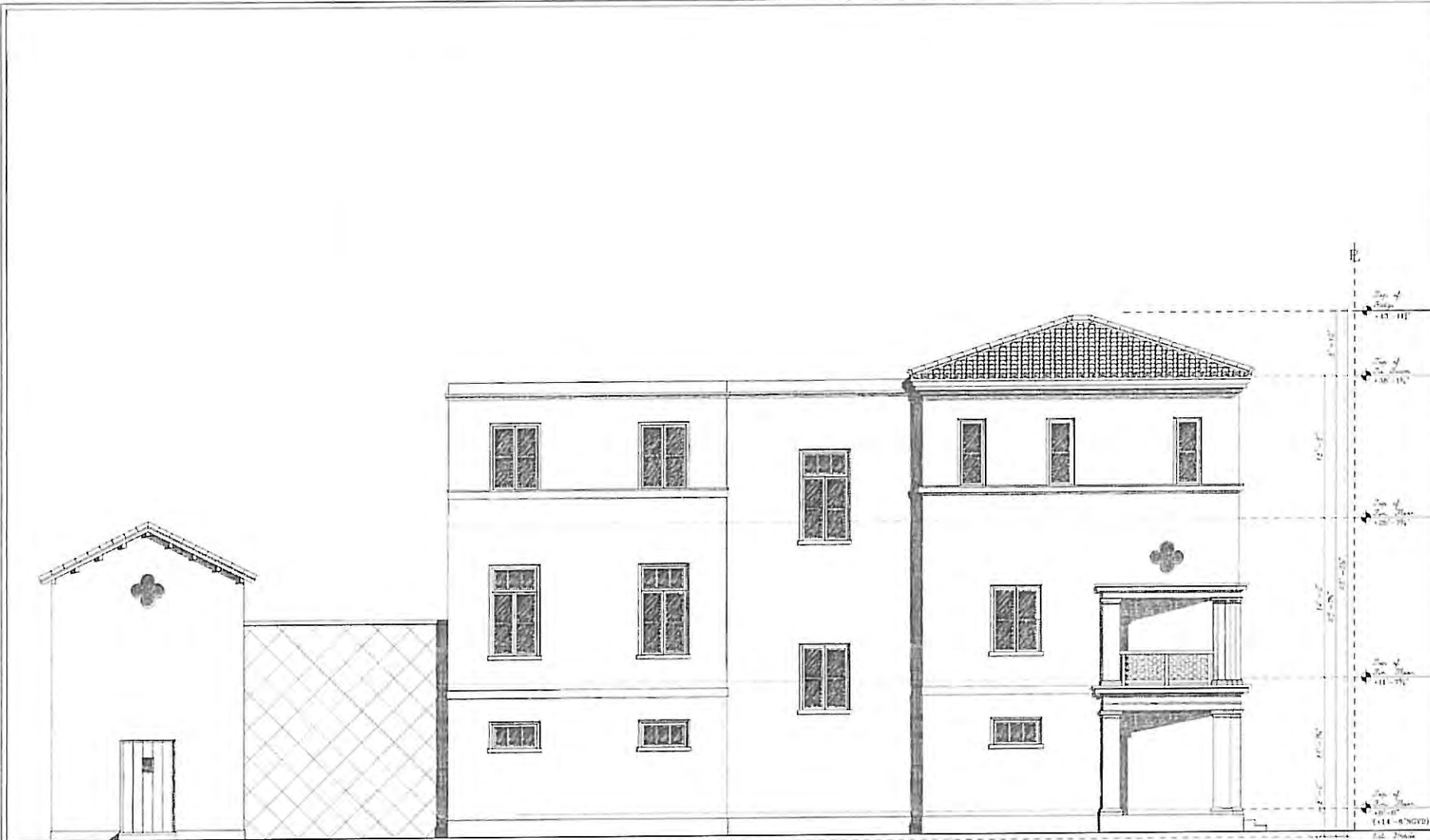
Almeria Avenue Elevation
Scale 1/8" = 1'-0"

BILTMORE PARC HOMES

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

A 17

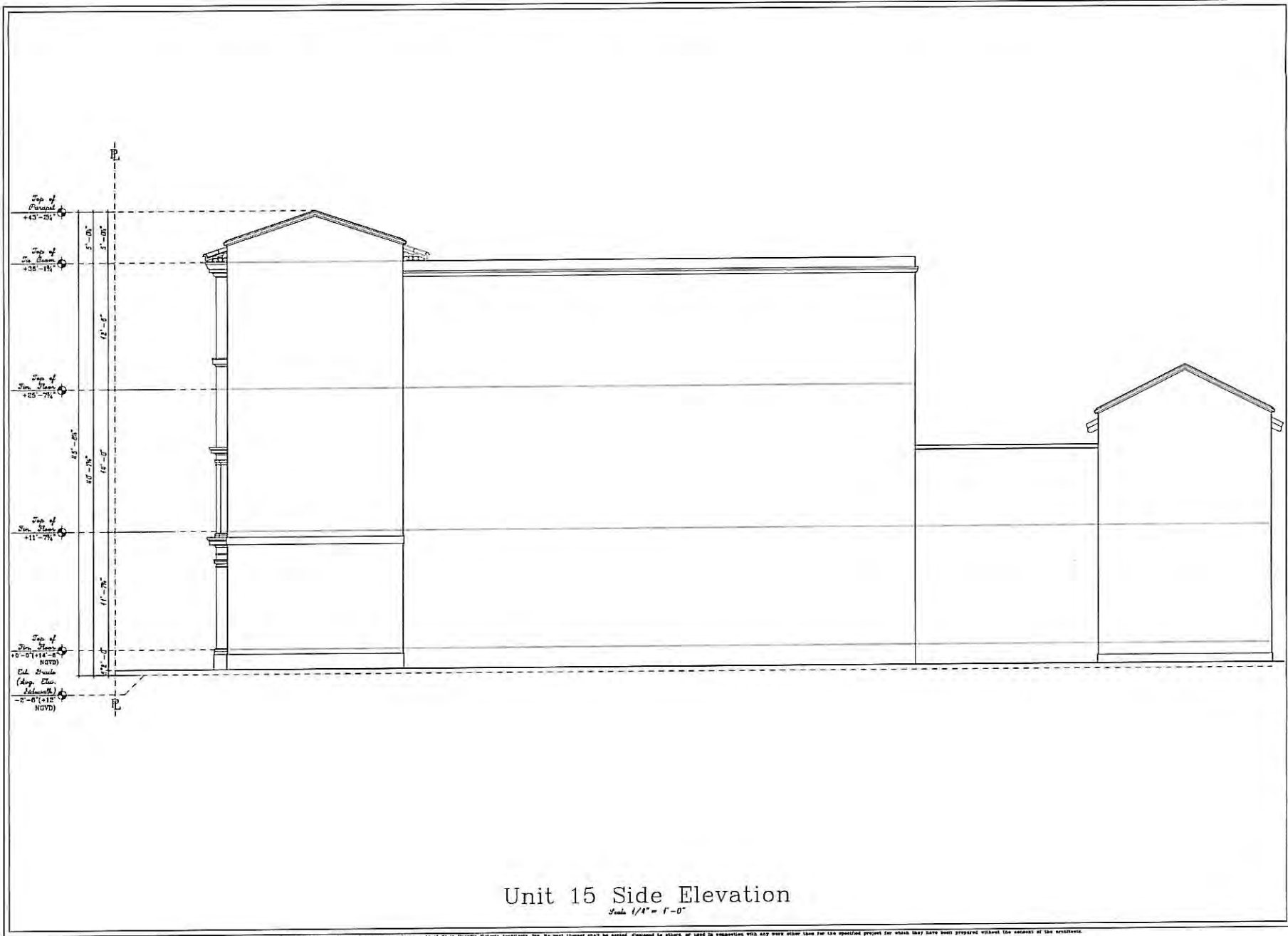
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Unit 11 Side Elevation

