



Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5211

Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

☐ Appeal

☒ Variance

☐ Other: _____

Property information

Property/project name: Perez Residence

Street address of the subject property: 240 Edgewater Drive

Property Legal Description: Lot(s): Tract 1

Block(s): _____

Section(s): Baker Homestead

Plat Book(s)/Page(s): Plat Book 41, Page 38

Has there been a Board of Adjustment hearing on the property in the last year? No.

Is this request the result of a Notice of Violation? No.

Is this request the result of a deviation from an approved set of plans? _____

Has the property owner owned the property for at least one (1) year? Yes.

Current land use classification(s): Residential

Current zoning classification(s): Single-Family Residential (SFR)

Listing of all folio numbers for subject property:

03-4129-033-0010

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): Jorge Navarro, Esq.
Telephone#: 305.579.0821 Fax#: _____ Email: navarrojo @ gtlaw.com
Mailing Address: 333 SE 2 Avenue, Suite 4400, Miami, FL 33131
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Jon Paul Perez, as Investment Trustee of the Jon Paul Perez 2018 Trust Dated 10/23/2018
Telephone#: _____ Fax#: _____ Email: _____ @ _____
Mailing Address: 240 Edgewater Drive, Coral Gables, FL
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____
Telephone#: _____ Fax#: _____ Email: _____ @ _____
Mailing Address: _____
(City) (State) (ZIP Code)

Project Architect(s) Name(s): CMA Design Studio, Inc.
Telephone#: 305.448.4200 Fax#: _____ Email: info @ cmadsi.com
Mailing Address: 232 Andalusia Ave, Suite 101, Coral Gables, FL
(City) (State) (ZIP Code)

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

Board of Adjustment Approval for tennis court location - 11-6-2023

Application received by: _____ Date: _____

Board of Adjustment Application

Application requirements and supporting information

The Development Services Department cannot accept applications that are not complete for any hearing before the Board of Adjustment. 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.

Pre-application Meeting Requirements. A pre-application meeting is required to be held in advance of an 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.

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.
- ☐ Completed Application.
- ☐ Applicant's proposal.
- ☐ Letter of intent.
- ☐ Standards for Variances #1 through #8.
- ☐ Owner's Affidavit.
- ☐ Proof of ownership if ownership of the property has changed in the last year.
- ☐ Full size set of plans (stamped by the Board of Architects).
- ☐ Plans in 11" x 17" size format (13 sets).
- ☐ Color photographs (35mm or digital photographs), must be labeled (13 sets).
- ☐ One (1) compact disc (CD) containing required plans and color photographs.
- ☐ Signed and sealed survey (indicate any tree disposition necessary if affected by proposed work).
- ☐ Aerial.
- ☐ Other (letter of support, rescheduling letter, etc.) _____.

Application supporting materials. The following application supporting materials shall be provided separately from the application submittal and are as follows:

- ☐ Application fees.
- ☐ One (1) original certified mailing list and signed affidavit including MDCPS.
- ☐ Two (2) sets of mailing labels.
- ☐ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.

Posting of the property. The City shall post the subject property with a City approved sign advising of the Board of Adjustment meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed 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.

Board of Adjustment Application

Applicant/agent/property owner/architect affirmation and consent

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

1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of 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.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
 - a. Conditional uses and variances: six (6) months.
 - b. Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, amendments and applications for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and three (3) sets of mailing labels according to the latest ad valorem tax record of all property owners within one-thousand (1,000) feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for twelve (12) months from the date of approval. If a permit is not issued within the twelve (12) months, and work commenced, then the variance shall become null and void. One (1) twelve (12) month extension of a variance may be granted by the Development Review Official.
9. That the application fee is not refundable or any portion thereof regardless of final resolution, deferment, or non-presentation to the Board of Adjustment.
10. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
11. 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.
12. 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.
13. Applicant has read and understands all of the information in the City of Coral Gables Board of Adjustment Information brochure.
14. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.

Board of Adjustment Application

15. Understand that under Florida Law, all the information submitted as part of the application are public records.
16. Submission of the following:
- Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - 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.

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Jorge Navarro, Esq. (as Legal Representative)
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Address: 333 SE 2 Avenue, Suite 4400, Miami, FL 33131

Telephone: 305.579.0821 / 305.579.0827 Fax:

Email: navarrojo@gtlaw.com / vickersd@gtlaw.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 21 day of October by Jorge L. Navarro
(Signature of Notary Public - State of Florida)



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

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

Board of Adjustment Application

Property Owner(s) Signature:



Property Owner(s) Print Name:

Jon Paul Perez, as Investment Trustee of the Jon Paul Perez 2018 Trust Dated 10/23/2018

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

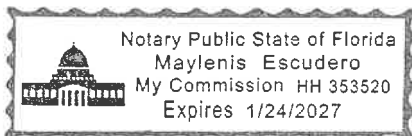
Property Owner(s) Print Name:

Address: 240 Edgewater Drive, Coral Gables, FL

Telephone: 646-919-1500

Fax:

Email: earquez@relatedgroup.com

NOTARIZATIONSTATE OF FLORIDA/COUNTY OF Miami DadeThe foregoing instrument was acknowledged before me this 21 day of October by Jon Paul Perez
(Signature of Notary Public - State of Florida)

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

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

Board of Adjustment Application

Architect(s)/Engineer(s) Signature:



Architect(s)/Engineer(s) Print Name:

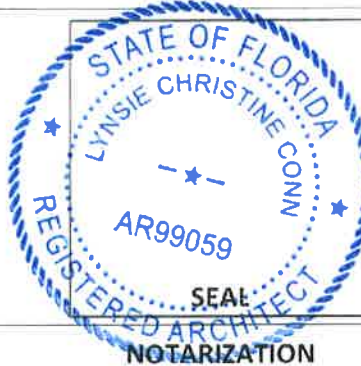
CMA Design Studio, Inc.

Address: 232 Andalusia Ave, Suite 101, Coral Gables, Florida

Telephone: 305.448.4200


Fax:

Email: info@cmadsi.com



STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 21st day of October by Lynsie Conn
(Signature of Notary Public - State of Florida) 2025


ANA H. FRAGA



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

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____**Attachments:**

- A. Board of Adjustment supporting information.
- B. Board of Adjustment Calendar.
- C. Board of Adjustment Application Fee Schedule.
- D. Certified Mailing List Service Providers.

October 21, 2025

Ms. Arceli Redila
Zoning Administrator
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Board of Adjustment Application / Request for Fence Height Variance / Single Family Home Located at 240 Edgewater Drive, Coral Gables, Florida (Folio No. 03-4129-033-0010)

Dear Ms. Redila:

On behalf of John Paul Perez TRS (the “**Owner**”), owner of the property located at 240 Edgewater Drive in Coral Gables, Florida (the “**Property**”), please accept this as the letter of intent in connection with the enclosed application requesting approval of a non-use variance to permit a proposed 8-foot fence along the western portion of the Property (the “**Request**” or “**Proposed Fence**”) abutting Ingraham Terrace Park.

I. THE PROPERTY

As reflected in the Aerial Image below, the Property is bounded by Edgewater Drive to the North, a private drive to the East, a canal and single-family home to the South, and Ingraham Terrace Park (the “**Park**”) to the West. As discussed in greater detail below, the Request is necessary due to the unique site conditions affecting the Property, including the existence of a 2-foot coral wall within the Park and directly adjacent to the Property (the “**Coral Wall**”), which disproportionately reduces the functional height and security that is intended to be provided by a standard 6-foot fence, as generally required under the City Zoning Code (the “**Code**”), along this frontage.



Unlike other residential lots, this Property is uniquely situated in that it is the only single family home that directly abuts the full boundary of the Park. The size and orientation of this Park is also unique as it spans over 2.24 acres, has a depth of more than 220 feet, and maintains public access 24-hours a day. The Park is also heavily wooded with dense mature tree cover throughout and along the abutting streets (*See Park Images* below). These conditions significantly limit visibility into the Park from the public rights-of-way creating an isolated hidden condition and atypical exposure for the Property, which compounds security concerns.

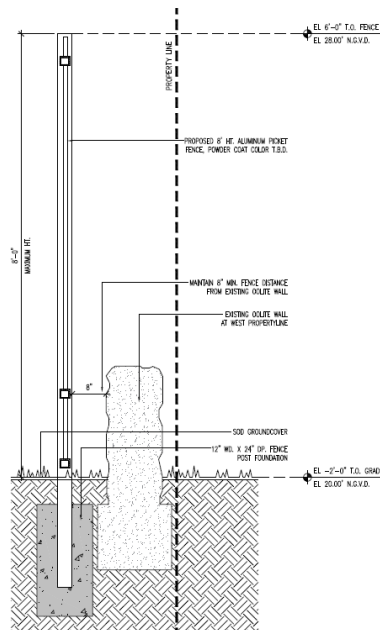


Additionally, an approximate 2-foot high Coral Wall runs along the shared interior boundary between the Property and the Park, directly adjacent to where the Proposed Fence will be installed. This feature creates a unique security concern as it essentially acts as a physical stepping platform,

enabling individuals to easily climb over and view the Property, thereby reducing its effective height to that of only a 4-foot fence.



To address these unique site-specific conditions and to provide a level of security consistent with other single family homes in the City that do not face such constraints, the Owner requests a variance to allow for an additional two (2) feet of fence height along the western portion of the Property adjacent to the Coral Wall. As illustrated in the Plans Image below, this Request is the minimum relief needed to offset the height differential created by the adjacent Coral Wall and achieve the same level of security and privacy that a 6-foot fence is intended to achieve under the City Code.¹



¹ Additionally, it is important to note that the Board of Architects approved the Proposed Fence at the October 16, 2025 meeting under Process No. BOAR-25-10-1284.

II. VARIANCE ANALYSIS

As detailed below, the requested variance fully satisfies the criteria for approval under Section 14-207.6 of the City Code.

