City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☐ Annexation
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☐ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use - Administrative Review
- ☐ Conditional Use without Site Plan
- ☐ Conditional Use with Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☐ Mixed Use Site Plan
- ☐ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Restrictive Covenants and/or Easements
- ☐ Site Plan
- ☐ Separation/Establishment of a Building Site
- ☐ Subdivision Review for a Tentative Plat and Variance
- ☐ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☐ Zoning Code Map Amendment
- ☐ Zoning Code Text Amendment
- ☐ Other: _____

General information

Street address of the subject property: 444 Valencia Ave.

Property/project name: Townhomes on Valencia Phase II

Legal description: Lot(s) 1-4

Block(s) 15 Section (s) Coral Gables Biltmore Section

Property owner(s): 444 Valencia Avenue, Inc.

Property owner(s) mailing address: 733 Biltmore Way Coral Gables, Fla. 33134

Telephone: Business _____ Fax _____

Other _____ Email _____ @ _____

City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Guilford & Associates, P.A.

Applicant(s)/agent(s) mailing address: 400 University Drive #201 Coral Gables, Fla. 33134

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

Other _____ Email zguilford @ guilfordassoc.com

Property information

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

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

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

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

Supporting information (to be completed by Planning Staff)

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

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

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

Application submittal requirements

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

Applicant/agent/property owner affirmation and consent

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

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

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

Property owner(s) signature(s):	Property owner(s) print name:
733 VALENCIA AVE. INC. BY: [signature]	FERNANDO E. MENOYO
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 733 Biltmore Way, Coral Gables, Fla. 33134	
Telephone:	Fax: / Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 31 day of March by Fernando E. Menoyo

(Signature of Notary Public - State of Florida)

CARMEN TORRE
Notary Public - State of Florida
My Comm. Expires Apr 22, 2017
Commission # EE 882695
Bonded Through National Notary Assn.

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

☑ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Address:	
Telephone:	Fax:	Email:

NOTARIZATION

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

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

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name:
	F.W. ZEKE GUILFORD

Address: 400 University Drive
Suite 201
Coral Gables, Fla. 33134

Telephone: 305-446-8411	Fax: 305-445-0563	Email: zguilford@guilfordassoc.com

NOTARIZATION

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

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

Guilford & Associates, P.A.

Attorneys at Law

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

400 UNIVERSITY DRIVE
SUITE 201
CORAL GABLES, FLORIDA 33134

TEL (305) 446-8411
FAX (305) 445-0563

April 14, 2015

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134

Re: **444 Valencia Avenue / Re-plat of Property**

Dear Mr. Trias:

This firm represents 444 Valencia Avenue, Inc., the owner of property located at 444 Valencia Avenue regarding an application to re-plat the property.

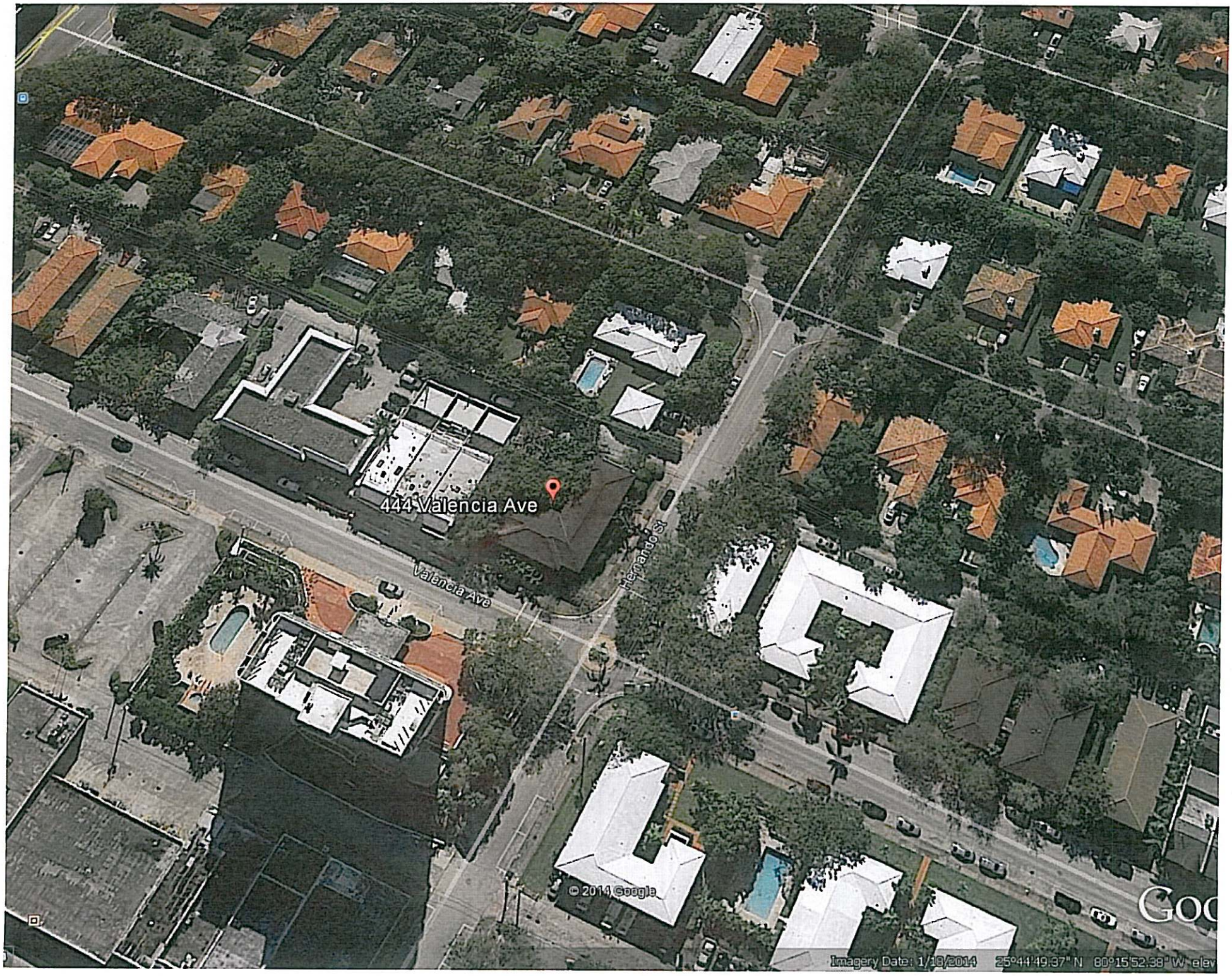
The property is currently platted at four lots (Lots 1-4), with three lots being 25 feet in width and the corner lot being approximately thirty feet in the front and thirty three in the rear. We are proposing a minor re-plat of the property reducing the width of the interior lots by less than a foot and increasing the width of the corner lot to thirty five feet.

The reason for this request is to allow the developer to sell the proposed townhouses as fee simple units rather than requiring the formation of a condominium for the townhouses. The developer has found that buyer prefer the fee simple ownership. Furthermore, due to the setbacks, it will allow the corner lot to have an adequately sized unit constructed upon it.

If you have any questions or need any additional information, please do not hesitate to contact me.

Very sincerely,
Guilford & Associates, P.A.

F.W. Zeke Guilford, Esq.

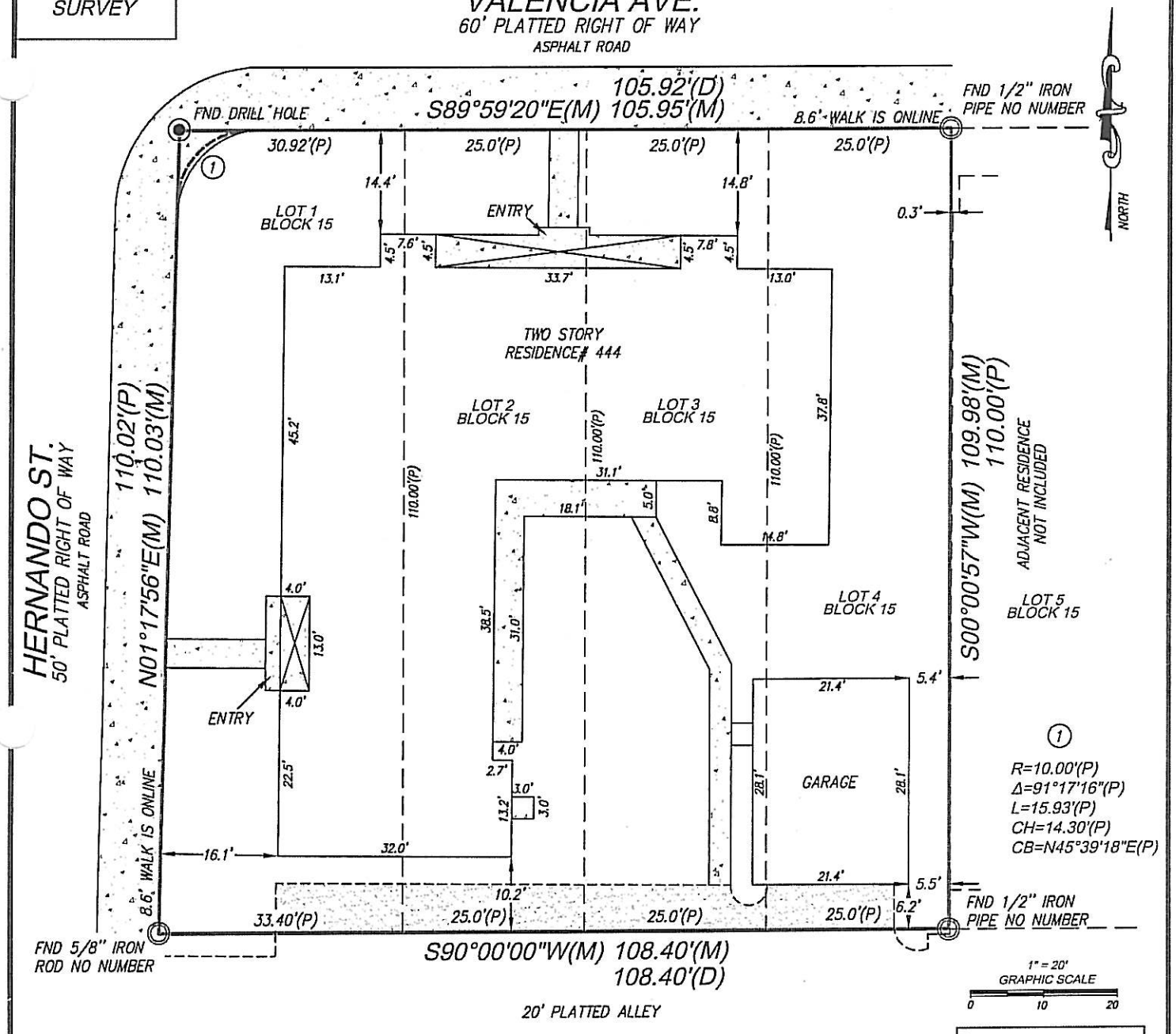

444 Valencia Ave
Valencia Ave
Hernando St
© 2014 Google
Imagery Date: 1/18/2014 25°44'49.37" N 80°15'52.38" W elev

BOUNDARY SURVEY

VALENCIA AVE.

60' PLATTED RIGHT OF WAY

ASPHALT ROAD



① R=10.00'(P) Δ=91°17'16"(P) L=15.93'(P) CH=14.30'(P) CB=N45°39'18"E(P)

1" = 20' GRAPHIC SCALE

0 10 20

NOTE: BOUNDARY SHOWN HEREON IS BASED ON FOUND MONUMENTATION ON THE FIELD.

= CONCRETE

= ASPHALT

= BRICK

RLS #:	R:14-09-0233
CLIENT #:	1312-015
FIELD DATE:	09/16/14
DRAFTER:	SDS
APPROVED:	BRD
SCALE:	1" = 20'

ADDRESS

444 VALENCIA AVENUE
CORAL GABLES, FLORIDA 33134

LEGAL DESCRIPTION: (AS FURNISHED)

LOTS 1,2,3,4, BLOCK 15, CORAL GABLES BILTMORE SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE(S) 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE REAR LINE OF LOTS 1-4, BLOCK 15, BEING S 90°00'00" W, ASSUMMED

CONTROLLING MONUMENTS: THE CONTROLLING MONUMENTS ARE A 1/2" IRF FOR THE SE CORNER AND A 5/8" IRF FOR THE SW CORNER OF LOTS 1-4, BLOCK 15

APPARENT PHYSICAL USE: NONE

RESIDENTIAL LAND SERVICES

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
www.rlsnow.com

SeeMyNewHome!

SURVEYOR FILE NUMBER: 14-09-0128

THE SURVEYING COMPANY:

LEGEND

U.E.: UTILITY EASEMENT
A/C: AIR CONDITIONER
P.U.E.: PUBLIC UTILITY EASEMENT
OHU: OVERHEAD UTILITY LINE

SURVEYOR'S CERTIFICATE

TENTATIVE PLAT OF "TOWN HOUSE ON VALENCIA PHASE II"

BEING A REPLAT OF LOTS 1,2,3 AND 4 BLOCK 15 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 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: 10-17-2014

ADJOINING ZONING: EXISTING

ID	FOLIO NO.:	CLUC	PRIMARY ZONING
A	03-4117-008-2450	MULTI-FAMILY SPECIAL AREA	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY

ADJOINING LAND OWNERS

03-4117-008-2450	EDMUND PARNES AND ELIZABETH PARNES

ADJOINING ZONING: EXISTING

REFER TO SHEET 3 EXISTING			
ID	FOLIO NO.:	CLUC	PRIMARY ZONING
A	03-4117-008-2440	MULTI-FAMILY SPECIAL AREA	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
PROPOSED			
I	03-4117-008-2440	MULTI-FAMILY SPECIAL AREA	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
II	03-4117-008-2440	MULTI-FAMILY SPECIAL AREA	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
III	03-4117-008-2440	MULTI-FAMILY SPECIAL AREA	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
IV	03-4117-008-2440	MULTI-FAMILY SPECIAL AREA	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY

BENCHMARK INFORMATION

CITY OF CORAL GABLES

BM	ELEVATION	N-S STREET	E-W STREET	LOCATION	DESCRIPTION
405	7.96	HERNANDO ST.	BILTMORE WAY	N.W CORNER	PKBW COR. BSW
410	11.01	HERNANDO ST.	CORAL WAY	N.W CORNER	PKBW COR. BSW

PROPERTY ADDRESS

444 VALENCIA AVENUE,
CORAL GABLES, FLORIDA 33134

FLOOD INFORMATION

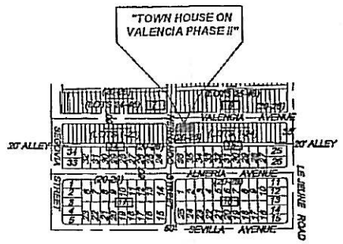
FLOOD ZONE: AH / X
MAP & PANEL= 12086C0457
COMMUNITY No.: 120639
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= +10.00 NGVD 1929

SURVEYOR'S REFERENCE

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

MIAMI-DADE FLOOD CRITERIA MAP

ELEVATION= +6.00 NGVD
PLAT BOOK 20, PAGE 28 OF THE PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP

SCALE 1" = 300'

LYING IN THE NORTHWEST ¼ OF SECTION 17,
TOWNSHIP 54 SOUTH, RANGE 41 EAST,

NOT TO SCALE

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, BLOCK 15, "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.

OWNERS CONTACT INFORMATION

THE MANAGER OF 444 VALENCIA
JENNY A. DUCRET,
8200 NW. 27th STREET, SUITE 114
MIAMI, FL. 33122,
TEL. 305-718-4575
FAX. 305-718-4574

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LANNES & GARCIA, INC. LB #2098
385 ALHAMBRA CIRCLE, SUITE C,
CORAL GABLES, FLORIDA, FL. 33134

DATE: 10-17-2014

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

SURVEY NOTES

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

2. ADDITIONS OR DELETIONS TO THIS TENTATIVE PLAT BY ANY OTHERS THAN THE SIGNING PARTIES ARE PROHIBITED.

3. THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED PLAT MERIDIAN AT: SOUTH RIGHT OF WAY LINE OF VALENCIA AVENUE = EAST

4. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.

5. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.

6. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS
HAVE BEEN PLOTTE DAT THE CENTER OF THE FIELD LOCATION.

7. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
THE CITY OF CORAL GABLES AND MIAMI-DADE COUNTY.

8. 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 # 405, ELEVATION= 7.96
B) CITY OF CORAL GABLES BM # 410, ELEVATION= 11.01

9. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.

10. 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.

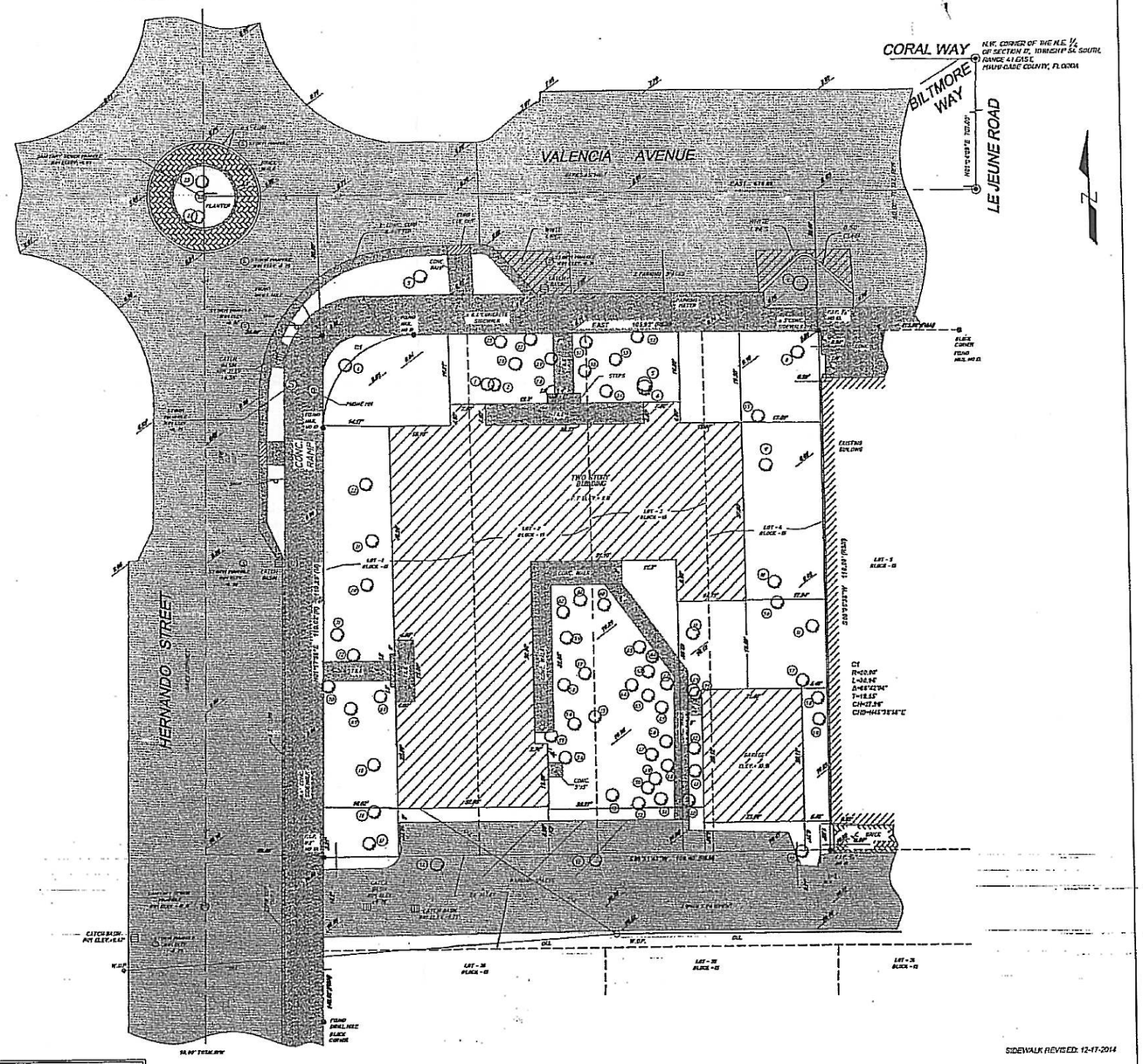
SURVEY NUMBER:258430

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 "TOWN HOUSE ON VALENCIA PHASE II"

BEING A REPLAT OF LOTS 1,2,3 AND 4 BLOCK 15 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 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.