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

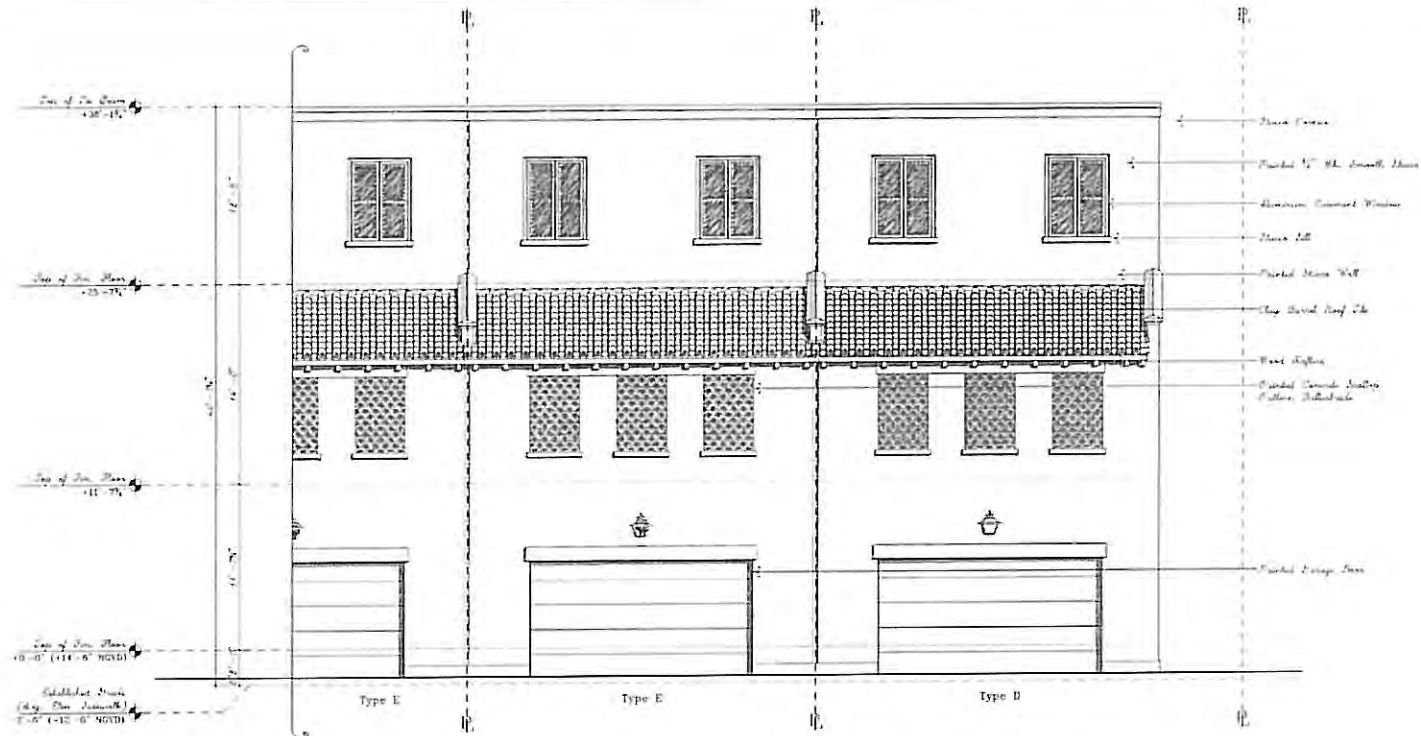
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Unit 15 Side Elevation
Scale: 1/4" = 1'-0"

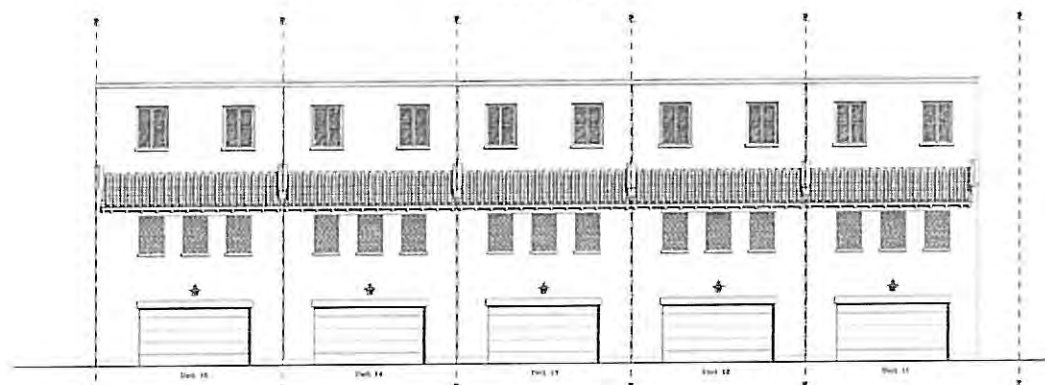
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<p>UNIT 15 SIDE ELEVATION Scale: 1/4" = 1'-0"</p>	<p>de la Guardia Victoria Architects & Urbanists, Inc. 341 Thomas Avenue, West Palm Beach, FL 33411 (407) 844-1000 FAX: (407) 844-1001 ★BILTMORE PARC HOMES★ 743 ALMENA AVENUE, COVINGTON, GA 30024</p>	<p>OWNER'S AGENT TERRY TERRY 1000 W. PALM BEACH BLVD. SUITE 200 WEST PALM BEACH, FL 33411</p>	<p>BOA O.S.A.-I.S.A.-I.A.</p>
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Almeria Ave. Rear Typ. Elevation

Scale 1/2" = 1'-0"



Almeria Avenue Rear Elevation

Scale 1/8" = 1'-0"

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104

Baltimore

BALTIMORE PARC HOMES

ALMERIA AVENUE REAR ELEVATION

A-20

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 ON 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. (ie. Fire and Life Safety Code, etc.) Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.	
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 not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.	
4	✓	BICYCLE STORAGE	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty 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 Bird Road, Miracle Mile from Douglas Avenue to LeJeune road, and Alhambra Circle from Douglas Avenue to LeJeune Road.	
8	✓	LANDSCAPE OPEN SPACE AREA	Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. Five (5%) percent for 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/spacing, 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 ROOFLINES	Incorporation of horizontal and vertical changes in the building roofline.	Units #1 and #10 step forward to create book ends to the interior B units on Anderson Road. Unit #11 and #15 step forward to create book ends to units #12 thru #14 on Almeria Avenue.
3	✓	BUILDING STEPBACKS	Stepbacks 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 unit #11. The rear of unit #11 reduces the mass of the building by annexing a sizeable tree that is being relocated. The building's 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 the rear alley of units #1, #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	✓	DRIVEWAYS	Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining 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.

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BOA

OFFICIAL AGENT

Victory Home
1400 NW 22nd St
Miami, FL 33135

de la Guardia Victoria Architects & Urbanists, Inc.
1400 NW 22nd St, Suite 100, Miami, FL 33135 (305) 551-1000

★ BILTMORE PARC HOMES ★

TABLE REFERENCE
MEDITERRANEAN
STYLE - BONUS

A-21

743 ALMERIA AVENUE, CORAL GABLES, FL 33134



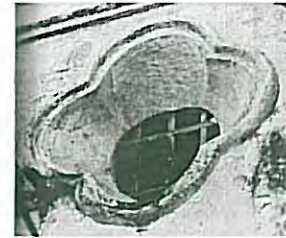
The Inn at Coral Gables
Wood Column Detail & Arches



