

★ BILTMORE PARC HOMES ★

*15 Townhouses*

de la Guardia Victoria Architects & Urbanists, Inc.

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

Applicant:

Fernando Menoyo

2511 Anderson Rd., Coral Gables, Fl. 33134  
tel. 305-443-3411

# **BILTMORE PARC HOMES**

## **Development Review Committee Application**

### Table of Contents

1. Statement of Use
2. DRC Applications (Level 1 and Level 2)
3. Aerial
4. Photographs of Property, Adjacent Uses and/or Streetscape
5. Property Survey, Tentative Plat & Legal Description
6. Zoning Chart
7. Coral Gables Zoning - Mediterranean Bonus Development Standards: Table 1&2
8. Streetscape Plan
9. Site Plan
10. Landscape Plan, Vegetation Assessment & Proposed Landscape Plan
11. Architectural Drawings
12. Art in Public Place Statement
13. Underground Utility Statement
14. Historical Significance Letters
15. Coral Gables Zoning - Appendix A- Site Specific Zoning Regulation (p. A-4-A-5)
16. List of Owners Representatives
17. Annual Lobbyist Registration Forms
18. Warranty Deeds
19. DRC Application Fee - Level 1&2 - copy of check (\$200.00)

**DE LA GUARDIA VICTORIA ARCHITECTS AND URBANISTS, INC.**

224 VALENCIA AVE.

CORAL GABLES, FL. 33134

TEL. (305) 444-6363 FAX. (305) 444-6614

DLGV@DLGVARCHITECTS.COM AA26000737

**Statement of Use**

July 8, 2016

The project "Biltmore Parc Homes" proposes 15 new townhouses designed following the requirements of the Coral Gables Zoning Code. Ten townhouses face Anderson Road, and 5 townhouses face Almeria Ave. This submittal is for Level 1 & Level 2 DRC review. This project also proposes dedicating land to City of Coral Gables for the purpose of becoming an alley. The site currently holds seven apartment buildings with a total of 39 units that will be demolished. The current seven apartment building lots will be re-platted into 15 fee simple townhouse lots.

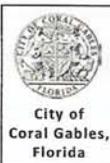
The townhouses are three stories with loggias, terraces and balconies on different floors. Four different 4-bedroom townhouse models are being proposed varying in size. Off-street parking (59spaces) is being provided in individual private garages accessed from the existing alleys and from the new proposed alley. The building has coralina stone entry porticos, stucco arches & wooden columns. The "Piano Nobile" (second floor) is the principle living floor and most of the bedrooms are on the third floor. Biltmore Parc Homes draws inspiration from the Colonial Architecture of Cuba and Cartagena and the great row houses of New York, Boston and London.

Suburban Streetscapes are required on three street frontages, Anderson Road, Valencia Ave. & Almeria Ave. Biltmore Parc Homes proposes to maintain the 16' parkway on Anderson Road and the 15' parkway on Almeria Ave. A new 10' wide parkway is proposed for Valencia Ave. that will mirror the new parkway that is going to be built at Beatrice Row across the street. No on-street parking is proposed on Anderson Road or Almeria as there is none currently available and the on-street parking on Valencia Ave. will be replaced by the parkway.

Several current members of the Biltmore Parc Homes team worked on Beatrice Row and on the award winning Almeria Row. We expect to bring the same quality of design and construction to the Biltmore Parc Homes project.

Sincerely,

Maria de la Guardia  
Architect, AR 14864



Level  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

## Preamble

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

## Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Abandonment and Vacations
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use with Site Plan
- Conditional Use without Site Plan
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Separation/Establishment of a Building Site
- Site Plan
- 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: \_\_\_\_\_

## Property information

740 Valencia Ave, 2605 Anderson Rd, 2611 Anderson Rd, 2615 Anderson Rd,  
Street address of the subject property: 743 Almeria Ave, 735 Almeria Ave, 731 Almeria Ave

Property/project name: Biltmore Parc Homes



Level  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

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

Current zoning classification(s): (MFSA) Multi Family Special Area District

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

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

Previous use(s)/current use(s) of the property/building(s): Multi Family Rental

Proposed use(s) of the property/building(s): 15 Single Family Townhouses

Size of property (square feet/acres) 40,353 S.F.

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): \_\_\_\_\_

Total number of residential units per acre and total number of unit's 18.52 units/Acre (15 units total)

Estimated cost of the existing/proposed building/project: \$7,000,000

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project Legal Description: Lot(s): Lot 1 BLK 11, Lot 2 BLK 11, Lot 23 BLK 11, Lot 22 BLK 11, Lot 21 BLK 11, Lot 19 & 20 BLK 11, Lot 18 BLK 11

Block(s): 11

Section(s): CORAL GABLES BILTMORE SECTION

Listing of all folio numbers for subject property:

03-4117-008-1880, 03-4117-008-1890, 03-4117-008-1970, 03-4117-008-1960, 03-4117-008-1950,

03-4117-008-1940, 03-4117-008-1931

\_\_\_\_\_



Level  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

## General information

Applicant(s)/Agent(s) Name(s): Venancio Torre

Telephone Contact No: 305-442-9494 Fax No. 305-442-9497 Email venny @ torrecompanies.com

Mailing Address: 208 Andalusia Ave. Ste. 2 Coral Gables, FL 33134  
(City) (State) (ZIP Code)

760 Valencia Ave LLC, 2605 Anderson Road LLC, Longo 2611 Anderson RD LLC,  
Property Owner(s) Name(s): Almeria II LLC

305-443-3441 Telephone Contact No: \_\_\_\_\_ Fax No. - Email rentals@coralgablesrentals.com @ \_\_\_\_\_

Mailing Address: 2611 Anderson Road Coral Gables, FL. 33134  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): \_\_\_\_\_

Telephone Contact No: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email \_\_\_\_\_ @ \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Project Architect(s) Name(s): De La Guardia Victoria Architects & Urbanists

Telephone Contact No: 305-444-6363 Fax No. 305-444-6614 Email maria @ dlgvarchitects.com

Mailing Address: 224 Valencia Ave Coral Gables, FL 33134  
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Level  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

## Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjacent uses and/or streetscape.
- Property survey and legal description.
- Zoning chart and supporting information.
- Site Plan.
- Landscape plan and vegetation assessment.
- Tree survey and relocation plan.
- Architectural/building elevations.
- Building floor plans.
- Pedestrian amenities and streetscape plan.
- On-street parking analysis.
- Art in Public Places plan and/or statement.
- Lighting plan and signage plan.
- Underground utilities plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical significance letter.
- City Concurrence Impact Statement (CIS).
- Traffic study.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty deed.
- Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.
- Other: \_\_\_\_\_

|   |  |   |
|---|--|---|
| <br>City of<br>Coral Gables,<br>Florida | Level<br><b>1</b><br>Review  | <b>Development Review Committee Application</b> |
|   | Address: 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134<br>Email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a> | Phone: 305.460.5211                             |

Posting of the property. The City will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.

### Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB.

### Applicant/agent/property owner/architect 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.
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. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



City of  
Coral Gables,  
Florida

Level

**1**

Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:

Applicant(s)/Agent(s) Print Name:

Venancio Torre

Address: 208 Andalusia Ave. Coral Gables, FL. 33134

Telephone: 305-442-9494

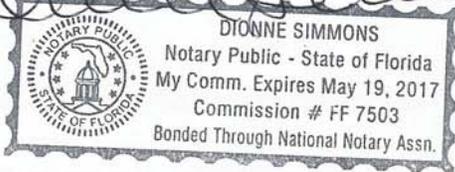
Fax: 305-442-9497

Email: [venny@torrecompanies.com](mailto:venny@torrecompanies.com)

## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 3 day of June by Dionne Simmons  
(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 \_\_\_\_\_

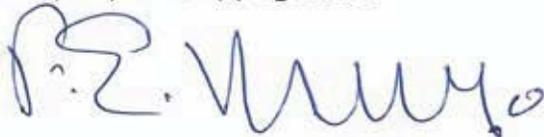


Level  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
 Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

|   |  |
|---|--|
| Property Owner(s) Signature:<br> | Property Owner(s) Print Name:<br>Maria Longo |
|---|--|

|   |  |
|---|--|
| Property Owner(s) Signature:<br> | Property Owner(s) Print Name:<br>FERNANDO MENOYO |
|---|--|

|                              |                               |
|------------------------------|-------------------------------|
| Property Owner(s) Signature: | Property Owner(s) Print Name: |
|------------------------------|-------------------------------|

Address: 2611 Anderson Road Coral Gables, FL 33134

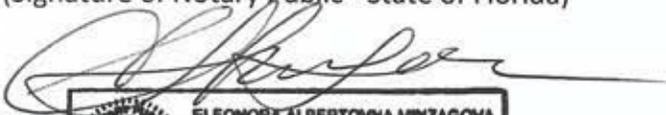
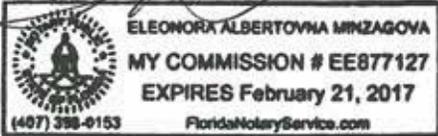
Telephone: 305.443-3441 Fax: -

Email: [rentals@coralgablesrentals.com](mailto:rentals@coralgablesrentals.com)

### NOTARIZATION

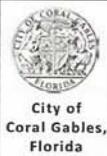
STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 9 day of June by Eleanora Minzagova  
 (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 \_\_\_\_\_



Level  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Architect(s) Signature:

Architect(s) Print Name:

Maria De La Guardia

Address:

224 Valencia Ave.  
Coral Gables, FL. 33134

Telephone:

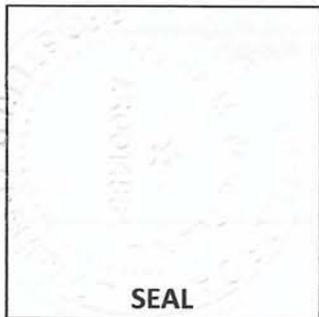
305-444-6363

Fax:

305-444-6614

Email:

[maria@dlgvarchitects.com](mailto:maria@dlgvarchitects.com)

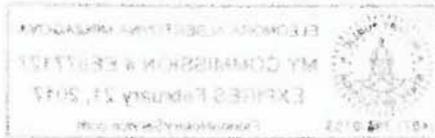
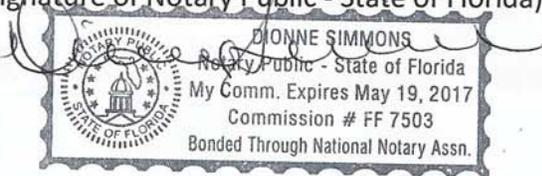


## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 3 day of June by Dionne Simmons

(Signature of Notary Public - State of Florida)



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

Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_



City of  
Coral Gables,  
Florida

Level

2

Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

## Preamble

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

## Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level Two (2) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Permitted use new construction, additions, and alterations to buildings and/or structures (Board of Architects review only).
- Change in use or occupancy.
- Other: \_\_\_\_\_

## Property information

760 Valencia Ave, 2605 Anderson Rd, 2611 Anderson Rd, 2615 Anderson Rd  
Street address of the subject property: 743 Almeria Ave, 735 Almeria Ave, 731 Almeria Ave

Property/project name: Biltmore Parc Residences

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

Current zoning classification(s): (MFSA) Multi Family Special Area District

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

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

Last use/current use of the property/building(s): Multi Family Rental

Proposed use(s) of the property/building(s): Single Family Townhouses

Size of property (square feet/acres): 42,026 S.F.

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): \_\_\_\_\_

Total number of residential units per acre and total number of units: 15.25 units/Acre (15 units total)

Estimated cost of the existing/proposed building/project: \$ 1,000,000



Level  
**2**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

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Project Legal Description: Lot(s): Lot 1 BLK 11, Lot 2 BLk 11, Lot 23 BLk 11, Lot 22 BLk 11, Lot 21 BLk 11, Lot 19 & 20 Blk 11, Lot 18 BLk 11

Block(s): 11

Section(s): Coral Gables Biltmore Section

Listing of all folio numbers for subject property:

03-4117-008-1880, 03-4117-008-1890, 03-4117-008-1970, 03-4117-008-1960, 03-4117-008-1950, 03-4117-008-1940, 03-4117-008-1931

## General information

Applicant(s)/Agent(s) Name(s): Venancio Torre

Telephone Contact No: 305-442-9494 Fax No.: \_\_\_\_\_ Email: venny@torrecompanies.com

Mailing Address: 208 Andalusia Ave Coral Gables, FL 33134  
*(City) (State) (ZIP Code)*

760 Valencia Ave LLC, 2605 Anderson Road LLC, Longo 2611 Anderson Rd LLC,  
Property Owner(s) Name(s): Almeria II LLC

Telephone Contact No: 305-798-0156 Fax No.: \_\_\_\_\_ Email: maricrislongo@gmail.com

Mailing Address: 2611 Anderson Road Coral Gables, FL 33134  
*(City) (State) (ZIP Code)*



Level  
**2**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Property Owner(s) Name(s): 7600 VALENCIA AVE LLC, 2605 ANDERSON ROAD LLC, LONGO 2611 ANDERSON RD LLC, ALMERIA II LLC

Telephone Contact No: 305-443-3441 Fax No.: \_\_\_\_\_ Email: rentals@coralgablesrentals.com

Mailing Address: 2611 Anderson Road Coral Gables, FL. 33134  
(City) (State) (ZIP Code)

Project Architect(s) Name(s): DE LA GUARDIA VICTORIA ARCHITECTS & URBANISTS

Telephone Contact No: 305-444-0363 Fax No.: 305-444-0615 Email: maria@dlgvaarchitects.com

Mailing Address: 224 Valencia Ave. Coral Gables, FL. 33134  
(City) (State) (ZIP Code)

Provide the date(s) and types of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

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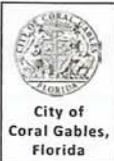
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Level  
**2**  
Review

# Development Review Committee Application

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Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

## Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary. City staff to check/confirm if all below information is provided at time of application submittal.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
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- Tree survey and relocation plan.
- Architectural/building elevations.
- Building floor plans.
- Art in Public Places plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical Significance letter.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty Deed.
- Application fee of \$100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
- Other: \_\_\_\_\_

Posting of the property. The City will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.



Level  
**2**  
Review

## Development Review Committee Application

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Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

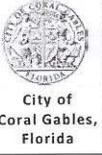
### Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB.

### Applicant/agent/property owner/architect affirmation and consent

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

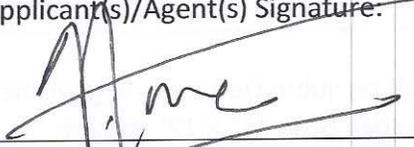
1. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and 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.
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. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



Level  
**2**  
Review

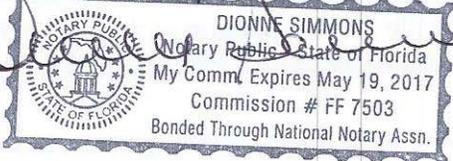
# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
 Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

|   |   |
|---|---|
| Applicant(s)/Agent(s) Signature:<br> | Applicant(s)/Agent(s) Print Name:<br>VENANCIO TORRE |
| Address: 208 ANDALUSIA AVE CORAL GABLES FL 33134  |   |
| Telephone: 305-442-9494   | Fax: 305-442-9497                                   |
| Email: <a href="mailto:venny@torrecompanies.com">venny@torrecompanies.com</a>   |   |

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF  
 The foregoing instrument was acknowledged before me this 3 day of June by Dionne Simmons  
 (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 \_\_\_\_\_



Level  
**2**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
 Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

|  |  |
|--|--|
| Property Owner(s) Signature:<br><i>Maria C Longo</i>   | Property Owner(s) Print Name:<br>MARIA C. LONGO  |
| Property Owner(s) Signature:<br><i>Fernando Menoyo</i> | Property Owner(s) Print Name:<br>FERNANDO MENOYO |
| Property Owner(s) Signature:                           | Property Owner(s) Print Name:                    |

Address: 2611 Anderson Road Coral Gables, FL. 33134

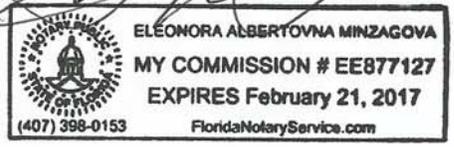
Telephone: 305-798-0156/305-443-3441 Fax:

Email: [maricrislongo@gmail.com](mailto:maricrislongo@gmail.com) & [rentals@coralgablesrentals.com](mailto:rentals@coralgablesrentals.com)

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF  
 The foregoing instrument was acknowledged before me this 9 day of June by Eleonora Minzagova  
 (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 \_\_\_\_\_



Level  
**2**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

Architect(s) Signature:

Architect(s) Print Name:

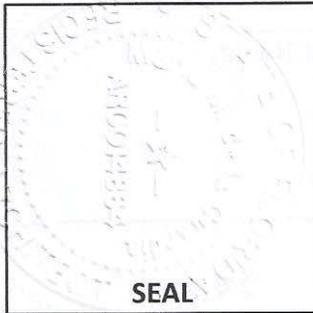
Maria De La Guardia

Address: 224 Valencia Ave.  
Coral Gables, FL. 33134

Telephone: 305-444-6363

Fax: 305-444-6614

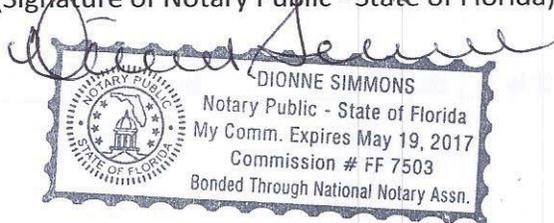
Email: [maria@dlgvarchitects.com](mailto:maria@dlgvarchitects.com)



## NOTARIZATION

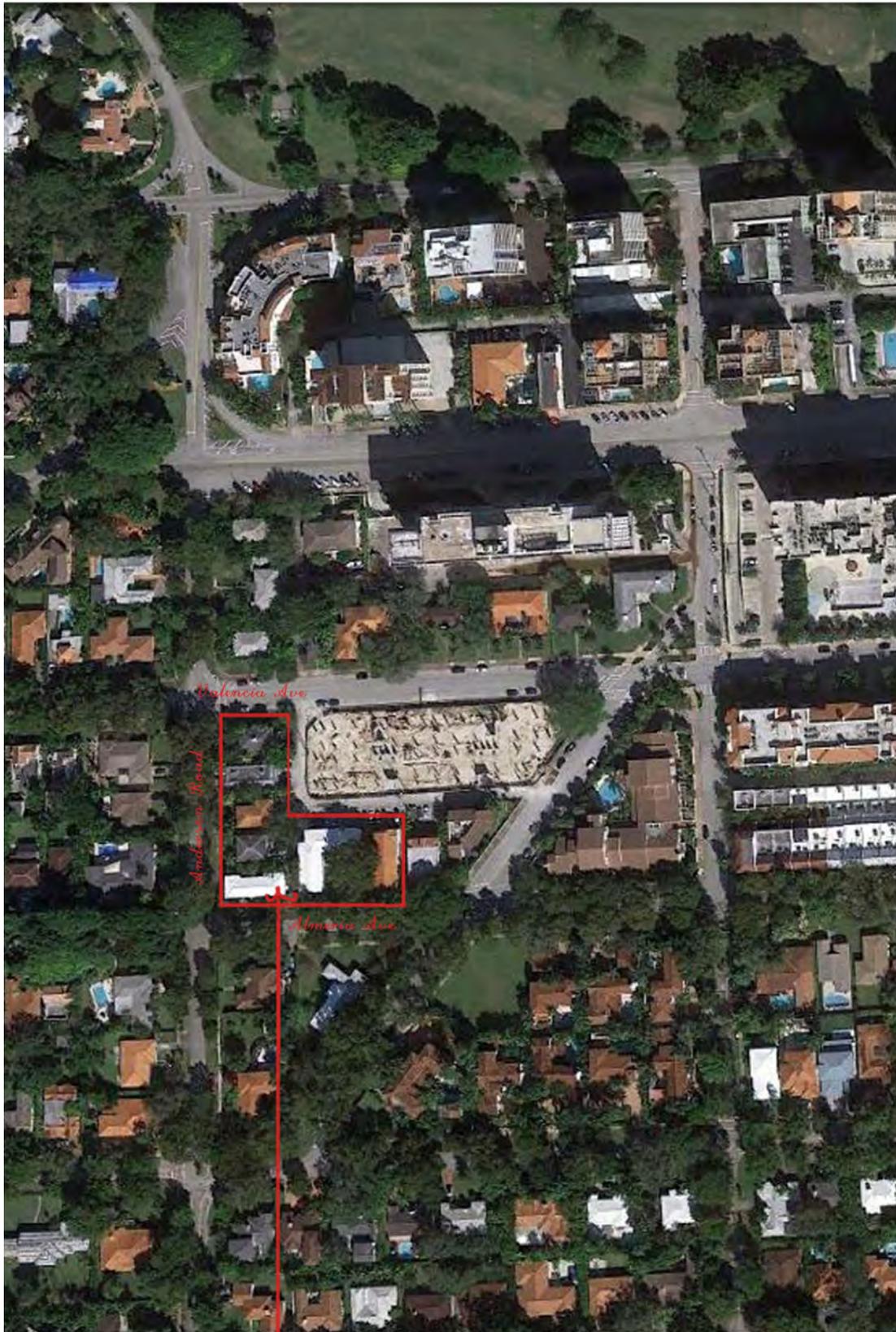
STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 3 day of June by Dionne Simmons  
(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 \_\_\_\_\_



Subject Property





760 Valencia Ave - Front



760 Valencia Ave - Back



760 Valencia Ave - Side



760 Valencia Ave - Side



2605 Anderson Rd - Front



2605 Anderson Rd - Back



2605 Anderson Rd - Side



2605 Anderson Rd - Side



2611 Anderson Rd - Front



2611 Anderson Rd - Back



2611 Anderson Rd - Side



2611 Anderson Rd - Side



2615 Anderson Rd - Front



2615 Anderson Rd - Back



2615 Anderson Rd - Side



2615 Anderson Rd - Side



743 Almeria Ave - Front



743 Almeria Ave - Back



743 Almeria Ave - Side



743 Almeria Ave - Side



735 Almeria Ave - Front



735 Almeria Ave - Back



735 Almeria Ave - Side



735 Almeria Ave - Side



731 Almeria Ave - Front



731 Almeria Ave - Back



731 Almeria Ave - Side



731 Almeria Ave - Side



Valencia Avenue - Adjacent Property



Valencia Avenue - Adjacent Property



Almeria Avenue- Adjacent Property



Valencia Avenue - Adjacent Property



Valencia Avenue - Adjacent Property



Anderson Road - Adjacent Property



Anderson Road - Adjacent Property



Anderson Road - Adjacent Property



Almeria Avenue- Adjacent Property



Almeria Avenue- Adjacent Property



Almeria Avenue- Adjacent Property



Almeria Avenue- Adjacent Property



Alley looking South



Alley looking East



Valencia Ave. Streetscape



Anderson Rd. - Streetscape



Almeria Ave. - Streetscape



Biltmore Court - Streetscape



Biltmore Court - Streetscape

# TENTATIVE PLAT OF "BILTMORE PARC HOMES"

BEING A REPLAT LOTS 1, 2, 18, 19, 20, 21, 22 AND 23 BLOCK 11, "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND SITUATED IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

