City of Coral Gables
Planning and Zoning Staff Report

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

1. APPLICATION REQUEST

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

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

2. BACKGROUND INFORMATION

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

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

3. PROPOSED ZONING CODE TEXT AMENDMENT

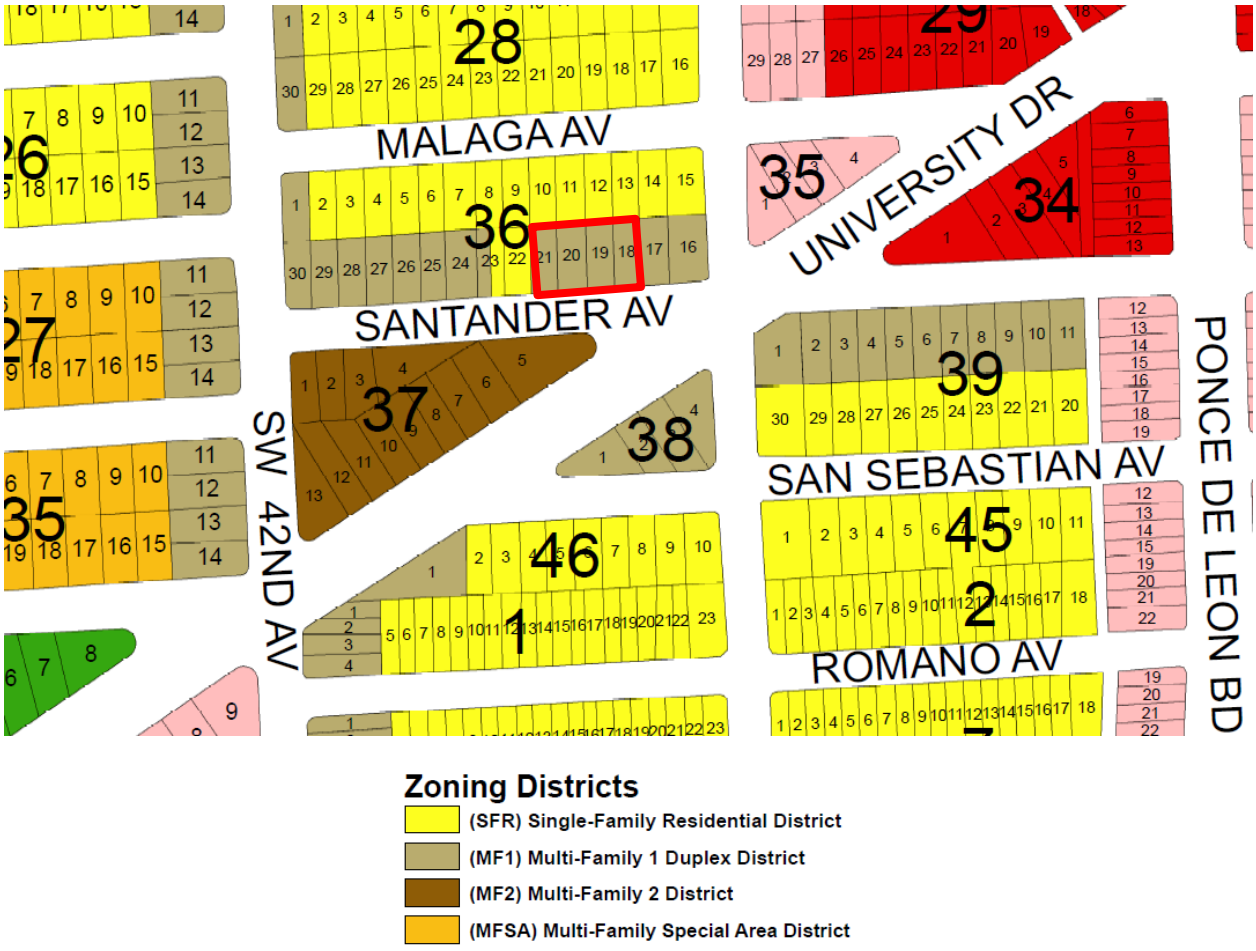
The proposed Zoning Code text amendments are provided below in ~~strikethrough~~/underline format and within the Draft Ordinance (see Attachment A).

Appendix A - Site Specific Zoning Regulations

Section A-36 - Crafts Section.

B. Height of buildings.

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



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

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

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

4. FINDINGS OF FACT

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

A. Promotes the public health, safety, and welfare.

B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.

C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.

D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.

E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

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

5. COMPREHENSIVE PLAN CONSISTENCY

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

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

- Policy FLU-1.1.1. The City's Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.

- Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.

- Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.

- Goal HOU-1. Provide a supply of housing that addresses the City's needs that shall include a variety of housing opportunities for all income ranges, provide housing diversity to enhance the City's social and economic growth and continue to be a distinctive, diverse, attractive and desirable place to live.

- Policy HOU-1.2.4. Continue to improve the regulatory and permitting processes, and revise and amend the policy and regulatory framework which may include amendments to the Comprehensive Plan, Zoning Code, building codes, and City ordinances as warranted based upon changes in housing conditions.

6. STAFF RECOMMENDATION

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

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

7. PUBLIC HEARING TIMETABLE

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

8. PUBLIC NOTIFICATION

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

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

9. ATTACHMENTS

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

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

Respectfully submitted,

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

Attachment A

311 and 315 Santander Avenue

Application for Zoning Code Text Amendment

VILLA BLANC

311 & 315 SANTANDER AVENUE, CORAL GABLES, FL 33134

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GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Our File Number: 00038248.01
Writer's Direct Dial Number: 305-376-6061
Writer's E-Mail Address: mgarcia-serra@gunster.com

October 20, 2015

VIA HAND DELIVERY

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

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

Dear Mr. Trias:

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

Proposed Zoning Code Text Amendment and Justification

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

A. Standards for Zoning Text Amendments

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

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

1. **Promotes the public health, safety and welfare**. The Project will promote the public health, safety and welfare by converting underutilized, older properties into new homes that can benefit the public at large by providing better quality housing and an architectural style and quality which is consistent with the quality and style common in Coral Gables.

2. **Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.** The proposed use, duplex residence, is a use already permitted in the Residential Multi-Family Duplex Density Land Use Category. The text amendment request only permits a second story and an architectural style other than "bungalow," both of which are compatible with the existing development in the surrounding area.

3. **Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.** The Applicant is not requesting an increase in density or intensity.

4. **Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.** The minor increase in height will not affect the level of service for public infrastructure since the densities and intensities permitted will not be increased.

5. **Does not directly conflict with an objective or policy of the Comprehensive Plan.** The Project will not directly conflict with any Comprehensive Plan policy or objective.

B. <u>Zoning Code Text Amendment Justification</u>

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

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

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

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

Sincerely,

Mario J. Garcia-Serra

Enclosures

MIA_ACTIVE 4375973.2

Exhibit A

Section A-36 – Crafts Section

***

B. Height of buildings.

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

***

City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

Application request

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

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

General information

Street address of the subject property: 311 and 315 Santander Avenue

Property/project name: N/A

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

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

Property owner(s): BULLROCK USA, LLC

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

Telephone: Business (305)307-9883 Fax _____

Other _____ Email eg @ bullrockinvestment.com

City of Coral Gables Planning Division Application

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

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

Telephone: Business (305) 376-6061 Fax _____

Other _____ Email mgarcia-serra @ gunster.com

Property information

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

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

Proposed land use classification(s) (if applicable): _____

Proposed zoning classification(s) (if applicable): _____

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning 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.

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

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

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

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

(Signature of Notary Public - State of Florida)

ADA VALIDO MY COMMISSION EXPIRES January 1, 2018 #FF 050720 Bonded thru Notary Public Underwriters NOTARY PUBLIC STATE OF FLORIDA

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

☑ 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: Mario Garcia-Serra	~~Applicant(s)~~/Agent(s) Print Name: Mario Garcia-Serra
Address: 600 Brickell Avenue #3500 Miami, FL 33131	
Telephone: (305) 376-6061	Fax:	Email: mgarcia-serra@gunster.com

NOTARIZATION

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

NOTARY PUBLIC STATE OF FLORIDA
MARGARET GARCIA-SCHUBERT
MY COMMISSION # FF 022319
EXPIRES: May 29, 2017
Bonded Thru Budget Notary Services

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

Section A-36 – Crafts Section

***

B. Height of buildings.

1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:

   a. Lots 16 and 17, ~~through 21, inclusive,~~ Lots 24 through 30, inclusive, and the west one-half (1/2) of Lot 23, all in Block 36.

   b. Lots 1 through 4, inclusive, Block 38.

   c. Lots 1 through 11, inclusive, Block 39.

***

VILLA BLANC

311 SANTANDER AVENUE, CORAL GABLES, FL 33134

Z.W. JAROSZ ARCHITECT, P.A.

