(4)

BEATRICE ROW

TENTATIVE PLAT NO. **23803-3-RESUB.**

Sec. 17 Twp. 54 Rge. 41

Municipality: CORAL GABLES

Zoned: MUTLI-FAMILY

RECOMMENDS APPROVAL 8-26-16
Date. Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS APPROVAL 8-26-16
Date. Regulatory and Economic Resources Dept. (Zoning)

☑ **Recommends approval subject to the City of Coral Gables requirements and the requirements checked below:**

☑ **Concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads.**

☑ **The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.**

☑ **Tentative Plat valid until** May 26, 2017

Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.

☑ **No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.**

☑ **Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.**

☑ **Site to be filled to County Flood Criteria Elevation of** 7.0 **N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.IR.M. for Miami Dade County Florida Community # 125098.**

☑ **Property owner/ Developer must provide the needed improvements within the right-of-way.**

☑ **For the removal of any tree a permit is required.**

☑ **All non-conforming structures must be removed prior to final plat review. An up-dated survey from a registered Land Surveyor showing that said improvement(s) has been removed is required. City of Coral Gables approval required.**

☑ **See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.**

☑ **School Board approval required prior to final plat review.**

☑ **See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.**

☑ **Final Mylar(s) plus five (5) prints.**

☑ **Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.**

☑ **Paid Tax receipts (and escrow, if applicable).**

☑ **Processing fee for Final Plat.**

☑ **Recording fee for Final Plat.**

☑ **Water Control Division approval after final plat submittal. (DRER)**

☑ **Approval regarding method of water supply.**

☑ **Approval regarding method of sewage disposal.**

☑ **Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).**

☑ **Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).**

☑ **State Plane Coordinate Data Sheet.**

☑ **AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (http://www.miamidade.gov/platstatus)**

IMPORTANT NOTICE TO APPLICANT
Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

Number of Sites : (9)

FEES:

D.R.E.R.----------		$1,872.00
Plus $10.90 per site in excess of 6 sites----------		$32.70
D.R.E.R enviromental----------		$210.00
	PRINT	$2,114.70

FOR OFFICIAL USE ONLY:
Agenda Date: 8/22/2016
Tentative No.: T- 23803-
Received Date: 8-27-16

Concurrency Review Fee (*6.00% of Sub-Total) -- $126.88 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> $2,241.58 <<===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: CORAL GABLES Sec.: 17 Twp.: 54 S. Rge.: 41 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: Beatrice Row
2. Owner's Name: Beatrice Row, LLC Phone: 786-266-1757
   Address: 301 Almeria Avenue City: Coral Gables State: FL Zip Code: 33134
   Owner's Email Address: jennyducret@gmail.com
3. Surveyor's Name: Lannes and Garcia Phone: 305-666-7909
   Address: 2700 SW 37th Avenue City: Miami State: FL Zip Code: 33133
   Surveyor's Email Address: lannes2garcia@gmail.com
4. Folio No(s).: 03-4117-008-1870 / 03-4117-008-1570 / 03-4117-008-1580 / ____
5. Legal Description of Parent Tract: 1,2,42 and 43, Blk 10 of Coral Gables Biltmore Section according to the plat thereof as recorded in Plat Book 20 at Page 28 of the Public Records of Miami-Dade County, FL
6. Street boundaries: Biltmore Way, Valencia Avenue, and Anderson Road
7. Present Zoning: Multi-Family Zoning Hearing No.: ____
8. Proposed use of Property:
   Single Family Res.(9 Units), Duplex(____ Units), Apartments(____ Units), Industrial/Warehouse(____ Square .Ft.),
   Business(____ Sq. Ft.), Office(____ Sq. Ft.), Restaurant(____ Sq. Ft. & No. Seats ___), Other (____ Sq. Ft. & No. of Units ____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty.Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of itle to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)
SS:
COUNTY OF MIAMI-DADE)

Signature of Owner: [signature]
(Print name & Title here): Jenny Ducret - Manager

BEFORE ME, personally appeared Jenny Ducret this 1 day of August, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ___ or produce ____ as identification and who did (not) take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 1 day of August, 2016 A.D.

CARMEN TORRE
Notary Public - State of Florida
My Comm. Expires Apr 22, 2017
Commission # EE 862695
Bonded Through National Notary Assn.