**FIELD WORK DATE**

FIELD DATE: 06-11-2016

**ADJOINING / NEIGHBORING ZONING: EXISTING**

| ID | FOLIO NO.:       | CLUC                                     | PRIMARY ZONING                               |
|----|------------------|--|--|
| A  | 03-4117-008-1870 | 0803 - MULTIFAMILY 3 OR MORE UNITS       | 5002 HOTELS & MOTELS- GENERAL HIGH DENSITY   |
| B  | 03-4117-079-0001 | 0000 REFERENCE FOLIO                     | 5001 HOTELS & MOTELS- GENERAL MEDIUM DENSITY |
| C  | 03-4117-008-1930 | 0803 - MULTIFAMILY 3 OR MORE UNITS       | 5002 HOTELS & MOTELS- GENERAL HIGH DENSITY   |
| D  | 03-4117-008-3390 | 0101 RESIDENTIAL- SINGLE FAMILY: 1 UNIT  | 0100 SINGLE FAMILY - GENERAL                 |
| E  | 03-4117-008-3370 | 0101 RESIDENTIAL- SINGLE FAMILY: 1 UNIT  | 0100 SINGLE FAMILY - GENERAL                 |
| F  | 03-4118-001-0270 | 0101 RESIDENTIAL- SINGLE FAMILY: 1 UNIT  | 0100 SINGLE FAMILY - GENERAL                 |
| G  | 03-4118-001-0261 | 0101 RESIDENTIAL- SINGLE FAMILY: 1 UNIT  | 0100 SINGLE FAMILY - GENERAL                 |
| H  | 03-4118-001-0262 | 0101 RESIDENTIAL- SINGLE FAMILY: 1 UNIT  | 0100 SINGLE FAMILY - GENERAL                 |
| I  | 03-4117-008-1926 | 0410 RESIDENTIAL- TOTAL VALUE: TOWNHOUSE | 5000 HOTELS & MOTELS - GENERAL               |
| J  | 03-4117-008-1927 | 0410 RESIDENTIAL- TOTAL VALUE: TOWNHOUSE | 5000 HOTELS & MOTELS - GENERAL               |
| K  | 03-4117-008-1928 | 0410 RESIDENTIAL- TOTAL VALUE: TOWNHOUSE | 5000 HOTELS & MOTELS - GENERAL               |



**LOCATION MAP**

SCALE 1" = 300'

LYING IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA

**OWNERS CONTACT INFORMATION**

760 VALENCIA AVE LLC  
 2605 ANDERSON RD LLC  
 LONGO 2611 ANDERSON RD LLC  
 ALMERIA II LLC  
  
 AUTHORIZED AGENT : FERNANDO MENOYO  
  
 2611 ANDERSON ROAD  
 CORAL GABLES, FLORIDA 33134

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

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

**ADJOINING / NEIGHBORING LAND OWNERS**

| ID | FOLIO NO.:       | OWNER  |
|----|------------------|--|
| A  | 03-4117-008-1870 | BEATRICE ROW LLC                                   |
| B  | 03-4117-079-0001 | REFERENCE ONLY                                     |
| C  | 03-4117-008-1930 | ROYAL PALM PROPERTIES INC.                         |
| D  | 03-4117-008-3390 | VENANCIO I TORRE & WAYRA PALENQUE TORRE            |
| E  | 03-4117-008-3370 | EDGARDO J. LERTORA & LUCILA LERTORA                |
| F  | 03-4118-001-0270 | FERNANDO FONT & DENISE FONT                        |
| G  | 03-4118-001-0261 | CANDIDO J. ANAYA                                   |
| H  | 03-4118-001-0262 | FRANCISCO X MONCADA JTRS & ANTONIO J. JIMENEZ JTRS |
| I  | 03-4117-008-1926 | EDWARD BOZA & KATHRYN BOZA                         |
| J  | 03-4117-008-1927 | JEFFREY BROWN & PATRICIA BROWN                     |
| K  | 03-4117-008-1928 | WILLIAM J SPRATT JR                                |

**EXISTING ZONING FOR REPLAT PARCEL**

| REFER TO SHEET 3 EXISTING |                  |   |
|---------------------------|------------------|---|
| ID                        | FOLIO NO.:       | PRIMARY ZONING  |
|                           | 03-4117-008-1890 | 0803 MULTIFAMILY 3 OR MORE UNITS / 5002 HOTELS & MOTELS - GENERAL HIGH DENSITY            |
| I                         | 03-4117-008-1880 | 0803 MULTIFAMILY 3 OR MORE UNITS / 5002 HOTELS & MOTELS - GENERAL HIGH DENSITY            |
| II                        | 03-4117-008-1890 | 0803 MULTIFAMILY 3 OR MORE UNITS / 5002 HOTELS & MOTELS - GENERAL HIGH DENSITY            |
| III                       | 03-4117-008-1970 | 0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS / 5002 HOTELS & MOTELS - GENERAL HIGH DENSITY |
| IV                        | 03-4117-008-1960 | 0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS / 5002 HOTELS & MOTELS - GENERAL HIGH DENSITY |
| V                         | 03-4117-008-1880 | 0803 MULTIFAMILY 3 OR MORE UNITS / 5002 HOTELS & MOTELS - GENERAL HIGH DENSITY            |
| VI                        | 03-4117-008-1940 | 0803 MULTIFAMILY 3 OR MORE UNITS / 5002 HOTELS & MOTELS - GENERAL HIGH DENSITY            |
| VII                       | 03-4117-008-1931 | 0803 MULTIFAMILY 3 OR MORE UNITS / 5002 HOTELS & MOTELS - GENERAL HIGH DENSITY            |

**LEGAL DESCRIPTION**

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

**SURVEYOR'S REFERENCE**

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

**MIAMI-DADE FLOOD CRITERIA MAP**

ELEVATION= 7.00 NGVD 1929  
 PLAT BOOK 120, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

**PROPERTY ADDRESS**

760 VALENCIA AVENUE,  
 2605 ANDERSON ROAD,  
 2611 ANDERSON ROAD,  
 2615 ANDERSON ROAD,  
 743 ALMERIA AVENUE,  
 735 ALMERIA AVENUE,  
 731 ALMERIA AVENUE,  
 CORAL GABLES, FLORIDA 33134

**FLOOD INFORMATION**

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

**SURVEY NOTES**

- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THIS TENTATIVE PLAT BY ANY OTHERS THAN THE SIGNING PARTIES ARE PROHIBITED.
- THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED PLAT MERIDIAN AT: EAST RIGHT OF WAY OF ANDERSON ROAD = (NORTH)
- ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND REFERENCED TO THE FOLLOWING BENCHMARKS:  
 A) CITY OF CORAL GABLES BM # 345, ELEVATION= 13.86  
 B) CITY OF CORAL GABLES BM # 346, ELEVATION= 15.04
- ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.
- TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY CERTIFYING SURVEYOR, THEREFORE CANNOT AND HAS NOT BASED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.

SURVEY NUMBER: 261096B

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

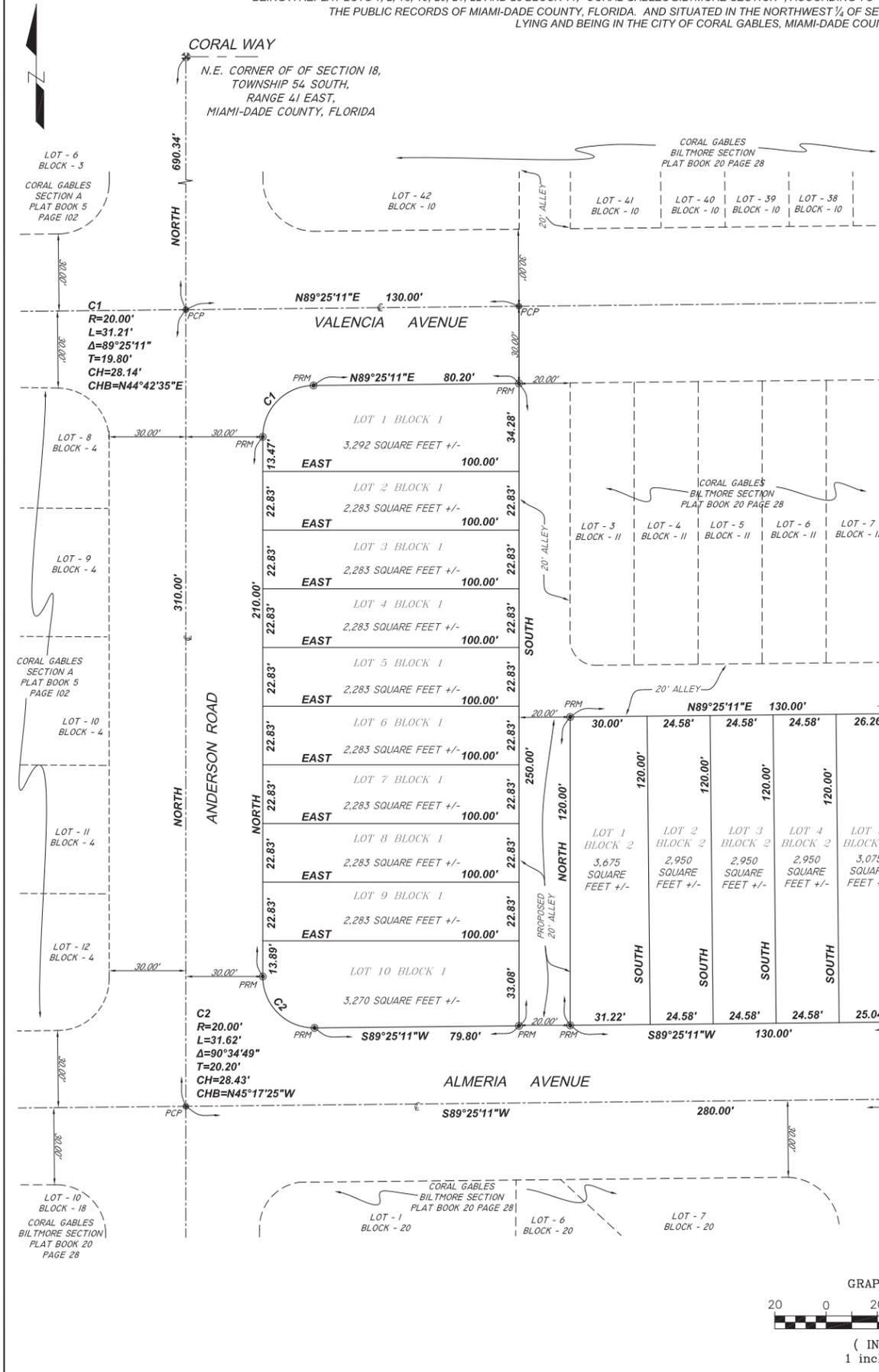


PROFESSIONAL SURVEYING AND MAPPING  
**LANNES & GARCIA, INC.**  
 LB # 2098  
 FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
 385 ALHAMBRA CIRCLE, SUITE C  
 CORAL GABLES, FLORIDA 33134  
 PH (305) 666-7909 FAX (305) 442-2530  
 lannes2garcia@gmail.com



# TENTATIVE PLAT OF "BILTMORE PARC HOMES"

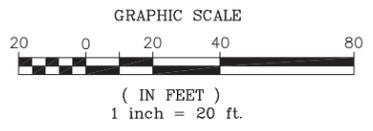
BEING A REPLAT LOTS 1, 2, 18, 19, 20, 21, 22 AND 23 BLOCK 11, "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND SITUATED IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.



| DEVELOPMENT INFORMATION  |                            |                 |                 |                 |                 |                 |                 |                      |
|--|----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------------|
| ZONING INFORMATION   |                            |                 |                 |                 |                 |                 |                 |                      |
| RESIDENTIAL USE / MULTI-FAMILY SPECIAL AREA (TOWNHOUSE) / MULTI-FAMILY LOW DENSITY |                            |                 |                 |                 |                 |                 |                 |                      |
|  | PHASE 1                    |                 |                 | PHASE 2         |                 |                 |                 |                      |
|  | ALLOWED                    | UNIT 1          | UNITS 2-9       | UNIT 10         | UNIT 11         | UNITS 12-14     | UNIT 15         | TOTAL-15 LOTS        |
| LOT SIZE   |                            | 3,292 SQ. FT.   | 2,283 SQ. FT.   | 3,270 SQ. FT.   | 3,675 SQ. FT.   | 2,950 SQ. FT.   | 3,075 SQ. FT.   | 40,426 SQ. FT.       |
| PARCEL WIDTH   | 22'-0" MIN.                | 33'-3" MIN.     | 22'-10"         | 33'-1" MIN.     | 30'-0" MIN.     | 24'-7"          | 25'-0" MIN.     | 22'-10" MIN.         |
| DENSITY REQUIREMENT:   | 20 UNITS/ACRE (18.5 UNITS) | 1 UNIT          | 8 UNITS         | 1 UNIT          | 1 UNIT          | 3 UNITS         | 1 UNIT          | 15 UNITS             |
| FLOOR AREA RATIO   | 2                          | 1.47            | 1.98            | 1.48            | 1.09            | 1.75            | 1.74            | 1.78                 |
| TOTAL FLOOR AREA   | -                          | 6,122 SQ. FT.   | 5,560 SQ. FT.   | 6,122 SQ. FT.   | 4,941 SQ. FT.   | 6,736 SQ. FT.   | 7,019 SQ. FT.   | 88,892 SQ. FT.       |
| EXCLUSIONS (GARAGE & UNROOFT TERRACES)   | -                          | 1,298 SQ. FT.   | 1,046 SQ. FT.   | 1,298 SQ. FT.   | 944 SQ. FT.     | 1,569 SQ. FT.   | 1,657 SQ. FT.   | 18,272 SQ. FT.       |
| NET FLOOR AREA   | -                          | 4,824 SQ. FT.   | 4,514 SQ. FT.   | 4,824 SQ. FT.   | 3,997 SQ. FT.   | 5,167 SQ. FT.   | 5,362 SQ. FT.   | 70,620 SQ. FT.       |
| OPEN SPACE   | 25% min.                   | -               | -               | -               | -               | -               | -               | 29% (11,798 SQ. FT.) |
| SETBACKS:  |                            |                 |                 |                 |                 |                 |                 |                      |
| FRONT  | 5'-0" MIN.                 | 7'-6"           | 9'-0"           | 7'-6"           | 7'-0"           | 12'-0"          | 12'-0"          | 7'-6" MIN.           |
| REAR   | 5'-0" MIN.                 | 5'-0"           | 5'-0"           | 5'-0"           | 4'-0"           | 5'-0"           | 5'-0"           | 5'-0" MIN.           |
| SIDE (INTERIOR)/(ALLEY)  | 0'-0" MIN.                 | 0'-0"           | 0'-0"           | 0'-0"           | 0'-0"/3'-0"     | 0'-0"           | 0'-0"           | 0'-0" MIN.           |
| SIDE (STREET)  | 10'-0" MIN.                | 10'-0" MIN.     | -               | 10'-0" MIN.     | 0'-0"           | -               | -               | 10'-0" MIN.          |
| HEIGHT:  | 45'-0" MAX.                | 39'-7"          | 39'-7"          | 39'-7"          | 40'-8"          | 40'-8"          | 40'-8"          | -                    |
| STORIES  | 3 STORIES                  | 3 STORIES       | 3 STORIES       | 3 STORIES       | 3 STORIES       | 3 STORIES       | 3 STORIES       | 3 STORIES            |
| PARKING REQUIREMENTS   | 2 SPACES/UNIT MIN          | 4 SPACES / UNIT | 4 SPACES / UNIT | 4 SPACES / UNIT | 3 SPACES / UNIT | 4 SPACES / UNIT | 4 SPACES / UNIT | 59 SPACES            |

NOTE: DEVELOPMENTAL INFORMATION PROVIDED BY DE LA GUARDIA VICTORIA ARCHITECTS & URBANISTS, INC.,

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



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



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

SURVEY NUMBER: 261096B



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/1/2016

| Property Information |   |
|----------------------|---|
| Folio:               | 03-4117-008-1880  |
| Property Address:    | 760 VALENCIA AVE<br>Coral Gables, FL 33134-5672             |
| Owner                | 760 VALENCIA AVE LLC  |
| Mailing Address      | 744 BILTMORE WAY STE 2<br>CORAL GABLES, FL 33134-5672       |
| Primary Zone         | 5002 HOTELS & MOTELS -<br>GENERAL High Density              |
| Primary Land Use     | 0803 MULTIFAMILY 2-9 UNITS :<br>MULTIFAMILY 3 OR MORE UNITS |
| Beds / Baths / Half  | 4 / 4 / 0   |
| Floors               | 2   |
| Living Units         | 4   |
| Actual Area          | Sq.Ft   |
| Living Area          | Sq.Ft   |
| Adjusted Area        | 2,367 Sq.Ft   |
| Lot Size             | 4,866 Sq.Ft   |
| Year Built           | 1947  |



| Assessment Information |           |           |           |
|------------------------|-----------|-----------|-----------|
| Year                   | 2015      | 2014      | 2013      |
| Land Value             | \$316,290 | \$218,970 | \$225,000 |
| Building Value         | \$115,292 | \$111,022 | \$66,613  |
| XF Value               | \$0       | \$0       | \$0       |
| Market Value           | \$431,582 | \$329,992 | \$291,613 |
| Assessed Value         | \$352,851 | \$320,774 | \$291,613 |

| Benefits Information |                      |          |         |      |
|----------------------|----------------------|----------|---------|------|
| Benefit              | Type                 | 2015     | 2014    | 2013 |
| Non-Homestead Cap    | Assessment Reduction | \$78,731 | \$9,218 |      |

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

| Short Legal Description   |
|---|
| 17 54 41 PB 20-28<br>CORAL GABLES BILTMORE SEC<br>LOT 1 BLK 11<br>LOT SIZE 4866 SQ FT |

| Taxable Value Information |           |           |           |
|---------------------------|-----------|-----------|-----------|
|                           | 2015      | 2014      | 2013      |
| <b>County</b>             |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$352,851 | \$320,774 | \$291,613 |
| <b>School Board</b>       |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$431,582 | \$329,992 | \$291,613 |
| <b>City</b>               |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$352,851 | \$320,774 | \$291,613 |
| <b>Regional</b>           |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$352,851 | \$320,774 | \$291,613 |

| Sales Information |             |              |   |
|-------------------|-------------|--------------|---|
| Previous Sale     | Price       | OR Book-Page | Qualification Description   |
| 03/01/2008        | \$1,500,000 | 26320-0332   | Other disqualified  |
| 10/01/1983        | \$162,000   | 11954-1772   | Sales which are qualified   |
| 09/01/1980        | \$147,000   | 10875-1719   | Other disqualified  |
| 12/01/1975        | \$1         | 00000-00000  | Sales which are disqualified as a result of examination of the deed |

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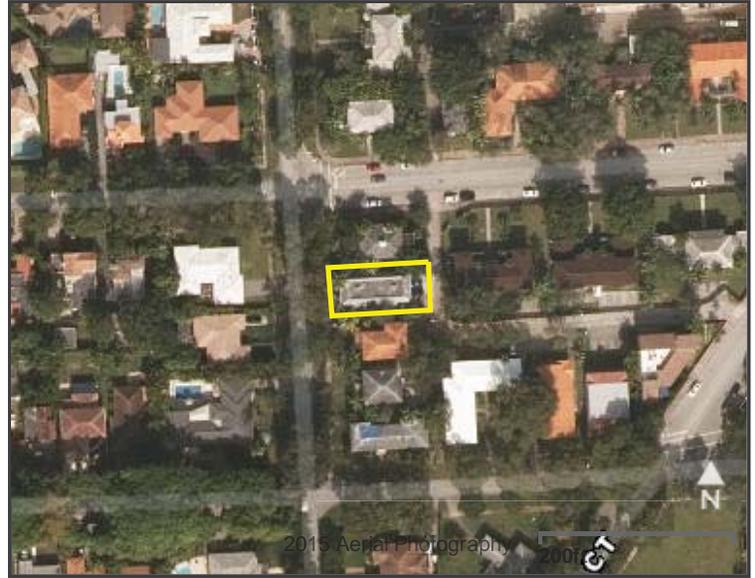


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/1/2016

| Property Information       |   |
|----------------------------|---|
| <b>Folio:</b>              | 03-4117-008-1890  |
| <b>Property Address:</b>   | 2605 ANDERSON RD<br>Coral Gables, FL 33134-4803             |
| <b>Owner</b>               | 2605 ANDERSON ROAD LLC                                      |
| <b>Mailing Address</b>     | 744 BILTMORE WAY STE 2<br>CORAL GABLES, FL 33134-4831       |
| <b>Primary Zone</b>        | 5002 HOTELS & MOTELS -<br>GENERAL High Density              |
| <b>Primary Land Use</b>    | 0803 MULTIFAMILY 2-9 UNITS :<br>MULTIFAMILY 3 OR MORE UNITS |
| <b>Beds / Baths / Half</b> | 8 / 4 / 0   |
| <b>Floors</b>              | 2   |
| <b>Living Units</b>        | 4   |
| <b>Actual Area</b>         | Sq.Ft   |
| <b>Living Area</b>         | Sq.Ft   |
| <b>Adjusted Area</b>       | 3,171 Sq.Ft   |
| <b>Lot Size</b>            | 5,000 Sq.Ft   |
| <b>Year Built</b>          | 1967  |



| Assessment Information |           |           |           |
|------------------------|-----------|-----------|-----------|
| Year                   | 2015      | 2014      | 2013      |
| <b>Land Value</b>      | \$325,000 | \$225,000 | \$225,000 |
| <b>Building Value</b>  | \$154,453 | \$151,437 | \$154,141 |
| <b>XF Value</b>        | \$5,337   | \$5,431   | \$5,524   |
| <b>Market Value</b>    | \$484,790 | \$381,868 | \$384,665 |
| <b>Assessed Value</b>  | \$420,054 | \$381,868 | \$384,665 |

| Benefits Information     |                      |          |      |      |
|--------------------------|----------------------|----------|------|------|
| Benefit                  | Type                 | 2015     | 2014 | 2013 |
| <b>Non-Homestead Cap</b> | Assessment Reduction | \$64,736 |      |      |

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

| Short Legal Description  |
|--|
| CORAL GABLES BILTMORE SEC<br>PB 20-28<br>LOT 2 BLK 11<br>LOT SIZE SITE VALUE<br>COC 24413-4479 03 2006 1 |

| Taxable Value Information |           |           |           |
|---------------------------|-----------|-----------|-----------|
|                           | 2015      | 2014      | 2013      |
| <b>County</b>             |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$420,054 | \$381,868 | \$384,665 |
| <b>School Board</b>       |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$484,790 | \$381,868 | \$384,665 |
| <b>City</b>               |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$420,054 | \$381,868 | \$384,665 |
| <b>Regional</b>           |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$420,054 | \$381,868 | \$384,665 |

| Sales Information |             |              |   |
|-------------------|-------------|--------------|---|
| Previous Sale     | Price       | OR Book-Page | Qualification Description   |
| 03/01/2006        | \$1,125,000 | 24413-4479   | Sales which are qualified   |
| 02/01/2001        | \$0         | 19518-3507   | Sales which are disqualified as a result of examination of the deed |
| 08/01/1991        | \$0         | 00000-00000  | Sales which are disqualified as a result of examination of the deed |
| 07/01/1988        | \$264,000   | 13765-604    | Sales which are qualified   |