TREE LEGEND		
#	DIAMETER	TYPE
1	0.8	UNIDENTIFIED SHRUB
2	0.8	UNIDENTIFIED SHRUB
3	0.8	UNIDENTIFIED SHRUB
4	0.8	OAK TREE
5	0.8	UNIDENTIFIED SHRUB
6	0.8	UNIDENTIFIED SHRUB
7	0.8	OAK TREE
8	0.8	OAK TREE
9	2.0	OAK TREE
10	2.0	OAK TREE
11	1.8	OAK TREE
12	1.4	FRAMBOYAN TREE
13	1.7	OAK TREE
14	0.7	GUMBO LIMBO TREE
15	0.6	GUMBO LIMBO TREE
16	0.6	GUMBO LIMBO TREE
17	0.5	UNIDENTIFIED SHRUB
18	0.5	UNIDENTIFIED SHRUB
19	0.5	UNIDENTIFIED SHRUB
20	0.5	UNIDENTIFIED SHRUB
21	0.6	UNIDENTIFIED SHRUB
22	0.5	UNIDENTIFIED SHRUB
23	0.3	ARECA PALM TREE
24	0.3	ARECA PALM TREE
25	0.3	ARECA PALM TREE
26	0.3	ARECA PALM TREE
27	0.3	ARECA PALM TREE
28	0.3	ARECA PALM TREE
29	0.3	ARECA PALM TREE
30	0.3	ARECA PALM TREE
31	0.3	ARECA PALM TREE
32	0.3	ARECA PALM TREE
33	0.3	ARECA PALM TREE
34	0.3	ARECA PALM TREE
35	1.2	FAN PALM TREE
36	1.2	FAN PALM TREE
37	0.3	ARECA PALM TREE
38	0.3	ARECA PALM TREE
39	0.3	ARECA PALM TREE
40	1.8	TRAVELERS PALM TREE
41	1.8	TRAVELERS PALM TREE
42	1.9	TRAVELERS PALM TREE
43	0.3	ARECA PALM TREE
44	0.3	ARECA PALM TREE
45	0.3	ARECA PALM TREE
46	0.3	ARECA PALM TREE
47	0.3	ARECA PALM TREE
48	0.3	ARECA PALM TREE
49	0.3	ARECA PALM TREE
50	0.3	ARECA PALM TREE
51	0.3	ARECA PALM TREE
52	0.3	ARECA PALM TREE
53	0.3	ARECA PALM TREE
54	0.3	ARECA PALM TREE
55	0.3	ARECA PALM TREE
56	0.3	ARECA PALM TREE
57	0.3	ARECA PALM TREE
58	0.3	ARECA PALM TREE
59	0.3	ARECA PALM TREE
60	0.3	ARECA PALM TREE
61	0.3	ARECA PALM TREE
62	0.3	ARECA PALM TREE
63	0.3	ARECA PALM TREE
64	0.3	ARECA PALM TREE
65	0.3	ARECA PALM TREE
66	0.3	ARECA PALM TREE
67	0.3	ARECA PALM TREE
68	0.3	ARECA PALM TREE
69	0.3	ARECA PALM TREE
70	0.3	ARECA PALM TREE
71	0.3	ARECA PALM TREE
72	0.3	ARECA PALM TREE
73	0.3	ARECA PALM TREE

SIDEWALK REVISED: 12-17-2014

SURVEY NUMBER:256430

SYMBOL LEGEND AND SURVEY ABBREVIATIONS

AC	AIR CONDITIONER	F.H.	FIRE HYDRANT	P.C.	POINT OF CURVATURE	T.B.M.	TEMPORARY BENCH MARK
A/C	OVERHEAD	I.C.V.	IRRIGATION CONTROL VALVE	P.C.C.	POINT OF COMPOUND CURVATURE	TEL.	TELEPHONE
B.B.L.	BOULEVARD	I.P.	IRON PIPE	P.C.P.	PERMANENT CONTROL POINT	TYP.	TYPICAL
BM	BENCH MARK	I.R.	IRON ROD	P.L.S.	PROFESSIONAL LAND SURVEYOR	U.E.	UTILITY EASEMENT
C.A.T.V.	CABLE TELEVISION BOX	F.I.R.	FOUND IRON PIPE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	W.M.	WATER METER
C.L.	CLEAN OUT	F.I.P.	FOUND IRON ROD	P.L.	PROPERTY LINE	W.V.	WATER VALVE
C.B.S.	CONCRETE BLOCK STRUCTURE	FND.	FOUND	P.O.B.	POINT OF BEGINNING	W.U.P.	WOOD UTILITY POLE
C.M.	CHORD MEASURE		INCLOSURE	P.O.C.	POINT OF COMMENCEMENT	CONC.	CONCRETE
C.H.	CHORD BEARING	(L)	LEGAL	P.R.C.	POINT OF REVERSE CURVATURE	O.H.U.L.	OVERHEAD UTILITY LINES
COR.	CORNER	L.P.	LIGHT POLE	P.T.	POINT OF TANGENCY	W.F.	WIRE FENCE
CT	COURT	L.B.	LICENSED BUSINESS	P.T.	POINT OF TANGENCY	W.F.	WOOD FENCE
C/L	CENTERLINE	L.S.	LAND SURVEYOR	R	RADIUS		PROPERTY CORNER
CLR.	CLEAR	M	MEASURED	RB	RECORD		WATER VALVE
CORAL	CONCRETE	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	R.E.	RIM ELEVATION		SIGN
C.O.	CLEAN OUT	N.O.A.	NOT EXACTLY AS	R/W	RIGHT-OF-WAY		DRAINAGE MANHOLE
E.B.	ELECTRIC BOX	NO.	NUMBER	SAN.	SANITARY		SANITARY MANHOLE
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON PIPE		FIRE HYDRANT
ENCH.	ENCROACHMENT	O.R.B.	OFFICIAL RECORD BOOK	S.I.R.	SET IRON ROD		LIGHTING FIXTURE
E.R.P.	ELEVATION REFERENCE POINT	ON P.L.	ON PROPERTY LINE	ST.	STREET		FIRE DEPARTMENT CONNECTION
F.F.	FINISH FLOOR	O.U.E.	OVERHEAD UTILITY LINES	T	TANGENT		

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

BOUNDARY AND TOPOGRAPHIC SURVEY

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYORS IN THE STATE OF FLORIDA, AS CONTAINED IN RULES 61G17-6 FLORIDA ADMINISTRATIVE CODE AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BUREAU OF SURVEYING AND MAPPING, SUBJECT TO 472.027 FLORIDA STATUTES, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

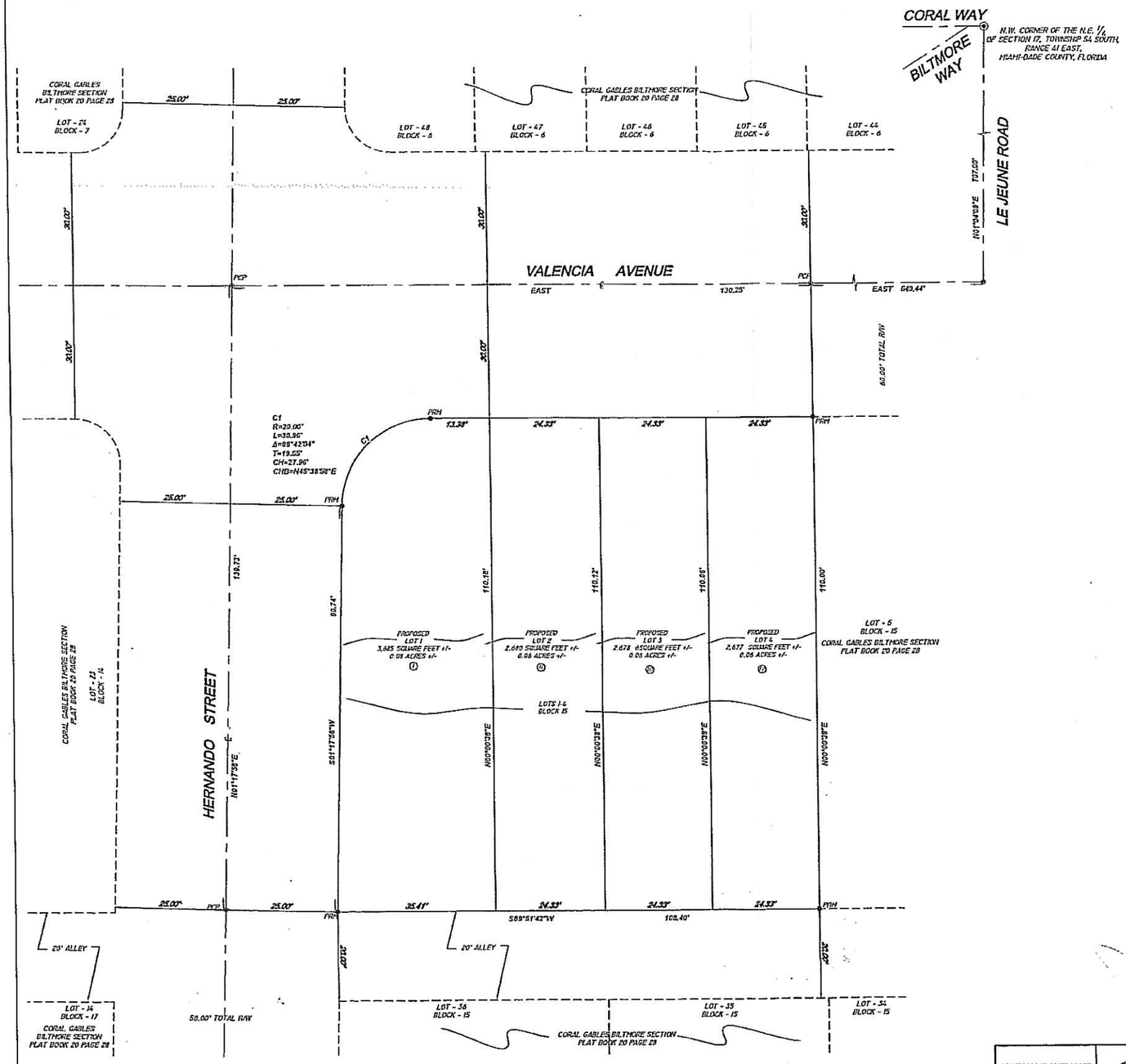
FRANCISCO F. FAJARDO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4767

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

PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2288
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 "TOWN HOUSE ON VALENCIA PHASE II"

BEING A REPLAT OF LOTS 1,2,3 AND 4 BLOCK 15 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 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.



NOT TO SCALE

N

ZONING REFERENCES

I, II, III AND IV REFER TO SHEET 1 FOR INFORMATION

DEVELOPMENT INFORMATION

PROPOSED LOT 1		
SETBACKS	REQUIRED	EXISTING
FRONT	5	
REAR	5	
STREET SETBACK	10	
SIDE SETBACK	0	
DEVELOPMENT INFORMATION		
MULTI FAMILY SPECIAL AREA		

PROPOSED LOT 2		
SETBACKS	REQUIRED	EXISTING
FRONT	5	
REAR	5	
SIDE SETBACK	0	
DEVELOPMENT INFORMATION		
MULTI FAMILY SPECIAL AREA		

PROPOSED LOT 3		
SETBACKS	REQUIRED	EXISTING
FRONT	5	
REAR	5	
SIDE SETBACK	0	
DEVELOPMENT INFORMATION		
MULTI FAMILY SPECIAL AREA		

PROPOSED LOT 4		
SETBACKS	REQUIRED	EXISTING
FRONT	5	
REAR	5	
SIDE SETBACK	0	
DEVELOPMENT INFORMATION		
MULTI FAMILY SPECIAL AREA		

NOTE: SETBACK INFORMATION BASED UPON VENNY TORRE (TORRE CONSTRUCTION AND DEVELOPMENT, LLC.)

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

SURVEY NUMBER:256430

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) 665-7909 FAX (305) 442-2530
lannes2garcia@gmail.com

Four New 3-Story Townhouses:

Valencia Townhouses Phase II

444 Valencia Avenue, Coral Gables, FL 33134

Project Team

LOCUS ARCHITECTURE INCORPORATED — ARCHITECTURE

500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel (305) 740-0120
Fax (305) 740-0520
License No. AA0002733

Torre Development — DEVELOPER

500 South Dixie Highway, Suite 301
Coral Gables, Florida 33146
Tel.: (305) 740-0057
Fax: (305) 740-0096
License No.: 061766

Francisco Cuello Jr., PE, Inc. — STRUCTURAL

147 Alhambra Circle, Ste. 220
Coral Gables, FL 33134
Tel.: (305) 567-0125
Fax: (305) 567-0129
License No. 40087

ARPE, Engineering Inc. — MECHANICAL / ELECTRICAL / PLUMBING

2655 Le Jeune Road, Suite 1109
Coral Gables, FL 33134
Tel.: (305) 444-9809
Fax: (305) 444-9827
License No.: 60236

Herbert L.Martin, RLA — LANDSCAPE ARCHITECT

5965 S.W. 38th Street
Miami, FL 33155
Tel.: (305) 661-6685
License No.: LA 0001722

Vicente E. Cossio, P.E. — CIVIL ENGINEER

2440 N.W. 21st Terrace
Miami, FL 33142
Tel.: (305) 634-8669
Fax: (305) 634-2291

Drawing Contents

SHEET NO.	SHEET CONTENTS
SURVEY	
SU-1	SURVEY TENTATIVE PLAT
LANDSCAPE	
LA-1	LANDSCAPE PLAN
LA-2	TREE DISPOSITION PLAN
CIVIL	
ARCHITECTURE	
A-01	SITE PLAN, ZONING INFORMATION
A-01.1	3D RENDERING VIEWS
A-01.2	3D VIEW ALONG VALENCIA AVENUE
A-01.3	3D VIEW AT CORNER OF VALENCIA AVE & HERNANDO STREET
A-02	FIRST FLOOR PLAN
A-03	SECOND FLOOR PLAN
A-04	THIRD FLOOR PLAN
A-05	ROOF PLAN
A-06	EXTERIOR ELEVATIONS: NORTH
A-07	EXTERIOR ELEVATIONS: SOUTH AND EAST
A-08	BUILDING SECTIONS: A-A, B-B

STRUCTURAL

MECHANICAL

ELECTRICAL

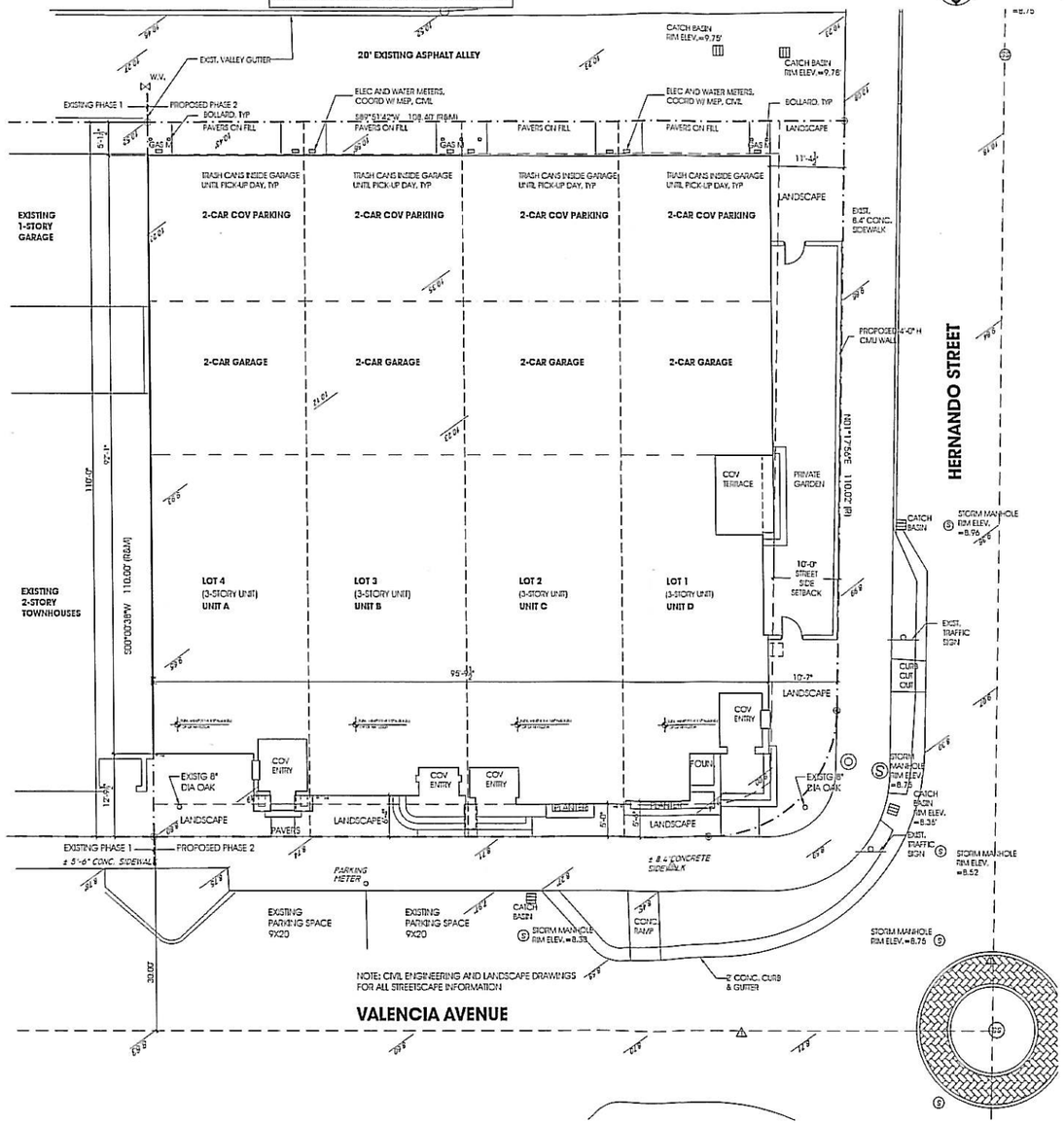
PLUMBING

DRC & PRELIMINARY B.O.A. SUBMITTAL: 01-09-15

PROPOSED STREETSCAPE PLAN

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

NOTE:
SEE CIVIL AND LANDSCAPE DRAWINGS FOR COORDINATION.