Signature of Notary Public: [signature]
(Print, Type name here: ____)

(NOTARY SEAL) (Commission Expires) (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 2- 11/01/065

TENTATIVE PLAT T: 23803 – 3 – RESUB
NAME: BEATRICE ROW
SEC. 17 TWP. 54 RGE. 41 / DIST. 6
ZONING: / CORAL GABLES

TENTATIVE PLAT OF "BEATRICE ROW"

BEING A REPLAT OF LOTS 1,2,42 AND 43 BLOCK 10 OF "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

FIELD WORK DATE

FIELD DATE: 12-29-2014 AND 03-12-2015

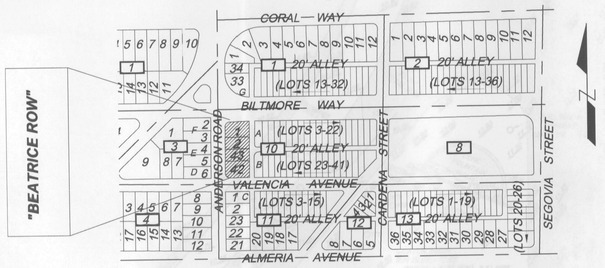
ADJOINING ZONING: EXISTING

ID	FOLIO NO.:	CLUC	PRIMARY ZONING
A	33-5028-000-0410	8900 INTERIM - AWAIT SPECIFIC ZONE	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
B	03-4117-008-1860	0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT	5000 HOTELS & MOTELS - GENERAL
C	03-4117-008-1880	0803 MULTI-FAMILY 2-9 UNITS: MULTIFAMILY 3 OR MORE UNITS	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
D	03-4118-001-0180	0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT	0100 SINGLE FAMILY-GENERAL
E	03-4118-001-0170	0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT	0100 SINGLE FAMILY-GENERAL
F	03-4118-001-0160	0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT	0100 SINGLE FAMILY-GENERAL
G	03-4117-043-0001	0000 REFERENCE FOLIO	5000 HOTELS & MOTELS - GENERAL

ADJOINING LAND OWNERS

03-4117-008-1590	DICKERSON APARTMENTS LLC
03-4117-008-1860	ALLIANCE STARLIGHT III LLC
03-4117-008-1880	760 VALENCIA AVE LLC
03-4118-001-0180	FERNANDO HERRERA OSORIO AND LAURA PONCE DE LEON INMAN
03-4118-001-0170	VERONICA R. AIELLO
03-4118-001-0160	800 ANDALUSIA LLC
03-4117-043-0001	CONDOMINIUM - VARIOUS OWNERS OF RECORD

REFER TO SHEET 3 EXISTING			
ID	FOLIO NO.:	CLUC	PRIMARY ZONING
A	03-4117-008-1870	0803 MULTI-FAMILY 2-9 UNITS: MULTIFAMILY 3 OR MORE UNITS	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
PROPOSED			
I	03-4117-008-1870	0803 MULTI-FAMILY 2-9 UNITS: MULTIFAMILY 3 OR MORE UNITS	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
II	03-4117-008-1870	0803 MULTI-FAMILY 2-9 UNITS: MULTIFAMILY 3 OR MORE UNITS	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
III	03-4117-008-1870	0803 MULTI-FAMILY 2-9 UNITS: MULTIFAMILY 3 OR MORE UNITS	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY
IV	03-4117-008-1870	0803 MULTI-FAMILY 2-9 UNITS: MULTIFAMILY 3 OR MORE UNITS	5002 HOTELS & MOTELS - GENERAL HIGH DENSITY



LOCATION MAP

SCALE 1" = 300'

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

PROPERTY ADDRESS

744 BILTMORE WAY
2509 ANDERSON ROAD
745 VALENCIA AVENUE
CORAL GABLES, FLORIDA 33134

FLOOD INFORMATION

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

SURVEYOR'S REFERENCE

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

MIAMI-DADE FLOOD CRITERIA MAP

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

LEGAL DESCRIPTION

LOTS 1, 2, 42 AND 43, BLOCK 10, "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

