



## City of Coral Gables Planning and Zoning Staff Report

Applicant: Bullrock USA, LLC  
Application: Zoning Code Text Amendment  
Property: 311 and 315 Santander Avenue  
Public Hearing: Planning and Zoning Board  
**Date & Time: December 9, 2015; 6:00 – 9:00 p.m.**  
Location: City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

### 1. APPLICATION REQUEST

Bullrock USA, LLC, owners (hereinafter referred to as the “Applicant”), is requesting review and consideration of the following:

*An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, by amending Appendix A, “Site Specific Zoning Regulations,” Section A-36, “Crafts Section,” by removing provisions restricting height for the property legally described as Lots 18-21, Block 36, Crafts Section (311 and 315 Santander Avenue), Coral Gables, Florida; providing for codification, and providing for an effective date.*

### 2. BACKGROUND INFORMATION

Bullrock USA, LLC, owners (hereinafter referred to as the “Applicant”), has submitted an application (hereinafter referred to as the “Application”) to remove Zoning Code Site Specific Regulations restricting the height of their duplex properties located at 311 and 315 Santander Avenue to one (1) story. The application package submitted by the Applicant is provided as Attachment A.

311 and 315 Santander Avenue are located northwest of the intersection of Salzedo Street and University Drive, and are a combined 0.37 acres (16,000 sq. ft.) in size. The property is bounded by Santander Avenue to the south with a two-story duplex located to the east and one-story single-family residences adjacent to the west and north. Located across Santander Avenue to the south are the San Sebastian Apartments. The sites currently contain one-story duplex structures. The properties have a Future Land Use Map (FLUM) designation of “Residential Multi-Family Duplex Density” and a zoning designation of “Multi-Family 1 District (MF1),” or duplex.

### 3. PROPOSED ZONING CODE TEXT AMENDMENT

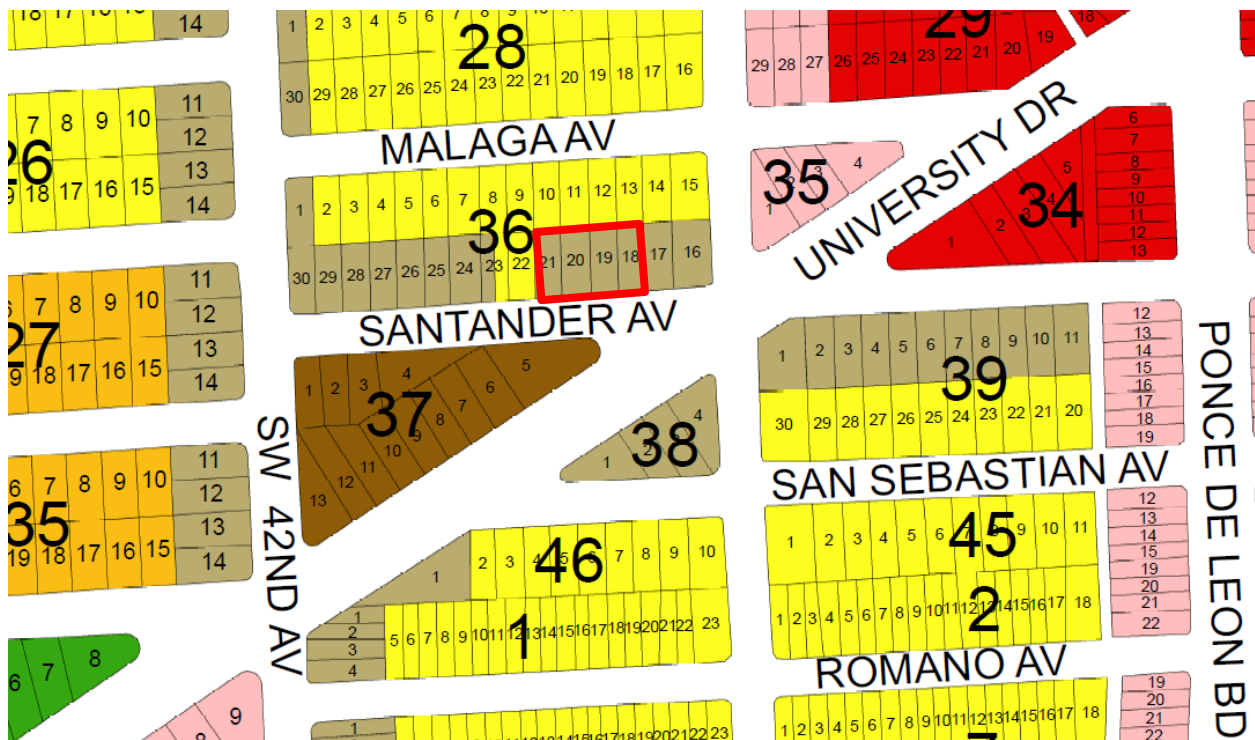
The proposed Zoning Code text amendments are provided below in ~~strikethrough~~/underline format and within the Draft Ordinance (see Attachment A).

#### Appendix A - Site Specific Zoning Regulations

##### Section A-36 - Crafts Section.

#### B. Height of buildings.

1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:
  - a. Lots 16 and 17 ~~through 21, inclusive~~, Lots 24 through 30, inclusive, and the west one-half (½) of Lot 23, all in Block 36.



#### Zoning Districts

- (SFR) Single-Family Residential District
- (MF1) Multi-Family 1 Duplex District
- (MF2) Multi-Family 2 District
- (MFSA) Multi-Family Special Area District

The effect of this text amendment will allow construction of two duplexes on this property that meet the development standards of the Multi-Family 1 (MF1) zoning district, rather than duplexes modified by the Site Specific regulations of one-story maximum building height.

The development standards of the MF1 zoning district are nearly identical to the development standards of the Single-Family Residential (SFR) Zoning District. These standards include building height, setbacks, lot coverage, open space, and building configuration.

An analysis of the SFR and the MF1 development standards is included as Attachment B. This analysis shows that duplexes constructed according to the MF1 development standards will have a comparable allowable building envelope to the allowable building envelope of a single-family residence on the adjacent properties to the north. Therefore, the proposed text amendment, which will allow construction of a two-story duplex at this property, is appropriate within the context of the adjacent single-family neighborhood.

#### 4. FINDINGS OF FACT

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.
- D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.
- E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are **satisfied**.

#### 5. COMPREHENSIVE PLAN CONSISTENCY

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment **is consistent** with the Comprehensive Plan overall, but particularly with the following Goals, Objectives and Policies:

- Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.

- Policy FLU-1.1.1. The City's Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.
- Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.
- Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.
- Goal HOU-1. Provide a supply of housing that addresses the City's needs that shall include a variety of housing opportunities for all income ranges, provide housing diversity to enhance the City's social and economic growth and continue to be a distinctive, diverse, attractive and desirable place to live.
- Policy HOU-1.2.4. Continue to improve the regulatory and permitting processes, and revise and amend the policy and regulatory framework which may include amendments to the Comprehensive Plan, Zoning Code, building codes, and City ordinances as warranted based upon changes in housing conditions.

## 6. STAFF RECOMMENDATION

The Planning and Zoning Division recommends **approval** of the following:

*An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by removing provisions restricting height for the property legally described as Lots 18-21, Block 36, Crafts Section (311 and 315 Santander Avenue), Coral Gables, Florida; providing for codification, and providing for an effective date.*

## 7. PUBLIC HEARING TIMETABLE

A neighborhood meeting was hosted by the applicant on November 23, 2015. Mailed notice of the neighborhood meeting was sent to all property owners within 1,000 feet of the affected property.



**8. PUBLIC NOTIFICATION**

The following has been completed to provide notice of the request:

Type	Date
Posted agenda on City web page/City Hall	11.23.15
Legal advertisement	11.25.15
Posted Staff report on City web page	12.04.15

**9. ATTACHMENTS**

- A. Applicant’s submittal package.
- B. Comparison of Single-Family Residential and Multi-Family 1 zoning regulations.
- C. 11.25.15 Legal notice published.

Please visit the City’s webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



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

# 311 and 315 Santander Avenue

Application for Zoning Code Text Amendment



## VILLA BLANC

311 & 315 SANTANDER AVENUE, CORAL GABLES, FL 33134

## Table of Contents

<b>Item:</b>	<b>Tab:</b>
Statement of Use and Text Amendment Justification	01
Planning Division Application	02
Proposed Zoning Code Text Amendment	03
Site Plan and Supporting Information	04
Plat	05
Contact Information	06
Property Survey and Legal Description	07
Aerial	08
Photographs of property	09
Ordinances, Resolutions and Covenants Previously Granted for the Property	10

October 20, 2015

**VIA HAND DELIVERY**

Mr. Ramon Trias  
Planning and Zoning Director  
City of Coral Gables  
427 Biltmore Way  
2<sup>nd</sup> Floor  
Coral Gables, Florida 33134

**Re: 311 and 315 Santander Avenue / Statement of Use and Zoning Code Text Amendment Justification**

Dear Mr. Trias:

On behalf of Bullrock USA, LLC, (the "Applicant"), we respectfully submit this statement of use and justification in connection with the enclosed Planning Division Application for a Zoning Code text amendment (the "Application"). The Applicant owns the properties located at 311 and 315 Santander Avenue (collectively the "Property"), which are the site of two existing duplex buildings, and proposes to demolish the existing buildings and construct two new two-story "Mediterranean villa type" duplexes (the "Project") on the Property. The proposed site plan can be found under Tab 4. The Property covers four separate platted lots and contains approximately 16,000 square feet of lot area.

**Proposed Zoning Code Text Amendment and Justification**

The proposed Zoning Code text amendment is attached as **Exhibit "A"**. The proposed amendment deletes the requirement that duplexes to be constructed on the property be constructed as "bungalow type duplexes one (1) story in height." When a variance to permit a two-story building to the immediate East was approved by the Board of Adjustment in 2006, City staff in their recommendation of approval stated that "it was unclear as to why the bungalow style building requirement exists" and that the requirement had never been enforced. The existence of two story and taller structures in the immediate vicinity and the lack of any existing bungalow architectural style in the area combined with the fact that two story single family homes are permitted "as of right" to the West and North of the Property all serve as justification for this proposed Zoning Code text amendment as further discussed below.

**A. Standards for Zoning Text Amendments**

The Application is requesting a Zoning Code text amendment to Appendix A Section A-36 - the Crafts Section to remove the height and architectural style restrictions. Pursuant to

Section 3-1405, of the Zoning Code, the Project satisfies the standards for review of text amendments as set forth below:

1. **Promotes the public health, safety and welfare.** The Project will promote the public health, safety and welfare by converting underutilized, older properties into new homes that can benefit the public at large by providing better quality housing and an architectural style and quality which is consistent with the quality and style common in Coral Gables.
2. **Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.** The proposed use, duplex residence, is a use already permitted in the Residential Multi-Family Duplex Density Land Use Category. The text amendment request only permits a second story and an architectural style other than “bungalow,” both of which are compatible with the existing development in the surrounding area.
3. **Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.** The Applicant is not requesting an increase in density or intensity.
4. **Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.** The minor increase in height will not affect the level of service for public infrastructure since the densities and intensities permitted will not be increased.
5. **Does not directly conflict with an objective or policy of the Comprehensive Plan.** The Project will not directly conflict with any Comprehensive Plan policy or objective.

**B. Zoning Code Text Amendment Justification**

Section A-36 of Appendix A provides that “Lots 16 through 21, inclusive, Lots 24 through 30, inclusive, and west one-half (1/2) of Lot 23, all in Block 36 . . . shall be restricted to bungalow type duplexes one (1) story in height.” Although the Zoning Code does not define bungalow style, the bungalow style is generally defined as “a house that is all one level,” or “a house that has one main level and a second smaller level above” with “low sweeping lines and a wide covered veranda.” The bungalow style originated in Bengal, India and was characterized by its smaller size and less expensive finishes.

A review of the duplexes in the area indicates that they are all designed in the ranch style and do not conform to the “bungalow” style requirement. In reviewing the area, there is already a two-story duplex to the immediate East at 301 Santander Avenue and all of the single family zoned properties in the area, including the home sites to the immediate West and North of the Property, are permitted a two story height. Furthermore, the San Sebastian Apartment complex is

Mr. Ramon Trias  
October 19, 2015  
Page 3

directly across the street from the Property to the South and is four stories in height. Since none of the other duplexes represent the bungalow style, and many of the other surrounding properties are already at a height of two stories or greater or have the right to achieve that height, it makes no sense to perpetuate a one story and architectural style requirement that has never been enforced and would not be consistent with the existing neighborhood context.

Thank you for your consideration of the Application. Please contact me if you have any questions or would like to discuss the foregoing.

Sincerely,



Mario J. Garcia-Serra

Enclosures

MIA\_ACTIVE 4375973.2

# Exhibit A

## Section A-36 – Crafts Section

\*\*\*

### B. Height of buildings.

1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:
  - a. Lots 16 and 17, ~~through 21, inclusive~~, Lots 24 through 30, inclusive, and the west one-half (1/2) of Lot 23, all in Block 36.
  - b. Lots 1 through 4, inclusive, Block 38.
  - c. Lots 1 through 11, inclusive, Block 39.

\*\*\*

MIA\_ACTIVE 4375612.1





# 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: 311 and 315 Santander Avenue

Property/project name: N/A

Legal description: Lot(s) 18, 19, 20 and 21

Block(s) 36 Section (s) Coral Gables Crafts Section

Property owner(s): BULLROCK USA, LLC

Property owner(s) mailing address: 600 Brickell Avenue #1725, Miami, FL 33131

Telephone: Business (305) 307-9883 Fax \_\_\_\_\_

Other \_\_\_\_\_ Email eg @ bullrockinvestment.com



# City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Mario Garcia-Serra

Applicant(s)/agent(s) mailing address: 600 Brickell Avenue #3500, Miami, FL 33131

Telephone: Business (305) 376-6061 Fax \_\_\_\_\_

Other \_\_\_\_\_ Email mgarcia-serra @ gunster.com

## Property information

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

Current zoning classification(s): (MF1) Multi-Family 1 Duplex District

Proposed land use classification(s) (if applicable): \_\_\_\_\_

Proposed zoning classification(s) (if applicable): \_\_\_\_\_

## Supporting information (to be completed by Planning Staff)

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

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



# City of Coral Gables Planning Division Application

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

## Application submittal requirements

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

## Applicant/agent/property owner affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.



# City of Coral Gables Planning Division Application

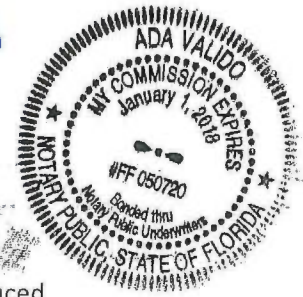
- 5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
- 6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
- 7. Understand that under Florida Law, all the information submitted as part of the application are public records.
- 8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name:  Eduardo Gutierrez
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 600 Brickell Avenue # 1725 Miami, FL 33131	
Telephone: (305) 307-9883	Fax:
Email: eg@bullrockinvestment.com	

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 7th day of October by Eduardo Gutierrez  
(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:

### 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>Mario Garcia-Serra</i>	Applicant(s)/Agent(s) Print Name: Mario Garcia-Serra
---	---

Address: 600 Brickell Avenue #3500  
 Miami, FL 33131

Telephone: (305) 376-6061                      Fax:                      Email: mgarcia-serra@gunster.com

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF  
 The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October, 2015 by Margaret Garcia-Schubert  
 (Signature of Notary Public - State of Florida)

*Margaret C. Schubert*



(Print, Type or Stamp Commissioned Name of Notary Public)  
 Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_

## Section A-36 – Crafts Section

\*\*\*

### B. Height of buildings.

1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:
  - a. Lots 16 and 17, ~~through 21, inclusive~~, Lots 24 through 30, inclusive, and the west one-half (1/2) of Lot 23, all in Block 36.
  - b. Lots 1 through 4, inclusive, Block 38.
  - c. Lots 1 through 11, inclusive, Block 39.