PROPOSED SITE PLAN

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

25% LANDSCAPE AREA CALCULATIONS

REQUIRED: 25% OF LOT=2,929 SF
LOT SIZE: 11,718 SF (0.269 OF AN ACRE)
PROVIDED: 30% OF LOT (3,586 SF)

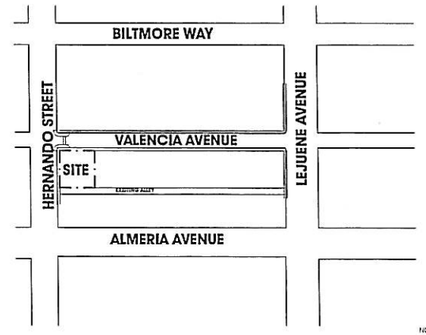
LANDSCAPE SF BREAKDOWN	TOTAL
REAR LANDSCAPE AND PAVER DRIVEWAY (ALLEY SIDE)	100 SF
URBAN STREETSCAPE: LANDSCAPE AND PAVERS (ON LOT), NOT COUNTING STEPS	1,519 SF
ROOF TOP TERRACE:	1,967 SF
LANDSCAPE TOTAL	3,586 SF

SYMBOLS KEY

BUILDING SECTION — ELEVATION
WALL SECTION — INTERIOR ELEVATION
DETAIL — DOOR ID
DETAIL @ SECTION — PARTITION TYPE
REVISION
EQUIPMENT ID
GLAZING ID

NOTES:

1. TREE REMOVAL BY SEPARATE PERMIT.
2. ALL RAINWATER MUST BE RETAINED IN PROPERTY.
3. LANDSCAPING WILL COMPLY WITH MIAMI-DADE COUNTY CODES.
4. SEE CIVIL LANDSCAPE DRAWINGS FOR SUBURBAN STREETSCAPE AND TREE INFORMATION.
5. ANY DAMAGED SIDEWALKS TO BE REPAIRED (POURED NEW) PER CITY OF CORAL GABLES STANDARDS.



LOCATION SKETCH

SCALE: NTS

LEGAL DESCRIPTION

LOTS 1-4 IN BLOCK 16 OF "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.

SCOPE OF WORK

THE WORK ENTAILS 4 NEW (3-STORY) TOWNHOUSE RESIDENCES, EACH WITH AN OPEN-AIR COURTYARD AND A 2-CAR GARAGE. ADDITIONAL WORK INCLUDES NEW LANDSCAPING AND STREET IMPROVEMENTS PER THE SUBURBAN STREETSCAPE REQUIREMENTS.

ZONING INFORMATION

ZONED:	MFSA (DOWNZONED, SECTION 4-104.B.7) MULTI-FAMILY SPECIAL AREA DISTRICT
FLOOD ZONE:	X
LOT SIZE	11,718 SF (0.269 OF AN ACRE)
CODE:	FBC 2010

	REQUIRED/ALLOWED	PROPOSED
F.A.R. ALLOWED	2.0 (FAR): 23,436 SF	22,963 SF
HEIGHT ALLOWED	45'-0" (3-STORY) 25'-0" (50' SETBACK FROM SFR DISTRICT AT REAR)	42'-8" (3-STORY) TOP OF CHIMNEY CAP
LANDSCAPE AREA REQUIRED	SUBURBAN STREETSCAPE (SECTION 4-104.D.9)	SEE LANDSCAPE PLAN
MIN. FLOOR ELEVATION	16" ABOVE CROWN-OF-ROAD (9.00' + 1.33' = 10.33' MIN)	11.16 TOP OF FIN FLOOR N.G.V.D. 10'-6" TOP OF GARAGE HIGH POINT
PARKING REQUIRED	8	16
DENSITY		4 UNITS

SETBACK REQUIREMENTS

	REQUIRED/ALLOWED	PROPOSED
FRONT:	5'-0"	5'-3"
SIDE: STREET	10'-0"	10'-9"
SIDE: INTERIOR	0'-0" MIN.	0'-1"
REAR:	5'-0"	5'-0"

AREA CALCULATIONS: TOTALS (SEE UNIT BREAKDOWNS BELOW)

AREA CALCULATIONS: UNIT A

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
PROPOSED RESIDENCE:	1113	1393	1338	3844
COVERED ENTRY/PORCH:	74			74
COVERED TERRACE:		352		352
ROOF TERRACE:		551		551
GARAGE:	549			549
CARPORT:	549			549
TOTALS:	2285	2296	1338	5919

AREA CALCULATIONS: UNIT B

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
PROPOSED RESIDENCE:	1268	1491	1509	4268
COVERED ENTRY/PORCH:	23			23
COVERED TERRACE:		352		352
ROOF TERRACE:		550		550
GARAGE:	550			550
CARPORT:	551			551
TOTALS:	2392	2393	1509	6294

AREA CALCULATIONS: UNIT C

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
PROPOSED RESIDENCE:	1259	1481	1530	4270
COVERED ENTRY/PORCH:	36	42		78
COVERED TERRACE:		352		352
ROOF TERRACE:		550		550
GARAGE:	550			550
CARPORT:	551			551
TOTALS:	2396	2425	1530	6351

AREA CALCULATIONS: UNIT D

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
PROPOSED RESIDENCE:	955	1579	1923	4457
COVERED ENTRY/PORCH:	69	100		169
COVERED TERRACE:	102	228		330
ROOF TERRACE:		316		316
GARAGE:	550			550
CARPORT:	544			544
TOTALS:	2220	2223	1923	6366

KEYNOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 207
Coral Gables, FL 33146
Tel: (305) 749-0129
Fax: (305) 749-0120
License No. AA0002733
CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BOA PRELIM SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses: VALENCIA TOWNHOUSES

448 VALENCIA AVENUE
CORAL GABLES, FL 33134

DRAWING

Proposed Site Plan, Zoning Information

SCALE	1/8"=1'-0"
DRAWN	EG, NDL
REVIEWED	NDL
PROJ. NO.	1730

SEAL: Nelson de Leon AR 13937

SHEET NO.

A-01

Four New 3-Story Townhouses:

Valencia Townhouses Phase II

444 Valencia Avenue, Coral Gables, FL 33134

Project Team

LOCUS ARCHITECTURE INCORPORATED — ARCHITECTURE

500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel (305) 740-0120
Fax (305) 740-0520
License No. AA0002733

Torre Development — DEVELOPER

500 South Dixie Highway, Suite 301
Coral Gables, Florida 33146
Tel.: (305) 740-0057
Fax: (305) 740-0096
License No.: 061766

Francisco Cuello Jr., PE, Inc. — STRUCTURAL

147 Alhambra Circle, Ste. 220
Coral Gables, FL 33134
Tel.: (305) 567-0125
Fax: (305) 567-0129
License No. 40087

ARPE, Engineering Inc. — MECHANICAL / ELECTRICAL / PLUMBING

2655 Le Jeune Road, Suite 1109
Coral Gables, FL 33134
Tel.: (305) 444-9809
Fax: (305) 444-9827
License No.: 60236

Herbert L.Martin, RLA — LANDSCAPE ARCHITECT

5965 S.W. 38th Street
Miami, FL 33155
Tel.: (305) 661-6655
License No.: LA 0001722

Vicente E. Cossio, P.E. — CIVIL ENGINEER

2440 N.W. 21st Terrace
Miami, FL 33142
Tel.: (305) 634-8669
Fax: (305) 634-2291

Drawing Contents

SHEET NO.	SHEET CONTENTS
SURVEY	
SU-1	SURVEY TENTATIVE PLAT
LANDSCAPE	
LA-1	LANDSCAPE PLAN
LA-2	TREE DISPOSITION PLAN
CIVIL	
ARCHITECTURE	
A-01	SITE PLAN, ZONING INFORMATION
A-01.1	3D RENDERING VIEWS
A-01.2	3D VIEW ALONG VALENCIA AVENUE
A-01.3	3D VIEW AT CORNER OF VALENCIA AVE & HERNANDO STREET
A-02	FIRST FLOOR PLAN
A-03	SECOND FLOOR PLAN
A-04	THIRD FLOOR PLAN
A-05	ROOF PLAN
A-06	EXTERIOR ELEVATIONS: NORTH
A-07	EXTERIOR ELEVATIONS: SOUTH AND EAST
A-08	BUILDING SECTIONS: A-A, B-B

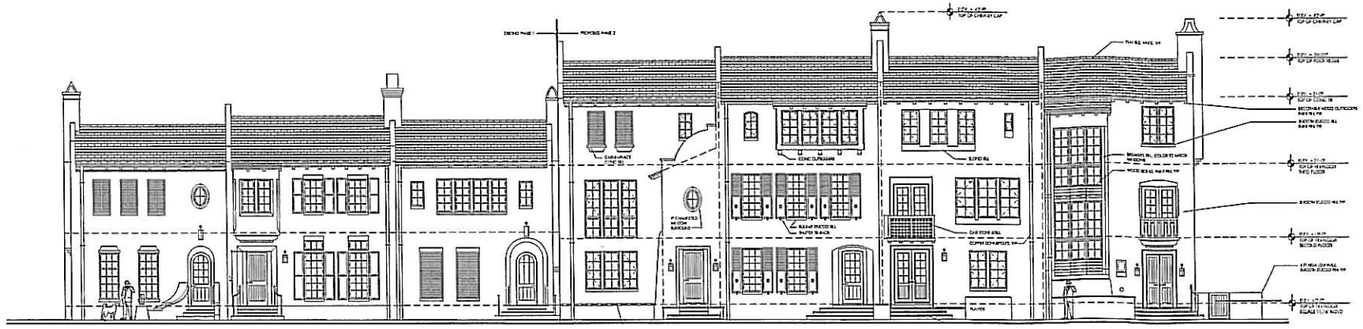
STRUCTURAL

MECHANICAL

ELECTRICAL

PLUMBING

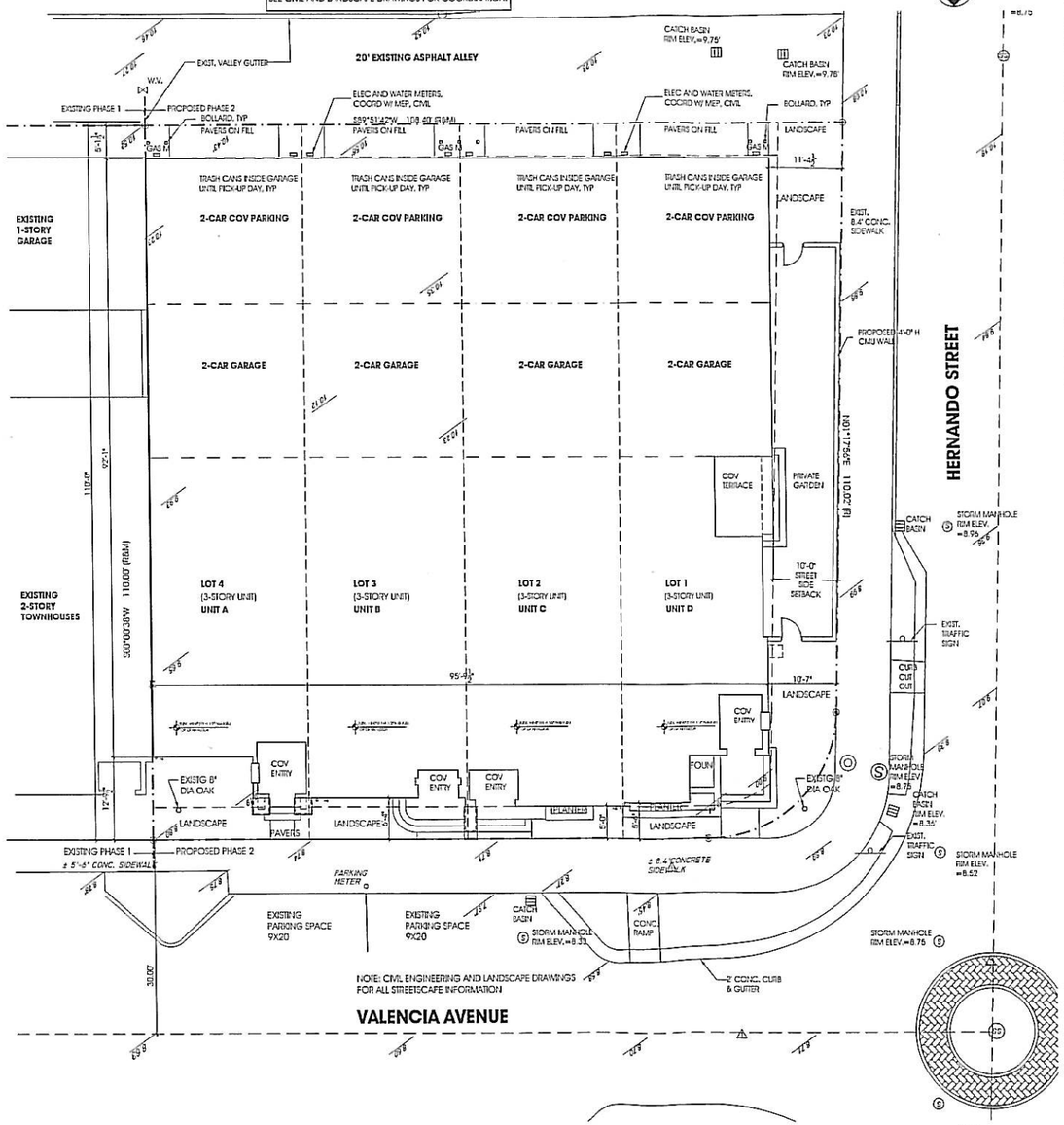
DRC & PRELIMINARY B.O.A. SUBMITTAL: 01-09-15



PROPOSED STREETSCAPE PLAN

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

NOTE:
SEE CIVIL AND LANDSCAPE DRAWINGS FOR COORDINATION.



PROPOSED SITE PLAN

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

25% LANDSCAPE AREA CALCULATIONS

REQUIRED: 25% OF LOT=2,929 SF
LOT SIZE: 11,718 SF (0.269 OF AN ACRE)
PROVIDED: 30% OF LOT (3,566 SF)

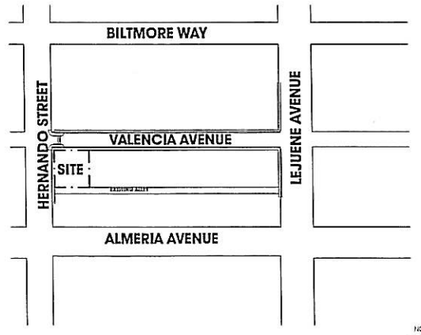
LANDSCAPE SF BREAKDOWN	TOTAL
REAR LANDSCAPE AND PAVER DRIVEWAY (ALLEY SIDE)	1100 SF
URBAN STREETSCAPE: LANDSCAPE AND PAVERS (ON LOT), NOT COUNTING STEPS	1,519 SF
ROOF TOP TERRACE:	1,967 SF
LANDSCAPE TOTAL	3,586 SF

SYMBOLS KEY

BUILDING SECTION — A / A-01
WALL SECTION — 1 / A-01
DETAIL — 1 / A-01
DETAIL @ SECTION — 1 / A-01
ELEVATION — FINISH FLOOR ELEV. +0'-0"
INTERIOR ELEVATION — A / A-01
DOOR ID — D1
PARTITION TYPE — 1
REVISION — 1
EQUIPMENT ID — 101
GLAZING ID — A

NOTES:

1. TREE REMOVAL BY SEPARATE PERMIT.
2. ALL RAINWATER MUST BE RETAINED IN PROPERTY.
3. LANDSCAPING WILL COMPLY WITH MIAMI-DADE COUNTY CODES.
4. SEE CIVIL LANDSCAPE DRAWINGS FOR SUBURBAN STREETSCAPE AND TREE INFORMATION.
5. ANY DAMAGED SIDEWALKS TO BE REPAIRED (POURED NEW) PER CITY OF CORAL GABLES STANDARDS.



LOCATION SKETCH

SCALE: NTS

LEGAL DESCRIPTION

LOTS 1-4 IN BLOCK 18 OF BILTMORE SECTION-F ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23 AT PAGE 28 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK

THE WORK ENTAILS 4 NEW (3-STORY) TOWNHOUSE RESIDENCES, EACH WITH AN OPEN-AIR COURTYARD AND A 2-CAR GARAGE. ADDITIONAL WORK INCLUDES NEW LANDSCAPING AND STREET IMPROVEMENTS PER THE SUBURBAN STREETSCAPE REQUIREMENTS.