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

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

311 SANTANDER - VIEW OF WEST SIDE OF REAR YARD

311 SANTANDER - VIEW OF EAST SIDE OF REAR YARD

311 SANTANDER - VIEW TOWARDS FRONT OF PROPERTY

311 SANTANDER - VIEW OF WEST SETBACK

311 SANTANDER - VIEW OF EAST SETBACK FROM FRONT OF PROPERTY

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

PROJECT / SHEET TITLE

GUTIERREZ DUPLEXES
311 Santander Avenue, Coral Gables, Fl 33134

EXISTING SITE PICTURES

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

COPYRIGHT 2015 ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF Z.W. JAROSZ ARCHITECT P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER OR OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO Z.W. JAROSZ ARCHITECT, P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF Z.W. JAROSZ ARCHITECTS, P.A. IS PROHIBITED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

1503-GUT

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

SHEET

A6.01

VIEW OF NEIGHBOR TO THE WEST

VIEW OF NEIGHBOR TO THE WEST

VIEW OF NEIGHBOR TO THE EAST

VIEW OF NEIGHBOR TO THE EAST

STREET VIEW OF SANTANDER AVE. FACING WEST

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

STREET VIEW OF SANTANDER AVE. FACING EAST

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

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

PROJECT / SHEET TITLE

GUTIERREZ DUPLEXES
311 Santander Avenue, Coral Gables, Fl 33134

EXISTING SITE CONTEXT

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

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1503-GUT

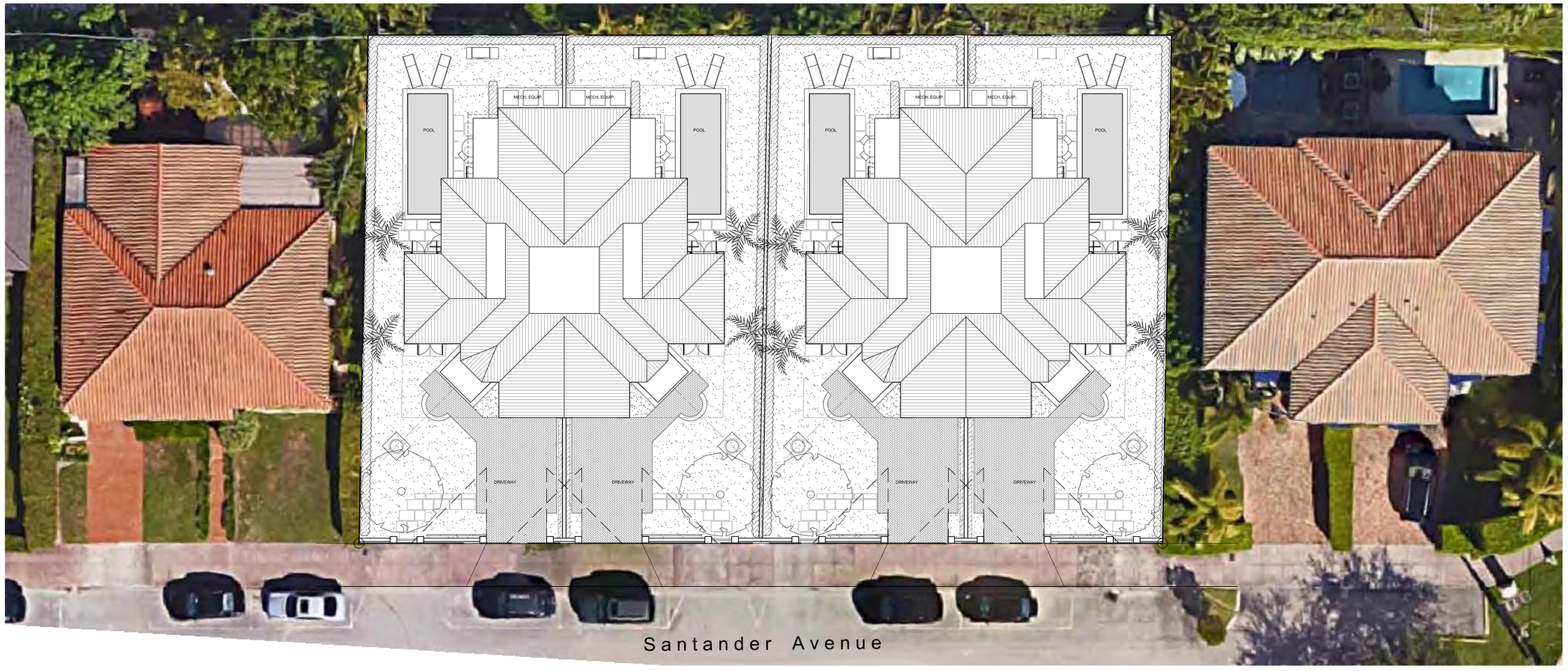
DATE:	Aug. 12, 2015
DRAWN BY:	AB
CHECKED BY:	ZJ
SCALE:	AS SHOWN

SHEET

A6.02

CONTEXTUAL ELEVATION

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



CONTEXTUAL SITE PLAN

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

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

PROJECT / SHEET TITLE

GUTIERREZ DUPLEXES

311 Santander Avenue, Coral Gables, Fl 33134

CONTEXT DRAWINGS - OPTION 1

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

COPYRIGHT 2015 ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICES AND ARE THE PROPERTY OF Z.W. JAROSZ ARCHITECT, P.A. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY WAY WITHOUT THE PRIOR WRITTEN CONSENT OF Z.W. JAROSZ ARCHITECT, P.A. PRODUCT RIGHT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO Z.W. JAROSZ ARCHITECT, P.A. REPRODUCTIONS OF DRAWINGS AND SPECIFICATIONS BY Z.W. JAROSZ ARCHITECT, P.A. IS PROHIBITED. Z.W. JAROSZ ARCHITECT, P.A. IS PROHIBITED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK.

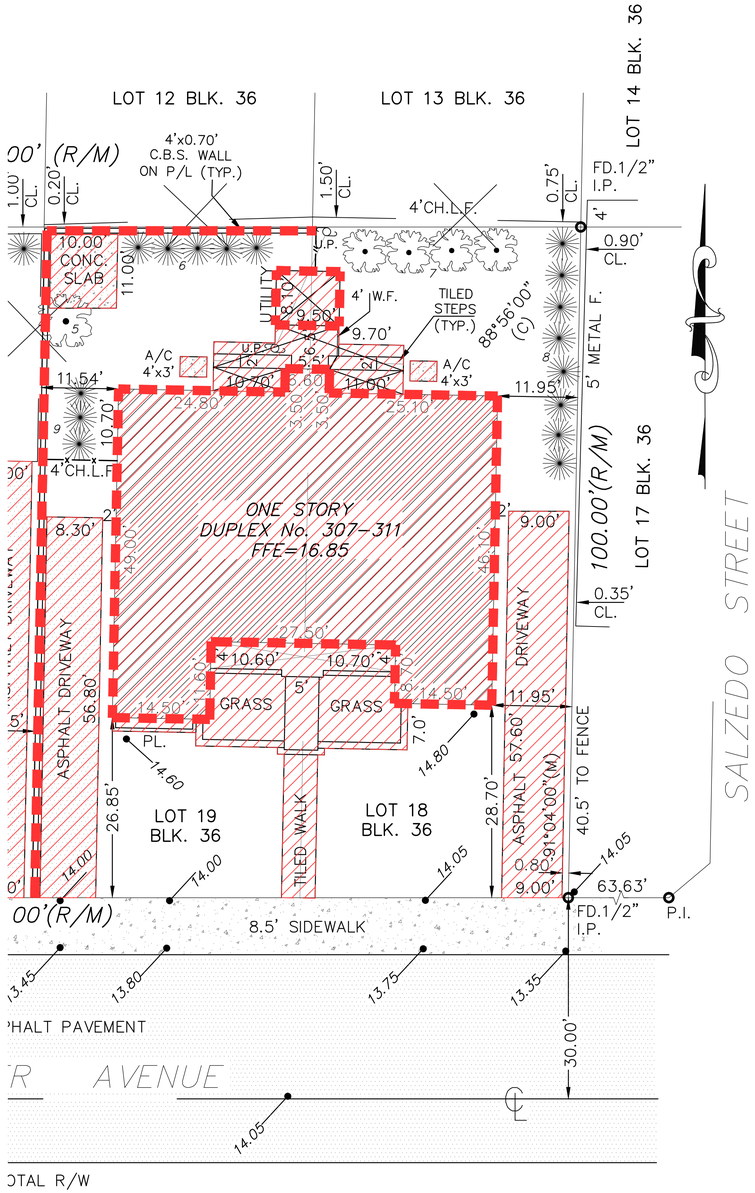
1503-GUT

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

SHEET

A3.10

NOTE:
All existing structures and hardscape to be demolished.



