

10600 & 10640
Lakeside Drive
Coral Gables, Florida

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City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

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

- Abandonment and Vacations
- Annexation
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use with Site Plan
- Conditional Use without Site Plan
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Development Agreement
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Restrictive Covenants and/or Easements
- Separation/Establishment of a Building Site
- Site Plan
- 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: 10600 and 10640 Lakeside Drive, Coral Gables, FL

Property/project name: _____

Legal description: Lot(s) Lot 7 and Lot 8

Block(s) 1 Section (s) Snapper Creek Lakes Subdivision

Property owner(s): Alejandro Alvarez and Maribety Alvarez

Property owner(s) mailing address: 3251 Ponce de Leon Blvd., Coral Gables, FL 33134

Telephone: Business 305-444-7675 Fax 305-444-0075

Other 305-283-3989 Email Alex@TALF.Law



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- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: _____

General information

Street address of the subject property: 10600 and 10640 Lakeside Drive, Coral Gables, FL

Property/project name: _____

Legal description: Lot(s) Lot 7 and Lot 8

Block(s) 1 Section (s) Snapper Creek Lakes Subdivision

Property owner(s): Karla Joy Dascal, as Trustee of the Karla Joy Dascal Revocable Trust

Property owner(s) mailing address: 100 NE 25 St., Miami, FL 33137

Telephone: Business _____ Fax _____

Other 305-992-6225 Email karla@thesacredspacemiami.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Laura L. Russo, Esq.

Applicant(s)/agent(s) mailing address: 2334 Ponce de Leon Blvd., Suite 240, Coral Gables, FL 33134

Telephone: Business 305-476-8300 Fax 305-476-8383

Other 305-801-9002 Email Laura@Laurarussolaw.com

Property information

Current land use classification(s): Residential

Current zoning classification(s): Single Family

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.
- Art in Public Places plan or statement.
- Building floor plans.
- Comprehensive Plan analysis.
- Comprehensive Plan text amendment justification.
- 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 owners list, notification radius map, and signed affidavit of mailed notice including MDCPS.



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Nina L. Boniske, Esq.

Applicant(s)/agent(s) mailing address: 1413 20th St., Apt. 113, Miami Beach, FL 33139-1485

Telephone: Business 305-409-9693 Fax _____

Other Cell: 305-409-9693 Email nina @ thesacredspacemiami.com

Property information

Current land use classification(s): Residential

Current zoning classification(s): Single Family

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.
- Art in Public Places plan or statement.
- Building floor plans.
- Comprehensive Plan analysis.
- Comprehensive Plan text amendment justification.
- 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 owners list, notification radius map, and signed affidavit of mailed notice including MDCPS.



- Property survey and legal description.
- 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.
- Warranty Deed.
- Zoning Analysis (Preliminary).
- Zoning Code text amendment justification.
- 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 copy. One (1) thumb-drive of the entire application including all 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.

Applicant/agent/property owner affirmation and consent

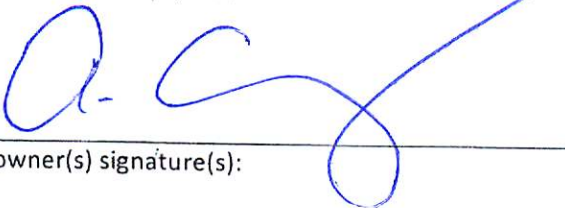
- (I) (We) affirm and certify to all of the following:
1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and 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

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: Alejandro Alvarez
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: 3251 Ponce de Leon Blvd., Coral Gables, FL 33134

Telephone: 305-444-7675

Fax:

Email: Alex@Integrityforjustice.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 8th day of April 2022 by Alex Alvarez

(Signature of Notary Public - State of Florida)





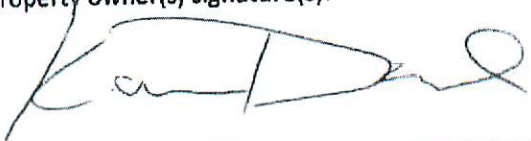
(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____



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: Karla Joy Dascal, as Trustee of the Karla Joy Dascal Revocable Trust
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address:

Telephone:

Fax:

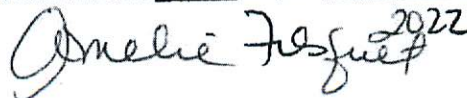
Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 10 day of MAY by Amelie Fresquet

(Signature of Notary Public - State of Florida)





Amelie Fresquet
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG287062
Expires 12/27/2022

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

Personally Known OR Produced Identification; Type of Identification Produced _____



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:
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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: 	Applicant(s)/Agent(s) Print Name: Laura L. Russo
--	---

Address: 2334 Ponce de Leon Blvd., Suite 240, Coral Gables, FL 33134

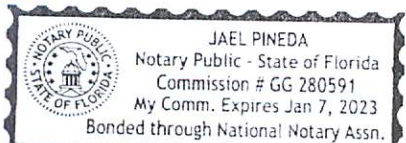
Telephone: 305-476-8300	Fax: 305-476-8383	Email: Laura@Laurarussolaw.com
-------------------------	-------------------	--------------------------------

NOTARIZATION

STATE OF FLORIDA/COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 8th day of April, 2022 by Laura Russo
(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 _____



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:	

N/A

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:	Applicant(s)/Agent(s) Print Name:
	Nina L. Boniske

Address: 1413 20th St., Apt. 113
Miami Beach, FL 33139-1485

Telephone: 305-409-9693	Fax:	Email: nina@thesacredspacemiami.com
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 10 day of MAY by Nina L. Boniske
(Signature of Notary Public - State of Florida) 2022



Amelie Fresquet
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG287062
Expires 12/27/2022

Amelie Fresquet
MIAMI DADE COUNTY

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

Personally Known OR Produced Identification; Type of Identification Produced _____

Proposed Text Amendment

M. Exemption from Section 14-202.6 Building site determination.

Platted lots as of the date of annexation within Snapper Creek Lakes shall be exempt from the provisions of Section 14-202.6. Each platted lot shall constitute a separate building site, provided there is no encroachment of any structure(s) into the established setback areas or across property lines. If such encroachment(s) exist(s), then upon removal of same, the platted lot(s) shall be deemed separate building sites.

STATEMENT OF USE

The subject properties are two platted one-acre plus vacant residential lots in the Snapper Creek Lakes Subdivision (“Snapper Creek”). The properties are Lot 7 and Lot 8 in Block 1 in Snapper Creek (the “Lots”). The City of Coral Gables annexed Snapper Creek in 1996. The entire Snapper Creek subdivision totals 124 minimum one-acre platted and subdivided lots which allow for the development of one single family residential home per platted lot, all enclosed in a secured gated community. Membership approval by the Snapper Creek Club is required prior to purchasing a lot or home.

A single-family home was built on Lot 7 around 1970. An accessory tennis court was built on Lot 8 later. The single-family home and tennis court existed at the time of the City’s annexation in 1996. The home and tennis court remained in place until 2018 when the then owner of the Lots demolished both structures and the Lots were then declared vacant by the Miami-Dade County Property Appraiser. Alejandro and Maribety Alvarez purchased Lot 8 in December of 2020 and Karla Joy Dascal, as Trustee, purchased Lot 7 in August of 2021. As the improvements on the Lots had been demolished prior to either purchase, the Lots were “vacant” at the time of their respective purchases.

In 2021 the Alvarez family hired architect, Cesar Molina to design a home for them on their 57,500 square foot lot. When Mr. Molina submitted the architectural plans to the City for Board of Architects for their review in early 2022, the City advised Mr. Molina that Lot 8 was “not a legal building site.” In other words, the Alvarezes could not build a home on the lot. The reason provided by the City staff was that since Lot 7 had previously been improved with a

single-family home and Lot 8 with an accessory tennis court, now both demolished - the Zoning Code prohibited the construction of any new structures on the lot. Both lots were under the same ownership at the time that the home and tennis court were built back in 1970. The prior owner pulled a demolition permit in 2018 and demolished both the single-family home and tennis court prior to the Alvarez purchase.

Both lots are platted and have separate legal folios. The properties were never tied together with a recorded Unity of Title or any other unifying recorded restrictive covenants. Both the Alvarezes and Ms. Dascal were presented by real estate counsel in their separate purchases. Title searches conducted for both closings did not reveal any recorded unity of title or any other recorded restrictive covenants or document tying the lots together. Both the Alvarezes and Ms. Dascal purchased vacant lots and there was no prudent or reasonable way for them to know that the lots that either were purchasing was “technically” tied to the adjacent lot. Snapper Creek Lakes Club did not consider the lots tied as each purchaser was admitted separately to Snapper Creek Lakes Club as a prerequisite to their purchase. Snapper Creek Lakes Club also approved the Alvarezes architectural plans before they were submitted to City’s Board of Architects.

When the City annexed the Snapper Creek Lakes subdivision in 1996, the intent was to allow the zoning regulations that governed the subdivision to follow them to Coral Gables. These regulations were incorporated into the Site-Specific Section of the City of Coral Gables’ Zoning Code. The single-family home and tennis court were already built and existing prior to date of the annexation. At the time of annexation under the Miami Dade County Code the subject

properties as individual platted lots would have been considered separate legal building sites regardless of any future demolition of the structures, as the parcels were not unified.

The current City Code prohibits building a home on one lot if the lot previously had an accessory use on it in conjunction with a single-family house. To qualify as separate building sites, the lots would have to be owned by the same owner for 10 years and no structures voluntarily demolished. In effect, this Code section would make the lots at issue worthless by prohibiting any use for 10 years. This Code provision found in Section 14.202.6(E)(2) and (E)(3) of the Zoning Code is not consistent with the intent of the City at the time of annexation which was to honor the existing Snapper Creek Subdivision regulations which is why the “Site Specific” Zoning Code regulations were adopted in the first place. The two vacant lots, each one well over an acre in size (52,500 and 62,725 square feet) would not be able to meet the criteria to build as the Zoning Code would not recognize them as meeting the criteria for a “separate building site.” The Code provision at issue inadvertently includes the Snapper Creek subdivision.