Havana Club - Coral Gables, Florida
Arch in Relief Detail



Merrill Home
Balcony with Wooden Railings



Rose Circle Detail



Balcony Detail



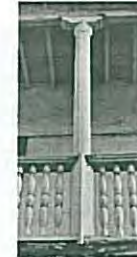
Carolina Home Front Entry Detail



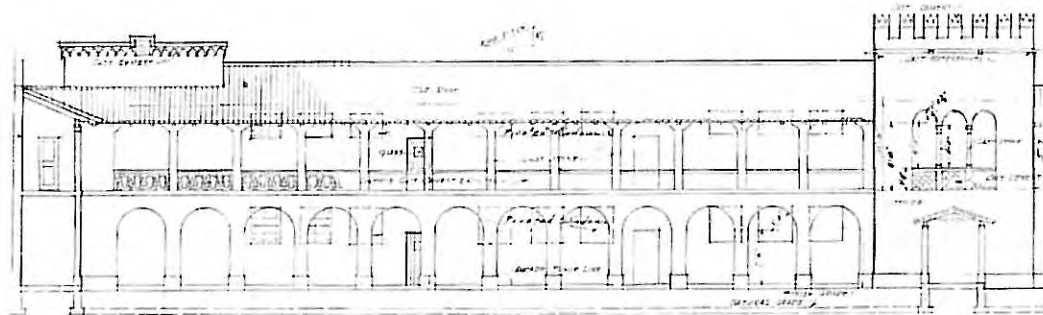
Typical Patio Interior - Coral Gables
Wooden Detail Detail with Wood Spinelle



Archway Interior Detail



Column Detail



Coral Gables Elementary - Elevation



Coral Gables Elementary
Continuous Open Loggia with Chained Structure
and concrete balcony & barrel the roof

SPANISH COLONIAL

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

BOCA
1.8.13 - 1.6

OWNER'S AGENT
Vicki Perry
1000 N. W. 10th St.
Miami, FL 33136
Tel: 305.375.1111
Fax: 305.375.1112
www.vickiperry.com

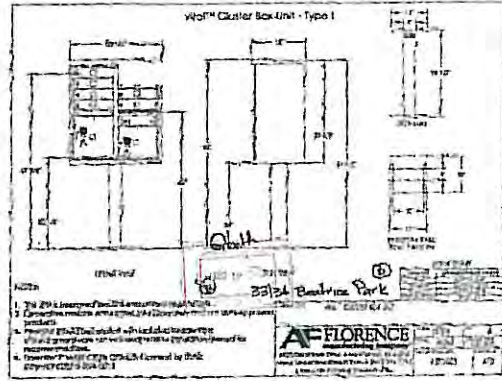
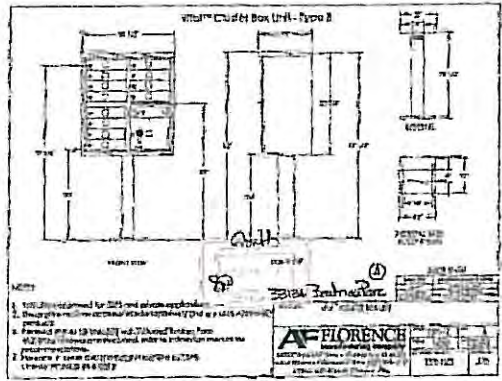
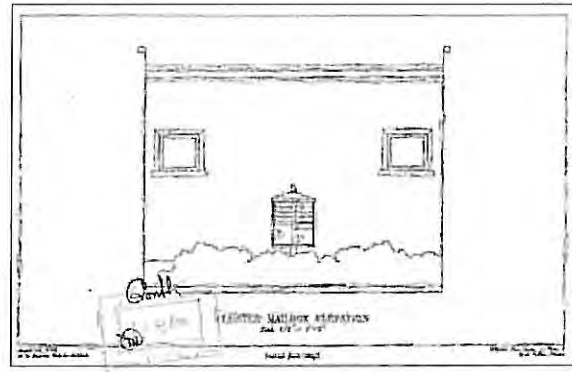
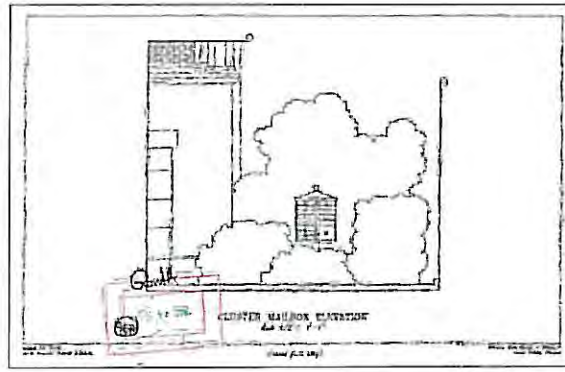
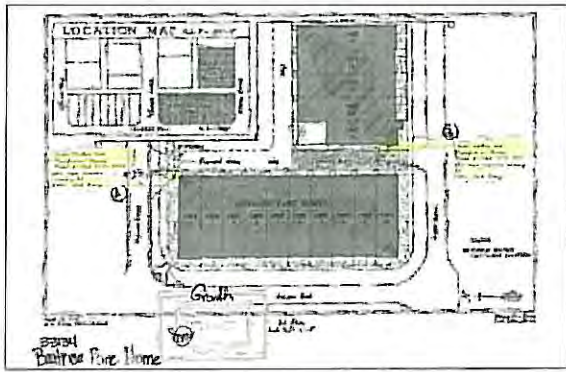
★ BILMORE PARC HOMES ★

de la Guardia, Victoria Architects & Urbanists, Inc.
and "Bilmore Parc Homes" are equal opportunity housing and equal opportunity employers.

743 JAMES AVENUE, CORAL GABLES, FL 33134

VIEWS

A-22



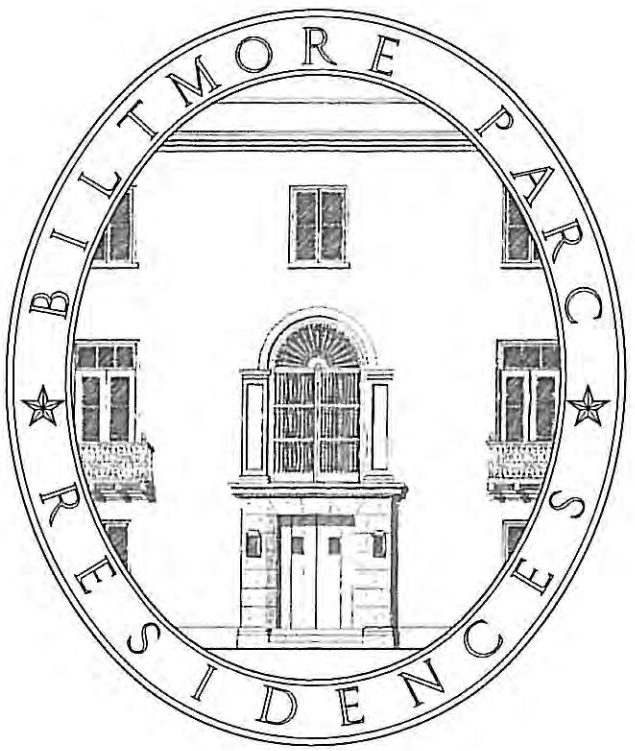
USPS MAILBOX APPROVAL

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

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

de la Guardia Victoria Architects & Urbanists, Inc.
★ BILTMORE PARC HOMES ★
713 ALBERTA AVENUE, CORAL GABLES, FL 33134

USPS MAILBOX APPROVAL
Scale: 1/8"



