



JORGE L. HERNANDEZ ARCHITECT

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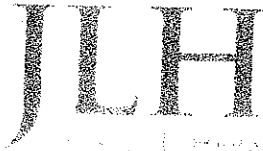
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CITY OF CORAL GABLES

Applicants Proposal
4995 Hammock Lakes Drive

This proposal is for a new-single family home located on a 40,615 sq. ft. lot in Hammock Lake Park. Our request to the Board of Adjustment is as follows:

1. Grant a variance for a single family residence allowing the proposed footprint of 22.5% of the lot area (9,150 square feet) to exceed the allowed 15% of the lot area (6,092 square feet) as required by Appendix A: Section A-56(d) of the "Zoning Code-Site Specific Regulations."
2. Grant a variance for a single family residence to allow 7.4% of the lot area footprint of the accessory structures (1,090 square feet) to exceed the required 5% of the rear yard (733 square feet) as required by Appendix A: Section A-56(d) of the "Zoning Code-Site Specific Regulations."



City of Coral Gables
Board of Adjustment
405 Biltmore Way
Coral Gables, FL 33134

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CITY OF CORAL GABLES

October 20, 2010

Re: 4995 Hammock Lake Drive, Coral Gables, FL 33134 (the "Property")
Jorge L. Hernandez, P.A. (the "Applicant")
Jeffrey Bartel and Caterina Bartel (the "Owner")

**LETTER OF INTENT
ACCOMPANYING BOARD OF ADJUSTMENT APPLICATION**

The Applicant, on behalf of the Owner, requests two variances from the requirements of Appendix A-Section A-56(d) the Coral Gables (the "City") Zoning Code (the "Zoning Code") pursuant to the standards of unnecessary hardship set forth in the Zoning Code, for the proposed construction of a single-family residence, accessory uses and structures (the "Project") to be located on the Property.

BACKGROUND

In 2006, the Applicant, on behalf of the Owner, applied for, and was unanimously granted by the Board of Adjustment (including the Zoning Administrator's recommendation of approval), the same variance requests being made here in the current application for the same Property. At that time, the Zoning Administrator recommended approval of both variance requests under the same rationale and legal standards in the Zoning Code as in the current application, and the Board of Adjustment unanimously voted to approve the variances under the same rationale and legal standards as being sought in the current application here. Although the variance requests were approved by the Board of Adjustment in 2006, the Owner was unable to construct the Project at that time before the vested rights granted by the City expired. Since then, the plans for the Project have been slightly modified. It should be noted that in 2006, when the Board of Adjustment unanimously granted, and the Zoning Administrator recommended approval of, the same variance requests, the massing of the house, in fact, was larger than in the current application. Moreover, the percentages of the variance requests in the current application are materially the same as they were in 2006 when the Board of Adjustment approved them under the same rationale and legal standards of the Zoning Code.

(See City of Coral Gables Board of Adjustment minutes and recap of October 3, 2006 attached hereto as Exhibit A, which includes Item 8602-Z pertaining to the Property, including the Staff Observations and Staff Recommendation for approval from Zoning Administrator and the unanimous approval of the Board of Adjustment.)

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VARIANCE REQUEST #1:

CITY OF CORAL GABLES

We request a variance from Section A-56, Appendix A of the Zoning Code, which sets forth site specific requirements for properties located within the "Hammock Lakes area." This neighborhood/area was annexed into the City on July 31, 1996. Pursuant to Section A-56(d): "No single-family residence shall occupy more than fifteen (15) percent of the ground area of the building site upon which the residence is erected." We request a variance to build one-story porches at the front, side, and back of the principal residence and not have the porches factored into the fifteen (15) percent lot coverage calculations.

