	<p align="center">City of Coral Gables Planning Division Staff Recommendation</p>
Applicant:	The Blossom Avenue Development Miami, LLC
Application:	Separation of a Building Site and Conditional Use Site Plan Review
Property:	450 Como Avenue, Coral Gables, Florida
City Public Hearing Dates/Times:	Planning and Zoning Board July 29, 2015, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Application Request

Request for Separation of a Building Site and Conditional Use Site Plan Review for the property located at 450 Como Avenue, 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 create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site consisting of a portion of Lot 1 and all of Lot 2; and, one (1) building site consisting of a portion of Lot 1 and all of Lot 23 on the property legally described as Lots 1, 2 and 23, Block 263, Riviera Section Part 11 (450 Como Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.”

Summary of Application

The Blossom Avenue Development Miami, 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 request is to separate an existing 0.60 acre (25,989 square feet) building site, with 176.75 feet of street frontage on San Vicente Street, into two (2) building sites. The proposed building sites would consist of a 0.38 acre (16,712 square feet) site with 150.57 feet of street frontage proposed on Como Avenue and a 0.21 acre (9,277 square feet) site with 55.32 feet of street frontage on Garlenda Avenue.

The property contains three (3) platted lots, which together constitute the existing building site. The

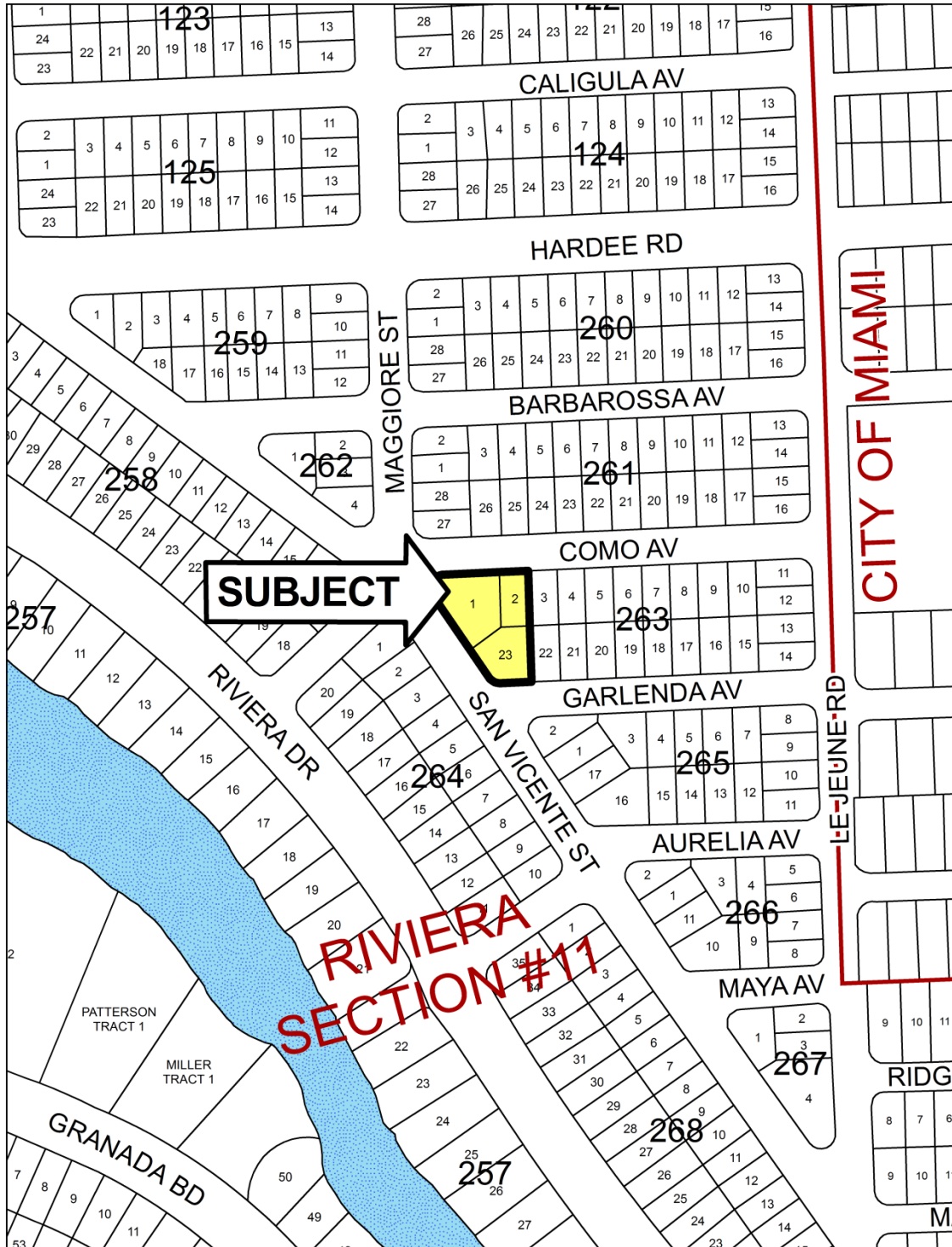
Applicant is proposing to separate the existing building site into two (2) building sites, with each building site containing one (1) fully platted lot and a portion of another platted lot. The Zoning Code requires that every building site have at least one (1) fully platted lot.

A one-story single-family residence with auxiliary and accessory structures was previously located on the property which were demolished in 2003 by a previous owner with the intent of constructing a larger single-family residence on the entire property. The plans for the proposed single-family residence are included in the Applicant's submittal package provided as Attachment A. However, the proposed single-family residence was never constructed and the property was sold to a new owner. The property is currently vacant.

The Application went before the Development Review Committee on February 27, 2015 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 located south of U.S.1/South Dixie Highway near the intersection of LeJeune Road and Sunset Drive and fronts the roundabout located at the intersection of San Vicente Street and Como Avenue on property legally described as Lots 1, 2 and 23, Block 263, Riviera Section Part 11 (450 Como Ave), Coral Gables, Florida, and is shown in the following location map:

Location Map



Aerial



Site Data and Background

Property Designations and Surrounding Uses

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

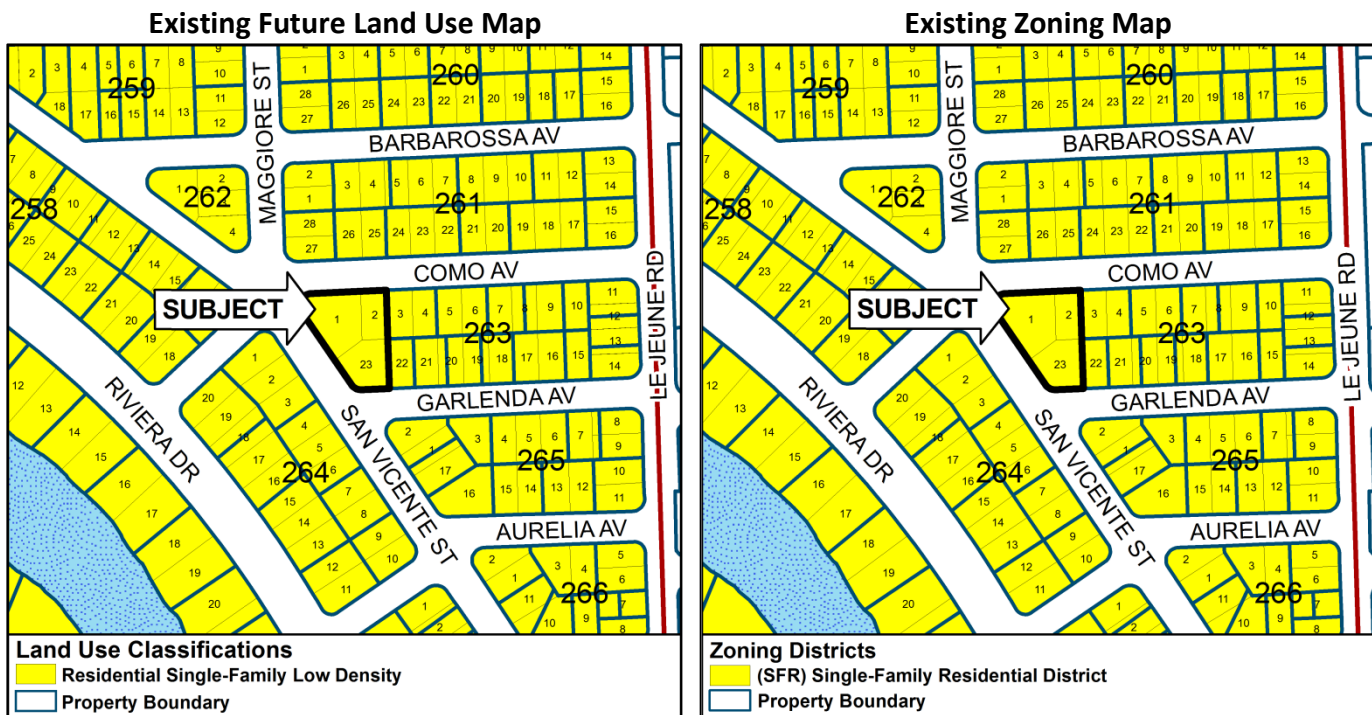
Existing Property Designations

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	1- and 2-story single-family residences	“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:



City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	02.27.15
Board of Architects	N/A
Historic Preservation Board	N/A
Planning and Zoning Board	07.29.15
City Commission (1 st reading)	TBD
City Commission (2 nd reading)	TBD

Proposed Separation of a Building Site and Site Plan

Proposal – Separation of a Building Site and Site Plan

Proposed Separation of a Building Site Application

The application package includes the following (see Attachment A):

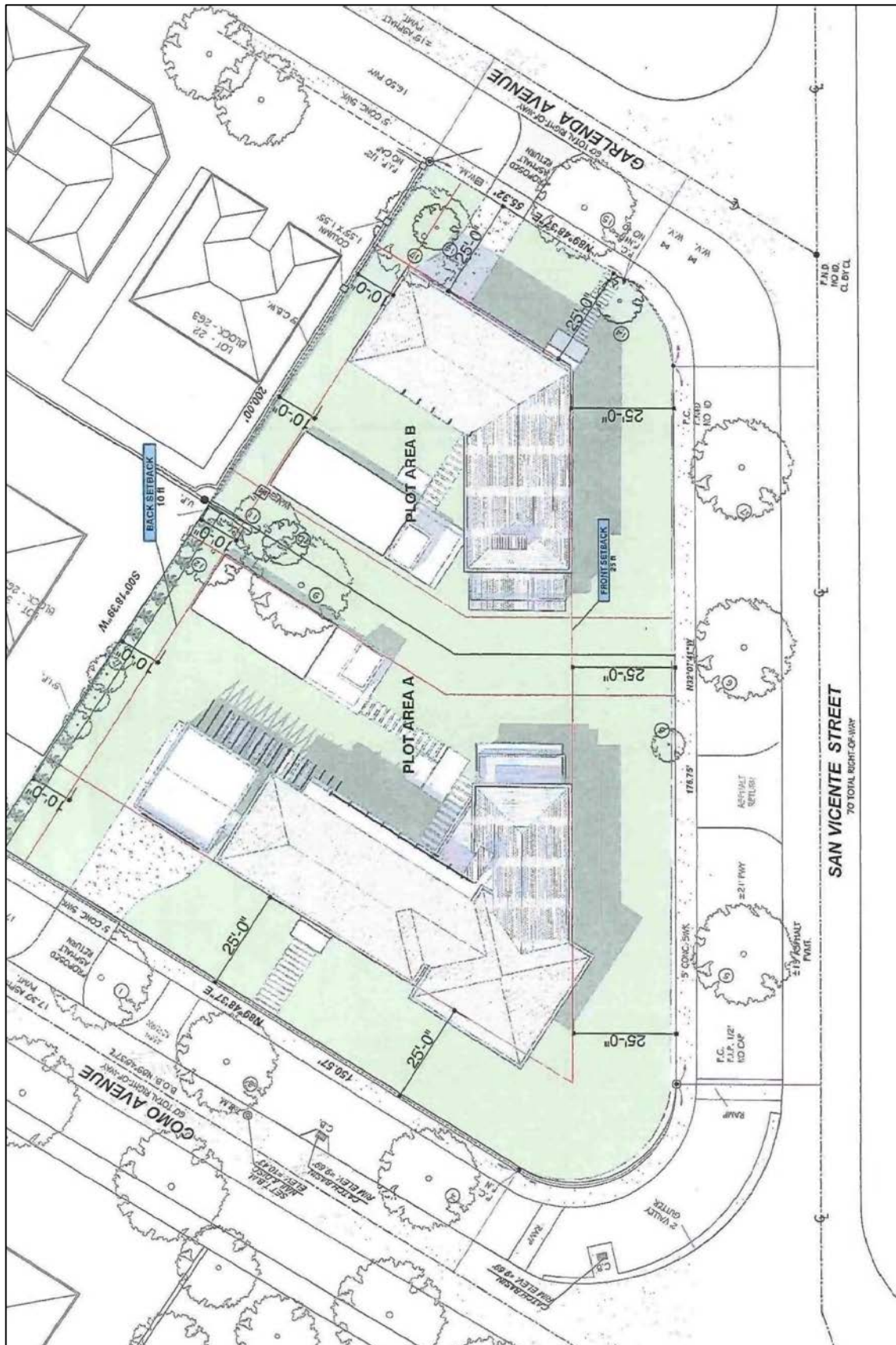
- 1) Application;
- 2) Statement of Use;
- 3) Comprehensive Plan Analysis;
- 4) Property survey;
- 5) Tree survey;
- 6) Tree preservation and relocation plan;
- 7) Plat;
- 8) Historical analysis;
- 9) Aerial and neighborhood photos;
- 10) Zoning analysis;
- 11) Conceptual site plan;
- 12) Building site frontage analysis;
- 13) Restrictive covenants;
- 14) Permit history;
- 15) Utilities consent letters; and
- 16) Utility easement locations.

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 conceptual site plan and renderings are provided on the following pages.

Conceptual Site Plan



Rendering View from San Vicente Street



Rendering View from Como Avenue



Rendering View from Garlenda Avenue



Staff has reviewed the conceptual site plans and is recommending that, if approved, the building sites have their frontages and main entrances facing San Vicente Street. This recommendation is based on the fact that the previous single-family residence located on this property faced San Vicente Street and that most single-family residences with property located on San Vicente Street face San Vicente Street. The original platting of the City has the shortest lot lines being along San Vicente Street and Zoning Code Section 4-101.D.3 requires that if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line. This is consistent with George Merrick’s plan and pattern of building frontages facing distinctive diagonal streets. Staff is also recommending that the driveways of the new single-family residences be located on the side streets of Como Avenue and Garlenda Avenue. Having these single-family residences face San Vicente Street would be keeping in conformity with Merrick’s vision for distinctive streets and the existing development pattern along San Vicente Street.

Permitted Development

Currently, the subject property has 176.75 feet of frontage along San Vicente Street and a site area of 25,989 sq. ft. If developed as permitted by the Zoning Code as a single building site, a single residence with approximately 8,947 sq. ft. of building floor area could be constructed on the property. The proposed building site on Como Avenue would have a street frontage of 150.57 feet with a site area of 16,712 sq. ft. which would allow for a residence with a maximum building floor area of 6,164 sq. ft. The proposed building site on Garlenda Avenue would have a street frontage of 55.32 feet with a site area of 9,277 sq. ft. which would allow for a residence with a maximum building floor area of 3,897 sq. ft. Together, the proposed building sites would be permitted a total of 10,061 sq. ft. of building floor area, compared to the currently permitted 8,947 sq. ft. of building floor area.

The following table compares the proposed building sites with the applicable Zoning Code and site specific requirements. This analysis shows that the property can be developed as proposed and meet the requirements of the Zoning Code:

Site plan information:

Type	Existing Building Site fronting San Vicente St	Proposed Building Site fronting Como Ave	Proposed Building Site fronting Garlenda Ave
Building site frontage	176.75’ (existing)	150.57’	55.32’
Building site depth	Approx. 130’ (existing)	Approx. 100’	Approx. 100’
Total site area	25,989 sq. ft. (existing)	16,712 sq. ft.	9,277 sq. ft.
Building floor area (FAR) (maximum permitted)	8,947 sq. ft.	Max. 6,164 sq. ft.	Max. 3,897 sq. ft.
Building height (maximum permitted)	2 stories/29’-0” above established grade	Max. 2 stories/29’-0” above established grade	Max. 2 stories/29’-0” above established grade
Setbacks required:			
Front	Min. 25’-0”	Min. 25’-0”	Min. 25’-0”
Side interior	N/A	Min. 10’-0”	Min. 5’-6”
Side street	Min. 25’-0”	Min. 25’-0”	Min. 25’-0”
Rear	Min. 10’-0”	Min. 10’-0”	Min. 10’-0”

Type	Existing Building Site fronting San Vicente St	Proposed Building Site fronting Como Ave	Proposed Building Site fronting Garlenda Ave
Ground area coverage:			
Principal building	Max. 35%	Max. 35%	Max. 35%
Total (including auxiliary structures)	Max. 45%	Max. 45%	Max. 45%

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.

Findings of Fact - Separation and Establishment of Building Sites

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 Department, 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 at least four (4) of the following six (6) criteria:”

Staff has reviewed the Application based upon the six (6) criteria and finds that the Application satisfies two (2) of the six (6) criteria, as follows:

“1. 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 and/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 multiple facings with frontages on Como Avenue, Garlenda Avenue, and San Vicente Street.

The Application satisfies this criterion.

“2. That the building site(s) created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of one thousand (1,000) foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less. “Immediate vicinity” shall be defined as an area in which a parcel of land is located, that is physically, functionally or geographically identifiable as a distinct realm, place or neighborhood, or an area within a radius of not more than one-half (1/2) mile from the subject property, whichever is smaller.”

The Applicant’s building site street frontage analysis is as follows:

Building Site Street Frontage Analysis:

Frontage	0’ to 55’	55.33’ to 150.58’	+150.58’	Total
No. of Sites	19	148	15	182
Percentage	10.44%	81.32%	8.24%	100%

Staff Comment: The proposed single-family building site fronting Como Avenue would have a 150.57’ street frontage that would be equal to or larger than 91.76% of the surrounding building site street frontages. The proposed single-family building site fronting Garlenda Avenue would have a 55.32’ street frontage and would be equal to or larger than 10.44% of the surrounding building site street frontages. In order to meet the requirements of the Zoning Code both proposed single-family building site street frontages must be equal to or larger than the majority of the existing building site street frontages identified in the analysis.

The Application does not satisfy this criterion.

“3. 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, CP and City Code. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.”

Staff Comment: The previous residence that was demolished in 2003 was located approximately in the center of the property. The location of the previous residence is shown on aerials and the historical analysis provided within the Applicant’s submittal package (see Attachment A). In prior applications for building site separation the demolition of a building that would have resulted in a non-conforming structure constitutes non-compliance with this criterion.

The Application does not satisfy this criterion.

- “4. *That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.*”

Staff Comment: The residence that was previously located approximately in the center of the property was demolished in 2003. Two (2) Declaration of Restrictive Covenants from 09.09.2003 and 07.09.2008, included in the Applicant’s submittal package (see Attachment A), requires Lots 1, 2 and 23, Block 263, Riviera Section Part 11 to be held together as one (1) tract. An additional Restrictive Covenant exists as a part of a request from 07.16.2008 to allow for encroachments for a special driveway approach and irrigation system.

The Application does not satisfy this criterion.

- “5. *That the proposed building site(s) maintains and preserves open space, 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 average lot area is 12,894 sq. ft. for building sites located within a 1,000 foot radius of the property. This is comparable to the lot area of the proposed buildings sites which are 9,277 sq. ft. and 16,712 sq. ft. The comparison indicates that the proposed building sites would be compatible with the surrounding neighborhood.

The Application satisfies this criterion.

- “6. *That the building site(s) created was purchased as a separate building(s) by the current owner prior to September 17, 1977.*”

Staff Comment: The property was purchased in 2014; therefore, the application does not meet this criterion.

The Application does not satisfy this criterion.

Pursuant to Zoning Code, Article 3, Development Review, Section 3-206., Building Site Determination, Subsection F, Staff finds the Application satisfies two (2) of the six (6) criteria.

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.	Policy FLU-1.3.2. 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.	Does not comply or satisfy the review criteria specified in the Zoning Code
2.	Objective FLU-1.11. 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.	Objective FLU-1.13. The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.	Complies
4.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
5.	Goal FLU-3. 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
6.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies
7.	Policy DES-1.1.5. 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
8.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
9.	Policy DES-1.1.7. 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.	Does not comply or satisfy the review criteria specified in the Zoning Code

Staff Comments: Staff’s determination is that this Application is “generally consistent” with the CP, except for the goals, objectives and policies related to Zoning Code requirements for site plan review. The proposed building site separation does not comply with or satisfy the following review criteria as specified by the Zoning Code:

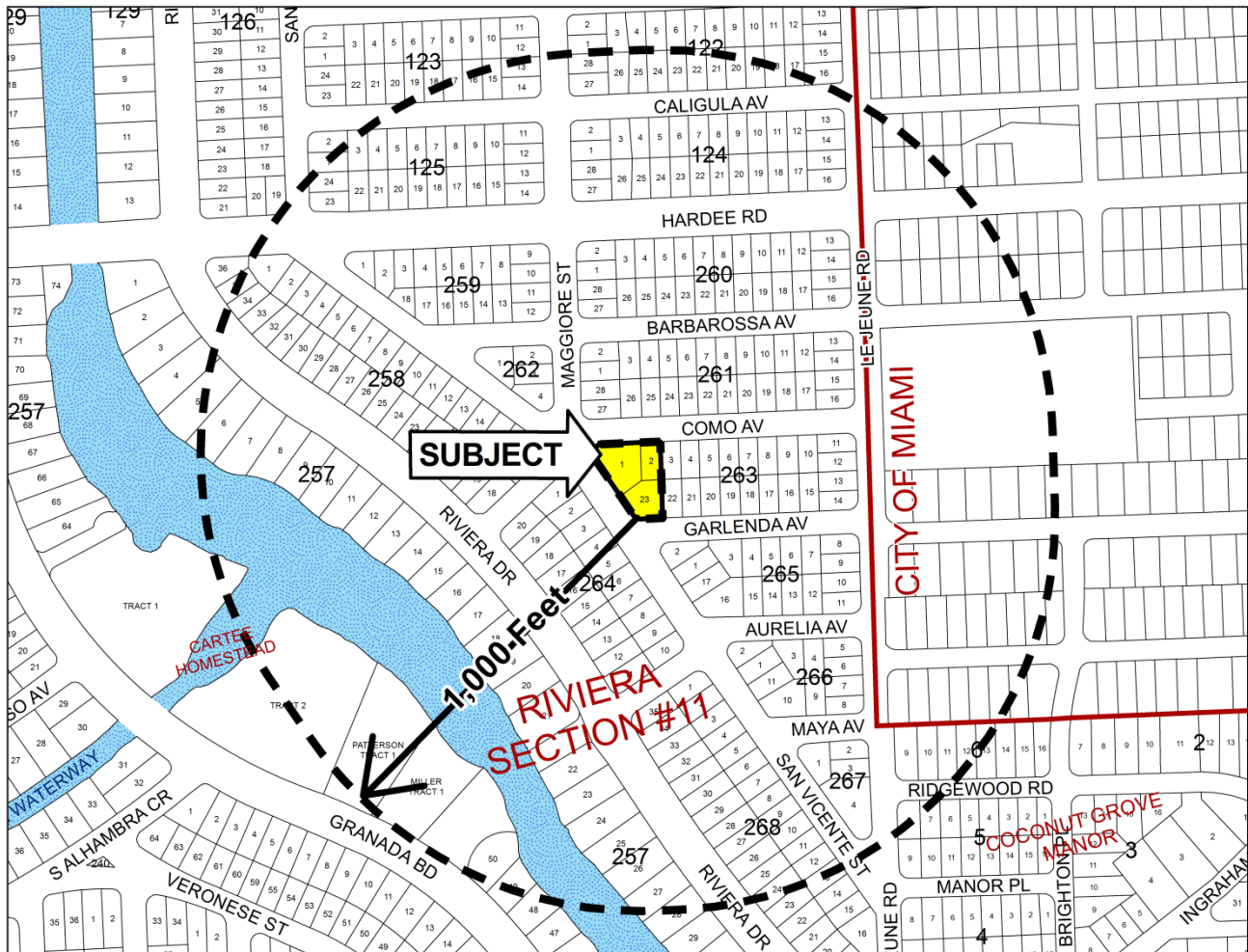
1. That the building site(s) created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of one thousand (1,000) foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less. “Immediate vicinity” shall be defined as an area in which a parcel of land is located, that is physically, functionally or geographically identifiable as a distinct realm, place or neighborhood, or an area within a radius of not more than one-half (1/2) mile from the subject property, whichever is smaller.
2. 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, CP and City Code. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.
3. That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.
4. That the building site(s) created was purchased as a separate building(s) by the current owner prior to September 17, 1977.

Public Notification and Comments

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. 177 notices were mailed to surrounding property owners. A Copy of the legal advertisement and courtesy notice are provided as Attachments B and C. 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
Public information meeting	05.18.15
Courtesy notification - 1,000 feet of the property	07.17.15
Posting of property	07.17.15
Legal advertisement	07.16.15
Posted agenda on City web page/City Hall	07.21.15
Posted Staff report on City web page	07.24.15

Staff Recommendation

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **denial** of the following:

“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 create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site consisting of a portion of Lot 1 and all of Lot 2; and, one (1) building site consisting of a portion of Lot 1 and all of Lot 23 on the property legally described as Lots 1, 2 and 23, Block 263, Riviera Section Part 11 (450 Como Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.”

Summary of the Basis for Denial

Planning and Zoning Staff, based upon the Findings of Fact contained herein, does not support the Application because the Application does not satisfy at least four (4) of the six (6) criteria as required per Zoning Code, Article 3, Development Review, Section 3-206, Building Site Determination, Subsection F. Staff has determined that the application satisfies two (2) of six (6) of the Zoning Code’s criteria for review.

Alternative Recommendation - Conditions of Approval

If the Planning and Zoning Board and the City Commission determine based upon the additional information submitted by the Applicant and the facts of the application, testimony, and evidence received that the Application satisfies the criteria, and desires to recommend **approval** of the proposed building site separation, then Planning and Zoning Division Staff recommends the application be recommended for approval by the Board subject to the following conditions of approval:

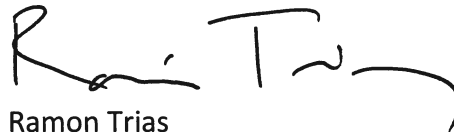
1. The new single-family residences constructed on the two (2) building sites shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.
2. The new single-family residences constructed on the two (2) building sites shall be deemed to face San Vicente Street. The main entrances shall face San Vicente Street while the driveways shall be required to have access from the side streets of Como Avenue and Garlenda Avenue.
3. A detailed tree disposition plan and landscape plan shall be prepared and provided by the Applicant, subject to review and approval of the Directors of the Public Service Division and the Planning and Zoning Division prior to the submittal to the Board of Architects for either building site.
4. Prior to submittal to the Board of Architects the property owner, its successors or assigns shall file for a release of the restrictive covenants currently running with the land.
5. Prior to submittal to the Board of Architects the property owner, its successors or assigns shall obtain letters from all affected utility companies and comply with any requests for easements.
6. The total square footage of the two (2) residences shall be equal to or less than 8,947 square feet, which would be the maximum size of a residence permitted by the Zoning Code that could be constructed on the property if developed as a single building site.

Attachments

- A. Applicant's submittal package.
- B. 07.16.15 Legal advertisement published.
- C. 07.17.15 Courtesy notice mailed to all property owners within 1,000 feet.

Please visit the City website at 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
Director of Planning and Zoning
City of Coral Gables, Florida

450 Como Avenue

Coral Gables, Florida

Planning and Zoning

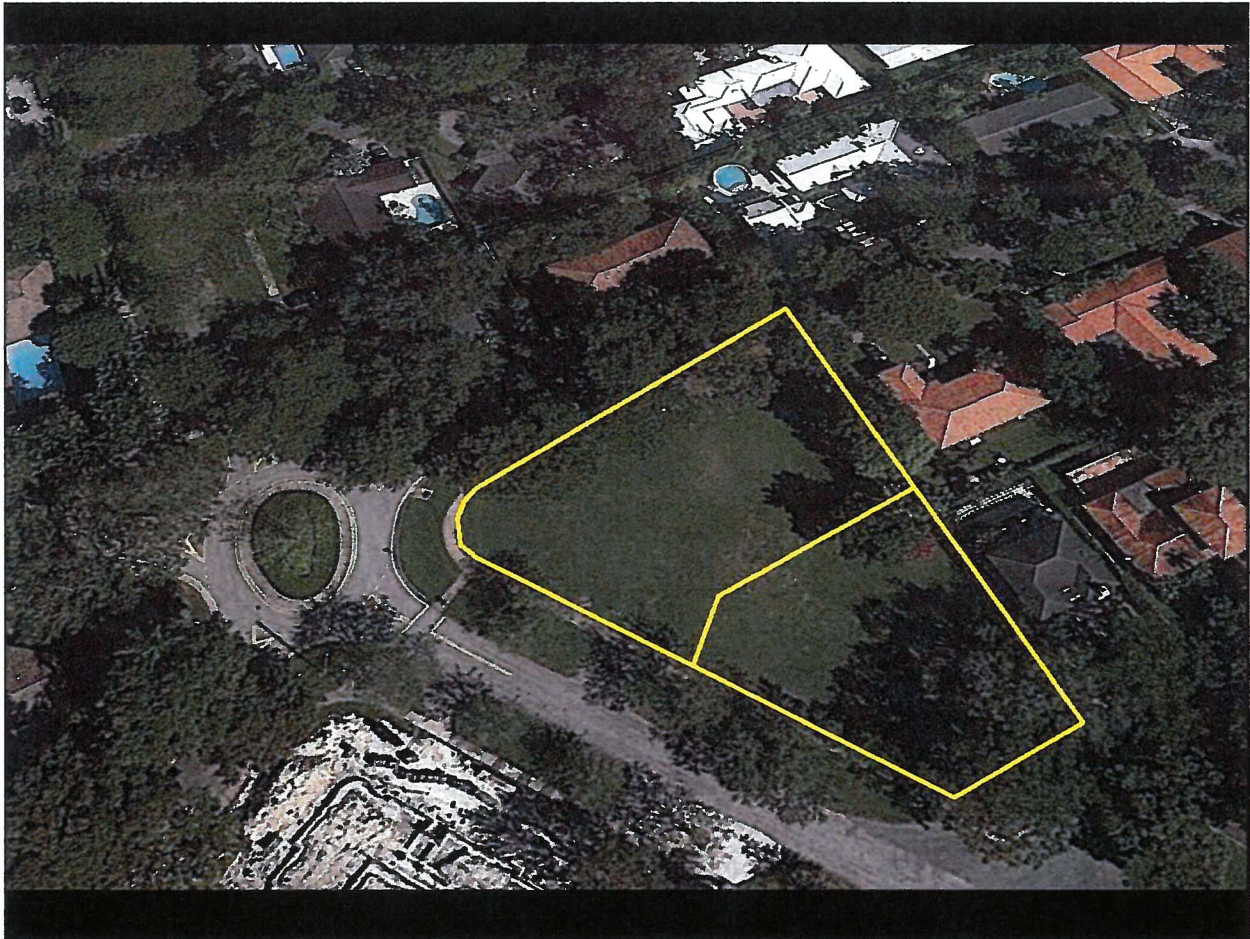


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Aerial, Photographs of Property and Streetscape	Tab 5
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Ordinances, Resolutions, Covenants	Tab 7



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: 450 Como Avenue

Property/project name: _____

Legal description: Lot(s) 1, 2 and 23

Block(s) 263 Section (s) Coral Gables Riviera Section 11

Property owner(s): The Blossom Avenue Development Miami, LLC c/o Marco Facchinetti, Manager

Property owner(s) mailing address: 1965 Broadway, #24D, New York, NY 10023

Telephone: Business 212-334-3062 Fax _____

Other _____ Email marco.facchinetti @ theblossomavenue.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Mario Garcia Serra, Esq. c/o Gunster
 Applicant(s)/agent(s) mailing address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131
 Telephone: Business 305-376-6061 Fax 305-376-6010
 Other _____ Email mgarcia-serra @ gunster.com

Property information

Current land use classification(s): Residential Single Family Low Density
 Current zoning classification(s): Single Family Residential District (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.