The proposed legislation excludes Snapper Creek from the provisions of Section 14.202.6(E) of the Zoning Code which would allow the intent of the City at the time of annexation to remain in place by having the “site specific” regulations continue to control development in Snapper Creek Lakes. The proposed text amendment was presented to the Snapper Creek Club Board of Governors, and they have reviewed and approved the requested legislation. Attached is a copy of the minutes of the Snapper Creek Board meeting approving the same.

Snapper Creek Lakes Club, Inc.

Board of Governors Meeting
Wednesday March 30th, 2022

SPECIAL BOARD MEETING

MEMBERS PRESENT: Kathy Simko, Alan Fine, Steve Risi, Dawn Fine, Roxanne Cason, Sid Perkins and Alex Quevedo

MEMBERS ABSENT: Alina Leon and Sonja Rodriguez

BOARD MEETING called to order at 6:29 pm by Board President, Mrs. Kathleen Simko

COMMENTS from Mrs. Simko. Meeting was called to discuss a proposed Text Amendment to the Coral Gables Building Code Section 14.202.6 with regard to meeting 3 of the 4 criteria of this code:

(2) Wherever there may exist a single-family residence(s), duplex building(s) or any lawful accessory building(s) or structure(s) which was heretofore constructed on property containing one (1) or more platted lots or portions thereof, such lot or lots shall thereafter constitute only one (1) building site and no permit shall be issued for the construction of more than one (1) single-family residence or duplex building. Such structures shall include but not be limited to swimming pools, tennis courts, walls, fences or other at grade and above ground improvements.

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

Mrs. Simko explained due to Snapper Creek Lakes' own protective covenants this community would not benefit from the protection of the Coral Gables Code, most notably owning a property for 10 years prior to building. She continued by reading the Text Amendment in its entirety:

Site Specifics - Section A-94 - Snapper Creek Lakes

adding:

M. Exemption from Section 14-202.6 Building site determination.

Platted lots within Snapper Creek Lakes shall be exempt from the provisions of Section 14-202.6. Each platted lot shall constitute a separate building site, provided there is no encroachment of any structure(s) into the established setback areas or across property lines. If such encroachment(s) exist(s), then upon removal of same, the platted lot(s) shall be deemed separate building sites.

Mrs. Simko asked if there were any questions and there was a brief discussion why Coral Gables added this code but none on the Text Amendment.

There was a motion to approve the Snapper Creek Text Amendment as stated by Alex Quevedo and was seconded by Roxanne Cason and the motion was approved as all were in favor.

MEETING ADJOURNED by Mrs. Simko at 6:36pm.



Address Owner Name Subdivision Name Folio

SEARCH:

10600 Lakeside Drive



[Back to Search Results](#)

PROPERTY INFORMATION

Folio: 03-5107-004-0080

Sub-Division:
SNAPPER CREEK LAKES SUB

Property Address

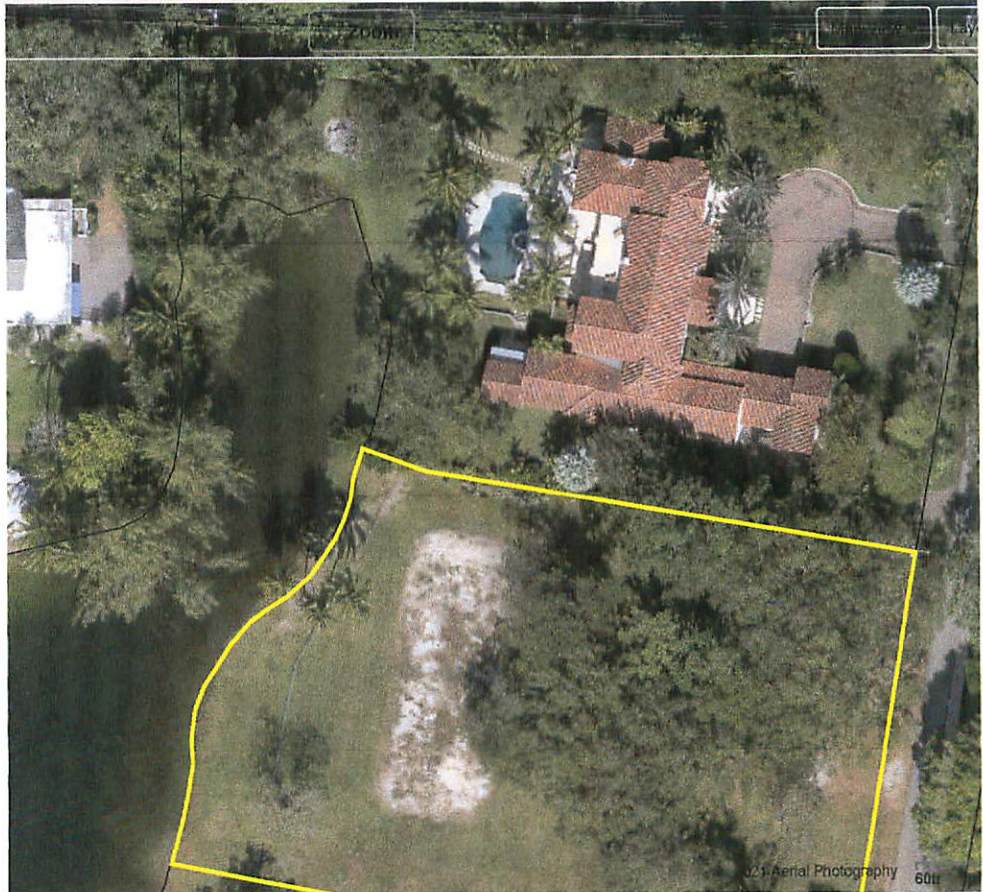
Owner
ALEJANDRO ALVAREZ
MARIBETY ALVAREZ

Mailing Address
3251 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

PA Primary Zone
0100 SINGLE FAMILY - GENERAL

Primary Land Use
0081 VACANT RESIDENTIAL : VACANT LAND

Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	57,499 Sq.Ft
Year Built	0



Featured Online Tools

- | | | | | | |
|--|--|---|---------------------------------------|--------------------------------------|--------------------------------|
| Comparable Sales | Glossary | PA Additional Online Tools | Property Record Cards | Property Search Help | Property Taxes |
| Report Discrepancies | Report Homestead Fraud | Special Taxing Districts and Other Non-Ad valorem Assessments | Tax Comparison | Tax Estimator | TRIM Notice |
| Value Adjustment Board | | | | | |

ASSESSMENT INFORMATION

Year	2021	2020	2019
Land Value	\$2,989,948	\$2,472,457	\$2,357,459
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$2,989,948	\$2,472,457	\$2,357,459
Assessed Value	\$2,989,948	\$2,472,457	\$2,357,459

TAXABLE VALUE INFORMATION

2021	2020	2019
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BENEFITS INFORMATION

Benefit	Type	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).			

FULL LEGAL DESCRIPTION

SNAPPER CREEK LAKES SUB
 PB 57-86
 LOT 8 BLK 1
 LOT SIZE IRREGULAR
 OR 16954-0444 0995 5 (2)



PEDRO J. GARCIA MIAMI-DADE PROPERTY APPRAISER



Address Owner Name Subdivision Name Folio

SEARCH:

10600 Lakeside Drive



[Back to Search Results](#)

PROPERTY INFORMATION ?

Folio: 03-5107-004-0070

Sub-Division:
SNAPPER CREEK LAKES SUB

Property Address
10640 LAKESIDE DR

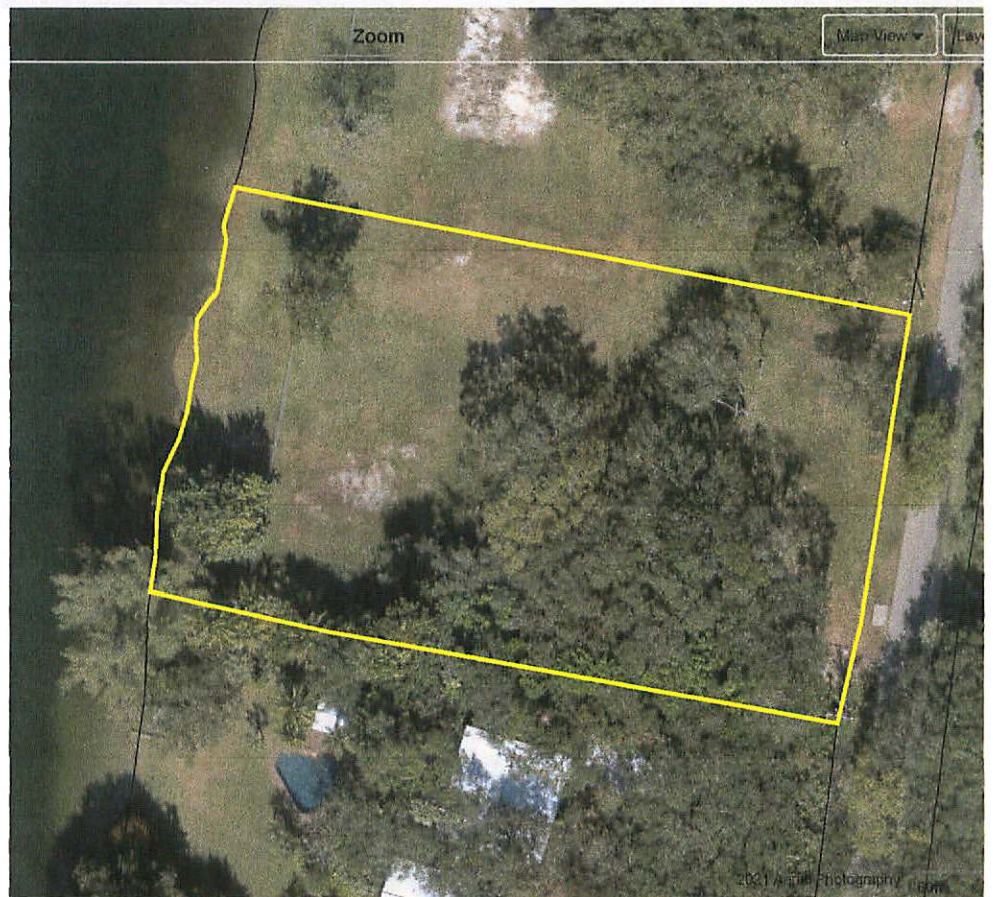
Owner
KARLA JOY DASCAL TRS
THE KARLA JOY DASCAL REV TRUST