May 26, 2016
de la Guardia Victoria Architects

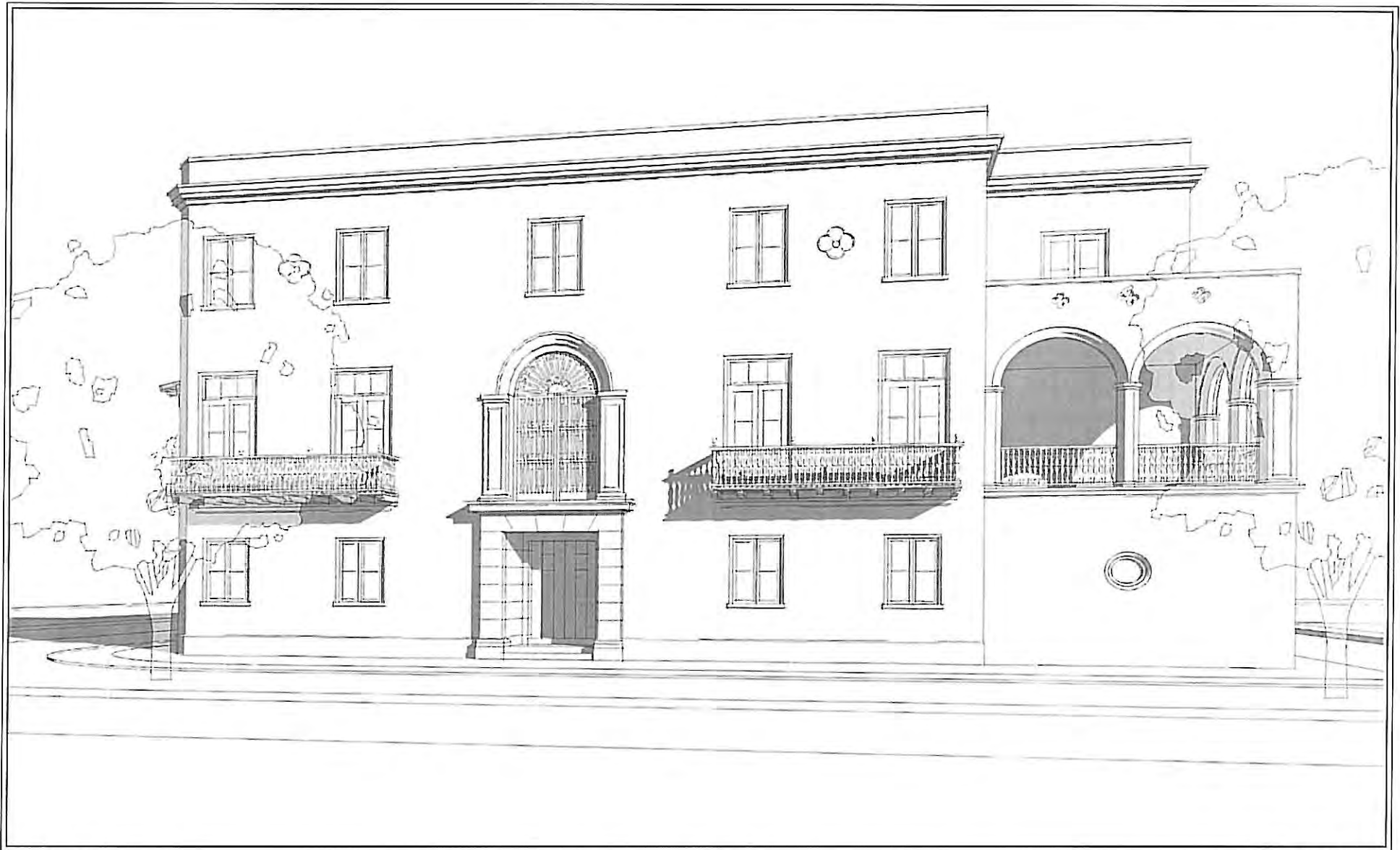
Biltmore & Althea Row
Coral Gables, Florida



May 26, 2016
de la Guardia Victoria Architects

Biltmore Row Perspective

Biltmore & Althea Row
Coral Gables, Florida



May 26, 2016
de la Guardia Victoria Architects

Almeria Avenue Perspective

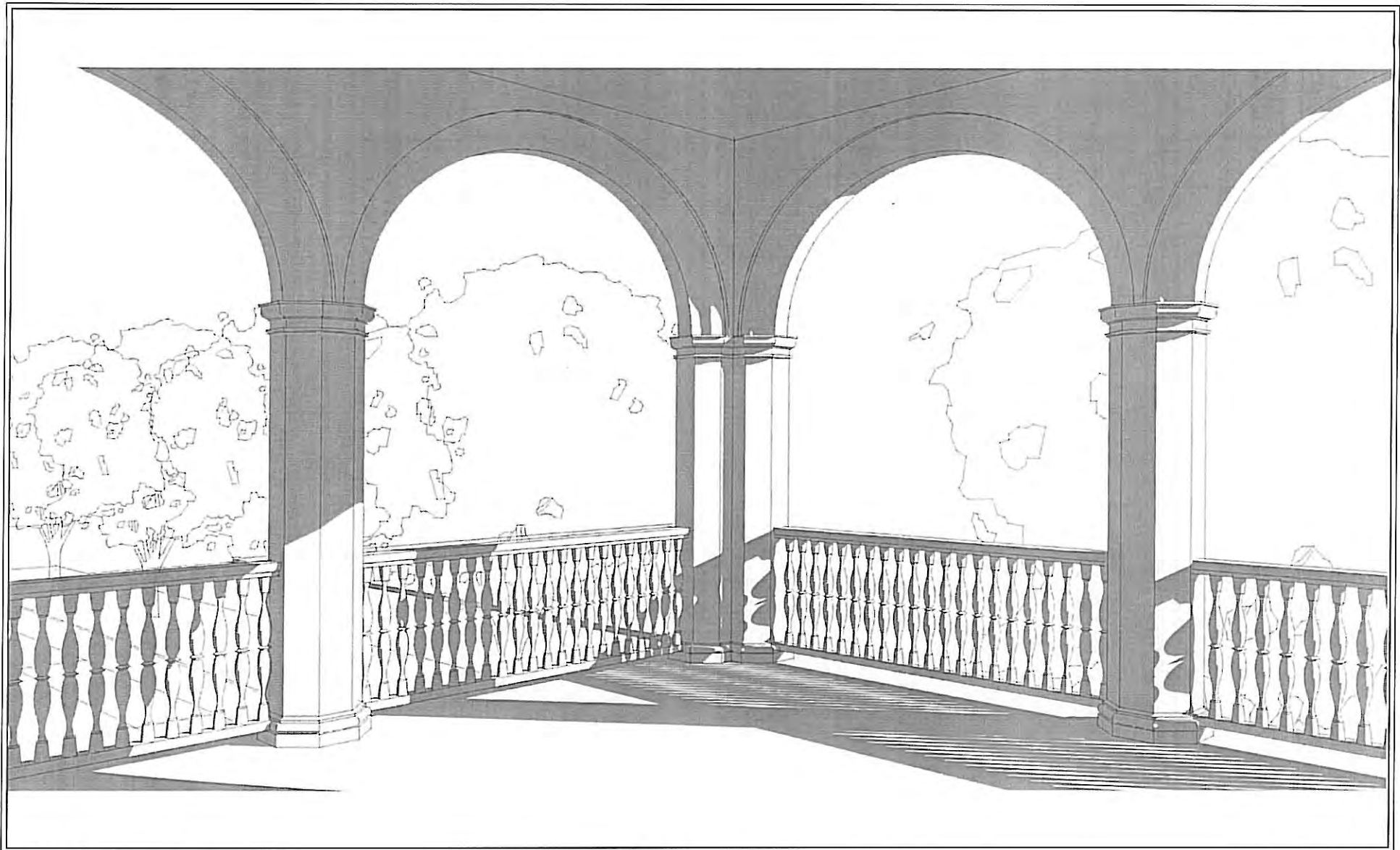
Biltmore & Althea Row
Coral Gables, Florida