- 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

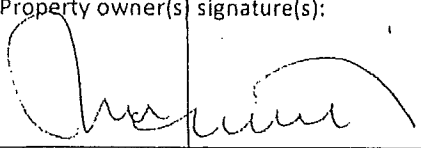
(I) (We) affirm and certify to all of the following:

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: The Blossom Avenue Development Miami, LLC Marco Facchinetti, as Manager
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 1965 Broadway, #24D, New York, New York 10022	
Telephone: 212-334-3062	Fax:
Email: marco.facchinetti@theblossomavenue.com	
<p>NOTARIZATION</p> <p>STATE OF FLORIDA ^{NEW YORK} / COUNTY OF MIAMI ^{New York}</p> <p>The foregoing instrument was acknowledged before me this <u>22</u> day of <u>APRIL</u> ²⁰¹⁵ by <u>SERGIO CUCCI</u></p> <p>(Signature of Notary Public - State of Florida) <i>New York</i></p> <p style="text-align: center;"> SERGIO O. CUCCI Notary Public, State of New York No. 02CU6061999 Commission Expires October 24, 20<u>15</u> Qualified in New York County </p> <p>(Print, Type or Stamp Commissioned Name of Notary Public)</p> <p><input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____</p>	



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:

Fax:

Email:

NOTARIZATION

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)

Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature:

Mario Garcia Serra

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

Mario Garcia-Serra, Esq.
c/o Gunster

Address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131

Telephone: 305-376-6061

Fax: 305-376-6010

Email: mgarcia-serra@gunster.com

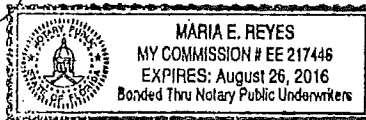
NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 21 day of April by Mario Garcia-Serra
2015

(Signature of Notary Public - State of Florida)

Maria E. Reyes



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

Personally Known OR Produced Identification; Type of Identification Produced _____



May 4, 2015

VIA HAND DELIVERY

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

Re: 450 Como Avenue / Planning & Zoning Board Application / Statement of Use for Request for Separation of a Building Site

Dear Mr. Trias:

The Blossom Avenue Development Miami, LLC, (the "Applicant"), is the owner of property located at 450 Como Avenue, in Coral Gables, Florida, which has a folio number of #0341290281790 (the "Property"). The Property is a trapezoid-shaped parcel which is approximately 24,900 square feet and consists of three platted lots, Lots 1, 2 and 23, in Block 263 of Coral Gables Riviera Section #11, as recorded in Plat Book 28, Page 23 of the Public Records of Miami-Dade County. The Property is vacant and surrounded by three street frontages Como Avenue, San Vicente Street and Garlenda Avenue.

The Property located within Riviera Section #11 has a Comprehensive Plan Future Land Use Map designation of Residential Single-Family Low Density and a zoning designation of Single Family Residential (SFR). The area consists of single family homes on platted lots ranging in size from approximately 4,500 square feet to 35,300 square feet, with the average building site area being about 11,000 square feet.

On February 9, 2015, the City of Coral Gables denied the Applicant's request for a Building Site Determination. However, pursuant to Section 3-206D of the Zoning Code, the Applicant is filing this application for a: (1) Separation of the Building Site; and (2) Conditional Use Site Plan Review, so that the Property can be split into two separate parcels to create two single family residences (the "Project").

The 24,900 square foot Property will be divided into two building sites – Building Site A, which will be 16,712 square feet and Building Site B, which will be 9,277 square feet. Pursuant to the conceptual site plan submitted with this application, both Site A and Site B have street frontages that are similar to the majority of the parcels in the neighborhood.

PROPERTY HISTORY

According to the building permit records and historical aerial photographs for the Property, the currently vacant parcel formerly contained a single family residence, with auxiliary and accessory structures. *See*, historical aerial photographs attached as **Exhibit A**. In 2003 after the sale of the Property to a new owner (“2003 Owner”), the City issued a demolition permit for the single family home and auxiliary and accessory structures. In anticipation of the 2003 Owner building a new single family home on the Property and utilizing the three lots as a single building site, a Declaration of Restrictive Covenant (the “Declaration”) was recorded against the Property. The Declaration provided “that the said lots [Lots 1, 2 and 23] . . . upon which the single family residence is situated shall not be conveyed, mortgaged or leased separate or apart from each other and that they will be held together as one tract.” *See*, Declaration attached as **Exhibit B**. The City required the 2003 Owner to record the Declaration as an inducement to construct the new home on the Property. However, the 2003 Owner never built the new home. On or about 2008, the Property sold and a new owner, 450 Como Development, LLC purchased the Property (“450 Como”). Once again, the City required 450 Como to record a new Declaration of Restrictive Covenant (“2008 Declaration”) in order to construct a single family residence on the Property, attached as **Exhibit C**. 450 Como never commenced construction of the home and on April 30, 2014, the Applicant purchased the Property, which remains vacant.

The Applicant wishes to separate the large, irregularly shaped Property into two parcels each which satisfies the dimensional requirements for single family residential lots similar to and compatible with the lots in the neighborhood.

SEPARATION AND ESTABLISHMENT OF BUILDING SITES

Pursuant to Zoning Code Section 3-206, the Applicant is requesting a separation of the Property into two separate building sites which will have a minimum street frontage of at least 50 feet. The separation of the two building sites will require a conditional use for a building site determination which must satisfy four out of the six criteria set forth in Section 3-206(F). The Property satisfies five out of the six criteria set forth therein as follows:

A. That exceptional or unusual circumstance exist, that are site specific such an unusual site configuration and multiple facings, which would warrant the separation or establishment of a building sites.

The Property has an unusual site configuration and multiple street facings which warrant the separation or establishment of the requested building sites. The Property is shaped like a trapezoid, with three out of its four unequal frontages facing streets. This awkwardly shaped configuration makes site establishment and building lots extremely difficult. Additionally, the Property is immediately adjacent to smaller lots, one which is 5,000 square feet and one which is 10,000 square feet, making this unusually large lot at almost 25,000 square feet incompatible at this location. As stated below the majority of the properties in this area are similar in size to the proposed lots. The separation of the Property into two more reasonably sized lots is compatible with the parcels of property in the surrounding neighborhood.

B. That the building sites created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of 1,000 foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less.

As shown on the Building Site Frontages Analysis Exhibit, attached as **Exhibit D**, Parcel A and Parcel B's building site frontages both fall within the middle 81% of the existing building site frontages of the same zoning designation within a 1,000 foot radius pursuant to the lot frontage categories recommended by City staff.

C. That the building sites 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, CP and City Code.

The Property is vacant. There are no existing structures that would become non-conforming. All proposed structures would conform to the setbacks, lot area, lot width and depth, ground coverage and all other applicable provisions of the Zoning Code, CP and City Code.

D. That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site.

As stated above, the two former Property owners at the time of site plan approval for their proposed single-family residences on the Property were required to record a Declaration of Restrictive Covenant to tie all three parcels together, so that once the Property was developed, no individual lot could "be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract." The Declaration was required **only** as a result of the former owners' intent to "construct a single family residence at 450 Como Avenue . . . and [their] desire to utilize said lots [Lots 1, 2 and 23] as a single building site". The assumptions under which these covenants were entered into has changed and their intent was never realized. The Applicant does not want to utilize the three lots as a single building site and will request that the 2003 Declaration and the 2008 Declaration be released. Once two separate building sites are created, there will be no need for a Declaration of Restrictive Covenant, as each building site will be on its own platted lot(s). It is important to note that, when a single family home did previously exist on the Property, there was no Unity of Title encumbering the Property.

E. That the proposed building sites maintain and preserve open space, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area.

The two proposed building sites are designed to comply with the requirements of the Zoning Code and will maintain and preserve a generous amount of open space. Because the Property is irregularly shaped and surrounded on three sides by streets, the frontages have greater setbacks. The structures are setback 25 feet from the property lines along the streets, allowing a large amount of open and green space. However, not only will the Property maintain the 25 foot

Mr. Ramon Trias

May 4, 2015

Page 4

setback from the property lines facing the streets, but the City's rights-of-way along these street fronts average an additional 21 to 26 feet from the actual pavement of the roadways, including a five foot sidewalk and green parkway space. Therefore, there will be at least 46 to 51 feet of open and green space between the actual roadway and the proposed single-family structure on the new parcels. Additionally, the division of the Property into two reasonably sized parcels creates lots and building areas that are more compatible with the lot sizes and building areas of the neighbors. The average size lot in this area is approximately 11,000 square feet, which is much more compatible with the proposed lots once separated than the current lot which is almost 25,000 square foot. Please note that a conceptual set of plans for the single family homes on each new lot is included with this submission and the Applicant is willing to enter into a restrictive covenant which ties development of each building site to these plans subject to Board of Architects review and approval. These conceptual plans are the result of numerous discussions with immediately abutting neighboring property owners.

F. That the building site(s) created was purchased as a separate building by the current owner prior to September 17, 1977.

The current owner purchased the Property in 2014.

In summary, this building site separation and conditional use application to split the Property into two lots is made with the intent of developing two beautifully designed, high quality styled residential homes that are compatible with the surrounding area. We respectfully submit that this request achieves the City goals of maintaining and creating green and open space and compatible neighborhoods, while increasing the variety of housing options available to City residents. Accordingly, we respectfully request your favorable consideration of this submittal and look forward to continuing to work with the City on this request.

If you have any questions, please do not hesitate to contact me at (305) 376-6061.

Sincerely,



Mario Garcia-Serra

Enclosures

MIA_ACTIVE 4301342.3

Exhibit A

SEC 29 T 54 S R 41 E JAN 18 1982



1968

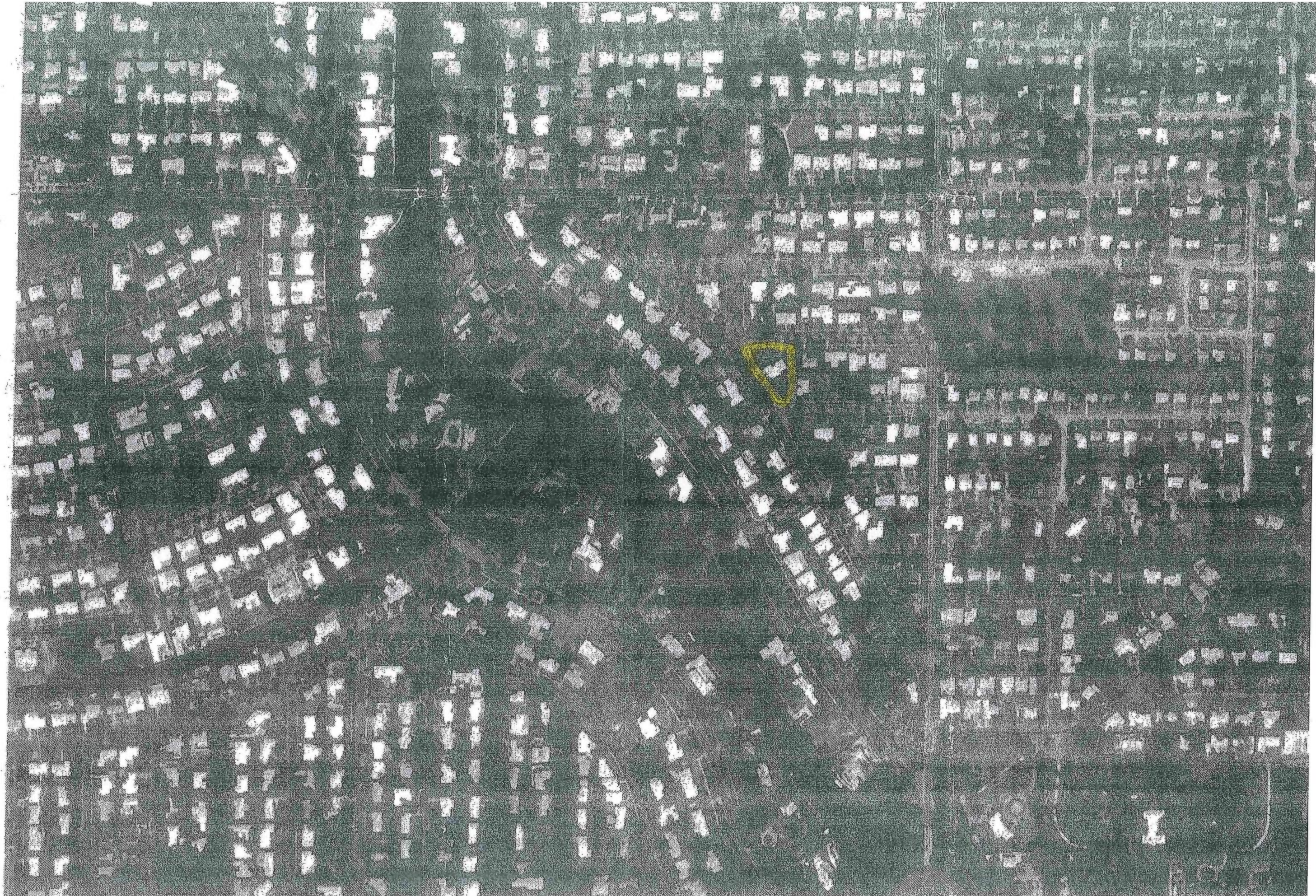


Exhibit B

This instrument prepared by:
John F. Cook, Esquire
JOHN F. COOK, P.A.
2033 Wood Street, #220
Sarasota, Florida 34237
(941) 906-1360

DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned HUGH F. CULVERHOUSE, is the fee simple owner of the following described property situated and being in the City of Coral Gables, Florida:

Lots 1, 2 and 23, Block 263 of RIVIERA SECTION PART NO. 11 OF CORAL GABLES, according to the Plat thereof as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida.

WHEREAS, the undersigned owner intends to construct a single family residence at 450 Como Avenue, Coral Gables, Florida 33146 and desires to utilize said lots as a single building site, and the undersigned owner does hereby declare and agree as follows:

1. That the single family residence will not be used in violation of any ordinances of the City of Coral Gables now in effect or hereinafter enacted.
2. That the said lots above described upon which the single family residence is situated shall not be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract.

NOW, THEREFORE, for good and valuable consideration, the undersigned does hereby declare that he will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

FURTHER, the undersigned declares that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, his successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinance of said City then in effect.

IN WITNESS WHEREOF, the undersigned has caused his hand and seal to be affixed hereto on this 4th day of September, 2003.

WITNESSES:

[Signature]
Sign above and print name here OLANDA SJAREZ
[Signature]
Sign above and print name here ALAN R. KENNEDY

OWNERS:

[Signature]
HUGH F. CULVERHOUSE

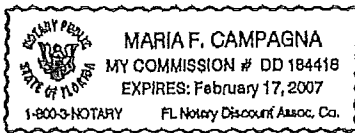
STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day personally appeared before me HUGH F. CULVERHOUSE, who is personally known to me or has produced _____ (type of identification) as identification, and he acknowledged that he executed the foregoing, freely and voluntarily for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me on this 9th day of September, 2003.

Maria F. Campagna
Notary Public, State of Florida

My Commission Expires:



APPROVED AS TO FORM

Elizabeth M. Hernandez
Elizabeth M. Hernandez, City Attorney

Exhibit C



CFN 20080651970
 DR BK 26517 Pg 2492i (1ps)
 RECORDED 08/08/2008 15:54:01
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, the undersigned 450 Cma Development, LLC is/are the fee simple owner(s) of the following described property situated and being in the City of Coral Gables, Florida:

Lot(s) 1, 2 and 24 Block 2403 of Everest Station Park II Subdivision, according to the plat thereof, as recorded in Plat Book 277 Page 24 of the Public Records of Dade County, Florida, and

WHEREAS, the undersigned owner(s) of a single family residence at 450 Cma Ave, Coral Gables, FL 33146 desire to utilize said Lot(s) as a single building site, and the undersigned owner(s) do(es) hereby declare and agree as follows:

1. That the single family residence will not be used in violation of any ordinances of the City of Coral Gables now in effect or hereinafter enacted.
2. That the said Lot(s) above described upon which the single family residence is situated shall not be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract.

NOW, THEREFORE, for good and valuable consideration, the undersigned do(es) hereby declare that he/she will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

FURTHER, the undersigned declare(s) that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, his/her successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinances of said City then in effect.

IN WITNESS WHEREOF, the undersigned has/have caused his hand(s) and seal(s) to be affixed hereto on this 9th day of July, 20 08.

WITNESS (ES) _____ OWNER(S) _____
 Sign above and print name here: Maximar Lorenz → Sign above and print name here: Fernando Campos
Walmalruane
 Sign above and print name here: Alma A. Puche Sign above and print name here: _____

STATE OF FLORIDA);
 COUNTY OF DADE);

I HEREBY CERTIFY that on this day personally appeared before me Fernando Campos who is personally known to me or has produced _____ (type of identification) as identification and he/she acknowledge that he/she executed the foregoing, freely and voluntarily, for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me on this 9th day of July, 20 08

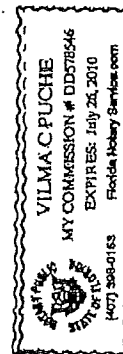
My commission expires: _____

PREPARED BY:
Francisco J. Paez
7001 SW 64th STREET
Miami, FL 33143
(786) 268-4334
 UNITY OF TITLE

NOTARY PUBLIC STATE OF FLORIDA

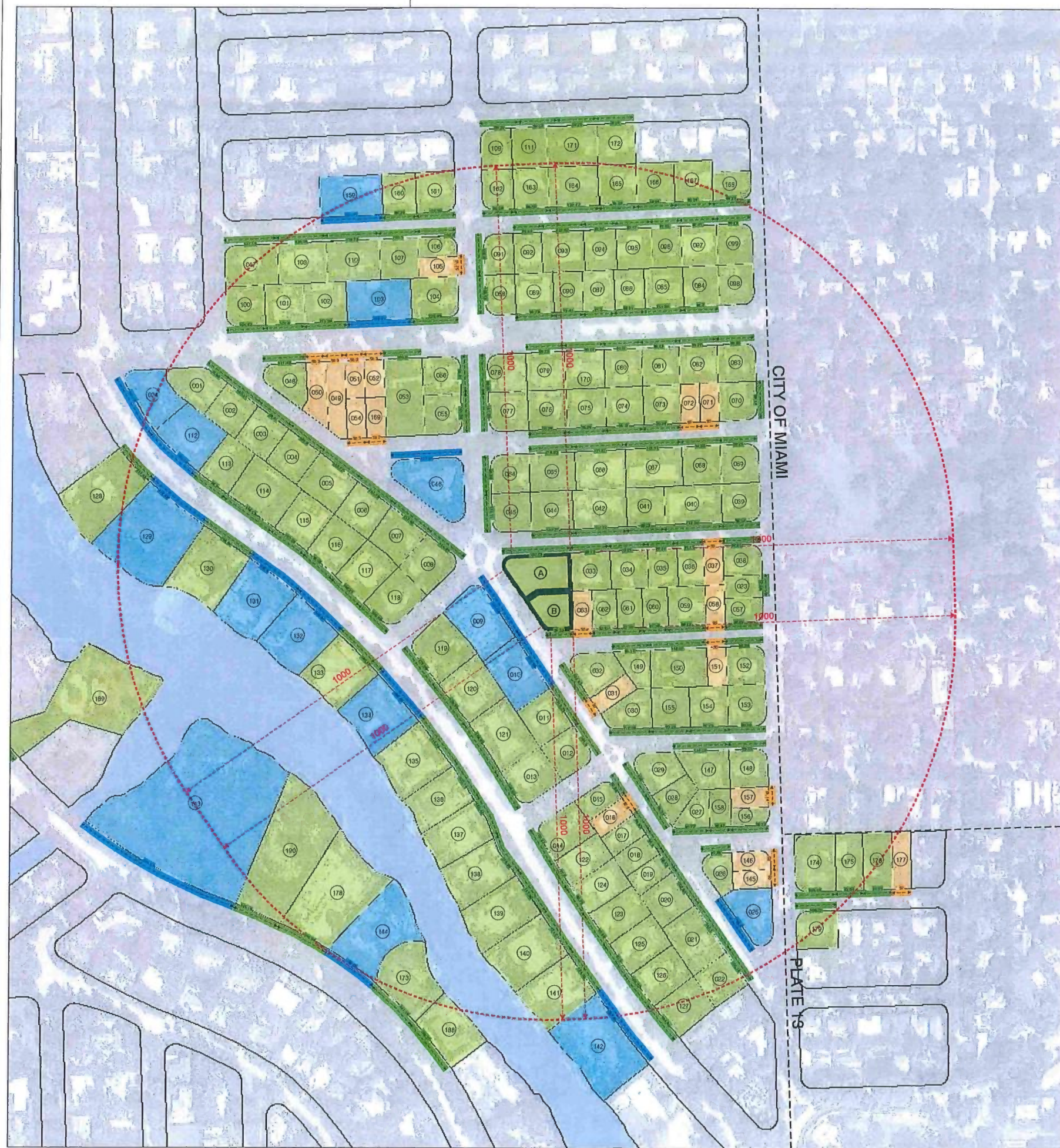
APPROVED AS TO FORM

Elizabeth M. Hernandez, City Attorney




#6725

Exhibit D



	0 - 55	55,33 - 150,58	+ 150,58	TOTAL
# of building sites	19	148	15	182
% of building sites	10,44%	81,32%	8,24%	100,00%


THE BLOSSOM AVENUE
 FOR BETTER HUMAN LIVING
Miami, Florida - USA
14 East 10th, Grand Hotel, New York 10003 NY - USA
Phone: +1 (212) 334-3002 - Fax: +1 (212) 334-3004
Via Rigamonti 44, 20145 Milano (MI) - ITALIA
Tel: +39 02 35200102 - Fax: +39 02 35200102

SAN VICENTE ST. DEVELOPMENT

6406 San Vicente St., Coral Gables, Miami, Florida FL

T-100.08
BUILDING SITE
FRONTAGES ANALYSIS

Scale 1:1500

WORKING GROUP
 The Blossom Avenue Development LLC
 1965 Broadway, New York, 10023 NY - USA

450 Como Avenue
Building Separation / Lot Split
Comprehensive Plan Analysis

The Blossom Avenue Development Miami, LLC, (the “Applicant”), is the owner of property located at 450 Como Avenue, in Coral Gables, Florida, which is approximately 24,900 square feet and consists of three platted lots, Lots 1, 2 and 23, in Block 263 of Coral Gables Riviera Section #11, as recorded in Plat Book 28, Page 23 of the Public Records of Miami-Dade County (the “Property”). The Applicant is requesting a Separation of the Building Site and Conditional Use Site Plan Review, so that the Property can be split into two separate parcels to create two single family residences (the “Project”).

The Project is consistent with the following Goals, Objectives and Policies of the City’s Comprehensive Plan:

Objective FLU-1.11. 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.

The Property’s underlying land use designation is Residential Single Family - Low Density. Currently, the Property contains three platted lots. The Project proposes to replat the Property into two platted lots and construct two luxury homes, which will both preserve the low intensity and high quality character of the residential neighborhood.

Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.

The Project will comply with the provisions of the Zoning Code, which will preserve and improve the character of the neighborhood.

Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.

The Project with only two proposed homes will be consistent with the Low Density use designated on the Future Land Use Map and consistent with the pattern of development in the neighborhood, thereby preserving the Low Density character of the existing neighborhood.

Objective HOU-1.2. Promote sound, aesthetically pleasing housing.

The Applicant’s conceptual design of the two homes proposed for the Property has been designed in accordance with the City of Coral Gables’ design standards and in compliance with the Zoning Code. The Project is consistent and compatible with traditional Coral Gables architectural design and will promote sound aesthetically pleasing housing in the surrounding neighborhood.

Policy HOU-1.2.1. New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City will strictly enforce its zoning regulations, building codes, and ordinances to assure conformance.

The Project will consist of new housing construction and will be in conformance with local building requirements and zoning regulations. The lot split will create two lots that will be compatible and in conformance with the lot sizes and frontages of the majority of lots within a 1,000 foot radius of the Property, thereby assuring conformance with the City's regulations.

Policy HOU-1.2.3. Aesthetic compatibility and visual harmony shall be considered as bona fide criteria in reviewing requests for residential housing.

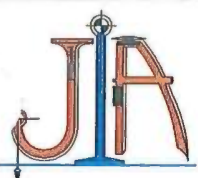
The two residential homes developed as a result of the lot split will be designed to be aesthetically compatible and visually harmonious with the homes in the surrounding neighborhood. The Property is surrounded by three street frontages and once split, each lot will be a corner lot with two street frontages. The proposed design of the homes will be Mediterranean inspired incorporating classic Mediterranean features on both street frontages creating aesthetically pleasing building facades.

Policy HOU-1.2.6. New development shall be compatible with adjacent established residential areas.

The new homes proposed for the Property, once split, will be compatible with the adjacent established residential areas. The Property is located in an area where both new construction and older established homes are located and reside harmoniously. The architectural style of the homes has a consistent Mediterranean design that makes the structures compatible regardless of when they were constructed. The proposed new homes will also incorporate Mediterranean design features to be compatible with the surrounding neighborhood.

Policy HOU-1.2.7. New housing shall be designed and located that ensures the preservation of the unique character of the City's existing neighborhoods.

The new homes proposed for the Property are being designed and situated to ensure the preservation of the unique character of the existing neighborhood. The homes are being situated so that their fronts face north and south, similarly to their adjacent neighbors (the original design located the frontages both facing west along San Vicente, but after meeting with the neighbors, it was agreed to continue the same pattern of the front yards facing north along Como Avenue and south along Garlenda Avenue). Additionally, because the Property is a corner lot with three street frontages, the setbacks are greater, ensuring that a large amount of green space and street trees are preserved and incorporated into the existing streetscape.



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

2804 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



MAP OF BOUNDARY SURVEY

450 COMO AVENUE, CORAL GABLES, FL 33146
FOLIO No. 03-4129-028-1790

CERTIFICATION:
MARCO FACCHINETTI
AVILA RODRIGUEZ HERNANDEZ MENA & FERRI LLP
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



LOCATION SKETCH
SCALE = N.T.S.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:
• THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
• THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
• EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
• THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
• LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
• BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
• EASEMENTS AS SHOWN ARE PER PLAT BOOK. UNLESS DEPICTED OTHERWISE.
• THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
• ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING
• PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
• UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
• FENCE OWNERSHIP NOT DETERMINED.
• THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE
• DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A.
COMMUNITY: 120639
PANEL: 0459
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.

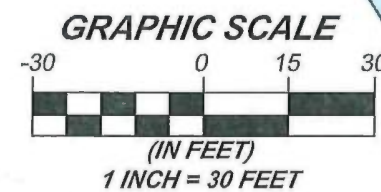
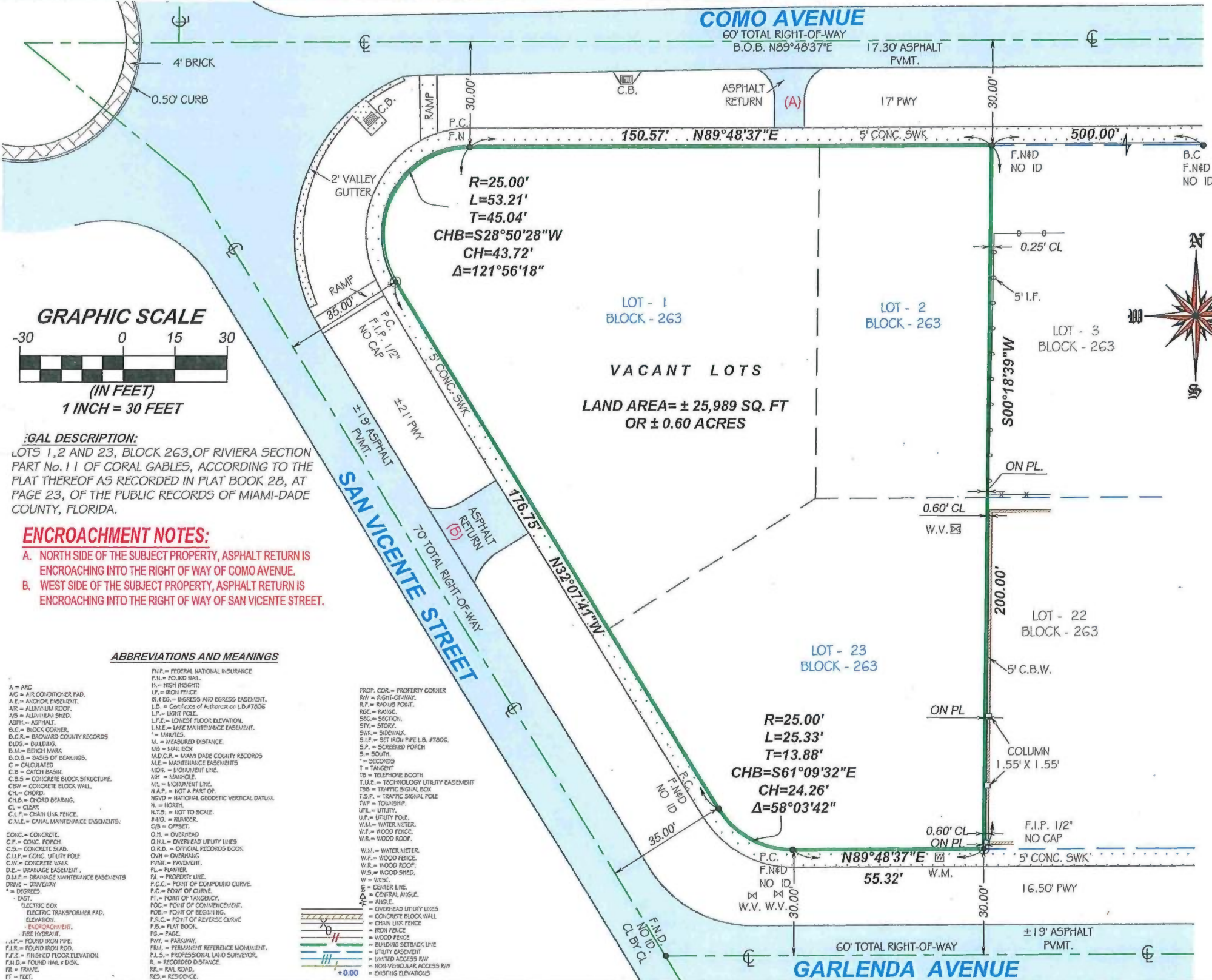
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: 03/11/2014
CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____
REVISED ON: _____

DRAWN BY:	NGH
FIELD DATE:	03/11/2014
JOB NO:	14-000833-1
SHEET:	1 OF 1



LEGAL DESCRIPTION:
LOTS 1, 2 AND 23, BLOCK 263, OF RIVIERA SECTION PART No. 11 OF CORAL GABLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, AT PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENCROACHMENT NOTES:
A. NORTH SIDE OF THE SUBJECT PROPERTY, ASPHALT RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF COMO AVENUE.
B. WEST SIDE OF THE SUBJECT PROPERTY, ASPHALT RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF SAN VICENTE STREET.

ABBREVIATIONS AND MEANINGS

<p>F.N.P. = FEDERAL NATIONAL INSURANCE F.N. = FOUND HAIL H. = HIGH BRIGHT I.F. = IRON FENCE W.E.G. = HIGHWAY AND EGRESS EASEMENT L.B. = CERTIFICATE OF ADEQUACY L.B.#7806 L.P. = LIGHT POLE L.F.E. = LOWEST FLOOR ELEVATION L.M.E. = LAZE MAINTENANCE EASEMENT M. = MINUTES M.L. = MEASURED DISTANCE M.S. = MAIL BOX M.D.C.R. = MIAMI DADE COUNTY RECORDS M.E. = MAINTENANCE EASEMENTS M.O.H. = MONTHLY UNIT M.H. = MANHOLE M.L. = MEASUREMENT LINE M.A.P. = NOT A PART OF M.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM N. = NORTH N.T.S. = NOT TO SCALE N.I.O. = NUMBER O.S. = OFFSET O.H. = OVERHEAD UTILITY LINES O.R.B. = OFFICIAL RECORDS BOOK O.V. = OVERLAP P.V.M.T. = PAVEMENT P.L. = PLASTER P.L. = PROPERTY LINE P.O.C. = POINT OF COMPOUND CURVE P.C. = POINT OF CURVE P.T. = POINT OF TANGENCY P.O.B. = POINT OF BEGINNING P.R.C. = POINT OF REVERSE CURVE P.B. = PLAT BOOK P.S. = PAGE P.W. = PARAWAY P.R.M. = PERMANENT REFERENCE MONUMENT P.L.S. = PROFESSIONAL LAND SURVEYOR R. = RECORDED DISTANCE R.L. = RAIL ROAD R.S. = RESIDENCE</p>	<p>F.N.P. = FEDERAL NATIONAL INSURANCE F.N. = FOUND HAIL H. = HIGH BRIGHT I.F. = IRON FENCE W.E.G. = HIGHWAY AND EGRESS EASEMENT L.B. = CERTIFICATE OF ADEQUACY L.B.#7806 L.P. = LIGHT POLE L.F.E. = LOWEST FLOOR ELEVATION L.M.E. = LAZE MAINTENANCE EASEMENT M. = MINUTES M.L. = MEASURED DISTANCE M.S. = MAIL BOX M.D.C.R. = MIAMI DADE COUNTY RECORDS M.E. = MAINTENANCE EASEMENTS M.O.H. = MONTHLY UNIT M.H. = MANHOLE M.L. = MEASUREMENT LINE M.A.P. = NOT A PART OF M.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM N. = NORTH N.T.S. = NOT TO SCALE N.I.O. = NUMBER O.S. = OFFSET O.H. = OVERHEAD UTILITY LINES O.R.B. = OFFICIAL RECORDS BOOK O.V. = OVERLAP P.V.M.T. = PAVEMENT P.L. = PLASTER P.L. = PROPERTY LINE P.O.C. = POINT OF COMPOUND CURVE P.C. = POINT OF CURVE P.T. = POINT OF TANGENCY P.O.B. = POINT OF BEGINNING P.R.C. = POINT OF REVERSE CURVE P.B. = PLAT BOOK P.S. = PAGE P.W. = PARAWAY P.R.M. = PERMANENT REFERENCE MONUMENT P.L.S. = PROFESSIONAL LAND SURVEYOR R. = RECORDED DISTANCE R.L. = RAIL ROAD R.S. = RESIDENCE</p>	<p>PROP. COR. = PROPERTY CORNER R/W. = RIGHT-OF-WAY R.F. = RAD US POINT R.E. = RANGE SEC. = SECTION STY. = STORY SW. = SIDEWALK S.I.P. = SET IRON PIPE L.B. #7806 S.P. = SCREENED PORCH S. = SOUTH T. = TANGENT T.D. = TELEPHONE BOOTH T.U.E. = TECHNOLOGY UTILITY EASEMENT T.S.B. = TRAFFIC SIGNAL BOX T.S.P. = TRAFFIC SIGNAL POLE T.W. = TOWNSHIP U.L. = UTILITY U.P. = UTILITY POLE W.M. = WATER METER W.F. = WOOD FENCE W.R. = WOOD ROOF W.S. = WOOD SHED W. = WEST W.C. = CENTER LINE W.C.A. = CENTRAL ANGLE W.A. = ANGLE W.U.L. = OVERHEAD UTILITY LINES W.C.B.W. = CONCRETE BLOCK WALL W.L.F. = CHAIN LINK FENCE W.F. = WOOD FENCE W.R. = WOOD ROOF W.S. = WOOD SHED W. = WEST W.C. = CENTER LINE W.C.A. = CENTRAL ANGLE W.A. = ANGLE W.U.L. = OVERHEAD UTILITY LINES W.C.B.W. = CONCRETE BLOCK WALL W.L.F. = CHAIN LINK FENCE W.F. = WOOD FENCE W.R. = WOOD ROOF W.S. = WOOD SHED W. = WEST W.C. = CENTER LINE W.C.A. = CENTRAL ANGLE W.A. = ANGLE W.U.L. = OVERHEAD UTILITY LINES W.C.B.W. = CONCRETE BLOCK WALL W.L.F. = CHAIN LINK FENCE W.F. = WOOD FENCE W.R. = WOOD ROOF W.S. = WOOD SHED W. = WEST W.C. = CENTER LINE W.C.A. = CENTRAL ANGLE W.A. = ANGLE W.U.L. = OVERHEAD UTILITY LINES W.C.B.W. = CONCRETE BLOCK WALL W.L.F. = CHAIN LINK FENCE W.F. = WOOD FENCE W.R. = WOOD ROOF W.S. = WOOD SHED W. = WEST W.C. = CENTER LINE W.C.A. = CENTRAL ANGLE W.A. = ANGLE</p>
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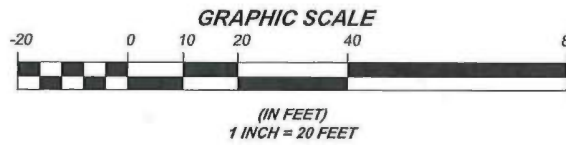


JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 282-0400 FAX: (305) 282-0401
2804 DEL PRADO BLVD SOUTH SUITE NO. 202 UNIT 1 CAPE CORAL, FL 33904 PH: (239) 540-2880 FAX: (239) 540-2864



MAP OF BOUNDARY SURVEY



LOCATION SKETCH
SCALE = N.T.S.