- The principal residence and garage occupy 5,699 square feet of ground coverage which is less than the 6,092 square feet permitted by right for the building site.
- The Board of Architects has already reviewed the Project and has found that, pursuant to the Zoning Code, it "preserves the traditional aesthetic character of the community" and approved the design. The Project is well within the F.A.R. requirements of the proposed Single Family Regulations.
- The house is unique, and is designed in the American shingle style. The one-story covered porches total 3,451 square feet of ground area. These porches are a key architectural element of the American shingle style. Without these porches, the house would meet the requirements of the Zoning Code, but would actually appear more massive and lose its signature stylistic features, which features the Board of Architects has already factually determined.
- The porches break down the two-story mass of the house, transition the scale of the house down to the street, and relate the house to its landscape.
- The Project is wholly compatible with and fully complements the landscape environs and architecture of neighboring structures of the Hammock Lakes neighborhood.
- The principal residence is purposely being set back from the front property line well beyond the minimum fifty (50) feet required.
- The Project falls well below the maximum F.A.R. permitted by right for the Property.
- The fact that the home is being set back well beyond the minimum front yard setback will ensure an abundance of green space and intended lush landscaping to the street and neighborhood. The Owner shall ensure that landscape plans for the Project provide an abundance of oaks, shade trees and natural vegetation which will not only complement the aesthetic of the neighborhood but also serve to complement the unique American Shingle style design of the house.
- Prior to the Hammock Lakes neighborhood's annexation into the City in 1996, the standard for determining buildable coverage in the neighborhood was that of Miami-Dade County which defined buildable coverage as "lot area coverage" -- which was calculated based on gross lot area where the lot is measured to the centerline of the street. Also, other homes built in the Hammock Lakes neighborhood have been granted variances to exceed the required ground coverage.
- For these reasons, we request a variance to allow the one-story porches to be built at the front, side and back of the principal residence as proposed on the plans submitted.

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CITY OF CORAL GABLES

VARIANCE REQUEST #2:

We request a variance from Section A-56(d) of the Zoning Code, which sets forth site specific requirements for properties located within the "Hammock Lakes area." This neighborhood/area was annexed into the City on July 31, 1996. Pursuant to Section A-56(d): "... [U]p to five (5) percent of the rear yard may be used for accessory uses and structures." No single-family residence shall occupy more than fifteen (15) percent of the ground area of the building site upon which the residence is erected." We request a variance from the five (5) percent ground cover of the rear yard for accessory uses and structures.

- The swimming pool and hot tub have a total ground cover area of 1,090 square feet, 357 feet over the 733 square foot area permitted by right.
- The house is being set back from the street much further than the minimum front setback required by the Zoning Code. We have purposely done this to provide greater green space and intended lush landscaping to the street and neighborhood. By setting the house further back we have effectively punished our rear yard ground cover calculation. In other words, by doing something which adds more visible green space and area for lush landscaping that will be visible to the neighborhood and general community, we reduce the yield of the lot because we willingly are reducing the rear yard size.
- The proposed swimming pool and hot tub are in proper proportion for the Project, in proper size and scale with the Property, are in keeping with the American shingle style, and fully complement the aesthetic of the Property and the Hammock Lakes neighborhood.
- The Project is wholly compatible with and fully complements the landscape environs and architecture of neighboring structures.
- The Board of Architects has already reviewed the Project and has approved the design.
- For these reasons, we request a variance to allow 1,090 square feet of rear yard ground coverage for accessory uses and structures.

Based on the foregoing, the application and exhibits presented, and the evidence and testimony to be presented at hearing before the Board of Adjustment, we respectfully request approval of these variance requests pursuant to the standards of review for such variances set forth in the Zoning Code.

Respectfully submitted,


Jorge L. Hernandez, A.I.A.
APPLICANT

Re: 4995 Hammock Lake Drive

/Exhibits

THE CITY OF CORAL GABLES BOARD OF ADJUSTMENT
OCTOBER 3, 2006
405 BILTMORE WAY - COMMISSION CHAMBER
RECAP

The meeting was scheduled to be held in the Commission Chamber, City Hall, 405 Biltmore Way, Coral Gables, Florida, commencing at 8:00 a.m.

MEMBERS

N D J F M A M J J A S O APPOINTED BY:

Catherine Fahringer, Chairperson	P	P	E	P	P	P	P	P	C	P	P	Mayor Donald Slesnick II
Sharon Langer, Esq.	P	P	P	P	P	P	P	P	C	E	P	Vice Mayor Maria Anderson
Jaime Pozo, Esq.	P	E	P	E	E	E	P	P	C	E	P	Comm. Rafael "Ralph" Cabrera, Jr.
Tony Bello	P	P	P	P	P	P	P	P	C	E	P	Comm. William H. Kerdyk, Jr.
John C. Lukacs, Esq., Vice Chair	E	P	P	E	P	E	P	P	E	C	P	Comm. Wayne "Chip" Withers
Sergio Artigues, Architect	P	E	P	P	P	P	P	E	E	C	P	Board of Adjustment
Dr. Joseph W. Briggie	P	P	P	P	P	P	P	P	C	P	E	City Manager David L. Brown

