



City of Coral Gables Planning and Zoning Staff Report

Property: 211 Santillane Avenue

Applicant: 211 Santillane, LLC

Application: Conditional Use Site Plan Review

Public Hearing: Planning and Zoning Board / Local Planning Agency

Date & Time: **January 08, 2020, 6:00 – 6:00 p.m.**

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

1. APPLICATION REQUEST

Application request for conditional use site plan review to allow additional density and Floor Area Ratio (FAR) for a residential multi-family project located in a Multi-Family 2 (MF2) district by utilizing the recently adopted Residential Infill Regulations (RIR). The Resolution under consideration is as follows:

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-208.A.3(a), "Residential Infill Regulations (RIR)," for a multi-family building on property zoned Multi-Family 2 (MF2) legally described as lots 12, 13, 14, 15 and 16 of Block 11 of Revised Plat of Coral Gables Douglas Section (211 Santillane Avenue), Coral Gables, Florida; including required conditions; providing for severability, repealer, and an effective date.

The request requires two public hearings, including review and recommendation by the Planning and Zoning Board, and approval via Resolution by the City Commission.

2. APPLICATION SUMMARY

Project Information

The proposal is to construct a multi-family apartment building containing 69 dwelling units with 96 parking spaces provided within the building, behind two-level apartment units with landscaped front yards. The proposed building height is 9-stories at approximately 99 feet high including architectural projections. The application package submitted by the Applicant is provided as Attachment A.

Site Area	.69 acres (30,000 square feet)
FAR	2.49 FAR (74,780 square feet)
Height	99'
Program	<ul style="list-style-type: none"> • 34 Studio & One-Bedroom Units • 35 Two-Bedroom Units • 9,360 square feet of landscaped open space (31%)
Parking	96 spaces

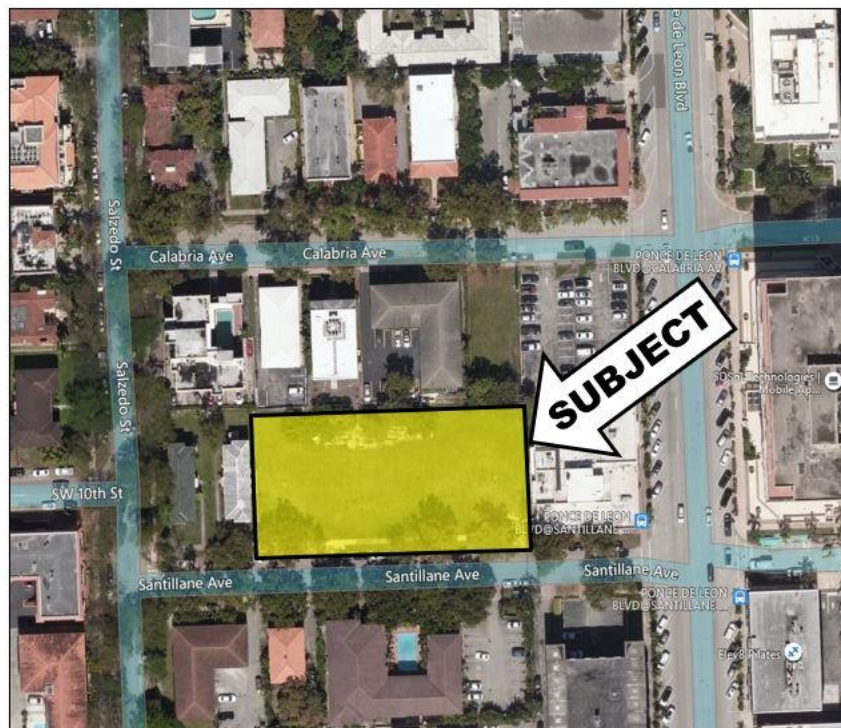
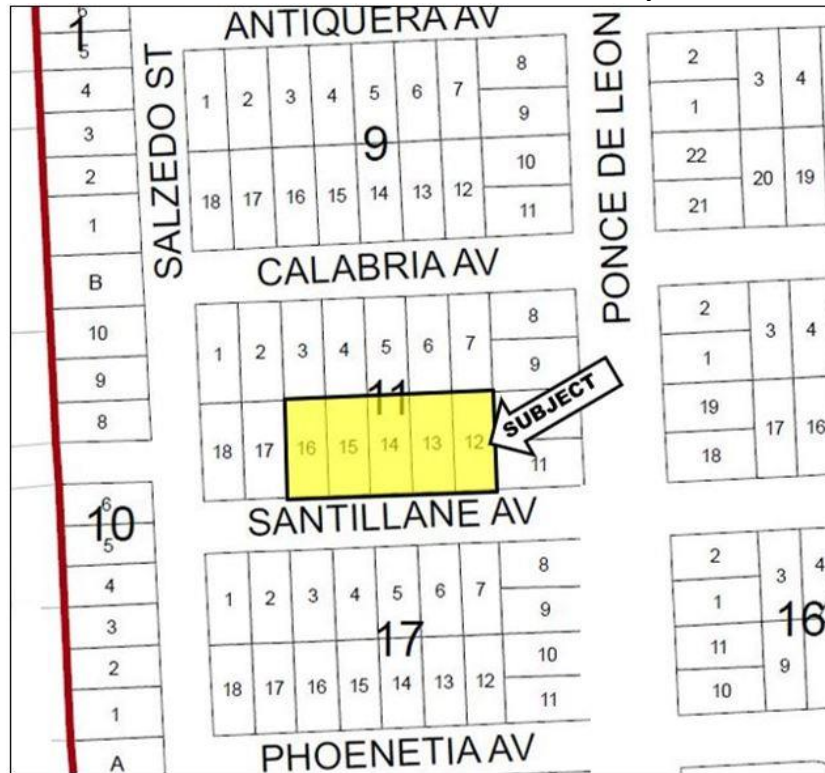
Standard	Currently Allowed in RIR	Proposed Development
Total site area	Minimum 20,000 sq. ft.	30,000 sq. ft.
FAR / permitted development (with Mediterranean bonus)	2.5 (75,000 square feet)	2.49 (74,780 square feet)
Residential Density	100 units/acre	100 units/acre
Total Residential Units	69	69
<i>Studio</i>		6
<i>One-bedroom</i>		28
<i>Two-bedroom</i>		35
Total Off-Street Parking Spaces	96	96
Building height with architectural incentives	100 feet max	99 feet
Number of stories	No limitation on floors	9 stories
Landscape Open space	7,500 sq. ft. (25%)	9,360 sq. ft. (31%)
<i>Setbacks</i>		
Primary street frontage (Santillane Avenue)	8' for the first two floors 20 feet above second floor	8' for the first two floors 20 feet above second floor
Rear (south)	10'	10'
Interior Side (east)	10'	21'-10"
Interior Side (west)	10'	10'-1"

Project Location

The subject property is in the North Ponce area, on the northside of Santillane Avenue mid-block between Ponce de Leon Boulevard and Salzedo Street. The property is currently vacant consisting of five platted lots, totaling approximately 30,000 square feet (.69 acres), legally described as lots 12, 13, 14,15 and 16 of Block 11 of the Revised Plat of Coral Gables Douglas Section. It has a Land Use designation of Residential Multi-Family Medium Density and currently zoned Multi-Family 2 (MF2). It is within the North Ponce area (north of Navarre Avenue, south of SW 8th Street, east of LeJeune Road and west of Douglas Road) where Residential Infill Regulations (RIR) are applicable. The Residential Infill Regulations overlay allows an increase in the potential density and intensity of development over what is currently in place in the underlying MF2 Zoning.

It is primarily surrounded by multi-family residential use, except on the east where it abuts a one-story commercial building. Location map and aerial shown below:

Block, Lot and Section Location Map



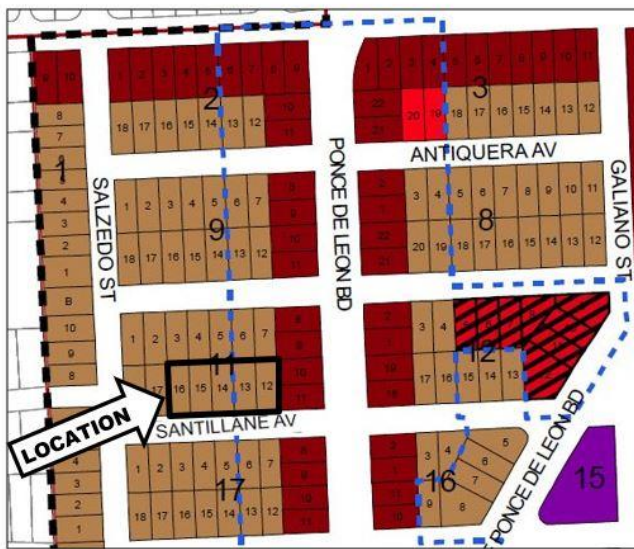
The following tables provide the subject property's designations and surrounding land uses:

Existing Property Designations

Comprehensive Plan Map designation	Multi-Family Medium Density
Zoning Map designation	Multi-Family 2 (MF2) District
Within North Ponce Conservation Overlay	Yes
Within a designated Mixed-Use Overlay District (MXOD)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)
South	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)
East	Commercial Building	Commercial High-Rise Intensity	Commercial
West	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)



Future Land Use Map



Zoning Map



3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	03.29.19
Board of Architects (Preliminary Design and Mediterranean Bonus)	08.15.19
Planning and Zoning Board	01.08.20
City Commission	TBD

STAFF REVIEW				
Department	DRC 03.29.19	Board of Architects 08.15.2019	Staff Meeting 10.18.19	Comments Provided?
Historical Resources and Cultural Arts	X		X	Yes
Parking	X		X	Yes
Public Service	X		X	Yes
Concurrency	X		X	Yes
Police	X		X	Yes
Fire	X		X	Yes
Public Works	X		X	Yes
Zoning	X		X	Yes
Board of Architects	X	X	X	Yes
Planning	X		X	Yes
Building				

Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on November 25, 2019 with notification to all property owners within 1,000 of the property. A copy of the meeting invitation and attendance list is on file with the Planning Division.

The Zoning Code requires notification be provided to all property owners within 1,000 feet of the property. The notification was sent on December 26, 2019. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 735 notices were mailed. A copy of the legal advertisement and notice are provided as Attachments C and D, respectively. A map of the notice radius is provided below.

Notification Radius Map

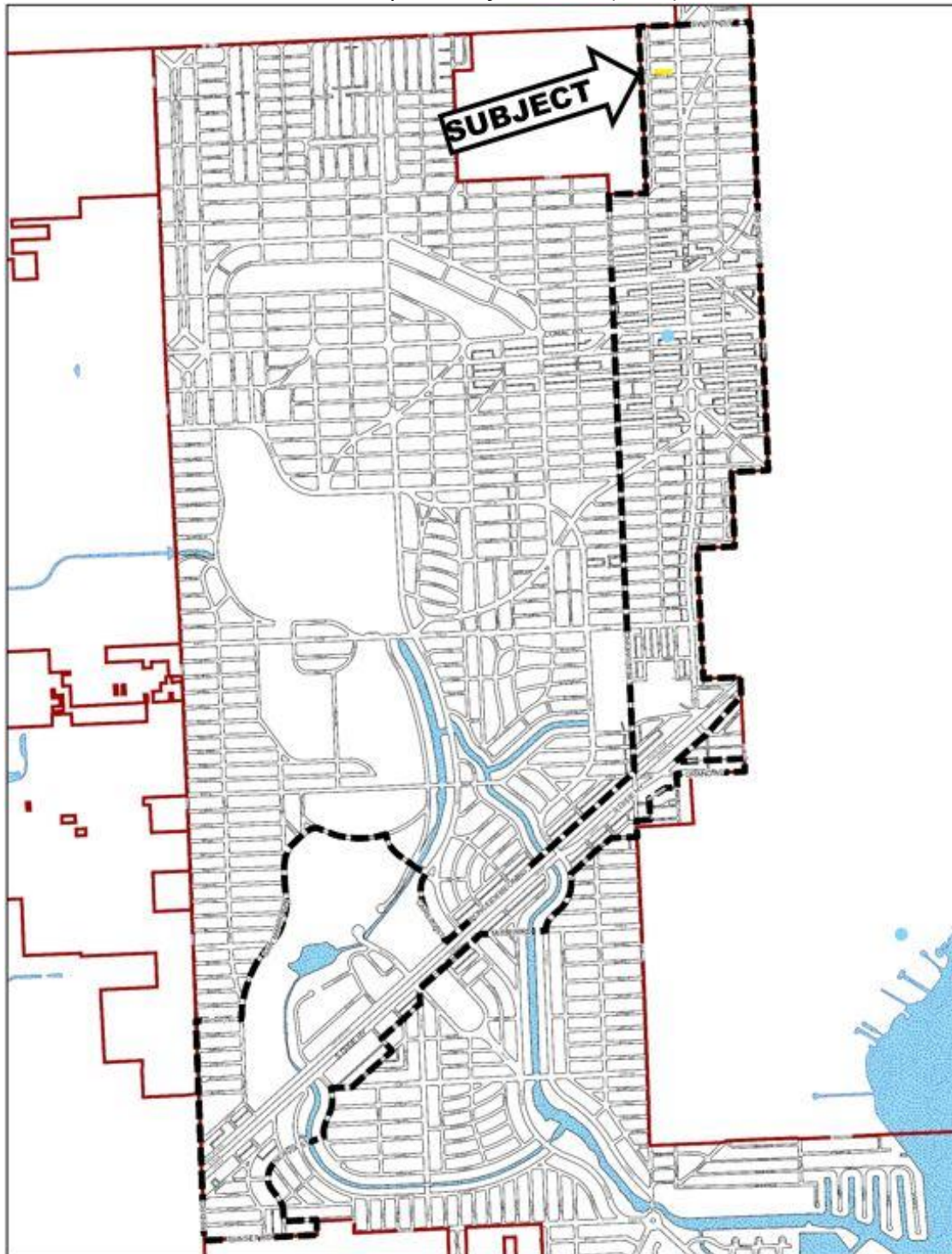


The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Applicant neighborhood meeting	November 25, 2019
Notification	December 26, 2019
Sign posting of property	December 27, 2019
Legal advertisement	December 27, 2019
Posted agenda on City web page/City Hall	December 27, 2019
Posted Staff report on City web page	January 3, 2020

This property falls within the Gables Redevelopment Infill District (GRID), which is generally located along the Ponce de Leon Boulevard corridor and US1. The City’s GRID allows development within its boundaries to move forward regardless of a roadway’s level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Traffic Impact Analysis report and provide appropriate traffic mitigation to help offset the impacts. As stated in the Traffic Generation Analysis prepared by David Plummer and Associates, provided in Attachment A, no traffic impact study is required.

Gables Redevelopment Infill District (GRID)



Proposal – Conditional Use Site Plan Review

The project is located within the Residential Infill Regulations (RIR) overlay. The Residential Infill Regulations overlay allows an increase in the potential density and intensity of development over what is currently in place in the underlying MF2 zoning. However, projects developed pursuant to Residential Infill Regulations requires Conditional Use review and approval per Section 4-208.A.3(a) of the Zoning Code. Conditional uses require public hearing reviews with a recommendation provided by the Planning and Zoning Board and review and approval granted by the City Commission pursuant to the requirements established in Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses.”

Mediterranean Architectural Style

The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on August 15, 2019.

4. FINDINGS OF FACT

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses,” Section 3-401, “Purpose and Applicability” provides for the following:

“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”

Staff’s Findings: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Site Plan Review for the proposed residential multi-family apartment building consisting of 69 dwelling units. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

Staff’s responsibility is to review the application in accordance with the criteria provided in Zoning Code Article 3, “Development Review”, Division 4, “Conditional Uses”, Section 3-408, “Standards for review” and provide Findings of Fact regarding the proposed application. Staff has compared the Applicant’s proposal with the review criteria set out in Zoning Code Section 3-408, and found that the application complies with the following standards and criteria:

A Conditional Use site plan review must comply with Zoning Code Section 3-408, "Standards for Review" as follows:

STANDARD	STAFF EVALUATION
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	Yes. As concluded in this report, this Application is "consistent" with the CP's Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant which address the City objectives for encouraging greater housing opportunities within close proximity to transit, employment centers, parks and schools.
2. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	Yes. The proposed multi-family project is permitted in the zoning district. It is similar and complimentary to the existing use and development pattern in the area and those which are being planned and under construction.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	Yes. The property is currently vacant. Redevelopment of this property as multi-family building with added density fulfills the objectives of the City to provide greater housing opportunities in the area.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. The Applicant's proposal is consistent with the underlying zoning designation. It will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area. Conditions of approval are recommended that mitigate potential negative impacts created during construction, and after the project has been completed. These include conditions that regulate the closure of streets around the project site during construction, designation of a construction information/contact person, restrictions on illuminated signage and exterior building lighting, and the provision of public realm/landscaping improvements, streetscape improvements and other off-site improvements that would otherwise not have been realized.
5. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures	Yes. The proposed redevelopment of this property as a residential multi-family project is consistent with the surrounding uses. This project will be among the first projects to utilize the recently adopted Residential Infill Regulations.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	Yes. The parcel is approximately 30,000 square feet (.69 acres) in size which accommodates all development features while providing high standards of architectural quality.
7. The nature of the proposed development is not detrimental	Yes. The proposed project is consistent with the stated goals and objectives for Residential Infill Regulations overlay. The redevelopment

STANDARD	STAFF EVALUATION
to the health, safety and general welfare of the community.	of this property fulfills the objective of the City to attract residential developments to the area and to create a pedestrian oriented urban environment.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	Yes. Vehicular parking for the project is located within the building, behind two-level apartment units with landscaped front yards. Service access and areas are enclosed. A wider open space on the east side is provided to encourage and facilitate pedestrian activities and circulation through and around the project site and surrounding district.
9. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	Yes. A Traffic Generation Analysis is provided by the applicant and no traffic impact study is required. The proposed project was reviewed by the Zoning Division for concurrency, and it was found that there is adequate infrastructure available to support the project. Additionally, certain conditions of approval are recommended to ensure the project meets required infrastructure.

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

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	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.	Complies
2	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3	Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. 	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
4	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
5	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
7	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
8	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
9	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their suitability for particular uses.	Complies
10	Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
11	Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City’s unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
12	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
13	Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
14	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
15	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
16	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
17	Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	

Staff Comments: Staff’s determination that this application is consistent with the CP Goals, Objectives and Policies that are identified above is based upon compliance with conditions of approval recommended by Staff. It meets the intent of the recently adopted RIR overlay which is to promote the goals, objectives, and policies of the City’s Comprehensive Plan by encouraging greater housing opportunities within close proximity to transit, employment centers, parks and schools. The Applicant’s plans address the City’s objectives for encouraging development near multi-modal transportation nodes.

5 . STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 4, “Zoning Districts,” Division 2, “Overlay and Special Purpose Districts,” Section 4-208.A.3(a), “Residential Infill Regulations (RIR),” for a multi-family building on property zoned Multi-Family 2 (MF2) legally described as lots 12, 13, 14, 15 and 16 of Block 11 of Revised Plat of Coral Gables Douglas Section (211 Santillane Avenue), Coral Gables, Florida; including required conditions; providing for severability, repealer, and an effective date.

Staff recommends **Approval, with conditions.** Please refer to the Conditions of Approval on the proceeding pages.

Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes, subject to the identified conditions of approval.

Conditions of Approval

In furtherance of the Comprehensive Plan’s Goals, Objectives and Policies, and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the proposed project is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission review.

- 1. Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with all of the following:

- a. The Applicant's submittal package dated 8/19/2019 prepared by Gunster, Yoakley & Stewart, P.A. and Bellin Pratt & Fuentes Architects to include:
 - i. Maximum building height shall not exceed 100' at 9-stories
 - ii. 2.49 FAR (74,780 sq. ft.)
 - iii. 69 dwelling units
 - iv. 96 parking spaces
 - v. 9,360 sq. ft. (31%) landscape open space
 - vi. Proposed mashrabiya screen is subject to approval for the Art in Public Places otherwise, screens shall be replaced with operable windows facing the street. In addition, proposed design shall comply with bay window standards.
 - b. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
- 2. Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
- 3. Prior to issuance of the first Building Permit, Applicant shall:**
- a. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
 - b. **Off-site and Public Realm Improvements Contribution.** The Applicant shall contribute \$125,000 to the North Ponce Streetscape Program for street improvements.
 - c. **Art in Public Places.** Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 3, Division 21, Section 3-2103(B).
 - d. **On-street parking.** Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking space as a result of the project.
 - e. **Additional Reviews.**
 - i. **Board of Architects.** Final approval of the project by the Board of Architects is required prior to issuance of any building permit.
 - ii. **Zoning Review.** The Applicant shall provide measurable floor plans of the project to City Staff for verification of Zoning requirements such as floor area ratio, setbacks, height and parking.

- f. **Signage.** Provide Signage Plan indicating code compliant size and location of all proposed exterior signage.
- g. **Ground Floor Design.** The ground floor of all buildings shall continue to be designed to optimize pedestrian activity.
- h. **Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and circulation along Santillane Avenue with sidewalks to remain open throughout construction.
- i. **Traffic Improvements.** All proposed traffic flow modifications including street design, width, sight triangles, cross walks, diverters, etc. shall require written conceptual approval of Miami-Dade County and the City prior to the issuance of the first City permit for vertical construction. If any components of the proposed modifications are not approved, the traffic study shall be revised and additional community involvement may be required.
- j. **Encroachment Plan.** Obtain Commission approval by resolution of an Encroachment Plan addressing special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way as shown in the site plan. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed approving the encroachments.
- k. **Encroachment Agreement and Covenant.** Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
- l. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
- m. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
- n. **Sustainability Certification.** Prior to the Temporary Certificate of Occupancy, the developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value.

4. Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy, Applicant shall:

- a. **Underground utilities.** Submit all necessary plans and documents and complete the undergrounding of all new utilities along all public rights-of-way surrounding and adjacent

project boundary (between south side of Santillane Avenue and the north side of Calabria Avenue), subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.

- b. **Utility Upgrades.** Water and Sewer system upgrades and all associated right-of-way improvements may be required along Santillane Avenue, at the Applicant's expense.
- c. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
- d. **Bicycle/Pedestrian Plan.** The bicycle and pedestrian paths shall comply with the City's Bicycle Pedestrian Master Plan.
- e. **Right-of-way and public realm improvements.** Install all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Landscape Services, Planning and Zoning, and Parking. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.

5. Following issuance of the first Certificate of Occupancy, Applicant shall:

- a. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
 - i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
 - ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.
- b. **Traffic Monitoring.** At the Applicant's expense, the City shall perform an annual traffic monitoring study for three years beginning one year from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.

6. ATTACHMENTS

- A. Applicant's submittal package dated August 19, 2019.
- B. 11.25.19 Neighborhood Meeting
- C. 12.26.19 Notice mailed to all property owners within 1,000 feet of the property
- D. 12.27.19 Legal notice
- E. Powerpoint Presentation

Please visit the City's webpage at www.coralgables.com to view all Application 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
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

Writer's E-Mail Address: MGarcia-Serra@gunster.com

November 15, 2019

INVITATION TO NEIGHBORHOOD MEETING

RE: 211 Santillane Avenue / Proposed Multifamily Apartment Building

Dear Neighboring Property Owner,

On behalf of 211 Santillane Owner, LLC, I would like to invite you to an informational meeting at which the project team will make a presentation of the new multi-family residential building to be located at 211 Santillane Avenue. The meeting will take place on the date and time and at the location indicated below:

Monday, November 25, 2019, at 6:00pm
Hotel Chateaubleau
Mylos Restaurant
1111 Ponce de Leon Boulevard
Coral Gables, Florida

We look forward to meeting you.

Sincerely,



Mario Garcia-Serra

ACTIVE 11404382.1

Minutes for 211 Santillane Project Neighborhood Meeting

On November 25, 2019, the neighborhood meeting for the 211 Santillane project commenced at approximately 6:08 pm in the event room of Milos Restaurant located within the Chateaubleu Inn at 1111 Ponce de Leon Boulevard. The following individuals were in attendance on behalf of the project team:

- Mario Garcia-Serra and Lauren Kahn, Project Zoning Counsel
- Glenn Pratt, Marshall Bellin, and David Fuentes, Project Architects
- Juan Espinosa, Project Traffic Engineer


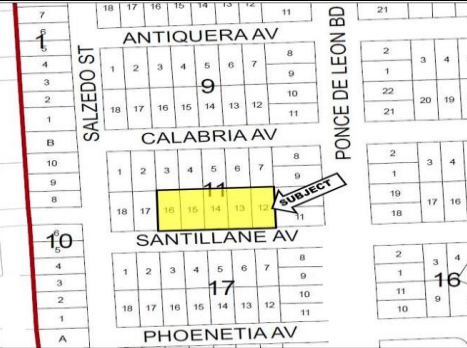
Approximately 12 neighboring property owners were in attendance. Ms. Kahn commenced the meeting with a brief overview of the surrounding area, the project site located at 211 Santillane Avenue, and a description of the proposed project, which is a 9-story, 67-unit multifamily apartment building with ground floor “walk up” units and related amenities. Mr. Pratt then explained the history of the Residential Infill Regulations and made a detailed presentation of the architectural plans for the project, with an emphasis on the characteristics required by the RIR, including the landscaped open space and the parking screened by two-story street level units. He explained that the Project exceeds the required open space of 25% by providing over 30% open space including a publicly accessible open space on the east side of the property. He also presented renderings of the building, the proposed mashrabiya, public art work proposed for the ground level of the building, and detailed vignettes including the amenities deck, which houses a pool and gym.

A neighbor asked about the width of the publicly accessible open space and Mr. Pratt provided that the open space along the east side of the property was approximately 20 feet in width. Another neighbor expressed concern regarding the use of the open space by the homeless population, which Mr. Pratt agreed was a concern and that they would work together with the City to implement preventative measures. That same neighbor also expressed appreciation for the architecture of the building and stated that she thought it would be “a great addition to the neighborhood.” A third neighbor asked whether Mr. Pratt believed buildings like this would ultimately replace the garden apartments in the neighborhood. Mr. Pratt stated that those garden apartments which have historic significance will likely be protected, but those which are in disrepair, do not provide sufficient parking, and are undesirable to renters and owners alike, will likely be replaced by new buildings. The neighbors expressed an overall desire to see more buildings like the one proposed for 211 Santillane in place of the run-down garden apartments.

The project was well-received with several favorable comments about the overall architecture and proposed mashrabiya. The formal presentation concluded at approximately

6:45 pm. A few members of the public stayed to have discussions with individual project team members and to ask further questions regarding the presentation and proposed project.

ACTIVE 11433334.1

	<p align="center">City of Coral Gables Courtesy Public Hearing Notice</p> <p align="center">December 26, 2019</p>	
<p>Applicant:</p>	<p>211 Santillane, LLC</p>	
<p>Application:</p>	<p>Conditional Use with Site Plan Review</p>	
<p>Property:</p>	<p>211 Santillane Avenue</p>	
<p>Public Hearing - Date/Time/ Location:</p>	<p>Planning & Zoning Board January 8, 2020 6:00 p.m. - 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</p>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the Planning & Zoning Board will conduct a Public Hearing on Wednesday, January 8, 2020 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-208.A.3(a), "Residential Infill Regulations (RIR)," for a multi-family building on property zoned Multi-Family 2 (MF2) legally described as lots 12, 13, 14, 15 and 16 of Block 11 of Revised Plat of Coral Gables Douglas Section (211 Santillane Avenue), Coral Gables, Florida; including required conditions; providing for severability, repealer, and an effective date.

This application has been submitted by 211 Santillane LLC for a residential multi-family building at 211 Santillane Avenue. It is currently vacant located mid-block between Ponce de Leon Boulevard and Salzedo Street, within the North Ponce area where Residential Infill Regulations are applicable. The project consists of 69 dwelling units with 96 parking spaces provided within the building, behind two-level apartment units with landscaped front yards. The proposed building height is 9-stories at approximately 99 feet high including architectural projections.