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

TO BE DEMOLISHED

EXISTING TREE DISPOSITION PLAN

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

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COCONUT GROVE, FLORIDA 33133
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PROJECT / SHEET TITLE

GUTIERREZ DUPLEXES
311 Santander Avenue, Coral Gables, Fl 33134

DEMOLITION PLAN

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

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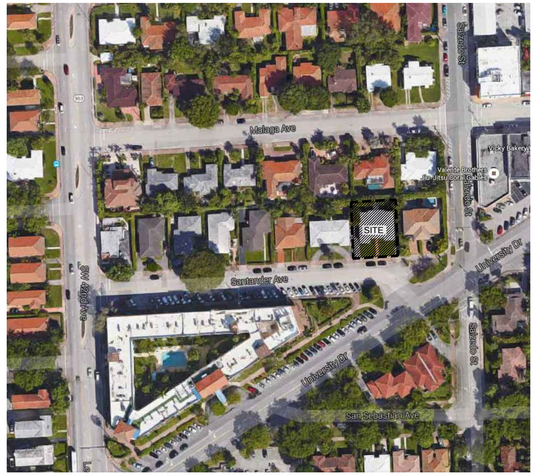
1503-GUT

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

SHEET

D0.01

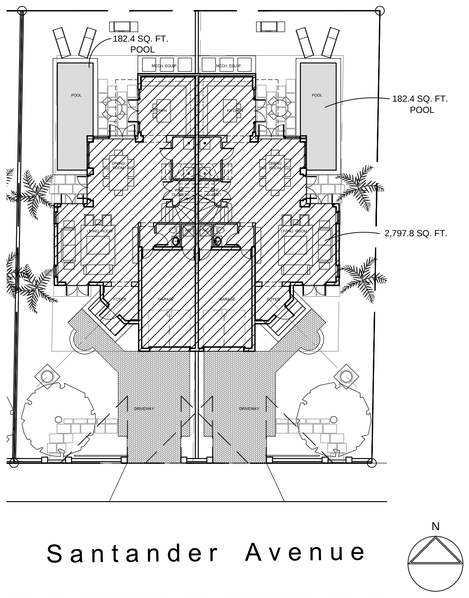
SITE DATA - 311 Santander Ave.		MF1- MULTI-FAMILY 1 DUPLEX
GROSS LOT AREA:		8,000 SQ. FT.
	ALLOWED	PROPOSED
GROUND AREA COVERAGE	(8,000 x 35.0%) 2,800.0 SQ. FT. MAIN BUILDING (5,507 x 10.0%) 800.0 SQ. FT. AUXILIARY STRUCTURES	2,797.8 SQ. FT. (40.0%) EXISTING MAIN BUILDING 364.8 SQ. FT. (4.6%) POOL
	TOTAL: 3,600.0 SQ. FT. (45%)	3,162.6 SQ. FT. (39.5%)
UNIT SIZE:		
UNIT A:		GROUND FLOOR (A.C.) - 1,370.3 SF SECOND FLOOR (A.C.) - 1,361.0 SF TOTAL (A.C.) - 2,731.3 SF
UNIT B:		GROUND FLOOR (A.C.) - 1,370.3 SF SECOND FLOOR (A.C.) - 1,361.0 SF TOTAL (A.C.) - 2,731.3 SF
SETBACKS:		
MAIN SETBACKS:		
FRONT SETBACK:	25'-0" MIN.	25'-0" (SOUTH)
SIDE SETBACKS:	80'-0" x 20% = 16'-0" TOTAL	8'-0" (EAST) 8'-0" (WEST)
REAR SETBACK:	10'-0" MIN.	14'-6" (NORTH)
POOL SETBACKS:		
SIDE SETBACKS:	80'-0" x 20% = 16'-0" TOTAL	8'-0" (EAST) 8'-0" (WEST)
REAR SETBACK:	10'-0" (NORTH)	11'-8" (NORTH)
HEIGHT REQUIREMENT:		
	(2) FLOORS MAX. * 29' MAX. FOR FIRST 50' OF LOT DEPTH. 34' MAX. FOR REMAINING PORTIONS OF THE LOT	29'-0" MAX.
LANDSCAPE REQUIREMENT:		
	MIN. REQUIRED TOTAL: 8,000.0 SQ.FT. x 40% =3,200.0 SQ. FT.	3,202.8 SQ. FT. (40.0%)
	MIN. REQUIRED FRONT YARD: 3,200.0 SQ.FT. x 20% = 640.0 SQ. FT.	1,013.8 SQ. FT. (20.1%)



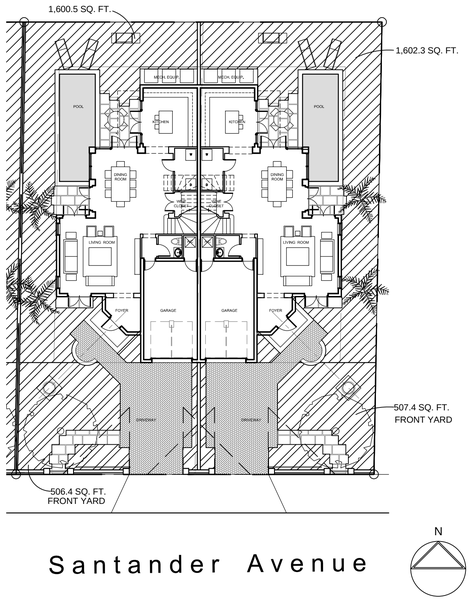
LOCATION MAP
N.T.S.

N

311 SANTANDER AVE.



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



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

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PROJECT / SHEET TITLE

GUTIERREZ DUPLEXES
311 Santander Avenue, Coral Gables, Fl 33134

AREA DIAGRAMS

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

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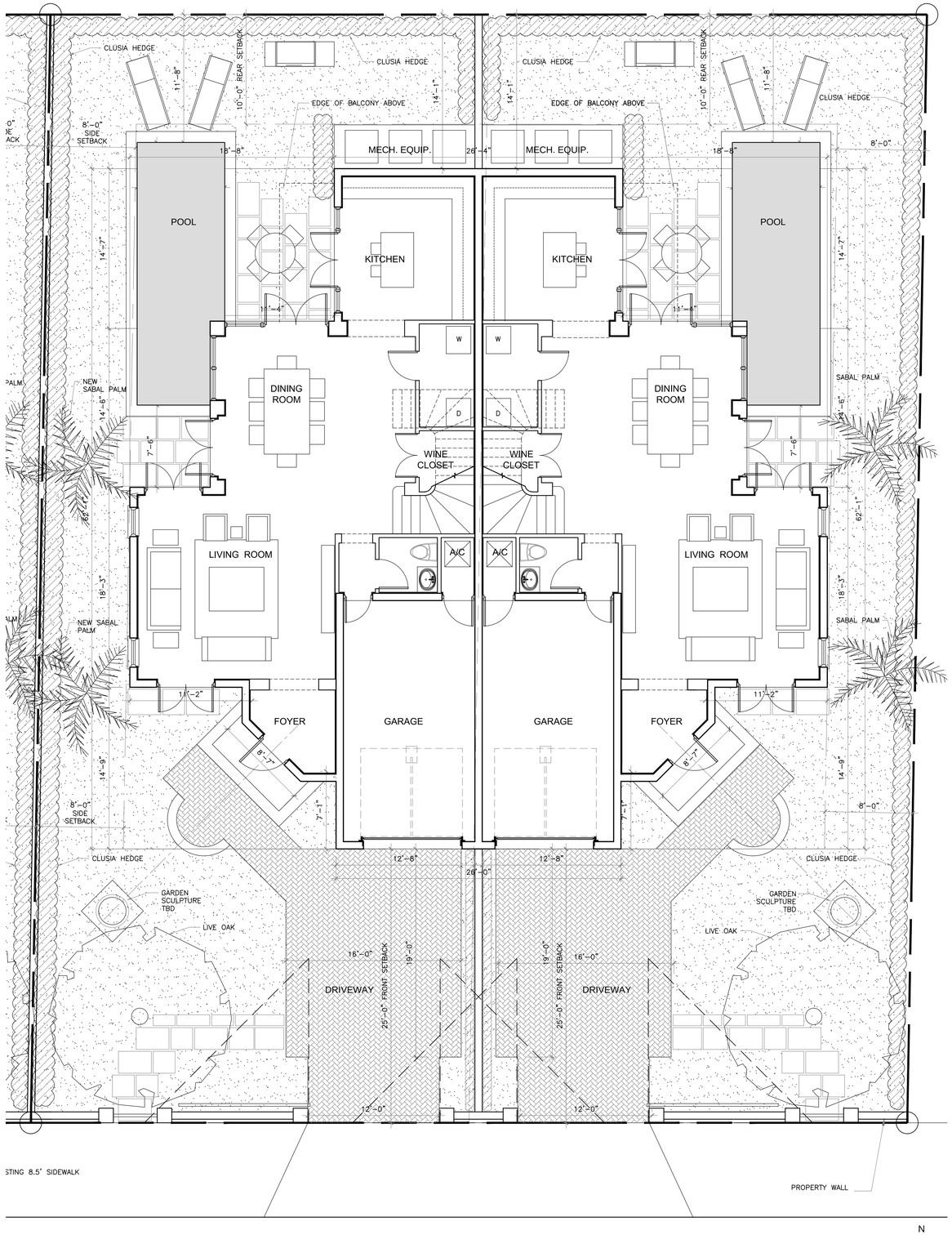
1503-GUT