ZONING INFORMATION

ZONED:	MF3A (TOWNHOUSE) (SECTION 4-104(B,F) MULTIFAMILY SPECIAL AREA DISTRICT
FLOOD ZONE:	X
LOT SIZE	11,718 SF (0.269 OF AN ACRE)
CODE:	FBC 2010

	REQUIRED/ALLOWED	PROPOSED
F.A.R. ALLOWED	2.0 (FAR): 23,436 SF	22,963 SF
HEIGHT ALLOWED	45'-0" (3-STORY) 35'-0" (50' SETBACK FROM SFR DISTRICT AT REAR)	42'-8" (3-STORY) TOP OF CHIMNEY CAP
LANDSCAPE AREA REQUIRED	SUBURBAN STREETSCAPE (SECTION 4-104.D.9)	SEE LANDSCAPE PLAN
MIN. FLOOR ELEVATION	16" ABOVE CROWN-OF-ROAD (9.33' + 1.33' = 10.33' MIN)	11.16 TOP OF FIN FLOOR N.G.V.D. 10'-6" TOP OF GARAGE HIGH POINT
PARKING REQUIRED	8	16
DENSITY		4 UNITS

SETBACK REQUIREMENTS

	REQUIRED/ALLOWED	PROPOSED
FRONT:	5'-0"	5'-3"
SIDE: STREET	10'-0"	10'-7"
SIDE: INTERIOR	0'-0" MIN.	0'-1"
REAR:	5'-0"	5'-0"

AREA CALCULATIONS: TOTALS (SEE UNIT BREAKDOWNS BELOW)

AREA CALCULATIONS: UNIT A

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
PROPOSED RESIDENCE:	1113	1393	1338	3844
COVERED ENTRY/PORCH:	74			74
COVERED TERRACE:		352		352
ROOF TERRACE:		551		551
GARAGE:	549			549
CARPORT:	549			549
TOTALS:	2285	2296	1338	5919

AREA CALCULATIONS: UNIT B

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
PROPOSED RESIDENCE:	1268	1491	1509	4268
COVERED ENTRY/PORCH:	23			23
COVERED TERRACE:		352		352
ROOF TERRACE:		550		550
GARAGE:	550			550
CARPORT:	551			551
TOTALS:	2392	2393	1509	6294

AREA CALCULATIONS: UNIT C

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
PROPOSED RESIDENCE:	1259	1481	1530	4270
COVERED ENTRY/PORCH:	36	42		78
COVERED TERRACE:		352		352
ROOF TERRACE:		550		550
GARAGE:	550			550
CARPORT:	551			551
TOTALS:	2396	2425	1530	6351

AREA CALCULATIONS: UNIT D

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
PROPOSED RESIDENCE:	955	1579	1923	4457
COVERED ENTRY/PORCH:	69	100		169
COVERED TERRACE:	102	228		330
ROOF TERRACE:		316		316
GARAGE:	550			550
CARPORT:	544			544
TOTALS:	2220	2223	1923	6365

KEYNOTES

LOCUS ARCHITECTURE INCORPORATED
530 South Dixie Highway, Suite 207
Coral Gables, FL 33146
Tel: (305) 740-0123
Fax: (305) 740-0520
License No. AA0002733
CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BOA FIELD II SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses: VALENCIA TOWNHOUSES

414 VALENCIA AVENUE
CORAL GABLES, FL 33134

DRAWING

Proposed Site Plan, Zoning Information

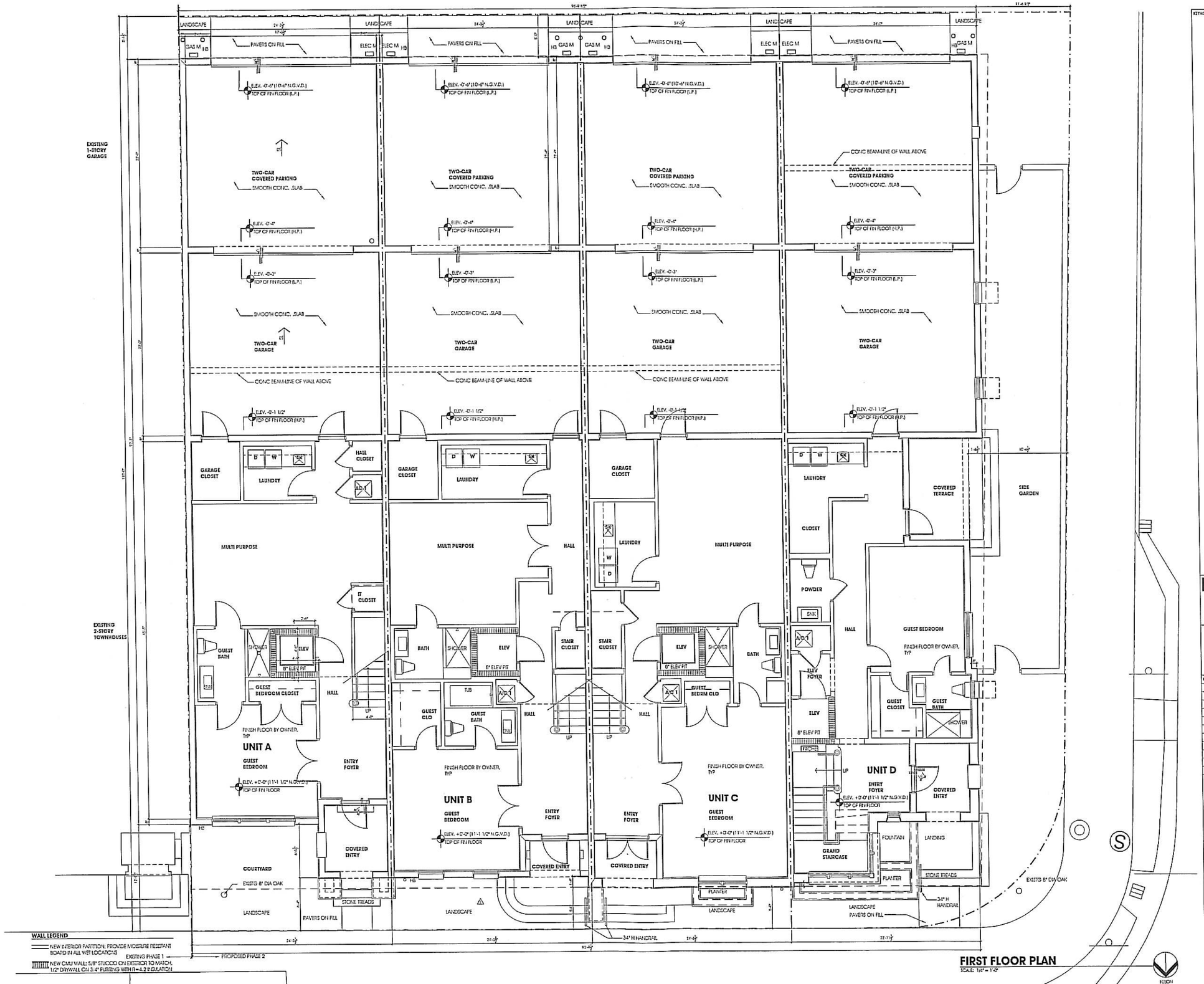
SEAL

Nelson de Leon AR 13937

SCALE	1/8"=1'-0"
DRAWN	EG, NDL
REVIEWED	NDL
PROJ. NO.	1730

SHEET NO.

A-01



WALL LEGEND

NEW INTERIOR PARTITION, PROVIDE MOISTURE RESISTANT BOARD IN ALL WET LOCATIONS

NEW CMU WALL: 5/8" STUCCO ON EXTERIOR TO MATCH, 1/2" DRYWALL ON 3/4" FURRING WITH R=4.2 INSULATION

FIRST FLOOR PLAN

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

KEYNOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, FL 33146
Tel (305) 740-0120
Fax (305) 740-0020
License No. AA0002733

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BOA PRELIM SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses:
VALENCIA TOWNHOUSES

444 VALENCIA AVENUE
CORAL GABLES, FL 33134

DRAWING

First Floor Plan

SEAL

Nelson de Leon
AR 12937

SCALE 1/4"=1'-0"

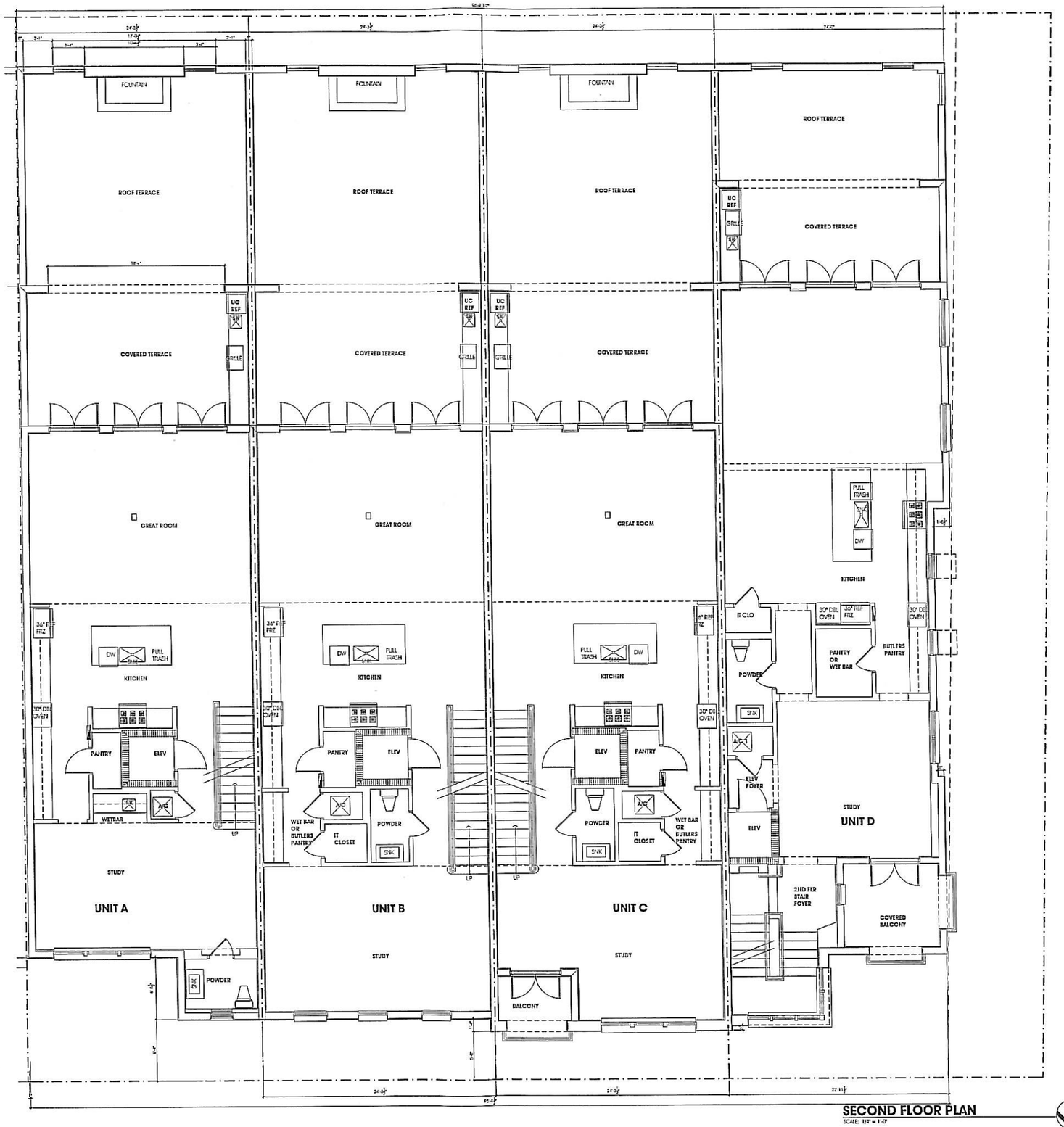
DRAWN EG, NTL

REVIEWED NDL

PROJ. NO. 173.0

SHEET NO.

A-02



SECOND FLOOR PLAN

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

WALL LEGEND

NEW INTERIOR PARTITION: PROVIDE MOISTURE RESISTANT BOARD IN ALL WET LOCATIONS

NEW CMU WALL: 5/8" STUCCO ON EXTERIOR TO MATCH, 1/2" DRYWALL ON 3/4" FURRING WITH R=4.2 INSULATION

KEYNOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, FL 33146
Tel: (305) 740-0120
Fax: (305) 740-0529
License No. AA0002733

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-19-14
	DRC SUBMITTAL	01-09-15
	BOA PRELIM SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses
VALENCIA TOWNHOUSES
444 VALENCIA AVENUE
CORAL GABLES, FL 33134

DRAWING

Second Floor Plan

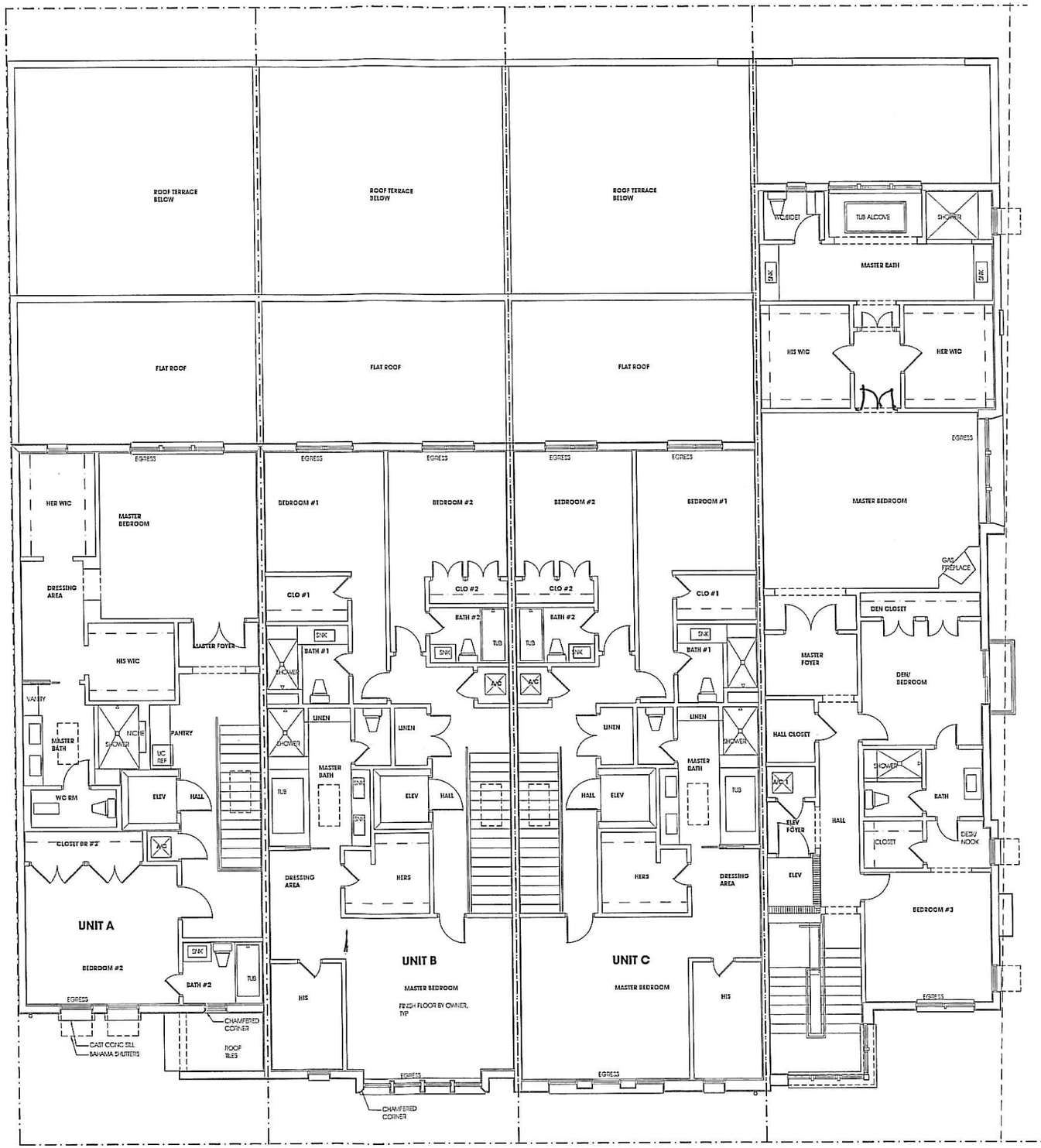
SEAL

Nelson de Leon
AR 13937

SCALE	1/4"=1'-0"
DRAWN	BG, NDL
REVIEWED	NDL
PROJ. NO.	1710

SHEET NO.

A-03



WALL LEGEND

NEW INTERIOR PARTITION; PROVIDE MOISTURE RESISTANT BOARD IN ALL WET LOCATIONS

NEW CMU WALL; 5/8" STUCCO ON EXTERIOR TO MATCH, 1/2" DRYWALL ON 3/4" FURRING WITH R=4.2 INSULATION

THIRD FLOOR PLAN

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

NORTH

KEYNOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway Suite 307
Coral Gables, FL 33146
Tel (305) 740-0120
Fax (305) 740-0220
License No. AA0002733

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-19-14
	DRC SUBMITTAL	01-09-15
	BOA FOLIUM SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses: VALENCIA TOWNHOUSES

448 VALENCIA AVENUE
CORAL GABLES, FL 33134

DRAWING

Third Floor Plan

SEAL

Nelson de Leon
AR 13937

SCALE	1/4"=1'-0"
DRAWN	BG, NEL
REVIEWED	NDL
PROJ. NO.	1713.0

SHEET NO.

A-04

Four New 3-Story Townhouses:

Valencia Townhouses Phase II

444 Valencia Avenue, Coral Gables, FL 33134

Project Team

LOCUS ARCHITECTURE INCORPORATED — ARCHITECTURE

500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel (305) 740-0120
Fax (305) 740-0520
License No. AA0002733

Torre Development — DEVELOPER

500 South Dixie Highway, Suite 301
Coral Gables, Florida 33146
Tel.: (305) 740-0057
Fax: (305) 740-0096
License No.: 061766

Francisco Cuello Jr., PE, Inc. — STRUCTURAL

147 Alhambra Circle, Ste. 220
Coral Gables, FL 33134
Tel.: (305) 567-0125
Fax: (305) 567-0129
License No. 40087

ARPE, Engineering Inc. — MECHANICAL / ELECTRICAL / PLUMBING

2655 Le Jeune Road, Suite 1109
Coral Gables, FL 33134
Tel.: (305) 444-9809
Fax: (305) 444-9827
License No.: 60236

Herbert L.Martin, RLA — LANDSCAPE ARCHITECT

5965 S.W. 38th Street
Miami, FL 33155
Tel.: (305) 661-6685
License No.: LA 0001722

Vicente E. Cossio, P.E. — CIVIL ENGINEER

2440 N.W. 21st Terrace
Miami, FL 33142
Tel.: (305) 634-8669
Fax: (305) 634-2291

Drawing Contents

SHEET NO.	SHEET CONTENTS
SURVEY	
SU-1	SURVEY TENTATIVE PLAT
LANDSCAPE	
LA-1	LANDSCAPE PLAN
LA-2	TREE DISPOSITION PLAN
CIVIL	
ARCHITECTURE	
A-01	SITE PLAN, ZONING INFORMATION
A-01.1	3D RENDERING VIEWS
A-01.2	3D VIEW ALONG VALENCIA AVENUE
A-01.3	3D VIEW AT CORNER OF VALENCIA AVE & HERNANDO STREET
A-02	FIRST FLOOR PLAN
A-03	SECOND FLOOR PLAN
A-04	THIRD FLOOR PLAN
A-05	ROOF PLAN
A-06	EXTERIOR ELEVATIONS: NORTH
A-07	EXTERIOR ELEVATIONS: SOUTH AND EAST
A-08	BUILDING SECTIONS: A-A, B-B