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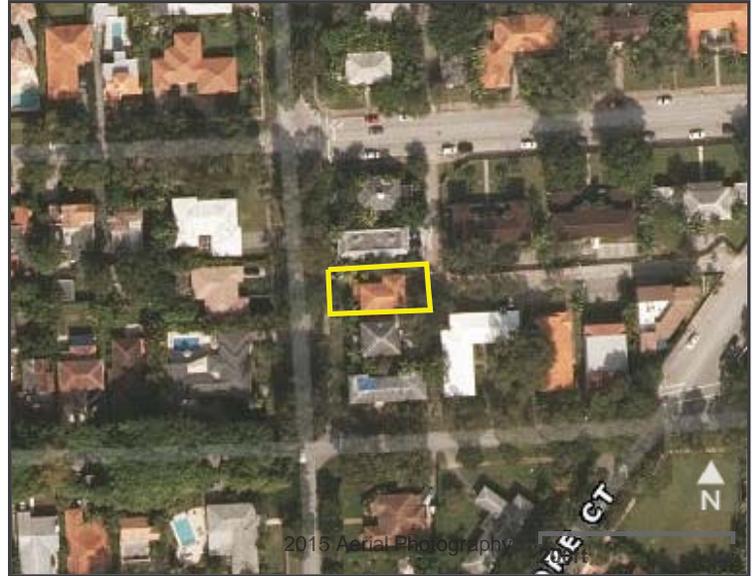


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/1/2016

| Property Information |  |
|----------------------|--|
| Folio:               | 03-4117-008-1970                                     |
| Property Address:    | 2611 ANDERSON RD<br>Coral Gables, FL 33134-4803      |
| Owner                | LONGO 2611 ANDERSON RD LLC                           |
| Mailing Address      | 744 BILTMORE WAY STE 2<br>CORAL GABLES, FL 33134 USA |
| Primary Zone         | 5002 HOTELS & MOTELS -<br>GENERAL High Density       |
| Primary Land Use     | 0802 MULTIFAMILY 2-9 UNITS : 2<br>LIVING UNITS       |
| Beds / Baths / Half  | 4 / 2 / 0  |
| Floors               | 2  |
| Living Units         | 2  |
| Actual Area          | 2,616 Sq.Ft  |
| Living Area          | 2,489 Sq.Ft  |
| Adjusted Area        | 2,304 Sq.Ft  |
| Lot Size             | 5,000 Sq.Ft  |
| Year Built           | 1949   |



| Assessment Information |           |           |           |
|------------------------|-----------|-----------|-----------|
| Year                   | 2015      | 2014      | 2013      |
| Land Value             | \$325,000 | \$225,000 | \$225,000 |
| Building Value         | \$40,089  | \$38,983  | \$38,983  |
| XF Value               | \$0       | \$0       | \$0       |
| Market Value           | \$365,089 | \$263,983 | \$263,983 |
| Assessed Value         | \$290,381 | \$263,983 | \$263,983 |

| Benefits Information |                      |          |      |      |
|----------------------|----------------------|----------|------|------|
| Benefit              | Type                 | 2015     | 2014 | 2013 |
| Non-Homestead Cap    | Assessment Reduction | \$74,708 |      |      |

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

| Short Legal Description   |
|---|
| CORAL GABLES BILTMORE SEC<br>PB 20-28<br>LOT 23 BLK 11<br>LOT SIZE 50.000 X 100<br>COC 24167-3902 01 2006 6 |

| Taxable Value Information |           |           |           |
|---------------------------|-----------|-----------|-----------|
|                           | 2015      | 2014      | 2013      |
| <b>County</b>             |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$290,381 | \$263,983 | \$263,983 |
| <b>School Board</b>       |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$365,089 | \$263,983 | \$263,983 |
| <b>City</b>               |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$290,381 | \$263,983 | \$263,983 |
| <b>Regional</b>           |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$290,381 | \$263,983 | \$263,983 |

| Sales Information |           |              |   |
|-------------------|-----------|--------------|---|
| Previous Sale     | Price     | OR Book-Page | Qualification Description   |
| 03/31/2011        | \$200,000 | 27644-3446   | Affiliated parties  |
| 09/14/2010        | \$700,000 | 27441-4240   | Corrective, tax or QCD; min consideration                           |
| 01/01/2006        | \$885,000 | 24167-3902   | Other disqualified  |
| 06/01/2004        | \$0       | 22506-4767   | Sales which are disqualified as a result of examination of the deed |

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# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/1/2016

| Property Information |   |
|----------------------|---|
| Folio:               | 03-4117-008-1960                                      |
| Property Address:    | 2615 ANDERSON RD<br>Coral Gables, FL 33134-4803       |
| Owner                | ALMERIA II LLC  |
| Mailing Address      | 744 BILTMORE WAY STE 2<br>CORAL GABLES, FL 33134-7527 |
| Primary Zone         | 5002 HOTELS & MOTELS -<br>GENERAL High Density        |
| Primary Land Use     | 0802 MULTIFAMILY 2-9 UNITS : 2<br>LIVING UNITS        |
| Beds / Baths / Half  | 4 / 2 / 0   |
| Floors               | 2   |
| Living Units         | 2   |
| Actual Area          | 2,396 Sq.Ft   |
| Living Area          | 2,304 Sq.Ft   |
| Adjusted Area        | 2,105 Sq.Ft   |
| Lot Size             | 5,006 Sq.Ft   |
| Year Built           | 1951  |



| Assessment Information |           |           |           |
|------------------------|-----------|-----------|-----------|
| Year                   | 2015      | 2014      | 2013      |
| Land Value             | \$325,390 | \$225,270 | \$225,270 |
| Building Value         | \$82,411  | \$79,109  | \$79,109  |
| XF Value               | \$0       | \$0       | \$0       |
| Market Value           | \$407,801 | \$304,379 | \$304,379 |
| Assessed Value         | \$334,816 | \$304,379 | \$304,379 |

| Benefits Information |                      |          |      |      |
|----------------------|----------------------|----------|------|------|
| Benefit              | Type                 | 2015     | 2014 | 2013 |
| Non-Homestead Cap    | Assessment Reduction | \$72,985 |      |      |

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

| Short Legal Description   |
|---------------------------|
| CORAL GABLES BILTMORE SEC |
| PB 20-28                  |
| LOT 22 BLK 11             |
| LOT SIZE 50.060 X 100     |
| OR 14031-2487 0389 1      |

| Taxable Value Information |           |           |           |
|---------------------------|-----------|-----------|-----------|
|                           | 2015      | 2014      | 2013      |
| <b>County</b>             |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$334,816 | \$304,379 | \$304,379 |
| <b>School Board</b>       |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$407,801 | \$304,379 | \$304,379 |
| <b>City</b>               |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$334,816 | \$304,379 | \$304,379 |
| <b>Regional</b>           |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$334,816 | \$304,379 | \$304,379 |

| Sales Information |             |              |   |
|-------------------|-------------|--------------|---|
| Previous Sale     | Price       | OR Book-Page | Qualification Description               |
| 05/01/2007        | \$5,967,000 | 25618-0309   | Deeds that include more than one parcel |
| 10/01/2005        | \$725,000   | 23938-1932   | Sales which are qualified               |
| 03/01/1989        | \$160,000   | 14031-2487   | Sales which are qualified               |
| 11/01/1982        | \$135,000   | 11615-1630   | Sales which are qualified               |

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# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/1/2016

| Property Information |   |
|----------------------|---|
| Folio:               | 03-4117-008-1950  |
| Property Address:    | 743 ALMERIA AVE<br>Coral Gables, FL 33134-5645              |
| Owner                | ALMERIA II LLC  |
| Mailing Address      | 744 BILTMORE WAY STE 2<br>CORAL GABLES, FL 33134-7527       |
| Primary Zone         | 5002 HOTELS & MOTELS -<br>GENERAL High Density              |
| Primary Land Use     | 0803 MULTIFAMILY 2-9 UNITS :<br>MULTIFAMILY 3 OR MORE UNITS |
| Beds / Baths / Half  | 6 / 5 / 0   |
| Floors               | 2   |
| Living Units         | 5   |
| Actual Area          | Sq.Ft   |
| Living Area          | Sq.Ft   |
| Adjusted Area        | 3,229 Sq.Ft   |
| Lot Size             | 5,000 Sq.Ft   |
| Year Built           | 1949  |



| Assessment Information |           |           |           |
|------------------------|-----------|-----------|-----------|
| Year                   | 2015      | 2014      | 2013      |
| Land Value             | \$325,000 | \$225,000 | \$225,000 |
| Building Value         | \$249,929 | \$151,453 | \$75,726  |
| XF Value               | \$0       | \$8,775   | \$8,888   |
| Market Value           | \$574,929 | \$385,228 | \$309,614 |
| Assessed Value         | \$374,632 | \$340,575 | \$309,614 |

| Benefits Information |                      |           |          |      |
|----------------------|----------------------|-----------|----------|------|
| Benefit              | Type                 | 2015      | 2014     | 2013 |
| Non-Homestead Cap    | Assessment Reduction | \$200,297 | \$44,653 |      |

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

| Short Legal Description   |
|---------------------------|
| 17 54 41 PB 20-28         |
| CORAL GABLES BILTMORE SEC |
| LOT 21 BLK 11             |
| LOT SIZE 50.000 X 100     |
| OR 13941-3283 1288 1      |

| Taxable Value Information |           |           |           |
|---------------------------|-----------|-----------|-----------|
|                           | 2015      | 2014      | 2013      |
| <b>County</b>             |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$374,632 | \$340,575 | \$309,614 |
| <b>School Board</b>       |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$574,929 | \$385,228 | \$309,614 |
| <b>City</b>               |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$374,632 | \$340,575 | \$309,614 |
| <b>Regional</b>           |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$374,632 | \$340,575 | \$309,614 |

| Sales Information |             |              |   |
|-------------------|-------------|--------------|---|
| Previous Sale     | Price       | OR Book-Page | Qualification Description               |
| 05/01/2007        | \$5,967,000 | 25618-0309   | Deeds that include more than one parcel |
| 10/01/2005        | \$725,000   | 23938-1931   | Sales which are qualified               |
| 12/01/1988        | \$250,000   | 13941-3283   | Sales which are qualified               |
| 11/01/1981        | \$260,000   | 11273-0554   | Other disqualified                      |

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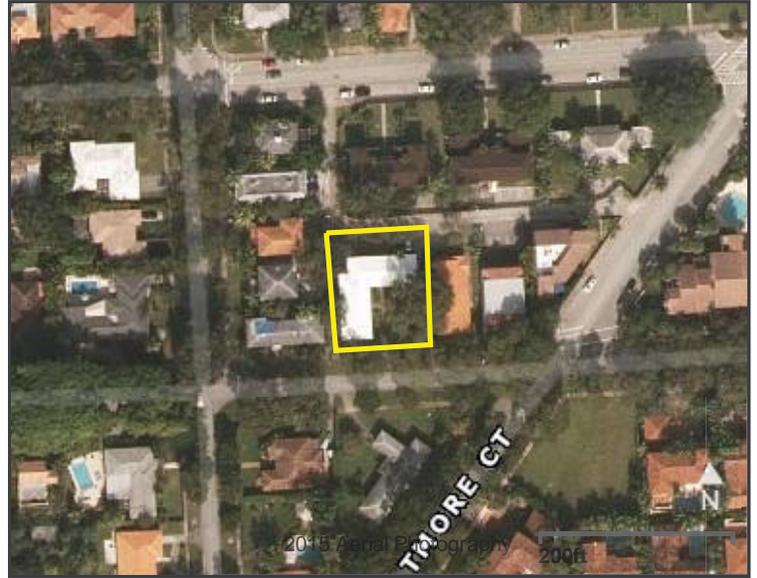


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/1/2016

| Property Information |   |
|----------------------|---|
| Folio:               | 03-4117-008-1940  |
| Property Address:    | 735 ALMERIA AVE<br>Coral Gables, FL 33134-5605              |
| Owner                | ALMERIA II LLC  |
| Mailing Address      | 744 BILTMORE WAY STE 2<br>CORAL GABLES, FL 33134-7527       |
| Primary Zone         | 5002 HOTELS & MOTELS -<br>GENERAL High Density              |
| Primary Land Use     | 0803 MULTIFAMILY 2-9 UNITS :<br>MULTIFAMILY 3 OR MORE UNITS |
| Beds / Baths / Half  | 16 / 8 / 0  |
| Floors               | 2   |
| Living Units         | 8   |
| Actual Area          | Sq.Ft   |
| Living Area          | Sq.Ft   |
| Adjusted Area        | 6,084 Sq.Ft   |
| Lot Size             | 12,000 Sq.Ft  |
| Year Built           | 1948  |



| Assessment Information |             |           |           |
|------------------------|-------------|-----------|-----------|
| Year                   | 2015        | 2014      | 2013      |
| Land Value             | \$780,000   | \$540,000 | \$540,000 |
| Building Value         | \$296,339   | \$285,364 | \$285,364 |
| XF Value               | \$0         | \$0       | \$0       |
| Market Value           | \$1,076,339 | \$825,364 | \$825,364 |
| Assessed Value         | \$907,900   | \$825,364 | \$825,364 |

| Benefits Information |                      |           |      |      |
|----------------------|----------------------|-----------|------|------|
| Benefit              | Type                 | 2015      | 2014 | 2013 |
| Non-Homestead Cap    | Assessment Reduction | \$168,439 |      |      |

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

| Short Legal Description   |
|---------------------------|
| 17 54 41 PB 20-28         |
| CORAL GABLES BILTMORE SEC |
| LOTS 19 & 20 BLK 11       |
| LOT SIZE 100.000 X 120    |
| OR 17924-2037 1297 2(2)   |

| Taxable Value Information |             |           |           |
|---------------------------|-------------|-----------|-----------|
|                           | 2015        | 2014      | 2013      |
| <b>County</b>             |             |           |           |
| Exemption Value           | \$0         | \$0       | \$0       |
| Taxable Value             | \$907,900   | \$825,364 | \$825,364 |
| <b>School Board</b>       |             |           |           |
| Exemption Value           | \$0         | \$0       | \$0       |
| Taxable Value             | \$1,076,339 | \$825,364 | \$825,364 |
| <b>City</b>               |             |           |           |
| Exemption Value           | \$0         | \$0       | \$0       |
| Taxable Value             | \$907,900   | \$825,364 | \$825,364 |
| <b>Regional</b>           |             |           |           |
| Exemption Value           | \$0         | \$0       | \$0       |
| Taxable Value             | \$907,900   | \$825,364 | \$825,364 |

| Sales Information |             |              |   |
|-------------------|-------------|--------------|---|
| Previous Sale     | Price       | OR Book-Page | Qualification Description   |
| 05/01/2007        | \$5,967,000 | 25618-0309   | Deeds that include more than one parcel                             |
| 10/01/2005        | \$3,200,000 | 23938-1930   | Deeds that include more than one parcel                             |
| 12/01/1997        | \$924,000   | 17924-2037   | Deeds that include more than one parcel                             |
| 02/01/1996        | \$0         | 17089-2464   | Sales which are disqualified as a result of examination of the deed |

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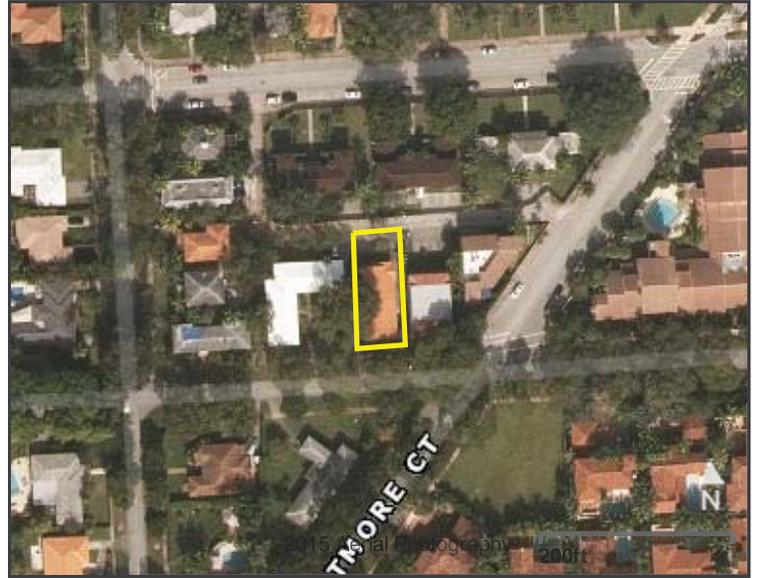


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/1/2016

| Property Information |   |
|----------------------|---|
| Folio:               | 03-4117-008-1931  |
| Property Address:    | 731 ALMERIA AVE<br>Coral Gables, FL 33134-5670              |
| Owner                | ALMERIA II LLC  |
| Mailing Address      | 744 BILTMORE WAY STE 2<br>CORAL GABLES, FL 33134-7527       |
| Primary Zone         | 5002 HOTELS & MOTELS -<br>GENERAL High Density              |
| Primary Land Use     | 0803 MULTIFAMILY 2-9 UNITS :<br>MULTIFAMILY 3 OR MORE UNITS |
| Beds / Baths / Half  | 8 / 6 / 0   |
| Floors               | 2   |
| Living Units         | 6   |
| Actual Area          | Sq.Ft   |
| Living Area          | Sq.Ft   |
| Adjusted Area        | 3,752 Sq.Ft   |
| Lot Size             | 6,000 Sq.Ft   |
| Year Built           | 1961  |



| Assessment Information |             |           |           |
|------------------------|-------------|-----------|-----------|
| Year                   | 2015        | 2014      | 2013      |
| Land Value             | \$390,000   | \$270,000 | \$270,000 |
| Building Value         | \$632,101   | \$175,984 | \$175,984 |
| XF Value               | \$0         | \$535     | \$535     |
| Market Value           | \$1,022,101 | \$446,519 | \$446,519 |
| Assessed Value         | \$491,170   | \$446,519 | \$446,519 |

| Benefits Information |                      |           |      |      |
|----------------------|----------------------|-----------|------|------|
| Benefit              | Type                 | 2015      | 2014 | 2013 |
| Non-Homestead Cap    | Assessment Reduction | \$530,931 |      |      |

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

| Short Legal Description   |
|---------------------------|
| CORAL GABLES BILTMORE SEC |
| PB 20-28                  |
| LOT 18 BLK 11             |
| LOT SIZE 50.000 X 120     |
| OR 17924-2037 1297 2(2)   |

| Taxable Value Information |             |           |           |
|---------------------------|-------------|-----------|-----------|
|                           | 2015        | 2014      | 2013      |
| <b>County</b>             |             |           |           |
| Exemption Value           | \$0         | \$0       | \$0       |
| Taxable Value             | \$491,170   | \$446,519 | \$446,519 |
| <b>School Board</b>       |             |           |           |
| Exemption Value           | \$0         | \$0       | \$0       |
| Taxable Value             | \$1,022,101 | \$446,519 | \$446,519 |
| <b>City</b>               |             |           |           |
| Exemption Value           | \$0         | \$0       | \$0       |
| Taxable Value             | \$491,170   | \$446,519 | \$446,519 |
| <b>Regional</b>           |             |           |           |
| Exemption Value           | \$0         | \$0       | \$0       |
| Taxable Value             | \$491,170   | \$446,519 | \$446,519 |

| Sales Information |             |              |   |
|-------------------|-------------|--------------|---|
| Previous Sale     | Price       | OR Book-Page | Qualification Description   |
| 05/01/2007        | \$5,967,000 | 25618-0309   | Deeds that include more than one parcel                             |
| 10/01/2005        | \$3,200,000 | 23938-1930   | Deeds that include more than one parcel                             |
| 12/01/1997        | \$924,000   | 17924-2037   | Deeds that include more than one parcel                             |
| 02/01/1996        | \$0         | 17089-2464   | Sales which are disqualified as a result of examination of the deed |

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Version:

## ZONING INFORMATION

Note: The Biltmore Parc Homes Project proposes donating 2,400 s.f. to the city of Coral Gables for use as an alley.

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

|   | ALLOWED                       | PHASE I       |               |               | PHASE II      |               |               | TOTAL-15 UNITS          |
|---|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|-------------------------|
|   |                               | UNIT 1        | UNITS 2 - 9   | UNIT 10       | UNIT 11       | UNITS 12 - 14 | UNIT 15       |                         |
| LOT SIZE                                | -                             | 3,292 SQ. FT. | 2,283 SQ. FT. | 3,270 SQ. FT. | 3,675 SQ. FT. | 2,950 SQ. FT. | 3,075 SQ. FT. | 40,426 SQ. FT.          |
| PARCEL WIDTH                            | 22'-0" MIN.                   | 33'-3" MIN.   | 22'-10"       | 33'-1" MIN.   | 30'-0" MIN.   | 24'-7"        | 25'-0" MIN.   | 22'-10" MIN.            |
| DENSITY REQUIREMENT                     | 20 UNITS/ACRE<br>(18.5 UNITS) | 1 UNIT        | 8 UNITS       | 1 UNIT        | 1 UNIT        | 3 UNITS       | 1 UNIT        | 15 UNITS                |
| FLOOR AREA RATIO                        | 2                             | 1.47          | 1.98          | 1.48          | 1.09          | 1.75          | 1.74          | 1.78                    |
| TOTAL FLOOR AREA                        | -                             | 6,122 SQ. FT. | 5,560 SQ. FT. | 6,122 SQ. FT. | 4,941 SQ. FT. | 6,736 SQ. FT. | 7,019 SQ. FT. | 88,892 SQ. FT.          |
| EXCLUSIONS (GARAGE & UNROOFED TERRACES) | -                             | 1298 SQ. FT.  | 1,046 SQ. FT. | 1298 SQ. FT.  | 944 SQ. FT.   | 1,569 SQ. FT. | 1,657 SQ. FT. | 18,272 SQ. FT.          |
| NET FLOOR AREA                          | -                             | 4,824 SQ. FT. | 4,514 SQ. FT. | 4,824 SQ. FT. | 3,997 SQ. FT. | 5,167 SQ. FT. | 5,362 SQ. FT. | 70,859 SQ. FT.          |
| OPEN SPACE                              | 25% MIN.                      | -             | -             | -             | -             | -             | -             | 29%<br>(11,798 SQ. FT.) |
| SETBACKS:                               | -                             | -             | -             | -             | -             | -             | -             | -                       |
| FRONT                                   | 5'-0" MIN.                    | 7'-6"         | 9'-0"         | 7'-6"         | 10'-0"        | 12'-0"        | 12'-0"        | 7'-6" MIN.              |
| REAR                                    | 5'-0" MIN.                    | 5'-0"         | 5'-6"         | 5'-0"         | 40'-0"        | 5'-0"         | 5'-0"         | 5'-0" MIN.              |
| SIDE (INTERIOR)/(ALLEY)                 | 0'-0" MIN.                    | 0'-0"         | 0'-0"         | 0'-0"         | 0'-0"/5'-0"   | 0'-0"         | 0'-0"         | 0'-0" MIN.              |
| SIDE (STREET)                           | 10'-0" MIN.                   | 10'-0" MIN.   | -             | 10'-0" MIN.   | -             | -             | -             | 10'-0" MIN.             |
| HEIGHT                                  | 45'-0" MAX.                   | 39'-7"        | 39'-7"        | 39'-7"        | 40'-8"        | 40'-8"        | 40'-8"        | -                       |
| STORIES                                 | 3 STORIES                     | 3 STORIES     | 3 STORIES     | 3 STORIES     | 3 STORIES     | 3 STORIES     | 3 STORIES     | 3 STORIES               |
| PARKING REQUIREMENTS                    | 2 SPACES/UNIT MIN.            | 4 SPACES/UNIT | 4 SPACES/UNIT | 4 SPACES/UNIT | 3 SPACES/UNIT | 4 SPACES/UNIT | 4 SPACES/UNIT | 59 SPACES               |

## ARTICLE 5 – DEVELOPMENT STANDARDS

vehicular traffic, provide for and protect designated public open space areas, and further the amenities of light and air, recreation and visual enjoyment.