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

SHEET

A0.01



GROUND FLOOR PLAN / SITE PLAN

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

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GROUND FLOOR PLAN

LIC. AR8223

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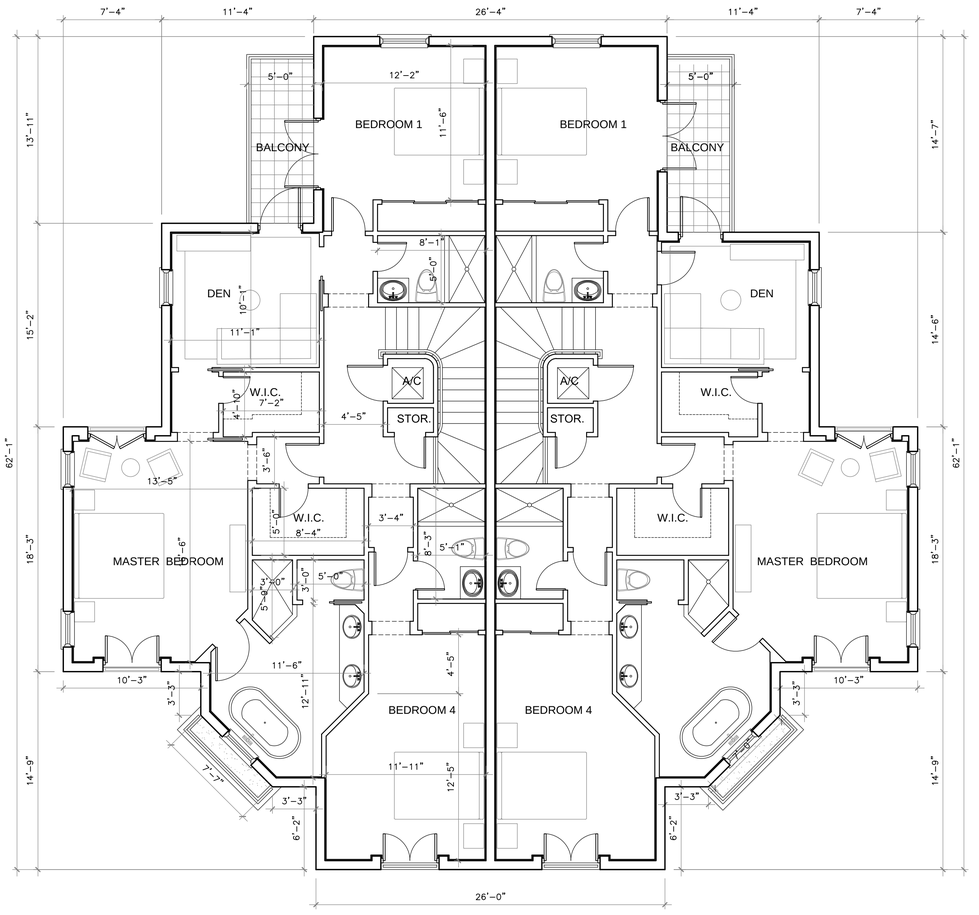
1503-GUT

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

SHEET

A1.01



SECOND FLOOR PLAN

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

N

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GUTIERREZ DUPLEXES

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SECOND FLOOR PLAN

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

SHEET

A1.02

FRONT ELEVATION

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

WEST ELEVATION

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

REAR ELEVATION

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

EAST ELEVATION

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

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PROJECT / SHEET TITLE

GUTIERREZ DUPLEXES

311 Santander Avenue, Coral Gables, Fl 33134

ELEVATIONS - OPTION 1

LIC. AR8223

REVISIONS

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1503-GUT

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

SHEET

A3.01

NOTE:
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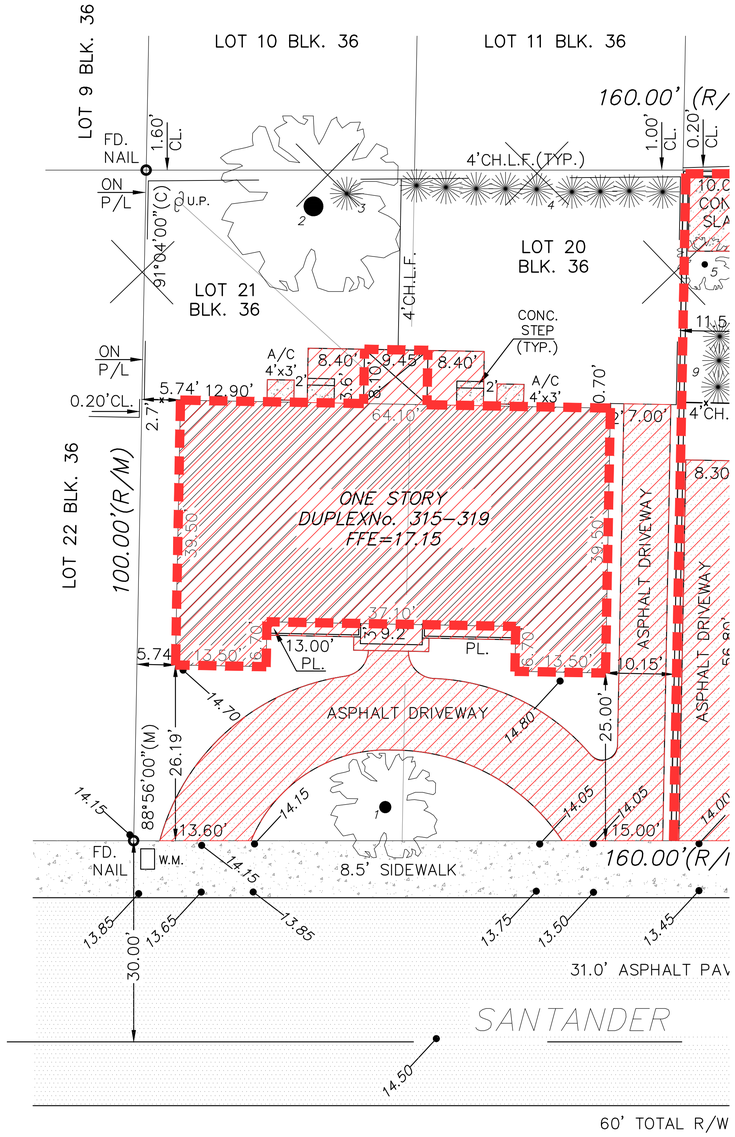

DEMO PLAN
SCALE: 3/32" = 1'-0"

TO BE DEMOLISHED

EXISTING TREE DISPOSITION PLAN

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

Z.W. JAROSZ ARCHITECT, P.A.
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DEMOLITION PLAN

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1503-GUT

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

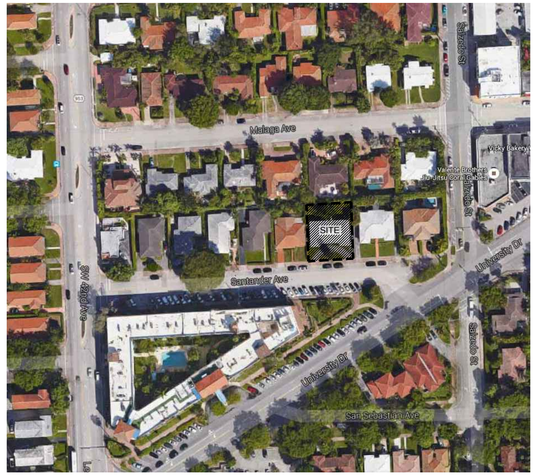
SHEET

D0.01

SITE DATA - 315 Santander Ave.

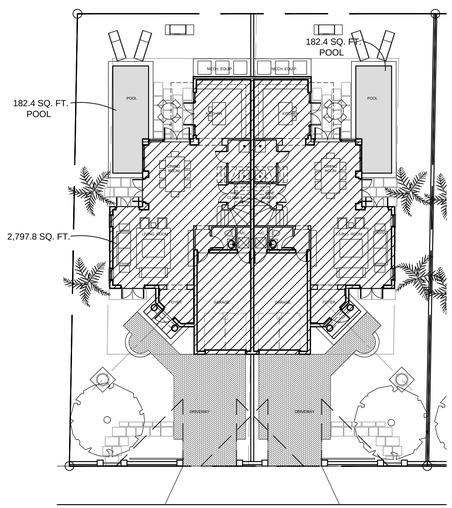
MF1- MULTI-FAMILY 1 DUPLEX

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



LOCATION MAP
N.T.S.