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

Sincerely,
City of Coral Gables, Florida

MIAMI DAILY BUSINESS REVIEW

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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, 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 /
PLANNING AND ZONING BOARD - JAN. 8, 2020

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

12/27/2019

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

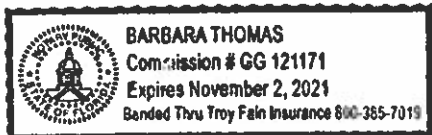
Guillermo Garcia

Sworn to and subscribed before me this
27 day of DECEMBER, A.D. 2019

Barbara Thomas

(SEAL)

GUILLERMO GARCIA personally known to me



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

City Public Hearing Local Planning Agency / Planning and Zoning Board
Dates/Times Wednesday, January 8, 2020, 6:00 - 9:00 p.m.
Location City Commission Chambers, City Hall, 405 Blitmore 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 Hearing on the following:

1. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 4, "Zoning Districts," Section 4-206, "Business Improvement Overlay District (BIOD)", to permit outdoor seating fronting Miracle Mile for a nonrestaurant facility, Wolfe's Wine Shoppe, on property legally described as Lots 16 and 17, Block 3 of Crafts Section (124 Miracle Mile); including required conditions; providing for severability, repealer, and an effective date.
2. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-208.A.3(a), "Residential Infill Regulations (RIR)," for a multi-family building on property zoned Multi-Family 2 (MF2) legally described as lots 12, 13, 14, 15 and 16, Block 11 of Douglas Section (generally located Santillane Avenue at mid-block between Ponce de Leon Boulevard and Salzedo Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, and an effective date.
3. An Ordinance of the City of Coral Gables, Florida amending the City of Coral Gables Zoning Code, Article 3, "Development Review," Section 3-606, "Procedures for appeals," to afford staff an additional 72 hours to appeal City Board decisions if a filed appeal is determined to be deficient.
4. An Ordinance of the City of Coral Gables, Florida amending the City of Coral Gables Zoning Code, Article 3, "Development Review", Section 3-606 "Procedures for appeals," to include Dade Heritage Trust Inc. as an "aggrieved party" for the purpose of appeals from the Historic Preservation Board.
5. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 5, "Development Standards," Section 5-107, "Playhouse", and Section 109, "Recreational Equipment", clarifying provisions for play structures and recreational equipment; providing for severability clause, codification, and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com 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 and Zoning Division at 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 in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

12/27

19-119/0000446898M

2/2



211 Santillane

CONDITIONAL USE
SITE PLAN

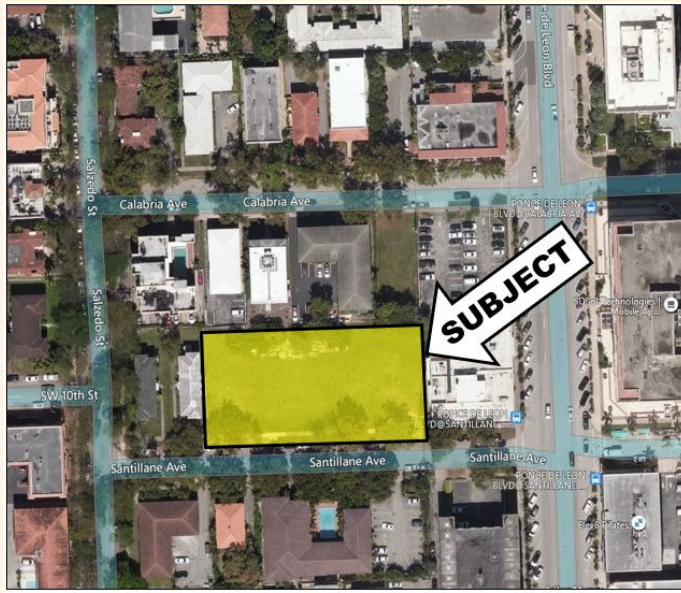
211 SANTILLANE AVENUE

PLANNING AND ZONING BOARD
JANUARY 8, 2020



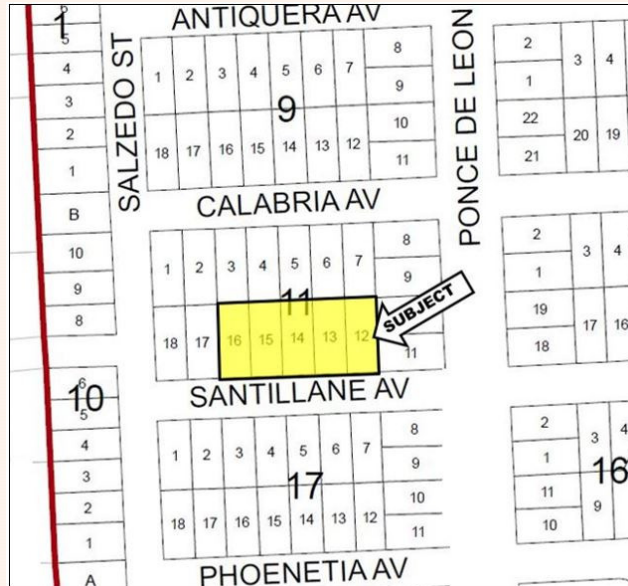
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AERIAL



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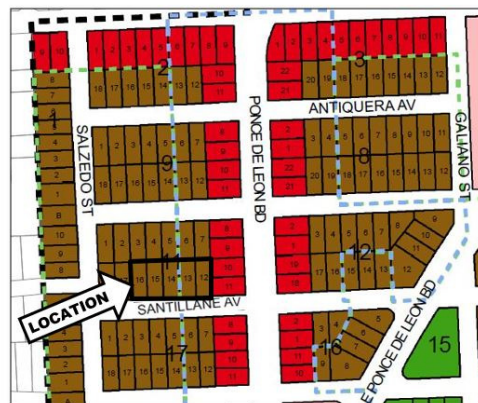
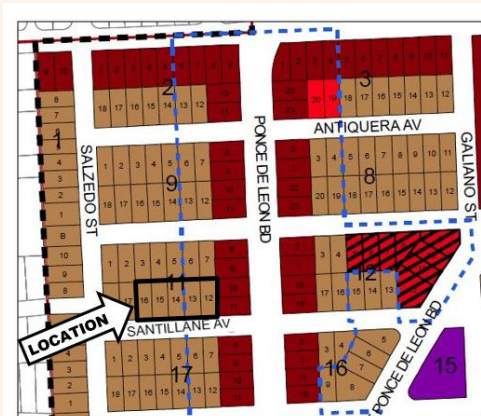
LOCATION



3

EXISTING FUTURE LAND USE MAP

EXISTING ZONING MAP



Future Land Use Map

- | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Residential Single-Family Low Density (R1) Residential Single-Family Medium Density (R2) Residential Single-Family Duplex Density (R3) Residential Single-Family Low Density (R4) Residential Single-Family Medium Density (R5) | <ul style="list-style-type: none"> Residential Multi-Family High Density (RM1) Commercial Medium Density (C2) Commercial High-Density (C3) Commercial High-Rise Intensity (C4) Industrial | <ul style="list-style-type: none"> University Campus University Campus Multi-Use Area Education Parks and Recreation Open Space Mixed-Use | <ul style="list-style-type: none"> Conservation Areas Public Buildings and Grounds Hospital Religious/Institutional Community Services and Facilities |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
- *** North Ponce MSD Boundary

Zoning Map

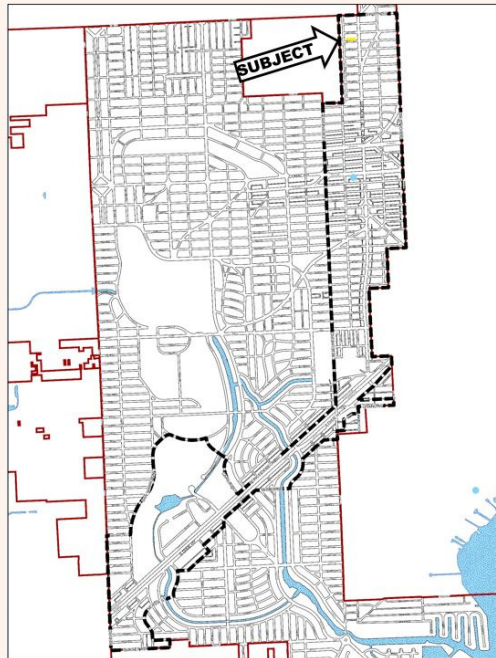
- | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> (SFR) Single-Family Residential District (MF1) Multi-Family 1 Duplex District (MF2) Multi-Family 2 District (MFSA) Multi-Family Special Area District (UCD) University Campus District | <ul style="list-style-type: none"> (S) Special Use District (P) Preservation District (CL) Commercial Limited District (C) Commercial District (I) Industrial District | <ul style="list-style-type: none"> North Ponce Conservation District North Ponce Mixed Use |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|

MULTI-FAMILY MEDIUM DENSITY

MULTI-FAMILY 2 (MF2)

4

GRID



5

NORTH PONCE RESIDENTIAL INFILL REGULATIONS (RIR)

- NORTH PONCE RIR IS AN OVERLAY FOR MF2 ZONED PROPERTIES IN THE DOUGLAS SECTION.
- ALLOWS AN INCREASE IN DENSITY UP TO 100 UNITS/ACRE WITH ARCHITECTURAL INCENTIVES.
- ALLOWS AN INCREASE IN INTENSITY UP TO 2.5 FAR WITH ARCHITECTURAL INCENTIVES.
- APPLICABLE ONLY FOR DEVELOPMENTS WITH AT LEAST 20,000 SF OF SITE AREA.

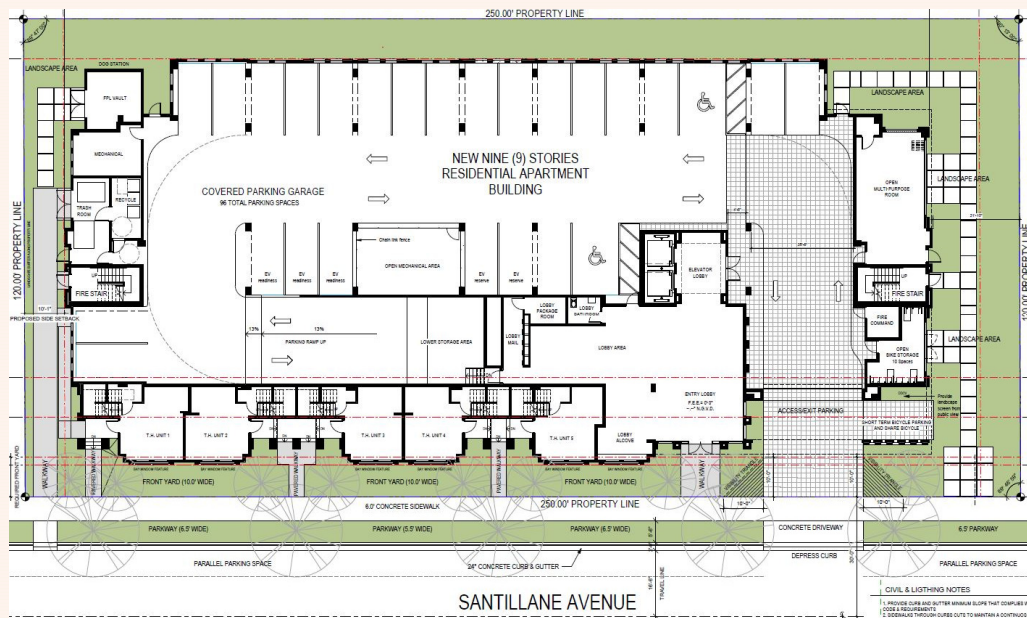
6

REQUEST: CONDITIONAL USE SITE PLAN REVIEW

SITE AREA	.69 ACRES (30,000 SQUARE FEET)
FAR	2.49 FAR (74,780 SQUARE FEET)
HEIGHT	9-STORIES AT 99' WITH ARCHITECTURAL INCENTIVES
PROGRAM	<ul style="list-style-type: none"> • 6 STUDIO UNITS • 28 ONE-BEDROOM UNITS • 35 TWO-BEDROOM UNITS • 9,360 SQ. FT. OF LANDSCAPED OPEN SPACE (31%)
PARKING	96 SPACES

7

SITE PLAN



8

CONCEPTUAL RENDERING



9

CONCEPTUAL RENDERING



10

ELEVATION



1 Bay Window View

11

ELEVATION



12

REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 03.29.19
2	BOARD OF ARCHITECTS: 08.15.19
3	NEIGHBORHOOD MEETING: 11.25.19
4	PLANNING AND ZONING BOARD: 01.08.20

13

STAFF REVIEW

DEPARTMENT	DRC 03.29.19	STAFF MEETING 10.18.19	COMMENTS PROVIDED?
HISTORICAL	X	X	YES
PARKING	X	X	YES
LANDSCAPE	X	X	YES
CONCURRENCY	X	X	YES
POLICE	X	X	YES
FIRE	X	X	YES
PUBLIC WORKS	X	X	YES
ZONING	X	X	YES
BOA	X	X	YES
PLANNING	X	X	YES
BUILDING			

14

LETTERS TO PROPERTY OWNERS (1,000 FT.)



15

PUBLIC NOTIFICATION

2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
3 TIMES	WEBSITE POSTING DRC, BOA, PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB

16

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS**
(AS ENUMERATED IN THE STAFF REPORT) OF THE
PROPOSED SITE PLAN.

THE STANDARDS IDENTIFIED IN SECTION 3-408 FOR
THE PROPOSED CONDITIONAL USE SITE PLAN ARE
SATISFIED, SUBJECT TO CONDITIONS OF
APPROVAL.

17



211 Santillane

CONDITIONAL USE
SITE PLAN

211 SANTILLANE AVENUE

PLANNING AND ZONING BOARD
JANUARY 8, 2020



18

Attachment A

211 Santillane Avenue Planning & Zoning Board Table of Contents

Application	1
Statement of Use	2
Aerial, Photographs, Survey, Zoning Chart, Site Plan, Elevations and Floor Plans	3
Ordinances, Resolutions, Covenants Previously Granted	4
Concurrency Impact	5
Plat	6
Deed	7
Contact Information	8
Lobbyist Registrations	9
Traffic Analysis	10

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 (RIR)
- 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: 211 Santillane, Coral Gables, FL 33134

Property/project name: 211 Santillane

Legal description: Lot(s) 12,13,14,15 & 16

Block(s) 11 Section (s) Revised Plat of Coral Gables Douglas Section

Property owner(s): 211 Santillane, LLC

Property owner(s) mailing address: 1390 South Dixie Highway, Suite 1105, Coral Gables, FL 33146

Telephone: Business 786 - 433 4771 Fax 786 - 433 4778

Other _____ Email larevalo @ TA-Builders.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Mario Garcia-Serra, Esq.

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

Telephone: Business 305-376-6027 Fax 305-376-6010

Other _____ Email MGarcia-Serra @ gunster.com

Property information

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

Current zoning classification(s): Multi-Family 2 (MF2) with RIR Overlay Zoning Area

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

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

Supporting information (to be completed by Planning Staff)

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

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



City of Coral Gables Planning Division Application

- Property survey and legal description.
- 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.
- Warranty Deed.
- Zoning Analysis (Preliminary).
- Zoning Code text amendment justification.
- 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 copy. One (1) thumb-drive of the entire application including all 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.

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: Ignacio Maldonado	
Property owner(s) signature(s):	Property owner(s) print name:	
Property owner(s) signature(s):	Property owner(s) print name:	
Address:		
Telephone:	Fax:	Email:
NOTARIZATION		
<p style="text-align: center;"><i>New York</i></p> <p>STATE OF FLORIDA/COUNTY OF <i>New York</i></p> <p>The foregoing instrument was acknowledged before me this <u>20th</u> day of <u>August</u> by <u>Ignacio Maldonado</u></p> <p>(Signature of Notary Public - State of Florida)</p>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="font-size: small;">State of <u>New York</u> County of <u>New York</u> The foregoing document was acknowledged before me this <u>20</u> day of <u>Aug</u>, 20<u>19</u> by <u>Mohan D. Buxani</u> Mohan D. Buxani, Notary Public</p> </div> <div style="width: 45%; text-align: right;"> <p>MOHAN D. BUXANI NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01204266806 Qualified in New York County Commission Expires August 06, 2020</p> </div> </div>		
<p>(Print, Type or Stamp Commissioned Name of Notary Public)</p> <p><input type="checkbox"/> Personally Known OR <input checked="" type="checkbox"/> Produced Identification; Type of Identification Produced <u>FL DLIC</u></p>		



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

Address: 600 Brickell Avenue, Suite 3500, Miami, Florida 33131

Telephone: 305-376-6027	Fax: 305-376-6010	Email: MGarcia-Serra@gunster.com
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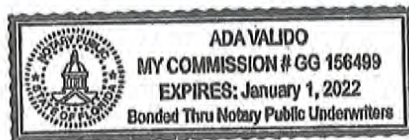
NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 9th day of September by Mario Garcia-Serra

(Signature of Notary Public - State of Florida)

[Handwritten Signature]



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

Personally Known OR Produced Identification; Type of Identification Produced _____

2

September 9, 2019

VIA HAND DELIVERY

Mr. Ramon Trias
Planning Director
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: 211 Santillane Avenue / Planning and Zoning Board / Statement of Use

Dear Mr. Trias:

On behalf of 211 Santillane Owner LLC (the "Applicant"), we respectfully submit this Statement of Use in connection with the enclosed Planning and Zoning Board application for a Regulatory Infill Regulations (RIR) Conditional Use approval for a new apartment building to be located at the property described as Lots 12, 13, 14, 15, and 16 of Block 11 of the Revised Plat of Coral Gables, Douglas Section, according the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida (the "Property"). The Property includes three Miami-Dade Tax Folio Nos. (03-4108-009-0910; 03-4108-009-0900; 03-4108-009-0890), is designated Residential Multi-Family Medium Density on the Future Land Use Map, is zoned Multi-Family 2 District (MF2), and is within the RIR Overlay Zoning Area.

The 30,000 square-foot (0.69-acre) Property is located on Santillane Avenue at mid-block between Ponce de Leon Boulevard and Salzedo Street, and has 250 feet of street frontage. The proposed building will be 9 stories in height and consist of a mix of two-story townhome units, as well as traditional one and two-bedroom residential units for a total of 69 apartment units with 95 parking spaces and 9,800 square feet of landscape open space at the ground level (the "Project").

RIR Conditional Use Review

Pursuant to Section 4-208 of the Zoning Code, MF2 properties located north of Navarre Avenue, south of SW 8th Street, east of LeJeune Road and west of Douglas Road may apply for conditional use review and approval pursuant to the RIR provisions. The RIR regulations require that the building site be a minimum of 20,000 square feet in area, provide a maximum F.A.R. of 2.5 inclusive of architectural incentives, and comply with the maximum density provided by the Comprehensive Plan. At 30,000 square feet in size with an F.A.R. of just under 2.5, the Property and Project comply with both the 20,000 square-foot building site minimum and the permitted maximum F.A.R. The Project is within the maximum density pursuant to the Comprehensive Plan, 100 units per acre, yielding 69 units for the Property. Additionally, the Project complies

with the architecture and landscape standards, the driveway and parking placement requirements as well as the open space required under Section 4-208 of the Zoning Code. Note that a 10-foot wide front yard is provided across the frontage along with a 21 foot, 7 inch side yard with plaza, and all parking is 30 feet from the front property line and screened by habitable liner space.

We respectfully submit that the proposed PAD complies with the conditional use criteria as set forth in Section 3-408 of the Zoning Code as follows:

- A. The proposed conditional use is consistent with and furthers the goals, policies and objective of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.*

The Project is consistent with the Comprehensive Plan and will help realize the following goals, objectives and policies thereof:

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.*

The Project includes nearly 10,000 square feet of open space, along with 69 new residential units to be located near employment centers and in close proximity to mass transit. The Project will fulfill the City's goal of providing new quality multifamily housing apartments in this area of the City.

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.*

When the Zoning Code was amended to include the Residential Infill Regulations, the intent was to encourage infill and redevelopment within existing developed areas. This Project is a great example of redevelopment which will discourage urban sprawl, and , instead provide for the redevelopment of an infill site which has been vacant for a considerable amount of time.

Objective FLU-1.7.2. *The City shall continue to enforce the Mediterranean architectural provisions by providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:*

- *Surrounding land use compatibility*
- *Historic resources*
- *Neighborhood identity*
- *Public facilities including roadways*
- *Intensity/density of the use*
- *Access and parking*

- *Landscaping and buffering*

The Project avails itself of Mediterranean architectural bonuses and in exchange provides a multi-family residential building compatible with the surrounding multi-family residences, with adequate parking, and landscaping and buffering to the existing adjacent multi-family residences. The utilization of mashrabiya on the front elevation of the building facing the front yard and sidewalk will provide a significant and unique Mediterranean architectural feature which is presently lacking in this area.

Goal DES-1. *Maintain the City as a livable city, attractive in its setting and dynamic in its urban character*

The addition of a new Mediterranean-inspired multi-family residential building at this location is in keeping with the livability of the area and adds a new dynamism which is presently lacking.

Objective DES-1.1. *Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.*

Policy DES-1.2.1. *Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.*

The Project is an example of high quality, creative design and site planning compatible with the City's architectural heritage. The Project creatively includes several "garden-style" townhome walk-up units, each fronting a landscaped front yard, creating a pedestrian-oriented building design that is open to and embraces the street frontages. The Project also incorporates several elements of Mediterranean design including decorative vents and grills, a porte-corchere, roofline details, recessed elements, a tower, deep openings, and mashrabiya.

Policy MOB-1.1.2. *Encourage land use decisions that encourage infill, redevelopment, and reuse of vacant or underutilized parcels that support walking, bicycling, and public transit use.*

The Project efficiently redevelops underutilized parcels into new multi-family residences. It takes advantage of the Residential Infill Regulations to redevelop these parcels, encouraging walking, bicycling, and public transit use. This redevelopment provides greater housing opportunity in close proximity to transit, employment centers, parks, and schools.

- B. *The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.*

The Project proposes multi-family residential uses which are compatible with the existing and planned uses in the area, including the neighboring multi-family residential uses as well as the commercial uses fronting Ponce de Leon Boulevard.

C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.

The proposed conditional use does not conflict with the needs and character of the neighborhood and the City; instead it complements the needs and character of the City by providing new multifamily housing opportunities in an area which has long been characterized by multi-family housing and is in close proximity to transit and employment centers. Additionally, the architectural features of the building, including the variations in height, recessed elements, roofline details, complement the character of the neighborhood and the City.

D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.

The Project provides more than the required landscaped open space while providing new residential units. It was designed to enhance the neighborhood rather than adversely or unreasonably affect neighboring properties.

E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.

Both the adjacent multi-family residential uses and the adjacent commercial uses are compatible with the multi-family Project. The proposed Project provides generous landscaped open space which will contribute to the Project's enhancement of the neighborhood.

F. The parcel proposed for development is adequate in size and shape to accommodate all development features.

The parcel, at 0.69 acres, with 200 feet of frontage, is adequate in size and shape to accommodate all the development features including the landscaped open space and parking.

G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.

The nature of the proposed development, multi-family residences with adequate parking and landscaped open space, is not in any way detrimental to the health, safety and general welfare of the community and will actually enhance them all.

H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.

The proposed driveway only conflicts with the sidewalk on the eastern portion of the property providing a long stretch of uninterrupted sidewalk to encourage pedestrian circulation.

Mr. Ramon Trias
September 9, 2019
Page 5

- 1. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.*

The proposed project will comply with the City's concurrency standards. An application for a concurrency impact statement is included along with this submittal.

We are confident that this Project will be a significant and positive new addition to this redeveloping area of the City and will help to create a truly prominent and prestigious neighborhood and community identity. As such, we respectfully request your favorable consideration of this application. If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter and we look forward to continuing to work with you on this exciting project.

Sincerely,



Mario Garcia-Serra

Mario Garcia-Serra

Enclosures

3

RESIDENTIAL APARTMENTS

FOR:

211 SANTILLANE LLC

AT:

211 Santillane Avenue
Coral Gables, FL 33134



T:\125\2019\227\19 PM

DESIGN BUILT:



ARCHITECT:



285 sevilla avenue
coral gables, florida, 33134
tel 305-447-1927 - fax 305-443-5986

CONSULTANTS:

Consultant
Address
Address
Phone
Fax
e-mail

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PROJECT NAME:

RESIDENTIAL APARTMENTS

PROPERTY ADDRESS
211 Santillane Avenue
Coral Gables FL 33134

OWNER INFORMATION
211 Santillane LLC

P&Z Board Submittal

ISSUE DATE: 8/19/2019
PROJECT No.: 2019-04
DRAWN BY: T.C. & D.F.
APPROVED BY: M.B. & G.P.