- iii. The compatibility of the proposed building with reference to building height, bulk, and mass with the contiguous and adjacent properties.
  - iv. The conformity of the proposed site plan with the Goals, Objectives and Policies of the Comprehensive Plan (CP).
  - v. That the site plan and associated improvements provides public realm improvements, public open space, and pedestrian amenities for the public benefit.
  - vi. Those actions, designs, construction or other solutions of the site plan if not literally in accord with these special regulations, satisfy public purposes and provide a public benefit to at least an equivalent degree.
- d. Approval. Approval if granted by the City Commission shall be in Resolution form.
8. Additional Requirements.
- a. Designated historic landmarks. Pursuant to Article 3, Division 11, all plans affecting designated historic landmarks must receive a Certificate of Appropriateness from the Historic Preservation Board prior to submittal to the Board of Architects. Bonuses shall not be awarded for development on property that is historically designated where a Certificate of Appropriateness has been denied.
  - b. Supplemental approval provisions. Applicants, property owners, successors or assigns may be required to provide agreements, covenants, contracts, deed restrictions or sureties as a part of the approval granted which may include the following:
    - i. Undertaking of all conditions in accordance with the approved application.
    - ii. Bind all development successors or assigns in title to any conditions and commitments made of these provisions and approved application.
    - iii. Provide for the financial responsibility to continuing the operation and maintenance of the public open space areas, public realm, pedestrian amenities, functions and facilities that are provided, at the expense of the designated property owner and/or property owners association, etc., as applicable.

### B. Development bonus standards.

- 1. Required standards. Applications shall be required to satisfy all of the requirements in Table 1, "Required Standards" in order to secure bonuses based upon the applicable residential, nonresidential and MXD district designations.

| Reference Number | Residential | Non-Residential | Mixed Use | Type  | Requirements   |
|------------------|-------------|-----------------|-----------|---|--|
| 1.               | ✓           | ✓               | ✓         | Architectural elements on building facades. | <p>Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc).</p> <p>Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.</p> |
| 2.               |             | ✓               | ✓         | Architectural                               | On any building facades fronting streets, where an adjoining   |

## ARTICLE 5 – DEVELOPMENT STANDARDS

| <i>Table 1. Required standards</i> |             |                 |           |   |  |
|------------------------------------|-------------|-----------------|-----------|---|--|
| Reference Number                   | Residential | Non-Residential | Mixed Use | Type  | Requirements   |
|                                    |             |                 |           | relief elements at street level.                        | pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level:<br>a. Display windows or retail display area;<br>b. Landscaping; and/or<br>c. Architectural relief elements or ornamentation.  |
| 3.                                 | ✓           | ✓               | ✓         | Architectural elements located on the top of buildings. | Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts:<br>a. Air-conditioning equipment room.<br>b. Elevator shafts.<br>c. Elevator mechanical equipment rooms.<br>d. Parapets.<br>Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height. |
| 4.                                 | ✓           | ✓               | ✓         | Bicycle storage.  | To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.  |
| 5.                                 | ✓           | ✓               | ✓         | Building facades.                                       | Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, setbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.  |
| 6.                                 | ✓           | ✓               | ✓         | Building lot coverage.                                  | No minimum or maximum building lot coverage is required.   |
| 7.                                 | ✓           | ✓               | ✓         | Drive through facilities.                               | Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8 <sup>th</sup> Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.  |
| 8.                                 | ✓           | ✓               | ✓         | Landscape open space area.                              | Each property shall provide the following minimum landscape open area (percentage based upon total lot area):<br>a. Five (5%) percent for nonresidential properties;<br>b. Ten (10%) percent for mixed use properties; and<br>c. Twenty-five (25%) percent for residential properties.<br>The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.  |
| 9.                                 | ✓           | ✓               | ✓         | Lighting, street.                                       | Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.   |
| 10.                                | ✓           | ✓               | ✓         | Parking garages.  | Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets  |

## ARTICLE 5 – DEVELOPMENT STANDARDS

*Table 1. Required standards*

| Reference Number | Residential | Non-Residential | Mixed Use | Type                                | Requirements   |
|------------------|-------------|-----------------|-----------|-------------------------------------|--|
|                  |             |                 |           |                                     | and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages.<br><br>Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.   |
| 11               | ✓           | ✓               | ✓         | Porte-cocheres.                     | Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8 <sup>th</sup> Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.   |
| 12               |             | ✓               | ✓         | Sidewalks/ pedestrian access.       | All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets.<br><br>Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic. |
| 13               | ✓           | ✓               | ✓         | Soil, structural.                   | Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.   |
| 14               | ✓           | ✓               | ✓         | Windows on Mediterranean buildings. | Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.  |

C. Level 1 bonus – Standards for all types of architectural design. Bonuses are available up to a maximum of 0.2 floor area ratio and up to a maximum of one (1) story for all types of architectural designs of buildings. The allowable floors are subject to the subject property applicable CP Map designation and the height is regulated by the Zoning Code. The allowable floors and height are as follows:

| CP Map Designations     | Additional floors/feet available for all types of architectural design |
|-------------------------|--|
| <b>Residential Uses</b> |  |
| Low Density             | + 1 floor/13.5 feet = 5 floors / 63.5 feet                             |
| Medium Density          | + 1 floor/13.5 feet = 7 floors / 83.5 feet                             |
| High Density            | + 1 floor/13.5 feet = 14 floors /163.5 feet                            |
| <b>Commercial Uses</b>  |  |
| Low-rise Intensity      | + 1 floor/13.5 feet = 5 floors / 63.5 feet                             |
| Mid-rise Intensity      | + 1 floor/13.5 feet = 7 floors / 83.5 feet                             |
| High-rise Intensity     | + 1 floor/13.5 feet = 14 floors /163.5 feet                            |
| Industrial Uses         | + 1 floor/13.5 feet = 7 floors / 85.5 feet                             |
| Mixed Use               | The height is dependent upon underlying CP Map designation             |

## ARTICLE 5 – DEVELOPMENT STANDARDS

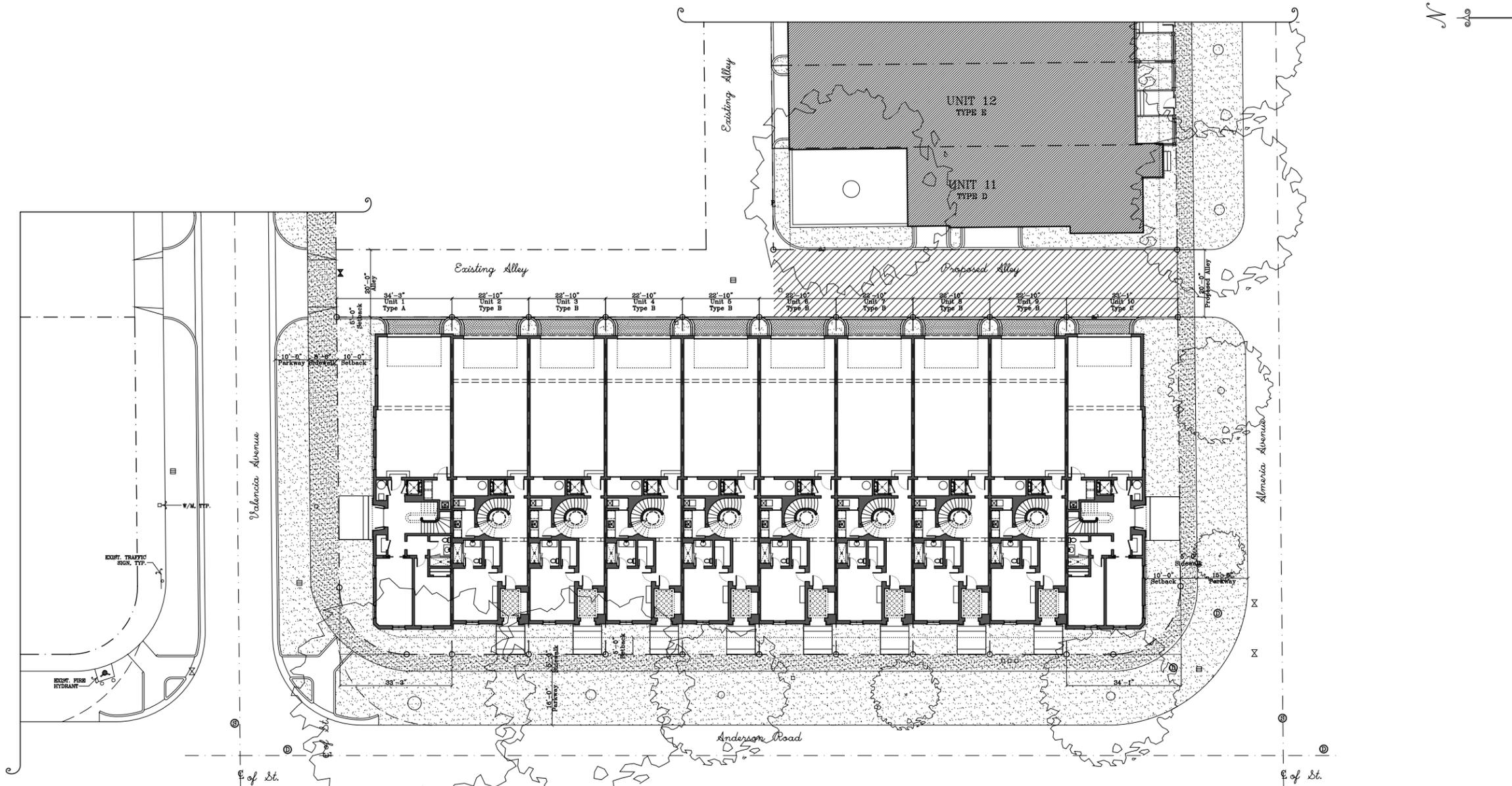
1. All applications desiring bonuses shall meet the minimum requirements of Table 2 to secure a bonus under these provisions.
2. The Board of Architects shall review all applications for compliance of the provisions of Table 2 and if the Board of Architects deems an application does not satisfy the provisions the Board of Architects shall not award the bonus. The bonuses are awarded based upon the Board of Architects determination that the application satisfies the following qualifications of Table 2:
  - a. Residential uses (MF2 District) shall satisfy a minimum of six (6) of the twelve (12) qualifications in Table 2.
  - b. Nonresidential uses (C, CL and I Districts) shall satisfy a minimum of eight (8) of the twelve (12) qualifications in Table 2.
  - c. MXD Districts shall satisfy a minimum of eight (8) of the twelve (12) qualifications in Table 2.

| <i>Table 2. Architectural and Public Realm Standards</i> |             |                 |           |   |   |
|--|-------------|-----------------|-----------|---|---|
| Reference Number   | Residential | Non-Residential | Mixed Use | Type                                    | Qualifications  |
| 1.   | ✓           | ✓               | ✓         | Arcades and/or loggias.                 | Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions. |
| 2.   | ✓           | ✓               | ✓         | Building rooflines.                     | Incorporation of horizontal and vertical changes in the building roofline.  |
| 3.   | ✓           | ✓               | ✓         | Building stepbacks.                     | Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.   |
| 4.   | ✓           | ✓               | ✓         | Building towers.                        | The use of towers or similar masses to reduce the mass and bulk of buildings.   |
| 5.   | ✓           | ✓               | ✓         | Driveways.                              | Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.  |
| 6.   | ✓           | ✓               | ✓         | Lighting of landscaping.                | Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).  |
| 7.   | ✓           | ✓               | ✓         | Materials on exterior building facades. | The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.  |
| 8.   |             | ✓               | ✓         | Overhead doors.                         | If overhead doors are utilized, the doors are not directed towards residentially zoned properties.  |
| 9.   | ✓           | ✓               | ✓         | Paver treatments.                       | Inclusion of paver treatments in all of the following locations: <ol style="list-style-type: none"> <li>a. Driveway entrances minimum of ten (10%) percent of total paving surface.</li> <li>b. Sidewalks. Minimum of twenty-five (25%) percent of total</li> </ol>   |

## ARTICLE 5 – DEVELOPMENT STANDARDS

| <i>Table 2. Architectural and Public Realm Standards</i> |             |                 |           |   |   |
|--|-------------|-----------------|-----------|---|---|
| Reference Number   | Residential | Non-Residential | Mixed Use | Type  | Qualifications  |
|  |             |                 |           |   | ground level paving surface.<br>The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.   |
| 10.  | ✓           | ✓               | ✓         | Pedestrian amenities.   | Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following:<br>a. Benches.<br>b.. Expanded sidewalk widths beyond the property line.<br>c. Freestanding information kiosk (no advertising shall be permitted).<br>d. Planter boxes.<br>e. Refuse containers.<br>f. Public art.<br>g. Water features, fountains and other similar water features.<br>Ground and/or wall mounted.<br>Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.  |
| 11.  |             | ✓               | ✓         | Pedestrian pass-throughs/ paseos on properties contiguous to alleys and/or streets. | Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following:<br>a. Minimum of ten (10) feet in width.<br>b. Include pedestrian amenities as defined herein.<br>In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through. |
| 12.  | ✓           | ✓               | ✓         | Underground parking.  | The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.   |

- D. Level 2 bonuses – Bonuses for Coral Gables Mediterranean Architectural Design. An additional bonus up to 0.3 floor area ratio and one (1) story or two (2) stories shall be permitted if Coral Gables Mediterranean Architectural Design is utilized. The maximum available number of stories are based upon the CP Map designation and permitted building height as outlined in the Zoning Code subject to the designation of the subject property.



# ANDERSON ROAD STREETSCAPE

Scale 1/16" = 1'-0"

DRC  
07-08-16

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ANDERSON ROAD  
STREETSCAPE  
Scale 1/16" = 1'-0"

A-01

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## LEGAL DESCRIPTION

Lots 1, 2, 18, 19, 20, 21, 22 and 23 of Block 11, "Coral Gables Biltmore Section", according to the plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida.

## ZONING INFORMATION

Note: The Biltmore Parc Homes Project proposes donating 2,400 s.f. to the city of Coral Gables for use as an alley.

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

|   | ALLOWED                    | PHASE I       |               |               |               |               | PHASE II      |                      | TOTAL-15 UNITS |
|---|----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------------|----------------|
|   |                            | UNIT 1        | UNITS 2 - 9   | UNIT 10       | UNIT 11       | UNITS 12 - 14 | UNIT 15       |                      |                |
| LOT SIZE                                | -                          | 3,292 SQ. FT. | 2,283 SQ. FT. | 3,270 SQ. FT. | 3,675 SQ. FT. | 2,950 SQ. FT. | 3,075 SQ. FT. | 40,426 SQ. FT.       |                |
| PARCEL WIDTH                            | 22'-0" MIN.                | 33'-3" MIN.   | 22'-10"       | 33'-1" MIN.   | 30'-0" MIN.   | 24'-7"        | 25'-0" MIN.   | 22'-10" MIN.         |                |
| DENSITY REQUIREMENT                     | 20 UNITS/ACRE (18.5 UNITS) | 1 UNIT        | 8 UNITS       | 1 UNIT        | 1 UNIT        | 3 UNITS       | 1 UNIT        | 15 UNITS             |                |
| FLOOR AREA RATIO                        | 2                          | 1.47          | 1.98          | 1.48          | 1.09          | 1.75          | 1.74          | 1.78                 |                |
| TOTAL FLOOR AREA                        | -                          | 6,122 SQ. FT. | 5,560 SQ. FT. | 6,122 SQ. FT. | 4,941 SQ. FT. | 6,736 SQ. FT. | 7,019 SQ. FT. | 68,892 SQ. FT.       |                |
| EXCLUSIONS (GARAGE & UNROOFED TERRACES) | -                          | 1,298 SQ. FT. | 1,046 SQ. FT. | 1,298 SQ. FT. | 944 SQ. FT.   | 1,569 SQ. FT. | 1,657 SQ. FT. | 18,272 SQ. FT.       |                |
| NET FLOOR AREA                          | -                          | 4,824 SQ. FT. | 4,514 SQ. FT. | 4,824 SQ. FT. | 3,997 SQ. FT. | 5,167 SQ. FT. | 5,362 SQ. FT. | 70,859 SQ. FT.       |                |
| OPEN SPACE                              | 25% MIN.                   | -             | -             | -             | -             | -             | -             | 29% (11,798 SQ. FT.) |                |
| SETBACKS:                               |                            |               |               |               |               |               |               |                      |                |
| FRONT                                   | 5'-0" MIN.                 | 7'-6"         | 9'-0"         | 7'-6"         | 10'-0"        | 12'-0"        | 12'-0"        | 7'-6" MIN.           |                |
| REAR                                    | 5'-0" MIN.                 | 5'-0"         | 5'-0"         | 5'-0"         | 40'-0"        | 5'-6"         | 5'-0"         | 5'-0" MIN.           |                |
| SIDE (INTERIOR)/(ALLEY)                 | 0'-0" MIN.                 | 0'-0"         | 0'-0"         | 0'-0"         | 0'-0"/5'-0"   | 0'-0"         | 0'-0"         | 0'-0" MIN.           |                |
| SIDE (STREET)                           | 10'-0" MIN.                | 10'-0" MIN.   | -             | 10'-0" MIN.   | -             | -             | -             | 10'-0" MIN.          |                |
| HEIGHT                                  | 45'-0" MAX                 | 39'-7"        | 39'-7"        | 39'-7"        | 40'-8"        | 40'-8"        | 40'-8"        | -                    |                |
| STORIES                                 | 3 STORIES                  | 3 STORIES     | 3 STORIES     | 3 STORIES     | 3 STORIES     | 3 STORIES     | 3 STORIES     | 3 STORIES            |                |
| PARKING REQUIREMENTS                    | 2 SPACES/UNIT MIN.         | 4 SPACES/UNIT | 4 SPACES/UNIT | 4 SPACES/UNIT | 3 SPACES/UNIT | 4 SPACES/UNIT | 4 SPACES/UNIT | 59 SPACES            |                |

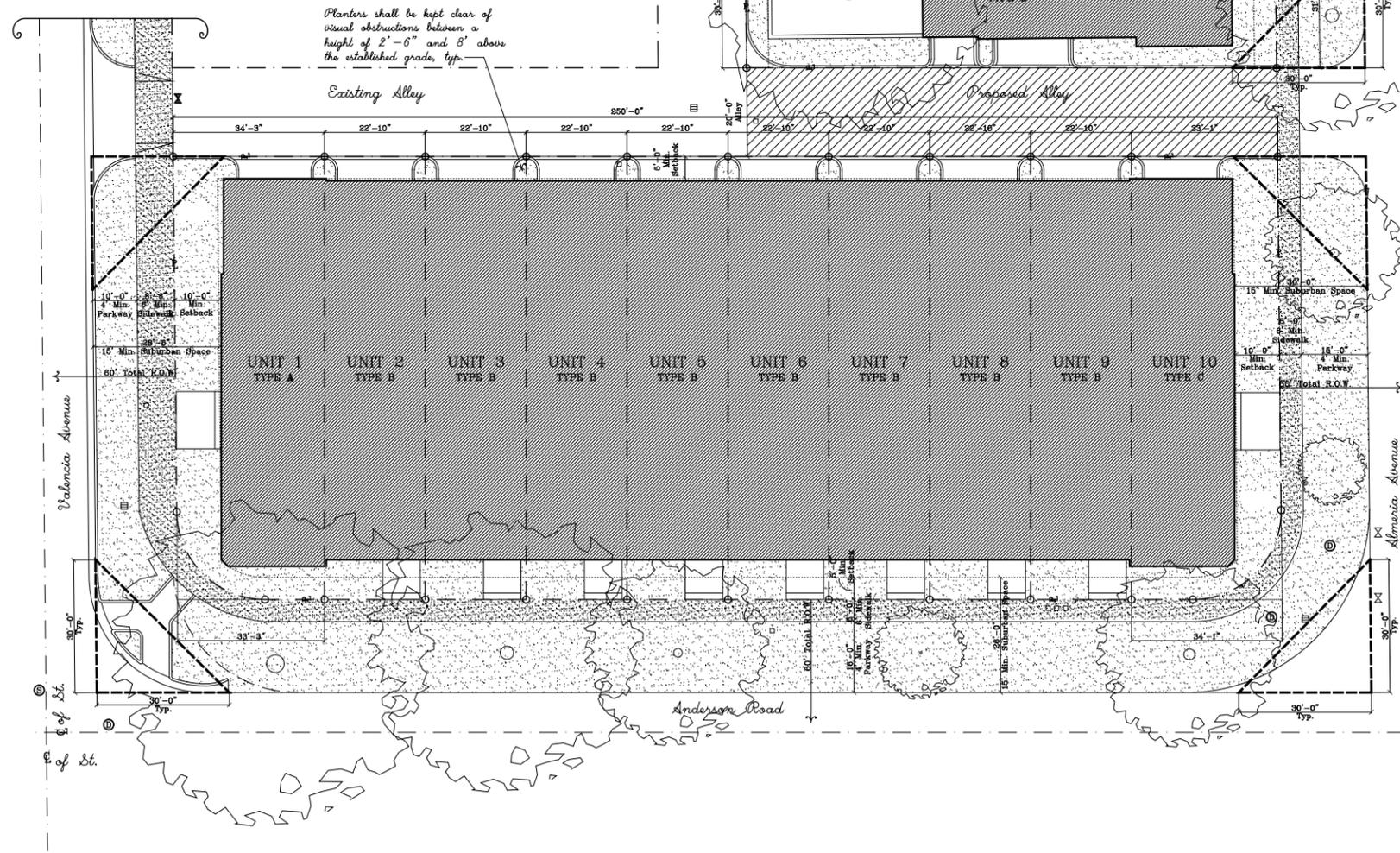
## LOCATION MAP

Scale 1/8" = 1'-0"



## LEGEND

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li> Existing Catch Basin</li> <li> Existing Water Control Valve</li> <li> Existing Gas Valve</li> <li> Existing Water Meter</li> <li> Sanitary Manhole</li> <li> Drainage/Storm Manhole</li> <li> Existing Fire Hydrant and Guard Posts</li> </ul> | <ul style="list-style-type: none"> <li> Visibility Triangle (Shall be kept clear of visual obstructions between a height of 2 1/2 ft. and 8 ft. above the established grade)</li> <li> Proposed Buildings</li> <li> Proposed Alley</li> </ul> |
|--|---|



## SITE PLAN

Scale 1/16" = 1'-0"

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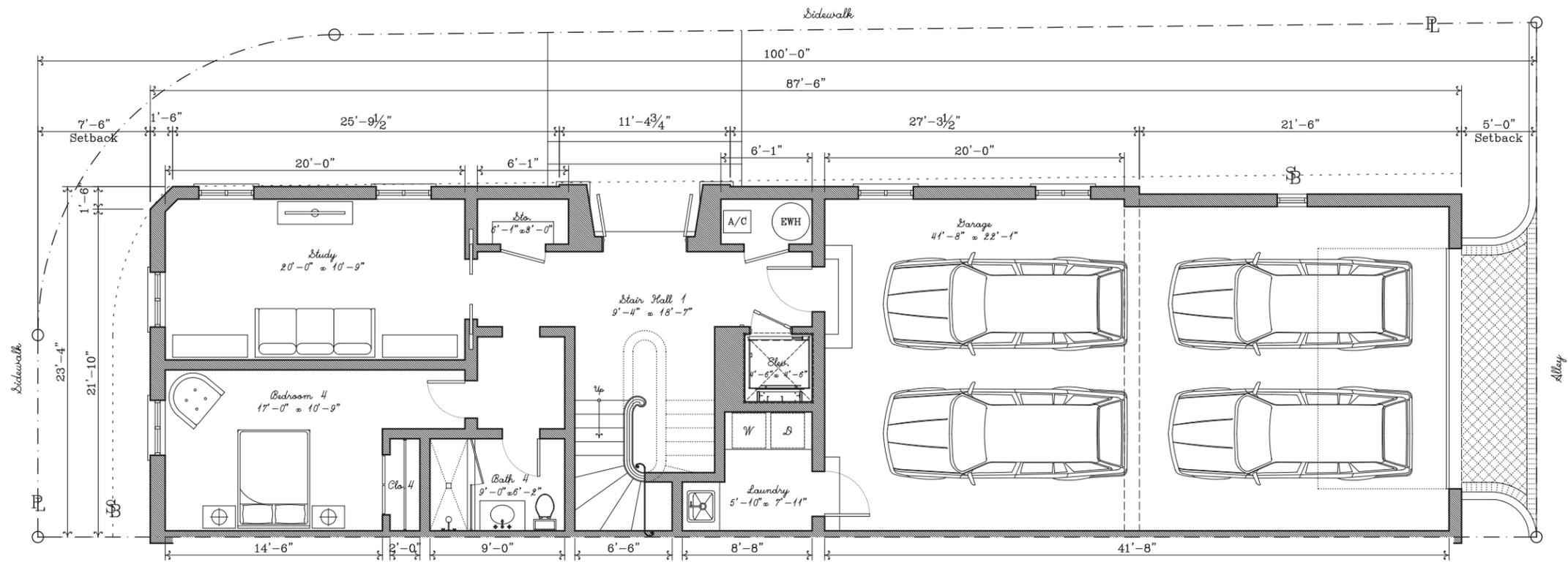
SITE PLAN