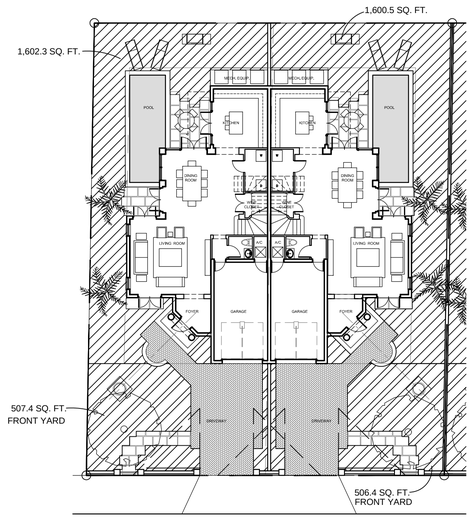
N



Santander Avenue

N

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



Santander Avenue

N

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

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COCONUT GROVE, FLORIDA 33133
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PROJECT / SHEET TITLE

GUTIERREZ DUPLEXES
315 Santander Avenue, Coral Gables, Fl 33134

AREA DIAGRAMS

LIC. AR8223

REVISIONS

NO.	DATE	DESCRIPTION

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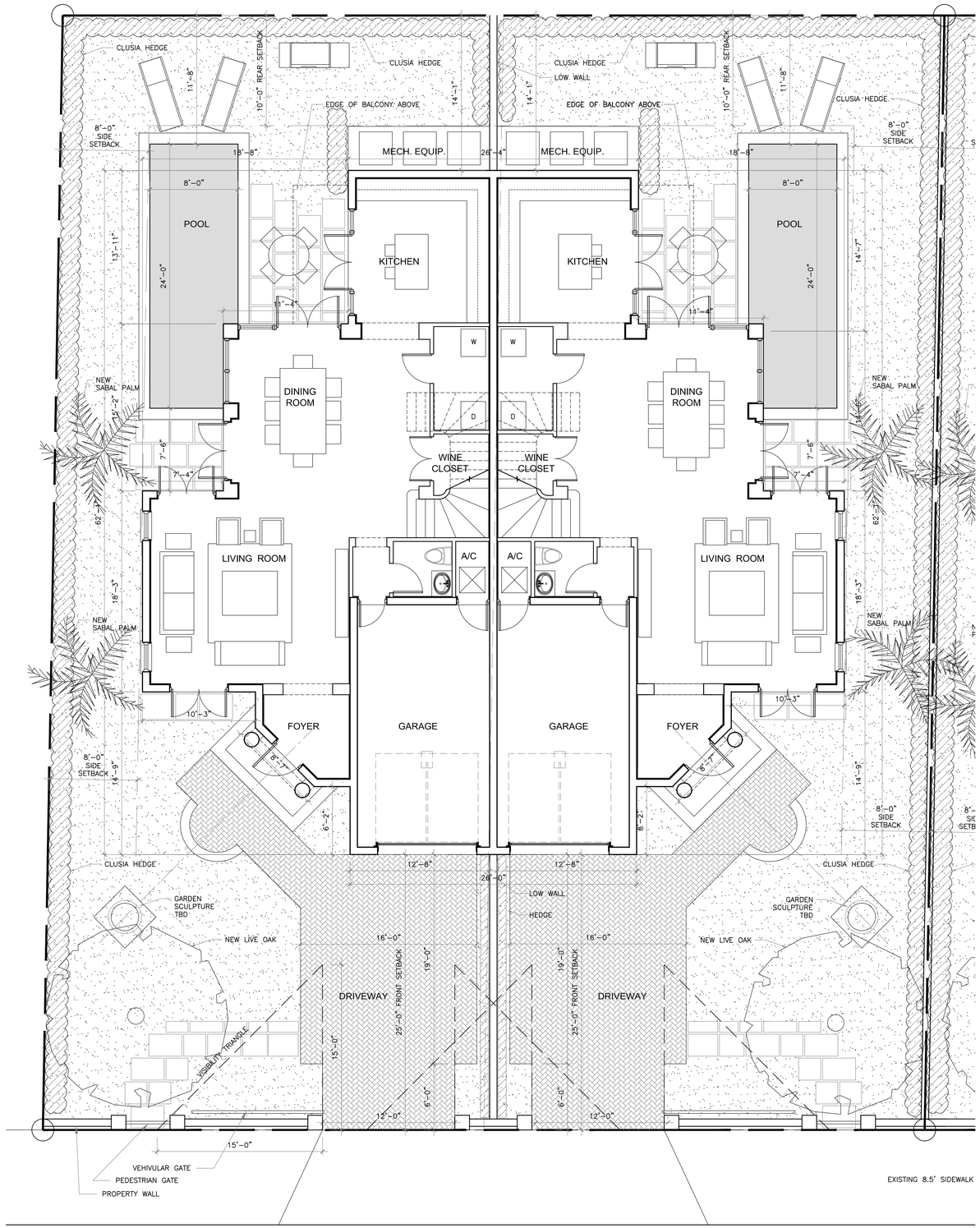
1503-GUT

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

SHEET

A0.01



GROUND FLOOR PLAN / SITE PLAN

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

N

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GROUND FLOOR PLAN

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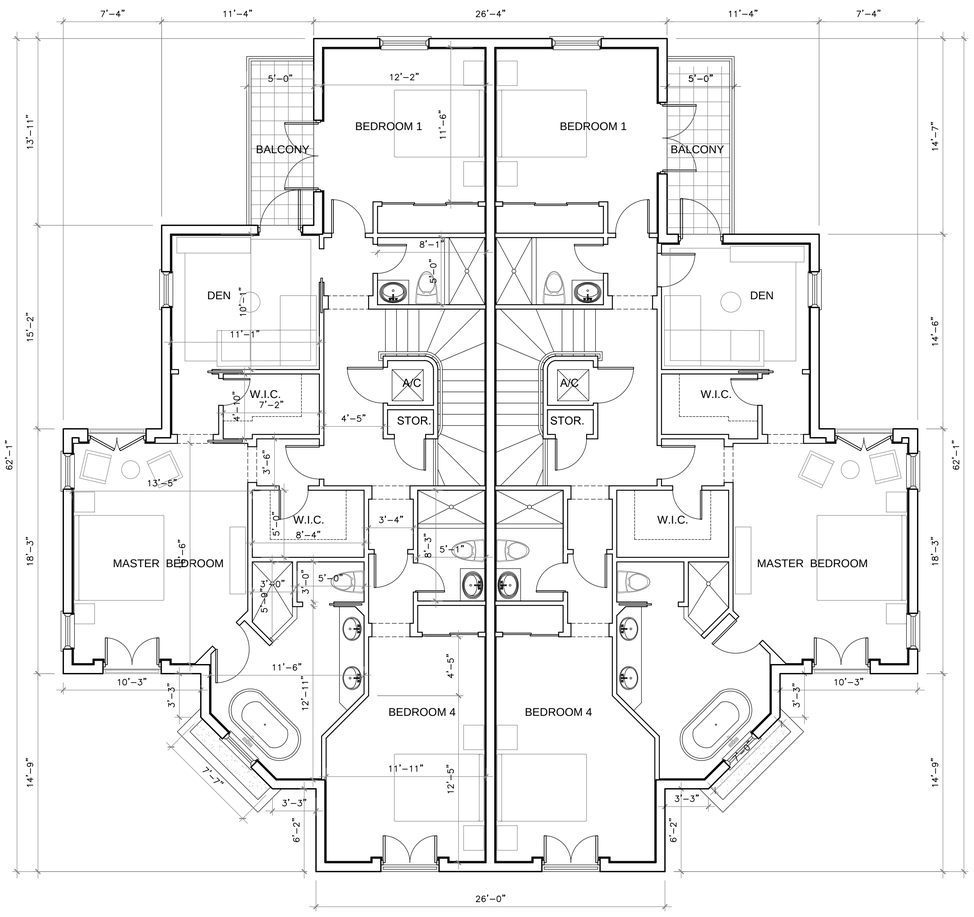
SHEET

A1.01



SECOND FLOOR PLAN

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

N

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SECOND FLOOR PLAN

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1503-GUT

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

SHEET

A1.02

FRONT ELEVATION

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

WEST ELEVATION

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

REAR ELEVATION

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

EAST ELEVATION

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

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PROJECT / SHEET TITLE

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315 Santander Avenue, Coral Gables, Fl 33134

ELEVATIONS

LIC. AR8223

REVISIONS

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SCALE:	AS SHOWN

SHEET

A3.01

3D STUDY
N.T.S.