LEGAL DESCRIPTION:
LOTS 1, 2 AND 23, BLOCK 263, OF RIVIERA SECTION PART No. 11 OF CORAL GABLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, AT PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
450 COMO AVENUE,
CORAL GABLES, FLORIDA, 33146

CERTIFICATION:
MARCO FACCHINETTI
AVILA RODRIGUEZ HERNANDEZ MENA &
FERRI LLP
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:
• THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
• EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
• THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
• LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
• BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, WHICH COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
• EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS SPECIFIED OTHERWISE.
• THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
• ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
• UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
• FENCE OWNERSHIP NOT DETERMINED.
• THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "X"
BASE FLOOD ELEVATION: 12.0639
COMMUNITY: 120639
PANEL: 0459
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CORAL GABLES CITY BENCH MARK #215 @ NW CORNER MAGGIORE STREET & SAN VICENTE STREET. ELEVATION IS 10.24 FEET OF N.G. V.D. OF 1929

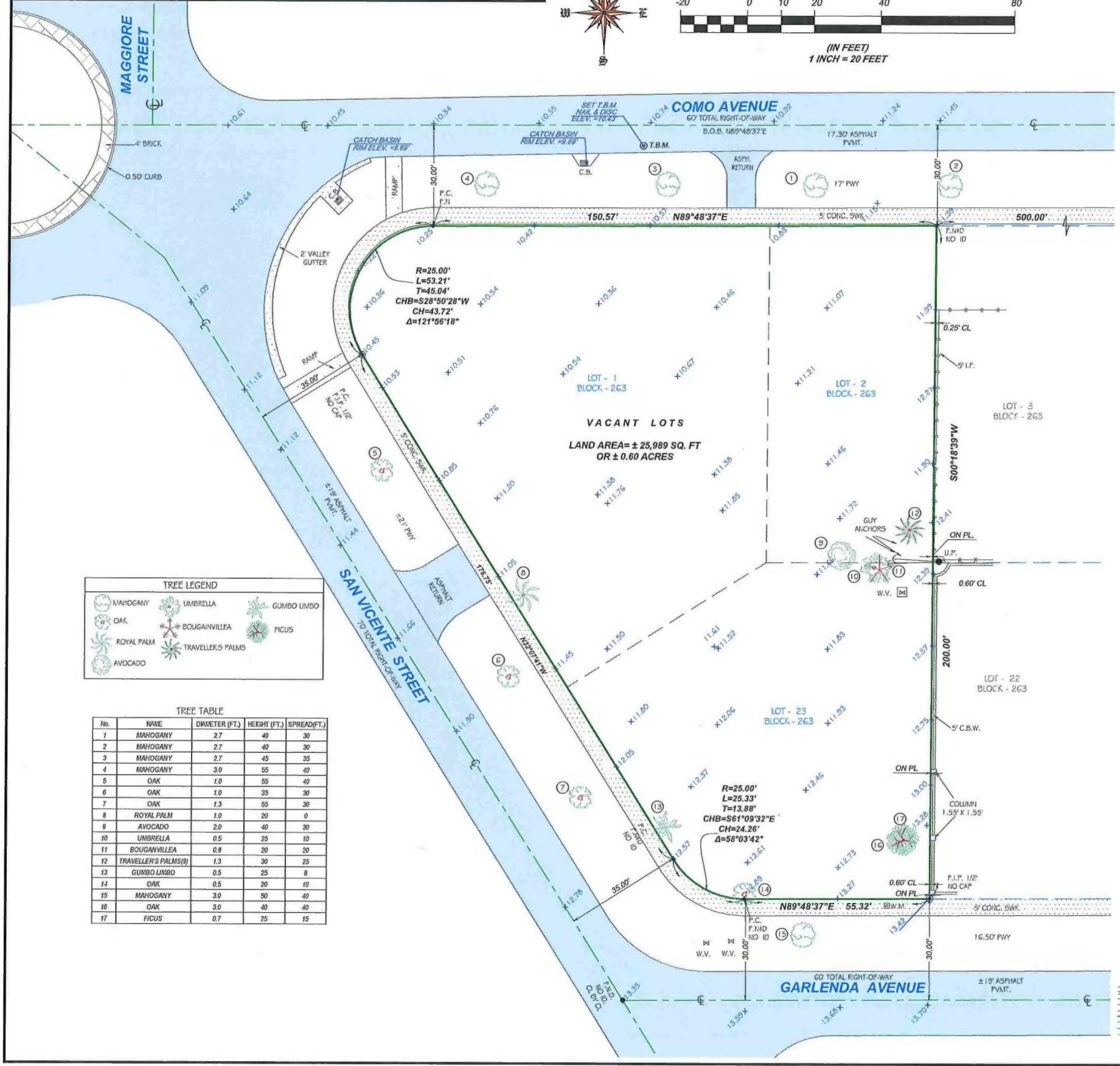
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.001, FLORIDA STATUTES.

BY:  03/11/2014
CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

REVISED ON: ADDED TREE LOCATION AND CONSTRUCTION ELEVATIONS 01-02-2014
REVISED BY:

DRAWN BY:	E.O.
FIELD DATE:	03/11/2014
JOB NO.:	14-000833-2
SHEET:	1 OF 1



TREE LEGEND

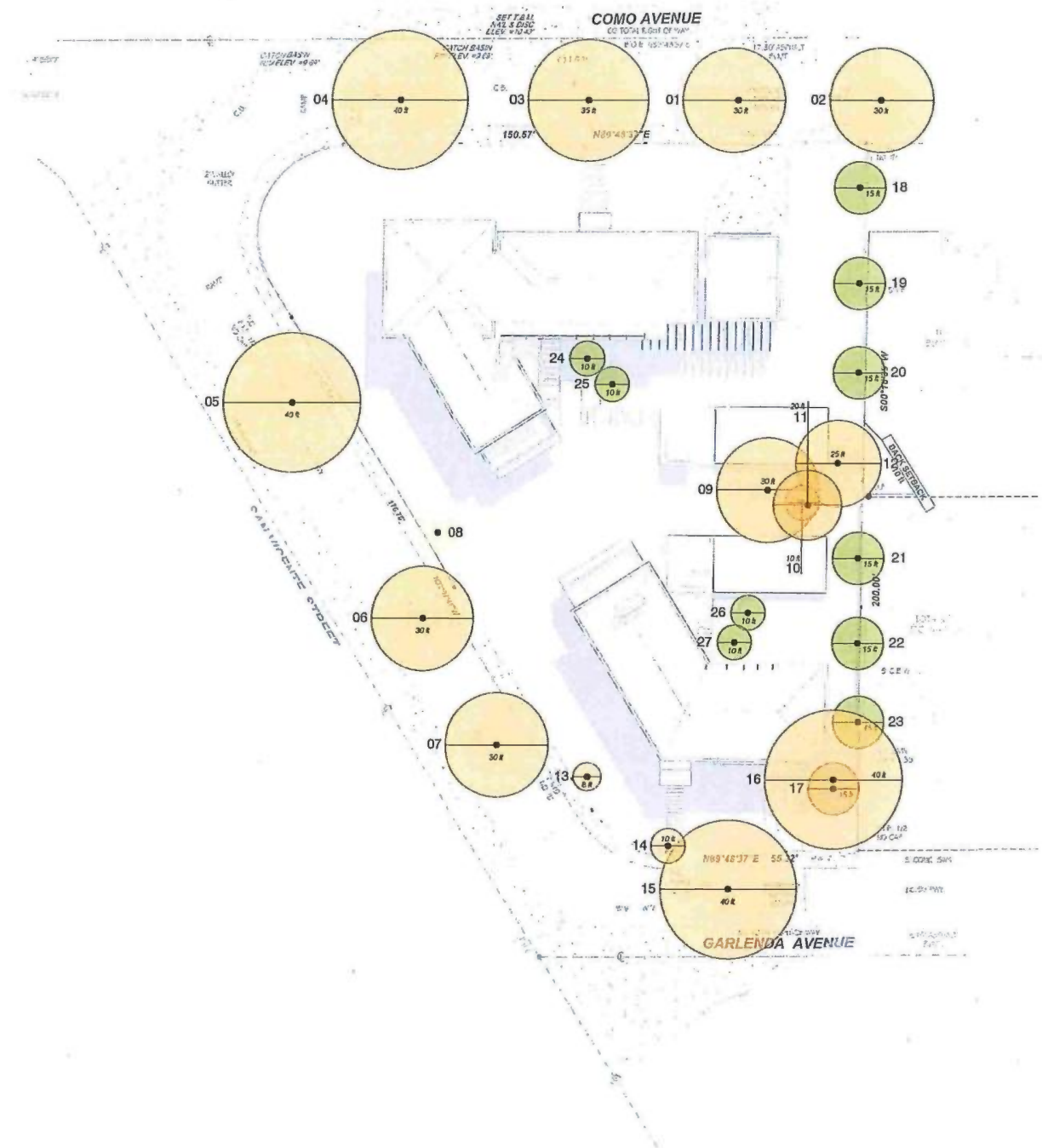
	MAHOGANY		UMBRELLA		GUMBO LIMBO
	OAK		BOUGAINVILLEA		FICUS
	ROYAL PALM		TRAVELLER'S PALMS		
	AVOCADO				

TREE TABLE

No.	NAME	DWIMETER (FT.)	HEIGHT (FT.)	SPREAD (FT.)
1	MAHOGANY	2.7	40	30
2	MAHOGANY	2.7	40	30
3	MAHOGANY	2.7	45	35
4	MAHOGANY	3.0	55	40
5	OAK	1.0	55	40
6	OAK	1.0	35	30
7	OAK	1.3	55	40
8	ROYAL PALM	1.0	20	0
9	AVOCADO	2.0	40	30
10	UMBRELLA	0.5	25	10
11	BOUGAINVILLEA	0.8	20	20
12	TRAVELLER'S PALMS(9)	1.3	30	25
13	GUMBO LIMBO	0.5	25	8
14	OAK	0.5	20	10
15	MAHOGANY	3.0	50	40
16	OAK	3.0	40	40
17	FICUS	0.7	25	15

LEGEND

	OVERHEAD UTILITY LINES
	CONCRETE BLOCK WALL
	CHAIN LINK FENCE
	IRON FENCE
	WOOD FENCE
	BUILDING SETBACK LINE
	UTILITY EASEMENT
	LIMITED ACCESS R/W
	NON-VEHICULAR ACCESS R/W
	EXISTING ELEVATIONS
	G.S.D.



No	NAME	DIAMETER	HEIGHT	SPREAD
01	MAHOGANY	2.7	40	30
02	MAHOGANY	2.7	40	30
03	MAHOGANY	2.7	45	35
04	MAHOGANY	3.0	55	40
05	OAK	1.0	55	40
06	OAK	1.0	35	30
07	OAK	1.3	55	30
08	ROYAL PALM	1.0	20	0
09	AVOCADO	2.0	40	30
10	UMBRELLA	0.5	25	10
11	BOUGANVILLEA	0.8	20	20
12	TRAVELLER'S PALM	1.3	30	25
13	GUMBO LIMBO	0.5	25	8
14	OAK	0.5	20	10
15	MAHOGANY	3.0	50	40
16	OAK	3.0	40	40
17	FIGUS	0.7	25	15
18	FIGUS	0.7	25	15
19	FIGUS	0.7	25	15
20	FIGUS	0.7	25	15
21	FIGUS	0.7	25	15
22	FIGUS	0.7	25	15
23	FIGUS	0.7	25	15
24	ROYAL PALM	1.0	20	10
25	ROYAL PALM	1.0	20	10
26	ROYAL PALM	1.0	20	10
27	ROYAL PALM	1.0	20	10

Existing trees

Project trees

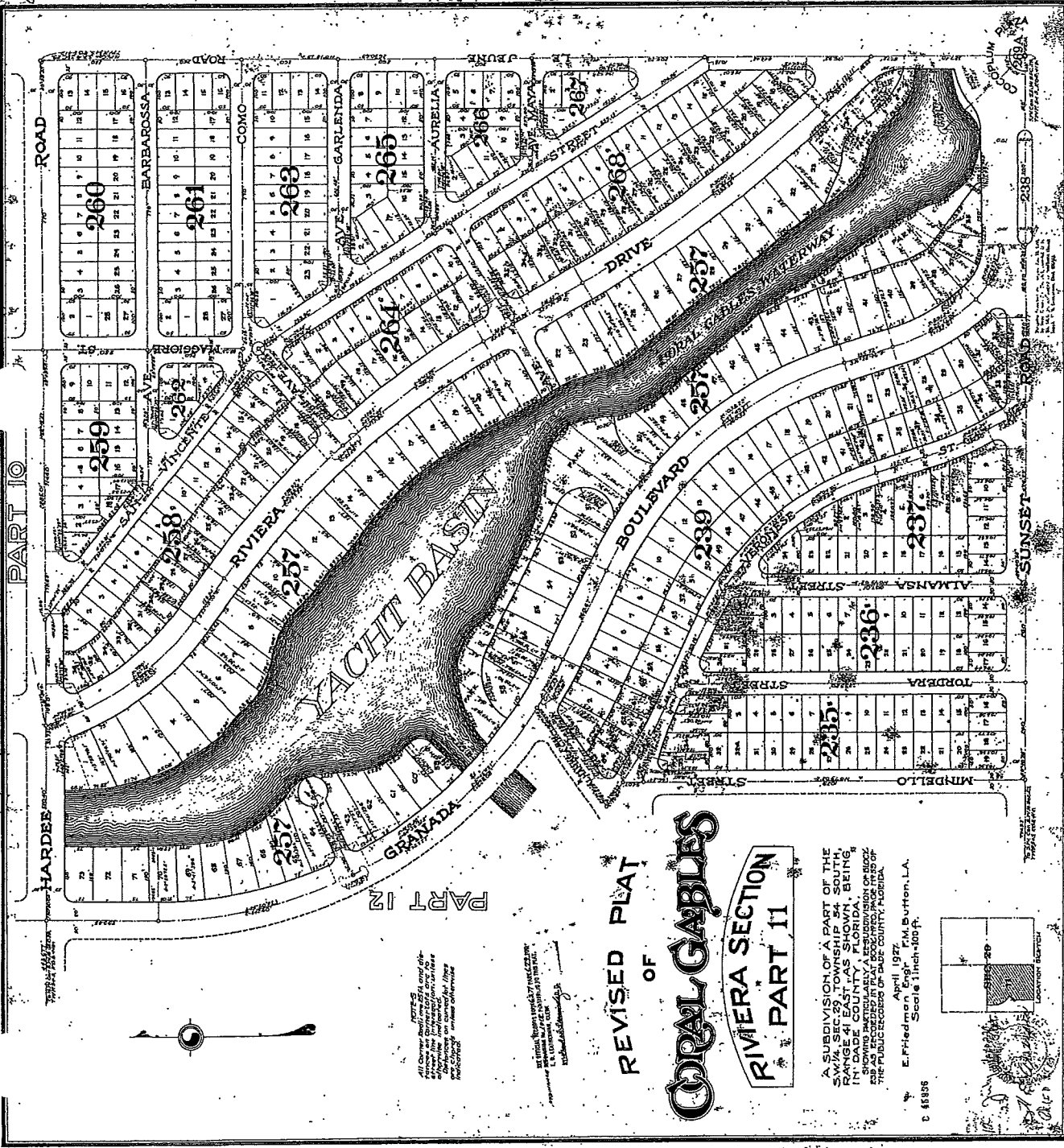


SAN VICENTE ST. DEVELOPMENT
 6406 San Vicente St., Coral Gables, Miami, Florida FL
T-100.10
OVERLAP SURVEY

WORKING GROUP
 The Blossom Avenue Development LLC
 1805 Broadway, New York, 10009 NY - USA

2823

APPROVED: *[Signature]*
 I hereby certify that the attached plat of Coral Gables, Florida, is a true and correct map showing as nearly as possible under the direction and supervision of the City Engineer, the location and extent of the lots, streets, and other improvements shown thereon, and that the same conform to the provisions of the laws of the State of Florida relating to the recording of such plats.
 This plat was approved by Resolution No. 2823 of the Board of Commissioners of the City of Coral Gables, Florida, on the 10th day of August, 1924.
 City Engineer, Coral Gables, Florida.

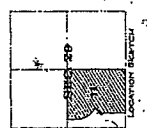


NOTES:
 All lots are shown with their original owners' names, and the names of the owners of the lots shown in this plat are those of the owners at the time of the recording of this plat.
 The names of the owners of the lots shown in this plat are those of the owners at the time of the recording of this plat.

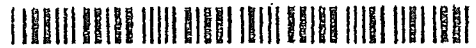
ALL LOTS ARE SHOWN WITH THEIR ORIGINAL OWNERS' NAMES, AND THE NAMES OF THE OWNERS OF THE LOTS SHOWN IN THIS PLAT ARE THOSE OF THE OWNERS AT THE TIME OF THE RECORDING OF THIS PLAT.

REVISED PLAT
 OF
CORAL GABLES
 RIVIERA SECTION
 PART II

A SUBDIVISION OF A PART OF THE SW 1/4, SEC. 29, TOWNSHIP 54, SOUTH, RANGE 41, EAST 1 AS SHOWN, BEING 17 SHOWING PARTICULARLY A SUBDIVISION OF BLOCK 236 AS EXHIBITED IN PLAT RECORDED PAGE 140 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
 E. Friedman, Agent, 1976 M. Burton, L.A.
 Scale 1 inch = 100 ft.



D 48395



CFN 2014R0348031
 OR Bk 29151 Pgs 1804 - 1805f (2pgs)
 RECORDED 05/14/2014 12:27:03
 DEED DOC TAX 9,000.00
 SURTAX 6,750.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This Instrument prepared by:

Robert Mucaluy, Esq.
 Carlton Fields Jordan Burt, P.A.
 Miami Tower, Suite 4200
 100 SE 2nd Street
 Miami, Florida 33131

Real Property Tax I.D. #03-4129-028-1790

WARRANTY DEED

This Warranty Deed is made and executed the 30th day of April, 2014 by ATIMO PARTICIPATIONS LLC, a Florida limited liability company having a mailing address of 1395 Brickell Avenue, Suite 720, Miami, Florida 33131 ("Grantor"), to THE BLOSSOM AVENUE DEVELOPMENT MIAMI, LLC, a Florida limited liability company, having a mailing address of 1965 Broadway, #24D, New York, New York 10023 ("Grantee").

WITNESSETH:

(Whenever used in this deed, the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective successors and assigns.)

That Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm to Grantee, the land in Miami-Dade County, Florida (the "Property"), more particularly described as:

Lot 1, 2 and 23, Block 263 of RIVIERA SECTION PART NO. 11 OF CORAL GABLES, according to the Plat, as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

SUBJECT TO taxes and assessments for 2014 and subsequent years and easements, restrictions, limitations, dedications and conditions of record.

TO HAVE AND TO HOLD in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and

29485797.1

2

convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances except easements, restrictions and conditions of record and except for taxes for the year 2014 and subsequent years.

IN WITNESS WHEREOF Grantor has executed this deed the day and year first above written.

Executed in the presence of:

[Signature]
Print Name: Maggie Mershon
[Signature]
Print Name: Robert B. Macaulay

GRANTOR:

ATIMO PARTICIPATIONS LLC,
a Florida limited liability company

By: *[Signature]*
Fernando Campos, Manager

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 30th day of April, 2014, by Fernando Campos, as Manager of Atimo Participations LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

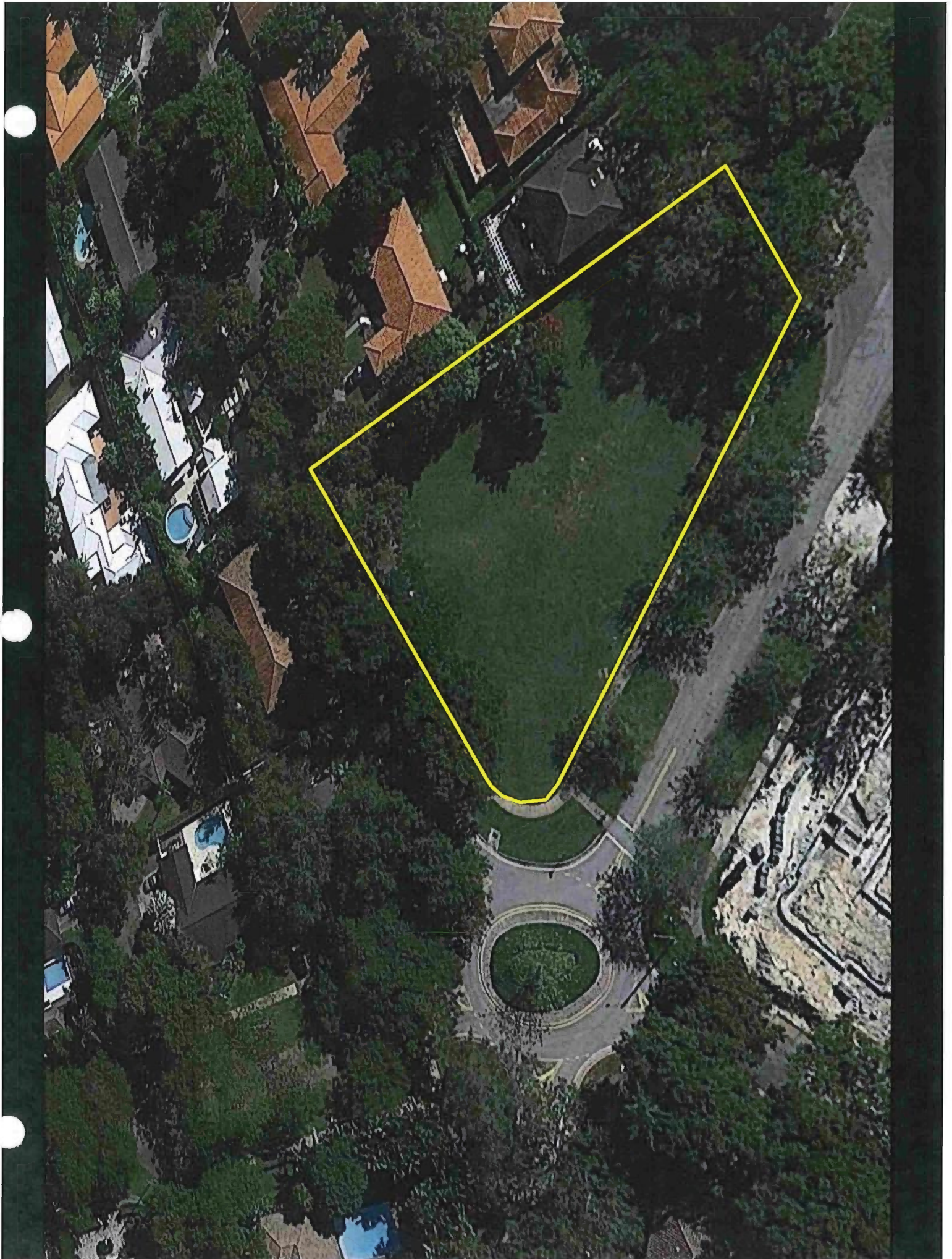
[Signature]

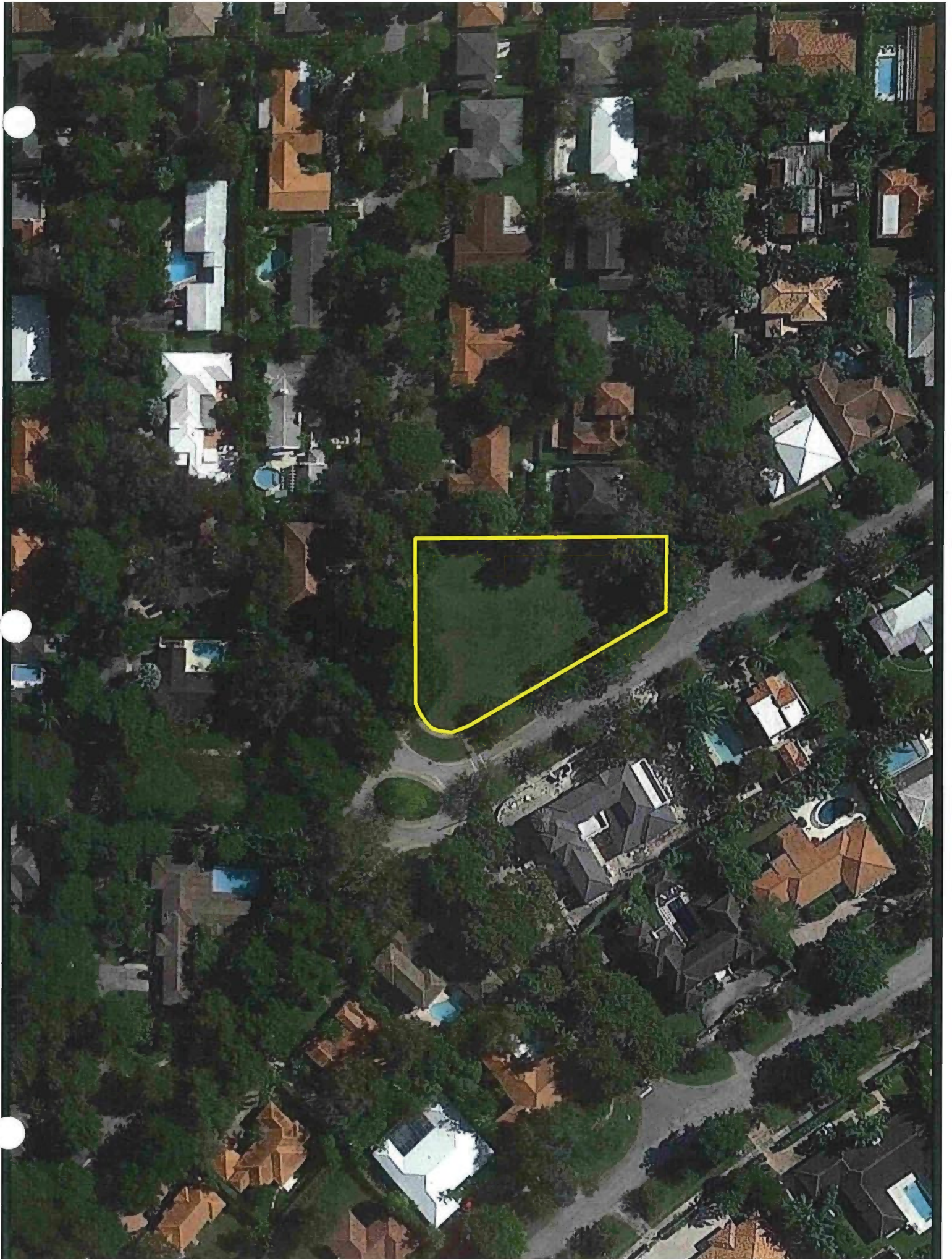
NOTARY PUBLIC, STATE OF FLORIDA
Name: _____
(Legibly Printed)

(AFFIX NOTARIAL SEAL) Commission No.: _____






29485797.1







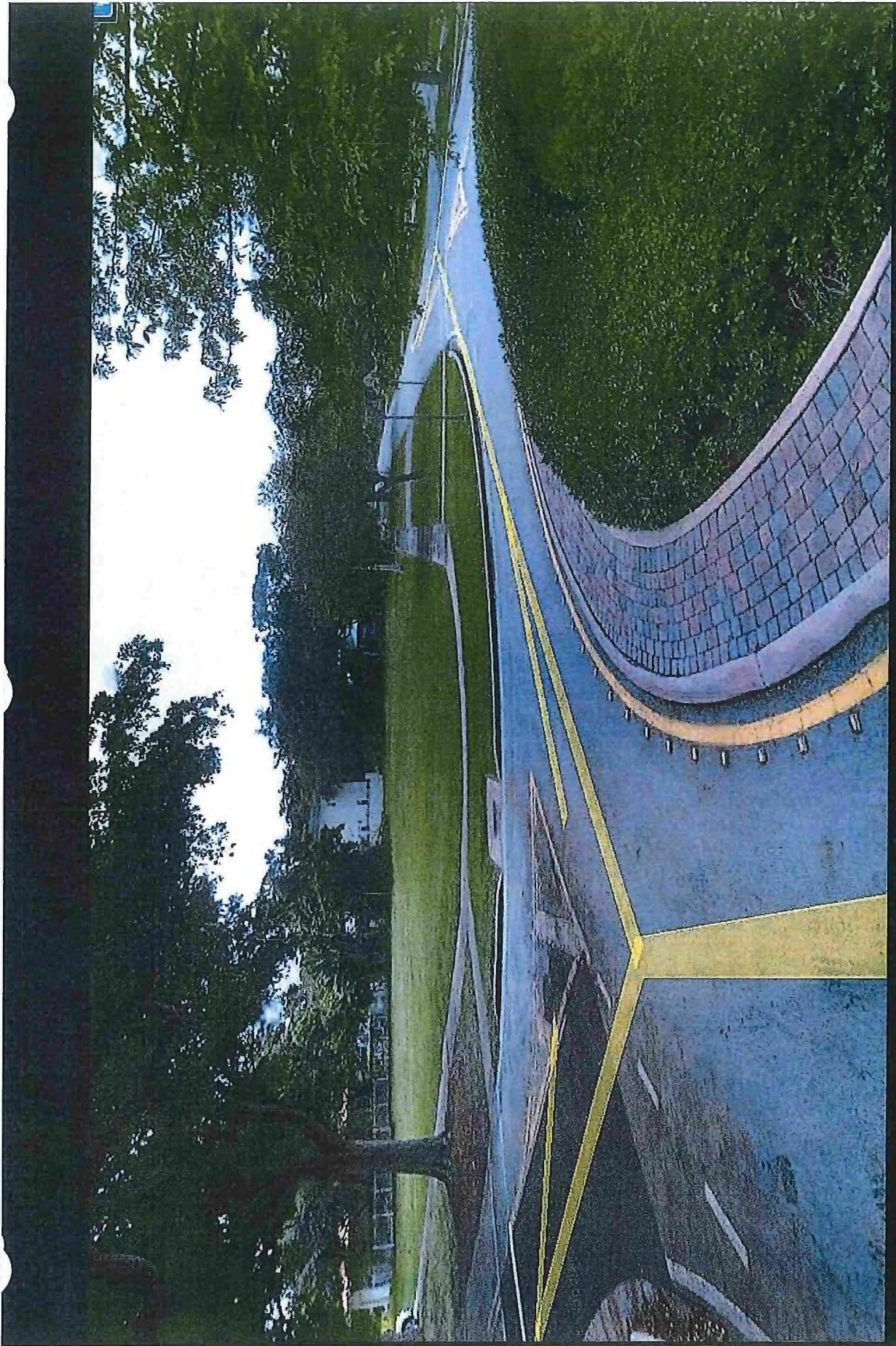
-  Existing building
-  Project building
-  Project area