\*\*\*



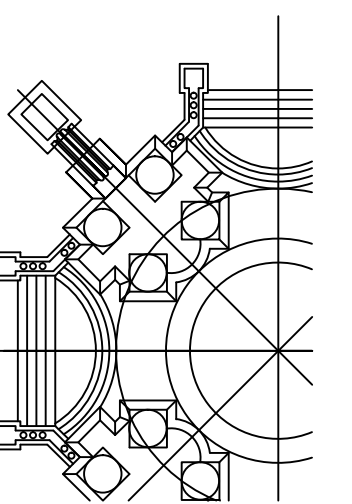


# VILLA BLANC

311 SANTANDER AVENUE, CORAL GABLES, FL 33134

**Z.W. JAROSZ ARCHITECT, P.A.**

3326 MARY STREET SUITE 500  
COCONUT GROVE, FLORIDA 33133  
305.446.0888 WWW.JAROSZARCH.COM



DESIGN ARCHITECT: Z.W. JAROSZ, AIA, RIBA. ARC 8223





311 SANTANDER - VIEW OF WEST SIDE OF REAR YARD



311 SANTANDER - VIEW OF EAST SIDE OF REAR YARD



311 SANTANDER - VIEW TOWARDS FRONT OF PROPERTY



311 SANTANDER - VIEW OF WEST SETBACK



311 SANTANDER - VIEW OF EAST SETBACK FROM FRONT OF PROPERTY

**Z.W. JAROSZ ARCHITECT, P.A.**  
 3326 MARY STREET SUITE 500  
 COCONUT GROVE, FLORIDA 33133  
 305.446.0888 WWW.JAROSZARCH.COM



PROJECT / SHEET TITLE

**GUTIERREZ DUPLEXES**  
 311 Santander Avenue, Coral Gables, FL 33134  
**EXISTING SITE PICTURES**

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

1503-GUT

DATE: Aug. 12, 2015  
 DRAWN BY: AB  
 CHECKED BY: ZJ  
 SCALE: AS SHOWN

SHEET

**A6.01**

COPYRIGHT 2015 BY Z.W. JAROSZ ARCHITECT, P.A. ALL RIGHTS RESERVED. THIS DRAWING AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF Z.W. JAROSZ ARCHITECT, P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS COMPLETED OR NOT. ANY REUSE OR REPRODUCTION OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COUNTERPARTY IS STRICTLY PROHIBITED. NO PART OF THIS DRAWING OR SPECIFICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF Z.W. JAROSZ ARCHITECT, P.A. IN PROVISION OF THIS CONTRACT, IT IS HEREBY AGREED THAT THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.





VIEW OF NEIGHBOR TO THE WEST



VIEW OF NEIGHBOR TO THE WEST



VIEW OF NEIGHBOR TO THE EAST



VIEW OF NEIGHBOR TO THE EAST



STREET VIEW OF SANTANDER AVE. FACING WEST



STREET VIEW OF SAN SEBASTIAN APARTMENTS FACING WEST ON SANTANDER AVE.



STREET VIEW OF SANTANDER AVE. FACING EAST



STREET VIEW OF SANTANDER AVE. FACING SOUTH TOWARD UNIVERSITY DR.

Z.W. JAROSZ ARCHITECT, P.A.  
 3326 MARY STREET SUITE 500  
 COCONUT GROVE, FLORIDA 33133  
 305.446.0888 WWW.JAROSZARCH.COM

PROJECT / SHEET TITLE

GUTIERREZ DUPLEXES  
 311 Santander Avenue, Coral Gables, FL 33134  
 EXISTING SITE CONTEXT

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

COPYRIGHT 2015 BY Z.W. JAROSZ ARCHITECT, P.A. ALL RIGHTS RESERVED. THIS DRAWING AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF Z.W. JAROSZ ARCHITECT, P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS COMPLETED OR NOT. ANY REUSE OR REPRODUCTION OF THIS DRAWING OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF Z.W. JAROSZ ARCHITECT, P.A. IS PROHIBITED. Z.W. JAROSZ ARCHITECT, P.A. IS PROVIDING THIS DRAWING FOR INFORMATION ONLY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

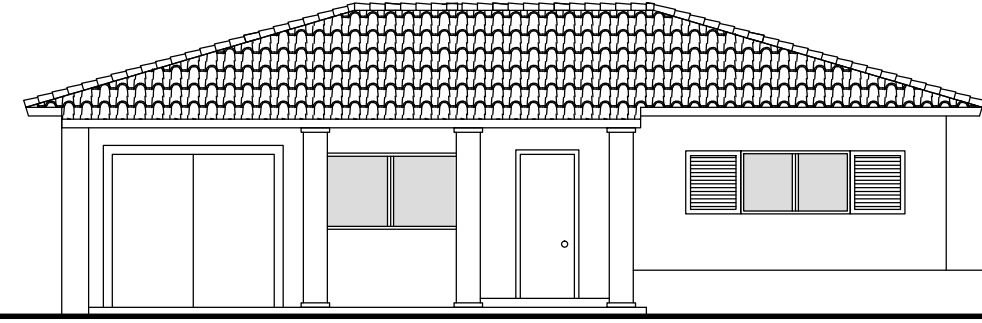
1503-GUT

DATE: Aug. 12, 2015  
 DRAWN BY: AB  
 CHECKED BY: ZJ  
 SCALE: AS SHOWN

SHEET  
 A6.02



327 Santander Avenue



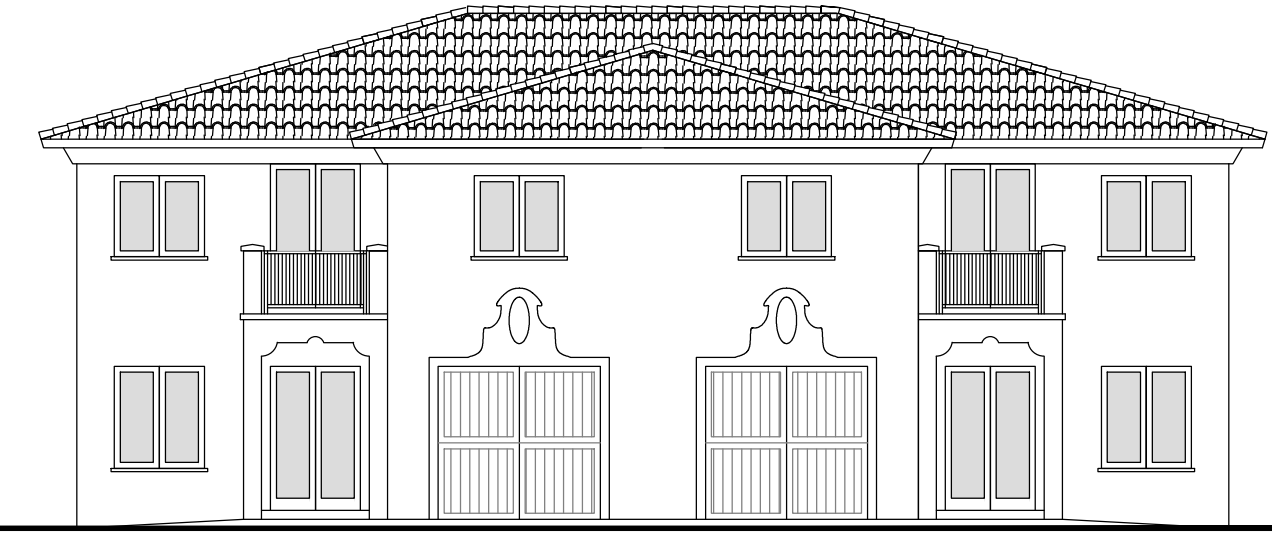
315 Santander Avenue



311 Santander Avenue

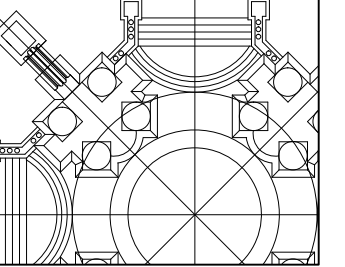


305 Santander Avenue



CONTEXTUAL ELEVATION  
SCALE: 3/32" = 1'-0"

Z.W. JAROSZ ARCHITECT, P.A.  
3326 MARY STREET SUITE 500  
COCONUT GROVE, FLORIDA 33133  
305.446.0888 WWW.JAROSZARCH.COM



PROJECT / SHEET TITLE

GUTIERREZ DUPLEXES  
311 Santander Avenue, Coral Gables, FL 33134

CONTEXT DRAWINGS - OPTION 1

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

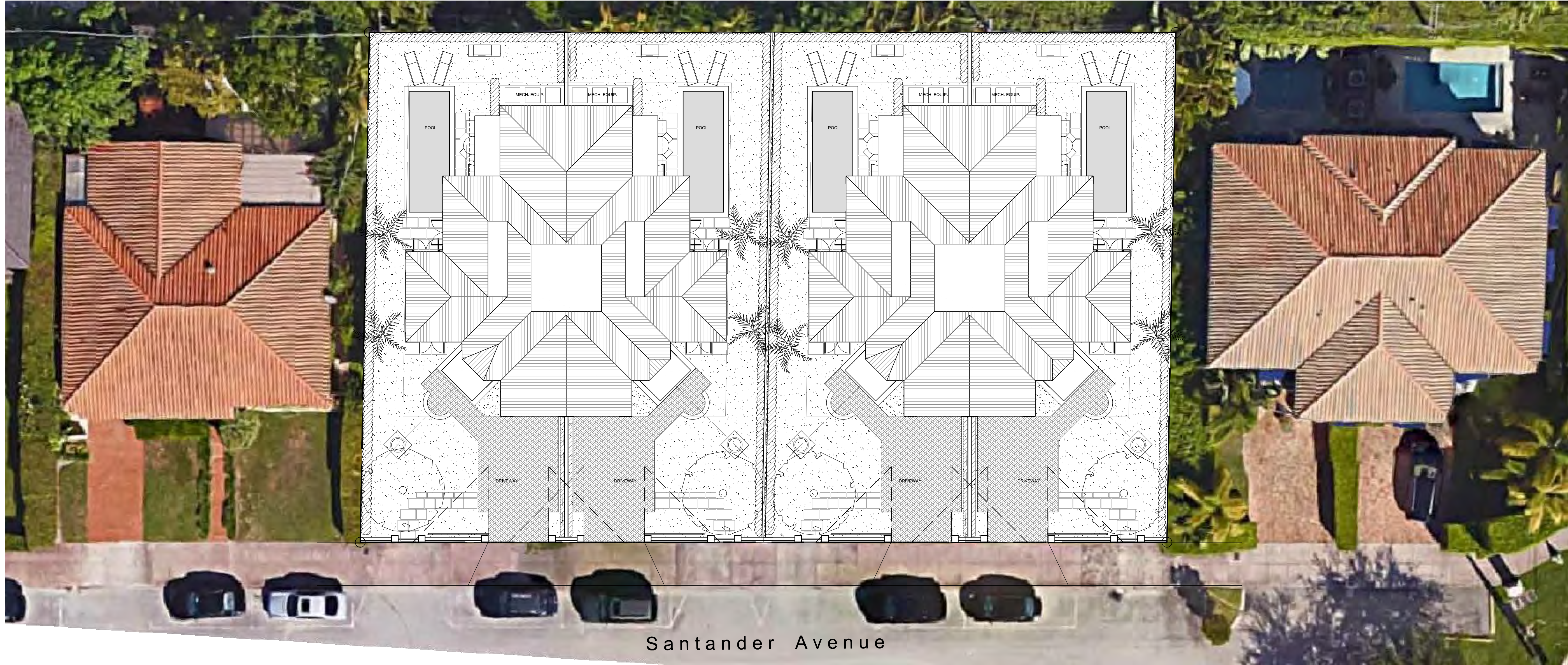
COPYRIGHT 2015 BY Z.W. JAROSZ ARCHITECT, P.A. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF Z.W. JAROSZ ARCHITECT, P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS COMPLETED OR NOT. THESE DRAWINGS SHALL NOT BE USED IN ANY MANNER OR FOR ANY PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF Z.W. JAROSZ ARCHITECT, P.A. ANY REVISIONS TO THESE DRAWINGS SHALL BE MADE BY A SEPARATE SET OF DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

1503-GUT

DATE: Aug. 12, 2015  
DRAWN BY: AB  
CHECKED BY: ZJ  
SCALE: AS SHOWN

SHEET

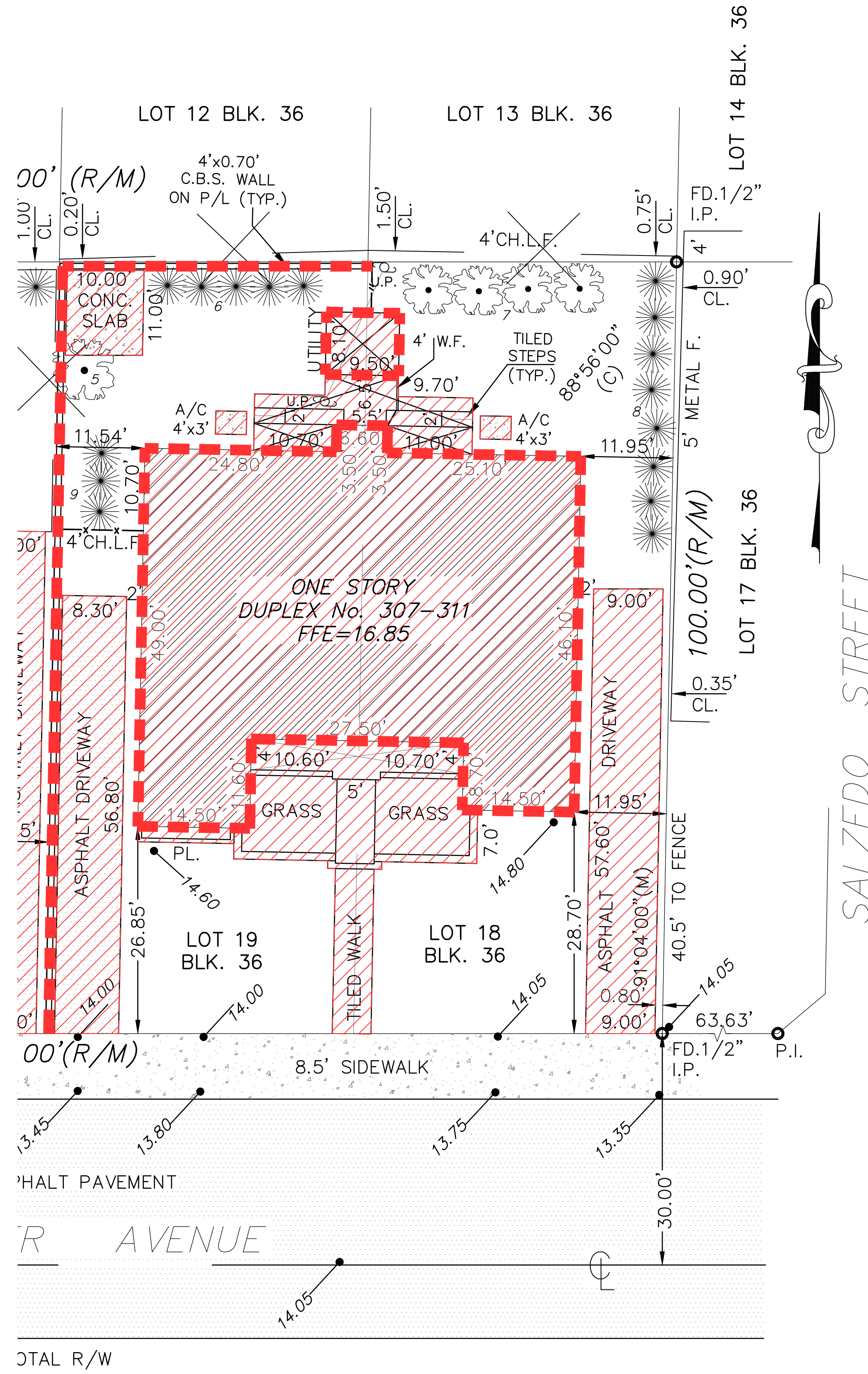
A3.10



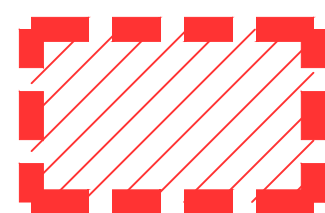
CONTEXTUAL SITE PLAN  
SCALE: 3/32" = 1'-0"



NOTE:  
All existing structures and hardscape to be demolished.



