

Guilford & Associates, P.A.
Attorneys at Law

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

September 9, 2015

400 UNIVERSITY DRIVE
SUITE 201
CORAL GABLES, FLORIDA 33134
TEL (305) 446-8411
FAX (305) 445-0563

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

Re: Tentative Plat / Beatrice Row

Dear Mr. Trias:

This firm represents Longo Guavonia, LLC, the owner of property located at 745 Valencia Avenue, 744 Biltmore Way and 2509 Anderson Road regarding an application to re-plat the property.

The property consists of four (4) platted lots and has three multi-family buildings constructed on it. The three buildings have a total of fourteen (14) units. It is the owner's intent to demolish the three buildings and construct nine (9) fee simple townhouses. In order to accomplish this intent, we will need to re-plat the property from four (4) lots to nine (9) lots. We exceed the minimum requirements for lot width as set forth in Section 4-104(D)(2)(c) of the Coral Gables Zoning Code as it pertains to townhouses. Townhomes are a permitted use in this zoning district and we are not requesting any variances for the project.

If you have any questions or need further information, please do not hesitate to contact me. I sincerely appreciate your favorable consideration of this application.

Very sincerely,
Guilford & Associates, P.A.


F.W. Zeke Guilford, Esq.