REVISIONS:

No.	Description	Date

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SEAL:

SIGNATURE:
MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:

Cover

SCALE: **1" = 1'-0"**

SHEET No.:

C01.1



MASSING VIEW FROM SANTILLANE AVENUE | SOUTH-EAST VIEW

PLANNING & ZONING BOARD SUBMITTAL
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
211 SANTILLANE AVENUE, CORAL GABLES FL. 33134





MASSING VIEW FROM SANTILLANE AVENUE | SOUTH-EAST VIEW

PLANNING & ZONING BOARD SUBMITTAL
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
211 SANTILLANE AVENUE, CORAL GABLES FL. 33134





MASSING VIEW FROM SANTILLANE AVENUE | SOUTH-EAST VIEW

PLANNING & ZONING BOARD SUBMITTAL
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
211 SANTILLANE AVENUE, CORAL GABLES FL. 33134





MASSING VIEW FROM SANTILLANE AVENUE | SOUTH-WEST VIEW

PLANNING & ZONING BOARD SUBMITTAL
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
211 SANTILLANE AVENUE, CORAL GABLES FL. 33134





MASSING VIEW | NORTH-EAST VIEW

PLANNING & ZONING BOARD SUBMITTAL
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
211 SANTILLANE AVENUE, CORAL GABLES FL. 33134





MASSING VIEW FROM SANTILLANE AVENUE | SOUTH VIEW

PLANNING & ZONING BOARD SUBMITTAL
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
211 SANTILLANE AVENUE, CORAL GABLES FL. 33134





MASSING VIEW FROM SANTILLANE AVENUE | SOUTH-EAST VIEW

PLANNING & ZONING BOARD SUBMITTAL
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
211 SANTILLANE AVENUE, CORAL GABLES FL. 33134





MASSING VIEW FROM SANTILLANE AVENUE | SOUTH VIEW

PLANNING & ZONING BOARD SUBMITTAL
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
211 SANTILLANE AVENUE, CORAL GABLES FL. 33134





MASSING VIEW | NORTH-EAST VIEW

PLANNING & ZONING BOARD SUBMITTAL
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
211 SANTILLANE AVENUE, CORAL GABLES FL. 33134





MASSING NIGHT VIEW | NORTH-EAST VIEW

PLANNING & ZONING BOARD SUBMITTAL
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
211 SANTILLANE AVENUE, CORAL GABLES FL. 33134





MASSING VIEW FROM AMENITIES FLOOR | SOUTH-EAST VIEW

PLANNING & ZONING BOARD SUBMITTAL
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
211 SANTILLANE AVENUE, CORAL GABLES FL. 33134



AA26000883



MASSING NIGHT PEDESTRIAN VIEW | SANTILLANE AVENUE

PLANNING & ZONING BOARD SUBMITTAL
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
211 SANTILLANE AVENUE, CORAL GABLES FL. 33134

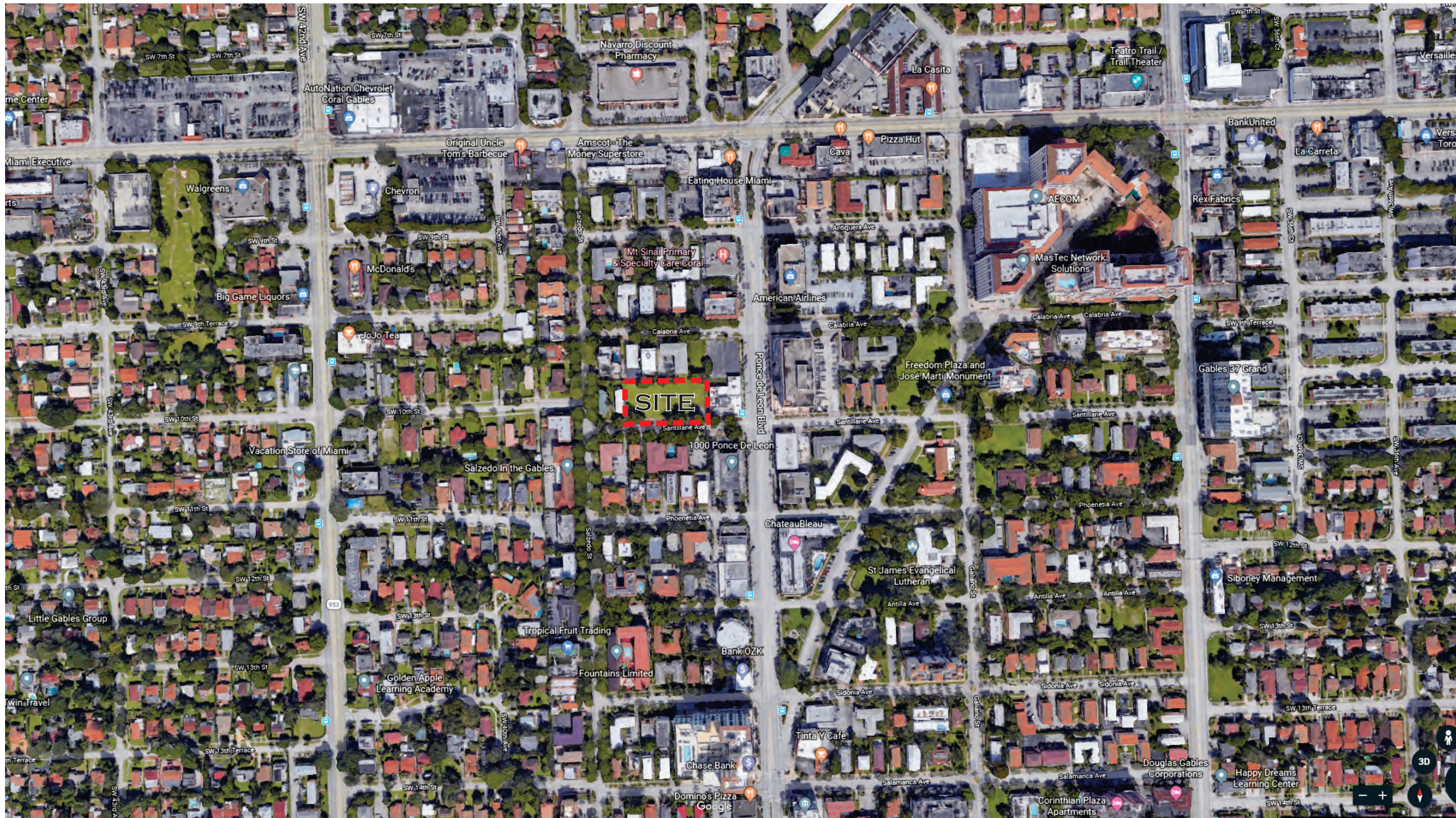




AERIAL MASSING VIEW | SOUTH-EAST VIEW

PLANNING & ZONING BOARD SUBMITTAL
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
211 SANTILLANE AVENUE, CORAL GABLES FL. 33134

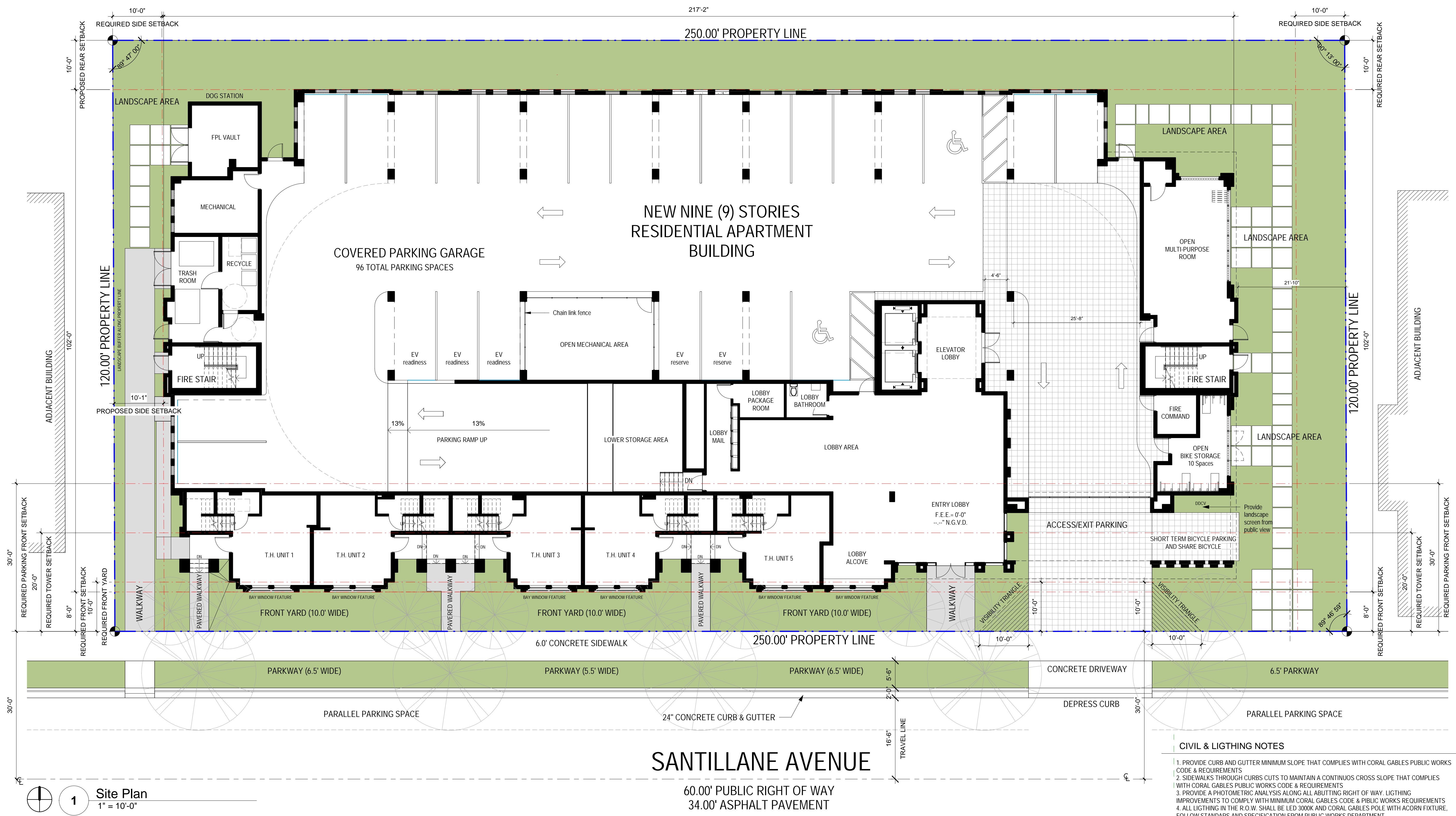




AERIAL LOCATION MAP

PLANNING & ZONING BOARD SUBMITTAL
NEW RESIDENTIAL MULTI-FAMILY APARTMENT
211 SANTILLANE AVENUE, CORAL GABLES FL. 33134





1 Site Plan
1" = 10'-0"

ZONING INFORMATION & BUILDING DATA

CITY	CITY OF CORAL GABLES		
PROPERTY TAX FOLIO	3-4108-009-0910, 03-4108-009-0900, 03-4108-009-0890		
PROPERTY ADDRESS	211 SANTILLANE STREET, CORAL GABLES, FL 33134		
PROPERTY OWNER	211 SANTILLANE LLC		
LEGAL DESCRIPTION	Lots 12, 13, 14, 15 and 16 of Block 11 of "REVISED PLAT OF CORAL GABLES, DOUGLAS SECTION", according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.		
APPLICABLE CODES	FLORIDA BUILDING CODE: RESIDENTIAL "2014 EDITION" FLORIDA FIRE PREVENTION CODE: "5TH EDITION" ZONING CODE OF CORAL GABLES, FLORIDA		
ZONING CLASSIFICATION	MF-2 - Multi-Family 2, and Residential Infill Regulations (RIR)		
PROPOSED USE	Residential Building to Achieve Green Building Certification (Florida Green Building Coalition FGBC)		
SITE AREA	NET SQ.FT.	20,000 S.F. MIN.	30,000 S.F.
	NET ACREAGE:	1 Acre = 43,560 SQ.FT.	0.69 Acres
LOT SIZE	LOT WIDTH	-	250'-0"
	LOT DEPTH	-	120'-0"

DENSITY	MF-2	40 UNITS PER ACRE (50 W/ MED BONUS)	-	-	
	MF-2 (Overlay District)	100 UNITS PER ACRE 0.69 ACRES X 100	69 D.U.	69 D.U.	
SETBACKS	As per RIR @ Section 4-208 Zoning Code of Coral Gables	FRONT (South Facade - Santillane Street)	First two (2) Floors	8'-0"	8'-0"
			Above 2nd Floor	20'-0"	20'-0"
			Parking Setback	30'-0"	30'-0"
		SIDE (East Facade)		10'-0"	21'-10"
		REAR (North Facade)		10'-0"	10'-0"
		SIDE (West Facade)		10'-0"	10'-1"
MAXIMUM HEIGHT	PRINCIPAL BUILDING		ALLOWED	PROVIDED	
	MF-2 (RIR Overlay District) Additional MED Bonus Height	MAXIMUM HEIGHT WITH ARCHITECTURAL INCENTIVE BUILDING HEIGHT / TOP OF ROOF SLAB	100'-0"	99'-0" 84'-0"	
LOT COVERAGE			ALLOWED	PROVIDED	
		35% OF LOT MF-2 DISTRICT NO MAX. OR MIN. REQUIRED WITH MED BONUS	-	-	

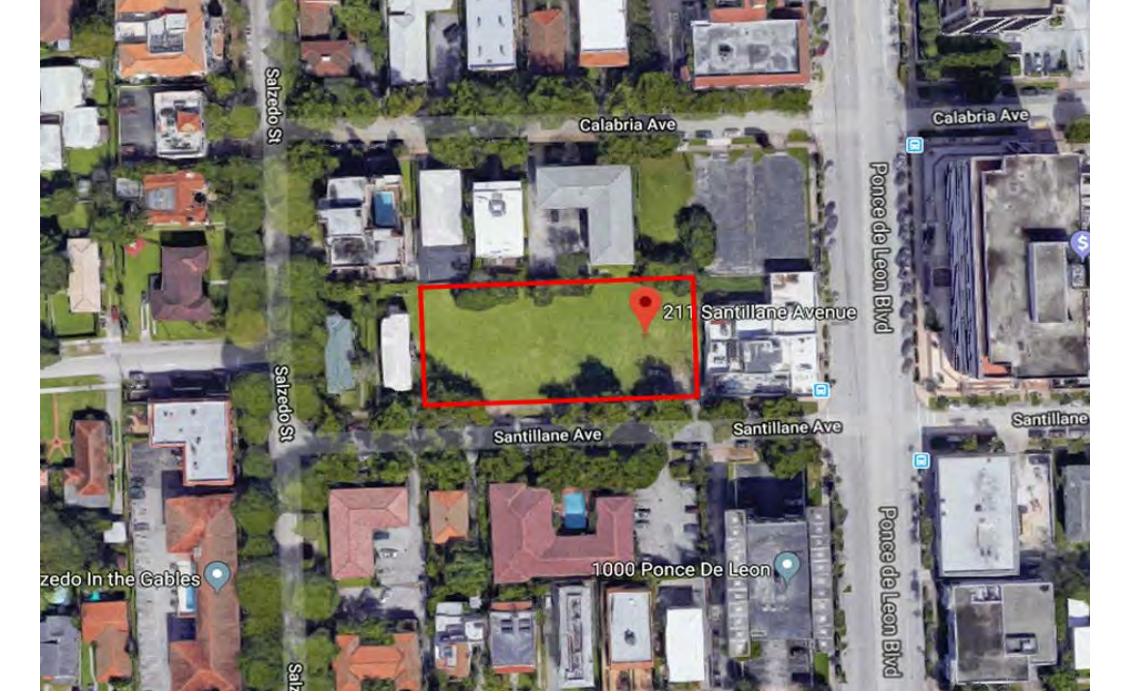
LANDSCAPE STANDARDS	MED Bonus	25% of the Lot Area (Minimum)	REQUIRED	7,500 SQ.FT.	PROVIDED	9,441.86 SQ.FT. (31.47%)
	F.A.R.	Refer to FAR CALCULATIONS @ Sheet A0.4	ALLOWED	75,000.00 SQ.FT.	PROVIDED	74,780.00 SQ.FT.
PARKING	6 - STUDIO & 28 - 1 BEDROOMS UNITS 1.00 x 34 UNITS = 34 SPACES		REQUIRED	34 Spaces	PROVIDED	
	35 - 2 BEDROOMS UNITS 1.75 x 35 UNITS = 61.25 SPACES = 62 SPACES		REQUIRED	62 Spaces	PROVIDED	
	TOTAL PARKING SPACES 2% of TOTAL for EV reserves 3% of TOTAL for EV readiness		REQUIRED	96 Spaces 1.92 for EV reserves 2.88 for EV readiness	PROVIDED	TOTAL: 96 Spaces (2 Spaces for EV reserves & 3 Spaces for EV readiness are included)
BICYCLE STORAGE	MINIMUM OF 5 EVERY 250 PARKING SPACES		REQUIRED	5 Spaces	PROVIDED	10 Spaces
MECHANICAL EQUIPMENT	ALL MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW					

CIVIL & LIGHTING NOTES

1. PROVIDE CURB AND GUTTER MINIMUM SLOPE THAT COMPLIES WITH CORAL GABLES PUBLIC WORKS CODE & REQUIREMENTS
2. SIDEWALKS THROUGH CURBS CUTS TO MAINTAIN A CONTINUOUS CROSS SLOPE THAT COMPLIES WITH CORAL GABLES PUBLIC WORKS CODE & REQUIREMENTS
3. PROVIDE A PHOTOMETRIC ANALYSIS ALONG ALL ABUTTING RIGHT OF WAY. LIGHTING IMPROVEMENTS TO COMPLY WITH MINIMUM CORAL GABLES CODE & PUBLIC WORKS REQUIREMENTS
4. ALL LIGHTING IN THE R.O.W. SHALL BE LED 300K AND CORAL GABLES POLE WITH ACCRN FIXTURE, FOLLOW STANDARDS AND SPECIFICATION FROM PUBLIC WORKS DEPARTMENT

ARCHITECT'S THRESHOLD BUILDING STATEMENT - FS Ch 533.79(7)(d); FBC 110.8.4.4.

"TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE CITY OF CORAL GABLES IN ACCORDANCE WITH SECTION 110, FLORIDA BUILDING CODE AND CHAPTER 633, FLORIDA STATUTES"



Location Map

DESIGN BUILT:
T.A. BUILDERS
Service... it's so simple
1390 South Dixie Hwy, #101, Coral Gables FL 33146
WWW.TABUILDERS.COM
COR. 1507463

ARCHITECT:
bellin pratt & puentes architects llc
AA26000009

285 sevilla avenue
coral gables, florida. 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:
Consultant
Address
Phone
Fax
e-mail

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PROJECT NAME:
RESIDENTIAL APARTMENTS

PROPERTY ADDRESS
211 Santillane Avenue
Coral Gables FL 33134
OWNER INFORMATION
211 Santillane LLC

P&Z Board Submittal

ISSUE DATE: 8/19/2019
PROJECT No.: 2018-04
DRAWN BY: T.C. & D.F.
APPROVED BY: M.B. & G.P.

REVISIONS:

No.	Description	Date

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SEAL:
SIGNATURE:
MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:
Site Plan, Zoning info & Building data
SCALE: As indicated
SHEET No.:
A0.3

DESIGN BUILT:



ARCHITECT:



285 sevilla avenue
coral gables, florida. 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant	Address
Address	Phone
Phone	Fax
Fax	e-mail

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PROJECT NAME:

RESIDENTIAL APARTMENTS

PROPERTY ADDRESS
211 Sattilane Avenue
Coral Gables FL 33134

OWNER INFORMATION
211 Sattilane LLC

P&Z Board Submittal

ISSUE DATE: 8/19/2019
PROJECT No.: 2018-04
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

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GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

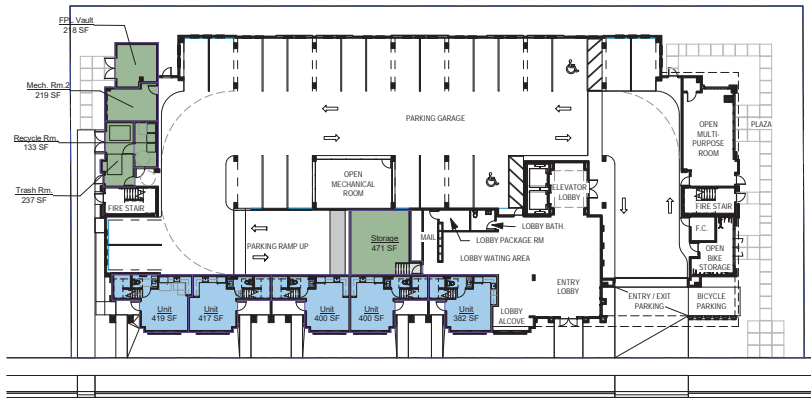
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FAR Calculation

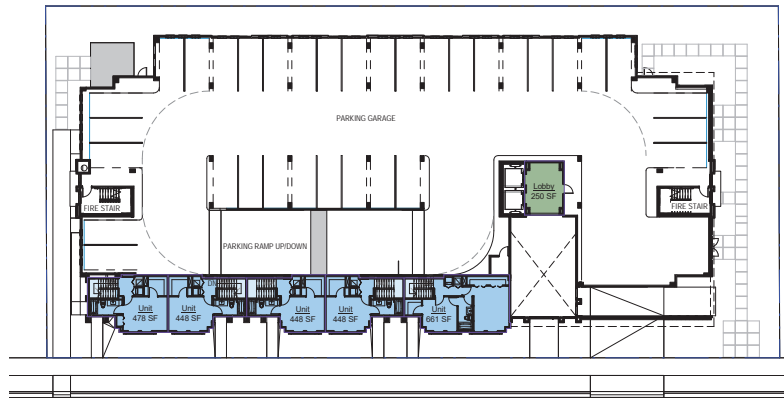
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SHEET No.:

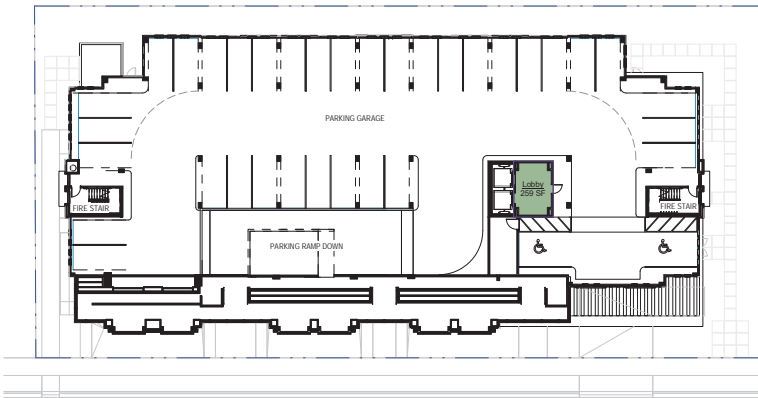
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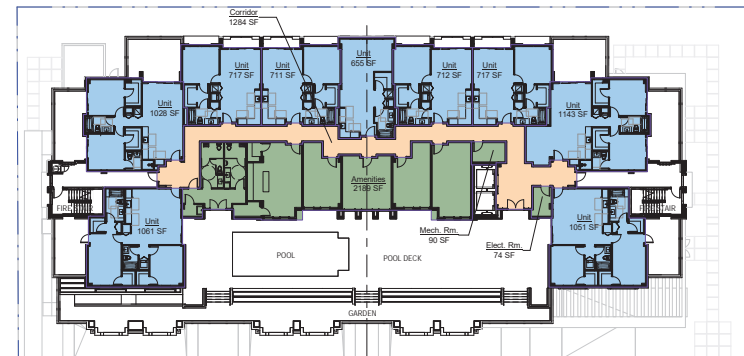
1 1st Ground Level
1" = 30'-0"



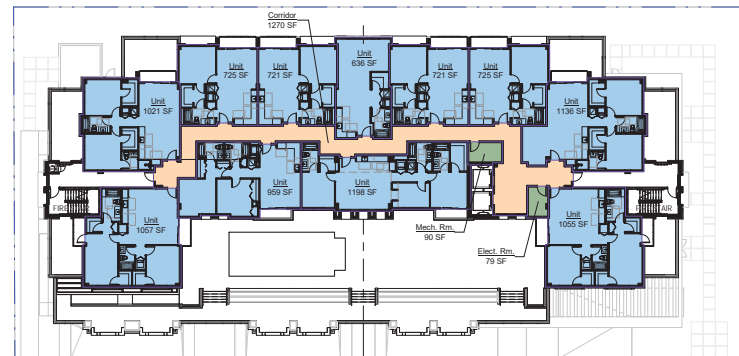
2 2nd Parking Level
1" = 30'-0"



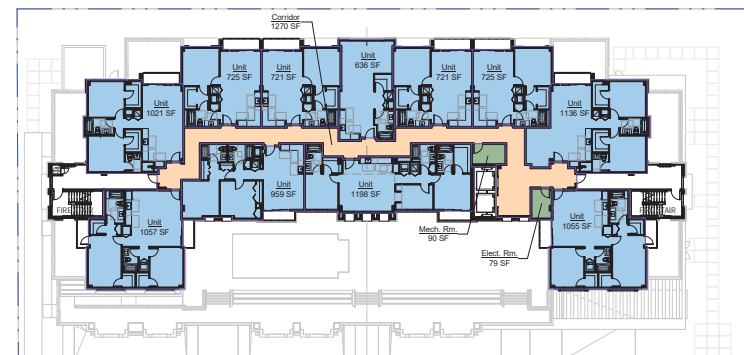
3 3rd Parking Level
1" = 30'-0"



4 4th Building Amenities
1" = 30'-0"



5 5th Tower Level
1" = 30'-0"



6 6th Tower Level
1" = 30'-0"



7 7th Tower Level
1" = 30'-0"



8 8th Tower Level
1" = 30'-0"



9 9th Tower Level
1" = 30'-0"

FAR Calculation

Name	Area
1st Ground Level	
Unit	2,017 SF
Trash Rm.	237 SF
Storage	471 SF
Recycle Rm.	133 SF
Mech. Rm.2	219 SF
FPL Vault	218 SF
	3,295 SF

2nd Parking Level	
Unit	2,485 SF
Lobby	250 SF
	2,735 SF

3rd Parking Level	
Lobby	259 SF
	259 SF

4th Building Amenities	
Unit	7,795 SF
Mech. Rm.	90 SF
Elect. Rm.	74 SF
Corridor	1,284 SF
Amenities	2,189 SF
	11,433 SF

5th Tower Level	
Unit	9,952 SF
Mech. Rm.	90 SF
Elect. Rm.	79 SF
Corridor	1,270 SF
	11,392 SF

6th Tower Level	
Unit	9,952 SF
Mech. Rm.	90 SF
Elect. Rm.	79 SF
Corridor	1,270 SF
	11,392 SF

7th Tower Level	
Unit	9,952 SF
Mech. Rm.	90 SF
Elect. Rm.	79 SF
Corridor	1,270 SF
	11,392 SF

8th Tower Level	
Unit	9,952 SF
Mech. Rm.	90 SF
Elect. Rm.	79 SF
Corridor	1,270 SF
	11,392 SF

9th Tower Level	
Unit	9,952 SF
Mech. Rm.	90 SF
Elect. Rm.	79 SF
Corridor	1,270 SF
	11,392 SF

GRAND TOTAL 74,680 SF

Allowed FAR		
Lot Area	FAR Factor	FAR Allowed
30,000 SF	2.5	74,999.84 SF



235 Santillane Avenue



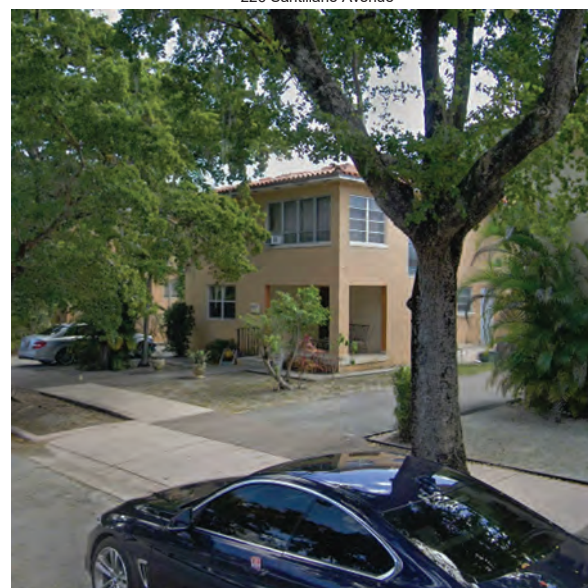
231 Santillane Avenue



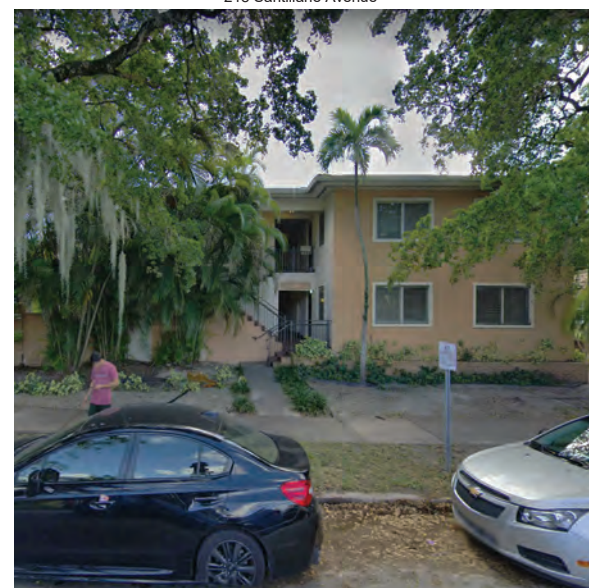
924 Ponce de Leon Blvd.



234 Santillane Avenue



226 Santillane Avenue



218 Santillane Avenue



1000 Ponce de Leon Blvd.

DESIGN BUILT:



ARCHITECT:



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coral gables, florida, 33134
tel 305-447-1927 - fax 305-443-5986

CONSULTANTS:

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**RESIDENTIAL
APARTMENTS**

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Coral Gables FL 33134

OWNER INFORMATION
211 Santillane LLC

P&Z Board Submittal

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No.	Description	Date

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SIGNATURE:
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GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:

**Site &
Contextual
Photos**

SCALE:

SHEET No.:

A0.5

Coral Gables Mediterranean Style Design Standards			
Table No. 1			
Project Complies with all Categories in Table 1			
Complies (An X means the Project complies with requirement)			
Complies	Reference No.	Type	Comments
X	1.1 X	Architectural elements on building facades.	COMPLIES: See decorative reveal and molding on all building elevations (A-2.1 & A-2.2). Also see 3D Views. Similar architectural elements (moldings, trims, stucco texture accent, & aluminum railings) are provided on all sides of the building.
	1.2	Architectural relief elements at street level.	DOES NOT COMPLY It is not required for Residential buildings.
X	1.3 X	Architectural elements located on the top of buildings.	COMPLIES: See corners of both towers (one of them Stair tower), parapet feature & decorative elements on top of the building, at Building elevations from A-2.1 & A-2.2 and also see 3D Views.
X	1.4 X	Bicycle storage.	COMPLIES: See A-1.1 A bicycle rack for a minimum of five bicycles will be provided on the pedestrian access at ground floor area.
X	1.5 X	Building Facades.	COMPLIES: See exterior mass variations & break lines at Building elevations A-2.1 to A-2.5 and also see 3D View plans. The project also utilizes stepback of different wall planes as vertical break to comply with this provision.
X	1.6 X	Building lot coverage.	COMPLIES: Permissive provision.
X	1.7 X	Drive through facilities.	COMPLIES: See Site Plan A-0.3 and Ground Floor plan A-1.1.
X	1.8 X	Landscape open space area.	COMPLIES: The project will have landscape open space that exceeds the minimum requirement of twenty-five percent for residential projects.
X	1.9 X	Lighting, street.	COMPLIES: The project will provide right away street lighting as allowed, required and approved by the Public Works Department.
X	1.10 X	Parking garages.	COMPLIES: See site plan A-1.1 & A-1.2, and building elevations A-2.1 and A-2.2. and Also see 3D View plans.
X	1.11 X	Porte-cocheres.	COMPLIES: See Ground Floor Plan A-1.1 and Building Elevation A-2.1, and 3D View Plans. The building will have a porte-cochere on Santillane Street to comply with this provision.
	1.12	Sidewalks/ pedestrian access.	DOES NOT COMPLY It is not required for Residential buildings.
X	1.13 X	Soil, structural.	COMPLIES: All right of way planting areas will utilize structural soil.
X	1.14 X	Windows on Mediterranean buildings.	COMPLIES: All windows will have a minimum spacing depth of four inches.