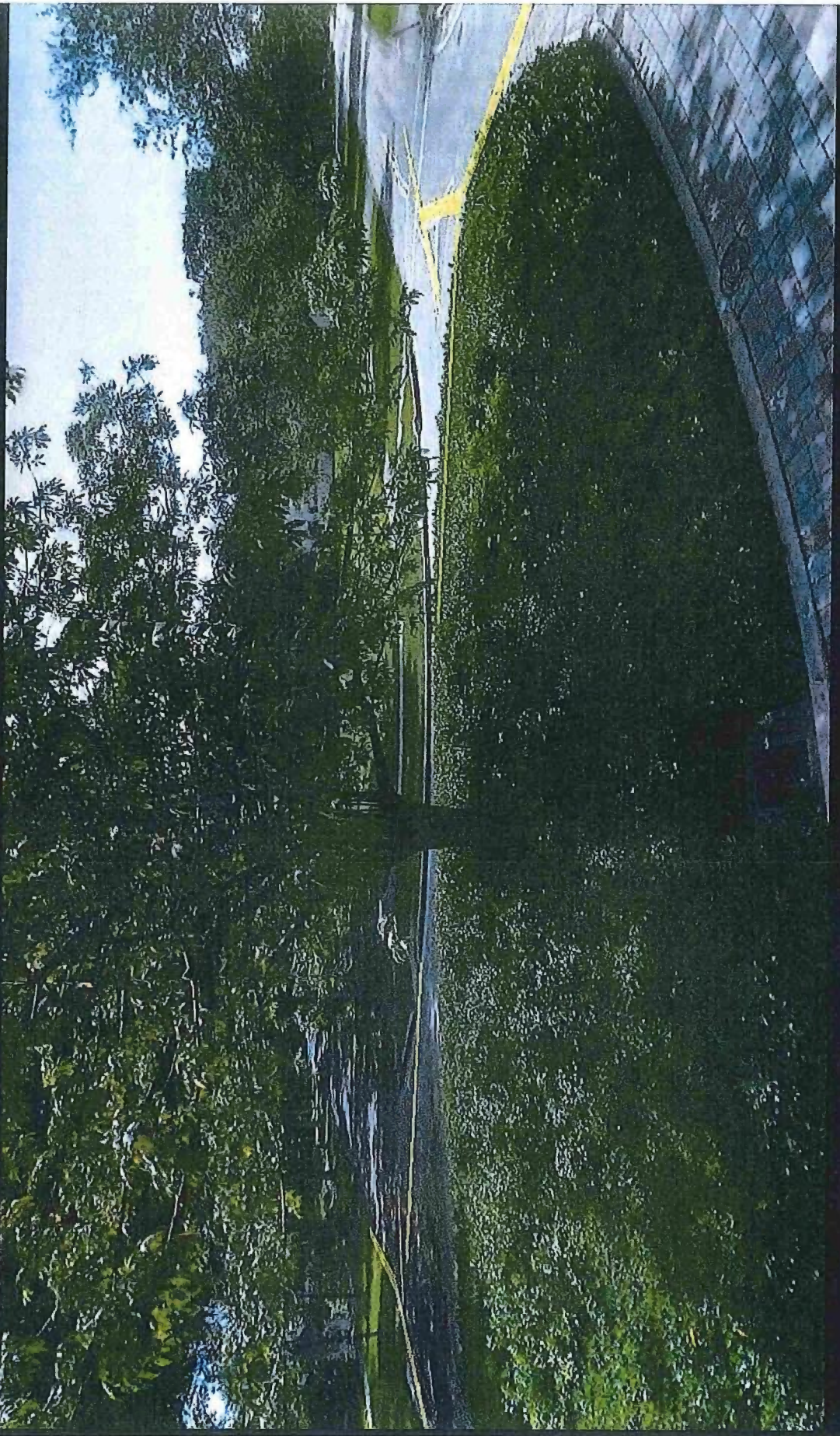


THE BLOSSOM AVENUE
 FOR BETTER MIAMI LIVING
 1900 BISCAYNE BLVD STE 1000 MIAMI, FL 33139
 Phone: 305.351.2500 Fax: 305.351.2505
 Via Facebook: 52048114080 - REALTOR
 Tel: 305.351.2500 - Fax: 305.351.2505

SAN VICENTE ST. DEVELOPMENT
 6406 San Vicente St., Coral Gables, Miami, Florida FL
T-100.09
 Historical analysis

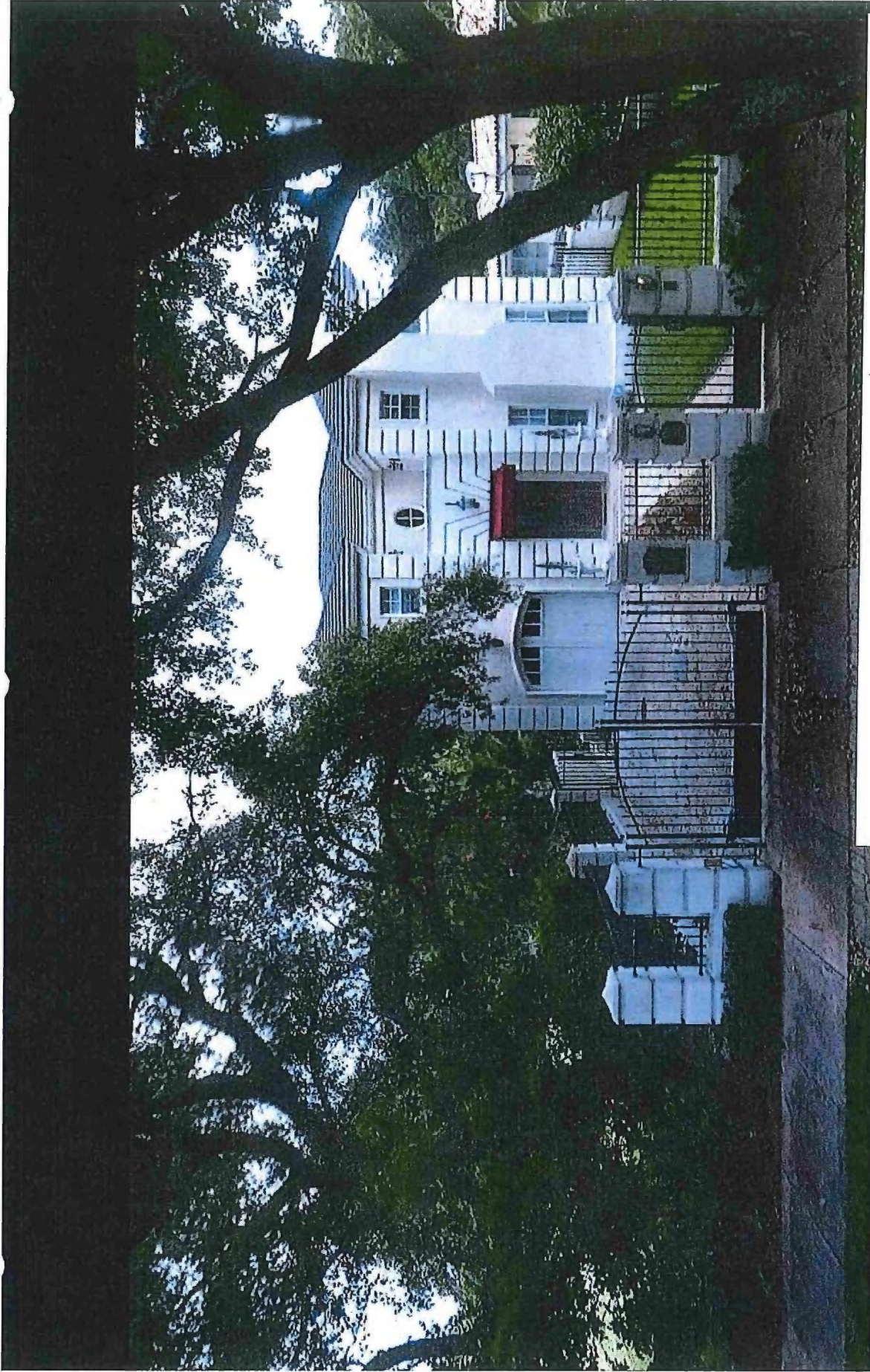
WORKING GROUP
 The Blossom Avenue Development LLC
 1605 Broadway, New York, 10019 NY USA







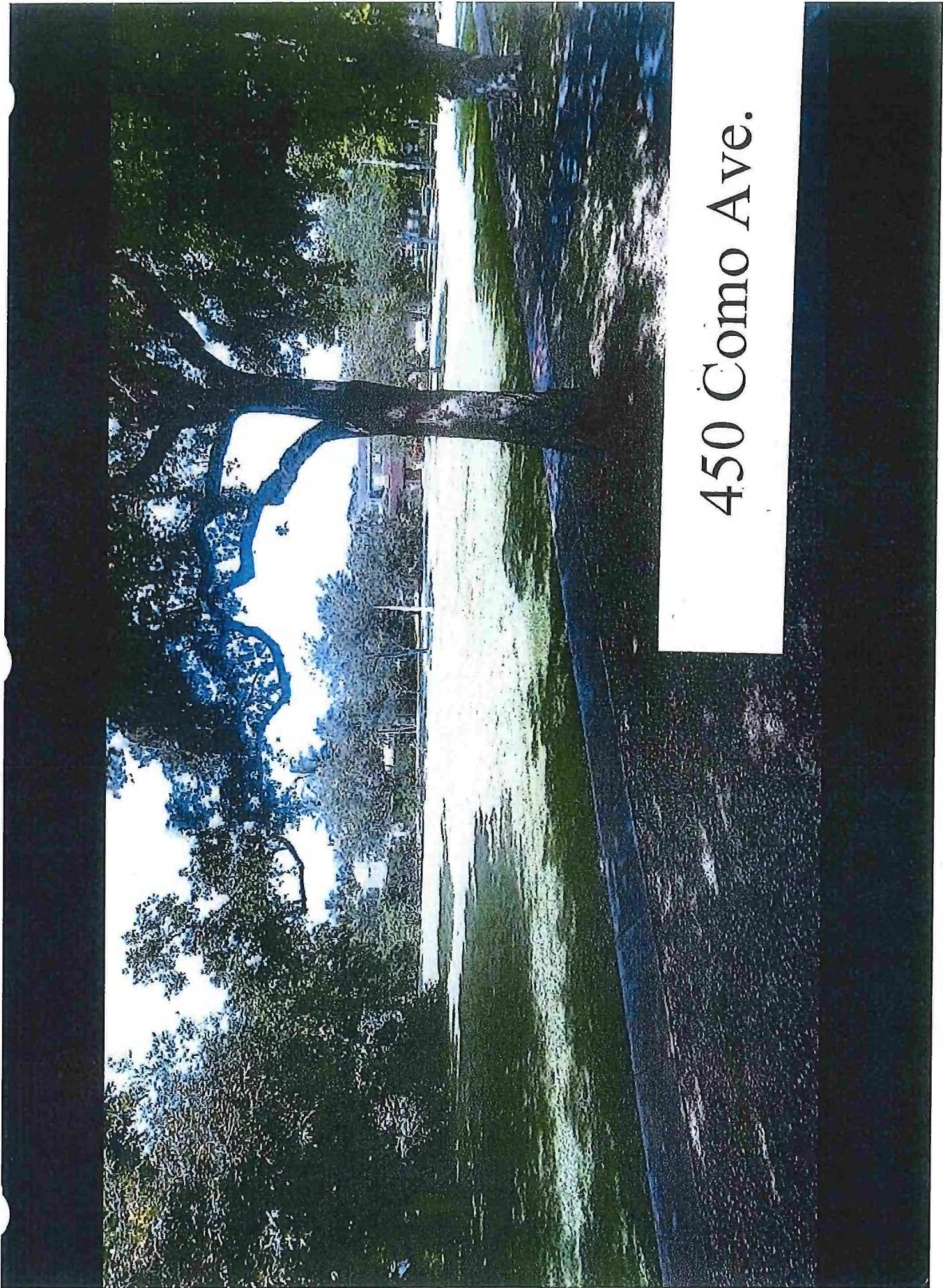
477 Como Ave.



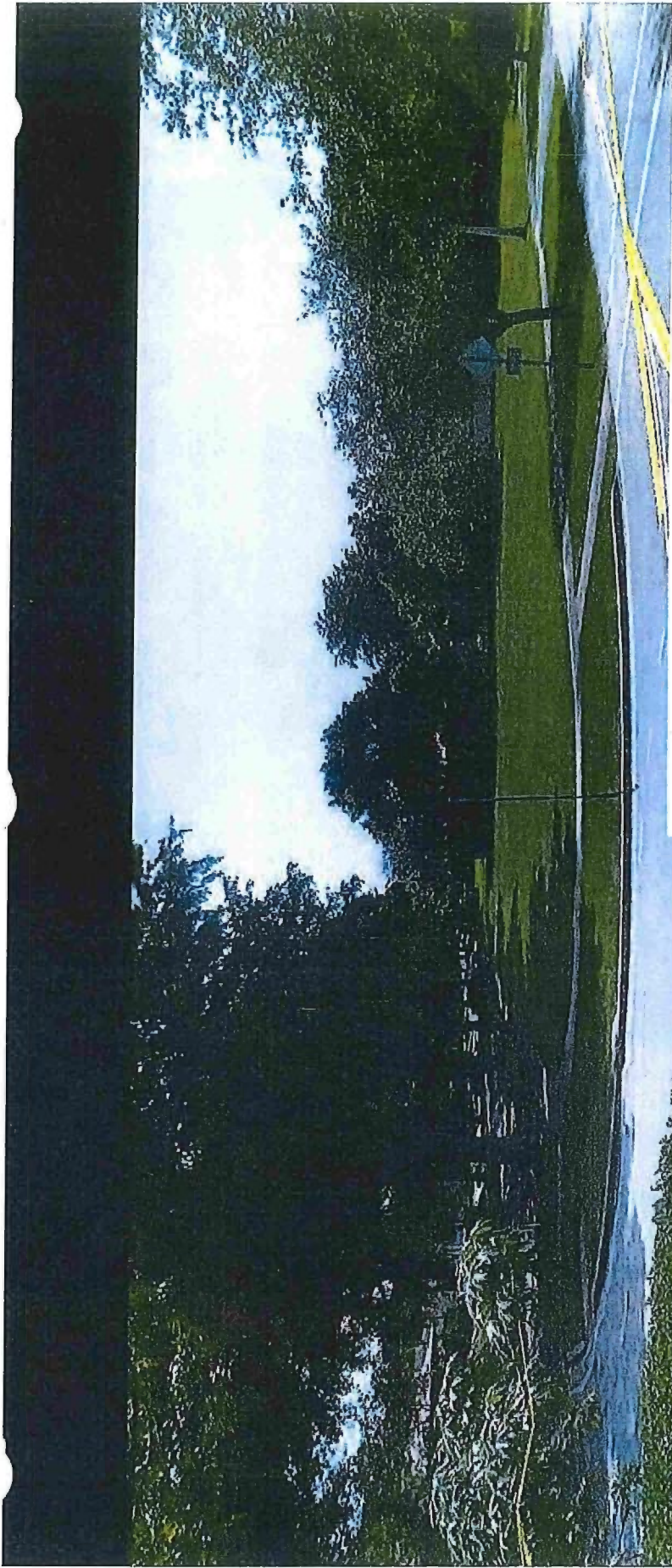
480 Garlenda Ave.



480 Garlenda Ave.

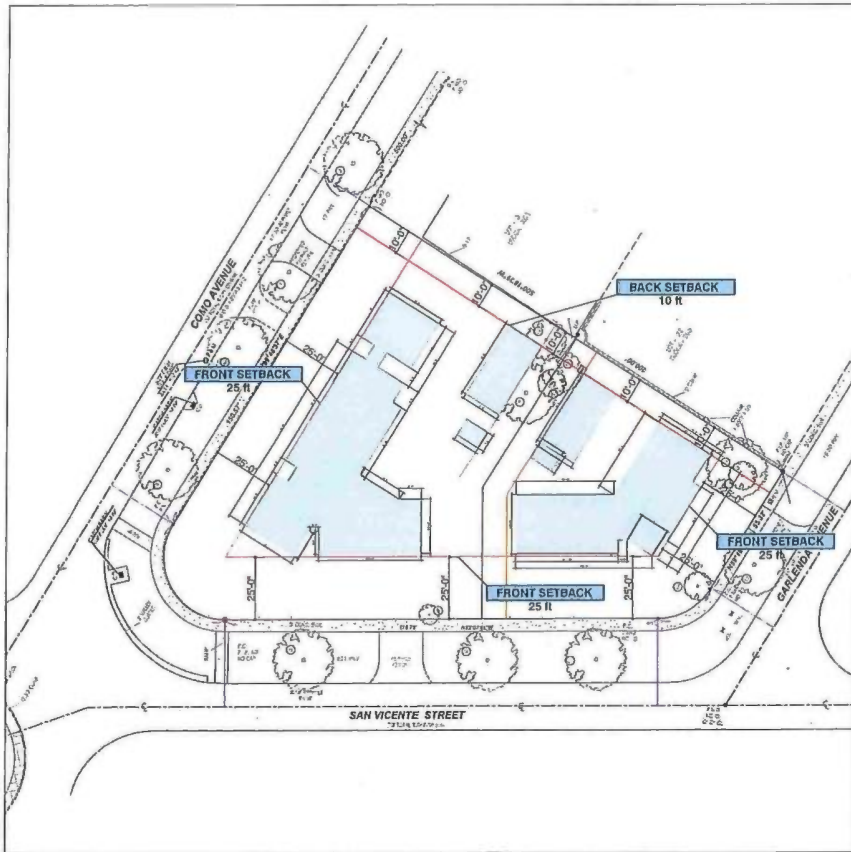


450 Como Ave.



450 Como Ave.





02 SETBACK REQUIREMENTS
SCALE 1/32" = 1'-0"



01 SETTING CONTEXT
SCALE 1/32" = 1'-0"



ARTICLE 4 - ZONING DISTRICTS
Division 1. Residential Districts
Section 4-101. Single-Family Residential (SFR) District.

4. Setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks.

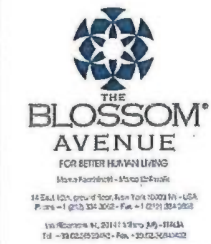
a. Front setback. A minimum front setback of twenty-five (25) feet shall be maintained and required on all building sites except that on existing building sites on platted lots less than seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required.

b. Side setbacks. Inside lots shall have minimum side setbacks, which total twenty (20%) percent of the width of the lot measured across the front setback line with a minimum total of ten (10) feet and up to a maximum of twenty (20) feet. A minimum side setback of fifteen (15) feet shall be required and maintained from any side line of a building site that abuts upon a street, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. The required side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition on the property as determined by the Board of Architects. An existing contextual condition may include but shall not be limited to the location of trees(s), existing structures on the property, or existing non-conforming setback conditions. In no case shall a side setback be less than five (5) feet.

c. Rear setback. A minimum rear setback of ten (10) feet shall be maintained and required on all buildings.

SETBACKS

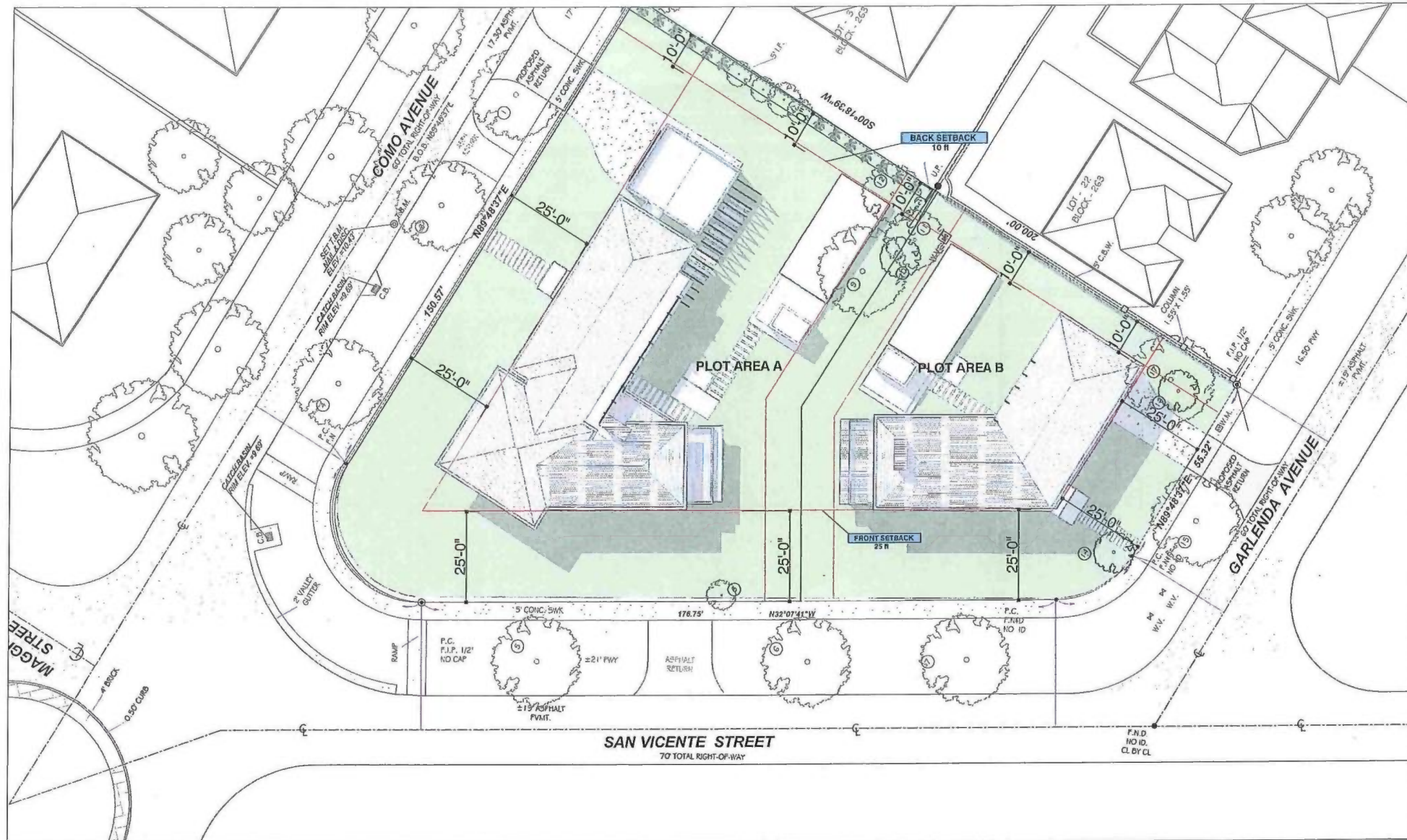
FRONT SETBACK: 25 ft
BACK SETBACK: 10 ft



SAN VICENTE ST. DEVELOPMENT
6406 San Vicente St., Coral Gables, Miami, Florida FL

T-100.01
SETTING CONTEXT AND
SETBACKS

WORKING GROUP
The Blossom Avenue Environmental LLC
1916 5th Avenue, New York, NY 10011-1654

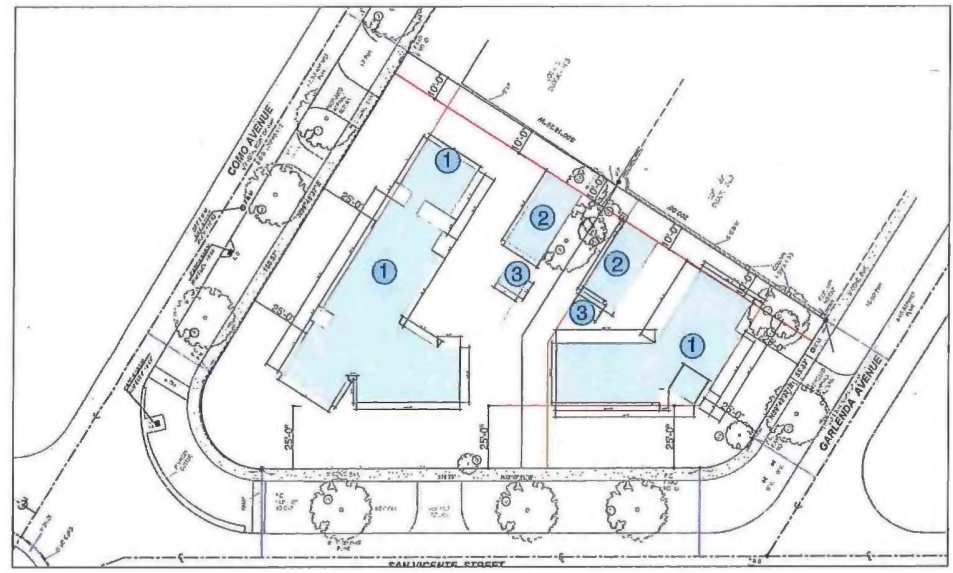


GROUND AREA COVERAGE
ARTICLE 4 - ZONING DISTRICTS
Division 1. Residential Districts
Section 4-101. Single-Family Residential (SFR) District.

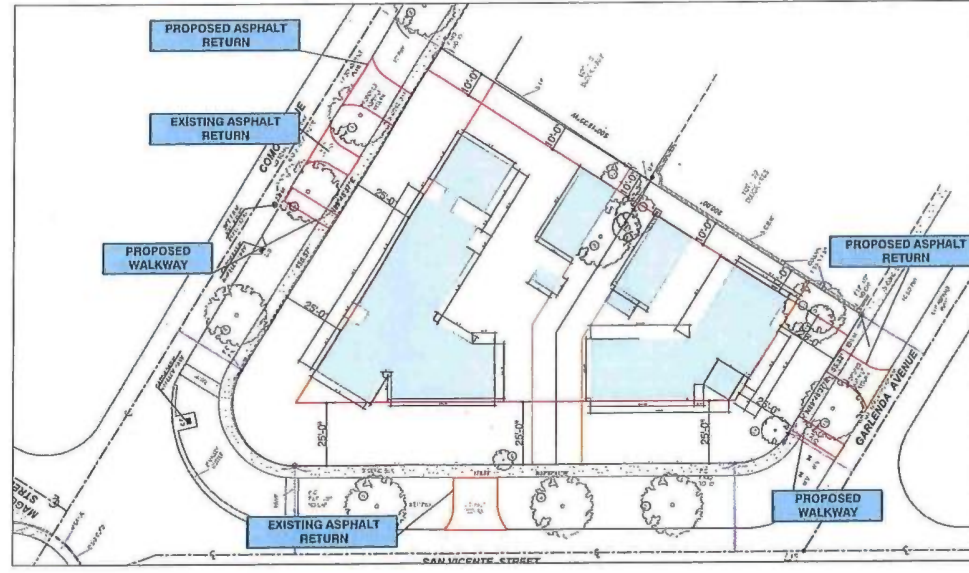
Ground area coverage. Buildings or structures designed and constructed shall not occupy more than thirty-five (35%) percent of the ground area of the building site upon which the building or structure is erected. The area utilized for calculating the maximum ground area coverage for the principal building shall be computed from the exterior face of exterior walls and the exterior face of exterior columns of the ground floor of the building. Cantilevered portions of the building above the ground floor or roof overhangs that are greater than five (5) feet shall be computed in the calculation of the ground area coverage of the principal building. Auxiliary buildings or structures, including swimming pools, may occupy additional ground coverage, but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45%) percent of the building site upon which the structures are located. In no case shall the main building or structure exceed thirty-five (35%) percent of the lot or lots composing the building site. Special Use buildings or structures which may be permitted by ordinance to be located in the SFR District subject to the same minimum ground area coverage as set forth for single-family residences in the SFR District.

PLOT AREA A	
16.712 SF	
MAXIMUM GROUND AVERAGE COVERAGE (35% TOT.)	
5.849 SF	
MAIN BUILDING = 3.776 SF	
MAXIMUM GROUND AVERAGE COVERAGE WITH ACCESSORY BUILDING (45% TOT.)	
7.520 SF	
① MAIN BUILDING = 3.776 SF	
② SWIMMING POOL = 523 SF	
③ CABANA = 75 SF	
tot 4.374 SF < 7.520 SF	
PLOT AREA B	
9.277 SF	
MAXIMUM GROUND AVERAGE COVERAGE (35% TOT.)	
3.246 SF	
MAIN BUILDING = 2.196 SF	
MAXIMUM GROUND AVERAGE COVERAGE WITH ACCESSORY BUILDING (45% TOT.)	
4.174 SF	
① MAIN BUILDING = 2.196 SF	
② SWIMMING POOL = 523 SF	
③ CABANA = 75 SF	
tot 2.794 SF < 4.174 SF	

01 SETTING CONTEXT
 SCALE 1/16" = 1'-0"



02 GROUND AREA COVERAGE
 SCALE 1/32" = 1'-0"

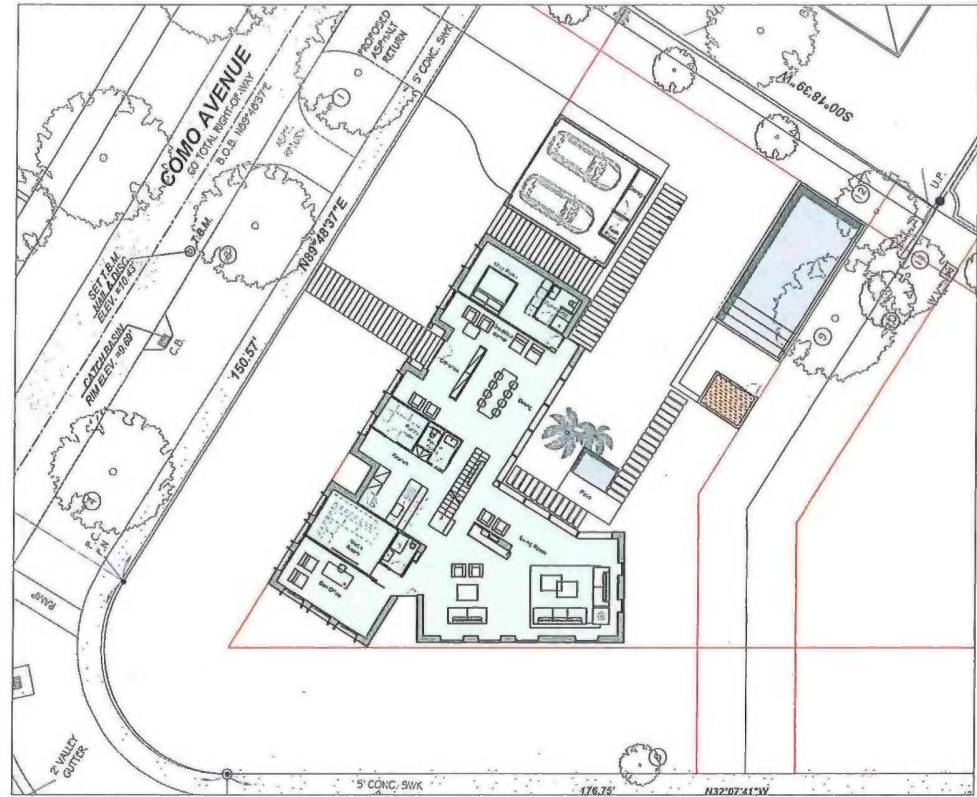


03 EXISTING AND PROPOSED DRIVEWAYS
 SCALE 1/32" = 1'-0"

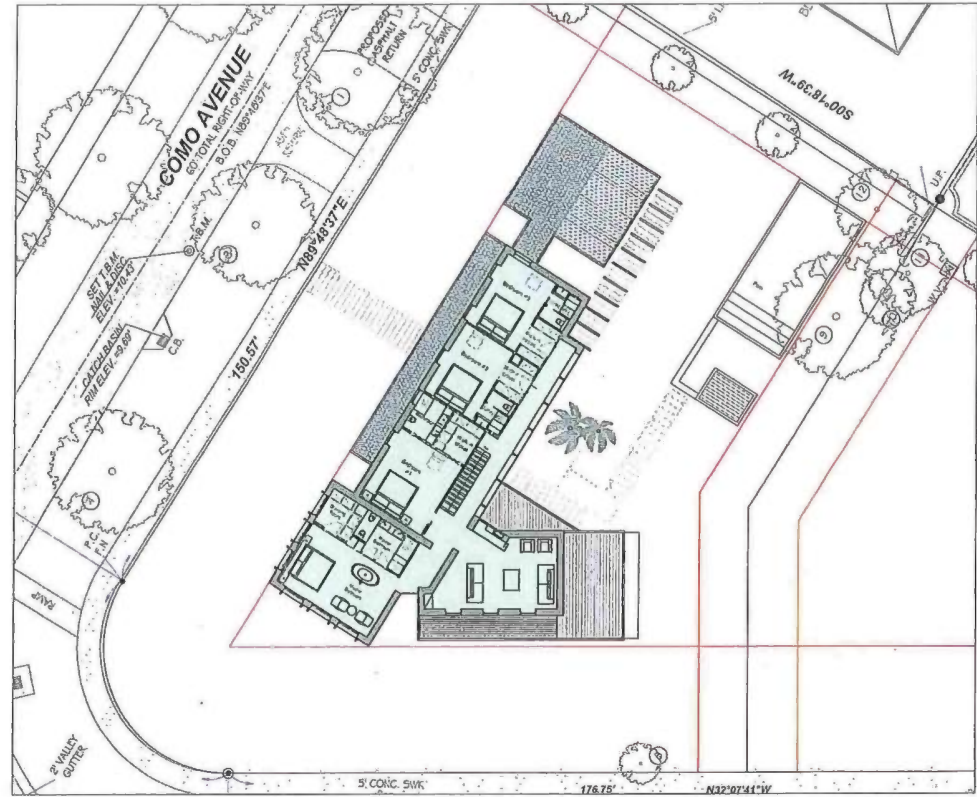
THE BLOSSOM AVENUE
 FOR BETTER HUMAN LIVING
 11 East 10th Street, Suite 1000, Miami, FL 33139
 Phone: 305.375.2000, Fax: 305.375.2008
 Via Registration: 2011 M.B.A. 0101, M.B.A.
 Tel: 305.375.2007, Fax: 305.375.2008