Mailing Address
400 ALTON RD 2204
MIAMI BEACH, FL 33139

PA Primary Zone
0100 SINGLE FAMILY - GENERAL

Primary Land Use
0066 VACANT RESIDENTIAL : EXTRA FEA OTHER THAN
PARKING

Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0
Living Area	0
Adjusted Area	0
Lot Size	62,726 Sq.Ft
Year Built	0



Featured Online Tools

- | | | | | | |
|---|---|--|--|--|--|
| Comparable Sales Report Discrepancies | Glossary Report Homestead Fraud | PA Additional Online Tools Special Taxing Districts and Other Non-Ad valorem Assessments | Property Record Cards Tax Comparison | Property Search Help Tax Estimator | Property Taxes TRIM Notice |
| Value Adjustment Board | | | | | |

ASSESSMENT INFORMATION ?

Year	2021	2020	2019
Land Value	\$3,261,752	\$2,697,218	\$2,571,766
Building Value	\$0	\$0	\$0
Extra Feature Value	\$3,783	\$3,783	\$3,783
Market Value	\$3,265,535	\$2,701,001	\$2,575,549
Assessed Value	\$2,971,101	\$2,701,001	\$2,575,549

BENEFITS INFORMATION ?

Benefit	Type	2021	2020
Non-Homestead Cap	Assessment Reduction	\$294,434	

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

FULL LEGAL DESCRIPTION ?

SNAPPER CREEK LAKES SUB
PB 57-86
LOT 7 BLK 1
LOT SIZE IRREGULAR

TAXABLE VALUE INFORMATION ?

	2021	2020	2019

APPLICATION REPRESENTATION

Owner:

Alejandro Alvarez and Maribety Alvarez
3251 Ponce de Leon Blvd.
Coral Gables, Florida 33134
Tel: 305-444-7675
Cell: 305-283-3989
Email: Alex@TALF.Law

Legal Representative:

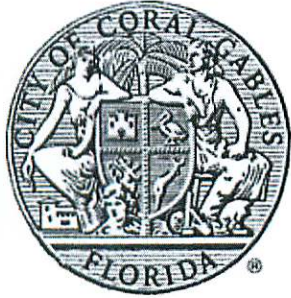
Laura L. Russo, Esq.
Laura L. Russo, Esq., LLC
2334 Ponce de Leon Blvd., Suite 240
Coral Gables, Florida 33134
Tel: 305-476-8300
Fax: 305-476-8383
Email: Laura@Laurarussolaw.com

Owner:

Karla Joy Dascal, Trustee
100 NE 25th Street
Miami, Florida 33137
Cell: (305) 992-6225
Email: karla@thesacredspacemiami.com

Legal Representative:

Nina L. Boniske, Esq.
Nina Boniske, PA
1413 20th St Apt 113
Miami Beach, FL 33139-1485
Office: 305-409-9693
Cell: 305-409-9693
Email: ninaboniske@yahoo.com



LOBBYIST REGISTRATION CERTIFICATE

CITY OF CORAL GABLES

CITY CLERK'S OFFICE

405 Biltmore Way - Coral Gables, FL 33134

305-460-5210 cityclerk@coralgables.com

LOBBYIST NAME: Laura L. Russo

LOBBYIST ADDRESS: 2334 Ponce De Leon Boulevard, Suite 240, Coral Gables, FL 33134

PRINCIPAL NAME: Alex Alvarez

PRINCIPAL ADDRESS: 3251 Ponce de Leon Blvd., Coral Gables, FL 33134

PRINCIPAL ISSUE: Conditional Use for lot separation.

REGISTERED DATE: 2/24/2022

EXPIRATION DATE: 12/31/2022

State of Florida, City of Coral Gables
I HEREBY CERTIFY, that the foregoing is an official copy
of a lobbyist record electronically filed in this office.

This 4th day of February AD 2022

Billy Y Urquia, City Clerk

OATH

I do solemnly swear that all facts contained on this Annual Lobbyist Registration form and principal are true and correct; and that I have read and am familiar with the Ordinance 2017-44 of the Code of City of Coral Gables.

Max Losner	(305)260-1049 121 Alhambra Plaza 10th Floor, Coral Gables, FL 33134	Robert Apple	832 Alhambra Circle, Coral Gables, FL 33134	(305)599-1800	02/24/2022	N/A	Obtaining the necessary development approvals for the proposed renovation expansion of property located at 832 Alhambra Circle in Coral Gables, Florida
Melissa Tapanes Llahues	(305)377-6227 200 S Biscayne Blvd, Suite 850, Miami, FL 33035	Alessandre Pastori & Joshua Roth	1011 Bayamo Avenue, Coral Gables, FL 33146	(305)308-9948	04/11/2022	N/A	Setback variance for construction of an addition to home located at 1011 Bayamo Avenue, Coral Gables, Florida
Nina L. Boniske	(305)409-9693 1413 20th Street, Miami Beach, FL 33139	Sanaproperty 2, LLC	3119 Ponce de Leon Blvd., Unit C, Coral Gables, FL 33134	(305)525-7185	05/03/2022	N/A	Development Approvals for redevelopment of the assemblage of properties located 3101 Ponce de Leon Blvd in Coral Gables Florida
Reshama McGovern	(202)442-2705 1349 West Peachtree, Suite 1050, Atlanta, GA 30309	Wade Trim, Inc.	2100 Ponce De Leon Blvd STE 940, Coral Gables, FL 33134	(313)319-3523	03/22/2022	n/a	Engineering Sewer project
Robert Behar, Jr.	(305)378-6020 600 Brickell Avenue, Suite 3500, Miami, FL 33131	Joseph Mancino	6797 Pullen Avenue, Coral Gables, FL 33133	(914)224-3102	01/07/2022	6797 Pullen Avenue	Variance for the Property located at 6797 Pullen Avenue, Coral Gables, Florida 33133
Sarah S Wright	(813)505-8847 3300 Publix Corporate Parkway, Lakeland, FL 33811	Karla Dascal	100 NE 25th Street, Miami, FL 33137	(305)992-6225	02/28/2022	N/A	Approvals for single family residence
Steven Martin	(305)971-8422 16155 SW 117 Ave, Suite B21, Miami, FL 33177	U.S. Bank National Association	1349 West Peachtree, Suite 105, Atlanta, GA 30309	(202)442-2705	12/16/2021		Banking & Financial Services
		Urban 301 Madeira, LLC	2875 NE 191 Street, PH 1, Aventura, FL 33180	(305)945-0405	01/31/2022	N/A	Obtaining the necessary land use and zoning approvals for proposed development of mixed use project at 301-341 Madeira Avenue in Coral Gables, Florida
		Publix Super Markets, Inc	3300 Publix Corporate Pkwy, Lakeland, FL 33811	(863)499-8476	02/24/2022	Current Stores in Coral Gables	Publix Super Market Stores in Coral Gables
		Marin and Sons, Inc.	16155 SW 117 AVE Ste B21, Miami, FL 33177	(305)971-8422	12/07/2021		Federal ID#:651012913; All issues related to Marin and Sons, Inc
		University of Miami	San Amaro Drive Suite 300, Coral Gables, FL 33146	(305)284-4085	12/07/2021		Federal ID#:651012913; All issues Related to University



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdmiami.com | diana@rdmiami.com | 305.498.1614

May 6, 2022

City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: Records of current property owners within the Snapper Creek Lakes Subdivision - Plat Book 57, Page 86, including Addn 1 and as highlighted on the accompanying map.

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within the Snapper Creek Lakes Subdivision - Plat Book 57, Page 86, including Addn 1 and as highlighted on the accompanying map. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Diana B. Rio', written in a cursive style.