Scale Varied

A-03

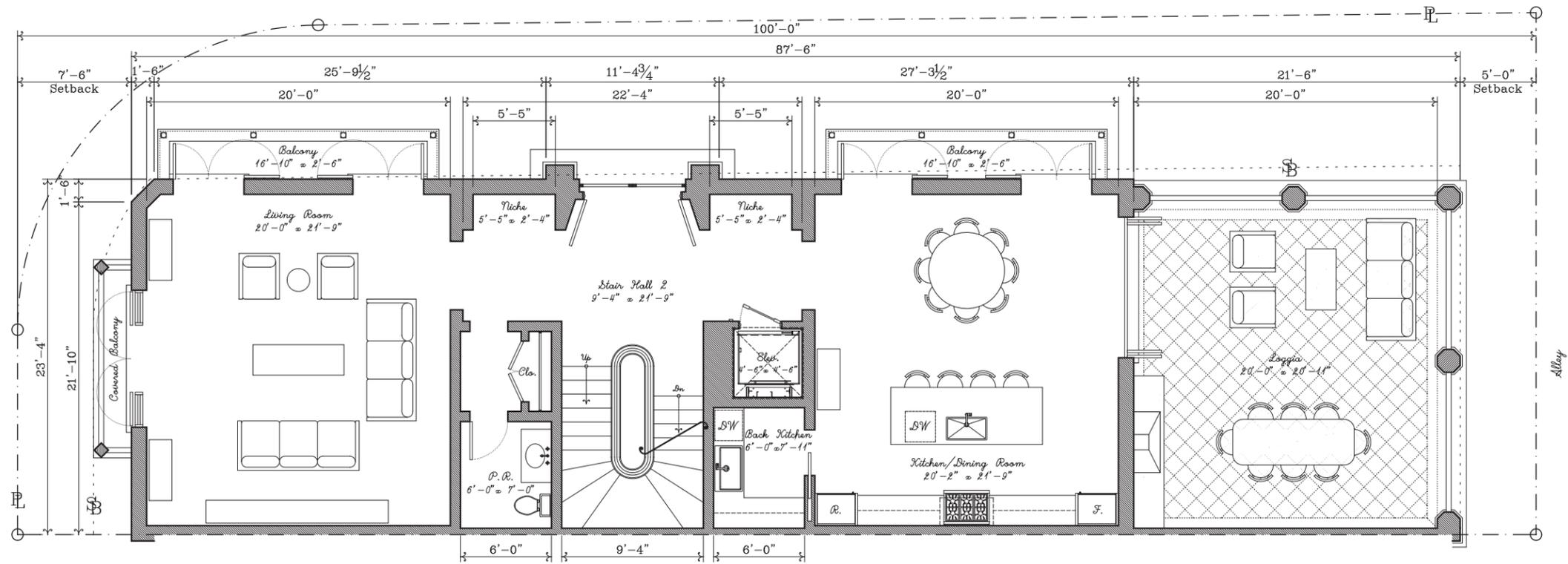






### FIRST FLOOR PLAN

Scale 1/4" = 1'-0"



### SECOND FLOOR PLAN

Scale 1/4" = 1'-0"



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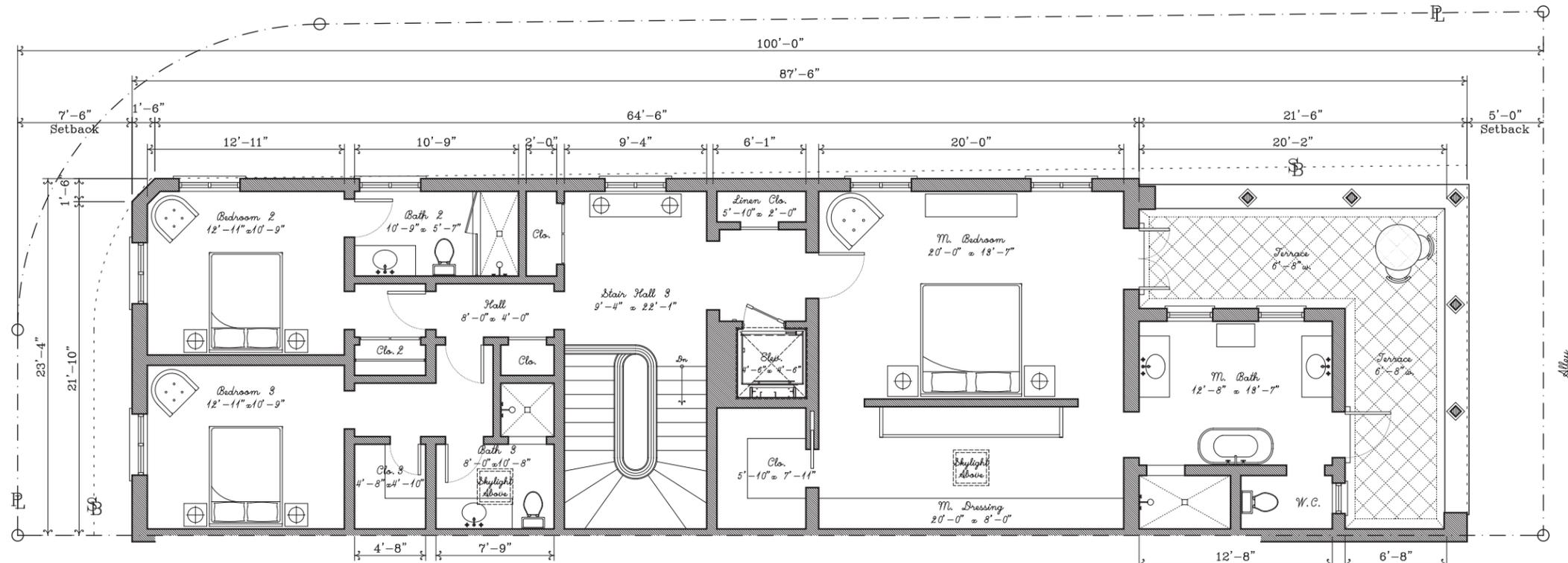
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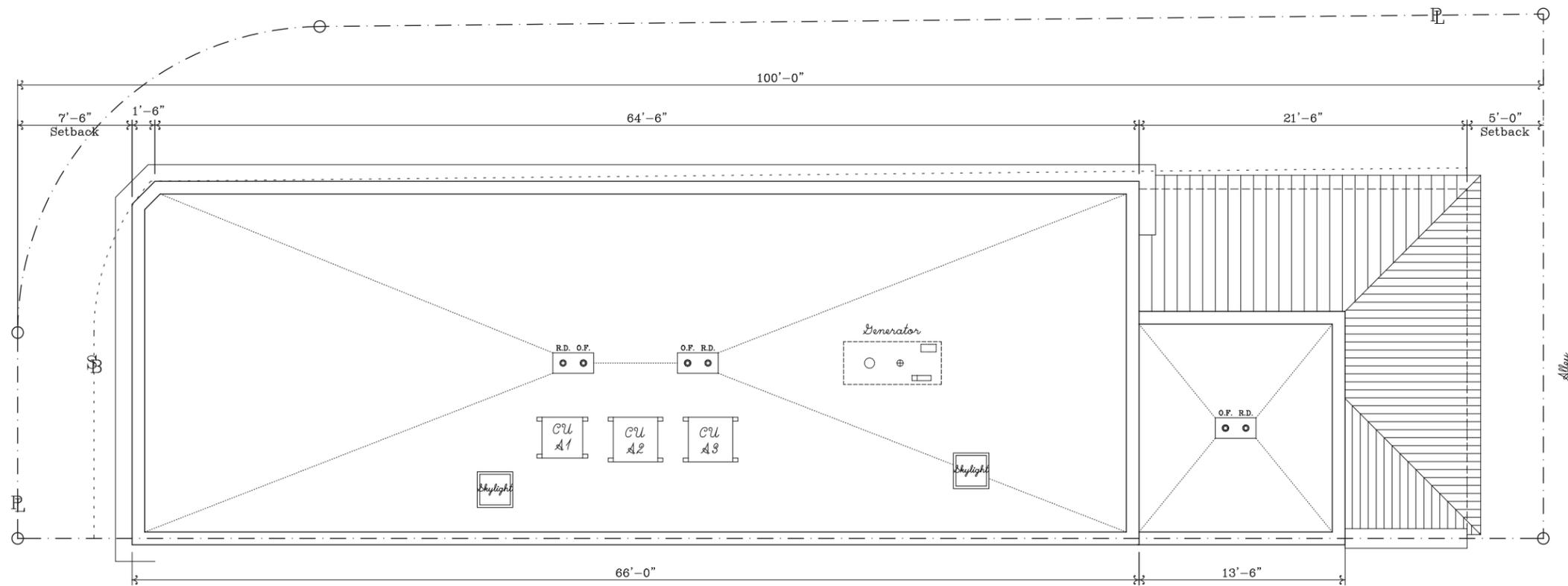
TYPE A  
FIRST & SECOND  
FLOOR PLAN  
Scale 1/4" = 1'-0"

A-04



THIRD FLOOR PLAN

Scale 1/4" = 1'-0"



ROOF PLAN

Scale 1/4" = 1'-0"

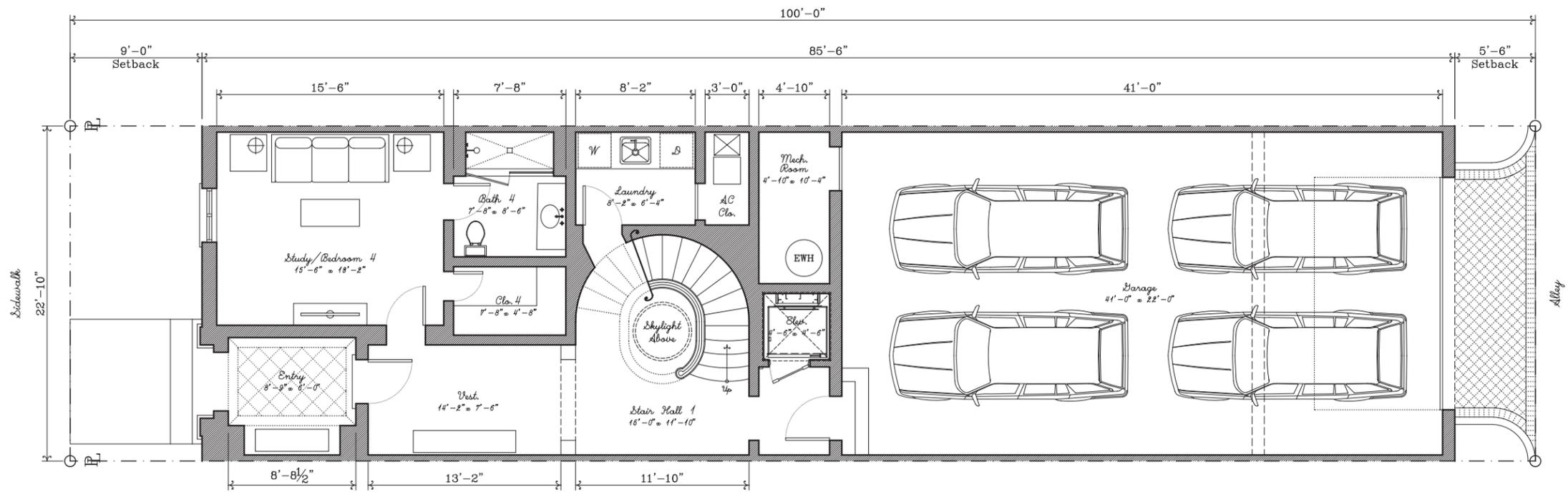
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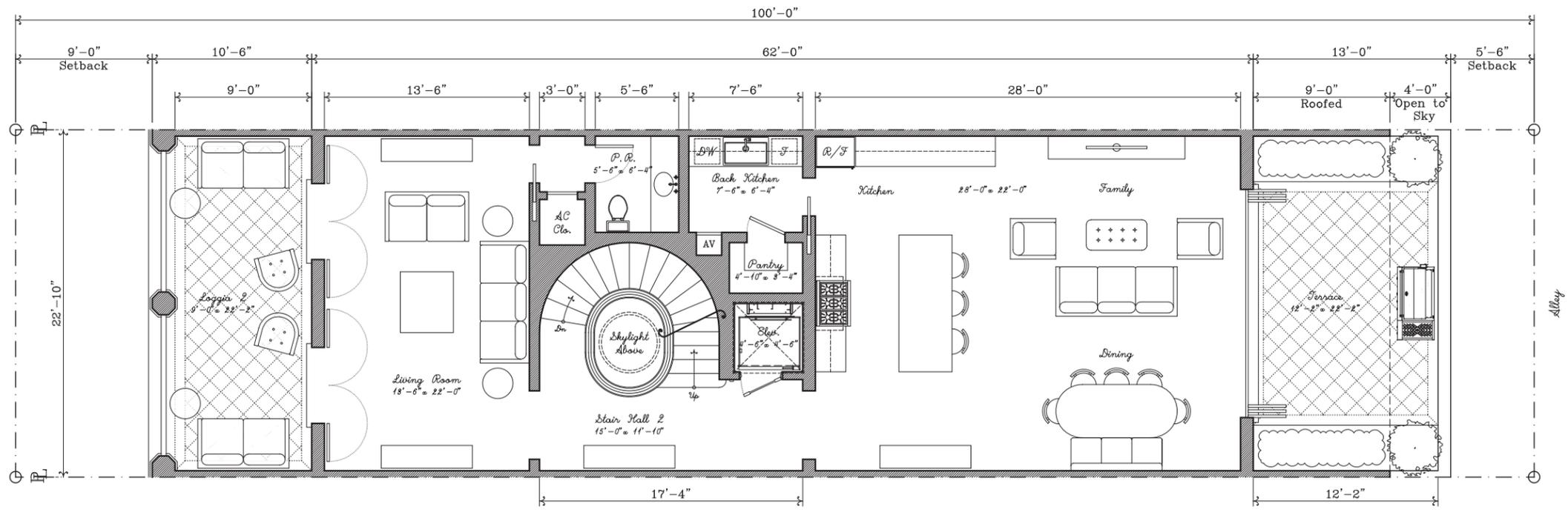
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Coral Gables, FL 33134  
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TYPE A  
THIRD FLOOR &  
ROOF PLAN  
Scale 1/4" = 1'-0"

A-05



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



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



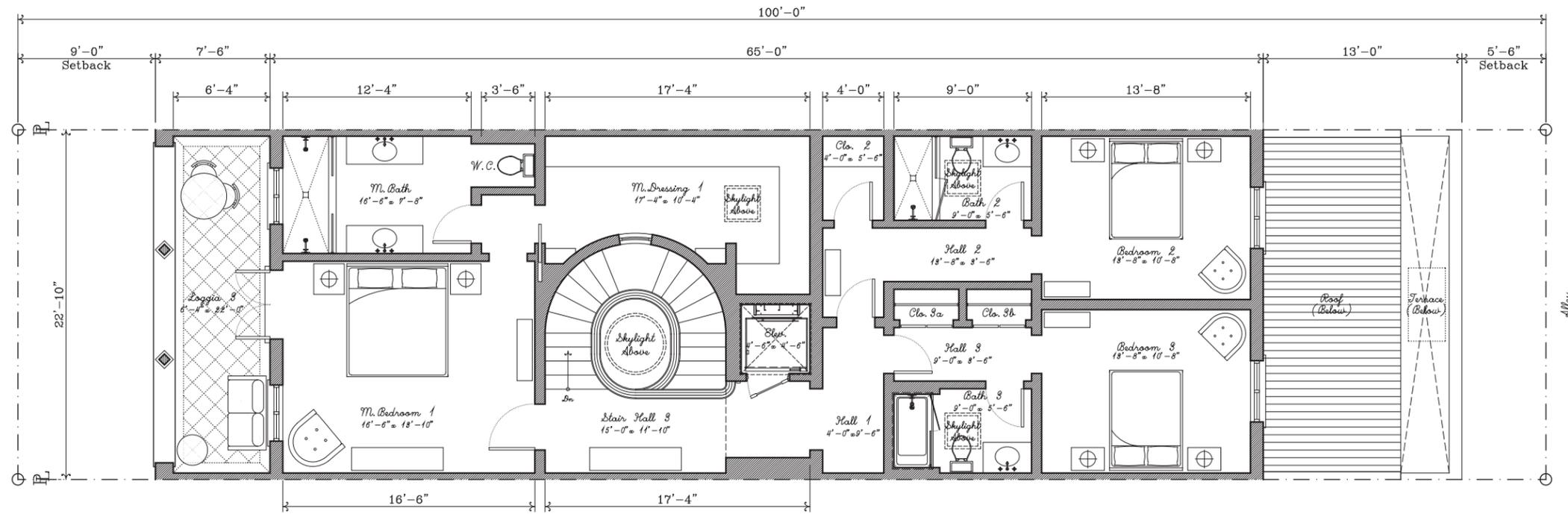
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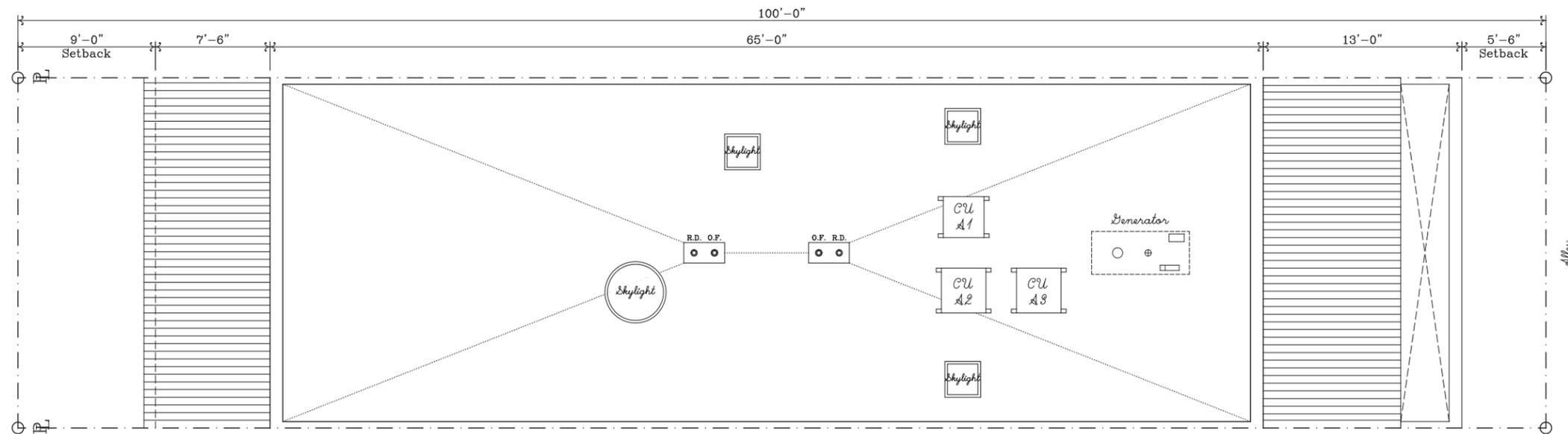
TYPE B  
FIRST & SECOND  
FLOOR PLAN  
Scale 1/4" = 1'-0"

A-06



THIRD FLOOR PLAN

Scale 1/4" = 1'-0"



ROOF PLAN

Scale 1/4" = 1'-0"



DRC  
07-08-16

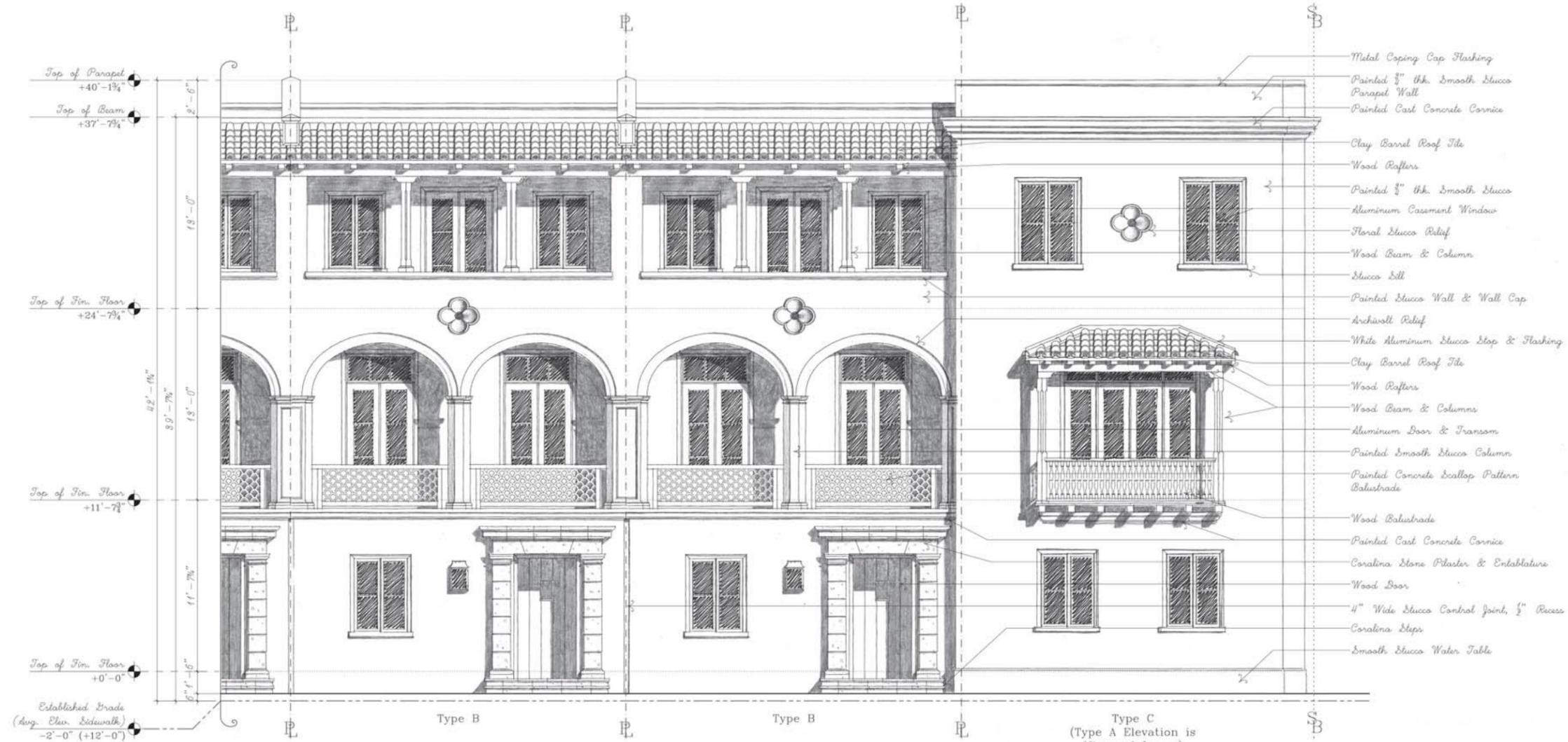
BILTMORE PARC HOMES

CORAL GABLES, FLORIDA

de la Guardia Victoria Architects  
204 Valencia Avenue  
Coral Gables, FL 33134  
Tel: 305-444-0025  
www.dlv architects.com

