



## City of Coral Gables Planning and Zoning Staff Report

**Applicant:** Global Rental E & P, LLC  
**Application:** Separation of a Building Site and Conditional Use Site Plan Review  
**Property:** **601 Sunset Drive**  
**Public Hearing:** Planning and Zoning Board  
**Date & Time:** **January 9, 2019; 6:00 – 9:00 p.m.**  
**Location:** City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

### 1. APPLICATION REQUEST

Request for Separation of a Building Site and Conditional Use Site Plan Review for the property located on Lots 13-18, Block 236, Coral Gables Riviera Section Part 11 as follows:

*An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to separate into two (2) single-family building sites on the property zoned Single-Family Residential (SFR) District, legally described as Lots 13-18 Block 236, Coral Gables Riviera Section Part 11 (601 Sunset Drive), Coral Gables, Florida; one (1) building site consisting of Lots 13, 14 and 15 (east parcel), and the other (1) building site consisting of Lot 16, 17 and 18 (west parcel); including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.*

### 2. APPLICATION SUMMARY

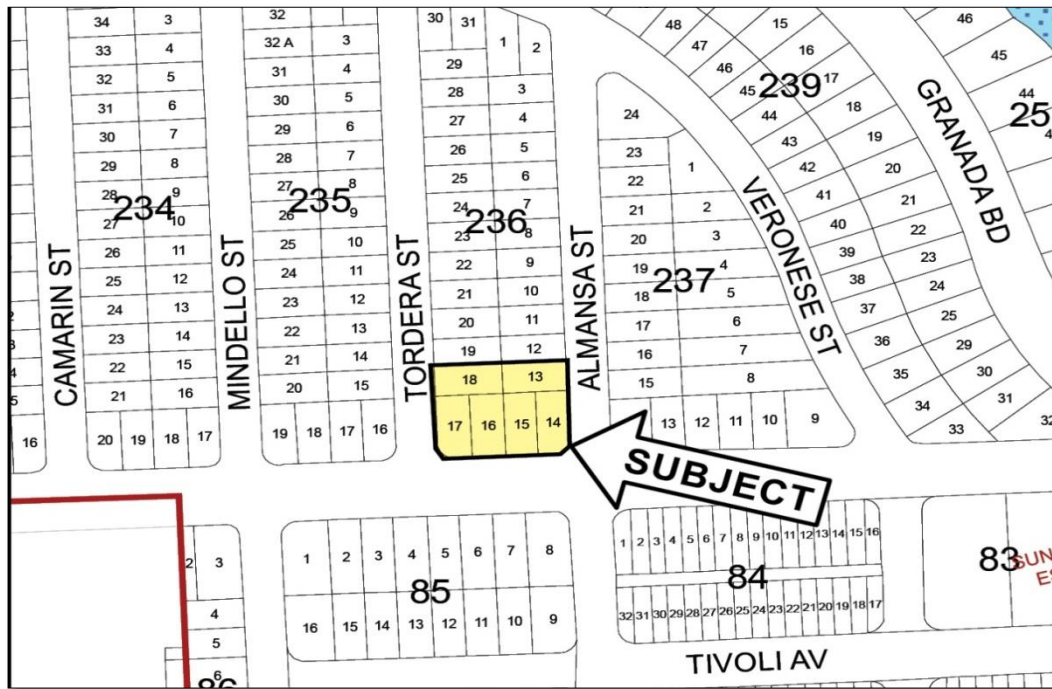
Global Rental E & P, LLC (hereinafter referred to as "Applicant"), has submitted an application for the Separation of a Building Site and Conditional Use Site Plan Review (hereinafter referred to as the "Application") for City of Coral Gables review and public hearing consideration.

The subject site consists of six (6) individually platted lots (lots 13 thru 18) with a street frontage of approximately 200 feet along Sunset Drive, totaling approximately 31,00 square feet (0.71 acres). The request is to separate the existing 0.71 acre (31,000 square feet) building site located at 601 Sunset Drive into two building sites; one (1) building site consisting of Lots 13, 14 and 15 (east parcel), and the other (1) building site consisting of Lot 16, 17 and 18 (west parcel).

The Application went before the Development Review Committee on September 28, 2018 as required by the Zoning Code for all applications for properties requiring site plan review by the Planning and Zoning Board. All comments provided by City Staff to the Applicant resulting from the Development Review Committee meeting have been satisfactorily resolved as requested.

The property is shown in the following location map and aerial:

**Location Map**



**Aerial**





## Property Designations and Surrounding Uses

The following tables provide the subject property's designations and surrounding land uses:

### Existing Property Designations

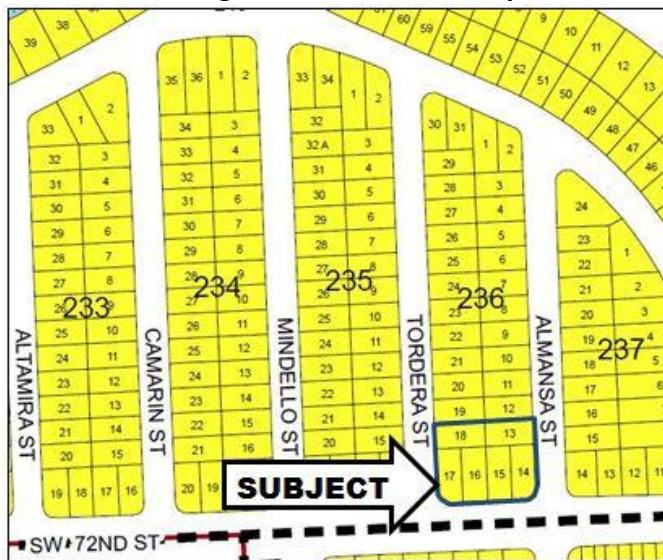
Comprehensive Plan Future Land Use Map designation	"Residential Single-Family Low Density"
Zoning Map designation	"Single Family Residential (SFR) District"

### Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	1-story single-family residences	"Residential Single-Family Low Density"	Single Family Residential (SFR) District
South	2-story single-family residences	"Residential Single-Family Low Density"	Single Family Residential (SFR) District
East	2-story single-family residence	"Residential Single-Family Low Density"	Single Family Residential (SFR) District
West	1-story single-family residence	"Residential Single-Family Low Density"	Single Family Residential (SFR) District

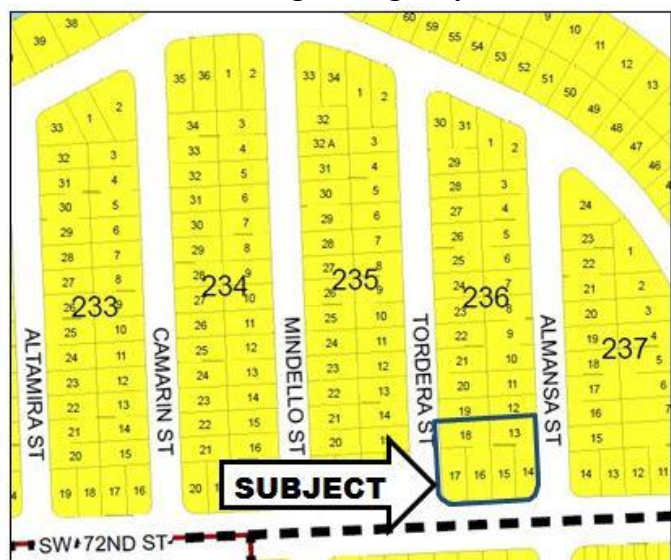
The surrounding properties have the same single-family residential land use and zoning designations as the subject property, illustrated as follows:

**Existing Future Land Use Map**



**Land Use Classifications**  
 Residential Single-Family Low Density (6 Units/Acre)

**Existing Zoning Map**



**Zoning Districts**  
 (SFR) Single-Family Residential District

## City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	09.28.18
Board of Architects	10.09.18
Historic Preservation Board	N/A
Planning and Zoning Board	01.09.19
City Commission (1 <sup>st</sup> reading)	TBD
City Commission (2 <sup>nd</sup> reading)	TBD

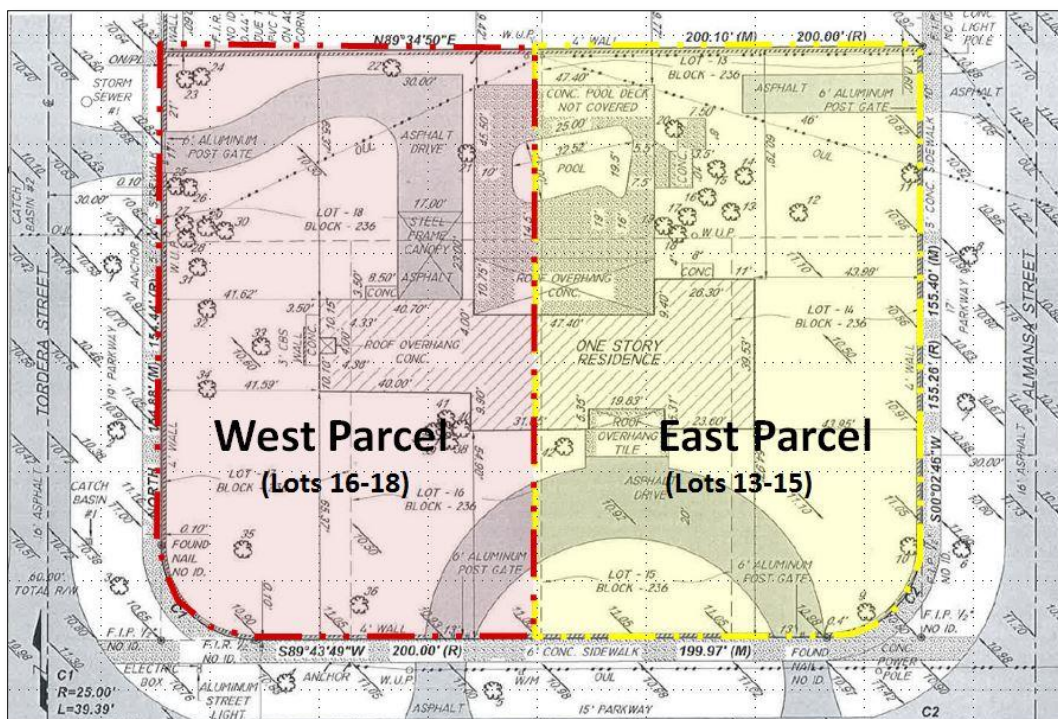
## Proposal – Separation of a Building Site and Conditional Use Site Plan Review

### Conceptual Site Plan

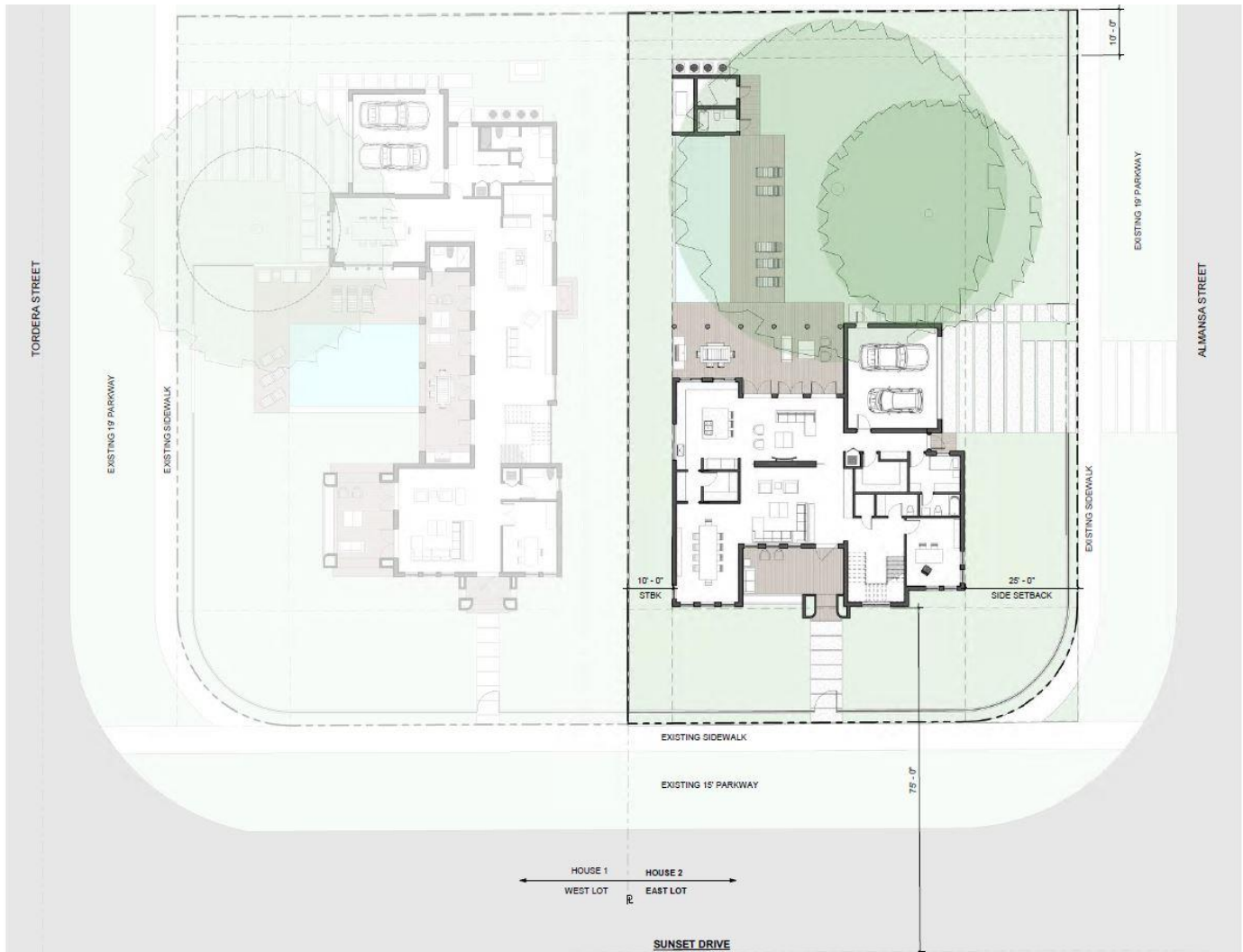
A conceptual site plan was submitted with the application depicting the development potential of the proposed building sites. The site plans are only intended to indicate how the proposed building sites could be developed according to the Single-Family Residential (SFR) District provisions and applicable Zoning Code site specific regulations. The conceptual site plans are not tied to the request for building site separation.

The Applicant's proposed building site separation, conceptual site plans and renderings are provided on the following pages.

### Proposed Building Site Separation



## Conceptual Site Plan





## Conceptual Renderings



**House 1 (West Parcel)**



**House 2 (East Parcel)**

*Permitted Development*

The subject property comprised of six (6) individually platted lots (lots 13 thru 18) totaling approximately 31,000 square feet (0.71 acres) in size. It is a through parcel with frontages on Sunset Drive to the south, Almansa Street to the east, and Tordera Street to the west.

There is an existing one-story single-family house on site. If the property were to be developed as a single building site then one (1) single-family residence with approximately 10,450 sq. ft. of building floor area could be constructed on the property. The two (2) proposed building sites would each have a street frontage of 100 feet with a site area of 15,500 sq. ft. allowing for residences with a maximum building floor area of 5,800 sq. ft. Together, the proposed building sites would be permitted a total of 11,600 sq. ft. of building floor area.

The following table compares the proposed building sites with the applicable Zoning Code requirements for single-family residences. This analysis shows that the property can be developed as proposed and meet the requirements of the Zoning Code:

*Site plan information:*

<b>Type</b>	<b>Existing Building Site* (Lots 13-18)</b>	<b>Proposed Building Site (Lots 13-15, East Parcel)</b>	<b>Proposed Building Site (Lots 16-18 West Parcel)</b>
Building site frontage	200' (existing)	100'	100'
Building site depth	154'-8" (existing)	154'-8"	154'-8"
Total site area	31,000 sq. ft. (existing)	15,500 sq. ft.	15,500 sq. ft.
Building floor area (FAR) (maximum permitted)	10,450 sq. ft.	Max. 5,800 sq. ft.	Max. 5,800 sq. ft.
Building height (maximum permitted)	2 stories/25'-0" above above finished floor	Max. 2 stories/25'-0" above finished floor	Max. 2 stories/25'-0" above finished floor
Setbacks required:			
Front	Min. 25'	Min. 25'	Min. 25'
Side interior	Min. 10'	Min. 10'	Min. 10'
Side street	Min. 15'	Min. 25'	Min. 25'
Rear	Min. 10'	Min. 10'	Min. 10'
Ground area coverage:			
Principal building	Max. 35%	Max. 35%	Max. 35%
Total (including auxiliary structures)	Max. 45%	Max. 45%	Max. 45%

### 3. FINDINGS OF FACT

This section of the report presents City Staff's evaluation of the Application and Findings of Facts. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies, compliance with the Zoning Code and compliance with other applicable portions of the City Code.

#### Review of Zoning Code Criteria

Zoning Code Section 3-206(F) provides the criteria for the separation and establishment of building sites, as follows:

F. When reviewing and providing a recommendation on an application for conditional use for a building site determination, the Planning and Zoning Division, Planning and Zoning Board and the City Commission shall consider and evaluate the request together with a proposed site plan and provide findings that the application satisfies the following criteria:

1. That the building site(s) created would have a lot area equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. The Development Review Official may determine that the comparison of building sites within one thousand (1,000) feet of the subject property shall be based on one (1) or more of the following: building sites located on the same street as the subject property; building sites with similar characteristics such as golf course frontage, water frontage, cul-de-sac frontage; and, building sites within the same platted subdivision.

The Application satisfies this criterion.

2. That exceptional or unusual circumstances exist, that are site specific such as unusual site configuration or partially platted lots, or are code specific such as properties having two (2) or more zoning or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s).

*Staff Comment: The property has an unusual circumstance in that it consists of six (6) individually platted lots with multiples street frontage and access onto Sunset Drive, Almansa Street, and Tordera Street.*

The Application satisfies this criterion.

3. That the proposed building site(s) maintains and preserves open space and specimen trees, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area.

*Staff Comments: The conceptual plans submitted by the applicant show that both building sites can be developed in compliance with the requirements of the Zoning Code. The proposed building sites would have a greater street frontage than a majority of building sites within*



*1,000 feet of the subject property. As a result, Staff has determined that the proposed building sites would be compatible with the surrounding neighborhood.*

The Application **satisfies** this criterion.

4. That the application satisfies at least three (3) of the following four (4) criteria:
- a. That the building site(s) created would have a street frontage, golf course frontage (if applicable), and water frontage (if applicable) equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. For a cul-de-sac building site(s), the comparison of street frontages and water frontages (if applicable) shall include those similarly situated cul-de-sac building sites within one thousand (1,000) feet. If no cul-de-sac building sites exist within one thousand (1,000) feet then the comparison may be expanded to include all cul-de-sac building sites within the platted subdivision and any adjacent platted subdivision.

The Application **satisfies** this criterion.

- b. That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, Comprehensive Plan and City Code. The voluntary demolition of a building or structure within the last ten (10) years which eliminates any of the conditions identified in this criterion shall result in non-compliance with this criterion.

*Staff Comment: The subject property has an existing one-story single-family house built in 1953 that is currently vacant, in poor condition, and is proposed to be demolished.*

The Application **satisfies** this criterion.

- c. That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site. The voluntary demolition of a building or structure within the last ten (10) years which eliminates any of the conditions identified in this criterion shall result in non-compliance with this criterion.

The Application **satisfies** this criterion.

- d. That the building site(s) created has been owned by the current owner continuously for a minimum of ten (10) years prior to an application submittal for conditional use for a building site determination.

*Staff Comment: The current property owner purchased the property in 2015 via a foreclosure action.*

The Application **does not satisfy** this criterion.

## Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals, Objectives and Policies are as follows:

Ref. No.	Comprehensive Plan Goals, Objectives and Policies	Staff Review
1.	<b>Policy FLU-1.3.2.</b> All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
2.	<b>Objective FLU-1.11.</b> Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
3.	<b>Objective FLU-1.14.</b> The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
4.	<b>Goal FLU-3.</b> The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
5.	<b>Policy DES-1.1.5.</b> Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
6.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
7.	<b>Policy DES-1.1.7.</b> Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.	Complies

*Staff Comments:* Staff's determination is that this Application is **consistent** with the CP goals, objectives and policies related to Zoning Code requirements for site plan review.

#### 4. PUBLIC NOTIFICATION

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property boundary. A meeting was held by the Applicant with the property owners on 12.18.18.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the subject property. The notice lists the type of applications filed, proposed public hearing dates/time and location where the application files can be reviewed. The notice also provides for an opportunity to submit comments on pending applications. 196 notices were mailed to surrounding property owners. A Copy of the legal advertisement and courtesy notice are provided as Attachments B. Copies of public comments received shall be provided to the Board at the public hearing.

A map of the notice radius is as follows:

**Courtesy Notification Radius Map**



The following has been completed to solicit input and provide notice of the Application:

#### Public Notice

Type	Date
Neighborhood information meeting held by applicant	12.18.18
Courtesy notification - 1,000 feet of the property	12.28.18
Posting of property	12.28.18
Legal advertisement	12.28.18
Posted agenda on City web page/City Hall	01.04.18
Posted Staff report on City web page	01.04.18



## STAFF RECOMMENDATION

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends approval with conditions of the Applicant's request.

### Conditions of Approval

Planning and Zoning Division Staff recommends the application be recommended for approval by the Board subject to the following conditions of approval:

1. The total square footage of the residence allowed on the separated building sites shall be equal to or less than the total square footage that could be constructed on the property if developed as a single building site.
2. The new single-family residences constructed on the separated buildings sites shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.
3. The plans depicting the site plans and elevations of the residences on the separated building sites and submitted as part of the conditional use application shall be made part of the approval with any instructions or exceptions provided by the City Commission. Any changes to the plans are subject to Sec. 3-410 of the Zoning Code.
4. A bond shall be required, as determined by the building official, to ensure the timely removal of any non-conformities as a result of the building site separation approval.

### 5. ATTACHMENTS

- A. Applicant's submittal package.
- B. 12.28.18 Legal advertisement and courtesy notice.

Please visit the City website at [www.coralgables.com](http://www.coralgables.com) to view all application materials. The complete application also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias  
Assistant Director of Development Services  
for Planning and Zoning  
City of Coral Gables, Florida

# 601 SUNSET HOMES | CONDITIONAL USE WITH SITE PLAN REVIEW



PLANNING BOARD SUBMITTAL | NOVEMBER 9, 2018

# **601 SUNSET HOMES**

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TAB 8	APPLICANT & REPRESENTATIVES INFORMATION
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## City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

### Application request

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

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

### General information

Street address of the subject property: 601 Sunset Drive

Property/project name: Sunset Homes

Legal description: Lot(s) 13, 14, 15, 16, 17 and 18

Block(s) 236 Section (s) Revised Plat of Coral Gables Riviera Section Part 11

Property owner(s): Global Rental E & P, LLC

Property owner(s) mailing address: 150 SE 2nd Avenue, Suite 330 Miami, FL 33131

Telephone: Business 786-418-0314 Fax \_\_\_\_\_

Other \_\_\_\_\_ Email mjaramillo.globalrental @ gmail.com



## City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Jorge L. Navarro, Esq. / Greenberg Traurig

Applicant(s)/agent(s) mailing address: 333 S.E. 2 Ave., #4100, Miami, FL 33131

Telephone: Business 305-579-0821 Fax 305-961-5310

Other \_\_\_\_\_ Email navarrojo @ gtlaw.com

### Property information

Current land use classification(s): Low Density (6 units/Acre)

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

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

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

### Supporting information (to be completed by Planning Staff )

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

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



## City of Coral Gables Planning Division Application

- ☐ Property owners list, notification radius map and two sets of labels.
- ☐ Public Realm Improvements Plan for mixed use projects.
- ☐ Public school preliminary concurrency analysis (residential land use/zoning applications only).
- ☐ Sign master plan.
- ☒ Site plan and supporting information.
- ☒ Statement of use and/or cover letter.
- ☐ Streetscape master plan.
- ☐ Traffic accumulation assessment.
- ☐ Traffic impact statement.
- ☐ Traffic impact study.
- ☐ Traffic stacking analysis.
- ☐ Utilities consent.
- ☐ Utilities location plan.
- ☐ Vegetation survey.
- ☐ Video of the subject property.
- ☐ Zoning Analysis ( Preliminary).
- ☐ Zoning Code text amendment justification.
- ☐ Warranty Deed.
- ☐ Other: \_\_\_\_\_

### Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

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

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

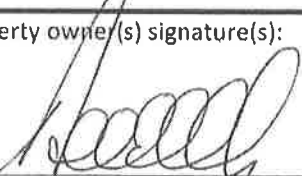
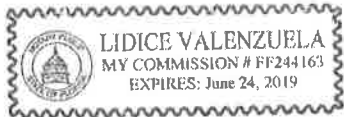

1. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.