STRUCTURAL

MECHANICAL

ELECTRICAL

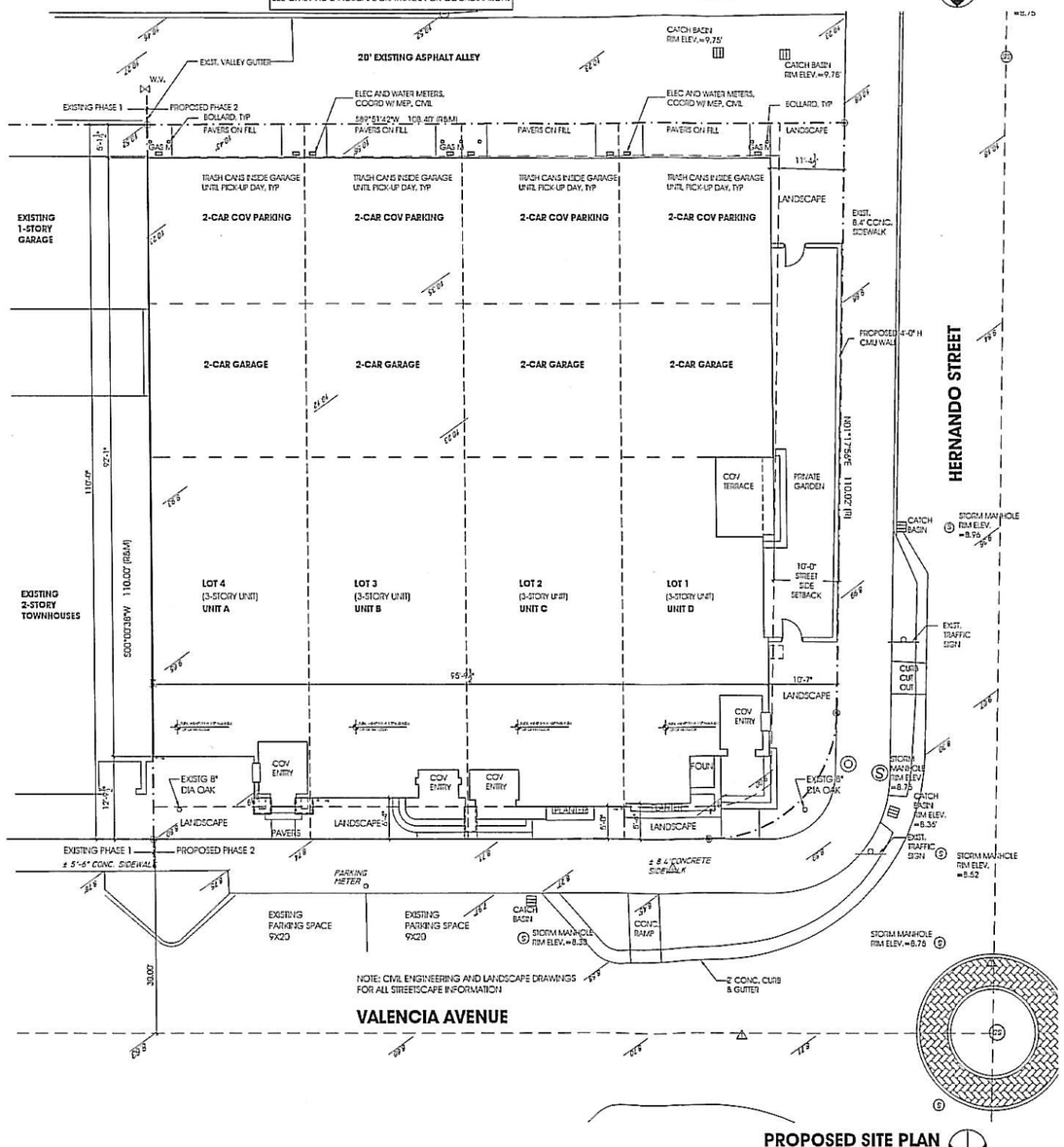
PLUMBING

DRC & PRELIMINARY B.O.A. SUBMITTAL: 01-09-15

PROPOSED STREETSCAPE PLAN

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

NOTE:
SEE CIVIL AND LANDSCAPE DRAWINGS FOR COORDINATION.



PROPOSED SITE PLAN

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

25% LANDSCAPE AREA CALCULATIONS

REQUIRED:	25% OF LOT=2,929 SF
LOT SIZE:	11,718 SF (0.269 OF AN ACRE)
PROVIDED:	30% OF LOT (3,586 SF)

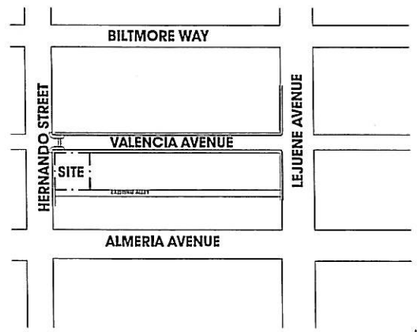
LANDSCAPE SF BREAKDOWN	TOTAL
REAR LANDSCAPE AND PAVER DRIVEWAY (ALLEY SIDE)	1100 SF
URBAN STREETSCAPE: LANDSCAPE AND PAVERS (ON LOT), NOT COUNTING STEPS	1,519 SF
ROOF TOP TERRACE:	1,967 SF
LANDSCAPE TOTAL	3,586 SF

SYMBOLS KEY

BUILDING SECTION — ELEVATION
WALL SECTION — INTERIOR ELEVATION
DETAIL — DOOR ID
DETAIL @ SECTION — PARTITION TYPE
REVISION
EQUIPMENT ID
GLAZING ID

NOTES:

1. TREE REMOVAL BY SEPARATE PERMIT.
2. ALL RAINWATER MUST BE RETAINED IN PROPERTY.
3. LANDSCAPING WILL COMPLY WITH MIAMI-DADE COUNTY CODES.
4. SEE CIVIL LANDSCAPE DRAWINGS FOR SUBURBAN STREETSCAPE AND TREE INFORMATION.
5. ANY DAMAGED SIDEWALKS TO BE REPAIRED (POURED NEW) PER CITY OF CORAL GABLES STANDARDS.



LOCATION SKETCH

SCALE: NTS

LEGAL DESCRIPTION

LOTS 1-4 IN BLOCK 16 OF THE 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.

SCOPE OF WORK

THE WORK ENTAILS 4 NEW (3-STORY) TOWNHOUSE RESIDENCES, EACH WITH AN OPEN-AIR COURTYARD AND A 2-CAR GARAGE. ADDITIONAL WORK INCLUDES NEW LANDSCAPING AND STREET IMPROVEMENTS PER THE SUBURBAN STREETSCAPE REQUIREMENTS.

ZONING INFORMATION

ZONED:	MFSA (TOWNHOUSE) SECTION 4-104.B.7) MULTI-FAMILY SPECIAL AREA DISTRICT
FLOOD ZONE:	X
LOT SIZE	11,718 SF (0.269 OF AN ACRE)
CODE:	FBC 2010

	REQUIRED/ALLOWED	PROPOSED
F.A.R. ALLOWED	2.0 (FAR): 23,436 SF	22,963 SF
HEIGHT ALLOWED	45'-0" (3-STORY) 25'-0" (1ST SETBACK FROM SFR DISTRICT AT REAR)	42'-8" (3-STORY) TOP OF CHIMNEY CAP
LANDSCAPE AREA REQUIRED	SUBURBAN STREETSCAPE (SECTION 4-104.D.9)	SEE LANDSCAPE PLAN
MIN. FLOOR ELEVATION	16" ABOVE CROWN-OF-ROAD (9.00' + 1.33' = 10.33' MIN)	11.16 TOP OF FIN FLOOR N.G.V.D. 10'-0" TOP OF GARAGE HIGH POINT
PARKING REQUIRED	8	16
DENSITY		4 UNITS

SETBACK REQUIREMENTS

	REQUIRED/ALLOWED	PROPOSED
FRONT:	5'-0"	5'-3"
SIDE: STREET	10'-0"	10'-7"
SIDE: INTERIOR	0'-0" MIN.	0'-1"
REAR:	5'-0"	5'-0"

AREA CALCULATIONS: TOTALS (SEE UNIT BREAKDOWNS BELOW)

AREA CALCULATIONS: UNIT A

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
PROPOSED RESIDENCE:	1113	1393	1338	3844
COVERED ENTRY/PORCH:	74			74
COVERED TERRACE:		352		352
ROOF TERRACE:		551		551
GARAGE:	549			549
CARPORT:	549			549
TOTALS:	2285	2296	1338	5919

AREA CALCULATIONS: UNIT B

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
PROPOSED RESIDENCE:	1268	1491	1509	4268
COVERED ENTRY/PORCH:	23			23
COVERED TERRACE:		352		352
ROOF TERRACE:		550		550
GARAGE:	550			550
CARPORT:	551			551
TOTALS:	2392	2393	1509	6294

AREA CALCULATIONS: UNIT C

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
PROPOSED RESIDENCE:	1259	1481	1530	4270
COVERED ENTRY/PORCH:	36	42		78
COVERED TERRACE:		352		352
ROOF TERRACE:		550		550
GARAGE:	550			550
CARPORT:	551			551
TOTALS:	2396	2425	1530	6351

AREA CALCULATIONS: UNIT D

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
PROPOSED RESIDENCE:	955	1579	1923	4457
COVERED ENTRY/PORCH:	69	100		169
COVERED TERRACE:	102	228		330
ROOF TERRACE:		316		316
GARAGE:	550			550
CARPORT:	544			544
TOTALS:	2220	2223	1923	6366

KEYNOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 207
Coral Gables, FL 33146
Tel: (305) 740-0120
Fax: (305) 740-0129
License No. AA0002723
CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BCA FINAL SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses: VALENCIA TOWNHOUSES

444 VALENCIA AVENUE
CORAL GABLES, FL 33134

DRAWING

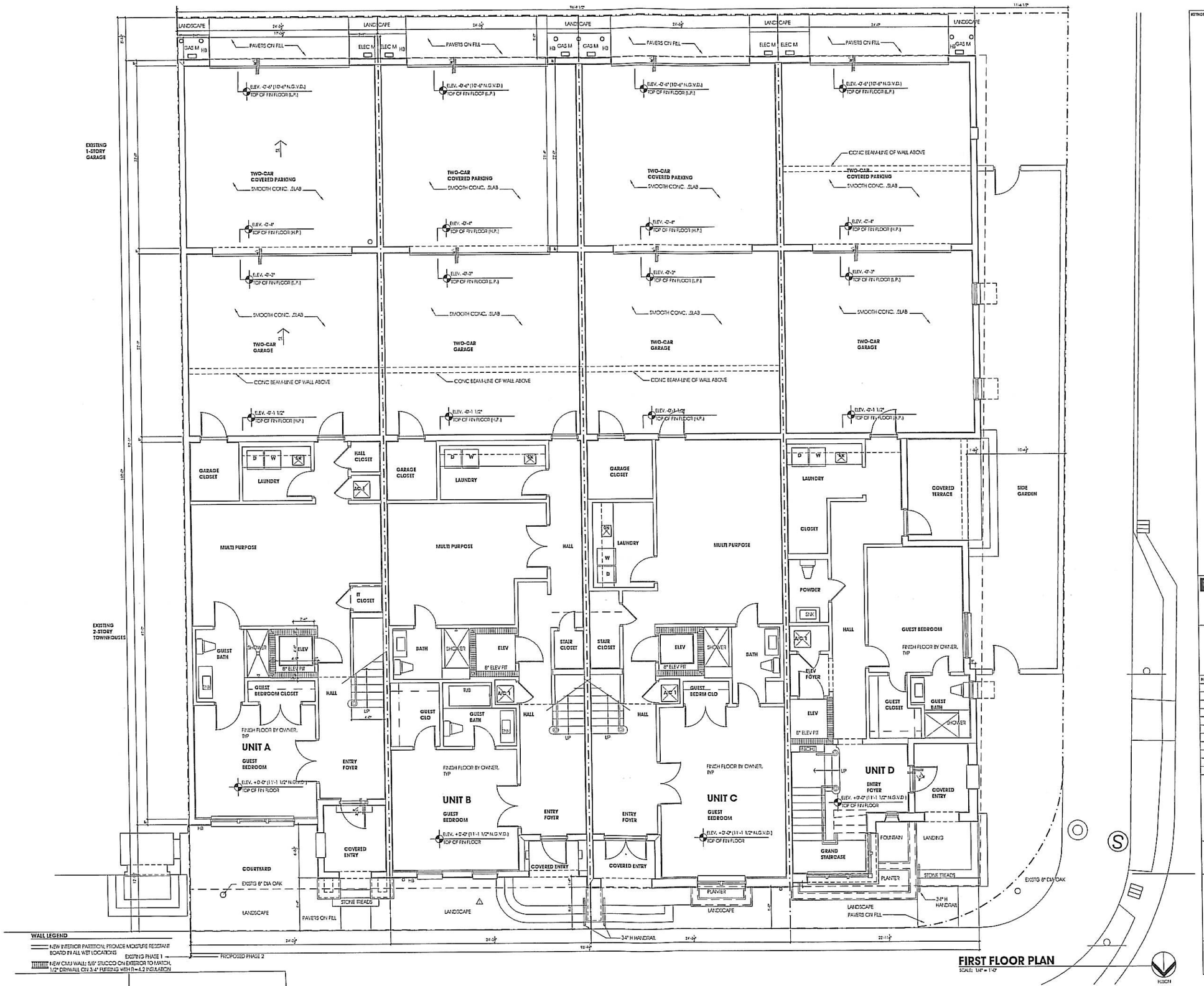
Proposed Site Plan, Zoning Information

SCALE	1/8"=1'-0"
DRAWN	EG, MTL
REVIEWED	NDL
PROJ. NO.	1713

SEAL: Nelson de Leon AR 13937

SHEET NO.

A-01



WALL LEGEND

NEW INTERIOR PARTITION; PROVIDE MOISTURE RESISTANT BOARD IN ALL WET LOCATIONS

EXISTING PHASE 1

NEW CMU WALL; 5/8" STUCCO ON EXTERIOR TO MATCH, 1/2" DRYWALL ON 3/4" FURRING WITH R=4.2 INSULATION

FIRST FLOOR PLAN

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

KEYNOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 337
Coral Gables, FL 33146
Tel (305) 740-0120
Fax (305) 740-0220
License No. AA0002733

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BOA PRELIM SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses:
VALENCIA TOWNHOUSES

444 VALENCIA AVENUE
CORAL GABLES FL 33134

DRAWING

First Floor Plan

SEAL

Nelson de Leon
AR 13937

SCALE 1/4"=1'-0"

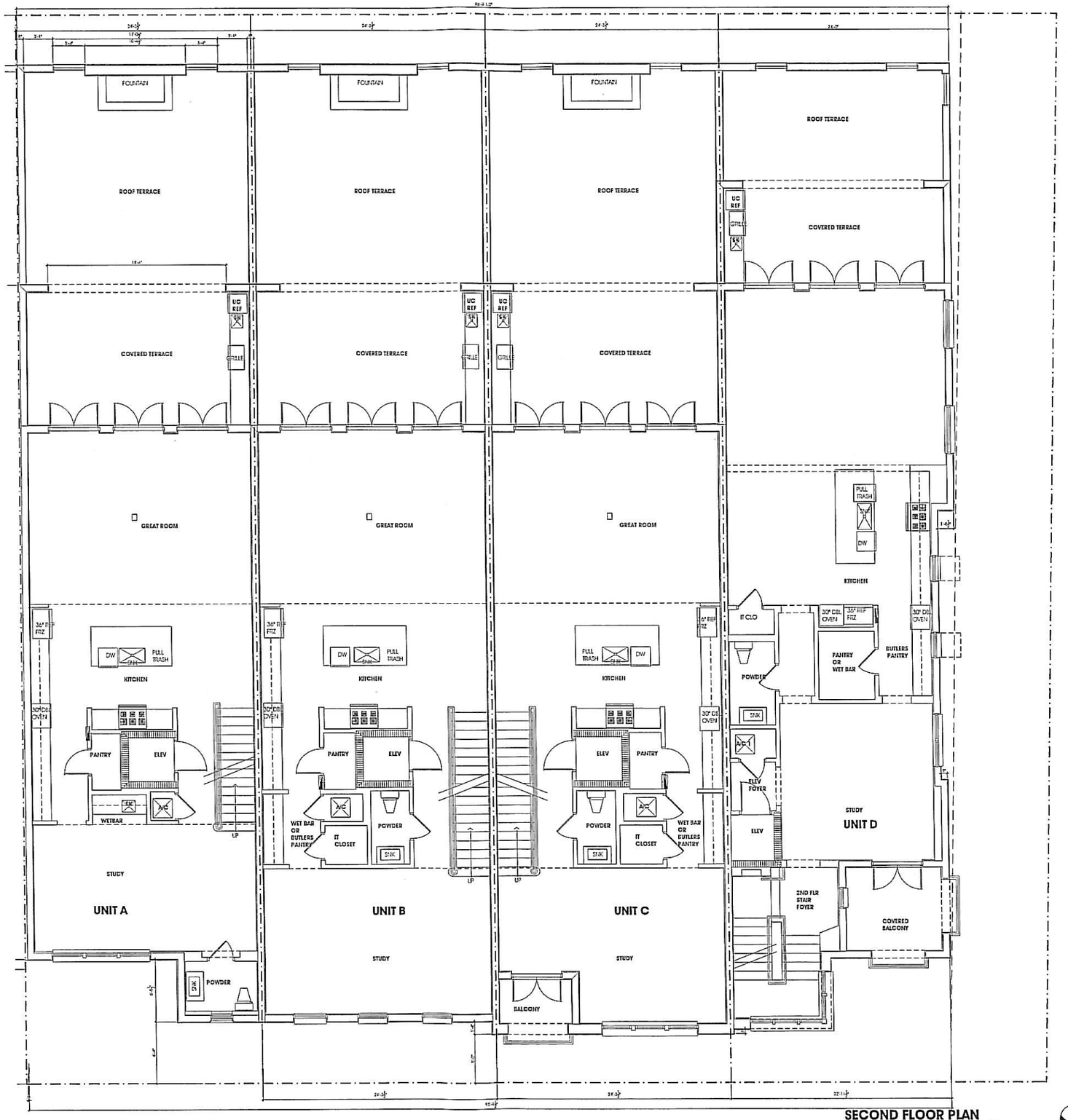
DRAWN BG, NEL

REVIEWED NDL

PROJ. NO. 173.0

SHEET NO.