DEMO PLAN  
SCALE: 3/32" = 1'-0"



TO BE DEMOLISHED

EXISTING TREE DISPOSITION PLAN

TREE #	TYPE	HT. X SPREAD	ACTION
5	CROTON	+/- 10' X 8'	REMOVE
6	ARECA CLUSTER	+/- 20' X 8'	REMOVE
7	UNKNOWN	+/- 12' X 10'	REMOVE
8	ARECA CLUSTER	+/- 20' X 8'	REMOVE
9	ARECA CLUSTER	+/- 20' X 10'	REMOVE

**Z.W. JAROSZ ARCHITECT, P.A.**  
3326 MARY STREET SUITE 500  
COCONUT GROVE, FLORIDA 33133  
305.446.0888 WWW.JAROSZARCH.COM

PROJECT / SHEET TITLE  
**GUTIERREZ DUPLEXES**  
311 Santander Avenue, Coral Gables, FL 33134  
**DEMOLITION PLAN**

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

COPYRIGHT 2015 ALL RIGHTS RESERVED. THIS DRAWING AND SPECIFICATIONS AND INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF Z.W. JAROSZ ARCHITECT, P.A. WHETHER THE PROJECT FOR WHICH THIS WAS PREPARED IS COMPLETED OR NOT. ANY REUSE OF THIS DRAWING OR INSTRUMENTS OF SERVICE FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF Z.W. JAROSZ ARCHITECT, P.A. IS PROHIBITED. THE USER OF THIS DRAWING OR INSTRUMENTS OF SERVICE SHALL BE RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

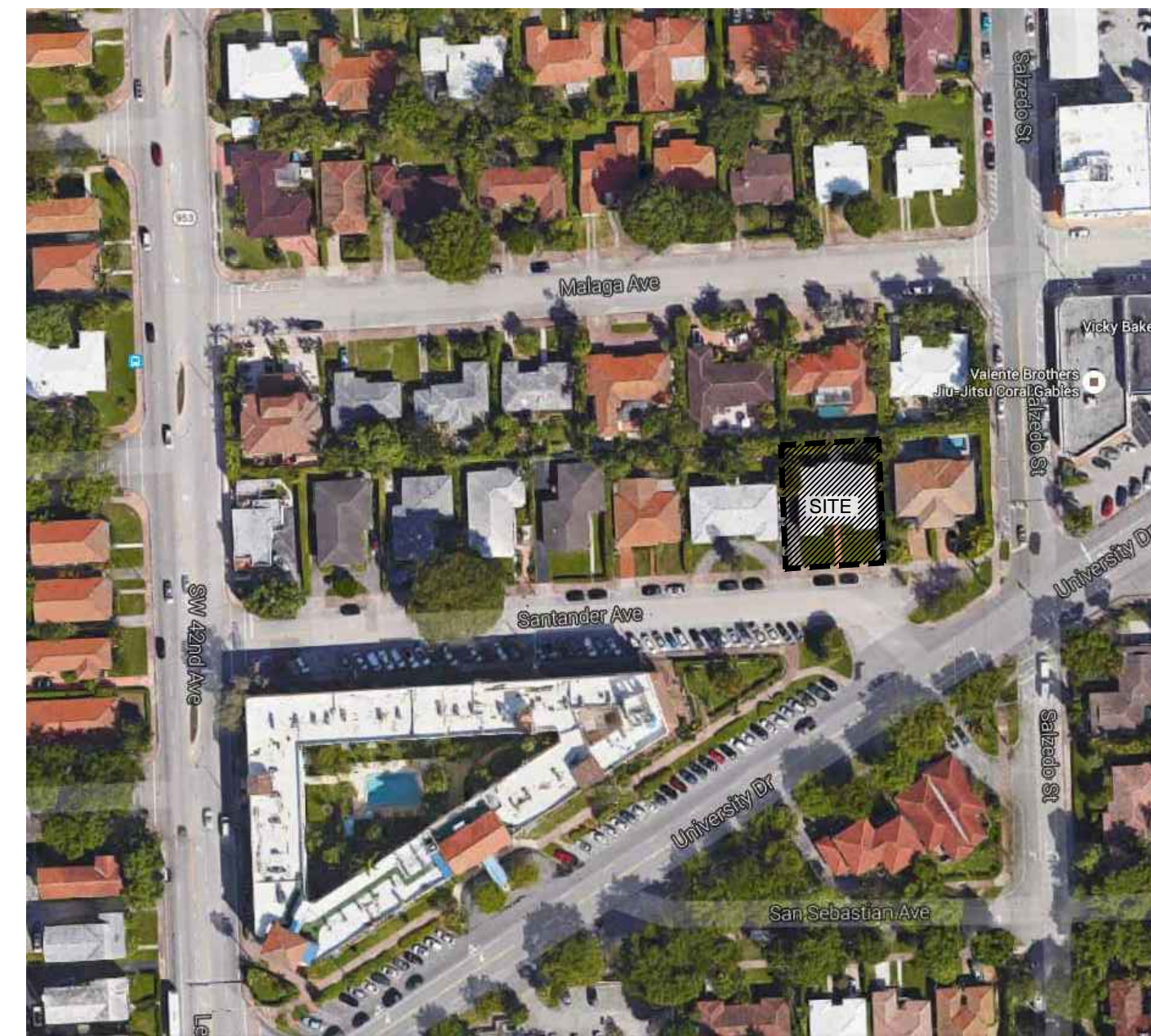
1503-GUT

DATE: Aug. 12, 2015  
DRAWN BY: AB  
CHECKED BY: ZJ  
SCALE: AS SHOWN

SHEET  
**D0.01**



SITE DATA - 311 Santander Ave. MF1- MULTI-FAMILY 1 DUPLEX		
GROSS LOT AREA:		8,000 SQ. FT.
GROUND AREA COVERAGE	ALLOWED (8,000 x 35.0%)	2,800.0 SQ. FT. (40.0%) MAIN BUILDING (5,507 x 10.0%) 800.0 SQ. FT. (4.6%) AUXILIARY STRUCTURES
	PROPOSED	2,797.8 SQ. FT. (40.0%) EXISTING MAIN BUILDING 364.8 SQ. FT. (4.6%) POOL
	TOTAL:	3,600.0 SQ. FT. (45%)
UNIT SIZE:		
UNIT A:		GROUND FLOOR (A.C.) - 1,370.3 SF SECOND FLOOR (A.C.) - 1,361.0 SF TOTAL (A.C.) - 2,731.3 SF
UNIT B:		GROUND FLOOR (A.C.) - 1,370.3 SF SECOND FLOOR (A.C.) - 1,361.0 SF TOTAL (A.C.) - 2,731.3 SF
SETBACKS:		
MAIN SETBACKS:		
FRONT SETBACK:	25'-0" MIN.	25'-0" (SOUTH)
SIDE SETBACKS:	80'-0" x 20% = 16'-0" TOTAL	8'-0" (EAST) 8'-0" (WEST)
REAR SETBACK:	10'-0" MIN.	14'-6" (NORTH)
POOL SETBACKS:		
SIDE SETBACKS:	80'-0" x 20% = 16'-0" TOTAL	8'-0" (EAST) 8'-0" (WEST)
REAR SETBACK:	10'-0" (NORTH)	11'-8" (NORTH)
HEIGHT REQUIREMENT:		
	(2) FLOORS MAX. * 29' MAX. FOR FIRST 50' OF LOT DEPTH. 34' MAX. FOR REMAINING PORTIONS OF THE LOT	29'-0" MAX.
LANDSCAPE REQUIREMENT:		
	MIN. REQUIRED TOTAL: 8,000.0 SQ. FT. x 40% = 3,200.0 SQ. FT.	3,202.8 SQ. FT. (40.0%)
	MIN. REQUIRED FRONT YARD: 3,200.0 SQ. FT. x 20% = 640.0 SQ. FT.	1,013.8 SQ. FT. (20.1%)



LOCATION MAP  
N.T.S.

**Z.W. JAROSZ ARCHITECT, P.A.**  
 3326 MARY STREET SUITE 500  
 COCONUT GROVE, FLORIDA 33133  
 305.446.0888 WWW.JAROSZARCH.COM

PROJECT / SHEET TITLE

**GUTIERREZ DUPLEXES**  
 311 Santander Avenue, Coral Gables, FL 33134  
**AREA DIAGRAMS**

LIC. AR8223

REVISIONS

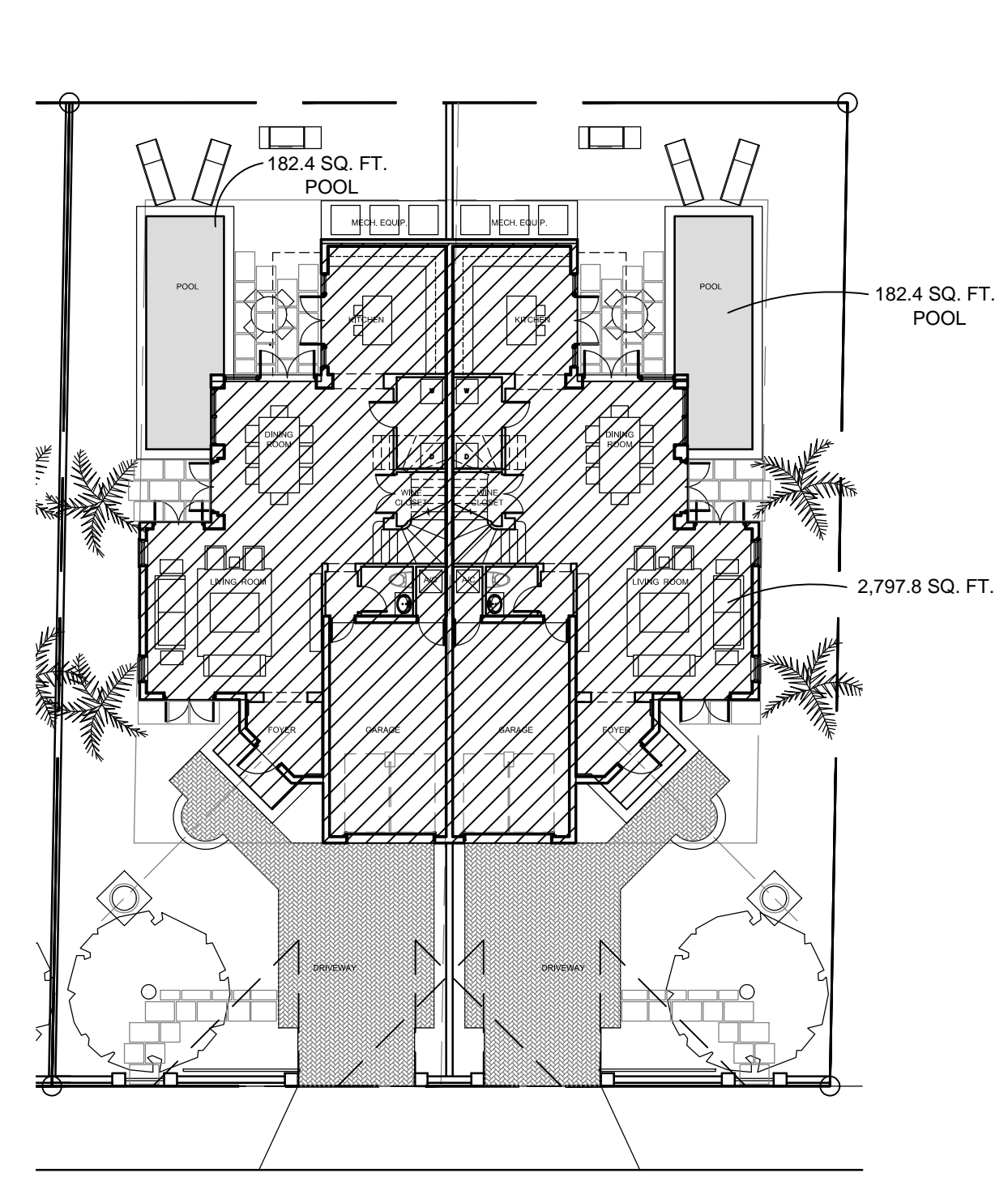
NO.	DATE	DESCRIPTION

COPYRIGHT 2015 BY Z.W. JAROSZ ARCHITECT, P.A. ALL RIGHTS RESERVED. THIS DRAWING AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF Z.W. JAROSZ ARCHITECT, P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS COMPLETED OR NOT. ANY REUSE OF THIS DRAWING OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF Z.W. JAROSZ ARCHITECT, P.A. IS PROHIBITED. ANY REPRODUCTION OF THIS DRAWING OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF Z.W. JAROSZ ARCHITECT, P.A. IS PROHIBITED. THE USER OF THIS DRAWING OR SPECIFICATIONS SHALL BE RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