SAN VICENTE ST. DEVELOPMENT
 6406 San Vicente St., Coral Gables, Miami, Florida FL
T-100.02
GROUND AREA COVERAGE

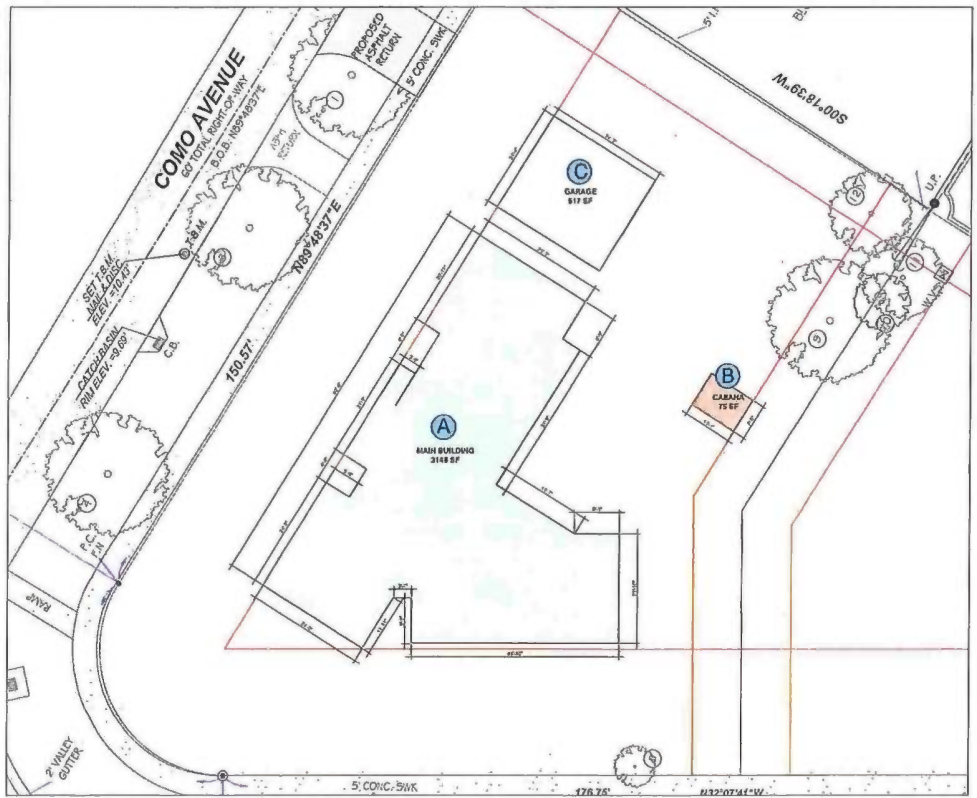
WORKING GROUP
 The Blossom Avenue Development, LLC
 1905 Broadway, Suite 1000, Coral Gables, FL 33134



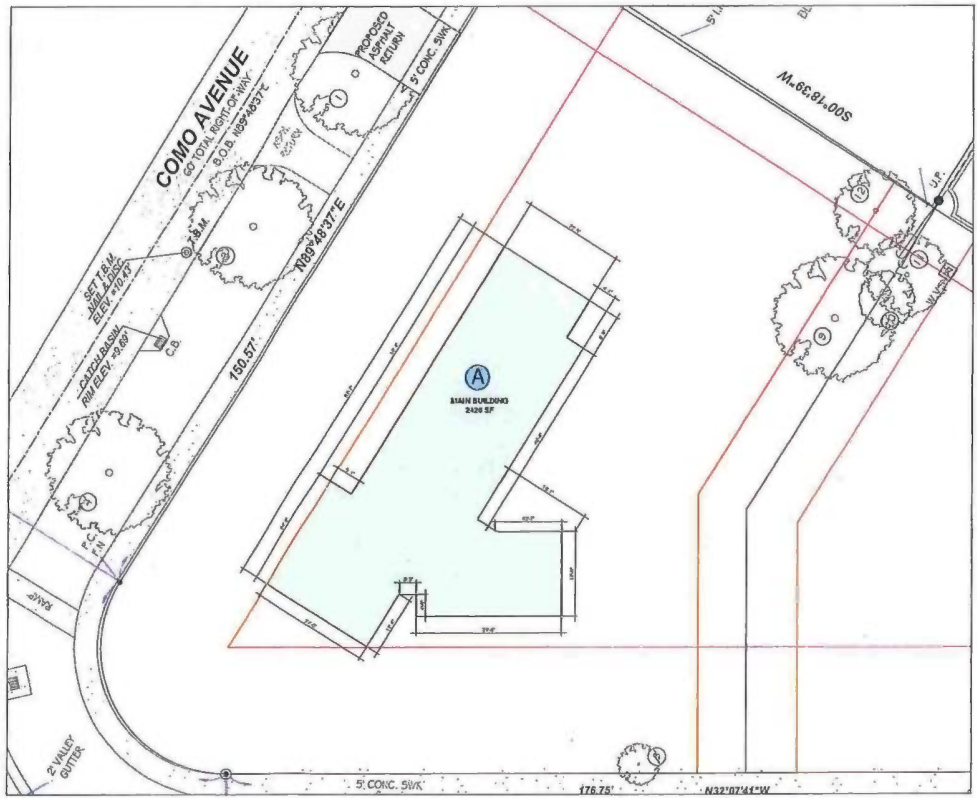
01 FIRST FLOOR PLAN
SCALE 1/16" = 1'-0"



02 SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"



03 FIRST FLOOR GROSS AREA
SCALE 1/16" = 1'-0"



04 SECOND FLOOR GROSS AREA
SCALE 1/16" = 1'-0"

ARTICLE 4 - ZONING DISTRICTS

Division 1. Residential Districts
Section 4-101. Single-Family Residential (SFR) District.
MAXIMUM SQUARE FOOT FLOOR AREA

9. Maximum square foot floor area for single-family residences. The maximum square foot floor area permitted for single-family residences shall be equal to forty-eight (48%) percent for the first five-thousand (5,000) square feet of building site area and thirty-five (35%) percent for the next five-thousand (5,000) square feet of building site area and thirty (30%) percent for the remainder of the building site area.

PLOT AREA
16,712 SF
MAXIMUM SQUARE FOOT FLOOR AREA
48% for the first 5000 SF + 35% for the second 5000 SF + 30% on 6,712 SF = 6,164 SF

DETERMINATION OF THE MAXIMUM SQUARE FOOT FLOOR AREA

10. Determination of maximum square foot floor area. The maximum square foot floor area of a single-family residence shall be the sum of the gross areas of all the floors of the building or buildings, measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. The Board of Architects may require such changes in the plans and specifications for single-family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty, and harmony with the aesthetic quality of the surrounding neighborhood in the carrying out of the provisions of this section of the "Zoning Code."

a. In particular, gross floor area shall include the following:

- All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building, including the following:
 - (A) i. Elevator shafts and stairwells at each floor.
 - ii. The floor space in penthouses, interior balconies and mezzanines.
 - iii. The floor space in auxiliary or accessory buildings.
 - (B) iv. The floor space in screened porches located on the second floor. The floor space in screened porches located on the first floor shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
 - (C) v. The floor space in any garage and/or garage storage area shall be computed at three-quarters (3/4) of floor area for one (1) story detached garages located in the rear yard area with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three-hundred-and-fifty (350) square feet.
 - (D) vi. In those cases where the average floor to the bottom of the structural member of roof support height exceeds thirteen (13) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.
 - vii. The floor space in roofed terraces, breezeways, and porches located on the second floor.
 - viii. The floor space in interior courtyards and if a portion of the interior court yard is created in whole or in part with a two (2) story portion of the residence then the interior court yard shall count twice.

GROSS AREAS	
(A) MAIN BUILDING - FIRST FLOOR (fully computed)	3148 SF
(A) MAIN BUILDING - SECOND FLOOR (fully computed)	2420 SF
(B) CABANA (fully computed)	75 SF
(C) GARAGE (fully computed)	517SF
tot 6,160 SF < 6,164 SF	

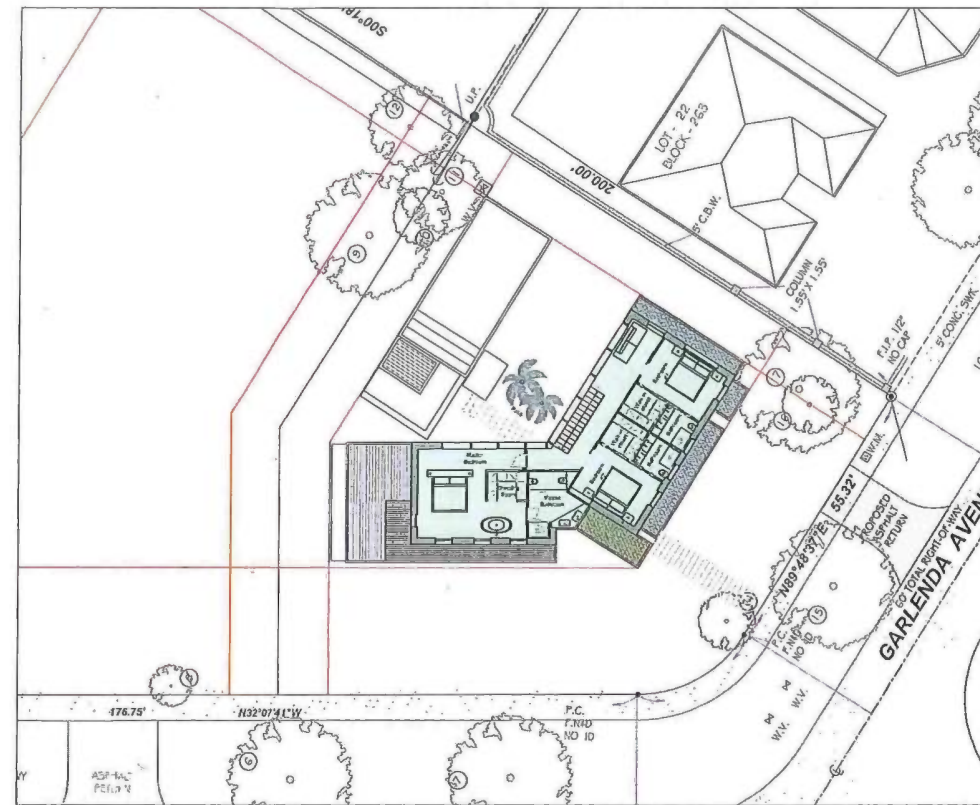
THE BLOSSOM AVENUE
FOR BETTER HAVAN OVRN
More Family + More Design
11 East 10th Street, Suite 1000, Miami, FL 33139
Phone: +1 305 361 8000 Fax: +1 305 361 3100
Via Whatsapp: +1 305 361 8000 Email: info@theblossomavenue.com
Tel: +1 305 361 8000 - Fax: +1 305 361 3100

SAN VICENTE ST. DEVELOPMENT
6406 San Vicente St., Coral Gables, Miami, Florida FL
T-100.03a
MAXIMUM SQUARE FOOT FLOOR AREA

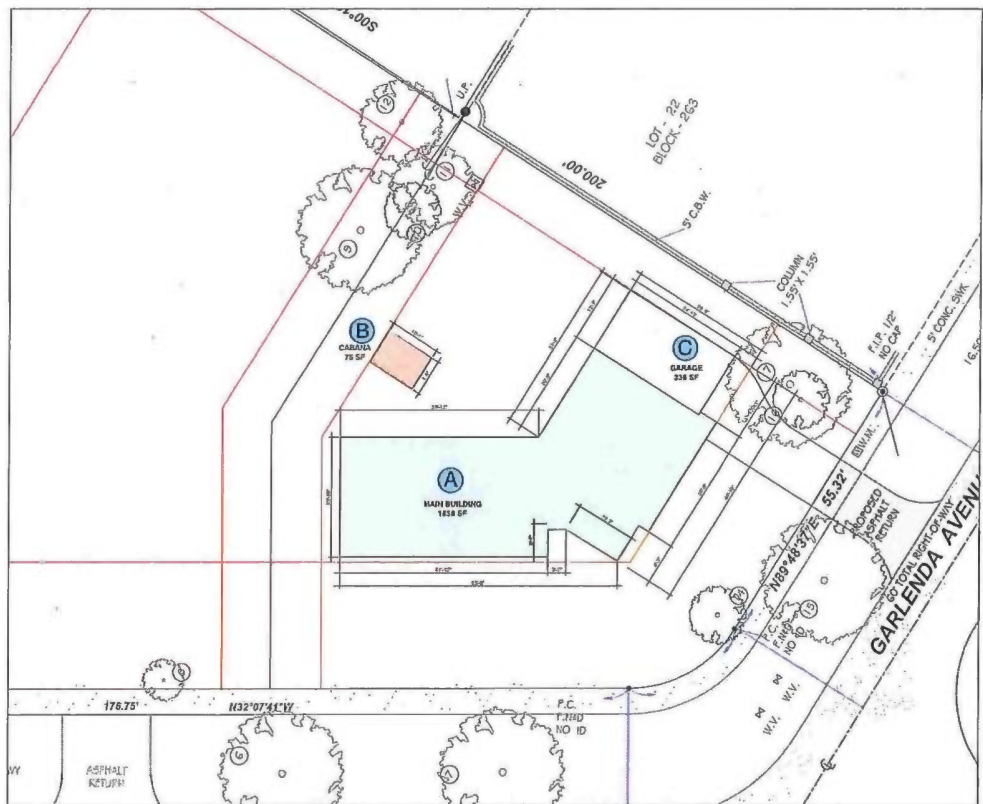
WORKING GROUP
The Blossom Avenue Development LLC
1855 Brickell Ave., Suite 1000, Miami, FL 33139



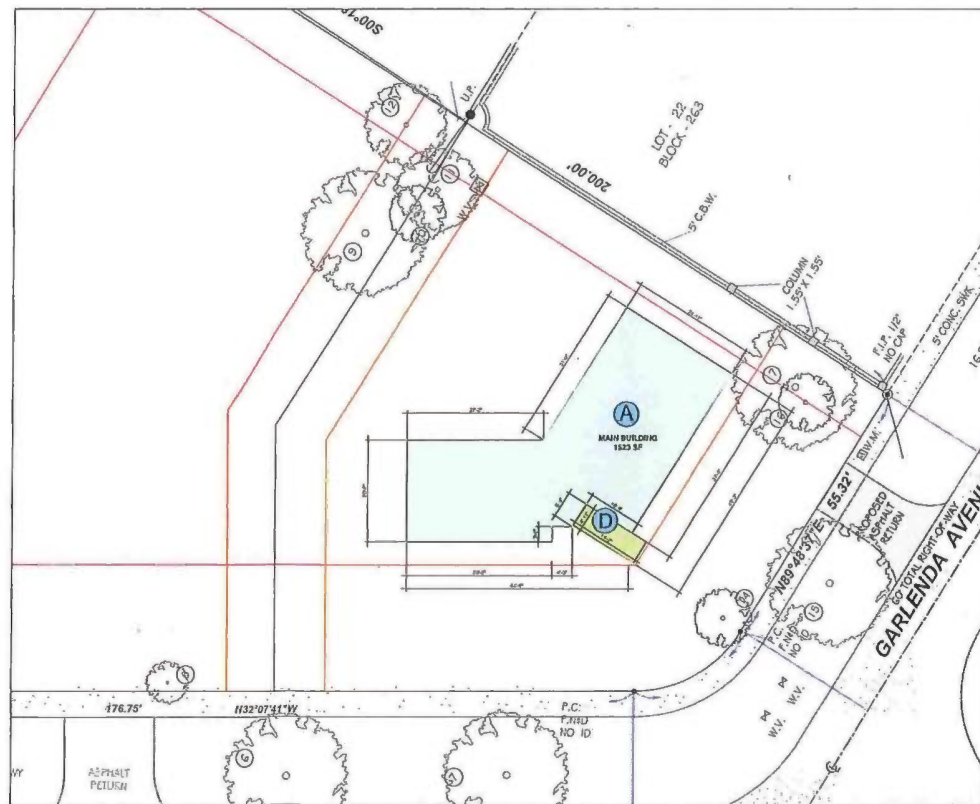
01 FIRST FLOOR PLAN
SCALE 1/16" = 1'-0"



02 SECOND FLOOR PLAN
SCALE 1/16" = 1'-0"



03 FIRST FLOOR GROSS AREA
SCALE 1/16" = 1'-0"



04 SECOND FLOOR GROSS AREA
SCALE 1/16" = 1'-0"

ARTICLE 4 - ZONING DISTRICTS

Division 1. Residential Districts

Section 4-101. Single-Family Residential (SFR) District.

MAXIMUM SQUARE FOOT FLOOR AREA

9. Maximum square foot floor area for single-family residences. The maximum square foot floor area permitted for single-family residences shall be equal to forty-eight (48%) percent for the first five-thousand (5,000) square feet of building site area and thirty-five (35%) percent for the next five-thousand (5,000) square feet of building site area and thirty (30%) percent for the remainder of the building site area.

PLOT AREA
9,277 SF
MAXIMUM SQUARE FOOT FLOOR AREA
48% for the first 5,000 SF + 35% for 4,277 SF = 3,897 SF

DETERMINATION OF THE MAXIMUM SQUARE FOOT FLOOR AREA

10. Determination of maximum square foot floor area. The maximum square foot floor area of a single-family residence shall be the sum of the gross areas of all the floors of the building or buildings, measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. The Board of Architects may require such changes in the plans and specifications for single-family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty, and harmony with the aesthetic quality of the surrounding neighborhood in the carrying out of the provisions of this section of the "Zoning Code."

a. In particular, gross floor area shall include the following:

- All floor space used for dwelling purposes, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building, including the following:
 - i. Elevator shafts and stairwells at each floor.
 - ii. The floor space in penthouses, interior balconies and mezzanines.
 - iii. The floor space in auxiliary or accessory buildings.
- iv. The floor space in screened porches located on the second floor. The floor space in screened porches located on the first floor shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
- v. The floor space in any garage and/or garage storage area shall be computed at three-quarters (3/4) of floor area for one (1) story detached garages located in the rear yard area with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three-hundred-and-fifty (350) square feet.
- vi. In those cases where the average floor to the bottom of the structural member of roof support height exceeds thirteen (13) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.
- vii. The floor space in roofed terraces, breezeways, and porches located on the second floor.
- viii. The floor space in interior courtyards and if a portion of the interior courtyard is created in whole or in part with a two (2) story portion of the residence then the interior courtyard shall count twice.

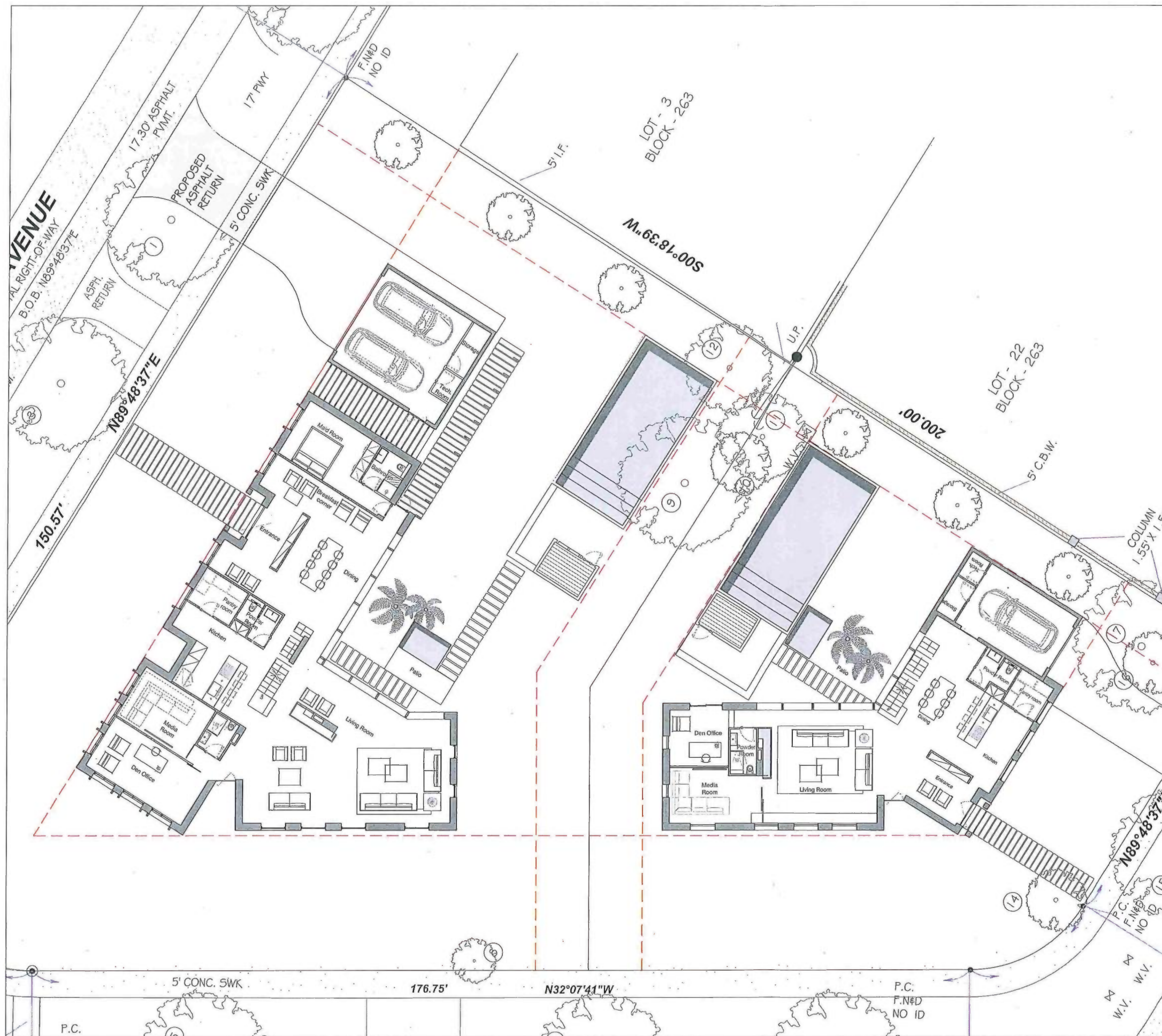
GROSS AREAS	
A MAIN BUILDING - FIRST FLOOR (fully computed)	1858 SF
A MAIN BUILDING - SECOND FLOOR (fully computed)	1523 SF
B CABANA (fully computed)	75 SF
C GARAGE (fully computed)	336 SF
D ROOFED TERRACE - second floor (fully computed)	69 SF
tot 3,861 SF < 3,897 SF	

THE BLOSSOM AVENUE
FOR BETTER HAWAII LIVING
Kissak Architects - Miami Studio

14 East 10th Street, 16th Floor, Miami, FL 33139
Phone: +1 (305) 251-2028 • Fax: +1 (305) 251-2029
Via Internet: 44-2044 Miami@kb.com
Tel: +1 (800) 368-2747 • www.blossomavenue.com

SAN VICENTE ST. DEVELOPMENT
6406 San Vicente St., Coral Gables, Miami, Florida FL
T-100.03b
MAXIMUM SQUARE FOOT FLOOR AREA

WORKING GROUP
The Blossom Avenue Development
1545 Broadway, New York, NY 10036



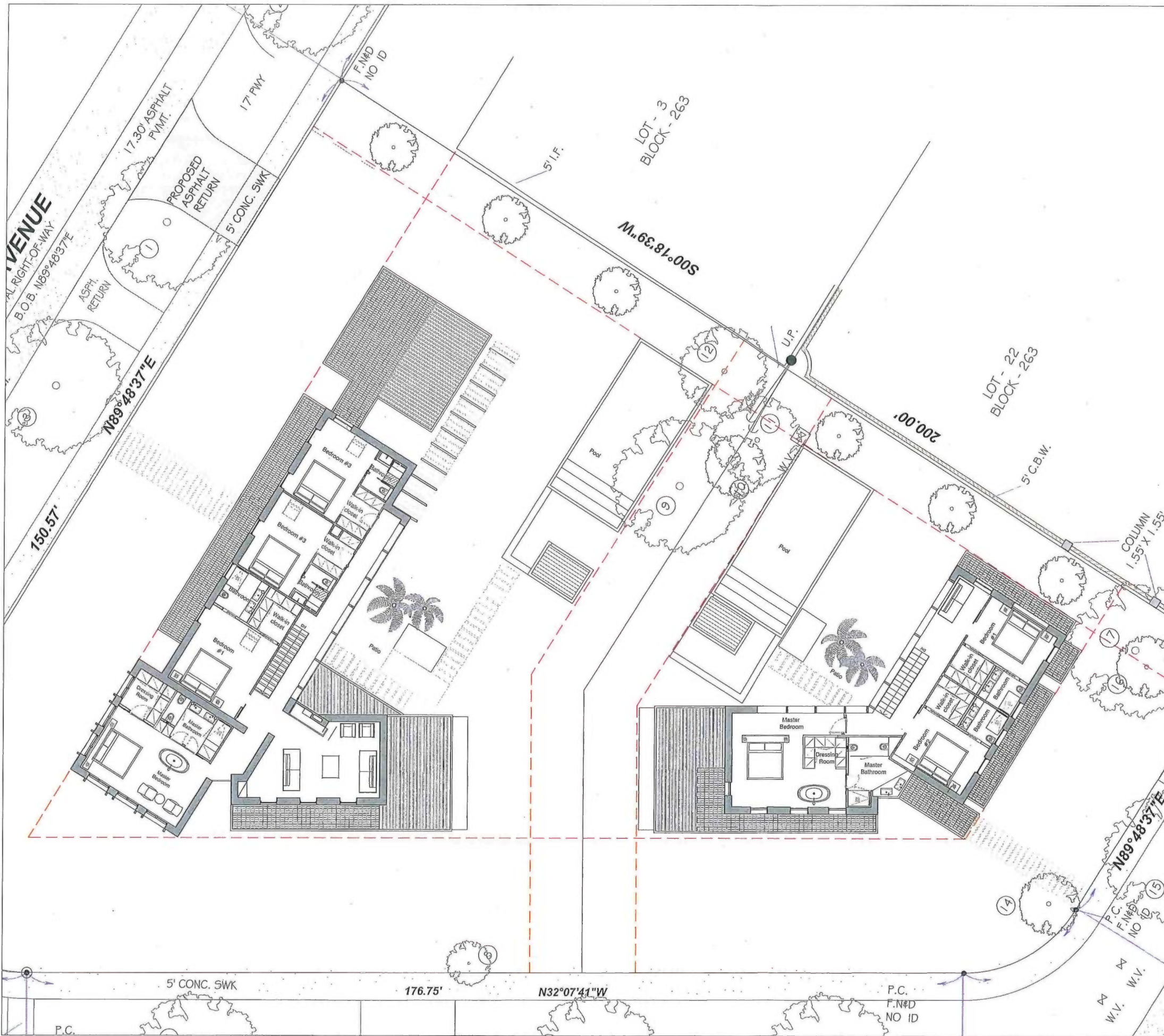
01 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



11 East 10th Street, Suite 100, Fort Lauderdale, FL 33304
Phone: 954-575-1000 • Fax: 954-575-1001
Via Internet: 41.2041.8196.00 • Email: info@theblossomavenue.com

SAN VICENTE ST. DEVELOPMENT
6406 San Vicente St., Coral Gables, Miami, Florida FL
T-100.04
FIRST FLOOR PLAN

WORKING GROUP
The Blossom Avenue Development LLC
1009 Broadway, New York, NY 10018 - USA



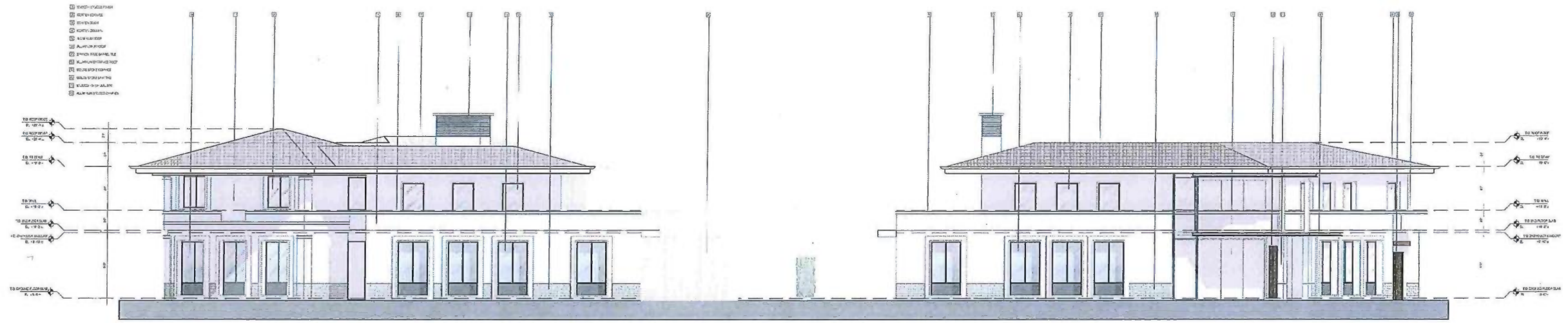
01 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



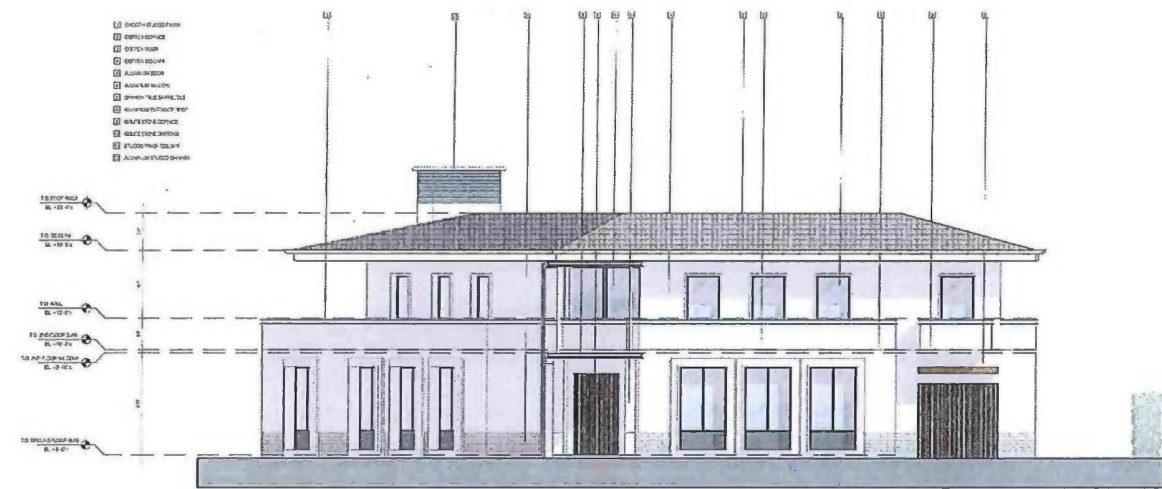
SAN VICENTE ST. DEVELOPMENT
6406 San Vicente St., Coral Gables, Miami, Florida FL
T-100.05
SECOND FLOOR PLAN

WORKING GROUP
The Blossom Avenue Development, c.
1968 Blossom Ave., New York, 10024 NY-USA

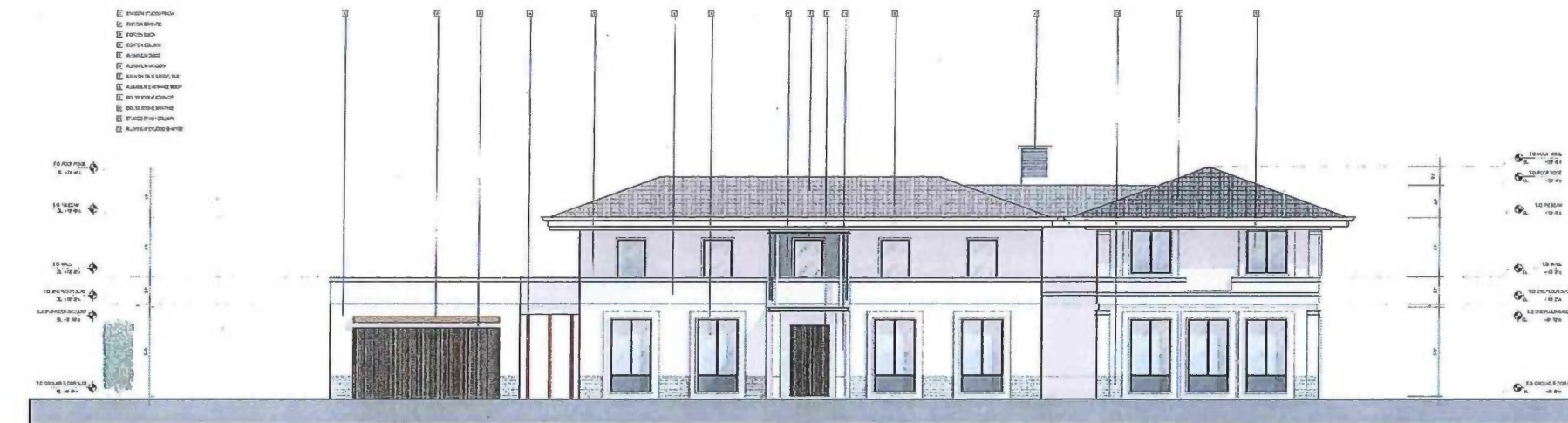




A) SAN VICENTE STREET ELEVATION
Scale 1/8" = 1'-0"