OWNERS CONTACT INFORMATION

BEATRICE ROW, LLC.
301 ALMERIA AVENUE SUITE 330
CORAL GABLE, FL. 33134
PH. 786-266-1757
AUTHORIZED AGENT: JENNY DUCRET

SUR'VEYOR'S CERTIFICATE

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

LANNES & GARCIA, INC. LB #2098
2700 SW 37th AVENUE
MIAMI, FLORIDA, FL, 33133

DATE: 03-12-2015

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

SURVEY NOTES

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

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

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

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

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

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

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

8. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)AND REFERENCED TO THE FOLLOWING BENCHMARKS:
A) CITY OF CORAL GABLES BM # 52, ELEVATION= 11.57
B) CITY OF CORAL GABLES BM # 489, ELEVATION= 10.68

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

10. TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY CERTIFYING SURVEYOR, THEREFORE CANNOT AND HAS NOT BASED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.

REVISIONS: 08-01-2016 SURVEY NUMBER:210815E SURVEY NUMBER:210815B

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

PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
2700 SW 37th AVENUE
MIAMI, FLORIDA 33133
PH (305) 666-7909 FAX (305) 442-2530
lannes2garcia@gmail.com

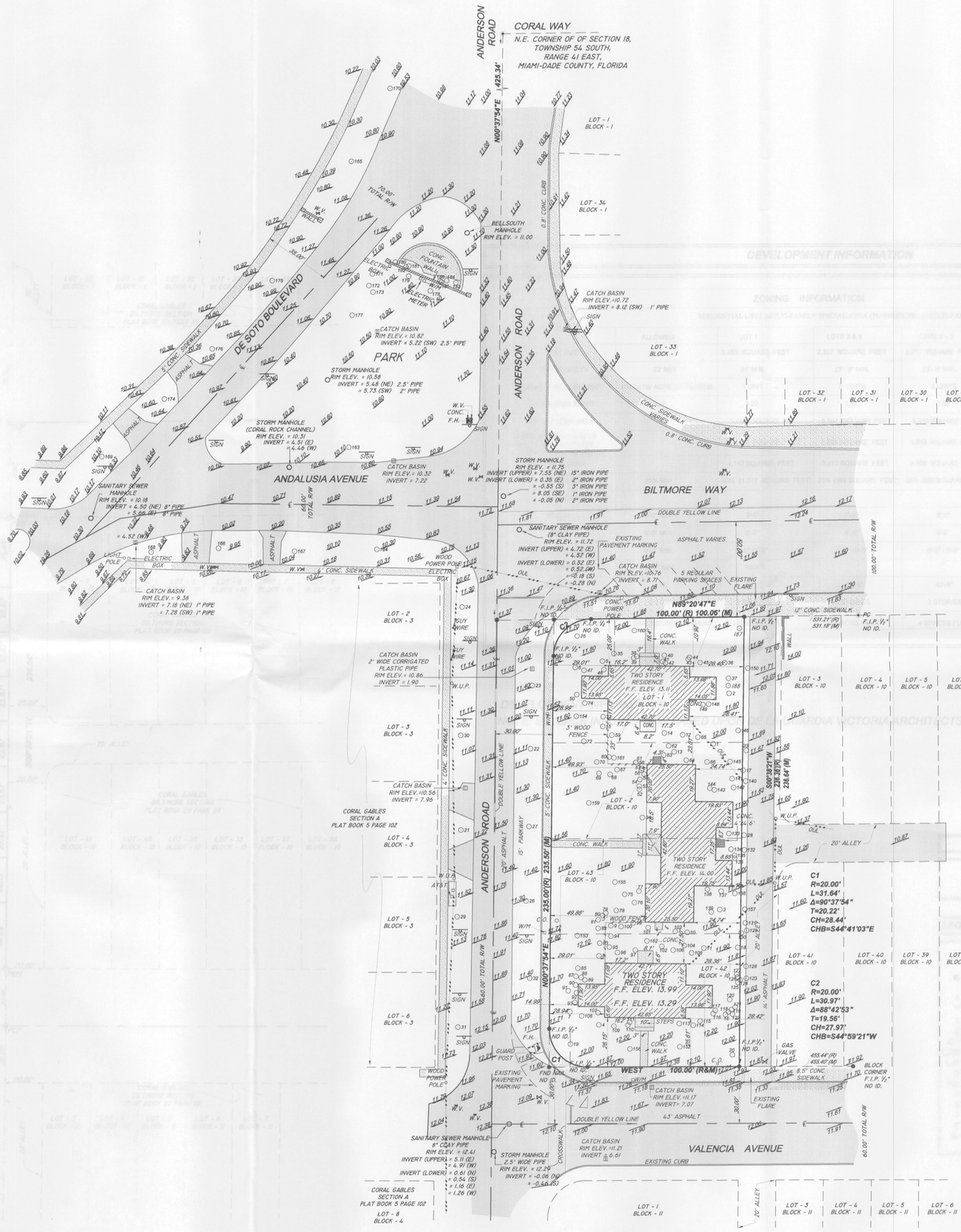
TENTATIVE PLAT OF "BEATRICE ROW "