Coral Gables Mediterranean Style Design Standards			
Table No. 2			
Project Complies with 7 of 12 Categories in Table 2			
Complies (An X means the Project complies with requirement)			
Complies	Reference No.	Type	Comments
X	2.1 X	Arcades and/or loggias.	COMPLIES: See building elevations A-2.1, and Also see 3D View plans. The building provides protection from arcades for residents to get in the units at the base of the building.
X	2.2 X	Building rooflines.	COMPLIES: See building elevations A-2.1 & A-2.2. and Also see 3D View plans. The project utilizes the stairs and elevator towers massing for vertical changes in the building roofline to comply with this provision.
X	2.3 X	Building step backs.	COMPLIES: See site plan A-0.3 & building elevations A-2.1 & A-2.2. and Also see 3D View plans. The building steps from the principal facade, and utilizes a vertical step back on all sides, as well as the step back of the lower and upper residential levels.
X	2.4 X	Building towers.	COMPLIES: See building elevations A-2.1 & A-2.2. and Also see 3D View plans. The building tower elements comply with this provision.
X	2.5 X	Driveways.	COMPLIES: See A 1.0. The building has one vehicular entry on Santillane Street in order to eliminate vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.
X	2.6 X	Lighting of landscaping.	COMPLIES: Up lighting of landscaping within and/or adjacent to pedestrian areas will be provided.
X	2.7 X	Materials on exterior building facades.	COMPLIES: The use of Keystone walls shall be incorporated into the base of the building in order to comply with this provision.
	2.8	Overhead doors.	DOES NOT COMPLY It is not required for Residential buildings.
X	2.9 X	Paver treatments.	COMPLIES: See site plan A 1.1. Driveways will have a minimum of ten percent of paver treatment, and sidewalks will have a minimum of twenty five percent of paver treatment.
X	2.10 X	Pedestrian amenities.	COMPLIES: See site plan A-0.3, and building elevations A-2.1 & A-2.2, and also see 3D View plans. The project will have at a minimum four pedestrian amenities. To include: benches, planters, water features, and public art.
	2.11	Pedestrian pass-throughs/ passages on properties contiguous to alleys and/or streets.	DOES NOT COMPLY It is not required for Residential buildings.
	2.12 X	Underground parking.	DOES NOT COMPLY



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PROJECT NAME:
RESIDENTIAL APARTMENTS

PROPERTY ADDRESS
211 Santillane Avenue
Coral Gables FL 33134

OWNER INFORMATION
211 Santillane LLC

P&Z Board Submittal

ISSUE DATE: 8/19/2019
PROJECT No.: 2019-04
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

No.	Description	Date

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GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:
MED Bonus Compliances

SCALE: **3/8" = 1'-0"**
SHEET No.:
A0.9

Coral Gables Mediterranean Style Design Standards				
Table No. 1				
Project Complies with all Categories in Table 1				
Complies (An X means the Project complies with requirement)				
Complies	Reference No.	Residential	Type	Comments
X	1.1	X	Architectural elements on building facades.	COMPLIES: See decorative reveal and molding on all building elevations (A-2.1 & A-2.2). Also see 3D Views. Similar architectural elements (moldings, trim, stucco texture accent, & aluminum railings) are provided on all sides of the building.
	1.2		Architectural relief elements at street level.	DOES NOT COMPLY It is not required for Residential buildings.
X	1.3	X	Architectural elements located on the top of buildings.	COMPLIES: See corners of both towers (one of them Stair tower), parapet feature & decorative elements on top of the building, at terraces, at Building elevations from A-2.1 & A-2.2 and also see 3D Views.
X	1.4	X	Bicycle storage.	COMPLIES: See A-1.1. A bicycle rack for a minimum of five bicycles will be provided on the pedestrian access at ground floor area.
X	1.5	X	Building Facades.	COMPLIES: See exterior mass variations & break lines at Building elevations A-2.1 to A-2.5 and Also see 3D View plans. The project also utilizes stepback of different wall planes as vertical break to comply with this provision.
X	1.6	X	Building lot coverage.	COMPLIES: Permissive provision.
X	1.7	X	Drive through facilities.	COMPLIES: See Site Plan A-0.3 and Ground Floor plan A-1.1.
X	1.8	X	Landscape open space area.	COMPLIES: The project will have landscape open space that exceeds the minimum requirement of twenty-five percent for residential projects.
X	1.9	X	Lighting, street.	COMPLIES: The project will provide right away street lighting as allowed, required and approved by the Public Works Department.
X	1.10	X	Parking garages.	COMPLIES: See site plan A-1.1 & A-1.2, and building elevations A- 2.1 and A- 2.2. and Also see 3D View plans.
X	1.11	X	Porte-cocheres.	COMPLIES: See Ground Floor Plan A-1.1 and Building Elevation A-2.1, and 3D View Plans. The building will have a porte-cochere on Santilane Street to comply with this provision.
	1.12		Sidewalk/ pedestrian access.	DOES NOT COMPLY It is not required for Residential buildings.
X	1.13	X	Soil, structural.	COMPLIES: All right of way planting areas will utilize structural soil.
X	1.14	X	Windows on Mediterranean buildings.	COMPLIES: All windows will have a minimum spacing depth of four inches.

Coral Gables Mediterranean Style Design Standards				
Table No. 2				
Project Complies with 7 of 12 Categories in Table 2				
Complies (An X means the Project complies with requirement)				
Complies	Reference No.	Residential	Type	Comments
X	2.1	X	Arcades and/or loggias.	COMPLIES: See building elevations A- 2.1, and Also see 3D View plans. The building provides protection from arcades for residents to get in the units at the base of the building.
X	2.2	X	Building rooflines.	COMPLIES: See building elevations A- 2.1 & A- 2.2, and Also see 3D View plans. The project utilizes the stairs and elevator towers massing for vertical changes in the building roofline to comply with this provision.
X	2.3	X	Building step backs.	COMPLIES: See site plan A-0.3 & building elevations A- 2.1 & A- 2.2, and Also see 3D View plans. The building steps from the principal facade, and utilizes a vertical step back on all sides, as well as the step back of the tower and upper residential levels.
X	2.4	X	Building towers.	COMPLIES: See building elevations A- 2.1 & A- 2.2, and Also see 3D View plans. The building tower elements comply with this provision.
X	2.5	X	Driveways.	COMPLIES: See A 1.0. The building has one vehicular entry on Santilane Street in order to eliminate vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.
X	2.6	X	Lighting of landscaping.	COMPLIES: Up lighting of landscaping within and/or adjacent to pedestrian areas will be provided.
X	2.7	X	Materials on exterior building facades.	COMPLIES: The use of Keystone walls shall be incorporated into the base of the building in order to comply with this provision.
	2.8		Overhead doors.	DOES NOT COMPLY It is not required for Residential buildings.
X	2.9	X	Paver treatments.	COMPLIES: See site plan A 1.1. Driveways will have a minimum of ten percent of paver treatment, and sidewalks will have a minimum of twenty five percent of paver treatment.
X	2.10	X	Pedestrian amenities.	COMPLIES: See site plan A-0.3, and building elevations A- 2.1 & A- 2.2, and also see 3D View plans. The project will have at a minimum four pedestrian amenities. To include: benches, planters, water features, and public art.
	2.11		Pedestrian pass-through/ paseos on properties contiguous to alleys and/or streets.	DOES NOT COMPLY It is not required for Residential buildings.
	2.12	X	Underground parking.	DOES NOT COMPLY



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PROJECT NAME:

RESIDENTIAL APARTMENTS

PROPERTY ADDRESS
211 Santilane Avenue
Coral Gables FL 33134

OWNER INFORMATION
211 Santilane LLC

P&Z Board Submittal

ISSUE DATE: 8/19/2019
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APPROVED BY: Approver

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GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:

MED Bonus Compliances

SCALE: 3/8" = 1'-0"

SHEET No.:

A0.10



ENTRY / PORTE-COCHERE



ARCADE



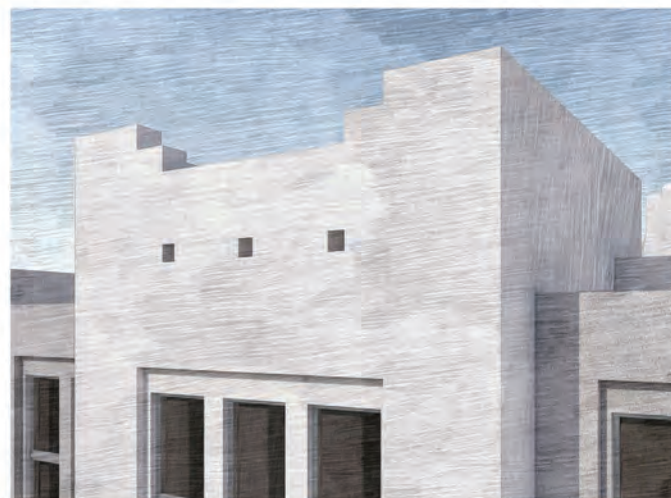
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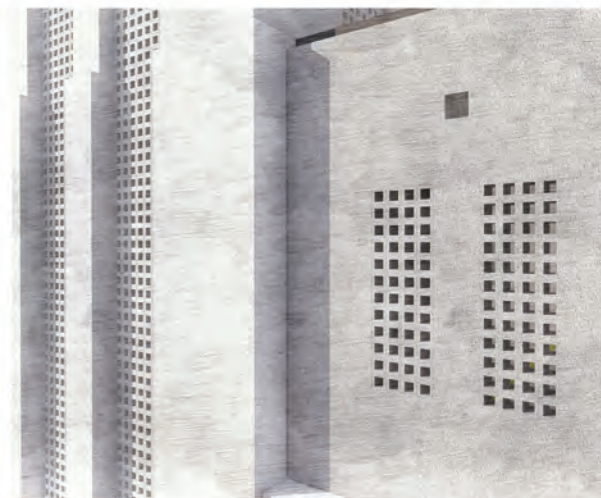
CONTINUITY OF BUILDING ELEMENTS



DECORATIVE VENTS



DECORATIVE GRILLVENTS



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SHEET TITLE:

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Compliances**

SCALE:

SHEET No.:

A0.11



ROOF LINE DETAILS



RECESSED ELEMENTS



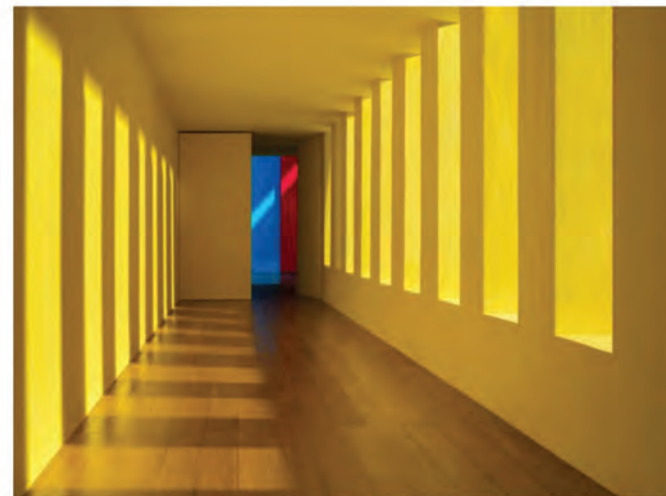
EXTERIOR PEDESTRIAN VIEW - SANTILLANE AVENUE



TOWER



MASHRABIYA



DEEP OPENINGS



DESIGN BUILT:



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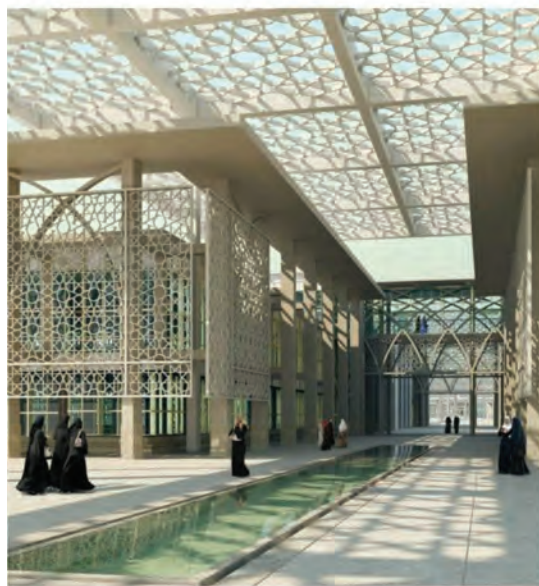
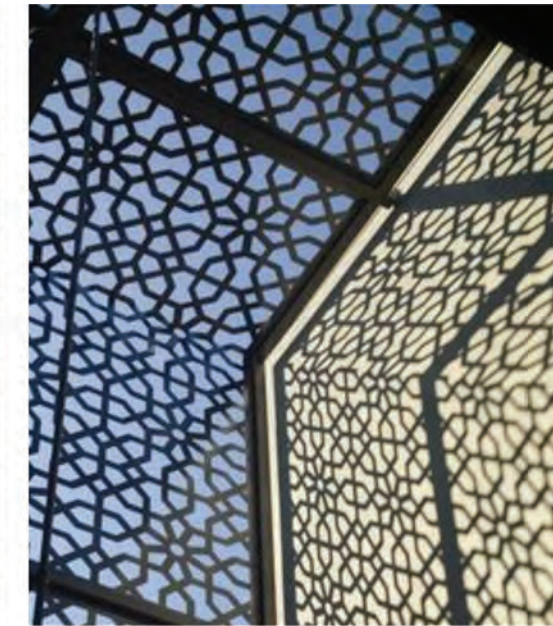
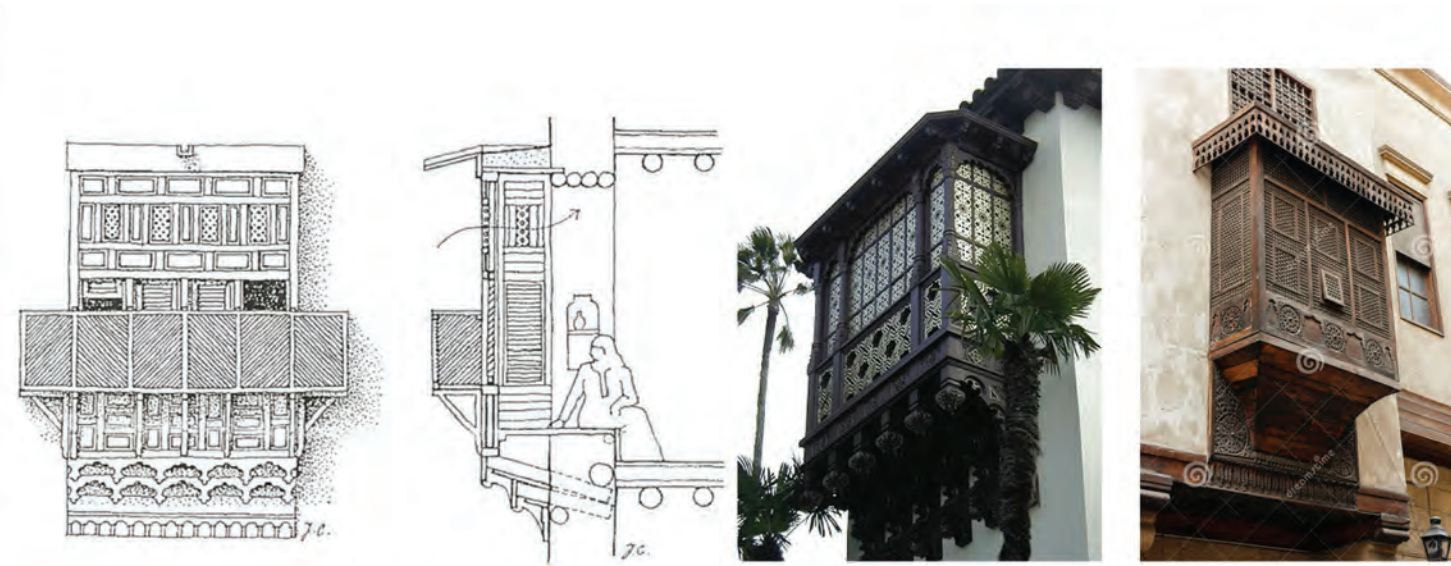
SHEET TITLE:

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Compliances**

SCALE:

SHEET No.:

A0.12



EXTERIOR NIGHT PEDESTRIAN VIEW - MASHRABIYA CONCEPT - ART IN PUBLIC PLACES



T:1/25/2019 2:18:56 PM

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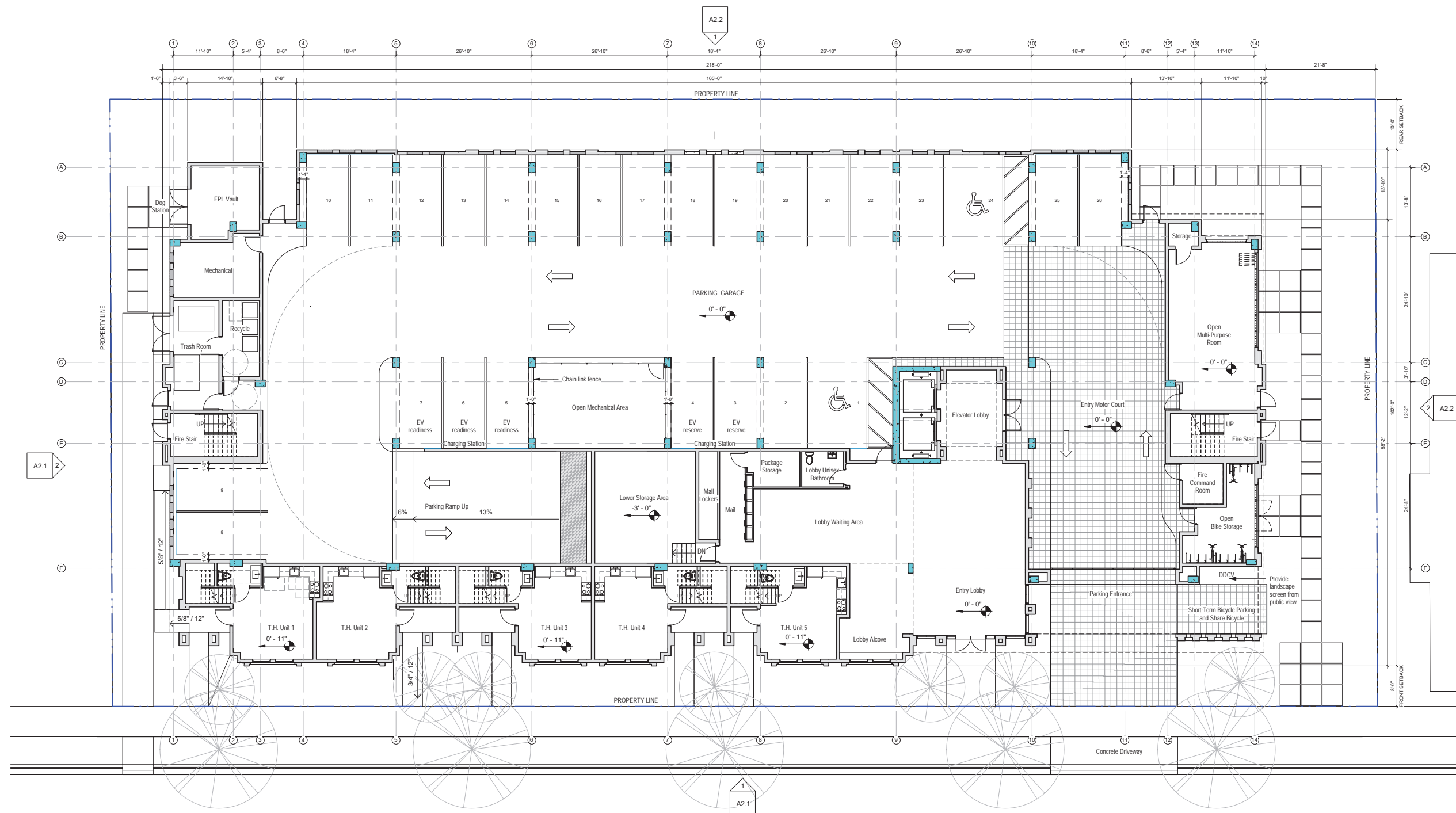
SHEET TITLE:

Mashrabiya MED Bonus

SCALE:

SHEET No.:

A0.13



1 1st Ground Level
1" = 10'-0"

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(305) 447-1927

ARCHITECT:



bellin pratt & puentes
architects llc

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Coral Gables FL 33134

OWNER INFORMATION
211 Sattilane LLC

P&Z Board Submittal

ISSUE DATE: 8/19/2019
PROJECT No.: 2018-04
DRAWN BY: D.F. & T.C.
APPROVED BY: M.B. & G.P.

REVISIONS:

No.	Description	Date

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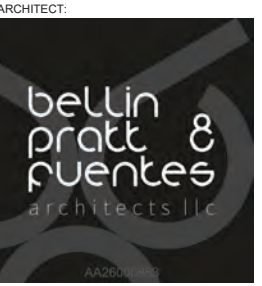
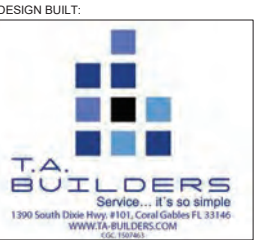
SEAL:

SIGNATURE:
MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:
Ground Floor Plan

SCALE: **1" = 10'-0"**

SHEET No.:
A1.1



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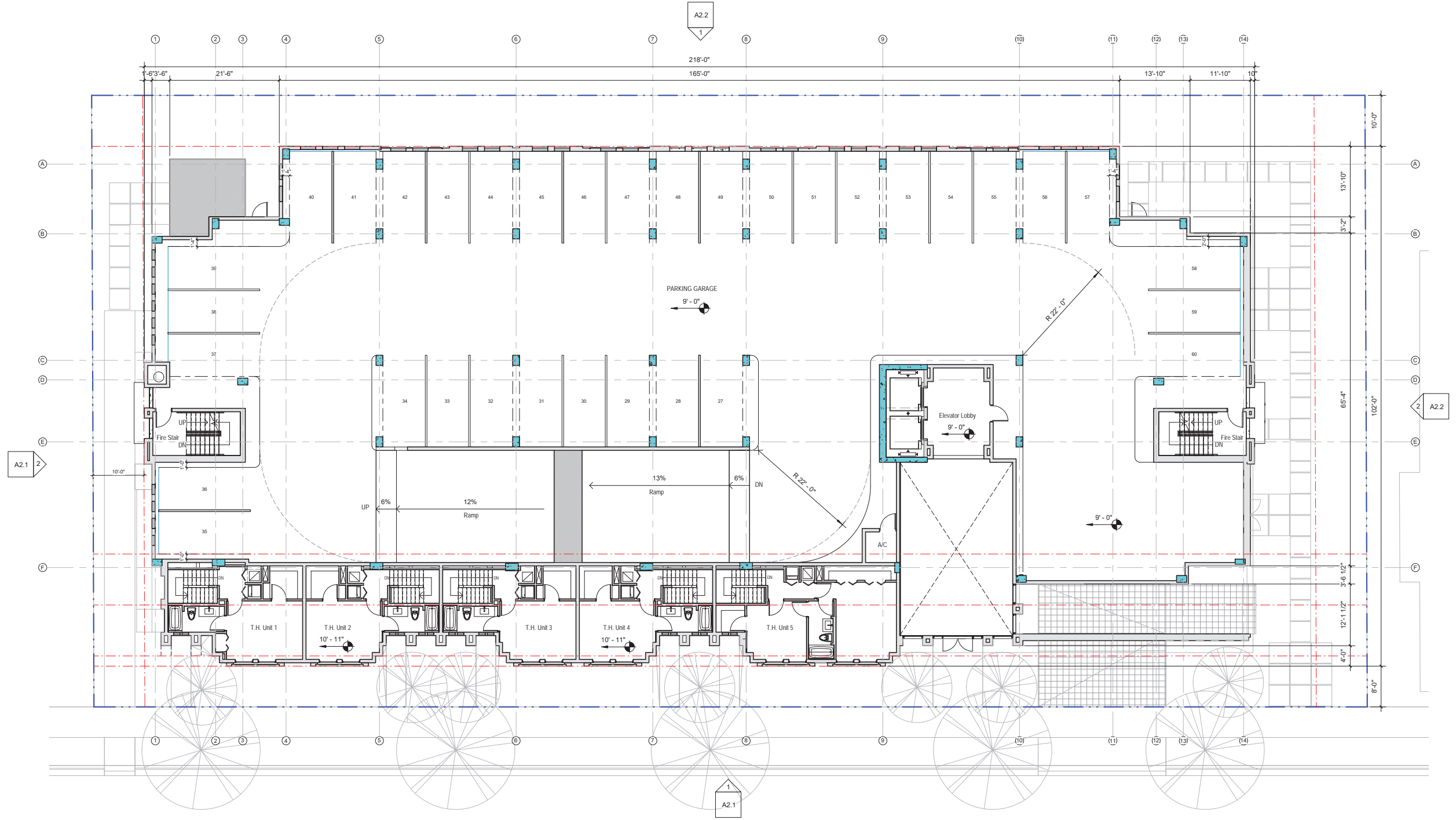
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SIGNATURE:
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GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:
2nd Floor Plan - Parking Level

SCALE: **1" = 10'-0"**

SHEET No.:
A1.2



1 2nd Parking Level
1" = 10'-0"