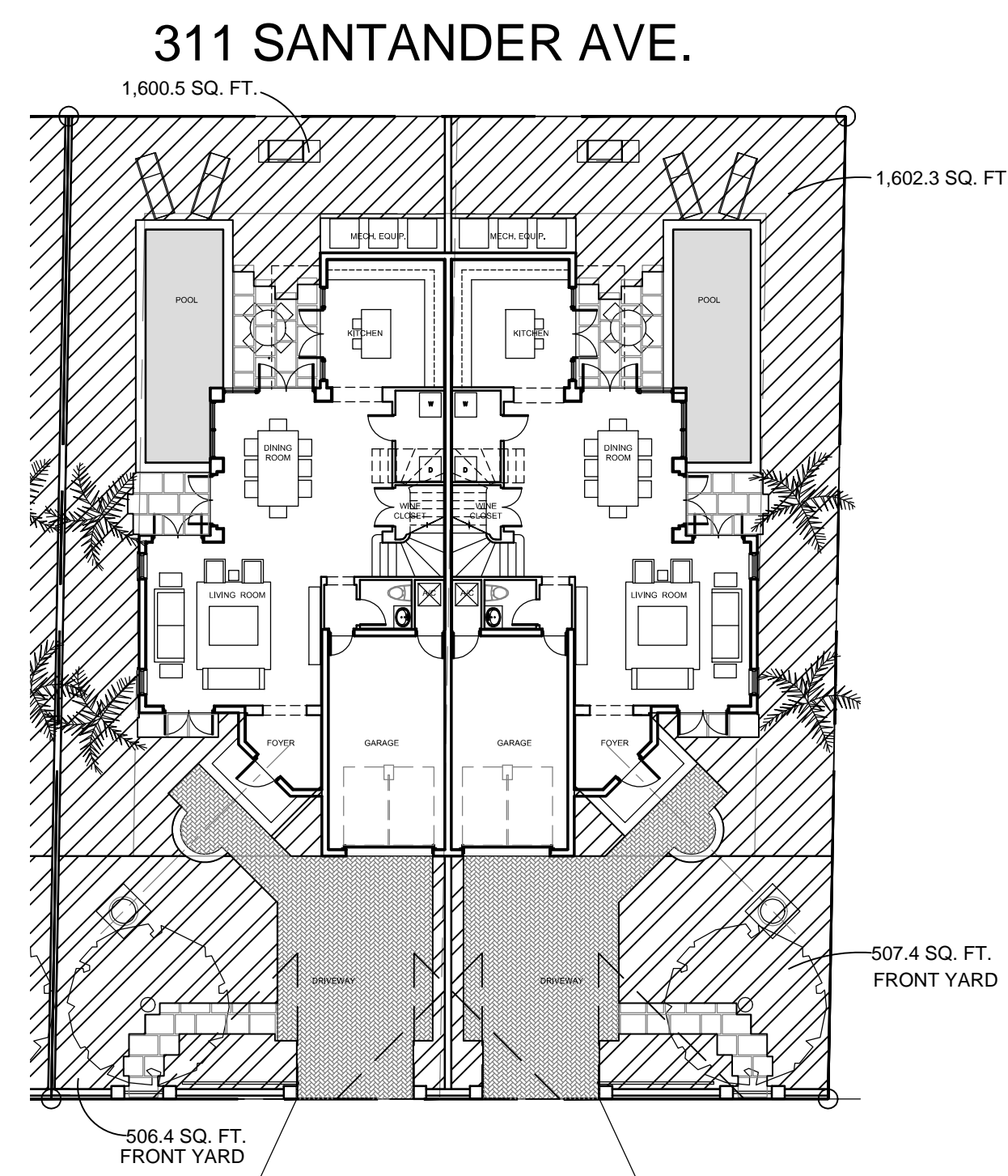
**1503-GUT**

DATE:	Aug. 12, 2015
DRAWN BY:	AB
CHECKED BY:	ZJ
SCALE:	AS SHOWN

SHEET  
**A0.01**

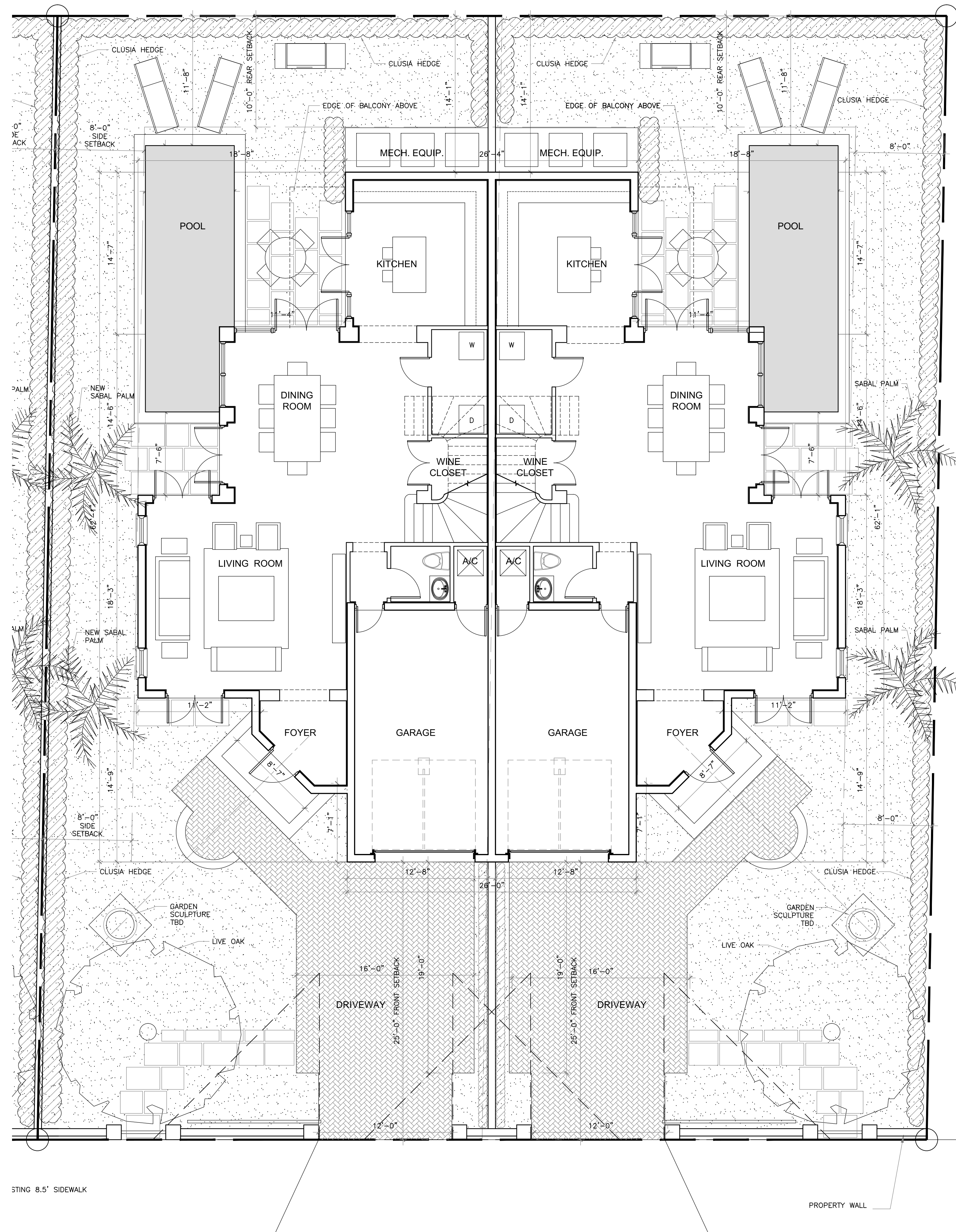


Santander Avenue  
**GROUND AREA COVERAGE DIAGRAM**  
 SCALE: 1/16" = 1'-0"



311 SANTANDER AVE.  
 1,602.3 SQ. FT.  
 506.4 SQ. FT. FRONT YARD  
 Santander Avenue  
**LANDSCAPE AREA DIAGRAM**  
 SCALE: 1/16" = 1'-0"

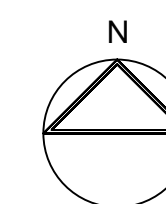




STING 8.5' SIDEWALK

PROPERTY WALL

**GROUND FLOOR PLAN / SITE PLAN**  
SCALE: 3/16" = 1'-0"



PROJECT / SHEET TITLE

**GUTIERREZ DUPLEXES**  
311 Santander Avenue, Coral Gables, FL 33134

**GROUND FLOOR PLAN**

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

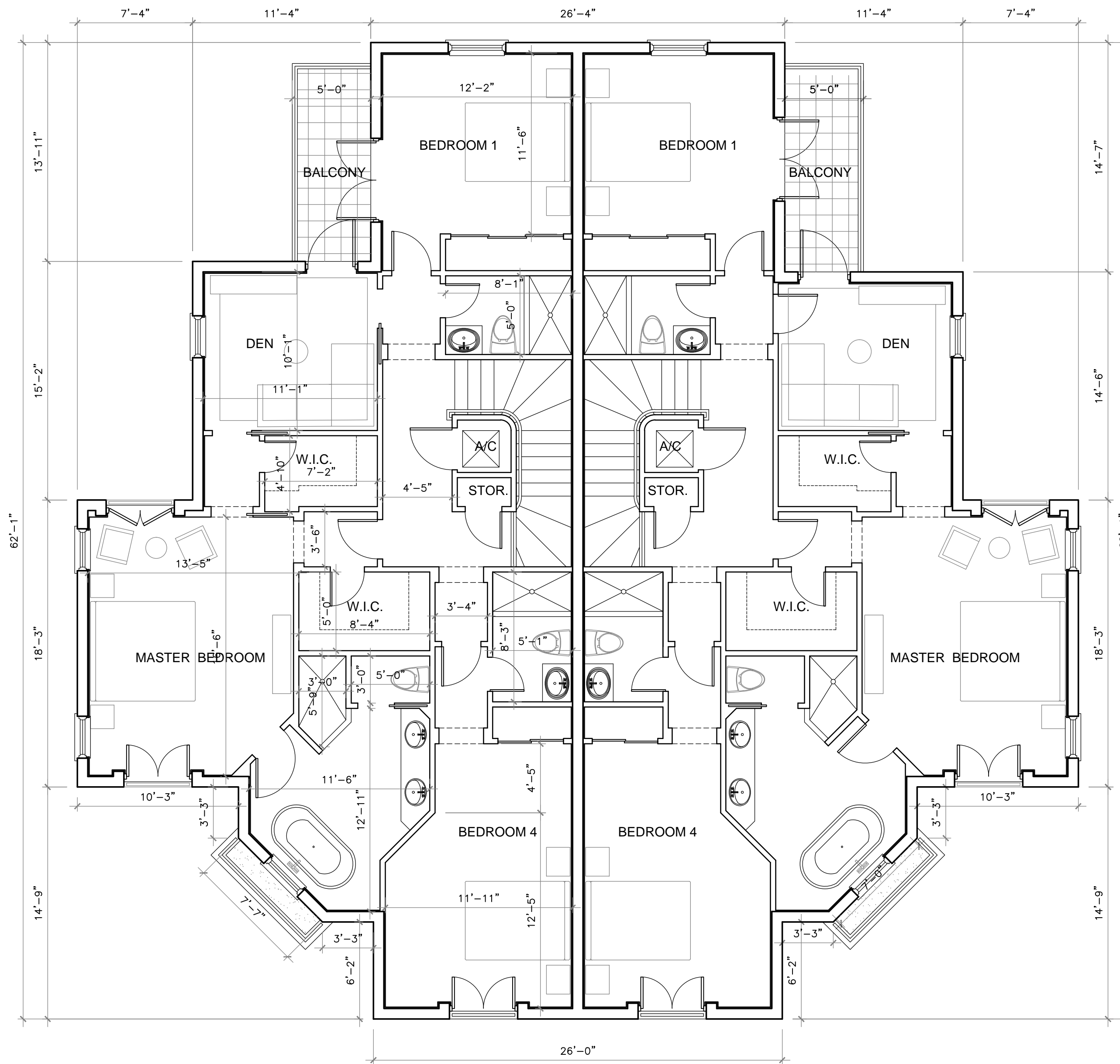
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR OR SUBCONTRACTORS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR OR SUBCONTRACTORS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACTOR OR SUBCONTRACTORS.

**1503-GUT**

DATE: Aug. 12, 2015  
DRAWN BY: AB  
CHECKED BY: ZJ  
SCALE: AS SHOWN

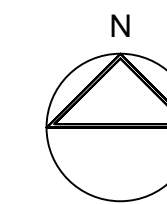
SHEET

**A1.01**



**SECOND FLOOR PLAN**

SCALE: 3/16" = 1'-0"



PROJECT / SHEET TITLE

**GUTIERREZ DUPLEXES**  
 311 Santander Avenue, Coral Gables, FL 33134  
**SECOND FLOOR PLAN**

LIC. AR8223

**REVISIONS**

NO.	DATE	DESCRIPTION

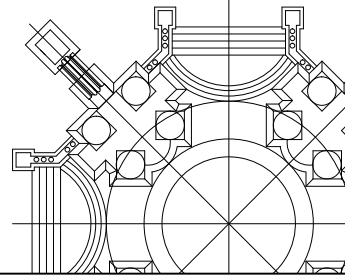
COPYRIGHT 2015 ALL RIGHTS RESERVED. THIS DRAWING AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF Z.W. JAROSZ ARCHITECT, P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS COMPLETED OR NOT. ANY REUSE OF THIS DRAWING OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF Z.W. JAROSZ ARCHITECT, P.A. IS PROHIBITED. REPRODUCTION OR TRANSMISSION OF THIS DRAWING OR SPECIFICATIONS IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF Z.W. JAROSZ ARCHITECT, P.A. IS PROHIBITED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

**1503-GUT**

DATE:	Aug. 12, 2015
DRAWN BY:	AB
CHECKED BY:	ZJ
SCALE:	AS SHOWN

SHEET

**A1.02**



PROJECT / SHEET TITLE

GUTIERREZ DUPLEXES  
 311 Santander Avenue, Coral Gables, FL 33134

ELEVATIONS - OPTION 1

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

1503-GUT

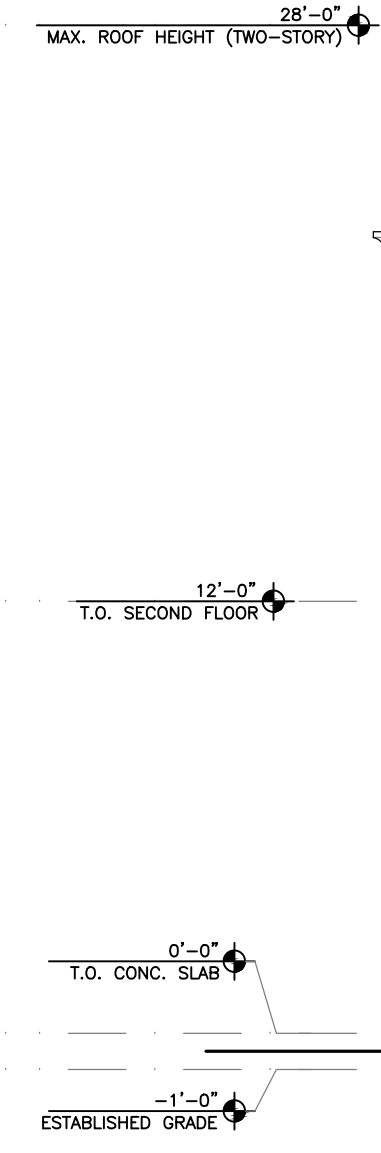
DATE: Aug. 12, 2015  
 DRAWN BY: AB  
 CHECKED BY: ZJ  
 SCALE: AS SHOWN

SHEET

A3.01



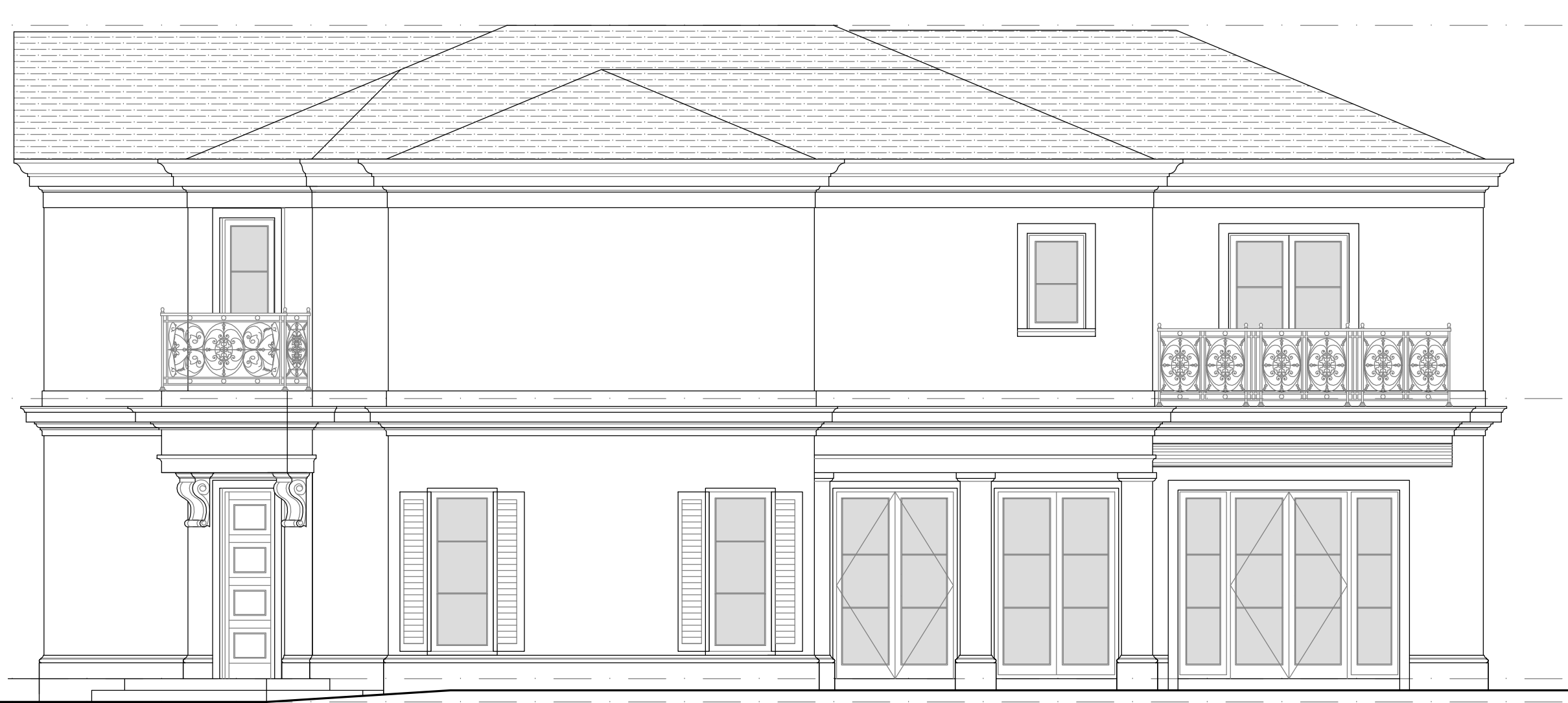
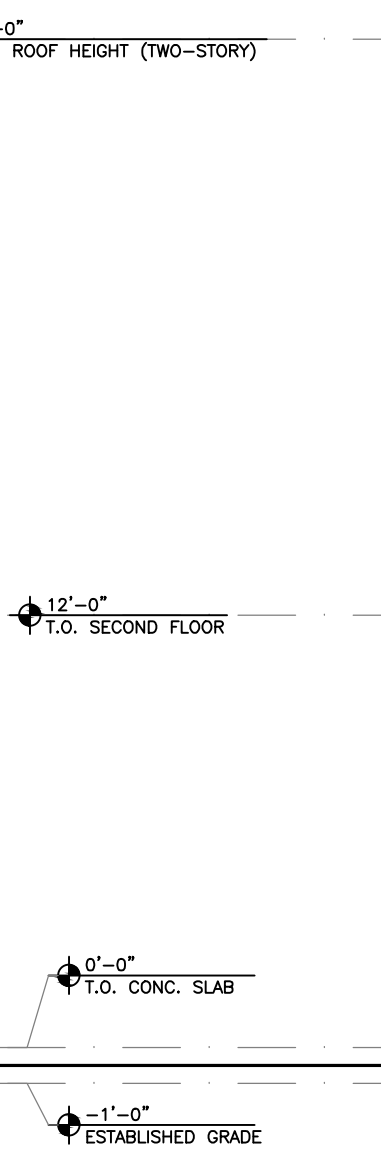
FRONT ELEVATION  
 SCALE: 3/16" = 1'-0"