STAFF:

Martha Salazar-Blanco, Zoning Administrator
 Joan L. Bailey & Associates, Court Reporter

A = Absent
 C = Meeting Cancelled
 E = Excused Absence
 L = Late
 P = Present
 R = Resigned
 X = Not on Board

THESE MINUTES DO NOT REQUIRE ANY ACTION BY THE CITY COMMISSION.

The meeting was called to order at 8:04 a.m. by the Chairperson who announced that four board members are present at this time. Four votes are necessary for any action thereof.

The Chairperson announced the following rules of procedure for the hearing:

1. The applicant will present his/her case.
2. If there are speakers in favor of the application, they will be given the opportunity to be heard.
3. If there are speakers against the application, they will be given the opportunity to be heard.
4. The applicant will be given the opportunity of a rebuttal.
5. Public hearing closed.
6. Staff recommendation.
7. Board members discussion.
8. Motion, second and a vote on the application.

**THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT**

**RECAP
OCTOBER 3, 2006 PAGE 2**

1. Roll Call

A motion was made by Mr. Pozo, seconded by Mr. Lukacs to excuse the absence of Dr. Briggie. The motion was passed by voice vote.

RESOLUTION NO. 4792-ZB

2. Approval of the September 5, 2006 Recap

A motion was made by Mrs. Langer, seconded by Mr. Lukacs to approve the September 5, 2006 Recap, with modifications to Case 8582-Z on page two, substituting "lots" for "houses", and on page one, deleting "affirmative" to read: "Four votes are necessary for any action thereof."

The motion was passed by voice vote.

RESOLUTION NO. 4793-ZB

3. 8599-Z

Lot(s): 37 through 48, Block 8
Coral Gables Section K, PB/PG: 8/33
(327 through 345 Majorca Avenue)

Marshall Bellin - Applicant
Casa Majorca Development Group, LLC - Owner
Bellin & Pratt Architects, LLC - Architect/Engineer

A hearing was held on Application No. 8599-Z.

Present: Marshall Bellin - Applicant

APPLICANT'S PROPOSAL: In connection with the proposed six (6) story Mediterranean style apartment building to be located at the subject property, the Applicant requests the following variance(s) and ruling(s) from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Consider a waiver of the one year waiting period required by Section 24-10 of the Coral Gables "Zoning Code" for a subsequent variance application to the subject property.
2. Grant a variance to allow the proposed cantilevered open balcony to project into the required setback below fifteen (15'-0") feet above finished grade vs. cantilevered open balconies having a height of not less than fifteen (15'-0") feet above finished grade may project into the required setback areas with a maximum of six (6'-0") feet, as provided by Section 3-4(h) 5 of the "Zoning Code."
3. Consider a waiver of the Section 24-9 of the "Zoning Code" limiting the effective time period for a variance from six (6) months to one (1) year.

~~OCTOBER 3, 2006 PAGE 15~~

4. full size columns (smooth stucco) in front portico and upper terrace (balcony)
5. rear terrace is a more solidified terrace which creates more of a room with the columns out of masonry
6. Doric round columns with trellis in front of garage
7. front door is more important with columns and pediments the two door to either side have only shutters (to create more importance)
8. stucco is slightly undulated to create a more cottage feel
9. dormers and a 6:12 roof pitch
10. imitation wood shakes on imitation slate

The Zoning Division Staff recommends APPROVAL of Item 1 of the Applicant's proposal.

A motion was made by Mrs. Langer, seconded by Mr. Bello, to approve Item 1 of the Applicant's proposal, as incorporating the Board of Architect's review and evaluation of record.

RESOLUTION NO. 4801-ZB

A RESOLUTION APPROVING A REQUEST FOR VARIANCES TO ORDINANCE NO. 1525 AS AMENDED AND KNOWN AS THE "ZONING CODE," INCORPORATING THE BOARD OF ARCHITECT'S RECORDED EVALUATION AND SPECIFICS, TO WIT:

1. Pursuant to Ordinance No. 2005-32, Section 2, Table 1, Item 6 - Special Case of the Coral Gables "Zoning Code," the applicant is requesting a review and approval by the Board of Adjustment after the residence was first recommended for approval by the Board of Architects.