May 26, 2016
de la Guardia Victoria Architects

Street Perspective

Biltmore & Althea Row
Coral Gables, Florida



May 26, 2016
de la Guardia Victoria Architects

View from Terrace

Billmore & Althea Row
Coral Gables, Florida



May 26, 2016
de la Guardia Victoria Architects

Biltmore & Althea Row

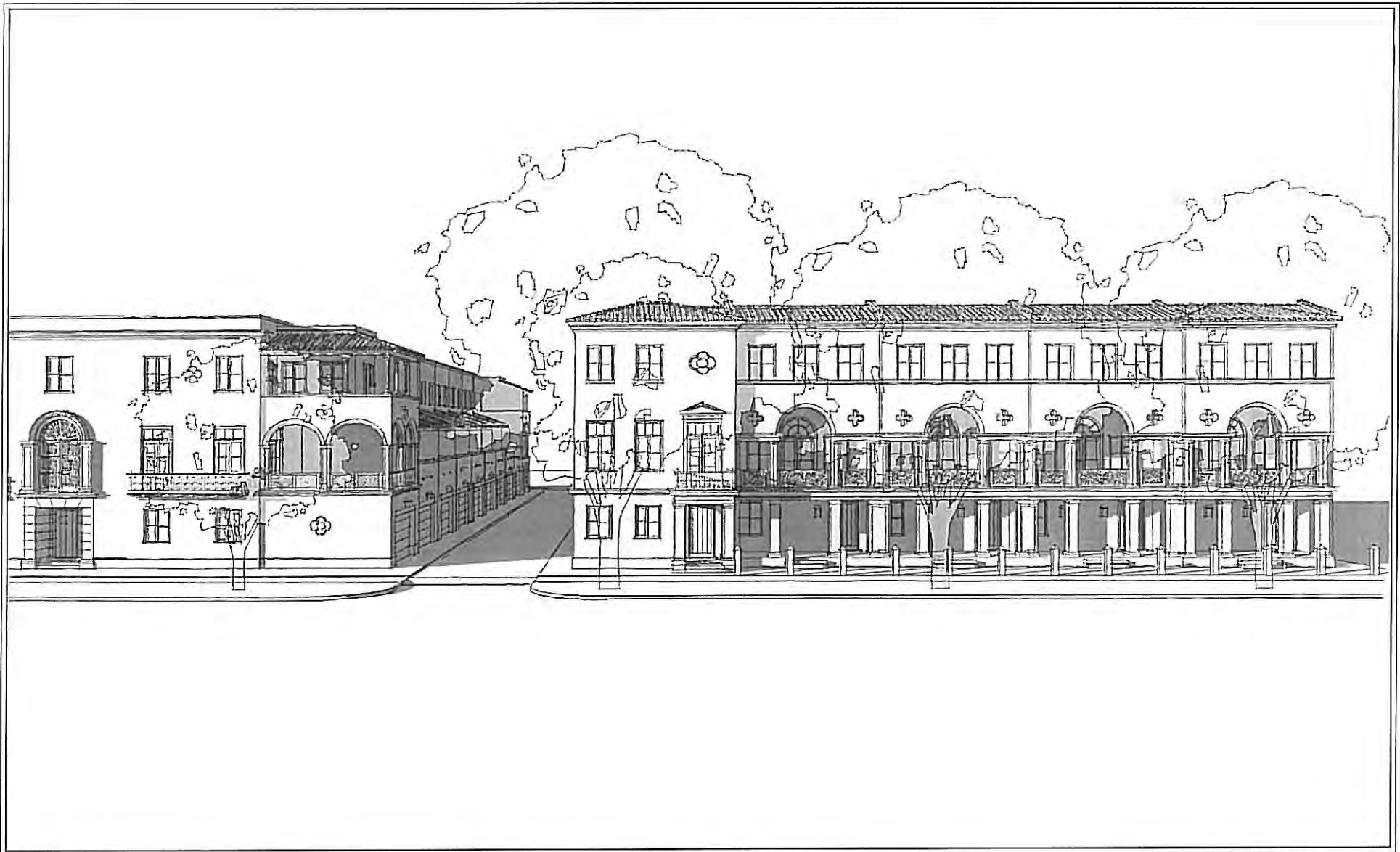
Biltmore & Althea Row
Coral Gables, Florida



May 26, 2016
de la Guardia Victoria Architects

Billmore & Althea Row

Billmore & Althea 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

Billmors & Althea Row
Coral Gables, Florida



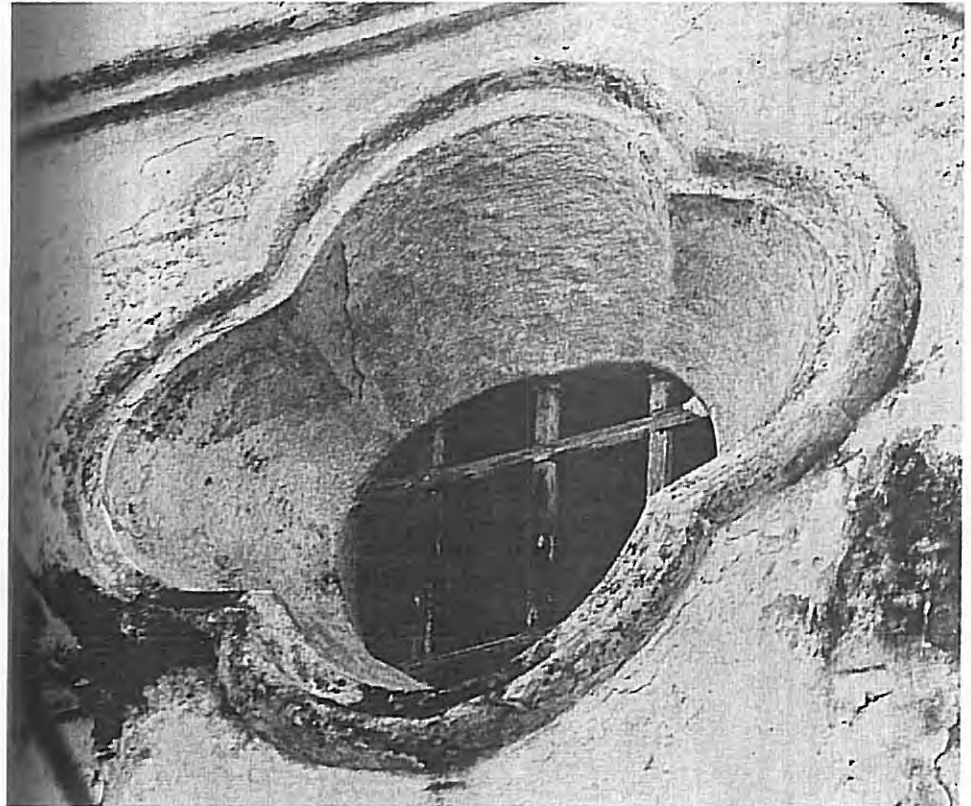
*Casa del Arabe - Havana, Cuba
Wood Column Detail*



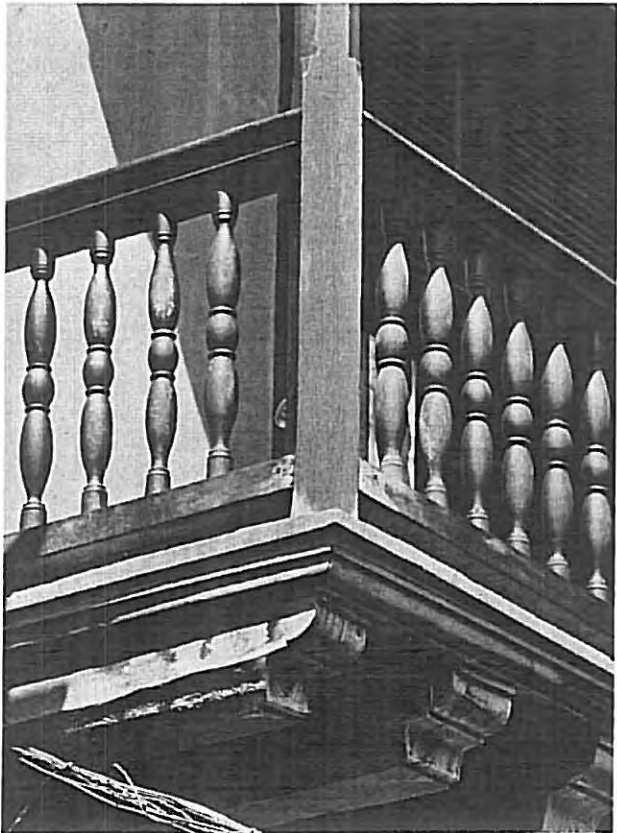
*San Francisco de Asis - Havana, Cuba
Arch Detail*