BEING A REPLAT OF LOTS 1,2,42 AND 43 BLOCK 10 OF "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

TREE CHART

#	DIAMETER	CANOPY	TYPE	#	DIAMETER	CANOPY	TYPE
1	2.0	30.0	BLACK OLIVE	95	0.4	5.0	CARPENTERIA PALM
2	0.4	5.0	GUAVA	96	0.4	5.0	CARPENTERIA PALM
3	0.6	7.0	GUAVA	97	0.4	5.0	CARPENTERIA PALM
4	1.0	12.0	GUAVA	99	0.4	5.0	CARPENTERIA PALM
5	0.4	5.0	GUAVA	100	0.4	5.0	CARPENTERIA PALM
6	0.4	5.0	GUAVA	101	0.4	5.0	CARPENTERIA PALM
7	0.6	7.0	GUAVA	102	0.4	5.0	CARPENTERIA PALM
8	0.6	7.0	GUAVA	103	0.4	5.0	CARPENTERIA PALM
9	0.6	7.0	GUAVA	104	0.4	5.0	CARPENTERIA PALM
10	0.6	7.0	GUAVA	105	0.4	5.0	CARPENTERIA PALM
11	0.6	7.0	GUAVA	106	0.4	5.0	CARPENTERIA PALM
12	0.7	10.0	GUAVA	107	0.4	5.0	CARPENTERIA PALM
13	0.7	10.0	GUAVA	108	0.4	5.0	CARPENTERIA PALM
14	0.7	10.0	GUAVA	109	0.4	5.0	CARPENTERIA PALM
15	0.7	10.0	GUAVA	110	0.4	5.0	CARPENTERIA PALM
16	2.0	24.0	MANGO	111	0.4	5.0	CARPENTERIA PALM
17	0.5	7.0	OAK	113	0.4	5.0	CARPENTERIA PALM
18	0.9	15.0	OAK	114	0.4	5.0	CARPENTERIA PALM
19	0.9	10.0	OAK	115	0.4	5.0	CARPENTERIA PALM
20	1.1	18.0	OAK	116	0.4	5.0	CARPENTERIA PALM
21	1.5	15.0	OAK	117	0.4	5.0	CARPENTERIA PALM
22	1.5	20.0	OAK	118	0.4	5.0	CARPENTERIA PALM
23	1.5	20.0	OAK	119	0.4	5.0	CARPENTERIA PALM
24	1.8	20.0	OAK	120	0.4	5.0	CARPENTERIA PALM
25	1.0	10.0	OAK	121	0.4	5.0	CARPENTERIA PALM
26	1.0	15.0	OAK	122	0.4	5.0	CARPENTERIA PALM
27	1.0	15.0	OAK	123	0.4	5.0	CARPENTERIA PALM
28	1.0	10.0	OAK	124	0.4	5.0	CARPENTERIA PALM
29	2.0	30.0	OAK	125	0.4	5.0	CARPENTERIA PALM
30	2.0	25.0	OAK	126	0.4	5.0	CARPENTERIA PALM
31	2.0	23.0	OAK	127	0.4	5.0	CARPENTERIA PALM
32	3.0	25.0	OAK	128	0.4	5.0	CARPENTERIA PALM
33	0.8	5.0	OAK	129	0.4	5.0	CARPENTERIA PALM
34	1.0	5.0	CHRISTMAS PALM	130	0.4	5.0	CARPENTERIA PALM
35	1.0	5.0	MEXICAN FAN PALM	131	0.4	5.0	CARPENTERIA PALM
36	1.0	5.0	MEXICAN FAN PALM	132	0.4	5.0	CARPENTERIA PALM
37	1.0	5.0	MEXICAN FAN PALM	133	0.4	5.0	CARPENTERIA PALM
38	0.4	5.0	CARPENTERIA PALM	134	0.4	5.0	CARPENTERIA PALM
39	0.4	5.0	CARPENTERIA PALM	135	0.4	5.0	CARPENTERIA PALM
40	0.4	5.0	CARPENTERIA PALM	136	0.4	5.0	CARPENTERIA PALM
41	0.4	5.0	CARPENTERIA PALM	137	0.4	5.0	CARPENTERIA PALM
42	0.4	5.0	CARPENTERIA PALM	138	0.4	5.0	CARPENTERIA PALM
43	0.4	5.0	CARPENTERIA PALM	139	0.4	5.0	CARPENTERIA PALM
44	0.4	5.0	CARPENTERIA PALM	140	0.4	5.0	CARPENTERIA PALM
45	0.4	5.0	CARPENTERIA PALM	141	0.4	5.0	CARPENTERIA PALM