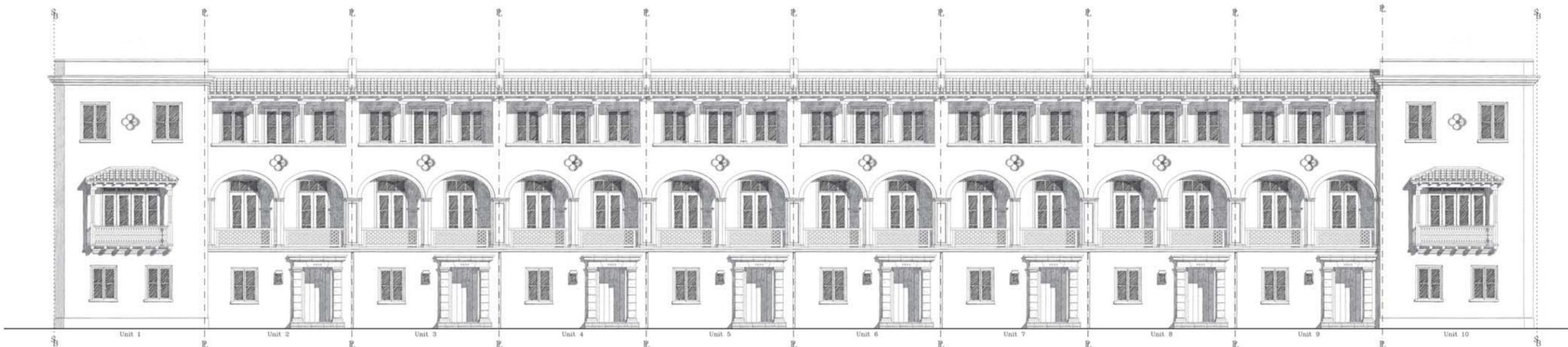
TYPE B  
THIRD FLOOR &  
ROOF PLAN  
Scale 1/4" = 1'-0"

A-07



### Anderson Road Typ. Elevation

Scale 1/4" = 1'-0"



### Anderson Road Elevation

Scale 1/8" = 1'-0"

DRC  
07-08-16

**BILTMORE PARC HOMES** ☆  
CORAL GABLES, FLORIDA

de la Guardia Victoria Architects  
David de la Guardia, AIA, FASIA  
100 NE 14th Street, Suite 100  
Coral Gables, FL 33134  
Tel: 305.444.8882  
www.dvga.com

**ANDERSON ROAD ELEVATION**  
Scale: Varies

A-08

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



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

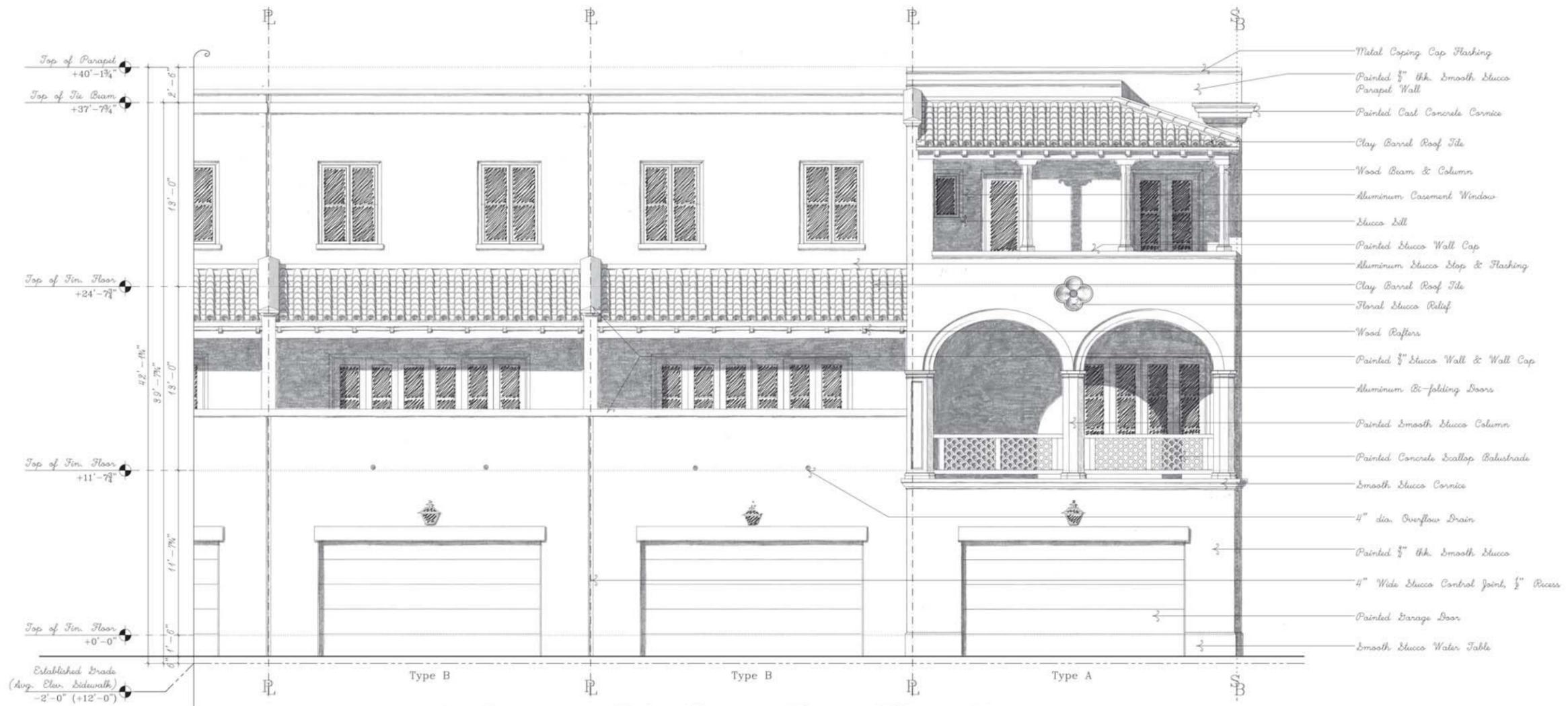
Elevation  
 Scale: 1/4" = 1'-0"

BILTMORE PARC HOMES  
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de la Guardia Victoria Architects  
 216 Valencia Avenue  
 Coral Gables, FL 33134  
 Phone: 305.442.8300  
 www.dlv.com

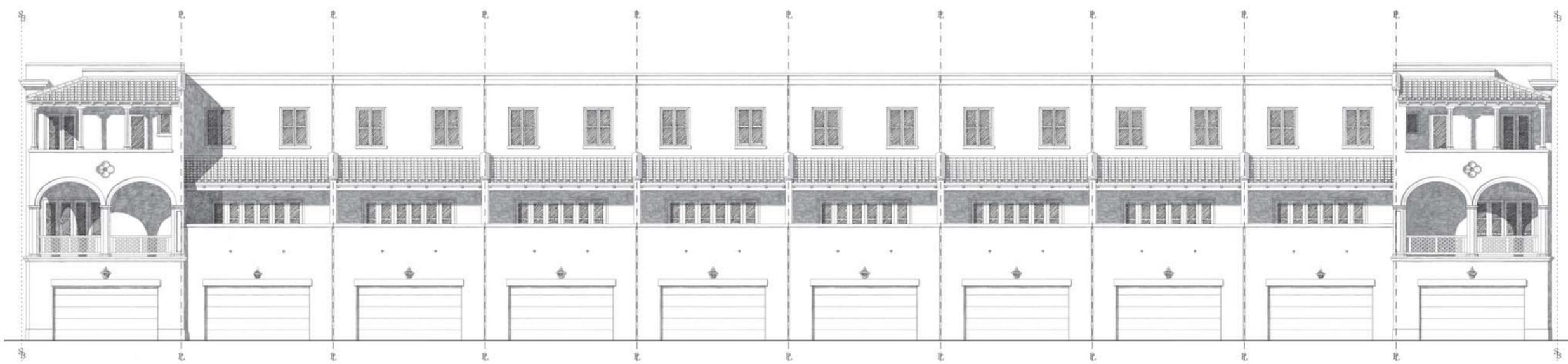
ALMERIA AVENUE  
 ELEVATION  
 Scale: 1/4" = 1'-0"

A-09



Anderson Rd. Rear Typ. Elevation

Scale 1/4" = 1'-0"



Anderson Rd. Rear Elevation

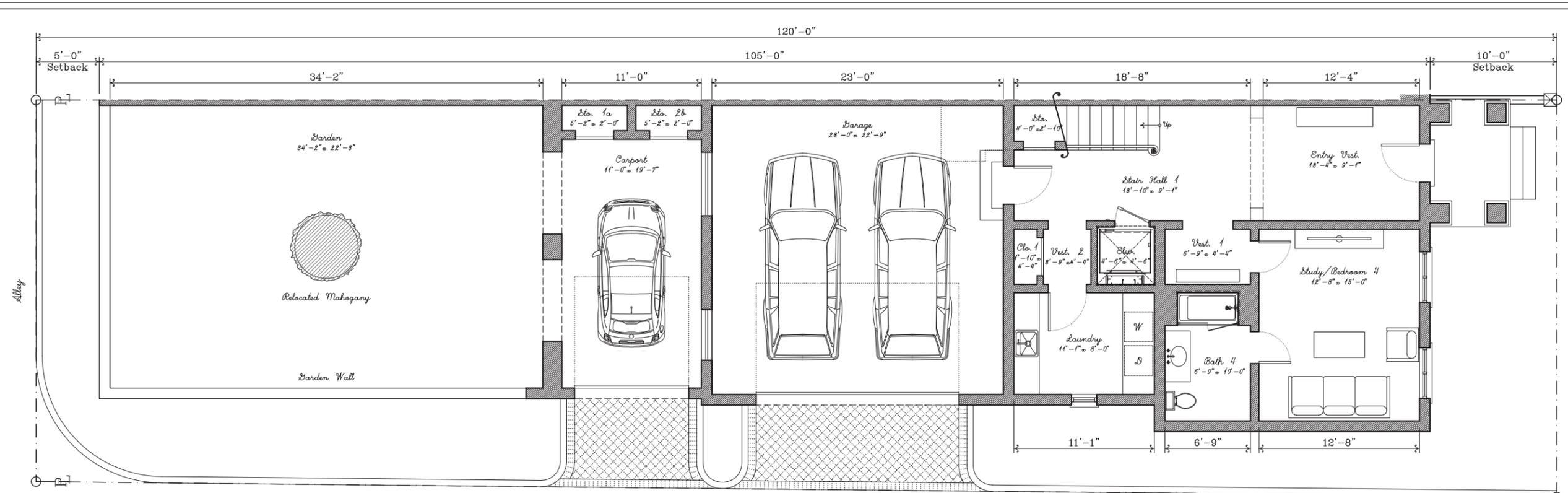
Scale 1/8" = 1'-0"

BILTMORE PARC HOMES

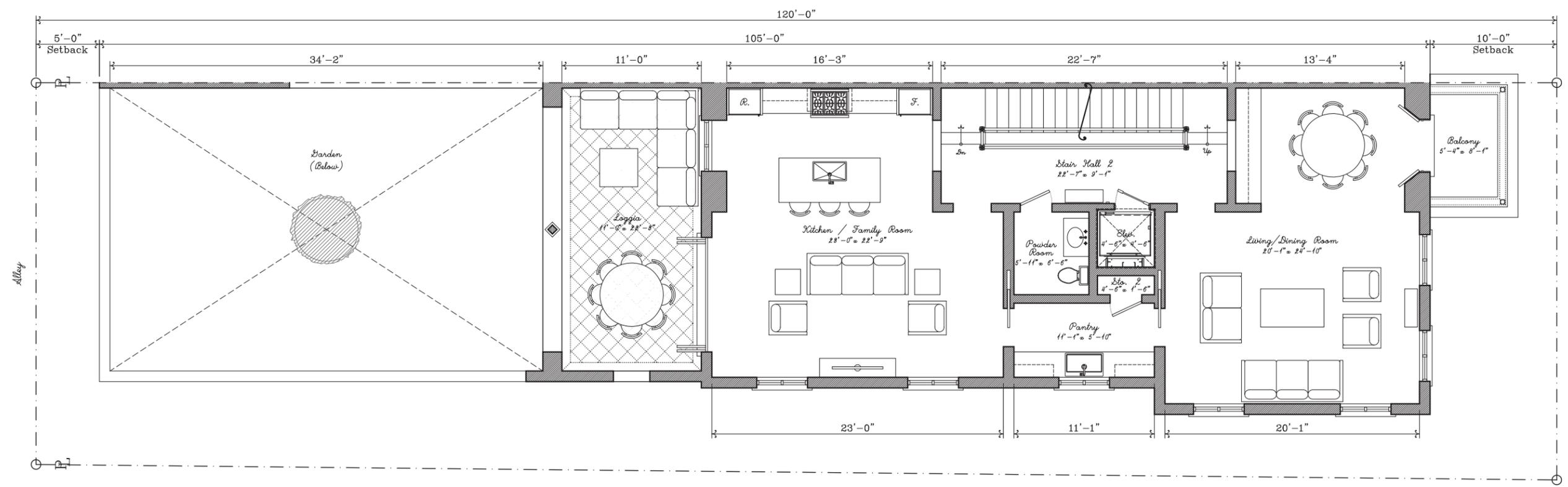
de la Guardia Victoria Architects

ANDERSON ROAD REAR ELEVATION

A-10



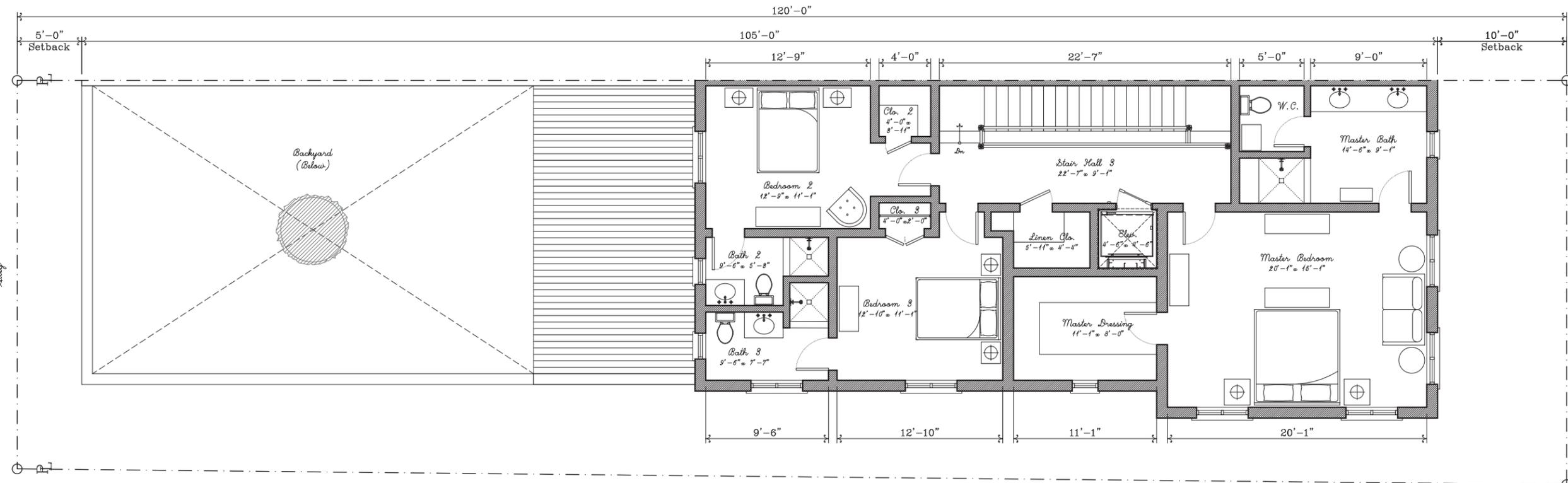
FIRST FLOOR PLAN  
Scale 1/4" = 1'-0"



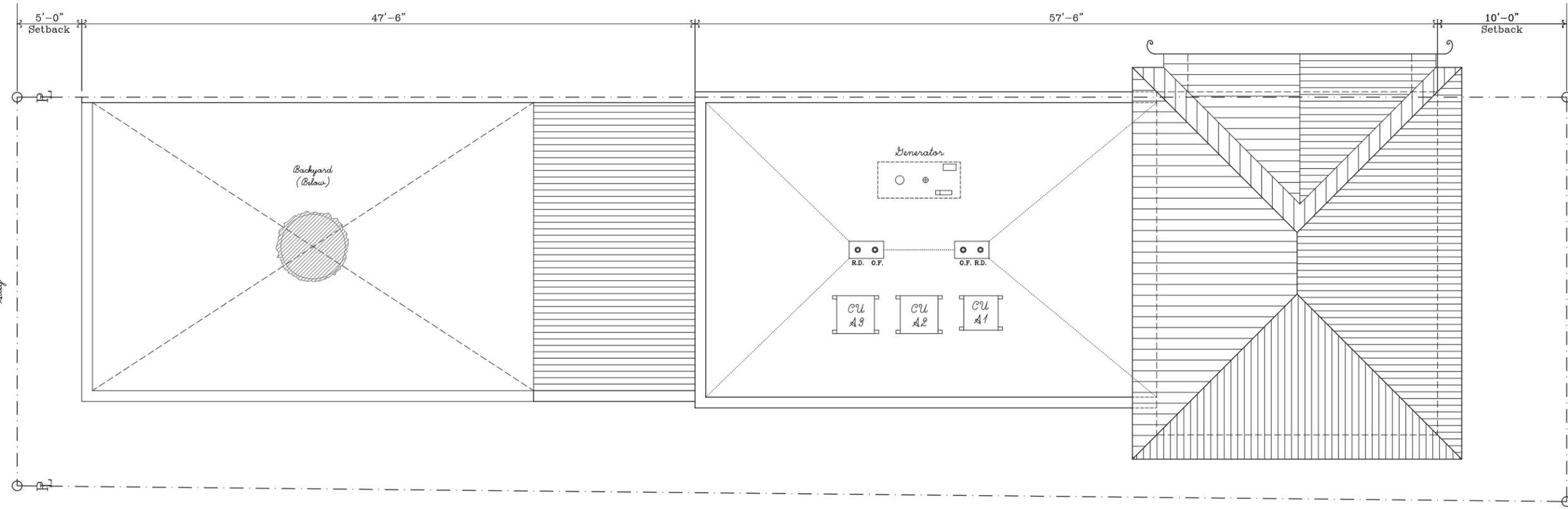
SECOND FLOOR PLAN  
Scale 1/4" = 1'-0"



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



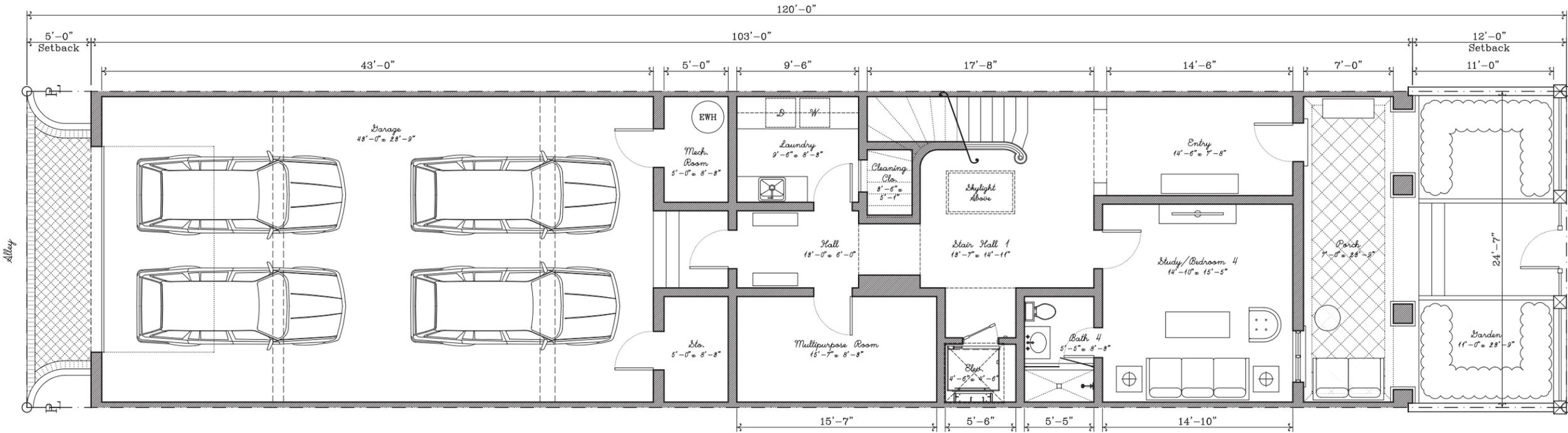
THIRD FLOOR PLAN  
Scale 1/4" = 1'-0"



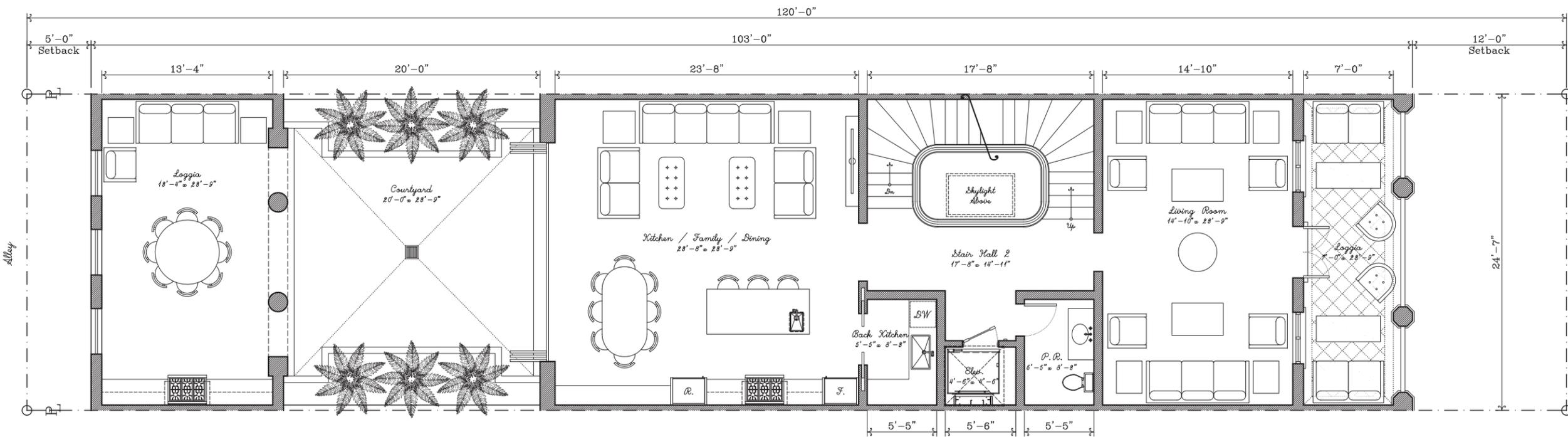
ROOF PLAN  
Scale 1/4" = 1'-0"



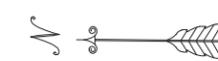
The above drawings, ideas, and designs are sole property of de la Guardia Victoria Architects, Inc. No part thereof shall be copied, disclosed to others, or used in connection with any work other than for the specified project for which they have been prepared without the consent of the architects.