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3D STUDY

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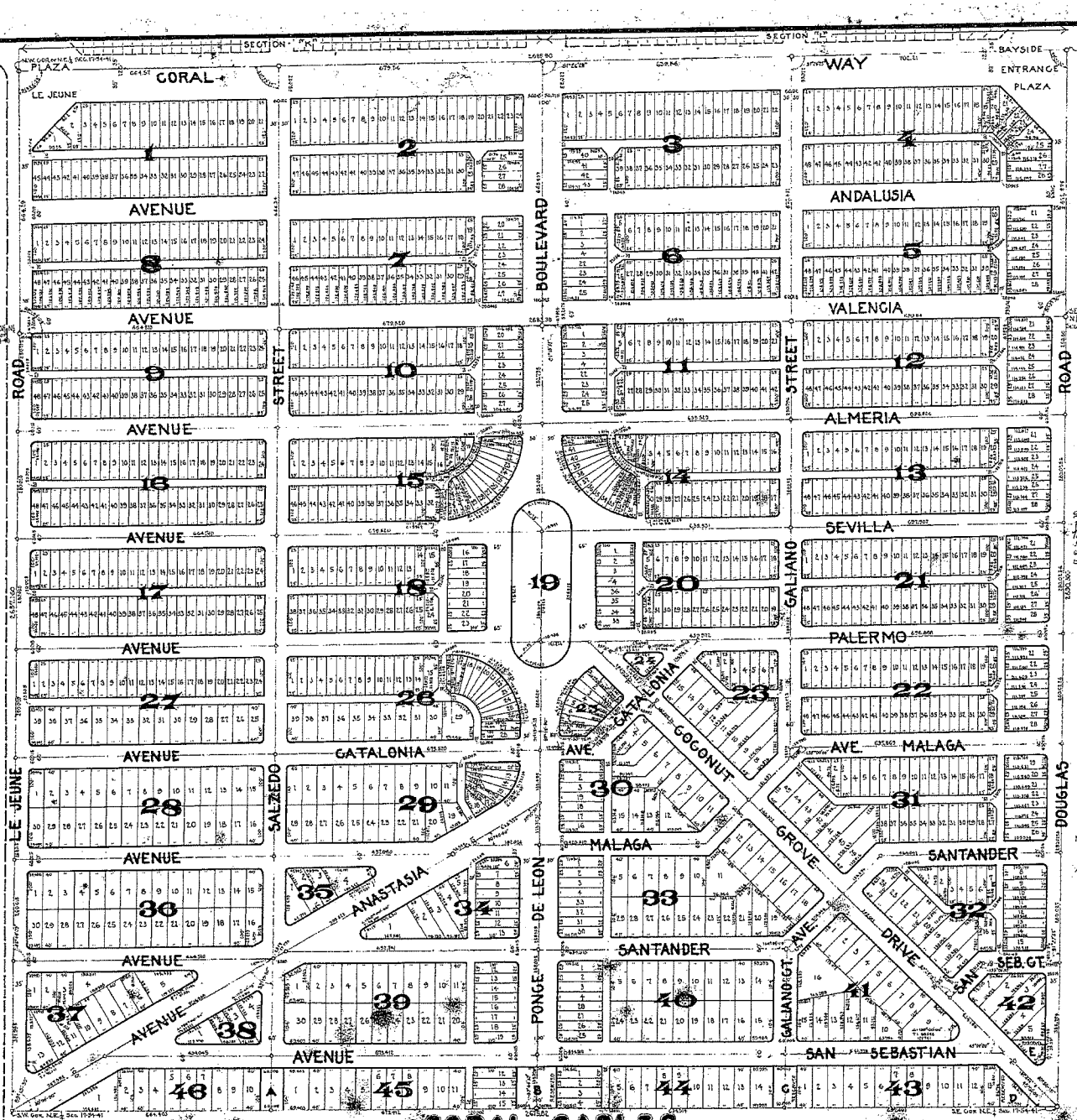
SCALE:	AS SHOWN

SHEET

A3.11



10-40

See Deed Book 2776, Page 156, for Entry of Ordinance No. 516 [illegible] Ordinance [illegible] 100.04 ft. of alley [illegible] through Block 19

E. B. Leatherman, Clerk.
By E. S. Davies, D.C.

This map was approved by the County Engineer of Dade County, Fla.

County Engineer

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

W. H. Bliss
AFFIANT Licensed Civil Engr. No. 289

Subscribed and sworn to before me this 11th day of December A.D. 1924

H. M. Weenick
Notary Public, State of Florida.

My Commission expires April 15, 1925

Engineers Note: Distances on corner lots are to intersection of lot lines and corner radii are 10 ft., except where noted.

SEE OFFICIAL RECORDS BOOK 626 PAGE 532 FOR RESOLUTION No. 1782 ENTAINING TO THIS PLAT.
E. B. LEATHERMAN, CLERK
By [illegible] D.C.

CORAL GABLES
CRAFTS SECTION

A SUBDIVISION OF THE N.E. ¼ OF SEC. 17-TWP. 54-R. 42 E. INCLUDING A RESUBDIVISION OF CORAL WAY SECTION, PART ONE AS PER REVISED PLAT OF SAID CORAL WAY SECTION, PART ONE AS RECORDED IN PLAT BOOK 10, PAGE 14, OF THE PUBLIC RECORDS OF DADE COUNTY, FLA.

W. H. BLISS, ENGR. DEC. 1924.

CONTACT INFORMATION

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

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

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

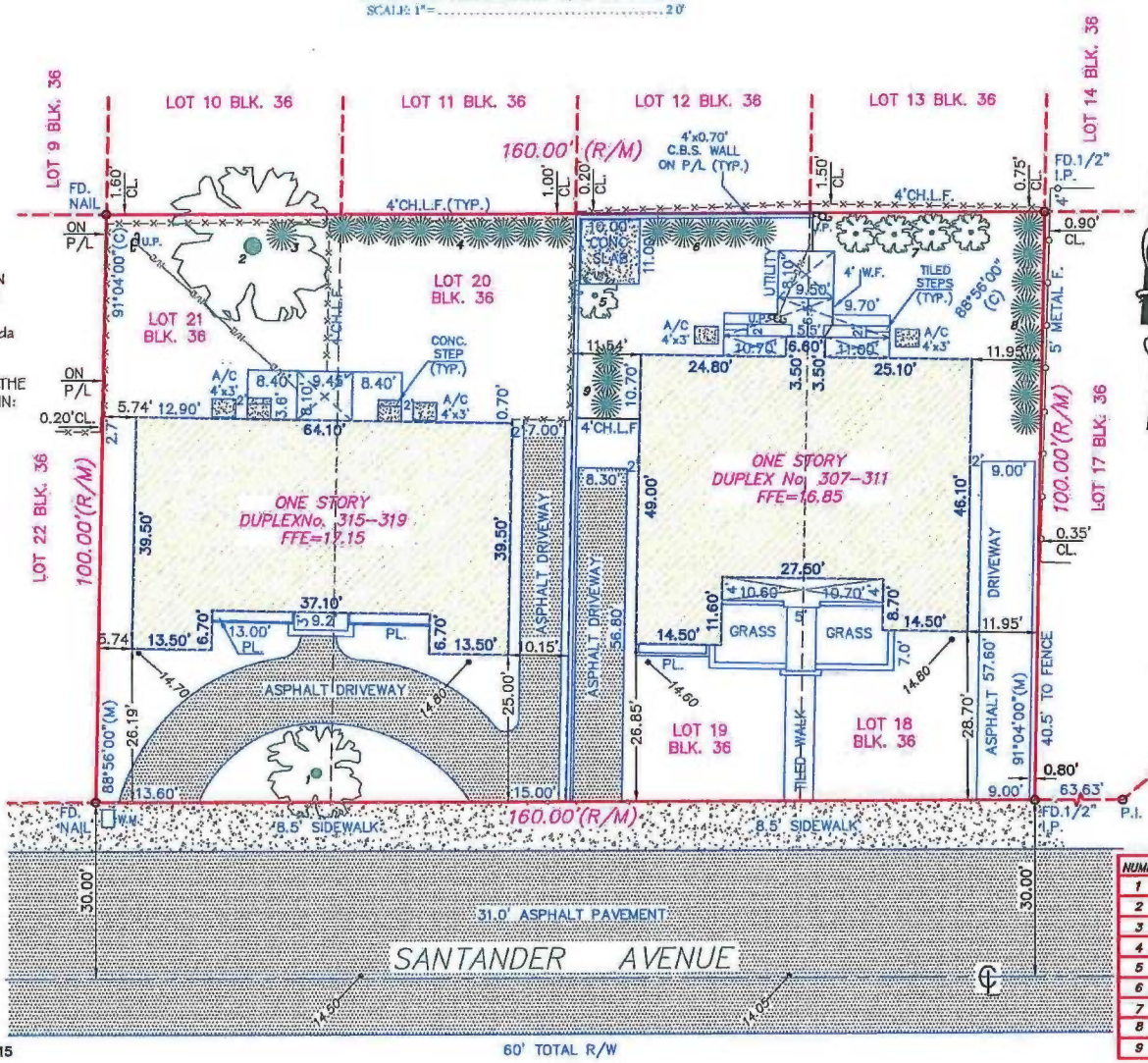
Contact: Eduardo Gutierrez
Ph: 305-307-9883
Email: eg@bullrockinvestment.com