- 1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.**

The Property is the subject of unique physical and situational conditions that are not typical of other single-family homes within the same zoning district. First, the Property is uniquely situated in that it is the only home that directly abuts the entire length of this expansive, heavily wooded Park that is open to the public 24-hours a day, which creates a significant exposure to an obstructed isolated public space immediately behind the home. Secondly, and more significantly, this condition is further compounded by a 2-foot Coral Wall located immediately along the shared property line with the Park, which can be used as a stepping platform to enable individuals to scale and by-pass a standard 6-foot fence with relative ease. These combined physical conditions (i.e. sole abutting proximity to an expansive Public Park and adjacency of a Coral Wall feature that compromises the security and functionality of a standard fence) are not typical of other single-family homes in the same zoning district and represent unique site-specific circumstances that necessitate a variance.

- 2. That the special conditions and circumstances do not result from the actions of the applicant.**

The special conditions affecting the Property were not created by the Owner. The Owner has no control over the placement, design or construction of either the Park or Coral Wall improvements.

- 3. That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.**

The requested variance does not provide the Owner with any special privilege beyond what other homeowners in the City already enjoy. Rather, the requested variance simply aims to restore the same basic level of privacy and security that is already afforded to other single-family properties throughout the City. Typically, a 6-foot fence installed around the perimeter of a standard single-family property serves its intended purpose by providing sufficient security for the residence. However, in this case, due to the adjacent Coral Wall, a 6-foot fence on this Property would only offer 4-feet of protection from the adjacent public Park. The requested variance would allow for a fence that functions as a typical 6-foot security barrier in the presence of the Coral Wall - thereby affording the Owner the same privilege to privacy and security that are enjoyed by other

homeowners in the City. As such, the request does not create any special right or privilege that is otherwise denied to similar situated property owners in the single family residential zoning district.

- 4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.**

A strict application of the 6-foot height limit for residential security fences in the Code under these unique circumstances would create an unnecessary and undue hardship as it would leave the Owner without an effective means of sufficiently protecting their Property – thereby depriving the Owner of the same privacy and security rights that are enjoyed by other homeowners. In this unique case, the adjacent Coral Wall renders a standard 6-foot fence ineffective in protecting the Property, especially considering its proximity to a heavily landscaped and expansive publicly accessible Park space. This makes the Property unusually vulnerable to intrusion and exposure, thereby materially diminishing the value of and ability to use the Property for its intended residential purposes.

- 5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The requested variance is the minimum relief necessary to provide the safety, security and privacy that is needed to make reasonable use of the Property for a single-family residence in light of the unique as-built conditions of the surrounding area. The variance is narrowly tailored to address a specific and unique condition - the presence of a 2-foot wall adjacent to the Property. The location and scale of this feature significantly diminishes the protective function of a standard 6-foot fence at the Property (effectively reducing its functional height and protective effect to that of only a 4-foot fence), thereby undermining the fence's intended purpose under the Code and substantially increasing the potential for intrusion and exposure to the Park.

Approval of the requested variance for an additional 2 feet of fence height only along those portions of the Property adjacent to the Park is the minimum variance needed to off-set the functional impacts of the Coral Wall and create a condition that provides for the typical 6-foot security barrier that is needed to reasonable use the Property as a single family home. A lesser variance would not be sufficient to address the reduced security and privacy issues caused by these conditions.

As such, the Owner is requesting the minimal variance strictly necessary to restore the baseline level of privacy and security that the Code intends to provide and that is needed in a typical residential setting, especially in light of the Property's proximity to the public Park coupled with the adjacent Coral Wall.

- 6. That granting of the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same zoning district.**

Approval of the variance will not alter the permitted use of the Property, which will remain as a single-family residence.

7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The proposed request is consistent with the intent and purpose of the City's residential fence regulations, which seeks to ensure residential privacy and safety and provide for compatibility between uses. In this case, the requested variance directly advances these purposes by addressing a unique site condition that would otherwise undermine the protective intent and effectiveness of the City's residential security fences regulations. The request will allow for proper buffering from the Park and provided a reasonable level of security for the Property.

The requested variance achieves the intent of the Code to provide proper security for single family homes and allows for this Property to be treated in the same way as other single-family homes that are not encumbered by these unique circumstances. Specifically, the requested variance off-sets the height differential created by the adjacent Coral Wall and restores the fence's intended protective effect to that of a standard 6-foot wall in a manner that is visually compatible with its surroundings.

The request will deliver a uniform and cohesive appearance along the entire interior of the Park and its location will not obstruct views, limit public access, or negatively impact use of the Park by the public. Additionally, as the proposed fence is limited solely to those areas abutting the Park, the requested variance will be visible or disruptive to any neighboring properties.

8. That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

Not applicable; the Property is neither identified as a historic landmark nor is it within a historic district.

III. CONCLUSION

Based on the foregoing, the Request is consistent with the intent of the City Code and satisfies the criteria provided under Section 14-207.6 of the City Code for approval of same. As such, we look forward to your favorable consideration of this Request. As always, should you have any questions or require any additional information, please do not hesitate to contact me at (305) 579-0821.