Diana B. Rio

Total number of property owners without repetition: **127, including 0 international**

Name	Address	City	State	Zip	Country
10400 CORAL CREEK LLC	232 ANDALUSIA AVE STE 101	CORAL GABLES	FL	33134	USA
11015 LAKESIDE DRIVE LLC	3850 BIRD RD STE 8 FLOOR	MIAMI	FL	33146	USA
11140 SC RD LLC	3850 BIRD RD STE 801	MIAMI	FL	33146	USA
5225 FAIRCHILD LLC	5225 FAIRCHILD WAY	CORAL GABLES	FL	33156	USA
ADF REEF LLC	5945 SW 114 TER	PINECREST	FL	33156	USA
ALAN H BOND TRS BOND JOINT REVOCABLE TRUST ROSARIO C BOND TRS	5250 FAIRCHILD WAY	CORAL GABLES	FL	33156	USA
ALAN S FINE & W VICTORIA CORRIGAN	10900 SNAPPER CREEK RD	CORAL GABLES	FL	33156-3461	USA
ALAN SMITH TRS ALAN SMITH REVOCABLE TR ANNE SMITH	10200 SABAL PALM AVE	CORAL GABLES	FL	33156	USA
ALBERTO M CORDOVES ENA M CORDOVES	5505 ARBOR LN	CORAL GABLES	FL	33156	USA
ALEJANDRO ALVAREZ MARIBETH ALVAREZ	3251 PONCE DE LEON BLVD	CORAL GABLES	FL	33134	USA
ALEJANDRO J QUEVEDO ISABEL M QUEVEDO	10950 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
ALMA VIRGINIA WRIGHT TRS SARA BROWN JOHNSON LIVING TRUST MICHAEL E JOHNSON TRS	10400 LAKESIDE DR	CORAL GABLES	FL	33156	USA
ALVARO MAYORGA & W ROSA	10750 LAKESIDE DRIVE	CORAL GABLES	FL	33156	USA
ANDRES MIYARES ANDRIA C MIYARES	11100 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
ANTHONY LOPEZ JESSICA LOPEZ	10840 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
ARMANDO J GUERRA MARIA C GUERRA	5455 ARBOR LN	CORAL GABLES	FL	33156	USA
BARRY M BRANT & W JACQUELINE	5325 FAIRCHILD WAY	CORAL GABLES	FL	33156-3431	USA
BILL R TILLET & W SUSAN F	10905 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
BRENDA NOY	10700 OLD CUTLER RD	CORAL GABLES	FL	33156	USA
BRUCE WEIL TRS DOCARA TRUST DATED DEC 20 JENNIFER ALFONSO TRS	PO BOX 1333	MIAMI	FL	33143	USA
CAMILO GUTIERREZ & W MARIA C STANHAM	5635 ARBOR LN	CORAL GABLES	FL	33156	USA
CARLOS E MARTINEZ MAITE A MARTINEZ	5395 FAIRCHILD WAY	CORAL GABLES	FL	33156	USA
CAROL K SEGAL	10850 LAKESIDE DRIVE	CORAL GABLES	FL	33156-4208	USA
CHARLES A VILLOCH & W TERRIE L	11050 OLD CUTLER RD	CORAL GABLES	FL	33156	USA
CHARLOTTE S SMILEY	9979 FAIRCHILD WAY	CORAL GABLES	FL	33156	USA
CLIFF STAMLER & W SHELLY BILFIELD	10345 CORAL CREEK RD	CORAL GABLES	FL	33156	USA
CLINTON BIONDO ELIZABETH BIONDO	5601 ARBOR LANE	CORAL GABLES	FL	33156	USA
CLINTON M BIONDO ELIZABETH J BIONDO	11055 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
COLLEEN EVELYN ENIS TRS THE COLLEEN EVELYN ENIS REV TRUST COLLEEN EVELYN ENIS	10100 CORAL CREEK RD	CORAL GABLES	FL	33156	USA
DANIEL EHRENSTEIN KELLY G EHRENSTEIN	5345 FAIRCHILD WAY	CORAL GABLES	FL	33156	USA
DAVID A JAGOLINZER C/O THE FERRARO LAW FIRM PA	600 BRICKELL AVE 3800	MIAMI	FL	33131	USA
DAVID BLOUNT JR & W HOLLY	5275 FAIRCHILD WAY	CORAL GABLES	FL	33156	USA
DAVID W & JULIA R BIANCHI (TRUST)	5275 OAK LANE	CORAL GABLES	FL	33156-3436	USA
DAWN ADELS FINE	5300 FAIRCHILD WAY	CORAL GABLES	FL	33156-3432	USA
DEEPAK ABBHI SEEMA K ABBHI	10101 SABAL PALM AVE	CORAL GABLES	FL	33156	USA
DEREK E LEON ALINA B ZANETTI LEON	10200 OLD CUTLER RD	CORAL GABLES	FL	33156	USA
DEVIDAS N SUVARNA	10400 OLD CUTLER RD	CORAL GABLES	FL	33156	USA
DIEGO RODRIGUEZ JENNIFER RODRIGUEZ	10305 CORAL CREEK RD	CORAL GABLES	FL	33156	USA
ERIC S WOOLWORTH JOCELYN F WOOLWORTH	10745 LAKESIDE DR	CORAL GABLES	FL	33156	USA
EUGENE W DRODY III SUSAN LANI KAHN DRODY	10615 LAKESIDE DRIVE	CORAL GABLES	FL	33156	USA
FLAVIO QUESADA ANNA QUESADA	5400 FAIRCHILD WAY	CORAL GABLES	FL	33156	USA
FRANCISCO GRANDE MAYRA E GRANDE	10900 OLD CUTLER RD	CORAL GABLES	FL	33156	USA

FRANCISCO J MARTINEZ &W CARLA P	5365 OAK LANE	CORAL GABLES	FL	33156-3438	USA
FRANK ZOHN &W TERESA	9999 FAIRCHILD WAY	CORAL GABLES	FL	33156	USA
FRED F TELISCHI &W JOANNE ROSE	5301 SW 101 ST	CORAL GABLES	FL	33156-3438	USA
GARY NICOLAS NADER	10185 LAKESIDE DRIVE	CORAL GABLES	FL	33156-3407	USA
GEORGE VERGARA &W KATHLEEN	5335 OAK LANE	CORAL GABLES	FL	33156	USA
GEORGE WILLIAMSON II &W CAROL	5501 OAK LANE	CORAL GABLES	FL	33156	USA
GUILHERME P DAS NEVES JULIANA F P DAS NEVES	10725 LAKESIDE DR	CORAL GABLES	FL	33156	USA
HILLARY A CANNING	10300 CORAL CREEK RD	CORAL GABLES	FL	33156-3427	USA
HORTENSIA PADILLA LE REM HORTENSIA PADILLA TRS HORTENSIA PADILLA REVOCABLE TRUST	5200 FAIRCHILD WAY	CORAL GABLES	FL	33156	USA
INVERSIONISTA BAENA S A C/O PROMERICA	3191 CORAL WAY 8 FL	MIAMI	FL	33145	USA
IVAN N & JANICE K ZUCKERMAN	5252 OAK LANE	CORAL GABLES	FL	33156	USA
JAMES R MITCHELL &W JOANNE S	10355 SABAL PALM AVE	CORAL GABLES	FL	33156-3420	USA
JEFFREY A SCHWARTZ NATALIE SCHWARTZ	5201 OAK LN	CORAL GABLES	FL	33156	USA
JOEL H SCHENKMAN &W RANDY HERMAN	10800 LAKESIDE DRIVE	CORAL GABLES	FL	33156	USA
JOHN D SIMKO &W KATHLEEN	PO BOX 306	DAYTON	NJ	08810	USA
JOHN O MCMANUS ESQ TRS THE BRICKELL BAY TRUST	801 BRICKELL AVE 800	MIAMI	FL	33131	USA
JORGE LUIS DIAZ TRS JORGE LUIS DIAZ REV LIVING TRUST	10350 OLD CUTLER RD	CORAL GABLES	FL	33156	USA
JOSE A GARRIDO JR AURORA M GARRIDO	10500 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
JOSE FERNANDO COSCULLUELA MARIA CRISTINA COSCULLUELA	11040 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
JOSE R MAS PATRICIA MAS	10250 LAKESIDE DR	CORAL GABLES	FL	33156	USA
JUAN T CHIPOCO LUIS H HOYOS	9950 SEA GRAPE CIR	CORAL GABLES	FL	33156	USA
JULIUS F PEPPERS	10700 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
KARLA JOY DASCAL TRS THE KARLA JOY DASCAL REV TRUST	400 ALTON RD 2204	MIAMI BEACH	FL	33139	USA
KURT MARSHALL GLADYS BEATRIZ MARSHALL	10255 LAKESIDE DR	CORAL GABLES	FL	33156	USA
LOUIS J RISI JR TRS LOUIS J RISI JR FL QUALIFIED PERSONAL RESIDENCE TRUST	10915 LAKESIDE DR	CORAL GABLES	FL	33156	USA
LOURDES LEON	8600 NW 41 ST	DORAL	FL	33166	USA
LUIS GARCIA FANJUL JUDITH KAMPS GARCIA	10445 LAKESIDE DR	CORAL GABLES	FL	33156	USA
LUIS N ISAIAS PLAZA ALEXIS B ISAIAS	10950 OLD CUTLER RD	CORAL GABLES	FL	33156	USA
LUISA U SOTO	5555 SW 101 ST	MIAMI	FL	33156-3440	USA
MAHMOOD JAZAYRI &W JANICE	3501 ANCHORAGE WAY	MIAMI	FL	33133	USA
MARC SILVERMAN PATTI SILVERMAN	9940 W SUBURBAN DR	PINECREST	FL	33156	USA
MARCELO MONTALVAN BERNA MONTALVAN	10855 LAKESIDE DR	CORAL GABLES	FL	33156	USA
MARDAN ZAND	10501 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
MARIA BERTON	10600 OLD CUTLER RD	CORAL GABLES	FL	33156-4251	USA
MARIA MARGARITA MIRANDA TRS MARIA MARGARITA MIRANDA TRUST	5200 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
MAYRA C RUIZ	11180 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
MIAMI-DADE COUNTY PARKS AND RECREATION	275 NW 2 ST 4FL	MIAMI	FL	33128	USA
MICHAEL ESRUBILSKY	10300 SABAL PALM AVE	CORAL GABLES	FL	33156	USA
MICHAEL H JACOBS &W JULIE M	10325 LAKESIDE DRIVE	CORAL GABLES	FL	33156	USA
MICHAEL W SIMON TRS 10900 LAKESIDE TRUST	3839 NW BOCA RATON BLVD 100	BOCA RATON	FL	33431	USA
NELSON ALBAREDA ELENA ALBAREDA	10645 SNAPPER CREEK ROAD	CORAL GABLES	FL	33156	USA
NICOLA LOUISE BROWN	10305 SABAL PALM AVE	CORAL GABLES	FL	33156	USA
NORMAN S GERSTEIN	5575 OAK LANE	CORAL GABLES	FL	33156	USA