46	0.4	5.0	CARPENTERIA PALM	142	0.4	5.0	CARPENTERIA PALM
47	0.4	5.0	CARPENTERIA PALM	143	0.4	5.0	CARPENTERIA PALM
50	0.4	5.0	CARPENTERIA PALM	144	0.4	5.0	CARPENTERIA PALM
52	0.4	5.0	CARPENTERIA PALM	145	0.4	5.0	CARPENTERIA PALM
53	0.4	5.0	CARPENTERIA PALM	146	0.4	5.0	CARPENTERIA PALM
54	0.4	5.0	CARPENTERIA PALM	148	0.4	5.0	CARPENTERIA PALM
55	0.4	5.0	CARPENTERIA PALM	149	0.4	5.0	CARPENTERIA PALM
56	0.4	5.0	CARPENTERIA PALM	150	0.4	5.0	CARPENTERIA PALM
57	0.4	5.0	CARPENTERIA PALM	152	1.2	20.0	UNIDENTIFIED TREE
58	0.4	5.0	CARPENTERIA PALM	153	1.0	20.0	UNIDENTIFIED TREE
59	0.4	5.0	CARPENTERIA PALM	154	1.0	20.0	UNIDENTIFIED TREE
60	0.4	5.0	CARPENTERIA PALM	155	2.0	20.0	BLACK OLIVE
61	0.4	5.0	CARPENTERIA PALM	156	0.9	10.0	THORNY OAK
62	0.4	5.0	CARPENTERIA PALM	157	0.9	5.0	THORNY OAK
63	0.4	5.0	CARPENTERIA PALM	158	1.6	10.0	THORNY OAK
64	0.4	5.0	CARPENTERIA PALM	159	1.0	10.0	THORNY OAK
65	0.4	5.0	CARPENTERIA PALM	160	2.0	15.0	THORNY OAK
66	0.4	5.0	CARPENTERIA PALM	161	1.7	20.0	THORNY OAK
67	0.4	5.0	CARPENTERIA PALM	162	0.9	12.0	GUMBO LIMBO
68	0.4	5.0	CARPENTERIA PALM	163	22.0	60.0	FICUS
69	0.4	5.0	CARPENTERIA PALM	164	1.0	20.0	OAK
70	0.4	5.0	CARPENTERIA PALM	165	2.5	25.0	OAK
72	0.4	5.0	CARPENTERIA PALM	166	2.8	20.0	OAK
73	0.4	5.0	CARPENTERIA PALM	167	2.0	20.0	OAK
74	0.4	5.0	CARPENTERIA PALM	168	2.0	18.0	OAK
75	0.4	5.0	CARPENTERIA PALM	169	2.0	15.0	OAK
76	0.4	5.0	CARPENTERIA PALM	170	2.0	20.0	OAK
77	0.4	5.0	CARPENTERIA PALM	171	2.0	15.0	OAK
78	0.4	5.0	CARPENTERIA PALM	172	2.0	15.0	OAK
79	0.4	5.0	CARPENTERIA PALM	173	2.0	15.0	OAK
80	0.4	5.0	CARPENTERIA PALM	174	2.0	20.0	OAK
81	0.4	5.0	CARPENTERIA PALM	175	3.5	25.0	OAK
82	0.4	5.0	CARPENTERIA PALM	176	3.0	20.0	OAK
83	0.4	5.0	CARPENTERIA PALM	177	3.0	35.0	OAK
85	0.4	5.0	CARPENTERIA PALM	178	0.5	5.0	CARPENTERIA PALM
87	0.4	5.0	CARPENTERIA PALM	179	0.5	5.0	CARPENTERIA PALM
88	0.4	5.0	CARPENTERIA PALM	180	0.5	5.0	CARPENTERIA PALM
89	0.4	5.0	CARPENTERIA PALM	181	0.5	5.0	CARPENTERIA PALM
90	0.4	5.0	CARPENTERIA PALM	182	0.5	5.0	CARPENTERIA PALM
91	0.4	5.0	CARPENTERIA PALM	183	0.5	5.0	CARPENTERIA PALM
92	0.4	5.0	CARPENTERIA PALM	184	0.5	5.0	CARPENTERIA PALM
93	0.4	5.0	CARPENTERIA PALM	185	0.5	5.0	CARPENTERIA PALM
94	0.4	5.0	CARPENTERIA PALM	186	0.5	5.0	CARPENTERIA PALM
				187	2.0	40.0	OAK
				188	0.4	10.0	CARPENTERIA PALM