B) GARLEDA ELEVATION
Scale 1/8" = 1'-0"



C) COMO ELEVATION
Scale 1/8" = 1'-0"

THE BLOSSOM AVENUE
FOR BETTER HUMAN LIVING
Miami, Florida

14000 120th Street, Suite 100, Miami, FL 33187-1200
Phone: +1 305 258 2020 Fax: +1 305 258 2020

Via Payment At: 20145 120th St., MIAMI
FL 33187-1200

SAN VICENTE ST. DEVELOPMENT
6406 San Vicente St., Coral Gables, Miami, Florida FL
T-100.06a
ELEVATIONS DRAFT

WORKING GROUP
The Blossom Avenue Group, Inc. LLC
1567 Broadway, New York, NY 10019-1567



01 SETTING CONTEXT
SCALE 1/32" = 1'-0"




THE BLOSSOM[®] AVENUE
 FOR BETTER HAVANA LIVING
Maria Pacheco - Elena Delgado
14 East 19th, ground floor New York 10021 NY - USA
Phone: +1 (212) 333-3022 - Fax: +1 (212) 334-3022
Via Internet: +1 (212) 333-3022 - Fax: +1 (212) 334-3022
Tel: +33 (0) 33 333 3022 - Fax: +33 (0) 33 333 3022

SAN VICENTE ST. DEVELOPMENT
 6406 San Vicente St., Coral Gables, Miami, Florida FL
T-100.07a
RENDERING
VIEW FROM SAN VICENTE AVENUE

WORKING GROUP
The Blossom Avenue Development LLC
1945 Broadway - New York, 10023 NY - USA



01 SETTING CONTEXT
SCALE 1/32" = 1'-0"




THE BLOSSOM AVENUE
 FOR BETTER HUMAN LIVES
Mario Paschini - Project Director
14 Erie Pl, 9th, ground floor, New York, NY 10014 NY - USA
Phone: +1 (212) 334 3100 - Fax: +1 (212) 334 3255
Via Firenze 12, 20143 Milano (MI) - ITALIA
Tel: +39 (02) 36550152 - Fax: +39 (02) 56513132

SAN VICENTE ST. DEVELOPMENT
 6406 San Vicente St., Coral Gables, Miami, Florida FL
T-100.07b
 RENDERING
 VIEW FROM GARLEND AVE

WORKING GROUP
 The Blossom Avenue Development LLC
 1905 Broadway, New York, NY 10022 NY - USA



01 SETTING CONTEXT
SCALE 1/32" = 1'-0"




THE BLOSSOM AVENUE
 FOR BETTER HAWAII LIVING
Maui Passover - Service Overseas
16 East 10th, 9th and 10th New York 10011 NY - USA
 Phone: +1 212 334 3925 - Fax: +1 212 334 3803
 Via Internet: +1 201 411 1110 - 11111
 Tel: +1 917 365 0812 - Fax: +1 917 365 1312

SAN VICENTE ST. DEVELOPMENT
 6406 San Vicente St., Coral Gables, Miami, Florida FL
T-100.07c
 RENDERING
 VIEW FROM COMO AVENUE

WORKING GROUP
The Blossom Avenue Development LLC
 1965 Broadway, New York, 10022 NY - USA



	0 - 55	55,33 - 150,50	+ 150,50	TOTAL
# of building sites	19	148	15	182
% of building sites	10,44%	81,32%	8,24%	100,00%


THE BLOSSOM AVENUE
 FOR BETTER HUMAN URBANISM
 More Facades - More Delta, s/r
14 East 10th Street, New York 10003-1141 USA
 Phone +1 (212) 354-3462 - Fax +1 (212) 354-3581
 Via Rapporti 44, 20143 Milano 079 - ITALIA
 Tel. +39 02 26224122 - Fax +39 02 3024342




SAN VICENTE ST. DEVELOPMENT

6406 San Vicente St., Coral Gables, Miami, Florida FL

T-100.08
 BUILDING SITE
 FRONTAGES ANALYSIS
 Scale 1:1500

WORKING GROUP
 The Blossom Avenue Development LLC
 1905 Broadway, New York, 10023 NY - USA



-  Existing building
-  Project building
-  Project area


THE BLOSSOM AVENUE
 FCIS BETTER HUMAN LIVING
 Marco Piacentini - Marco Ostia-SCS
 14 East 10th, ground floor, New York, 10003 NY - USA
 Phone +1 (212) 534 5003 - Fax +1 (212) 534 5018
 Via Bonaparte 44, 20141 Milano (MI) - ITALIA
 Tel +39 02 26101493 - Fax +39 02 26101498

SAN VICENTE ST. DEVELOPMENT
 6406 San Vicente St., Coral Gables, Miami, Florida FL
T-100.09
 Historical analysis

WORKING GROUP
 The Blossom Avenue Development LLC
 1805 Broadway, New York, 10023 NY - USA

008015

568015 Box No. 696
Perm# 03100182 App# 03088433
450 COMO AVE.

CITY OF CORAL GABLES PERMIT APPLICATION

DATE: 8-08-03 # 003335296 MASTER PERMIT # 03100182

ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT ACCORDING TO RS 713.135

Application # 03086433 Control # 03083207
Square Footage: 2,166 Estimated Cost \$ 2,520,000
Type of Permit: Building Plumbing Electrical Sign Residential
 Mechanical Roofing Zoning Misc. Commercial

CONTRACTOR'S LICENSE NUMBER: 94 B500303
CONTRACTOR'S BUSINESS NAME: Demolition Masters Inc. Phone Number: (305) 448-7511
Address: 122 Madeira Ave. City Coral Gables State FL Zip Code 33134

ARCHITECT/ENGINEER'S NAME: _____ Phone Number: _____
Address: _____ City _____ State _____ Zip Code _____

SITE ADDRESS 450 Como Ave. Folio # 02-4129-028-1790
LEGAL DESCRIPTION: Lots 1 & 2 & 23 Block 263 Section Coral Gables Riviera

OWNER'S NAME: High Culverhouse Phone Number: (305) 358-5041
Address: 430 Barbours Ave. City Coral Gables State FL Zip Code 33146

WORK DESCRIPTION: Total demolition of a house (with pool)
APPROVED 8-21-03 DEPARTMENT
APPROVED 8-21-03 DEPARTMENT

Application is hereby made to the City of Coral Gables to do work and installations as indicated. I certify that no work has commenced prior to the issuance of a permit. All work will be performed to meet the standards of all laws regulating the construction in the City of Coral Gables. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ROOFING, AWNINGS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

Print Name: OWNER HUGH F. CULVERHOUSE
Signature: OWNER Hugh F. Culverhouse

Print Name: NAME/QUALIFIER Maitte Netsch
Signature: NAME/QUALIFIER Maitte Netsch

The foregoing instrument was acknowledged before me this 21st day of July 2003 by _____ who has taken an oath and: 2003

The foregoing instrument was acknowledged before me this _____ day of _____ 2003 by Maitte Netsch who has taken an oath and:

is personally known to me.
 has produced a Fl. Dir. Lic. C416-326-49-059-0 as identification

is personally known to me.
 has produced a _____

NOTARY PUBLIC ADDAY ALMEIDA

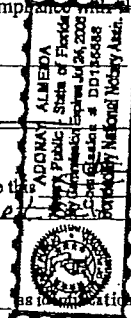
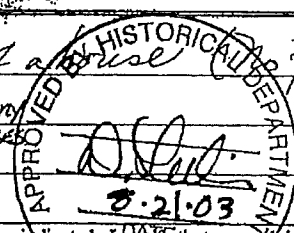
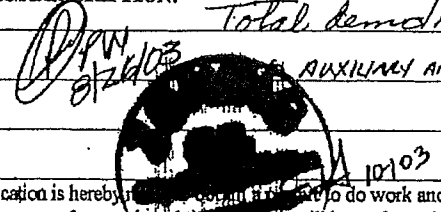
NOTARY PUBLIC ADDAY ALMEIDA

My Commission Expires 08/24/2005

My Commission Expires _____

WARNING TO OWNERS:
FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

10/2/03
H. D. J.



ELECTRICAL								
EN#	TYPE	QTY.	EN#	TYPE	QTY.	EN#	TYPE	QTY.
E001	MINIMUM FEE		E017	GARBAGE DISPOSAL		E061	REPAIR CIRCUITS	
E027	A/C CENTRAL 1-3 TON		E031	GENERATORS, ETC		E068	SERVICE, NUMBER OF AMPS	
E047	A/C CENTRAL 4-7 TON		E036	GENERATORS, ETC		E051	SERVICE, NUMBER OF AMPS	
E048	A/C CENTRAL 8-15 TON		E038	HEAT DISCOVERY		E003	SERVICE REPAIR	
E049	A/C CENTRAL 16-20 TON		E009	LOW-VOLT, BURGLAR		E036	ALIGNS	
E050	A/C CENTRAL 20+ TON		E044	LOW-VOLT, FIRE		E013	SPACE HEATER (GAS)	
E007	AIR CONDITIONERS		E041	LOW-VOLT, INTERCOM/TELE		E066	SPARK/BOIL TUBS	
E073	CHILLER		E040	LOW-VOLT, TELEVISION		E066	SUBFEEDS, # OF AMPS	
E028	CLEAR VIOLATIONS		E029	MOTOR, EQUIPMENT OUTLET		E047	SUBFEEDS, # OF AMPS	
E012	COMPACTOR		E030	MOTOR, EQUIPMENT OUTLET		E045	SWIM POOL, COMMERCIAL	
E013	DEEP FREEZER		E035	SPECIAL PURPOSE OUTLET		E044	SWIM POOL, RESIDENTIAL	
E043	DEMOLITIONS		E006	ROUGH WIRE OUTLET		E007	SWITCHBOARDS	
E014	DISHWASHER		E019	OVEN		E002	TEMP SERV. CONSTRUCTION	
E015	DRYER		E041	PARKING LOT LIGHTS		E004	TEMP FOR TEST-30 DAYS	
E016	FAN		E042	PLUGMOLDSTRIP		E024	TIME CLOCK	
E010	FIRE PUMP		E048	POSTS		E032	TRANSFORMER FOR X-RAY	
E036	FIXTURE-FLUORESCENT		E020	RANGERANGE TOP		E026	WASHING MACHINE	
E017	FIXTURE LIGHT		E021	REFRIGERATOR, COMM (REF)		E026	WATER HEATER	
E040	FLOOD LIGHTS		E011	REFRIGERATOR, DOMESTIC		E034	WELDING MACHINE OUTLET	
E062	FFL-LOAD CONTROL		E005	RENEW-YEAR SERVICE				

MECHANICAL								
MN#	TYPE	QTY.	MN#	TYPE	QTY.	MN#	TYPE	QTY.
M013	MINIMUM FEE		M213	DRYER VENTS, NUMBER OF		M466	PRESSURE VESSEL	
M070	A/C CENTRAL, TONS		M235	DUCTWORK, COST OF		M516	REFRIGERATOR, TONS	
M094	A/C WALL/WNDW, TONS		M258	FIREPLACES, NUMBER OF		M481	VENT HOOD, RESIDENTIAL	
M117	AIR HANDLER, TONS		M329	GENERATOR		M704	VENTILATOR, COST	
	BARBECUE		M282	HEATING STRIPS, #			PERIODIC INSPECTIONS	
M141	BATHFAN-VENTED, #OF		M382	PAINT BOOTH				
M188	CONDENSATE DRAIN		M399	PIPING, FLAMMABLE LIQUID				
M211	COOLING TOWER		M421	PROCESS/PRESSURE PIPING				

PLUMBING								
PN#	TYPE	QTY.	PN#	TYPE	QTY.	PN#	TYPE	QTY.
P013	MINIMUM FEE		P043	SEWER CONNECTION		P203	BATH TUB	
P741	SUPPLY A/C WELL		P045	WATER REPIPE		P530	BIDET	
P995	A/C CONDENSATE		P060	SEPTIC TANK			DISHWASHER	
P064	DISCHARGE WELL		P040	RELAY REPAIR			REPAIR	
P090	AREA DRAINS		P025	SEPTIC CONNECTION				
P062	ROOF DRAINS		P066	MISC EQUIPMENT				
P012	CATCH BASIN		P061	PUMP AND ABANDON			SPRING FOUNTAIN	
P019	FRENCH DRAIN		P106	DOMESTIC PUMP				
P914	ROCKAGE PIT		P108	RECIRCULATE PUMP				
P045	GREASE TRAP		P111	SPRINKLER PUMP			INDIRECT WASTES	
P098	INTERCEPTOR		P112	POOL PUMP REPLACE			LAUNDRY TRAY	
P975	CAR-FIXTURE		P123	SUMP PUMP			LAVATORY	
P976	CAR-WATER		P003	GAS-NATURAL			MISC FIXTURE	
P976	CAP-SEWER		P000	GAS-PROPANE			SHOWER	
P930	POOL PIPING		P001	GAS-APPLIANCE			SINK	
P931	SPA PIPING		P066	MISC REPAIRS			URINAL	
P027	FOUNTAIN		P476	TEMPORARY TOILET			VACUUM PUMP	
P997	FILTER REPLACE						WATER CLOSET	
P773	SUPPLY WELL						WATER HEATER	
P028	SPRINKLER SYSTEM						WATER HEATER NEW	
P095	SPRINKLER REPAIR							
P019	WATER SERVICE							

Received/Reviewed by: _____ Date: _____
 Application approved: *[Signature]* Date: *10/1/03*
 Permit issued by: _____ Date: _____

OFFICE USE ONLY	
PERMIT FEE	\$1,400
BOND	300,000
FOOD COMPLIANCE	
VENTILATION	
RADON GAS	
CLAY CREEP	
CONTROL FEE	
CONCURRENCE	
TOTAL FEE	492,800

Return to:
John F. Cook PA
2033 Wood St, #220
Sarasota, FL 34237
1800 6100

(2)

CARL M. SUGARMAN, ESQ.
9700 S. WICKHAM HIGHWAY
SUITE 850
MARIETTA, FL 33156

Parcel ID Number: 03-4129-028-1790

Warranty Deed

This Indenture, Made this 19 day of June, 2003 A.D. Between Rachel Marie Brooks, a single woman as Trustee of the Rachel Marie Brooks Revocable Trust U/A dated December 22, 1995 and individually of the County of Miami-Dade, State of Florida, grantor, and _____, grantee,

whose address is: 430 Barbarosa Avenue, Coral Gables, Florida 33146

of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of _____ DOLLARS (\$10) and other good and valuable considerations to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Miami-Dade, State of Florida to wit: Lots 1, 2 and 23, Block 263 of RIVERIA SECTION PART NO. 11 OF CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 28 at Page 23, of the Public Records of Miami-Dade County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2003.

and the grantor does hereby, fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Rachel Marie Brooks, a single woman
as Trustee of the Rachel Marie Brooks Revocable Trust U/A dated December 22, 1995 and individually
By: Rachel Marie Brooks Trustee (Seal)
and individually
P.O. Address: 430 Corra Avenue
Coral Gables, Florida 33146

Printed Name: CARL M SUGARMAN
Witness

Printed Name: [Signature]
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me this 19 day of June, 2003 by Rachel Marie Brooks, a single woman as Trustee of the Rachel Marie Brooks Revocable Trust U/A dated December 22, 1995 and individually he is personally known to me or he has produced his Florida driver's license as identification



Printed Name: _____
Notary Public
My Commission Expires: _____

FLG 08/08 07:54

John F. Cook, PA
1900 NW
6000
Coral Gables, FL 33134

CPN 30080404372
08/08/2003 08:15 FAX
8418061580
JOHN F. COOK, PA
1900 NW
6000
CORAL GABLES, FL 33134

JOHN F. COOK, PA
1900 NW
6000
CORAL GABLES, FL 33134

Print Number 08-4118-022-2780

Warranty Deed

This Warranty Deed is made this 19th day of June, 2003 AD, between
Machal Marie Brooks, a single woman, as Grantor of the Machal Marie
Brooks Revocable Trust W/A dated December 22, 1998 and Individually,
of the County of Miami-Dade
Ralph F. Chaberski

who sit at 430 Southwestern Avenue, Coral Gables, Florida 33146

of the County of Miami-Dade

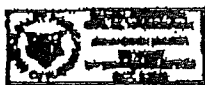
WHEREAS, said GRANTOR, Grant is clarification of the terms of
said deed and which conveys to GRANTEE to hold said land to GRANTOR, the party whose name appears in
said deed, together and add to the said GRANTOR and GRANTEE, the parties and assigns known to the County Clerk and
County of Miami-Dade
Lots 1, 2 and 23, Block 253 of HAVENLY HEIGHTS UNIT NO. 11 OF CORAL
GABLES, according to the plan thereof, as bounded in Plat Book 29 at
Page 23, of the Public Records of Miami-Dade County, Florida;

subject to restrictions, easements and covenants of record, if
any, and taxes subsequent to 2002.

and the parties have hereby fully agreed to this deed, and will defend the same against lawful claims of all parties whatsoever.
In Witness Whereof, the parties hereto have signed this deed and the day and year first above written
Signed, sealed and delivered to our presence:

[Signature]
Machal Marie Brooks, a single woman
as Grantor of the Machal Marie
Brooks Revocable Trust W/A dated
December 22, 1998 and Individually
[Signature]
Ralph F. Chaberski

STATE OF Florida
COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me this 19th day of June, 2003
Machal Marie Brooks, a single woman, as Grantor of the Machal Marie
Brooks Revocable Trust W/A dated December 22, 1998 and Individually,
to it personally known to me or to be known to the Florida, Clerk of the County of Miami-Dade



[Signature]
John F. Cook, PA
My Commission Expires

08-0130

This instrument prepared by:
John F. Cook, Esquire
JOHN F. COOK, P.A.
2033 Wood Street, #220
Sarasota, Florida 34237
(941) 906-1560

DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned HUGH F. CULVERHOUSE, is the fee simple owner of the following described property situated and being in the City of Coral Gables, Florida:

Lots 1, 2 and 23, Block 263 of RIVIERA SECTION PART NO. 11 OF CORAL GABLES, according to the Plat thereof as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida.

WHEREAS, the undersigned owner intends to construct a single family residence at 450 Como Avenue, Coral Gables, Florida 33146 and desires to utilize said lots as a single building site, and the undersigned owner does hereby declare and agree as follows:


1. That the single family residence will not be used in violation of any ordinances of the City of Coral Gables now in effect or hereinafter enacted.
2. That the said lots above described upon which the single family residence is situated shall not be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract.

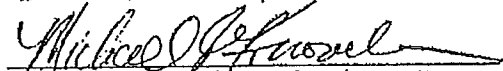
NOW, THEREFORE, for good and valuable consideration, the undersigned does hereby declare that he will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

FURTHER, the undersigned declares that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, his successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinance of said City then in effect.

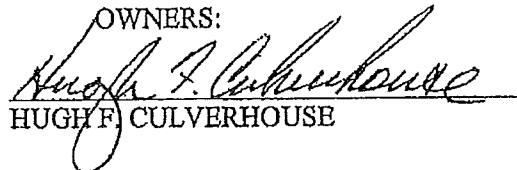
IN WITNESS WHEREOF, the undersigned has caused his hand and seal to be affixed hereto on this 9th day of September, 2003.

WITNESSES:


Sign above and print name here YOLANDA SUAREZ


Sign above and print name here MICHAEL KNOWLES

OWNERS:


HUGH F. CULVERHOUSE

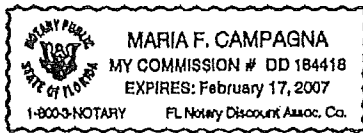
STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day personally appeared before me HUGH F. CULVERHOUSE, who is personally known to me or has produced _____ (type of identification) as identification, and he acknowledged that he executed the foregoing, freely and voluntarily for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me on this 9th day of September, 2003.

Maria F. Campagna
Notary Public, State of Florida

My Commission Expires:



APPROVED AS TO FORM

Elizabeth M. Hernandez
Elizabeth M. Hernandez, City Attorney

August 20, 2003

The City of Coral Gables
Building Department

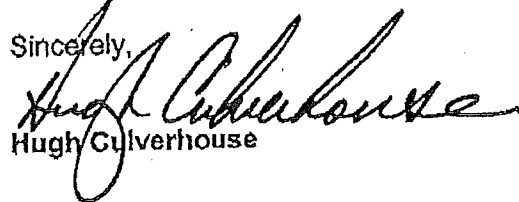
RE: 450 Como Ave., Coral Gables, FL 33140
Control No. 03083207

Dear Sirs or Mesdames:

Please be advised that I am the owner of the above-captioned premises. We have applied for a demolition permit.

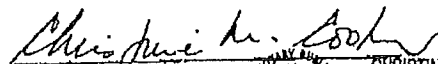
Please be advised that I have knowledge that all structures are to be demolished including all auxiliary and accessory structures.

Sincerely,


Hugh Culverhouse

STAT OF FLORIDA
COUNTY OF MIAM I-DADE

The foregoing instrument was acknowledged before me this 20th day of August, 2003 by Hugh Culverhouse who is personally known to me or who produced identification and who did not take an oath.


Notary Public



CHRISTINE M. COOTE
MY COMMISSION # DD 177423
EXPIRES: May 11, 2007
Bonded Thru Budget Notary Services

My Commission Expires: 5/11/07

Demo / Appl # 03086433



**FLORIDA
DEPARTMENT
OF HEALTH**

03-2373A

8-5-03

R.C.

APPROVED

450 Comand

P/A

(305) 513-8459

DISPLAY THIS CARD ON FRONT OF JOB

097

NO INSPECTION WILL BE MADE UNLESS PERMIT CARD IS
DISPLAYED AND APPROVED PLANS ARE READILY AVAILABLE.

City of Coral Gables

BUILDING PERMIT

PERMIT # 03080305 DATE 08-19-03

MASTER APPLICATION # 03086604

OWNER'S NAME HUGH CULVERHOUSE

QUALIFIER JOSE R BOLANOS CC # SR0971276

CONTRACTOR MIAMI DADE ENVIRONMENTAL SER MCOL # 002989747

PURPOSE PUMP & ABANDON SEPTIC TANK \$550

LEGAL DESCRIPTION

CORAL GABLES RIVIERA SECTION 11 REV PB 28-23
LOT SIZE IRREGULAR

SITE ADDRESS 450 COMD AVE

THE NOTICE OF COMMENCEMENT IS THE FIRST INSPECTION AND
MUST BE REQUESTED WITHIN 7 DAYS FROM THE BUILDING PERMIT DATE.
THIS NOTICE MUST BE DISPLAYED AT THE JOB SITE.

NOTICE: In addition to the requirements of this permit, there
may be additional restrictions applicable to this property
that may be found in the public records of this county.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A
NOTICE OF COMMENCEMENT MAY RESULT IN YOU
PAYING TWICE FOR IMPROVEMENTS TO YOUR
PROPERTY. IF YOU INTEND TO OBTAIN FINANCING,
CONSULT YOUR LENDER OR AN ATTORNEY BEFORE
RECORDING YOUR NOTICE OF COMMENCEMENT.**



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
CONSTRUCTION INSPECTION AND FINAL APPROVAL

PERMIT NO. 03-2373
DATE FEED: 7-31-03
FEE PAID: 40.00
RECEIPT #: 563079

APPLICANT: Heigh Can... House
OWNER: Mrs. D. ... Environmental Serv.
PROPERTY ADDRESS: 450 ...
BLOCK: 12-23 SUBDIVISION: 263 Coral Habits PROPERTY ID #: 03-4129-0

CHECKED [X] ITEMS ARE NOT IN COMPLIANCE WITH STATUTE OR RULE AND MUST BE CORRECTED.

TANK INSTALLATION			SETBACKS		
<input type="checkbox"/>	[01]	TANK SIZE [1] _____ [2] _____	<input type="checkbox"/>	[27]	SURFACE WATER _____ FT
<input type="checkbox"/>	[02]	TANK MATERIAL _____	<input type="checkbox"/>	[28]	DITCHES _____ FT
<input type="checkbox"/>	[03]	OUTLET DEVICE _____	<input type="checkbox"/>	[29]	PRIVATE WELLS _____ FT
<input type="checkbox"/>	[04]	MULTI-CHAMBERED [Y / N] _____	<input type="checkbox"/>	[30]	PUBLIC WELLS _____ FT
<input type="checkbox"/>	[05]	OUTLET FILTER _____	<input type="checkbox"/>	[31]	IRRIGATION WELLS _____ FT
<input type="checkbox"/>	[06]	LEGEND _____	<input type="checkbox"/>	[32]	POTABLE WATER LINES _____ FT
<input type="checkbox"/>	[07]	WATERTIGHT _____	<input type="checkbox"/>	[33]	BUILDING FOUNDATION _____ FT
<input type="checkbox"/>	[08]	LEVEL _____	<input type="checkbox"/>	[34]	PROPERTY LINES _____ FT
<input type="checkbox"/>	[09]	DEPTH TO LID _____	<input type="checkbox"/>	[35]	OTHER _____ FT
DRAINFIELD INSTALLATION			FILLED / MOUND SYSTEM		
<input type="checkbox"/>	[10]	AREA [1] _____ [2] _____ SQFT	<input type="checkbox"/>	[36]	DRAINFIELD COVER _____
<input type="checkbox"/>	[11]	DISTRIBUTION BOX _____ HEADER _____	<input type="checkbox"/>	[37]	SHOULDERS _____
<input type="checkbox"/>	[12]	NUMBER OF DRAINLINES _____	<input type="checkbox"/>	[38]	SLOPES _____
<input type="checkbox"/>	[13]	DRAINLINE SEPARATION _____	<input type="checkbox"/>	[39]	STABILIZATION _____
<input type="checkbox"/>	[14]	DRAINLINE SLOPE _____			
<input type="checkbox"/>	[15]	DEPTH OF COVER _____	ADDITIONAL INFORMATION		
<input type="checkbox"/>	[16]	ELEVATION [ABOVE/BELOW] BM _____	<input type="checkbox"/>	[40]	UNOBSTRUCTED AREA _____
<input type="checkbox"/>	[17]	SYSTEM LOCATION _____	<input type="checkbox"/>	[41]	STORMWATER RUNOFF _____
<input type="checkbox"/>	[18]	DOING PUMPS _____	<input type="checkbox"/>	[42]	ALARMS _____
<input type="checkbox"/>	[19]	AGGREGATE SIZE _____	<input type="checkbox"/>	[43]	MAINTENANCE AGREEMENT _____
<input type="checkbox"/>	[20]	AGGREGATE EXCESSIVE FINES _____	<input type="checkbox"/>	[44]	BUILDING AREA _____
<input type="checkbox"/>	[21]	AGGREGATE DEPTH _____	<input type="checkbox"/>	[45]	LOCATION CONFORMS WITH SITE PLAN _____
			<input type="checkbox"/>	[46]	FINAL SITE GRADING _____
FILL / EXCAVATION MATERIAL			<input type="checkbox"/>	[47]	CONTRACTOR <u>Mrs. Wade</u>
<input type="checkbox"/>	[22]	FILL AMOUNT _____	<input type="checkbox"/>	[48]	OTHER <u>Environmental Serv.</u>
<input type="checkbox"/>	[23]	FILL TEXTURE _____			
<input type="checkbox"/>	[24]	EXCAVATION DEPTH _____	ABANDONMENT		
<input type="checkbox"/>	[25]	AREA REPLACED _____	<input type="checkbox"/>	[49]	TANK PUMPED <u>8/5/03</u>
<input type="checkbox"/>	[26]	REPLACEMENT MATERIAL _____	<input type="checkbox"/>	[50]	TANK CRUSHED & FILLED <u>8/5/03</u>

DESCRIPTION OF VIOLATIONS / REMARKS:



STATE OF FLORIDA
 DEPARTMENT OF HEALTH
 ONSITE SEWER TREATMENT AND DISPOSAL SYSTEMS
 CONSTRUCTION INSPECTION AND FINAL APPROVAL

PERMIT NO. 03-2073
7-31-0
70, 812
503079

APPLICANT: Hugh C. House
 OWNER: Miami Dade Environmental Serv.
 PROPERTY ADDRESS: 220 Con...
 LOT: 12-23 BLOCK: 263 SUBDIVISION: Coastal Lakes PROPERTY ID #: 03-429-0

CHECKED [X] ITEMS ARE NOT IN COMPLIANCE WITH STATUTE OR RULE AND MUST BE CORRECTED.