Coralina Stone Front Entry Detail



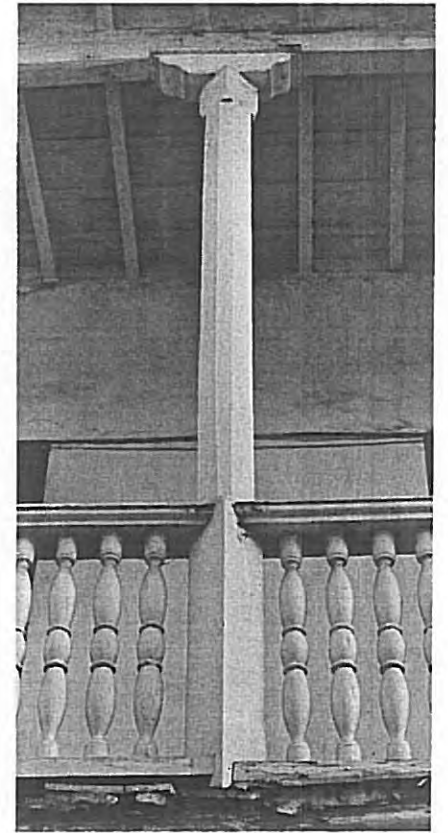
Rose Oculus Detail



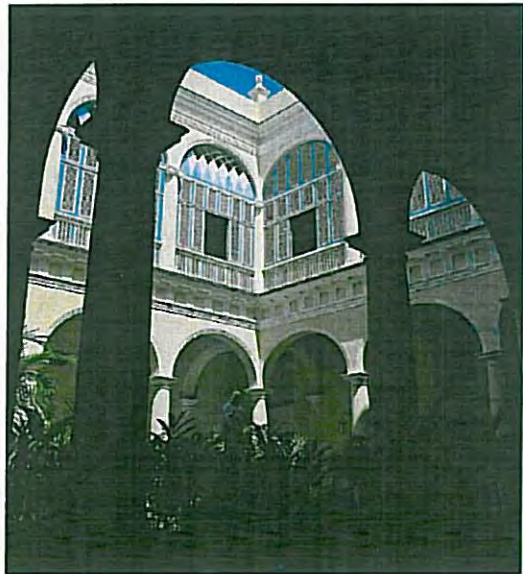
Railing Detail



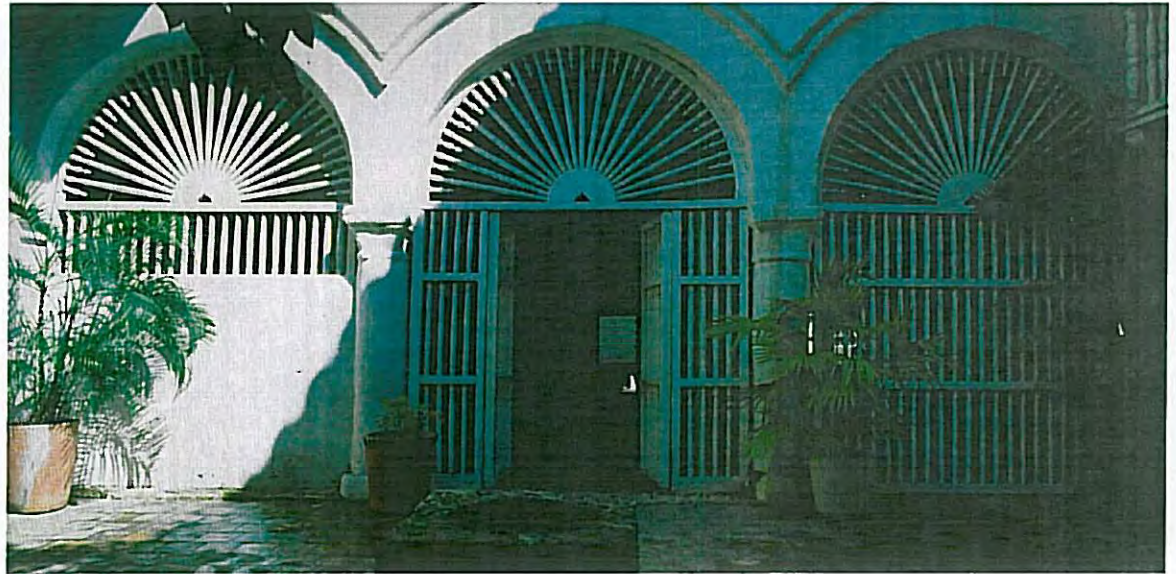
*Obra Pia - Havana, Cuba
Cornice & Porch Detail*



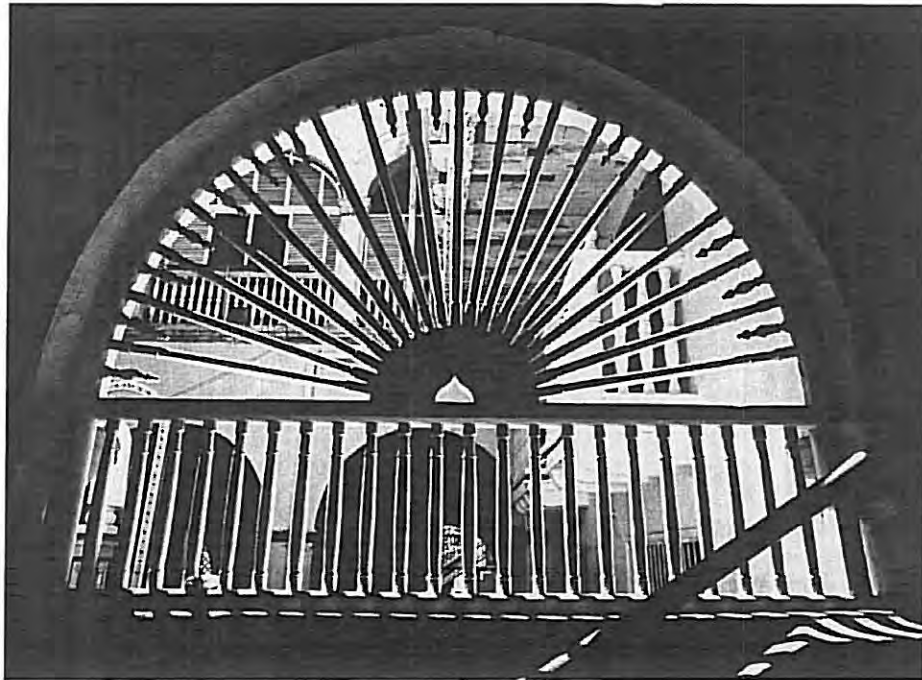
Column Detail



Arched Screening Detail



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



Arch Detail with Wooden Railings



Arched Wooden Gate Detail

TENTATIVE PLAT OF "BILTMORE PARC HOMES"

SHEET 1 OF 3

BEING A REPLAT LOTS 1, 2, 18, 19, 20, 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 34 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

FIELD WORK DATE
FIELD DATE: 08-11-2018

ADJOINING / NEIGHBORING ZONING: EXISTING		
ID	FOLIO NO.	CLAS. / PRIMARY ZONING
A	03-4117-008-1870	0803 - MULTIFAMILY 3 OR MORE UNITS / 8003 HOTELS & MOTELS - GENERAL HIGH DENSITY
B	03-4117-075-0001	0000 REFERENCE FOLIO / 8001 HOTELS & MOTELS - GENERAL MEDIUM DENSITY
C	03-4117-008-1820	0803 - MULTIFAMILY 3 OR MORE UNITS / 8003 HOTELS & MOTELS - GENERAL HIGH DENSITY
D	03-4117-008-3300	0101 RESIDENTIAL - SINGLE FAMILY - 1 UNIT / 0100 SINGLE FAMILY - GENERAL
E	03-4117-008-3370	0101 RESIDENTIAL - SINGLE FAMILY - 1 UNIT / 0100 SINGLE FAMILY - GENERAL
F	03-4118-001-0270	0101 RESIDENTIAL - SINGLE FAMILY - 1 UNIT / 0100 SINGLE FAMILY - GENERAL
G	03-4118-001-0281	0101 RESIDENTIAL - SINGLE FAMILY - 1 UNIT / 0100 SINGLE FAMILY - GENERAL
H	03-4118-001-0282	0101 RESIDENTIAL - SINGLE FAMILY - 1 UNIT / 0100 SINGLE FAMILY - GENERAL
I	03-4117-008-1828	0410 RESIDENTIAL - TOTAL VALUE: TOWNHOUSE / 8000 HOTELS & MOTELS - GENERAL
J	03-4117-008-1827	0410 RESIDENTIAL - TOTAL VALUE: TOWNHOUSE / 8000 HOTELS & MOTELS - GENERAL
K	03-4117-008-1823	0410 RESIDENTIAL - TOTAL VALUE: TOWNHOUSE / 8000 HOTELS & MOTELS - GENERAL