TYPE OF TREES REFLECTED HAVE BEEN DETERMINED TO THE BEST OF OUR KNOWLEDGE



SYMBOL LEGEND AND SURVEY ABBREVIATIONS

A/C	AIR CONDITIONER	F.H.	FIRE HYDRANT	P.C.	POINT OF CURVATURE	T.B.M	TEMPORARY BENCH MARK
AVE.	AVENUE	I.C.V.	IRRIGATION CONTROL VALVE	P.C.C.	POINT OF COMPOUND CURVATURE	TEL.	TELEPHONE
BLVD.	BOULEVARD	I.P.	IRON PIPE	P.C.P.	PERMANENT CONTROL POINT	TYP.	TYPICAL
BM	BENCH MARK	FPL	FLORIDA POWER & LIGHT	PLS	PROFESSIONAL LAND SURVEYOR	U.E.	UTILITY EASEMENT
CATV	CABLE TELEVISION BOX	F.I.P.	FOUND IRON PIPE	PSM	PROFESSIONAL SURVEYOR AND MAPPER	W.M.	WATER METER
C.B.	CATCH BASIN	F.I.R.	FOUND IRON ROD	P.I.	PROPERTY LINE	W.V.	WATER VALVE
CBS	CONCRETE BLOCK STRUCTURE	FND.	FOUND	P.O.B.	POINT OF BEGINNING	W.U.P.	WOOD UTILITY POLE
CHB	CHORD BEARING	L	ARC LENGTH	P.O.C.	POINT OF COMMENCEMENT		CONCRETE
CH	CHORD DISTANCE	(L)	LEGAL	P.R.C.	POINT OF REVERSE CURVATURE		OVERHEAD UTILITY LINES
COR	CORNER	L.P.	LIGHT POLE	P.R.M.	PERMANENT REFERENCE MONUMENT		WIRE FENCE
CT	COURT	LB	LICENSED BUSINESS	P.T.	POINT OF TANGENCY		WOOD FENCE
C.	CENTERLINE	LS	LAND SURVEYOR	R	RADIUS		PROPERTY CORNER
CL	CLEAR	(M)	MEASURED	(R)	RECORD		WATER VALVE
CONC.	CONCRETE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	R.E.	RIM ELEVATION		SIGN
C.O.	CLEAN OUT	NO ID.	NOT IDENTIFIABLE	R/W	RIGHT-OF-WAY		DRAINAGE MANHOLE
E.B.	ELECTRIC BOX	NO.	NUMBER	SAN.	SANITARY		SANITARY MANHOLE
ELEV.	ELEVATION	NTS	NOT TO SCALE	S.I.P.	SET IRON PIPE		FIRE HYDRANT
ENCR.	ENCROACHMENT	O.R.B	OFFICIAL RECORD BOOK	S.I.R.	SET IRON ROD		LIGHTING FIXTURE
E.R.P.	ELEVATION REFERENCE POINT	ON/PL	ON PROPERTY LINE	ST.	STREET		FIRE DEPARMENT CONNECTION
F.F.	FINISH FLOOR	O.U.L	OVERHEAD UTILITY LINES	T	TANGENT		