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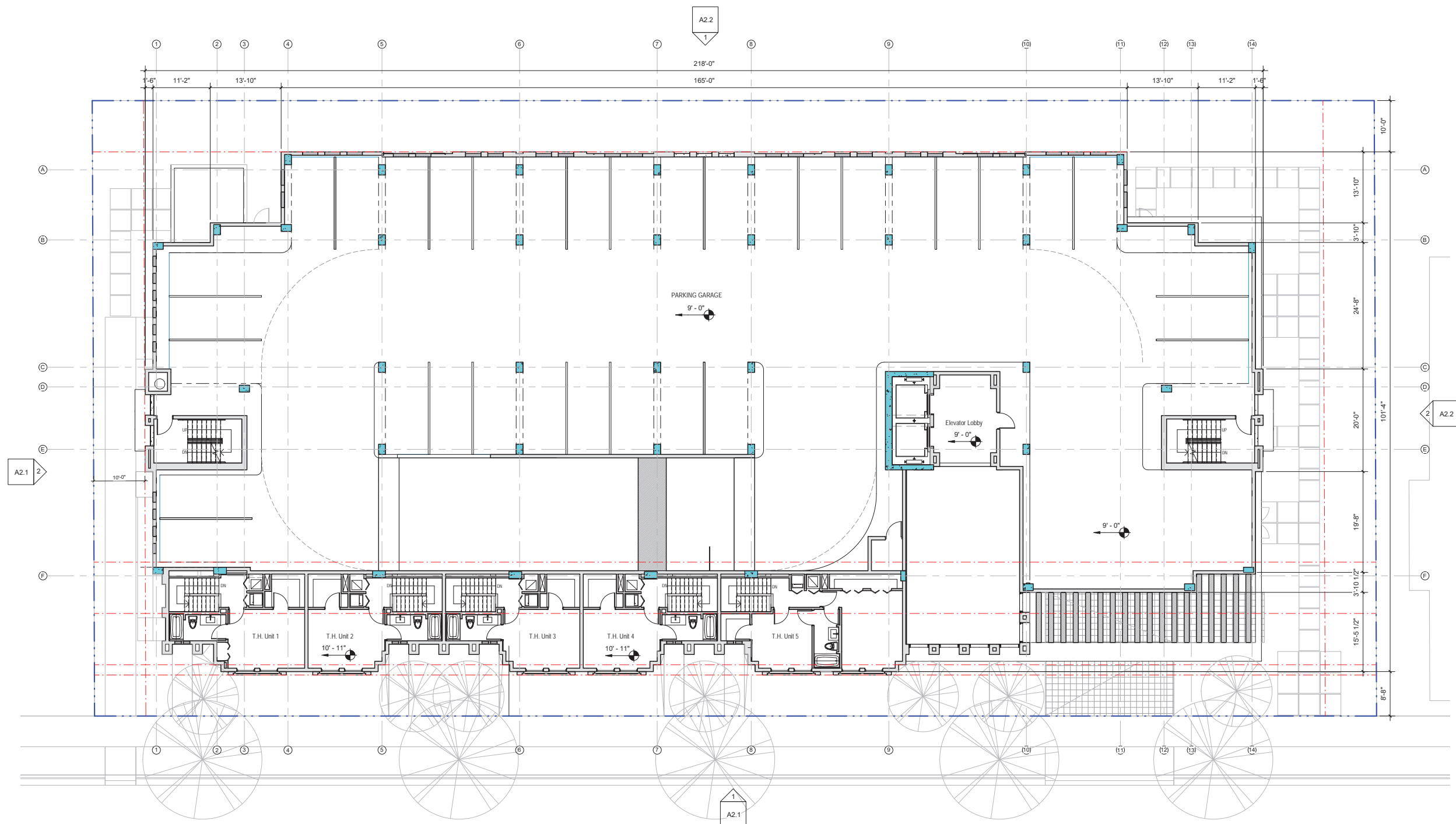
SHEET TITLE:

2nd Floor Plan - Townhouses Level

SCALE: 1" = 10'-0"

SHEET No.:

A1.2b



1 2nd TownHouse Level
1" = 10'-0"



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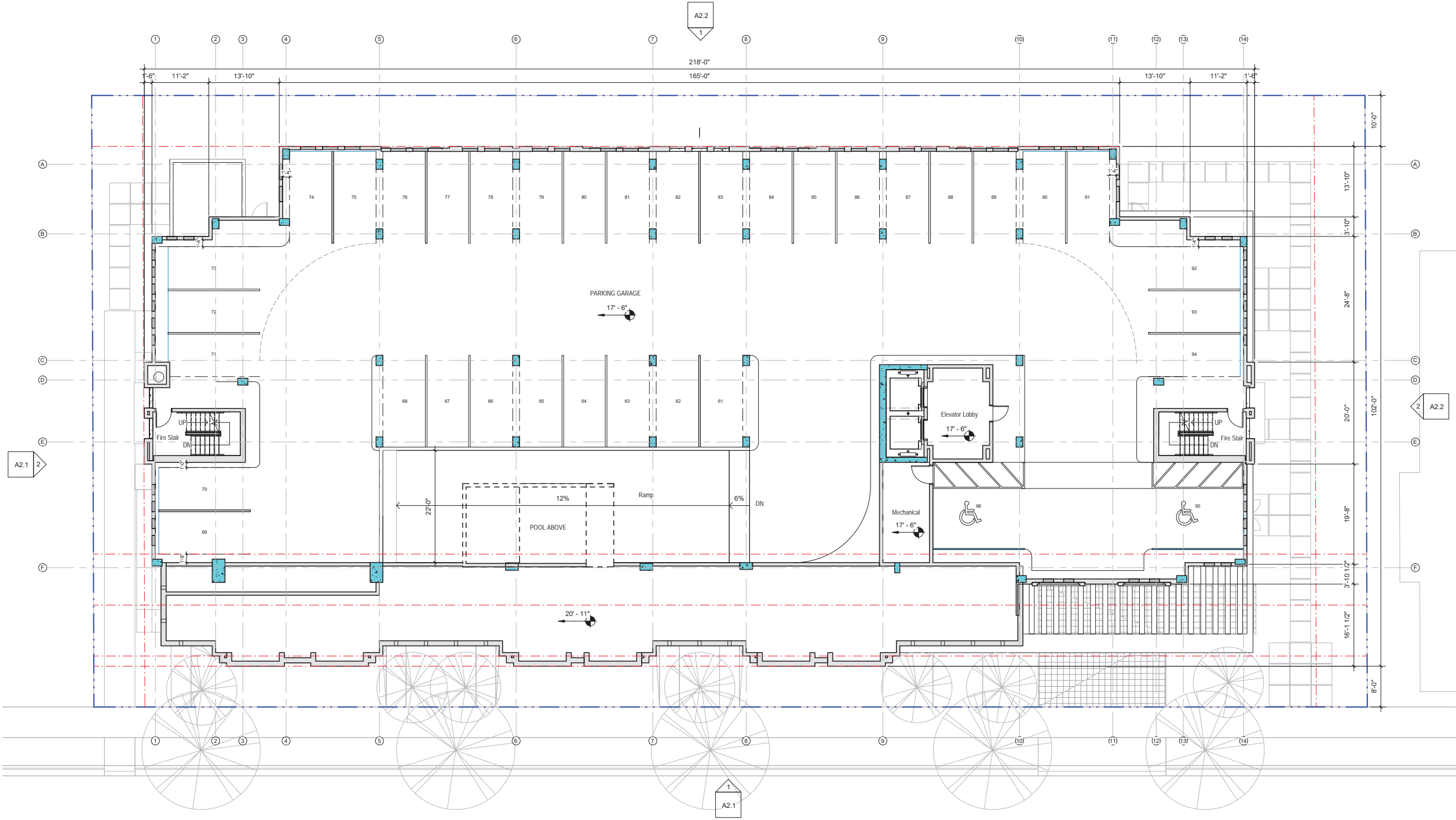
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GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

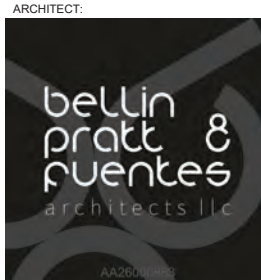
SHEET TITLE:
3rd Floor Plan - Parking Level

SCALE: **1" = 10'-0"**

SHEET No.:
A1.3



1 3rd Parking Level
1" = 10'-0"



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coral gables, florida, 33134
tel 305-447-1927 - fax 305-443-5986

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PROJECT NAME:
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PROPERTY ADDRESS
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Coral Gables FL 33134
OWNER INFORMATION
211 Sattilane LLC

P&Z Board Submittal

ISSUE DATE: 8/19/2019
PROJECT No.: 2018-04
DRAWN BY: D.F. & T.C.
APPROVED BY: M.B. & G.P.

REVISIONS:

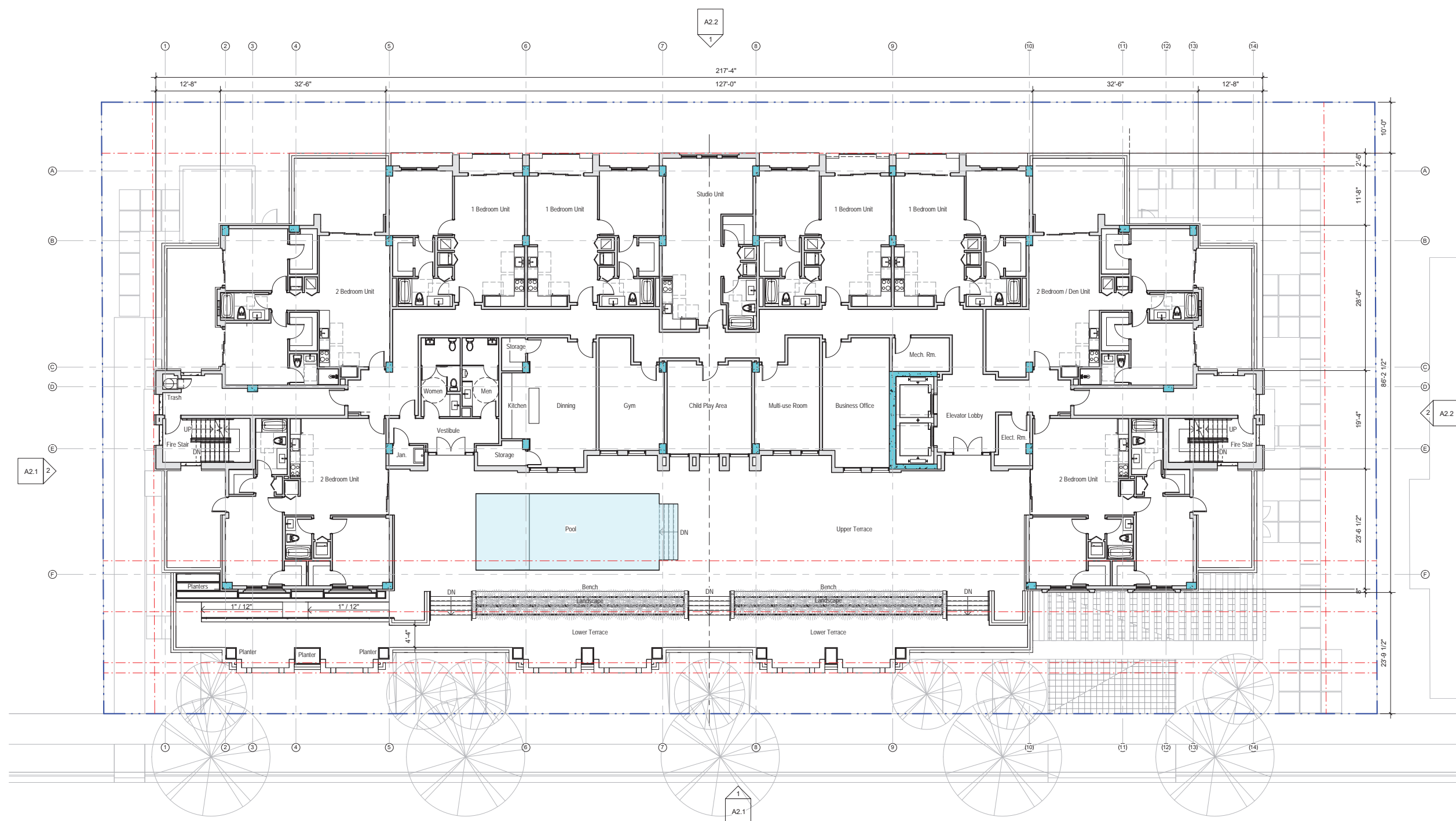
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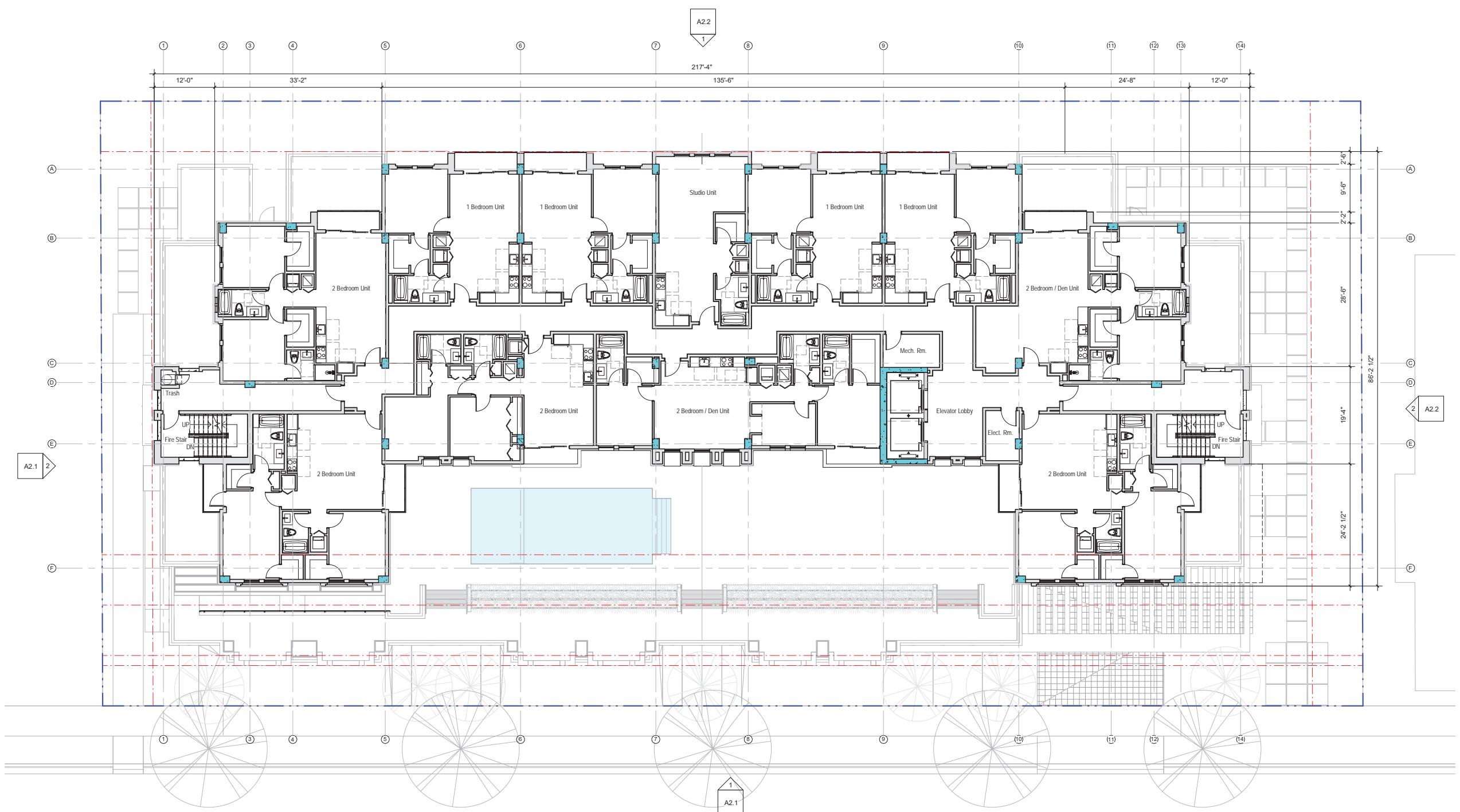
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GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:
4th Floor Plan - Building Amenities
SCALE: 1" = 10'-0"
SHEET No.:
A1.4



1 4th Building Amenities
1" = 10'-0"



1 5th Tower Level (Typical)
1" = 10'-0"

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SHEET TITLE:
5th Floor Plan - Tower Level (Typical)

SCALE: 1" = 10'-0"

SHEET No.:
A1.5

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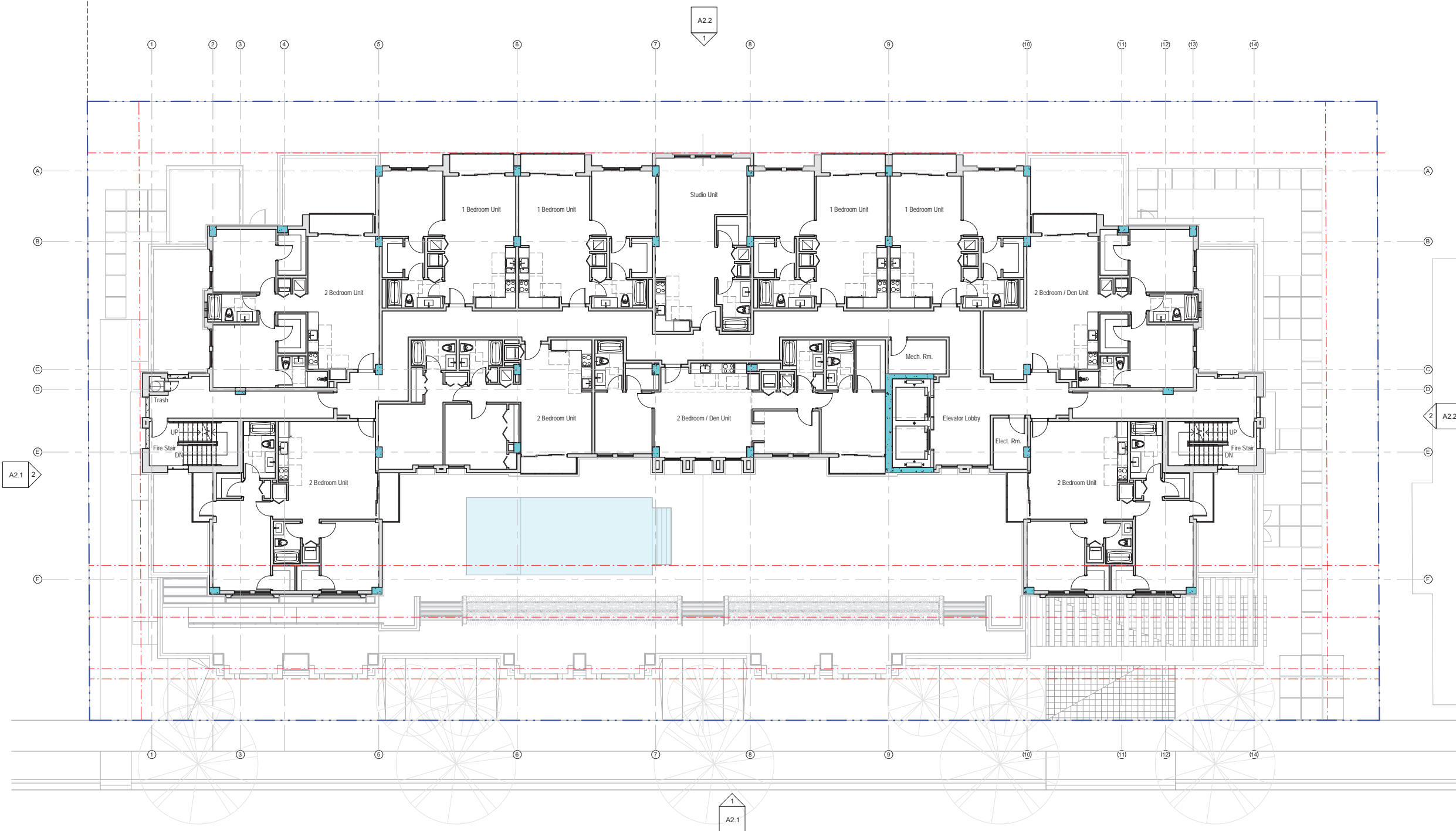
SHEET TITLE:

6th Floor Plan - Tower Level

SCALE: 1" = 10'-0"

SHEET No.:

A1.6



1 6th Tower Level
1" = 10'-0"



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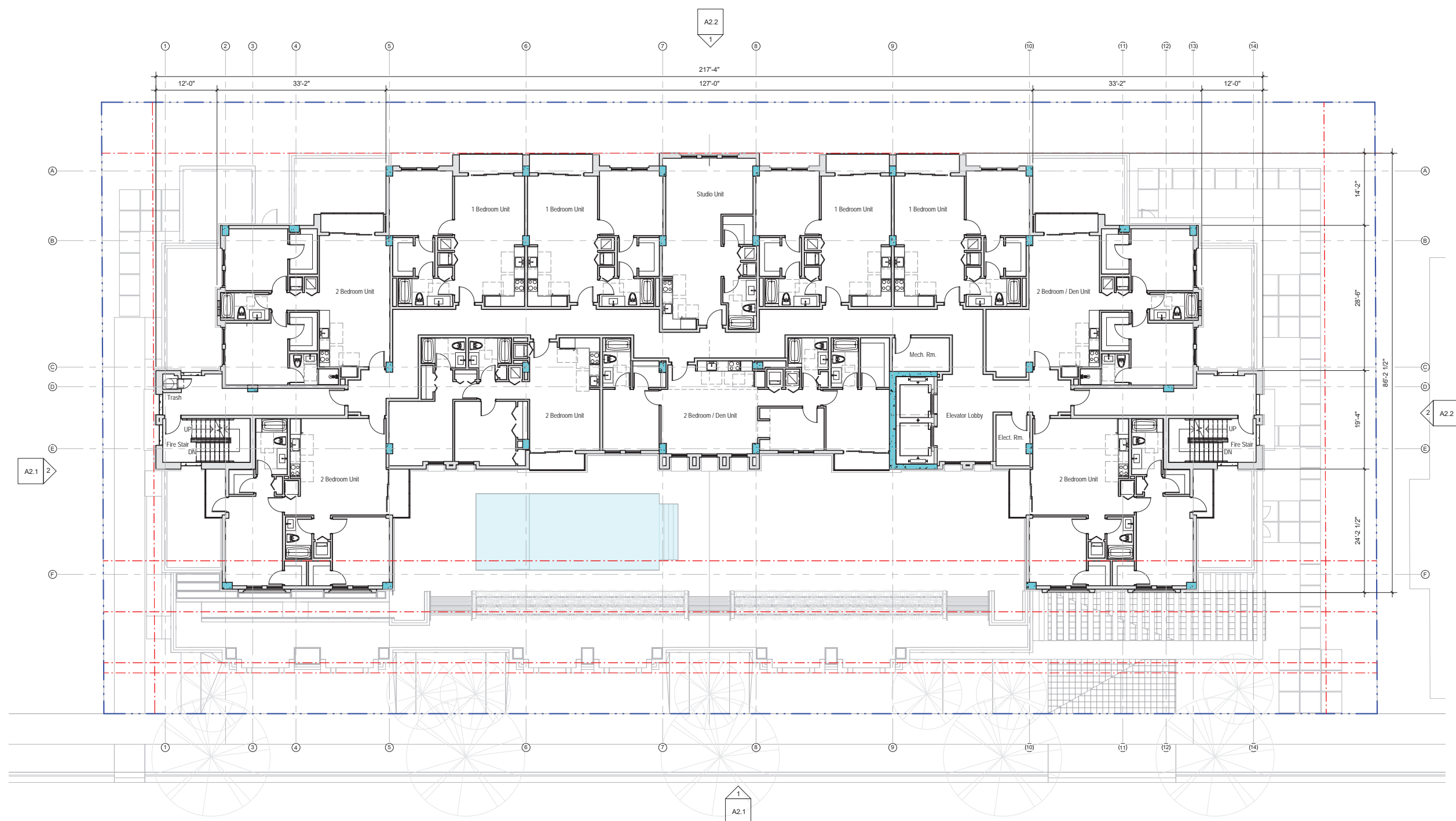
SHEET TITLE:
7th Floor Plan - Tower Level

SCALE: **1" = 10'-0"**

SHEET No.:
A1.7



1 7th Tower Level
1" = 10'-0"



1 8th Tower Level
1" = 10'-0"

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SHEET TITLE:
8th Floor Plan - Tower Level

SCALE: **1" = 10'-0"**

SHEET No.:
A1.8



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ISSUE DATE: 8/19/2019
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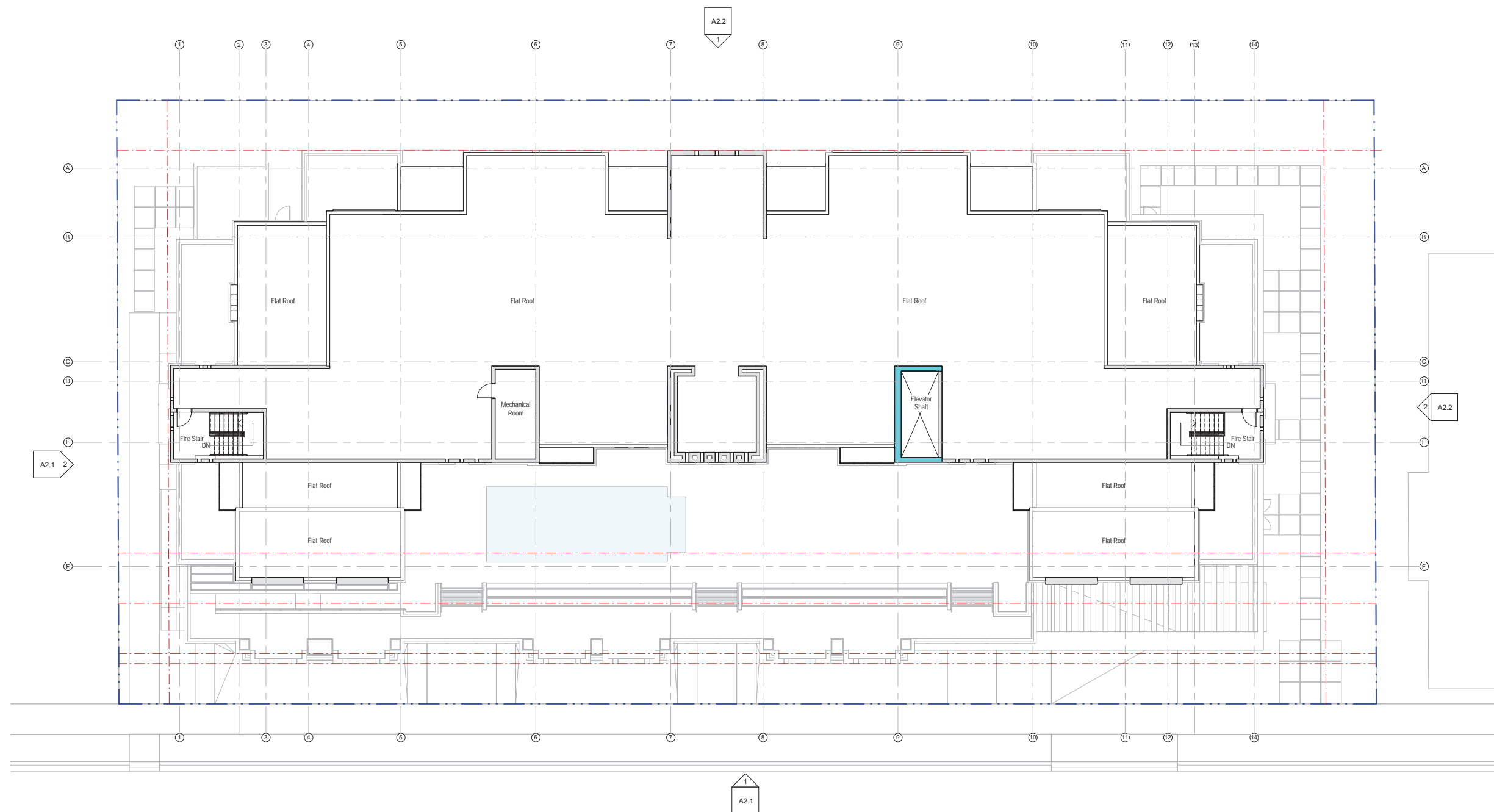
SHEET TITLE:
9th Floor Plan - Tower Level

SCALE: **1" = 10'-0"**

SHEET No.:
A1.9




1 9th Tower Level
1" = 10'-0"



1 10th Level Roof
3/32" = 1'-0"