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



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



DRC  
07-08-16

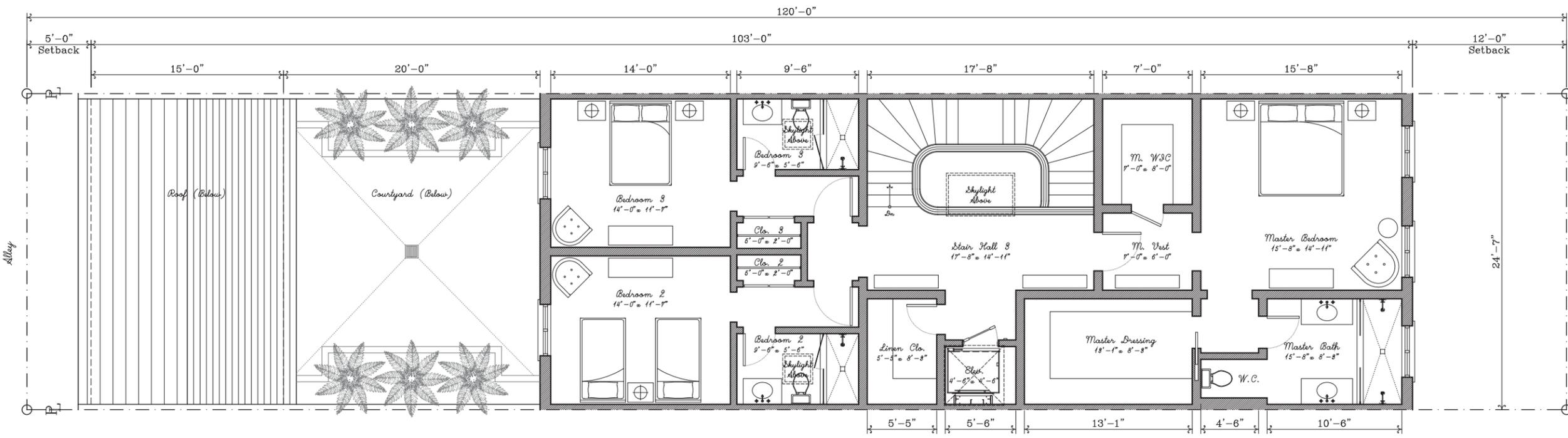
BILTMORE PARC HOMES  
CORAL GABLES, FLORIDA

de la Guardia Victoria Architects  
224 Valencia Avenue  
Coral Gables, FL 33134  
Tel: 305-444-0283  
www.dlv.com

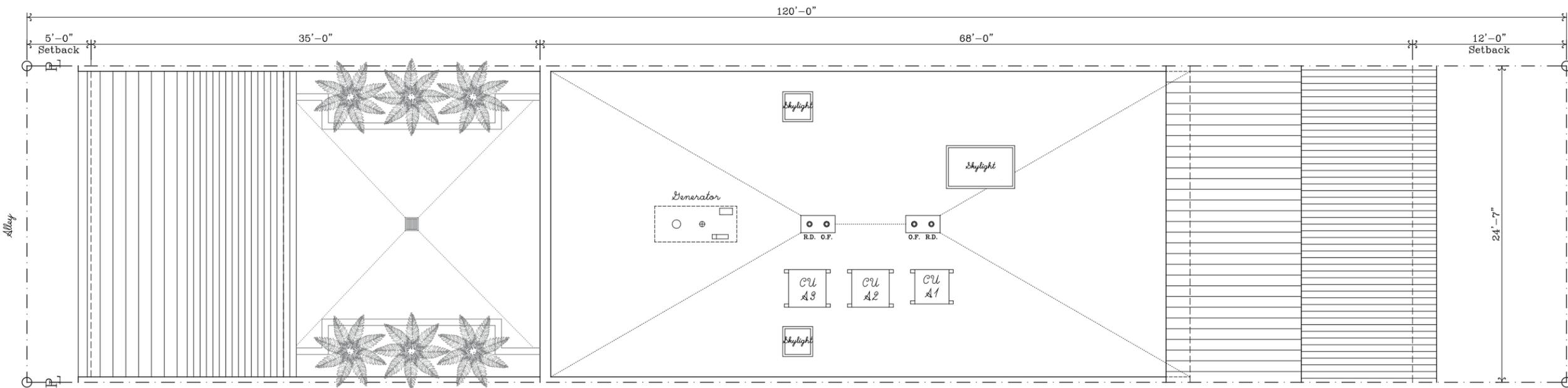
TYPE E  
FIRST & SECOND  
FLOOR PLAN  
Scale 1/4" = 1'-0"

A-13

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



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



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



DRC  
07-08-16

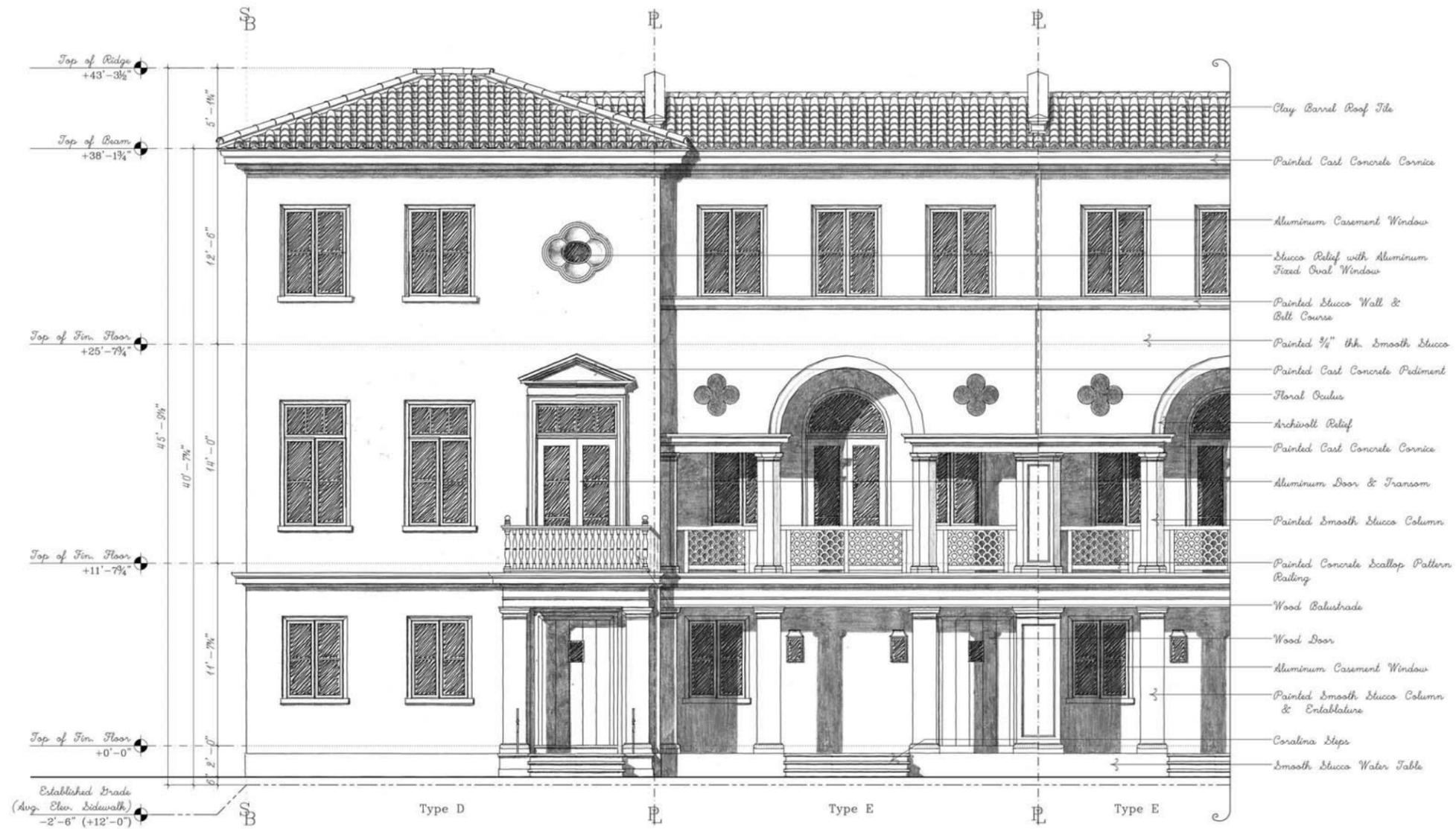
BILTMORE PARC HOMES  
CORAL GABLES, FLORIDA

de la Guardia Victoria Architects  
224 Valencia Avenue  
Coral Gables, FL 33134  
Tel: 305-444-0828  
www.dlv architects.com

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

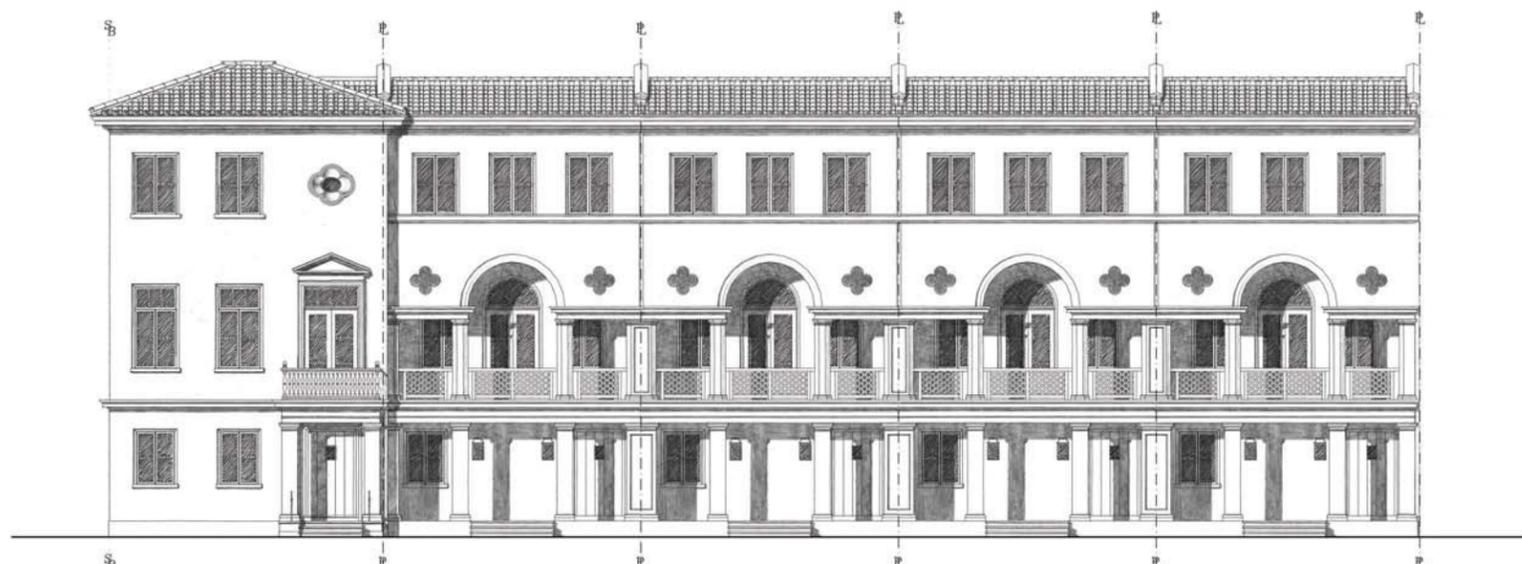
A-14

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



Almeria Ave. Typ. Elevation

Scale 1/4" = 1'-0"



Almeria Avenue Elevation

Scale 1/8" = 1'-0"

DRC

07-08-16

★ BILTMORE PARC HOMES ★

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ALMERIA AVENUE  
ELEVATION

Scale: Varies

A-15

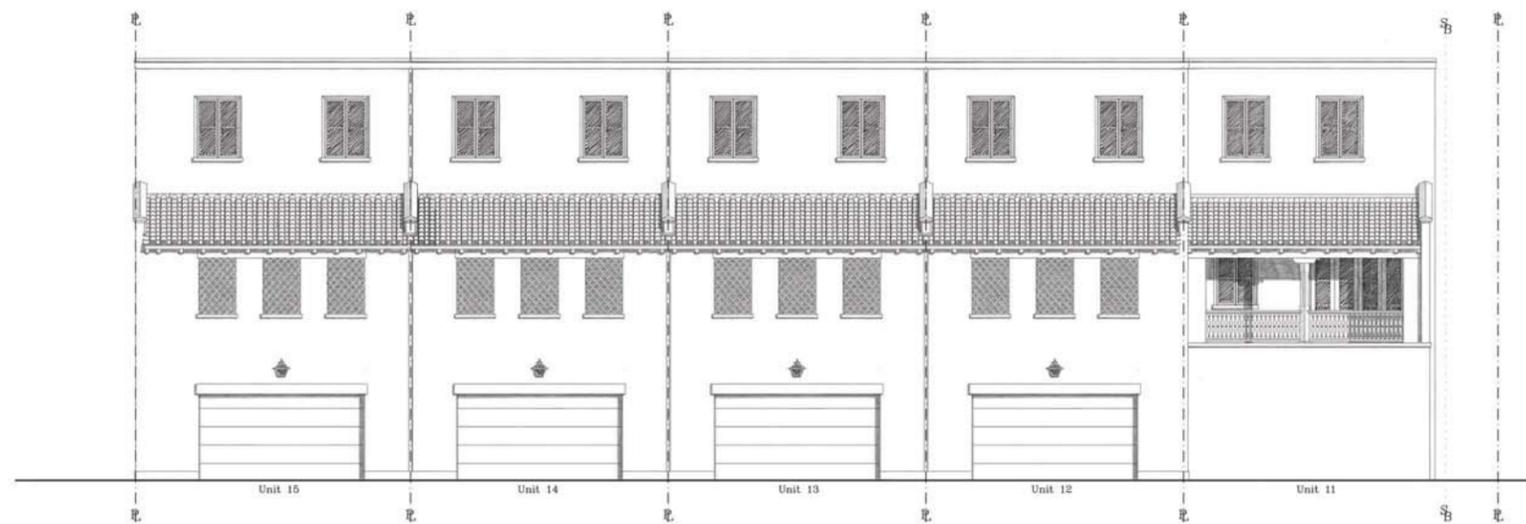


Unit 11 Side Elevation  
Scale 1/4" = 1'-0"



Almeria Ave. Rear Typ. Elevation

Scale 1/4" = 1'-0"



Almeria Avenue Rear Elevation

Scale 1/8" = 1'-0"

# **BILTMORE PARC HOMES**

## **Art in Public Place**

July 8, 2016

Biltmore Parc Homes will pay the required Art in Public Place fee in accordance with Coral Gables Art in Public Places Program.

# **BILTMORE PARC HOMES**

## **Underground Utility Statement**

July 8, 2016

The current overhead power lines servicing the existing apartment buildings will be removed. The electrical service will be brought into the 15 individual townhouses from the alleys and all electrical feeds shall be underground. The new FPL transformer shall be located on the north side of unit 11 facing the alley.

City Gas will be brought into the individual townhouses from the alley.

Water will be brought into the individual townhouses from the main on Anderson Road and Almeria Ave.

Storm water will be collected on site and directed to the storm water drainage trenches in the alley.

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. R-2004-26

A RESOLUTION OF THE CORAL GABLES CITY COMMISSION, AFFIRMING THE DECISION OF THE HISTORIC PRESERVATION BOARD THEREBY DENYING THE APPEAL BY ROGER D. SOMAN, OF CASE FILE LHD 2003-31, ISSUED ON DECEMBER 18, 2003, AND UPHOLDING THE DECISION OF THE HISTORIC PRESERVATION BOARD NOT TO DESIGNATE AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 760 VALENCIA AVENUE, LEGALLY DESCRIBED AS LOT 1, BLOCK 11, CORAL GABLES BILTMORE SECTION

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

WHEREAS, on November 20, 2003, the Historic Preservation Board directed staff to bring to the board at the next regular meeting a designation report on 760 Valencia Avenue; and

WHEREAS, a public hearing of Board was duly advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and upon due and proper consideration having been given to the matter it was the opinion of the board not to designate as a local historic landmark the subject property; and

WHEREAS, the decision of the Board was appealed to the City Commission, and a public hearing of the Coral Gables City Commission, Florida was duly advertised and held, upon notice, as required by the Zoning Code; and

WHEREAS, after reviewing the record and decision of Historic Preservation Board and after having given an opportunity for interested parties to be heard, it is the opinion of this City Commission that the grounds and reasons specified in the appeal were insufficient to merit a reversal of the ruling made by the Historic Preservation Board, and that the appeal should be denied and the decision of the Board should be sustained; and

WHEREAS, a motion to deny the appeal and uphold the decision of the Board was offered by Commissioner Anderson, Seconded by Commissioner Cabrera, and upon a vote of the city commission approving the motion;

NOW THEREFORE BE IT RESOLVED BY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

Section 1. The recitals and findings contained in the preamble of this resolution are adopted by reference and incorporated as if fully set forth in this section.

Section 2. That the appeal be and the same is hereby denied and the decision of the Board of Adjustment is upheld; and

PASSED AND ADOPTED THIS TENTH DAY OF FEBRUARY, A.D.,2004.

(Moved: Anderson/Seconded: Cabrera)  
(Yeas: Cabrera, Withers, Anderson, Slesnick)  
(Abstained: Kerdyk)  
(Agenda Item E-11)



DONALD D. SLESNICK II  
MAYOR

ATTEST  


WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ  
CITY ATTORNEY



Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093

✉ hist@coralgables.com

June 16, 2016

Almeria II LLC  
744 Biltmore Way, Ste. 2  
Coral Gables, FL 33134

Re: 760 Valencia Avenue, legally described as Lot 1, Block 11, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20 Page 28 of the public records of Miami-Dade County, Florida

Dear Sirs:

Please see attached Resolution No. R-2004-26 passed and adopted on February 10, 2004 concerning this property. Therefore, the following determination is made:

**760 Valencia Avenue, legally described as Lot 1, Block 11, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20 Page 28 of the public records of Miami-Dade County, Florida, the Historical Resources staff will not require review by the Historic Preservation Board.**

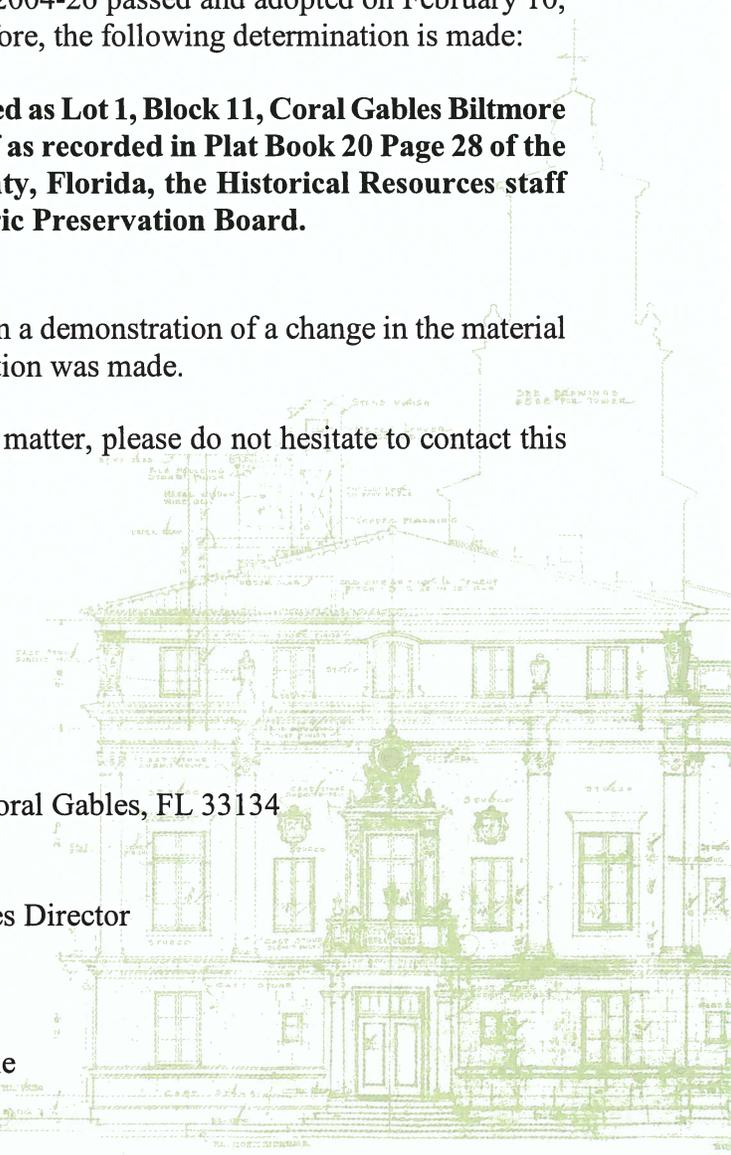
Any change from the foregoing may be made upon a demonstration of a change in the material facts or circumstances upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Dona M. Spain  
Historic Preservation Officer

cc: Fernando Menoyo, 2611 Anderson Road, Coral Gables, FL 33134  
Craig Leen, City Attorney  
Miriam S. Ramos, Deputy City Attorney  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
William Miner, Building Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File





Historical Resources &  
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FLORIDA 33134

☎ 305.460.5093  
✉ hist@coralgables.com

June 29, 2016

2605 Anderson Road, LLC  
2611 Anderson Road  
Coral Gables, FL 33134

Re: 2605 Anderson Road, legally described as Lot 2, Block 11, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20 Page 28 of the public records of Miami-Dade County, Florida

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that “All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of “eligibility.” Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments.”

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

**2605 Anderson Road, legally described as Lot 2, Block 11, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20 Page 28 of the public records of Miami-Dade County, Florida, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the**

**Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.**

Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period.

Upon expiration of the six-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink that reads "Dona M. Spain". The signature is fluid and cursive, with the first name "Dona" being the most prominent.

Dona M. Spain  
Historic Preservation Officer

cc: Fernando Menoyo, 2611 Anderson Road, Coral Gables, Florida 33134  
Craig Leen, City Attorney  
Miriam S. Ramos, Deputy City Attorney  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
William Miner, Building Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File



Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ hist@coralgables.com

June 29, 2016

Longo 2611 Anderson Road, LLC  
2611 Anderson Road  
Coral Gables, FL 33134

Re: 2611 Anderson Road, legally described as Lot 23, Block 11, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20 Page 28 of the public records of Miami-Dade County, Florida

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that “All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of “eligibility.” Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments.”

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

**2611 Anderson Road, legally described as Lot 23, Block 11, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20 Page 28 of the public records of Miami-Dade County, Florida, does not meet the minimum eligibility criteria for designation as a local historic landmark.**

**Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.**

Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period.

Upon expiration of the six-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Dona M. Spain  
Historic Preservation Officer

cc: Maria Cristina Longo, 2611 Anderson Road, Coral Gables, Florida 33134  
Craig Leen, City Attorney  
Miriam S. Ramos, Deputy City Attorney  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
William Miner, Building Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File



Historical Resources &  
Cultural Arts

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FLORIDA 33134

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✉ hist@coralgables.com

June 16, 2016

Almeria II LLC  
744 Biltmore Way, Ste. 2  
Coral Gables, FL 33134

Re: 2615 Anderson Road, legally described as Lot 22, Block 11, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20 Page 28 of the public records of Miami-Dade County, Florida

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that “All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of “eligibility.” Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments.”