WEST ELEVATION  
 SCALE: 3/16" = 1'-0"



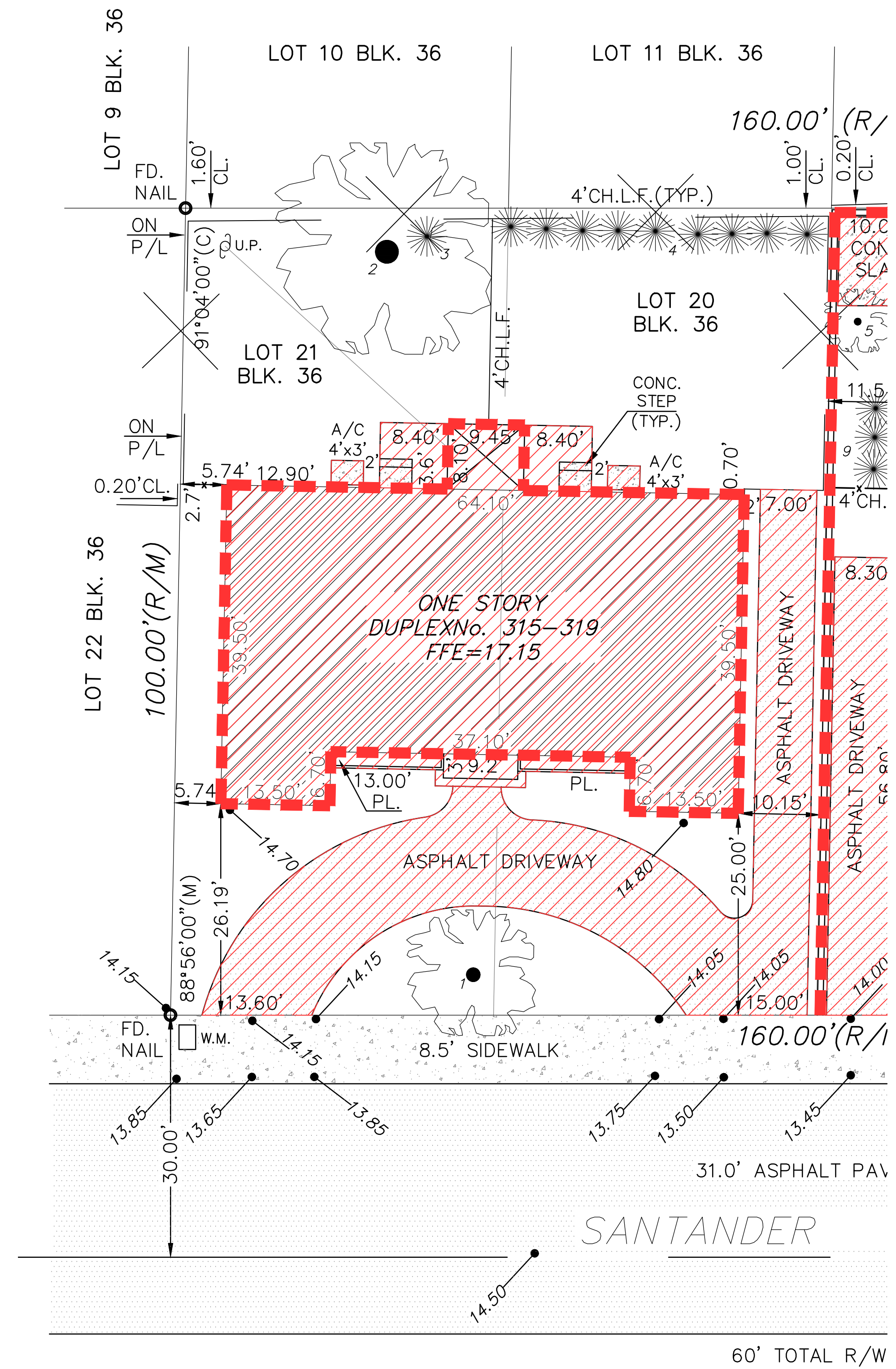
REAR ELEVATION  
 SCALE: 3/16" = 1'-0"



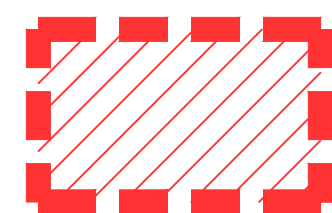
EAST ELEVATION  
 SCALE: 3/16" = 1'-0"



NOTE:  
All existing structures and hardscape to be demolished.



DEMO PLAN  
SCALE: 3/32" = 1'-0"



TO BE DEMOLISHED

EXISTING TREE DISPOSITION PLAN

TREE #	TYPE	HT. X SPREAD	ACTION
1	PINE	+/- 35' X 16'	REMOVE
2	AVOCADO	+/- 30' X 30'	REMOVE
3	ARECA CLUSTER	+/- 20' X 8'	REMOVE
4	ARECA CLUSTER	+/- 20' X 8'	REMOVE

**Z.W. JAROSZ ARCHITECT, P.A.**  
 3326 MARY STREET SUITE 500  
 COCONUT GROVE, FLORIDA 33133  
 305.446.0888 WWW.JAROSZARCH.COM

PROJECT / SHEET TITLE

**GUTIERREZ DUPLEXES**  
 315 Santander Avenue, Coral Gables, FL 33134  
**DEMOLITION PLAN**

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

COPYRIGHT 2015 BY RIGHTS RESERVED. THIS DRAWING AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF Z.W. JAROSZ ARCHITECT, P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS COMPLETED OR NOT. ANY REUSE OF THIS DRAWING OR ANY PART THEREOF IN ANY PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COUNTERPARTY IS STRICTLY PROHIBITED. NO REPRODUCTION OR TRANSMISSION OF THIS DRAWING OR SPECIFICATIONS IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF Z.W. JAROSZ ARCHITECT, P.A. ALL RIGHTS ARE RESERVED. CONTACT Z.W. JAROSZ ARCHITECT FOR ALL INFORMATION REGARDING THIS DRAWING AND SPECIFICATIONS PRIOR TO PROCEEDING WITH WORK.

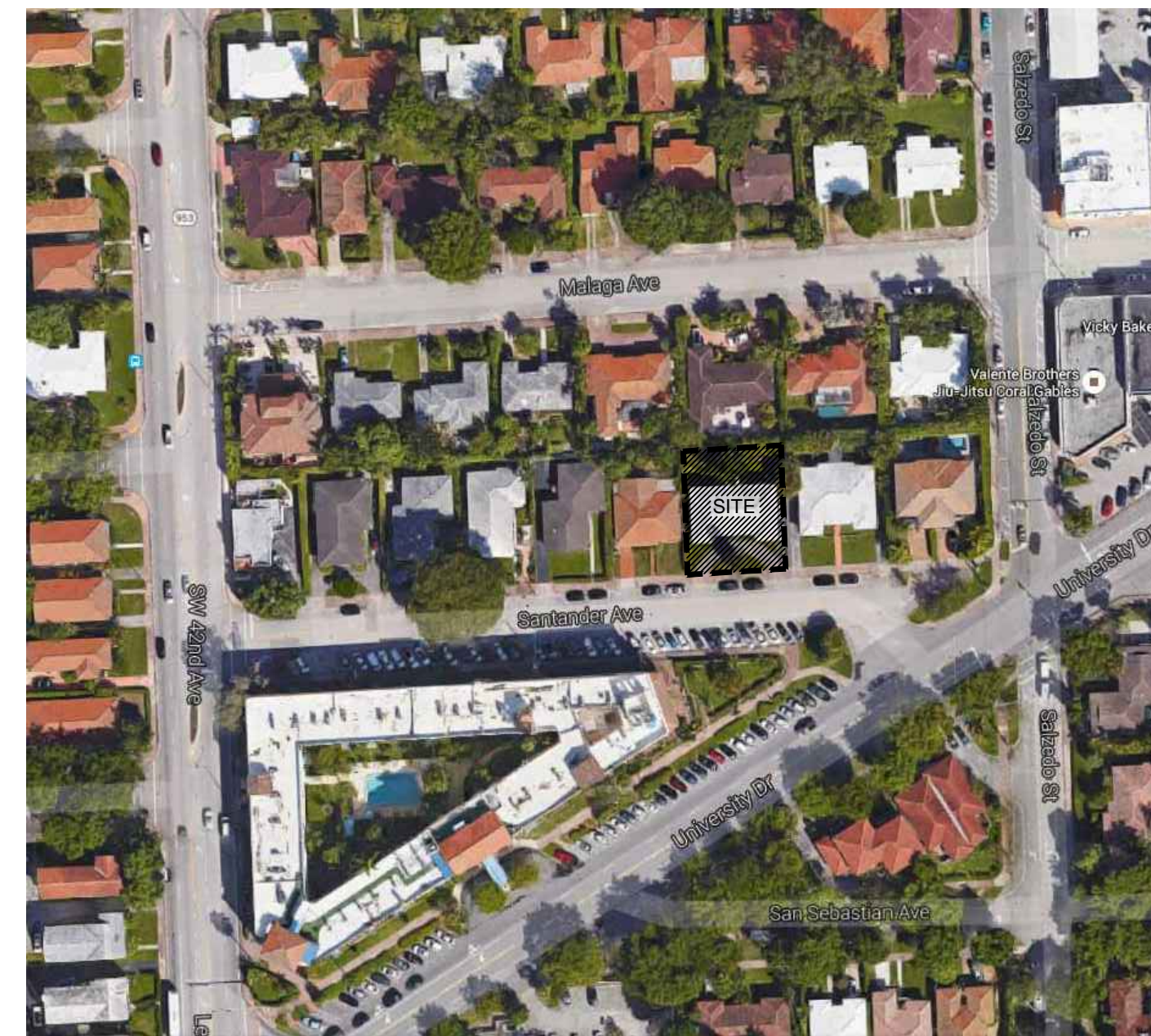
**1503-GUT**

DATE: Aug. 12, 2015  
 DRAWN BY: AB  
 CHECKED BY: ZJ  
 SCALE: AS SHOWN

SHEET  
**D0.01**



SITE DATA - 315 Santander Ave. MF1- MULTI-FAMILY 1 DUPLEX		
GROSS LOT AREA:		8,000 SQ. FT.
GROUND AREA COVERAGE	ALLOWED	PROPOSED
	(8,000 x 35.0%) 2,800.0 SQ. FT. MAIN BUILDING (5,507 x 10.0%) 800.0 SQ. FT. AUXILIARY STRUCTURES	2,797.8 SQ. FT. (40.0%) EXISTING MAIN BUILDING 364.8 SQ. FT. (4.6%) POOL
	TOTAL: 3,600.0 SQ. FT. (45%)	3,162.6 SQ. FT. (39.5%)
UNIT SIZE:		
UNIT A:		GROUND FLOOR (A.C.) - 1,370.3 SF SECOND FLOOR (A.C.) - 1,361.0 SF TOTAL (A.C.) - 2,731.3 SF
UNIT B:		GROUND FLOOR (A.C.) - 1,370.3 SF SECOND FLOOR (A.C.) - 1,361.0 SF TOTAL (A.C.) - 2,731.3 SF
SETBACKS:		
MAIN SETBACKS:		
FRONT SETBACK:	25'-0" MIN.	25'-0" (SOUTH)
SIDE SETBACKS:	80'-0" x 20% = 16'-0" TOTAL	8'-0" (EAST) 8'-0" (WEST)
REAR SETBACK:	10'-0" MIN.	14'-6" (NORTH)
POOL SETBACKS:		
SIDE SETBACKS:	80'-0" x 20% = 16'-0" TOTAL	8'-0" (EAST) 8'-0" (WEST)
REAR SETBACK:	10'-0" (NORTH)	11'-8" (NORTH)
HEIGHT REQUIREMENT:		
	(2) FLOORS MAX. * 29' MAX. FOR FIRST 50' OF LOT DEPTH. 34' MAX. FOR REMAINING PORTIONS OF THE LOT	29'-0" MAX.
LANDSCAPE REQUIREMENT:		
	MIN. REQUIRED TOTAL: 8,000.0 SQ. FT. x 40% = 3,200.0 SQ. FT.	3,202.8 SQ. FT. (40.0%)
	MIN. REQUIRED FRONT YARD: 3,200.0 SQ. FT. x 20% = 640.0 SQ. FT.	1,013.8 SQ. FT. (20.1%)



LOCATION MAP  
N.T.S.