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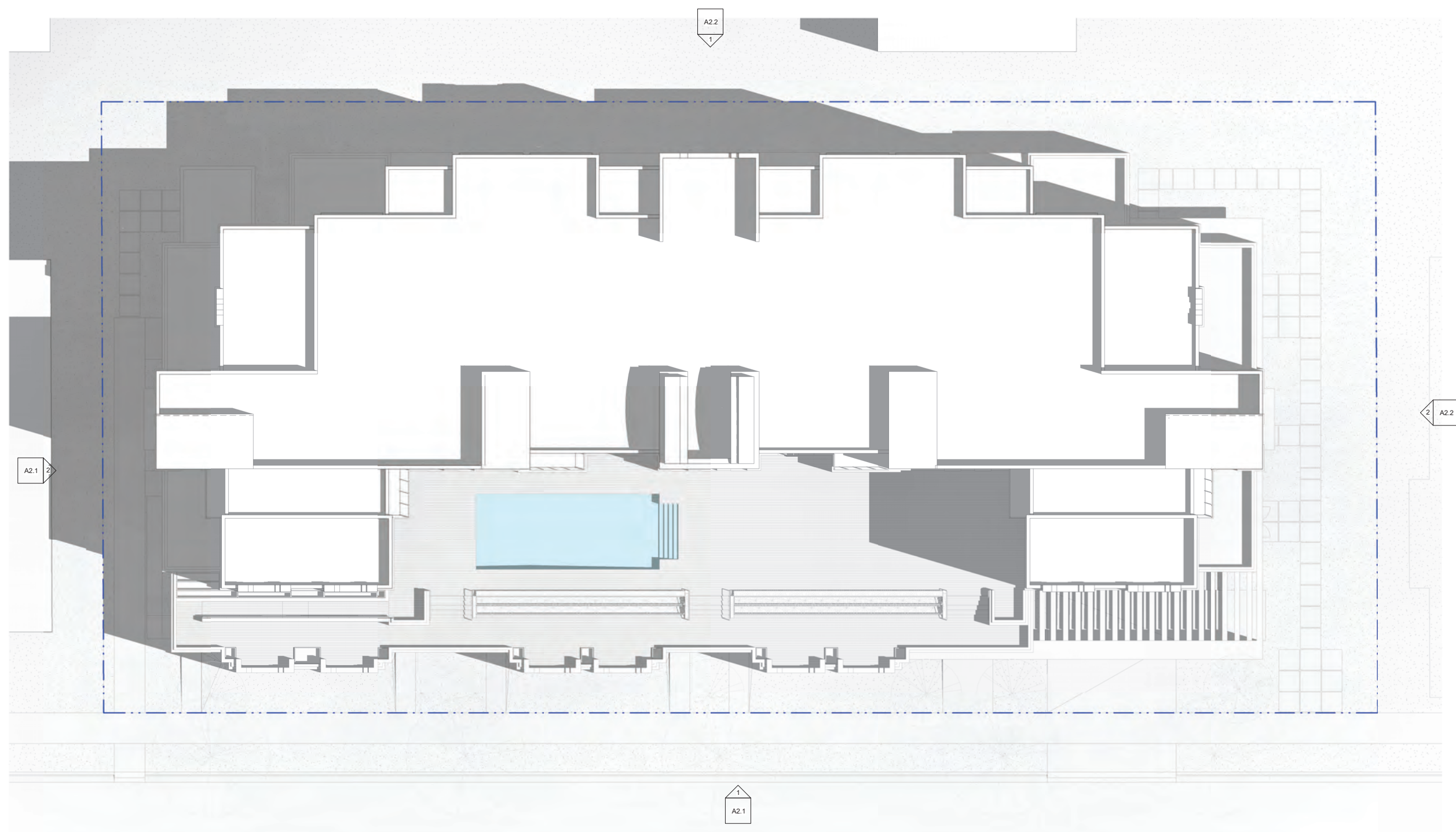
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DAVID FUENTES AR-97043

SHEET TITLE:
10th Floor Plan - Roof Level


SCALE: **3/32" = 1'-0"**

SHEET No.:
A1.10



1 General Roof Plan
1" = 10'-0"

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SHEET TITLE:
General Roof Plan

SCALE: **1" = 10'-0"**

SHEET No.:
A1.11

DESIGN BUILT:



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DAVID FUENTES AR-97043

SHEET TITLE:

Building Elevations

SCALE: As indicated

SHEET No.:

A2.1



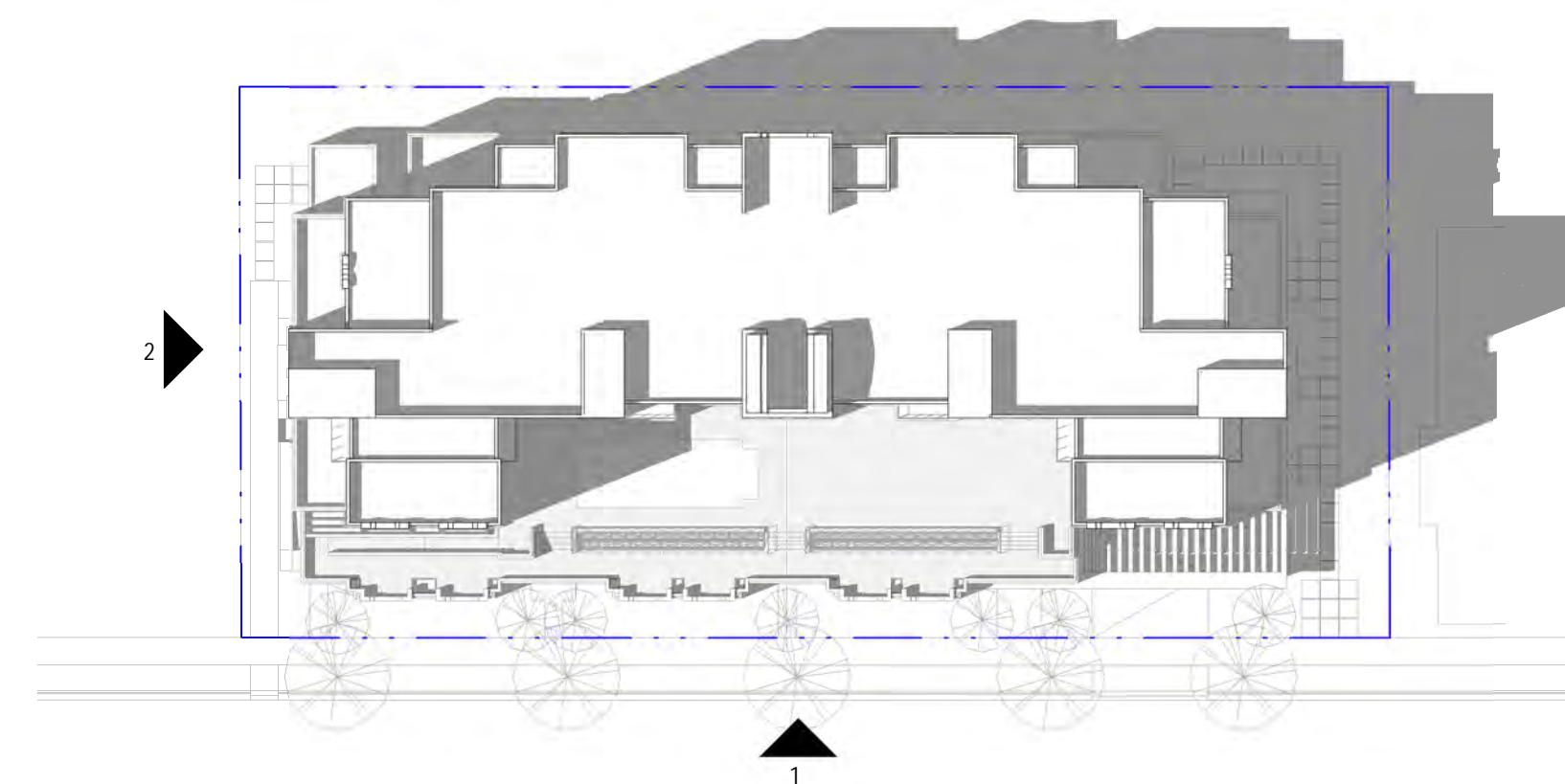
1 SOUTH
3/32" = 1'-0"



2 WEST
3/32" = 1'-0"

ELEVATION NOTES

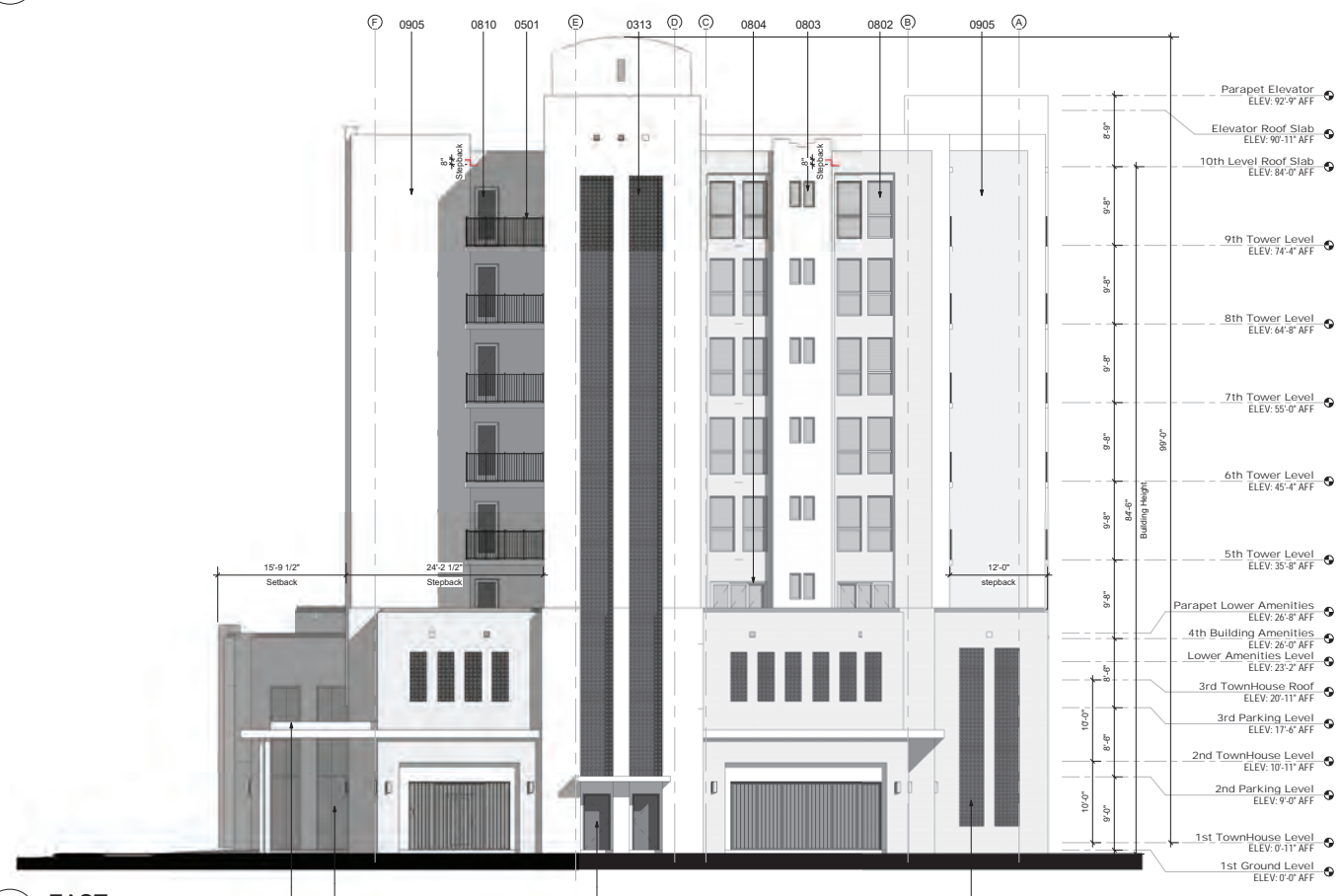
NUMBER	DESCRIPTION
0313	Concrete Masonry Unit Decorative Grill
0314	Decorative Concrete Trellis & Stucco Finish
0501	Aluminum Railing 42" A.F.F.E. to reject 4" objects. Submit shop drawings for approval prior fabrication
0802	Impact Resistance Aluminum Fixed Glass Window
0803	Impact Resistance Aluminum Store Front System
0804	Impact Resistance Aluminum Sliding Glass Door
0807	Roll-Up Metal Garage Door
0810	Impact Resistance Aluminum Swing Glass Door
0815	Hollow Core Metal Door on Metal Frame
0824	Impact Resistance Curtain Wall Glass System
0905	3/4" Smooth Stucco Finish
1204	Outdoor Bench
1302	Art in Public Places



3 Key Plan I
1" = 40'-0"

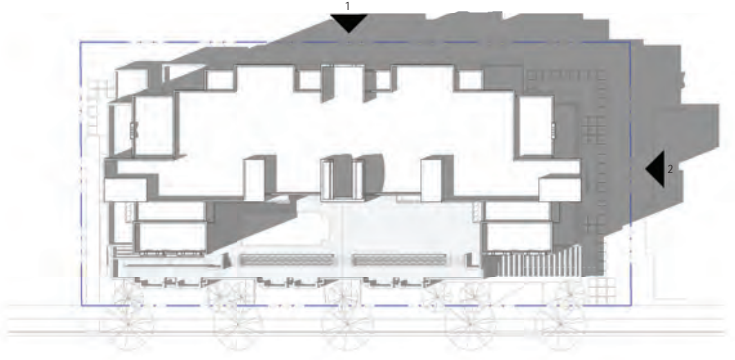


1 NORTH
3/32" = 1'-0"



2 EAST
3/32" = 1'-0"

ELEVATION NOTES	
NUMBER	DESCRIPTION
0313	Concrete Masonry Unit Decorative Grill
0314	Decorative Concrete Trellis & Stucco Finish
0501	Aluminum Railing 42" A.F.F.E. to reject 4" objects. Submit shop drawings for approval prior fabrication
0802	Impact Resistance Aluminum Fixed Glass Window
0803	Impact Resistance Aluminum Store Front System
0804	Impact Resistance Aluminum Sliding Glass Door
0810	Impact Resistance Aluminum Swing Glass Door
0815	Hollow Core Metal Door on Metal Frame
0824	Impact Resistance Curtain Wall Glass System
0905	3/4" Smooth Stucco Finish



3 Key Plan II
1" = 40'-0"

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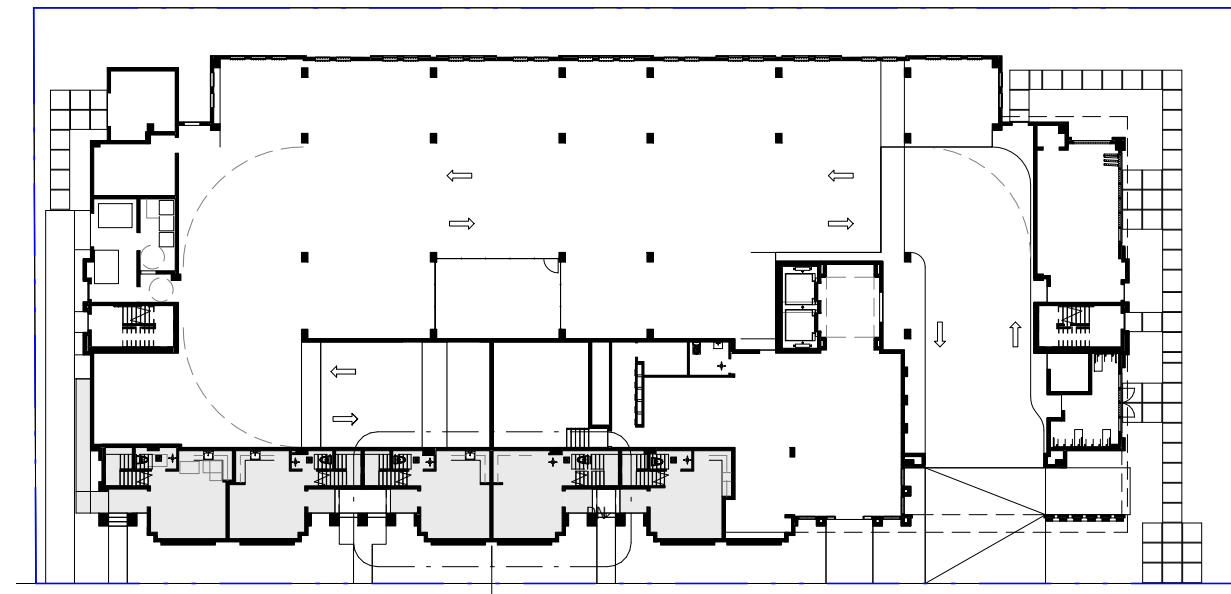
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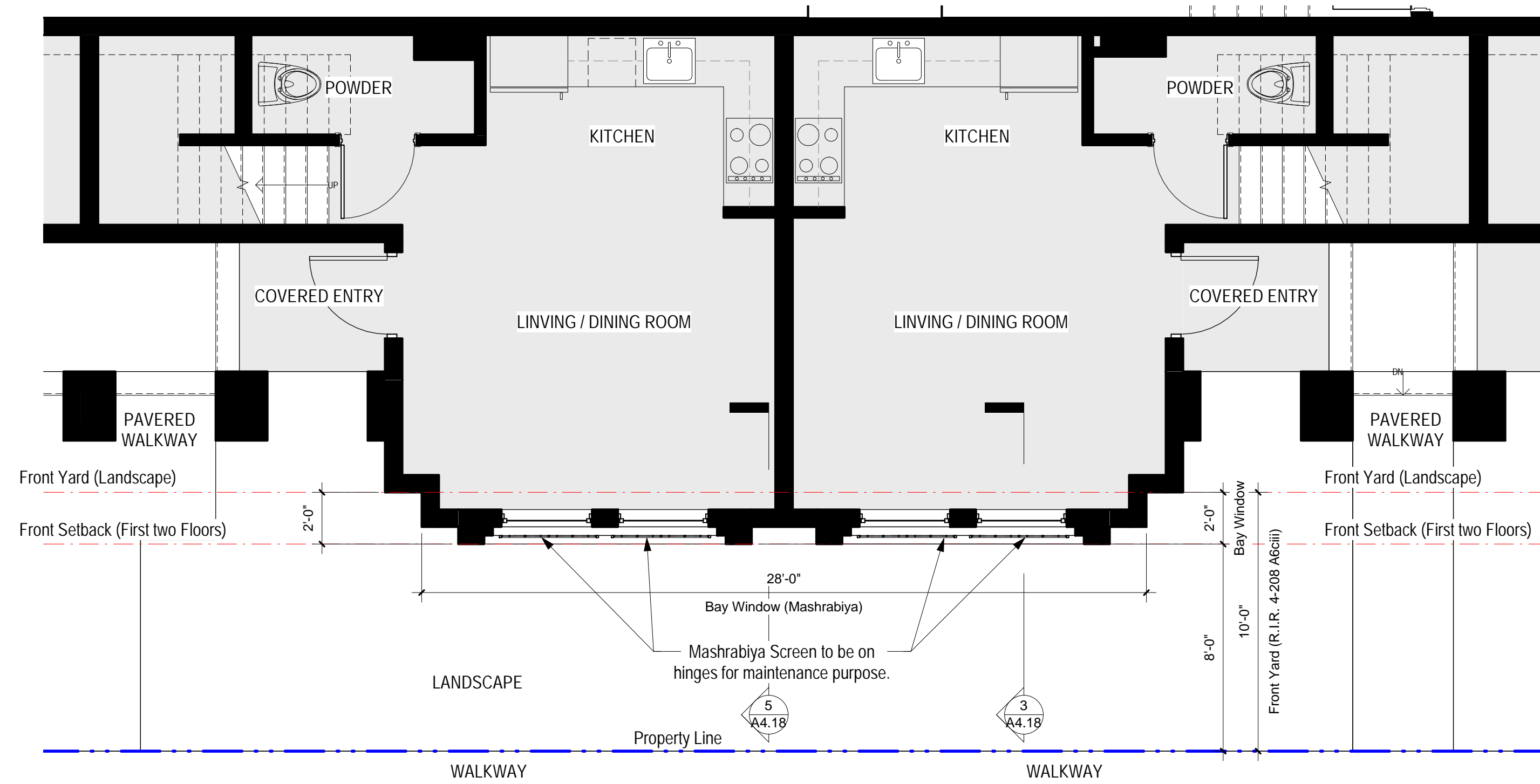
SHEET TITLE:
Building Elevations

SCALE: **As indicated**

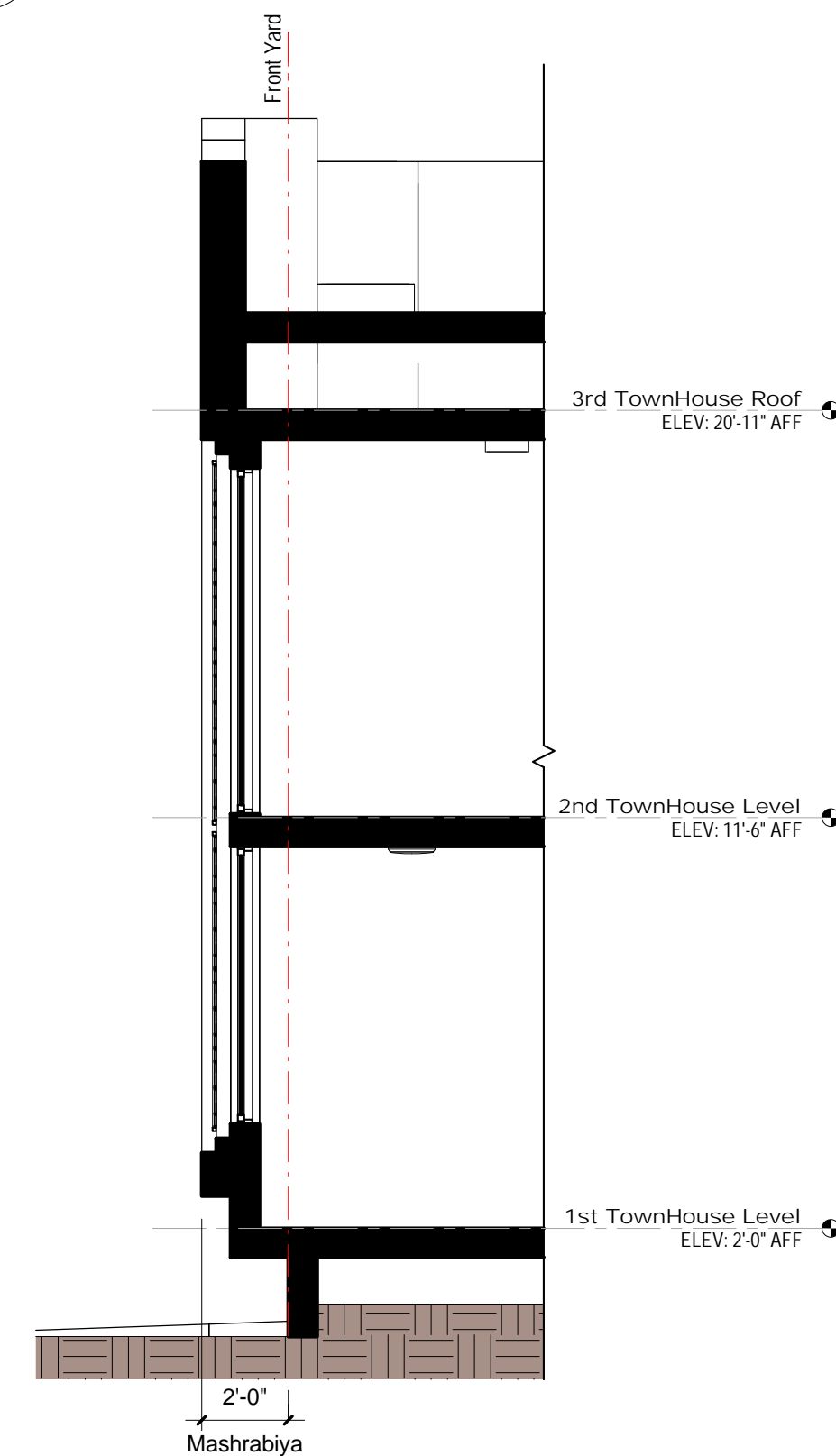
SHEET No.:
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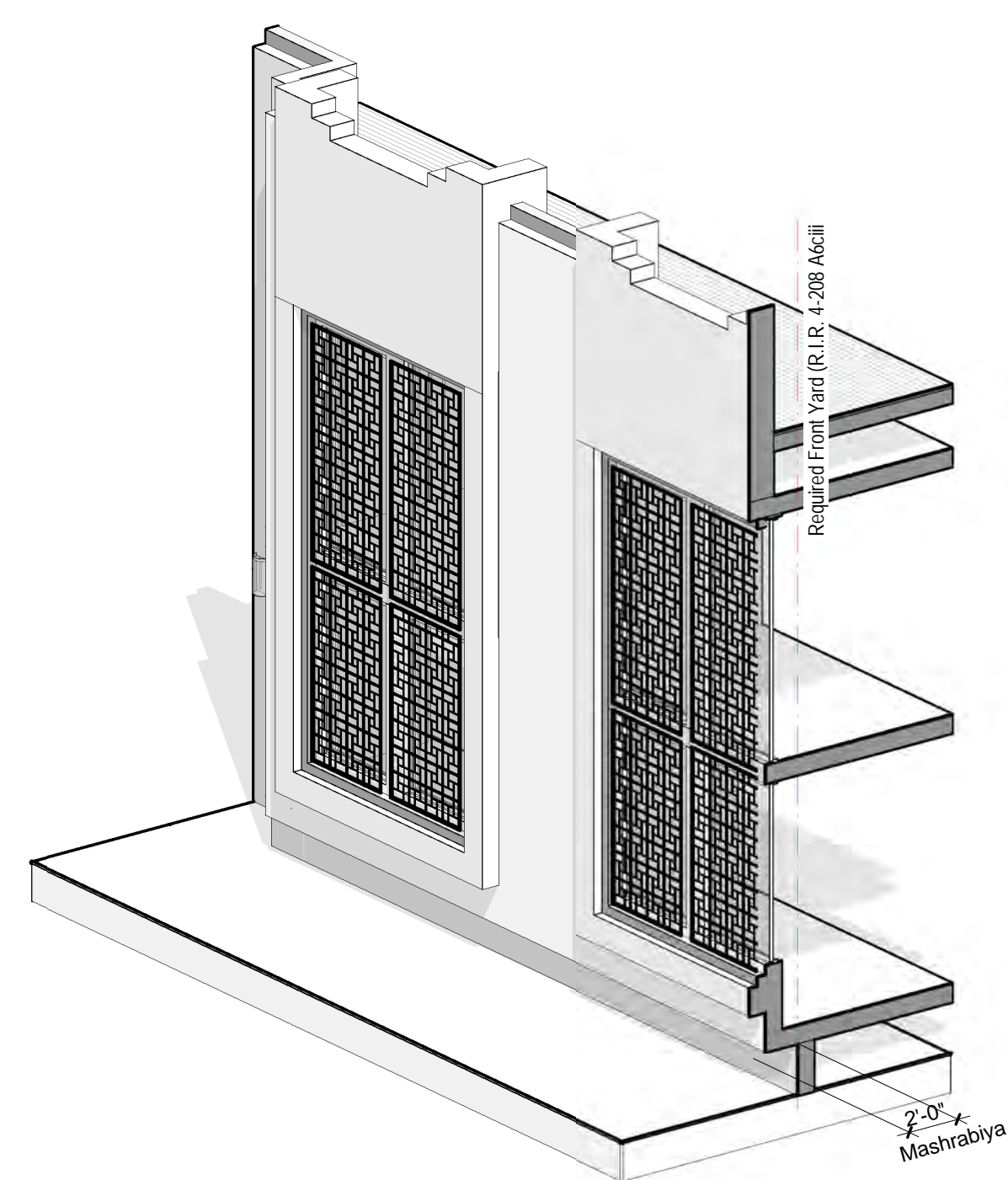
1 KEY PLAN III
1" = 40'-0"



2 1st Ground Level - Mashrabiya Plan
1/4" = 1'-0"