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

**2615 Anderson Road, legally described as Lot 22, Block 11, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20 Page 28 of the public records of Miami-Dade County, Florida, does not meet the minimum eligibility criteria for designation as a local historic landmark.**

**Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.**

This letter is a reissue of the previous letter dated March 16, 2007. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period.

Upon expiration of the six-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Dona M. Spain  
Historic Preservation Officer

cc: Fernando Menoyo, 2611 Anderson Road, Coral Gables, FL 33134  
Craig Leen, City Attorney  
Miriam S. Ramos, Deputy City Attorney  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
William Miner, Building Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File



Historical Resources &  
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CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093

✉ hist@coralgables.com

June 16, 2016

Almeria II LLC  
744 Biltmore Way, Ste. 2  
Coral Gables, FL 33134

Re: 743 Almeria Avenue, legally described as Lot 21, Block 11, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20 Page 28 of the public records of Miami-Dade County, Florida

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that “All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of “eligibility.” Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments.”

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

**743 Almeria Avenue, legally described as Lot 21, Block 11, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20 Page 28 of the public records of Miami-Dade County, Florida, does not meet the minimum eligibility criteria for designation as a local historic landmark.**

**Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.**

This letter is a reissue of the previous letter dated March 16, 2007. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period.

Upon expiration of the six-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Dona M. Spain  
Historic Preservation Officer

cc: Maria Cristina Longo, 2611 Anderson Road, Coral Gables, FL 33134  
Craig Leen, City Attorney  
Miriam S. Ramos, Deputy City Attorney  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
William Miner, Building Director  
Virginia Goizueta, Plans Processor Lead  
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Historical Resources &  
Cultural Arts

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✉ hist@coralgables.com

June 16, 2016

Almeria II LLC  
744 Biltmore Way, Ste. 2  
Coral Gables, FL 33134

Re: 735 Almeria Avenue, legally described as Lot 19 and 20, Block 11, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20 Page 28 of the public records of Miami-Dade County, Florida

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that “All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of “eligibility.” Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments.”

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

**735 Almeria Avenue, legally described as Lots 19 and 20, Block 11, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20 Page 28 of the public records of Miami-Dade County, Florida, does not meet the minimum eligibility criteria for designation as a local historic landmark.**

**Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.**

This letter is a reissue of the previous letter dated March 16, 2007. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period.

Upon expiration of the six-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Dona M. Spain  
Historic Preservation Officer

cc: Fernando Menoyo, 2611 Anderson Road, Coral Gables, FL 33134  
Craig Leen, City Attorney  
Miriam S. Ramos, Deputy City Attorney  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
William Miner, Building Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File



Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093

✉ [hist@coralgables.com](mailto:hist@coralgables.com)

June 16, 2016

Almeria II LLC  
744 Biltmore Way, Ste. 2  
Coral Gables, FL 33134

Re: 731 Almeria Avenue, legally described as Lot 18, Block 11, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20 Page 28 of the public records of Miami-Dade County, Florida

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that “All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of “eligibility.” Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments.”

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

**731 Almeria Avenue, legally described as Lot 18, Block 11, Coral Gables Biltmore Section, according to the plat thereof as recorded in Plat Book 20 Page 28 of the public records of Miami-Dade County, Florida, does not meet the minimum eligibility criteria for designation as a local historic landmark.**

**Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.**

This letter is a reissue of the previous letter dated March 16, 2007. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period.

Upon expiration of the six-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Dona M. Spain  
Historic Preservation Officer

cc: Fernando Menoyo, 2611 Anderson Road, Coral Gables, FL 33134  
Craig Leen, City Attorney  
Miriam S. Ramos, Deputy City Attorney  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
William Miner, Building Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File

## \* APPENDIX A - SITE SPECIFIC ZONING REGULATIONS

### Section A-9 - Banyan Tree.

- A. Facing of lots.
  - 1. Lot 1 and 2, Block 1 shall be deemed to face Old Cutler Road.
- B. Setbacks-Minimum front.
  - 1. Lots 1 and 2, Block 1-Thirty-five (35) feet.
- C. Setbacks-Minimum side.
  - 1. Lots 1 and 2, Block 1 shall provide a minimum setback from the inside lot line of fifteen (15) feet.
  - 2. Lots 1 and 2, Block 1 shall provide a minimum setback from the side street of twenty-five (25) feet.
- D. Setbacks-Minimum rear.
  - 1. Lots 1 and 2, Block 1-Fifteen (15) feet.

### Section A-10 - Bay Bluff.

- A. Facing of lots.
  - 1. Lots 1 and 2, Block 1 shall be deemed to face north on Davis Road.
  - 2. Lots 3, 4 and 5, Block 1 and Lots 1, 2, 3, and 4, Block 2 shall be deemed to face on Calatrava.
- B. Setbacks-Minimum side.
  - 1. Lots adjacent to Old Cutler Road-Twenty-five (25) feet.

### Section A-11 - Biltmore Addition.

- A. Setbacks-Minimum front.
  - 1. Facing upon Avenue Catalonia in Block 39 of Resubdivision, P. B. 42, Page 50-Twenty (20) feet.

### Section A-12 - Biltmore Section.

- A. Building sites.
  - 1. No building site facing upon Avenue Anastasia or Coral Way shall contain less than two (2) platted lots where such lots are less than sixty (60) feet in width.
  - 2. Lot 1, the north half of Lot 2, and Lot 5, Block 24, shall be considered two (2) building sites as follows: (3323)
    - a. One (1) building site to consist of Lot 1 and the north half of Lot 2.
    - b. One (1) building site to consist of Lot 5.
    - c. Lot 1 and the north half of Lot 2 shall include garage.
- B. Height of buildings.
  - 1. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed six (6) stories or seventy (70) feet in height, whichever is less:
    - a. Lots 3 through 15, inclusive, Block 11.
    - b. Lots 1, 2, 3 and 4, Block 12.
    - c. Lots 1 through 19, inclusive, Block 13.
  - 2. No apartment buildings and/or structure shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less: (3465)
    - a. All lots and tracts in Blocks 2, 3, 6 and 7.
    - b. All of Block 8.
    - c. Lots 4 through 32, inclusive, Block 1.
    - d. Lots 19 through 32, inclusive, Block 1.
    - e. Lots 3 through 41, inclusive Block 10.
  - 3. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
    - a. Lots 12 through 34, inclusive, Block 3.
    - b. Lots 15 through 26, inclusive, Block 4.
    - c. Lots 1 through 24, inclusive, Block 6.
    - d. Lots 1 through 23, inclusive, Block 7.

## APPENDIX A - SITE SPECIFIC ZONING REGULATIONS

4. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed one hundred and sixty-two (162) feet in height: (2677)
  - a. Lots 1 through 15, inclusive, Block 7.
5. Lot 5, Block 24 shall be limited to a one (1) story structure with architectural character and massing similar to the surrounding neighborhood. (3323)
6. All of Block 4 shall be limited to commercial buildings not to exceed four (4) stories in height and six (6) stories with Mediterranean design bonuses. (3465)
7. Height of townhouses on the following described properties ("Properties") shall have a height limitation of forty-five (45) feet and three (3) stories:
  - a. Coral Gables Biltmore Section, Plat Book 20, Page 28, Lots 1, 2, 42<sup>2</sup> and 43, Block 10; \*
  - b. Coral Gables Biltmore Section, Plat Book 20, Page 28, Lots 1, 2, 18, 19, 20, 21, 22, 23, Block 11.

Height shall be defined as per Section 4-104(D)(8)(i): The maximum permitted height is measured from established grade to the flat roof deck and when there is no flat roof deck, the height shall be to the tie-beam on the top floor of the building. Mechanical equipment areas and decorative roof structures may extend beyond the permitted height a total of ten (10) feet.

In the event that less restrictive conditions are adopted regarding the Properties, the less restrictive conditions shall apply.

- C. Setbacks-minimum front. (Including Resubdivision Block 4) (3465)
  1. Facing upon Coral Way in Blocks 1 and 2-Twenty-five (25) feet.
  2. Facing upon Coral Way in Lots 2 through 11, inclusive Block 3-Fifteen (15) feet.
  3. Facing upon Coral Way in Block 4-Ten (10) feet.
  4. Facing upon Biltmore Way in Blocks 3 and 7; Lots 1 through 16, inclusive, Block 6; Lots 15 through 26, inclusive-Ten (10) feet.
  5. Facing upon Biltmore Way in Block 4-Five (5) feet.
  6. Facing upon Hernando Street in Block 4-Five (5) feet.
  7. Facing upon Avenue Andalusia Lots 17 through 24, inclusive, Block 6-Ten (10) feet.
- D. Setbacks-Minimum side.
  1. Lot 1, Block 3-Four (4) feet from Segovia Street.
- E. Setbacks-Minimum interior side and rear alleyway.
  1. All of Block 4-Zero (0) feet.
- F. Minimum Residential Dwelling Unit Sizes
  1. The minimum residential dwelling unit size shall be four hundred (400) square feet.
  2. The minimum residential dwelling unit size of four hundred (400) square feet shall not pertain to cabanas.
  3. Seven (7) efficiency apartments, as defined and approved pursuant to Resolution No. 10436, adopted on 02.25.1964, are exempt from the these provisions. These units may be less than four hundred (400) square feet.
  4. All minimum residential dwelling unit size requirements previously adopted in Ordinance and Resolution form, with the exception of above item 3, is hereby repealed.

### Section A-12-1 - Biltmore View.

- A. Minimum Setbacks. All four (4) building sites shall have the following setbacks:
  1. Front setback-Twenty-five (25) feet.
  2. Rear setback-Ten (10) feet.
  3. Side setback-Ten (10) feet.
- B. Facing lots. Lots 1 through 4 shall be deemed to face Mariola Way.

<sup>2</sup> Property Appraiser website information showing Lot 42 less N4 ½ feet is incorrect; Warranty Deed at OR 19474 Page 4579 includes Lot 42 in its entirety. (2009)

# **BILTMORE PARC HOMES**

## **List of Owner's Representative and Consultants**

### Architects:

Maria de la Guardia  
de la Guardia Victoria Architects & Urbanists  
224 Valencia Ave.  
Coral Gables, Florida 33134  
[dlgv@dlgvarchitects.com](mailto:dlgv@dlgvarchitects.com)  
phone: 305-444-6363  
fax: 305-444-6614

### Owner's Agent:

Venny Torre  
Torre Construction & Development  
208 Andalusia  
Coral Gables, Florida 33134  
[venny@torrecompanies.com](mailto:venny@torrecompanies.com)  
phone: 305-442-9494  
fax: 305-442-9497



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

REGISTRATION #: \_\_\_\_\_

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

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

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

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

Print Your Name Venancio Torre LOBBYIST

Print Your Business Name, if applicable Torre Construction

Business Telephone Number 305-442-9494

Business Address 208 Andalusia Ave Coral Gables, FL. 33134

ADDRESS CITY, STATE ZIP CODE

Federal ID#: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

**PRINCIPAL REPRESENTED:** 760 VALENCIA AVE LLC, 2605 ANDERSON RD LLC,  
LONGO 2611 ANDERSON RD LLC, ALMERIA II LLC

NAME MARIA LONGO COMPANY NAME, IF APPLICABLE \_\_\_\_\_

BUSINESS ADDRESS 2611 ANDERSON RD TELEPHONE NO.: 305-798-0196  
CORAL GABLES FL 33134

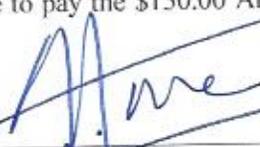
**ANNUAL REPORT:** On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

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

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

**ANNUAL LOBBYIST REGISTRATION FEE:** This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

I Venancio Torre 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 \$150.00 Annual Lobbyist Registration Fee.

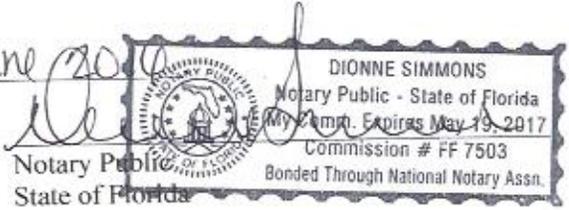
  
\_\_\_\_\_  
Signature of Lobbyist

STATE OF FLORIDA    )  
                                  )  
COUNTY OF DADE    )

BEFORE ME personally appeared Venancio Torre 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 end of June 2010

Personally Known  
 Produced ID



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

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

|                                 |                   |
|---------------------------------|-------------------|
| <b>For Office Use Only</b>      |                   |
| Data Entry Date: _____, 20____. | Entered By: _____ |



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

REGISTRATION #: \_\_\_\_\_

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

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

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

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

Print Your Name Maria de la Guardia  
LOBBYIST

Print Your Business Name, if applicable De La Guardia Victoria Architects & Urbanists

Business Telephone Number 305-444-6363

Business Address 224 Valencia Ave Coral Gables, FL. 33134  
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 542099947

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

**PRINCIPAL REPRESENTED:** 7600 VALENCIA AVE LLC, 2605 ANDERSON RD LLC  
LONGO 2611 ANDERSON RD LLC, ALTERIA II LLC  
**NAME** MARIA LONGO **COMPANY NAME, IF APPLICABLE** \_\_\_\_\_  
**BUSINESS ADDRESS** 2611 ANDERSON RD **TELEPHONE NO.:** 305-798-0156  
CORAL GABLES, FL 33134

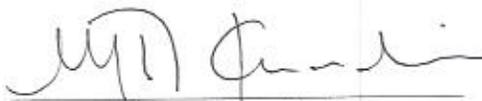
**ANNUAL REPORT:** On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

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

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

**ANNUAL LOBBYIST REGISTRATION FEE:** This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

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

  
Signature of Lobbyist

STATE OF FLORIDA    )  
                                  )  
COUNTY OF DADE    )

BEFORE ME personally appeared   Maria de la Guardia   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   2nd June 2016  

Personally Known  
 Produced ID

  
Notary Public  
State of Florida

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

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

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



CFN 20080298807  
OR Bk 26320 Pgs 0332 - 3347 (3pgs)  
RECORDED 04/11/2008 10:41:27  
DEED DOC TAX 9,000.00  
SURTAX 6,750.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:  
LEWIS D. MILLEDGE, JR.  
4700 S. W. 74 Street  
Miami, Florida 33143  
Folio: 03 4117 008 1880

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, executed this 7 day of March, 2008 between John J. Metcalfe, III, George L. Metcalfe and Alan S. Ehrlich, as Co-Personal Representatives of the Estate of VIRGINIA L. METCALFE, deceased, parties of the first part, and **760 VALENCIA AVENUE, LLC, a Florida limited liability company**, party of the second part, whose address is 744 Biltmore Way, Suite 2, Coral Gables, FL 33134-7527, party of the second part.

WITNESSETH:

The parties of the first part, acting under the power and authority granted to them as Co-Personal Representative under the Last Will and Testament of VIRGINIA L. METCALFE, deceased, admitted to Probate in and for the Circuit Court of Miami-Dade County, Florida (Case No.07 - 5201 CP 01), and confirmed by Order Authorizing Sale of Real Property dated January 29, 2008 and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms to the party of the second part, its successors and assigns forever, the real property in Miami-Dade County, Florida described as:

**Lot 1, Block 11, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida**

Subject to: conditions, restrictions, and easements of record.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the party of the second part, its successors and assigns, in fee simple forever.

BY EXECUTING this deed the Personal Representatives hereby release this property from any lien or right to lien that they may have under 733,608F.S.

3

AND the parties of the first part do covenant to and with the party of the second part, his heirs and assigns that in all things preliminary to and in and about the sale and this conveyance, and the laws of the State of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the parties of the first part, John J. Metcalfe, III, George L. Metcalfe and Alan S. Ehrlich, as Co-Personal Representatives of the Estate of VIRGINIA L. METCALFE, deceased, have set their hands and seals on the day and year first above written.

[Signature]  
Witness

KEITH HOELZEL  
Printed Name of Witness

[Signature]  
Witness  
[Signature]  
Printed Name of Witness

[Signature]  
John J. Metcalfe, III, as Co-Personal Representative  
of the Estate of Virginia L. Metcalfe, deceased

760 Valencía ave  
Coral Gables, FL 33134

[Signature]  
Witness

BONNIE SCHWARTZ  
Printed Name of Witness

[Signature]  
Witness  
Genevieve Richardson  
Printed Name of Witness

[Signature]  
George L. Metcalfe, as Co-Personal Representative  
of the Estate of Virginia L. Metcalfe, deceased

760 Valencía ave  
Coral Gables, FL 33134

[Signature]  
Witness

Brock DeRolf  
Printed Name of Witness

[Signature]  
Witness  
DAVID DEACON  
Printed Name of Witness

[Signature]  
Alan S. Ehrlich, as Co-Personal Representative of  
the Estate of Virginia L. Metcalf, deceased

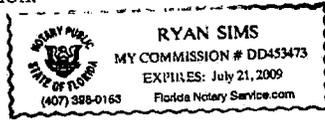
760 Valencía ave  
Coral Gables, FL 33134

OR BK 26320 PG 0334  
LAST PAGE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 4 day of March, 2008, by John J. Metcalfe, III, as Co-Personal Representative of the Estate of Virginia L. Metcalfe, deceased,

( ) who is personally known to me  
() who has produced FL DL,  
as identification.

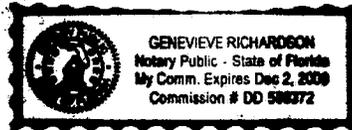


[Signature]  
Notary Public, State of Florida

STATE OF FLORIDA  
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 7th day of March, 2008, by George L. Metcalfe, as Co-Personal Representative of the Estate of Virginia L. Metcalfe, deceased,

( ) who is personally known to me  
() who has produced FL Drivers License  
as identification.

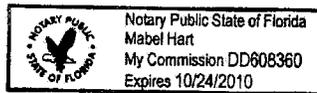


[Signature]  
Notary Public, State of Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 6 day of March, 2008, by Alan S. Ehrlich, as Co-Personal Representative of the Estate of Virginia L. Metcalfe, deceased,

() who is personally known to me  
( ) who has produced \_\_\_\_\_,  
as identification.



[Signature]  
Notary Public, State of Florida



CFN 20060385842  
 DR Bk 24413 Pgs 4479 - 4480 (2p)  
 RECORDED 04/11/2006 09:05:14  
 DEED DDC TAX 6,750.00  
 SURTAX 5,062.50  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

After Recording Return to:  
 Roland J. Martinez, Esq.  
 Roland J. Martinez, P.A.  
 1102 Ponce De Leon Blvd.  
 Coral Gables, Florida 33134

This Instrument Prepared by:  
 Nicolas J. Watkins, P.A.  
 Howe, Robinson & Watkins, LLP  
 501 Brickell Key Drive, Suite 504  
 Miami, Florida 33131

### WARRANTY DEED

THIS INDENTURE, made this 30th day of March, 2006, between **2605 Anderson, LLC**, a Florida limited liability company, whose post office address is PMB 303, 8805 Tamiami Trail North, Naples, Florida 34108 ("Grantor"), and **2605 Anderson Road, LLC**, a Florida limited liability company, whose post office address is 744 Biltmore Way, Suite 2, Coral Gables, Florida 33134 ("Grantee").

### WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by the Grantee, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, that real property situate, lying and being in the County of Miami-Dade and State of Florida, more particularly described as:

**Lot 2, Block 11, CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida.**

**SUBJECT TO** easements, conditions, reservations, restrictions and limitations of record; to applicable zoning rules and regulations and other requirements imposed by governmental authorities, without intending to re-impose same; and to taxes for 2006 and subsequent years.

And the Grantor does hereby fully warrant title to the said land and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be signed in its name the day and year first above written.

*(signatures on the following page)*

Book24413/Page4479 CFN#20060385842

Page 1 of 2



CFN 2011R0223251  
OR Bk 27644 Pg 3446 (1pg)  
RECORDED 04/07/2011 10:19:10  
DEED DOC TAX 1,200.00  
SURTAX 900.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

Prepared by and return to:  
Roland J. Martinez, Esq.  
Attorney at Law  
Roland J. Martinez, P.A.  
1102 Ponce de Leon Blvd.  
Coral Gables, FL 33134-3322  
305-447-6999  
File Number: 2011-102  
Will Call No.:

Parcel Identification No. 03-4117-008-1970

[Space Above This Line For Recording Data]

### Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 31 day of March, 2011 between Fernando E. Menoyo, a single man, whose post office address is 744 Biltmore Way, Suite No. 2, Coral Gables, FL 33134 of the County of Miami-Dade, State of Florida, grantor\*, and Longo 2611 Anderson Road, LLC whose post office address is 744 Biltmore Way, Suite No. 2, Coral Gables, FL 33134 of the County of Miami-Dade, State of Florida, grantee\*.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lot 23, Block 11, of Coral Gables Biltmore Section, according to the plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida.

Subject to: (a) Taxes for the year 2011 and subsequent years; (b) Conditions, restrictions, limitations, and easements of record, if any, and applicable zoning and building ordinances.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Roland J. Martinez  
Witness Name: Roland J. Martinez

Fernando E. Menoyo  
Fernando E. Menoyo

Flora Figueroa  
Witness Name: Flora Figueroa

State of Florida  
County of Miami-Dade

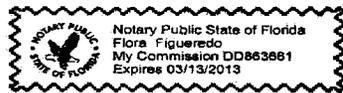
The foregoing instrument was acknowledged before me this 31 day of March, 2011 by Fernando E. Menoyo, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Flora Figueroa  
Notary Public

Printed Name: Flora Figueroa

My Commission Expires: \_\_\_\_\_



DoubleTimes



CFN 2007R0486425  
DR Bk 25618 Pgs 0309 - 3107 (2pg)  
RECORDED 05/14/2007 15:28:41  
DEED DOC TAX 35,802.00  
SURTAX 26,851.50  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:  
Louis Stinson, Jr., Esq.  
2199 Ponce de Leon Blvd., Suite 301  
Coral Gables, Florida 33134  
(305) 444-8807

Folio Nos.:03-4117-008-1931  
03-4117-008-1940  
03-4117-008-1950  
03-4117-008-1960

**WARRANTY DEED**

THIS INDENTURE, made this 8 day of May, 2007, between **RIVIERA ALMERIA, LLC**, a Florida limited liability company (the "Grantor"), whose post office address is 500 S. Dixie Highway, Suite 307, Coral Gables, FL 33146, and **ALMERIA II, LLC**, a Florida limited liability company (the "Grantee"), whose post office address is 744 Biltmore Way, Suite 2, Coral Gables, FL 33134.

**WITNESSETH:**

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor by Grantee, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained and sold to Grantee his heirs, successors and assigns forever, land, situated in **Miami-Dade County, Florida**, (the "Land"), described as:

**Lots 18, 19, 20, 21 and 22, Block 11, CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28 of the Public Records of Miami-Dade County, Florida.**

This Deed is given subject to conditions, restrictions, limitations and easements of record, not intending to reimpose same, applicable zoning ordinances and taxes for the year 2007 and subsequent years.

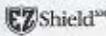
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomever.



MG DEVELOPER MIAMI, LLC  
301 ALMERIA AVENUE, SUITE 330  
CORAL GABLES, FL 33134

63-1576/660

1130

DATE 06-02-16  Shield™  
MP



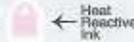
PAY TO  
THE ORDER OF

City of Coral Gables

\$ 200.00

Two hundred with 00/100

DOLLARS



Biltmore Park Home



**BISCAYNE BANK**  
Coconut Grove, Florida 33133

MEMO

Development Review Committee Fee

MP

⑆066015767⑆ ⑆100461⑆ ⑆130

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.