A Resolution was passed and adopted due to the following roll call: "Yeas" - Mrs. Langer, Mr. Pozo, Mr. Artigues, Mr. Bello and Mrs. Fahringer. "Abstention" - Mr. Lukacs. "Nays" - None. "Excused" - Dr. Briggie

9. 8602-Z

Lot(s): 17, Block: 3

Coral Gables Hammock Lake Park, PB/PG: 44/87
(4995 Hammock Lake Drive)

Jorge L. Hernandez - Applicant
Jeffrey and Caterina Bartel - Owner
Jorge L. Hernandez - Architect/Engineer

A hearing was held on Application No. 8602-Z.

Present: Jeffrey Bartel - Owner, Jorge Hernandez - Architect

APPLICANT'S PROPOSAL: In connection with the proposed single-family residence at the subject property, the Applicant requests the following variance(s) from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed single-family residence to have a lot coverage of 8845.00 square feet (22%) vs. the proposed single-family residence to have a maximum lot coverage of 6092.40 square feet (15%) as provided by Section 4-56(d) of the "Zoning Code."
2. Grant a variance to allow the proposed single-family residence to have a rear yard area lot coverage of 1,197 square feet (6 %) vs. the proposed single-family residence to have a maximum rear yard lot coverage of 977 square feet (5%) as provided by Section 4-94(c) of the "Zoning Code."

All as shown on plans which have received Preliminary approval from the Board of Architects. Such approval is for architectural design only and is not an endorsement of any variance being requested by the Applicant.

STAFF OBSERVATIONS: The applicant is requesting two variances from the provisions of the "Zoning Code" that relate to lot coverage for the subject property. The subject property is located in the Hammock Lake neighborhood that was annexed into the City of Coral Gables in 1996. Following the annexation site specific regulations were adopted to maintain and protect the existing character of the neighborhood. The lot coverage provisions adopted for the neighborhood were consistent with the lot coverage provisions that were in place when the neighborhood had been a part of Miami-Dade County. Those provisions allowed for maximum lot coverage of 15% for the single-family residence and an additional 5% of the rear yard area for accessory structures. There are three issues that affect the subject property pertaining to this matter. First, it is not clear as to whether the lot size was measured to the center of the street or to the property line. Second, it is not clear as to what counted as an accessory structure in the rear yard area (in some instances we have found that swimming pools were counted and in some instances swimming pools were not counted).

Finally, when the site specific regulations were adopted specific provisions as to architectural style were adopted to continue the architectural character of the Hammock Lakes neighborhood because it differed from most neighborhoods in the City of Coral Gables.

The Architect is proposing a single-family residence that is specifically designed in the classical American Shingle Style which is unique in the neighborhood and yet fits in with the existing architectural character of the neighborhood because of its uniqueness. An important and defining feature of the American Shingle Style is the use of one story covered porches and these porches are the element of the house that puts it over on the 15% lot coverage. The Zoning Division staff finds that the use of the American Shingle Style in this case helps to reduce the mass of the residence by pushing the two story element farther back on the property and by creating a one story transition element.

In regard to the lot coverage for the accessory structures in the rear yard area, the Architect has designed the residence farther back from the street than the required front set back to increase the amount of landscape open space in front of the residence. The landscaping is as defining a feature of the Hammock Lakes neighborhood as is the architectural styles of the residences. Pushing the residence further back on the site in order to be consistent with the landscaped character of the neighborhood creates less rear yard area upon which to place the permitted accessory structures.

The Zoning Division Staff finds that the applicants request is a minimum request and is in keeping with the general intent and purpose of the Zoning Code, and in particular the site specific regulations for Hammock Lakes.

The Zoning Division Staff recommends APPROVAL of Items 1 and 2 requested by the Applicant.