LOCATION MAP
SCALE 1" = 300'

LYING IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA

OWNER'S CONTACT INFORMATION
780 VALENCIA AVE LLC 2023 ANDERSON RD LLC LORDS 2011 ANDERSON RD LLC ALMERIA II LLC
AUTHORIZED AGENT - FERNANDO MENDOZA
2011 ANDERSON ROAD CORAL GABLES, FLORIDA 33134

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 48-17.003 THROUGH 48-17.006, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

BY FRANCISCO F. FAJARDO
PROFESSIONAL SURVEYOR AND MAPPER #4187
STATE OF FLORIDA

ADJOINING / NEIGHBORING LAND OWNERS	
ID	FOLIO NO.
A	03-4117-008-1870
B	03-4117-075-0001
C	03-4117-008-1820
D	03-4117-008-3300
E	03-4117-008-3370
F	03-4118-001-0270
G	03-4118-001-0281
H	03-4118-001-0282
I	03-4117-008-1828
J	03-4117-008-1827
K	03-4117-008-1823

LEGAL DESCRIPTION

LOTS 1, 2, 18, 19, 20, 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.

SURVEYOR'S REFERENCE

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

MIAMI-DADE FLOOD CRITERIA MAP

ELEVATION: 7.00 MVD 1028
PLAT BOOK 110, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS

780 VALENCIA AVENUE,
2023 ANDERSON ROAD,
2011 ANDERSON ROAD,
2011 ANDERSON ROAD,
742 ALMERIA AVENUE,
721 ALMERIA AVENUE,
721 ALMERIA AVENUE,
CORAL GABLES, FLORIDA 33134

FLOOD INFORMATION

FLOOD ZONE: X
MAP & PANEL: 17088CD457
COUNTY NO.: 120208
SUFFIX: L
DATE OF ISSUE: 08-11-2009
BASE ELEV: 104

EXISTING ZONING FOR REPLAT PARCEL

REFER TO SHEET 2 EXISTING

ID	FOLIO NO.	CLAS.	PRIMARY ZONING
I	03-4117-008-1880	0803 MULTIFAMILY 3 OR MORE UNITS	8003 HOTELS & MOTELS - GENERAL HIGH DENSITY
II	03-4117-008-1880	0803 MULTIFAMILY 3 OR MORE UNITS	8003 HOTELS & MOTELS - GENERAL HIGH DENSITY
III	03-4117-008-1870	0803 MULTIFAMILY 3-8 UNITS - 2 LIVING UNITS	8003 HOTELS & MOTELS - GENERAL HIGH DENSITY
IV	03-4117-008-1900	0802 MULTIFAMILY 3-8 UNITS - 3 LIVING UNITS	8002 HOTELS & MOTELS - GENERAL HIGH DENSITY
V	03-4117-008-1880	0803 MULTIFAMILY 3 OR MORE UNITS	8003 HOTELS & MOTELS - GENERAL HIGH DENSITY
VI	03-4117-008-1821	0803 MULTIFAMILY 3 OR MORE UNITS	8003 HOTELS & MOTELS - GENERAL HIGH DENSITY

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 EAST RIGHT OF WAY OF ANDERSON ROAD N (NORTH).
- ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINE.
- 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 PLOTTED AT 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 MIAMI-DADE COUNTY.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL DATUM OF 1983 (NAD83) REFERENCED TO THE FOLLOWING BENCHMARKS:
AT CITY OF CORAL GABLES BM # 348, ELEVATION= 13.88
AT CITY OF CORAL GABLES BM # 346, ELEVATION= 18.04
- 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 BACED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.

SURVEY NUMBER: 2010280

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

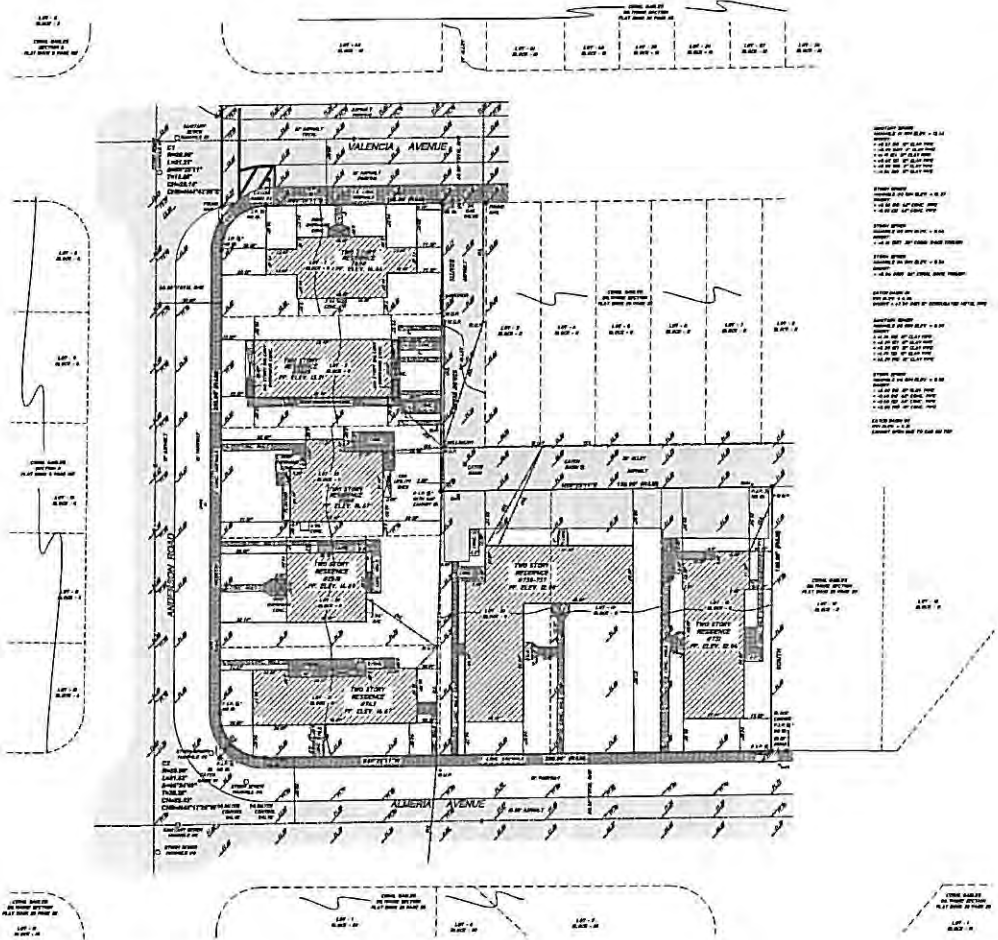


PROFESSIONAL SURVEYOR AND MAPPER
LANNES & GARCIA, INC.
L8 & 2028
FRANCISCO F. FAJARDO PSM # 4187 (DUAL LICENSE)
CORAL GABLES, FLORIDA 33134
PH (305) 688-7008 FAX (305) 442-2539
lannes@garcia.com

TENTATIVE PLAT OF "BILTMORE PARC HOMES"

SHEET 2 OF 3

BEING A REPLAT LOTS 1, 2, 18, 20, 21, 22 AND 23 BLOCK 11, "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND SITUATED IN THE NORTH WEST 1/4 OF SECTION 19, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.