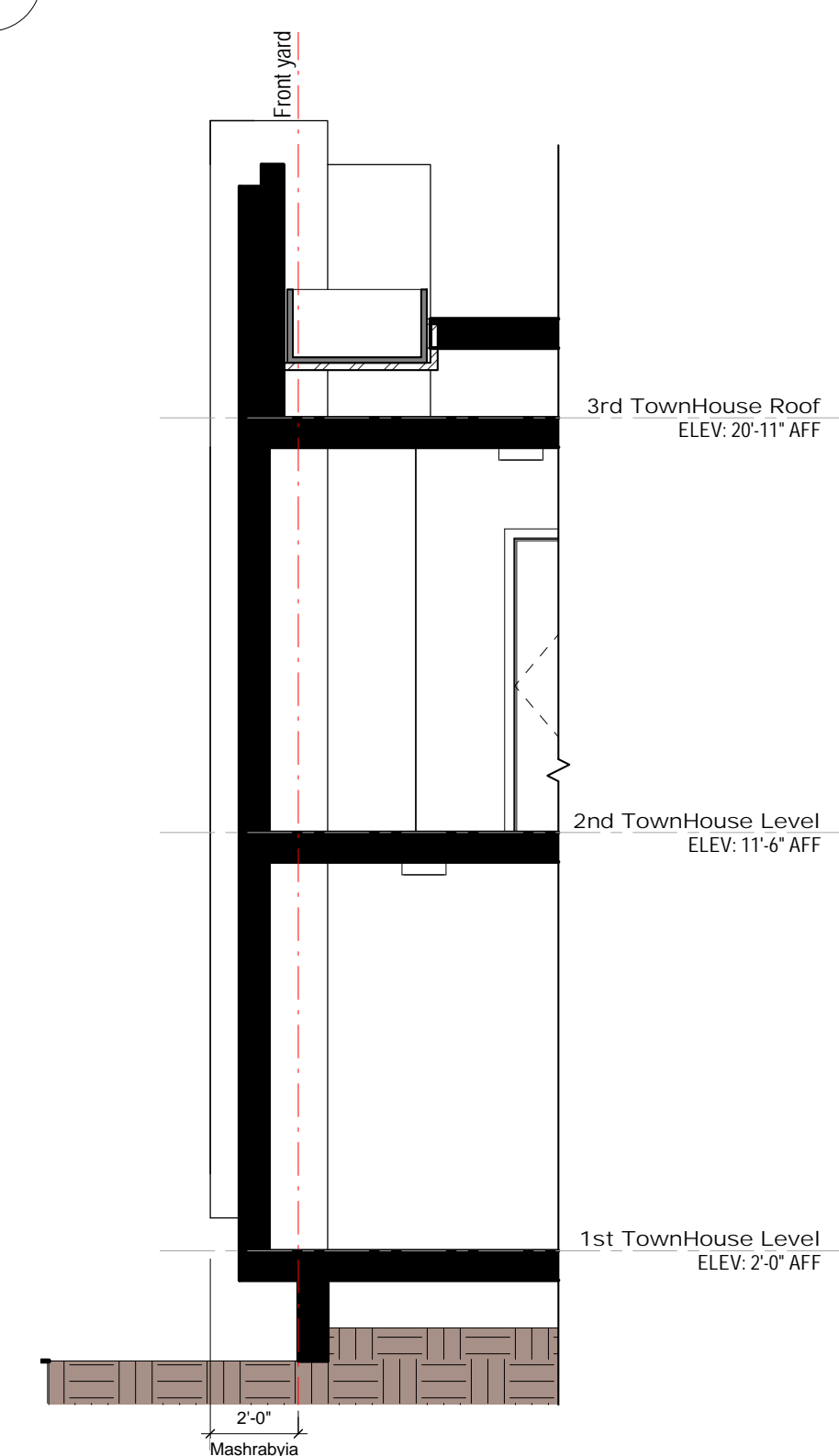
3 Section 1 - Mashrabiya
1/4" = 1'-0"



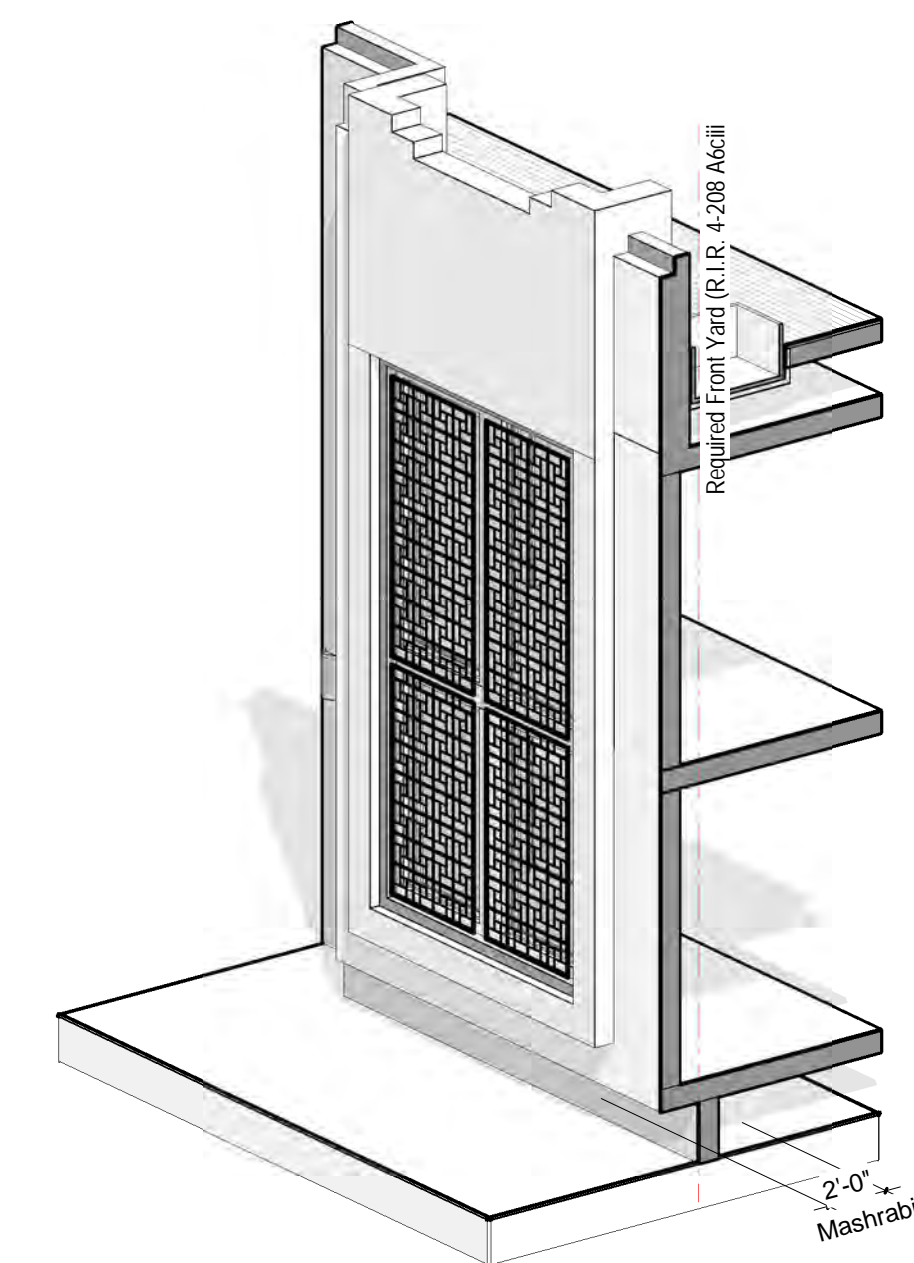
4 3D Section Isometric 1



7 3D Front View Mashrabiya



5 Section 2 - Mashrabiya
1/4" = 1'-0"



6 3D Section Isometric 2

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SHEET TITLE:
Mashrabiya (Bay Window)

SCALE: As indicated
SHEET No.:

A4.18



1 View 1

T:\125\2019\232541 PM

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DAVID FUENTES AR-97043

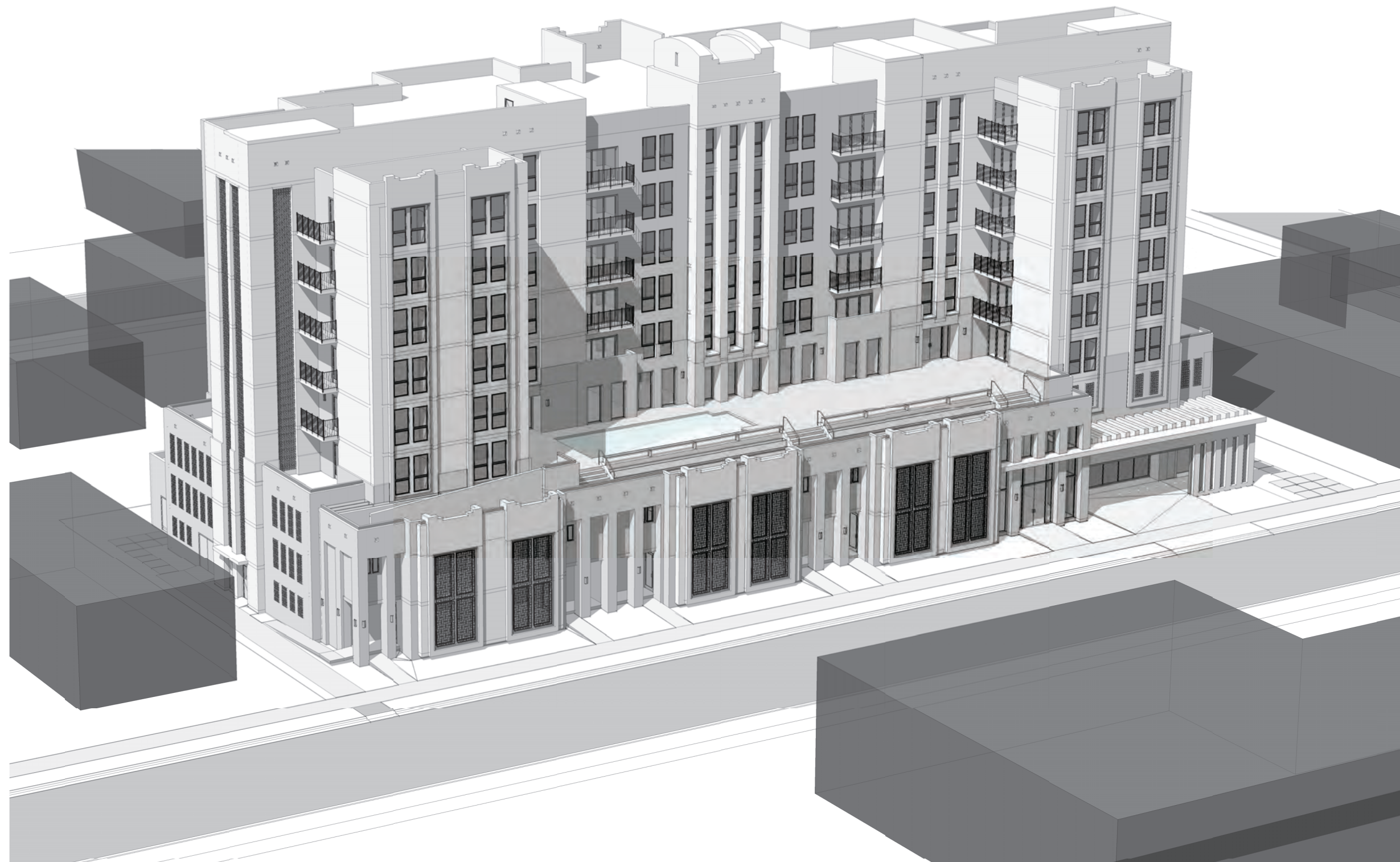
SHEET TITLE:

Exterior Views

SCALE:

SHEET No.:

A8.1



1 View 6

T:\125\2019\2-26-09 PM

DESIGN BUILT:



ARCHITECT:



285 sevilla avenue
coral gables, florida, 33134
tel 305-447-1927 - fax 305-443-5986

CONSULTANTS:

Consultant
Address
Address
Phone
Fax
e-mail

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PROJECT NAME:

**RESIDENTIAL
APARTMENTS**

PROPERTY ADDRESS
211 Sattilane Avenue
Coral Gables FL 33134

OWNER INFORMATION
211 Sattilane LLC

P&Z Board Submittal

ISSUE DATE: 8/19/2019
PROJECT No.: 2018-04
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

No.	Description	Date

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SEAL:

SIGNATURE:
MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:


Exterior Views

SCALE:

SHEET No.:

A8.6



DESIGN BUILT:

T.A. BUILDERS
 Service... it's so simple
 1390 South Dixie Hwy #101, Coral Gables FL 33146
 WWW.TA-BUILDERS.COM
 (305) 447-1927

ARCHITECT:

bellin pratt & fuentes
 architects llc

285 sevilla avenue
 coral gables, florida, 33134
 tel 305-447-1927 - fax 305-443-5986

CONSULTANTS:
 Consultant
 Address
 Address
 Phone
 Fax
 e-mail

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PROJECT NAME:
RESIDENTIAL APARTMENTS
 PROPERTY ADDRESS
 211 Sattilane Avenue
 Coral Gables FL 33134
 OWNER INFORMATION
 211 Sattilane LLC

P&Z Board Submittal
 ISSUE DATE: 8/19/2019
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 SIGNATURE:
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 GLENN H PRATT, AIA, AR-9608
 DAVID FUENTES AR-97043

SHEET TITLE:
Exterior Views
 SCALE:
 SHEET No.:
A8.7

1 View 7



1 Bay Window View

DESIGN BUILT:



ARCHITECT:



285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant
Address
Phone
Fax
e-mail

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PROJECT NAME:

**RESIDENTIAL
APARTMENTS**

PROPERTY ADDRESS
211 Sattilane Avenue
Coral Gables FL 33134

OWNER INFORMATION
211 Sattilane LLC

P&Z Board Submittal

ISSUE DATE: 8/19/2019
PROJECT No.: 2018-04
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

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GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

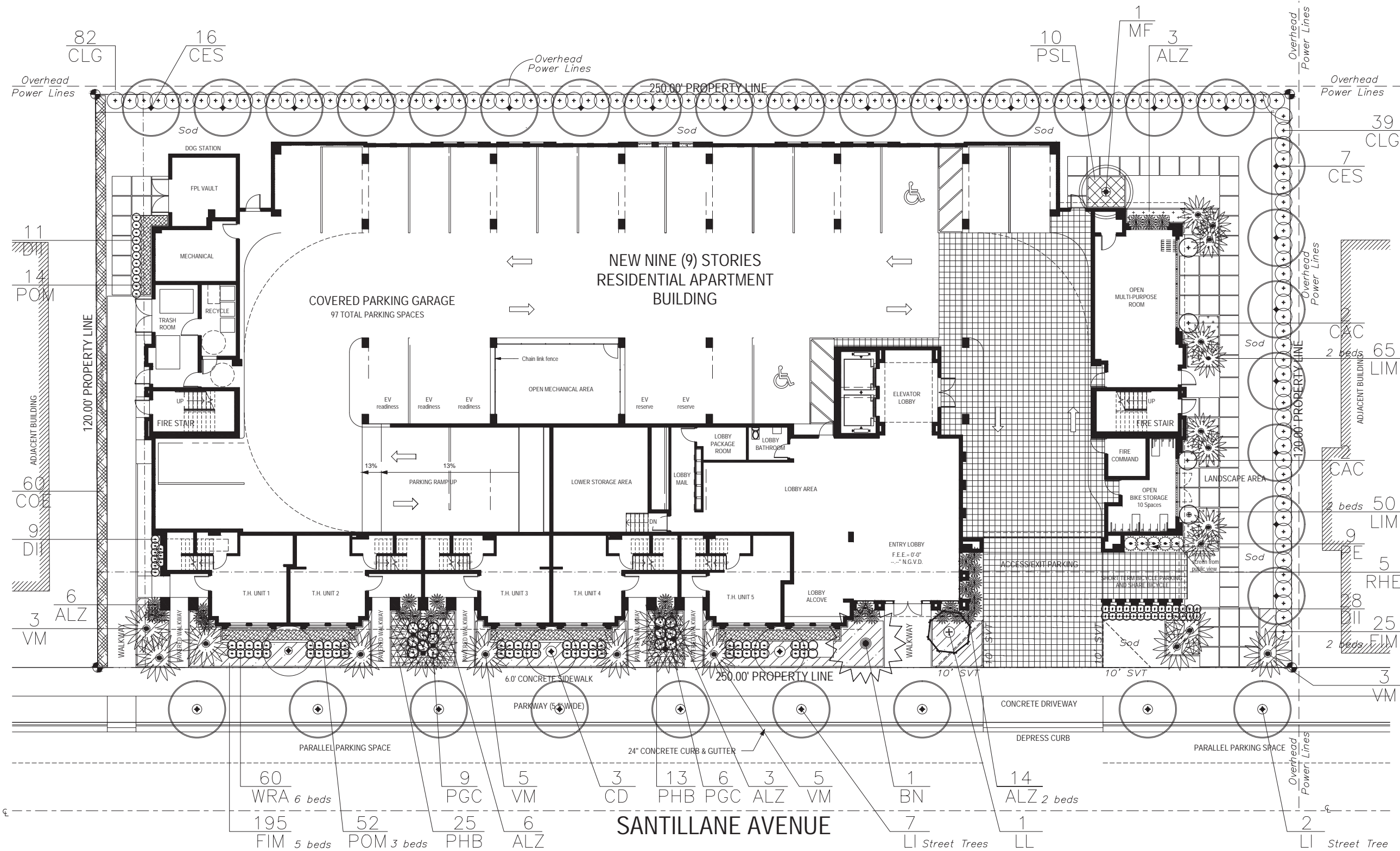
SHEET TITLE:

**Exterior Views
Bay Windows**

SCALE:

SHEET No.:

A8.8



Qty	Key	Botanical / Common Name	Specification	Native
9	LI	Lagerstroemia indica / Crape Myrtle	16' oa ht, 8' spr, 4" cal.	No
23	CES	Conocarpus e. sericeus / Silver Buttonwood	14' oa ht, 7' spr, 3" cal.	Yes
3	CD	Coccoloba diversifolia / Pigeon Plum	12' oa ht, 6' spr, 2" cal.	Yes
1	BN	Bismarkia nobilis / Bismarkia Palm	24' oa ht, 16' ct.	No
16	VM	Veitchia montgomeriana / Veitchia Palm	16', 20', 24' oa hts.	No
9	PE	Ptychosperma elegans / Alexander Palm	16', 20', 24' oa hts.	No
1	LL	Ligustrum lucidum / Ligustrum Tree	8' ht, 8' spr, multi-trunk, full	No
1	MF	Myrcianthes fragrans / Simpson Stopper	10' ht, 5' spr, 2" cal.	Yes
5	RHE	Rhapix excelsa / Lady Palm	4-5' ht.	No

121	CLG	Clusia guttifera / Small Leaf Clusia	5'-6' oa ht	No
4	CAC	Capparis cynophallophora / Jamaican Caper	4-5' ht.	Yes
60	COE	Conocarpus erectus / Green Buttonwood	3-4' ht.	Yes
66	POM	Podocarpus macrophyllus / Podocarpus	3-4' ht.	No
29	ALZ	Alpinia zerumbet / Green Shell Ginger	3-4' ht.	No
15	PGC	Philodendron Green Congo / Green Congo	24" ht, 18" spr.	No
10	PSL	Psychotria ligustrifolia / Bahama Coffee	18" ht, 18" spr.	Yes
38	PHB	Philodendron 'Burle Marx' / Burle Marx	18" ht, 18" spr.	No
28	DII	Dietes irrioides / White African Iris	24" ht, 18" spr.	No
60	WRA	Wrightia antidysenterica / Asian Snow	18" ht, 18" spr.	No
220	FIM	Ficus microcarpa / Green Island Ficus	12" ht, 12" spr.	No
115	LIM	Liriope muscarie, E.G. / Evergreen Giant Liriope	12" ht, 12" spr.	No

1 Landscape Plan
1" = 10'-0"

H.L. Martin, Landscape Architect, P.A.
LA #0001722
5965 SW 38th Street, Miami, Florida 33155
305 790-4372, hmartin@hlmartin.com
Herbert L. Martin, Landscape Architect

LA 0.3 Landscape Plan
LA 0.4 Landscape Notes,
Details & Legend

DESIGN BUILT:

T.A. BUILDERS
Service... it's so simple
1390 South Dixie Hwy #101, Coral Gables FL 33146
WWW.TA-BUILDERS.COM
(305) 443-1000

ARCHITECT:

bellin pratt & fuentes
architects llc

285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant
Address
Phone
Fax
e-mail

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PROJECT NAME:
RESIDENTIAL APARTMENTS

PROPERTY ADDRESS
211 Santillane Avenue
Coral Gables FL 33134

OWNER INFORMATION
211 Santillane LLC

P&Z Board Submittal

ISSUE DATE: 8/19/2019
PROJECT No.: 2018-04
DRAWN BY: T.C. & D.F.
APPROVED BY: M.B. & G.P.

REVISIONS:

No.	Description	Date

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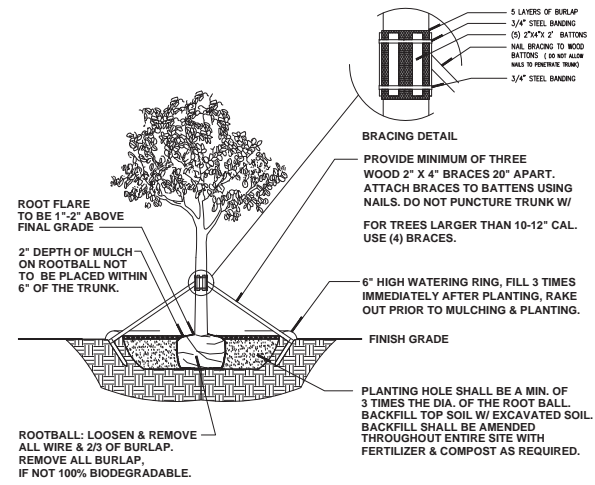
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GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

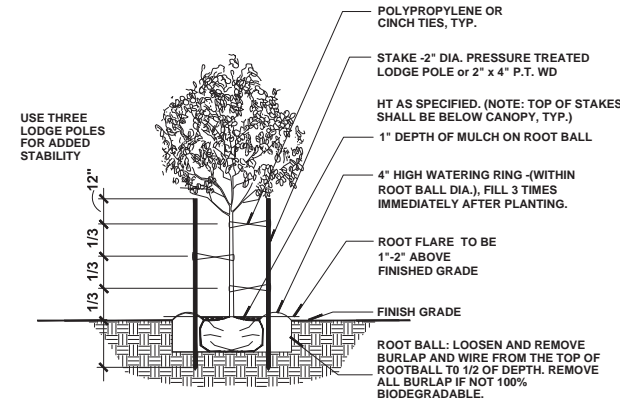
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Landscape Plan

SCALE: 1"=10'-0"

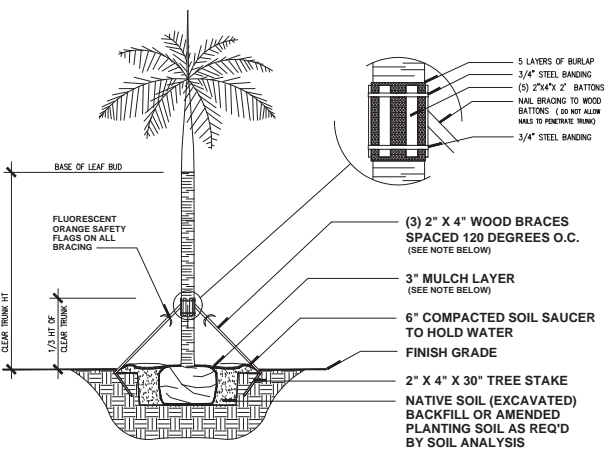
SHEET No.:
LA0.3



Tree Planting & Bracing Detail
Caliper of 2.5" or Greater N.T.S.

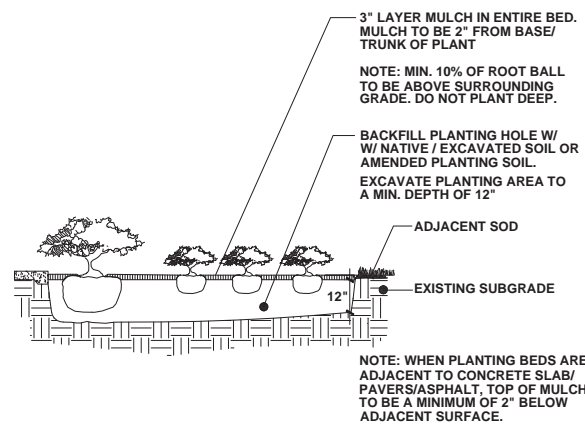


Tree Planting & Bracing Detail With
A Caliper up to 2.5" N.T.S.



- NOTES:**
1. PALMS OVER 30' GW HT, USE MINIMUM (4) 4" X 4" BRACING AND STAKES.
 2. PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
 3. RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
 4. GROWING BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE.
 5. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
 6. NO SCARRED OR BLACKENED TRUNKS.
 7. AMENDED SOIL MIX, TO BE ADDED AT THE TIME OF PLANTING, IF NEEDED, SHALL CONSIST OF A RATIO MIX 80% CLEAN SILICA SAND AND 20% SCREENED, PULVERIZED TOPSOIL AS NEEDED.
 8. ANCHORING STAKES SHALL BE DRIVEN A MIN. OF 3" BELOW GRADE.

Typical Palm Planting Detail N.T.S.



Shrub/Groundcover Detail N.T.S.

LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 5th EDITION: 2015. RESPECTIVELY.
2. TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
3. A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
5. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONE'S OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
6. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA. (800) 432-4770.
7. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
8. ALL PLANTING BEDS TO BE WEED AND GRASS FREE, AND SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW GRADE. TOP OF BEDS SHALL BE 3" BELOW ADJ. PAVED SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
9. ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECTS' FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT#1, ONLY.
10. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
11. MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH, (UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
12. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO LANDSCAPE PLAN.

Plant List		Qty	Key	Botanical / Common Name	Specification	Native
9	LI	Lagerstroemia indica / Crape Myrtle	Street Trees	16' oa ht, 8' spr, 4" cal.	No	
23	CES	Conocarpus e. sericeus / Silver Buttonwood		14' oa ht, 7' spr, 3" cal.	Yes	
3	CD	Coccoloba diversifolia / Pigeon Plum		12' oa ht, 6' spr, 2" cal.	Yes	
1	BN	Bismarkia nobilis / Bismarkia Palm		24' oa ht, 16' ct.	No	
16	VM	Veitchia montgomeriana / Veitchia Palm		16', 20', 24' oa hts.	No	
9	PE	Ptychosperma elegans / Alexander Palm		16', 20', 24' oa hts.	No	
1	LL	Ligustrum lucidum / Ligustrum Tree		8' ht, 8' spr, multi-trunk, full	No	
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4	CAC	Capparis cynophallophora / Jamaican Caper		4-5' ht.	Yes	
60	COE	Conocarpus erectus / Green Buttonwood		3-4' ht.	Yes	
66	POM	Podocarpus macrophyllus / Podocarpus		3-4' ht.	No	
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10	PSL	Psychotria ligustrifolia / Bahama Coffee		18" ht, 18" spr.	Yes	
38	PHB	Philodendron 'Burlie Marx' / Burlie Marx		18" ht, 18" spr.	No	
28	DII	Diets irrioides / White African Iris		24" ht, 18" spr.	No	
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115	LIM	Liriope muscarie, E.G. / Evergreen Giant Liriope		12" ht, 12" spr.	No	

City of Coral Gables Zoning Code—Landscape Requirements:

ZONING DISTRICT:	Required	Provided
MF- Multi-Family 2 & Residential Infill Regulations (RIR)		
Total Site Acreage: 43,560 sf / 1.0 Acre		
Section 5-1105 (C) of Coral Gables Zoning Code		
2) a. Large Shade Tree:	28	3 Large Trees (R/W) 7 Medium Trees (R/W) 1 Large Palm (BN) 26 Small / Med. Trees (23 CES, 3 CD)
2) b. Shrubs: 224 per acre	224	251 Shrubs (18" ht +) (CLG, POM, COE, CAC)



LA 0.3 Landscape Plan
LA 0.4 Landscape Notes,
Details & Legend

DESIGN BUILT:



ARCHITECT:



285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant
Address
Phone
Fax
e-mail

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PROJECT NAME:

RESIDENTIAL APARTMENTS

PROPERTY ADDRESS
211 Santilane Avenue
Coral Gables FL 33134
OWNER INFORMATION
211 Santilane LLC

P&Z Board Submittal

ISSUE DATE: 8/19/2019
PROJECT No.: 2018-04
DRAWN BY: T.C. & D.F.
APPROVED BY: M.B. & G.P.