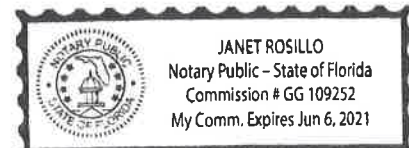
## City of Coral Gables Planning Division Application

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name:  Global Rental E & P, LLC / Pedro Viana
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 150 SE 2nd Avenue, Suite 330 Miami, Florida 33131	
Telephone: 786-482-0314	Fax:
Email: mjaramillo.globalrental@gmail.com	
<b>NOTARIZATION</b>	
STATE OF FLORIDA/COUNTY OF The foregoing instrument was acknowledged before me this <u>8</u> day of <u>November</u> <u>2018</u> by <u>Pedro Viana</u> (Signature of Notary Public - State of Florida)	
	
(Print, Type or Stamp Commissioned Name of Notary Public) <input type="checkbox"/> Personally Known OR <input checked="" type="checkbox"/> Produced Identification; Type of Identification Produced <u>Driver License</u>	



# City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name: N/A	
Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Address:			
Telephone:	Fax:	Email:	
<b>NOTARIZATION</b>  STATE OF FLORIDA/COUNTY OF The foregoing instrument was acknowledged before me this _____ day of _____ by _____ (Signature of Notary Public - State of Florida)    (Print, Type or Stamp Commissioned Name of Notary Public) <input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			
Applicant(s)/Agent(s) Signature: 		Applicant(s)/Agent(s) Print Name: Jorge L. Navarro, Esq.	
Address: 333 SE 2 Avenue, Suite 4400 Miami, Florida 33131			
Telephone: 305-579-0821	Fax: 305-961-5310	Email: navarrojo@gtlaw.com	
<b>NOTARIZATION</b>  STATE OF FLORIDA/COUNTY OF The foregoing instrument was acknowledged before me this <u>8th</u> day of <u>November</u> by <u>Jorge L. Navarro</u> (Signature of Notary Public - State of Florida)     (Print, Type or Stamp Commissioned Name of Notary Public) <input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			

September 2014

November 9, 2018

**VIA HAND DELIVERY**

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

**Re: Statement of Use / Conditional Use with Site Plan Review Application /  
Property Located at 601 Sunset Drive, Coral Gables, Florida**

Dear Mr. Trias:

On behalf of Global Rental E & P, LLC (the “**Applicant**”), we respectfully submit this Statement of Use in connection with the enclosed Planning Division Application for the proposed development of two (2) single family homes at the above referenced property (the “**Property**”) in accordance with Section 3-206 of the City of Coral Gables Zoning Code (the “**City Code**”). As discussed below, the proposed project will permit the construction of two (2) beautiful single-family homes in scale and character with the other homes in the neighborhood and consistent with the existing development trend along Sunset Drive (the “**Project**”).

**I. PROPERTY INFORMATION**

The Property is comprised of approximately 31,000 square feet or 0.71 +/- acres of land and has frontages along Sunset Drive, Tordera Street and Almansa Street. As per the enclosed survey prepared by Lannes & Garcia, Inc., dated July 10, 2015 (the “**Survey**”), the property consists of six (6) individually platted lots (lots 13 through 18, Block 236) of the plat entitled “Coral Gables, Riviera Section Part 11” as recorded in Plat Book 28, Page 23 of the Public Records of Miami-Dade County, Florida. The Property is currently improved with a one-story single-family residential structure that was originally constructed in 1953 and is in poor condition.

Pursuant to the City’s Future Land Use Map, the Property is currently designated Low Density and is zoned Single Family (SFR). The Applicant seeks approval for the separation of the Property into two (2) distinct single-family lots (“**Proposed Lot Separation**”). As discussed further below, the approval of the Proposed Lot Separation will permit the development of appropriately scaled single family residences in harmony with the quality and size of the existing homes within the neighborhood. The proposed request is also consistent with the Property’s underlying land use and zoning designations.

## II. ANALYSIS FOR PROPERTY SEPARATION

As detailed in the enclosed plans prepared by Borges Architects and Associates, dated August 9, 2018, the Applicant seeks to separate the Property into two (2) separate lots and develop a high quality, single-family residence on each lot. The proposed separation would preserve the existing platted north-south boundary of the underlying lots to create a western lot (the “**West Parcel**”) and an eastern lot (the “**East Parcel**”) of equal size, depth and width. The proposed West Parcel consists of lots 16 through 18 and is located at the northeast intersection of Tordera Street and Sunset Drive while the East Parcel consists of lots 13 through 15 and is located at the northwest intersection of Almansa Street and Sunset Drive. As discussed below, the Proposed Lot Separation and construction of single-family residences on the West Parcel and East Parcel comply with the applicable criteria established in Section 3-206(F) of the Zoning Code and should be approved.

1. **That the building site(s) created would have a lot area equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. The Development Review Official may determine that the comparison of building sites within one thousand (1,000) feet of the subject property shall be based on one (1) or more of the following: building sites located on the same street as the subject property; building sites with similar characteristics such as golf course frontage, water frontage, cul-de-sac frontage; and, building sites within the same platted subdivision.**

As mentioned above, the Proposed Lot Separation would divide the Property along Sunset Drive into two (2) distinct building sites with a lot size of approximately 15,500 square feet each. By comparison, most of the properties along Sunset Drive and within the Riviera Section 11 plat are either equal to or smaller than the proposed lots at the Property. As illustrated in the Chart, over ninety percent (90%) of the properties fronting directly onto Sunset Drive contain a lot size equal to or less than 15,000 square feet. As such, the Proposed Lot Separation would result in creating a building site that will remain only slightly larger than a significant portion of the residential properties in the neighborhood. Additionally, the Proposed Lot Separation is consistent with the character of the surrounding neighborhood with respect to the scale and intensity.

	Address	Lot Size (sq. ft.)
1.	6950 Granada Boulevard	15,000
2.	6945 Veronese Street	10,000
3.	533 Sunset Drive	29,453
4.	545 Sunset Drive	7,950
5.	6945 Almansa Street	7,950
6.	615 Sunset Drive	10,400
7.	629 Sunset Drive	10,400
8.	705 Sunset Drive	10,300
9.	711 Sunset Drive	12,700



10.	741 Sunset Drive	18,880
11.	6930 Altamira Street	10,100
12.	811 Sunset Drive	10,100
13.	825 Sunset Drive	10,000
14.	855 Sunset Drive	10,000
15.	901 Sunset Drive	5,000*
16.	921 Sunset Drive	5,000*
17.	925 Sunset Drive	5,000*
18.	927 Sunset Drive	5,000 *
19.	929 Sunset Drive	10,000
20.	937 Sunset Drive	10,000
21.	1001 Sunset Drive	12,400
22.	1011 Sunset Drive	12,400
23.	1025 Sunset Drive	13,640
24.	1075 Sunset Drive	8,184
25.	1101 Sunset Drive	13,128
26.	1111 Sunset Drive	12,000
27.	1121 Sunset Drive	12,000
28.	1131 Sunset Drive	11,500
29.	1141 Sunset Drive	9,500
30.	1151 Sunset Drive	12,000
31.	1161 Sunset Drive	12,000
32.	6945 Almansa:	7,950
33.	545 Sunset Drive	7,950
34.	533 Sunset Drive	29,453
35.	6945 Veronese St	10,000
36.	6950 Granada Blvd	15,000
37.	6945 Almansa	7,950

- 2. That exceptional or unusual circumstances exist, that are site specific such as unusual site configuration or partially platted lots, or are code specific such as properties having two (2) or more zoning or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s).**

The existing Property comprises the entire front portion of the block fronting onto Sunset Drive. Additionally, the Property is uniquely situated in that it has three (3) frontages with access onto to Sunset Drive, Almansa Street and Tordera Street. The existing Property is one of the only properties fronting Sunset Drive, a major arterial roadway, that maintains a lot area over 20,000 square foot. The sizeable lot area of the Property coupled with the potential to construct a “McMansion” would disrupt the appealing scale and aptly designed residences in the area, and specifically along Sunset Drive. Thus, the Proposed Lot Separation would reduce the building site into lots of comparable size with those of the surrounding neighborhood, assist with reducing the building massing along Sunset Drive, and alleviate the number of frontage roads.

3. **That the proposed building site(s) maintains and preserves open space and specimen trees, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area.**

The proposed developments on the West Parcel and East Parcel are designed to provide over sixty percent (60%) green area on each lot where only forty (40%) is required. The enhanced landscaping and preservation of certain specimen trees at the Property promotes the lush canopy setting unique to the City of Coral Gables and enhances the visual attractiveness of the Property for the residents, neighbors and commuters traveling along Sunset Drive.

4. **In accordance with Section 3-206(F), the Application satisfied at least three (3) of the following four (4) criteria:**

- a. *That the building site(s) created would have a street frontage, golf course frontage (if applicable), and water frontage (if applicable) equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. For a cul-de-sac building site(s), the comparison of street frontages and water frontages (if applicable) shall include those similarly situated cul-de-sac building sites within one thousand (1,000) feet. If no cul-de-sac building sites exist within one thousand (1,000) feet then the comparison may be expanded to include all cul-de-sac building sites within the platted subdivision and any adjacent platted subdivision.*

The Property is uniquely situated along three (3) street frontages: Almansa Street to the east, Tordera Street to the west and Sunset Drive to the south. The Property's existing primary frontage along Sunset Drive is approximately 200 feet wide with a depth of approximately 154 feet along both Almansa and Tordera Streets. However, the Proposed Lot Separation will reduce the width of the building sites along Sunset Drive to approximately 100 feet, which is more in line with the width of the other lots along this corridor. Additionally, as discussed above, the Proposed Lot Separation will create two (2) building sites that are still larger than most of the other lots in the area.

- b. *That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, Comprehensive Plan and City Code. The voluntary demolition of a building or structure within the last ten (10) years which eliminates any of the conditions identified in this criterion shall result in non-compliance with this criterion.*

The development of the Project is designed in accordance to the specific development regulations provided in Section 4-101 of the City's Zoning Code. As detailed in the Site Plan, the Project is in compliance with the minimum setbacks, lot width and depth, lot area and ground coverage required for SFR zoned properties. A preliminary analysis of the voluntary demolition issues is provided further below.

- c. *That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site. The voluntary demolition of a building or structure within the last ten (10) years which eliminates any of the conditions identified in this criterion shall result in non-compliance with this criterion.*

The current structure has been abandoned for some time due to neglect by the predecessors in title and at no fault of the Applicant. The Applicant has since taken extensive corrective action to repair and improve the Property. The Applicant now seeks to demolish the existing structure at the Property as required by the agreed upon Code Enforcement Board Order and Notice of Unsafe Structure that was issued to the Property this year. As such, the demolition of the existing structure is not a voluntary action as it is required by Board Order.

Additionally, there is an existing Declaration of Restrictive Covenant recorded on August 20, 1985 in Official Record Book 12628, Page 1081 of Miami-Dade County (the “**Covenant**”). Please note that the Covenant was not recorded until 30 years after the construction of the original home at the Property. Based on our review of the City Records, the Covenant relates to the permitting of a small patio addition rather than the construction of the primary residence at the Property. The Covenant also provides for release provisions, so the proposed lot separation request would be consistent with its terms.

- d. *That the building site(s) created has been owned by the current owner continuously for a minimum of ten (10) years prior to an application submittal for conditional use for a building site determination.*

The current owner acquired the Property in 2015 via a foreclosure action. At the time the Applicant obtained title to the Property, the Property was currently vacant and abandoned and in need of repair due to issues with squatters and vandalism. Although the Applicant has not owned the Property for 10 years, the Applicant purchased the Property in an effort to enhance the Property, which had become a Code Enforcement issue for the City and an eyesore to the neighborhood.

### **III. CONCLUSION**

In light of the foregoing, the proposed separation of the Property into two (2) distinct lots is consistent with the scale and character of the surrounding residential neighborhood and complies with the applicable criteria for approval under the City’s Zoning Code. The proposed project will also replace the existing outdated and neglected single family home at the Property with a new appropriately scaled high quality residences that will enhance the visual aesthetics and property values in the area.

We look forward to your favorable consideration of our Application. As always, should you have any questions or need any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,

FOR:   
Jorge L. Navarro

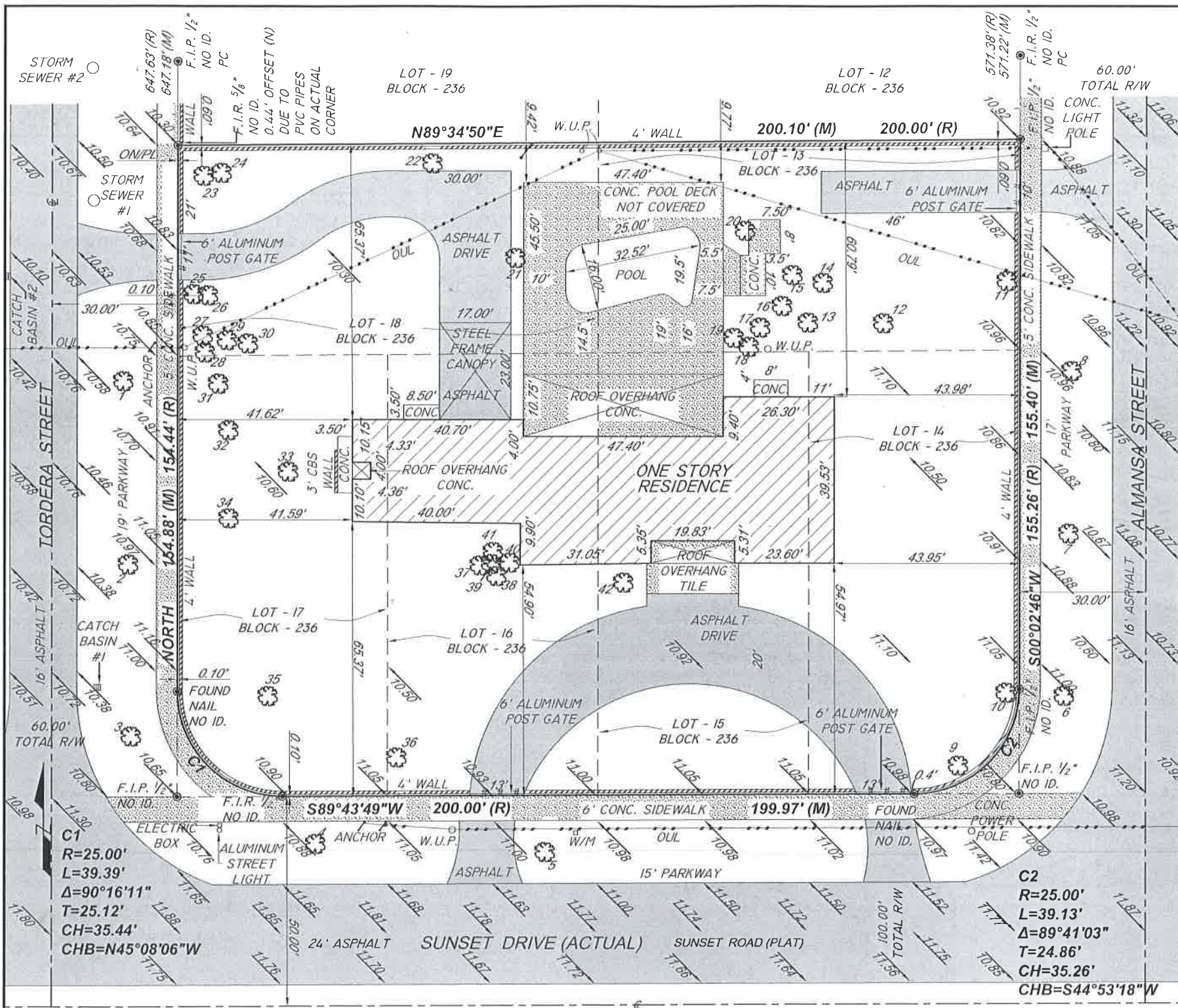
Enclosures

cc: Arceli Redila, Principal Planner, City of Coral Gables  
Devon Vickers, Greenberg Traurig, P.A.

JLN:dv

MIA 186822144v2





TREE CHART				
#	TREE	DBH	CANOPY	HEIGHT
1	OAK	1.50'	40'	25'
2	OAK	2.00'	45'	30'
3	OAK	1.00'	25'	20'
4	HARDWOOD	1.00'	25'	30'
5	BANYAN	4.00'	25'	50'
6	OAK	1.00'	15'	25'
7	OAK	1.00'	25'	25'
8	OAK	1.00'	15'	20'
9	FLORIDA ALMOND	4.00'	45'	25'
10	GUMBOLIMBO	1.00'	25'	25'
11	XMAS PALM	0.25'	12'	15'
12	OAK	5.00'	70'	30'
13	QUEEN PALM	0.50'	20'	20'
14	QUEEN PALM	0.50'	15'	15'
15	DOUBLE CARPENTERA	0.50'	25'	25'
16	OAK	2.50'	50'	30'
17	GUMBOLIMBO	2.50'	20'	25'
18	CARPENTERA	0.25'	12'	15'
19	CARPENTERA	0.25'	12'	15'
20	PALM	0.25'	12'	8'
21	BOTTLE PALM	1.00'	8'	10'
22	MANGO	1.50'	30'	30'
23	CARPENTERA	0.25'	12'	25'
24	CARPENTERA	0.25'	12'	25'
25	XMAS PALM	0.25'	12'	20'
26	XMAS PALM	0.25'	12'	20'
27	QUEEN PALM	1.00'	15'	25'
28	QUEEN PALM	1.00'	15'	25'
29	CARPENTERA	0.25'	8'	25'
30	OAK	3.00'	40'	25'
31	CARPENTERA	0.25'	12'	20'
32	MANGO	1.00'	20'	15'
33	MANGO	0.50'	15'	12'
34	MANGO	0.50'	20'	20'
35	HARDWOOD	5.00'	35'	30'
36	OAK	2.50'	35'	30'
37	XMAS PALM	0.50'	10'	15'
38	XMAS PALM	0.50'	10'	15'
39	XMAS PALM	1.00'	15'	20'
40	XMAS PALM	1.00'	15'	20'
41	XMAS PALM	1.00'	15'	20'
42	TRIPLE PALM	0.25'	8'	10'

DBH = DIAMETER AT BREAST HEIGHT

CATCH BASIN #1  
RIM ELEV. = 9.98  
INVERT:  
6.88 (S) 10" PVC. PIPE  
4.98 BOTTOM OF BOX

STORM SEWER MANHOLE #1  
3' WIDE CORAL TRENCH  
RIM ELEV. = 10.30  
INVERT:  
6.30 (SW) 10" PVC. PIPE  
2.30 BOTTOM OF BOX

CATCH BASIN #2  
RIM ELEV. = 9.82  
INVERT:  
6.52 (NE) 10" PVC. PIPE  
5.37 BOTTOM OF BOX

STORM SEWER MANHOLE #2  
3' WIDE CORAL TRENCH  
RIM ELEV. = 10.36  
INVERT:  
6.36 (N) 10" PVC. PIPE  
1.56 BOTTOM OF BOX

## LOCATION SKETCH



### SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: EASTERLY RIGHT OF WAY OF TORDERA STREET = NORTH

FLOOD ZONE: X  
MAP & PANEL= 12086C0459  
COMMUNITY No.: 120639  
SUFFIX: L  
DATE OF FIRM: 09-11-2009  
BASE ELEV.= N/A  
L.F. ELEV. = 11.21 / 12.21 NOTES  
LOWEST HABITABLE FLOOR  
ELEVATION.  
ELEVATIONS SHOWN REFER TO  
N.G.V.D. 1929.  
LOWEST ADJACENT GRADE = 11.10  
B.M. # 373 ELEV. = 10.87  
B.M. # 374 ELEV. = 10.47  
(CITY OF CORAL GABLES)  
GARAGE ELEV.= N/A  
E.R.P. = 11.69

### LEGAL DESCRIPTION:

LOTS 13 THROUGH 18, BLOCK 236,  
"REVISED PLAT OF CORAL GABLES  
RIVIERA SECTION PART II",  
ACCORDING TO THE PLAT THEREOF  
AS RECORDED IN PLAT BOOK 28,  
PAGE 23, OF THE PUBLIC RECORDS  
OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY OF: GLOBAL RENTAL E & P

601 SUNSET DRIVE,  
CORAL GABLES, FLORIDA 33143

### CERTIFIED TO:

GLOBAL RENTAL E & P

11-05-2018: TOPOGRAPHIC SURVEY ADDED

07-09-2018: UPDATED / TREES DELETED

### LEGEND

A/C AIR CONDITIONER  
AVE. AVENUE  
BLVD. BOULEVARD  
BM BENCH MARK  
CATV CABLE TELEVISION BOX  
C.B. CATCH BASIN  
CBS CONCRETE BLOCK STRUCTURE  
CHB CHORD BEARING  
CH CHORD DISTANCE  
COR CORNER  
CT COURT  
CL CLEAR  
CL. CENTERLINE  
CONC. CONCRETE  
C.O. CLEAN OUT  
E.B. ELECTRIC BOX  
ELEV. ELEVATION  
ENCR. ENCROACHMENT  
E.R.P. ELEVATION REFERENCE POINT  
F.F. FINISH FLOOR  
F.H. FIRE HYDRANT

I.C.V. IRRIGATION CONTROL VALVE  
I.P. IRON PIPE  
FPL FLORIDA POWER & LIGHT  
F.I.P. FOUND IRON PIPE  
F.I.R. FOUND IRON ROD  
FND. FOUND  
L. ARC LENGTH  
(L) LEGAL  
L.P. LIGHT POLE  
LB LICENSED BUSINESS  
LS LAND SURVEYOR  
(M) MEASURED  
NAVD NORTH AMERICAN VERTICAL DATUM  
NGVD NATIONAL GEODETIC VERTICAL DATUM  
NO ID. NOT IDENTIFIABLE  
NO. NUMBER  
NTS. NOT TO SCALE  
O.R.B. OFFICIAL RECORD BOOK  
ON/PL ON PROPERTY LINE  
O.U.L. OVERHEAD UTILITY LINES  
P.C. POINT OF CURVATURE  
P.C.C. POINT OF COMPOUND CURVATURE

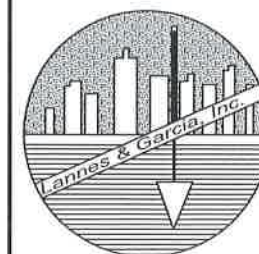
P.C.P. PERMANENT CONTROL POINT  
PLS PROFESSIONAL LAND SURVEYOR  
PSM PROFESSIONAL SURVEYOR AND MAPPER  
PL PROPERTY LINE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
P.O.R. POINT OF REVERSE CURVATURE  
P.R.M. PERMANENT REFERENCE MONUMENT  
P.T. POINT OF TANGENCY  
R. RADIUS  
(R) RECORD  
R.E. RIM ELEVATION  
R/W RIGHT-OF-WAY  
SAN. SANITARY  
S.I.P. SET IRON PIPE  
S.I.R. SET IRON ROD  
ST. STREET  
T. TANGENT  
T.B.M. TEMPORARY BENCH MARK  
TEL. TELEPHONE  
TYP. TYPICAL  
U.E. UTILITY EASEMENT

W/M WATER METER  
W.V. WATER VALVE  
W.U.P. WOOD UTILITY POLE  
  
SYMBOLS  
CONCRETE  
OVERHEAD UTILITY LINES  
WIRE FENCE  
WOOD FENCE  
PROPERTY CORNER  
WATER FLOW  
EXISTING GRADE ELEVATION  
PROPOSED GRADE ELEVATION  
WATER VALVE  
SIGN  
DRAINAGE MANHOLE  
SANITARY MANHOLE  
FIRE HYDRANT  
LIGHTING FIXTURE  
FIRE DEPARTMENT CONNECTION

### A BOUNDARY 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  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES AND 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

FIELD DATE: 07/10/2015

SCALE: 1" = 30'

DRAWN BY: PB.

DWG. No.: 258438

258438E  
258438B



## **West Parcel Legal Description**

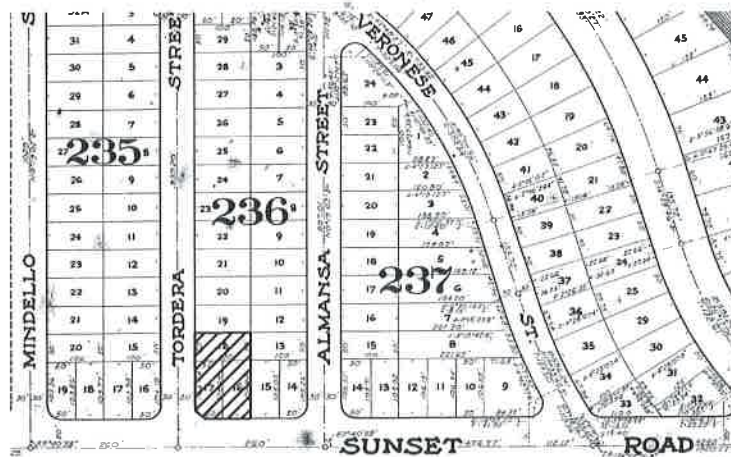
*LOTS 16, 17 AND 18, BLOCK 236, "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART II", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

# PROPOSED LEGAL DESCRIPTION

LOTS 16, 17 AND 18, BLOCK 236, "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART II", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## LOCATION SKETCH

NOT TO SCALE



### SURVEYOR'S NOTE

THIS IS NOT A BOUNDARY SURVEY.

BEARINGS SHOWN ARE BASED ON PLAT MERIDIAN AT:  
NORTH RIGHT OF WAY OF SUNSET DRIVE = WEST

THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

### LEGEND

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

### SPECIFIC PURPOSE SURVEY

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION 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  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION  
NO. 4767.

ADDRESS:  
601 SUNSET DRIVE,  
CORAL GABLES, FLORIDA 33143

DWG. NO: 258438-C

DATE: 10-31-2018

DRAWN BY: PB.