REPLAT OF LOT 1 - 18.14
 BEING 100' x 100' x 100' x 100'
 BEING 100' x 100' x 100' x 100'
 BEING 100' x 100' x 100' x 100'
 BEING 100' x 100' x 100' x 100'

REPLAT OF LOT 2 - 18.14
 BEING 100' x 100' x 100' x 100'
 BEING 100' x 100' x 100' x 100'
 BEING 100' x 100' x 100' x 100'

REPLAT OF LOT 18 - 18.14
 BEING 100' x 100' x 100' x 100'
 BEING 100' x 100' x 100' x 100'
 BEING 100' x 100' x 100' x 100'

REPLAT OF LOT 20 - 18.14
 BEING 100' x 100' x 100' x 100'
 BEING 100' x 100' x 100' x 100'
 BEING 100' x 100' x 100' x 100'

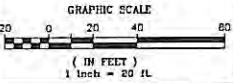
REPLAT OF LOT 21 - 18.14
 BEING 100' x 100' x 100' x 100'
 BEING 100' x 100' x 100' x 100'
 BEING 100' x 100' x 100' x 100'

REPLAT OF LOT 22 - 18.14
 BEING 100' x 100' x 100' x 100'
 BEING 100' x 100' x 100' x 100'
 BEING 100' x 100' x 100' x 100'

REPLAT OF LOT 23 - 18.14
 BEING 100' x 100' x 100' x 100'
 BEING 100' x 100' x 100' x 100'
 BEING 100' x 100' x 100' x 100'

SYMBOL LEGEND AND SURVEY ABBREVIATIONS

1.00	1.00	1.00	1.00	1.00	1.00
1.01	1.01	1.01	1.01	1.01	1.01
1.02	1.02	1.02	1.02	1.02	1.02
1.03	1.03	1.03	1.03	1.03	1.03
1.04	1.04	1.04	1.04	1.04	1.04
1.05	1.05	1.05	1.05	1.05	1.05
1.06	1.06	1.06	1.06	1.06	1.06
1.07	1.07	1.07	1.07	1.07	1.07
1.08	1.08	1.08	1.08	1.08	1.08
1.09	1.09	1.09	1.09	1.09	1.09
1.10	1.10	1.10	1.10	1.10	1.10
1.11	1.11	1.11	1.11	1.11	1.11
1.12	1.12	1.12	1.12	1.12	1.12
1.13	1.13	1.13	1.13	1.13	1.13
1.14	1.14	1.14	1.14	1.14	1.14
1.15	1.15	1.15	1.15	1.15	1.15
1.16	1.16	1.16	1.16	1.16	1.16
1.17	1.17	1.17	1.17	1.17	1.17
1.18	1.18	1.18	1.18	1.18	1.18
1.19	1.19	1.19	1.19	1.19	1.19
1.20	1.20	1.20	1.20	1.20	1.20



BOUNDARY AND TOPOGRAPHIC SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND CONTROL IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN COMPLIANCE WITH THE FLORIDA STATUTES AND THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN COMPLIANCE WITH THE FLORIDA STATUTES AND THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN COMPLIANCE WITH THE FLORIDA STATUTES.

FRANCISCO F. PALARDO
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NO. 1817

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



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
 L.B. # 2028
 FRANCISCO F. PALARDO PLSM # 4787 (QUALIFIED)
 2700 SW 37th AVENUE
 MIAMI, FLORIDA 33135
 PH (305) 856-7028 FAX (305) 442-2839
 lannes@garcia.com

2010242
 SURVEY NUMBER: 2010242



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.
- 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.

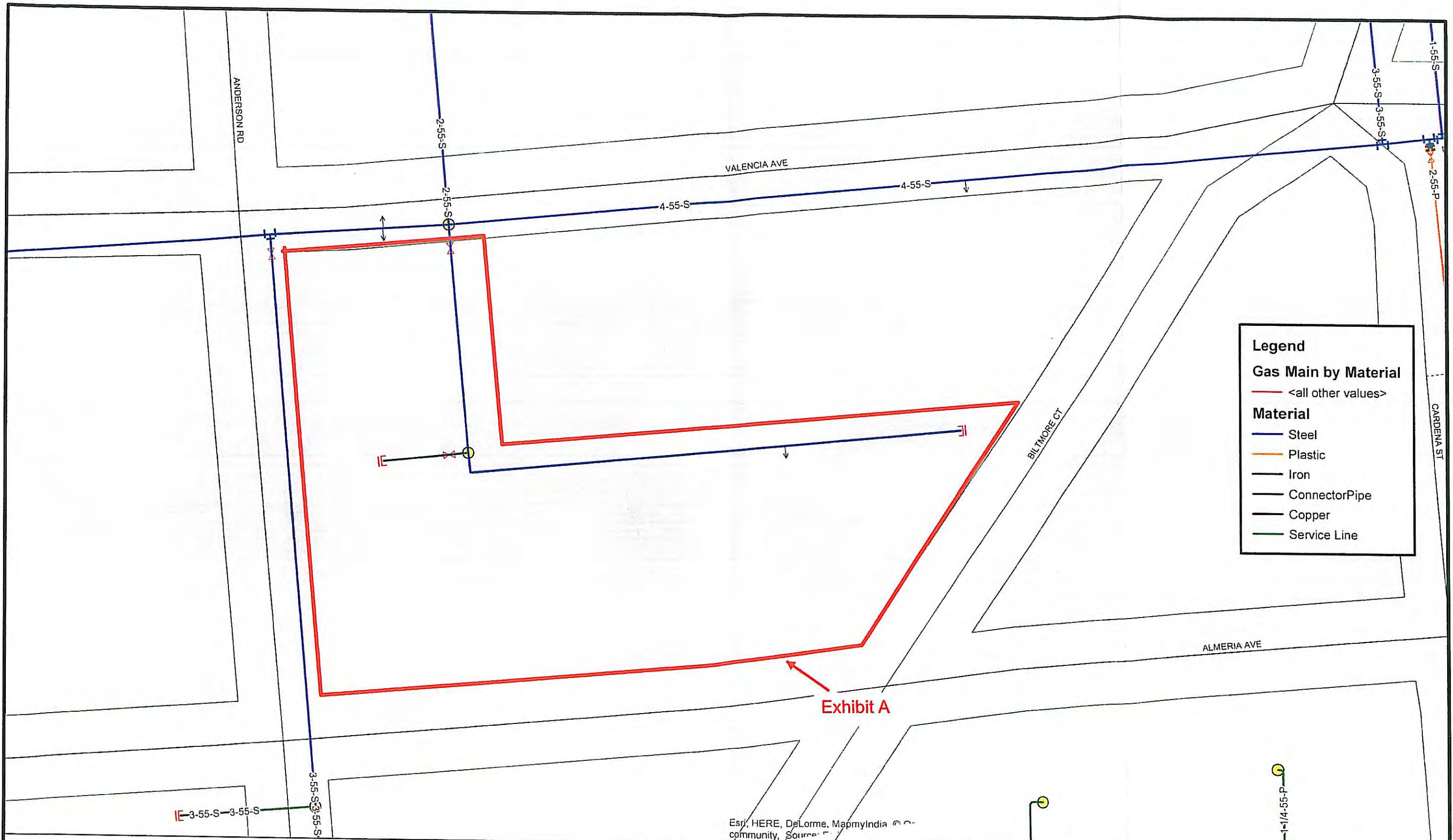
Sincerely,



Oscar J. Rodriguez

Enclosures:

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



Legend

Gas Main by Material

— <all other values>

Material

- Steel
- Plastic
- Iron
- ConnectorPipe
- Copper
- Service Line

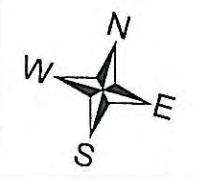
Exhibit A

Esri, HERE, DeLorme, MapmyIndia © community, Source



Exhibit A

Re-plate 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.



Revision Number	Revision Date

Revision Date

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,

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.