**THE CITY OF CORAL GABLES
BOARD OF ADJUSTMENT**

**RECAP
OCTOBER 3, 2006 PAGE 17**

STAFF RECOMMENDATION: Pursuant to Section 24-7 VARIANCES of the "Zoning Code" the Zoning Division Staff finds as follows in regard to the Applicant's proposal as presented in their application for a variance from the provisions of Ordinance No. 1525, as amended and known as the "Zoning Code," and makes the following recommendations:

1. That special conditions and circumstances do exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
2. That the special conditions and circumstances do not result from the actions of the Applicant.
3. That granting the variance requested will not confer on the Applicant any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.
4. That literal interpretation of the "Zoning Code" would deprive the Applicant of rights commonly enjoyed by other properties in the zoning district under the terms of the "Zoning Code" and would work unnecessary and undue hardship on the Applicant (see also definition of "necessary hardship").
5. That the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.
6. That granting the variance will not change the use to one that is different from other land in the same district.
7. That the granting of the variance will be in harmony with the general intent and purpose of the "Zoning Code," and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Based on the findings in paragraphs 1, 2, 3, 4, 5, 6, and 7 above, the Zoning Division Staff recommends **APPROVAL** of Item(s) 1 and 2 of the Applicant's proposal.

The Applicant provided Staff with a letter of unconditional endorsement from the neighborhood association as well as twenty neighbor's letters of approval.

A motion was made by Mr. Lukacs, seconded by Mrs. Langer, to approve Items 1 and 2 of the Applicant's proposal.

RESOLUTION NO. 4802-ZB

A RESOLUTION APPROVING A REQUEST FOR VARIANCES TO ORDINANCE NO. 1525 AS AMENDED AND KNOWN AS THE "ZONING CODE," TO WIT:

1. Grant a variance to allow the proposed single-family residence to have a lot coverage of 8845.00 square feet (22%) vs. the proposed single-family residence to have a maximum lot coverage of 6092.40 square feet (15%) as provided by Section 4-56(d) of the "Zoning Code."

2. Grant a variance to allow the proposed single-family residence to have a rear yard area lot coverage of 1,197 square feet (6 %) vs. the proposed single-family residence to have a maximum rear yard lot coverage of 977 square feet (5%) as provided by Section 4-94(c) of the "Zoning Code."

A Resolution was passed and adopted due to the following roll call: "Yeas" - Mr. Pozo, Mr. Artigues, Mr. Bello, Mr. Lukacs, Mrs. Langer and Mrs. Fahringer. "Nays" - None. "Excused" - Dr. Briggie

10. 8603-Z

DEFERRED

Lot(s): 9 through 12, Block: 12
Coral Gables Douglas Section
(912, 918 through 920 Ponce de Leon Boulevard East, and 100 Calabria Avenue)

Alliance Starlight 1, LLC - Applicant
Alliance Starlight 1, LLC - Owner
Salazar Architectural Group - Architect

No hearing was held on Application No. 8603-Z.

~~APPLICANT'S PROPOSAL: In connection with the proposed six (6) story, Mediterranean style apartment building to be located at the subject property, the Applicant requests the following variance(s) and ruling(s) from the provisions of Ordinance No. 1525 as amended and known as the "Zoning Code."~~

1. Consider a waiver of the one-year waiting period, required by Section 24-10 of the Coral Gables "Zoning Code" for a subsequent variance application to the subject property.
2. Grant a variance allowing the proposed six (6) story, Mediterranean style apartment building, with a parking structure and accessory deck with a height of not more than three feet, six inches (3'-6") above the established grade to have a front setback of five (5'-0") feet vs. the proposed six (6) story, Mediterranean style apartment building, with a parking structure and accessory deck with a height of not more than three feet, six inches (3'-6") above the established grade to have a front setback of twenty (20'-0") feet as required by Section 3-4(h)6 of the "Zoning Code."
3. Grant a variance allowing the proposed six (6) story, Mediterranean style apartment building, with a parking structure and accessory deck with a height of not more than three feet, six inches (3'-6") above the established grade to have an interior side setback of zero (0'-0") feet vs. the proposed six (6) story, Mediterranean style apartment building, with a parking structure and accessory deck with a height of not more than three feet, six inches (3'-6") above the established grade to have an interior side setback of ten (10'-0") feet as required by Section 3-4(h)6 of the "Zoning Code."
4. Grant a variance allowing the proposed six (6) story, Mediterranean style apartment building, with a parking structure and accessory deck with a height of not more than three feet, six inches (3'-6") above the established grade to have a rear setback of zero (0'-0") feet vs. the proposed six (6) story, Mediterranean style apartment building, with a parking structure and accessory deck with a height

Cathy & Jeff Bartel
6909 Mindello Street
Coral Gables, FL 33146
Jeff's Mobile: (305) 310-9000
Jeff's Email: jbartel@bellsouth.net

VIA HAND DELIVERY

November 22, 2010

Ms. Martha Salazar-Blanco
Zoning Official
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: Board of Adjustment #BA-10-10-5515 (the "Application")
4995 Hammock Lake Drive

Dear Ms. Blanco:

As you know, we are the owners of the property the subject of the Application.