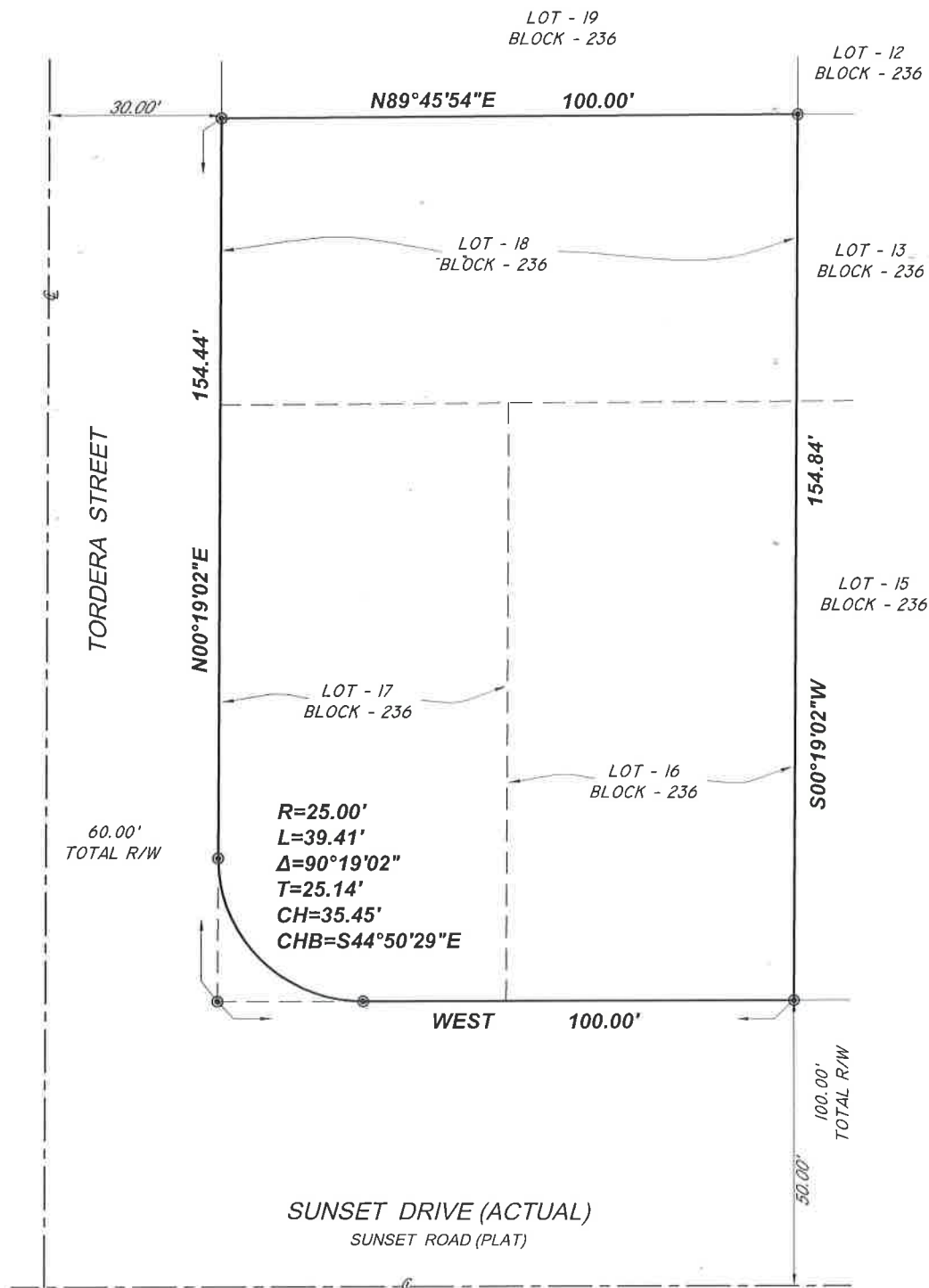
SHEET: 1 OF 2



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES & GARCIA, INC.**

LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767  
2700 SW 37th AVENUE,  
MIAMI, FLORIDA 33133  
PH (305) 666-7909 FAX (305) 559-3002

# PROPOSED SKETCH TO ACCOMPANY LEGAL DESCRIPTION



## SURVEYOR'S NOTE

THIS IS NOT A BOUNDARY SURVEY

THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES & GARCIA, INC.**

LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767  
2700 SW 37th AVENUE,  
MIAMI, FLORIDA 33133  
PH (305) 666-7909 FAX (305) 559-3002

## SPECIFIC PURPOSE SURVEY

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION 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  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION  
NO. 4767

ADDRESS:  
601 SUNSET DRIVE,  
CORAL GABLES, FLORIDA 33143

DWG. NO: 258438-C

DATE: 10-31-2018 SCALE = 1"=30'

DRAWN BY: PB. SHEET: 2 OF 2



## **East Parcel Legal Description**

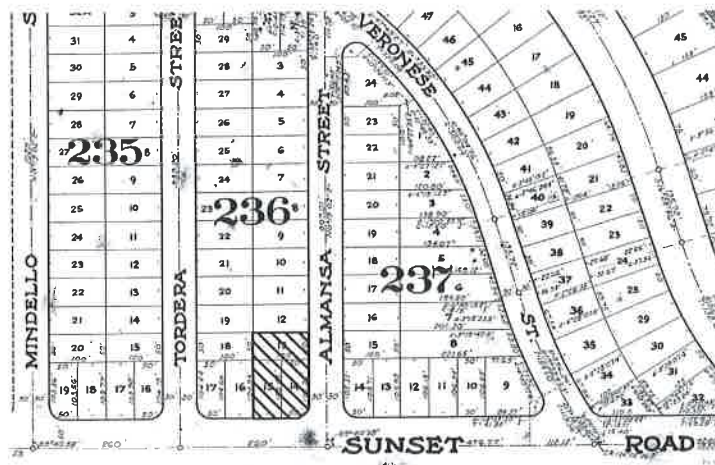
*LOTS 13, 14 AND 15, BLOCK 236, "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART II", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

# PROPOSED LEGAL DESCRIPTION

LOTS 13, 14 AND 15, BLOCK 236, "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART II", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## LOCATION SKETCH

NOT TO SCALE



### SURVEYOR'S NOTE

THIS IS NOT A BOUNDARY SURVEY.

BEARINGS SHOWN ARE BASED ON PLAT MERIDIAN AT:  
NORTH RIGHT OF WAY OF SUNSET DRIVE = WEST

THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

### LEGEND

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

### SPECIFIC PURPOSE SURVEY

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

ADDRESS:  
601 SUNSET DRIVE,  
CORAL GABLES, FLORIDA 33143

DWG. NO: 258438-D

DATE: 10-31-2018

DRAWN BY: PB.

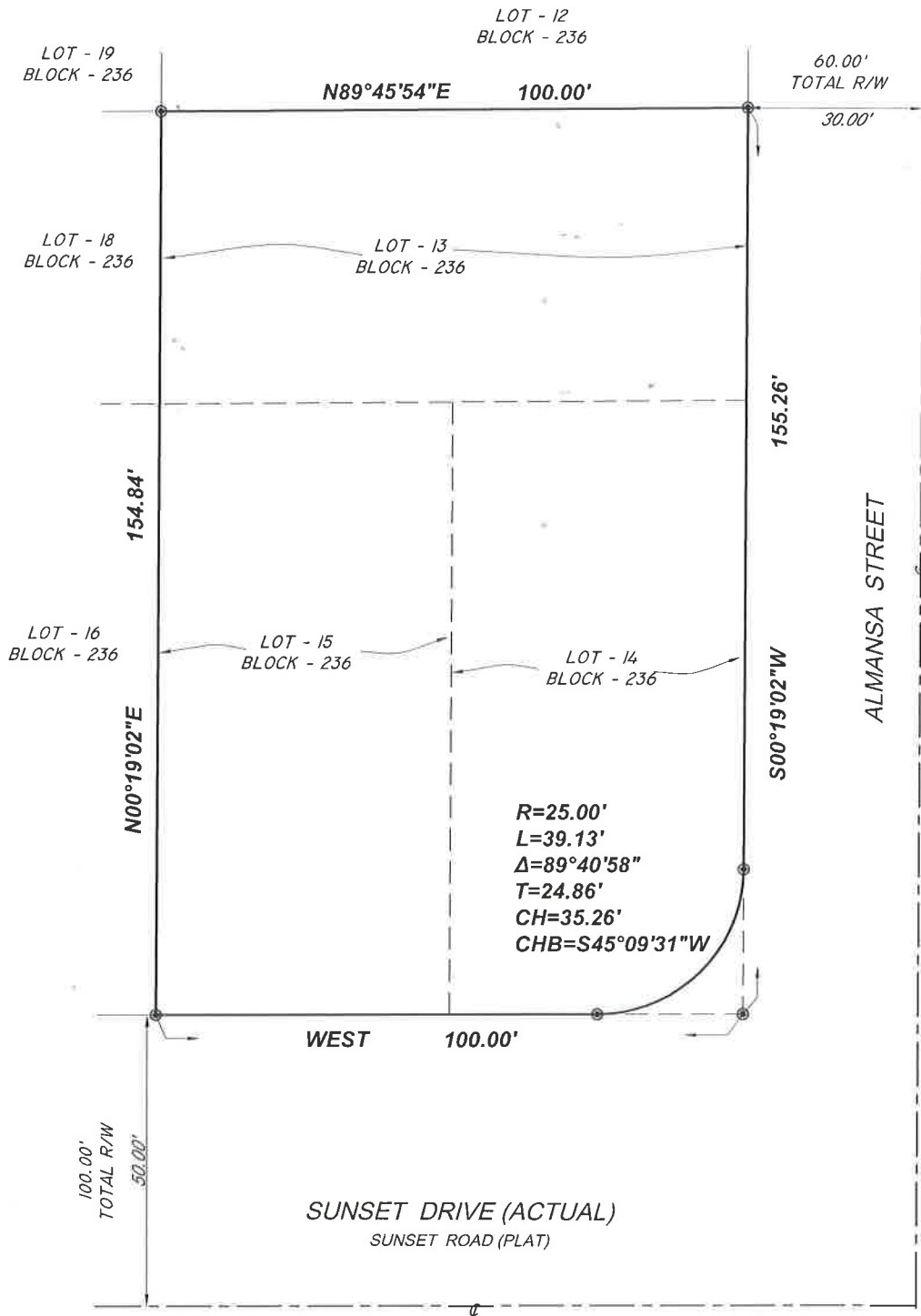
SHEET: 1 OF 2



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES & GARCIA, INC.**

LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767  
2700 SW 37th AVENUE,  
MIAMI, FLORIDA 33133  
PH (305) 666-7909 FAX (305) 559-3002

# PROPOSED SKETCH TO ACCOMPANY LEGAL DESCRIPTION



## SURVEYOR'S NOTE

THIS IS NOT A BOUNDARY SURVEY

THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



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ADDRESS:  
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DWG. NO: 258438-D

DATE: 10-31-2018 SCALE = 1"=30'

DRAWN BY: PB. SHEET: 2 OF 2



SUNSET HOUSES - EAST PARCEL - HOUSE 2

601 SUNSET DRIVE, CORAL GABLES, FLORIDA, - PLANNING DIVISION - NOVEMBER 9TH, 2018



DRAWING INDEX

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L-100	EXISTING TREE DISPOSITION PLAN
L-200	LANDSCAPE PLAN
L-201	PLANTING NOTES AND DETAILS
A-101	CONTEXT - ELEVATIONS
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A-202	BUILDING ELEVATIONS
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A-703	AXONOMETRIC VIEWS - NORTHEAST
A-704	PERSPECTIVES

ISSUE DATE:  
11.09.18 PLANNING DIVISION

Project Team

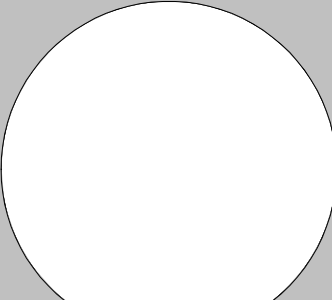
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Florida 33131  
305.374.9216 phone • 305.374.9217 fax  
www.borgesarchitects.com

REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

ARCHITECT'S AFFIDAVIT:

ARCHITECT'S AFFIDAVIT:

I, REINALDO BORGES, CERTIFY THAT THE BUILDING IS AN ORIGINAL DESIGN AND NOT A DUPLICATE DESIGN OF AN EXISTING BUILDING

REINALDO BORGES, R.A. AIA, NCARB.  
PRINCIPAL-CEO  
BORGES AND SSOCIATES ARCHITECTS

ARCHITECTURAL STYLE STATEMENT:

THE SUNSET RESIDENCE, LOCATED AT 601 SUNSET DR., IS DESIGNED IN A TRNSITIONAL ARCHITECTURAL STYLE WITH CONSIDERATION AND COMPATIBILITY TO THE FABRIC, SCALE AND CHARACTER OF THE EXISTING HOMES IN THE COMMUNITY.

Project Name

Sunset Residences  
East Parcel - House 2

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

COVER, AFFIDAVIT,  
ARCHITECTURAL STYLE  
STATEMENTARCHITECT'S

Scale:

12" = 1'-0"

Drawing Number

A-000

11/7/2018 3:40:25 PM



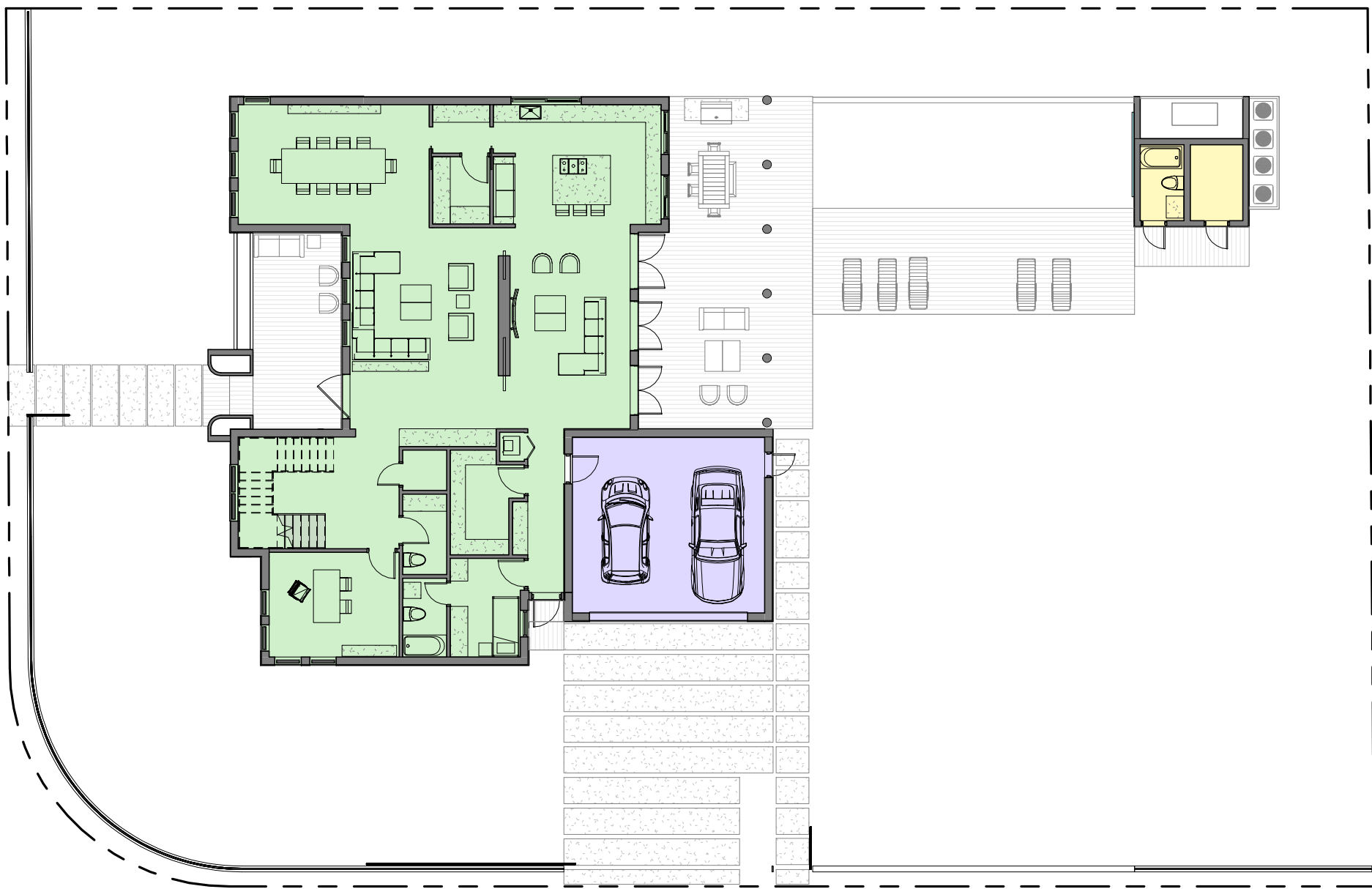


MAIN STRUCTURE PROVIDED: **2,890 SF (18%)**  
MAX ALLOWED: 5,426.75 (35%)

ACCESSORY: 120 SF  
COVERED TERRACES/PORCH: 795 SF  
SWIMMING POOL: 490 SF  
TOTAL OTHER LOT COVERAGE= **1,405 SF (9%)**  
MAX ALLOWED OTHER LOT COVERAGE= 1,505 SF (10%)

**TOTAL LOT COVERAGE PROVIDED = 4,285 SF (27%)**  
**MAX ALLOWED LOT COVERAGE= 6,977.25 SF (45%)**

4 GROUND FLOOR PLAN - LOT COVERAGE DIAGRAM  
1/16" = 1'-0"



ACCESSORY: 120 SF  
FLOOR AREA: 2,415 SF  
GARAGE: 475 SF  
TOTAL FLOOR AREA AT GROUND FLOOR: 3,010 SF

Maximum square foot Floor Area for Single-Family Residences.

Lot: **15,505 SF**  
48% of first 5,000 SF = 2,400 SF  
35% of next 5,000 SF = 1,750 SF  
30% of remainder SF = 1,652 SF

**TOTAL ALLOWED FLOOR AREA = 5,802 SF**  
**TOTAL FLOOR AREA PROVIDED = 5,795 SF**

2 GROUND FLOOR PLAN - FLOOR AREA DIAGRAM  
1/16" = 1'-0"



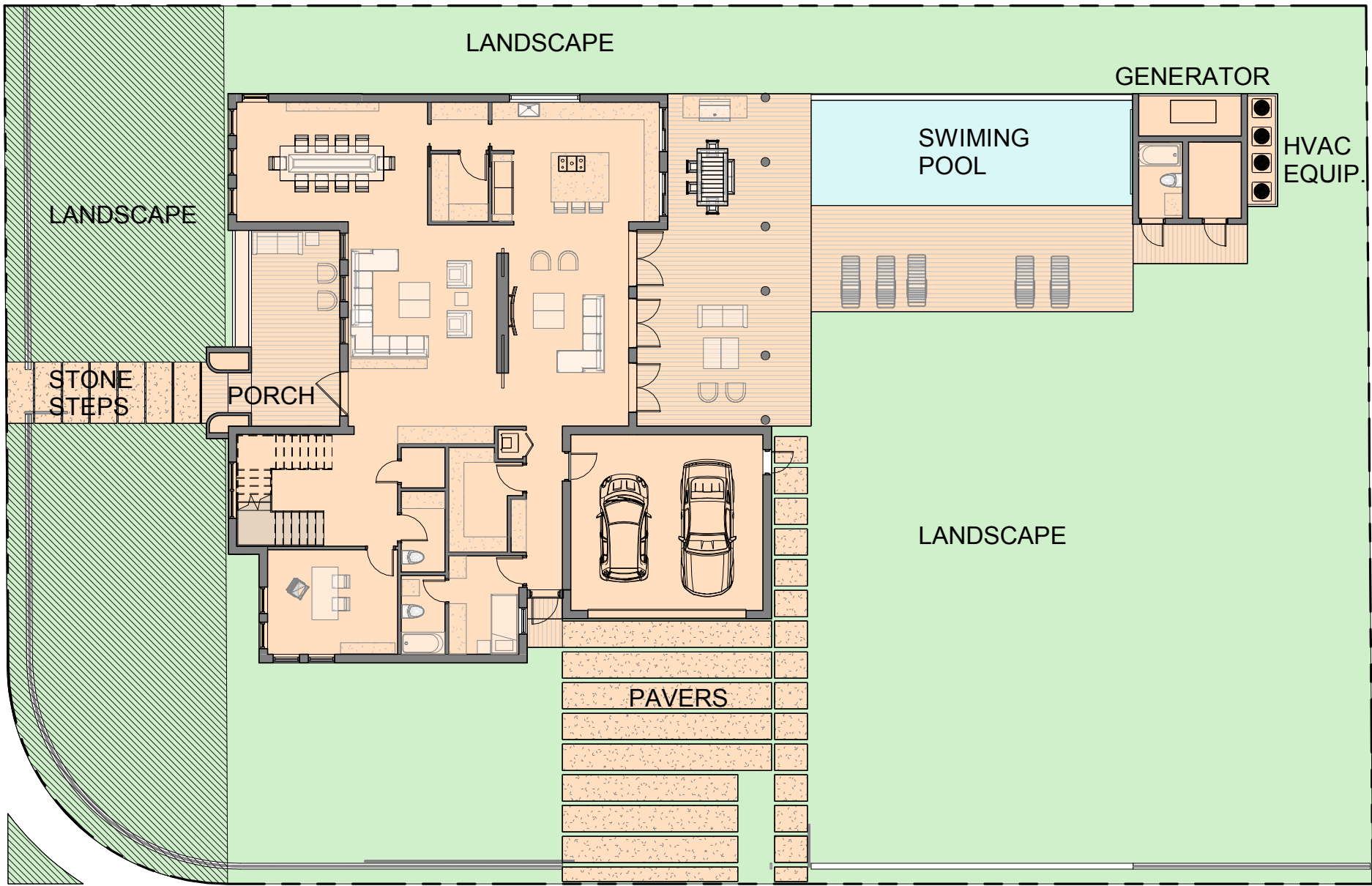
COVERED TERRACES: 90 SF  
FLOOR AREA: 2,695 SF  
TOTAL FLOOR AREA AT LEVEL 2: **2,785 SF**

Maximum square foot Floor Area for Single-Family Residences.

Lot: **15,505 SF**  
48% of first 5,000 SF = 2,400 SF  
35% of next 5,000 SF = 1,750 SF  
30% of remainder SF = 1,652 SF

**TOTAL ALLOWED FLOOR AREA = 5,802 SF**  
**TOTAL FLOOR AREA PROVIDED = 5,795 SF**

3 LEVEL 2 - FLOOR PLAN - FLOOR AREA DIAGRAM  
1/16" = 1'-0"



OPEN AREA (PERVIOUS) REQUIRED: 6,202 SF (40%)  
GREEN AREA (PERVIOUS) PROVIDED: 9,366 SF (60.4%)

IMPERVIOUS AREA: 6,139 SF (39.6%)

FRONT YARD AREAREQUIRED: MIN. 20% OF 6,202 SF OR 40% OF BUILDING SITE AREA=1,240.4 SF  
FRONT YARD AREA: 2,223 SF ( 35.8% OF 6,202 SF)

1 GREEN AREA PLAN  
1/16" = 1'-0"

PROJECT ZONING DATA	
601 SUNSET DRIVE, CORAL GABLES FL.	
SITE DESCRIPTION	
FLOOD ZONE	AE
BASE FLOOD ELEVATION	N/A
LEGAL DESCRIPTION	LOTS 13, 14 AND 15, BLOCK 236, "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART II", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL	
ZONING DISTRICT:	SFR - Single Family
LOT WIDTH	100.00'
LOT DEPTH	154.84'
LOT AREA:	15,505 SF

LOT COVERAGE			
	ALLOWED	PROVIDED	
TOTAL IMPERVIOUS	6,977.25 SF 45% MAX	6,139 SF	39.6%
BUILDING / OR STRUCTURES	5,426.75 SF 35% MAX	2,890 SF	18%
OTHER IMPERVIOUS AREAS	1,550.5 SF 10% MAX	1,405 SF	9%
OPEN AREA	8,527 SF 55% MIN	9,366 SF	60.4%

PROPOSED FLOOR AREA	
Maximum square foot Floor Area for Single-Family Residences.	
Lot: <b>15,505 SF</b> 48% of first 5,000 SF = 2,400 SF 35% of next 5,000 SF = 1,750 SF 30% of remainder SF = 1,652 SF <b>TOTAL ALLOWED FLOOR AREA = 5,802 SF</b>	
LEVEL 1 (INCLUDING GARAGE):	3,010 SF
LEVEL 2:	2,785 SF
<b>TOTAL FLOOR AREA PROVIDED</b>	<b>5,795 SF</b>

SETBACK REQUIREMENTS		
	REQUIRED	PROVIDED
REAR:	10'-0"	10'-0"
SIDE INTERIOR:	10'-0 (25'-0" AT STREET SIDE)	10'-0, 25'-0"
FRONT:	25'-0"	25'-0"

SWIMMING POOL REQUIREMENTS		
	REQUIRED	PROVIDED
REAR SETBACK:	10'-0"	26'-6"
FRONT SETBACK:	25'-0"	90'-7"
SIDE SETBACK:	10'-0", 25'-0"	10'-0", 77'-4"

ISSUE DATE:  
11.09.18 PLANNING DIVISION

Project Team

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www.borgesarchitects.com

REINALDO BORGES, ARCHITECT

AA26000765  
AR0016290

Project Name

**Sunset Residences  
East Parcel - House 2**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

ZONING

Scale: Drawing Number

As indicated

**A-003**

11/7/2018 3:40:48 PM





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REINALDO BORGES, ARCHITECT

AA26000765  
AR0016290

Project Name

**Sunset Residences  
East Parcel - House 2**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

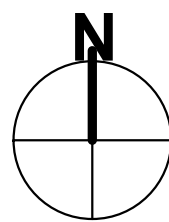
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CONTEXT - SITE PLAN