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

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

BOUNDARY SURVEY

SCALE: 1"=.....20'



BENCHMARK:
CORAL GABLES BM NO.548
ELEVATION= 14.49' NGVD1929

LEGEND OF SURVEY ABBREVIATIONS

ADJ.	ADJACENT
A/C	AIR CONDITIONER
ASPH. PAV.	ASPHALT PAVEMENT
B/C	BLOCK CORNER
BLDG.	BUILDING
BLK.	BLOCK
B.M.	BENCH MARK
B.C.R.	BROWARD COUNTY RECORD
C/S	CURB AND GUTTER
C.B.	CATCH BASIN
CH.	CHORD DISTANCE
CH.L.F.	CHAIN LINK FENCE
C.L.P.	CONC. LIGHT POLE
C/L	CENTER LINE
(C)	CALCULATED
C.B.S.	CONCRETE BLOCK AND STUCCO
CL.	CLEAR
C.M.E.	CANAL MAINTENANCE EASEMENT
CONC.	CONCRETE
COR.	CORNER
CT.	COURT
D.B.	DEED BOOK
D.C.R.	DADE COUNTY RECORD
D.E.	DRAINAGE EASEMENT
D/N	DRILL HOLE
D/W	DRIVEWAY
E.	EAST
ENC.	ENCROACHMENT
E.O.W.	EDGE OF WATER
F.	FENCE
FD.	FOUND
F.H.	FIRE HYDRANT
FD. I.P.	FOUND IRON PIPE
F.F.ELEV.	FINISH FLOOR ELEVATION
F.P.L.	FLORIDA POWER AND LIGHT CO.
L	LENGTH
L.M.E.	LAKE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
M.F.	METAL FENCE
M.H.S.E.	MANHOLE SANITARY SEWER
M/L	MONUMENT LINE
(M)	MEASURED
N.	NORTH
N/D	NAIL AND DISC
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	NOT TO SCALE
O/H	OVER HANG
O.R.B.	OFFICIAL RECORD BOOK
O.U.T.	OVERHEAD UTILITY LINE
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PG.	PAGE
P.I.	Point of Intersection
P.K.	PARKER KALON
PKWY.	PARKWAY
P.L.S.	PROFESSIONAL LAND SURVEYOR
P/L	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
(R)	RECORD
R/-BAR	REINFORCEMENT BAR
(R/M)	RECORD AND MEASURED
RES.	RESIDENCE
R/W	RIGHT-OF-WAY
S.	SOUTH
SEC.	SECTION
S.I.P.	SET IRON PIPE
SW.	SIDEWALK
(TYP.)	TYPICAL
TER.	TERRACE
U.E.	UTILITY EASEMENT
U.P.	UTILITY POLE
W/F	WOOD FENCE
W.M.	WATER METER
W.	WEST
11.25	DENOTES ELEVATION

NUMBER	TREE NAME	DIAM.	HEIGHT	CANOPY
1	PINE	1.4'	35'	16'
2	AVOCADO	2.0'	30'	30'
3	ARECA CLUSTER	2.0'	20'	8'
4	ARECA CLUSTER	2.0'	20'	8'
5	CROTON	0.5'	10'	8'
6	ARECA CLUSTER	2.0'	20'	8'
7	UNKOWN	0.5'	12'	10'
8	ARECA CLUSTER	2.0'	20'	8'
9	ARECA CLUSTER	2.0'	20'	10'

THOMAS J KELLY
Land Surveyors

CERTIFY TO:
BULLROCK USA LLC

LEGAL DESCRIPTION:
Lots: 18 and 19,
Block: 36
Subdivision: CORAL GABLES CRAFT SECTION
According to the Plat thereof as recorded in
Plat Book: 10 Page: 40
Public Records of MIAMI-DADE County, Florida

FLOOD INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: X
PANEL NO: 364/H
COMMUNITY NO: 120044
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA

ADDRESS:
311-315 SANTANDER AVE
CORAL GABLES, FLA, 33134
Encroachments Noted:NONE

Notes:
A) All Clearances and / or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
B) This survey is intented for mortgage or refinance purposes only exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design, or any other use whithout written consent of Thomas J. Kelly ,Inc.
C) Code restriction and title search are not reflected on this survey.
D) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
E) The lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
F) Underground Encroachments, if any, not located.
I hereby certify that the survey represents hereon meets the minimum technical standards set forth by the Board of Land Surveyors in Chapter 5J-17.050 to 17.052 Florida Administrative Code pursuant to Section 472.027 Fla. Statutes.
G) If shown, bearing are to an assumed meridian (by plat)
H) If shown, elevations are referred N.G.V.D. 1929
I) This is a boundary survey

09/17/2015
JOSE A. PEREA, P.S & M # 4858
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYORS'S SEAL

L.B. # 6077
8127 SW 120 ST. PINECREST, FLORIDA 33156
TEL.(786) 242-7692 DADE, (954) 779-3288 BRWD
FAX.(786) 242-6494 DADE, (954) 779-3260 BRWD
E-MAIL: tjlsurveys@gmail.com

THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

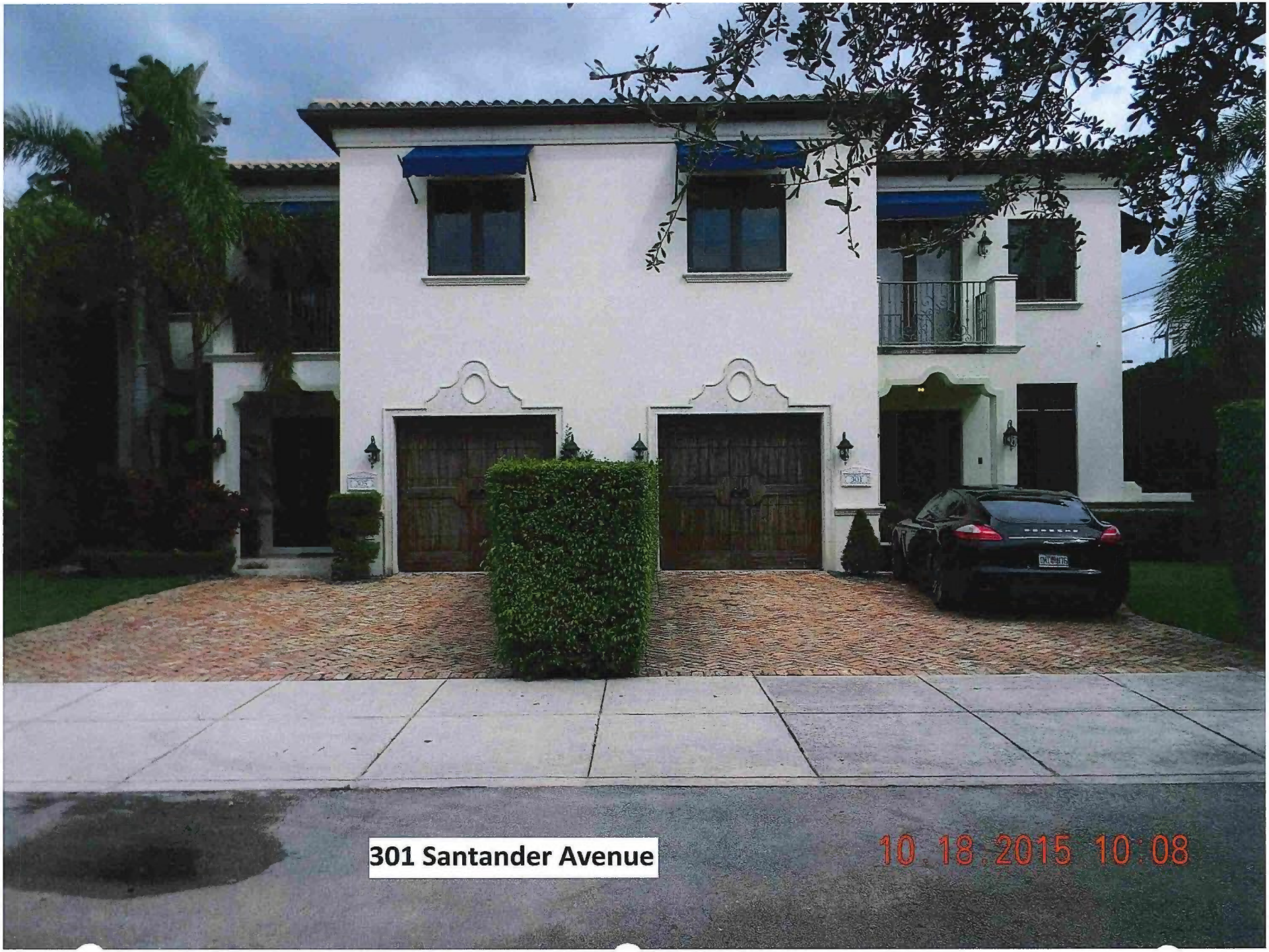
BOUNDARY SURVEY

DATE 09/17/15
SCALE 1"=20'
DRAWN BY R.R.R
ORDER No. 15-1335
SHEET 1 OF 1

Malaga Ave
SW 42nd Ave
Salzedo St
Santander Ave
University Dr

315 Santander Avenue
10.18.2015 10:07

311 Santander Avenue
10 18 2015 10:06


301 Santander Avenue
10.18.2015 10:08

10/18/2015 10:09

San Sebastian Apartments
10.18.2015 10:10

10/18/2015 10:08

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Client No.:00040206.00002
Writer's Direct Dial Number: (305) 376-6061
Writer's E-Mail Address: mgarcia-serra@gunster.com