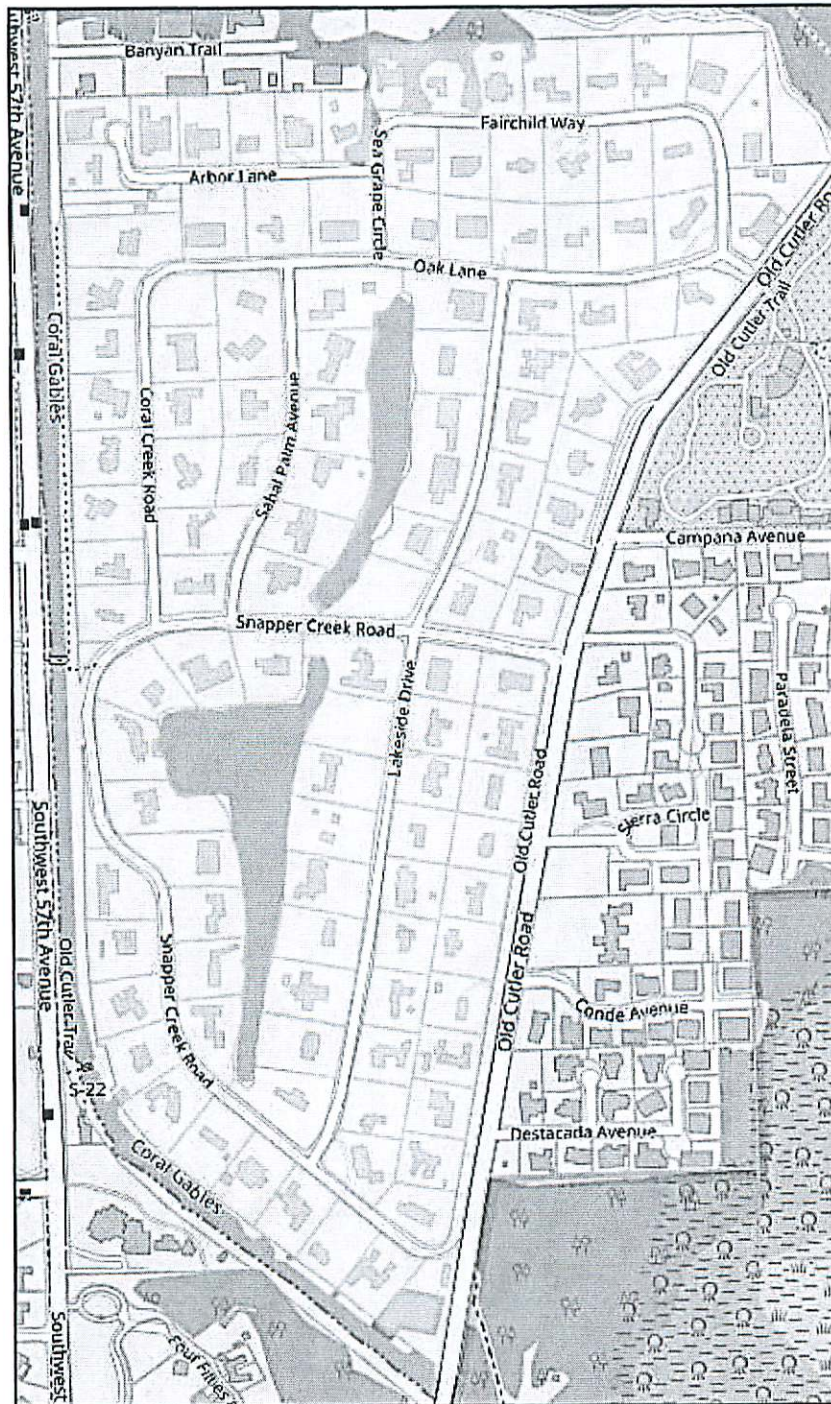
NUSQUAM PARTNERS LLC C/O GONZALEZ & WERMUTH PL	1989 NW 88 CT #101	DORAL	FL	33172	USA
NUSQUAM PARTNERS LLC	1989 NW 88 CT #101	DORAL	FL	33172	USA
ODALYS P DIAZ-ASPER	11000 SNAPPER CREEK RD	CORAL GABLES	FL	33156-3463	USA
OLAV C HINKE &W EVA	5400 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
OLLIE LADD HILL TRS OLLIE LADD HILL (BEN)	10140 LAKESIDE DR	CORAL GABLES	FL	33156-3408	USA
PABLO L CEJAS	10801 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
PATRICE BAKER MARIE LOTUS N BAKER CHAUVET	10845 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
PAUL D FRIEDMAN &W DENE	5401 OAK LANE	CORAL GABLES	FL	33156	USA
PAUL G ARANGO &W TERESITA ALVAREZ	10645 LAKESIDE DRIVE	CORAL GABLES	FL	33156	USA
PAUL WHITTINGHAM	10001 FAIRCHILD WAY	CORAL GABLES	FL	33156	USA
PHILIP RAY DEVILLE TR	10120 SABAL PALM AVE	CORAL GABLES	FL	33156-3417	USA
PRESTON GRANT DICKERSON JENNIFER ALVAREZ DICKERSON	7301 SW 57 CT STE 400	SOUTH MIAMI	FL	33143	USA
QUEEN GABRIELA CORP	10550 OLD CUTLER RD	CORAL GABLES	FL	33156	USA
RAFAEL ALFONZO HERNANDEZ MARIA A LOPEZ	10100 LAKESIDE DR	CORAL GABLES	FL	33156	USA
RAPSAK CORPORATION	11767 S DIXIE HIGHWAY	MIAMI	FL	33156	USA
RICARDO E ZALDIVAR ANA M ZALDIVAR	10705 SNAPPER CREEK ROAD	CORAL GABLES	FL	33156	USA
ROBERT ANTHONY HANFLAND GWEN ERKONEN	10300 OLD CUTLER RD	CORAL GABLES	FL	33156	USA
ROBERT E SWEENEY &W EILEEN	11000 OLD CUTLER RD	CORAL GABLES	FL	33156	USA
ROBERT E WHITE JR JESSICA M WHITE	10250 OLD CUTLER RD	CORAL GABLES	FL	33156	USA
ROBERT NORTON &W SUSAN	121 MAJORCA AVE 300	CORAL GABLES	FL	33134	USA
ROBERT VELARDE MARIA PAULA CARVAJAL	5501 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
ROBERTO B KINDELAN SILVIA C KINDELAN	10415 LAKESIDE DR	CORAL GABLES	FL	33156	USA
ROBERTO J COZZARI CHRISTINA M CAMACHO	5295 FAIRCHILD WAY	CORAL GABLES	FL	33156	USA
ROGER W TITLEY &W JOANN B	5290 FAIRCHILD WAY	CORAL GABLES	FL	33156	USA
ROXANNE M CASON	10201 SABAL PALM AVENUE	CORAL GABLES	FL	33156	USA
SERGIO DELGADO &W CHRISTINE	5340 FAIRCHILD WAY	CORAL GABLES	FL	33156-3432	USA
SHAHRDAD NOWROUZI &W SUSAN	10350 CORAL CREEK RD	CORAL GABLES	FL	33156-3427	USA
SIDNEY SHERMAN PERKINS ASHLEY BLAIR PERKINS	11090 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
SILVIA VILLAR TRS PEDRO F VILLAR IRREC TRUST	10550 OLD CUTLER RD	CORAL GABLES	FL	33156	USA
SNAPPER CREEK LAKES CLUB INC % SNAPPER CREEK MARINA INC	11190 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
SONJA RODRIGUEZ TRS SONJA RODRIGUEZ LIVING TRUST	10220 CORAL CREEK RD	CORAL GABLES	FL	33156	USA
STEVE HUNTER	10005 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
STEVEN HUNTER	10015 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA
STEVEN L RISI TRS RISI FAM QUAL PERS RES TRUST ELIZABETH A RISI TRS	11125 SNAPPER CREEK RD	CORAL GABLES	FL	33156-4215	USA
SUSAN M KAHN	10520 LAKESIDE DR	CORAL GABLES	FL	33156-4203	USA
T AND C INC	725 NE 125 ST	NORTH MIAMI	FL	33161	USA
TIMOTHY MISTELE &W JULIE GAGNON	10200 SW 56 AVE	CORAL GABLES	FL	33156-3425	USA
TREVOR L TAYLOR	8050 SW 72 AVE 2107	MIAMI	FL	33143	USA
VICTOR M ALVAREZ CAROL ALVAREZ	10225 CORAL CREEK RD	CORAL GABLES	FL	33156	USA
VIRGINIA S MEAD TRS VIRGINIA S MEAD REVOC TR	10255 SABAL PALM AVE	CORAL GABLES	FL	33156	USA
WEST BREEZE LLC	31 SE 5 ST APT 411	CORAL GABLES	FL	33131	USA
WILLIAM P MURPHY JR &W BEVERLY	10601 SNAPPER CREEK RD	CORAL GABLES	FL	33156	USA