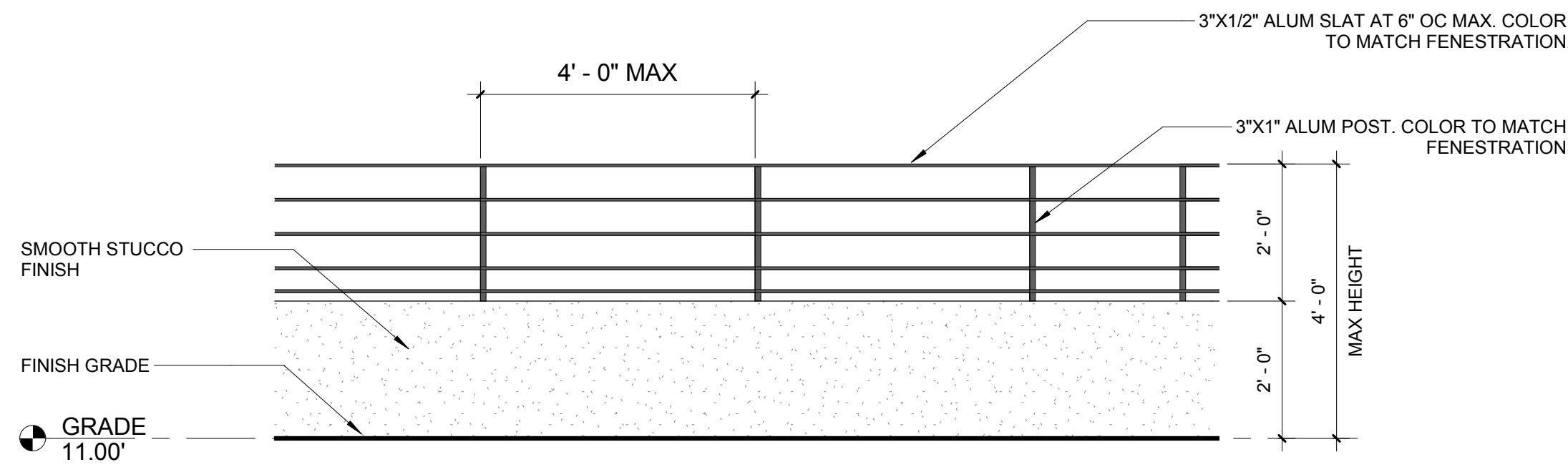
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Drawing Number

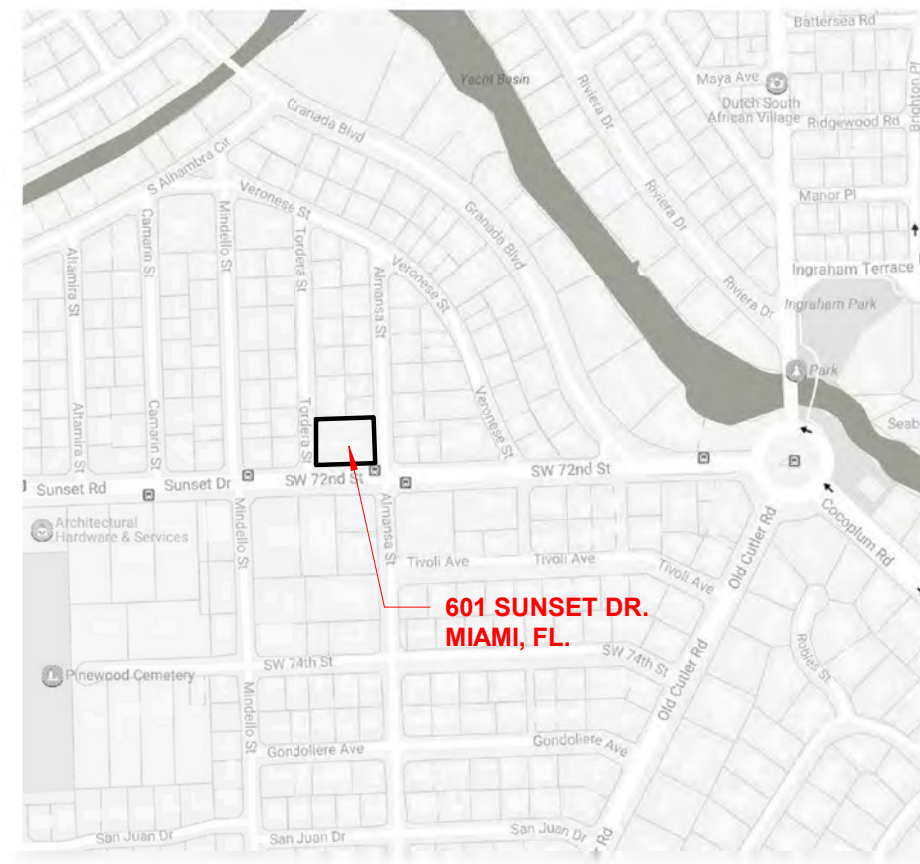
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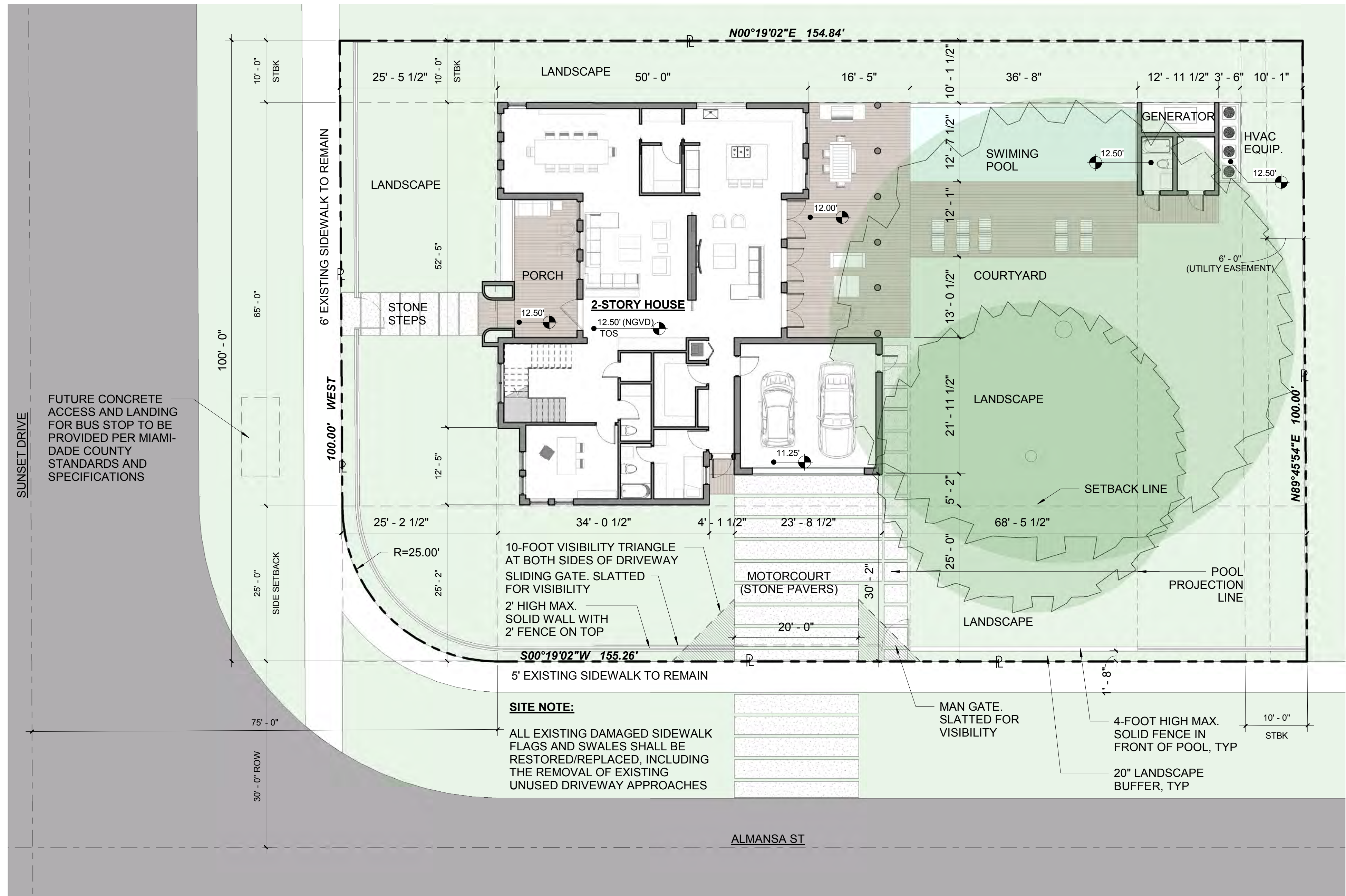
2 TYPICAL FENCE ELEVATION  
1/2" = 1'-0"



LOCATION MAP - NTS



CITY MAP - NTS



1 SITE PLAN  
3/32" = 1'-0"

ISSUE DATE:  
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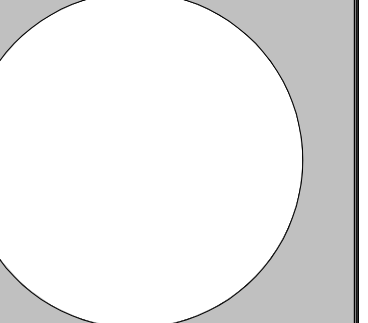
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REINALDO BORGES, ARCHITECT



Project Name

**Sunset Residences  
East Parcel - House 2**

601 Sunset Drive  
Coral Gables, FL 33143

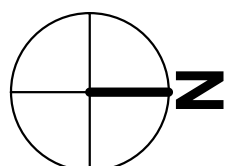
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Drawing Name

SITE PLAN

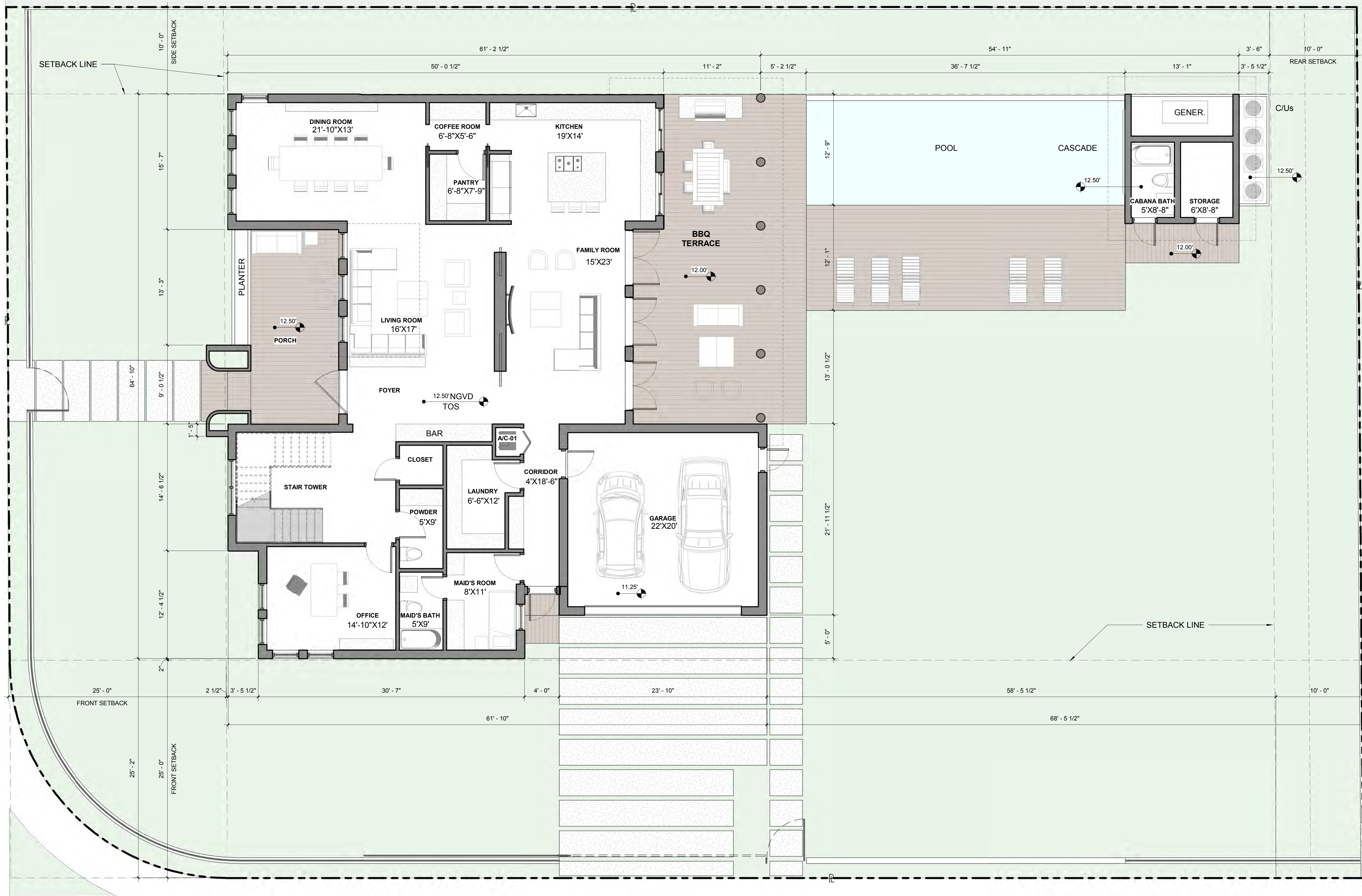
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**A-106**



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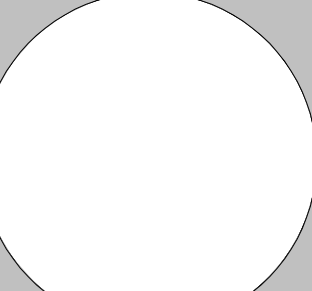
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AA26000765  
AR0016290

Project Name

**Sunset Residences  
East Parcel - House 2**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

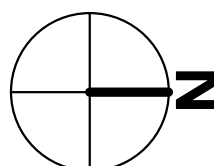
Drawing Name

GROUND FLOOR PLAN

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

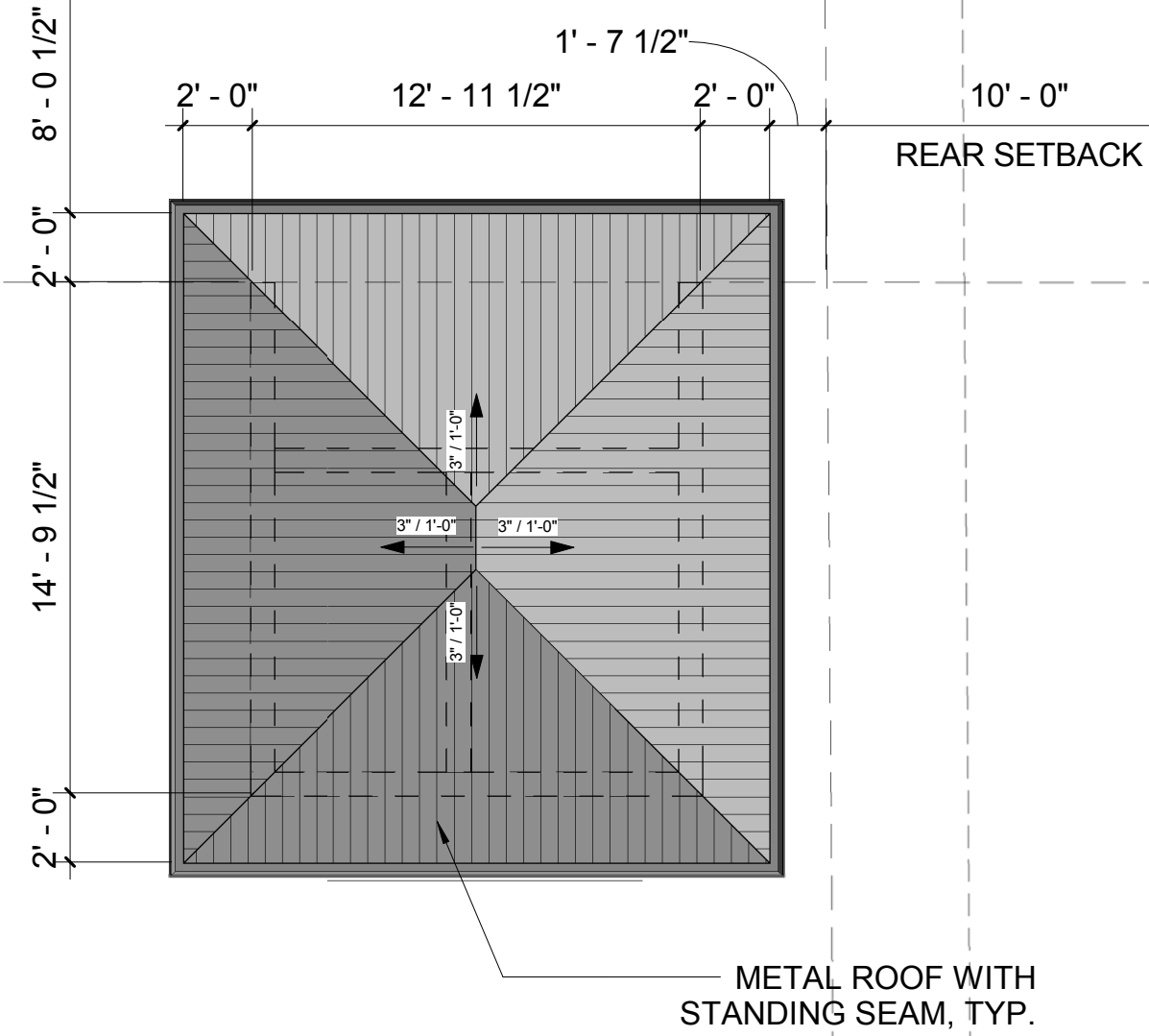
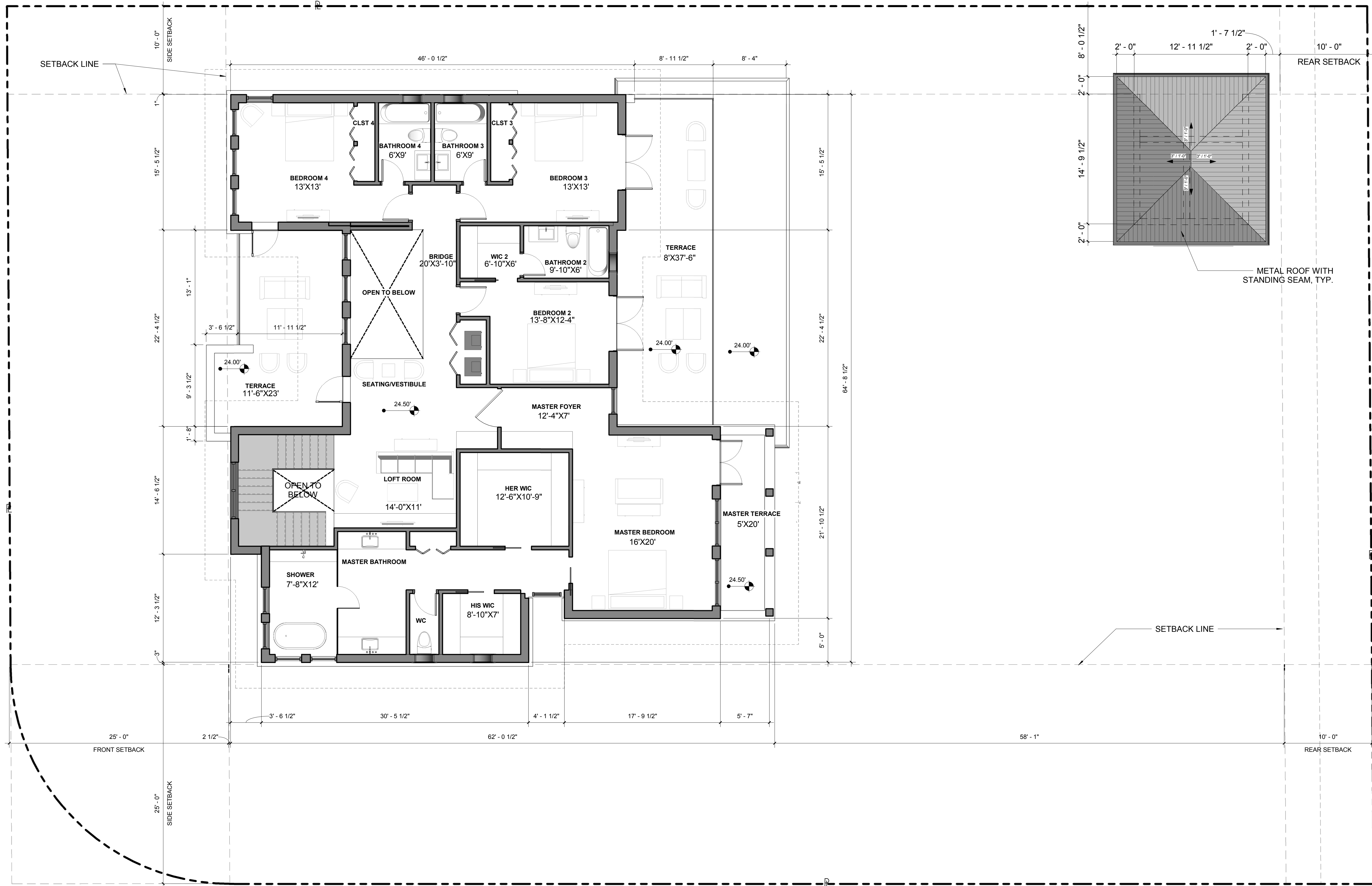
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**A-107**



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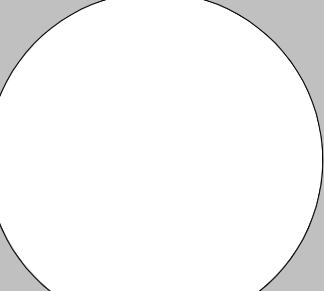
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REINALDO BORGES, ARCHITECT



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AR0016290

Project Name

**Sunset Residences  
East Parcel - House 2**

601 Sunset Drive  
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Project Number 15-0790

Drawing Name

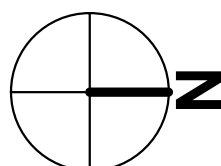
LEVEL 2 - FLOOR PLAN

Scale:

3/16" = 1'-0"

Drawing Number

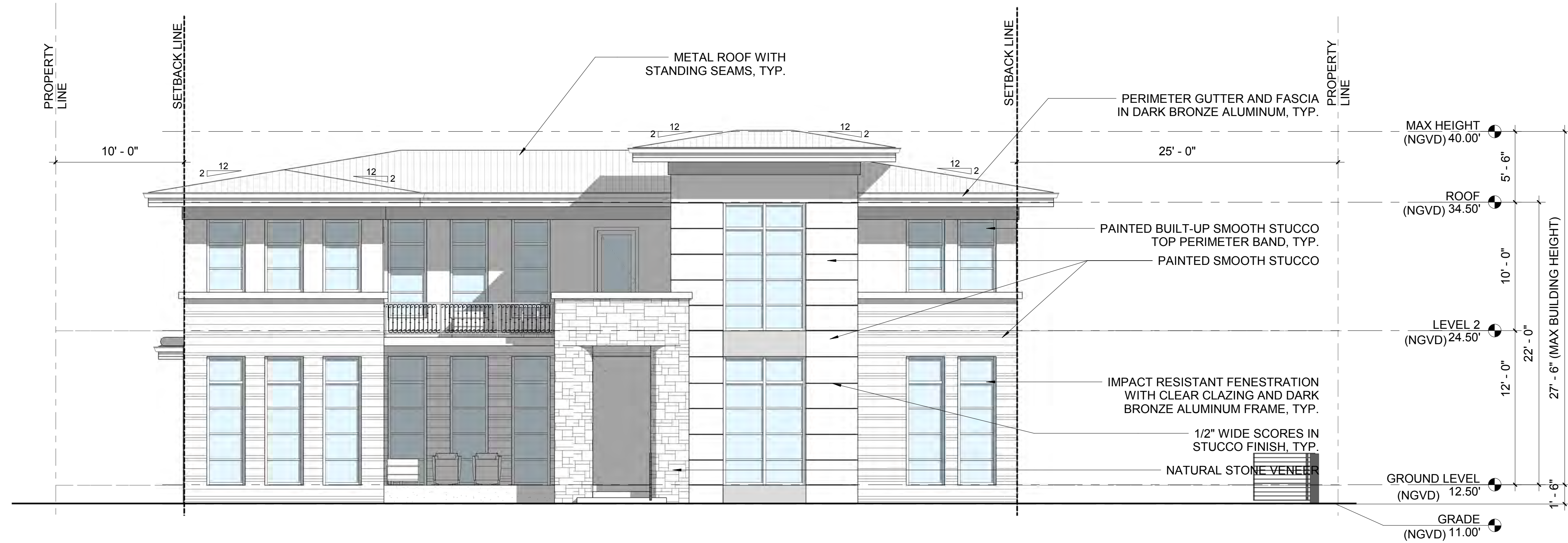
**A-108**











1 SOUTH ELEVATION  
3/16" = 1'-0"



2 SOUTH ELEVATION WITH FENCE  
3/16" = 1'-0"

ISSUE DATE:  
11.09.18 PLANNING DIVISION

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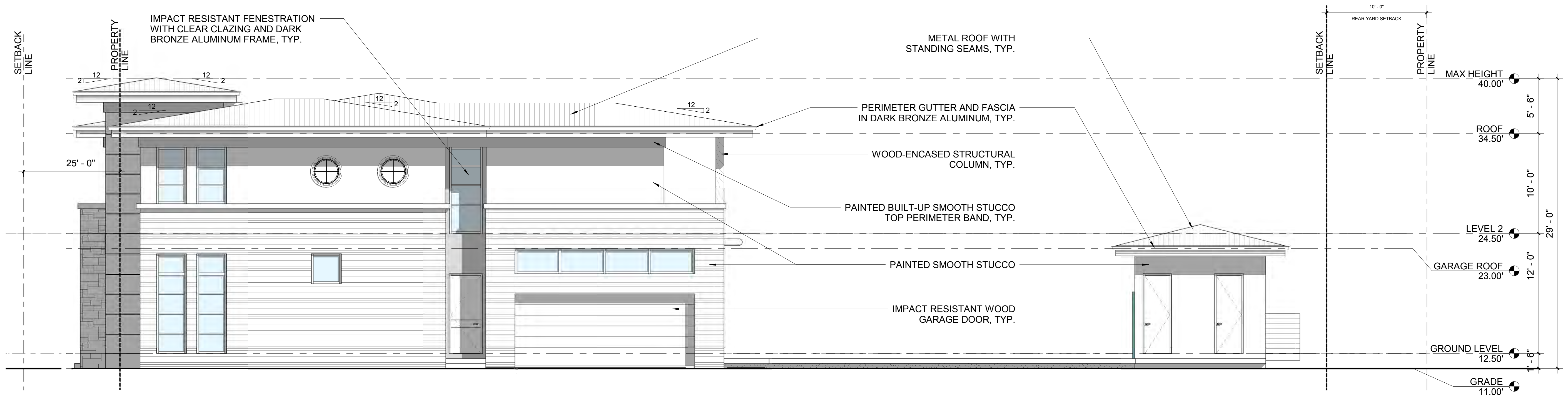
Drawing Name