UPDATED AND TREES REVISED: 06-11-2016

ADDITIONAL ELEVATIONS, CURB CUTS AND MARKINGS ADDED: 09-03-2015

UPDATE WITH ADDITIONAL ELEVATIONS ADDED: 03-27-2015

SURVEY NUMBER:210815E
SURVEY NUMBER:210815D
SURVEY NUMBER:210815B

BOUNDARY AND TOPOGRAPHIC SURVEY

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

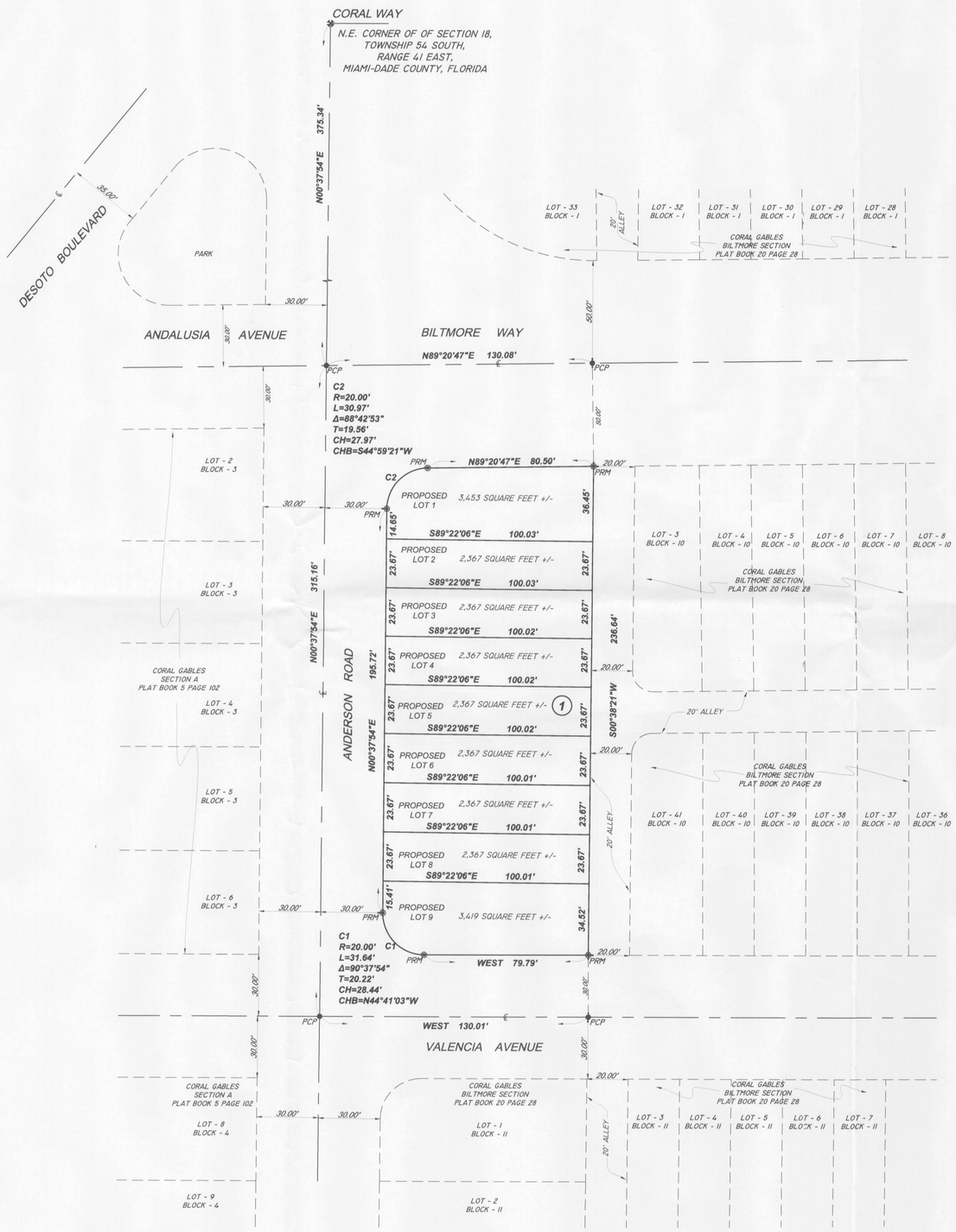
FRANCISCO F. FAJARDO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4767

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

PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
2700 SW 37th AVENUE,
MIAMI, FLORIDA 33133
PH (305) 666-7909 FAX (305) 442-2530
lannes2garcia@gmail.com

TENTATIVE PLAT OF "BEATRICE ROW "

BEING A REPLAT OF LOTS 1,2,42 AND 43 BLOCK 10 OF "CORAL GABLES BILTMORE SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, AT PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.