Sincerely,



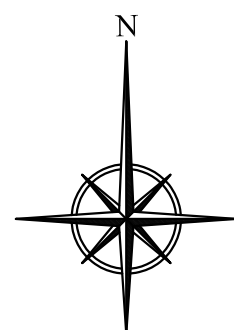
Jorge L. Navarro

Enclosures

ACTIVE 715723898v3



2 LOCATION MAP



1 SITE PLAN

A1.0	A1.0	$1/16'' = 1'-0''$
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240 EDGEWATER DRIVE,
CORAL GABLES, FL 33146

29 54 41 1 .43 AC, BAKER HOMESTEAD A
SUB PB 41-38, TRACT 1, LOT SIZE IRREGULAR
OR 20053-4448 11/2001 4

03-4129-033-0010

FEMA FIRM ZONE
"AE" & "X"- BASE FLOOD ELEVATION 11'-0"

NET SITE AREA (LOT SIZE): 62,763 SQ.FT.
SFR - SINGLE FAMILY - GENERAL

F.A.R. PERMITTED:
48% FOR FIRST 5,000 S.F.:
35% FOR SECOND 5,000 S.F.:
30% FOR BALANCE OF AREA (52,763 S.F.)
TOTAL PERMITTED:
*, F.A.R. INCLUDES GARAGES AT 100%

2,400 S.F.
1,750 S.F.
15,829 S.F.
19,979 S.F.

10,030 S.F.

FIRST FLOOR AIR CONDITIONED AREA _____
FIRST FLOOR NON A/C AREAS: _____

SECOND FLOOR AIR CONDITIONED AREA _____
SECOND FLOOR NON A/C AREAS: _____

TOTAL AIR CONDITIONED AREAS:
TOTAL NON AIR CONDITIONED AREAS:

TOTAL AREAS:
TOTAL AREAS ADJUSTED:

5,265 S. F.
2,577 S. F.

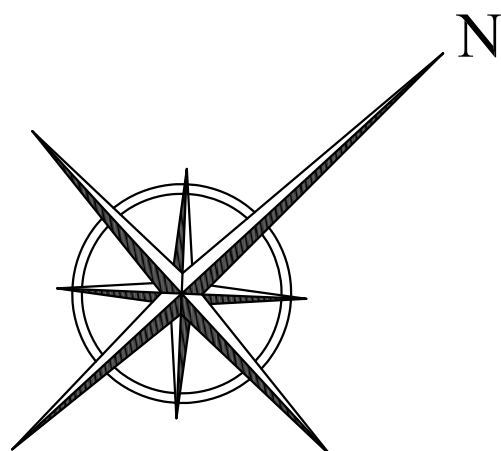
4,683 S. F.
1,745 S. F.

9,948 S. F.
4,322 S. F.

14,270 S. F.
12,109 S. F.

NOTES:

- ALL PLANTING AREAS MUST BE AT NATURAL GRADE ELEVATION.
- ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
- MUST MEET SECTION R101.5 F.B.C.
- NO ADDITIONAL FILL CAN BE BROUGHT TO SITE.
- FINAL GRADING TO PROVIDE DRAINAGE OF RUN OF WATER WITHIN PROPERTY LINE (REFER TO LANDSCAPE DRAWINGS FOR GRADING)
- THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR PREVENTION OF EROSION AND SEDIMENTATION IN ACCORDANCE WITH SECTION F.B.C. R.318
- REFER TO LANDSCAPE DRAWINGS FOR TREE, SHRUB AND GROUND COVER LOCATION.
- REFER TO LANDSCAPE LIGHTING INFORMATION.
- REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE AND PLANT MATERIAL SPECIFICATIONS AND DETAILS
- THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF FEET (2'-6") AND EIGHT FEET (8'-0") ABOVE ESTABLISHED GRADE



NO.	REVISION	DATE
1	PERMIT COMMENTS	08.08.24
2	VALUE ENGINEERING	12.06.24
3	POOL DECK REVISION	04.04.25

JOB NO.	2204
DRAWN BY	CM,FP,LC,RR
DATE	01-14-25
CHECKED	CM, RR

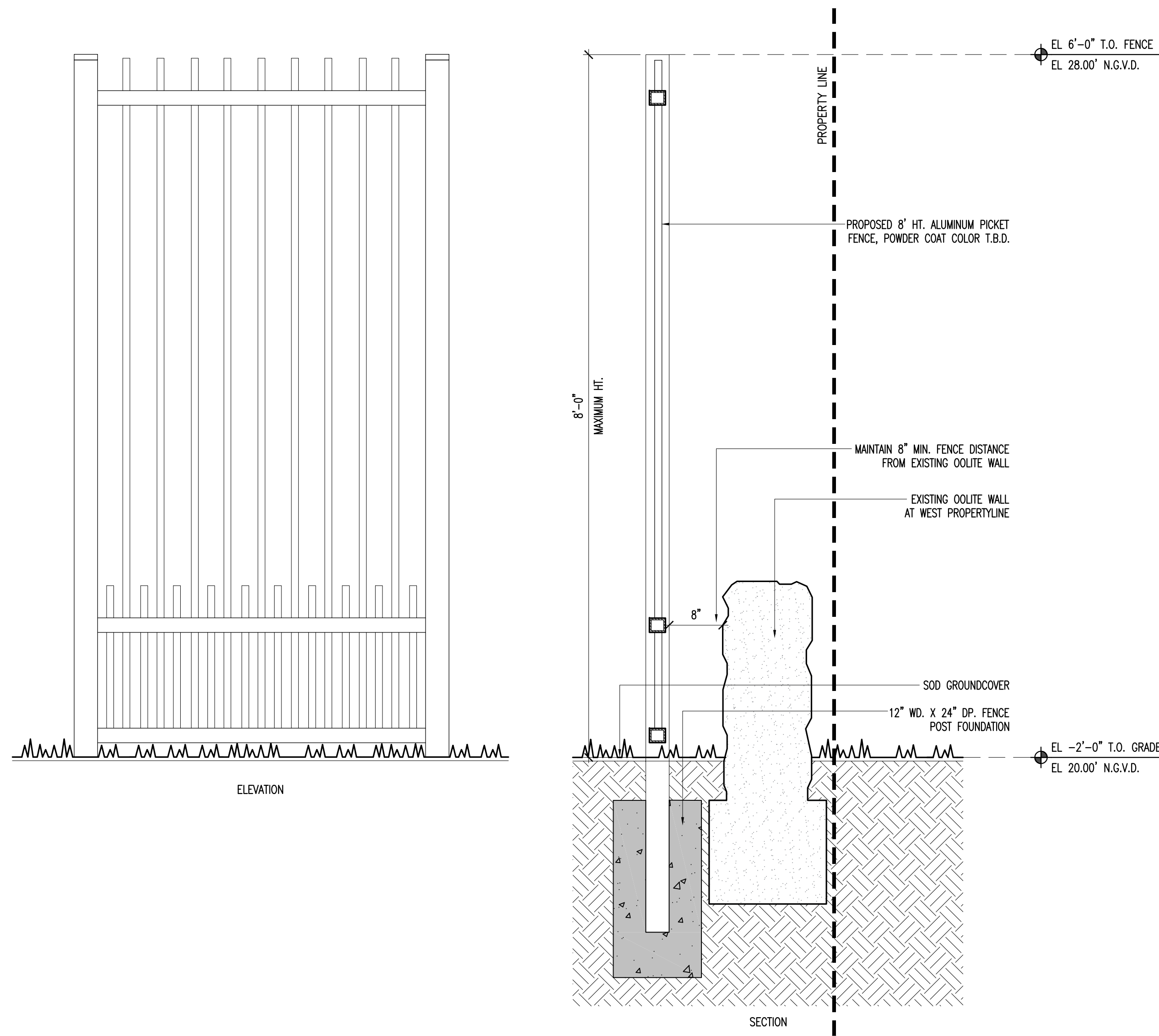
CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
222 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

PEREZ RESIDENCE
240 EDGEWATER DRIVE
CORAL GABLES, FL 33146
AN

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:
A1.0



1 WEST PROPERTY FENCING DETAILS
A1.0 | A1.1A 1" = 1'-0"

PERMIT SET


SEAL
Lynsic Christine Comm
FL Architect
A099059
AA36000730

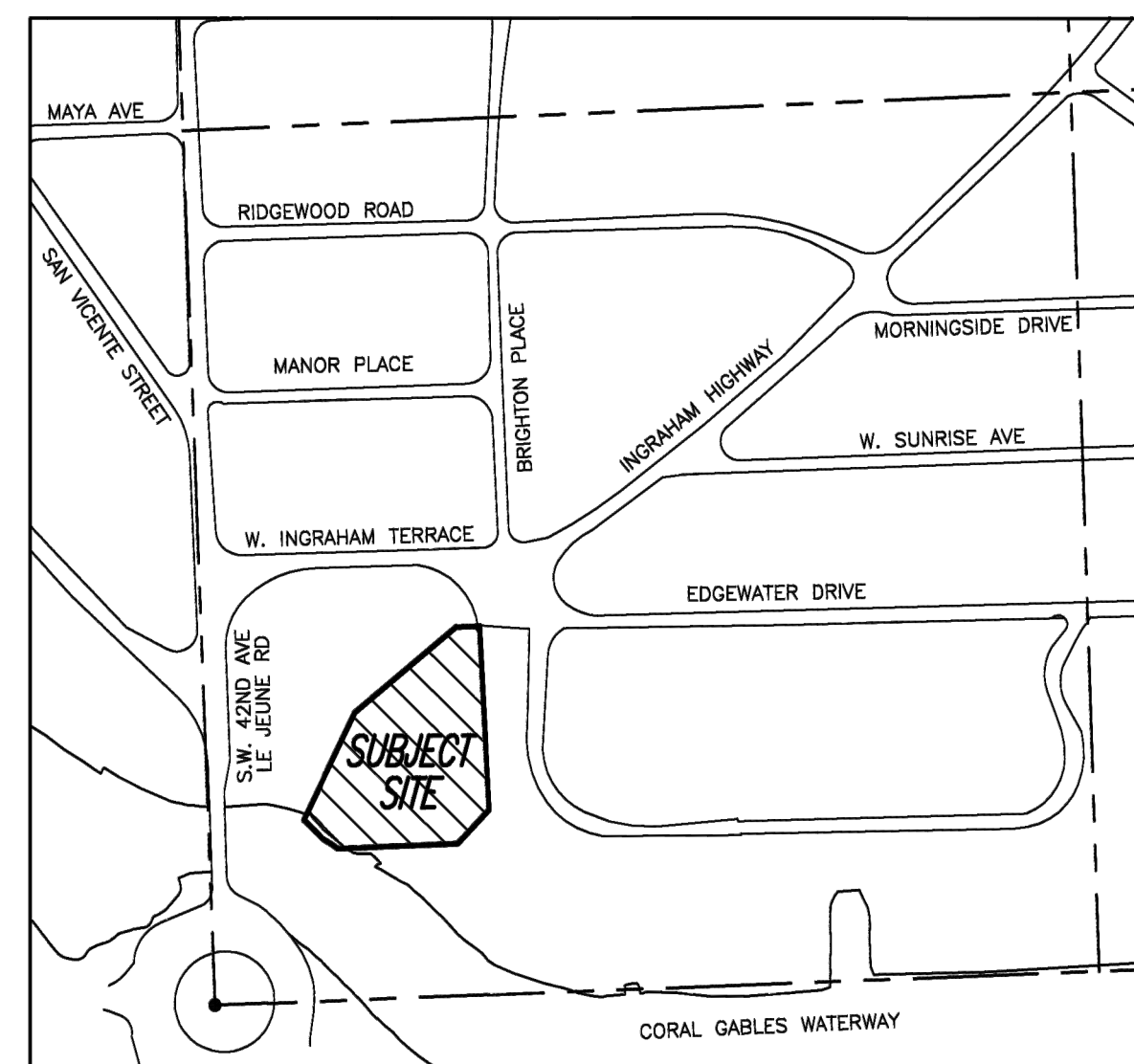
SHEET NO.:
A1.1A

PEREZ RESIDENCE
240 EDGEWATER DRIVE
CORAL GABLES, FL 33146
TITLE: SITE DETAILS

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

JOB NO. 2204
DRAWN BY CM.FP.LC.RR
DATE 01-14-25
CHECKED CM, RR

NO. 
DESIGN REVISION
REVISION
DATE
10.03.25



LEGAL DESCRIPTION

TRACT 1, "BAKER HOMESTEAD", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE(S) 38, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY TAX FOLIO NO. 03-4129-033-0010

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N89°13'30"W ALONG THE NORTH LINE OF TRACT 1 PER PLAT BOOK 41 AT PAGE 38.
2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3. THIS SURVEY HAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
4. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
5. THE MAJORITY OF THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), AND A SMALL PORTION ADJACENT TO THE CORAL GABLES WATERWAY FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 11'). PER FEDERAL INSURANCE RATE MAP (F.I.R.M.) NO. 12080C0458L, COMMUNITY NO. 1208565, PANEL NO. 0458, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAP DATED SEPTEMBER 11, 2009.
6. VISIBLE INDICATIONS OF UTILITIES ARE SHOWN HEREON TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAINS, CABLES OR CONDUITS.
7. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
8. THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY LINE AND OTHER MATTERS WHICH MAY BE REFLECTED BY A SEARCH OF TITLE TO THE SUBJECT LANDS.
9. THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
10. BENCHMARKS:
 - a. BRASS BAR IN CONCRETE WALKWAY OF PEDESTRIAN BRIDGE OVER CORAL GABLES WATERWAY 6.6' NORTH OF SOUTH END OF BRIDGE. ELEVATION = 21.23 N.G.V.D.29
 - b. P.K. NAIL AND BRASS WASHER IN CONCRETE SIDEWALK @ SOUTH END OF WALL AT THE N.W. CORNER OF THE INTERSECTION OF RIVERA DRIVE AND S.W. 42ND AVENUE (LEEDING ROAD). ELEVATION = 16.32 N.G.V.D.29
 - c. M.H.W.L. - DENOTES MEAN HIGH WATER LINE

BOUNDARY SURVEY

Section 29, Township 54 South, Range 41 East, Miami-Dade County, Florida.

CERTIFIED TO:

1. JOHN PAUL PEREZ, AS INVESTMENT TRUSTEE OF THE JOHN PAUL PEREZ TRUST DATED 10/23/2018
2. MELAND BUDWICK, P.A.
3. FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION ON FEBRUARY 2, 2022. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

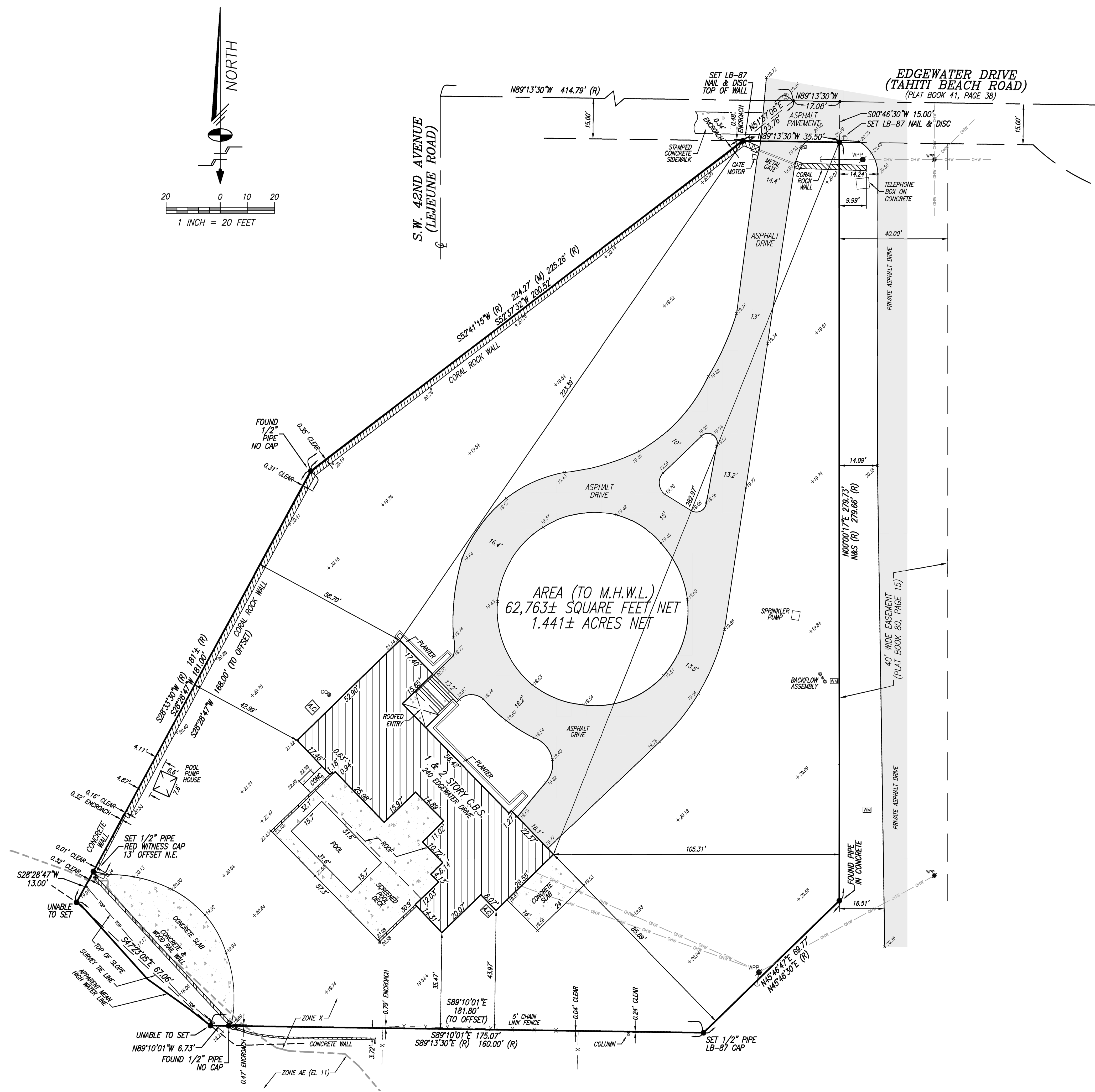
SCHWEBKE **SHISKIN** + ASSOCIATES

SCHWEBKE SHISKIN + ASSOCIATES
BY: Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA

BY: Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775



SSA 3240 CORPORATE WAY MINNAPOLIS, FLORIDA 33025 TEL: (813) 434-7010 FAX: (813) 434-3388	SCHWEBKE SHANKIN & ASSOCIATES LAND PLANNERS LAND SURVEYORS		CERTIFICATE OF AUTHORIZATION No. LD-07
	DRAWING NO. AW-6143 ORDER NO. 214644 DATE 02-03-2002		CHECKED BY: AS DRAWN BY: MM DATE: 02/02/02

NOTE: This sketch is not valid unless it bears the official seal of a Florida licensed surveyor and mapper.

This represents a "Boundary Survey."

Sheet **1** of **1** Sheet(s)

BOUNDARY SURVEY

Section 29, Township 54 South, Range 41 East, Miami-Dade County, Florida.

[illegible]

JOB NO.	2204	REVISION	DATE
DRAWN BY	CM.FF.LC.RR		
DATE	09-08-22		
CHECKED	CM. RR		

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

PEREZ RESIDENCE
240 EDGEWATER DRIVE
CORAL GABLES, FL 33146

TITLE: SURVEY

SEAL

Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

G1.0

THIS INSTRUMENT PREPARED BY:

Roger S. Goldman, Esq.
DUANE MORRIS LLP
201 S. Biscayne Blvd., Ste. 3400
Miami, Florida 33131-2113

AND AFTER RECORDING RETURN TO:

Mark S. Meland, Esq.
Meland Budwick, P.A.
200 S. Biscayne Blvd., Ste. 3200
Miami, FL 33131

Property Appraiser's Parcel I.D.
Folio No. 03-4129-033-0010

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, made as of February 7th, 2022 between TRUIST BANK, as SUCCESSOR TRUSTEE TO SUNTRUST BANK MIAMI, AS TRUSTEE OF THE TRUST AGREEMENT OF PERICLES TESSAROMATIS DATED JULY 6, 1983 ("**Grantor**"), whose mailing address is: 100 South Crest Drive, Stockbridge, Georgia 30281, Mail Code: 881-39-20-70, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by JON PAUL PEREZ, AS INVESTMENT TRUSTEE OF THE JON PAUL PEREZ 2018 TRUST DATED 10/23/2018 ("**Grantee**"), whose mailing address is: 240 Edgewater Drive, Coral Gables, Florida 33146, the receipt and sufficiency of which consideration are hereby acknowledged, has granted, remised, released, conveyed and confirmed, and by these presents does grant, remise, release, convey and confirm, unto Grantee and its successors and assigns forever, all that certain parcel of land lying and being in the County of Miami-Dade, State of Florida, described as follows (the "**Property**"):

Tract 1, BAKER HOMESTEAD, according to the Plat thereof as recorded in Plat Book 41, at Page 38, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or anywise appertaining.

SUBJECT, HOWEVER, to the following:

- a) Real property taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable;
- b) Zoning and other regulatory laws and ordinances affecting the Property; and
- c) Restrictions, reservations, covenants, conditions, limitations, easements and other matters of record, if any, without the intention of reimposing same.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor covenants to and with the Grantee, that TRUIST BANK, is the Successor Trustee to Suntrust Bank Miami, as Trustee of the Trust Agreement of Pericles Tessaromatis dated July 6, 1983, that such Trust is in full force and effect, and that TRUIST BANK, as Trustee is empowered by such Trust to execute and deliver this Deed.

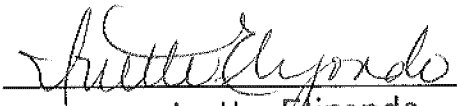
Grantor warrants that the Property is not the Grantor's homestead, within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of Grantor's homestead property, and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said Property.

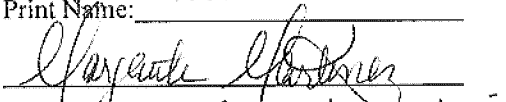
GRANTEE SHALL HAVE FULL POWER AND AUTHORITY TO DEAL IN AND WITH THE PROPERTY INCLUDING THE POWER AND AUTHORITY TO PROTECT, CONSERVE, SELL, LEASE OR ENCUMBER AND OTHERWISE MANAGE AND DISPOSE OF THE PROPERTY, OR ANY PART THEREOF, IT BEING THE INTENT TO VEST IN GRANTEE FULL RIGHTS AS GRANTEE OF THE PROPERTY AS AUTHORIZED AND CONTEMPLATED BY §689.073(1), FLORIDA STATUTES.

WHEREVER used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of entities. "Grantor" and "Grantee" as used herein shall, wherever applicable, refer to the masculine, feminine and/or neuter gender, and to singular or plural.

In Witness Whereof, Grantor has hereunto executed this Trustee's Deed to be effective as of the date first above written.

WITNESSES:


 Print Name: Ivette Elizondo


 Print Name: Margarita Martinez

TRUIST BANK, not individually, but in its representative and fiduciary capacity as successor Trustee to Suntrust Bank Miami, as Trustee under the Trust

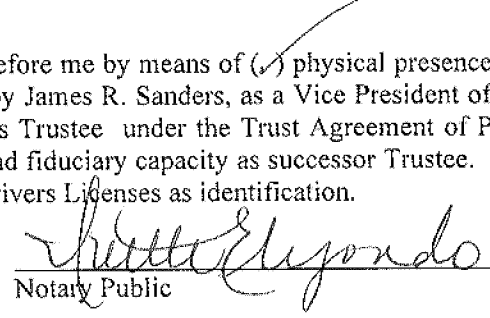
Agreement of Pericles Tessaromatis
 Dated July 6, 1983

By: 
 James R. Sanders, Vice President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this 7th day of February, 2022 by James R. Sanders, as a Vice President of Truist Bank, as successor Trustee to Suntrust Bank Miami, as Trustee under the Trust Agreement of Pericles Tessaromatis dated July 6, 1983, in its representative and fiduciary capacity as successor Trustee. He is () personally known to me or (✓) or produced Florida Drivers Licenses as identification.


 Notary Public

Name: _____

My Commission Expires: _____