TANK INSTALLATION		SEWERACKS	
[]	[01] TANK SIZE [1] _____ [2] _____	[]	[27] SURFACE WATER _____ FT
[]	[02] TANK MATERIAL _____	[]	[28] DITCHES _____ FT
[]	[03] OUTLET DEVICE _____	[]	[29] PRIVATE WELLS _____ FT
[]	[04] MULTI-CHAMBERED [Y / N] _____	[]	[30] PUBLIC WELLS _____ FT
[]	[05] OUTLET FILTER _____	[]	[31] IRRIGATION WELLS _____ FT
[]	[06] LEGEND _____	[]	[32] POTABLE WATER LINES _____ FT
[]	[07] WHERTTIGHT _____	[]	[33] SEWERAGE FOUNDATIONS _____ FT
[]	[08] LEVEL _____	[]	[34] PROPERTY LINES _____ FT
[]	[09] DEPTH TO LID _____	[]	[35] OTHER _____ FT
DRAINFIELD INSTALLATION		FILLED / MOULD SYSTEM	
[]	[10] AREA [1] _____ [2] _____ SQFT	[]	[36] DRAINFIELD COVER
[]	[11] DISTRIBUTION BOX _____ HEADER _____	[]	[37] SHOULDERS
[]	[12] NUMBER OF DRAINLINES _____	[]	[38] SLOPES
[]	[13] DRAINLINE SEPARATION _____	[]	[39] STABILIZATION
[]	[14] DRAINLINE SLOPE _____	[]	[40] UNCONSTRUCTED AREA
[]	[15] DEPTH OF COVER _____	[]	[41] UNPROTECTED EXPOSURE
[]	[16] ELEVATION [ABOVE/BELOW] BM _____	[]	[42] ALARMS
[]	[17] SYSTEM LOCATION _____	[]	[43] PERFORMANCE AGREEMENT
[]	[18] DOSING PUMPS _____	[]	[44] BUFFER ZONE
[]	[19] AGGREGATE SIZE _____	[]	[45] LOCATION MEASUREMENTS WITH SITE PLAN
[]	[20] AGGREGATE EXCESSIVE/FINES _____	[]	[46] FINAL SITE GRADING
[]	[21] AGGREGATE DEPTH _____	[]	[47] CONTRACTOR <u>Miami Dade</u>
FILL / EXCAVATION MATERIAL		[]	[48] OWNER <u>Environmental</u>
[]	[22] FILL AMOUNT _____	[]	[49] TANK PUMPED <u>0/5/03</u>
[]	[23] FILL TEXTURE _____	[]	[50] TANK CRUSHED & FILLED <u>8/5/03</u>
[]	[24] EXCAVATION DEPTH _____	[]	
[]	[25] AREA REPLACED _____	[]	
[]	[26] REPLACEMENT MATERIAL _____	[]	

VARIATION OF VIOLATIONS / REMARKS: _____

RECEIPT# 709765

THE CITY OF CORAL GABLES
BUILDING PERMIT INVOICE

PAGE 1

INVOICE : 03080833 DATE: 08/19/03
CONTROL : 03083307 TIME: 09:41
CONTRACTOR: MIAMI DADE ENVIRONMENTAL SER MCCL# 002989747
9591 FONTAINBLEAU BLVD
MIAMI FL 33172

PAYEE : MIAMI DADE ENVIRONMENTAL SERVICE
9591 FONTAINBLEAU BLVD
MIAMI FL 33172

THE FOLLOWING CHARGES ARE BEING ASSESSED FOR PERMIT ISSUANCE OF
APPLICATION #03086604 PERMIT #03080305

PROPERTY: 41290281790
LEGAL DESCR: CORAL GABLES RIVIERA SECTION 11 REV PB 2
SITE ADDRESS: 450 COMO AVE

CODE DESCRIPTION	CHARGE	RATE	QUANTITY*	*AMOUNT*	GLM.ACCT
P961 PUMP & ABANDON - SEPTIC TANK				65.00	00132215
S998 CODE COMPLIANCE FEE - METRO				0.60	00120830
DADE COUNTY 550 Appx Cost		17.00	1	17.00	00132210
A080 Application fee		3.00	1	3.00	00132210
A461 Document preservation fee pages					

Amount Due	\$85.60	Cash tendered	
Amount Paid	85.60	Check Amount	85.60
Balance Due	\$0.00	Check Number	358

Received By 7110\002137\23

Coral Gables



STATE OF FLORIDA
 DEPARTMENT OF HEALTH
 ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
 CONSTRUCTION PERMIT

PERMIT NO. 03-22
 DATE PAID: 7-31-12
 FEE PAID: 70
 RECEIPT #: 00007

CONSTRUCTION PERMIT FOR:

New System Existing System Holding Tank Innovative
 Repair Abandonment Temporary

APPLICANT: Flash Mulverhouse

PROPERTY ADDRESS: 800 Combs Ave 2 Bibles

LOT: 2-22 BLOCK: 363 SUBDIVISION: C. Gabbs Riviera

PROPERTY ID #: 03-4127- [SECTION, TOWNSHIP, RANGE, PARCEL NUMBER OR TAX ID NUMBER]

ISSUANCE OF THIS PERMIT IS CONDITIONED UPON THE APPLICANT'S AGREEMENT TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS AND STANDARDS OF SECTION 28... DOES NOT GUARANTEE SAFETY... MATERIALS... THIS PERMIT REQUESTS THE APPLICANT TO MODIFY THE PERMIT APPLICATION... BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT EXEMPTS THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITS REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

GALLONS / GPD SEPTIC TANK/AEROBIC UNIT CAPACITY MULTI-CHAMBERED/IN-SERIES
 GALLONS / GPD _____ CAPACITY MULTI-CHAMBERED/IN-SERIES
 GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK: 1250 G]
 GALLONS DOSING TANK CAPACITY [] GALLONS @ [] DOSES PER 24 HRS # PUMPS:
 SQUARE FEET PRIMARY DRAINFIELD SYSTEM
 SQUARE FEET _____ SYSTEM
 TYPE SYSTEM: [] STANDARD [] FILLED [] MOUND [] _____
 CONFIGURATION: [] TRENCH [] BED [] _____

LOCATION OF BENCHMARK: _____
 ELEVATION OF PROPOSED SYSTEM SITE [] [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE
 BOTTOM OF DRAINFIELD TO BE [] [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE
 DEPTH REQUIRED: [] INCHES SEWAGE DRAINAGE REQUIRED: [] INCHES

ADDITIONAL SPECIFICATIONS:



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM
CONSTRUCTION PERMIT

PERMIT NO. 03-231
DATE PAID: 7-31-03
FEE PAID: 10
RECEIPT #: 50307

CONSTRUCTION PERMIT FOR:
 New System Existing System Holding Tank Innovative
 Repair Abandonment Temporary _____
 APPLICANT: Hugh Culverhouse
 PROPERTY ADDRESS: 450 Como Ave. C. Gables
2-23 BLOCK: 263 SUBDIVISION: C. Gables Riviera
 PROPERTY ID #: 03-4129- [SECTION, TOWNSHIP, RANGE, PARCEL NO
 (OR TAX ID NUMBER)]

PERMIT MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381
 AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISF
 PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVE
 AS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLIC
 MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS
 NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERM
 REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

PERMIT DESIGN AND SPECIFICATIONS

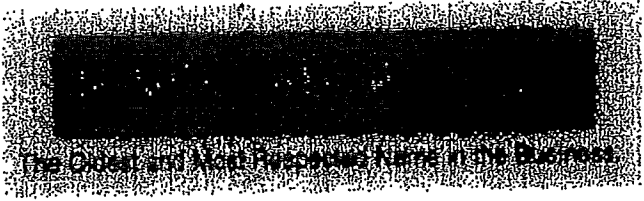
GALLONS / GPD SEPTIC TANK/AEROBIC UNIT CAPACITY MULTI-CHAMBERED/IN-SERIE
 GALLONS / GPD _____ CAPACITY MULTI-CHAMBERED/IN-SERIE
 GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK: 1250 GA
 GALLONS DOSING TANK CAPACITY [] GALLONS @ [] DOSES PER 24 HRS # PUMPS
 SQUARE FEET PRIMARY DRAINFIELD SYSTEM
 SQUARE FEET _____ SYSTEM
 TYPE SYSTEM: [] STANDARD [] FILLED [] MODIFIED []
 CONFIGURATION: [] TRENCH [] BED []

LOCATION OF BENCHMARK:
 ELEVATION OF PROPOSED SYSTEM SITE [] [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE
 BOTTOM OF DRAINFIELD TO BE [] [INCHES/FT] BENCHMARK/REFERENCE

MINIMUM REQUIRED: [] [] INCHES

PERMIT TO ABANDON
 SEPTIC TANK MUST BE PUMPED BY STATE
 REGISTERED SEPTIC TANK CONTRACTOR OR STATE
 LICENSED PLUMBER; BOTTOM OF TANK
 RUPTURED; AND TANK FILLED WITH CLEAN SAND
 OR OTHER SUITABLE MATERIAL. CONTRACTOR
 MUST CERTIFY COMPLETION OF ABOVE WORK AND
 SCHEDULE COMPLIANCE INSPECTION WITH THE
 COUNTY PUBLIC HEALTH UNIT.

SPECIFICATIONS BY: _____ TITLE: _____



August 20, 2003


City of Coral Gables
Building Department

Re:450 Como Ave., Coral Gables, Fl 33146
Permit No.: 03086433

Dear Sirs or Mesdames:

Please that we have submitted a demolition application in reference to the above-captioned property..We have duly notified all utility companies in reference to 450 Como Ave., Coral Gables, FL.

Sincerely,


Adonay Almeida, President

122 Madelra Avenue, Coral Gables FL 33134
ph:(305) 448-7511 fax:(305) 441-0232
DemoMasters@aol.com cc# 94BS00303

DEMOLITION MASTERS

The Oldest and Most Respected Name in the Business.

August 20, 2003

City of Coral Gables
Building Department

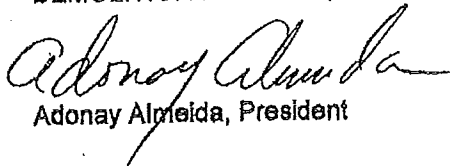
RE: 450 Como Ave. Coral Gables, Florida 33146

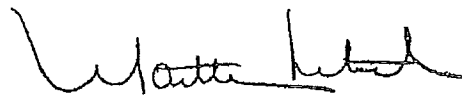
To Whom It May Concern:

The above referenced residence has been inspected for the presence of asbestos containing building materials and none has been detected. It is evident that the construction consists of CBS walls and drywall and poured slab. Based on these findings, no asbestos building material was found.

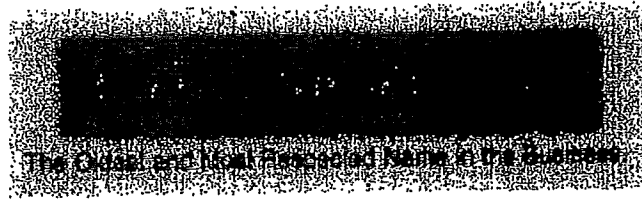
If you need any further information, please contact this office.

DEMOLITION MASTERS, Inc.


Adonay Almeida, President


Maitte Netsch, Qualifier

122 Madeira Avenue, Coral Gables FL 33134
ph: (305) 448-7511 fax: (305) 441-0232
DemoMasters@aol.com cc# 94BS00303



DERM NOTIFICATION

August 20, 2003

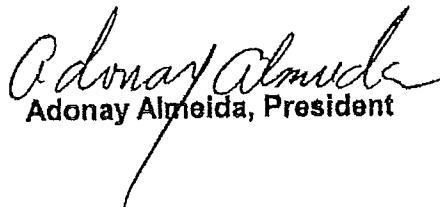
City of Coral Gables
Building Department

Re:450 Como Ave., Coral Gables, FL 33146
Permit No.: 03086433

Dear Sirs or Mesdames:

Please that we have submitted a demolition application in reference to the above-captioned property..This property is residential and no Derm notification is required.

Sincerely,


Adonay Almeida, President



Florida Power & Light Company

July 29, 2003

Demolition Masters, Inc.
122 Madeira Avenue
Coral Gables, FL 33134
Via Facsimile (305) 441-0232

Re: 450 Como Ave, Coral Gables, FL 33146

To Whom It May Concern:

This letter is to confirm that electric service has been removed from the following address:

****** 450 Como Ave, Coral Gables, FL 33146 ******

If you need further information, please feel free to contact me at (305) 377-6124

Sincerely,

A handwritten signature in black ink, appearing to read "Jorge L. Arocha".

Jorge L. Arocha
Customer Project Manager



Miami Division
933 East 25th Street
Hialeah, FL 33013-3498
Tel.: (305) 691-8710
www.nui.com

NUI Corporation (NYSE: NUI)

July 23, 2003

Demolition Masters
122 Madeira Avenue
Coral Gables, FL. 33134

Re: 450 Como Avenue Coral Gables, FL. 33146 Lots 1, 2 and 23 Block 263
Coral Gables Riviera Section II Rev. Plat Book 28 at Page 23 of the Public
Records of Dade County, Florida.
Owner Name: Demolition Masters.
Reference No. 2391.

Dear Ms. Pizarro:

Please be advised that NUI City Gas Company of Florida has no pipelines in the
aforementioned location and offers no objection to the proposed demolition.

If your project is the future construction of a residential, commercial or industrial
facility, and you are interested in requesting natural gas service, please contact
our Sales Department at 305-835-3613 or 305-835-3615.

Very truly yours,


Jorge A. Sainz
Distribution Manager

JAS/bh

NUI Companies and Affiliates:
City Gas Company of Florida
Elizabethtown Gas
Elkton Gas
North Carolina Gas

NUI Capital Corp.
NUI Energy
NUI Energy Brokers
NUI Energy Solutions
NUI Environmental Group

TIC Enterprises, LLC
Utility Business Services
Valley Cities Gas
Waverly Gas

HUGH F. CULVERHOUSE

SBS Tower, Penthouse 1 -C
2601 South Bayshore Drive
Miami, Florida 33133
(305)285-2558
Telecopier (305) 285-2550

FACSIMILE COVER PAGE

DATE: 9/15/03

TO: Maitte

FIRM: Demolition Masters

FAX No: 441-0232

TOTAL NUMBER OF PAGES: 6 (including cover page)

FROM: Yolanda

REMARKS:

Hugh Culverhouse
Property address: 450 Comd

JOHN F. COOK, P.A.

John F. Cook, Esq.
Attorney at Law

September 10, 2003

VIA UPS OVERNIGHT DELIVERY

Elizabeth M. Hernandez, City Attorney
City of Coral Gables
City Hall
405 Biltmore Way
Coral Gables, FL 33134

Re: 450 Como Avenue, Coral Gables, FL 33146
Our File No: CC76-5590

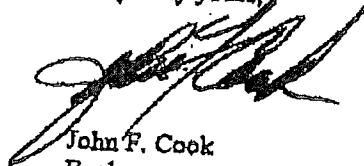
Dear Ms. Hernandez:

This firm represents Hugh F. Culverhouse, the owner of the above-referenced property. Enclosed please find the following, for your approval, in connection with the application for site and construction approval by the City of Coral Gables:

1. Original fully executed Declaration of Restrictive Covenant in triplicate;
2. Original Opinion of Title; and
3. This firm's check in the amount of \$10.50, representing the recording fee.

Please contact me directly if you have any questions or if you require anything further to proceed with this matter.

Very truly yours,



John F. Cook
Enclosures

cc: Joe King
Hugh F. Culverhouse

2033 Wood Street
Suite 220
Sarasota, Florida 34237
Phone: (941) 808-1560
Fax: (941) 808-1560
E-mail: cook@jfc.net

This instrument prepared by:
John F. Cook, Esquire
JOHN F. COOK, P.A.
2033 Wood Street, #220
Sarasota, Florida 34237
(941) 906-1560

DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned HUGH F. CULVERHOUSE, is the fee simple owner of the following described property situated and being in the City of Coral Gables, Florida:

Lots 1, 2 and 23, Block 263 of RIVIERA SECTION PART NO. 11 OF CORAL GABLES, according to the Plat thereof as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida.

WHEREAS, the undersigned owner intends to construct a single family residence at 450 Come Avenue, Coral Gables, Florida 33146 and desires to utilize said lots as a single building site, and the undersigned owner does hereby declare and agree as follows:

1. That the single family residence will not be used in violation of any ordinances of the City of Coral Gables now in effect or hereinafter enacted.
2. That the said lots above described upon which the single family residence is situated shall not be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract.

NOW, THEREFORE, for good and valuable consideration, the undersigned does hereby declare that he will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

FURTHER, the undersigned declares that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, his successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinance of said City then in effect.

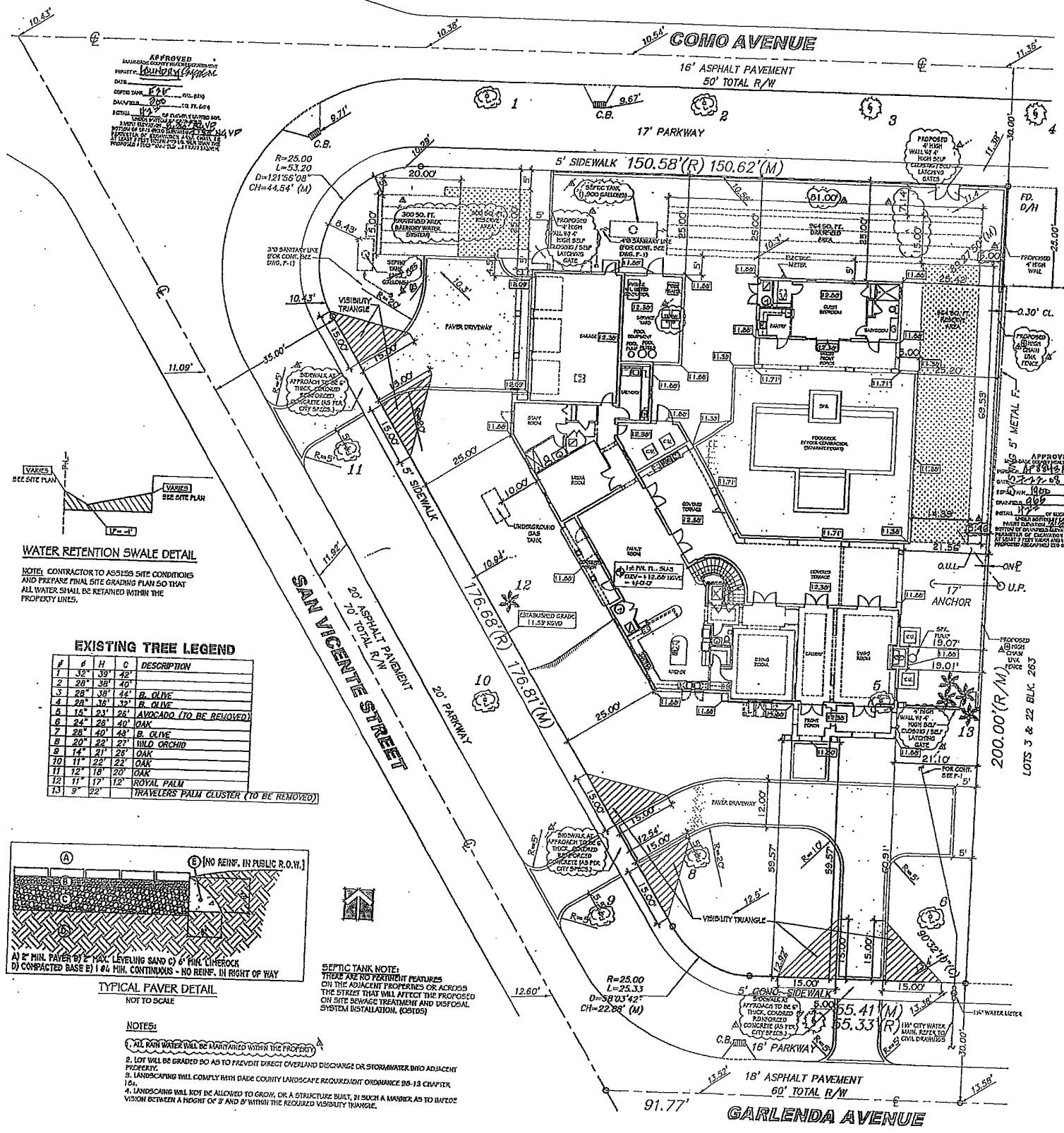
IN WITNESS WHEREOF, the undersigned has caused his hand and seal to be affixed hereto on this 4th day of September, 2003.

WITNESSES:

Yolanda Suarez
Sign above and print name here YOLANDA SUAREZ
Michael J. Culverhouse
Sign above and print name here MICHAEL J. CULVERHOUSE

OWNERS:

Hugh F. Culverhouse
HUGH F. CULVERHOUSE



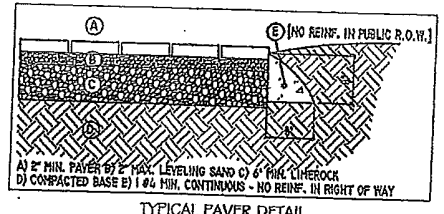
APPROVED
 LANDMARKS COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE: 11/27/07
 PROJECT: 07-13-004
 SHEET: 11/27/07
 DESIGNER: [Signature]
 CHECKER: [Signature]
 APPROVED BY: [Signature]
 TITLE: [Signature]
 PROJECT NO.: 07-13-004
 SHEET NO.: 11/27/07
 SCALE: AS SHOWN
 NOTES: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

WATER RETENTION SWALE DETAIL
 NOTES: CONTRACTOR TO ASSIGN SITE CONDITIONS AND PREPARE FINAL SITE GRADING PLAN SO THAT ALL WATER SHALL BE RETAINED WITHIN THE PROPERTY LINES.

EXISTING TREE LEGEND

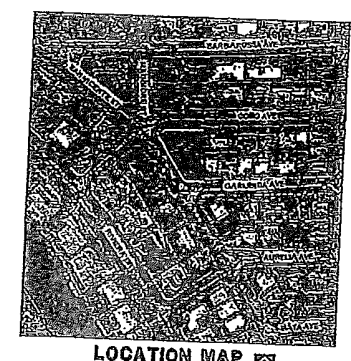
#	H	C	DESCRIPTION
1	32"	39"	42"
2	28"	38"	40"
3	28"	38"	44"
4	28"	38"	32"
5	14"	22"	24"
6	24"	26"	40"
7	28"	40"	48"
8	20"	22"	27"
9	14"	21"	26"
10	11"	22"	22"
11	12"	18"	20"
12	11"	17"	12"
13	9"	22"	

1. B. OLIVE
 2. B. OLIVE
 3. B. OLIVE
 4. B. OLIVE
 5. AVICADIA (TO BE REMOVED)
 6. OAK
 7. B. OLIVE
 8. B. OLIVE
 9. OAK
 10. OAK
 11. OAK
 12. ROYAL PALM
 13. TRAVELERS PALM CLUSTER (TO BE REMOVED)



SEPTIC TANK NOTE:
 THERE ARE NO TREATMENT FEATURES ON THE ADJACENT PROPERTIES OR ACROSS THE STREET THAT WILL AFFECT THE PROPOSED ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM INSTALLATION. (COSTS)

- NOTES:**
1. ALL RUN WATER SHALL BE MAINTAINED WITHIN THE PROPERTY.
 2. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OR STORMWATER INTO ADJACENT PROPERTY.
 3. LANDSCAPING WILL COMPLY WITH DADE COUNTY LANDSCAPE REQUIREMENT ORDINANCE 95-18 CHAPTER 15A.
 4. LANDSCAPING WILL NOT BE ALLOWED TO GROW, OR A STRUCTURE BUILT, IN SUCH A MANNER AS TO OBSCURE VISION BETWEEN A HEIGHT OF 5' AND 6' WITHIN THE REQUIRED VISIBILITY TRIANGLE.



This property described as:
 Lots 1, 2 and 23, Block 263, REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 11, according to the plat thereof as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida.

SFR ZONING DISTRICT DATA

PROPOSED BUILDING HEIGHT (TO RIDGE OF EOOD) = 23'-0"

PROPOSED F.A.F. CALCULATIONS

ITEM	AMOUNT	PERCENTAGE
LOT AREA	21,001.31 SQ. FT.	
45% OF 3,000 SQ. FT.	1,350.00 SQ. FT.	
35% OF 3,000 SQ. FT.	1,050.00 SQ. FT.	
10% OF 11,000.00 SQ. FT.	1,100.00 SQ. FT.	
MAXIMUM ALLOWED F.A.F.	4,550.00 SQ. FT.	
PROPOSED F.A.F.	6,472.50 SQ. FT.	
TOTAL AG AREA	755.50 SQ. FT.	
MAXIMUM PERMITTED BALCONY	95.00 SQ. FT.	
TOTAL PROPOSED F.A.F.	1,537.41 SQ. FT. (8.8%)	

GROUND AREA COVERAGE CALCULATIONS

PROPOSED GROUND AREA COVERAGE = 31.33%

ITEM	AREA (SQ. FT.)	PERCENTAGE
PAVED FLOORING	3,233.50 SQ. FT.	
DRIVEWAY	755.50 SQ. FT.	
COVERED TERRACE	1,102.50 SQ. FT.	
FRONT PORCH	812.50 SQ. FT.	
COVERED PORCH AT MAINY ROOM	54.00 SQ. FT.	
TOTAL PROPOSED STRUCTURE	6,462.50 SQ. FT.	
POOL & SPA (PAV. STRUCTURE)	789.50 SQ. FT.	
COVERED PORCH AND WALK (STRUCTURE)	264.50 SQ. FT.	
COURT FRONT PORCH (PAV. STRUCT.)	264.50 SQ. FT.	
TOTAL PROPOSED GROUND AREA COVERAGE	7,801.00 SQ. FT.	
PROPOSED GROUND AREA COVERAGE	37.14% (8.8%)	

SETBACKS

MINIMUM REQUIRED	PROPOSED	
FRONT (GARLENDA AVENUE)	50'	59.57'
REAR (COMO AVENUE)	25'	25'
SIDE STREET (SAN VICENTE STREET)	25'	25'
WINDROW SIDE	5'	19.01'

LANDSCAPE OPEN SPACE CALCULATIONS

MINIMUM REQUIRED PERVIOUS AREA = 40% OF LOT AREA = 8,400.52 SQ. FT. (40% OF 21,001.31 SQ. FT.)

PROPOSED PERVIOUS AREAS:

ITEM	AREA (SQ. FT.)
PROPOSED PAV. STRUCTURES	6,462.50 SQ. FT.
POOL & SPA	789.50 SQ. FT.
FRONT PORCH	812.50 SQ. FT.
DRIVEWAYS	755.50 SQ. FT.
PROPOSED TOTAL	11,820.00 SQ. FT.
PROPOSED PERVIOUS AREA	11,820.00 SQ. FT. (56.28%)

Flood Legend
 Compliance with Chapter 11C of the Florida Building Code
 Residential

Process # 07-13-004-112-007
 Date 11/28/07
 Job 0705
 Sheet SP-1 OF 2/11

EXISTING	PROPOSED	Grade	Adjacent Grade	Run Area
12.00	12.19			

NO.	REVISION	DATE
1		
2		
3		
4		
5		

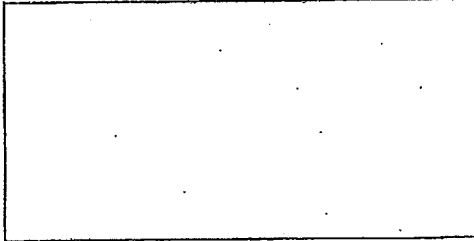
SOTOONGO SALMAN HENDERSON ARCHITECTS, LLC
 10438 NORTHWEST 27TH STREET, SUITE 200, FLORIDA 33172
 TELEPHONE: (305) 578-7788 FAX: (305) 592-0086

RESIDENCE AT 450 COMO AVE. CORAL GABLES FLORIDA, 33146

SITE PLAN

SITE PLAN

7/16/2008



COMMERCIAL

RESIDENTIAL

**HOLD HARMLESS & RESTRICTIVE COVENANT
ENCROACHMENT AGREEMENT**

THIS AGREEMENT is made and entered this 16 day of July, 2008, by and between 450 Como Development, LLC, whose address is 3350 Bird Road Suite 902, Coral Gables, Florida hereinafter referred to as "OWNER" and the City of Coral Gables, a Florida municipal corporation, hereinafter referred to as "CITY".

RECITALS

WHEREAS, OWNER is/are the fee simple owner(s) of certain real property located within the limits of the CITY, Miami-Dade County, Florida, located at 450 Como Ave Coral Gables, Florida and more particularly described as follows: Coral Gables Plats Section 11, Rev PB 28-23
Lot 1, 2, 23 BK 263 lot size irregular

WHEREAS, OWNER's property is located adjacent to certain CITY right-of-way, sidewalk, swale, alley or other such right-of-way; and

WHEREAS, OWNER desires to (please place an X and Initial the space next to the type of encroachment):

- special driveway approach(es) Type _____
- _____ sign(s).
- _____ canvas canopy(ies) or awning(s).
- _____ landscaping.
- irrigation system.
- _____ tables, chairs, umbrellas, heaters (please describe the item you will be placing and the day(s) of week and hour(s) of day _____)
- _____
- _____ electrical (please describe) _____
- _____
- _____

4

_____ other encroachment (please describe) _____

in the CITY's right-of-way, sidewalk, swale area, or other such right-of-way; and

WHEREAS, the CITY is willing to allow OWNER to encroach upon CITY's right-of-way, sidewalk, swale area, or other such right-of-way without prejudice to the CITY's right to have the encroachment removed at a later date at the OWNER's expense; and

WHEREAS, OWNER understands that at any time the CITY may require OWNER to remove the aforesaid encroachment from the right-of-way, sidewalk, swale area or other such right-of-way.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and as further consideration for the CITY's approval to encroach upon its right-of-way, the sufficiency of which is hereby acknowledged by the parties hereto, the parties agree as follows:

1. The foregoing Recitals are true and correct and incorporated herein.
2. The CITY hereby grants permission for the encroachment of the right-of-way, sidewalk, swale area, or other such right-of-way said encroachment to be in accordance with plans and specifications on file or to be on file with and approved by the CITY.
3. At any time, the CITY may require either the permanent or temporary removal of said encroachment within said right-of-way, sidewalk, swale area, or other such right-of-way and OWNER both for themselves and their successors in interest in the Property agree, that at such time as the CITY requires temporary or permanent removal of the aforesaid, they will do so promptly and at their own expense and that, if they should fail to do so within thirty (30) days of mailing of a written request from the CITY for removal, the CITY may remove the aforesaid encroachment and impose the cost of removal thereof as a lien against the Property. Such lien shall be in parity or coequal with the lien of all state, county, district and city taxes, superior in dignity to all other liens, titles and claims. In the event of an emergency, the CITY shall have the right to remove the encroachment without notice to OWNER without any obligation or liability to OWNER for damage to the encroachment.
4. To the fullest extent permitted by law, OWNER, jointly and severally, hereby hold harmless, indemnify and defend the CITY, its representatives, officers, agents, employees, the administration and elected and appointed officials from and against all suits, actions, claims, costs, expenses or demands (including, without limitation, suits, actions, claims, costs or demands resulting from death, personal injury and property damage) including reasonable attorney's fees, costs and appeals, arising or resulting in whole or in part, as a result of any tort, intentional action, negligent acts or omissions on the part of the OWNER, for the construction, location, and maintenance of the aforesaid encroachment in the CITY's right-of-way.

City of Coral Gables - Page 2 of 5
Revised - September 2007

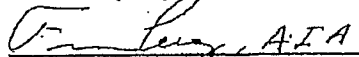
5. That all parties to this agreement will obtain, for the purposes of this agreement, insurance policies, naming the City of Coral Gables as an additional insured, that will comply with the current CITY Insurance Requirements and will evidence this insurance to the Risk Management Division of the City of Coral Gables. Evidence will not be approved unless all of the minimum requirements of the CITY Insurance Requirements have been met. The aforesaid insurance requirements shall be in effect during the entire period of time that the encroachment exists upon the CITY's right-of-way, sidewalk, swale area, or other such right-of-way.
6. As further part of this Declaration, it is hereby understood and agreed that any official inspector of the City of Coral Gables, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the premises to determine whether or not the requirements of the Building and Zoning regulations and the conditions herein agreed to are being complied with.
7. In the event the terms of this Declaration are not being complied with, in addition to other remedies available, the City is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as there is compliance with this declaration.
8. This agreement shall be recorded, at the owner's expense, and shall inure to the benefit of and be binding upon the respective successors, heirs, executors, administrators, representatives and assigns of the OWNER, and upon all persons acquiring an interest there under and shall be a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by the City of Coral Gables.
9. This agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida, and all duly adopted ordinances, regulations or policies of the CITY now in effect and those hereinafter adopted.
10. The location for settlement of any claims, controversies, disputes, arising out of or relating to any part of this Agreement, or any breach hereof, shall be in Miami-Dade County, Florida.
11. OWNER agrees that he shall be liable for reasonable attorney's fees incurred by CITY, if CITY is required to take any actions, through litigation or otherwise, to enforce this Agreement.
12. CITY shall be entitled as a matter of right to an injunction issued by any court of competent jurisdiction restraining any violation of this agreement, as well as recovery

of any and all costs and expenses sustained or incurred by CITY in obtaining such an injunction including, without limitation, reasonable attorney's fees.

13. This Agreement constitutes the entire Agreement between the parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings, and agreements. Any amendments to or waivers of the provisions herein shall be made by the parties in writing.
14. If any sentence, phrase, paragraph, provision or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed an independent provision and such holding shall not affect the validity of the remaining portions hereto.
15. OWNER acknowledges that he/she has had ample opportunity to seek and consult with independent legal counsel prior to executing this Agreement, and that either, OWNER represents and warrants that he has sought such independent legal advice and counsel or has knowingly and voluntarily waived such right.
16. The parties to this Agreement acknowledge that all terms of this Agreement were negotiated at arms length and that this Agreement and all documents executed in connection herewith were prepared and executed without undue influence exerted by any party or on any party. Further, this Agreement was drafted jointly by all parties, and no parties are entitled to the benefit of any rules of construction with respect to the interpretation of any terms, conditions or provisions of this Agreement in favor of or against any person or party who drafted this Agreement.
17. The effective date of this Agreement is the date of its execution.


IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

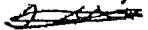
As to Property Owner

 (sign)
(Print Name): Francisco J. Perez

_____ (sign)
(Print Name): _____

Two Witnesses:

 (sign)
(Print Name) Emylley Castillo

 (sign)
(Print name) Yasmel Milián

Notarization as to Property Owner(s):

STATE OF FLORIDA)
ss.

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 16 day of July in the year 2008, by Francisco J Perez (AIA) who has taken an oath and is personally known to me or has produced as identification.

My Commission Expires

[Signature]
Notary Public



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

[Signature]
ELIZABETH M. HERNANDEZ
CITY ATTORNEY

Prepared By: (Name and Street Address)

Francisco J Perez
7001 SW 64th Street
Miami, FL 33143

My Home
Miami-Dade County, Florida

DR BK 26517 PG 2420
LAST PAGE

miamidade.gov

MIAMI-DADE

Property Information Map



Digital Orthophotography - 2007

0 120 ft

This map was created on 8/11/2008 9:02:50 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Summary Details:

Folio No.:	03-4129-028-1790
Property:	
Mailing Address:	460 COMO DEVELOPMENT LLC PENTHOUSE SUITE 7280 LAGO DRIVE W CORAL GABLES FL 33143-

Property Information:

Primary Zone:	0800 SINGLE FAMILY RESIDENCE
CLUG:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	24,900 SQ FT
Year Built:	0
Legal Description:	CORAL GABLES RIVIERA SECTION.11 REV PB 28-23 LOTS 1 & 2 & 23 BLK 263 LOT SIZE IRREGULAR OR 17062-2023 1295 5 COC 25099-4040 11 2006 1

Sale Information:

Sale O/R:	25099-4040
Sale Date:	11/2008
Sale Amount:	\$1,326,000

Assessment Information:

Year:	2007	2006
Land Value:	\$1,165,320	\$898,400
Building Value:	\$0	\$0
Market Value:	\$1,165,320	\$898,400
Assessed Value:	\$1,165,320	\$898,400
Total Exemptions:	\$0	\$0
Taxable Value:	\$1,165,320	\$898,400

Work Request No. _____

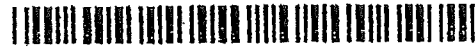
Sec. 11, Twp S, Rge E

Parcel I.D. _____
(Maintained by County Appraiser)
Form 3722 (Stocked) Rev. 7/04

EASEMENT

This Instrument Prepared By

Name: _____
Co. Name: Florida Power & Light Company
Address: 122 SW 35th Ave
1/4 mi, PL 33130
pg 28 of 23



CFN 20070883297
OR Bk 25906 Pgs 1788 - 1789 (2pgs)
RECORDED 09/06/2007 15:53:25
DEED DOC TAX 0.60
SURTAX 0.45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement 6 feet in width described as follows:

See Exhibit A

Reserved for Circuit Court

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cab and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to sa premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within th easement area; to trim and out and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of th easement area which might interfere with or fall upon the lines or systems of communications or power transmission; distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinbov granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or throug said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on July 05, 2007

Signed, sealed and delivered in the presence of:

Vanessa Blanco
(Witness Signature)

Print Name: Vanessa Blanco
(Witness)

Stephanie Campo
(Witness Signature)

Print Name: Stephanie Campo
(Witness)

450 Como Development, LLC
(Corporation's name)

By: [Signature]
(Authorized Signatory)

Print Name: Fernando Campos

Print Address: 2222 Ponce De Leon Blvd #PH
Coral Gables, FL 33134

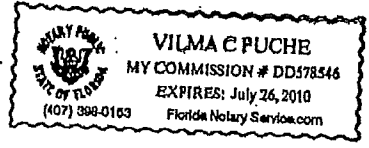
Attest: _____
(Secretary's signature)

Print Name: _____
Print Address: _____

(Corporate Seal)

STATE OF FL AND COUNTY OF Miami-Dade. The foregoing instrument was acknowledged before me this 5 day of July, 2007, by Fernando Campos and _____ respectively the X President and _____ Secretary of 450 Como Development LLC, a FL corporation, on behalf of said corporation, who are personally known to me or have produced _____ as identification, and who did (did not) take an oath.