**Z.W. JAROSZ ARCHITECT, P.A.**  
3326 MARY STREET SUITE 500  
COCONUT GROVE, FLORIDA 33133  
305.446.0888 WWW.JAROSZARCH.COM

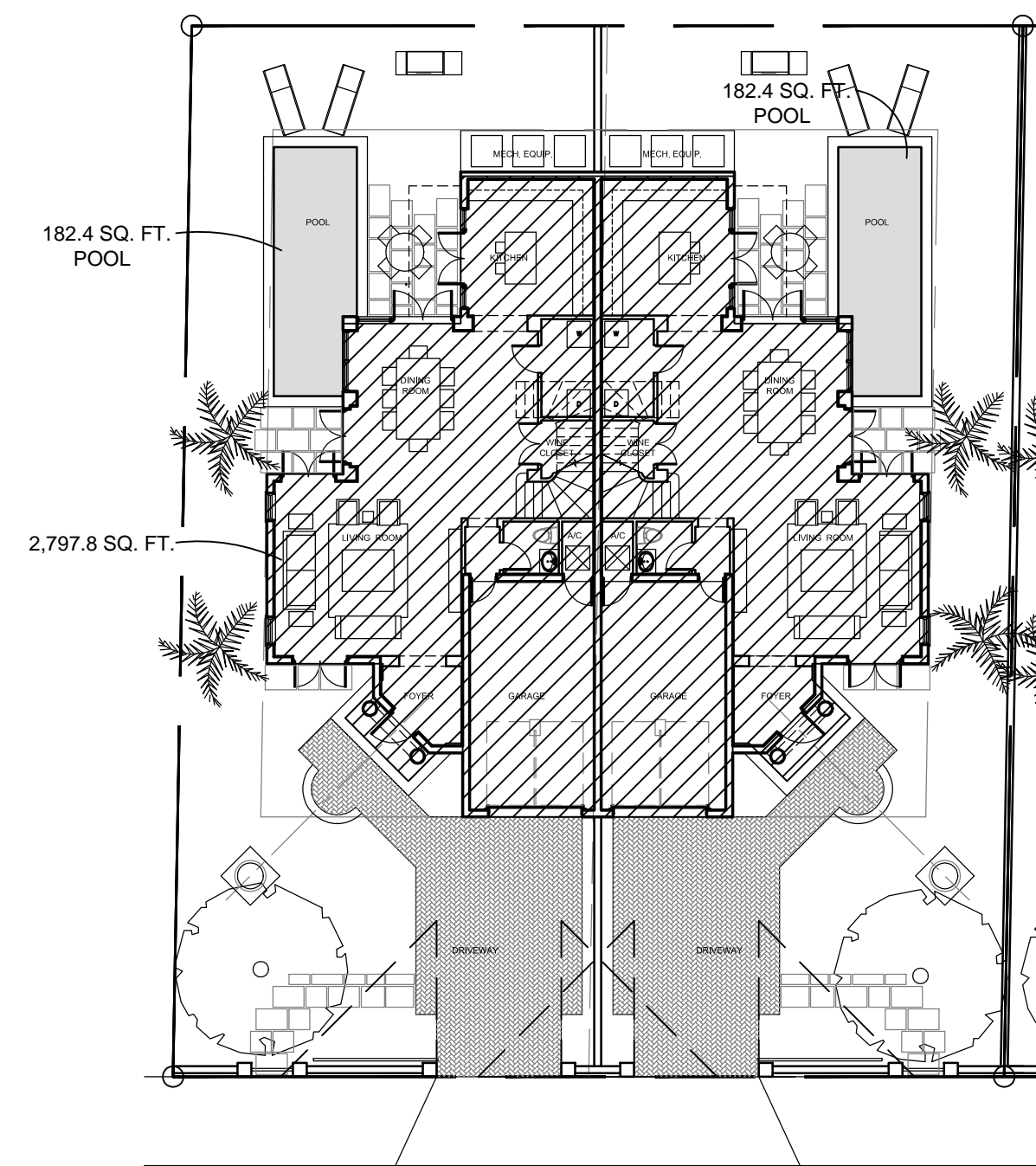
PROJECT / SHEET TITLE  
**GUTIERREZ DUPLEXES**  
315 Santander Avenue, Coral Gables, FL 33134  
**AREA DIAGRAMS**

LIC. AR8223

REVISIONS		
NO.	DATE	DESCRIPTION

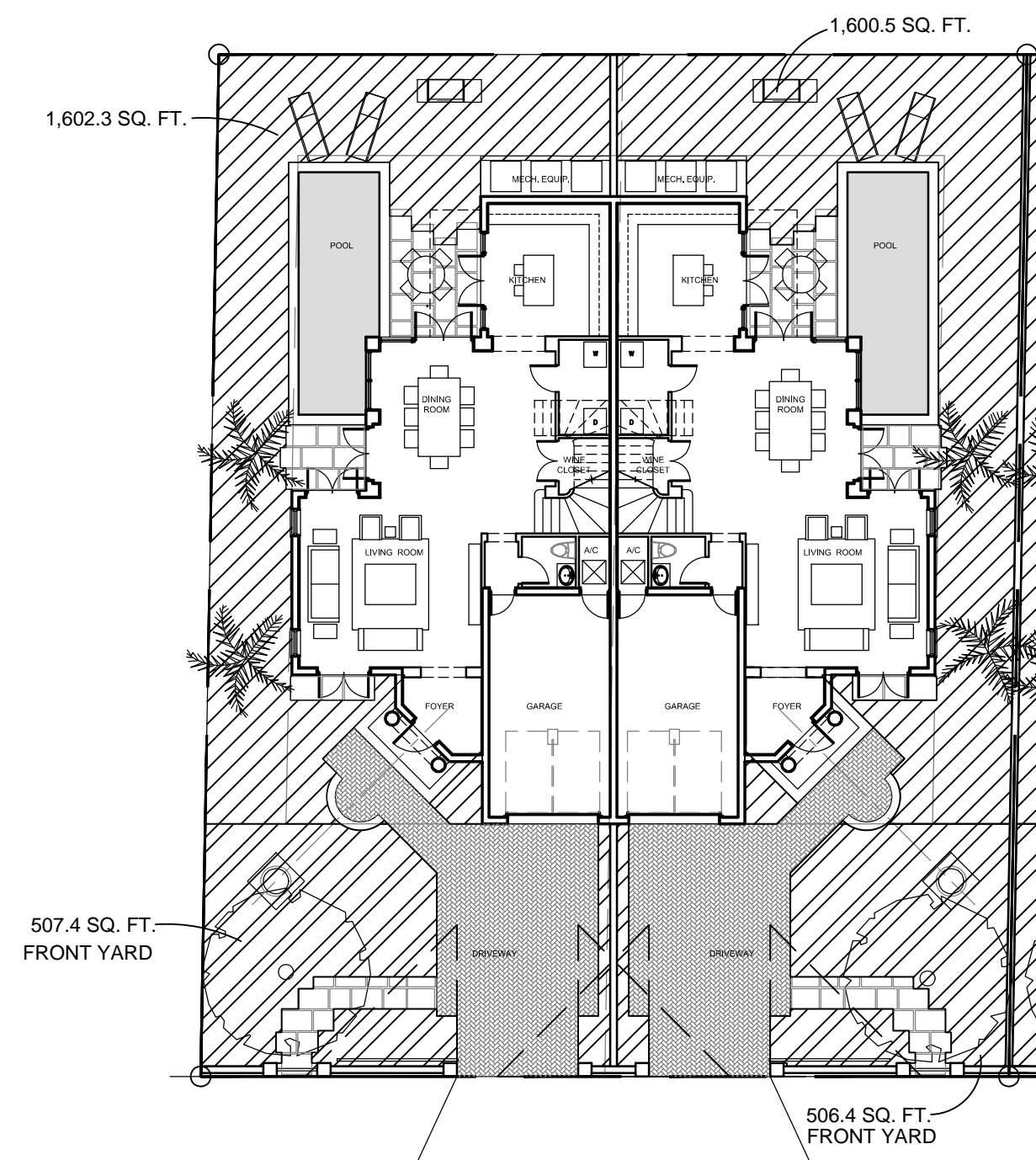
DATE: Aug. 12, 2015  
DRAWN BY: AB  
CHECKED BY: ZJ  
SCALE: AS SHOWN

SHEET  
**A0.01**



Santander Avenue

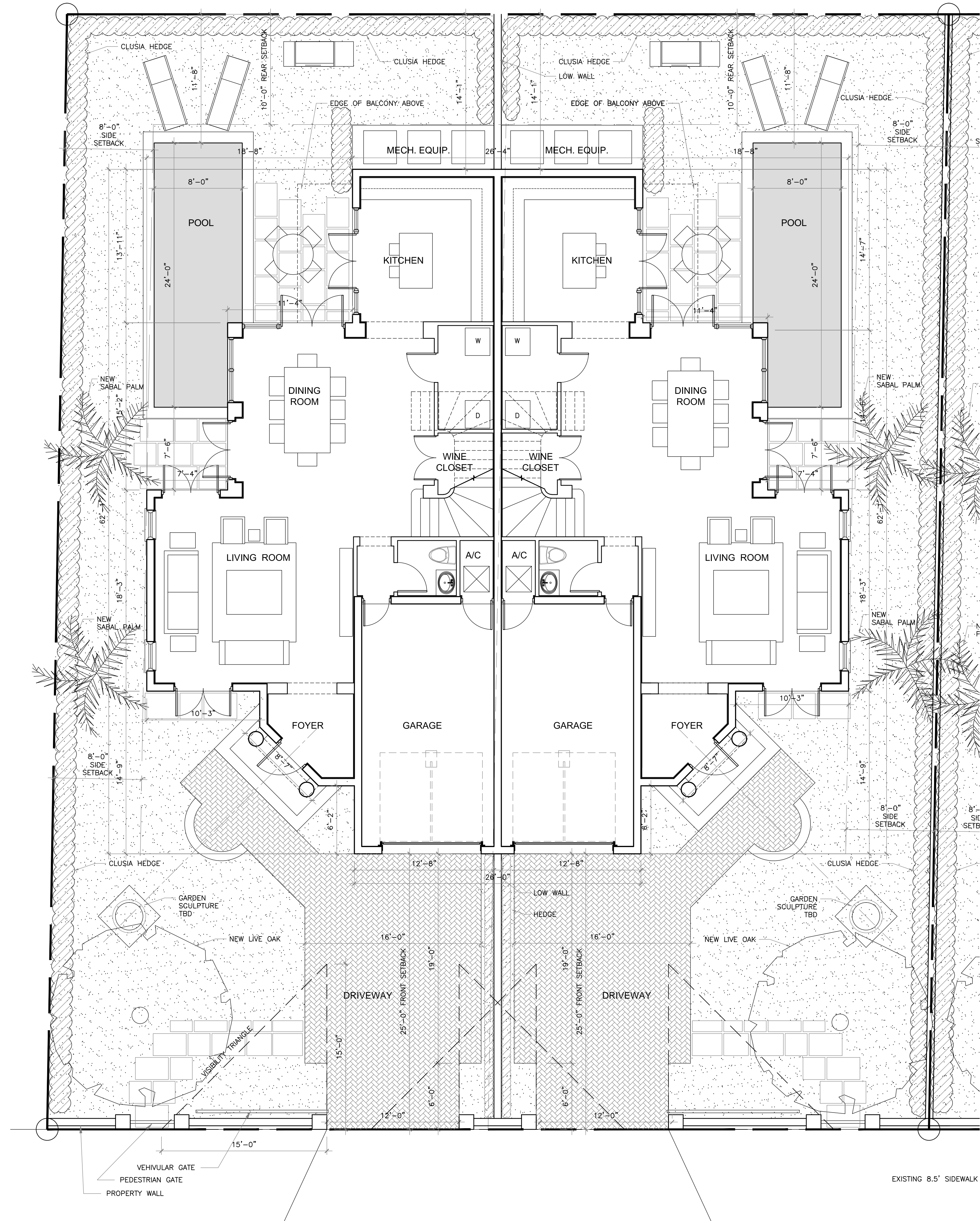
**GROUND AREA COVERAGE DIAGRAM**  
SCALE: 1/16" = 1'-0"



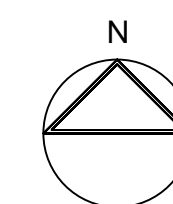
Santander Avenue

**LANDSCAPE AREA DIAGRAM**  
SCALE: 1/16" = 1'-0"

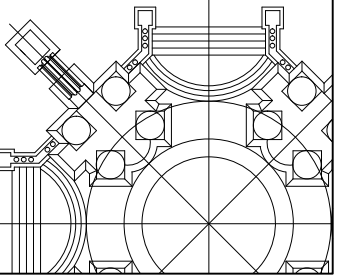




**GROUND FLOOR PLAN / SITE PLAN**  
SCALE: 3/16" = 1'-0"



**Z.W. JAROSZ ARCHITECT, P.A.**  
3326 MARY STREET SUITE 500  
COCONUT GROVE, FLORIDA 33133  
305.446.0888 WWW.JAROSZARCH.COM



PROJECT / SHEET TITLE

**GUTIERREZ DUPLEXES**  
315 Santander Avenue, Coral Gables, FL 33134  
**GROUND FLOOR PLAN**

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

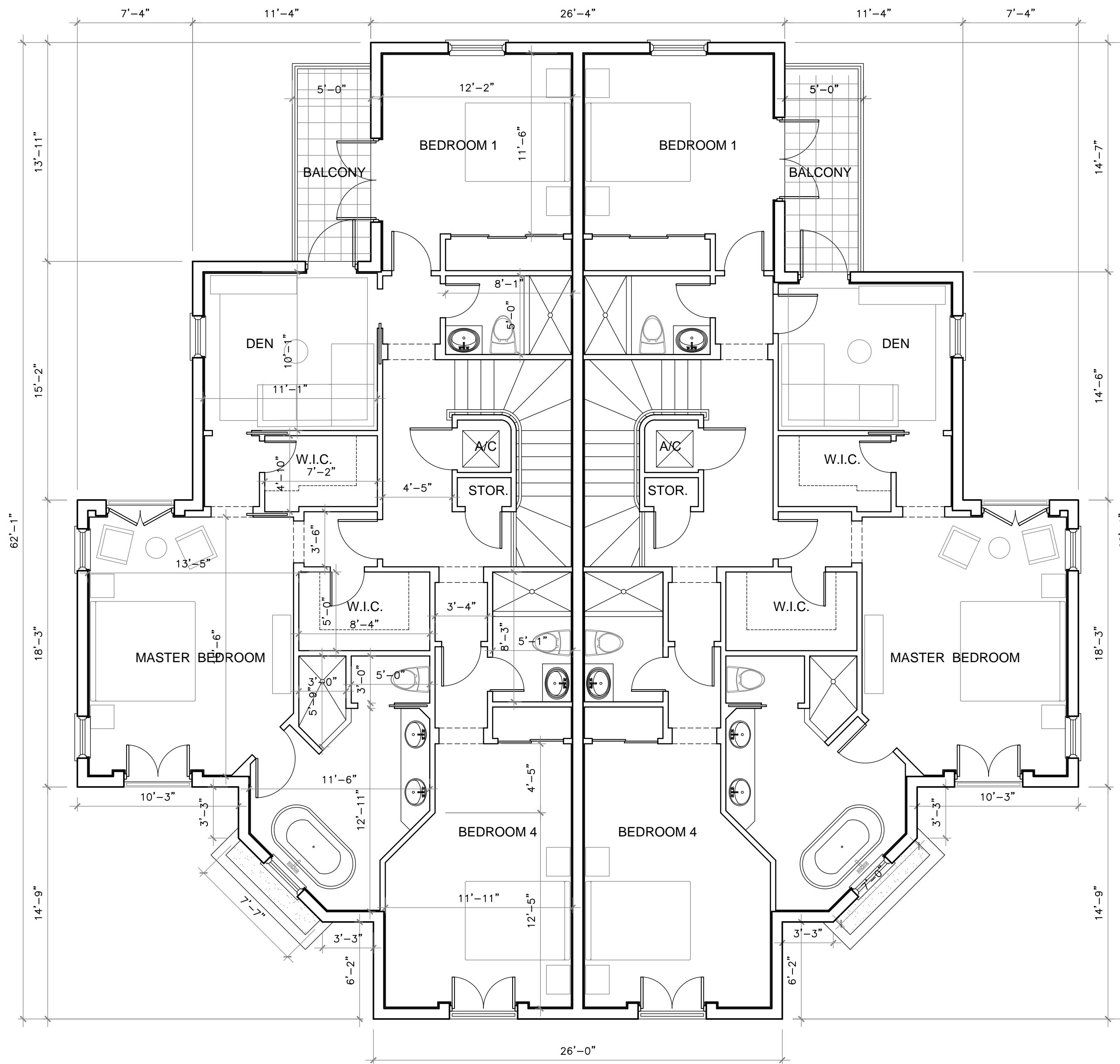
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

**1503-GUT**

DATE:	Aug. 12, 2015
DRAWN BY:	AB
CHECKED BY:	ZJ
SCALE:	AS SHOWN

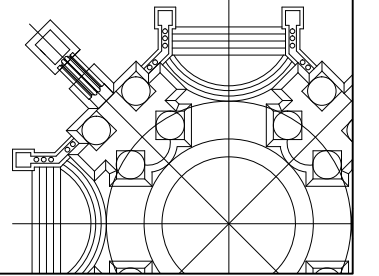
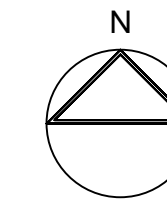
SHEET

**A1.01**



**SECOND FLOOR PLAN**

SCALE: 3/16" = 1'-0"



**Z.W. JAROSZ ARCHITECT, P.A.**

3326 MARY STREET SUITE 500  
COCONUT GROVE, FLORIDA 33133  
305.446.0888 WWW.JAROSZARCH.COM

PROJECT / SHEET TITLE

**GUTIERREZ DUPLEXES**  
315 Santander Avenue, Coral Gables, FL 33134

**SECOND FLOOR PLAN**

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

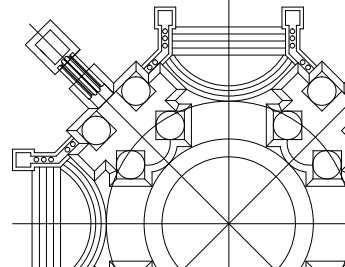
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING INTO WORK.