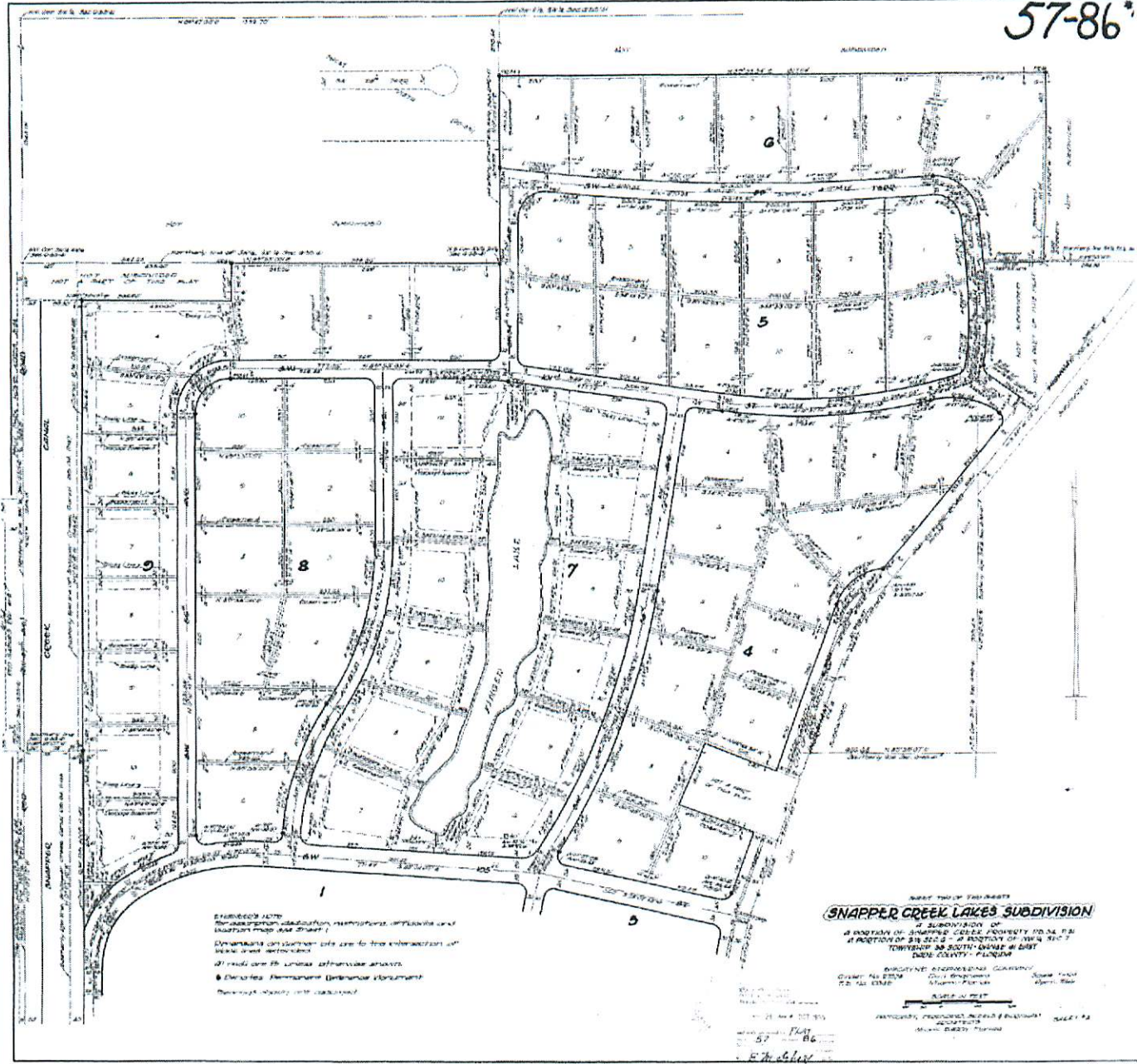
rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdmiami.com | diana@rdmiami.com | 305.498.1614

MAPS



57-86



STANDARD NOTE
 For description of subdivision, restrictions, covenants and
 location map see sheet 1.
 Dimensions on corners are for the intersection of
 lots and streets.
 All roads are 36' unless otherwise shown.
 • Denotes Easement (Easement Statement)
 Dimensions shown are approximate.

SNAPPER CREEK LAKES SUBDIVISION

A SUBDIVISION OF
 A PORTION OF SNAPPER CREEK PROPERTY TRACT, P. 1
 A PORTION OF 218 AC. IS A PORTION OF TRACT 7
 TOWNSHIP 36 SOUTH RANGE 4 EAST
 DEER COUNTY, PENNSYLVANIA

ENGINEER: ROBERTSON & COMPANY
 CIVIL ENGINEER: Robert Robertson
 SURVEYOR: Robert Robertson
 DATE: 1964
 SCALE: AS SHOWN
 PREPARED BY: ROBERTSON & COMPANY
 1000 EAST 10TH AVENUE
 DENVER, COLORADO 80202

57-86
 E. H. Kelley

ENGINEERS' NOTE
 A DEPOSIT OF P.M. SET
 ON AN ASSUMED MEASUREMENT

PLAT
 A SUBDIVISION IN THE S 1/4 OF S 1/4 OF NW 1/4 OF SW 1/4 OF SECTION 6-55-41
 DADE COUNTY, FLORIDA
 CIVIL & CONSULTING ENGINEERS
 MIAMI, FLORIDA
 SCALE IN FEET
 CIVIL & CONSULTING ENGINEERS
 MIAMI, FLORIDA
 NOVEMBER, 1957

STATE OF FLORIDA
 COUNTY OF DADE
 DEPARTMENT OF REVENUE
 I, John H. ... Secretary of the Board of County Commissioners, do hereby certify that the foregoing plat was adopted and approved by the Board of County Commissioners of Dade County, Florida, on the 12th day of November, A.D. 1957.

DEPUTY CLERK
 I, ... Deputy Clerk of the Board of County Commissioners, do hereby certify that the foregoing plat was adopted and approved by the Board of County Commissioners of Dade County, Florida, on the 12th day of November, A.D. 1957.

NOTARIAL PUBLIC
 I, ... Notary Public for the State of Florida, do hereby certify that the foregoing plat was adopted and approved by the Board of County Commissioners of Dade County, Florida, on the 12th day of November, A.D. 1957.

REG. CIVIL ENGINEER
 I, ... Registered Professional Engineer, State of Florida, License No. ..., do hereby certify that the foregoing plat was adopted and approved by the Board of County Commissioners of Dade County, Florida, on the 12th day of November, A.D. 1957.

DEPUTY CLERK
 I, ... Deputy Clerk of the Board of County Commissioners, do hereby certify that the foregoing plat was adopted and approved by the Board of County Commissioners of Dade County, Florida, on the 12th day of November, A.D. 1957.

NOTARIAL PUBLIC
 I, ... Notary Public for the State of Florida, do hereby certify that the foregoing plat was adopted and approved by the Board of County Commissioners of Dade County, Florida, on the 12th day of November, A.D. 1957.

REG. CIVIL ENGINEER
 I, ... Registered Professional Engineer, State of Florida, License No. ..., do hereby certify that the foregoing plat was adopted and approved by the Board of County Commissioners of Dade County, Florida, on the 12th day of November, A.D. 1957.

10400 CORAL CREEK LLC
232 ANDALUSIA AVE STE 101
CORAL GABLES, FL 33134

11015 LAKESIDE DRIVE LLC
3850 BIRD RD STE 8 FLOOR
MIAMI, FL 33146

11140 SC RD LLC
3850 BIRD RD STE 801
MIAMI, FL 33146

5225 FAIRCHILD LLC
5225 FAIRCHILD WAY
CORAL GABLES, FL 33156

ADF REEF LLC
5945 SW 114 TER
PINECREST, FL 33156

ALAN H BOND TRS
BOND JOINT REVOCABLE TRUST
ROSARIO C BOND TRS
5250 FAIRCHILD WAY
CORAL GABLES, FL 33156

ALAN S FINE &W VICTORIA CORRIGAN
10900 SNAPPER CREEK RD
CORAL GABLES, FL 33156-3461

ALAN SMITH TRS
ALAN SMITH REVOCABLE TR
ANNE SMITH
10200 SABAL PALM AVE
CORAL GABLES, FL 33156

ALBERTO M CORDOVES
ENA M CORDOVES
5505 ARBOR LN
CORAL GABLES, FL 33156

ALEJANDRO ALVAREZ
MARIBETY ALVAREZ
3251 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

ALEJANDRO J QUEVEDO
ISABEL M QUEVEDO
10950 SNAPPER CREEK RD
CORAL GABLES, FL 33156

ALMA VIRGINIA WRIGHT TRS
SARA BROWN JOHNSON LIVING TRUST
MICHAEL E JOHNSON TRS
10400 LAKESIDE DR
CORAL GABLES, FL 33156

ALVARO MAYORGA &W ROSA
10750 LAKESIDE DRIVE
CORAL GABLES, FL 33156

ANDRES MIYARES
ANDRIA C MIYARES
11100 SNAPPER CREEK RD
CORAL GABLES, FL 33156

ANTHONY LOPEZ
JESSICA LOPEZ
10840 SNAPPER CREEK RD
CORAL GABLES, FL 33156

ARMANDO J GUERRA
MARIA C GUERRA
5455 ARBOR LN
CORAL GABLES, FL 33156

BARRY M BRANT &W JACQUELINE
5325 FAIRCHILD WAY
CORAL GABLES, FL 33156-3431

BILL R TILLET &W SUSAN F
10905 SNAPPER CREEK RD
CORAL GABLES, FL 33156

BRENDA NOY
10700 OLD CUTLER RD
CORAL GABLES, FL 33156

BRUCE WEIL TRS
DOCARA TRUST DATED DEC 20
JENNIFER ALFONSO TRS
PO BOX 1333
MIAMI, FL 33143

CAMILO GUTIERREZ &W
MARIA C STANHAM
5635 ARBOR LN
CORAL GABLES, FL 33156

CARLOS E MARTINEZ
MAITE A MARTINEZ
5395 FAIRCHILD WAY
CORAL GABLES, FL 33156

CAROL K SEGAL
10850 LAKESIDE DRIVE
CORAL GABLES, FL 33156-4208

CHARLES A VILLOCH &W TERRIE L
11050 OLD CUTLER RD
CORAL GABLES, FL 33156

CHARLOTTE S SMILEY
9979 FAIRCHILD WAY
CORAL GABLES, FL 33156

CLIFF STAMLER &W SHELLY BILFIELD
10345 CORAL CREEK RD
CORAL GABLES, FL 33156

CLINTON BIONDO
ELIZABETH BIONDO
5601 ARBOR LANE
CORAL GABLES, FL 33156

CLINTON M BIONDO
ELIZABETH J BIONDO
11055 SNAPPER CREEK RD
CORAL GABLES, FL 33156

COLLEEN EVELYN ENIS TRS
THE COLLEEN EVELYN ENIS REV TRUST
COLLEEN EVELYN ENIS
10100 CORAL CREEK RD
CORAL GABLES, FL 33156