REVISIONS:

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MARSHALL BELLIN AR-5564
GLENN H PRATT, AIA, AR-9608
DAVID FUENTES AR-97043

SHEET TITLE:

Landscape Notes,
Details & Legend

SCALE:

SHEET No.:

LA0.4

4

October 3, 2019

VIA HAND DELIVERY

Mr. Ramon Trias
Development Review Committee, Chairman
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: 211 Santillane Avenue / Planning and Zoning Board

Dear Mr. Trias:

On behalf of 211 Santillane Owner LLC (the "Applicant"), we respectfully submit this letter confirming that we have conducted a thorough search of the public records and no legally binding documents exist that affect our proposed application.

Sincerely,

p.p. Lauren L. Kahn

Mario Garcia-Serra

MIA_ACTIVE 5092583.1

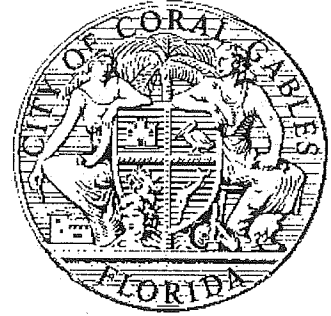
5

CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Impact Statement

This Concurrency Impact Statement provides specific information on the availability of public services for a proposed project or change in use. Adequate public services must be available as a prerequisite for the approval of any development order (e.g. any approval, permit, etc., allowing development, construction or a change in use).

This statement is associated with a specific development order application and is subject to the final action taken on that application. If a final action is not taken on the development order associated with the statement within six (6) months from the date of issuance, the statement shall expire. The applicant is advised to consult the City to assure that public services will remain after approval of the development order application.



211 Santillane
211 Santillane Avenue
Coral Gables, FL

Multi Family Dwellings: 69 units
STATUS=P

Date Printed: 9/23/2019
Development Order: 0
Record Number: 3307
Assoc. Demolition Record: 0

Zones:

Trfffc	Fire Protection	Flood Protection	Parks and Recreation
34	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	483			OK	Within Urban Infill Area
Golf Courses	0.0115000575	47.41	0.5301235344	OK	
Tennis Courts	0.1149999885	40.35	5.3012329312	OK	
Racquetball Courts	0.0150075	6.23	0.691884	OK	
Basketball Courts	0.049335	15.34	2.274452	OK	
Ball Diamonds	0.0308775	6.27	1.423428	OK	
Playing Fields	0.0308775	7.27	1.423428	OK	
Swimming Pools	0.00345	3.13	0.15564	OK	
Equipped Playing Areas	0.0345	6.34	1.5909	OK	
Special Recreation Facilities	0.5175	93.84	23.3425	OK	
Neighborhood Parks (acres)	0.129375	5.62	5.9647	NO	
Mini Parks (acres)	0.0069	0.97	0.31808	OK	
Open Space (acres)	0.01725	1.53	0.7961	OK	
Water Flow (gpm)	500	3000	500	OK	

Application Fee: \$190.31
Application Date: 9/23/2019
Expiration Date: September 22, 2020

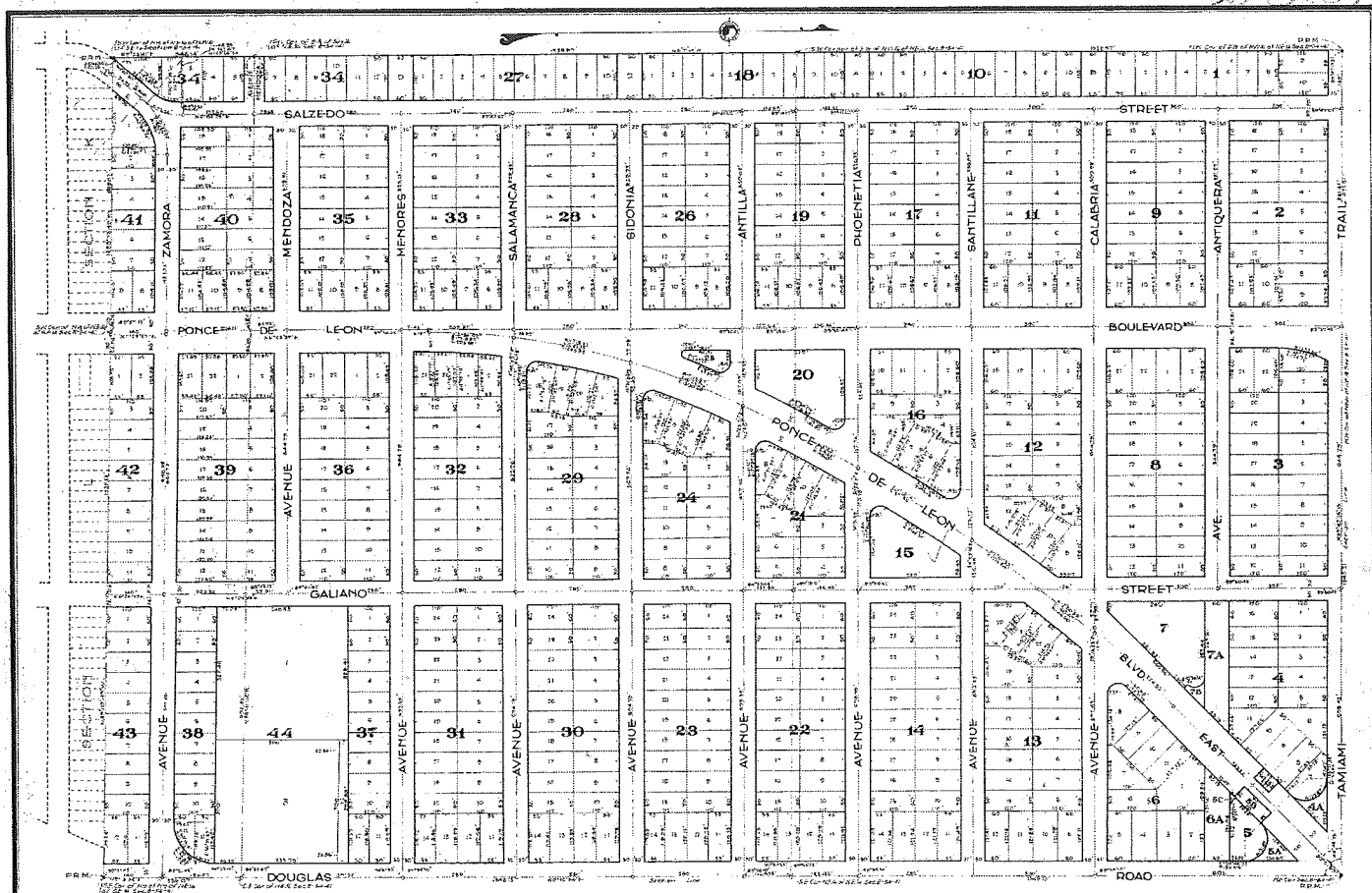
Statement Issued by:

Comments:

Although the proposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and will be assessed.

6

25-69

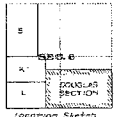


REVISED PLAT OF
CORAL GABLES
 DOUGLAS SECTION

NOTE:
 This plat is prepared in accordance with Section 16, Chapter 34, Laws of Florida, and is subject to the provisions of the said Chapter 34, Laws of Florida, and the provisions of the said Section 16, Chapter 34, Laws of Florida.

*For Revision of this Plat
 made as is effect under
 authority of Council on 11th day of
 the said 1911, Page 262,
 & A. Spachman, Clerk,
 City of Coral Gables, D.C.*

ABANDONMENT OF THE E & W CORRELATION
 OF DEPT. OF SEC. 114, CH. 11 OF REV. OF
 DEPT. SEC. 2, TWP. 54 S. RANGE 18 E.
 DADE COUNTY, FLORIDA.
 E. Friedman Eng. CH. 1126 PMS 1100
 Scale 1"=100'



Section 16, Chapter 34, Laws of Florida, and the provisions of the said Section 16, Chapter 34, Laws of Florida.

15 Oct 6 1911
1911
A.E. [Signature]
Atty

APPROVED:
 [Signature]
 County Engineer

I do hereby make affidavit that the information appearing on this plat is accurate and correct to the best of my knowledge and belief.

ENDEAVORING AND SHOWN TO BE CORRECT FOR THE YEAR 1911, day of the Month of AD 1911
 My Commission Expires: [Date]

This plat was approved by Ordinance 719 passed and adopted by the Com. Commissioners of Coral Gables Florida this 11th day of October AD 1911.
 ATTEST: [Signature]
 Mayor

7

This instrument prepared by
Leonardo Caraballo, Esq.
Rennert Vogel Mandier & Rodriguez, P.A.
100 SE 2nd Street, Suite 2900
Miami, Florida 33131

After recording, return to:
Union Title Services Inc.
90 Almeria Avenue
Coral Gables, Fl 33134

Tax folio nos. 03-4108-009-0890,
03-4108-009-0900, and 03-4108-009-0910

SPECIAL WARRANTY DEED

ALLIANCE STARLIGHT II, LLC, a Florida limited liability company ("**Grantor**"), having an address at 340 Minorca Avenue, Suite 9, Coral Gables, Florida 33134 for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt, adequacy and sufficiency of which consideration are hereby acknowledged, has granted, sold, and conveyed, and by these presents does grant, sell, and convey, to **211 SANTILLANE, LLC**, a Florida limited liability company ("**Grantee**"), having an address at 1390 South Dixie Highway, Suite 1105, Coral Gables, Florida 33146 and its successors and assigns forever, all that certain real property situated in the County of Miami-Dade, State of Florida, and more particularly described as:

Lots 12 thru 16, Block 11, Revised Plat of Coral Gables, Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

together with all improvements situated thereon and all tenements, hereditaments, easements and appurtenances thereto, and (ii) all of the Grantor's right, title and interest in and to any existing or proposed streets, roadways, alleys and/or rights of way which are adjacent thereto (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property in fee simple, subject only to the matters shown on **Exhibit A**, attached hereto and made a part hereof, to the extent that same are valid and subsisting as of the date hereof and affect title to the Property and the reference to which shall not operate to reimpose the same, (collectively, the "**Permitted Encumbrances**"), unto the said Grantee, its successors and assigns forever, and Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant and will defend the title to the Property, subject only to the Permitted Encumbrances, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed this 19th day of October, 2017, to be effective upon delivery.

Witnesses:

[Signature]
Print name: Henry Lopez

ALLIANCE STARLIGHT II, LLC, a Florida limited liability company

By: [Signature]
Roberto Trapaga-Catala
Managing Member

[Signature]
Print name: Maria Nunez Lopez

STATE OF FLORIDA)
) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 19th day of October 2017, by Roberto Trapaga-Catala, as Managing Member of Alliance Starlight II, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

[Signature]
Print name: Maria Nunez Lopez
Notary Public, State of Florida
My commission expires

[Affix stamp or seal]

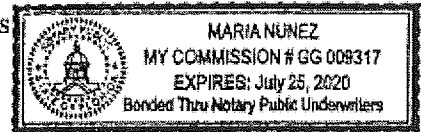


Exhibit A

Permitted Encumbrances

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in Official Records Book 25503, Page 43.
3. Agreement for Water Facilities between Miami-Dade County and Alliance Starlight II, LLC recorded in Official Records Book 24776, Page 3942.
4. The following state of facts disclosed on that preliminary survey prepared by Longitude Surveyors LLC dated May 4, 2017 under Project No. 17168.0.01:
 - a. Overhead electric line located within the North boundary of Lots 12, 15 and 16 and within the East boundary line of Lot 12 and not within a recorded easement.
 - b. Chain link fence encroaches within the North boundary of Lot 16.
 - c. Catch basin located within Lot 16.
 - d. Wood utility poles located along the North boundary lines of Lots 12, 13 and 16 and East boundary line of Lot 12.
 - e. FPL box located within the East boundary of Lot 12 and not within a recorded easement.
 - f. Guy Anchor located in the Northeast position of Lot 12 and not within a recorded easement.

8

Contact Information

Property Owner:

211 Santillane, LLC
1390 South Dixie Highway, Suite 1105
Coral Gables FL 33146
(786) 433-4771
Larevalot@TA-Builders.com

Attorney:

Mario Garcia-Serra, Esq.
600 Brickell Avenue, Suite 3500
Miami, Florida 33131
(305) 376-6061
MGarcia-Serra@gunster.com

Architect:

Glenn H. Pratt
Bellin Pratt & Fuentes Architects
285 Sevilla Avenue
Coral Gables, Florida 33134
(305) 447-1927
glenn@bpfarchitects.com

Traffic Engineer:

Juan Espinosa, PE
David Plummer & Associates
1750 Ponce de Leon Boulevard
Coral Gables, FL 33134
(305) 447-0900
DPA@dplummer.com

9



CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2019 MAR 28 PM 12: 25

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

REGISTRATION #: _____

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

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

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

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

Print Your Name and Email Address: Mario Garcia-Serra / mgarcia-serra@gunster.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Gunster, Yoakley & Stewart, P.A.

Business Telephone Number: 305-376-6000

Business Address 600 Brickell Avenue, Suite 3500, Miami, Florida 33131
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 59-1450702

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

N/A

PRINCIPAL REPRESENTED:

NAME 211 Santillane, LLC COMPANY NAME, IF APPLICABLE _____

BUSINESS ADDRESS 1390 S. Dixie Hwy, #1105 TELEPHONE NO.: 786-433-4771
Coral Gables, FL 33146

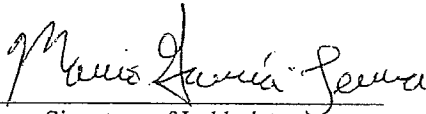
ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is not required to be filed if there were no expenditures.

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

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

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

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



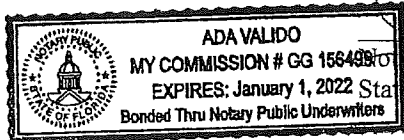
Signature of Lobbyist

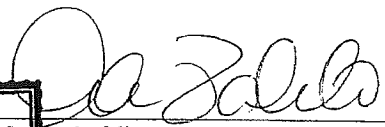
STATE OF FLORIDA)
)
COUNTY OF MIAMI-)
DADE

BEFORE ME personally appeared Mario Garcia-Serra 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 March 28, 2019.

Personally Known
 Produced ID





\$250.00 Fee Paid _____ Received By _____ Date: _____

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

For Office Use Only

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



CITY OF CORAL GABLES
DEPARTMENT OF THE CITY CLERK
OFFICE OF THE CITY CLERK

CITY OF CORAL GABLES 2019 MAR 28 PM 12: 25
LOBBYIST
ISSUE APPLICATION

REGISTRATION #: _____

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

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

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

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

Print Your Name and Email Address: Mario Garcia-Serra / mgarcia-serra@gunster.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name: Gunster, Yoakley & Stewart, P.A.

Business Telephone Number: 305-376-6000

Business Address: 600 Brickell Avenue, #3500, Miami, Florida 33131
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: 211 Santillane, LLC

Principal Address: 1390 S. Dixie Hwy., #1105, Coral Gables, FL 33146 Telephone Number: 786-433-4771

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)

Design and zoning approvals for the proposed apartment building to be located at
211 Santillane Avenue, Coral Gables, Florida.

I Mario Garcia-Serra hereby swear or affirm under penalty of per-
Print Name of Lobbyist
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11 (06/06/2006); Ordinance No. 2017-44
(12/05/2017); governing Lobbying.

Mario Garcia-Serra
Signature of Lobbyist

March 28, 2019
Date

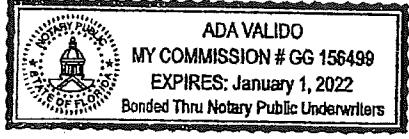
STATE OF FLORIDA)
)
COUNTY OF MIAMI-)
DADE

BEFORE ME personally appeared Mario Garcia-Serra 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 March 28, 2019

Personally Known
 Produced ID

[Signature]
Notary Public
State of Florida



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

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

10

DAVID PLUMMER & ASSOCIATES

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134
305•447•0900 | DPA@DPLUMMER.COM

October 2, 2019

Ms. Jessica A. Keller
Assistant Public Works Director
City of Coral Gables
Public Works Department
2800 SW 72 Ave
Miami, Florida 33155
305.733.0122
jkeller@coralgables.com

RE: 211 Santillane Trip Generation Analysis - #19225

Dear Ms. Keller,

David Plummer & Associates has been retained by T.A. Builders to perform a trip generation analysis for the proposed 211 Santillane residential development. Contact information for the developer is as follows:

Mr. Luis Arevalo
T.A. Builders
1390 S. Dixie Highway # 1105
Coral Gables, Fl 33146
305.684.0593 (C)
larevalo@ta-builders.com

The proposed project will be located 211 Santillane Avenue in Coral Gables, Florida. The project is proposing a new residential development with 69 units. A copy of the proposed site plan is provided in Attachment A.

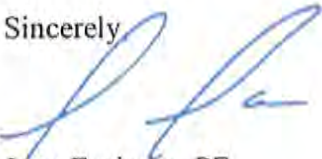
Trip generation calculations for the proposed development were performed using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual*, 10th Edition. ITE Land Use Code (LUC) 221 Multifamily Housing Mid-Rise was utilized for the proposed trip generation. Based on U.S. Census Bureau data, a 7.7% deduction was applied for other modes of transportation. A trip generation summary is provided in Table 1. Detailed trip generation calculations are provided in Attachment A.

Table 1: Trip Generation Summary			
Development Plan	Total Weekday	A.M. Peak Hour	P.M. Peak Hour
Existing	0	0	0
Proposed	345	23	29
Δ Trips	345	23	29

As shown in Table 1, the results of the trip generation analysis indicate that the proposed development will generate 345 daily trips, 23 AM peak hour trips and 29 PM peak hour trips. Since the project will generate less than 50 net new (two-way) vehicle trips during the AM and PM peak hours, we are requesting that the project be exempt from conducting a Traffic Impact Study.

We stand ready to provide any support needed for this project. Should you have any questions or comments, please call me at (305) 447-0900.

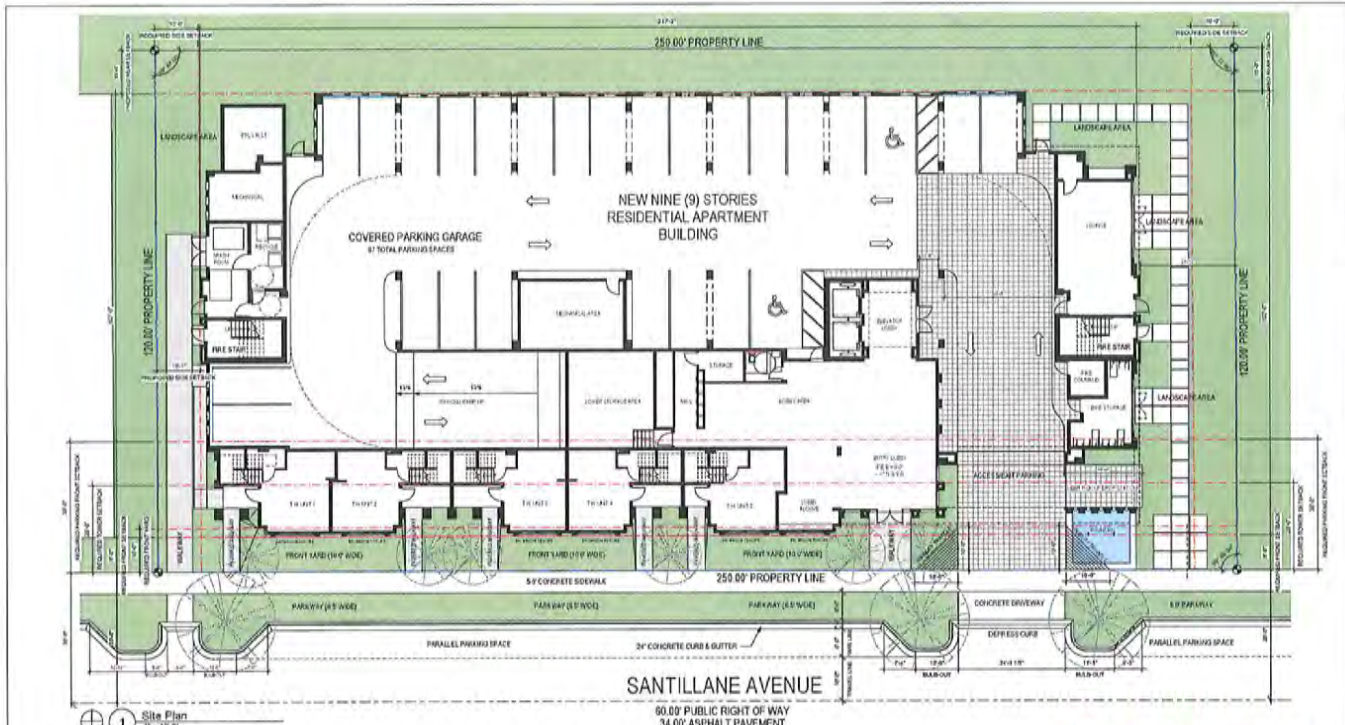
Sincerely



Juan Espinosa, PE

W:\19\19225\211 Santillane Trip Generation_ October 2019.docx

ATTACHMENT A



Site Plan
1/8" = 1'-0"

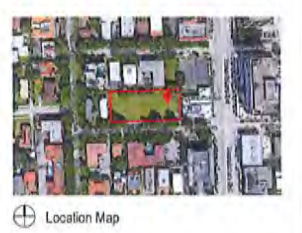
NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY	10/15/2023	J. M. P.	J. M. P.
2	REVISED	11/01/2023	J. M. P.	J. M. P.
3	REVISED	11/15/2023	J. M. P.	J. M. P.
4	REVISED	12/01/2023	J. M. P.	J. M. P.
5	REVISED	12/15/2023	J. M. P.	J. M. P.

ZONING INFORMATION

PROPERTY ADDRESS	ZONING DISTRICT	PERMITTED USES	RESTRICTIONS
10000 S. BAYVIEW BLVD. UNIT 1000	RS-10	Single-Family Detached	Max. Height: 35' 0"
10000 S. BAYVIEW BLVD. UNIT 1001	RS-10	Single-Family Detached	Max. Height: 35' 0"
10000 S. BAYVIEW BLVD. UNIT 1002	RS-10	Single-Family Detached	Max. Height: 35' 0"
10000 S. BAYVIEW BLVD. UNIT 1003	RS-10	Single-Family Detached	Max. Height: 35' 0"
10000 S. BAYVIEW BLVD. UNIT 1004	RS-10	Single-Family Detached	Max. Height: 35' 0"
10000 S. BAYVIEW BLVD. UNIT 1005	RS-10	Single-Family Detached	Max. Height: 35' 0"
10000 S. BAYVIEW BLVD. UNIT 1006	RS-10	Single-Family Detached	Max. Height: 35' 0"
10000 S. BAYVIEW BLVD. UNIT 1007	RS-10	Single-Family Detached	Max. Height: 35' 0"
10000 S. BAYVIEW BLVD. UNIT 1008	RS-10	Single-Family Detached	Max. Height: 35' 0"
10000 S. BAYVIEW BLVD. UNIT 1009	RS-10	Single-Family Detached	Max. Height: 35' 0"
10000 S. BAYVIEW BLVD. UNIT 1010	RS-10	Single-Family Detached	Max. Height: 35' 0"

ARCHITECT'S THRESHOLD BUILDING STATEMENT - FICH SUZUKI ARCHITECTS, P.C.

This project is a new construction of a nine-story residential building. The building is located on a 250.00' property line along Santillane Avenue. The building is surrounded by a 100.00' property line on the north and south sides. The site is bounded by a 100.00' property line on the west and east sides. The plan includes a north arrow and a scale of 1/8" = 1'-0".



TA BUILDERS
10000 S. BAYVIEW BLVD. UNIT 1000
MIAMI, FL 33147
TEL: 305.444.1111

bellin pratt & puentes
ARCHITECTS
10000 S. BAYVIEW BLVD. UNIT 1000
MIAMI, FL 33147
TEL: 305.444.1111

PROJECT NAME
RESIDENTIAL APARTMENTS

PROPERTY ADDRESS
10000 S. BAYVIEW BLVD. UNIT 1000
MIAMI, FL 33147

Preliminary BOA

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/15/2023
2	REVISED	11/01/2023
3	REVISED	11/15/2023
4	REVISED	12/01/2023
5	REVISED	12/15/2023

SCALE
As Indicated

A0.3

Santillane Apartments

19225

Proposed

Proposed ITE Land Use Designation ¹	Number of Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise) <i>Land Use Code: 221</i>	69 DU	374	6	18	24	19	12	31
Total Gross Trips		374	6	18	24	19	12	31
Other Modes of Transportation ² -7.7%		-29	0	-1	-1	-1	-1	-2
Net Proposed Trips		345	6	17	23	18	11	29

Scenario - 1

Scenario Name: Proposed Santillane Apartments

User Group:

Dev. phase: 1

No. of Years to

Analyst Note:

Project Traffic

Warning: The time periods among the land uses do not appear to match.

VEHICLE TRIPS

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
221 - Multifamily Housing (Mid-Rise)	General Urban/Suburban	Dwelling Units	69	Weekday	Best Fit (LIN)	187	187	374
Data Source: Trip Generation Manual, 10th Ed					$T = 5.45(X) + -1.75$	50%	50%	
221(1) - Multifamily Housing (Mid-Rise)	General Urban/Suburban	Dwelling Units	69	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG)	6	18	24
Data Source: Trip Generation Manual, 10th Ed					$\ln(T) = -0.98\ln(X) + -0.98$	26%	74%	
221(2) - Multifamily Housing (Mid-Rise)	General Urban/Suburban	Dwelling Units	69	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	19	12	31
Data Source: Trip Generation Manual, 10th Ed					$\ln(T) = -0.96\ln(X) + -0.63$	61%	39%	



S0801

COMMUTING CHARACTERISTICS BY SEX

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	Census Tract 62.05, Miami-Dade County, Florida				
	Total		Male		Female
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Workers 16 years and over	2,782	+/-477	1,419	+/-374	1,363
MEANS OF TRANSPORTATION TO WORK					
Car, truck, or van	85.2%	+/-6.4	89.4%	+/-6.9	80.7%
Drove alone	78.4%	+/-6.5	81.5%	+/-7.7	75.3%
Carpooled	6.7%	+/-4.8	8.0%	+/-5.6	5.4%
In 2-person carpool	5.0%	+/-4.7	5.6%	+/-5.0	4.4%
In 3-person carpool	0.6%	+/-0.9	1.1%	+/-1.8	0.0%
In 4-or-more person carpool	1.2%	+/-1.4	1.3%	+/-2.3	1.0%
Workers per car, truck, or van	1.05	+/-0.03	1.05	+/-0.04	1.04
Public transportation (excluding taxicab)	5.9%	+/-3.6	4.5%	+/-5.0	7.4%
Walked	1.8%	+/-2.5	1.1%	+/-1.7	2.6%
Bicycle	0.0%	+/-1.4	0.0%	+/-2.8	0.0%
Taxicab, motorcycle, or other means	2.2%	+/-2.4	0.0%	+/-2.8	4.5%
Worked at home	4.9%	+/-4.0	5.0%	+/-5.1	4.8%
PLACE OF WORK					
Worked in state of residence	100.0%	+/-1.4	100.0%	+/-2.8	100.0%
Worked in county of residence	97.4%	+/-3.5	95.0%	+/-6.9	100.0%
Worked outside county of residence	2.6%	+/-3.5	5.0%	+/-6.9	0.0%
Worked outside state of residence	0.0%	+/-1.4	0.0%	+/-2.8	0.0%