DEVELOPMENT INFORMATION

ZONING INFORMATION

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

	ALLOWED	LOT 1	LOTS 2 & 8	LOTS 3 – 7	LOT 9	TOTAL-9 LOTS
LOT SIZE		3,453 SQUARE FEET	2,367 SQUARE FEET	2,367 SQUARE FEET	3,419 SQUARE FEET	23,442 SQUARE FEET
PARCEL WIDTH	22' MIN.	34' MIN.	23'- 8" MIN.	23'- 8" MIN.	34' MIN	23'- 8" MIN.
DENSITY REQUIREMENT:	20 UNITS/ ACRE (10.7 UNITS)	1 UNIT	2 UNITS	5 UNITS	1 UNIT	9 UNITS TOTAL
FLOOR AREA RATIO	2	1.20	1.68	1.65	1.21	1.53
TOTAL FLOOR AREA		5,549 SQUARE FEET	5,597 SQUARE FEET	5,524 SQUARE FEET	5,549 SQUARE FEET	49,912 SQUARE FEET
EXCLUSIONS (GARAGES UNENCLOSED PRIVATE TERRACES & LOBBIES)		1,407 SQUARE FEET	1,625 SQUARE FEET	1,618 SQUARE FEET	1407 SQUARE FEET	14,154 SQUARE FEET
NET FLOOR AREA		4,142 SQUARE FEET	3,972 SQUARE FEET	3,906 SQUARE FEET	4,142 SQUARE FEET	39,758 SQUARE FEET
OPEN SPACE	25% MIN.	40% (1,377 SQUARE FEET)	25% (599 SQUARE FEET)	26% (622 SQUARE FEET)	39% (1,340 SQUARE FEET)	30% (7,025 SQUARE FEET)
SETBACKS:						
FRONT	5'-0" MIN.	9'-0"	7'-0"	8'-0"	9'-0"	7'-0" MIN.
REAR	5'-0" MIN.	5'-0"	6'-0"	6'-0"	5'-0"	5'-0" MIN.
SIDE (INTERIOR)	0'-0" MIN.	0'-0" / 0'-0"	0'-0" / 0'-0"	0'-0" / 0'-0"	0'-0"	0'-0"
SIDE (STREET)	10'-0" MIN	10'-0"	–	–	10'-0"	10'-0"
HEIGHT:	45'	40'-6"	40'-6"	40'-6"	41'-60"	41'-6"
STORIES	3 STORIES	3 STORIES	3 STORIES	3 STORIES	3 STORIES	3 STORIES
PARKING REQUIREMENTS	2 SPACES/UNIT MINIMUM	2 SPACES / UNIT	4 SPACES / UNIT	4 SPACES / UNIT	2 SPACES / UNIT	32 SPACES

DEVELOPMENT INFORMATION

NOTE: SETBACK INFORMATION BASED UPON DE LA GUARDIA VICTORIA ARCHITECTS & URBANISTS, INC.,

ZONING REFERENCES

I, II, III, IV, V, VI, VII, VIII AND IX

REFER TO SHEET 1 FOR INFORMATION

LEGEND OF SURVEY ABBREVIATIONS AND SYMBOLS

- ◉ INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) L.B. NO. 2098
- ● INDICATES PERMANENT CONTROL POINT (P.C.P.) L.B. NO. 2098
- Δ DELTA ANGLE
- +/- MORE OR LESS
- L ARC LENGTH
- ℄ CENTERLINE
- CH CHORD DISTANCE
- CHB CHORD BEARING
- L.B. LICENSED BUSINESS
- N NORTH
- No. NUMBER
- R RADIUS
- S SOUTH
- T TANGENT
- E EAST
- W WEST

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30ft.

SURVEY NUMBER:210815B

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