DANIEL EHRENSTEIN
KELLY G EHRENSTEIN
5345 FAIRCHILD WAY
CORAL GABLES, FL 33156

DAVID A JAGOLINZER
C/O THE FERRARO LAW FIRM PA
600 BRICKELL AVE 3800
MIAMI, FL 33131

DAVID BLOUNT JR &W HOLLY
5275 FAIRCHILD WAY
CORAL GABLES, FL 33156

DAVID W & JULIA R BIANCHI (TRUST)
5275 OAK LANE
CORAL GABLES, FL 33156-3436

DAWN ADELS FINE
5300 FAIRCHILD WAY
CORAL GABLES, FL 33156-3432

DEEPAK ABBHI
SEEMA K ABBHI
10101 SABAL PALM AVE
CORAL GABLES, FL 33156

DEREK E LEON
ALINA B ZANETTI LEON
10200 OLD CUTLER RD
CORAL GABLES, FL 33156

DEVDA S N SUVARNA
10400 OLD CUTLER RD
CORAL GABLES, FL 33156

DIEGO RODRIGUEZ
JENNIFER RODRIGUEZ
10305 CORAL CREEK RD
CORAL GABLES, FL 33156

ERIC S WOOLWORTH
JOCELYN F WOOLWORTH
10745 LAKESIDE DR
CORAL GABLES, FL 33156

EUGENE W DRODY III
SUSAN LANI KAHN DRODY
10615 LAKESIDE DRIVE
CORAL GABLES, FL 33156

FLAVIO QUESADA
ANNA QUESADA
5400 FAIRCHILD WAY
CORAL GABLES, FL 33156

FRANCISCO GRANDE
MAYRA E GRANDE
10900 OLD CUTLER RD
CORAL GABLES, FL 33156

FRANCISCO J MARTINEZ &W CARLA P
5365 OAK LANE
CORAL GABLES, FL 33156-3438

FRANK ZOHN &W TERESA
9999 FAIRCHILD WAY
CORAL GABLES, FL 33156

FRED F TELISCHI &W JOANNE ROSE
5301 SW 101 ST
CORAL GABLES, FL 33156-3438

GARY NICOLAS NADER
10185 LAKESIDE DRIVE
CORAL GABLES, FL 33156-3407

GEORGE VERGARA &W KATHLEEN
5335 OAK LANE
CORAL GABLES, FL 33156

GEORGE WILLIAMSON II &W CAROL
5501 OAK LANE
CORAL GABLES, FL 33156

GUILHERME P DAS NEVES
JULIANA F P DAS NEVES
10725 LAKESIDE DR
CORAL GABLES, FL 33156

HILLARY A CANNING
10300 CORAL CREEK RD
CORAL GABLES, FL 33156-3427

HORTENSIA PADILLA LE
REM HORTENSIA PADILLA TRS
HORTENSIA PADILLA REVOCABLE TRUST
5200 FAIRCHILD WAY
CORAL GABLES, FL 33156

INVERSIONISTA BAENA S A
C/O PROMERICA
3191 CORAL WAY 8 FL
MIAMI, FL 33145

IVAN N & JANICE K ZUCKERMAN
5252 OAK LANE
CORAL GABLES, FL 33156

JAMES R MITCHELL &W JOANNE S
10355 SABAL PALM AVE
CORAL GABLES, FL 33156-3420

JEFFREY A SCHWARTZ
NATALIE SCHWARTZ
5201 OAK LN
CORAL GABLES, FL 33156

JOEL H SCHENKMAN &W RANDY HERMAN
10800 LAKESIDE DRIVE
CORAL GABLES, FL 33156

JOHN D SIMKO &W KATHLEEN
PO BOX 306
DAYTON, NJ 08810

JOHN O MCMANUS ESQ TRS
THE BRICKELL BAY TRUST
801 BRICKELL AVE 800
MIAMI, FL 33131

JORGE LUIS DIAZ TRS
JORGE LUIS DIAZ REV LIVING TRUST
10350 OLD CUTLER RD
CORAL GABLES, FL 33156

JOSE A GARRIDO JR
AURORA M GARRIDO
10500 SNAPPER CREEK RD
CORAL GABLES, FL 33156

JOSE FERNANDO COSCULLUELA
MARIA CRISTINA COSCULLUELA
11040 SNAPPER CREEK RD
CORAL GABLES, FL 33156

JOSE R MAS
PATRICIA MAS
10250 LAKESIDE DR
CORAL GABLES, FL 33156

JUAN T CHIPOCO
LUIS H HOYOS
9950 SEA GRAPE CIR
CORAL GABLES, FL 33156

JULIUS F PEPPERS
10700 SNAPPER CREEK RD
CORAL GABLES, FL 33156

KARLA JOY DASCAL TRS
THE KARLA JOY DASCAL REV TRUST
400 ALTON RD 2204
MIAMI BEACH, FL 33139

KURT MARSHALL
GLADYS BEATRIZ MARSHALL
10255 LAKESIDE DR
CORAL GABLES, FL 33156

LOUIS J RISI JR TRS
LOUIS J RISI JR FL QUALIFIED
PERSONAL RESIDENCE TRUST
10915 LAKESIDE DR
CORAL GABLES, FL 33156

LOURDES LEON
8600 NW 41 ST
DORAL, FL 33166

LUIS GARCIA FANJUL
JUDITH KAMPS GARCIA
10445 LAKESIDE DR
CORAL GABLES, FL 33156

LUIS N ISAIAS PLAZA
ALEXIS B ISAIAS
10950 OLD CUTLER RD
CORAL GABLES, FL 33156

LUISA U SOTO
5555 SW 101 ST
MIAMI, FL 33156-3440

MAHMOOD JAZAYRI &W JANICE
3501 ANCHORAGE WAY
MIAMI, FL 33133

MARC SILVERMAN
PATTI SILVERMAN
9940 W SUBURBAN DR
PINECREST, FL 33156

MARCELO MONTALVAN
BERNA MONTALVAN
10855 LAKESIDE DR
CORAL GABLES, FL 33156

MARDAN ZAND
10501 SNAPPER CREEK RD
CORAL GABLES, FL 33156

MARIA BERTON
10600 OLD CUTLER RD
CORAL GABLES, FL 33156-4251

MARIA MARGARITA MIRANDA TRS
MARIA MARGARITA MIRANDA TRUST
5200 SNAPPER CREEK RD
CORAL GABLES, FL 33156

MAYRA C RUIZ
11180 SNAPPER CREEK RD
CORAL GABLES, FL 33156

MIAMI-DADE COUNTY
PARKS AND RECREATION
275 NW 2 ST 4FL
MIAMI, FL 33128

MICHAEL ESRUBILSKY
10300 SABAL PALM AVE
CORAL GABLES, FL 33156

MICHAEL H JACOBS &W JULIE M
10325 LAKESIDE DRIVE
CORAL GABLES, FL 33156

MICHAEL W SIMON TRS
10900 LAKESIDE TRUST
3839 NW BOCA RATON BLVD 100
BOCA RATON, FL 33431

NELSON ALBAREDA
ELENA ALBAREDA
10645 SNAPPER CREEK ROAD
CORAL GABLES, FL 33156

NICOLA LOUISE BROWN
10305 SABAL PALM AVE
CORAL GABLES, FL 33156

NORMAN S GERSTEIN
5575 OAK LANE
CORAL GABLES, FL 33156

NUSQUAM PARTNERS LLC
C/O GONZALEZ & WERMUTH PL
1989 NW 88 CT #101
DORAL, FL 33172

NUSQUAM PARTNERS LLC
1989 NW 88 CT #101
DORAL, FL 33172

ODALYS P DIAZ-ASPER
11000 SNAPPER CREEK RD
CORAL GABLES, FL 33156-3463

OLAV C HINKE &W EVA
5400 SNAPPER CREEK RD
CORAL GABLES, FL 33156

OLLIE LADD HILL TRS
OLLIE LADD HILL (BEN)
10140 LAKESIDE DR
CORAL GABLES, FL 33156-3408

PABLO L CEJAS
10801 SNAPPER CREEK RD
CORAL GABLES, FL 33156

PATRICE BAKER
MARIE LOTUS N BAKER CHAUVET
10845 SNAPPER CREEK RD
CORAL GABLES, FL 33156

PAUL D FRIEDMAN &W DENE
5401 OAK LANE
CORAL GABLES, FL 33156

PAUL G ARANGO &W TERESITA ALVAREZ
10645 LAKESIDE DRIVE
CORAL GABLES, FL 33156

PAUL WHITTINGHAM
10001 FAIRCHILD WAY
CORAL GABLES, FL 33156

PHILIP RAY DEVILLE TR
10120 SABAL PALM AVE
CORAL GABLES, FL 33156-3417

PRESTON GRANT DICKERSON
JENNIFER ALVAREZ DICKERSON
7301 SW 57 CT STE 400
SOUTH MIAMI, FL 33143

QUEEN GABRIELA CORP
10550 OLD CUTLER RD
CORAL GABLES, FL 33156

RAFAEL ALFONZO HERNANDEZ
MARIA A LOPEZ
10100 LAKESIDE DR
CORAL GABLES, FL 33156

RAPSAK CORPORATION
11767 S DIXIE HIGHWAY
MIAMI, FL 33156

RICARDO E ZALDIVAR
ANA M ZALDIVAR
11705 SNAPPER CREEK ROAD
CORAL GABLES, FL 33156

ROBERT ANTHONY HANFLAND
GWEN ERKONEN
10300 OLD CUTLER RD
CORAL GABLES, FL 33156

ROBERT E SWEENEY &W EILEEN
11000 OLD CUTLER RD
CORAL GABLES, FL 33156

ROBERT E WHITE JR
JESSICA M WHITE
10250 OLD CUTLER RD
CORAL GABLES, FL 33156

ROBERT NORTON &W SUSAN
121 MAJORCA AVE 300
CORAL GABLES, FL 33134

ROBERT VELARDE
MARIA PAULA CARVAJAL
5501 SNAPPER CREEK RD
CORAL GABLES, FL 33156

ROBERTO B KINDELAN
SILVIA C KINDELAN
10415 LAKESIDE DR
CORAL GABLES, FL 33156

ROBERTO J COZZARI
CHRISTINA M CAMACHO
5295 FAIRCHILD WAY
CORAL GABLES, FL 33156

ROGER W TITLEY &W JOANN B
5290 FAIRCHILD WAY
CORAL GABLES, FL 33156

ROXANNE M CASON
10201 SABAL PALM AVENUE
CORAL GABLES, FL 33156

SERGIO DELGADO &W CHRISTINE
5340 FAIRCHILD WAY
CORAL GABLES, FL 33156-3432

SHAHRDAD NOWROUZI &W SUSAN
10350 CORAL CREEK RD
CORAL GABLES, FL 33156-3427

SIDNEY SHERMAN PERKINS
ASHLEY BLAIR PERKINS
11090 SNAPPER CREEK RD
CORAL GABLES, FL 33156

SILVIA VILLAR TRS
PEDRO F VILLAR IRREC TRUST
10550 OLD CUTLER RD
CORAL GABLES, FL 33156

SNAPPER CREEK LAKES CLUB INC
% SNAPPER CREEK MARINA INC
11190 SNAPPER CREEK RD
CORAL GABLES, FL 33156

SONJA RODRIGUEZ TRS
SONJA RODRIGUEZ LIVING TRUST
10220 CORAL CREEK RD
CORAL GABLES, FL 33156

STEVE HUNTER
10005 SNAPPER CREEK RD
CORAL GABLES, FL 33156

STEVEN HUNTER
10015 SNAPPER CREEK RD
CORAL GABLES, FL 33156

STEVEN L RISI TRS
RISI FAM QUAL PERS RES TRUST
ELIZABETH A RISI TRS
11125 SNAPPER CREEK RD
CORAL GABLES, FL 33156-4215

SUSAN M KAHN
10520 LAKESIDE DR
CORAL GABLES, FL 33156-4203

T AND C INC
725 NE 125 ST
NORTH MIAMI, FL 33161

TIMOTHY MISTELE &W JULIE GAGNON
10200 SW 56 AVE
CORAL GABLES, FL 33156-3425

TREVOR L TAYLOR
8050 SW 72 AVE 2107
MIAMI, FL 33143

VICTOR M ALVAREZ
CAROL ALVAREZ
10225 CORAL CREEK RD
CORAL GABLES, FL 33156

VIRGINIA S MEAD TRS
VIRGINIA S MEAD REVOC TR
10255 SABAL PALM AVE
CORAL GABLES, FL 33156

WEST BREEZE LLC
31 SE 5 ST APT 411
CORAL GABLES, FL 33131

WILLIAM P MURPHY JR &W BEVERLY
10601 SNAPPER CREEK RD
CORAL GABLES, FL 33156

CFN: 20210631336 BOOK 32703 PAGE 132
DATE:08/26/2021 10:44:16 AM
DEED DOC 31,500.00
SURTAX 23,625.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared by:

Oscar R. Rivera, Esq.

Siegfried Rivera
201 Alhambra Circle, 11th Floor
Coral Gables, FL 33134
305-442-3334
File Number: 2210368

Return to:

Ana Maria Camacho, Esq.

Contreras & Camacho, P.A.
Attorneys at Law
141 Almeria Avenue
Coral Gables, Florida 33134

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 10 day of August, 2021 between Ricardo Zaldivar and Ana Zaldivar, husband and wife whose post office address is 10705 Snapper Creek Road Coral Gables, FL 33156 grantor, and Karla Joy Dascal, as Trustee of THE KARLA JOY DASCAL REVOCABLE TRUST whose post office address is 400 Alton Road, Apt 2204, Miami Beach FL, 33139 , grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lot 7, Block 1 of SNAPPER CREEK LAKES SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 57, Page 86, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-5107-004-0070

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

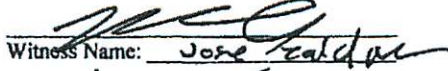
Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 10705 Snapper Creek Road Coral Gables, FL 33156.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

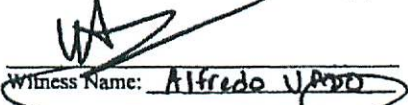
Signed, sealed and delivered in our presence:


Witness Name: MERCEDES ESTEVEZ


Ricardo Zaldivar (Seal)


Witness Name: Jose Zaldivar


Ana Zaldivar (Seal)

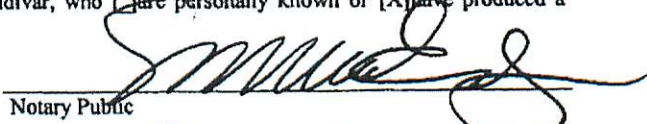

Witness Name: Alfredo V. Papp


Witness Name: MERCEDES ESTEVEZ

State of Florida
County of Miami-Dade

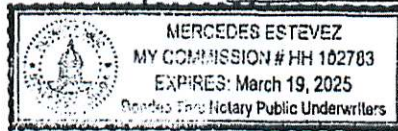
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of August, 2021 by Ricardo Zaldivar and Ana Zaldivar, who are personally known or have produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: MERCEDES ESTEVEZ

My Commission Expires:



SNAPPER CREEK LAKES CLUB, INC.

11190 SNAPPER CREEK ROAD

CORAL GABLES, FLORIDA 33156-4216

Diego Rodriguez, President
Alan Fine, Vice President
Steve Risi, Treasurer

Phone: (305) 661-0505
Email: scmdock@bellsouth.net

August 6, 2021

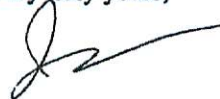
Mrs. Karla Dascal
400 Alton Road
Apartment 2204
Miami Beach, FL 33139

Dear Ms. Karla Dascal,

We are pleased to advise that your application for membership in Snapper Creek Lakes Club has been approved, subject to the completion of your purchase of a property in Snapper Creek Lakes subdivision. The Club's option to purchase as described in Article 15 of the Declaration of Protective Covenants of Snapper Creek Lakes Club, Inc., is waived.

We understand that you will purchase the property at 10640 Lakeside Drive, Coral Gables, FL 33156. Please advise us when you take title to this property so that we may send you further information.

Very truly yours,



Isa Quevedo
Membership Committee

CFN: 20200703360 BOOK 32227 PAGE 2443
 DATE:12/08/2020 09:58:03 AM
 DEED DOC 22,800.00
 SURTAX 17,100.00
 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared by:

Oscar R. Rivera, Esq.
 Siegfried Rivera
 201 Alhambra Circle, 11th Floor
 Coral Gables, FL 33134
 305-442-3334
 File Number: 2200419

Return to:

Greg Herskowitz, Esq.
 Herskowitz Shapiro PLLC
 9130 S. Dadeland Blvd., Suite 1609
 Miami, FL 33156

Parcel Identification No. 03-5107-004-0080

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 20 day of **November, 2020** between **Ricardo Zaldivar and Ana Zaldivar, husband and wife** whose post office address is **2600 SW 3rd Avenue, Suite 900, Miami, FL 33126** of the County of **Miami-Dade, State of Florida**, grantor*, and **Alejandro Alvarez and Maribety Alvarez, husband and wife** whose post office address is **3251 Ponce de Leon Boulevard, Coral Gables, FL 33134** of the County of **Miami-Dade, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to-wit:

Lot 8, Block 1, Snapper Creek Lakes Subdivision, according to the Plat thereof, as recorded in Plat Book 57, Page 86, of the Public Records of Miami-Dade County, Florida.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, however, this provision shall not operate to reimpose same.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed/sealed and delivered in our presence:

[Signature]
Witness Name: Denise Vargal

[Signature] (Seal)
Ricardo Zaldivar

[Signature]
Witness Name: MERCY ESTEVEZ

[Signature]
Witness Name: DENISE VARGAL

[Signature] (Seal)
Ana Zaldivar

[Signature]
Witness Name: MERCY ESTEVEZ

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of November, 2020 by Ricardo Zaldivar and Ana Zaldivar, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: MERCEDES ESTEVEZ

My Commission Expires: _____



SNAPPER CREEK LAKES CLUB, INC.

11190 SNAPPER CREEK ROAD

CORAL GABLES, FLORIDA 33156-4216

Diego Rodriguez, President
Alan Fine, Vice President
Steve Risi, Treasurer

Phone: (305) 661-0505
Email: scmdock@bellsouth.net

October 28, 2020

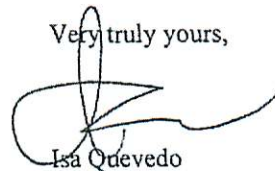
Mr. & Mrs. Alejandro Alvarez
800 Lugo Avenue
Coral Gables, FL 33156

Dear Mr. & Mrs. Alvarez,

We are pleased to advise that your application for membership in Snapper Creek Lakes Club has been approved, subject to the completion of your purchase of a property in Snapper Creek Lakes subdivision. The Club's option to purchase as described in Article 15 of the Declaration of Protective Covenants of Snapper Creek Lakes Club, Inc., is waived.

We understand that you will purchase the property at Lot 8 Block 1 on Lakeside Drive, Coral Gables, FL 33156. Please advise us when you take title to this property so that we may send you further information.

Very truly yours,



Isa Quevedo
Membership Committee