**BUILDING ELEVATIONS**

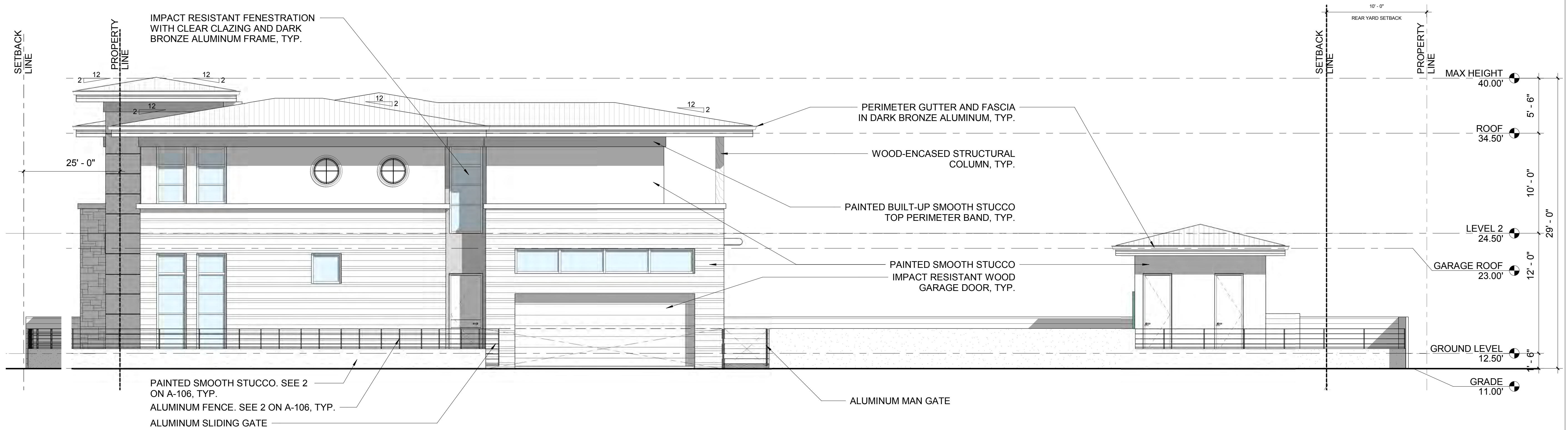
Scale:	Drawing Number
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11/7/2018 3:41:43 PM





1 EAST ELEVATION  
3/16" = 1'-0"



2 EAST ELEVATION WITH FENCE  
3/16" = 1'-0"

ISSUE DATE:  
11.09.18 PLANNING DIVISION

Project Team

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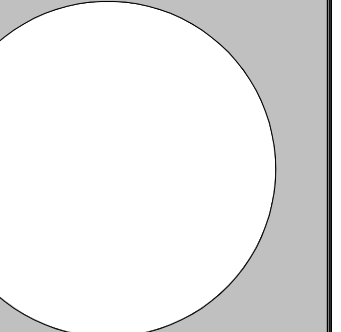
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REINALDO BORGES, ARCHITECT



Project Name

**Sunset Residences  
East Parcel - House 2**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

**BUILDING ELEVATIONS**

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

Drawing Number

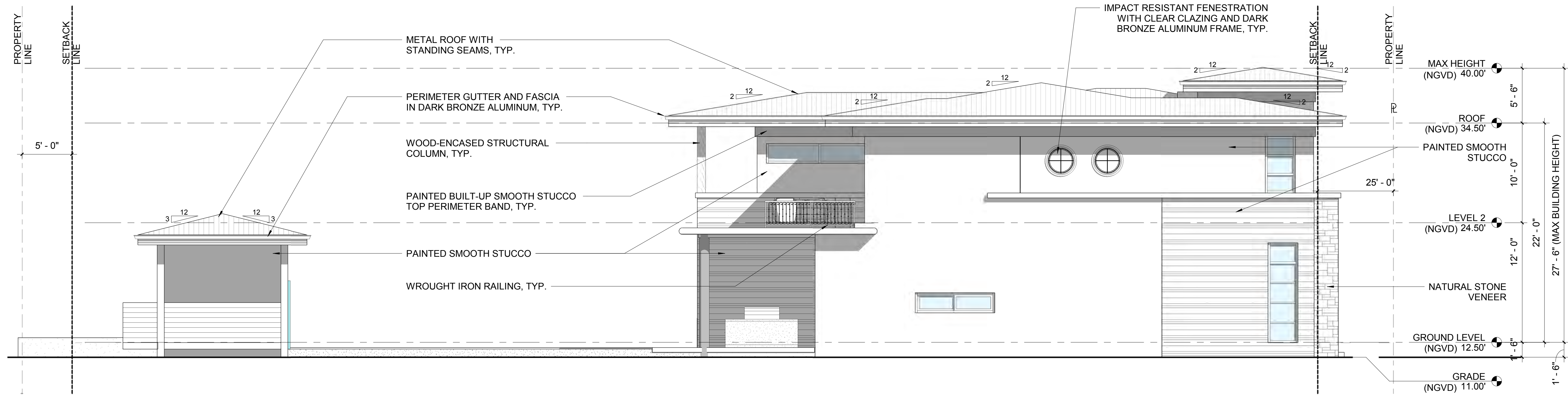
**A-201**

11/7/2018 3:42:03 PM





1 NORTH ELEVATION  
3/16" = 1'-0"



2 WEST ELEVATION  
3/16" = 1'-0"

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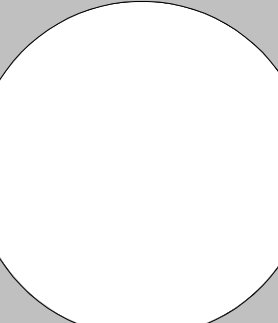
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REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

Project Name

**Sunset Residences  
East Parcel - House 2**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

**BUILDING ELEVATIONS**

Scale:

3/16" = 1'-0"

Drawing Number

**A-202**

11/7/2018 3:42:34 PM





711 SUNSET DRIVE      705 SUNSET DRIVE      629 SUNSET DRIVE      615 SUNSET DRIVE      **612 SUNSET DRIVE**      6945 ALMANSA ST      545 SUNSET DRIVE      533 SUNSET DRIVE

**2** STREET PANORAMA - SUNSET DRIVE - NORTH SIDE  
12" = 1'-0"



4520 SUNSET DRIVE      700 SUNSET DRIVE      630 SUNSET DRIVE      612 SUNSET DRIVE      600 SUNSET DRIVE      560 SUNSET DRIVE      506 SUNSET DRIVE



**1** STREET PANORAMA-SUNSET DRIVE - SOUTH SIDE  
12" = 1'-0"

ISSUE DATE:  
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REINALDO BORGES, ARCHITECT

Project Name

Sunset Residences  
East Parcel - **House 2**  
601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

STREET PANORAMA

Scale:  
12" = 1'-0"

Drawing Number  
**A-500**

11/7/2018 3:43:03 PM





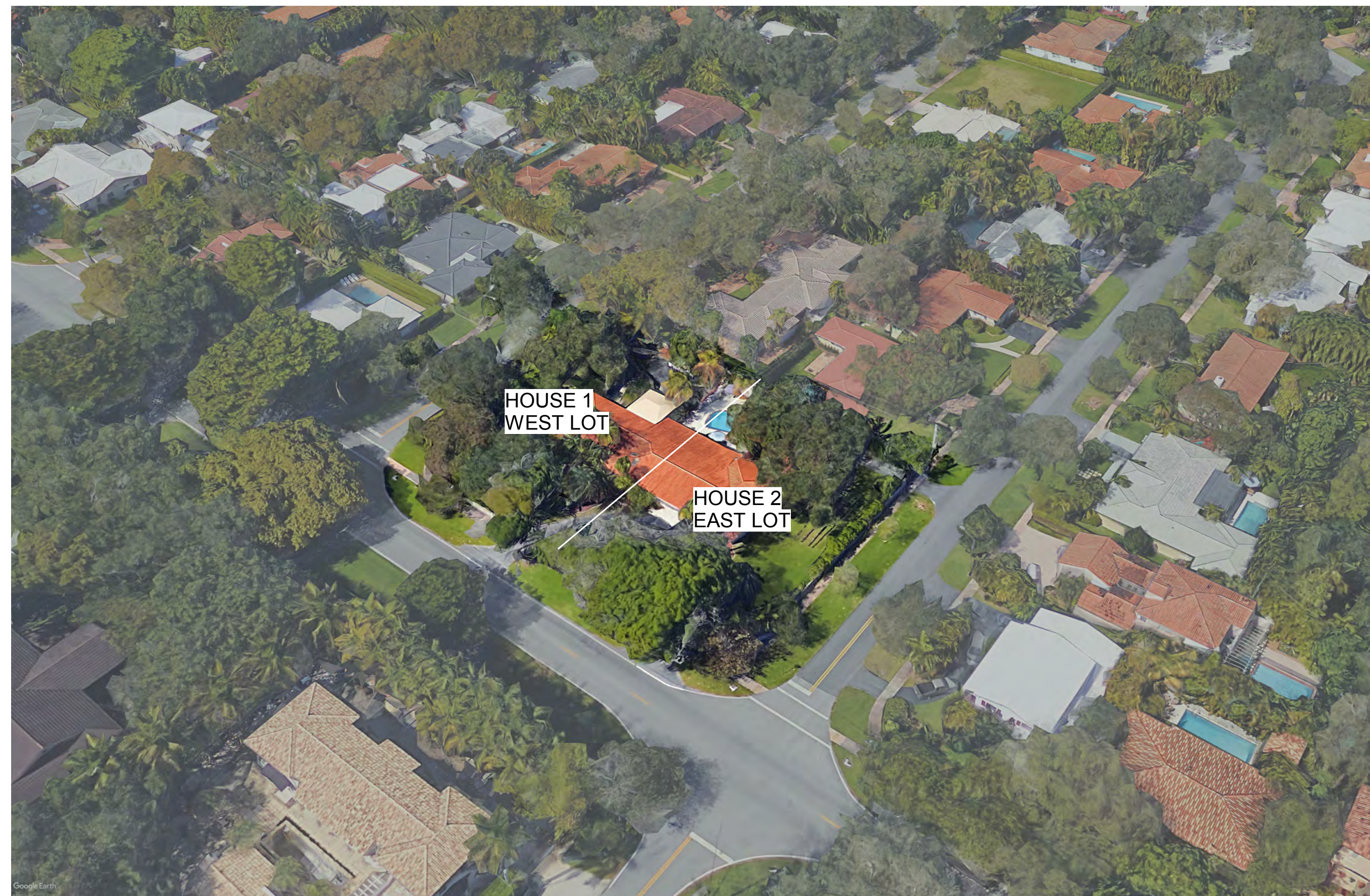
**BIRD'S EYE VIEW - NORTHWEST**



**BIRD'S EYE VIEW - NORTHEAST**



**BIRD'S EYE VIEW - SOUTHWEST**



**BIRD'S EYE VIEW - SOUTHEAST**

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Project Team

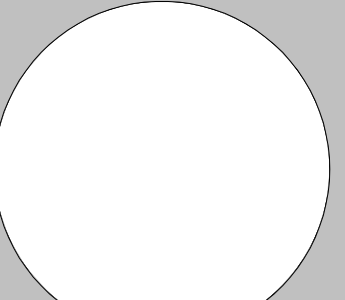
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REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

Project Name

## Sunset Residences East Parcel - **House 2**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number	15-0790
----------------	---------

Drawing Name
--------------

## BIRD'S EYE VIEWS

Scale:

Drawing Number
----------------

# A-600

11/7/2018 3:43:11 PM





ALONG TORDERA STREET



ALONG TORDERA STREET



ALONG TORDERA STREET



ALONG SUNSET DRIVE



ALONG SUNSET DRIVE



ALONG SUNSET DRIVE



ALONG TORDERA STREET



ALONG TORDERA STREET



ALONG TORDERA STREET



ALONG ALMANSA STREET



ALONG ALMANSA STREET



ALONG ALMANSA STREET

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REINALDO BORGES, ARCHITECT

AA26000765  
AR0016290

Project Name

Sunset Residences  
East Parcel - **House 2**  
601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

EXISTING SITE PHOTOS

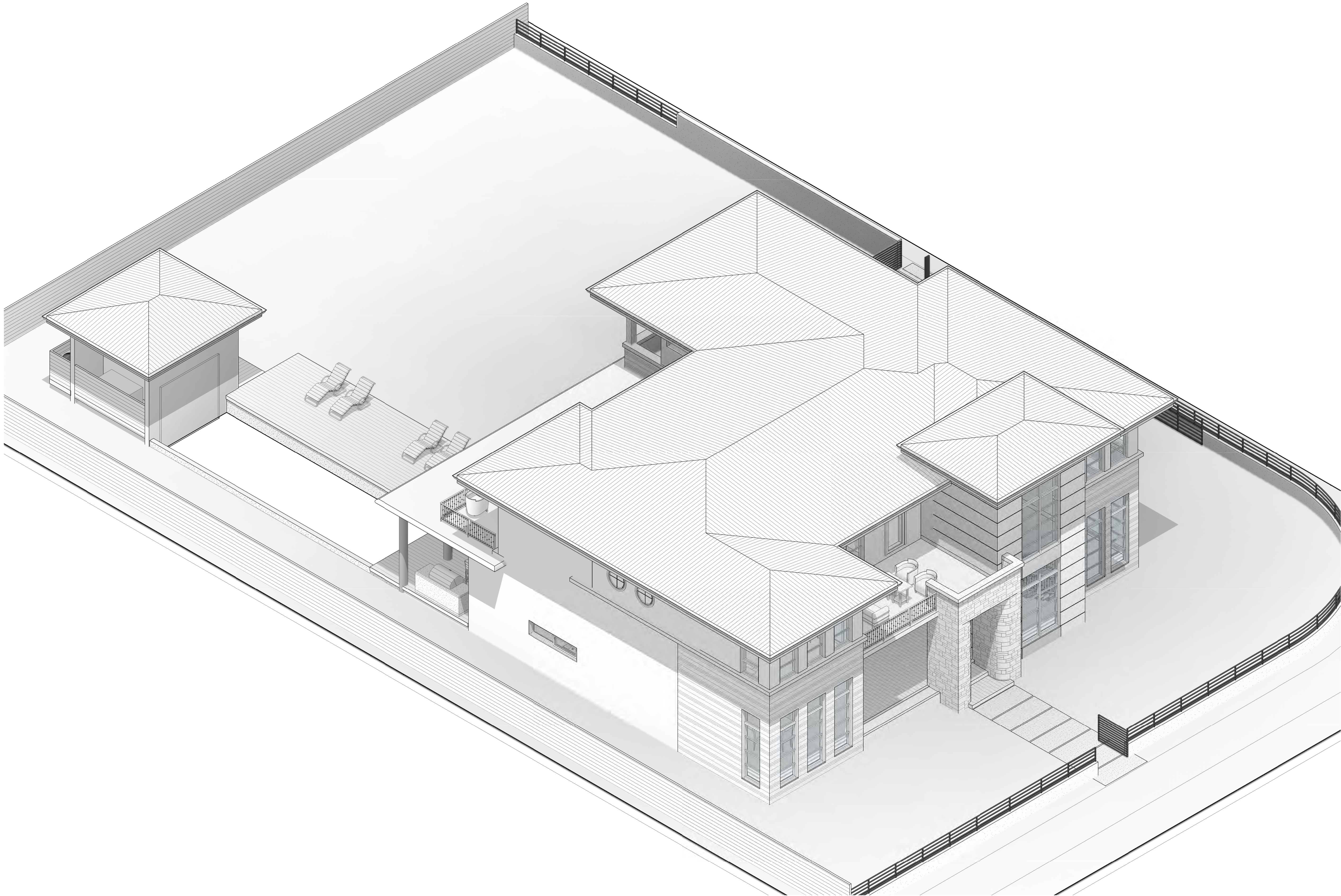
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Drawing Number

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11/7/2018 3:43:19 PM





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Project Team

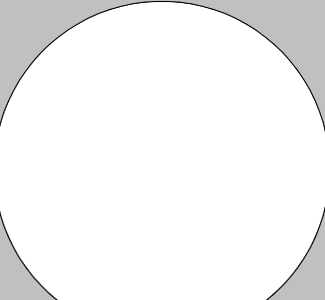
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REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

Project Name

**Sunset Residences  
East Parcel - House 2**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

AXONOMETRIC VIEWS -  
SOUTHWEST

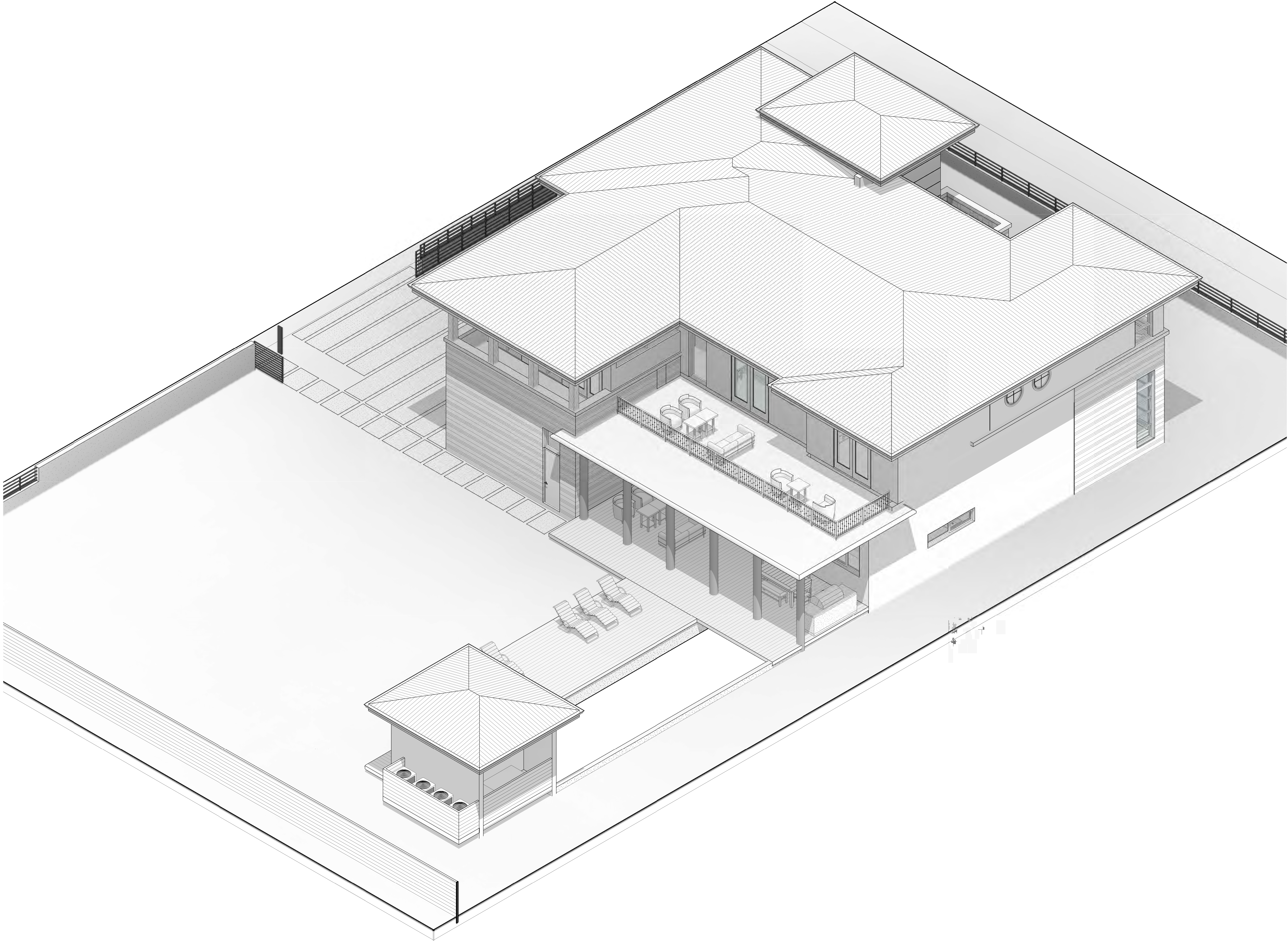
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Drawing Number

**A-700**

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Project Team

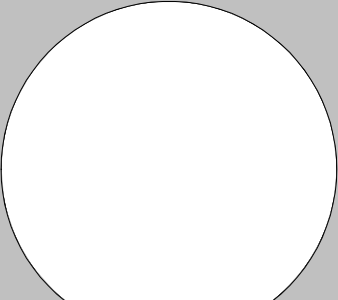
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REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

Project Name

**Sunset Residences  
East Parcel - House 2**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

AXONOMETRIC VIEWS -  
NORTHWEST

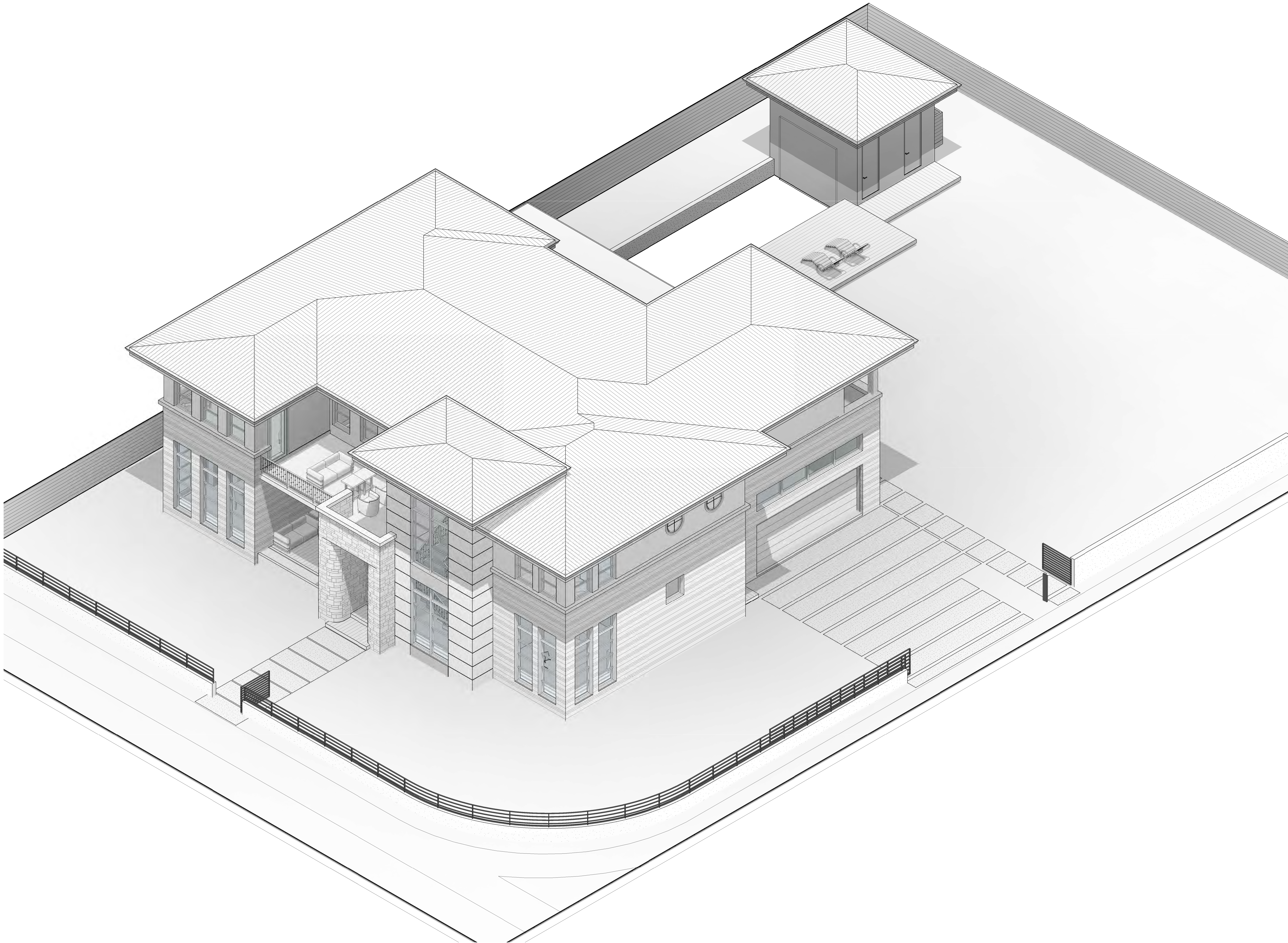
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Drawing Number

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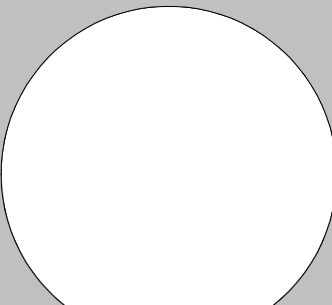
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REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

Project Name

**Sunset Residences  
East Parcel - House 2**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

AXONOMETRIC VIEWS -  
SOUTHEAST

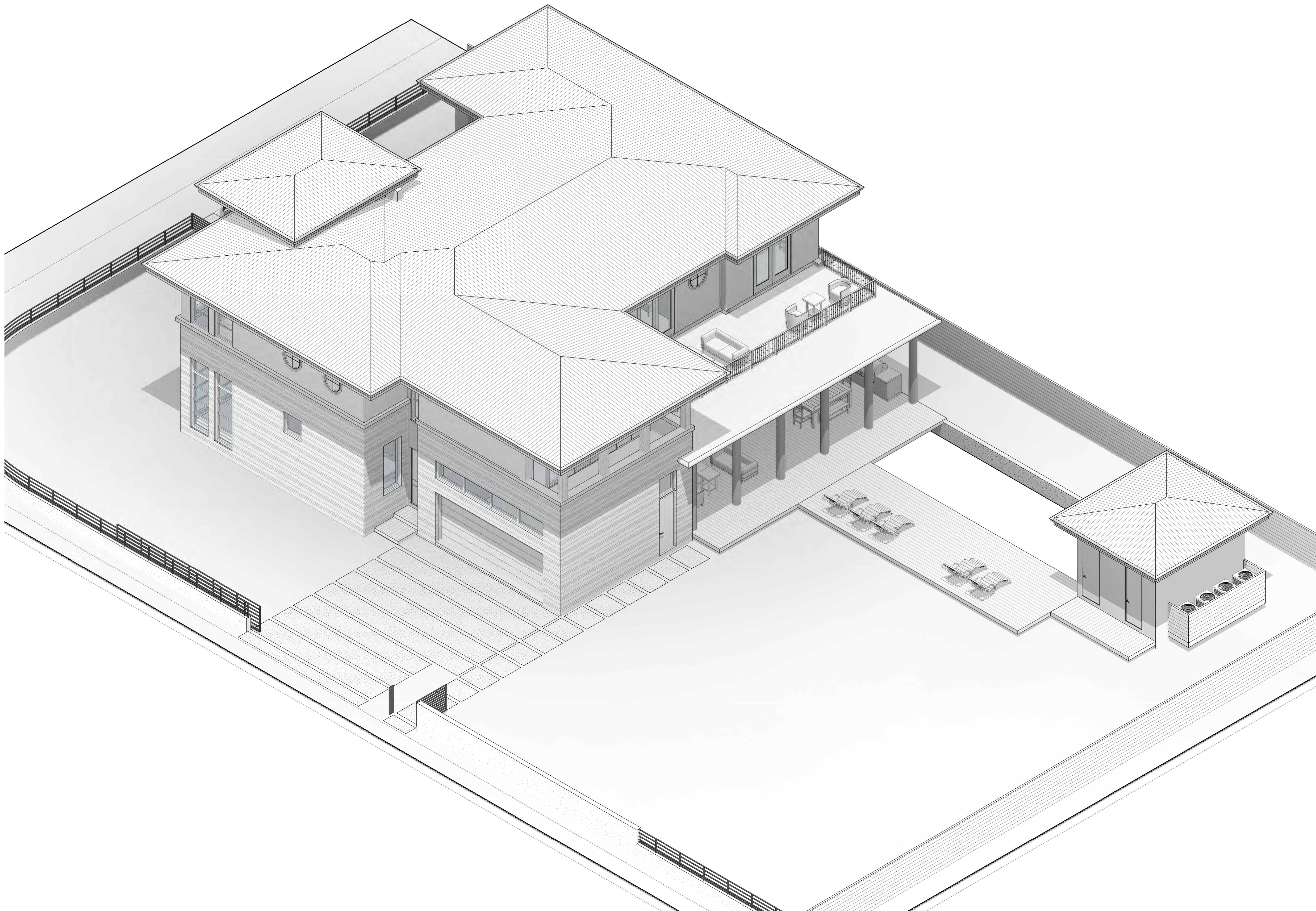
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Drawing Number

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11.09.18 PLANNING DIVISION

Project Team

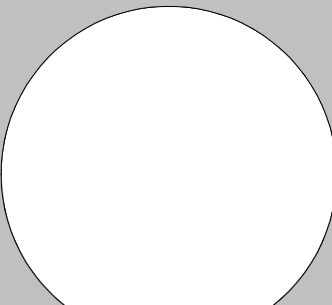
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REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

Project Name

**Sunset Residences  
East Parcel - House 2**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

AXONOMETRIC VIEWS -  
NORTHEAST

Scale:

Drawing Number

**A-703**

11/7/2018 3:46:18 PM





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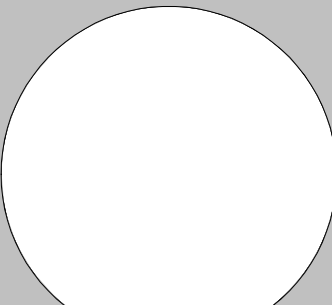
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REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

Project Name

Sunset Residences  
East Parcel - **House 2**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

PERSPECTIVES

Scale:

Drawing Number

A-704

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SUNSET HOUSES - WEST PARCEL - HOUSE 1

601 SUNSET DRIVE, CORAL GABLES, FLORIDA, - PLANNING DIVISION - NOVEMBER 9TH, 2018



DRAWING INDEX

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A-100	CONTEXT - SITE PLAN
L-100	EXISTING TREE DISPOSITION PLAN
L-200	LANDSCAPE PLAN
L-201	PLANTING NOTES AND DETAILS
A-106	SITE PLAN
A-107	GROUND FLOOR PLAN
A-108	LEVEL 2 - FLOOR PLAN
A-109	ROOF PLAN
A-200	BUILDING ELEVATIONS
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A-202	BUILDING ELEVATIONS
A-500	STREET PANORAMA
A-600	BIRD'S EYE VIEWS
A-601	EXISTING SITE PHOTOS
A-700	AXONOMETRIC VIEWS - NORTHEAST
A-701	AXONOMETRIC VIEWS - NOERTHWEST
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A-703	AXONOMETRIC VIEWS - SOUTHWEST
A-704	PERSPECTIVES

ISSUE DATE:  
11.09.18 PLANNING DIVISION

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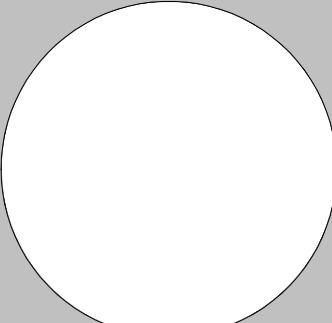
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REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

ARCHITECT'S AFFIDAVIT:

ARCHITECT'S AFFIDAVIT:

I, REINALDO BORGES, CERTIFY THAT THE BUILDING IS AN ORIGINAL DESIGN AND NOT A DUPLICATE DESIGN OF AN EXISTING BUILDING

REINALDO BORGES, R.A. AIA, NCARB.  
PRINCIPAL-CEO  
BORGES AND SSOCIATES ARCHITECTS

ARCHITECTURAL STYLE STATEMENT:

THE SUNSET RESIDENCE, LOCATED AT 601 SUNSET DR., IS DESIGNED IN A TRNSITIONAL ARCHITECTURAL STYLE WITH CONSIDERATION AND COMPATIBILITY TO THE FABRIC, SCALE AND CHARACTER OF THE EXISTING HOMES IN THE COMMUNITY.

Project Name

Sunset Residences  
West Parcel - House 1

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

COVER, AFFIDAVIT,  
ARCHITECTURAL STYLE  
STATEMENTARCHITECT'S

Scale:

12" = 1'-0"

Drawing Number

A-000

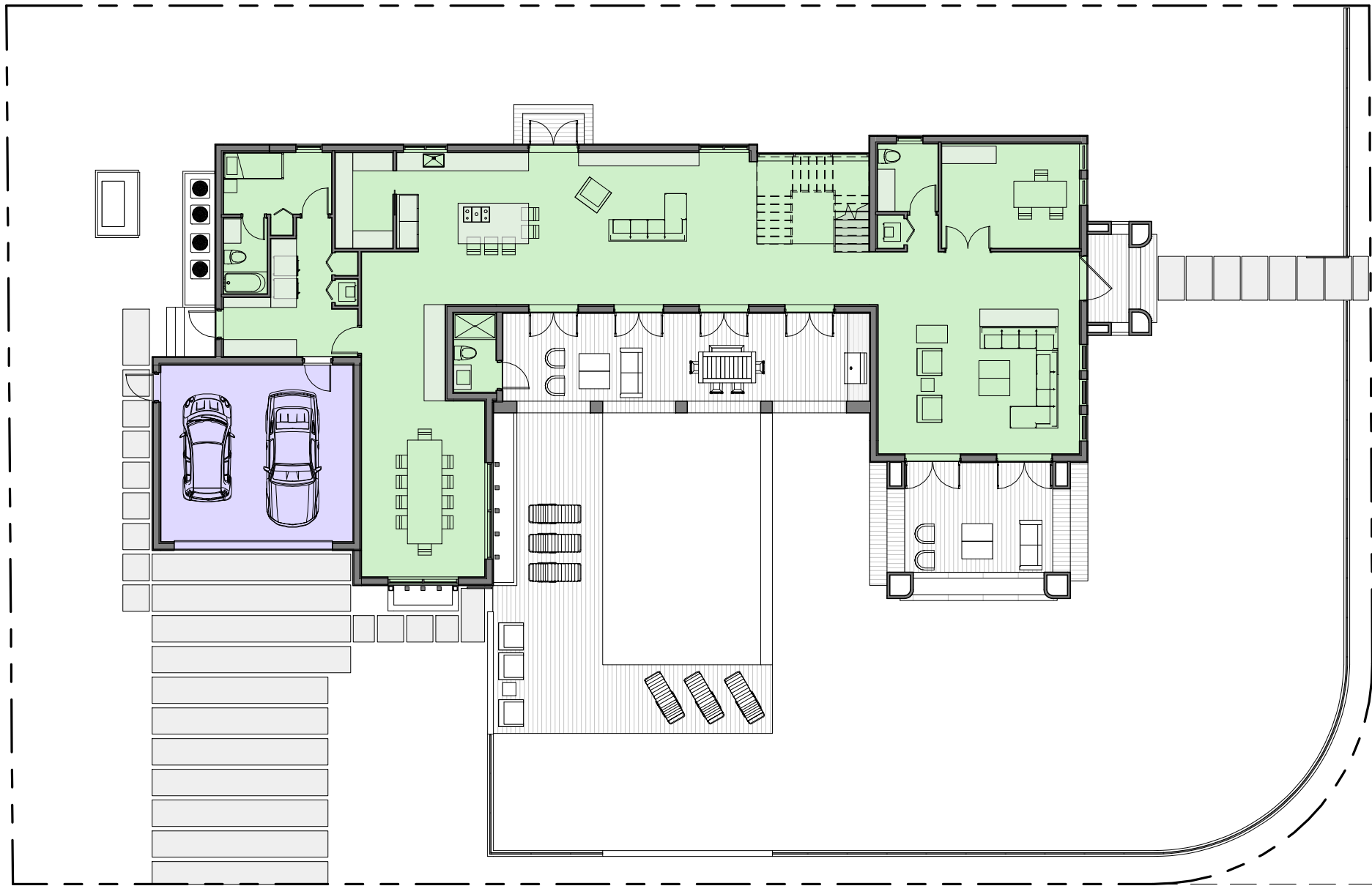
11/7/2018 4:36:26 PM





MAIN STRUCTURE PROVIDED: 3,372 SF (21.7%) MAX ALLOWED: 5,426.75 (35%)
COVERED TERRACES/PORCH: 673 SF SWIMING POOL: 554 SF TOTAL OTHER LOT COVERAGE= 1,227SF (8%) MAX ALLOWED OTHER LOT COVERAGE= 1,505 SF (10%)
TOTAL LOT COVERAGE PROVIDED = 4,599 SF (29.6%) MAX ALLOWED LOT COVERAGE= 6,977.25 SF (45%)

3 GROUND FLOOR PLAN - FLOOR AREA DIAGRAM  
1/16" = 1'-0"



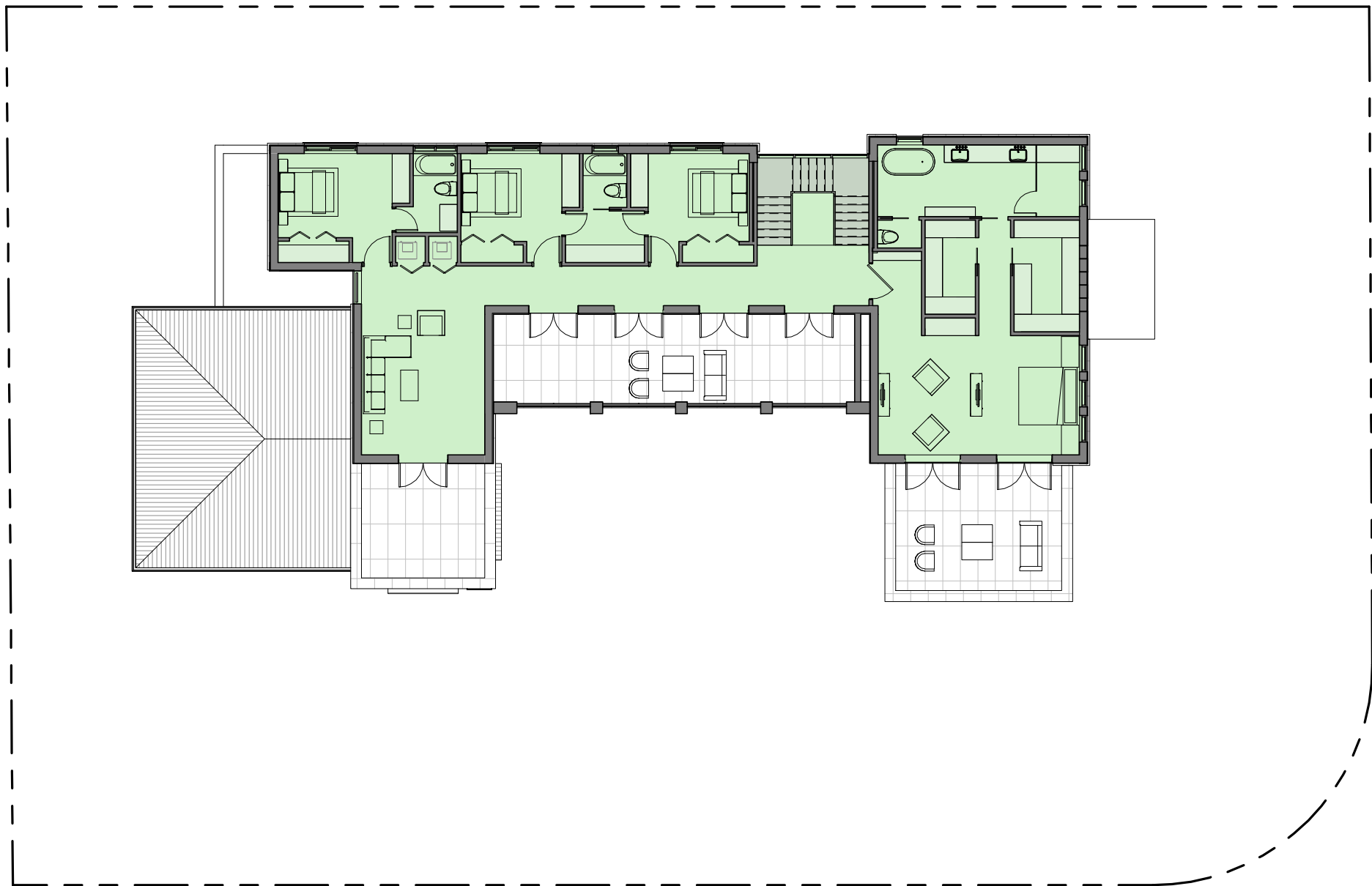
FLOOR AREA: 2,875 SF GARAGE: 497 SF
TOTAL FLOOR AREA AT GROUND FLOOR: 3,372 SF

Maximum square foot Floor Area for Single-Family Residences.

Lot: 15,505 SF  
48% of first 5,000 SF = 2,400 SF  
35% of next 5,000 SF = 1,750 SF  
30% of remainder SF = 1,652 SF

TOTAL ALLOWED FLOOR AREA = 5,802 SF  
TOTAL FLOOR AREA PROVIDED = 5,795 SF

1 GROUND FLOOR PLAN - FLOOR AREA DIAGRAM  
1/16" = 1'-0"



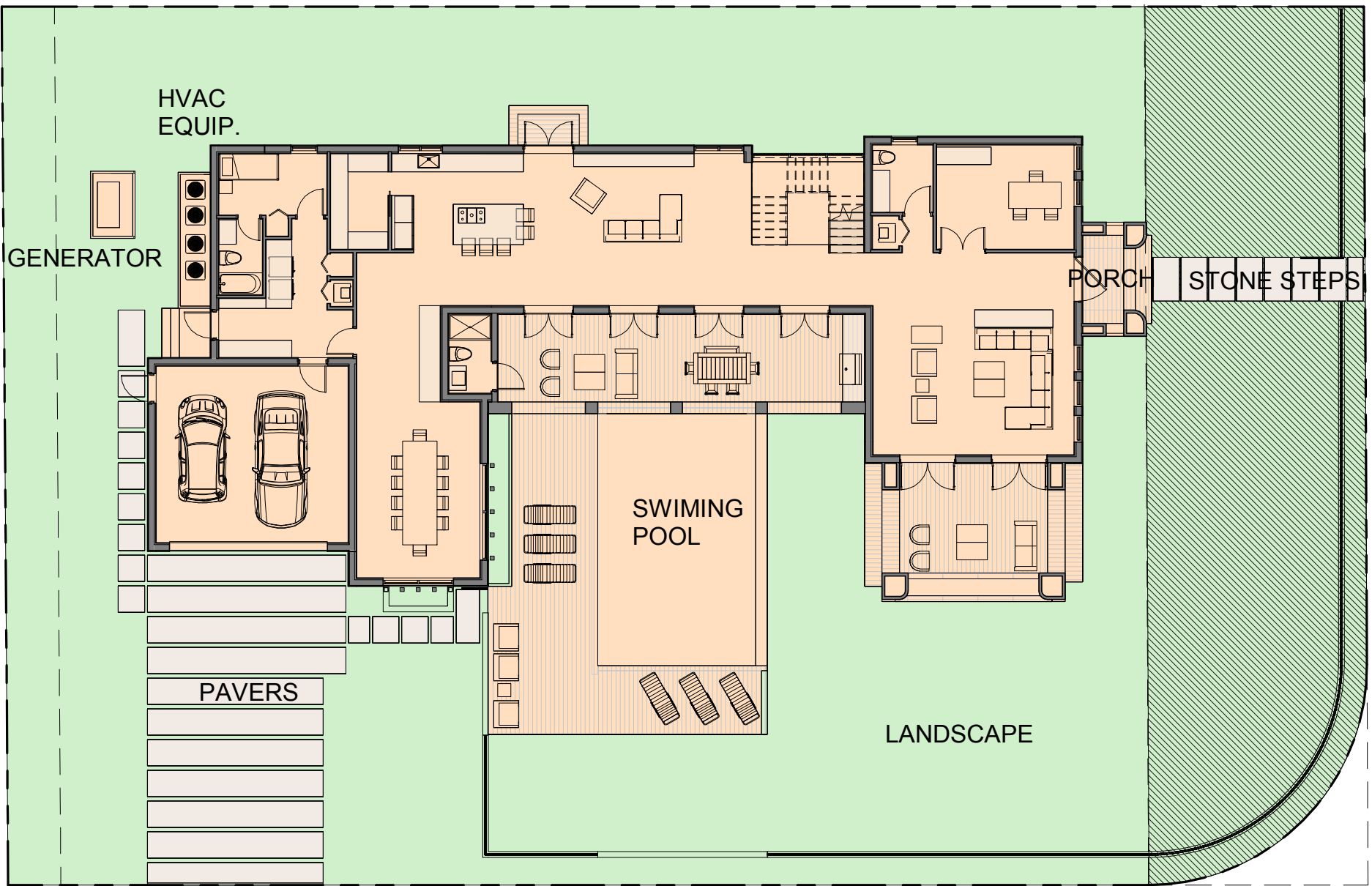
FLOOR AREA: 2,423 SF
TOTAL FLOOR AREA AT LEVEL 2: 2,423 SF

Maximum square foot Floor Area for Single-Family Residences.

Lot: 15,505 SF  
48% of first 5,000 SF = 2,400 SF  
35% of next 5,000 SF = 1,750 SF  
30% of remainder SF = 1,652 SF

TOTAL ALLOWED FLOOR AREA = 5,802 SF  
TOTAL FLOOR AREA PROVIDED = 5,795 SF

2 LEVEL 2 - FLOOR PLAN - FLOOR AREA DIAGRAM  
1/16" = 1'-0"



OPEN AREA (PERVIOUS) REQUIRED: 6,202 SF (40%) GREEN AREA (PERVIOUS) PROVIDED: 8,775 SF (56.6%)
IMPERVIOUS AREA: 6,624 SF (42%)
FRONT YARD AREA REQUIRED: 20% OF 6,202 SF OR 40% OF BUILDING SITE AREA= 1,240 SF MIN. FRONT YARD AREA: 2,270 SF ( 36.6% OF 6,202 SF)

4 GROUND FLOOR PLAN - FLOOR AREA  
1/16" = 1'-0"

### PROJECT ZONING DATA

601 SUNSET DRIVE, CORAL GABLES FL.

#### SITE DESCRIPTION

FLOOD ZONE	X
BASE FLOOD ELEVATION	N/A
LEGAL DESCRIPTION	LOTS 16, 17 AND 18, BLOCK 236, "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART II", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

#### GENERAL

ZONING DISTRICT:	SFR - Single Family
LOT WIDTH	200'
LOT DEPTH	154.84'
LOT AREA:	15,505 SF

#### LOT COVERAGE

	ALLOWED		PROVIDED
TOTAL IMPERVIOUS	6,977.25 SF	45% MAX	6,139 SF 39.6%
BUILDING / OR STRUCTURES	5,426.75 SF	35% MAX	3,372 SF 21.7%
OTHER IMPERVIOUS AREAS	1,550.5 SF	10% MAX	1,227 SF 8%
OPEN AREA	8,527 SF	55% MIN	9,366 SF 60.4%

#### PROPOSED FLOOR AREA

Maximum square foot Floor Area for Single-Family Residences.

Lot: 15,505 SF  
48% of first 5,000 SF = 2,400 SF  
35% of next 5,000 SF = 1,750 SF  
30% of remainder SF = 1,652 SF  
TOTAL ALLOWED FLOOR AREA = 5,802 SF

LEVEL 1 (INCLUDING GARAGE):	3,372 SF
LEVEL 2:	2,423 SF
TOTAL FLOOR AREA PROVIDED	5,795 SF

#### SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
REAR:	10'-0"	10'-0"
SIDE INTERIOR:	10'-0 (25'-0" AT STREET SIDE)	10'-0, 25'-0"
FRONT:	25'-0"	25'-0"

#### SWIMMING POOL REQUIREMENTS

	REQUIRED	PROVIDED
REAR SETBACK:	10'-0"	26'-6"
FRONT SETBACK:	25'-0"	90'-7"
SIDE SETBACK:	10'-0", 25'-0"	10'-0", 77'-4"

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Project Team

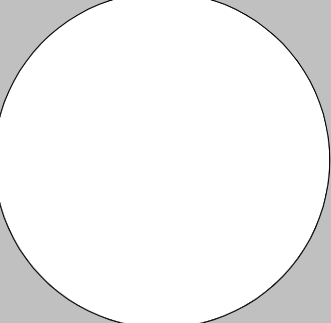
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REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

Project Name

**Sunset Residences  
West Parcel - House 1**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

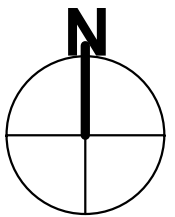
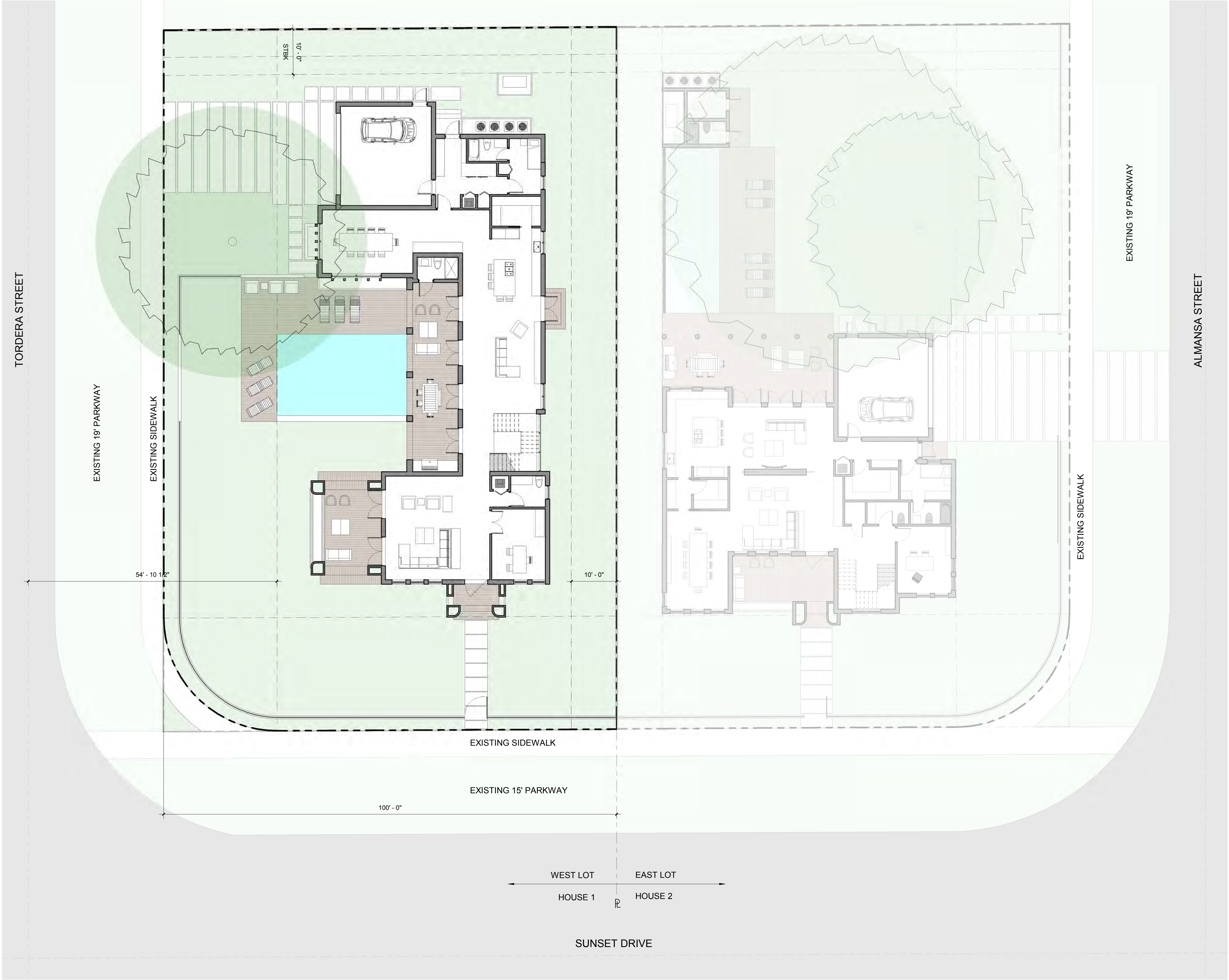
ZONING

Scale: Drawing Number

As indicated

**A-003**





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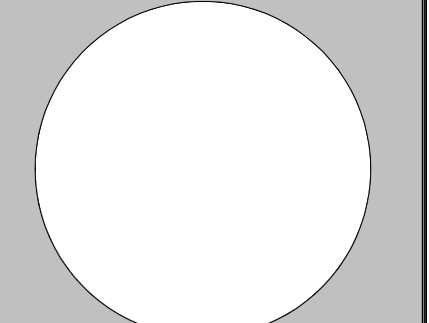
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AA26000765  
AR0016290

Project Name

**Sunset Residences  
West Parcel - House 1**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

CONTEXT - SITE PLAN

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

Drawing Number

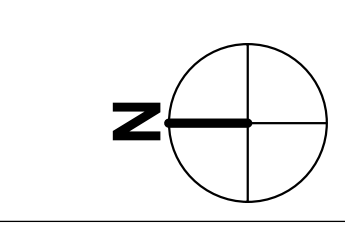
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11/9/2018 9:44:18 AM



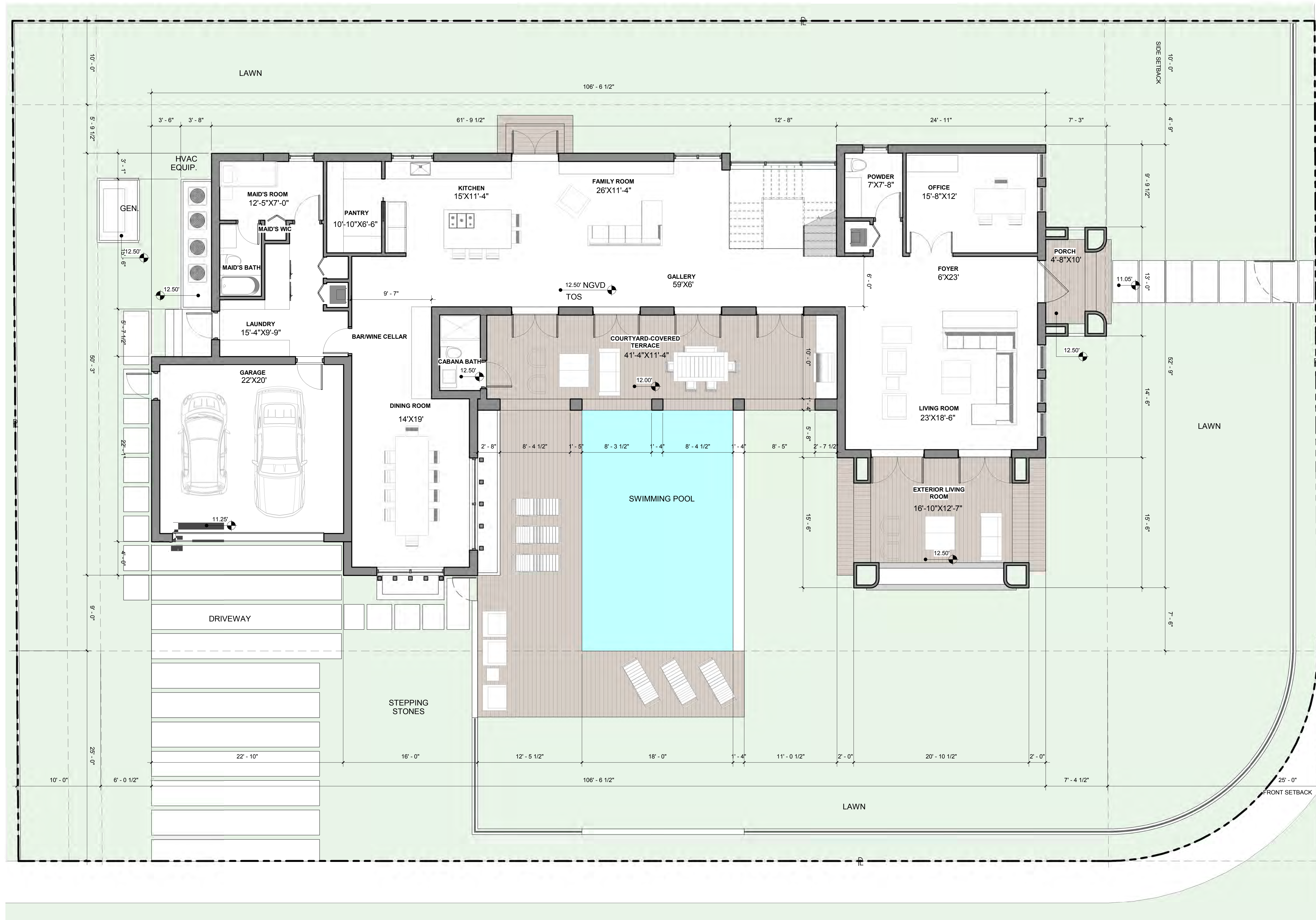


CITY MAP - NTS



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Project Team	
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<div> <p>REINALDO BORGES, ARCHITECT</p>  <p>           AA26000765            AR0016290         </p> </div>	
Project Name	
<div> <p> <b>Sunset Residences            West Parcel - House 1</b> </p> <p>           601 Sunset Drive            Coral Gables, FL 33143         </p> </div>	
Project Number 15-0790	
Drawing Name	
SITE PLAN	
Scale:  As indicated	Drawing Number  <div>A-106</div>





ISSUE DATE:  
11.09.18 PLANNING DIVISION

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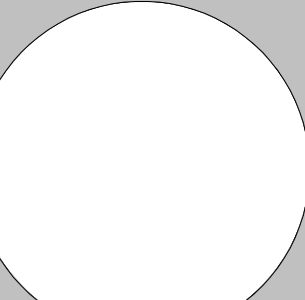
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REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

Project Name

**Sunset Residences  
West Parcel - House 1**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

GROUND FLOOR PLAN

Scale:

3/16" = 1'-0"

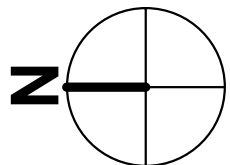
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**A-107**



11/7/2018 4:37:01 PM

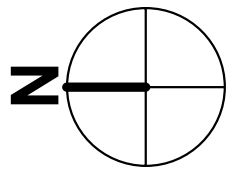
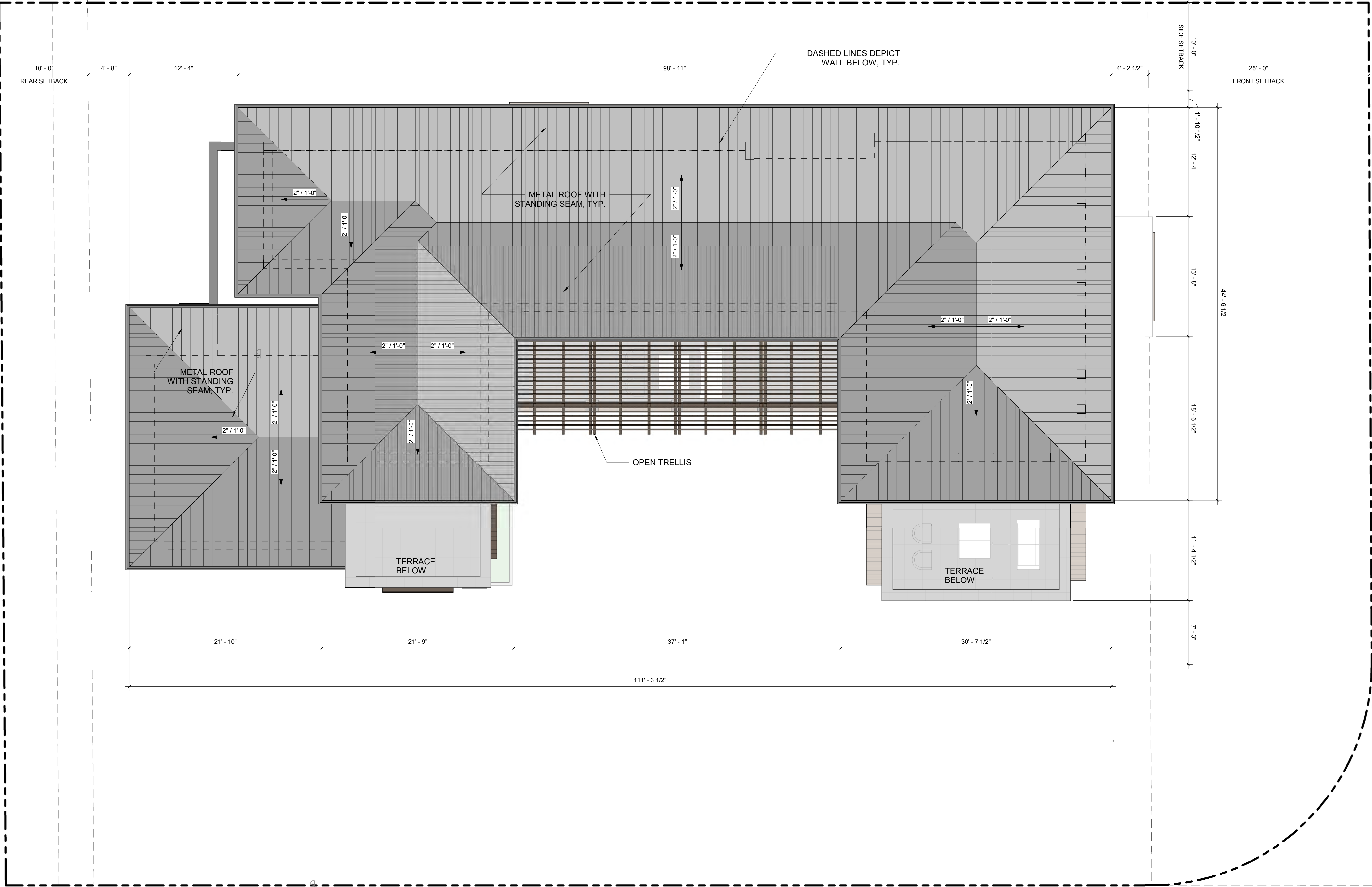




Scale:

$\frac{3}{16}'' = 1'-0''$





ISSUE DATE:  
11.09.18 PLANNING DIVISION

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AA26000765  
AR0016290

Project Name

Sunset Residences  
West Parcel - House 1

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

ROOF PLAN

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

Drawing Number  
A-109

11/7/2018 4:37:12 PM





1 SOUTH ELEVATION  
3/16" = 1'-0"



2 SOUTH ELEVATION WITH FENCE  
3/16" = 1'-0"

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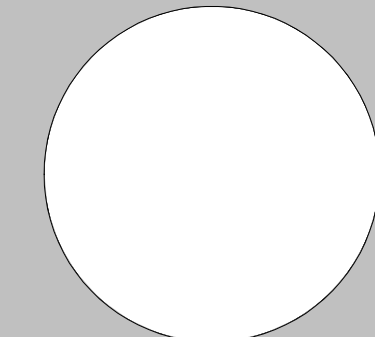
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AA26000765  
AR0016290

Project Name

**Sunset Residences  
West Parcel - House 1**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

**BUILDING ELEVATIONS**

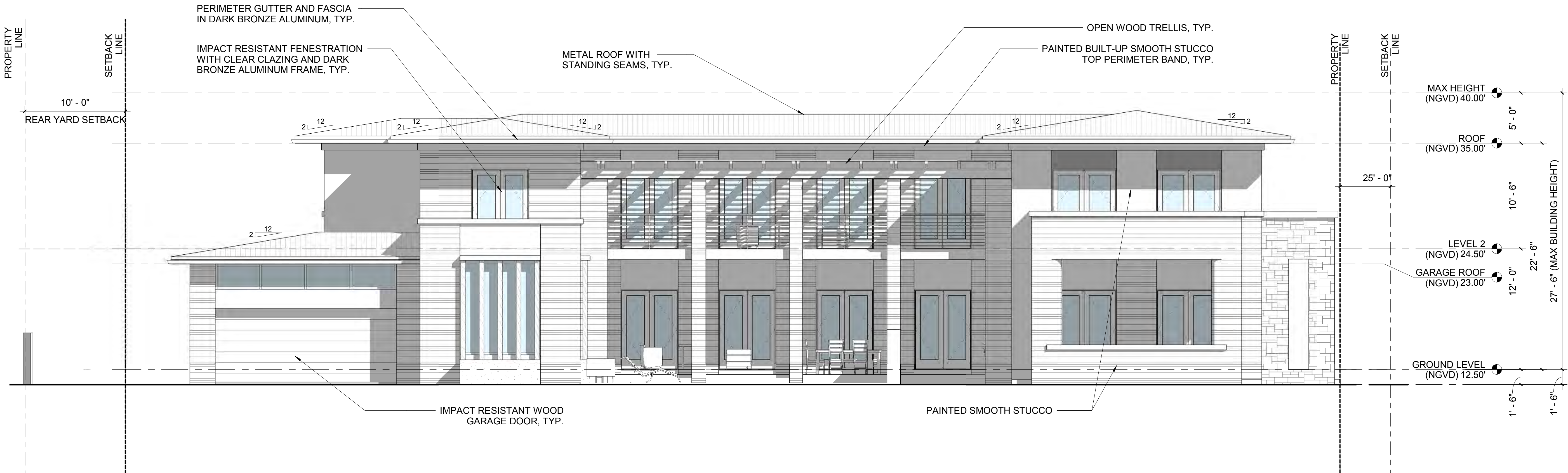
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Drawing Number

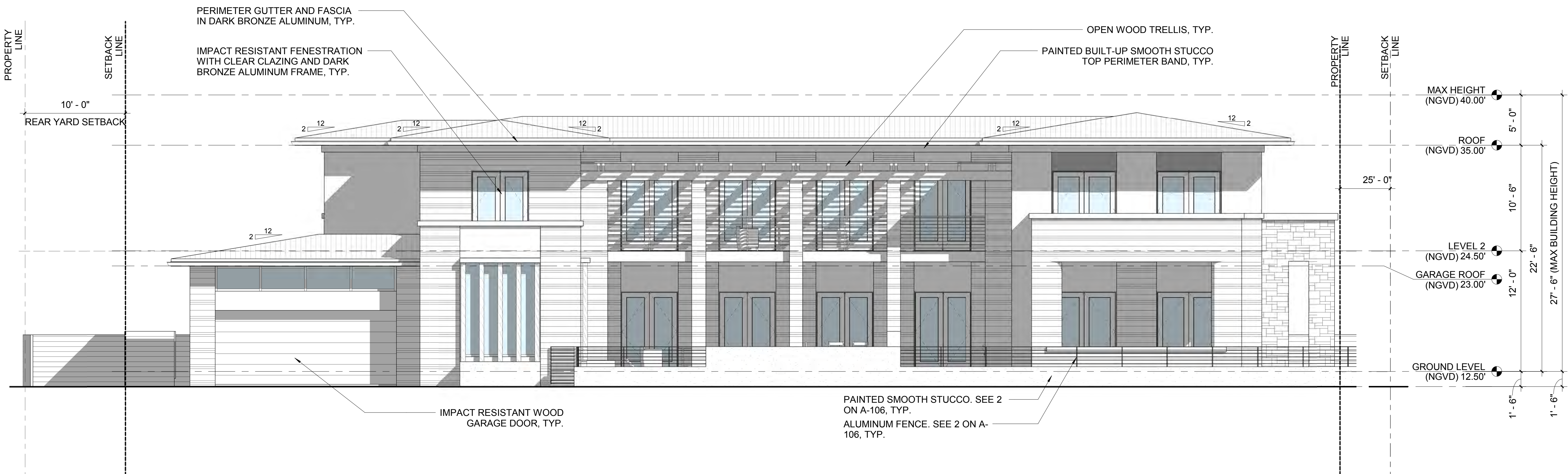
**A-200**

11/7/2018 4:37:22 PM





1 EAST ELEVATION  
3/16" = 1'-0"



2 EAST ELEVATION WITH FENCE  
3/16" = 1'-0"

ISSUE DATE:  
11.09.18 PLANNING DIVISION

Project Team

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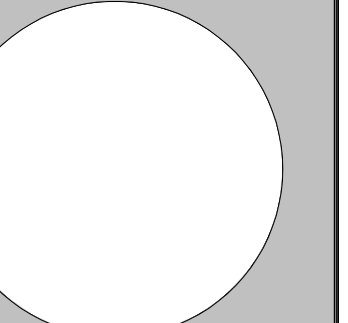
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AA26000765  
AR0016290

Project Name

**Sunset Residences  
West Parcel - House 1**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

**BUILDING ELEVATIONS**

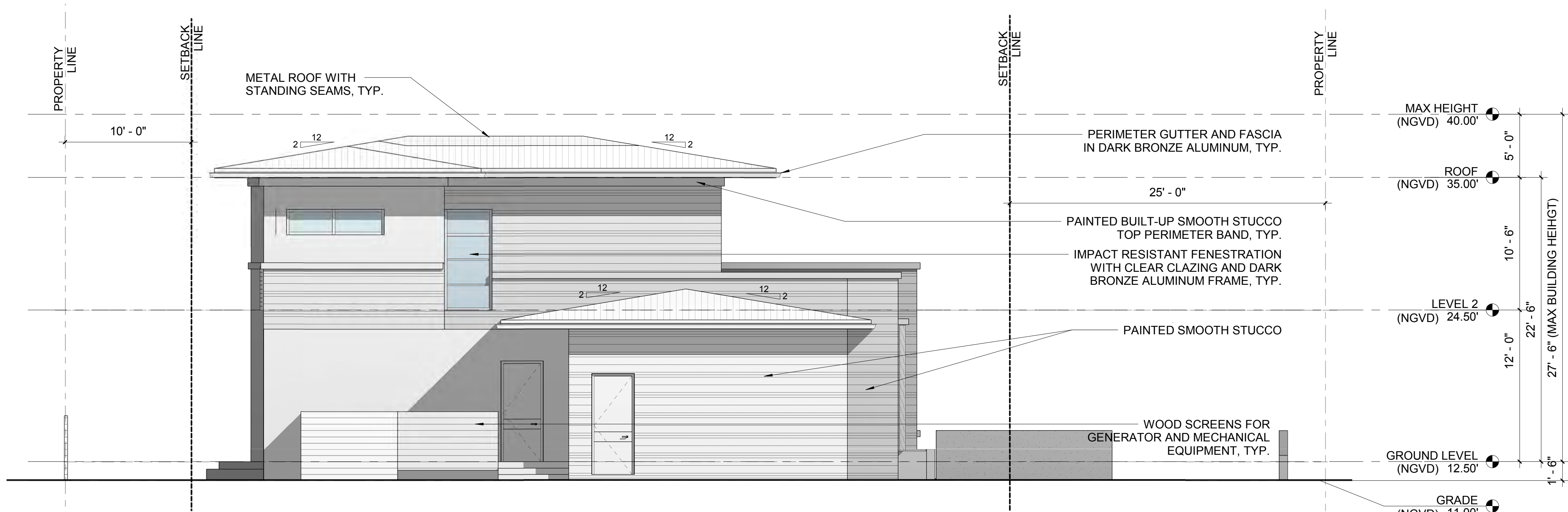
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Drawing Number

**A-201**

11/7/2018 4:37:36 PM





1 NORTH ELEVATION  
3/16" = 1'-0"



2 WEST ELEVATION  
3/16" = 1'-0"

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11.09.18 PLANNING DIVISION

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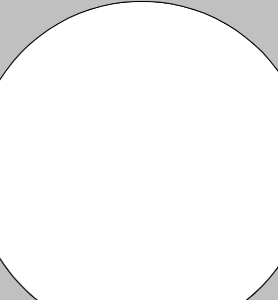
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REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

Project Name

**Sunset Residences  
West Parcel - House 1**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

BUILDING ELEVATIONS

Scale:

3/16" = 1'-0"

Drawing Number

**A-202**

11/7/2018 4:37:52 PM









**BIRD'S EYE VIEW - NORTHWEST**



**BIRD'S EYE VIEW - NORTHEAST**



**BIRD'S EYE VIEW - SOUTHWEST**



**BIRD'S EYE VIEW - SOUTHEAST**

ISSUE DATE:  
11.09.18 PLANNING DIVISION

## Project Team

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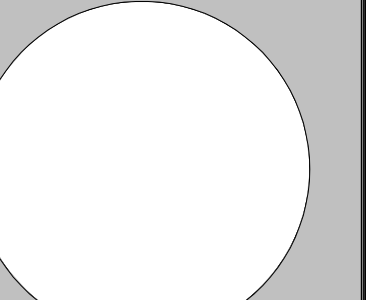
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REINALDO BORGES, ARCHITECT



AA26000765  
AR0016290

Project Name

## Sunset Residences West Parcel - **House 1**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

## BIRD'S EYE VIEWS

Scale:

Drawing Number

# A-600

11/7/2018 4:38:08 PM





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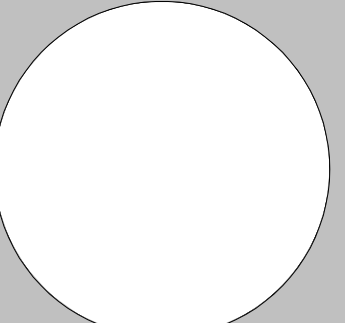
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REINALDO BORGES, ARCHITECT



Project Name

## Sunset Residences West Parcel - **House 1**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

## EXISTING SITE PHOTOS

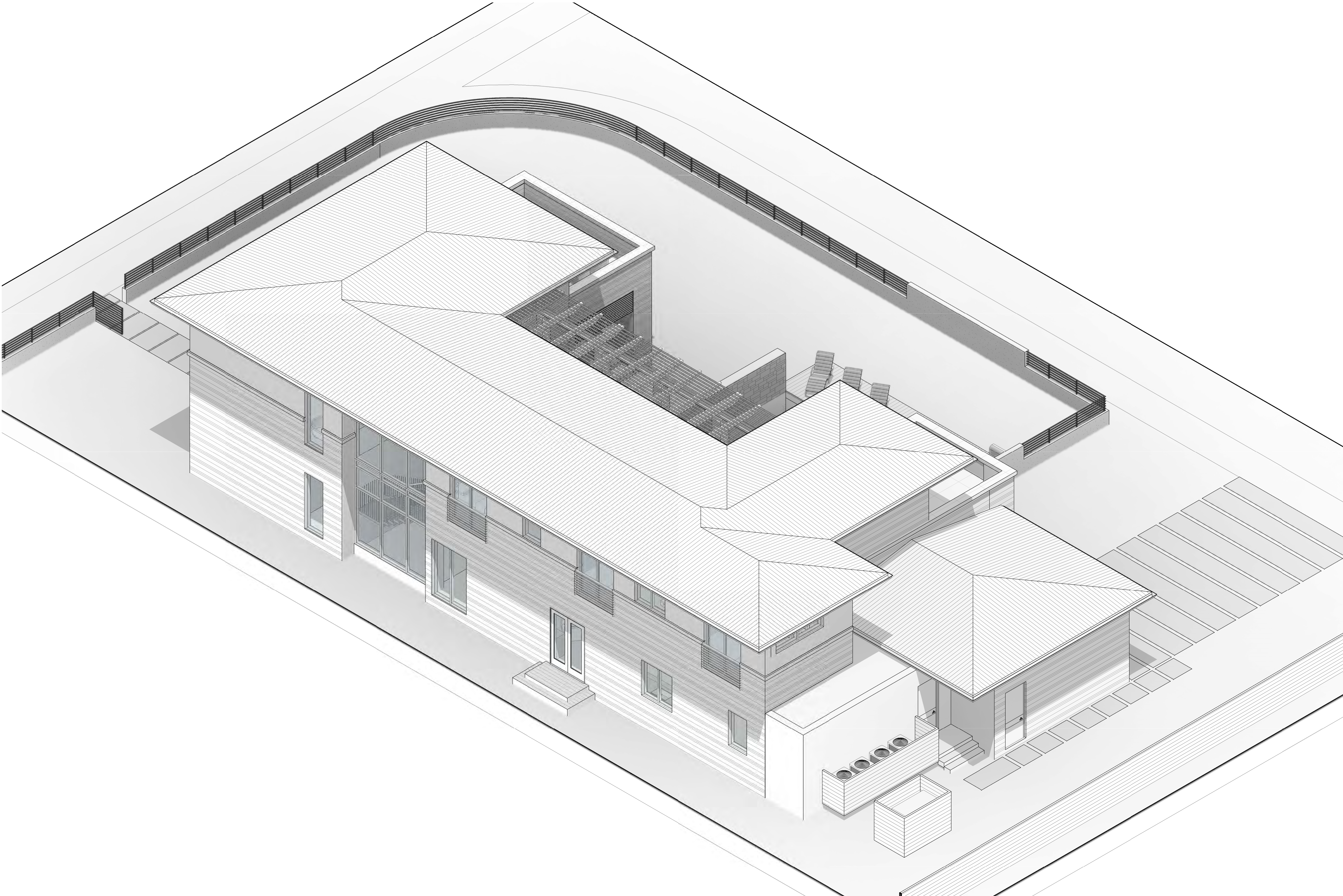
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Drawing Number
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A-601

11/7/2018 4:38:18 PM





ISSUE DATE:  
11.09.18 PLANNING DIVISION

Project Team

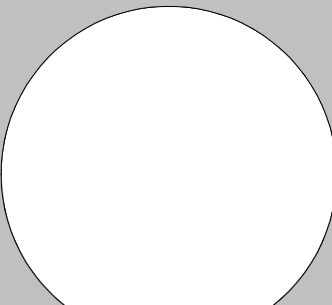
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AA26000765  
AR0016290

Project Name

**Sunset Residences  
West Parcel - House 1**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

AXONOMETRIC VIEWS -  
NORTHEAST

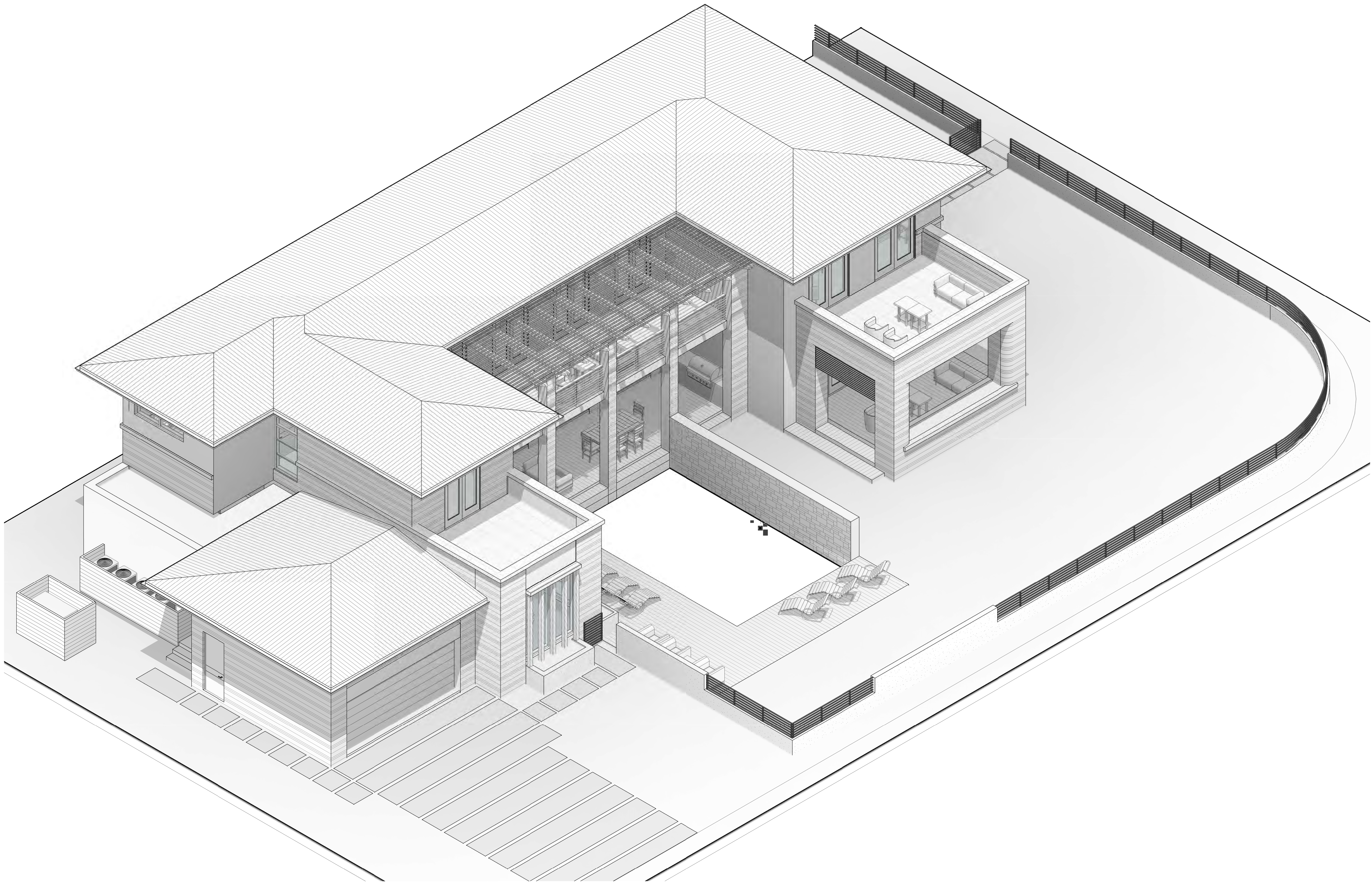
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Drawing Number

**A-700**

11/7/2018 4:38:47 PM





ISSUE DATE:  
11.09.18 PLANNING DIVISION

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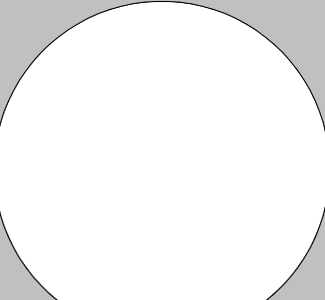
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AA26000765  
AR0016290

Project Name

**Sunset Residences  
West Parcel - House 1**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

**AXONOMETRIC VIEWS -  
NOERTHWEST**

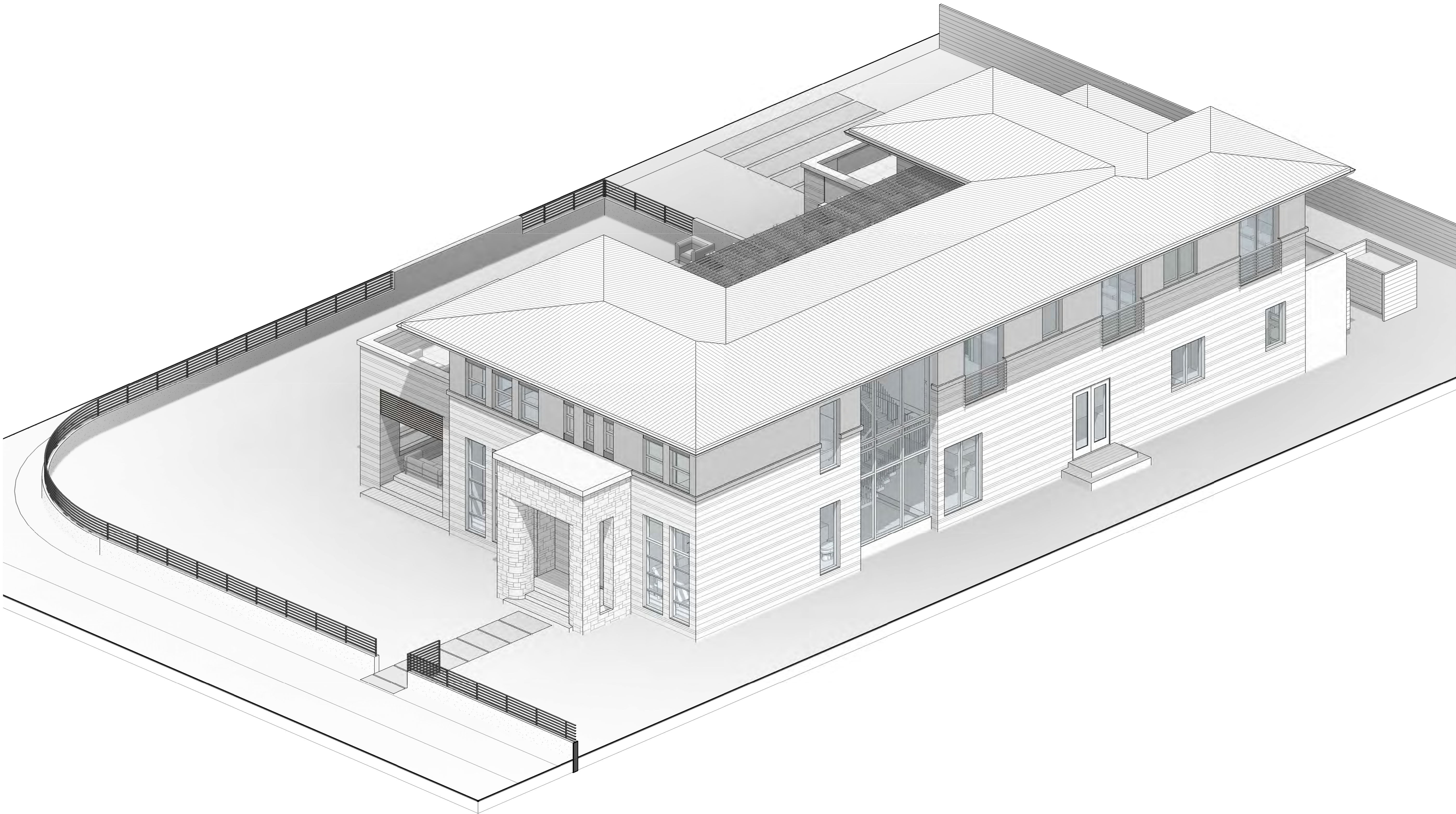
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Drawing Number

**A-701**

11/7/2018 4:39:26 PM





ISSUE DATE:  
11.09.18 PLANNING DIVISION

Project Team

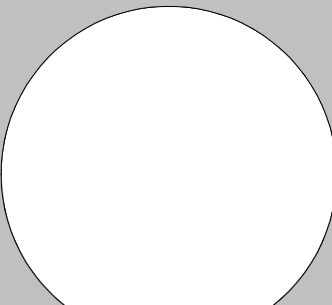
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AA26000765  
AR0016290

Project Name

**Sunset Residences  
West Parcel - House 1**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

AXONOMETRIC VIEWS -  
SOUTHEAST

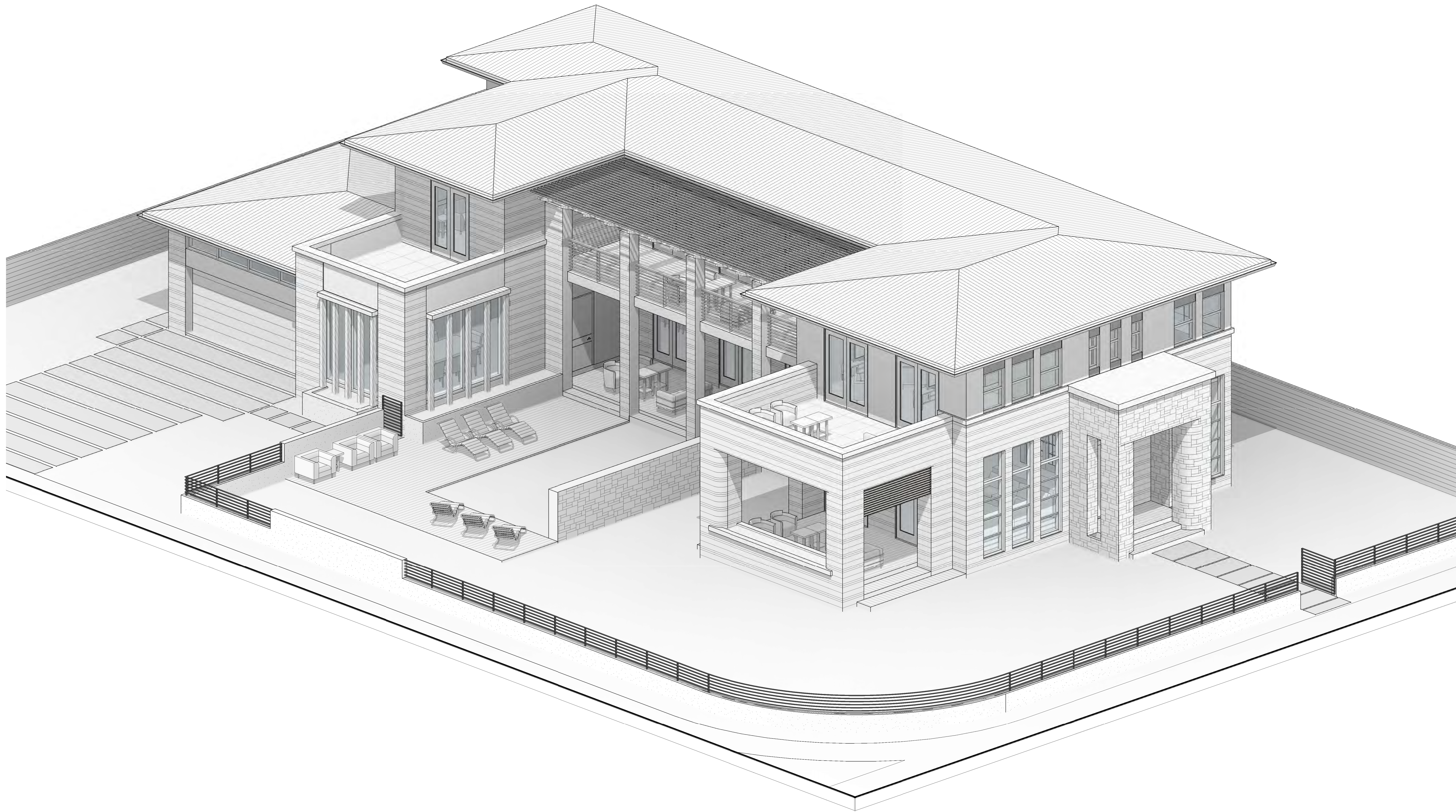
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11/7/2018 4:40:01 PM





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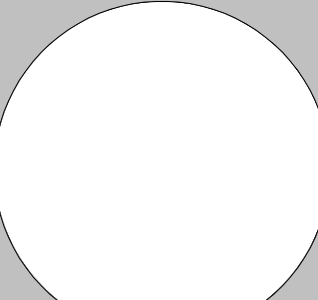
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AA26000765  
AR0016290

Project Name

**Sunset Residences  
West Parcel - House 1**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

**AXONOMETRIC VIEWS -  
SOUTHWEST**

Scale:

Drawing Number

**A-703**

11/7/2018 4:40:24 PM





ISSUE DATE:  
11.09.18 PLANNING DIVISION

Project Team

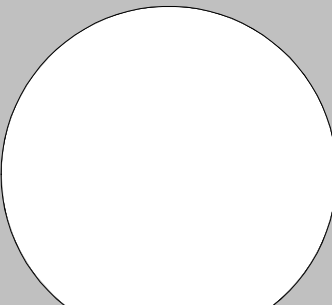
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AA26000765  
AR0016290

Project Name

**Sunset Residences  
West Parcel - House 1**

601 Sunset Drive  
Coral Gables, FL 33143

Project Number 15-0790

Drawing Name

PERSPECTIVES

Scale:

Drawing Number

**A-704**

11/7/2018 4:40:52 PM



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**601 SUNSET DR  
REAR & SIDE ELEVATION (NORTH & WEST)**





**601 SUNSET DR  
SIDE ELEVATION (WEST)**





**601 SUNSET DR  
SIDE ELEVATION (WEST)**





**601 SUNSET DR  
FRONT ELEVATION (SOUTH)**





**601 SUNSET DR  
FRONT ELEVATION (SOUTH)**





**601 SUNSET DR  
FRONT ELEVATION (REAR)**





**601 SUNSET DR  
SIDE ELEVATION (EAST)**





**601 SUNSET DR  
REAR ELEVATION (NORTH)**





**601 SUNSET DR  
REAR ELEVATION (NORTH)**





**601 SUNSET DR  
REAR (NORTH)**





## The City of Coral Gables

Planning and Zoning Division  
427 BILTMORE WAY, 2ND FLOOR  
CORAL GABLES, FLORIDA 33134

September 11, 2018

Mr. Jorge L. Navarro, Esq.  
Greenberg Traurig, P.A.  
333 SE 2<sup>nd</sup> Avenue, Suite 4400  
Miami, Florida 33131

**Re: Building Site Determination No.: ZB-18-10-3109**

Property Address: 601 Sunset Drive, Coral Gables FL 33143

Folio No.: 03-4129-028-0200; Plat Book 28, Page 23

Legal Description: Lots 13 thru 18, Block 236, Revised Plat of Coral Gables Riviera Section Part 11

Future Land Use Designation: Residential Use, Single-Family Low Density

Zoning District: SFR, Single-Family Residential District

Dear Mr. Navarro:

In response to your request for a determination separating the above referenced property into two parcels, please be advised that after research and study of our records and the information submitted, the Planning and Zoning Division has made the following determination:

The property legally described as Lots 13 thru 18, Block 236, Revised Plat of Coral Gables Riviera Section Part 11, according to the plat thereof as recorded in PB/PG 28-23, shall constitute one lawful building site and cannot be separated into two parcels in accordance with the Coral Gables Zoning Code Section 3-206.

The above determination was based specifically in accordance with the standards for approval criteria as stated in Zoning Code Section 3-206 (E) (2), 3-206 (E) (3).

*(2) Wherever there may exist a single-family residence(s), duplex building(s) or any lawful accessory building(s) or structure(s) which was heretofore constructed on property containing one (1) or more platted lots or portions thereof, such lot or lots shall thereafter constitute only one (1) building site and no permit shall be issued for the construction of more than one (1) single-family residence or duplex building.*

*(3) If a single-family residence or duplex building is demolished or removed, whether voluntarily or involuntarily or by an act of God or casualty, no permit shall be issued for the construction of more than one (1) building on the building site.*



An analysis of the permit history, records and survey produced the following:

- a) Permit #11936 for the construction of a single-family residence identifies Lots 13 thru 18 as a single building site.
- b) The one story residence straddles Lots 14 thru 17 and a swimming pool is situated on Lots 13 and 18.

Pursuant to Section 3-206D of the Zoning Code, when an application for a building site determination is denied by the Development Review Official the Zoning Code allows a separate application for conditional use approval with a proposed site plan, to be reviewed by staff, considered by the Planning and Zoning Board and approved or denied by the City Commission in accordance with Article 3, Division 4 and with the standards of Section 3-206 (F).

If I may be of further assistance, please do not hesitate to contact me.

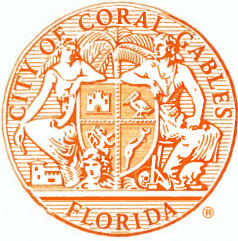
Sincerely,

A handwritten signature in blue ink, appearing to read "R. Trias", with a stylized flourish at the end.

Ramon Trias, AIA AICP LEED AP  
Assistant Director of Development Services for Planning and Zoning

cc: Suramy Cabrera, Development Services Director





Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ hist@coralgables.com

September 21, 2018

Global Rental E AND P LLC  
3785 NW 82<sup>nd</sup> Ave. Ste. 203  
Doral, FL 33166

Re: 601 Sunset Drive, legally described as Lots 13 Thru 18, Block 236, Coral Gables Riviera Section 11 REV PL, according to the plat thereof as recorded in Plat Book 28 Page 23 of the public records of Miami-Dade County, Florida

Dear Property Owner:

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 eighteen (18) 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:

**601 Sunset Drive, legally described as Lots 13 Thru 18, Block 236, Coral Gables Riviera Section 11 REV PL, according to the plat thereof as recorded in Plat Book 28 Page 23 of the public records of Miami-Dade County, Florida, 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 October 1, 2015. 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 eighteen (18) 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 eighteen-month period.

Upon expiration of the eighteen-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: Jorge Navarro, Esq., 333 SE 2<sup>nd</sup> Avenue, #4400 Miami, FL 33131  
Miriam Soler Ramos, City Attorney  
Cristina M. Suárez, Deputy City Attorney  
Suramy Cabrera, Development Services Director  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File



## **APPLICANT & REPRESENTATIVES INFORMATION**

**APPLICANT:**

Global Rental E & P, LLC.  
150 SE 2nd Avenue, Suite 330  
Miami, Florida 33131  
786-418-0314

**LEGAL REPRESENTATIVE:**

Jorge L. Navarro, Esq.  
333 SW 2 Avenue, #4400  
Miami, Florida 33131  
305-579-0821

**ARCHITECT:**

Reinaldo Borges, Architect  
Borges Architects & Associates  
999 Brickell Avenue, Suite 700  
Miami, Florida, USA 33131  
305 374 9216 x 100





**IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL  
CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA**

**CFN 2015R0329258**  
OR BK 29627 Pg 400 (1Pgs)  
RECORDED 05/22/2015 09:02:06  
DEED DOC TAX \$7,890.60  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

U S Bank (na) (tr),  
Plaintiff(s) / Petitioner(s)

VS.

Prescott Rosch (llp), , et al.  
Defendant(s) / Respondents(s)

**GENERAL JURISDICTION DIVISION**

Case No: 2013-009863-CA-01

Section: (Section, CA 20)

Doc Stamps: \$7,890.60

Surtax: \$0.00

Consideration: \$1,315,100.00

**CERTIFICATE OF TITLE**

The undersigned clerk of the court certifies that a Certificate of Sale was executed and filed in this action on May 04, 2015, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Miami-Dade County, Florida:

**LOT 13, 14, 15, 16, 17 AND 18, BLOCK 236, OF CORAL GABLES RIVIERA SECTION, PART ELEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 59, AND PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.**

**Property address: 601 SUNSET RD, CORAL GABLES, FL 33143**

was sold to:

GLOBAL RENTAL E & P, LLC

8333 NW 53rd St

# 105

Doral, FL, 33166

WITNESS my hand and the seal of this court on May 19, 2015.

FILED  
2015 MAY 19 PM 4:40  
CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA



Harvey Ruvin, Clerk of Courts  
Miami-Dade County, Florida



**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays

Miami, Miami-Dade County, Florida

**STATE OF FLORIDA****COUNTY OF MIAMI-DADE:**

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

**NOTICE OF PUBLIC HEARING**

CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /  
PLANNING AND ZONING BOARD - JAN. 9, 2019

in the XXXX Court,

was published in said newspaper in the issues of

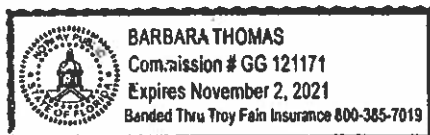
12/28/2018

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

*Guillermo Garcia*  
Sworn to and subscribed before me this  
28 day of DECEMBER, A.D. 2018  
*Barbara Thomas*

(SEAL)

GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES, FLORIDA**  
**NOTICE OF PUBLIC HEARING**

<b>City Public Hearing</b>	<b>Local Planning Agency / Planning and Zoning Board</b>
<b>Dates/ Times</b>	<b>Wednesday, January 9, 2019, 8:00 - 9:00 p.m.</b>
<b>Location</b>	<b>City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

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

1. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review," Section 3-206, "Building Site Determination" to separate into two (2) single-family building sites on the property zoned Single-Family Residential (SFR) District, legally described as Lots 13-18 Block 236, Coral Gables Riviera Section Part II (601 Sunset Drive), Coral Gables, Florida; one (1) building site consisting of Lots 13, 14 and 15 (east parcel), and the other (1) building site consisting of Lot 16, 17 and 18 (west parcel); including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code (Zoning Code), Amending Article 3, "Development Review," Division 3, "Uniform Notice and Procedures for Public Hearing," Section 3-302 "Notice," Division 5, "Planned Area Development," Section 3-506 "Application and Review Procedures for approval of plans," Division 6, "Appeals," Section 3-606 "Procedure for appeals," Division 7 "Moratorium," Section 3-708 "City Commission Review and Decision," Division 10 "Transfer of Development Rights," Section 3-1006 "Review and Approval of use of TDRs on Receiver Sites," Division 12 "Abandonment and Vacations," Section 3-1205 "City Commission Review and Decision," Division 15 "Comprehensive Plan Text and Map Amendments," Section 3-1509 "Transmittal Hearing," and Article 5 "Development Standards," Division 6 "Design Review Standards," Section 5-604 "Coral Gables Mediterranean Style Design Standards," providing for required mailed notice for certain actions pursuant to the Zoning Code, providing for repealer provision, severability clause, codification, and providing for an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code (Zoning Code), amending Article 2, "Decision Making and Administrative Bodies," Division 2, "Planning and Zoning Board," Section 2-203 "Meetings; quorum; required vote," providing for clarifying Planning and Zoning Board voting procedures, providing for repealer provision, severability clause, codification, and providing for an effective date.



## Notice of Public hearing

4. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 5, "Development Standards," Division 11, "Landscaping," Section 5-1104, "General requirements," limiting locations for artificial turf; providing for severability, repealer, codification, and an effective date.

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

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

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com)), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

12/28

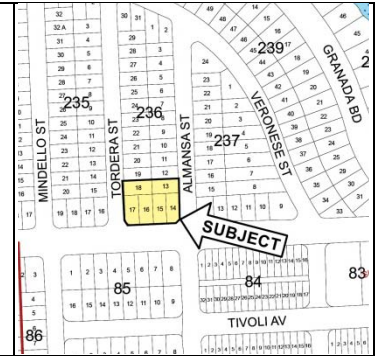
18-183/0000369836M





# City of Coral Gables Courtesy Public Hearing Notice

December 27, 2018



<b>Applicant:</b>	<b>Global Rental E &amp; P, LLC</b>
<b>Application:</b>	<b>Separation of a Building Site and Conditional Use Site Plan Review</b>
<b>Property:</b>	<b>601 Sunset Drive, Coral Gables, Florida</b>
<b>Public Hearing - Date/Time/ Location:</b>	<b>Planning and Zoning Board January 9, 2019, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on January 9, 2019 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

*An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to separate into two (2) single-family building sites on the property zoned Single-Family Residential (SFR) District, legally described as Lots 13-18 Block 236, Coral Gables Riviera Section Part II (601 Sunset Drive), Coral Gables, Florida; one (1) building site consisting of Lots 13, 14 and 15 (east parcel), and the other (1) building site consisting of Lot 16, 17 and 18 (west parcel); including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.*

This application has been submitted by Global Rental E & P, LLC requesting the separation of the existing single-family building site at 601 Sunset Drive to create two (2) single-family buildings.

All interested parties are invited to attend and participate. Please visit the City webpage at [www.coralgables.com/pzb](http://www.coralgables.com/pzb) to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com), FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

*City of Coral Gables, Florida*