My Commission Expires:



Vilma C Fuche
(Type of Identification)
Notary Public Signature
Print Name _____

EXHIBIT A

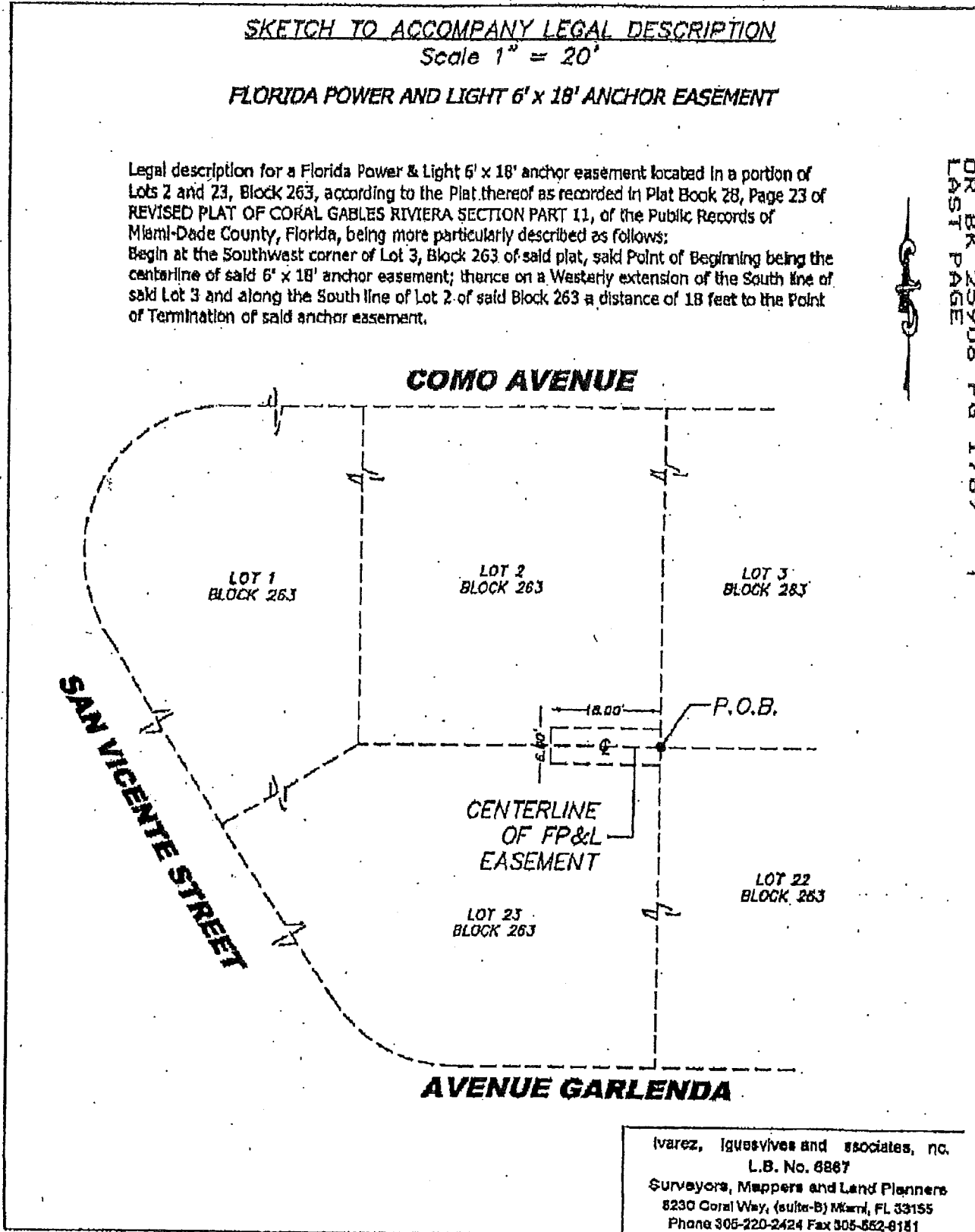
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Scale 1" = 20'

FLORIDA POWER AND LIGHT 6' x 18' ANCHOR EASEMENT

Legal description for a Florida Power & Light 6' x 18' anchor easement located in a portion of Lots 2 and 23, Block 263, according to the Plat thereof as recorded in Plat Book 28, Page 23 of REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 11, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:
 Begin at the Southwest corner of Lot 3, Block 263 of said plat, said Point of Beginning being the centerline of said 6' x 18' anchor easement; thence on a Westerly extension of the South line of said Lot 3 and along the South line of Lot 2 of said Block 263 a distance of 18 feet to the Point of Termination of said anchor easement.

DR BK 25906 PG 1789
 LAST PAGE 1



Alvarez, Iglesias and Associates, Inc.
 L.B. No. 8867
 Surveyors, Mappers and Land Planners
 8230 Coral Way, (suite-B) Miami, FL 33155
 Phone 305-220-2424 Fax 305-552-6181

No. 1147 P. 1

Jun. 20. 2007 11:43AM

THIS INSTRUMENT, made this 15th day of JANUARY, 2010, between 450 COMO DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose mailing address is 7001 S.W. 64th Street Miami, FL 33143, hereinafter called GRANTOR, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, whose mailing address is: c/o Miami-Dade Water and Sewer Department, P.O. Box 330316, Miami, Florida 33233-0316, hereinafter called GRANTEE:

WITNESSETH

THAT, the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged by the GRANTOR, has granted and does hereby grant, to the GRANTEE, its successors and assigns, forever, the right, privilege and easement to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove and inspect water transmission and distribution facilities and all appurtenances thereto, including but not limited to fire hydrants, and/or sewage transmission and collection facilities and all appurtenant equipment, including the right to remove or demolish, with no obligation to repair or replace same, any obstructions including pavers as may be necessary to carry out any right granted herein, and with full right of ingress thereto and egress there from on the property of the GRANTOR described as follows, to wit:

INVT# 120706 Reserved for County Court

See Exhibit "A" attached

THE GRANTOR does hereby fully warrant that it has good title to the above-described property and that it has full power and authority to grant this easement.

IN WITNESS WHEREOF, the GRANTOR by its proper officials has hereunto set its hands and seals the year and day first above written.

450 COMO DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESSETH:

[Signature] Signature

[Signature] Signature

By: SIGNATURE (SEAL)

PRINT NAME, Secretary

[Signature] Print name

[Signature] Print name

By: SIGNATURE (SEAL)

FERNANDO CAMPOS, President PRINT NAME



STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 15 day of January, 2010 by Fernando Campos as President and [Signature] as Secretary, of 450 COMO DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY. He/She/They are personally known to me or have produced [Signature] as identification and did/did not take an oath.

[Signature] Amaya Rodriguez PRINT NAME

DD 577128 SERIAL NUMBER

This instrument was prepared by New Customer Division Miami-Dade Water and Sewer Department 3675 South LeJeune Road Miami, Florida 33146-2221

4

SKETCH TO ACCOMPANY LEGAL DESCRIPTION**OF A M.D.W.A.S.D. EASEMENT FOR****PROJECT NAME: F & L DEVELOPMENT / A.K.A. RESIDENCE AT 450 COMO AVE.****(DW-2008-121)****(SECTION: 29-54-41)**SURVEYOR'S NOTESI- DATE OF COMPLETION:

08-17-2009

II- ADDRESS AND FOLIO:

Property Address: 450 Como Avenue, Coral Gables FL 33143

Folio No.: 03-4129-028-1790

II- LEGAL DESCRIPTION (SEE ATTACHED PAGE 2 OF 3)VI- EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements or encumbrances except any depicted in Plot Book 28, Page 23.

VII- CLIENT INFORMATION:

This Sketch to Accompany Legal Description was prepared at the insistence of and certified to:

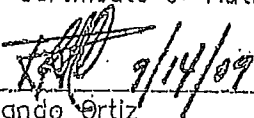
Miami-Dade Water & Sewer Department

VIII- SURVEYOR'S CERTIFICATE:

I hereby certify that this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17-6 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

3 TOWERS CONSTRUCTION, Inc. , a Florida corporation
Florida Certificate of Authorization Number LB7669

By: _____

 9/14/09
Rolando Ortiz
Registered Surveyor and Mapper LS4312
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

THE SURVEYOR HAS PROFESSIONAL LIABILITY INSURANCE

3 Towers Construction, Inc. CGC1513777 / LB7669

PROFESSIONAL LAND SURVEYORS AND MAPPERS AND CERTIFIED GENERAL CONTRACTORS
20020 East Oakmont Drive, Hialeah, FL 3015
tel: 305-316-8474 / 305-829-8202 fax: 305-220-3762 www.3tcl.com

SHEET 1 OF 3

(NOT VALID WITHOUT SHEET 2 AND 3 OF 3)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
OF A M.D.W.A.S.D. EASEMENT FOR
PROJECT NAME: F & L DEVELOPMENT / A.K.A. RESIDENCE AT 450 COMO AVE.
(DW-2008-121)
(SECTION: 29-54-41)

II- LEGAL DESCRIPTION

A portion of Lot 23, Block 263 of Riviera Section Part No. 11 of Coral Gables, according to the Plat thereof, as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said lot 23; thence S87°15'24"W, along the North right-of-way line of Garlenda Avenue for a distance of 20.98 feet to the Point of Beginning; Thence continue S87°15'24"W along said North right-of-way line for a distance of 12.00 feet; Thence N02°42'07"W for a distance of 32.74 feet; Thence N41°17'53"E for a distance of 27.79 feet; Thence N02°14'07"W for a distance of 35.28 feet; Thence S87°15'54"W for a distance of 3.00 feet; Thence N02°14'07"W for a distance of 9.00 feet to a point of a line paralleled and 6.00 feet South of the North line of Lot 23; Thence N87°15'54"E, along said line paralleled and 6.00 feet South of the North line of Lot 23 for a distance of 15.00 feet, said line is also known as the South line of a 18' x 6' F.P.L. Anchor Easement; thence S02°14'07"E, along a line paralleled and 2.11 feet west of the East line of Lot 23 for a distance of 49.18 feet; Thence S41°17'53"W for a distance of 27.73 feet; Thence S02°42'07"E for a distance of 27.89 feet to the Point of Beginning.

3 Towers Construction, Inc. CGC1513777 / LB7669

PROFESSIONAL LAND SURVEYORS AND MAPPERS AND CERTIFIED GENERAL CONTRACTORS
 20020 East Oakmont Drive, Hialeah, FL 3015
 tel: 305-316-8474 / 305-829-8202 fax: 305-220-3762 www.3tcl.com

SHEET 2 OF 3

(NOT VALID WITHOUT SHEET 1 AND 3 OF 3)

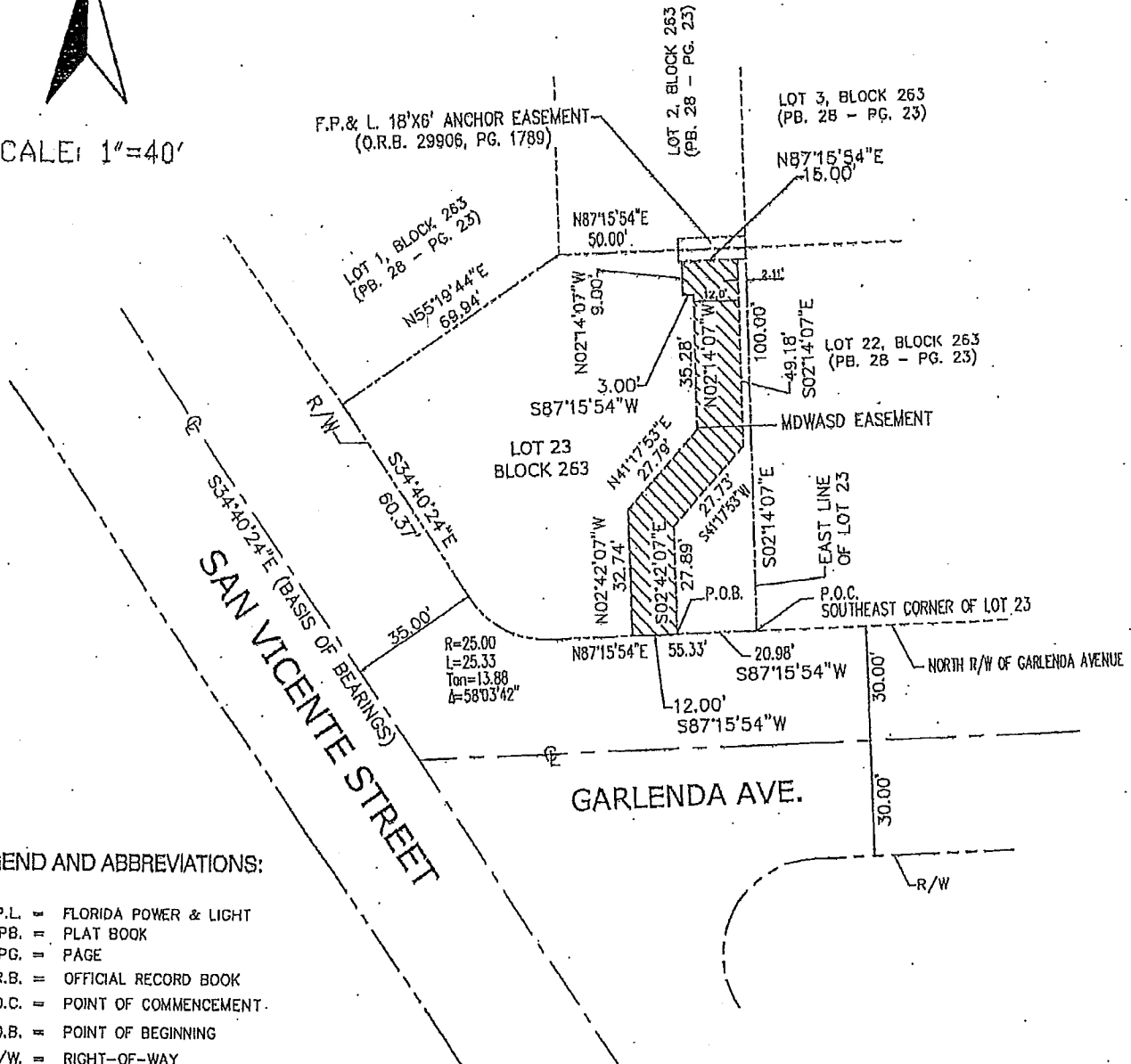
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PAGE 2828

OF A M.D.W.A.S.D. EASEMENT FOR PROJECT NAME: F & L DEVELOPMENT / A.K.A. RESIDENCE AT 450 COMO AVE. (DW-2008-121) (SECTION: 29-54-41)



SCALE: 1"=40'



LEGEND AND ABBREVIATIONS:

- F.P.L. = FLORIDA POWER & LIGHT
- PB. = PLAT BOOK
- PG. = PAGE
- O.R.B. = OFFICIAL RECORD BOOK
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W. = RIGHT-OF-WAY
- CL = CENTER LINE

3 Towers Construction, Inc. CGC1513777 / LB7669

PROFESSIONAL LAND SURVEYORS AND MAPPERS AND CERTIFIED GENERAL CONTRACTORS
10020 East Oakmont Drive, Hialeah, FL 3015
Tel: 305-316-8474 / 305-829-8202 fax: 305-220-3762 www.3tol.com

SHEET 3 OF 3

(NOT VALID WITHOUT SHEET 1 AND 2 OF 3)

THIS INSTRUMENT, made this 15TH day of JANUARY, 2010, between 450 COMO DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose mailing address is 7001 S.W. 64th Street Miami, FL 33143- hereinafter called GRANTOR, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, whose mailing address is: c/o Miami-Dade Water and Sewer Department, P.O. Box 330316, Miami, Florida 33233-0316, hereinafter called GRANTEE:

WITNESSETH

THAT, the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged by the GRANTOR, has granted and does hereby grant, to the GRANTEE, its successors and assigns, forever, the right, privilege and easement to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove and inspect water transmission and distribution facilities and all appurtenances thereto, including but not limited to fire hydrants, and/or sewage transmission and collection facilities and all appurtenant equipment, including the right to remove or demolish, with no obligation to repair or replace same, any obstructions including payers as may be necessary to carry out any right granted herein, and with full right of ingress thereto and egress there from on the property of the GRANTOR described as follows, to wit:

10/11/10 10706 Reserved for County Court

See Exhibit "A" attached

THE GRANTOR does hereby fully warrant that it has good title to the above-described property and that it has full power and authority to grant this easement.

IN WITNESS WHEREOF, the GRANTOR by its proper officials has hereunto set its hands and seals the year and day first above written.

450 COMO DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESSETH:

Signature lines for witnesses with handwritten signatures.

Signature line for Eliana Plata with handwritten signature and name.

Signature line for Fernando Campos with handwritten signature and name.



By: SIGNATURE (SEAL)

By: SIGNATURE (SEAL)

PRINT NAME, Secretary

FERNANDO CAMPOS, President PRINT NAME

STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 15 day of January, 2010 by Fernando Campos as President and [blank] as Secretary, of 450 COMO DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY. He/She/They are personally known to me or have produced as identification and did/did not take an oath.

Notary Public signature and name: Amaya Radziewicz

DD 577128 SERIAL NUMBER

This instrument was prepared by New Customer Division Miami-Dade Water and Sewer Department 3675 South LeJeune Road Miami, Florida 33146-2221

Handwritten mark resembling the number 4.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

OF A M.D.W.A.S.D. EASEMENT FOR

PROJECT NAME: F & L DEVELOPMENT / A.K.A. RESIDENCE AT 450 COMO AVE.

(DW-2008-121)

(SECTION: 29-54-41)

SURVEYOR'S NOTES

I- DATE OF COMPLETION:

08-17-2009

II- ADDRESS AND FOLIO:

Property Address: 450 Como Avenue, Coral Gables FL 33143

Folio No.: 03-4129-028-1790

II- LEGAL DESCRIPTION (SEE ATTACHED PAGE 2 OF 3)

VI- EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements or encumbrances except any depicted in Plot Book 28, Page 23.

VII- CLIENT INFORMATION:

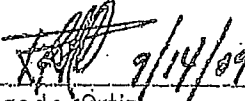
This Sketch to Accompany Legal Description was prepared at the insistence of and certified to:

Miami-Dade Water & Sewer Department

VIII- SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17-6 of the Florida Administrative Code and its Implementing law, Chapter 472.027 of the Florida Statutes.

3 TOWERS CONSTRUCTION, Inc. , a Florida corporation
Florida Certificate of Authorization Number LB7669

By:  9/14/09
Rolando Ortiz
Registered Surveyor and Mapper LS4312
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

THE SURVEYOR HAS PROFESSIONAL LIABILITY INSURANCE

3 Towers Construction, Inc. CGC1513777 / LB7669
PROFESSIONAL LAND SURVEYORS AND MAPPERS AND CERTIFIED GENERAL CONTRACTORS
20020 East Oakmont Drive, Hialeah, FL 3015
tel: 305-316-8474 / 305-829-8202 fax: 305-220-3762 www.3tcl.com

SKETCH TO ACCOMPANY LEGAL DESCRIPTION**OF A M.D.W.A.S.D. EASEMENT FOR****PROJECT NAME: F & L DEVELOPMENT / A.K.A. RESIDENCE AT 450 COMO AVE.****(DW-2008-121)****(SECTION: 29-54-41)****II- LEGAL DESCRIPTION**

A portion of Lot 23, Block 263 of Riviera Section Part No. 11 of Coral Gables, according to the Plat thereof, as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said lot 23; thence S87°15'24"W, along the North right-of-way line of Garlenda Avenue for a distance of 20.98 feet to the Point of Beginning; Thence continue S87°15'24"W along said North right-of-way line for a distance of 12.00 feet; Thence N02°42'07"W for a distance of 32.74 feet; Thence N41°17'53"E for a distance of 27.79 feet; Thence N02°14'07"W for a distance of 35.28 feet; Thence S87°15'54"W for a distance of 3.00 feet; Thence N02°14'07"W for a distance of 9.00 feet to a point of a line paralleled and 6.00 feet South of the North line of Lot 23; Thence N87°15'54"E, along said line paralleled and 6.00 feet South of the North line of Lot 23 for a distance of 15.00 feet, said line is also known as the South line of a 18' x 6' F.P.L. Anchor Easement; thence S02°14'07"E, along a line paralleled and 2.11 feet west of the East line of Lot 23 for a distance of 49.18 feet; Thence S41°17'53"W for a distance of 27.73 feet; Thence S02°42'07"E for a distance of 27.89 feet to the Point of Beginning.

3 Towers Construction, Inc. CGC1513777 / LB7669

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20020 East Oakmont Drive, Hialeah, FL 3015
tel: 305-316-8474 / 305-829-8202 fax: 305-220-3762 www.3tcl.com

SHEET 2 OF 3

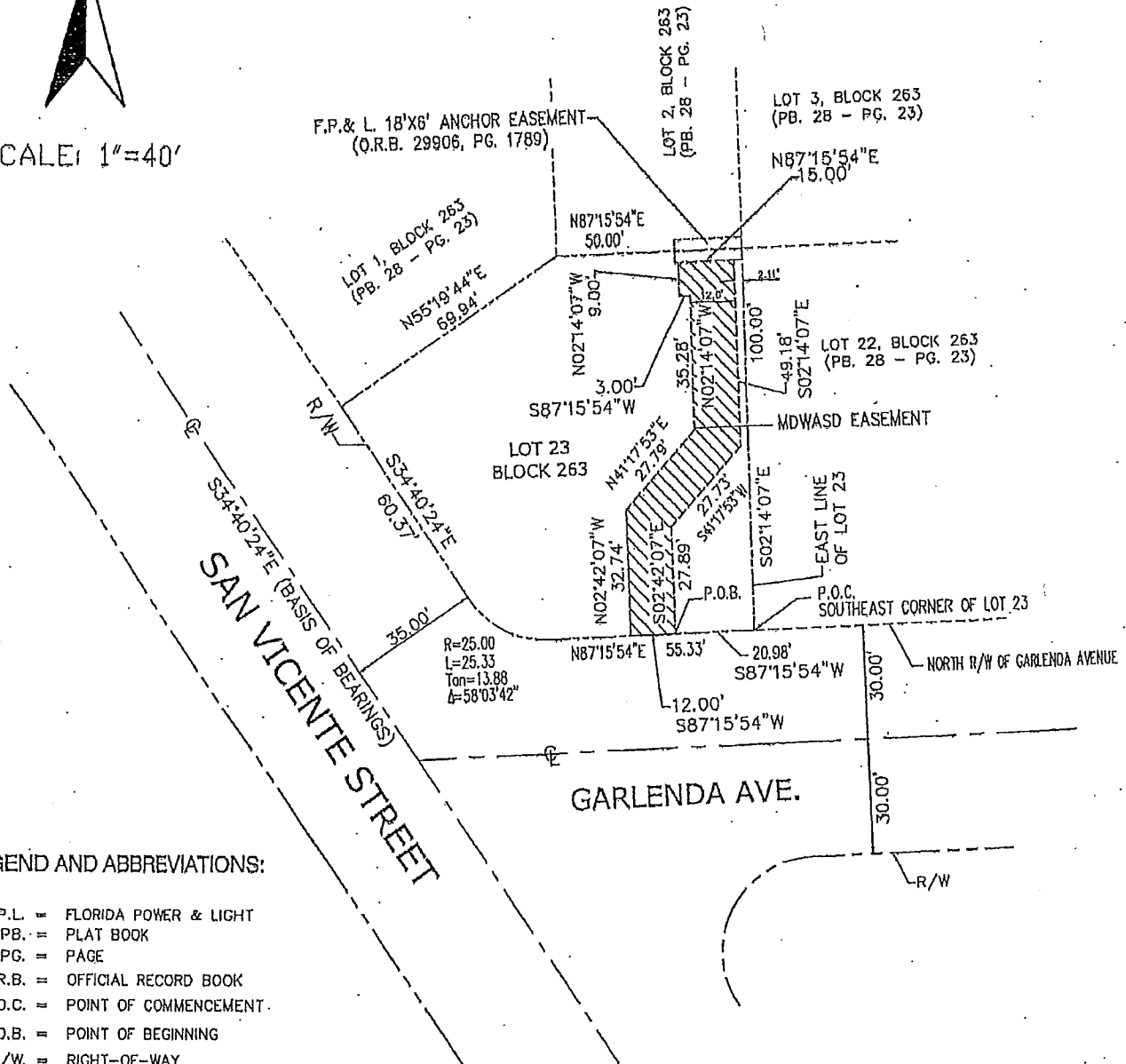
(NOT VALID WITHOUT SHEET 1 AND 3 OF 3)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

OF A M.D.W.A.S.D. EASEMENT FOR PROJECT NAME: F & L DEVELOPMENT / A.K.A. RESIDENCE AT 450 COMO AVE. (DW-2008-121) (SECTION: 29-54-41)



SCALE: 1"=40'



LEGEND AND ABBREVIATIONS:

- F.P.L. = FLORIDA POWER & LIGHT
- PB. = PLAT BOOK
- PG. = PAGE
- O.R.B. = OFFICIAL RECORD BOOK
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W. = RIGHT-OF-WAY
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tel: 305-316-8474 / 305-829-8202 fax: 305-220-3762 www.3tol.com



CFN 2008R0651970
 OR Bk 26517 Pg 2492; (1pg)
 RECORDED 08/08/2008 15:54:01
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, the undersigned 450 Coral Development, LLC is/are the fee simple owner(s) of the following described property situated and being in the City of Coral Gables, Florida:

Lot(s) 1, 2 and 23 Block 263 of 263rd Section Part 11 Subdivision, according to the plat thereof, as recorded in Plat Book 207 Page 23 of the Public Records of Dade County, Florida, and

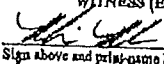
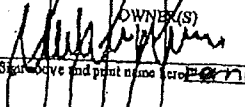
WHEREAS, the undersigned owner(s) of a single family residence at 450 Coral Ave. Coral Gables, FL 33146 desire to utilize said Lot(s) as a single building site, and the undersigned owner(s) do(es) hereby declare and agree as follows:

1. That the single family residence will not be used in violation of any ordinances of the City of Coral Gables now in effect or hereinafter enacted.
2. That the said Lot(s) above described upon which the single family residence is situated shall not be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract.

NOW, THEREFORE, for good and valuable consideration, the undersigned do(es) hereby declare that he/she will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

FURTHER, the undersigned declare(s) that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, his/her successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinance of said City then in effect.

IN WITNESS WHEREOF, the undersigned has/have caused his/ her hand(s) and seal(s) to be affixed hereto on this 9th day of July 20 08.

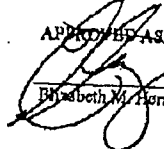
WITNESS (ES)  Sign above and print name here: <u>Notary Public</u> <u>Vimala Puche</u> Sign above and print name here: <u>Vimala Puche</u>	OWNER(S)  Sign above and print name here: <u>Fernando Campos</u> Sign above and print name here: _____
---	---

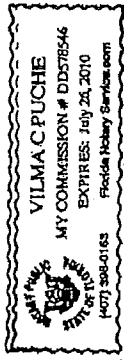
STATE OF FLORIDA);
 COUNTY OF DADE);

I HEREBY CERTIFY that on this day personally appeared before me Fernando Campos who is personally known to me or has produced _____ (type of identification) as identification and he/she acknowledged that he/she executed the foregoing, freely and voluntarily, for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me on this 9th day of July 20 08
 My commission expires: _____
Vimala Puche
 NOTARY PUBLIC-STATE OF FLORIDA

PREPARED BY:
Francisco J. Perez
7001 SW 64th STREET
Miami, FL 33143
(786) 268-4334
 UNITY OF TITLE

APPROVED AS TO FORM

 Elizabeth M. Hernandez, City Attorney



#0725

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

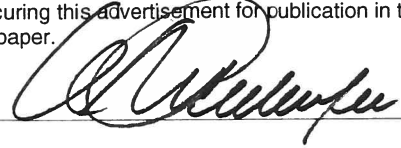
Before the undersigned authority personally appeared
O.V. FERBEYRE, who on oath says that he or she is the
VICE PRESIDENT , Legal Notices of the Miami Daily Business
Review f/k/a Miami Review, a daily (except Saturday, Sunday
and Legal Holidays) newspaper, published at Miami in Miami-Dade
County, Florida;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

CITY OF CORAL GABLES - LOCAL PLANNING AGENCY
PLANNING AND ZONING BOARD - PUBLIC HEARING - 7/29/2015

in the XXXX Court,
was published in said newspaper in the issues of

07/16/2015

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.

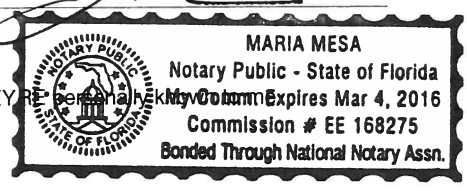


Sworn to and subscribed before me this
16 day of JULY A.D. 2015



(SEAL)

O.V. FERBEYRE



CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

**CITY PUBLIC HEARING LOCAL PLANNING AGENCY/
PLANNING AND ZONING BOARD
DATES/TIMES WEDNESDAY, JULY 29, 2015,
6:00 - 9:00 P.M.**

**LOCATION CITY COMMISSION CHAMBERS,
CITY HALL, 405 BILTMORE WAY,
CORAL GABLES, FLORIDA, 33134**

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. Resolution of the City Commission of Coral Gables approving the
Final Plat entitled "Townhouse on Valencia Phase II" pursuant to
Zoning Code Article 3, Division 9, "Platting/Subdivision", being a
re-plat of an approximately 0.27 acre property into four (4) platted
lots for four (4) residential townhouses on property assigned
Multi-Family Special Area District (MFSA) zoning, on the prop-
erty legally described as Lots 1-4, Block 15, Biltmore Section
(444 Valencia Avenue), Coral Gables, Florida; providing for an
effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida
requesting Conditional Use Review for a Building Site Determi-
nation pursuant to Zoning Code Article 3, "Development
Review", Section 3-206, "Building Site Determination" to create
two (2) separate single-family building sites on property zoned
Single-Family Residential (SFR) District; one (1) building site
consisting of a portion of Lot 1 and all of Lot 2; and, one (1)
building site consisting of a portion of Lot 1 and all of Lot 23 on the
property legally described as Lots 1, 2 and 23, Block 263, Riviera
Section Part 11 (450 Como Avenue), Coral Gables, Florida;
including required conditions; providing for a repealer provision,
providing for a severability clause, codification, and providing for
an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida
requesting conditional use with site plan review pursuant to
Zoning Code Article 3, "Development Review", Division 4,
"Conditional Uses", and Article 4, "Zoning Districts", Division 2,
"Overlay and Special Purpose Districts", Section 4-204, "Special
Use (S) District", for an amendment to an approved site plan for
an existing country club located within a Special Use (S) zoned
district, for the property commonly referred to as the "Coral
Gables Country Club" and legally described as Lots 1-9 and 37-
39, Block 32, Coral Gables Section "B" (997 North Greenway
Drive), Coral Gables, Florida; and including required conditions;
providing for a repealer provision, providing for a severability
clause, and providing for an effective date.


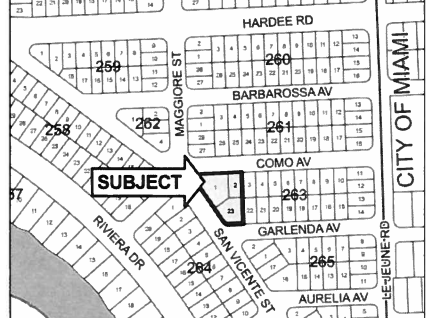
Items 4 through 7 are related.

4. An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the proposed project referred to as "Paseo de la Riviera" on the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)
5. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City) (LPA review)
6. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Appendix A, "Site Specific Zoning Regulations," Section A-83, "Riviera Section Part 8," by removing provisions restricting FAR, height and setbacks for the property legally described as Tract A, Riviera Section Part 8; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (Legal description on file at the City)
7. A Resolution of the City Commission of Coral Gables, Florida requesting Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as the "Paseo de la Riviera" on the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)

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 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 Division at 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 for participation in the proceedings or the materials in accessible format should contact Ernesto Pino, Assistant Public Works Director at 305.460.5004, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

	<p align="center">City of Coral Gables Courtesy Public Hearing Notice</p> <p align="center">July 17, 2015</p>	
<p>Applicant:</p>	<p>The Blossom Avenue Development Miami, LLC</p>	
<p>Application:</p>	<p>Separation of a Building Site and Conditional Use Site Plan Review</p>	
<p>Property:</p>	<p>450 Como Avenue, Coral Gables, Florida</p>	
<p>Public Hearing - Date/Time/ Location:</p>	<p>Planning and Zoning Board July 29, 2015, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</p>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on July 29, 2015 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 create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site consisting of a portion of Lot 1 and all of Lot 2; and, one (1) building site consisting of a portion of Lot 1 and all of Lot 23 on the property legally described as Lots 1, 2 and 23, Block 263, Riviera Section Part 11 (450 Como Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.”

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com 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 Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida