



# City of Coral Gables Planning and Zoning Staff Report

Applicant: FVP Red Road, LLC

Application: Separation of a Building Site, Conditional Use Site Plan Review and Zoning Code Text Amendment

Property: 2500 Block of Red Road  
(Legal Description: Lots 19-24, Block 15, Coral Gables Section “D”)

Public Hearing: Planning and Zoning Board

**Date & Time: April 13, 2016; 6:00 – 9:00 p.m.**

Location: City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

## 1. APPLICATION REQUEST

Request for Separation of a Building Site and Conditional Use Site Plan Review for the property located on Lots 19-24, Block 15, Coral Gables Section “D”, and a Zoning Code text amendment as follows:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, “Development Review”, Section 3-206, “Building Site Determination” to create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site consisting of Lots 19-21 and one (1) building site consisting of Lots 22-24 on the property legally described as Lots 19-24, Block 15, Coral Gables Section “D”, Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.*
2. *An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Appendix A, “Site Specific Zoning Regulations”, Section A-38, “Section D” removing site specific provisions for building sites on Lots 3 through 8, inclusive, and 19 through 24, inclusive Block 15; providing for repealer provision, severability clause, codification, and providing for an effective date.*

## 2. APPLICATION SUMMARY

FVP Red Road, LLC (hereinafter referred to as “Applicant”), has submitted an application for the Separation of a Building Site, Conditional Use Site Plan Review and Zoning Code Text Amendment (hereinafter referred to as the “Application”) for City of Coral Gables review and public hearing consideration.

In 1960 this property was purchased by the owner of 2508 Country Club Prado which abuts the subject property directly to the east. The single-family residence constructed at 2508 Country Club Prado was constructed in 1940. When the owner attempted to sell the vacant lots fronting Red Road in 1987 they were informed at that time by the Zoning Administrator that a chain link fence that had been erected without a permit tied the Red Road and Country Club Prado properties together as one (1) building site. The property owner in 1988 requested and received approval from the City Commission to split the Red Road and Country Club Prado properties. After receiving approval the subject property on Red Road was sold in 1988. The current owner of the subject property purchased it in 2015.

The request is to separate the existing 0.38 acre (16,500 square feet) building site located on Red Road (SW 57<sup>th</sup> Avenue) which has 150 feet of street frontage into two (2) building sites. The proposed building sites would be split evenly with each new building site containing 0.19 acres (8,250 square feet) with 75 feet of street frontage proposed on Red Road.

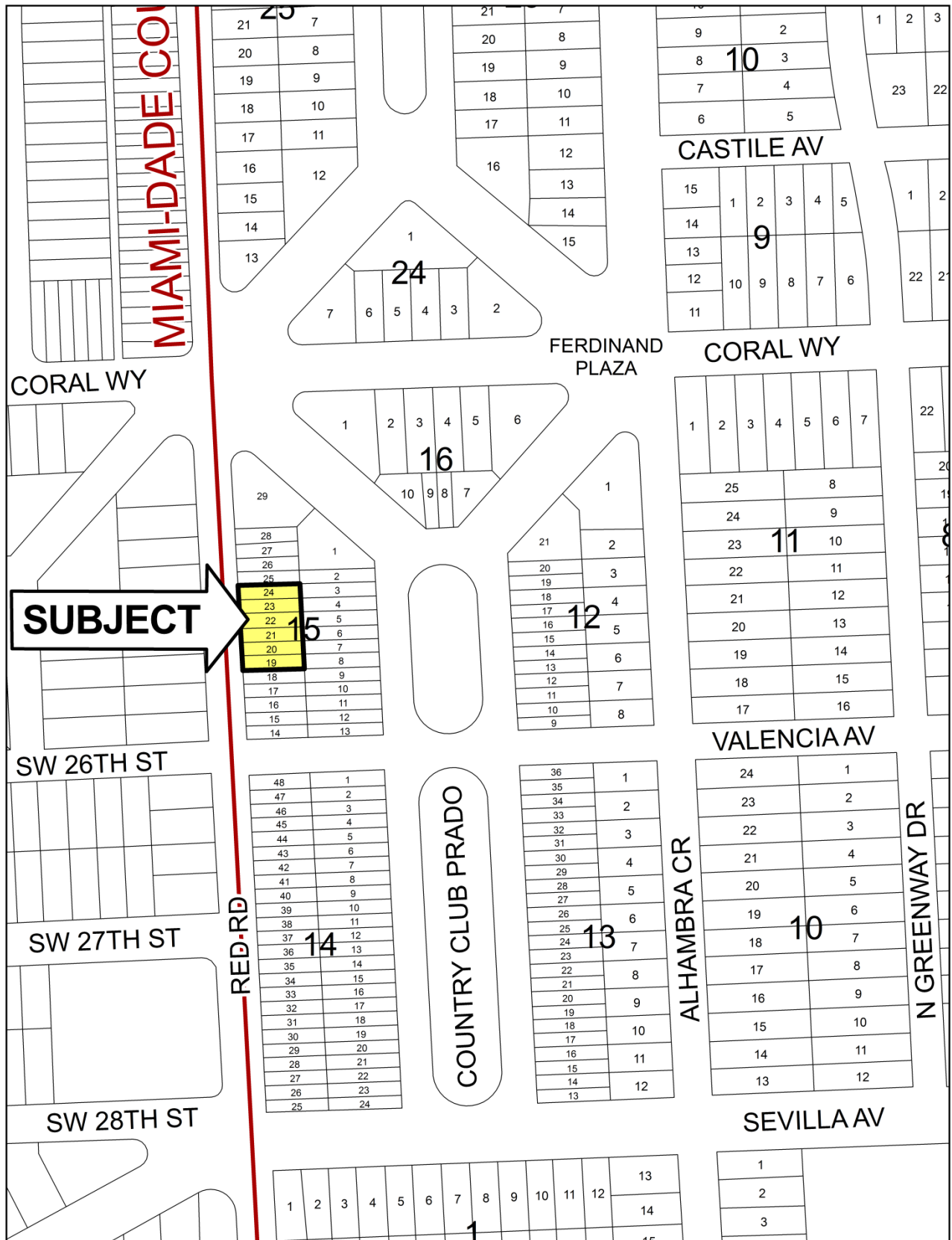
The property contains six (6) platted lots, which together constitute the existing building site. The Applicant is proposing to separate the existing building site into two (2) building sites, with each building site containing three (3) fully platted lots. The Zoning Code requires that every building site have at least one (1) fully platted lot.

Zoning Code Site Specific Regulations exist pertaining to this property that will need to be removed in order to permit the building site separation and allow for future development of the site to occur. There is a site specific regulation tying Lots 19 through 24 together as one (1) building site. Also, there exists a site specific regulation requiring a seventy-five (75) foot front setback along Red Road for this property which only has a total depth of 110 feet. These site specific regulations are proposed to be removed in order for the development of single-family residences on this site to occur.

The Application went before the Development Review Committee on August 28, 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 on the 2500 block of Red Road (SW 57<sup>th</sup> Avenue) just south of Coral Way on property legally described as Lots 19-24, Block 15, Coral Gables Section "D," Coral Gables, Florida, and is shown in the following location map and aerial:

### Location Map



Aerial



### Property Designations and Surrounding Uses

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

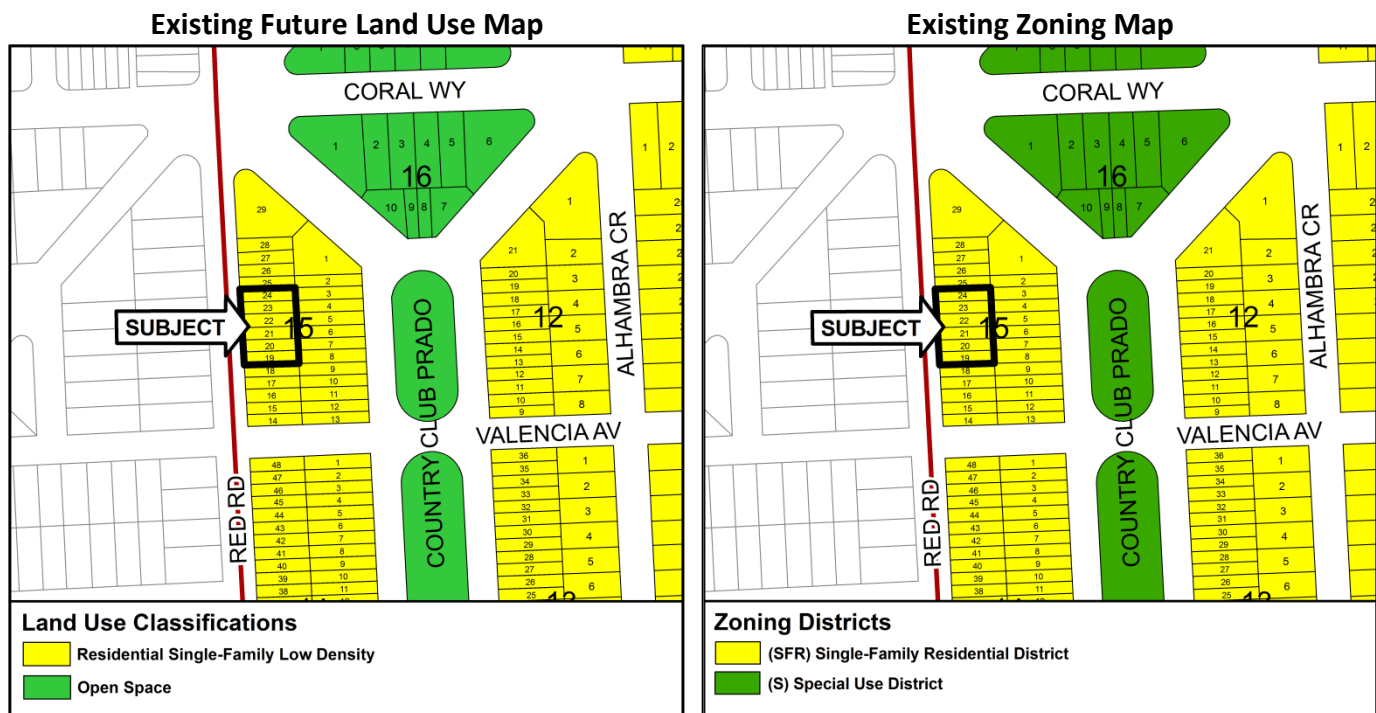
#### Existing Property Designations

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

#### Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	1-story single-family residence	“Residential Single-Family Low Density”	Single Family Residential (SFR) District
South	Vacant	“Residential Single-Family Low Density”	Single Family Residential (SFR) District
East	2-story single-family residence	“Residential Single-Family Low Density”	Single Family Residential (SFR) District
West	1-story single-family residence	Single-Family Residential (Miami-Dade County)	Single-Family Residential (Miami-Dade County)

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	08.28.15
Board of Architects	N/A
Historic Preservation Board	N/A
Planning and Zoning Board	04.13.16
City Commission (1 <sup>st</sup> reading)	TBD
City Commission (2 <sup>nd</sup> reading)	TBD

### Proposal – Separation of a Building Site and Site Plan

#### *Conceptual Site Plan*

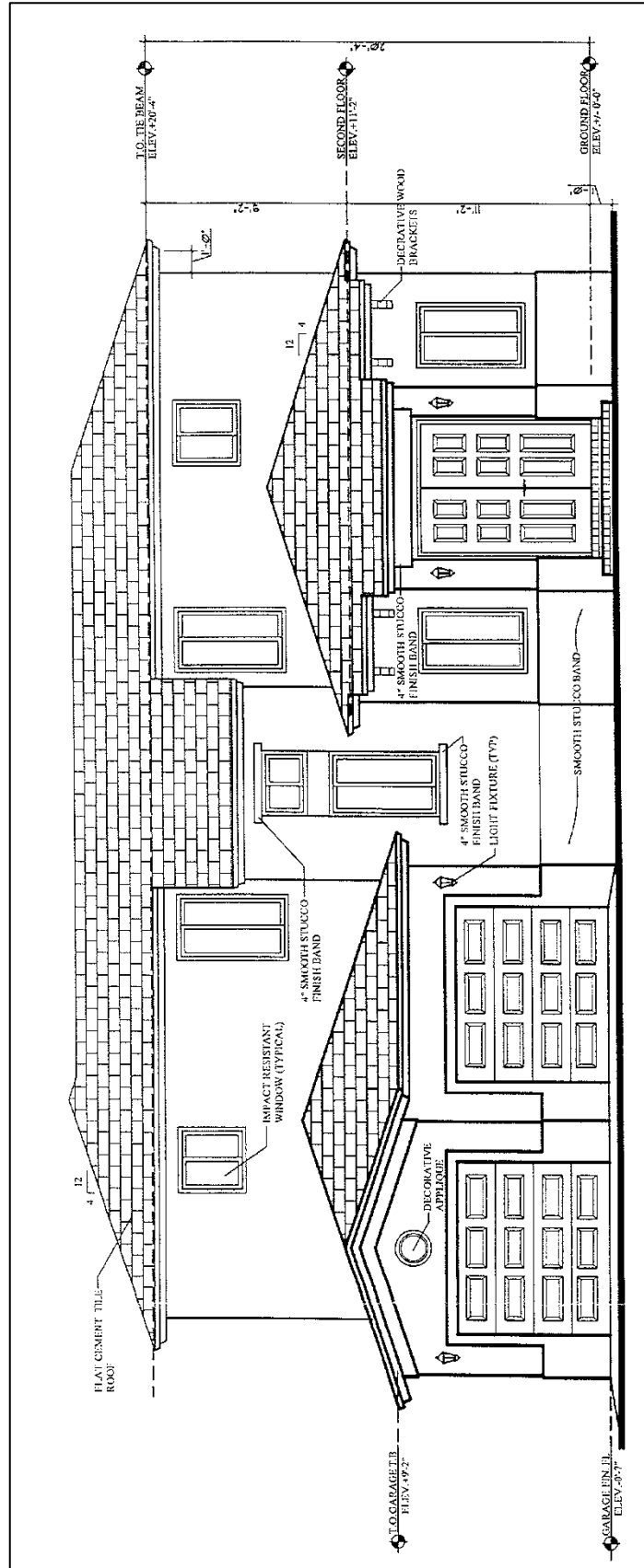
A conceptual site plan was submitted with the application depicting the development potential of the proposed building sites. The site plans are only intended to indicate how the proposed building sites could be developed according to the Single-Family Residential (SFR) District provisions and applicable 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 elevations are provided on the following pages.

### Conceptual Site Plan

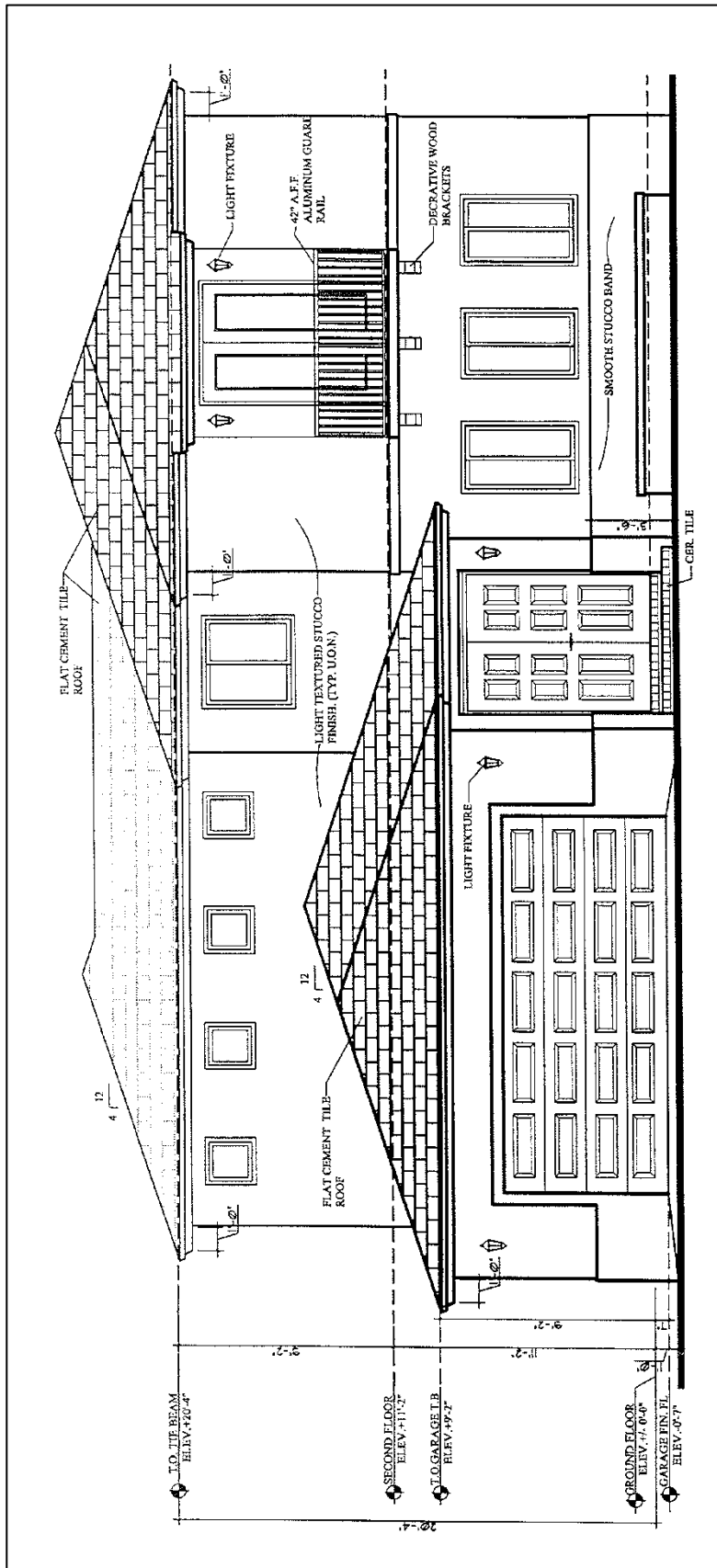


### Red Road (Front) Elevation - Lots 22-24





### Red Road (Front) Elevation - Lots 19-21



*Permitted Development*

Currently, the subject property has 150 feet of frontage along Red Road and a site area of 16,500 sq. ft. If the property were developed as permitted by the Zoning Code as a single building site then one (1) single-family residence with approximately 6,100 sq. ft. of building floor area could be constructed on the property. The two (2) proposed building sites would each have a street frontage of 75 feet with a site area of 8,250 sq. ft. allowing for residences with a maximum building floor area of 3,538 sq. ft. Together, the proposed building sites would be permitted a total of 7,076 sq. ft. of building floor area, compared to the currently permitted 6,100 sq. ft. of building floor area.

The following table provides a comparison of the Zoning Code requirements and development potential for the existing building site with the proposed building sites. This analysis shows that the property can be developed as proposed and meet the requirements of the Zoning Code if the site specific requirements are removed:

*Site plan information:*

Type	Existing Building Site (Lots 19 - 24)	Proposed Building Site (Lots 19 - 21)	Proposed Building Site (Lots 22 - 24)
Building site frontage	150' (existing)	75'	75'
Building site depth	110' (existing)	110'	110'
Total site area	16,500 sq. ft. (existing)	8,250 sq. ft.	8,250 sq. ft.
Building floor area (FAR) (maximum permitted)	6,100 sq. ft.	Max. 3,538 sq. ft.	Max. 3,538 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. 75'-0" (site spec.)	Min. 25'-0"	Min. 25'-0"
Side interior	Min. 10'-0"	Min. 7'-6"	Min. 7'-6"
Side street	N/A	N/A	N/A
Rear	Min. 10'-0"	Min. 10'-0"	Min. 10'-0"
Ground area coverage:			
Principal building	Max. 35%	Max. 35%	Max. 35%
Total (including auxiliary structures)	Max. 45%	Max. 45%	Max. 45%

## Proposal – Zoning Code Text Amendment

The proposed Zoning Code text amendment is provided below in ~~striketrough~~/underline format.

### Section A-38 - Section D.

- A. Building sites.
1. No building site facing upon Sevilla Avenue between San Domingo Street and Red Road, or upon Alhambra Circle, Coral Way and Indian Mound Trail, shall contain less than two (2) platted lots where such lots are less than fifty-five (55) feet in width and no building site facing upon Country Club Prado shall have less than seventy-five (75) feet street frontage.
  2. Lots 3 through 8, inclusive, ~~and 19 through 24, inclusive,~~ Block 15, shall be considered ~~two (2)~~ one (1) building sites as follows: ~~(2761)~~.
    - ~~a. One (1) building site to consist of Lots 3 through 8, inclusive.~~
    - ~~b. One (1) building site to consist of Lots 19 through 24, inclusive.~~
- B. Facing of lots.
1. Lots in the south one hundred fifty (150) feet of Blocks 10, 13 and 14, shall be governed by restrictions for other lots facing on Sevilla Avenue, west of San Domingo Street.
  2. Lots 3 through 8, inclusive, Block 20, shall be deemed to face on San Domingo Street.
- C. Setbacks-Minimum front.
1. Facing upon Coral Way-Fifty (50) feet.
  - ~~2. Lots 19 through 24, inclusive, Block 15 Seventy-five (75) feet. (3309)~~

## 3. FINDINGS OF FACT

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

### 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 four (4) 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 code specific language in the form of Zoning Code Site Specific Regulations limiting the development of the property.

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 75’	+76’	Total
Number of Building Sites	46	51	97
Percentage	47.42%	52.58%	100%

Staff Comment: The proposed single-family building sites would have a 75’ street frontage that would be equal to or larger than 47.42% of the surrounding building site street frontages. In order to meet the requirements of the Zoning Code all 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 subject property does not have any existing structures, or previously demolished structures, that would result in non-compliance with this criterion.

The Application satisfies 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 subject property has a restrictive covenant tying Lots 19-21 together. However, because this does not apply to the entire site and the Applicant’s proposal is to have Lots 19-21 become a building site the existing restrictive covenant is in compliance with this criterion. The subject property does not have any previously demolished structures that would result in non-compliance with this criterion.

The Application satisfies 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 Applicant is preserving the specimen trees on site as requested by the Public Works Department. This vacant property has previously received citations for violations regarding illegal dumping on the site which would no longer occur if developed. The proposed building sites would have a greater street frontage and site area than all other developed building sites fronting Red Road within 1,000 feet of the subject property. As a result, Staff has determined that the proposed building sites would be compatible with the surrounding neighborhood.

The Application satisfies this criterion.

- “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 properties were purchased in 2013 and 2015; 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 four (4) 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.	<b>Policy FLU-1.3.2.</b> All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
2.	<b>Objective FLU-1.11.</b> Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
3.	<b>Objective FLU-1.13.</b> 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.	<b>Objective FLU-1.14.</b> The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
5.	<b>Goal FLU-3.</b> The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
6.	<b>Objective FLU-3.1.</b> 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.	<b>Policy DES-1.1.5.</b> Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
8.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
9.	<b>Policy DES-1.1.7.</b> Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.	Complies

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

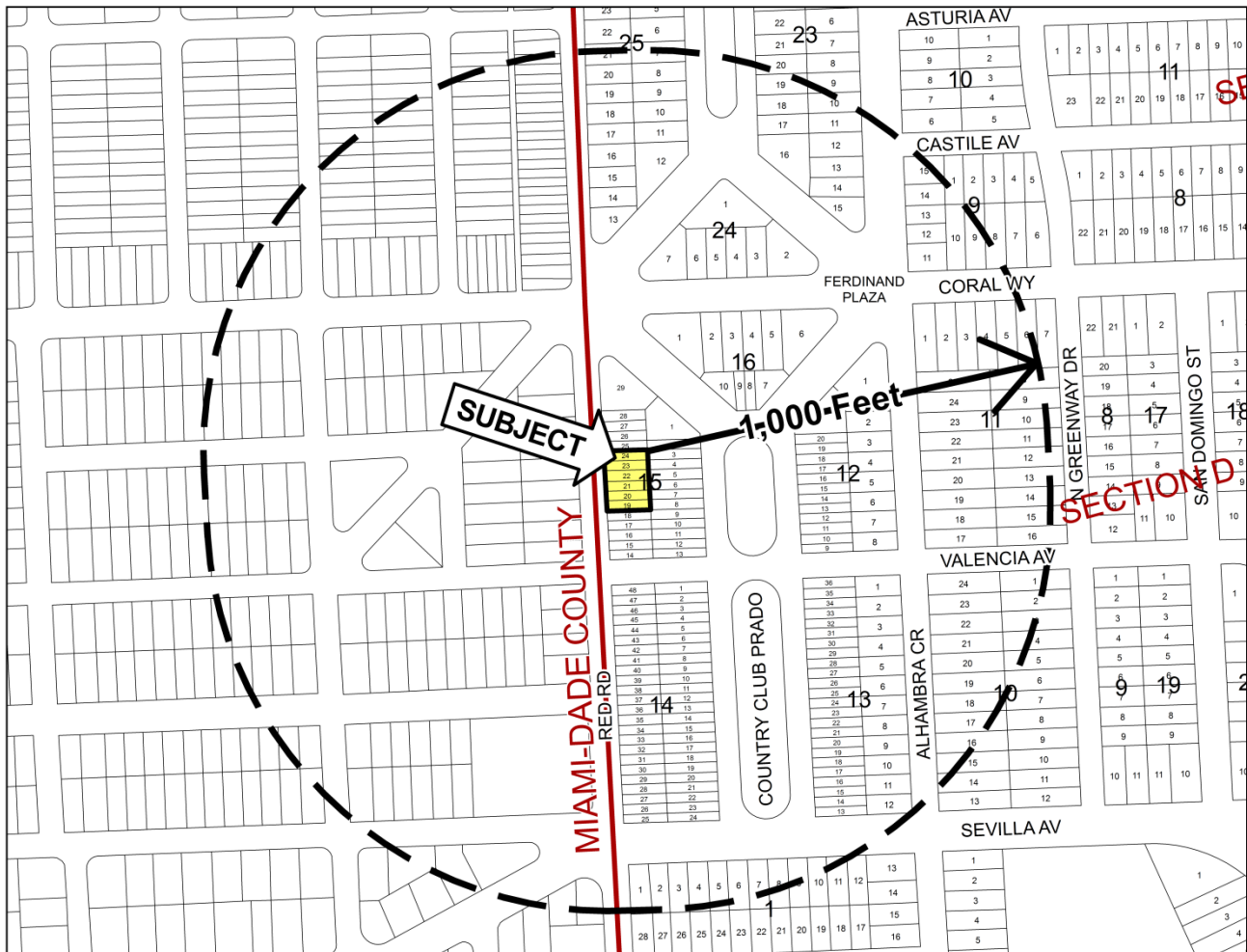
#### **4. PUBLIC NOTIFICATION**

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property boundary. A meeting was held by the Applicant with the property owners on 01.20.16.

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. 85 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	01.20.16
Courtesy notification - 1,000 feet of the property	04.01.16
Posting of property	04.01.16
Legal advertisement	04.01.16
Posted agenda on City web page/City Hall	04.01.16
Posted Staff report on City web page	04.08.16



## 5. STAFF RECOMMENDATION

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

### Summary of the Basis for Approval

Planning and Zoning Staff, based upon the Findings of Fact contained herein, supports the Application because Staff has determined that it satisfies four (4) of the six (6) criteria as required per Zoning Code, Article 3, Development Review, Section 3-206, Building Site Determination, Subsection F.

### Conditions of Approval

Planning and Zoning Division Staff recommends approval of the application 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 total square footage of the two (2) residences shall be equal to or less than 6,100 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.
3. Existing trees labeled as numbers 5, 14 and 31 on the Tree Disposition Plan (Sheet Number LD-1), and referenced on the Tree Removal/Relocation invoices, must remain on site.

## 6. ATTACHMENTS

- A. Applicant's submittal package.
- B. 04.01.16 Legal advertisement published.
- C. 04.01.16 Courtesy notice mailed to all property owners within 1,000 feet.

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

Respectfully submitted,



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

**2517 and 2521 SW. 57th Avenue, Coral Gables, Florida  
Planning and Zoning Board**



**FELIX PARDO AND ASSOCIATES, Inc.**  
ARCHITECTURE / PLANNING / INTERIORS  
255 UNIVERSITY DRIVE, CORAL GABLES, FLORIDA, 33134  
Phone: (305) 445-4555 Fax: (305) 445-7006 AA0002478  
FELIX PARDO LIC.# 8236

**2517 and 2521 S.W. 57<sup>th</sup> Avenue, Coral Gables, Florida**  
**Planning and Zoning Board**

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Felix Pardo & Associates, Inc.  
Architecture Planning Interiors  
255 University Drive,  
Coral Gables, Florida 33134  
AA0002478

3 August 2015

City of Coral Gables  
Planning and Zoning Department  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

Attn: Mr. Ramon Trias, Director

Re: Statement of Use for Request for Separation of a Building Site and Conditional Use Approval for 2521 and 2517 Red Road, Coral Gables, Florida

Dear Mr. Trias,

FVP Red Road, LLC, (the "Applicant"), is the owner of the property located at 2521 and 2517 Red Road, Coral Gables, Florida, which has the folio numbers 03-4118-002-1451 and 03-4118-002-1455 respectively. The property consists of six originally platted rectangular lots measuring 25' wide x 110' deep. Lots, 19, 20, 21, 22, 23 and 24, Block 15, Revised Plat of Coral Gables, Section "D", as recorded in Plat Book 25, Page 74 of the Public Records of Miami-Dade County. The Property is vacant and faces Red Road.

The purpose of this letter is to request a Separation of the Building Site and Conditional Use Site Plan Review in accordance with Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination", so that the Property can be separated into two separate parcels to create two building sites. . Lots, 19, 20, 21 which will be 75' x 110' deep and 22, 23, 24 which will be 75' x 110' deep each consisting of 8,250 square feet.

The Property located within Revised Plat of Coral Gables, Section "D", has a Comprehensive Plan Future Land Use Map designations of Residential Single-Family Low Density and a zoning designation of Single Family Residential (SFR). The existing single family homes facing Red Road immediately to the north of the property are 5,500 square feet.

#### **PROPERTY HISTORY**

The property was bought by the owner of 2508 Country Club Prado which abuts said property to the west on May 5, 1960, See **Exhibit A**. The Country Club Prado property had an existing residence since 1940.

The owner attempted to sell the lots facing Red Road in 1987 and was told by the zoning administrator at the time that both the Country Club Prado property and the Red Road properties had become one parcel because a chain link fence had been erected, See **Exhibit B**. No permit for the fence is on file. Violations of the dumping on the property may have been the reason for the construction of the chain link fence.

The owner then applied for a lot split and the commission approved the request in January 1988 in order to separate the Red Road property from the Prado property in order to sell them, See **Exhibit C**.

The Red Road property was then sold in 1988, See **Exhibit D**

### **SEPERATION 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 75 feet. The separation of the two building sites will require 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

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

The property faces Red Road which is a busy state road. There is an existing traffic light on Coral Way which creates a backup in front of the property during rush hour. There is also a bike lane on the two lane road.

**2. That the building sites created would be equal to or larger than the majority of the existing 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.**

The proposed 75 foot frontage lots will be wider than 75% of all lots within the 1000 foot radius. Most are 50 foot wide. Although not part of the City of Coral Gables, a higher percentage of narrower lots exist on the other side of Red Road. See **Exhibit E**.

**3. 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.

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

No covenants or easements exist that would prevent the separation of the site except for the Ordinance No. 2761 dated 1988. See **Exhibit F**.

**5. 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.

**6. 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 2015.

This building site separation application into two lots is made with the intent of developing two beautifully designed, high quality residential homes that are compatible with the surrounding areas. We respectfully request your favorable recommendation because we believe 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.

Please do not hesitate to contact me if you have any questions.

Sincerely,

  
Felix Pardo, AIA, ASID, CSI



# 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: 2521 SW. 57th Avenue, Coral Gables, Florida.

Property/project name: Proposed Residence for FVP 57 ave., LLC.

Legal description: Lot(s) 19,20,21 and 22,23,24

Block(s) 15 Section (s) Revised Plat of Coral Gables, Section "D"

Property owner(s): FVP Red Road, LLC.

Property owner(s) mailing address: 250 Catalonia Ave. Suite 304 - Coral Gables, Florida. 33134

Telephone: Business (305) 445-9660 Fax (305) 445-9680

Other \_\_\_\_\_ Email Vanessa @ VMBlaw.net



# City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Felix Pardo & Associates, Inc.

Applicant(s)/agent(s) mailing address: 255 University Drive - Coral Gables, Florida. 33134

Telephone: Business (305) 445-4555 Fax (305) 445-7006

Other \_\_\_\_\_ Email fpardo @ fpadesign.com

## Property information

Current land use classification(s): Residential Single Family - Low Density (6 units/acre)

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

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

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

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

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

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





# City of Coral Gables Planning Division Application

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

## Application submittal requirements

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

## Applicant/agent/property owner affirmation and consent

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

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



# City of Coral Gables Planning Division Application

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

Property owner(s) signature(s): 	Property owner(s) print name: RUBEN BERTRAN
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

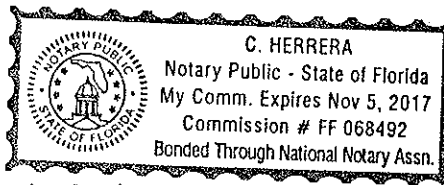
Address: 250 CATALONIA AVE. SUITE 304 - CORAL GABLES, FL 33134

Telephone: (305) 445-9660 Fax: (305) 445-9680 Email: VANESSA@VMBLAW.NET

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 23 day of February by 2016 by Ruben Bertran  
(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:
------------	------	--------

### 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 \_\_\_\_\_

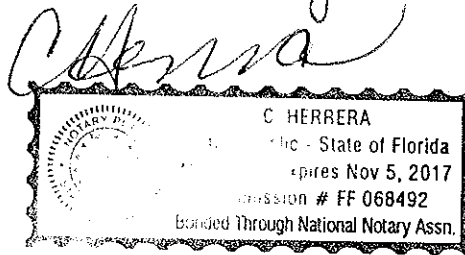
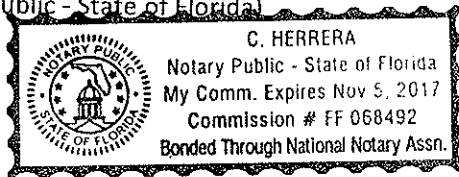
Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: <b>FELIX PARDO</b>
---	---

Address: **255 UNIVERSITY DRIVE CORAL GABLES, FL 33134**

Telephone: <b>(305) 445-4553</b>	Fax: <b>(305) 445-7006</b>	Email: <b>FPARDO@FPADSKN.COM</b>
----------------------------------	----------------------------	----------------------------------

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF \_\_\_\_\_  
 The foregoing instrument was acknowledged before me this **23** day of **February** 20**16** by **Felix Pardo**  
 (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 \_\_\_\_\_



**Arial photograph**



**Aerial photograph**



Rear Property Line



S.E. Corner



N.E. Corner





S.W. Corner



N.W. Corner



S.E. Corner



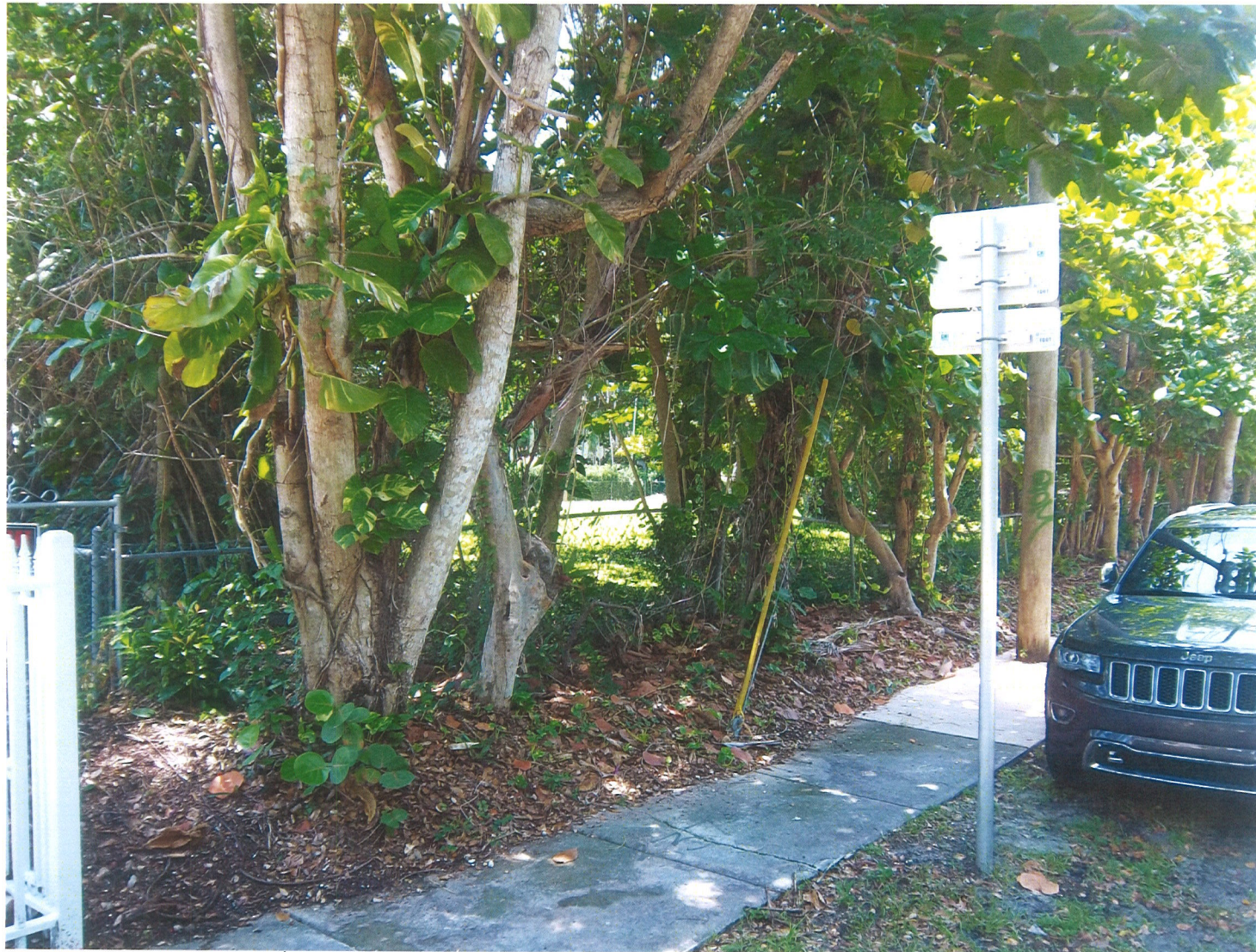
57<sup>th</sup> Avenue View



Residences across Red Road (City of Miami)



Residences across Red Road (City of Miami)



N.E. Corner from 57<sup>th</sup> Ave.



57<sup>th</sup> Avenue View





Residences across Red Road (City of Miami)



Adjacent Neighbor (North)



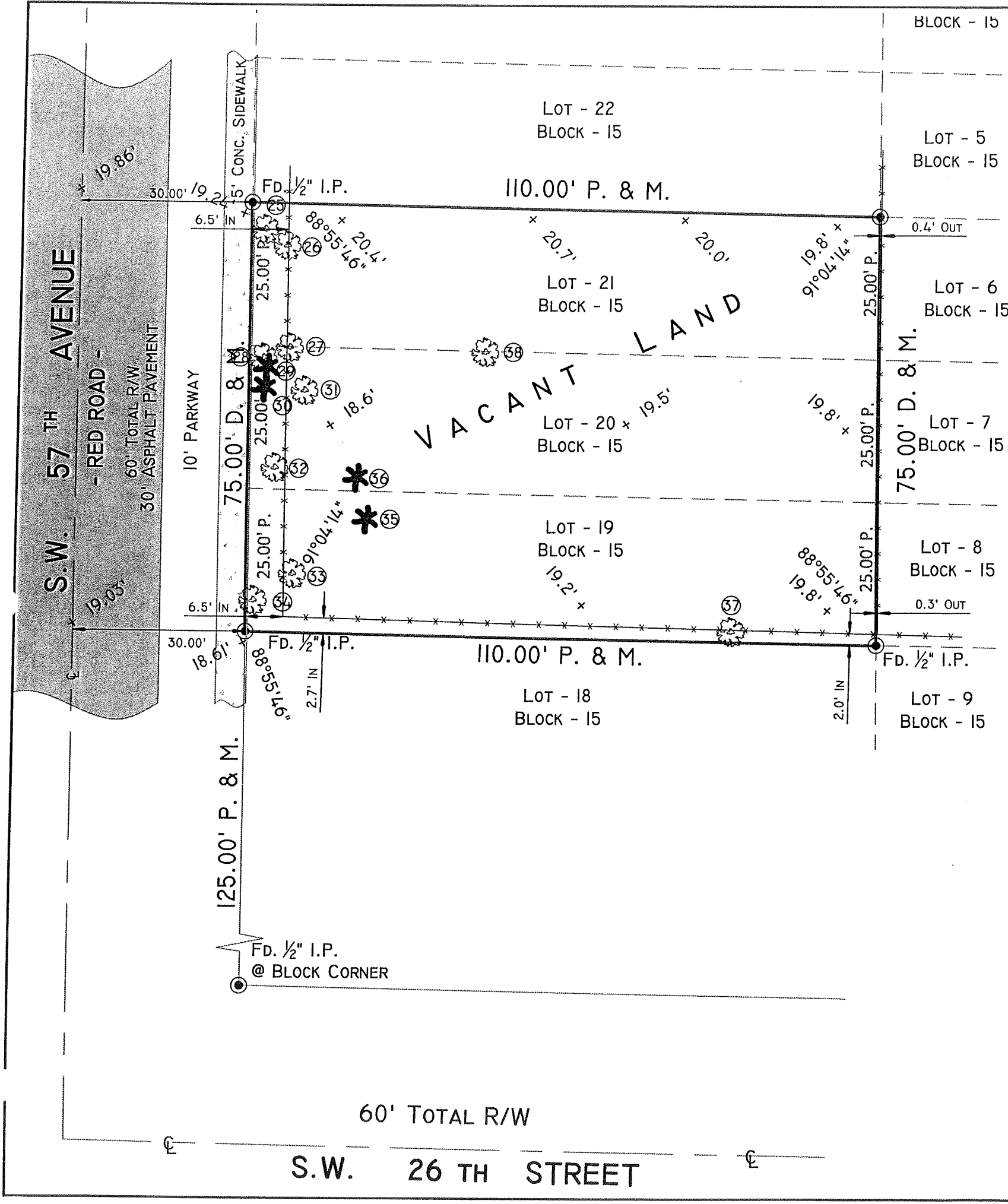
Adjacent Neighbor (North)



North Property Line



Rear Property Line (East)



BLOCK - 15

LOT - 22  
BLOCK - 15

LOT - 5  
BLOCK - 15

LOT - 21  
BLOCK - 15

LOT - 6  
BLOCK - 15

LOT - 20 x  
BLOCK - 15

LOT - 7  
BLOCK - 15

LOT - 19  
BLOCK - 15

LOT - 8  
BLOCK - 15

LOT - 18  
BLOCK - 15

LOT - 9  
BLOCK - 15

S.W. 26 TH STREET

60' TOTAL R/W

TREE CHART				
No.	TREE TYPE	Ø	HEIGHT	CANOPY
25	Almond Tree	16"	50'	30'
26	Almond Tree	26"	50'	35'
27	Almond Tree	7"	18'	12'
28	Almond Tree	22"	15'	10'
29	PALM	5"	15'	8'
30	PALM	10"	30'	12'
31	FICUS	60"	60'	50'
32	Almond Tree	18"	30'	25'
33	Almond Tree	24"	45'	30'
34	Almond Tree	8"	25'	15'
35	PALM	11"	40'	18'
36	3 PALMS	33"	25'	15'
37	Almond Tree	12"	35'	20'
38	Persea Americana (Avocado)	31"	30'	25'

# MAP OF BOUNDARY SURVEY

FOR: 2521 S.W. 57TH AVENUE, CORAL GABLES, FLORIDA 33155

CERTIFIED TO:  
FVP RED ROAD, LLC;  
FIRST AMERICAN TITLE INSURANCE COMPANY.

LEGAL DESCRIPTION:  
LOTS 19, 20, 21, BLOCK 15, REVISED PLAT OF CORAL GABLES SECTION "D", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**BELLO & BELLO**  
LAND SURVEYING CORPORATION LB No. 7262  
12230 S.W. 131 AVENUE SUITE 201  
MIAMI, FL 33186  
PH: (305) 251-9606 FAX: (305) 251-6057  
KBELLO@BELLOLANDSURVEYING.COM

**GENERAL NOTES**

- LEGAL DESCRIPTION PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT DETERMINE OR IMPLY REAL PROPERTY OWNERSHIP.
- THE LANDS SHOWN HEREIN ARE SUBJECT TO RESTRICTIONS OF PLAT (S) OF RECORD. THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AFFECTING THESE LANDS.
- MEASURED VALUES OF BOUNDARY DISTANCES, DIRECTIONS AND INTERIOR ANGLES, HAVE BEEN FOUND CONSISTENT WITH VALUES OF RECORD, UNLESS OTHERWISE SHOWN.
- ELEVATIONS, IF SHOWN, ARE REFERRED TO N.G.V.D. 1929.
- UNDERGROUND IMPROVEMENTS, FOOTINGS AND UTILITIES ARE NOT LOCATED ON THIS SURVEY MAP.
- FENCE OWNERSHIP NOT DETERMINED, APPARENT CLEARANCES AND/OR ENCROACHMENTS ARE NOTED BY VISUAL MEANS ONLY.
- NO IDENTIFICATION CAPS FOUND ON SURVEY MONUMENTS, UNLESS OTHERWISE NOTED.
- THE SCALE, AS SHOWN IS THE INTENDED PLOTTING SCALE OF THIS MAP.
- THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
- THIS SURVEY MAP AND THE COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

HEREBY CERTIFY THAT THIS SKETCH OF SURVEY OF THE HEREOF DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Signature]*  
ODALYS C. BELLO-IZNAGA  
PROFESSIONAL SURVEYOR  
& MAPPER No. 6169  
STATE OF FLORIDA  
FIELD WORK DATE: 07/03/2015  
COMPLETION DATE: 07/07/2015

**LEGEND & ABBREVIATIONS**

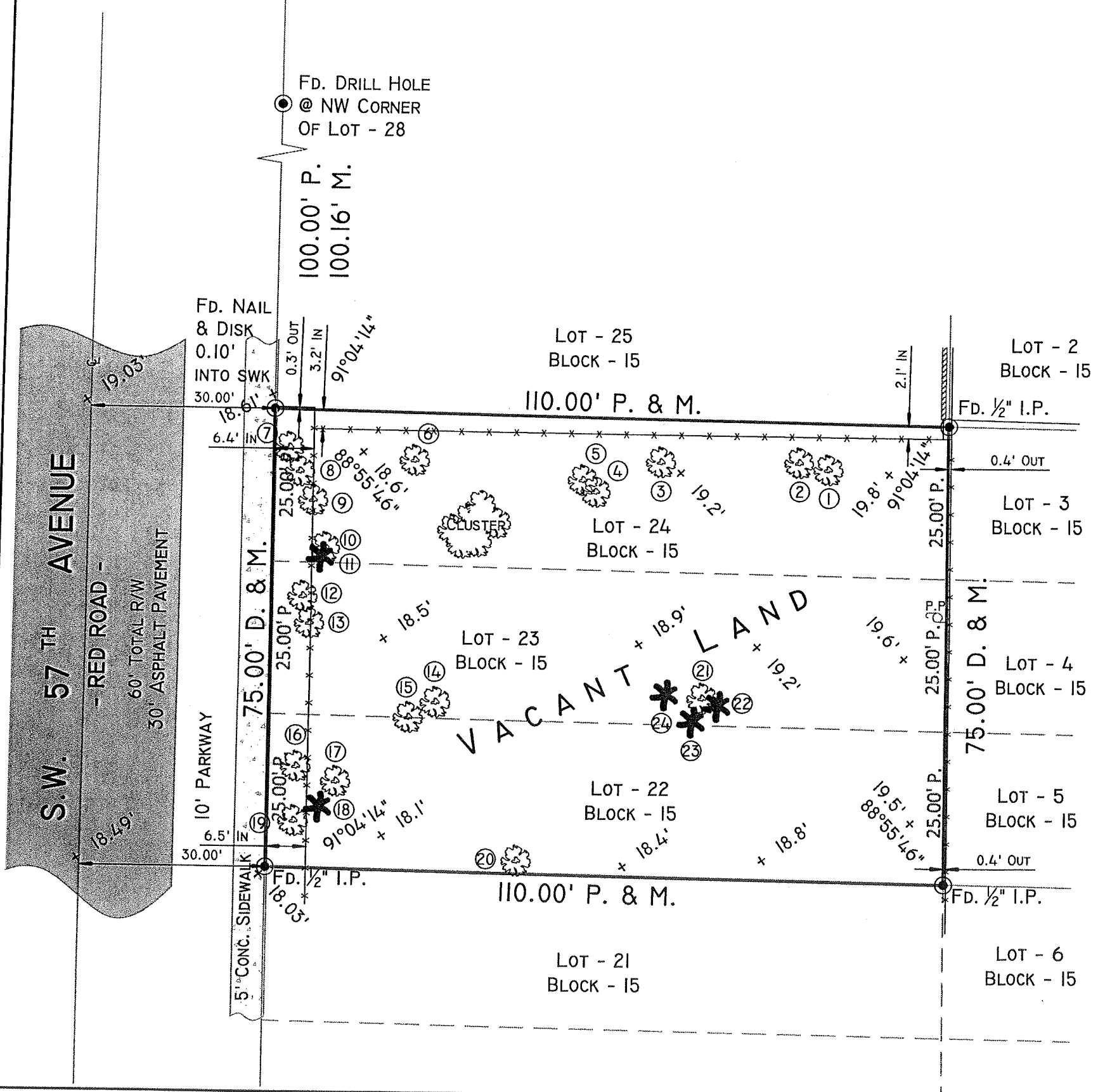
- CONCRETE BLOCK WALL
- WOOD DECK
- COVERED AREA
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- IRON FENCE (IF)
- DISTANCE
- ANGLE
- CENTRAL ANGLE / DELTA
- RADIUS
- TANGENT
- FOUND NAIL
- FOUND DRILL HOLE
- FOUND IRON PIPE
- FOUND IRON REBAR
- FOUND CONCRETE MONUMENT
- FOUND IRON REBAR
- FOUND IRON NAIL
- FOUND BENCH MARK
- BEARING REFERENCE
- POWER POLE
- POWER POLE / TRANSFORMER PAD
- DRAINAGE & MAINTENANCE EASEMENT
- EXISTING ELEVATION
- ANCHOR EASERMENT
- DRAINAGE EASERMENT
- ENCROACHMENT
- FINISHED FLOOR
- NOT TO SCALE
- PLAT BOOK
- OFFICIAL RECORD
- MAN HOLE
- CONCRETE BLOCK STRUCTURE
- OVERHEAD UTILITY
- TELEPHONE FACILITIES
- CATCH BASIN
- CABLE UTILITY BOX
- RIGHT OF WAY
- ELEVATION
- SECTION
- SHIP
- RANGE
- SIDEWALK

**FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:**  
COMMUNITY NUMBER: 120639 PANEL NUMBER: 0456  
SUFFIX: L PANEL REVISED DATE: 09/11/2009  
FLOOD ZONE: X  
BENCH MARKS USED: MIAMI-DADE COUNTY BENCH MARK No. P-401 ELEV. = 16.34' AND CITY OF CORAL GABLES BENCH MARK No. 32 ELEV.: 12.0'



0 10 20  
SCALE: 1" = 20'

CORAL WAY



TREE CHART				
No.	TREE TYPE	Ø	HEIGHT	CANOPY
1	Royal Poinciana	36"	50'	45'
2	UNKNOWN	24"	30'	18'
3	Almond Tree	26"	35'	25'
4	OAK	18"	55'	40'
5	OAK	29"	40'	35'
6	OAK	22"	45'	30'
7	Almond Tree	36"	60'	40'
8	UNKNOWN	10"	35'	20'
9	Almond Tree	6"	40'	20'
10	Royal Poinciana	6"	40'	11'
11	PALM	6"	40'	11'
12	Almond Tree	7"	25'	15'
13	Almond Tree	14"	45'	38'
14	OAK	18"	35'	40'
15	UNKNOWN	30"	30'	35'
16	Almond Tree	11"	25'	20'
17	FICUS	60"	55'	50'
18	PALM	11"	45'	20'
19	Almond Tree	12"	30'	18'
20	Persea Americana (Avocado)	36"	25'	30'
21	Gumbo Limbo	31"	50'	50'
22	UNKNOWN	12"	40'	15'
23	UNKNOWN	11"	35'	20'
24	UNKNOWN	16"	30'	15'

**MAP OF BOUNDARY SURVEY**

FOR: 2521 S.W. 57TH AVENUE, CORAL GABLES, FLORIDA 33155

CERTIFIED TO:  
FVP RED ROAD, LLC;  
FIRST AMERICAN TITLE INSURANCE COMPANY.

**GENERAL NOTES**

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**I HEREBY CERTIFY THAT THIS SKETCH**

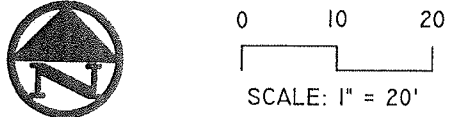
OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Signature]*  
ODALYS C. BELLO-IZNAGA  
PROFESSIONAL SURVEYOR  
& MAPPER No. 6169  
STATE OF FLORIDA  
FIELD WORK DATE: 07/03/2015  
COMPLETION DATE: 07/07/2015

**LEGEND & ABBREVIATIONS**

- CONCRETE BLOCK WALL
- WOOD DECK
- ASPHALT DRIVE
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- IRON FENCE (IF)
- STAKE
- LENGTH
- CENTRAL ANGLE / DELTA
- RADIUS
- POINT OF TANGENCY
- POINT OF CURVATURE
- POINT OF REVERSE CURVE
- CHORD BEARING
- CHORD BEARING
- CHORD BEARING
- BEARING REFERENCE
- BEARING REFERENCE
- POWER POLE
- DRAINAGE & MAINTENANCE EASEMENT
- ANCHOR EASEMENT
- ENCROACHMENT
- FINISHED FLOOR
- CONCRETE
- NOT TO SCALE
- PLAT BOOK
- OFFICIAL RECORD
- MAN HOLE
- CONCRETE BLOCK STRUCTURE
- OVERHEAD UTILITY
- TELEPHONE FACILITIES
- CATCH BASIN
- CABLE UTILITY BOX
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- ELEVATION
- SECTION
- SHIP
- TRANSFORMER PAD
- EXISTING ELEVATION

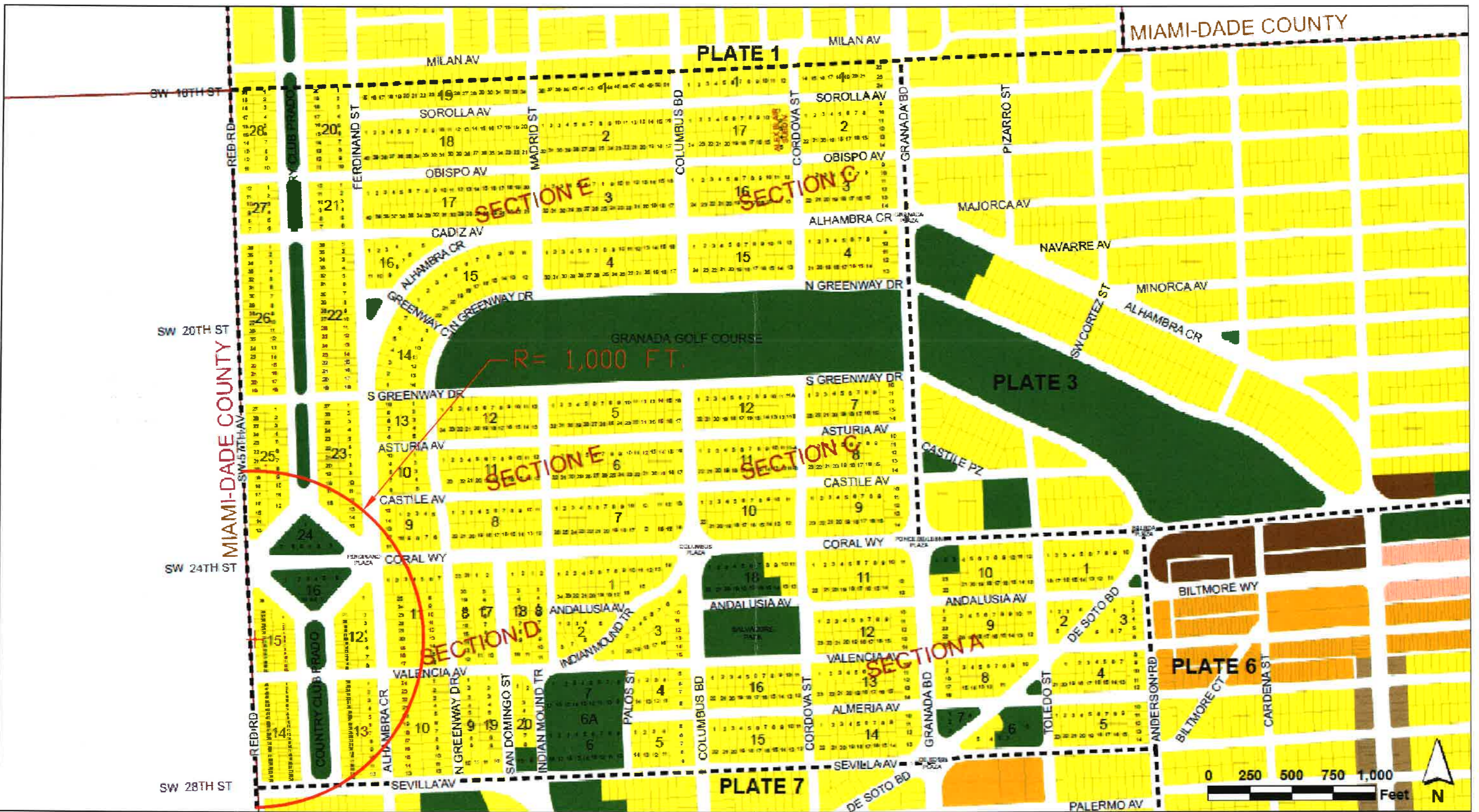
**FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:**  
COMMUNITY NUMBER: 120639 PANEL NUMBER: 0456  
SUFFIX: L PANEL REVISED DATE: 09/11/2009  
FLOOD ZONE: X  
**BENCH MARKS USED:** MIAMI-DADE COUNTY BENCH MARK NO. P-401 ELEV. = 16.34' AND CITY OF CORAL GABLES BENCH MARK NO. 32 ELEV.: 12.01'



LEGAL DESCRIPTION:  
LOTS 22, 23, 24, BLOCK 15, REVISED PLAT OF CORAL GABLES SECTION "D", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



**BELLO & BELLO**  
LAND SURVEYING CORPORATION LB No. 7262  
12230 S.W. 131 AVENUE SUITE 201  
MIAMI, FL 33186  
PH: (305) 251-9606 FAX: (305) 251-6057  
KBELLO@BELLOLANDSURVEYING.COM  
PROJECT No. 15269 - B



# Zoning Map

## Zoning Districts

 (SFR) Single-Family Residential District	 (MFSA) Multi-Family Special Area District	 (P) Preservation District	 (I) Industrial District
 (MF1) Multi-Family 1 Duplex District	 (UCD) University Campus District	 (CL) Commercial Limited District	
 (MF2) Multi-Family 2 District	 (S) Special Use District	 (C) Commercial District	

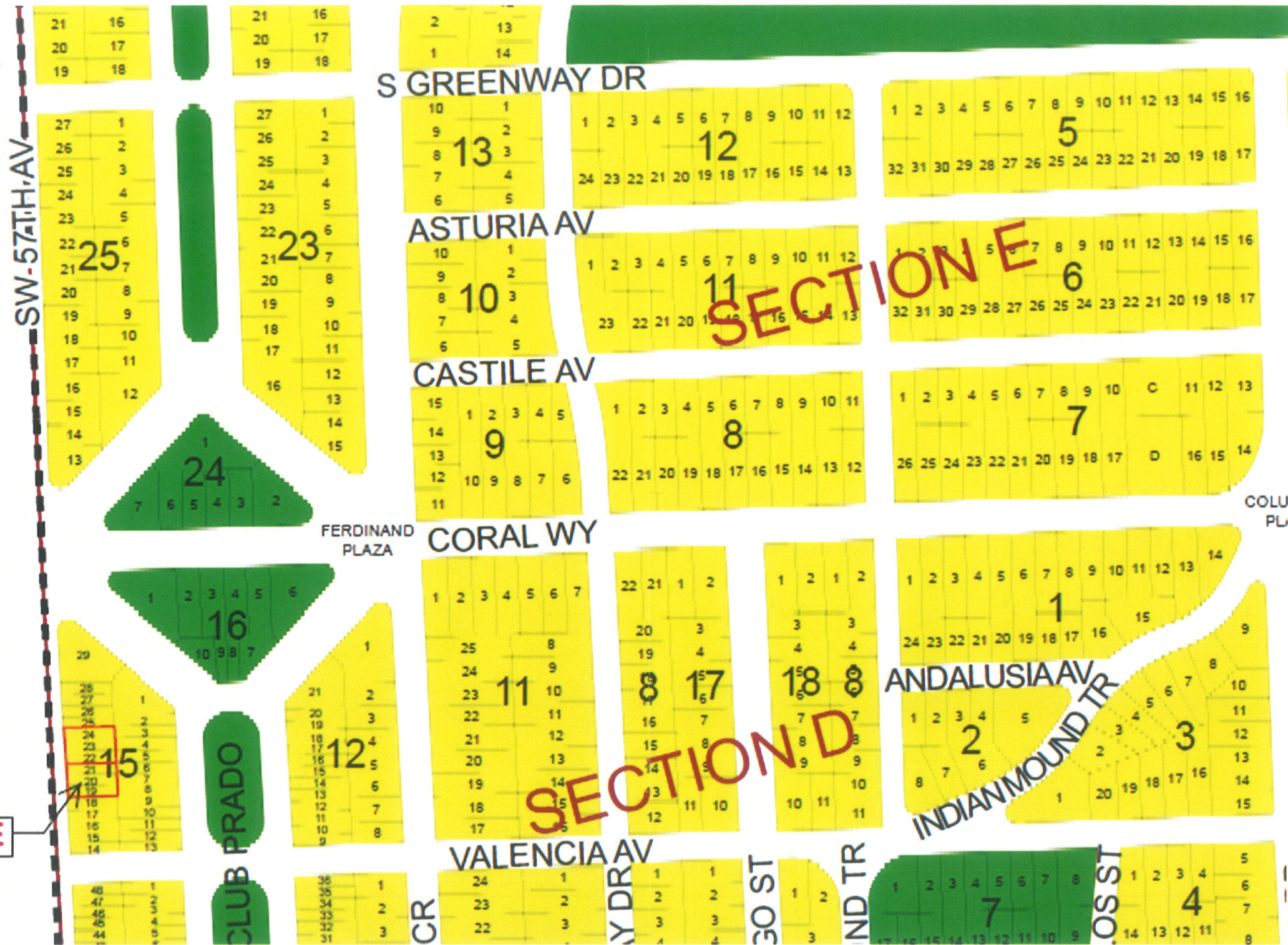
**Plate  
2 of 18**

City of Coral Gables  
Planning Department  
February 2011





MIAMI-DADE COUNTY



Use Map

**ARTICLE 4 - ZONING DISTRICTS**

Article 4 - Zoning Districts 4-5

**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 tree(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.

5. Setback requirements for auxiliary, accessory buildings and/or structures. Except as specifically prescribed herein to the contrary, auxiliary, accessory buildings and/or structures shall be governed by the same minimum setback requirements as provided for the main or principal building, provided that:

a. Except as may be otherwise noted no accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof.

b. In no case shall an auxiliary building or structure be located closer to the front or side street of a lot or building site than the main or principal building.

**Specific to Sites**

Lots 19, 20 and 21, block 15  
 Front.....25'-0"  
 Rear.....10.65'  
 Interior side.....7.50'/18.07'

Lots 22, 23 and 24  
 Front.....25'-0"  
 Rear.....15.48'  
 Interior side.....7.50'/18.07'

8. 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.

**Specific to Sites - Ground Area Coverage**

Lots 19, 20 and 21, block 15  
 35% MAX. ALLOWED (2,886.99 sf)  
 MAIN RESIDENCE PROV'D 2,723.34sf  
 45% MAX. ALL STRUCTURES(3711.85 sf)  
 PROV'D 3,083.31 sf (INCL. POOL)

Lots 22, 23 and 24  
 35% MAX. ALLOWED (2,886.99 sf)  
 MAIN RESIDENCE PROV'D 2,757.36sf  
 45% MAX. ALL STRUCTURES(3711.85 sf)  
 PROV'D 3,112.36 sf (INCL. POOL)

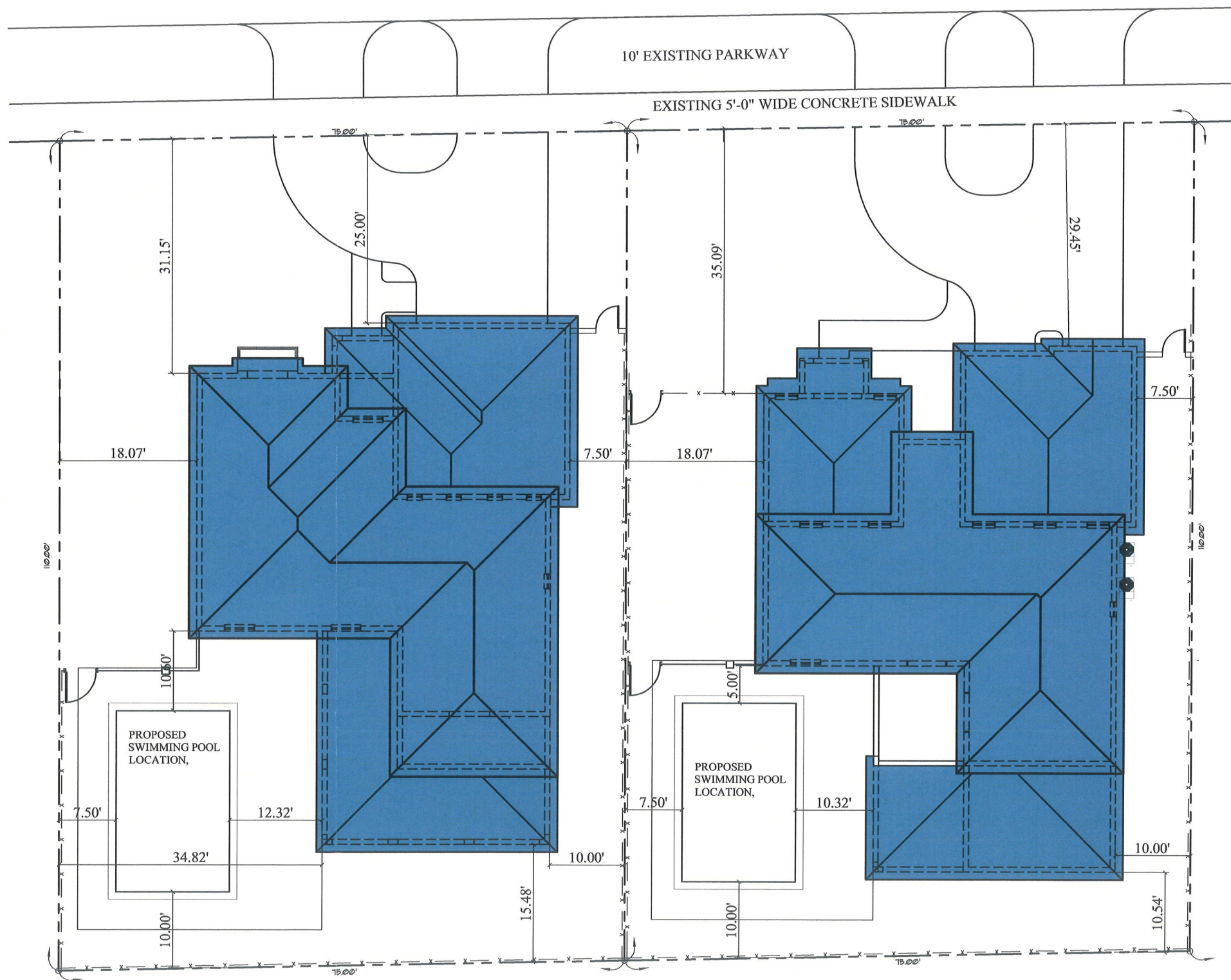
# S.W. 57th STREET - RED ROAD

60' TOTAL RIGHT OF WAY

30' EXISTING PAVEMENT

10' EXISTING PARKWAY

EXISTING 5'-0" WIDE CONCRETE SIDEWALK



**LOT COVERAGE AND SETBACKS**  
 SITE PLAN SCALE 1/8" = 1'-0"



FELIX PARDO & ASSOCIATES, Inc.  
 ARCHITECTURE / PLANNING / INTERIORS  
 255 UNIVERSITY DRIVE, CORAL GABLES, FLORIDA  
 33134 Phone:(305) 445-4555 Fax:(305) 445-7066 AA 0002478  
 FELIX PARDO LIC # 8236

**ARTICLE 4 - ZONING DISTRICTS**

Article 4 - Zoning Districts 4-5

**Division 1. Residential Districts**

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

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.

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:

- 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 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.

b. The following areas or structures shall not be computed into the gross floor area of the building except as stated herein:

- i. Floor space in one (1) story roofed terraces, breezeways, and porches that do not have an average floor to ceiling height that exceeds thirteen (13) feet provided, a covenant is submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
- ii. Floor space in screen enclosures.
- iii. Carports that consist of a roofed structure that is open on three (3) sides and attached to the main building for the purpose of providing shelter for one (1) or more motor vehicles.
- iv. Basements.

**Specific to Sites - Maximum square foot floor area**

Site area = 8,248.56 square ft

1st 5,000 sf x 48% = 2,400 sf

2nd 5,000 sf x 35% = 1,136.99

Balance x 30% = N/A

**Maximum allowed = 3,536.99 sf**

**Lots 19, 20 and 21, block 15**

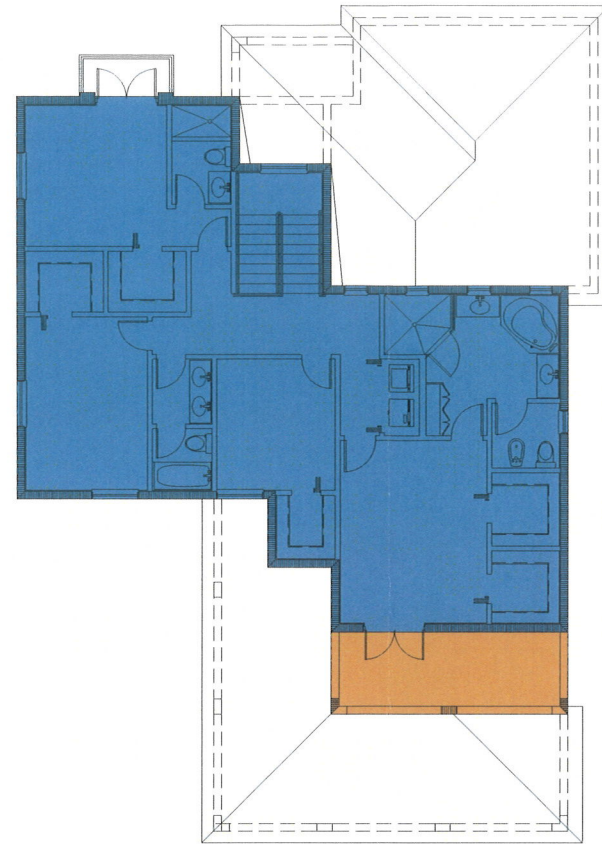
TOTAL Building Area.....4,339.41 sf  
 Ground Floor area.....1,635.98 sf (fully computed)  
 Second Floor Area.....1,497.44 sf (fully computed)  
 Garage.....535.91 sf (computed at 75%)  
 Balconies, open terrace and Entry.....670.08 sf (not computed)

FLA Area provided.....3,535.35 sf

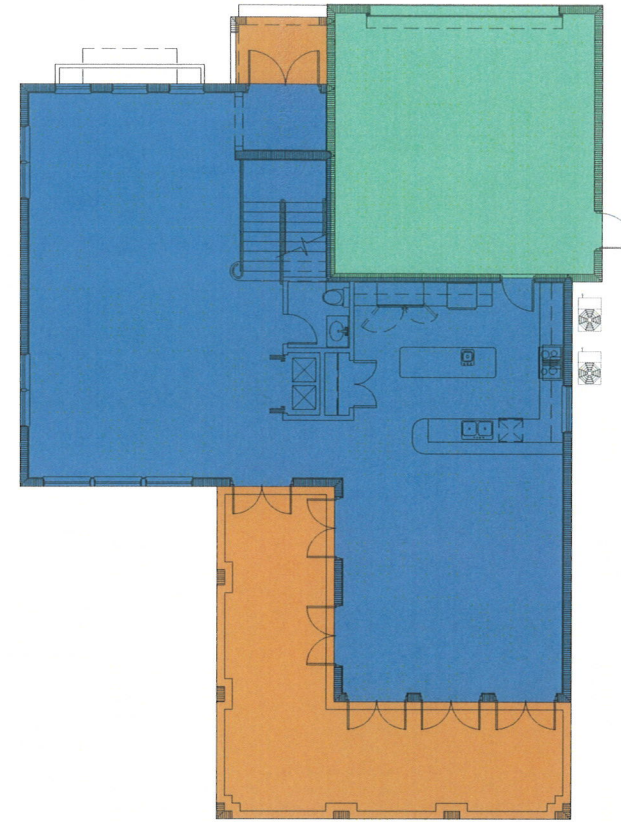
**Lots 22, 23 and 24**

TOTAL Building Area.....4,180.84 sf  
 Ground Floor area.....1,845.71 sf (fully computed)  
 Second Floor Area.....1,262.87 sf (fully computed)  
 Garage.....5420.48 sf (computed at 75%)  
 Balconies, open terrace and Entry.....529.78 sf (not computed)

FLA Area provided.....3,536.99 sf

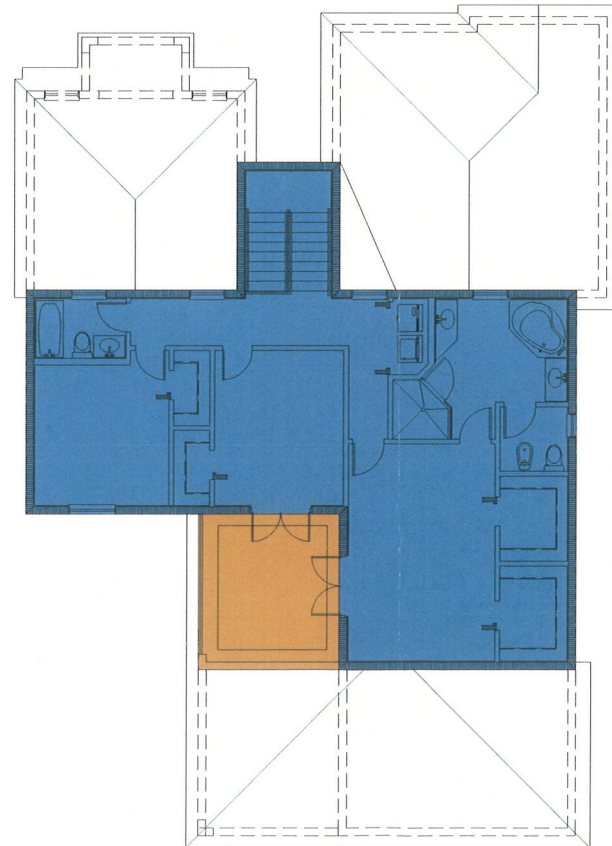


SECOND FLOOR PLAN

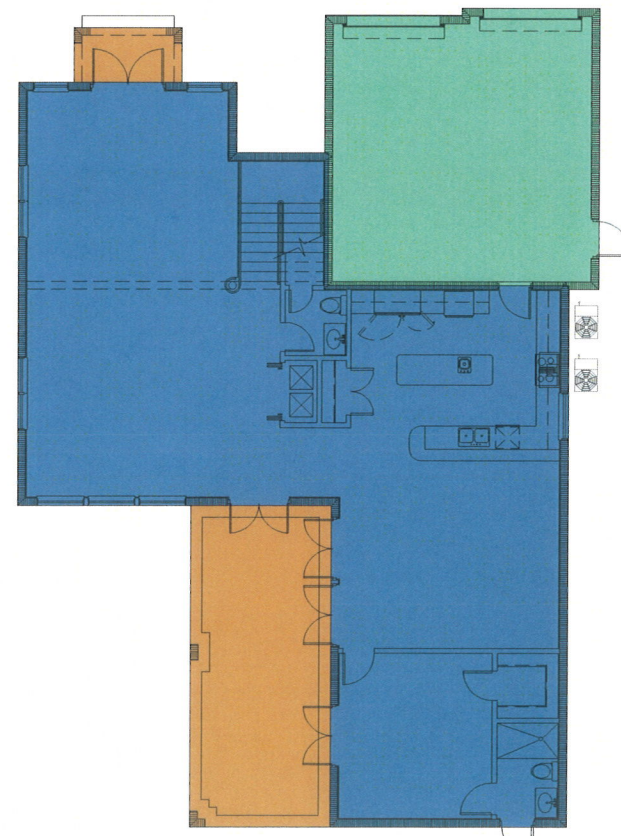


GROUND FLOOR PLAN

LOTS 19, 20 AND 21



SECOND FLOOR PLAN



GROUND FLOOR PLAN

LOTS 22,23 AND 24



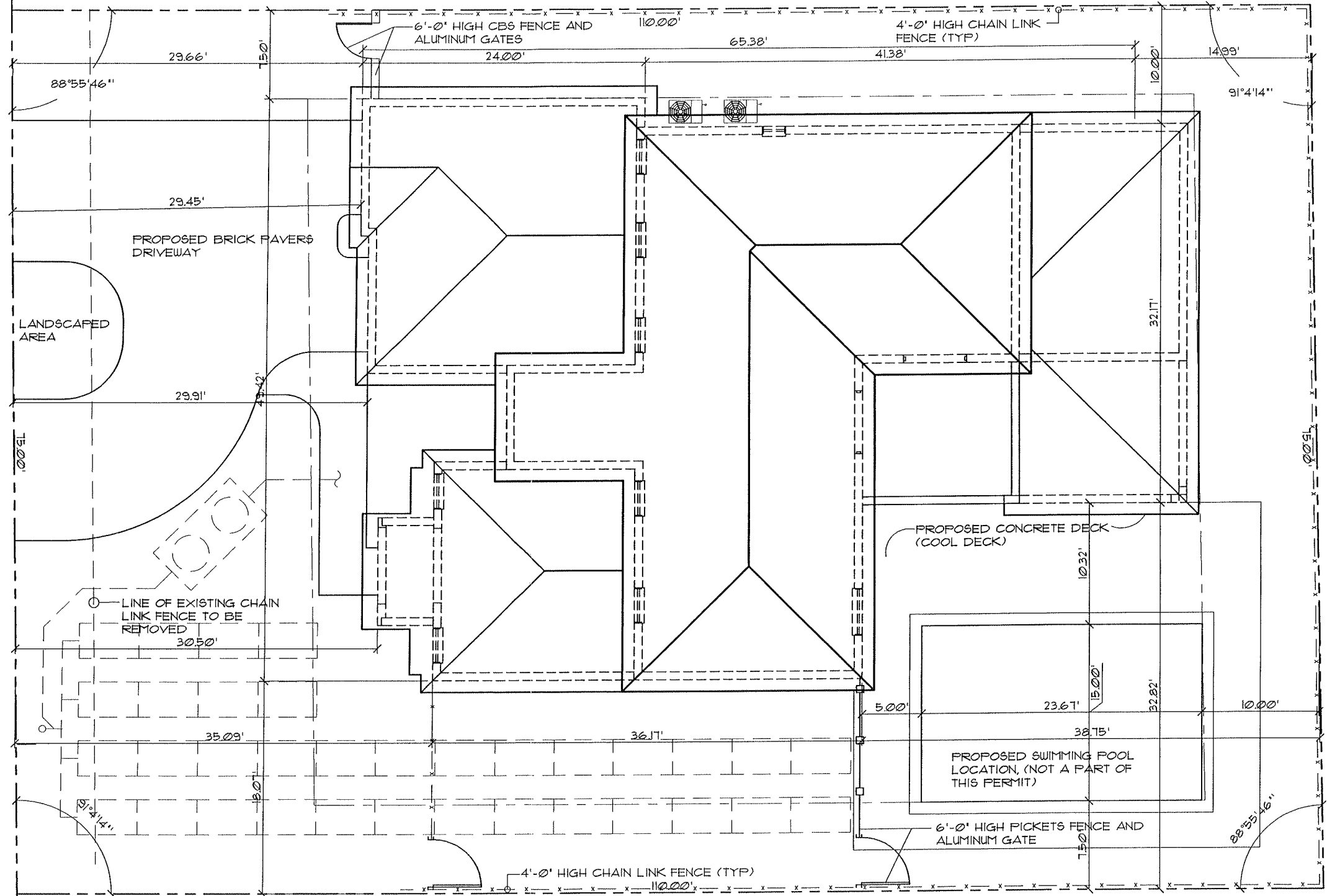
S.W. 57th STREET - RED ROAD

60' TOTAL RIGHT OF WAY

30' EXISTING PAVEMENT

10' EXISTING PARKWAY

EXISTING 5'-0" WIDE CONCRETE SIDEWALK



LOTS 22, 23 AND 24

SITE PLAN  
SCALE 1" = 10'

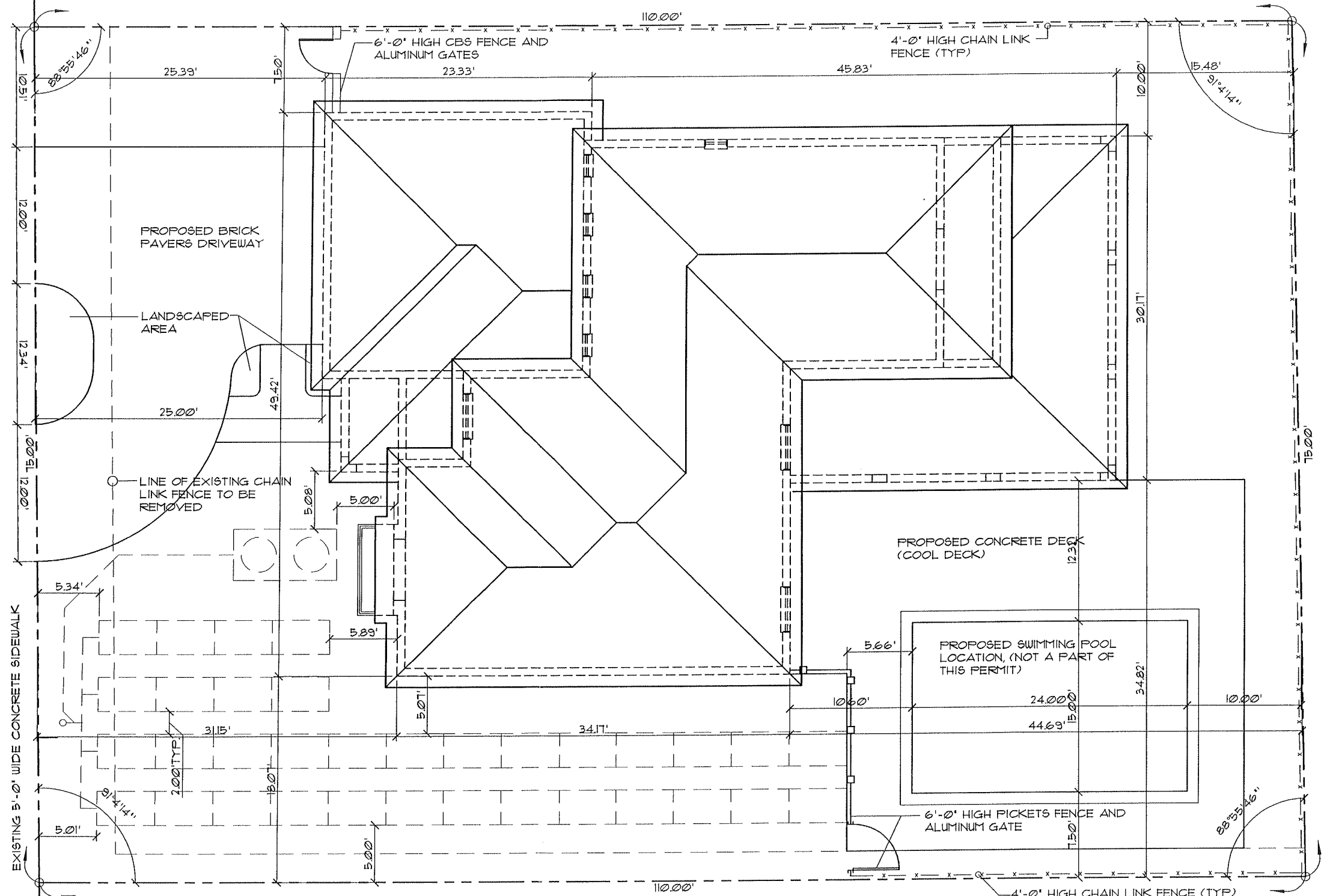


FELIX PARDO & ASSOCIATES, Inc.  
ARCHITECTURE / PLANNING / INTERIORS  
255 UNIVERSITY DRIVE, CORAL GABLES, FLORIDA  
33134 Phone:(305) 445-4555 Fax:(305) 445-7006 AA 0002478  
FELIX PARDO LIC # 8236

S.W. 57th STREET - RED ROAD  
60' TOTAL RIGHT OF WAY

30' EXISTING PAVEMENT

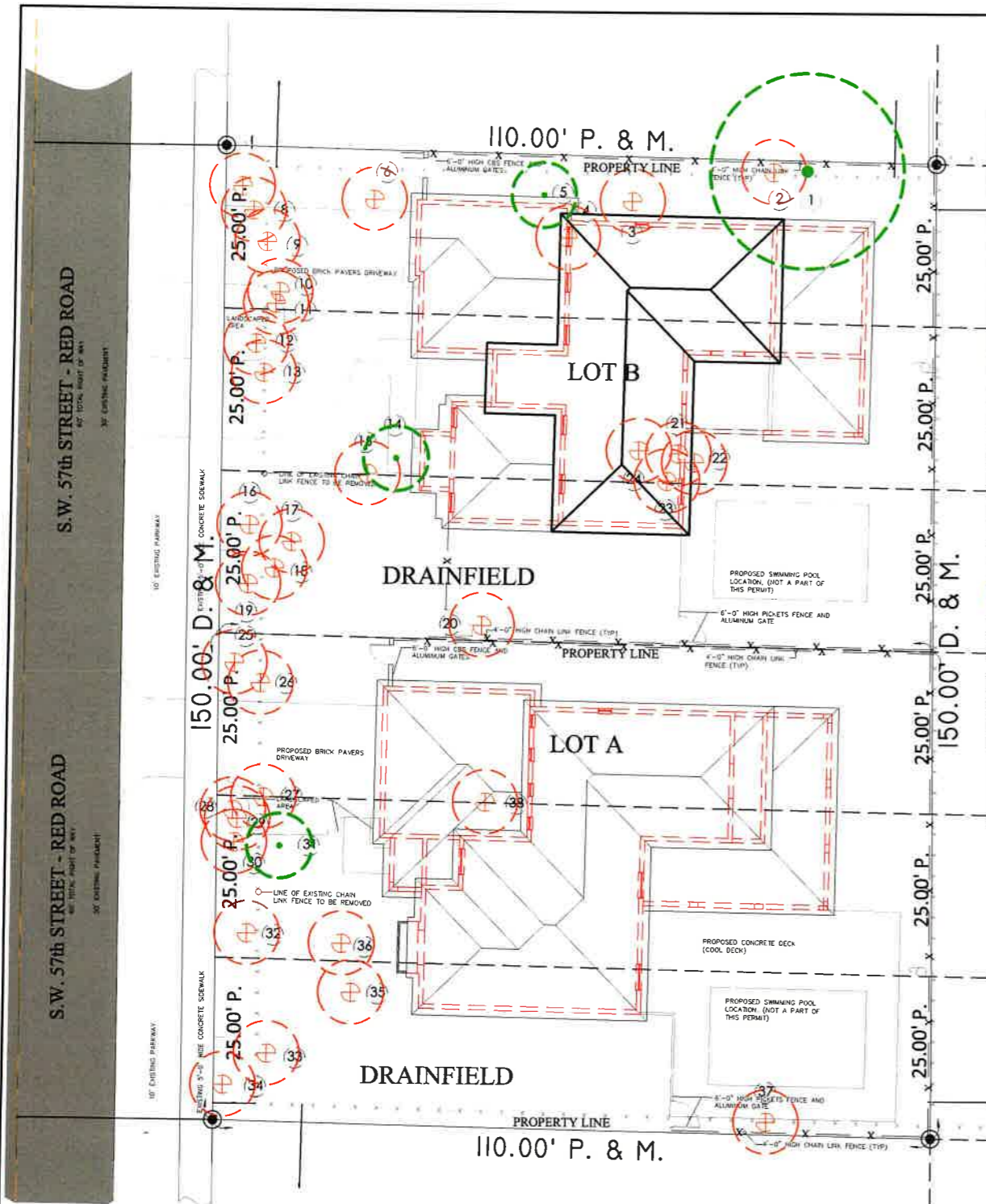
10' EXISTING PARKWAY



LOTS 19, 20 AND 21

SITE PLAN   
SCALE 1" = 10'

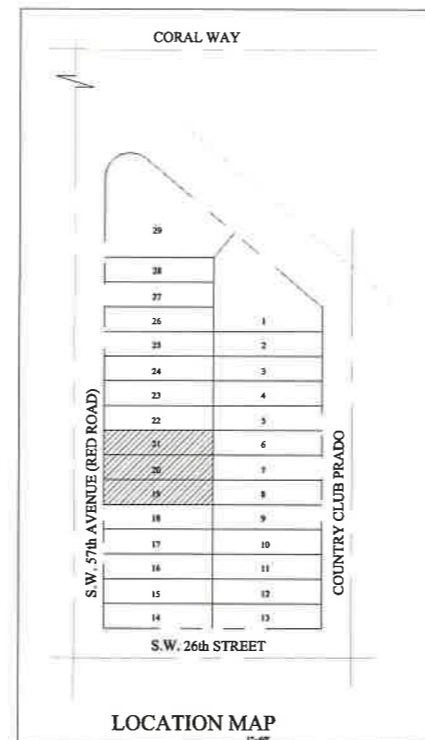
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FELIX PARDO LIC.# 8236



**TREE DISPOSITION PLAN**  
SCALE: 3/32"=1'-0"

TREE NO.	BOTANICAL NAMES	TYPE (COMMON NAME)	DIAMETER		HEIGHT IN FEET	TREE EXISTING CANOPY IN FEET	TREE CANOPY LOSS IN SQ. FT.	PALM EXISTING CANOPY IN FEET	30% PALM CANOPY LOSS IN SQ. FEET	CONDITION	NATIVE	DISPOSITION OF TREES AND PALMS
			INCHES AT 4.5' DBH	INCHES								
1	Delonix regia	Royal Poinciana	36	50	45					FAIR	NO	TO REMAIN
2	Brassia actinophylla	Schefflera	24	30	18							INVASIVE TO BE REMOVED- CAREFULLY-INTERGRATED WITH POINCIANA TREE
3	Terminalia catta	Tropical Almond	26	35	25							INVASIVE-REMOVED
4	Quercus virginiana	LIVE OAK	18	55	40	3200				FAIR	YES	REMOVE IN CONFLICT WITH PROPOSED HOME
5	Quercus virginiana	LIVE OAK	29	40	35					FAIR	YES	TO REMAIN
6	Quercus virginiana	LIVE OAK	22	45	30	1800				FAIR	YES	REMOVE IN CONFLICT WITH PROPOSED HOME
7	Terminalia catta	Tropical Almond	36	18	15							INVASIVE-REMOVED
8	Terminalia catta	Tropical Almond	10	20	20							INVASIVE-REMOVED
9	Terminalia catta	Tropical Almond	6	40	40							INVASIVE-REMOVED
10	Delonix regia	Royal Poinciana	6	20	15	225				FAIR		REMOVE IN CONFLICT WITH PROPOSED HOME
11	Ptychosperma alexandrea	Alexander palm	6	22			10	30		FAIR		REMOVE IN CONFLICT WITH PROPOSED HOME
12	Terminalia catta	Tropical Almond	7	25	15							INVASIVE-REMOVED
13	Terminalia catta	Tropical Almond	14	45	38							INVASIVE-REMOVED
14	Quercus virginiana	LIVE OAK	18	35	40					FAIR	YES	TO REMAIN
15	Terminalia catta	Tropical Almond	14	30	35							INVASIVE-REMOVED
16	Terminalia catta	Tropical Almond	11	25	20							INVASIVE-REMOVED
17	Ficus aurea	Strangler Fig	60	55	50	5000				FAIR	YES	REMOVE IN CONFLICT WITH PROPOSED HOME
18	Syagrus romanzoffianum	QUEEN PALM	11	28			18	97		FAIR		REMOVE IN CONFLICT WITH PROPOSED HOME
19	Terminalia catta	Tropical Almond	12	30	18							INVASIVE-REMOVED
20	Persea americana	AVOCADO	36	25	30	1800				FAIR		REMOVE IN CONFLICT WITH PROPOSED HOME
21	Bursera simaruba	Gumbo Limbo	31	50	50	5000				FAIR	YES	REMOVE IN CONFLICT WITH PROPOSED HOME
22	Syagrus romanzoffianum	QUEEN PALM	12	25			18	97		FAIR		REMOVE IN CONFLICT WITH PROPOSED HOME
23	Syagrus romanzoffianum	QUEEN PALM	11	35			15	67		FAIR		REMOVE IN CONFLICT WITH PROPOSED HOME
24	Pandanus utilis	Screw pine	16	30			15	67		FAIR		REMOVE IN CONFLICT WITH PROPOSED HOME
25	Terminalia catta	Tropical Almond	16	50	30							INVASIVE-REMOVED
26	Terminalia catta	Tropical Almond	26	50	35							INVASIVE-REMOVED
27	Terminalia catta	Tropical Almond	7	18	12							INVASIVE-REMOVED
28	Terminalia catta	Tropical Almond	22	15	10							INVASIVE-REMOVED
29	Ptychosperma elegans	Solitaire Palm	5	15			8	20		FAIR		REMOVE IN CONFLICT WITH PROPOSED HOME
30	Ptychosperma alexandrea	Alexander palm	10	25			12	43		FAIR		REMOVE IN CONFLICT WITH PROPOSED HOME
31	Ficus aurea	Strangler Fig	60	60	50					FAIR	YES	TO REMAIN
32	Terminalia catta	Tropical Almond	18	30	25							INVASIVE-REMOVED
33	Terminalia catta	Tropical Almond	24	45	30							INVASIVE-REMOVED
34	Terminalia catta	Tropical Almond	8	25	15							INVASIVE-REMOVED
35	Ptychosperma alexandrea	Alexander palm	11	30			18	97		FAIR		REMOVE IN CONFLICT WITH PROPOSED HOME
36	Ptychosperma alexandrea	Alexander palm	12	25			15	67		FAIR		REMOVE IN CONFLICT WITH PROPOSED HOME
37	Terminalia catta	Tropical Almond	12	35	20							INVASIVE-REMOVED
38	Persea americana	AVOCADO	31	30	25	1250				FAIR		REMOVE IN CONFLICT WITH PROPOSED HOME AND DRAINFIELD
TOTAL SQ FT OF TREE CANOPY						12025						
TOTAL SQ FT OF TREE CANOPY						12,025	PLUS	585.0	12610			SQ FT OF CANOPY LOSS

12,610 SQ FT DIVIDED BY 500 SQ FT = 25 REPLACEMENT TREES REQUIRED - ALL MUST BE NATIVE TREES  
30% OF REQUIRED TREES CAN BE PALM TREES IN LIEU OF TREES  
IF ALL TREES CAN NOT BE PLACED ON SITE AGREEMENT BETWEEN CITY AND OWNER CAN BE MADE FOR TREES TO BE PLACED OFF SITE OR DONATION TO TREE FUND. CITY TO DETERMINE AMOUNT TO BE PAID.



#10 NUMBER OF EA TREE, SEE LIST

- EXISTING TREE TO BE REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RELOCATED
- NEW LOCATION FOR THE RELOCATED EXISTING TREES

**Mariano Corral**  
Landscape Architect  
Landscape Architecture  
Golf Course Design  
Land Planning  
Urban Design  
Member of the American Society of Landscape Architects

PROPOSED NEW RESIDENCES FOR:  
**FVP 57 AVENUE, LLC**  
25xx SW 57th Avenue  
Coral Gables, Florida 33134

Consultant

SCALE: AS SHOWN  
PROJECT NUMBER: 07192015-R  
DATE: 07-20-15  
REVISIONS:  
SEAL:  
LIC.# LA 666671  
SHEET NUMBER: LD-1  
OF:

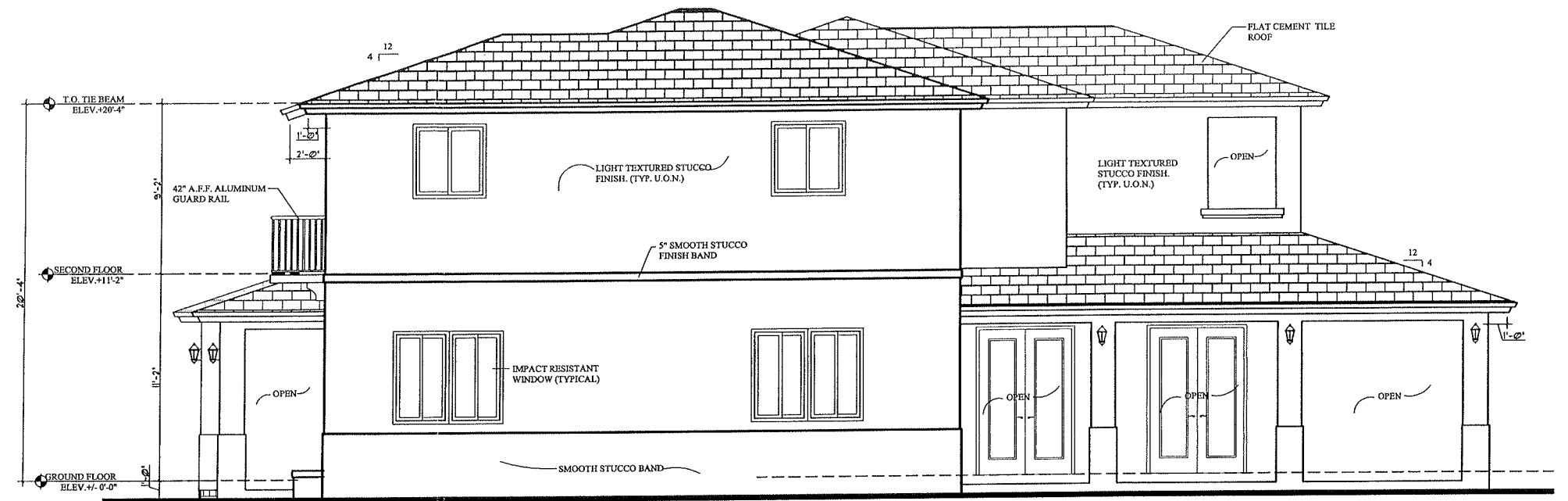


Know what's below.  
Call before you dig.  
IT'S THE LAW!

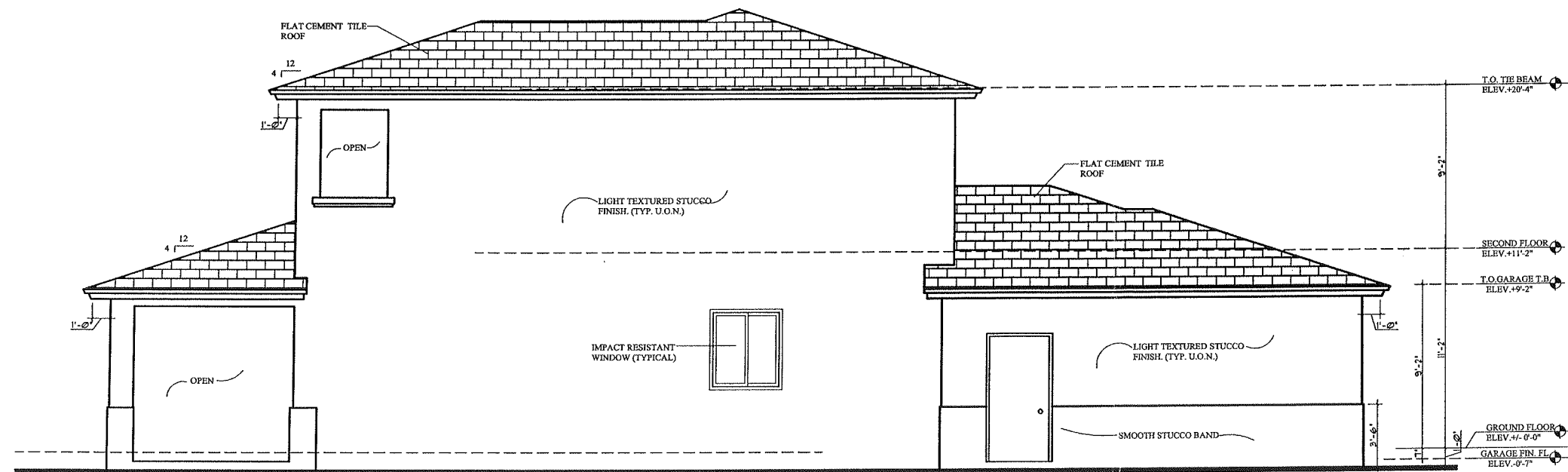
3601 SW 109 Court  
Miami, Florida 33165  
Tel: (305) 551-1242  
Fax: (305) 229-4144  
EMAIL: marianocorral@corralca.com







SOUTH ELEVATION (RIGHT )



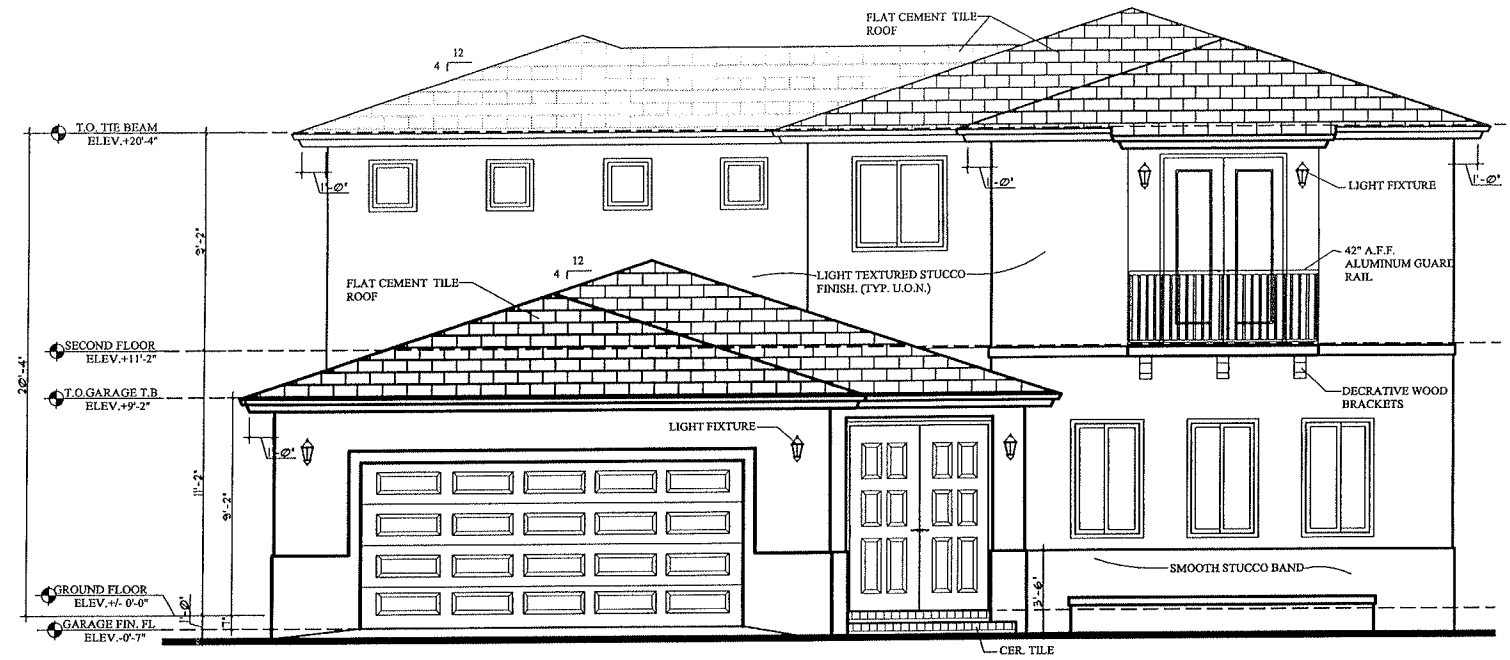
NORTH ELEVATION (LEFT )

LOTS 19, 20 AND 21  
EXTERIOR BUILDING ELEVATION

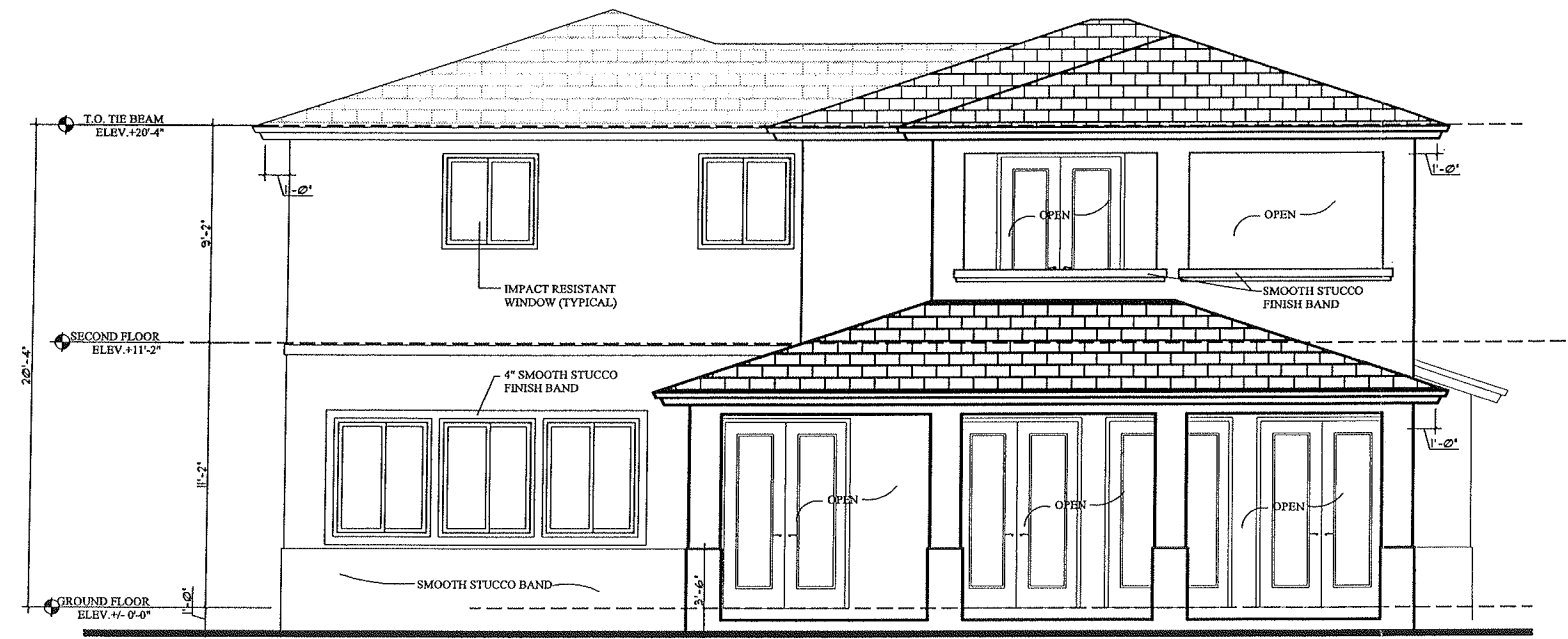
SCALE 1/8" = 1'-0"



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WEST ELEVATION (FRONT)



EAST ELEVATION (REAR)

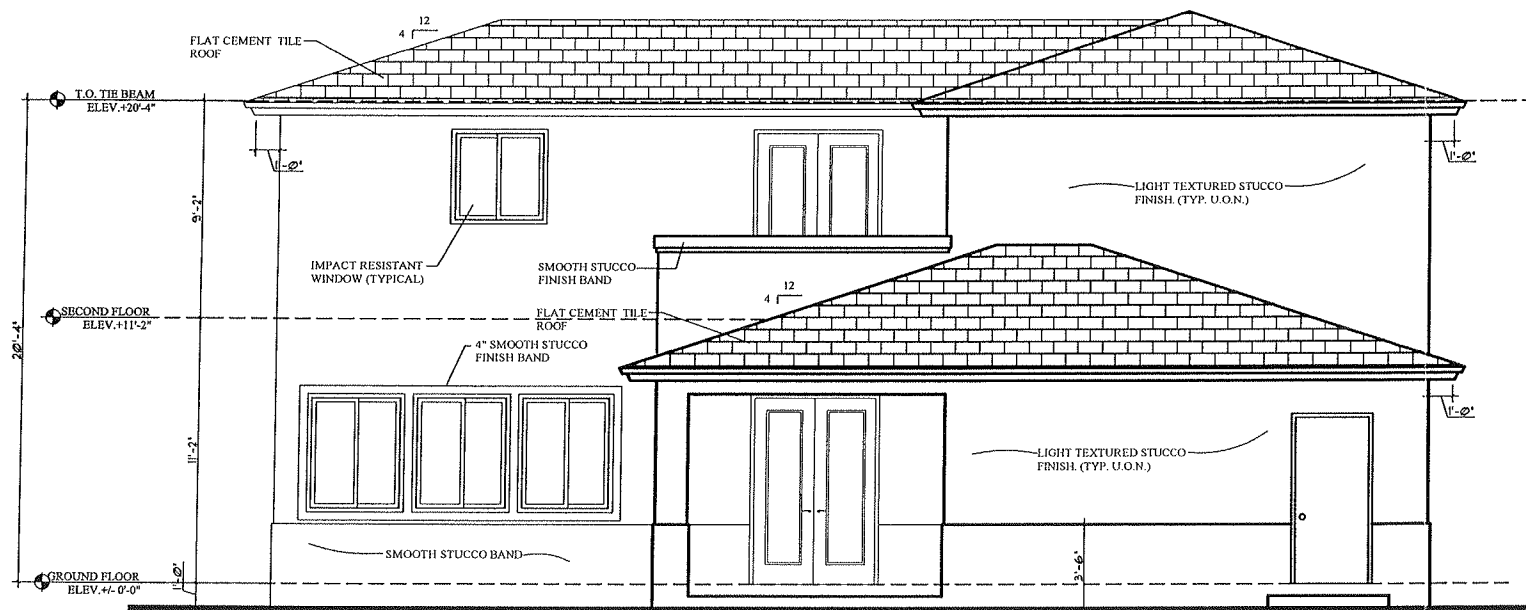
LOTS 19, 20 AND 21  
 EXTERIOR BUILDING ELEVATION  
 SCALE 1/8" = 1'-0"



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 FELIX PARDO LIC # 8236



WEST ELEVATION (FRONT)



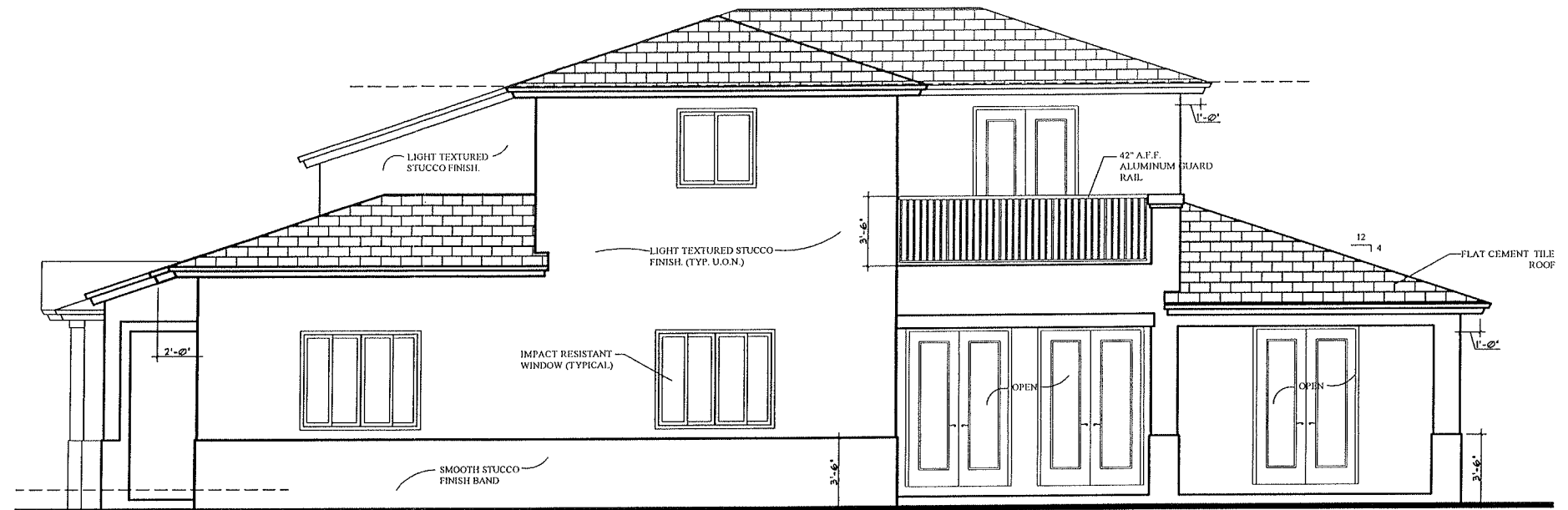
EAST ELEVATION (REAR)

LOTS 22, 23 AND 24  
EXTERIOR BUILDING ELEVATION

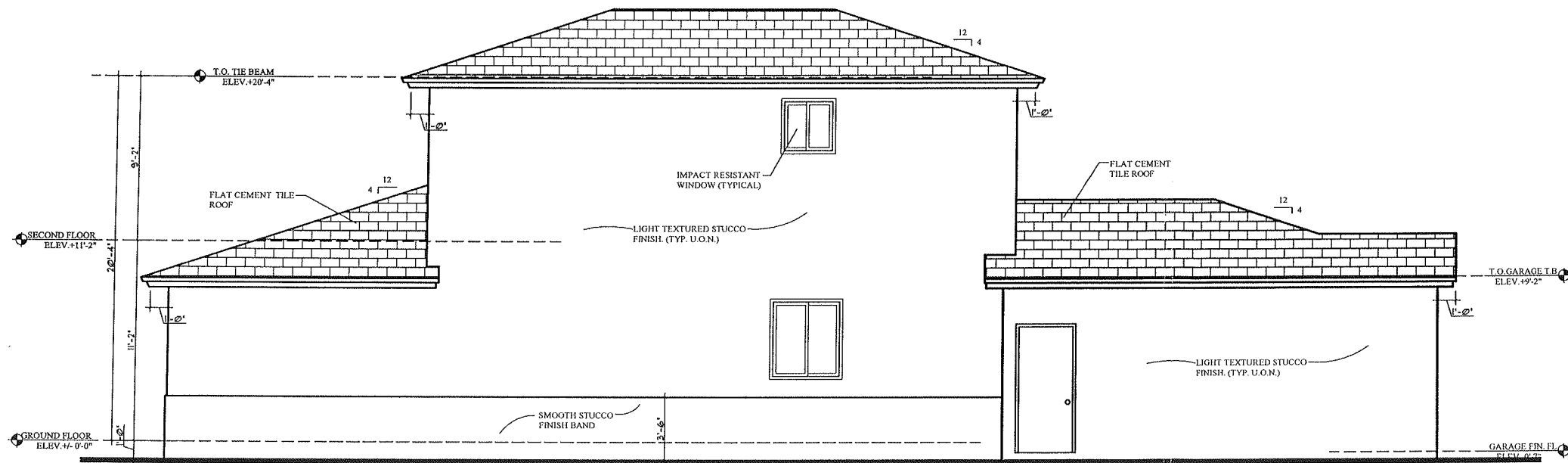
SCALE 1/8" = 1'-0"



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SOUTH ELEVATION (RIGHT)



NORTH ELEVATION (LEFT)

LOTS 22, 23 AND 24  
EXTERIOR BUILDING ELEVATION

SCALE 1/8" = 1'-0"

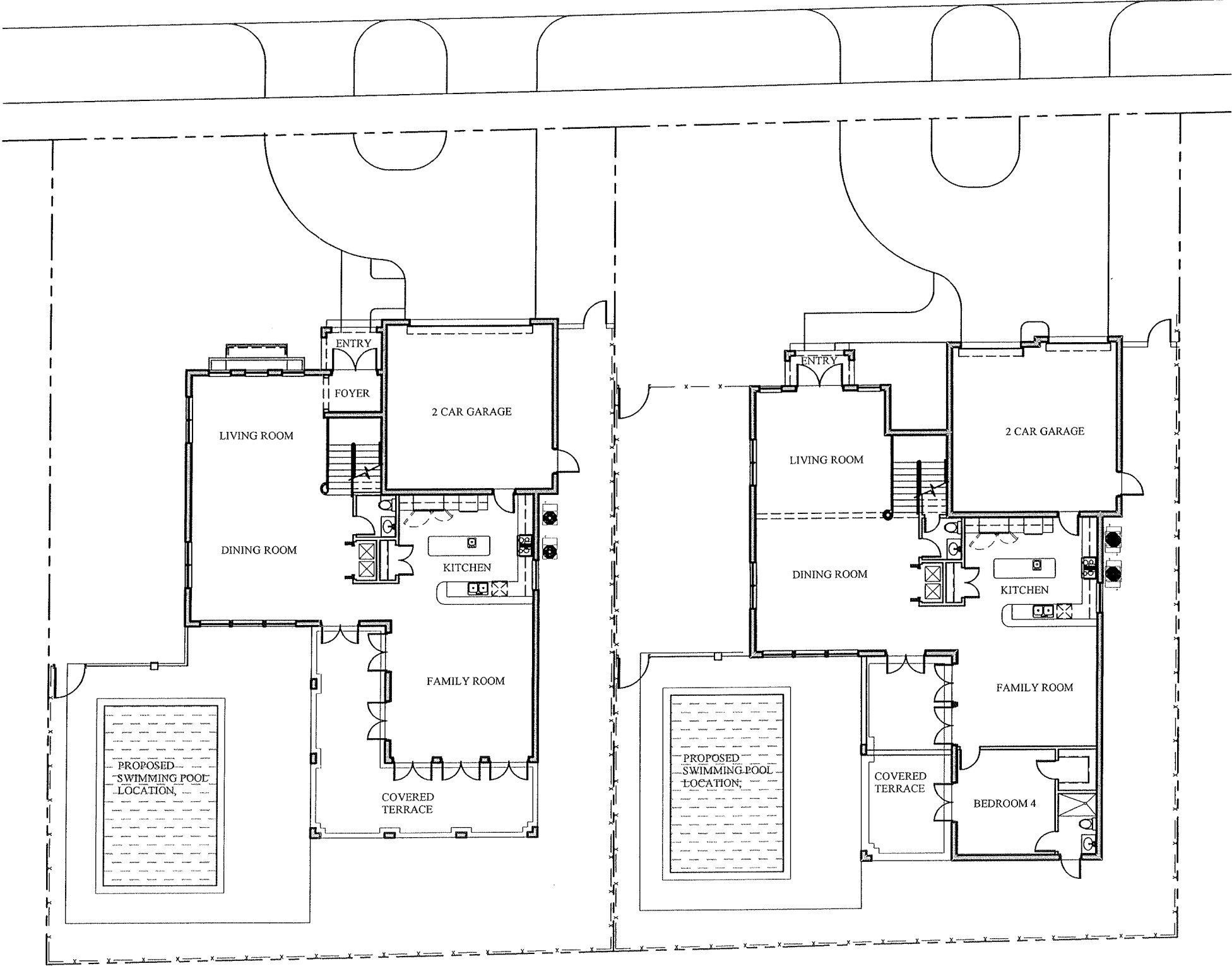


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FELIX PARDO LLC # 8236



# S.W. 57th STREET - RED ROAD

60' TOTAL RIGHT OF WAY



GROUND FLOOR COMPOSITE PLAN

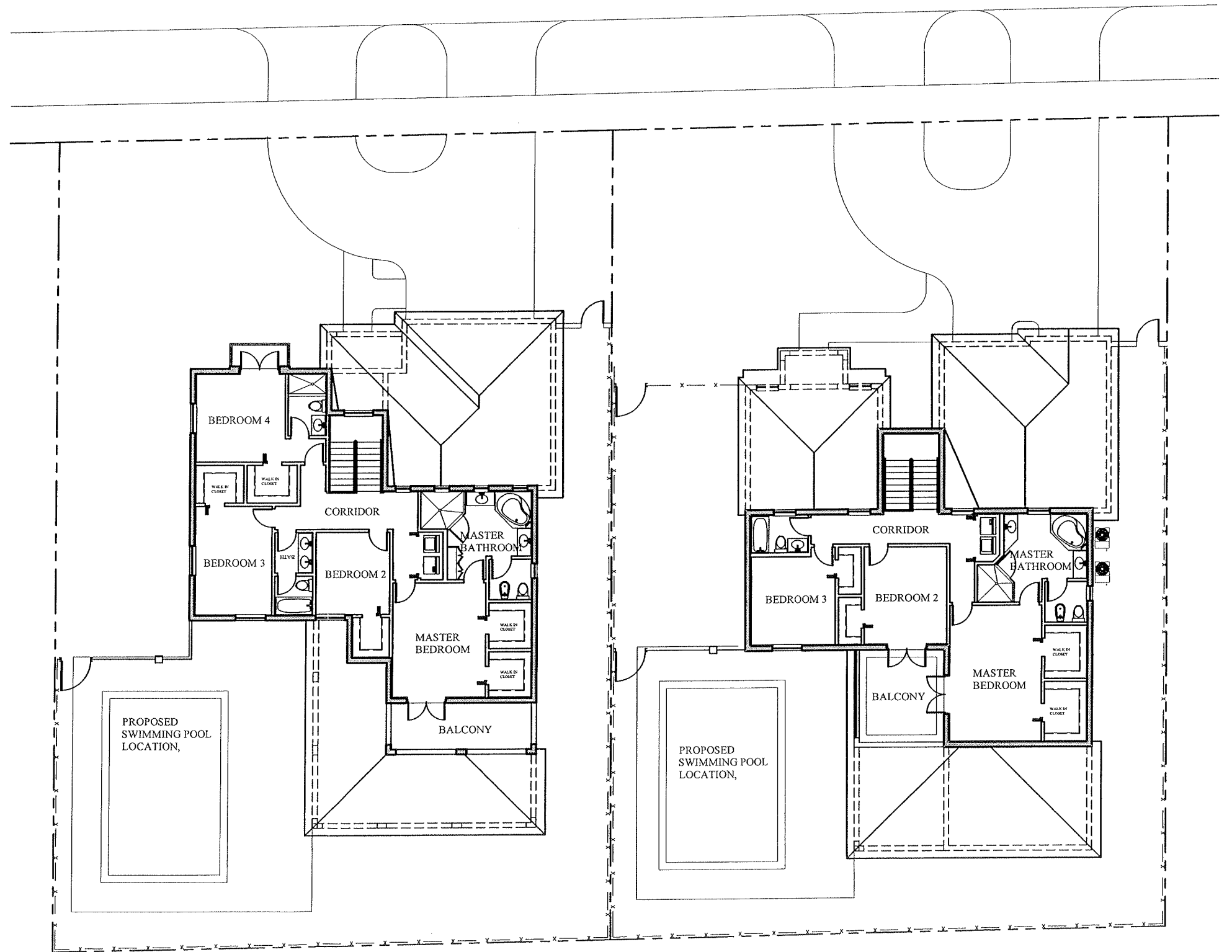
SCALE 1/16" = 1'-0"



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FELIX PARDO LIC.# 8236

# S.W. 57th STREET - RED ROAD

60' TOTAL RIGHT OF WAY



SECOND FLOOR COMPOSITE PLAN

SCALE 1/16" = 1'-0"



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FELIX PARDO LIC.# 8236







# Exhibit A

25315

REF REC 2044 PAGE 576

RAMCO'S FORM 8

WARRANTY DEED  
(STATUTORY)

# Warranty Deed

This Indenture, Made this 5th day of May, A.D. 1960

BETWEEN OSCAR F. MILLER and MARY ORME MILLER, his wife,

of the County of Dade in the State of Florida, parties of the first part, and

HENRY C. HARDIN, JR. and MARGARET S. HARDIN, his wife  
2508 COUNTRY CLUB PRADO, CORAL GABLES, FLA.

of the County of Dade in the State of Florida, parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10) and other valuable considerations to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said parties of the second part, their heirs and assigns, forever, the following described land, situate, lying and being in the

County of Dade and State of Florida, to-wit:  
Lots 20, 21, 22, 23 and 24, Block 15, Section D, CORAL GABLES, according to the Plat thereof recorded in Plat Book 25, page 74, of the Public Records of Dade County, Florida,

Lot 19 in Block 15 of Section D, of CORAL GABLES, according to the Plat thereof recorded in Plat Book 8, at Page 25, of the Public Records of Dade County, Florida;

Also all that part of the twenty-foot strip of land lying within Block 15 of corrected Plat of Coral Gables, Section D, as recorded in Plat Book 8, Page 25, of the Public Records of Dade County, Florida, described as follows:

Begin at the Northwest corner of Lot 3 of Block 15 of the corrected plat of Coral Gables, Section D, as recorded in Plat Book 8, Page 25, of the Public Records of Dade County, Florida, thence Southerly along the Westerly lines of Lots 3, 4, 5, 6, 7 and 8 of Block 15 of the aforesaid subdivision a distance of 150 feet to the Southwest corner of Lot 8 of Block 15 of the aforesaid subdivision; thence Westerly a distance of 20 feet to the Southeast corner of Lot 19 of Block 15 of the aforesaid subdivision; thence Northerly along the Easterly lines of Lots 19, 20, 21, 22, 23 and 24 of Block 15 of aforesaid subdivision a distance of 150 feet to the Northeast corner of Lot 24, Block 15 of the aforesaid subdivision; thence Easterly a distance of 20 feet to the point of beginning.

And the said parties of the first part hereby fully warrant title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in presence of us:

*Oscar F. Miller* (S) *Mary Orme Miller* (S)  
*Edwin Brandon* *Mary Orme Miller* (S)

State of Florida,

County of DADE

I Heretby Certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, OSCAR F. MILLER and MARY ORME MILLER, his wife, to me well known to be the persons described in and who executed the foregoing deed, and acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

Witness my hand and official seal at Miami,

County of Dade and State of Florida this 5th day of May A. D. 1960.

My commission expires:

9-16-61

*Edgar Martin*  
Notary Public, State of Florida.

EL 11

2044  
576

STATE OF FLORIDA

6045-25101



# Exhibit B

This application was approved by the Planning and Zoning Board on a year-to-year basis, subject to the condition that the existing low ficus hedge be replaced with a twelve-foot hedge, and the Planning Department staff also recommended approval.

Following discussion, action was taken upon motion duly made by Commissioner Valdes-Fauli, seconded by Commissioner Wolff, and unanimously carried by the following roll call: "Yeas", Commissioners Hildreth, Kerdyk, Valdes-Fauli and Wolff; Mayor Corrigan; this ordinance will be considered on second reading at the next regular meeting of the City Commission, and if adopted on second and final reading will become effective thirty days from that date.

AEIF-877

ITEM 34. REQUEST TO SEPARATE PROPERTY ON RED ROAD INTO THREE BUILDING SITES

A request to amend the Zoning Code was denied on first reading for the purpose of separating property on Red Road, legally described as Lots 19 through 24, Block 15, Section "D", into three separate building sites, following due consideration at this time.

At the Commission Meeting January 26, 1988 by Ordinance No. 2761, the City Commission approved the separation of Lots 19 through 24, which are the subject of the application herein, from Lots 3 through 8, creating two building sites, each consisting of six lots with frontages of one hundred and fifty feet, each.

The applicant was requesting at this time to separate Lots 19 through 24 into three more sites, one site to consist of Lots 19 and 20, one site to consist of Lots 21 and 22, and one site to consist of Lots 23 and 24. Each site would then measure one hundred ten feet by fifty feet.

→ Zoning Administrator Dennis Smith ruled on September 29, 1987 that Lots 3 through 8 and 19 through 24 were considered one building site due to the fact that a chain link fence encroaches onto Lots 19 through 24 from Lots 3 and 8. The Planning Department staff recommended against the separation of the lots into three separate sites, and the Planning and Zoning Board failed to receive the required majority for approval.

Acting Planning Director Diana Wheeler related the details of the application and, following discussion, action was taken upon motion duly made by Commissioner Valdes-Fauli, seconded by Commissioner Kerdyk, and unanimously carried by the following roll call, denying the application: "Yeas", Commissioners Hildreth, Kerdyk, Valdes-Fauli and Wolff; Mayor Corrigan; by virtue of the foregoing action taken, the request to amend the zoning code for lot-splitting purposes was denied on first reading.

# Exhibit C

## ORDINANCE NO. 2761

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY AMENDING ARTICLE XIII SECTION 13-3(a)4 THEREOF, ENTITLED, "BUILDING SITES - R, D AND A USES AT DESIGNATED LOCATIONS"; BY PROVIDING THAT LOTS 3 THROUGH 8, INCLUSIVE, AND LOTS 19 THROUGH 24, INCLUSIVE, BLOCK 15, SECTION "D" (2508 COUNTRY CLUB PRADO AND RED ROAD), CORAL GABLES, DADE COUNTY, FLORIDA, SHALL BE PERMITTED TO BE USED AS TWO SEPARATE BUILDING SITES; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application No. 338-P was submitted requesting an amendment to Article XIII, Section 13-3(a), of Ordinance No. 1525, as amended, and known as the "Zoning Code", to provide that Lots 3 through 8, inclusive, and Lots 19 through 24, inclusive, Block 15, Section "D" (2508 Country Club Prado and Red Road), Coral Gables, Dade County, Florida, be permitted to be used as two separate building sites; and

WHEREAS, after notice of public hearing duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on December 21, 1987, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning and Zoning Board at its regular meeting held on December 21, 1987, recommended to the City Commission that said application be approved;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That from and after the effective date of this ordinance Article XIII, Section 13-3(a) of Ordinance No. 1525, as amended and known as the "Zoning Code", entitled: "Building Sites - R, D and A Uses at Designated Locations", shall be and it is hereby amended by adding thereto a new paragraph 4.(b)1 and 2 to read as follows:

Sec. 13-3. BUILDING SITES - R, D AND A USES AT DESIGNATED LOCATIONS.

4. Section "D"

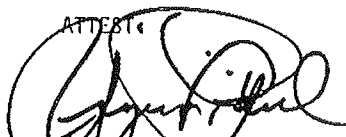
- b. Lots 3 through 8, inclusive, and 19 through 24, inclusive, Block 15, shall be considered two building sites as follows:
1. One building site to consist of Lots 3 through 8, inclusive.
  2. One building site to consist of Lots 19 through 24, inclusive.

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF JANUARY, A.D., 1988

APPROVED:

  
GEORGE M. CORRIGAN  
MAYOR

ATTEST:  
  
VIRGINIA L. BAUL  
CITY CLERK



# Exhibit D

2750.00

1988 MAR -2 PM 3:14

88R074306

OFF REC 13593 PG 371

This instrument was prepared by:  
Osiason & Singer, P.A.  
1200 Brickell Ave.  
Suite 1610  
Miami, Florida 33131

WARANTY DEED

THIS INDENTURE, Made this 1st day of March, 1988, BETWEEN HENRY C. HARDIN, JR. and MARGARET S. HARDIN, His Wife, of the County of Dade, State of Florida, Grantors, and RICHARD B. BERENSON and ALINA T. BERENSON, His Wife, whose post office address is: 2508 Country Club Prado, Coral Gables, Florida 33134, Grantees,

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

Lots 3 through 8, all inclusive, in Block 15, of REVISED PLAT OF CORAL GABLES SECTION "D", as recorded in Plat Book 25, at Page 74, of the Public Records of Dade County, Florida.

-AND-

Lots 19 through 24, all inclusive, in Block 15, of REVISED PLAT OF CORAL GABLES SECTION "D", as recorded in Plat Book 25, at Page 74, of the Public Records of Dade County, Florida.

- SUBJECT TO:
- 1) Taxes for the year 1988 and subsequent years.
  - 2) Conditions, restrictions, limitations, easements and zoning ordinances of record, if any.

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

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed sealed and delivered  
in our presence:

*Henry C. Hardin, Jr.*  
*Margaret S. Hardin*

*Henry C. Hardin, Jr.* (Seal)  
HENRY C. HARDIN, JR.  
*Margaret S. Hardin* (Seal)  
MARGARET S. HARDIN, His Wife

STATE OF FLORIDA)  
SS  
COUNTY OF DADE )

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared HENRY C. HARDIN, JR. and MARGARET S. HARDIN, His Wife, to me known to be the persons described in and who executed the foregoing instrument

Documentary Stamps Collected \$ 2750.00  
 \$ \_\_\_\_\_ SURTAX Doc. Stamps Collected  
 Class "C" Intangible Tax Collected \$ \_\_\_\_\_  
 Richard P. Brinkley, Clerk, Dade County, Fla.  
 By *[Signature]* 3/2/88 DC

11-52

OFF REC 13593 PG 372

and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 5<sup>th</sup> day of March, 1988.



My commission expires:

*Maria Lopez*  
NOTARY PUBLIC  
State of Florida at Large

Notary Public, State of Florida at Large  
My Commission Expires July 29, 1988

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
RECORD VERIFIED  
RICHARD P. BRINKER  
CLERK CIRCUIT COURT

# Exhibit E

## BUILDING SITE FRONTAGE ANALYSIS

	0' - 75'	+ 76'	Total
# of Building Sites	46	51	97
% of Building Sites	47.42%	52.58%	100%

Lot	Block	Area	Frontage	lot depth	
1 & 2	15	12,209	*	*	*Irregular
3 to 8	15	19,500	150	130	
9 to 13	15	16,250	125	130	
14	15	2,750	25	110	
15	15	2,750	25	110	
16	15	2,750	25	110	
17	15	2,750	25	110	
18	15	2,750	25	110	
19 to 21	15	8,250	75	110	
22 to 24	15	8,250	75	110	
25 & 26	15	5,500	50	110	
27 & 28	15	5,500	50	110	
29	15	13,000	*	*	* Irregular

1 to 4	14	13,000	100	130	
5 to 7 & 42 to 44	14	18,000	75	240	
8 to 10 & 39 to 41	14 14	18,000	75	240	
11 to 13	14	9,750	75	130	
14 to 16	14	9,750	75	130	
19 to 20	14	13,000	100	130	
21 to 24	14	13,000	100	130	
25 to 27	14	8,250	75	110	
29 & 28	14	5,500	50	110	
30 & 31	14	5,500	50	110	
32 & 33*	14	6,600	60	110	*plus 10' of lot 34
35 & 36*	14	7,150	65	110	*plus 15' of lot 34
37 & 38	14	5,500	50	110	
45 & 46	14	5,500	50	110	
47 & 48	14	5,500	50	110	

8	25	9,000	75	120	*plus 1/2 of lot 7
9 & 10	25	12,000	100	120	
11 & 12	25	19,651	*	*	* Irregular
13 & 14	25	12,750	*	*	* Irregular
15	25	5,700	50	114	
16	25	6,900	60	115	
17	25	5,750	50	115	
18	25	5,700	50	114	
19	25	5,700	50	114	
20	25	5,700	50	114	

10 & 11	23	12,000	100	120	
12 & 13	23	13,200	110	120	
14 & 15	23	12,330	*	*	* Irregular
16	23	13,794	*	*	* Irregular
17 & 18	23	16,250	125	130	*plus 1/2 of lot 19

9 & 10	9	16,500	100	165	
11 & 12	9	14,000	*	*	* Irregular *plus 20' of lot 13
14 & 15	9	17,500			* Irregular *plus 1/2 of lot 19

1 to 3	11	26,491	155.83	170	
4	11	*	*	*	*less 35'/25' of lot 4 *less 35' of lot 5 *Irregular
6	11	13,500	100	135	*less 35' of lot 7
8	11	14,875	85	175	*plus 35'/25' of lot 4 *plus 35' of lot 5 to 7
9	11	8,750	50	175	
10 & 11	11	16,625	95	175	
12 & 13	11	17,500	100	175	
14	11	8,750	50	175	
15 & 16	11	17,354	99.17	175	
29 & 28	11	5,500	50	110	
17	11	8,811	48.95	180	
18 & 19	11	17,195	95	181	
20 & 21	11	18,100	100	181	
22	11	13,575	75	181	*plus 1/2 of lot 23
24 & 25	11	*	*	*	* Irregular *plus 1/2 of lot 23

1 & 2	10	17,500	100	175	
3	10	13,125	75	175	*plus 1/2 of lot 4
5 & 6	10	21,875	125	175	*plus 1/2 of lot 4
7 & 8	10	17,500	100	175	
13 to 16	10	36,000	200	180	
17 & 18	10	22,500	100	180	
19	10	13,500	75	180	*plus 25' lot 20
21 & 22	10	22,500	125	180	*plus 25' of lot 20
23 & 24	10	18,000	100	180	

1	12	17,377	*	*	*Irregular
2 & 3	12	11,000	100	110	
4	12	5,500	50	110	
5 & 6	12	11,000	100	110	
7 & 8	12	11,000	100	110	
9 to 11	12	9,750	75	130	
12	12	3,250	25	130	
13	12	3,250	25	130	
14	12	3,250	25	130	
15	12	3,250	25	130	
16 to 19	12	13,000	100	130	
20 & 21	12	*	*	*	* Irregular

1 & 2	13	11,000	100	110	
3	13	5,500	50	110	
4	13	5,500	50	110	
5	13	5,500	50	110	
6 & 7	13	11,000	100	110	
8 & 9	13	11,000	100	110	
10	13	5,500	50	110	
11 & 12	13	11,000	100	110	
13 to 16	13	13,000	100	130	
17 to 20	13	13,000	100	130	
21 to 30	13	32,500	250	130	
31 to 36	13	19,500	150	130	

1 & 2	1	12,725	101.8	125	
3 & 4	1	12,500	100	125	
5 to 7	1	18,750	150	125	



**Aerial Photograph**



# Exhibit F

## ORDINANCE NO. 2761

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY AMENDING ARTICLE XIII SECTION 13-3(a)4 THEREOF, ENTITLED, "BUILDING SITES - R, D AND A USES AT DESIGNATED LOCATIONS"; BY PROVIDING THAT LOTS 3 THROUGH 8, INCLUSIVE, AND LOTS 19 THROUGH 24, INCLUSIVE, BLOCK 15, SECTION "D" (2508 COUNTRY CLUB PRADO AND RED ROAD), CORAL GABLES, DADE COUNTY, FLORIDA, SHALL BE PERMITTED TO BE USED AS TWO SEPARATE BUILDING SITES; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application No. 338-P was submitted requesting an amendment to Article XIII, Section 13-3(a), of Ordinance No. 1525, as amended, and known as the "Zoning Code", to provide that Lots 3 through 8, inclusive, and Lots 19 through 24, inclusive, Block 15, Section "D" (2508 Country Club Prado and Red Road), Coral Gables, Dade County, Florida, be permitted to be used as two separate building sites; and

WHEREAS, after notice of public hearing duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on December 21, 1987, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning and Zoning Board at its regular meeting held on December 21, 1987, recommended to the City Commission that said application be approved;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That from and after the effective date of this ordinance Article XIII, Section 13-3(a) of Ordinance No. 1525, as amended and known as the "Zoning Code", entitled: "Building Sites - R, D and A Uses at Designated Locations", shall be and it is hereby amended by adding thereto a new paragraph 4.(b)1 and 2 to read as follows:

Sec. 13-3. BUILDING SITES - R, D AND A USES AT DESIGNATED LOCATIONS.

4. Section "D"

- b. Lots 3 through 8, inclusive, and 19 through 24, inclusive, Block 15, shall be considered two building sites as follows:
1. One building site to consist of Lots 3 through 8, inclusive.
  2. One building site to consist of Lots 19 through 24, inclusive.

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF JANUARY, A.D., 1988

APPROVED:

*George M. Corrigan*  
 GEORGE M. CORRIGAN  
 MAYOR

ATTEST:

*Virginia L. Paul*  
 VIRGINIA L. PAUL  
 CITY CLERK

21171PG2530

DECLARATION OF RESTRICTIVE COVENANT

BOARD OF ARCHITECT # \_\_\_\_\_

KNOWN ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned BARBARA WINZINGER, is/are the fee simple owner(s) of the following described property situated and being in the City of Coral Gables, Florida:

Lot(s) 19-20-2 Block 15 of REVISED PALM C. GABLES Subdivision, Section No. D according to the Plat thereof, as recorded in Plat Book 25 at Page 74 of the Public Records of Miami-Dade County, Florida, and

WHEREAS, the undersigned has applied to the Public Works Department of the City of Coral Gables for permission to encroach over the right-of-way with DRIVE PAVERS in lieu of 1" asphaltic concrete approaches normally required and;

WHEREAS, the Public Works Department of the City of Coral Gables, pursuant to Resolution No. 24568, passed and adopted January 24, 1984, has authorized the request to encroach into, over or under the public right-of-way at 2517 SW 57AVE, Coral Gables subject to, among other things, the undersigned agrees to (1) maintain the encroachment in good repair at all times; (2) replace the approach(es) in the event the Public Works Department must issue a permit for a utility cut in that area, and at the Owner's expense; (3) reserves unto the City the right to remove, add, maintain, or have the Owner(s) remove the improvements within the right-of-way, at the Owner's expense; (4) save the City harmless and; (4) furnish the City with a policy or certificate of insurance coverage in the minimum limits of \$300,000 each person and \$300,000 each occurrence for bodily injury and \$250,000 each occurrence on property damage or \$300,000 single limit coverage and naming the City as co-insured under such policy.

NOW, THEREFORE, for good and valuable consideration, the undersigned do(es) hereby declare that I will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all of the 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, \_\_\_\_\_ successors and assigns.

IN WITNESS WHEREOF, the undersigned has/have caused 3 hand(s) and seal(s) to be affixed hereto on this 22 day of NOV, 2002.


WITNESS: [Signature]  
Print Name: Juan Pedraza  
[Signature]  
Print Name: Leann Martinez

OWNER(S): [Signature]  
Print Name: Barbara Winzinger  
[Signature]  
Print Name: \_\_\_\_\_

STATE OF FLORIDA )  
                          )  
COUNTY OF DADE )

I HEREBY CERTIFY that on this day personally appeared before me Barbara A. Winzinger who is personally known to me, or has produced \_\_\_\_\_ (type of identification) as identification and he/she acknowledges that he/she executed the foregoing, freely and voluntarily, for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me this 22nd day of November, 20 02.  
My Commission Expires: 11-16-2003

 **Luisa M Lopez**  
My Commission D0041657  
Expires November 16, 2003

[Signature]  
NOTARY PUBLIC STATE OF FLORIDA  
Print Name: Luisa M. Lopez  
Commission No.: D0041657

PREPARED BY:  
Juan Pedraza  
9060 NW 8 St.  
MIAMI FL 33172.

APPROVED AS TO FORM:  
[Signature]  
Elizabeth M. Hernandez, Esq.  
City Attorney

REV. AUG 02  
Engineered by: Englewood/Docu/RestrictiveCovenant/SpacialDelivery.doc

RECORDED IN OFFICIAL RECORDED BOOK  
OF DADE COUNTY, FLORIDA  
PAGE NO. VERIFIED  
HARVEY FRAJN  
CLERK, DADE COUNTY

03R243220 2003 APR 14 10:13

CFN 2003R0486747  
OR Bk 21433 Px 5000f (1px)  
RECORDED 07/17/2003 11:19:41  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA  
LAST PAGE

DECLARATION OF RESTRICTIVE COVENANT

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

Lot(s) 19, 20, 21 Block 15 of REVICER PLAT containing 15 Subdivisions, according to the plat thereof, as recorded in Plat Book 25 Page 74 of the Public Records of Dade County, Florida, and

WHEREAS, the undersigned owner(s) of a single family residence at 2517 SW 57 Ave, C. Gables, desive 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 3 hand(s) and seal(s) to be affixed hereto on this 22 day of NOV, 2002.

WITNESS (ES) June Pedraza OWNER(S) Barbara Winzinger  
Sign above and print name here June Pedraza Sign above and print name here Barbara Winzinger  
Leon Yarbina Sign above and print name here \_\_\_\_\_  
Sign above and print name here \_\_\_\_\_

STATE OF FLORIDA):  
COUNTY OF DADE):

I HEREBY CERTIFY that on this day personally appeared before me Barbara A. Winzinger 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 22nd day of November, 2002.

My commission expires: 11-16-2003.

PREPARED BY:  
JUAN Pedraza  
29060 NW 8th St  
MIAMI FL 33192



Lilia M Lopez  
My Commission DD041007  
Expires November 16, 2003  
NOTARY PUBLIC STATE OF FLORIDA

APPROVED AS TO FORM  
[Signature]  
Elizabeth M. Hernandez, City Attorney

UNITY OF TITLE

# 5419 (at)



CFN 20050714875  
 DR Bk 23558 Pg 09981 (1pa)  
 RECORDED 07/11/2005 14:43:30  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA  
 LAST PAGE

DECLARATION OF RESTRICTIVE COVENANT

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

Lot(s) 19-20-2 Block 15 of Revised Plat C Gables Subdivision, according to the plat thereof, as recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_ of the Public Records of Dade County, Florida, and WHEREAS, the undersigned owner(s) of a single family residence at 2512 Red Road 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 ordinance of the City of Coral Gables now in effect or hereinafter enacted.
2. That the garage and/or storage areas as shown on submitted plans will not be used as a habitable living area and also that it will be maintained as a one story portion of the residence at any time, now or in the future.

NOW, THEREOF, 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 \_\_\_\_\_ hand(s) and seal(s) to be affixed hereto on this 14 day of June 2005.

WITNESS(S)  
 Sign and print name here Juan Pedraza  
 Sign and print name here Juan Pedraza

OWNER(S)  
 Sign and print name here Barbara Winzinger  
 Sign and print name here \_\_\_\_\_

STATE OF FLORIDA )  
 COUNTY OF DADE )

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

SWORN TO AND SUBSCRIBED before me on this 14 day of JUNE, 2005.

My commission expires NOV 11, 2006  
 MY COMMISSION # DD 414306  
 EXPIRES: May 3, 2006  
 Notary Public State of Florida

NOTARY PUBLIC STATE OF FLORIDA

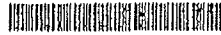
PREPARED BY:  
Juan Pedraza  
1215 SW 192 CT.  
MIAMI, FL 33171

APPROVED AS TO FORM

Elizabeth M. Hernandez, City Attorney

GARAGE COVENANT

6254



CFN 2003R0486746  
 DR BR 21433 P# 49991 (1P#)  
 RECORDED 07/17/2003 11:19:41  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA  
 LAST PAGE

DECLARATION OF RESTRICTIVE COVENANT

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

Lot(s) 19-20-21 Block 15 of R Plat Coral Gables subdivision, according to the plat thereof, as recorded in Plat Book 25 Page 74 of the Public Records of Dade County, Florida, and WHEREAS, the undersigned owner(s) of a single family residence at 2517 SW 57 Ave 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 ordinance of the City of Coral Gables now in effect or hereinafter enacted.
2. That the garage and/or storage areas as shown on submitted plans will not be used as a habitable living area and also that it will be maintained as a one story portion of the residence at any time, now or in the future.

NOW, THEREOF, 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 \_\_\_\_\_ hand(s) and seal(s) to be affixed hereto on this 24 day of April 2003.

WITNESS(ES)

Sign and print name here Juan P. Toledo  
 Sign and print name here Sorato Ali

OWNER(S)  
 Sign and print name here Barbara Winzinger  
 Sign and print name here \_\_\_\_\_

STATE OF FLORIDA):  
 COUNTY OF DADE):

I HEREBY CERTIFY that on this day personally appeared before me, Barbara Winzinger 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 24th day of April, 2003.

My commission expires: Luis M Lopez  
 My Commission D0041857  
 Expires November 18, 2003

Luis M. Lopez  
 NOTARY PUBLIC STATE OF FLORIDA

PREPARED BY:  
Juan P. Toledo  
2517 SW 57 Ave  
Miami - FL 33172

APPROVED AS TO FORM  
Elizabeth M. Hernandez  
 City Attorney

GARAGE COVENANT

# 540 (GARAGE)







LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, Peter Pessoa, as Managing Member of FVP Red Road, LLC., a Florida limited liability company (hereinafter referred to as "the Company"), do hereby certify that at a special joint meeting of all managers, managing members, members, stockholders, officers and directors of the aforesaid limited liability company duly called and held on the 5 day of August, 2015, at which meeting all of managers, managing members, members, stockholders, officers and directors were present and it was unanimously adopted:

WHEREAS, the Company owns the following described property:

Lots 19 through 24, inclusive, in Block 15, REVISED PLAT OF CORAL GABLES SECTION "D", according to the Plat thereof, as recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade County, Florida.

(hereinafter referred to as the "Property"), and,

I HEREBY CERTIFY that the duly elected and serving managers of the Company are PETER S. PESSOA, ALICIO PINA and REINALDO VILLAR, together with all the managers, managing members, members, officers, stockholders and directors of the aforementioned company, have authorized FELIX PARDO of FELIX PARDO & ASSOCIATES to discuss and negotiate any and all matters relating to the zoning and architectural matters of the above referenced property. Further, I do authorize my aforesaid attorney-in-fact to do all things necessary to carry out the intent hereof, hereby granting unto my said attorney-in-fact full power and authority to act concerning the zoning and architectural matters as fully and effectively as done by me personally, limited, however, to the purpose for which this limited power of attorney is executed.

DATED this 5 day of August, 2015.

[Signature]
Witness

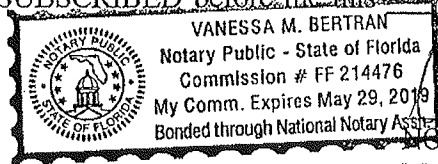
[Signature]
PETER S. PESSOA

[Signature]
Witness

STATE OF FLORIDA )
) SS:
COUNTY OF DADE )

BEFORE ME, the undersigned authority, PETER S. PESSOA, personally appeared, is personally known to me or has produced \_\_\_\_\_ as identification, who after having been first duly sworn by me, deposes and says that he executed the above Power of Attorney.

SWORN TO AND SUBSCRIBED before me this 5 day of August, 2015, in Miami, Dade County, Florida.



[Signature]
NOTARY PUBLIC, State of Florida
My Commission Expires:





CFN 2015R0312160  
 DR BK 29617 Pas 2631-2632 (2Pas)  
 RECORDED 05/15/2015 09:33:15  
 DEED DOC TAX \$1,350.00  
 SURTAX \$1,012.50  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:  
 Robert M. Chisholm, Esq.  
 Attorney at Law  
 Robert M. Chisholm, P.A.  
 4921 SW 74th Court  
 Miami, FL 33155  
 305-667-4261  
 File Number: 14-15900  
 Will Call No.:

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made this 30th day of April, 2015 between Florida Community Bank, N.A. whose post office address is 2500 Weston Road, Suite 300, Weston, FL 33331, grantor, and FVP Red Road, LLC, a Florida limited liability company whose post office address is 15500 New Barn Road, Suite 104, Miami Lakes, Florida 33014, 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:

Lots 22 through 24, inclusive, in Block 15, REVISED PLAT OF CORAL GABLES SECTION "D", according to the Plat thereof, recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4118-002-1455

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Maite Mendiola  
Witness Name: Maite Mendiola  
Mamiah Tucker  
Witness Name: Mamiah Tucker


Florida Community Bank, N.A.  
By [Signature]  
Larry Benton, Senior Vice President

(Corporate Seal)

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 30th day of April, 2015 by Larry Benton of Florida Community Bank, N.A., on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

 MAITE MENDIOLA  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE210524  
Expires 6/24/2016

Maite Mendiola  
Notary Public  
Printed Name: Maite Mendiola  
My Commission Expires: \_\_\_\_\_



CFN 2015R0312175  
 DR BK 29617 Pgs 2675-2676 (2Pgs)  
 RECORDED 05/15/2015 09:35:49  
 DEED DOC TAX \$1,350.00  
 SURTAX \$1,012.50  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:  
 Robert M. Chisholm, Esq.  
 Attorney at Law  
 Robert M. Chisholm, P.A.  
 4921 SW 74th Court  
 Miami, FL 33155  
 305-667-4261  
 File Number: 14-15900  
 Will Call No.:

[Space Above This Line For Recording Data]

## Special Warranty Deed

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(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:

Lots 19 through 21, inclusive, in Block 15, REVISED PLAT OF CORAL GABLES SECTION "D", according to the Plat thereof, recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4118-002-1451

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Maite Mendiola  
Witness Name: Maite Mendiola  
Mahriah Tucker  
Witness Name: Mahriah Tucker


Florida Community Bank, N.A.  
By: [Signature]  
Larry Benton, Senior Vice President

(Corporate Seal)

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 30th day of April, 2015 by Larry Benton of Florida Community Bank, N.A., on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

 MAITE MENDIOLA  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE210524  
Expires 6/24/2016

Maite Mendiola  
Notary Public  
Printed Name: Maite Mendiola  
My Commission Expires: \_\_\_\_\_

**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 MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING  
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY -  
PLANNING AND ZONING BOARD - APRIL 13, 2016

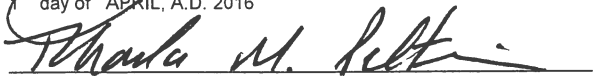
in the XXXX Court,  
was published in said newspaper in the issues of

04/01/2016

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  
day of APRIL, A.D. 2016



(SEAL)

MARIA MESA personally known to me



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

**City Public Hearing** Local Planning Agency / Planning and Zoning Board  
**Dates/Times** Wednesday, April 13, 2016, 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:

Items 1 through 3 are related.

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-1. Residential Land Uses", pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Residential Multi-Family Medium Density" Land Use Classifications to provide a maximum 100 units/acre density and a maximum 120' height for towers for projects developed in accordance with the Mediterranean Design Transitional Overlay District Zoning Code Regulations; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review) (This item was continued from the March 9, 2016 Planning and Zoning Board meeting)
2. 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 Article 4, "Zoning Districts," Section 4-104, "Multi-Family Special Area District" to allow for a "Mediterranean Design Transitional Overlay District" Conditional Use with form-based development standards that modify and supplement the existing Multi-Family Special Area District standards and criteria to allow appropriate infill and redevelopment in transition areas between lower density residential development and high intensity commercial and residential development if certain minimum requirements are met; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (This item was continued from the March 9, 2016 Planning and Zoning Board meeting)
3. A Resolution of the City Commission of Coral Gables, Florida requesting Conditional Use Site Plan Review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", Article 4, "Zoning Districts," Division 4, "Multi-Family Special Area District," Section 4-104.C., "Conditional Uses," and Appendix D, "Mediterranean Design Transitional Overlay District" for the proposed project referred to as "Villa Valencia" on the property legally described as Lots 24-38, Block 7, Biltmore Section (501 - 525 Valencia Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (This item was continued from the March 9, 2016 Planning and Zoning Board meeting)
4. 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 site plan approval of a new

country club located within a Special Use (S) District, for the property commonly referred to as the "Riviera Country Club" and legally described as portions of Tracts 1 and 5, Riviera Country Club, a portion of Miami-Biltmore Golf Course of Riviera Section Part 4 and Lots 10-14, Block 112, Country Club Section Part 5 (1155 Blue Road), Coral Gables, Florida; and 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)

Items 5 and 6 are related.

5. 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 Lots 19-21 and one (1) building site consisting of Lots 22-24 on the property located on the 2500 block of Red Road and legally described as Lots 19-24, Block 15, Coral Gables Section "D", Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

6. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Appendix A, "Site Specific Zoning Regulations", Section A-38, "Section D" removing site specific provisions for building sites located on the 2500 block of Red Road and at 2508 Country Club Prado and legally described as Lots 3 through 8, inclusive, and 19 through 24, inclusive Block 15; providing for repealer provision, severability clause, codification, and providing for an effective date.


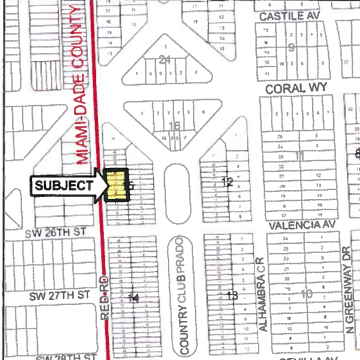
All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com)

to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com) (FAX: 305.460.5327) or 305.460.5211.

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

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations 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.



	<h2 style="margin: 0;">City of Coral Gables</h2> <h3 style="margin: 0;">Courtesy Public Hearing Notice</h3> <p style="margin: 10px 0 0 0;"><b>April 1, 2016</b></p>	
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<b>Applicant:</b>	<b>FVP Red Road, LLC</b>
<b>Application:</b>	<b>Separation of a Building Site, Conditional Use Site Plan Review and Zoning Code Text Amendment</b>
<b>Property:</b>	<b>2500 Block of Red Road, Coral Gables, Florida Legal Description: Lots 19-24, Block 15, Section "D"</b>
<b>Public Hearing - Date/Time/ Location:</b>	<b>Planning and Zoning Board April 13, 2016, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on April 13, 2016 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site consisting of Lots 19-21 and one (1) building site consisting of Lots 22-24 on the property legally described as Lots 19-24, Block 15, Coral Gables Section "D", Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.*
  
2. *An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Appendix A, "Site Specific Zoning Regulations", Section A-38, "Section D" removing site specific provisions for building sites on Lots 3 through 8, inclusive, and 19 through 24, inclusive Block 15; providing for repealer provision, severability clause, codification, and providing for an effective date.*

This application has been submitted by Mr. Felix Pardo of Felix Pardo & Associates, Inc. on behalf of FVP Red Road, LLC requesting the separation of an existing building site to create two (2) single-family building sites on the property located on the 2500 block of Red Road legally described as Lots 19-24, Block 15, Coral Gables Section "D", Coral Gables, Florida. The request includes a Zoning Code text amendment to remove site specific provisions tying the lots together as one (1) building site.

All interested parties are invited to attend and participate. Please visit the City webpage at [www.coralgables.com](http://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 and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com), FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

*City of Coral Gables, Florida*