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Level

2

Review

# Development Review Committee Application

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

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

Phone: 305.460.5211

## Preamble

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

## Application review request

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

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

## Property information

Street address of the subject property: 10, 20, 28 & 36 ANTILLA AVENUE

Property/project name: CSSD ANTILLA.

Current land use classification(s): RESIDENTIAL MULTY FAMILY

Current zoning classification(s): MULTY FAMILY

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

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

Last use/current use of the property/building(s): RESIDENTIAL MULTY FAMILY

Proposed use(s) of the property/building(s): RESIDENTIAL MULTY FAMILY

Size of property (square feet/acres): \_\_\_\_\_

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

Total number of residential units per acre and total number of units: \_\_\_\_\_

Estimated cost of the existing/proposed building/project: \_\_\_\_\_



City of  
Coral Gables,  
Florida

Level

2

Review

# Development Review Committee Application

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

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

Phone: 305.460.5211

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

N/A.

Project Legal Description: Lot(s): 4, 5, 6, 7, 8, 9 AND 10

Block(s): BLOCK 23

Section(s): CORAL GABLES DOUGLAS SECTION

Listing of all folio numbers for subject property:

10 ANTILLA AVE. FOLIO # 03 - 4108 - 009 - 2110

20 ANTILLA AVE. FOLIO # 03 - 4108 - 009 - 2100

28 ANTILLA AVE. FOLIO # 03 - 4108 - 009 - 2080

36 ANTILLA AVE. FOLIO # : 03 - 4108 - 009 - 2070

## General information

Applicant(s)/Agent(s) Name(s): FIDEL FLAMINI

Telephone Contact No.: 305-5820506 Fax No.: 305-6651210 Email: FIDELFLAMINI@GMAIL.COM

Mailing Address: 8010 Old Cutler Rd. Coral Gables FL 33143

(City)

(State)

(ZIP Code)

Property Owner(s) Name(s): 10 ANTILLA GROUP, LLC

Telephone Contact No.: 305-5820506 Fax No.: 305-6651210 Email: FIDELFLAMINI@GMAIL.COM

Mailing Address: 8010 Old Cutler Rd. Coral Gables - FL 33143

(City)

(State)

(ZIP Code)



City of  
Coral Gables,  
Florida

Level

**2**

Review

# Development Review Committee Application

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

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

Phone: 305.460.5211

Property Owner(s) Name(s): 10 ANTILLA GROUP, LLC.

Telephone Contact No: 305-3715540 Fax No: 305-3715541 Email: ALVARO @ ALVAROCASTILLOPA  
COM

Mailing Address: 1390 BRICKELL AVE SUITE 200, MIAMI FL 33131  
(City) (State) (ZIP Code)

Project Architect(s) Name(s): BELLIN & PRATT ARCHITECTS, LLC.

Telephone Contact No: 305-4471927 Fax No: 305-4435486 Email: \_\_\_\_\_ @ \_\_\_\_\_

Mailing Address: 285 SEVILLA AVE., CORAL GABLES FL 33134.  
(City) (State) (ZIP Code)

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Level  
**2**  
Review

# Development Review Committee Application

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

## Application requirements and supporting information

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

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

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

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

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



Level  
**2**  
Review

## Development Review Committee Application

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

### Application submittal requirements

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

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

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

1. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



City of  
Coral Gables,  
Florida

Level

**2**

Review

# Development Review Committee Application

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

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

Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:

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

FIDEL FLAMINI

Address:

8010 OLD CUTLER RD. CORAL GABLES  
FL - 33143

Telephone: (305) 582 05 06

Fax: (305) 665 12 10 .

Email:

FIDEL FLAMINI @ GMAIL . COM

## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

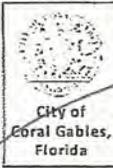
The foregoing instrument was acknowledged before me this 4 day of Feb 2016 by Amarylis Vila  
(Signature of Notary Public - State of Florida)



*Amarylis Vila*

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

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



Level  
**2**  
Review

# Development Review Committee Application

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

Property Owner(s) Signature:  <i>Alvaro Director</i>	Property Owner(s) Print Name:  10 ANTILLA GROUP LLC
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Property Owner(s) Signature:	Property Owner(s) Print Name:
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Property Owner(s) Signature:	Property Owner(s) Print Name:
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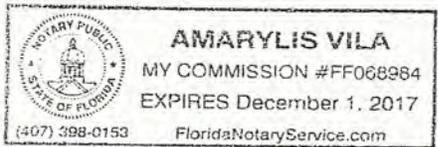
Address: 1390 BRICKELL AVE. SUITE 200  
MIAMI, FL 33131

Telephone: 305 371-5540 Fax: 305 371-5541

Email: ALVARO @ ALVARO CASTILLO PA. COM -

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF  
 The foregoing instrument was acknowledged before me this 4 day of Feb 2016 by Amarylis Vila  
 (Signature of Notary Public - State of Florida)



*Avila*

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



Level  
**2**  
Review

# Development Review Committee Application

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

Architect(s) Signature:

*M. Bell*

Architect(s) Print Name:

MARSHALL BELLIN

Address: 285 SEVILLA AVE. CORAL GABLES, FL 33134

Telephone: 305 447-1927

Fax: 305 443-5986

Email:

MR.BARCHITECT@AOL.COM



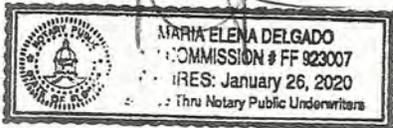
SEAL

## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of FEBRUARY by M. BELLIN  
(Signature of Notary Public - State of Florida)

*M. Delgado*



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

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

## Statement of Use

The proposed structure located at 10-20-28 and 36 Antilla Ave. in the Douglas Section of the City of Coral Gables, is a five story, residential, multifamily building, comprising forty four apartments, 12 units per floor from 2<sup>nd</sup> to 4<sup>th</sup> floor and 8 units and amenities areas at 5<sup>th</sup> floor, with a generous parking garage distributed in two levels, one semi-basement and one half level over the street level.

The 44 units comes in 8 different sizes, (from 1,200.00 Sq Ft to 2,123.00 Sq Ft) and layout configurations, from 2 Bedrooms +2 and a half Baths, to 3 Bedrooms + 3 and a half baths.

Additionally, in all apartments, the layout calls for one den, walk in closets and a generous living room integrated with an open kitchen-dining area, and laundry area, and additional storage closets, as well as the closet for water heater and A/C unit.

These main living spaces are complemented with terraces and balconies were will be the option for summer kitchen facilities,

The upper terrace contains a landscaped open area, with deck and small pool, surrounded by a roofed, but open, living area with "summer kitchen" facilities, and an air conditioned Gym, Office suite, Multipurpose room and other amenities complemented with a 360 degrees Scenic Overlook at the top of the central building tower.

At this level there is also access to technical support equipment for the building, and an auxiliary baths.

All floors are primarily served by two wide elevators which stops at all 6 levels foyers.

These foyers are also connected to a double set of stairways, one on each side of the corridors, as required by law for evacuation purposes.

The garage contains 108 parking spaces, closets for technical equipment, and bicycle storage.

The main entrance, facing Antilla Ave., comprises an elegant well appointed Foyer area, , comfortable living area for visitors waiting, a counter for receiving/delivery purposes, manager office, mailing area and auxiliary baths.

The landscaping design for the ground floor will take full advantage of the main Entrance Plaza and front set back areas, which will play with a harmonious arcade gallery, in order to make the nicest transition between the building structure, the pedestrian's access and neighbors walking along the front of the building.

The developers and the Architects involved in this project are strongly motivated with the idea of presenting a beautiful well proportionate building, well connected to the Coral Gables street's scale, which will enhance and promote the renewal of Antilla Avenue, including the "Art in Public Places" program as part of the Main Entrance Plaza.



10 ANTILLA AVENUE - FRONT VIEW - NORTH



20 ANTILLA AVENUE - FRONT VIEW - NORTH



28 ANTILLA AVENUE - FRONT VIEW - NORTH



36 ANTILLA AVENUE - FRONT VIEW - NORTH

ARCHITECT:

**Bellin & Pratt**  
architects, LLC

AA26000863

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

**CONSULTANTS:**

Consultant  
Address  
Phone  
Fax  
e-mail

© 2013 BELLIN & PRATT ARCHITECTS, LLC  
THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE  
PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER  
THE COPYRIGHT PROTECTION ACT.  
ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE  
ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE  
REPRODUCED, DUPLICATED, COPIED OR USED WITH THE WRITTEN  
CONSENT OF BELLIN & PRATT ARCHITECTS, LLC.

**PROJECT NAME:**

**ANTILLA AVENUE  
Residential  
Condominium**

PROPERTY ADDRESS  
10, 20, 28 & 36 Antilla Avenue,  
Coral Gables, FL 33134

CONTACT INFORMATION  
202836 Antilla Group, LLC  
1390 BRICKELL AVENUE STE  
200 MIAMI FLORIDA 33131

**DRC SUBMITTAL**

ISSUE DATE: 03.31.2015  
PROJECT No.: 2013-22  
DRAWN BY: Author  
APPROVED BY: Approver

**REVISIONS:**

No.	Description	Date

ALL DRAWINGS AND WRITTEN MATERIALS  
HEREIN CONSTITUTE ORIGINAL WORK OF  
THE ARCHITECT AND MAY ONLY BE  
DUPLICATED WITH THEIR WRITTEN CONSENT

**SEAL:**



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

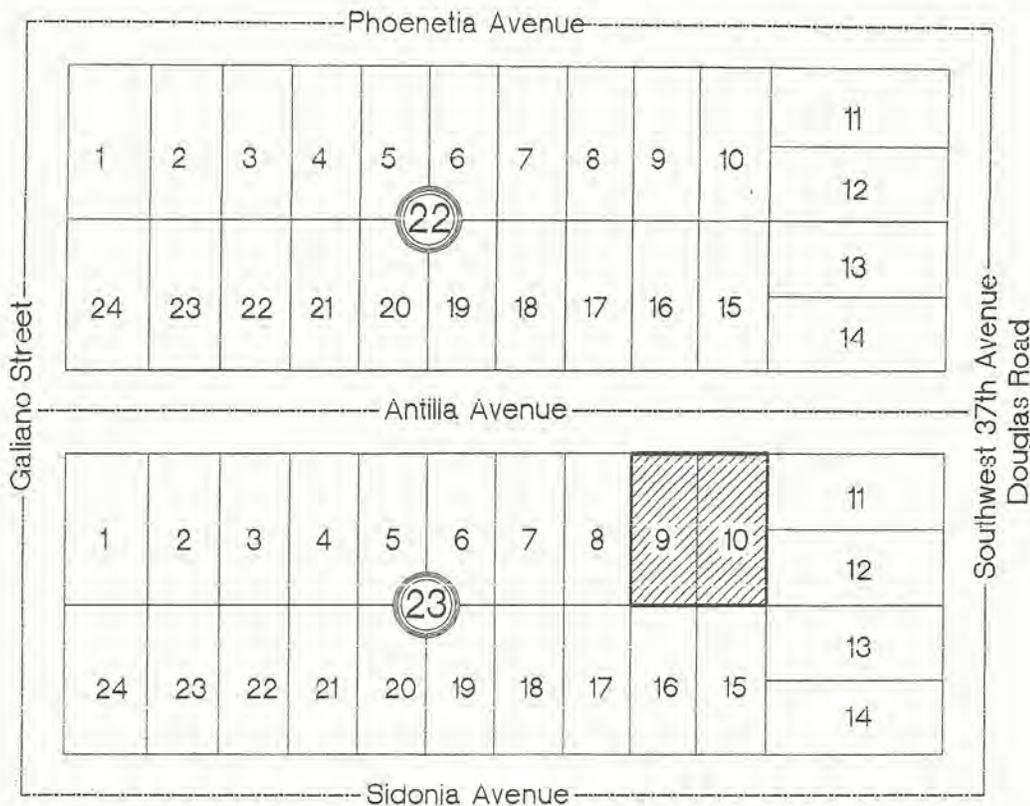
**SHEET TITLE:**

**Site views**

**SCALE:**

**SHEET No.:**

**C1.1**



**PROPERTY ADDRESS:**

10 Antilla Avenue  
Coral Gables, Florida 33134

**SURVEYOR NOTES**

- #1 Lands Shown Hereon were not abstracted for Easement and/or Right of Way Records. The Easement / Right of Way that are shown on survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. N/A
- #3 Bearings as Shown hereon are Based upon Antilla Avenue, S87°43'14"E
- #4 Please See Abbreviations
- #5 Survey is incomplete Without Sheet 2 of 2
- #6 Drawn By: M. Barrera Date: 7-9-2013
- #7 Complete Field Survey Date: 7-9-2013
- #8 Disc No 2013, Station Surveying Scion
- #9 Last Revised:
- #10 Legal Description Furnished by client.
- #11 This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- #12 There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, examination of ABSTRACT OF TITLE will have to be made to determine record instruments, if any affecting this property.
- #13 ACCURACY: The expected use of the land, as classified in the Minimum Technical Standard (5J-17.050), is "Residential". The Minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #14 Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #15 Not Valid without one signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- #16 Contact the appropriate authority prior to any design work on information.
- #17 Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- #18 Ownership Subject to OPINION OF TITLE.

**ABBREVIATIONS**

- A = ARC DISTANCE
- AVE = AVENUE
- ASPH = ASPHALT
- AC = AIR CONDITIONER
- BLDG = BUILDING
- B COR = BUILDING CORNER
- CB = CATCH BASIN
- CLF = CHAIN LINK FENCE
- CONC = CONCRETE
- COL = COLUMN
- C.U.P. = CONCRETE UTILITY POLE
- C.L.P. = CONCRETE LIGHT POLE
- CBS = CONCRETE BLOCK STRUCTURE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- D = DIRECTION
- D/W = DRIVEWAY
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- ENC = ENCROACHMENT
- E.T.P. = ELECTRIC TRANSFORMER PAD
- F.P.L. = FLORIDA POWER AND LIGHT
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.F. = FINISH FLOOR
- F.D.H. = FOUND DRILL HOLE
- F.R. = FOUND REBAR
- F.D. = FOUND DISC
- F.M. = FOUND NAIL
- I.F. = IRON FENCE
- L = LENGTH
- L.P. = LIGHT POLE
- MEAS. = MEASURED
- M.H. = MAN HOLE
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- O.E. = OVERHEAD ELECTRIC LINE
- O.V.L. = ON LINE
- P.C.P. = PERMANENT CONTROL POINT
- P.C. = POINT OF CURVATURE
- R = RADIUS
- RES = RESIDENCE
- SDWLK = SIDEWALK
- T = TANGENT
- U.E. = UTILITY EASEMENT
- W.F. = WOOD FENCE
- W.V. = WATER VALVE
- W.U.P. = WOOD UTILITY POLE
- = IRON FENCE
- = CHAIN LINK FENCE
- = WOOD FENCE
- = CBS WALL
- = OVERHEAD ELEC
- = CENTER LINE
- = EASEMENT
- = DENOTES ELEVATIONS
- = BUILDING
- = DISTANCE
- = CATCH BASIN
- = WATER METER
- = W.W.P.
- = STATE ROAD
- = US HIGHWAY
- = INTERSTATE
- = MONITORY WELL

**ELEVATION INFORMATION**

National Flood Insurance Program  
FEMA Elev. Reference to NGVD 1929

Comm Panel 120639  
Panel # 0294  
Firm Zone: "X"  
Date of Firm: 09-11-2009  
Base Flood Elev. N/A  
F.Floor Elev. 11.95'  
Garage Elev. N/A  
Suffix: "L"  
Elev. Reference to NGVD 1929

**CERTIFIED ONLY TO:**

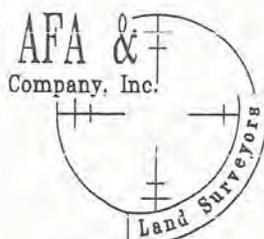
10 Antilla Group LLC.

**LEGAL DESCRIPTION:**

Lots 9 and 10, Block 23 of "REVISED PLAT CORAL GABLES DOUGLAS SECTION" according to the Plat Thereof as Recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida.

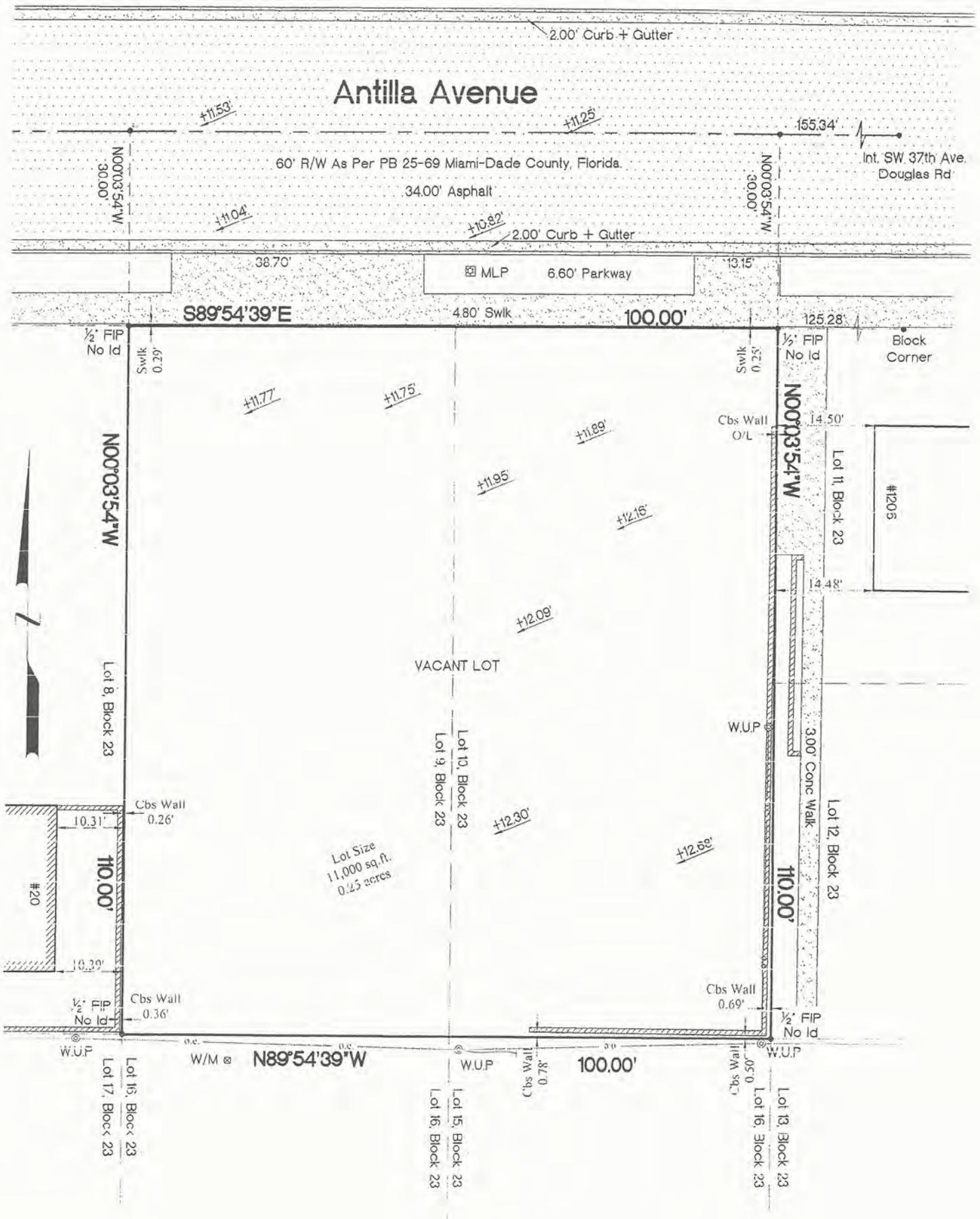
This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.050 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. & That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez  
Professional Surveyor & Mapper #5526  
State of Florida  
Not Valid unless Signed & Stamped with Embossed Seal



Professional Surveyors & Mappers LB 7498  
13050 S.W. 133rd Court  
Miami Florida, 33186  
E-mail: afaco@bellsouth.net  
Ph. # (305) 234-0588  
Fax # (206) 495-0778

JOB #	13-455
DATE	7-9-2013
PB	25-69



JOB #	13-455
DATE	7-9-2013
PB	25-69

**Surveyor Notes:**

Survey is Incomplete without sheet 1 of 2  
 Scale of Drawing 1"=20'  
 Drawn By: M. Barrera Date: 7-9-2013  
 Completed Field Survey Date: 7-9-2013  
 AFA & COMPANY, INC. LB #7498  
 Professional Land Surveyors and Mappers  
 13050 SW 133rd CT Miami, Florida 33186  
 PH: 305-234-0568 FX: 206-495-0778



The sketch hereon is a true and Accurate representation thereof to the best of my knowledge and belief, Subject to notes and Notations shown hereon.

*Armando F. Alvarez*  
 Armando F. Alvarez  
 Professional Surveyor & Mapper #5526  
 State of Florida

Not Valid unless Signed & Stamped with Embossed Seal







# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/3/2016

Property Information	
Folio:	03-4108-009-2110
Property Address:	10 ANTILLA AVE Coral Gables, FL 33134-3427
Owner	10 ANTILLA GROUP LLC
Mailing Address	1390 BRICKELL AVE #200 MIAMI, FL 33131 USA
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	11,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$715,000	\$550,000	\$550,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$715,000	\$550,000	\$550,000
Assessed Value	\$605,000	\$550,000	\$550,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$110,000		

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

Short Legal Description
8 54 41 PB 25-69
CORAL GABLES DOUGLAS SEC
LOTS 9 & 10 BLK 23
LOT SIZE 100.000 X 110
OR 19225-0354 07/2000 6

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$605,000	\$550,000	\$550,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$715,000	\$550,000	\$550,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$605,000	\$550,000	\$550,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$605,000	\$550,000	\$550,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/12/2013	\$875,000	28724-0270	Affiliated parties
12/01/2005	\$1,950,000	24171-3879	Sales which are qualified
12/01/2003	\$1,600,000	21940-2938	Other disqualified
08/01/2003	\$745,000	21699-2203	Sales which are qualified

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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/3/2016

Property Information	
Folio:	03-4108-009-2100
Property Address:	20 ANTILLA AVE Coral Gables, FL 33134-3426
Owner	202836 ANTILLA GROUP LLC
Mailing Address	1390 BRICKELL AVE STE 200 MIAMI, FL 33131 USA
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	7 / 5 / 0
Floors	1
Living Units	5
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,581 Sq.Ft
Lot Size	11,000 Sq.Ft
Year Built	1951



Assessment Information			
Year	2015	2014	2013
Land Value	\$715,000	\$550,000	\$550,000
Building Value	\$173,360	\$166,939	\$8,347
XF Value	\$302	\$302	\$302
Market Value	\$888,662	\$717,241	\$558,649
Assessed Value	\$888,662	\$614,513	\$558,649

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		\$102,728	

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

Short Legal Description
CORAL GABLES DOUGLAS SEC
PB 25-69
LOTS 7 & 8 BLK 23
LOT SIZE 100.000 X 110
OR 23422-1692 04/2005 1

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$888,662	\$614,513	\$558,649
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$888,662	\$717,241	\$558,649
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$888,662	\$614,513	\$558,649
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$888,662	\$614,513	\$558,649

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/24/2014	\$2,203,000	29137-0692	Qual on DOS, multi-parcel sale
12/21/2012	\$800,000	28412-1886	Affiliated parties
12/01/2005	\$4,120,000	24075-4753	Deeds that include more than one parcel
05/01/2005	\$0	23422-1724	Sales which are disqualified as a result of examination of the deed

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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/3/2016

Property Information	
Folio:	03-4108-009-2080
Property Address:	28 ANTILLA AVE Coral Gables, FL 33134-3476
Owner	202836 ANTILLA GROUP LLC
Mailing Address	1390 BRICKELL AVE STE 200 MIAMI, FL 33131 USA
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 12 / 0
Floors	2
Living Units	12
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,837 Sq.Ft
Lot Size	11,000 Sq.Ft
Year Built	1962



Assessment Information			
Year	2015	2014	2013
Land Value	\$715,000	\$550,000	\$550,000
Building Value	\$315,000	\$480,000	\$171,000
XF Value	\$0	\$0	\$0
Market Value	\$1,030,000	\$1,030,000	\$721,000
Assessed Value	\$1,030,000	\$793,100	\$721,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		\$236,900	

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

Short Legal Description
8 54 41 CORAL GABLES DOUGLAS SEC PB 25-69 LOTS 5 & 6 BLK 23 LOT SIZE 100.000 X 110 COC 26238-4262 12 2007 1

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,030,000	\$793,100	\$721,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,030,000	\$1,030,000	\$721,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,030,000	\$793,100	\$721,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,030,000	\$793,100	\$721,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/24/2014	\$2,203,000	29137-0692	Qual on DOS, multi-parcel sale
12/21/2012	\$720,000	28412-1916	Affiliated parties
02/09/2010	\$1,250,000	27178-4681	Financial inst or "In Lieu of Foreclosure" stated
12/01/2007	\$1,550,000	26238-4262	Sales which are qualified

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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 2/3/2016

Property Information	
Folio:	03-4108-009-2070
Property Address:	36 ANTILLA AVE Coral Gables, FL 33134-3482
Owner	202836 ANTILLA GROUP LLC
Mailing Address	1390 BRICKELL AVE STE 200 MIAMI, FL 33131 USA
Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	4 / 3 / 0
Floors	2
Living Units	3
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,070 Sq.Ft
Lot Size	5,500 Sq.Ft
Year Built	1941



Assessment Information			
Year	2015	2014	2013
Land Value	\$357,500	\$275,000	\$275,000
Building Value	\$100,825	\$97,092	\$4,855
XF Value	\$0	\$0	\$0
Market Value	\$458,325	\$372,092	\$279,855
Assessed Value	\$458,325	\$307,840	\$279,855

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		\$64,252	

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

Short Legal Description
8 54 41 CORAL GABLES DOUGLAS SEC PB 25-59 LOT 4 BLK 23 LOT SIZE 50.000 X 110 COC 24075-4750 12 2005 1

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$458,325	\$307,840	\$279,855
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$458,325	\$372,092	\$279,855
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$458,325	\$307,840	\$279,855
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$458,325	\$307,840	\$279,855

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/24/2014	\$2,203,000	29137-0692	Qual on DOS, multi-parcel sale
12/21/2012	\$800,000	28412-1886	Affiliated parties
12/01/2005	\$795,000	24075-4750	Sales which are qualified
11/01/2003	\$366,235	21825-3309	Other disqualified

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Version:

**CONSULTANTS:**

Consultant  
Address  
Phone  
Fax  
e-mail

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**PROJECT NAME:**

**ANTILLA AVENUE  
Residential  
Condominium**

PROPERTY ADDRESS  
10, 20, 28 & 36 Antilla Avenue,  
Coral Gables, FL 33134

CONTACT INFORMATION  
202836 Antilla Group, LLC  
1390 BRICKELL AVENUE STE  
200 MIAMI FLORIDA 33131

**DRC SUBMITTAL**

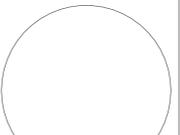
ISSUE DATE: 03.31.2015  
PROJECT NO.: 2013-22  
DRAWN BY: Author  
APPROVED BY: Approver

**REVISIONS:**

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**SEAL:**



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

**SHEET TITLE:**

**Site plan &  
Zoning  
Information**

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

SHEET No.:

**A0.3**

Zoning Information	
Name	Description
Address	10-36 ANTILLA Ave. Coral Gables FL 33134 Coral Gables, FL 33134
Property Tax Folio #	03-4108-009-2110
Property Tax Folio #	03-4108-009-2100
Property Tax Folio #	03-4108-009-2080
Property Tax Folio #	03-4108-009-2070
Property Owner	202836 ANTILLA GROUP LLC
Contact Information	1390 BRICKELL AVE STE 200 Miami FL 33131 MIAMI, FL 33131
Legal Description	Lots 4,5,6,7,8,9 and 10 in Block 23, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, At Page 69 of the Public Records of Miami-Dade County Florida
Applicable Codes	Zoning Code of Coral Gables, Florida Florida Building Code NFPA 101, 2010, Florida Fire Prevention Code
Zoning Classification	MF2 - Multifamily

Maximum Height	
Name	Maximum Height
Allowed Height	Between 55 ft to 60 ft for F.A.R. 1.35
Proposed Height	59'-11" to top of Slab (last habitable space)

Site Area			
Name	Area	Acres	Comments
Lot	38500 SF	0.883835	

MF2 Density			
Name	Acres	Units per Acre	Total Units
Lot	0.883835	40	35.353407

Additional Density with MED Bonus			
Name	Acres	Bonus Density	Additional Units
Lot	0.883835	10	8.838352

Total Density			
Name	Acres	Density	Additional Units
Lot	0.883835	50	44.191759

MF2 F.A.R. Bldg Greater than 45ft			
Name	Area	FAR	Total Allowed FAR
Lot	38500 SF	1.35	51975 SF

MED Bonus F.A.R.			
Name	Area	Bonus FAR	Total Bonus FAR
Lot	38500 SF	0.5	19250 SF

Total F.A.R. Allowed			
Name	Area	Combined FAR	Total Combine FAR
Lot	38500 SF	1.85	71225 SF

Setback Requirements		
Set Back Requirements	Required	Provided
East Interior Side	10'-0"	11'-1"
North Antilla Avenue	20'-0"	20'-0"
North Antilla Avenue bldg>45ft	8'-0"	8'-0"
South Rear	10'-0"	10'-0"
West Interior Side	10'-0"	11'-1"

Provided F.A.R.		
Level	FAR type	Area
2nd Floor Level Plan	Common Area	2094 SF
2nd Floor Level Plan	Residential	18247 SF
3rd Floor Level Plan	Common Area	2269 SF
3rd Floor Level Plan	Residential	15279 SF
4th Floor Level Plan	Common Area	2269 SF
4th Floor Level Plan	Residential	15279 SF
5th Floor Level Plan	Amenity	1710 SF
5th Floor Level Plan	Common Area	2281 SF
5th Floor Level Plan	Residential	10464 SF
		69893 SF

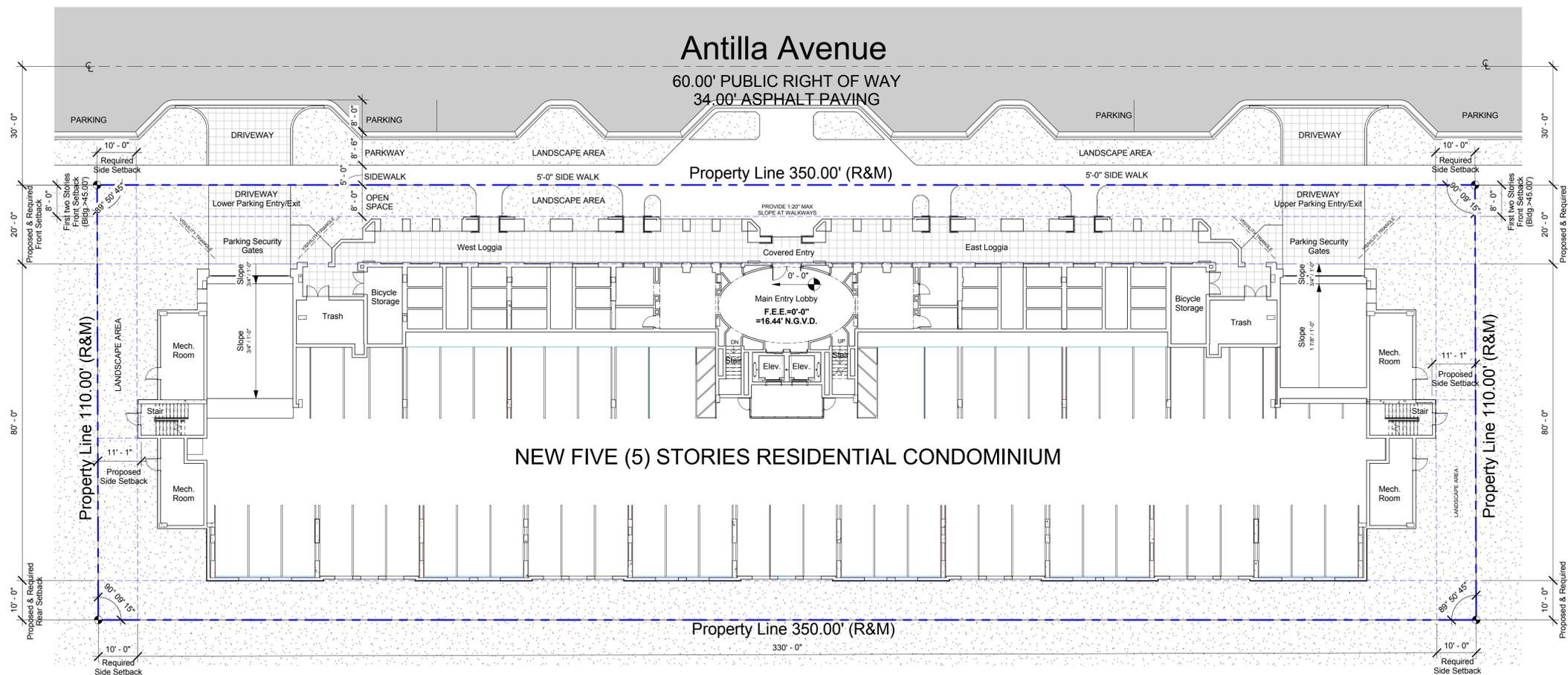
2 Bedroom Unit Count		
Level	Comments	Total Units
2nd Floor Level Plan	2 Bedroom Unit	8
3rd Floor Level Plan	2 Bedroom Unit	12
4th Floor Level Plan	2 Bedroom Unit	12
5th Floor Level Plan	2 Bedroom Unit	8
		40

3 Bedroom Unit Count		
Level	Comments	Total Units
2nd Floor Level Plan	3 Bedroom Unit	4
		4

Parking Calculation 2 Bedroom Units			
Floor	2 Bedroom Units	Parking/Unit	Required Parking
2nd Floor	8	1.75	14
3rd Floor	12	1.75	21
4th Floor	12	1.75	21
5th Floor	8	1.75	14
			70

Parking Calculation 3 Bedroom Units			
Floor	3 Bedroom Units	Parking/Unit	Required Parking / 3 Bedroom Unit
2nd Floor	4	2.25	9
			9

Total Parking Provided		
Level	Count	
Ground Floor / Lower Parking	55	
Ground Floor / Upper Parking	53	
		108



1 Ground Floor / Site plan  
1/16" = 1'-0"

**CONSULTANTS:**

Consultant  
Address  
Phone  
Fax  
e-mail

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Residential  
Condominium**

PROPERTY ADDRESS  
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Coral Gables, FL 33134

CONTACT INFORMATION  
202836 Antilla Group, LLC  
1390 BRICKELL AVENUE STE  
200 MIAMI FLORIDA 33131

**DRC SUBMITTAL**

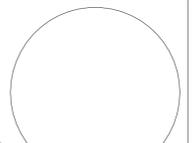
ISSUE DATE: 03.31.2015  
PROJECT No.: 2013-22  
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GLENN H PRATT, AIA, AR-9608

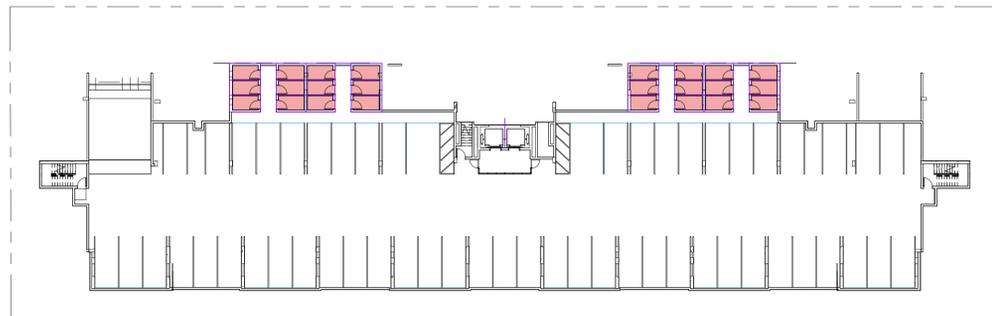
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**F.A.R. Area  
Calculations**

SCALE: 1" = 30'-0"

SHEET No.:

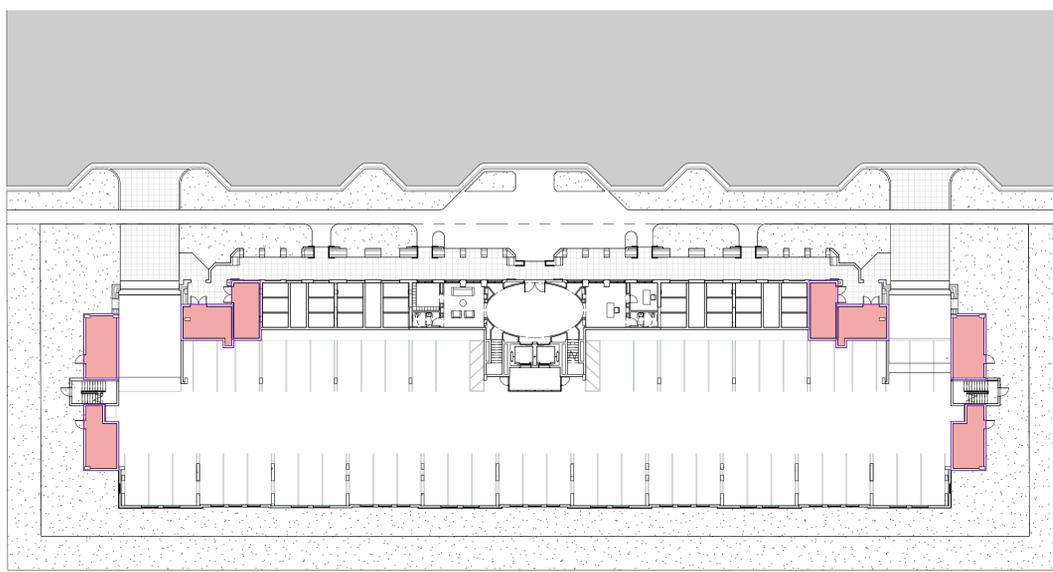
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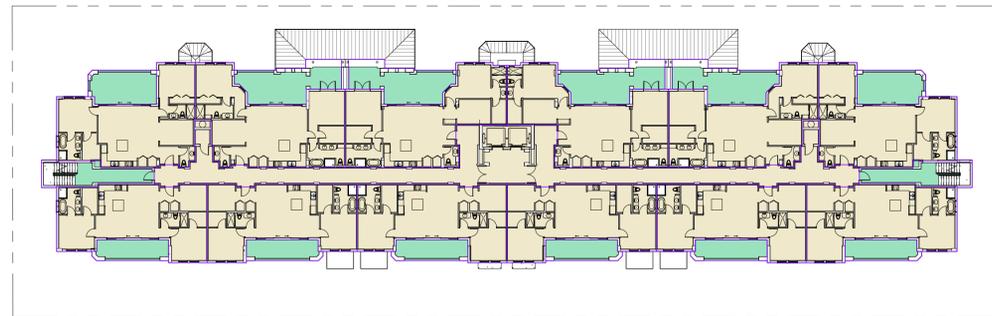
① Ground Floor / Lower Parking Copy 1  
1" = 30'-0"



③ 2nd Floor Level Plan Copy 1  
1" = 30'-0"



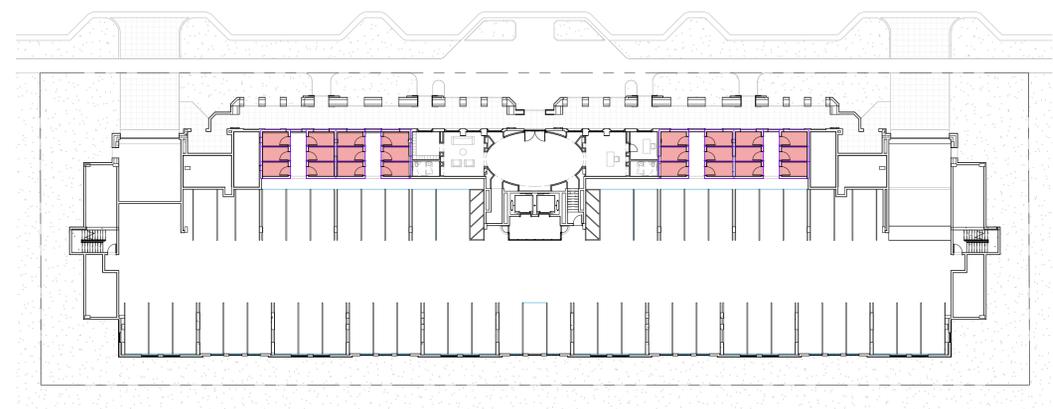
⑦ Ground Floor / Lobby Copy 1  
1" = 30'-0"



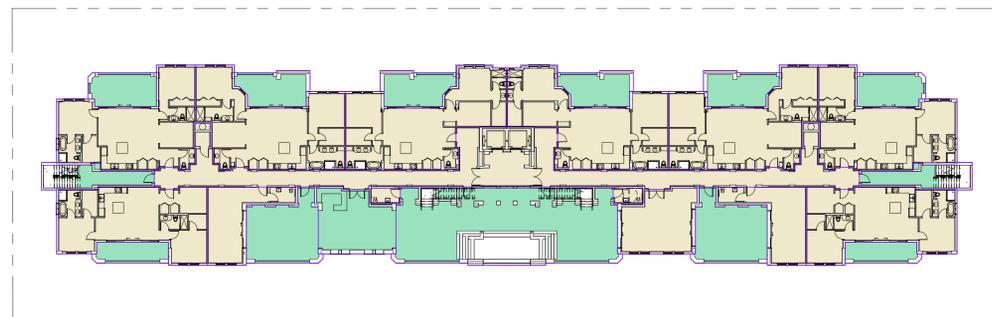
④ 3rd Floor Level Plan Copy 1  
1" = 30'-0"



⑤ 4th Floor Level Plan Copy 1  
1" = 30'-0"



② Ground Floor / Upper Parking Copy 1  
1" = 30'-0"



⑥ 5th Floor Level Plan Copy 1  
1" = 30'-0"

**Area Legend**

■ Mech/Elec

**Area Legend**

■ Exterior Area  
■ FAR Area

ARCHITECT:

**Bellin & Pratt**  
architects, LLC

AA26000863

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

CONSULTANTS:

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1390 BRICKELL AVENUE STE  
200 MIAMI FLORIDA 33131

**DRC SUBMITTAL**

ISSUE DATE: 03.31.2015  
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DRAWN BY: Author  
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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

**Building  
Elevations**

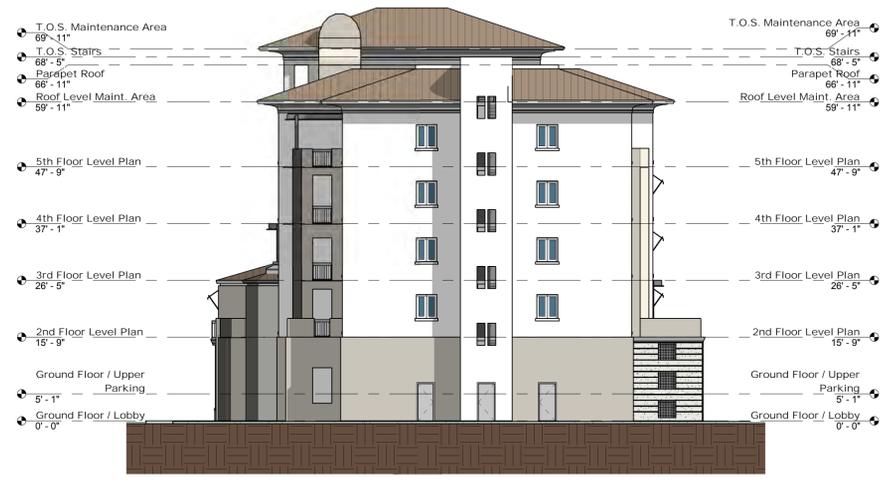
SCALE: 1/16" = 1'-0"

SHEET No.:

**A2.1**



1 Front Elevation North  
1/16" = 1'-0"



2 Interior Side Elevation - West  
1/16" = 1'-0"



3 Side Elevation - East  
1/16" = 1'-0"



4 Rear Elevation - South  
1/16" = 1'-0"

ARCHITECT:

**Bellin & Pratt**  
architects, LLC

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PROJECT NAME:

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Residential  
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CONTACT INFORMATION  
202836 Antilla Group, LLC  
1390 BRICKELL AVENUE STE  
200 MIAMI FLORIDA 33131

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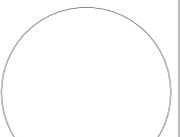
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SIGNATURE:  
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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

**Building  
Elevations**

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

SHEET No.:

**A2.2**



1 Enlarged Front Elevation North 1  
1/8" = 1'-0"

Material Legend	
Key Value	Keynote Text
0501	Aluminum Railing 42" A.F.F.E. to reject 4" objects Submit shop drawings for approval prior fabrication
0503	Copper Roof
0601	GFRC Decorative Moulding
0701	Barrel "S" Roof Tile
0801	Impact Resistance Aluminum Casement Glass Window
0803	Impact Resistance Aluminum Store Front System
0810	Impact Resistance Aluminum Swing Glass Door
0817	Impact Resistance Aluminum Folding Glass Door
0905	3/4" Smooth Stucco Finish
1002	Decorative Aluminum Canvas Awning



2 Enlarged Front Elevation North 2  
1/8" = 1'-0"

ARCHITECT:

**Bellin & Pratt**  
architects, LLC

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coral gables, florida, 33134  
tel 305.447.1927 - fax 305.443.5986

**CONSULTANTS:**

Consultant  
Address  
Address  
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Condominium**

PROPERTY ADDRESS  
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Coral Gables, FL 33134

CONTACT INFORMATION  
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1390 BRICKELL AVENUE STE  
200 MIAMI FLORIDA 33131

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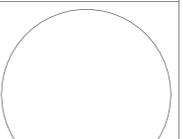
ISSUE DATE: 03.31.2015  
PROJECT No.: 2013-22  
DRAWN BY: D.F.  
APPROVED BY: M.B. & G.P.

**REVISIONS:**

No.	Description	Date

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SIGNATURE:  
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GLENN H PRATT, AIA, AR-9608

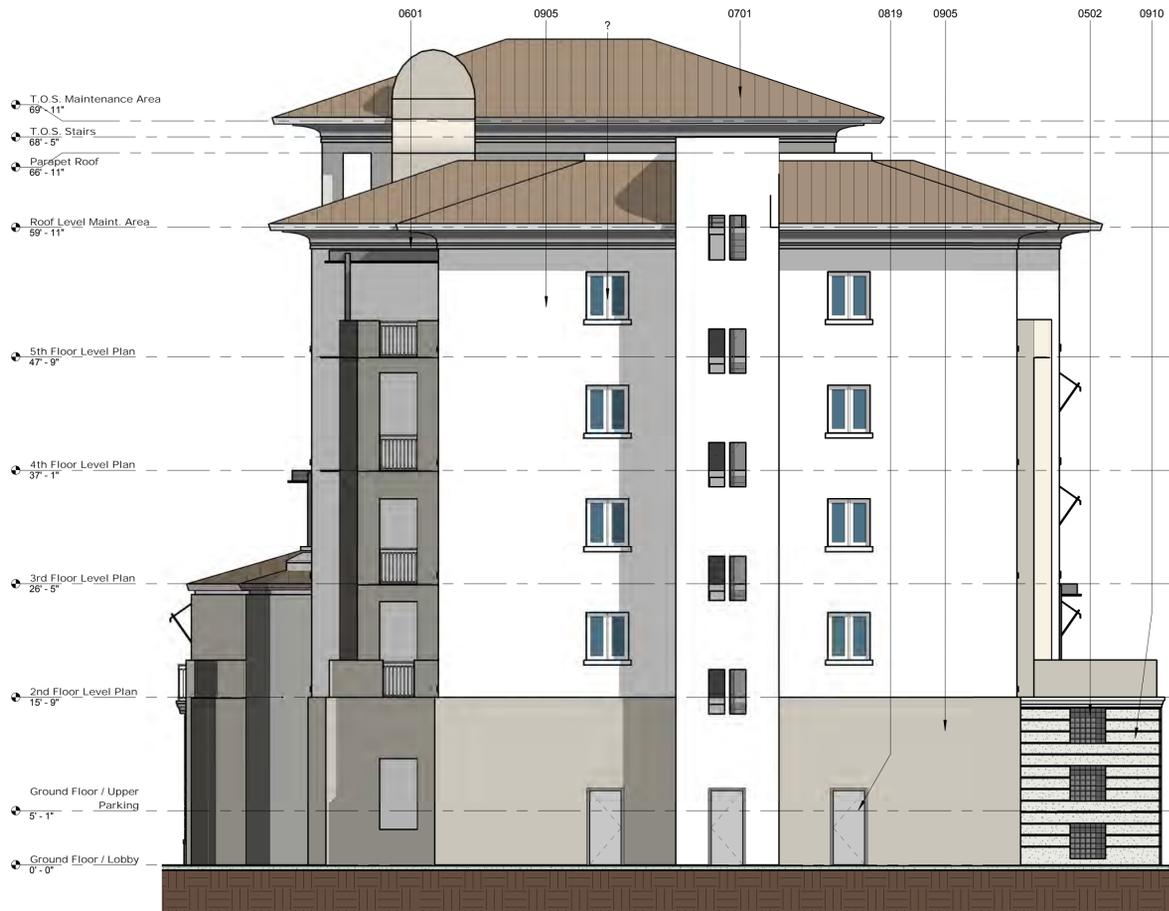
**SHEET TITLE:**

**Building  
Elevations**

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

SHEET No.:

**A2.3**



① Enlarged Interior Side Elevation - West  
1/8" = 1'-0"



② Enlarged Side Elevation - East  
1/8" = 1'-0"

Material Legend	
Key Value	Keynote Text
0502	Decorative Aluminum Vent/Grill Panel (color to be selected by Architect)
0601	GFRC Decorative Moulding
0701	Barrel "S" Roof Tile
0819	Impact Resistant Metal Door
0905	3/4" Smooth Stucco Finish
0910	Honed Finish Limestone Wall Cladding

ARCHITECT:

**Bellin & Pratt**  
architects, LLC

AA26000863

285 sevilla avenue  
coral gables, florida, 33134  
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PROJECT NAME:

**ANTILLA AVENUE  
Residential  
Condominium**

PROPERTY ADDRESS  
10, 20, 28 & 36 Antilla Avenue,  
Coral Gables, FL 33134

CONTACT INFORMATION  
202836 Antilla Group, LLC  
1390 BRICKELL AVENUE STE  
200 MIAMI FLORIDA 33131

**DRC SUBMITTAL**

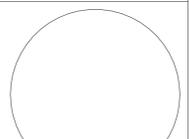
ISSUE DATE: 03.31.2015  
PROJECT No.: 2013-22  
DRAWN BY: Author  
APPROVED BY: Approver

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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

**Building  
Elevations**

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

SHEET No.:

**A2.4**



① Enlarged Rear Elevation - South 1  
1/8" = 1'-0"



② Enlarged Rear Elevation - South 2  
1/8" = 1'-0"

**Material Legend**

Key Value	Keynote Text
0501	Aluminum Railing 42" A.F.F.E. to reject 4" objects Submit shop drawings for approval prior fabrication
0502	Decorative Aluminum Vent/Grill Panel (color to be selected by Architect)
0601	GFRc Decorative Moulding
0701	Barrel "S" Roof Tile
0801	Impact Resistance Aluminum Casement Glass Window
0810	Impact Resistance Aluminum Swing Glass Door
0817	Impact Resistance Aluminum Folding Glass Door
0905	3/4" Smooth Stucco Finish
0910	Honed Finish Limestone Wall Cladding
1002	Decorative Aluminum Canvas Awning

2/3/2016 3:00:03 PM

ARCHITECT:

**Bellin & Pratt**  
architects, LLC

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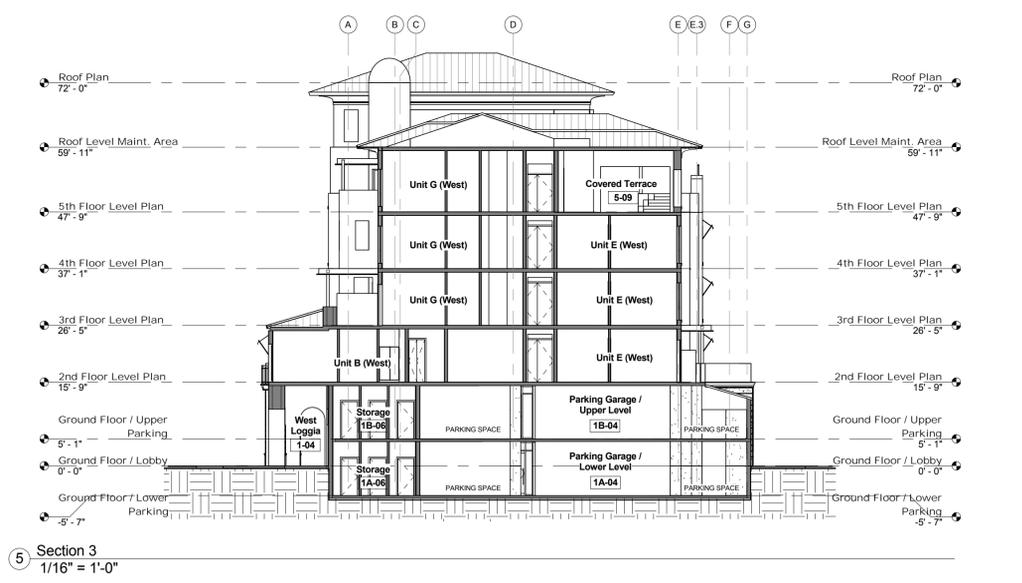
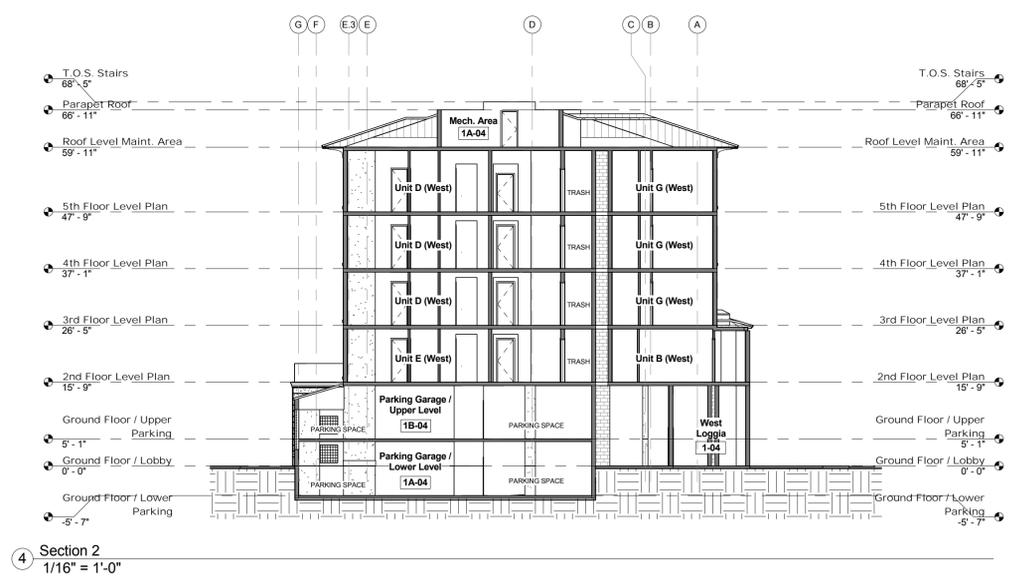
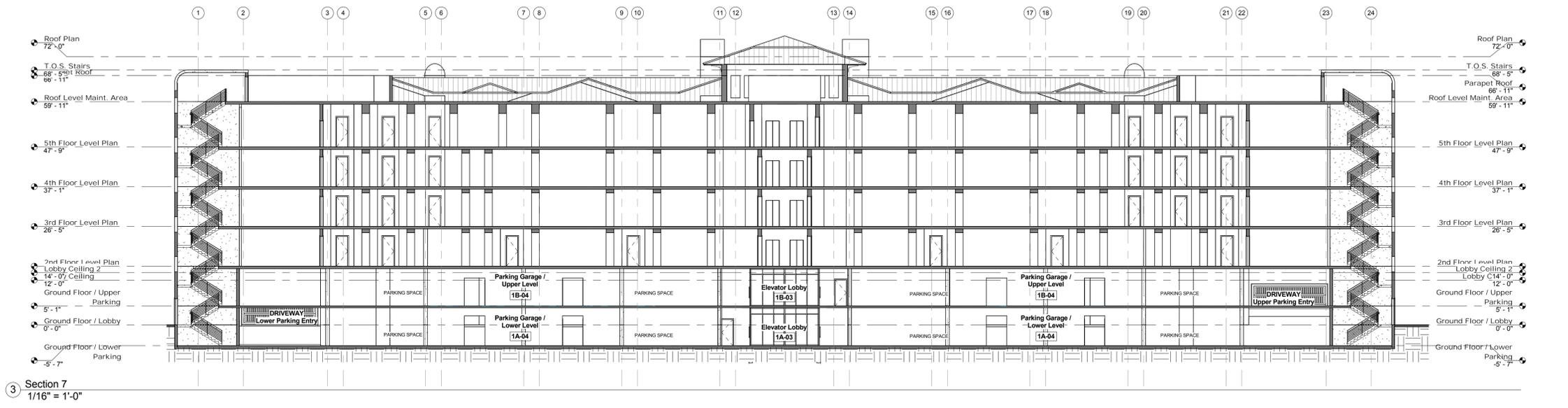
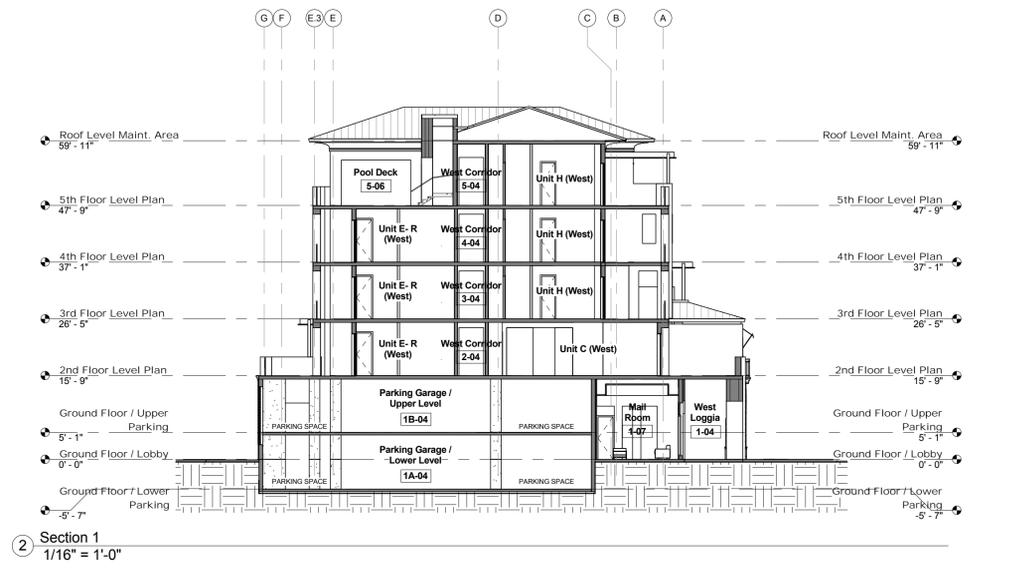
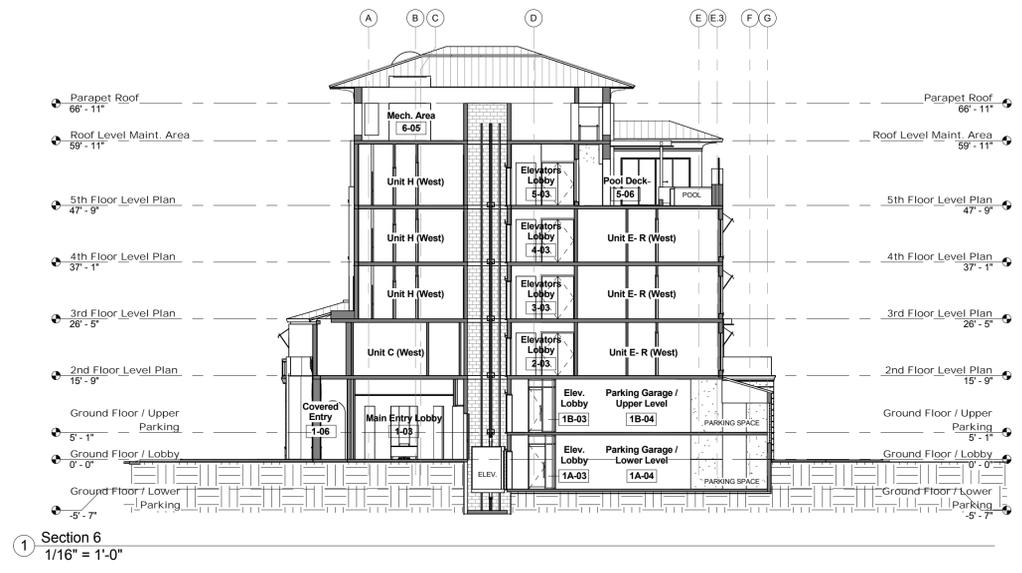
SHEET TITLE:

**Building  
Sections**

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

SHEET No.:

**A3.1**



2/3/2016 3:00:55 PM

ARCHITECT:

**Bellin & Pratt**  
architects, LLC

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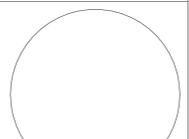
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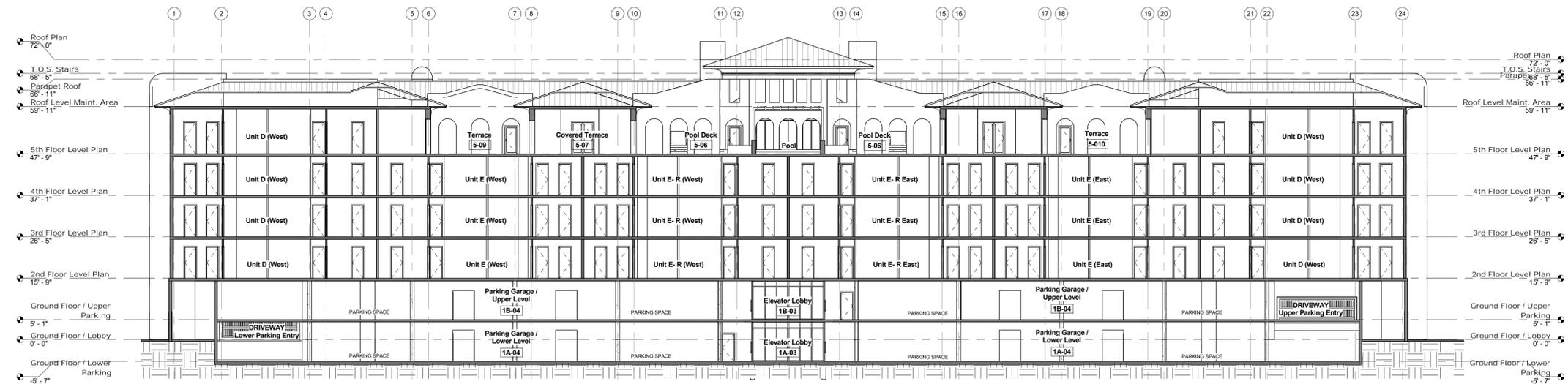
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**Building  
Sections**

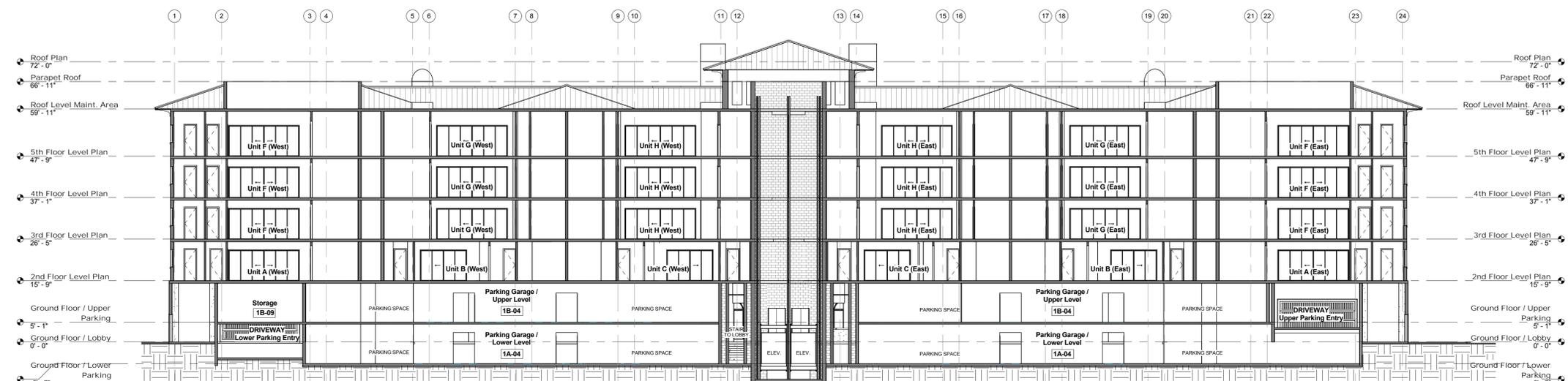
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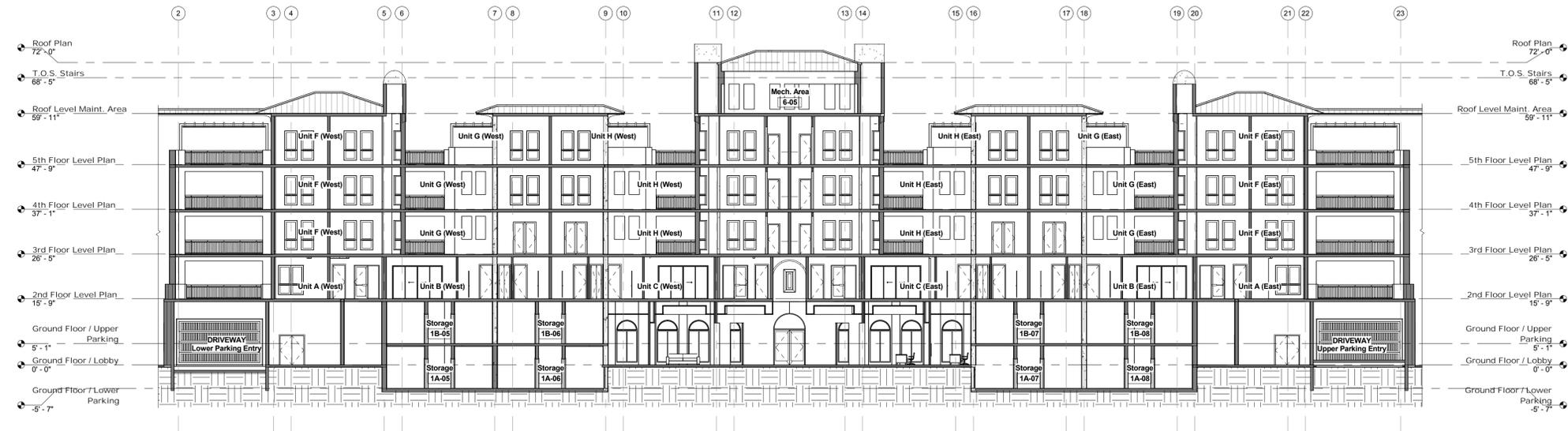
**A3.2**



1 Section 4  
1/16" = 1'-0"



2 Section 5  
1/16" = 1'-0"



1 Section 8  
1/16" = 1'-0"

ARCHITECT:

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SHEET TITLE:

**Building  
Sections**

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

SHEET No.:

**A3.3**

ARCHITECT:

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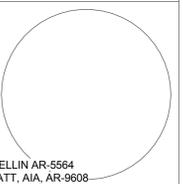
ISSUE DATE: 03.31.2015  
PROJECT No.: 2013-22  
DRAWN BY: D.F.  
APPROVED BY: G.P. & M.B.

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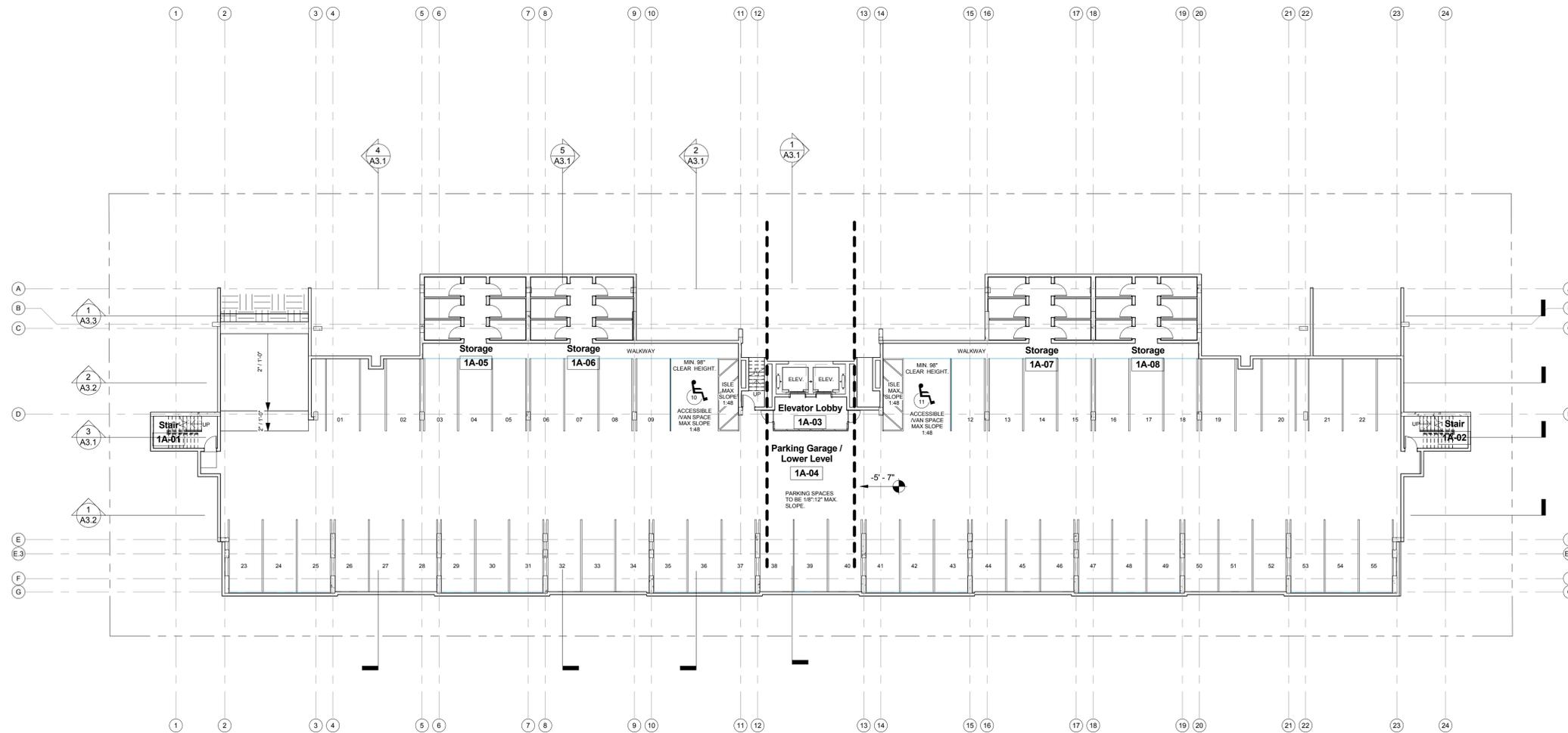
SHEET TITLE:

**Ground Floor  
Lower Level  
Parking Plan**

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

SHEET No.:

**A1.1**



1 Ground Floor / Lower Parking  
1/16" = 1'-0"

ARCHITECT:

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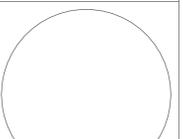
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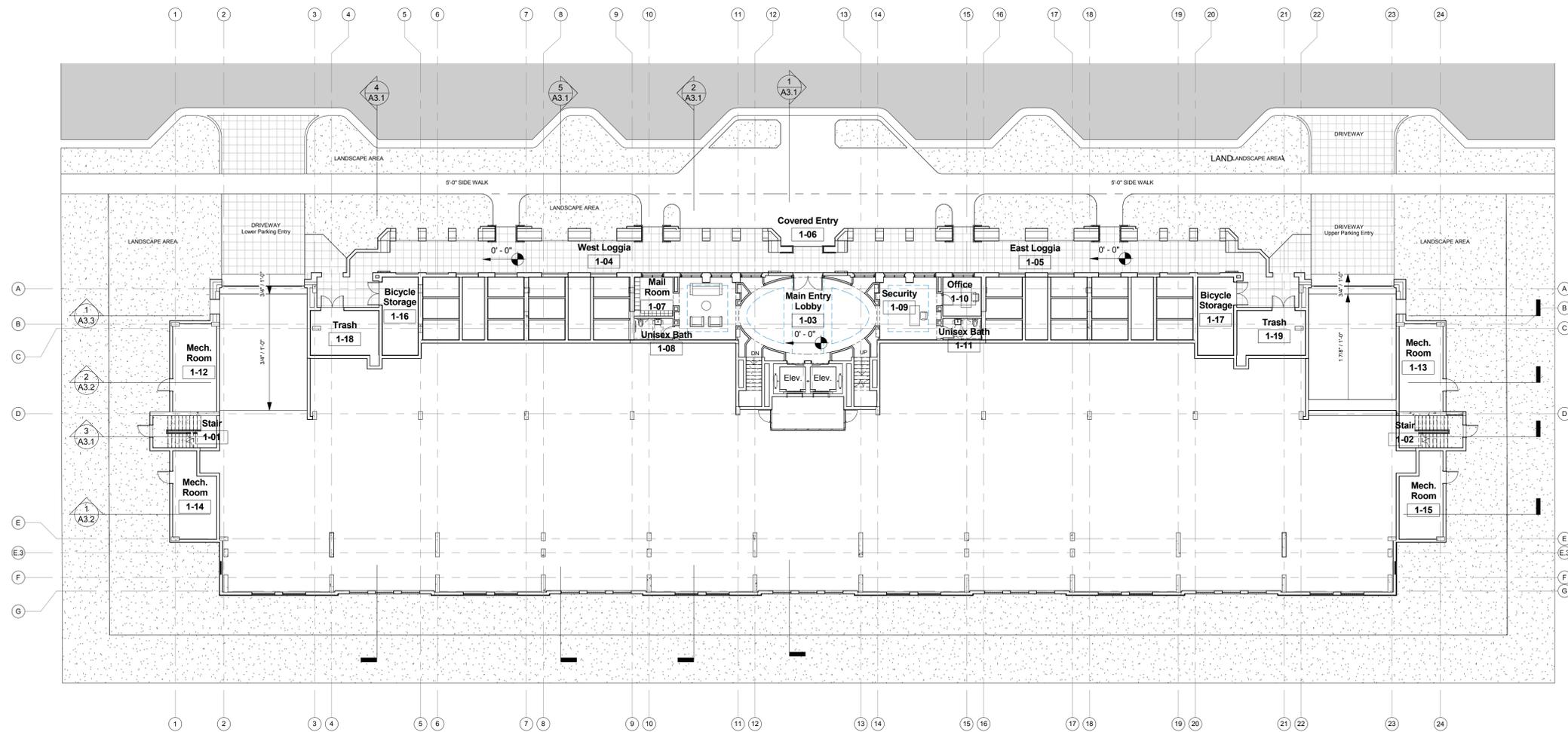
SHEET TITLE:

**Ground Floor  
Lobby Level Plan**

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

SHEET No.:

**A1.2**



① Ground Floor / Lobby  
1/16" = 1'-0"

ARCHITECT:

**Bellin & Pratt**  
architects, LLC

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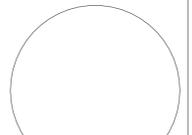
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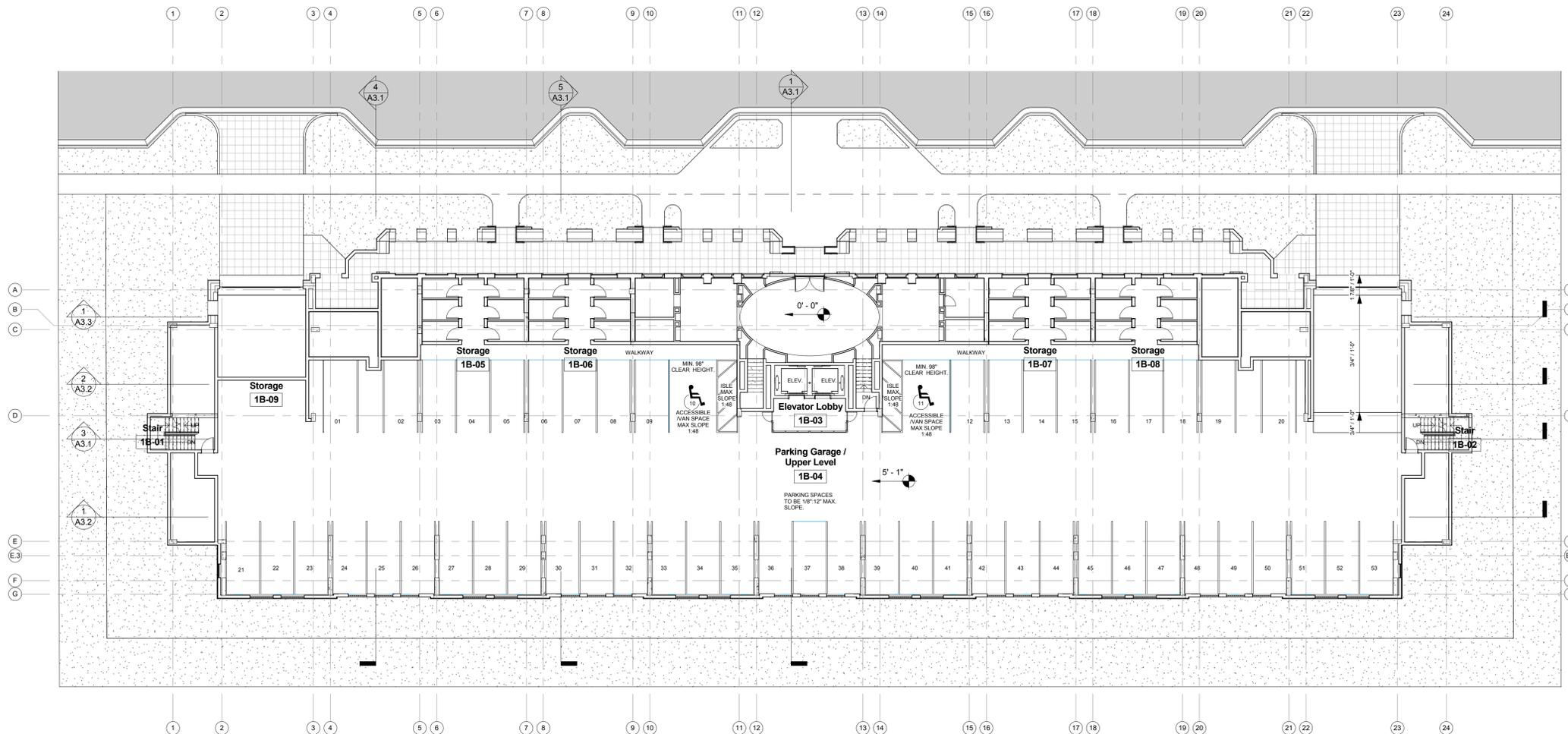
SHEET TITLE:

**Ground Floor  
Upper Level  
Parking Plan**

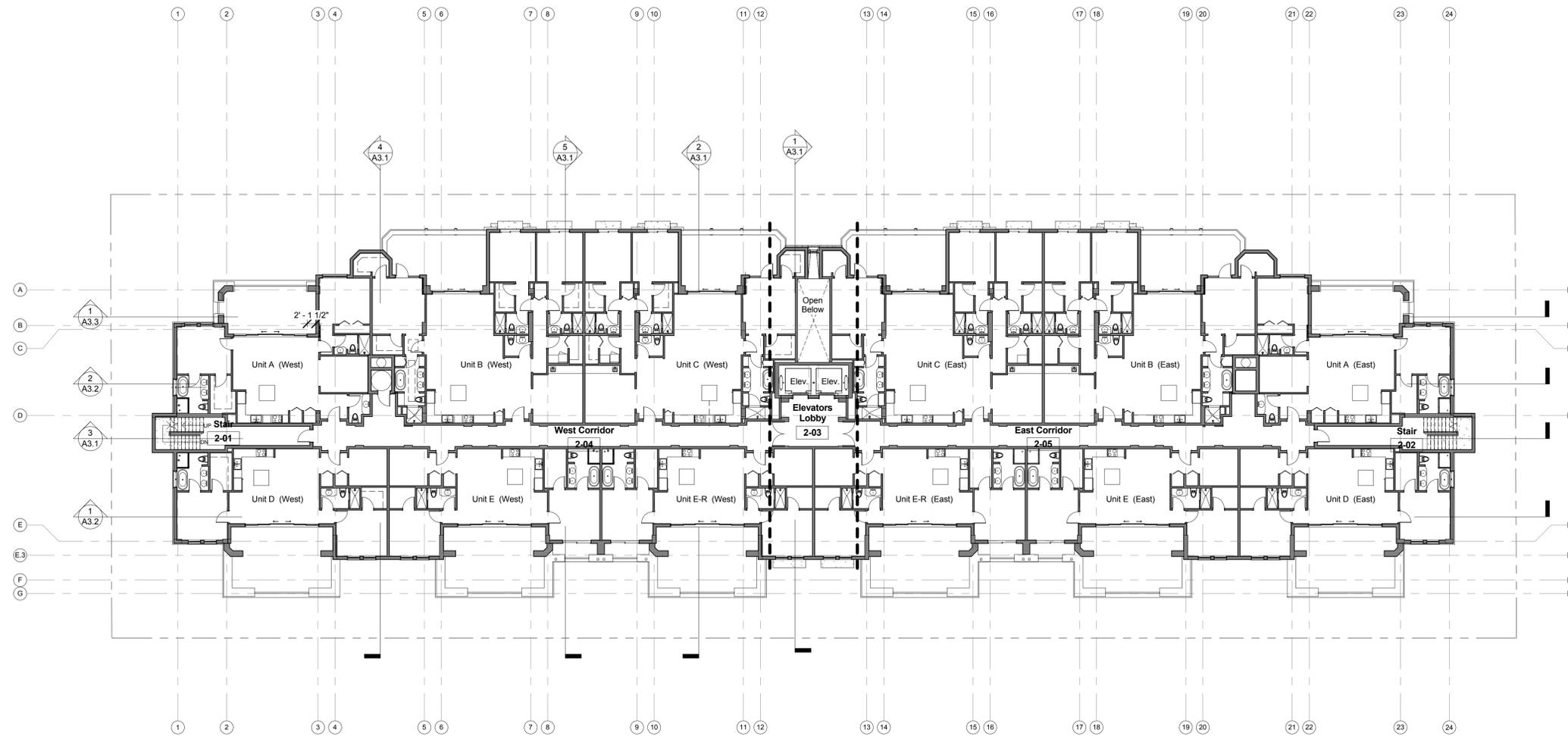
SCALE: 1/16" = 1'-0"

SHEET No.:

**A1.3**



① Ground Floor / Upper Parking  
1/16" = 1'-0"



1 2nd Floor Level Plan  
1/16" = 1'-0"

ARCHITECT:

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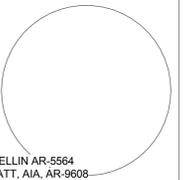
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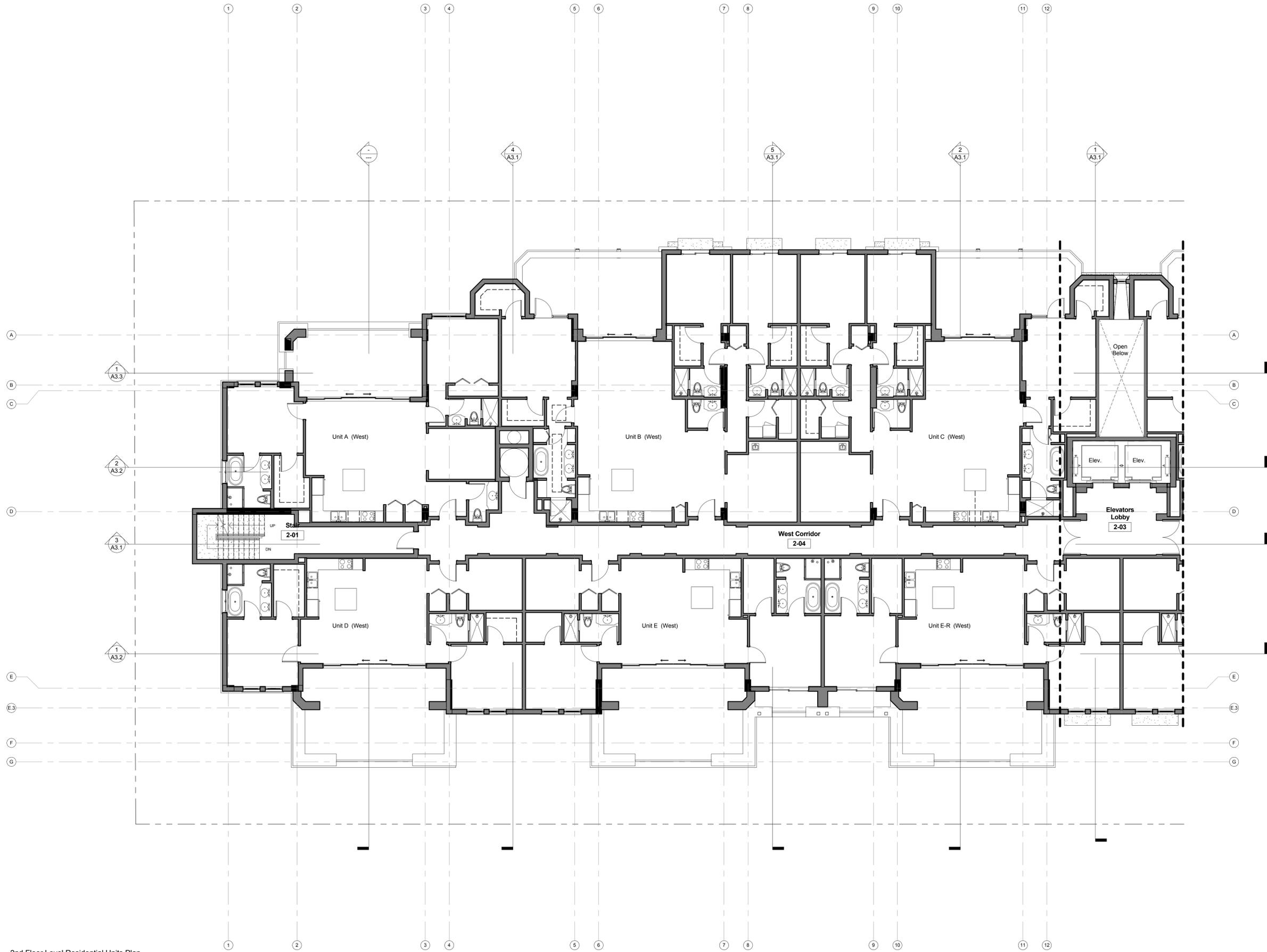
SHEET TITLE:

**2nd Floor Level  
Residential Units  
Plan**

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

SHEET No.:

**A1.4**



2/3/2016 2:11:37 PM

2nd Floor Level Residential Units Plan  
 PARTIAL a  
 1/8" = 1'-0"

ARCHITECT:

**Bellin & Pratt**  
 architects, LLC

AA26000863

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 coral gables, florida 33134  
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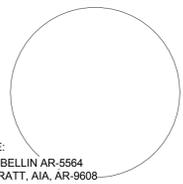
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SHEET TITLE:

**2nd Floor Level**  
**Residential Units**  
**Plan PARTIAL a**

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

SHEET No.:

**A1.4a**

ARCHITECT:

**Bellin & Pratt**  
architects, LLC

AA26000863

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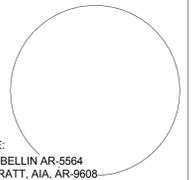
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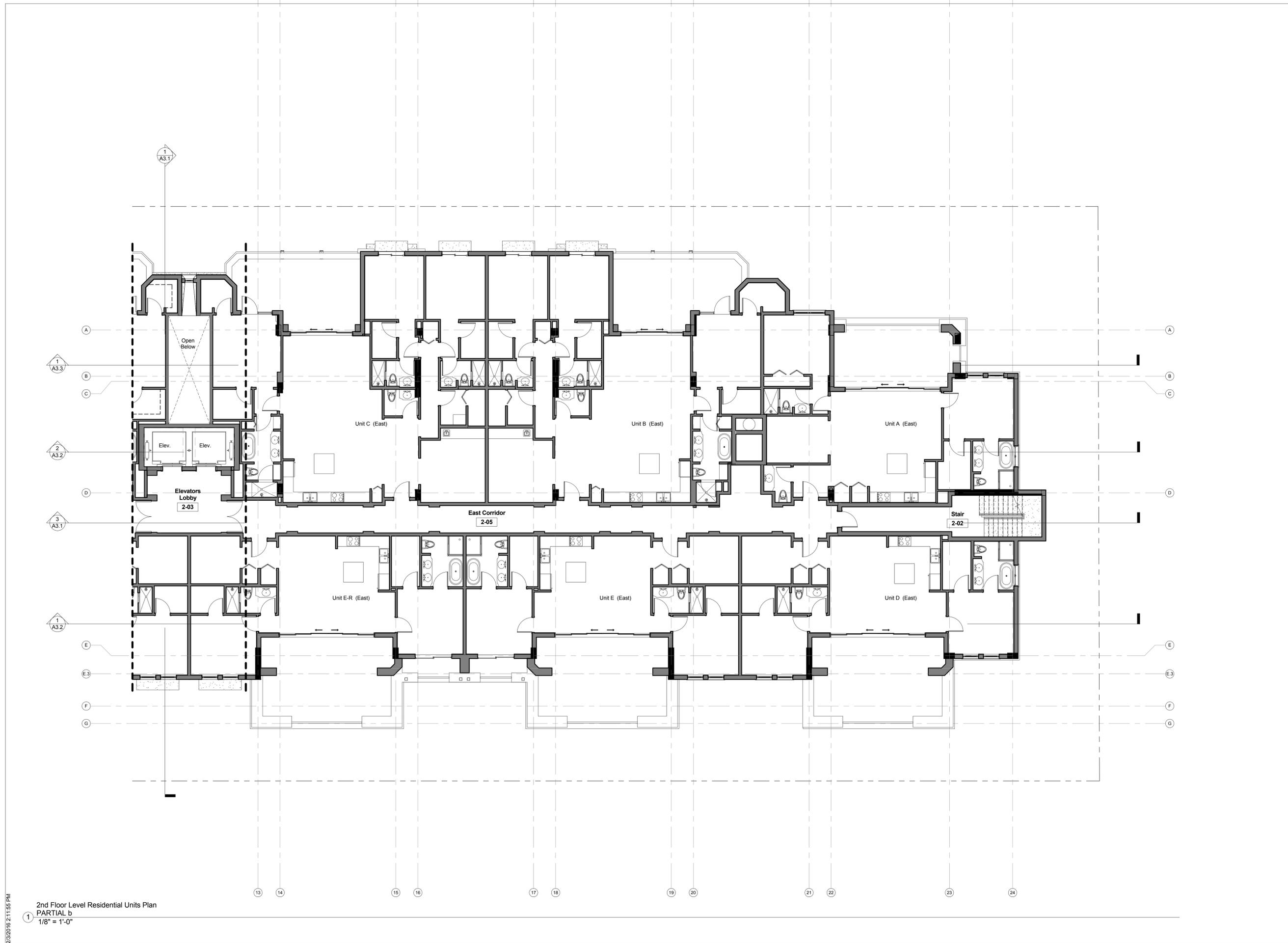
SHEET TITLE:

**2nd Floor Level  
Residential Units  
Plan PARTIAL b**

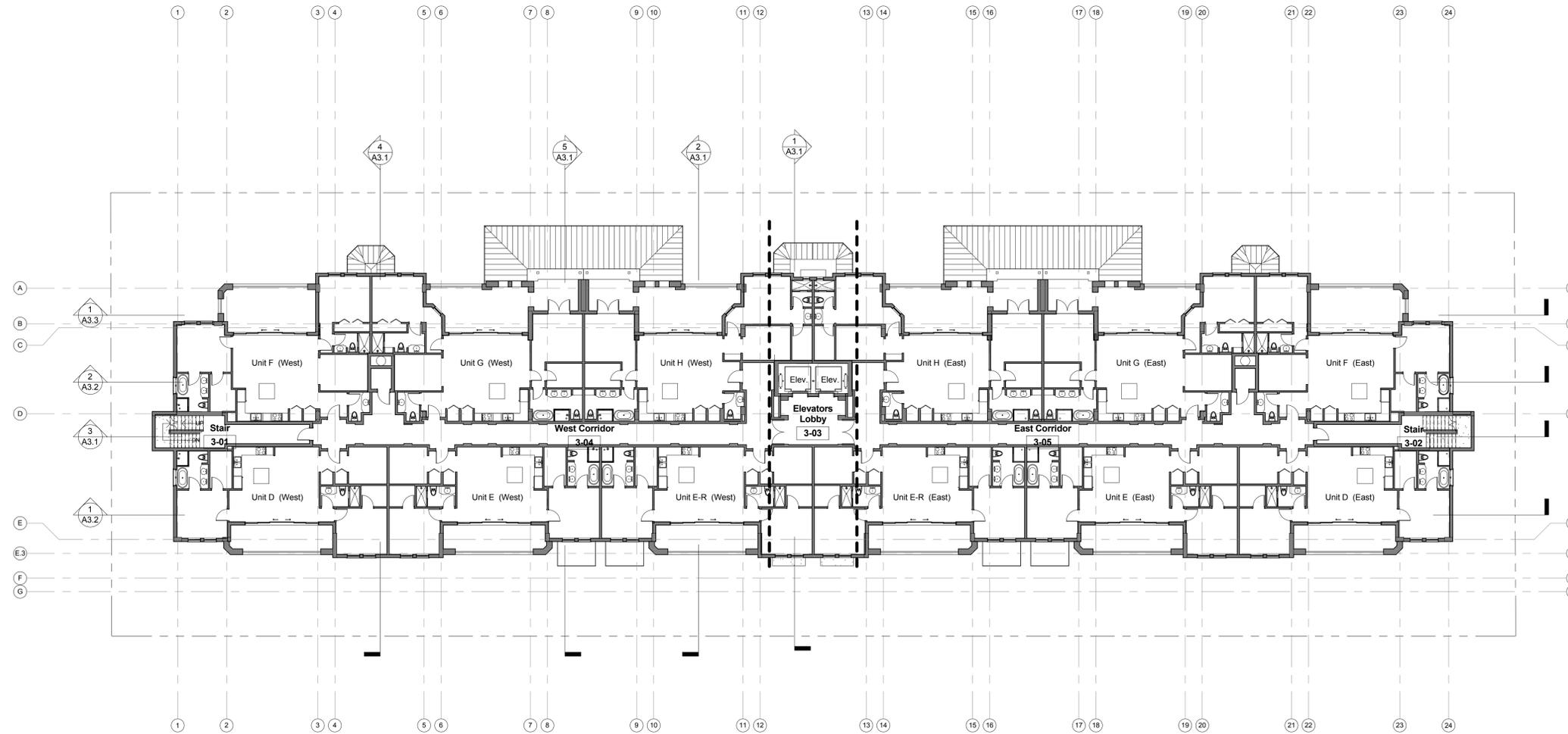
SCALE: 1/8" = 1'-0"

SHEET No.:

**A1.4b**



2/3/2016 2:11:55 PM  
2nd Floor Level Residential Units Plan  
PARTIAL b  
1/8" = 1'-0"



1 3rd Floor Level Plan  
1/16" = 1'-0"

ARCHITECT:

**Bellin & Pratt**  
architects, LLC

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202836 Antilla Group, LLC  
1390 BRICKELL AVENUE STE  
200 MIAMI FLORIDA 33131

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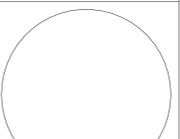
ISSUE DATE: 03.31.2015  
PROJECT No.: 2013-22  
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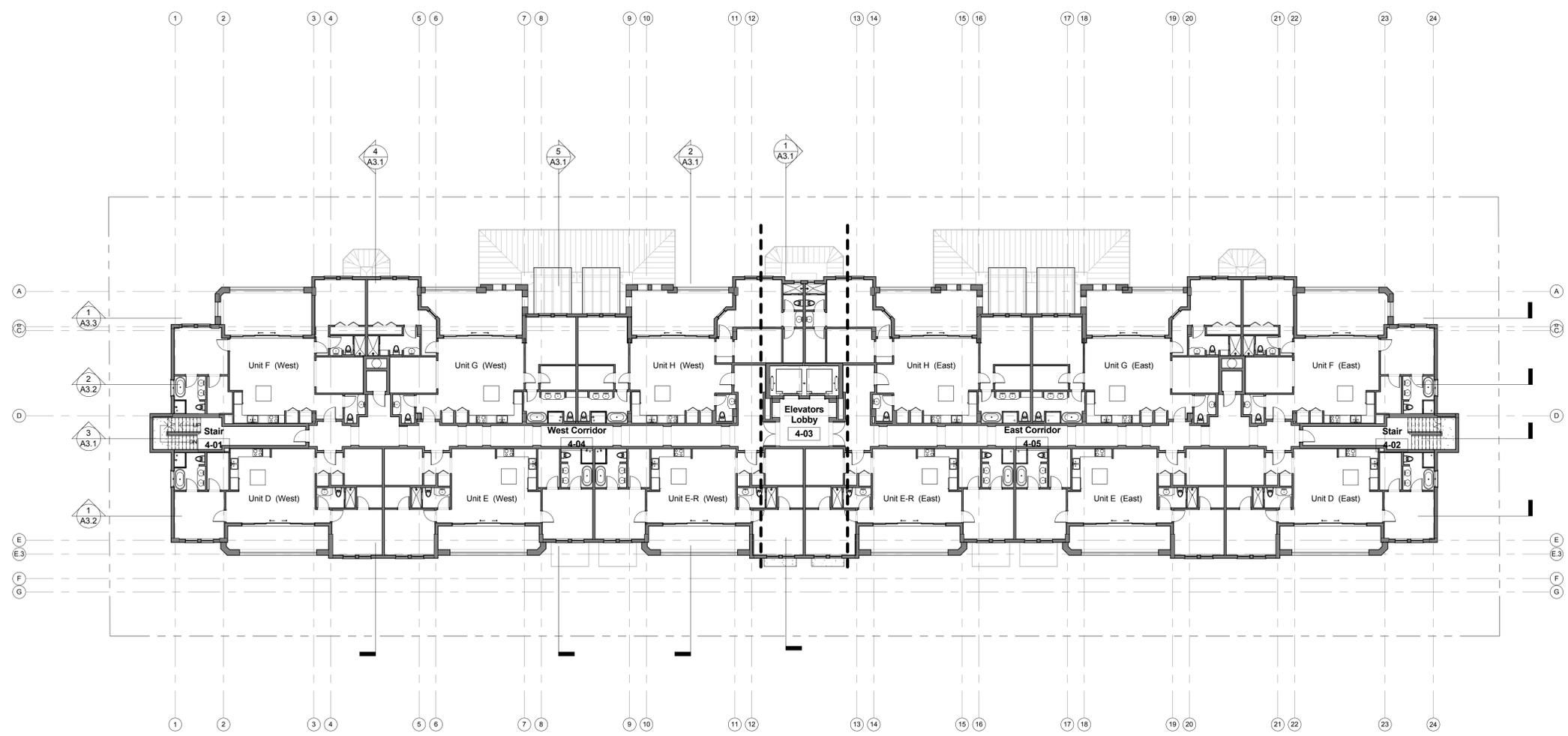
SHEET TITLE:

**3rd Floor Level  
Residential Units  
Plan**

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

SHEET No.:

**A1.5**



1 4th Floor Level Plan  
1/16" = 1'-0"

ARCHITECT:

**Bellin & Pratt**  
architects, LLC

AA26000863

285 sevilla avenue  
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tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

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PROJECT NAME:

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Residential  
Condominium**

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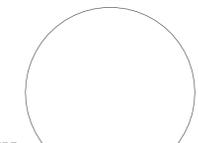
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SHEET TITLE:

**4th Floor Level  
Residential Units  
Plan**

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

SHEET No.:

**A1.6**

ARCHITECT:

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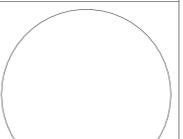
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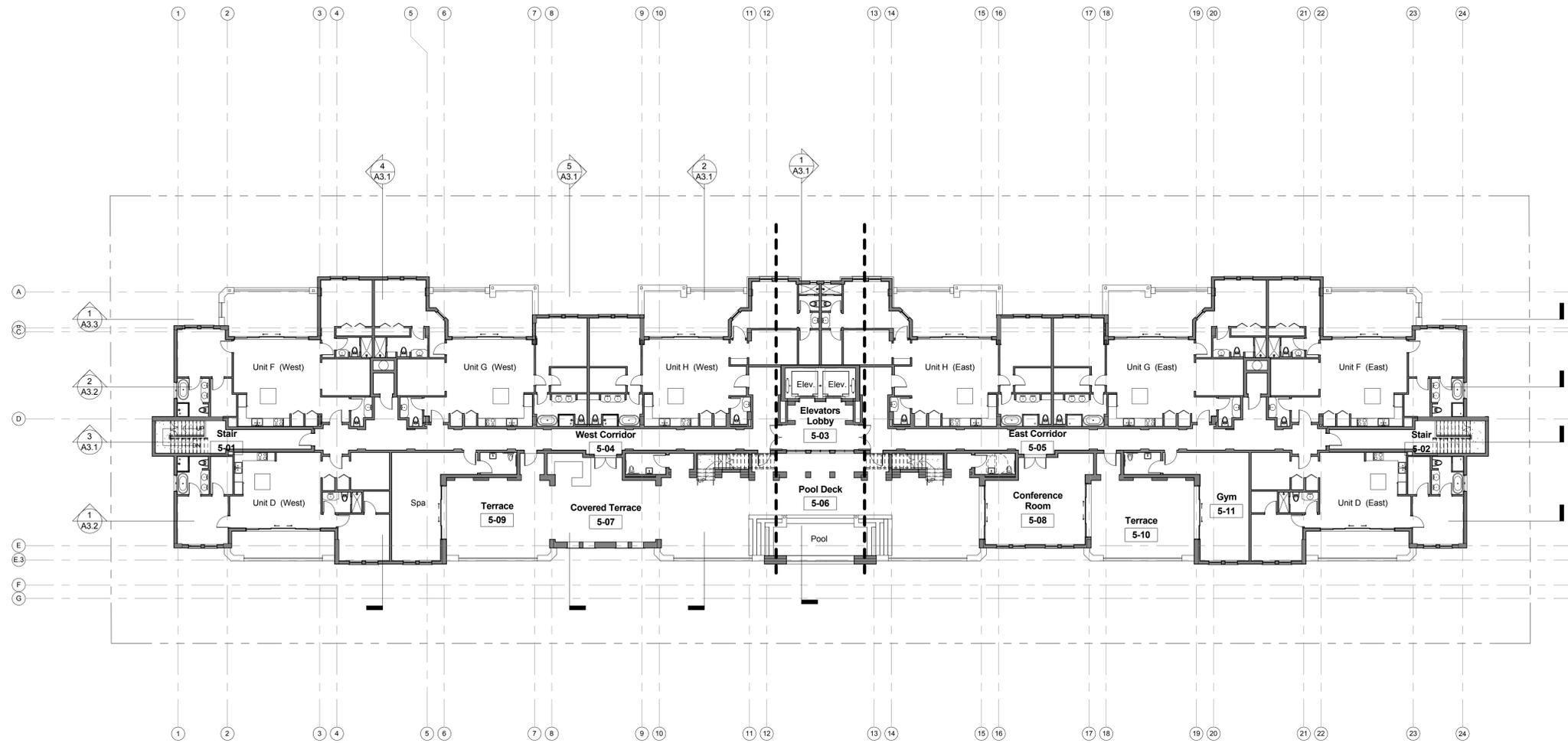
**SHEET TITLE:**

**5th Floor Level  
Residential Units  
Plan**

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

SHEET No.:

**A1.7**



① 5th Floor Level Plan  
1/16" = 1'-0"

ARCHITECT:

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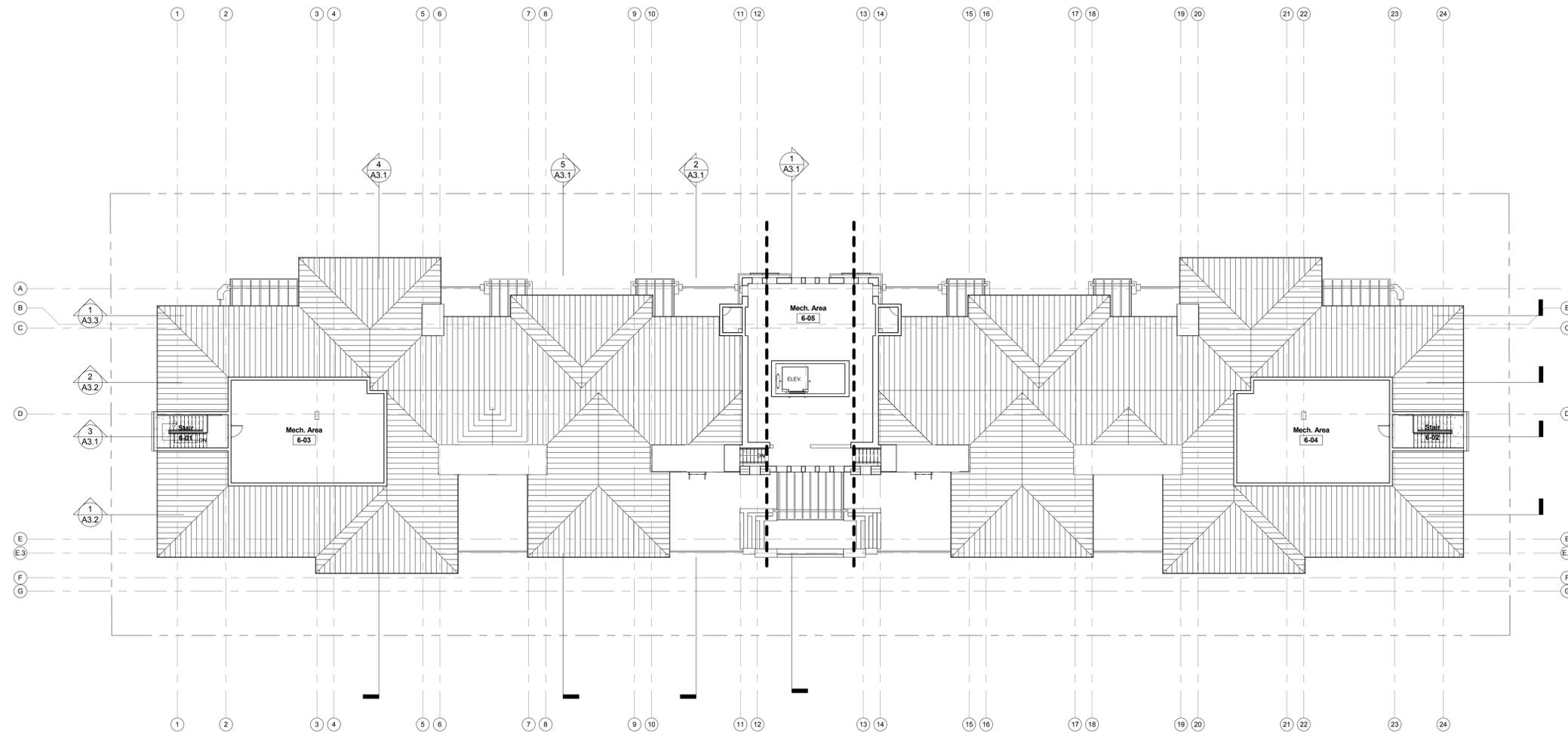
**SHEET TITLE:**

**Roof Level  
Maintenance  
Area Plan**

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

SHEET No.:

**A1.8**



① Roof Level Maint. Area  
1/16" = 1'-0"

ARCHITECT:

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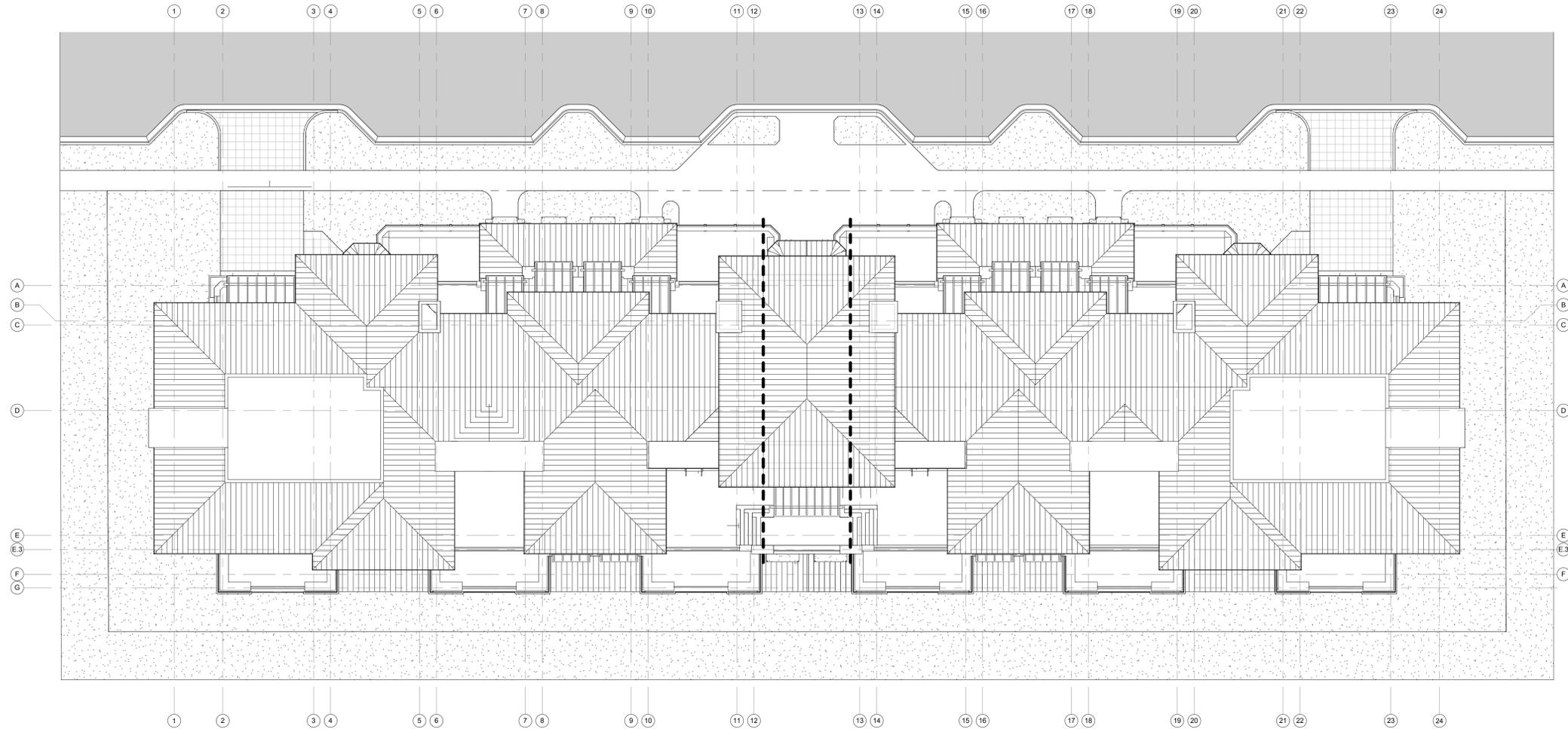
**SHEET TITLE:**

**Roof Plan**

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

SHEET No.:

**A1.9**



1 Roof Plan  
1/16" = 1'-0"

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**SHEET TITLE:**

**Exterior View**

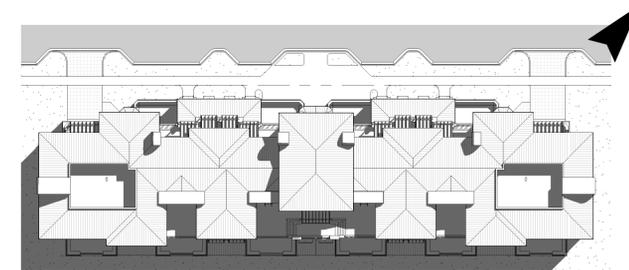
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SHEET No.:

**A8.1**



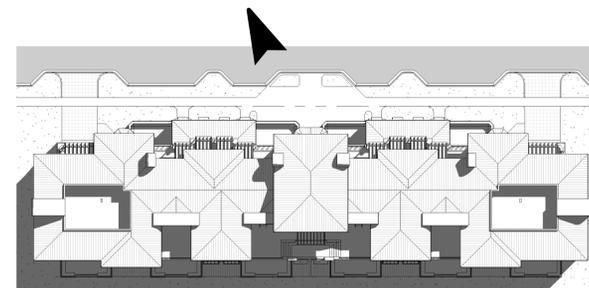
① 3D View 001



② View Plan  
1" = 50'-0"



1 3D View 002



2 View Plan 1  
1" = 50'-0"

ARCHITECT:

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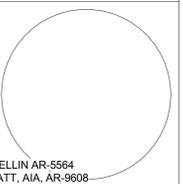
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**SHEET TITLE:**

**Exterior View**

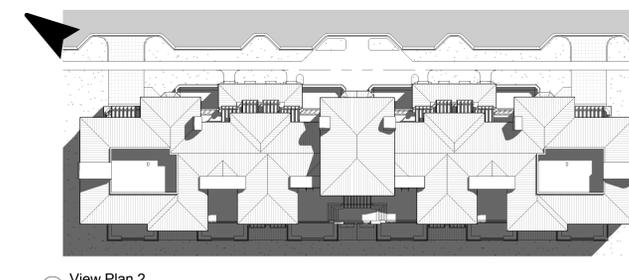
SCALE: 1" = 50'-0"

SHEET No.:

**A8.2**



1 3D View 003



2 View Plan 2  
1" = 50'-0"

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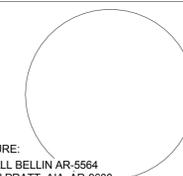
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**SHEET TITLE:**

**Exterior View**

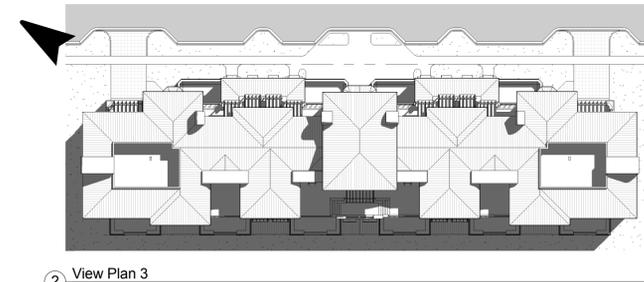
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SHEET No.:

**A8.3**



① 3D View 004



② View Plan 3  
1" = 50'-0"

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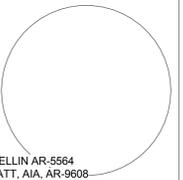
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SHEET TITLE:

**Exterior View**

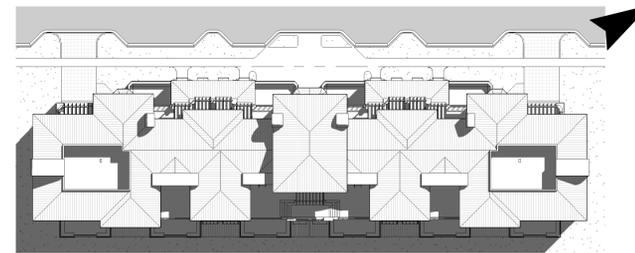
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SHEET No.:

**A8.4**



1 3D View 005



2 View Plan 4  
1" = 50'-0"

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**SHEET TITLE:**

**Exterior View**

SCALE: 1" = 50'-0"

SHEET No.:

**A8.5**

ARCHITECT:

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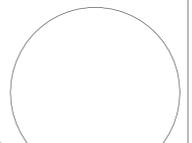
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**SHEET TITLE:**

**Exterior View**

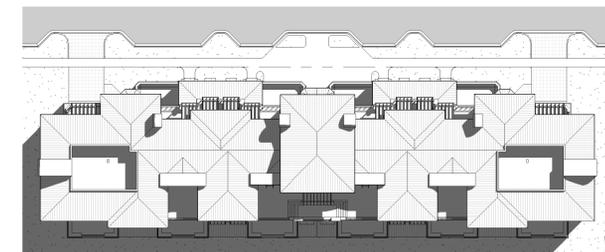
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SHEET No.:

**A8.6**



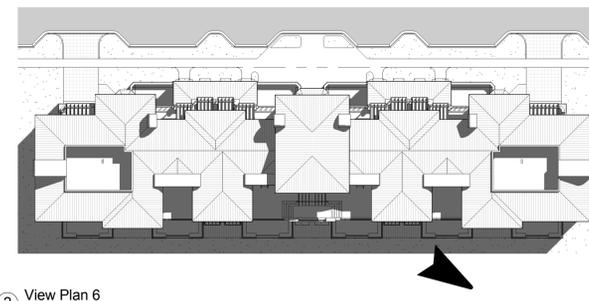
1 3D View 006



2 View Plan 5  
1" = 50'-0"



① 3D View 007



② View Plan 6  
1" = 50'-0"

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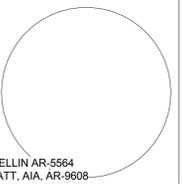
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**SHEET TITLE:**

**Exterior View**

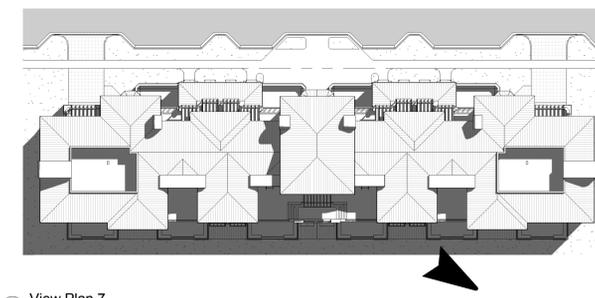
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SHEET No.:

**A8.7**



① 3D View 008



② View Plan 7  
1" = 50'-0"

ARCHITECT:

**Bellin & Pratt**  
architects, LLC

AA26000863

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

**CONSULTANTS:**

Consultant  
Address  
Phone  
Fax  
e-mail

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**PROJECT NAME:**

**ANTILLA AVENUE  
Residential  
Condominium**

PROPERTY ADDRESS  
10, 20, 28 & 36 Antilla Avenue,  
Coral Gables, FL 33134

CONTACT INFORMATION  
202836 Antilla Group, LLC  
1390 BRICKELL AVENUE STE  
200 MIAMI FLORIDA 33131

**DRC SUBMITTAL**

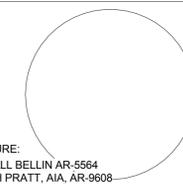
ISSUE DATE: 03.31.2015  
PROJECT No.: 2013-22  
DRAWN BY: Author  
APPROVED BY: Approver

**REVISIONS:**

No.	Description	Date

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**SEAL:**



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

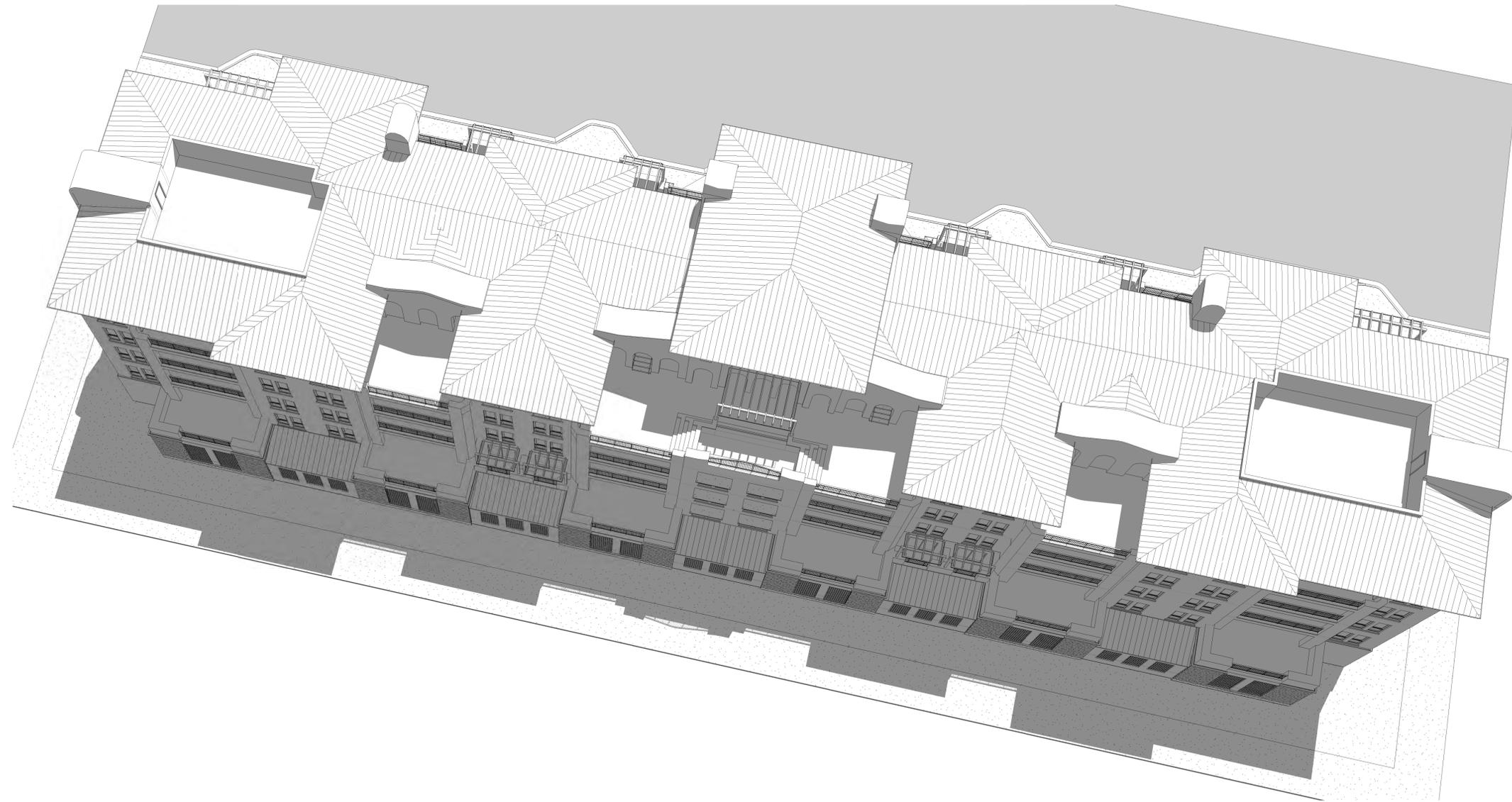
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**Exterior View**

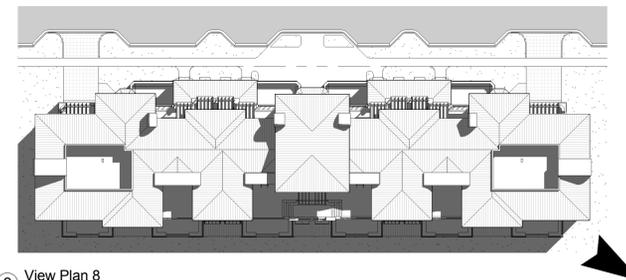
SCALE: 1" = 50'-0"

SHEET No.:

**A8.8**



① 3D View 009



② View Plan 8  
1" = 50'-0"

ARCHITECT:

**Bellin & Pratt**  
architects, LLC

AA26000863

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

**CONSULTANTS:**

Consultant  
Address  
Phone  
Fax  
e-mail

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**PROJECT NAME:**

**ANTILLA AVENUE  
Residential  
Condominium**

PROPERTY ADDRESS  
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Coral Gables, FL 33134

CONTACT INFORMATION  
202836 Antilla Group, LLC  
1390 BRICKELL AVENUE STE  
200 MIAMI FLORIDA 33131

**DRC SUBMITTAL**

ISSUE DATE: 03.31.2015  
PROJECT No.: 2013-22  
DRAWN BY: Author  
APPROVED BY: Approver

**REVISIONS:**

No.	Description	Date

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**SEAL:**



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

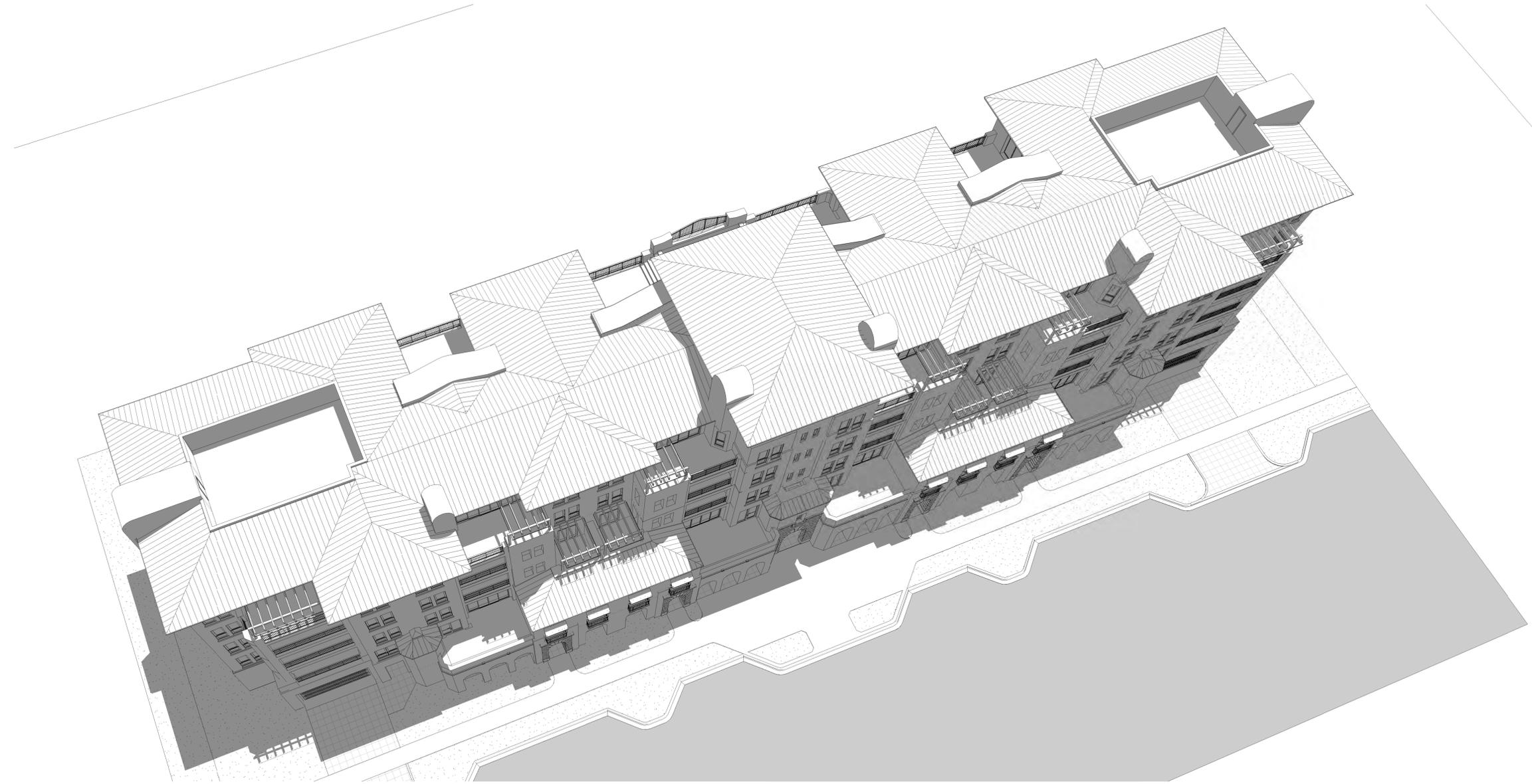
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**Exterior View**

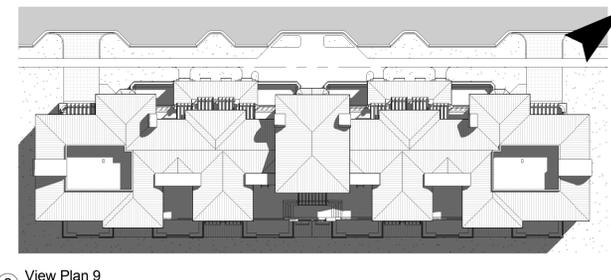
SCALE: 1" = 50'-0"

SHEET No.:

**A8.9**



1 3D View 010



2 View Plan 9  
1" = 50'-0"

ARCHITECT:

**Bellin & Pratt**  
architects, LLC

AA26000863

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

**CONSULTANTS:**

Consultant  
Address  
Phone  
Fax  
e-mail

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**PROJECT NAME:**

**ANTILLA AVENUE  
Residential  
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PROPERTY ADDRESS  
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CONTACT INFORMATION  
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200 MIAMI FLORIDA 33131

**DRC SUBMITTAL**

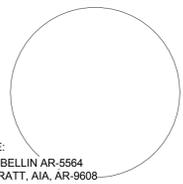
ISSUE DATE: 03.31.2015  
PROJECT No.: 2013-22  
DRAWN BY: Author  
APPROVED BY: Approver

**REVISIONS:**

No.	Description	Date

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**SEAL:**



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

**SHEET TITLE:**

**Exterior View**

SCALE: 1" = 50'-0"

SHEET No.:

**A8.10**



**ANTILLA AVENUE - RESIDENTIAL CONDOMINIUM**  
**10,20,28 & 36 ANTILLA AVENUE, CORAL GABLES FL. 33134**

**Bellin & Pratt**  
architects, LLC



**ANTILLA AVENUE - RESIDENTIAL CONDOMINIUM**  
**10,20,28 & 36 ANTILLA AVENUE, CORAL GABLES FL. 33134**

**Bellin & Pratt**  
architects, LLC



**ANTILLA AVENUE - RESIDENTIAL CONDOMINIUM**  
**10,20,28 & 36 ANTILLA AVENUE, CORAL GABLES FL. 33134**

**Bellin & Pratt**  
architects, LLC



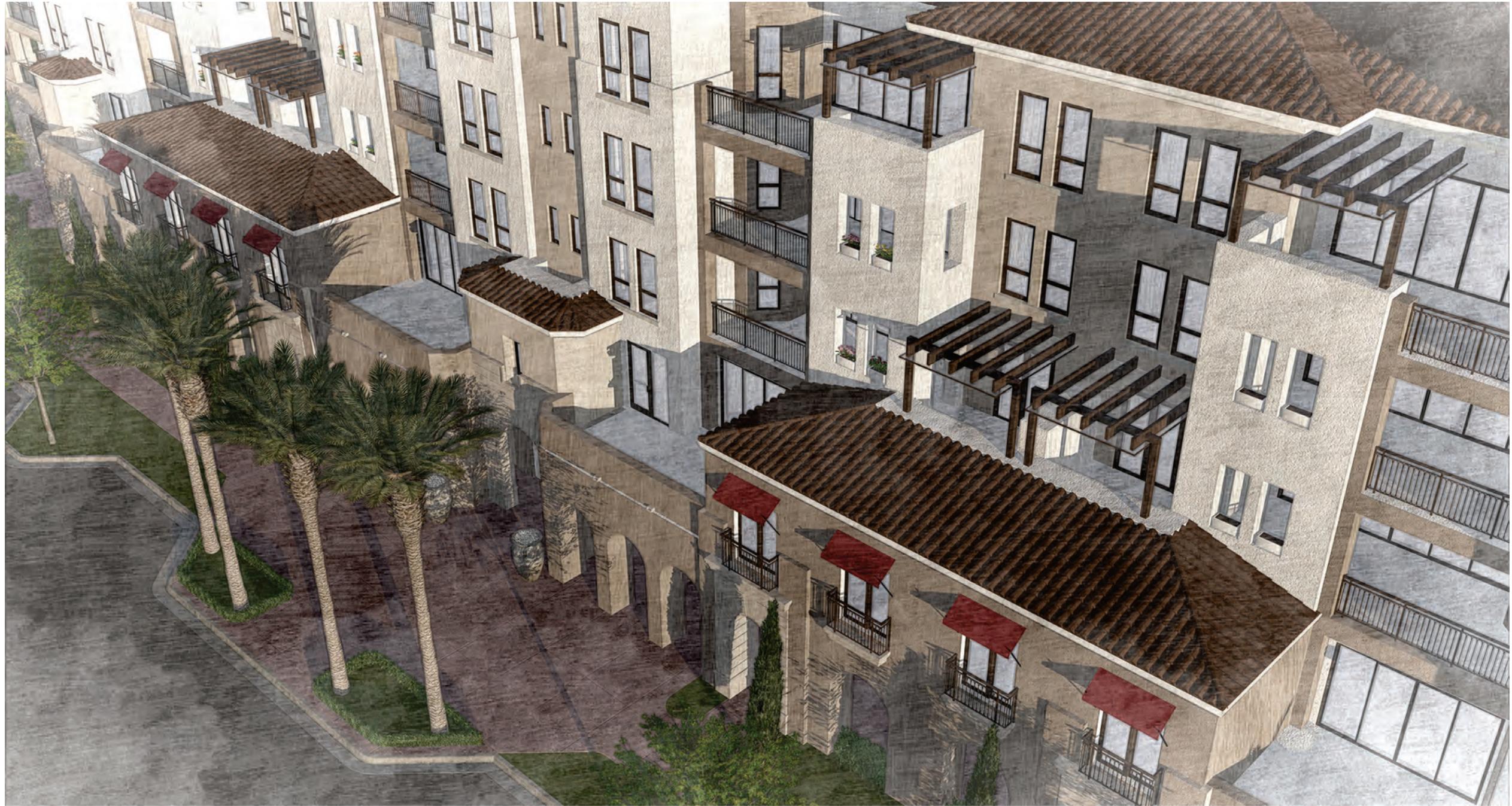
**ANTILLA AVENUE - RESIDENTIAL CONDOMINIUM**  
**10,20,28 & 36 ANTILLA AVENUE, CORAL GABLES FL. 33134**

**Bellin & Pratt**  
architects,LLC



**ANTILLA AVENUE - RESIDENTIAL CONDOMINIUM**  
**10,20,28 & 36 ANTILLA AVENUE, CORAL GABLES FL. 33134**

**Bellin & Pratt**  
architects,LLC



**ANTILLA AVENUE - RESIDENTIAL CONDOMINIUM**  
**10,20,28 & 36 ANTILLA AVENUE, CORAL GABLES FL. 33134**

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**10,20,28 & 36 ANTILLA AVENUE, CORAL GABLES FL. 33134**

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**10,20,28 & 36 ANTILLA AVENUE, CORAL GABLES FL. 33134**

**Bellin & Pratt**  
architects,LLC

## Application Agent

### Name and Contact Information

Applicant Agent: Fidel Flamini

Cel.: 305-582-0506

Mail Address : [FidelFlamini@gmail.com](mailto:FidelFlamini@gmail.com)

Address : 8010 Old Cutler Road

Coral Gables

FL 33143

## Art in Public Spaces Statement

The Developers Group and the Architects in charge of this wonderful building are strongly motivated with the idea of presenting a beautiful well proportionate building, well connected to the Coral Gables street's scale, which will enhance and promote the renewal of Antilla Avenue, including the "Art in Public Places" program as part of the Main Entrance Plaza.

This Main Entrance Plaza, facing Antilla Avenue, connected on both sides with the avenue sidewalks, has a generous size urban space, were Architects, Landscaping Architect, and Artist, will produce a magnificent main entrance for the building, and a beautiful central focal point for the street.

The gradually renewal, modernization and change of scale that is taking place in all this area of Coral Gables, will give the City a much better presence with the "Art in Public Places" program, which motivates the creations of "urban corners" or "specific spots" attached to the new structures, were the Art pieces will be shown and will, undoubted, enrich the environment.

We, at Casa Antilla, are aware of the requirements needed to fulfill these program objectives, and we are willing to work with the Art City Department in order to complete the task in the best possible way.



## The City of Coral Gables

*Historical Resources Department*

October 27, 2014

202836 Antilla Group, LLC  
285 Sevilla Avenue  
Coral Gables, FL 33134

Re: 20 Antilla Avenue, legally described as Lots 7 & 8, Block 23, Coral Gables Douglas Section, PB 25-69

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."

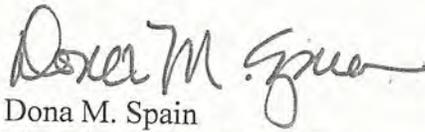
Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

**20 Antilla Avenue, legally described as Lots 7 & 8, Block 23, Coral Gables Douglas Section, PB 25-69, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.**

This letter is a reissue of the previous letter dated July 11, 2013. 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: Marshall Bellin, 285 Sevilla 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



## The City of Coral Gables

*Historical Resources Department*

October 27, 2014

202836 Antilla Group, LLC  
285 Sevilla Avenue  
Coral Gables, FL 33134

Re: 28 Antilla Avenue, legally described as Lots 5 & 6, Block 23, Coral Gables Douglas Section, PB 25-69

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."

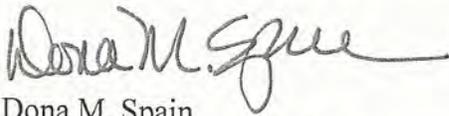
Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

**28 Antilla Avenue, legally described as Lots 5 & 6, Block 23, Coral Gables Douglas Section, PB 25-69, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.**

This letter is a reissue of the previous letter dated July 11, 2013. 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: Marshall Bellin, 285 Sevilla 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



## The City of Coral Gables

*Historical Resources Department*

October 27, 2014

202836 Antilla Group, LLC  
285 Sevilla Avenue  
Coral Gables, FL 33134

Re: 36 Antilla Avenue, legally described as Lot 4, Block 23, Coral Gables Douglas Section, PB 25-59

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."<sup>27</sup>

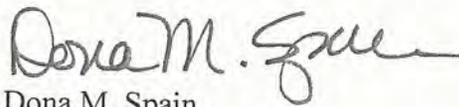
Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

**36 Antilla Avenue, legally described as Lot 4, Block 23, Coral Gables Douglas Section, PB 25-59, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.**

This letter is a reissue of the previous letter dated July 11, 2013. 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.

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Sincerely,



Dona M. Spain  
Historic Preservation Officer

cc: Marshall Bellin, 285 Sevilla 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