**1503-GUT**

DATE:	Aug. 12, 2015
DRAWN BY:	AB
CHECKED BY:	ZJ
SCALE:	AS SHOWN

SHEET

**A1.02**



PROJECT / SHEET TITLE

GUTIERREZ DUPLEXES  
 315 Santander Avenue, Coral Gables, FL 33134

ELEVATIONS

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

1503-GUT

DATE:	Aug. 12, 2015
DRAWN BY:	AB
CHECKED BY:	ZJ
SCALE:	AS SHOWN

SHEET

A3.01



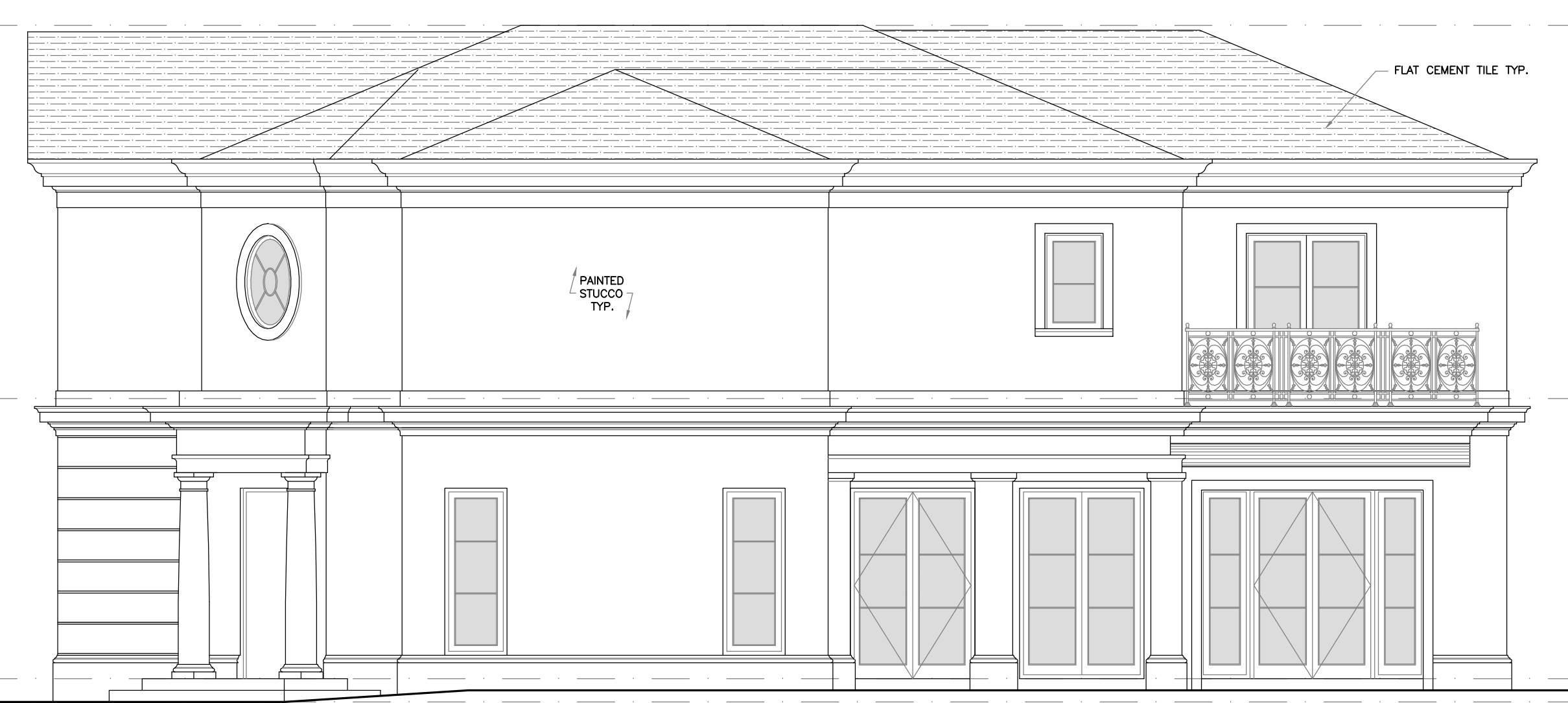
FRONT ELEVATION  
 SCALE: 3/16" = 1'-0"



WEST ELEVATION  
 SCALE: 3/16" = 1'-0"



REAR ELEVATION  
 SCALE: 3/16" = 1'-0"



EAST ELEVATION  
 SCALE: 3/16" = 1'-0"





3D STUDY  
N.T.S.

**Z.W. JAROSZ ARCHITECT, P.A.**  
 3326 MARY STREET SUITE 500  
 COCONUT GROVE, FLORIDA 33133  
 305.446.0888 WWW.JAROSZARCH.COM

PROJECT / SHEET TITLE

**GUTIERREZ DUPLEXES**  
 315 Santander Avenue, Coral Gables, FL 33134  
**3D STUDY**

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

COPYRIGHT 2015. ALL RIGHTS RESERVED. THIS DRAWING AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF Z.W. JAROSZ ARCHITECT, P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. ANY REUSE OR MODIFICATION OF ANY PART OF THIS PROJECT OR REVISIONS TO THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE CONSENTATION FROM Z.W. JAROSZ ARCHITECT, P.A. IS PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING OR SPECIFICATION WITHOUT THE WRITTEN CONSENT OF Z.W. JAROSZ ARCHITECT, P.A. IS PROHIBITED. CONTACT Z.W. JAROSZ ARCHITECT, P.A. FOR ALL USE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

**1503-GUT**

DATE: Aug. 12, 2015  
 DRAWN BY: AB  
 CHECKED BY: ZJ  
 SCALE: AS SHOWN

SHEET  
**A3.11**



## **CONTACT INFORMATION**

### **Applicant & Attorney**

Mario Garcia-Serra  
Gunster  
Brickell World Plaza  
600 Brickell Avenue  
Suite 3500  
Miami, FL 33131

Ph: 305-376-6061  
Email: MGarcia-Serra@gunster.com

### **Property Owner:**

Bullrock USA, LLC  
Brickell World Plaza  
600 Brickell Avenue  
Suite 1725  
Miami, FL 33131

Contact: Eduardo Gutierrez  
Ph: 305-307-9883  
Email: eg@bullrockinvestment.com

### **Architect:**

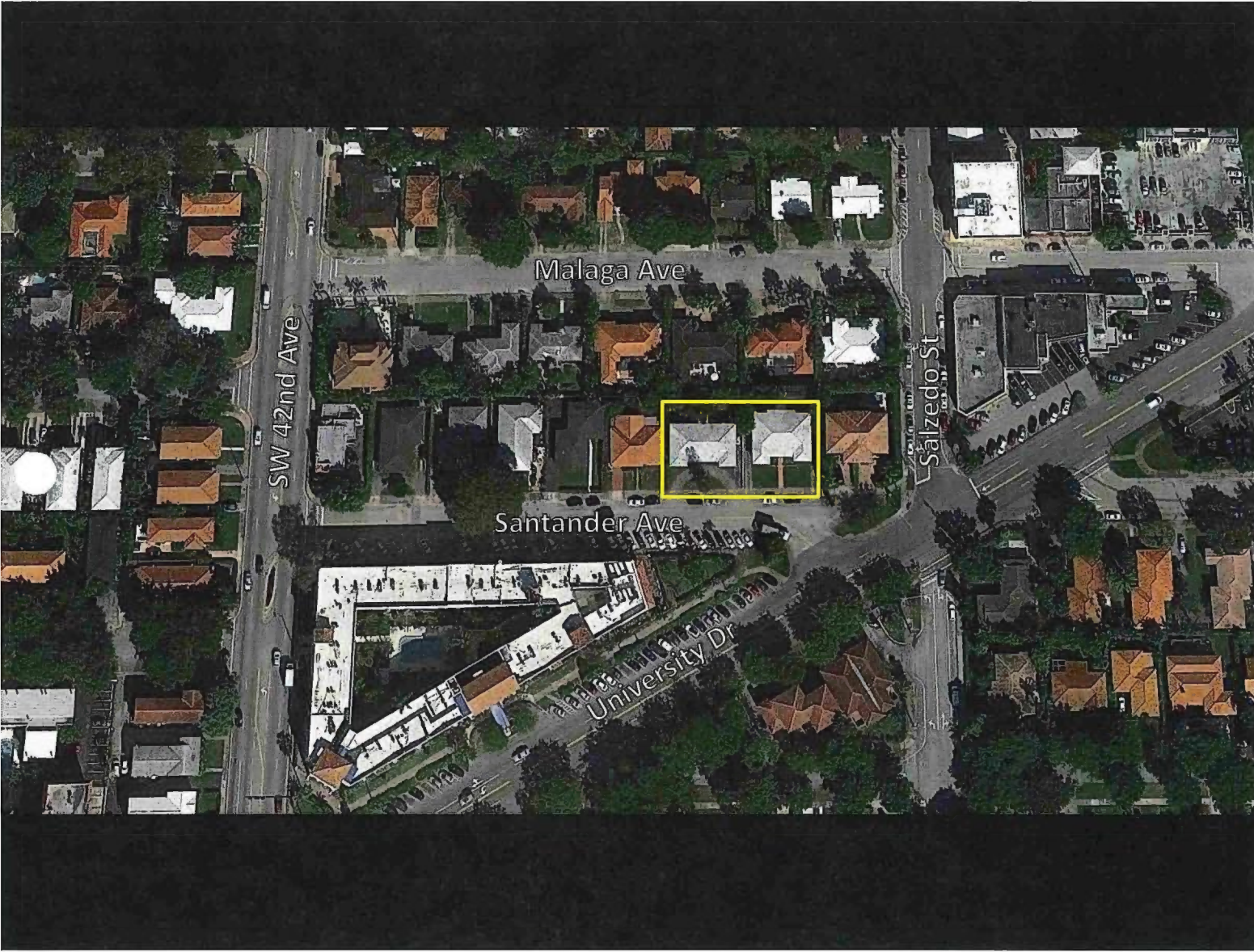
Z.W. Jarosz Architect, P.A.  
Jarosz Development Corporation  
3326 Mary Street  
Suite 500  
Coconut Grover, FL 33133