A-02



WALL LEGEND

NEW INTERIOR PARTITIONS PROVIDE MOISTURE RESISTANT BOARD IN ALL WET LOCATIONS

NEW CMU WALL: 5/8" STUCCO ON EXTERIOR TO MATCH, 1/2" DRYWALL ON 3/4" FURRING WITH R=4.2 INSULATION

SECOND FLOOR PLAN

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

KEYNOTE

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 207
Coral Gables, FL 33146
Tel: (305) 740-0129
Fax: (305) 740-0823
License No. AA0002733

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BOA PRELIM SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses
VALENCIA TOWNHOUSES

446 VALENCIA AVENUE
CORAL GABLES, FL 33134

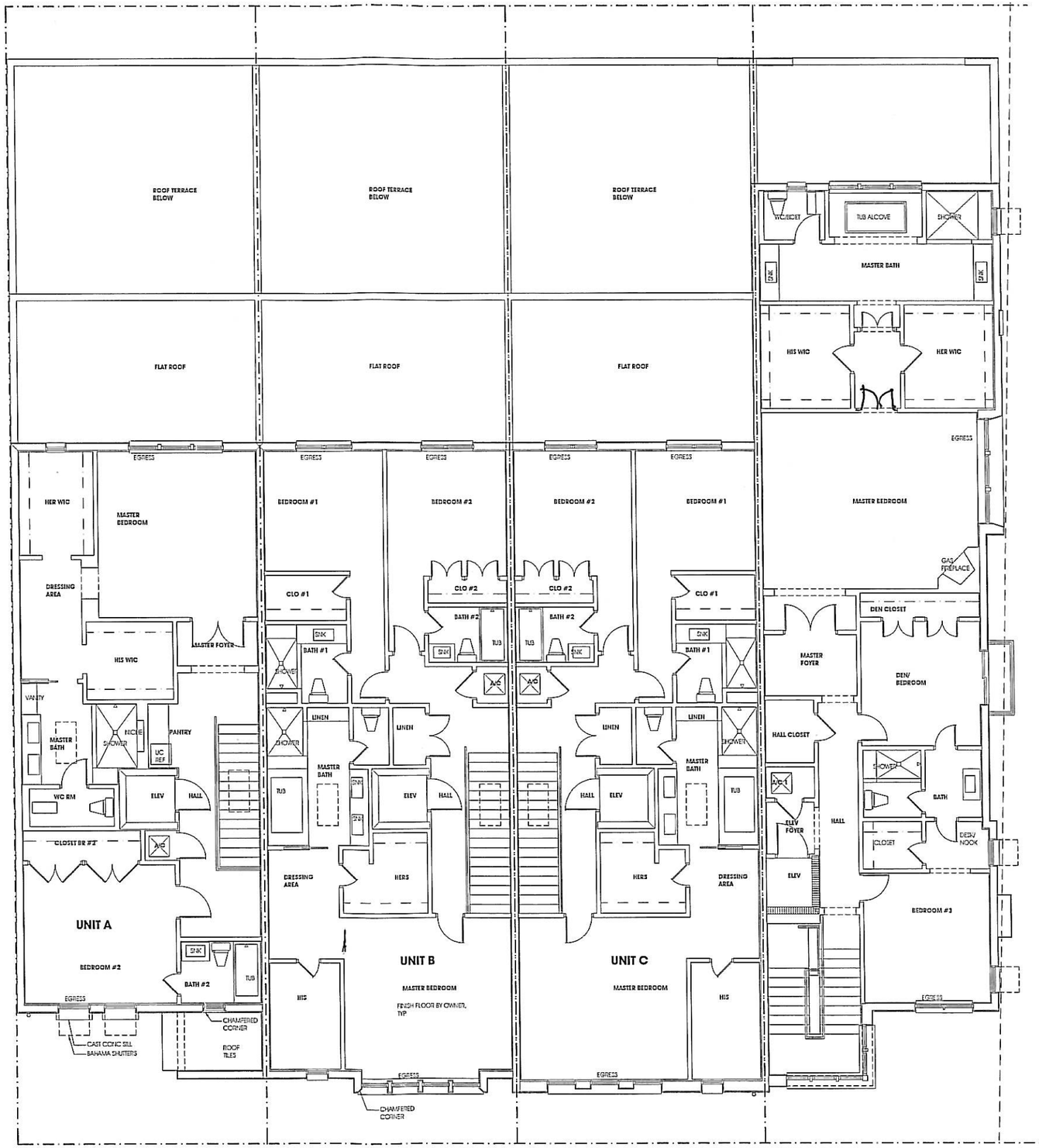
DRAWING

Second Floor Plan

SCALE	1/4"=1'-0"
DRAWN	EG, NDL
REVIEWED	NDL
Nelson de Leon AR 12937	PROJ. NO. 1713.0

SHEET NO.

A-03



WALL LEGEND

NEW INTERIOR PARTITION: PROVIDE MOISTURE RESISTANT BOARD IN ALL WET LOCATIONS

NEW CMU WALL: 5/8" STUCCO ON EXTERIOR TO MATCH, 1/2" DRYWALL ON 3/4" FURRING WITH R=4.2 INSULATION

THIRD FLOOR PLAN

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

KEYNOTES

LOCUS ARCHITECTURE INCORPORATED
5100 South Dixie Highway Suite 307
Coral Gables, FL 33146
Tel (305) 740-0129
Fax (305) 740-0201
License No. AA0002713

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BOA FIELD 2 SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses
VALENCIA TOWNHOUSES
444 VALENCIA AVENUE
CORAL GABLES, FL 33134

DRAWING

Third Floor Plan

SCALE	1/4"=1'-0"
DRAWN	BG, NEL
REVIEWED	NDL
PROJ. NO.	1710

SEAL

Nelson de Leon
AR 13937

SHEET NO.

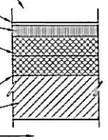
A-04

ROOF ASSEMBLY: SHELL

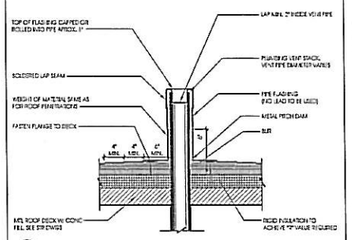
INSULATION R-VALUE

R-VALUE	COMPONENT
0.17	OUTSIDE AIR FILM
0.00	BUR, WHITE
0.40	COVERBOARD
19.0	RIGID INSULATION AND LIGHTWEIGHT CONC
0.06	VAPOR BARRIER
0.60	4" CONC. SLAB (SLAB VARIES 4"-8")
0.93	AIR SPACE

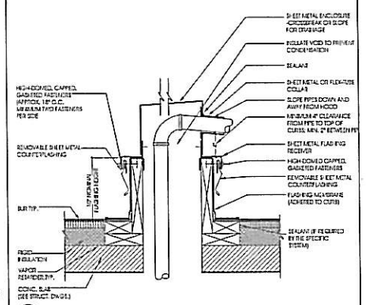
TOTAL R-20.36



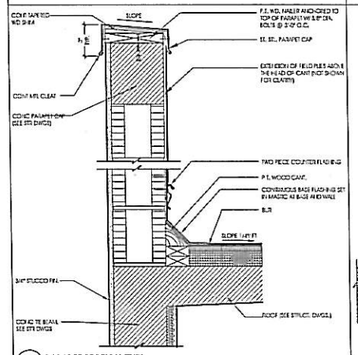
FIRE RATING PER 2010 TABLE
4" CONC. SLAB ON CONC. JOIST= 1 HR MIN.



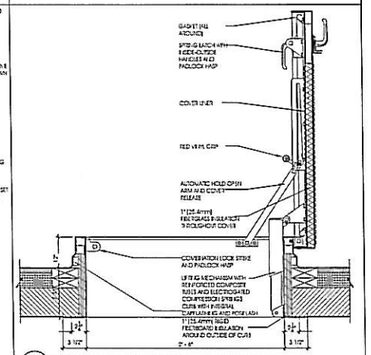
F ROOF SECTION @ VENT
SCALE: 1 1/2" = 1'-0"



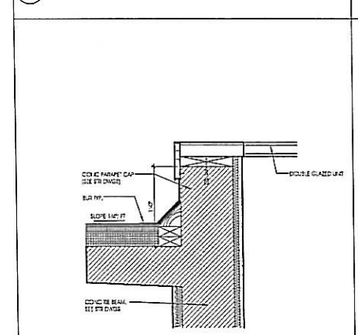
E ROOF SECTION @ VENT
SCALE: 1 1/2" = 1'-0"



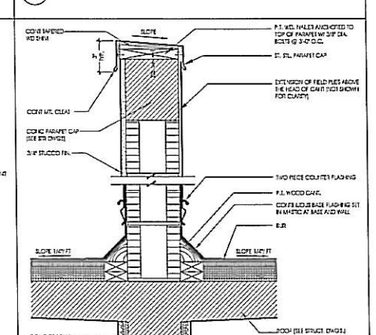
D PARAPET SECTION (TYP)
SCALE: 1 1/2" = 1'-0"



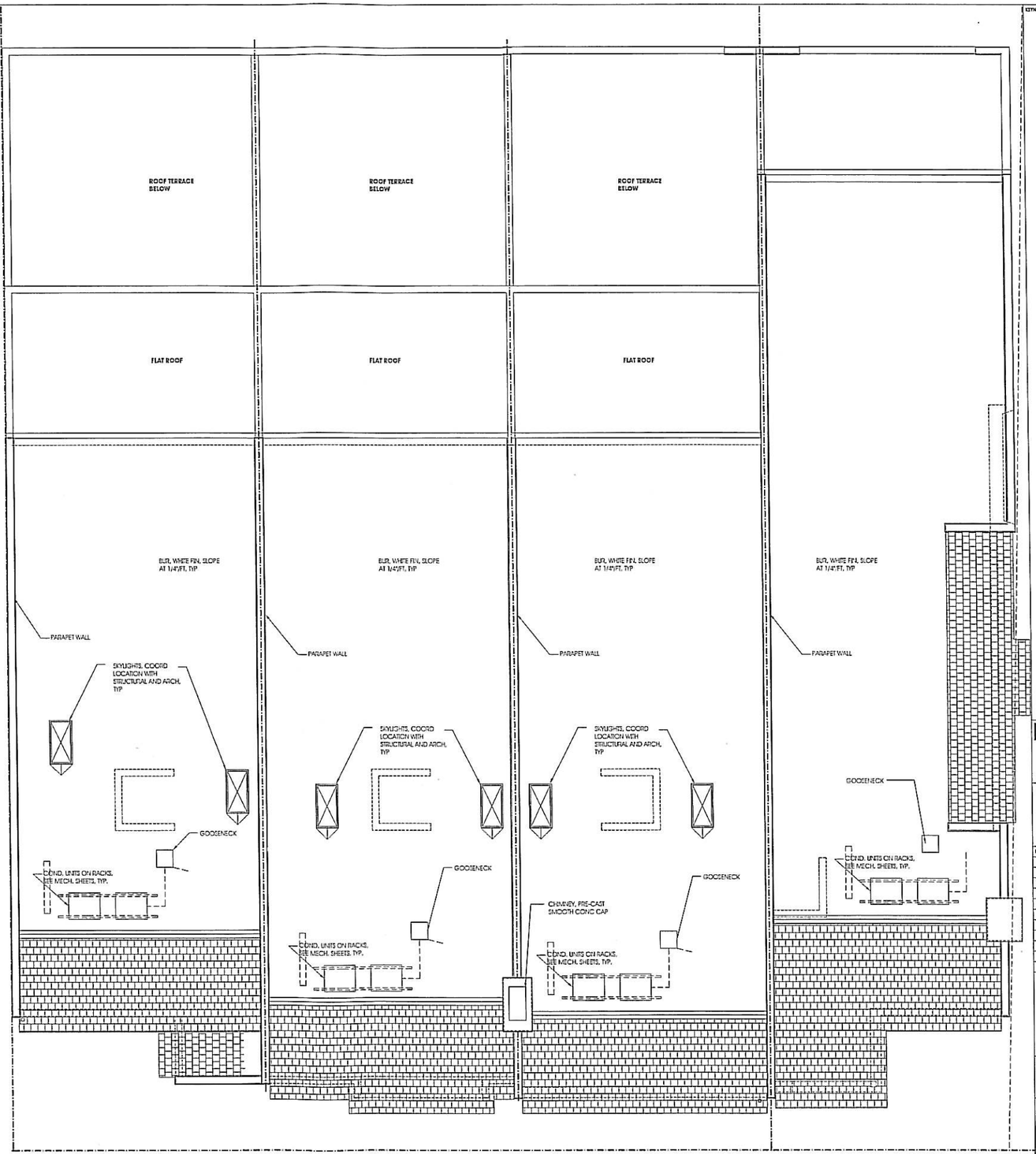
C ROOF SECTION @ ACCESS/VENTILATION HATCH (TYP)
SCALE: 1 1/2" = 1'-0"



B ROOF SECTION @ SKYLIGHT (TYP)
SCALE: 1 1/2" = 1'-0"



A PARAPET SECTION (TYP)
SCALE: 1 1/2" = 1'-0"



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

NELSON

LOCUS ARCHITECTURE INCORPORATED
520 South Dixie Highway, Suite 307
Coral Gables, FL 33146
Tel (305) 740-0700
Fax (305) 740-0520
License No. AA0002733

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BOA PRELIM SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses: VALENCIA TOWNHOUSES

444 VALENCIA AVENUE
CORAL GABLES, FL 33134

DRAWING

ROOF PLAN

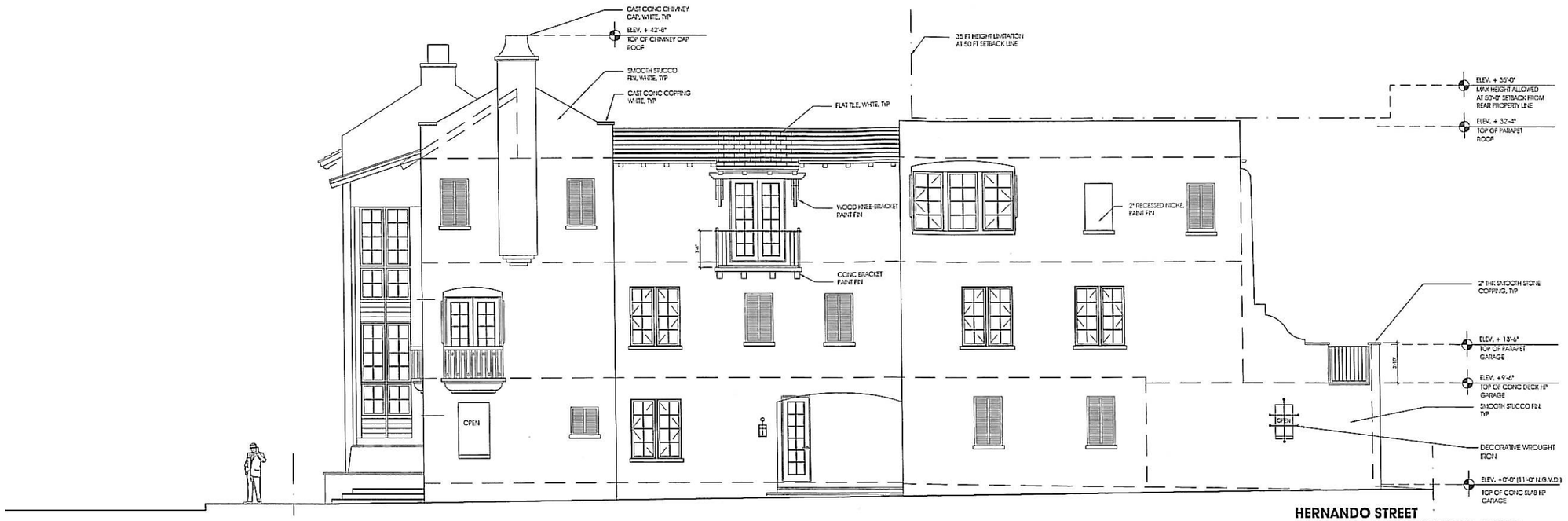
SCALE	1/4"=1'-0"
DRAWN	NDL
REVIEWED	NDL
PROJ. NO.	1113.0

SEAL

Nelson de Leon
AR 13927

SHEET NO.

A-05



HERNANDO STREET
PROPOSED SIDE ELEVATION: WEST
SCALE: 1/4" = 1'-0"

VALENCIA AVENUE
PROPOSED FRONT ELEVATION: NORTH
SCALE: 1/4" = 1'-0"

KEYNOTES

LOCUS ARCHITECTURE INCORPORATED
520 South Dixie Highway, Suite 307
Coral Gables, FL 33146
Tel: (305) 740-0120
Fax: (305) 740-0630
License No. AA0002733
CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BOA FIELD II SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses
VALENCIA TOWNHOUSES
448 VALENCIA AVENUE
CORAL GABLES, FL 33134

DRAWING

Exterior Elevations, North & West

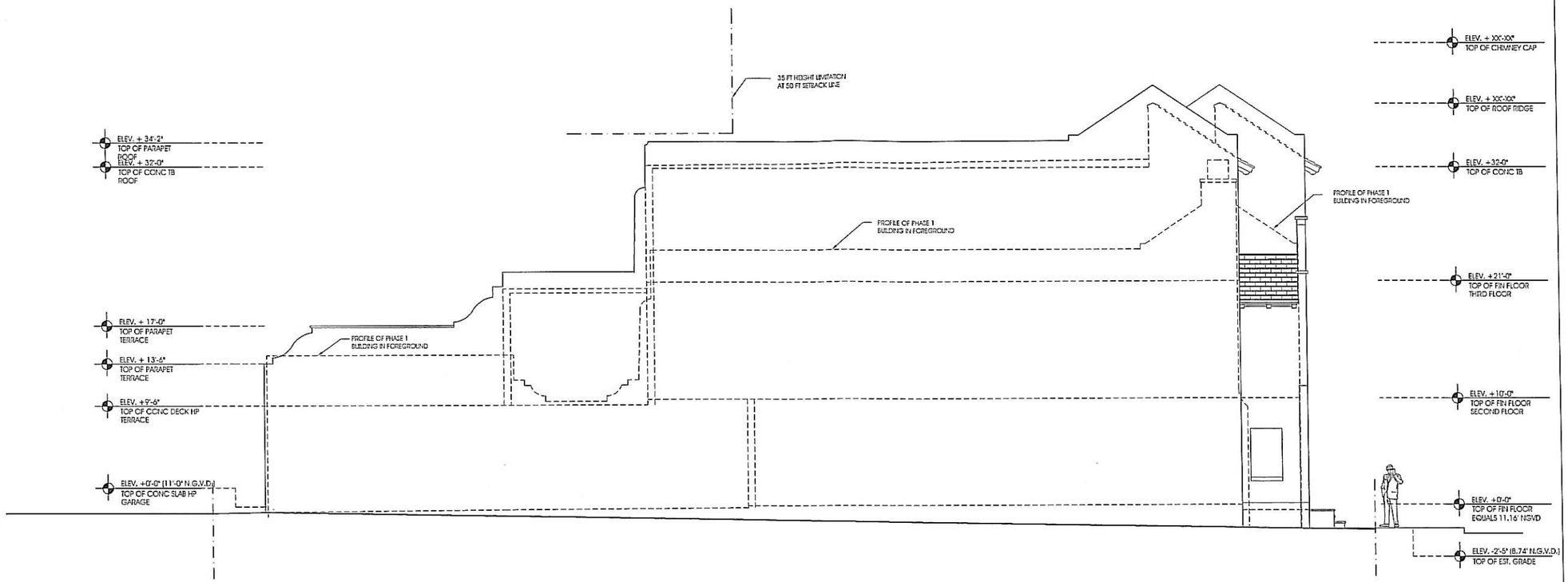
SEAL

Nelson de Leon AR 13937

SCALE	1/4" = 1'-0"
DRAWN	EG, KEL
REVIEWED	NDL
PROJ. NO.	1315

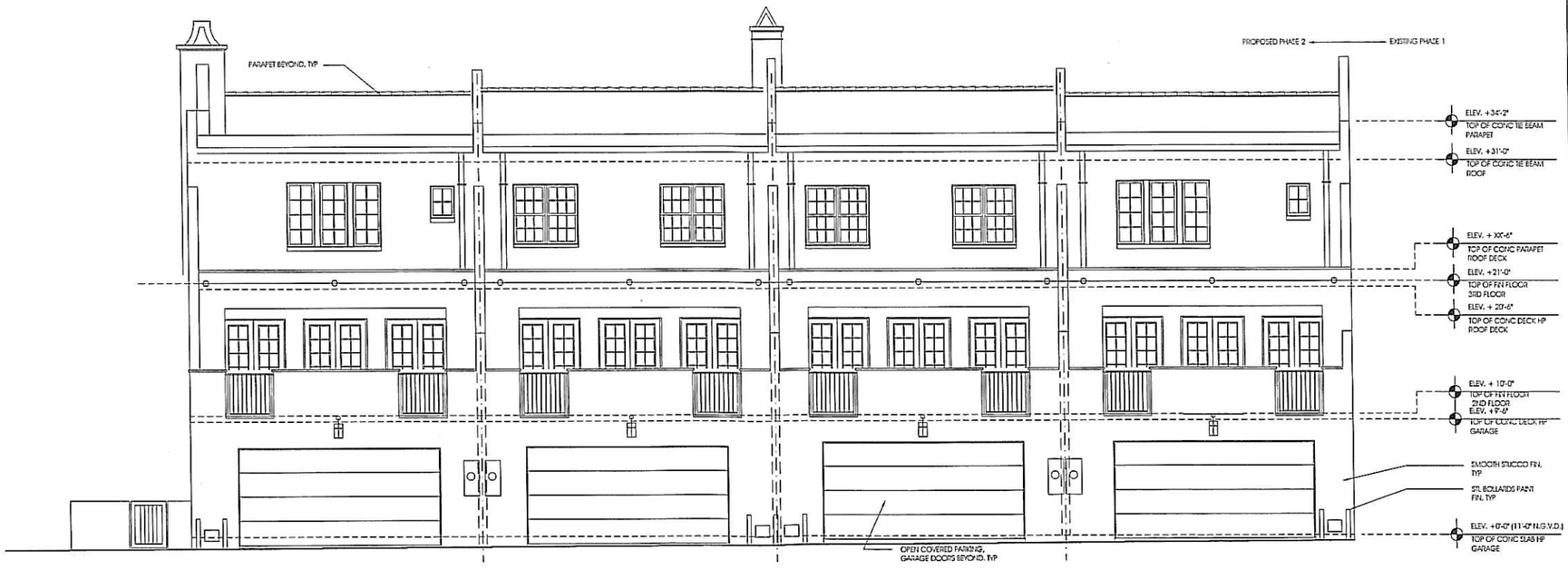
SHEET NO.

A-06



PROPOSED SIDE ELEVATION: EAST

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



PROPOSED REAR ELEVATION: SOUTH

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

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 207
Coral Gables, FL 33146
Tel: (305) 740-0100
Fax: (305) 740-0620
License No. AA0002733

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BOA PRELIM SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses: VALENCIA TOWNHOUSES

444 VALENCIA AVENUE
CORAL GABLES FL 33134

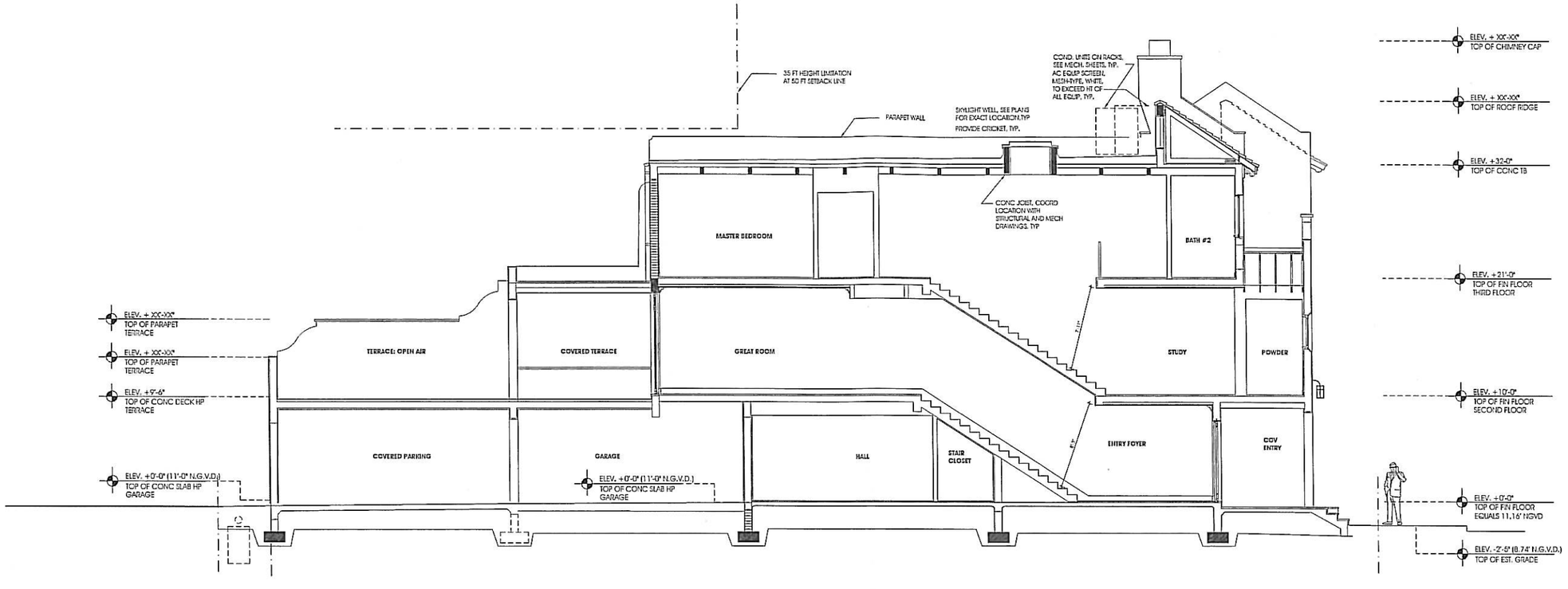
DRAWING

Exterior Elevations, South & East

SEAL	SCALE 1/4"= 1'-0"
	DRAWN BG, NDL
	REVIEWED NDL
Nelson de Leon AR 13937	PROJ. NO. 1752.0

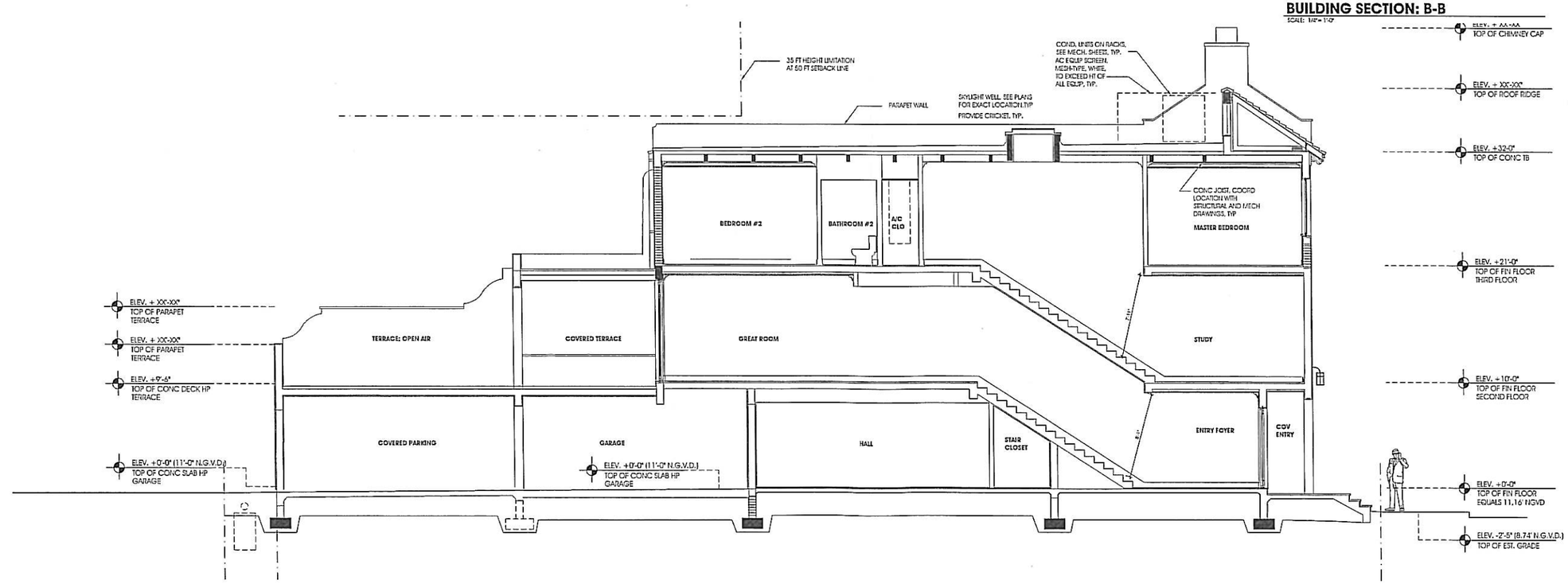
SHEET NO.

A-07



BUILDING SECTION: B-B

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



BUILDING SECTION: A-A

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

KEYNOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, FL 33146
Tel: (305) 740-0120
Fax: (305) 740-0120
License No. AA0002733

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BOA PRELIM SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses:
VALENCIA TOWNHOUSES

444 VALENCIA AVENUE
CORAL GABLES, FL 33134

DRAWING

BUILDING SECTIONS: A & B

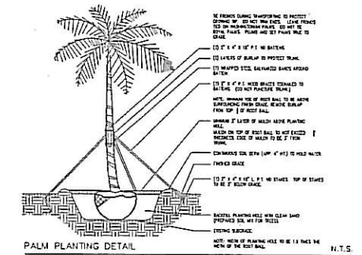
SEAL

Nelson de Leon
AR 13937

SCALE 1/4" = 1'-0"
DRAWN BG/NDL
REVIEWED NDL
PROJ. NO. 173.0

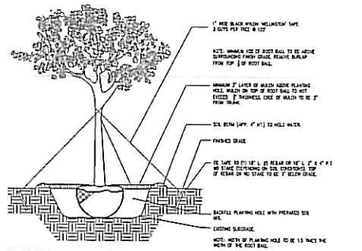
SHEET NO.

A-08



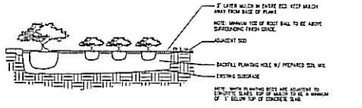
PALM PLANTING DETAIL N.T.S.

LARGE TREE PLANTING DETAIL SIMILAR



TREE PLANTING DETAIL N.T.S.

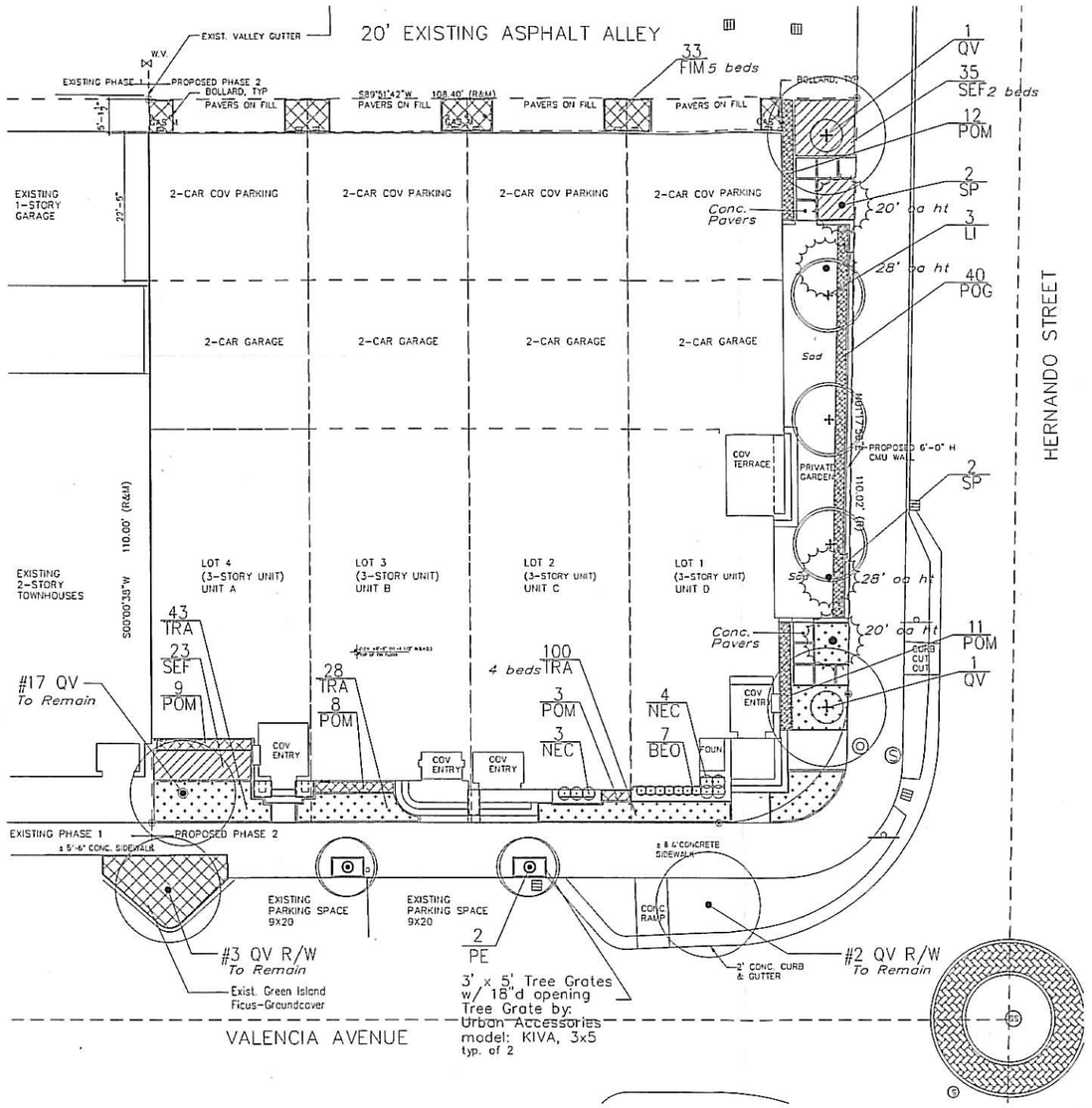
TREES WITH 3" CALIPER OR LESS



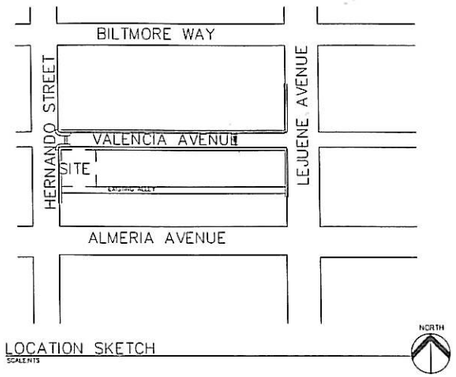
SHRUB/GROUND COVER DETAIL N.T.S.

PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 2ND EDITION: FEBRUARY 1998, RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL)
3. ALLTREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDER-GROUND UTILITIES PRIOR TO DIGGING.
8. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS(PRIOR TO BID COST AND COMPARE TO ARCHITECTS PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.



Landscape Plan
SCALE:1/8"=1'-0"



LOCATION SKETCH
SCALE:NTS

25% LANDSCAPE AREA CALCULATIONS

REQUIRED:	25% OF LOT=2,929 SF
LOT SIZE:	11,718 SF (0.269 OF
PROVIDED:	30% OF LOT (3,586 SF)

LANDSCAPE SF BREAKDOWN	TOTAL
REAR LANDSCAPE AND PAVER DRIVEWAY (ALLEY SIDE)	100 SF
URBAN STREETSCAPE: LANDSCAPE AND PAVERS (ON LOT), NOT COUNTING STEPS	1,519 SF
ROOF TOP TERRACE:	1,967 SF
LANDSCAPE TOTAL	3,586 SF

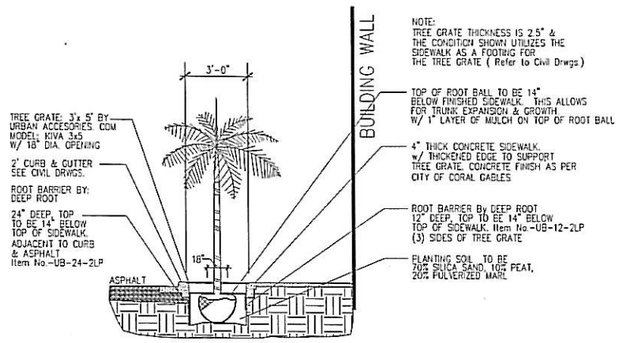
City of Coral Gables Zoning Code-Landscape Requirements:

Art. 5 Section 5-1105 (C)

	Required		Provided	
ZONING DISTRICT: MFSA Total Site Acreage: 11,718 sf / 0.269 Acres				
1. Landscape Open Space Required:	25%	2929 sf.	30%	3586 sf.
2a. Large shade Trees Required: (28) per acre 28 x 0.269 = 7.5 or 8 Trees Req'd	8		8	1 QV exist. 2 QV prop. 3 LI prop. 4 SP prop. (2 trees)
2b. Shrubs: (224) per acre 224 x 0.269 = 6025 or 60 Shrubs Req'd.	60		83	(18" ht. min.)

Plant List

Qty	Key	Botanical / Commman Name	Specification
2	QV	Quercus virginiana / Live Oak	22-24' oa ht, 10' spr, 5' ct, 6" cal.
3	LI	Lagerstromia indica / Crape Myrtle	16-18' oa ht, 10' spr, 6" dbh, sum of trunks, 3 min.
4	SP	Sabal palmetto / Sabal palm	5 @ 22', 5 @ 18', 5 @ 14' oa hts.
2	PE	Ptychosperma elegans / Alexander Palm	18' oa ht, 8' spr, 4" dbh.
40	POG	Podocarus gracillor / Weeping Podocarpus	8' ht x 3' spr, 25 gal, or field grown
43	POM	Podocarus macrophyllus / Podocarpus	4' ht x 1.5' spr, full, 15 gal.
33	FIM	Ficus microcarpa / Green Island Ficus	3 gal, 12" x 12"
58	SEF	Serrissa foetida / Serrissa	3 gal, 12" x 12"
7	NEC	Neomarica caerulea / Apostles' Iris	2'-3' ht, 3 gal.
7	BEO	Begonia odorata / White Begonia	3 gal, 16" x 16"
171	TRA	Trachelospermum asiaticum / Jasmine 'Minima'	1 gal.



PALM PLANTING DETAIL w/ TREE GRATE N.T.S.

M.S. Martin, Landscape Architect, P.A.
Lic# 0000666 / L LA #0001132
5963 SW 38th Street, Miami, Florida 33155
305 780-4172, lamartin@bellsouth.net
Herbert L. Martin, Landscape Architect

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, FL 33146
Tel (305) 740-0120
Fax (305) 740-0520
CONTACT: FAIN(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BOA PRELIM	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses:
VALENCIA TOWNHOUSES

444 VALENCIA AVENUE
CORAL GABLES, FL 33134

DRAWING

Landscape Plan

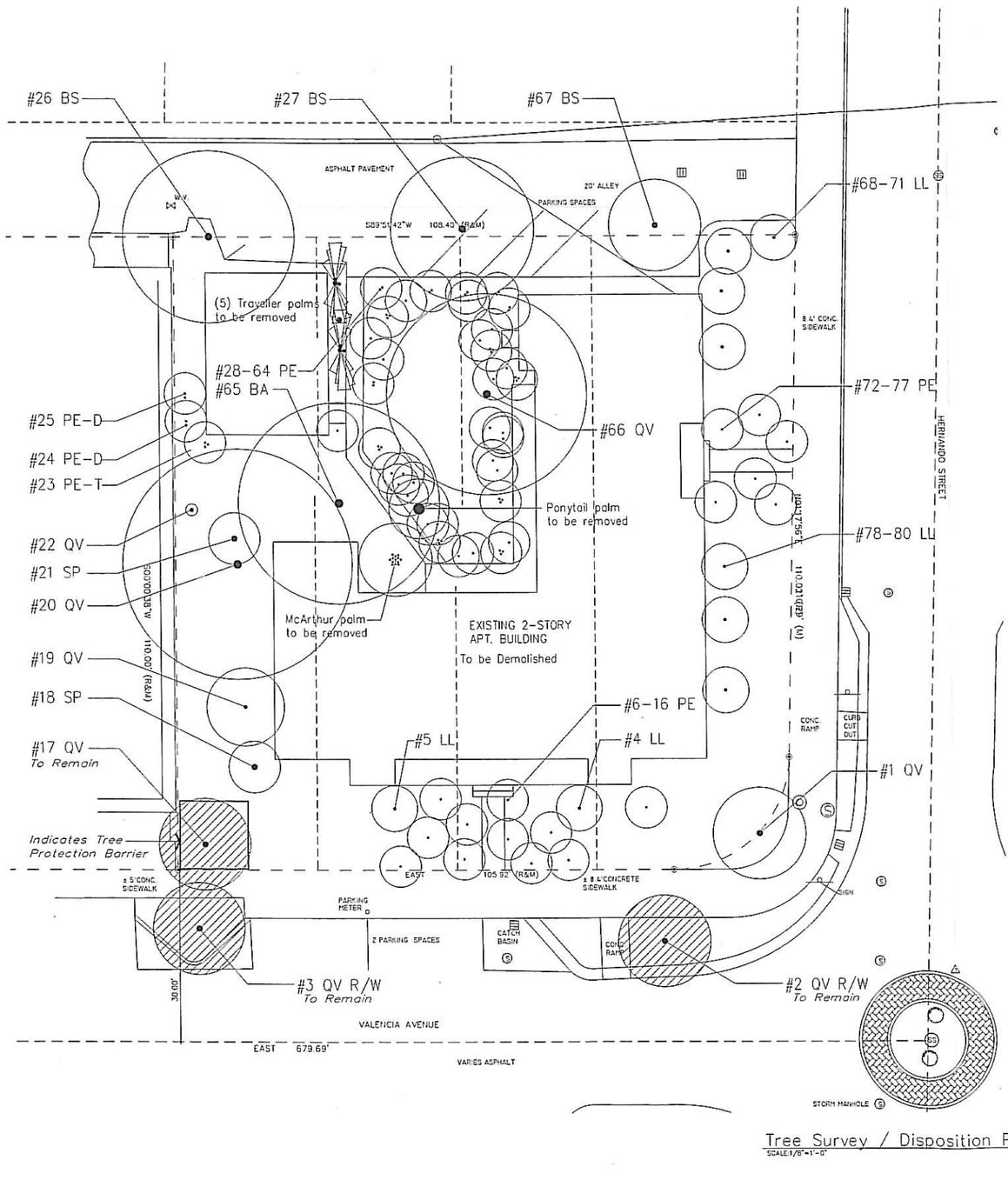
SEAL

Nelson de Leon
AR0013357

SCALE	1/8"=1'-0"
DRAWN	HLM
REVIEWED	NDL
PROJ. NO.	173.0

SHEET NO.

LA-1



Tree Survey / Disposition Plan

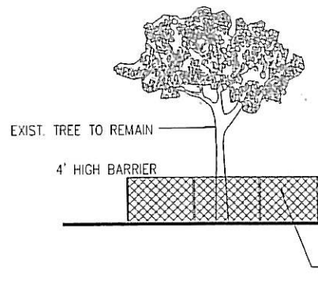
SCALE: 1/8"=1'-0"

Tree Survey List

Num	Key	Botanical / Commmon Name	Description: HT / SPR / DBH / Condition / Notes	Disposition
#1	QV	Quercus virginiana / Live Oak	18' oa ht, 18' spr, 6.5" dbh, fair condition.	–Remove–
#2	QV	Quercus virginiana / Live Oak, in Right of Way	16' oa ht, 16' spr, 6.5" dbh, fair condition.	Remain
#3	QV	Quercus virginiana / Live Oak, in Right of Way	24" oa ht, 16' spr, 6.5" dbh, good condition.	Remain
#4	LL	Ligustrum lucidium / Ligustrum	8–10' oa ht, 8–10' spr, multi trunk	–Remove–
#5	LL	Ligustrum lucidium / Ligustrum	8–10' oa ht, 8–10' spr, multi trunk	–Remove–
#6–16	PE	Ptychosperma elegans / Alexander Palms	16–20' oa ht, 8–9' spr, 3" dbh.	–Remove–
#17	QV	Quercus virginiana / Live Oak	25' oa ht, 21' spr, 7.5" dbh, good condition.	Remain
#18	SP	Sabal palmetto / Sabal Palm	15' oa ht, 10' spr, 19" dbh.	–Remove–
#19	QV	Quercus virginiana / Live Oak	40' oa ht, 35' spr, 23.5" dbh.	–Remove–
#20	QV	Quercus virginiana / Live Oak	40' oa ht, 30' spr, 17" dbh, good condition.	–Remove–
#21	SP	Sabal palmetto / Sabal palm	20' oa ht, 10' spr, 13.5" dbh.	–Remove–
#22	QV	Quercus virginiana / Live Oak	20' oa ht, 1' spr, 8" dbh, poor condition. Leader pruned; narrow space.	–Remove–
#23	PE–T	Ptychosperma elegans / Alexander Palm–trp.	20',16', 12' oa hts, 14' spr. total, 3 @ 3" dbh.	–Remove–
#24	PE–D	Ptychosperma elegans / Alexander Palm–dbl.	2 @ 16' oa ht, 10' spr. total, 2 @ 3" dbh.	–Remove–
#25	PE–D	Ptychosperma elegans / Alexander Palm–dbl.	16,14' oa hts, 12' spr, combined, 2 @ 3" dbh.	–Remove–
#26	BS	Bursera simaruba / Gumbo Limbo	25' oa ht, 30' spr, 11" dbh, fair / good condition	–Remove–
#27	BS	Bursera simaruba / Gumbo Limbo	25' oa ht, 25' spr, 11" dbh, fair condition.	–Remove–
#28–64	PE	Ptychosperma elegans / Alexander Palm	18'–30' oa hts, 8–9' spr, 3' dbh, single, doubles, triples	–Remove–
#65	BA	Bulnesia arborea / Verawood	35' oa ht, 35' spr, 8", 9" dbh, co–dominant leaders	–Remove–
#66	QV	Quercus virginiana / Live Oak	35' oa ht, 35' spr, 14" dbh.	–Remove–
#67	BS	Bursera simaruba / Gumbo Limbo	15' oa ht, 15' spr, 6" dbh, poor condition.	–Remove–
#68–71	LL	Ligustrum lucidium / Ligustrum	8–10' oa ht, 8–10' spr, multi trunk	–Remove–
#72–77	PE	Ptychosperma elegans / Alexander Palm	14–20' oa ht, 8–9' spr, 3' dbh.	–Remove–
#78–80	LL	Ligustrum lucidium / Ligustrum	8–10' oa ht, 8–10' spr, multi trunk	–Remove–

Indicates Existing Tree / Palm To Remain.

Indicates Existing Tree / Palm To Be Removed.



A BARRIER SHALL BE INSTALLED AROUND THE TREES IN ORDER TO PROTECT THEM DURING CONSTRUCTION.

FOR TREES LESS THAN 18" IN DIAMETER BARRIERS NEED TO BE 6'–8' IN DIAMETER.

FOR TREES GREATER THAN 18" IN DIAMETER BARRIERS NEED TO BE 10'–12' IN DIAMETER.

TREE PROTECTION BARRIER DETAIL N.T.S.

KEYNOTES

H.L. Morlin, Landscape Architect, P.A.
Lic# 0000404 / L.A. #0001728
5983 SW 36th Street, Miami, Florida 33155
305 793-1272, hmorlin@bellsouth.net
Herbert L. Morlin, Landscape Architect

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, FL 33146
Tel (305) 740-0120
Fax (305) 740-0529
License #AA(C)0002733

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BOA PRELIM	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3–Story Townhouses:
VALENCIA TOWNHOUSES

444 VALENCIA AVENUE
CORAL GABLES, FL 33134

DRAWING

Tree Survey
Disposition Plan

SEAL

Nelson de Leon
AR–13937

SCALE 1/8"=1'–0"
DRAWN BG, NDL
REVIEWED NDL
PROJ NO. 1730
SHEET NO.

LA–2

VIEW ALONG VALENCIA AVENUE

LOCUS ARCHITECTURE INCORPORATED
550 South Dixie Highway Suite 307
Coral Gables, FL 33146
Tel (305) 740-0123
Fax (305) 740-0520
License No. AA0002733

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BOA PRELIM SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses:
VALENCIA TOWNHOUSES

444 VALENCIA AVENUE
CORAL GABLES, FL 33134

DRAWING

3D Rendering View Along Valencia Avenue

SEAL	SCALE: -
	DRAWN: RG, NEL
	REVIEWED: NDL
Nelson de Leon AR 13937	PROJ. NO.: 1730

SHEET NO.

A-01.2

VIEW AT CORNER OF VALENCIA AVENUE & HERNANDO STREET

KEYNOTES

LOCUS ARCHITECTURE INCORPORATED

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BOA PREMIUM SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses:
VALENCIA TOWNHOUSES

464 VALENCIA AVENUE
CORAL GABLES, FL 33134

DRAWING

3D Rendering View Corner of Valencia & Hernando

SEAL

Nelson de Leon
AR 13937

SCALE -

DRAWN BG, NEL

REVIEWED NDL

PROJ. NO. 1750

SHEET NO.

A-01.3

REAR VIEW

REAR VIEW

VALENCIA VIEW

CORNER VIEW

KEYNOTES

LOCUS ARCHITECTURE INCORPORATED
500 South Dixie Highway, Suite 307
Coral Gables, FL 33146
Tel (305) 740-2120
Fax (305) 740-2020
License No. AR0012735

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	OWNER REVIEW	12-10-14
	DRC SUBMITTAL	01-09-15
	BOA PRELIM SUBMITTAL	01-09-15
	PERMIT SUBMITTAL	

PROJECT

(4) New 3-Story Townhouses: VALENCIA TOWNHOUSES

444 VALENCIA AVENUE
CORAL GABLES, FL 33134

DRAWING

3D Rendering Views

SEAL	SCALE
	-
	DRAWN
	BG, NEL
	REVIEWED
	NDL
Nelson de Leon AR 13937	PROJ. NO. 173.0

SHEET NO.

A-01.1

Florida Power & Light Company

FPL

April 13, 2015

Zeke Guilford, Esq.
Guilford & Associates, P.A.
400 University Drive Suite 201
Coral Gables, FL 33134

Reference: Tentative Plat of Town House on Valencia Phase II
Replat of Lots 1, 2, 3, and 4 Block 15 of Coral Gables Biltmore Section according to the plat thereof as recorder in plat book 20, at page 28, of the public records of Miami-Dade County, Florida. Sect. 17, Twp. 54S, Rge. 41E

To Whom It May Concern:

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

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

( ) Easements necessary for electrical facilities marked on the attached copy of the subject tentative plat and a duplicate was sent to owner.

(X) No Additional Easements are required at this time for electrical facilities. Any additional easements required will be obtained by instrument prior to completion of building construction.

( ) Easements have been assured verbally by the owner/developer and will be granted prior to completion of the building construction.

If there are any questions or you need further information, please call (305) 377-6029 for assistance.

Sincerely,

Jason Sanchez
Technical Specialist II

MIAMI-DADE COUNTY

miamidade.gov

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

June 8, 2015

Zeke Guilford, Esq.
Guilford & Associates, P.A.
400 University Drive
Suite 201
Coral Gables, FL 33134

RE: **LETTER OF CONSENT.**

TENTATIVE PLAT OF "TOWN HOUSE ON VALENCIA PHASE II" REPLAT.
444 Valencia Ave. / Folio No: 03-4117-008-2440.
Section 17-54-41

To Whom It May Concern:

The Miami-Dade Water and Sewer Department (WASD) does not own and/or operate any existing or proposed water/sewer facilities within the boundaries of the above referenced Plat Therefore, as a utility agency, WASD has **no objections** to this subdivision.

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

Very truly yours,

Pedro Vigil, GEC
"SINE LABORE NIHIL"
Construction Manager III
New Customer Division
Miami Dade County Water and Sewer Department
786-268-5172 Office
305-205-5152 Cellular

IT STARTS WITH WATER

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

T: 305-222-0941
F: 305-552-5935
RJ3704@att.com

June 1st, 2015

Lina Hickman, PE
City of Coral Gables Public Works
2800 SW 72nd Ave,
Miami, FL 33155

Re: Valencia Townhomes Phase11 Replat/Folio No: 03-4117008-2440

Being a Replat of Lots 1,2,3 and 4 Block 15 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 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, Florida

Ms. Hickman,

This letter shall serve as notice of **"Non Objection"** to Tentative Replat as referenced above . Specific contractual arrangements will be required for recovering costs associated with any relocation or removal of the facilities if so desired.

This information is based on existing AT&T Florida records.

Sincerely,

Richard Johnson,
Mgr OSP Planning/ & Engrg Design
ATT Florida

attachment
cc: Steve Massie, AT&T FL

Proud Sponsor of the U.S. Olympic Team

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

Wednesday, May 27, 2015

Zeke Guilford
Guilford & Associates, P.A.
400 University Drive, Suite 201
Coral Gables, FL 33134

RE: **Town House on Valencia Phase II**
Request for Review of Tentative Plat
Miami Dade County
Comcast ID # CWSI-M14-2890

Attention Guildford,

Please be advised, in reference to the proposed replat within: **Town House on Valencia Phase II…**Comcast has ***no objection and approves*** to the proposed replat, as outlined in the above referenced project.

Should it become necessary, Comcast will coordinate with the developer/owners for a separate easement instrument for the provision of Comcast services to the property/properties.

Should you have any further questions, please feel free to call me.

Chris Henning
South Florida Utility Coordinator
Authorized Contractor for Comcast
954-239-8386 (Office)
www.Cable-Wiring.com

cc: Leonard Maxwell-Newbold
cc: Ric Davidson
cc: Jose Martinez

Florida City Gas™
An AGL Resources Company

955 East 25th Street
Hialeah, FL 33013

305 691 8710 phone
www.floridacitygas.com

June 10, 2015

Zeke Guilford, Esq.
Guilford & Associates, P.A.
400 University Drive
Suite 201
Coral Gables, FL, 33134

Re: Valencia Townhome Phase II Replat at 444 Valencia Ave, Coral Gables, FL. (Folio No.: 03-4117-008-2440)

Dear Mr. Guilford:

Florida City Gas (FCG) has received your request to replat the subject property as per your request dated 04/13/2015.

FCG has no objection to the replat of the aforementioned property.

Please be advised that FCG maintains facilities within the 20' alley located adjacent to the subject property and you are required to contact Sunshine State One Call of Florida, Inc. at 811, at least two (2) full business days prior to commencing any excavation in the area.

If you need additional information, please do not hesitate to contact me.

Regards,

Roland Ruiz, E.I.
Associate Engineer
786-457-0937
rruiz@aglresources.com

The City of Coral Gables

Historical Resources Department

October 30, 2014

444 Valencia, LLC
8200 NW 27th Street, Suite #114
Miami, FL 33122

Re: 444 Valencia Avenue, legally described as Lots 1 to 4 INC Block 15, Coral Gables Biltmore Section, PB 20-28

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:

444 Valencia Avenue, legally described as Lots 1 to 4 INC Block 15, Coral Gables Biltmore Section, PB 20-28, <u>does not meet</u> the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff <u>will not</u> 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: Venny Torre, 208 Andalusia Avenue, Coral Gables, FL 33134
Craig Leen, City Attorney
Bridgette Thornton, Deputy City Attorney
Jane Tompkins, Development Services Director
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

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

REGISTRATION #:_____

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

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

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

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

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

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

Business Telephone Number 305-446-8411

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

Federal ID#: _____

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

NONE

PRINCIPAL REPRESENTED:

NAME _____ **COMPANY NAME, , IF APPLICABLE** 444 Valencia Ave., Inc

BUSINESS ADDRESS 733 Biltmore Way
Coral Gables, Fla. 33134 **TELEPHONE NO.:** _____

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

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

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

I F.W. ZEKE GUILFORD hereby swear or affirm under penalty of perjury 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.

Print Name of Lobbyist

F.W. Zeke Guilford
Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF ~~DADE~~ MIAMI-DADE)

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

WITNESS my Hand and Official Seal this 8th day of January 20 17

X Personally Known

_____ Produced ID

Lidia Gonzalez
Notary Public
State of Florida

LIDIA GONZALEZ
MY COMMISSION # FF 190456
EXPIRES: May 1, 2018
Bonded Thru Budget Notary Services

$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: _____

CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

REGISTRATION #:_____

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

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

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

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

Print Your Name: F.W. ZEKE GUILFORD, ESQ. (LOBBYIST)

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

Business Telephone Number: 305-446-8411

Business Address: 400 University Drive, #201, Coral Gables, Fla. 33134 (ADDRESS / CITY, STATE / ZIP CODE)

Corporation, Partnership, or Trust Represented:

Principal Name: 444 Valencia Avenue, Inc.

Principal Address: 733 Biltmore Way, Coral Gables, Fla 33134 Telephone Number: _____

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

Replat of property to allow the construction of four (4) townhouses

I F.W. ZEKE GUILFORD hereby swear or affirm under penalty of perjury that all the facts contained in this Application are true and that I am aware that these requirements are in compliance with the provisions of the City of Coral Gables Ordinance No. 2006-11, governing Lobbying.

Print Name of Lobbyist

Signature of Lobbyist

1-8-2015
Date

STATE OF FLORIDA)
)
COUNTY OF ~~DADE~~ MIAMI-DADE)

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

WITNESS my Hand and Official Seal this 8th day January 2015

X Personally Known

_____ Produced ID

Notary Public
State of Florida

LIDIA GONZALEZ
MY COMMISSION # FF 100466
EXPIRES: May 1, 2018
Bonded Thru Budget Notary Services

For Office Use Only

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

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.