October 20, 2015

VIA HAND DELIVERY

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

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

Dear Mr. Trias:

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

Sincerely,

Mario Garcia-Serra

MIA_ACTIVE 4380280.1

Single-Family Residential

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

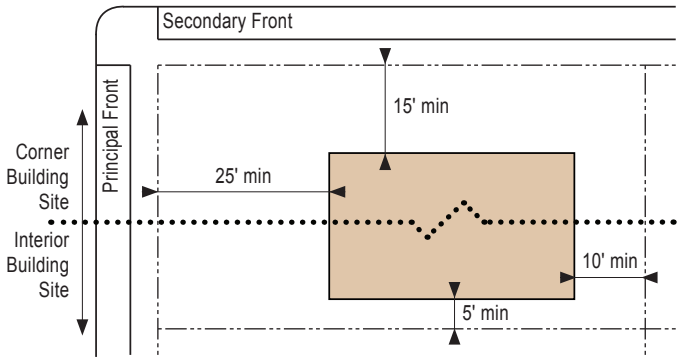
Building Setback	
Principal Front	25' min
Secondary Front	15' min or Principal Front Setback of Street
Side	5' min Combined total: 20% of Bldg Site Width
Rear	10' min

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

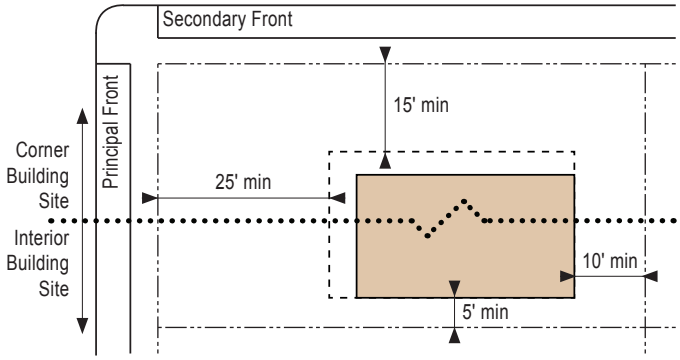
Parking Placement	
Principal Front Facade Width	30% max
Secondary Front Facade Width	30% max

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

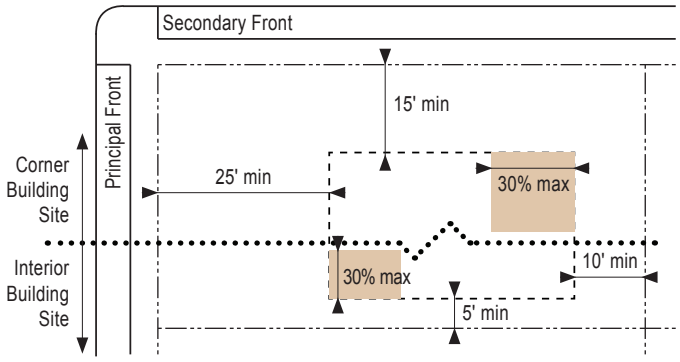
Building Placement



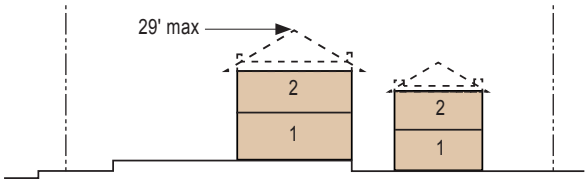
Accessory Building Placement



Parking Placement



Building Height



Multi-Family 1 Duplex

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

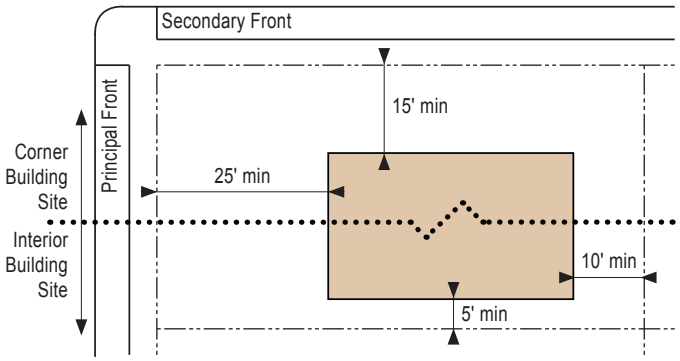
Building Setback	
Principal Front	25' min
Secondary Front	15' min or Principal Front Setback of Street
Side	5' min Combined total: 20% of Bldg Site Width
Rear	10' min

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

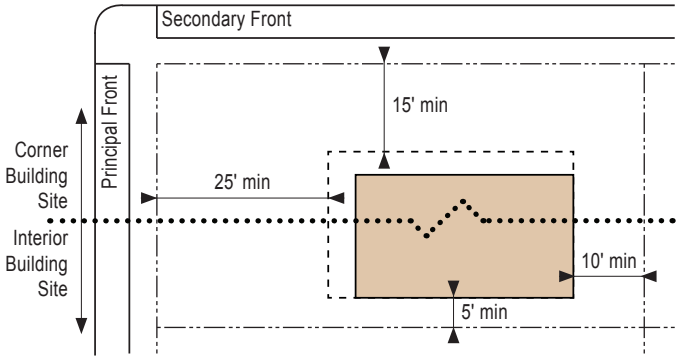
Parking Placement	
Principal Front Facade Width	subject to BOA approval
Secondary Front Facade Width	subject to BOA approval

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

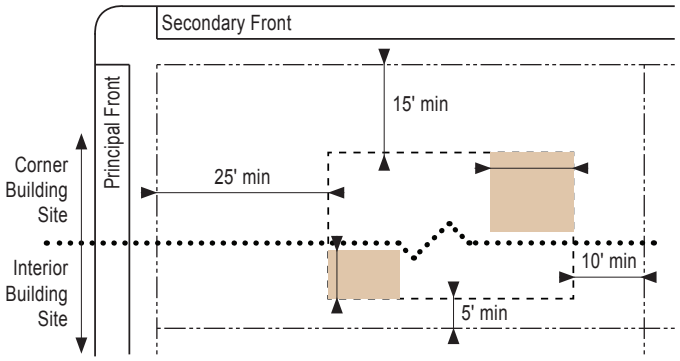
Building Placement



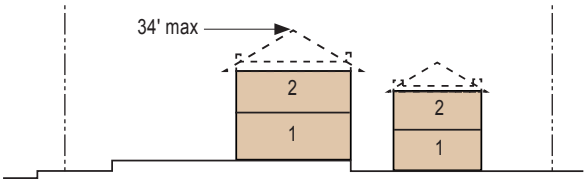
Accessory Building Placement



Parking Placement



Building Height



Attachment C

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2015 DEC -3 PM 12:48

MIAMI DAILY BUSINESS REVIEW

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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

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

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

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

11/25/2015

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

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

Rhonda M. Peltier

(SEAL)
MARIA MESA personally known to me

RHONDA M PELTIER
MY COMMISSION # FF231407
EXPIRES May 17 2019
FloridaNotaryService.com

CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING

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

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

1. An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on 09.28.10, pursuant to Zoning Code Article 3, Division 19, entitled "Development Agreements", for the University of Miami, City of Coral Gables Campus, amending Paragraph 19 of the Development Agreement ("Internal Road and Access") that governs internal circulation on the Coral Gables Campus, to modify Phase II of the Internal Road; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (legal description on file at the City) (This item was continued from the October 14, 2015 Planning and Zoning Board meeting)

2. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)" for the mixed use project referred to as "Gables Ponce III" on the property legally described as Tracts A-C, Block 16, Industrial Section (363 Granello Avenue), Coral Gables, Florida; including required conditions, and providing for an effective date.

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

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2015 DEC -3 PM 12:48

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

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

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

11/25 15-140/0000051719M