Contact: Zeb W. Jarosz  
Ph: 305-446-0888 X-10  
Email: zwjarosz@jaroszarch.com

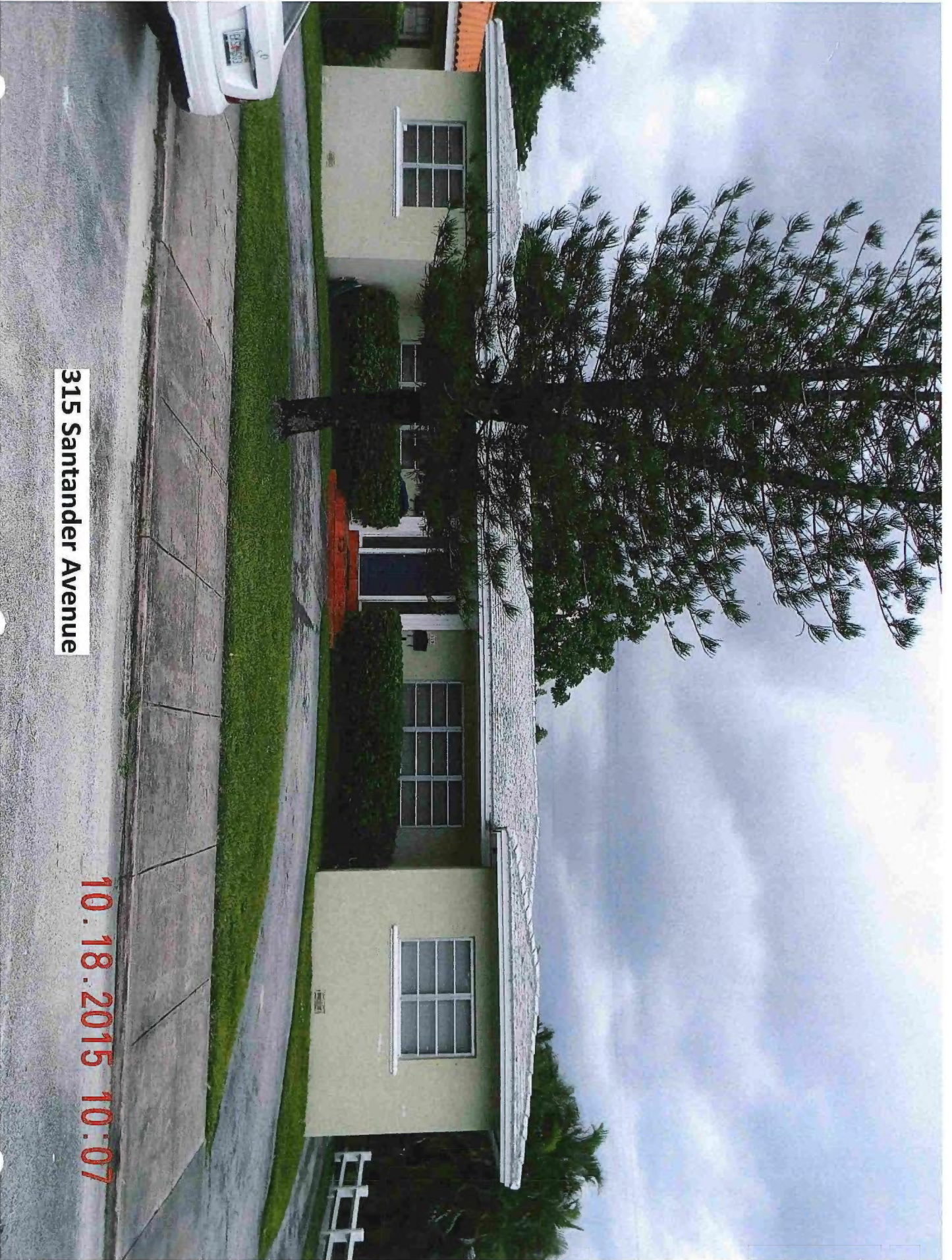








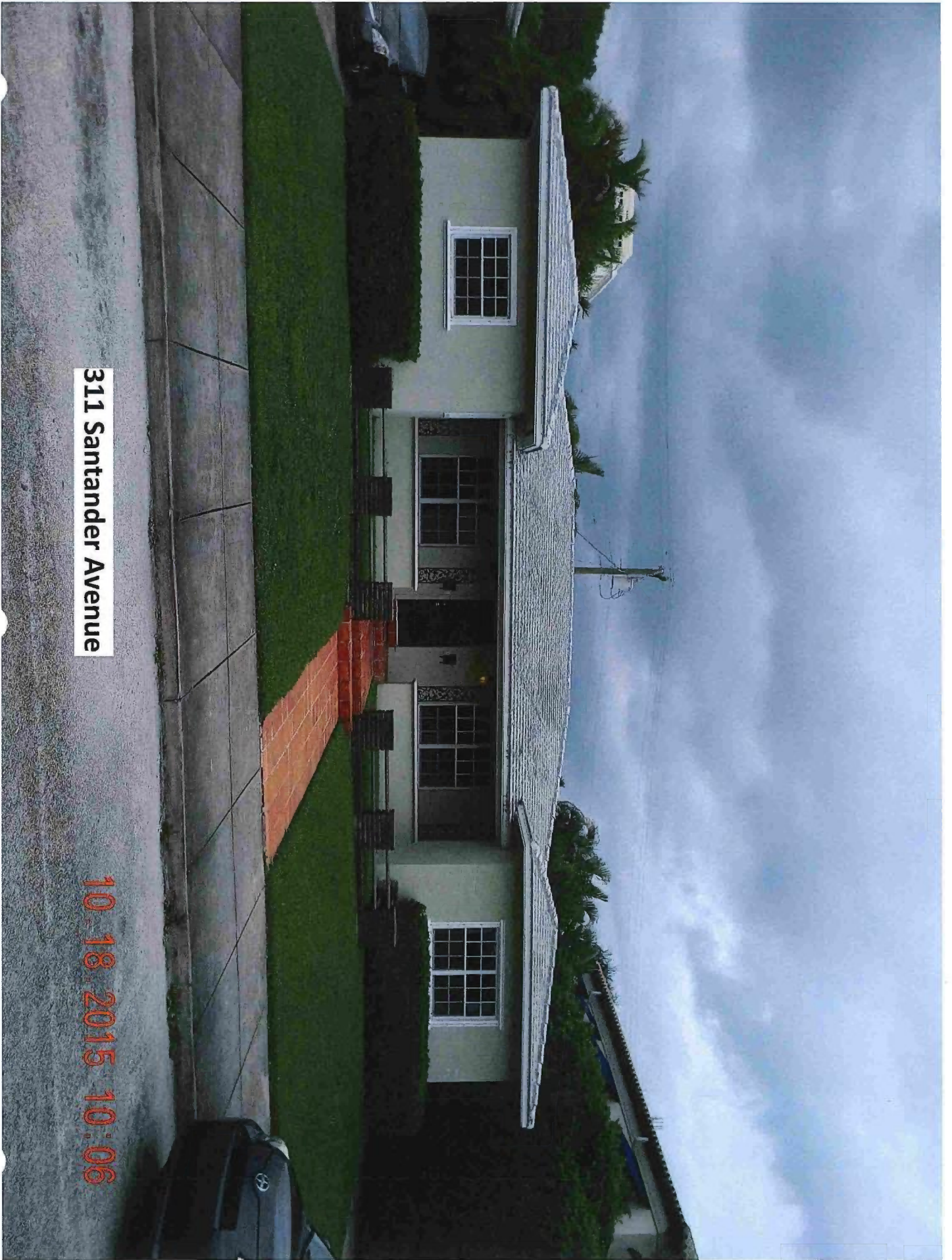




315 Santander Avenue

10.18.2015 10:07

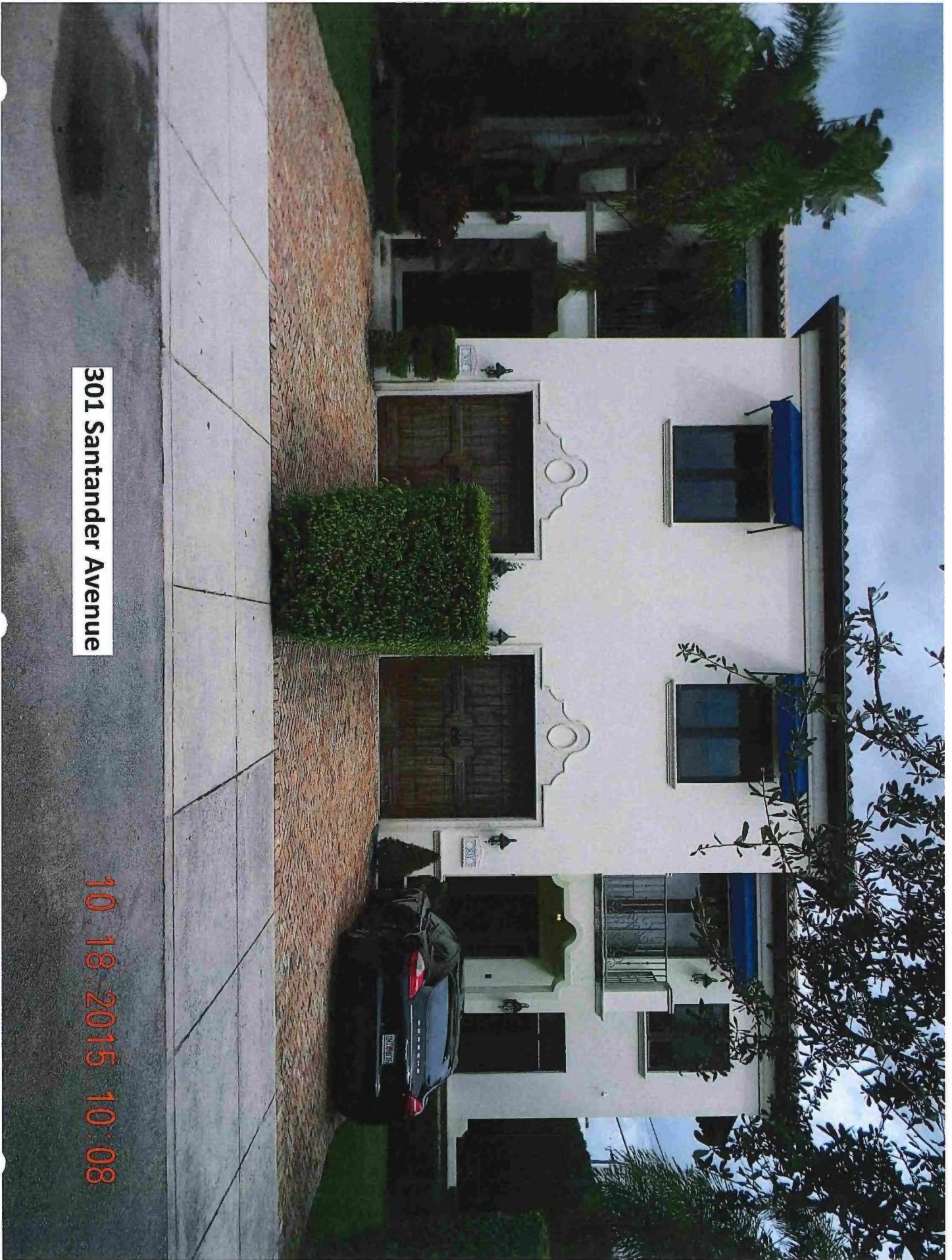




311 Santander Avenue

10-18-2015 10:06





301 Santander Avenue

10 18 2015 10:08





10.18.2015 10:09





San Sebastian Apartments

10 18 2015 10:10





10.18.2015 10:08



October 20, 2015

**VIA HAND DELIVERY**

Mr. Ramon Trias  
Planning and Zoning Director  
City of Coral Gables  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: 311 and 315 Santander Avenue, Coral Gables, Florida / Public Records Search**

Dear Mr. Trias:

In connection with our application for Zoning Code Text Amendment, we have conducted a thorough search of the public records for the properties at 311 and 315 Santander Avenue and have not found any documents which may affect the development of the property. Thank you for your attention to this matter. If you have any questions, please contact me at (305) 376-6061.

Sincerely,

Mario Garcia-Serra

MIA\_ACTIVE 4380280.1



# Single-Family Residential

## Lot Occupation

Building Site Area	N/A
Building Site Width	N/A
Building Site Street Frontage	50' min
Ground Area Coverage	35% max Principal Building 45% max all structures
Floor Area Ratio (FAR)	Building Site < 5,000sf = 0.48 max Building Site 5,000 - 10,000sf = 0.35 max Building Site > 10,000sf = 0.3 max
Principal Frontage	N/A
Open Space	40% min
Building Configuration	1 Principal Building / Building Site
Density	see Land Use Classification

## Building Setback

Principal Front	25' min
Secondary Front	15' min or Principal Front Setback of Street
Side	5' min Combined total: 20% of Bldg Site Width
Rear	10' min

## Accessory Building Setback

Principal Front	> Principal Building Location
Secondary Front	> Principal Building Location
Side	5' min Combined total: 20% of Bldg Site Width min
Rear	10' min

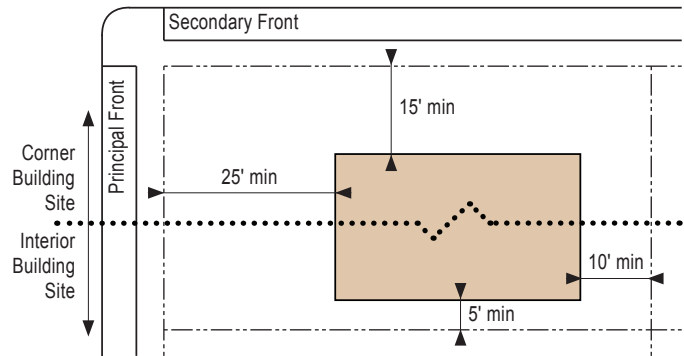
## Parking Placement

Principal Front Facade Width	30% max
Secondary Front Facade Width	30% max

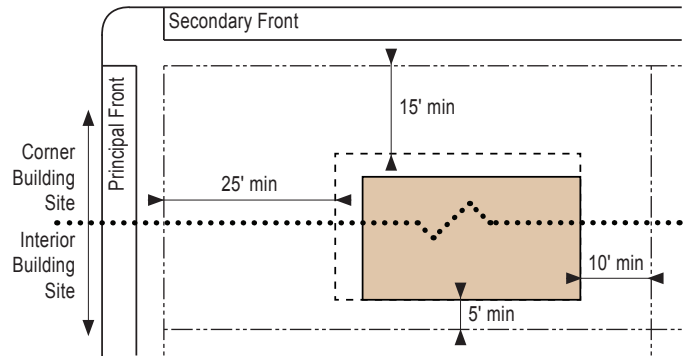
## Building Height

Principal Building	2 Floors and 29' max
Accessory Building	may not exceed Principal Bldg Height

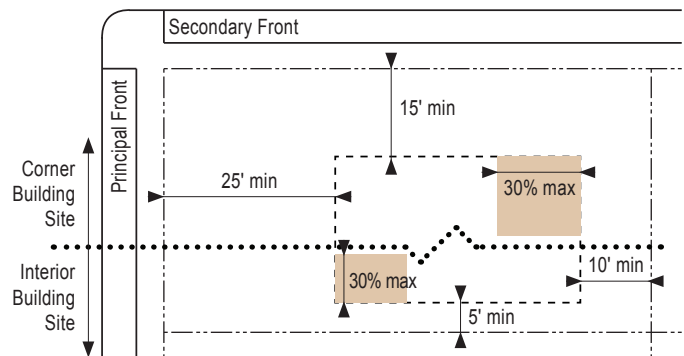
## Building Placement



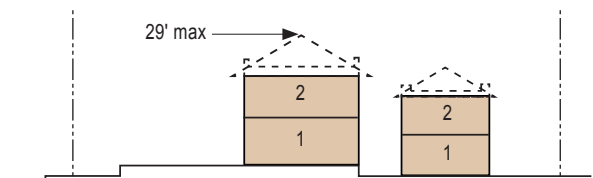
## Accessory Building Placement



## Parking Placement



## Building Height



# Multi-Family 1 Duplex

Lot Occupation	
Building Site Area	N/A
Building Site Width	N/A
Building Site Street Frontage	50' min
Ground Area Coverage	35% max Principal Building 45% max all structures
Floor Area Ratio (FAR)	N/A
Principal Frontage	N/A
Open Space	40% min
Building Configuration	1 Principal Building / Building Site 2 du / Building Site
Density	see Land Use Classification

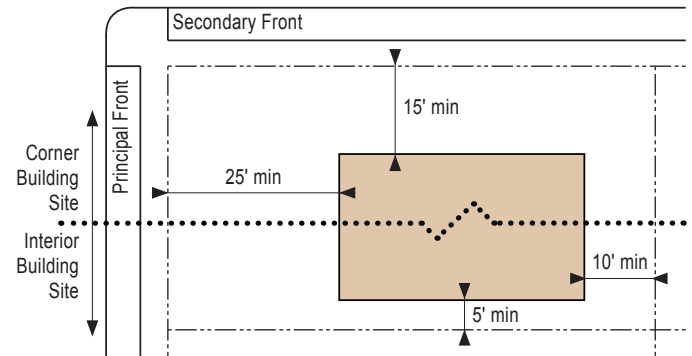
Building Setback	
Principal Front	25' min
Secondary Front	15' min or Principal Front Setback of Street
Side	5' min Combined total: 20% of Bldg Site Width
Rear	10' min

Accessory Building Setback	
Principal Front	> Principal Building Location
Secondary Front	> Principal Building Location
Side	5' min Combined total: 20% of Bldg Site Width min
Rear	10' min

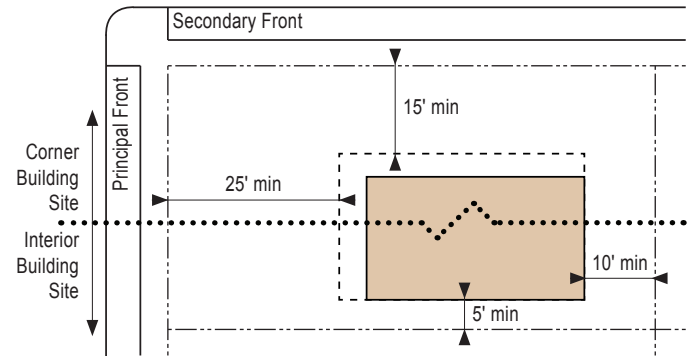
Parking Placement	
Principal Front Facade Width	subject to BOA approval
Secondary Front Facade Width	subject to BOA approval

Building Height	
Principal Building	2 Floors and 34' max
Accessory Building	2 Floors and 34' max
Adjacent to SFR	29' max within 50' of SFR

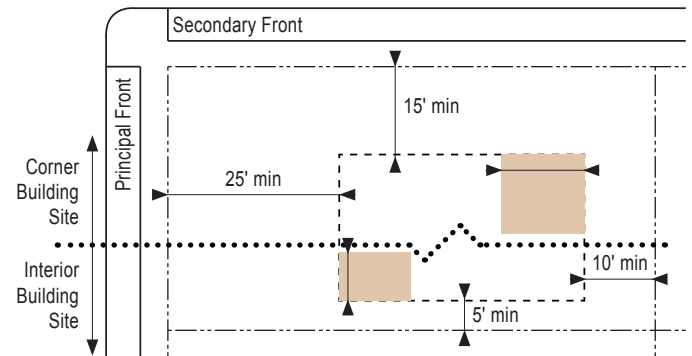
## Building Placement



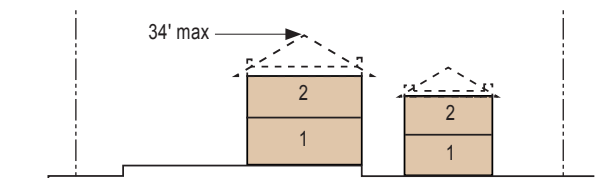
## Accessory Building Placement



## Parking Placement



## Building Height



CITY OF CORAL GABLES  
PLANNING DEPARTMENT

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

2015 DEC -3 PM 12:48

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

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

NOTICE OF PUBLIC HEARING  
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY -  
DEC. 09, 2015

in the XXXX Court,  
was published in said newspaper in the issues of

11/25/2015

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

Sworn to and subscribed before me this  
25 day of NOVEMBER, A.D. 2015

(SEAL)

MARIA MESA personally known to me



CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING

City Public Hearing  
Dates/Times Local Planning Agency / Planning and Zoning Board  
Wednesday, December 9, 2015, 6:00 - 9:00 p.m.  
Location City Commission Chambers, City Hall, 405 Biltmore Way,  
Coral Gables, Florida, 33134

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

1. An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on 09.28.10, pursuant to Zoning Code Article 3, Division 19, entitled "Development Agreements", for the University of Miami, City of Coral Gables Campus, amending Paragraph 19 of the Development Agreement ("Internal Road and Access") that governs internal circulation on the Coral Gables Campus, to modify Phase II of the Internal Road; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (legal description on file at the City) (This item was continued from the October 14, 2015 Planning and Zoning Board meeting)
2. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)" for the mixed use project referred to as "Gables Ponce III" on the property legally described as Tracts A-C, Block 16, Industrial Section (363 Granello Avenue), Coral Gables, Florida; including required conditions, and providing for an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by removing provisions restricting height for the property legally described as Lots 18-21, Block 36, Crafts Section (311 and 315 Santander Avenue), Coral Gables, Florida; providing for codification, and providing for an effective date.



CITY OF CORAL GABLES  
PLANNING DEPARTMENT

2015 DEC -3 PM 12:48

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

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

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

11/25

15-140/0000051719M