In addition to those two sets of support letters already provided to you office (one set provided to you earlier this month by the Applicant, and one set hand-delivered to you on Friday, November 19th), enclosed please find additional letters of support for the Application from neighbors in the Hammock Lakes neighborhood.

Any additional letters of support from neighbors that are forthcoming will be provided to your office.

Thank you very much.

Sincerely yours,



Jeffrey S. Bartel

Enclosures

cc: Elizabeth Gonzalez, City of Coral Gables

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

Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

Dear City of Coral Gables:

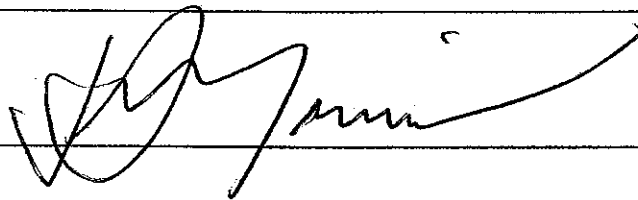
I/we are the owners of property located at

5275 HAMMOCK DRIVE

within the Hammock Lakes neighborhood. This serves to confirm that, after reviewing the requests and plans pertaining to the Application for the Property, I/we have no objection to the lot area coverage and rear lot area variance requests being made by the Owners. We support the City approving the Application as submitted.

PRINT NAME/S: JAY MASSIRMAN

SIGNATURE/S:



DATE:

11/25, 2010

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

Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

Dear City of Coral Gables:

I/we are the owners of property located at

9201 School House Rd.

within the Hammock Lakes neighborhood. This serves to confirm that, after reviewing the requests and plans pertaining to the Application for the Property, I/we have no objection to the lot area coverage and rear lot area variance requests being made by the Owners. We support the City approving the Application as submitted.

PRINT NAME/S: Bobby Brochin

Cristina Brochin

SIGNATURE/S: Bobby Brochin

Cristina Brochin

DATE: Nov. 17, 2010

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

Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

Dear City of Coral Gables:

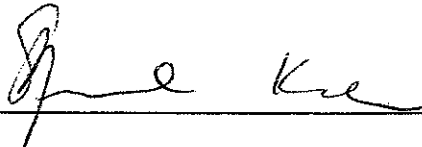
I/we are the owners of property located at

5345 Hammock Dr., Coral Gables, FL 33156

within the Hammock Lakes neighborhood. This serves to confirm that, after reviewing the requests and plans pertaining to the Application for the Property, I/we have no objection to the lot area coverage and rear lot area variance requests being made by the Owners. We support the City approving the Application as submitted.

PRINT NAME/S: Manuel Kadre

SIGNATURE/S:



DATE:

11/18

, 2010

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

Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

~~Dear City of Coral Gables:~~

I/we are the owners of property located at

Rudy & Lydia Prio Touzet

within the Hammock Lakes neighborhood. This serves to confirm that, after reviewing the requests and plans pertaining to the Application for the Property, I/we have no objection to the lot area coverage and rear lot area variance requests being made by the Owners. We support the City approving the Application as submitted.

PRINT NAME/S: Lydia Prio Touzet

Rudy Prio Touzet

SIGNATURE/S: Lydia Prio Touzet

DATE: 11-17, 2010

Cathy & Jeff Bartel
6909 Mindello Street
Coral Gables, FL 33146
Jeff's Mobile: (305) 310-9000
Jeff's Email: jbartel@bellsouth.net

VIA HAND DELIVERY

November 19, 2010

Ms. Martha Salazar-Blanco
Zoning Official
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: Board of Adjustment #BA-10-10-5515 (the "Application")
4995 Hammock Lake Drive

Dear Ms. Blanco:

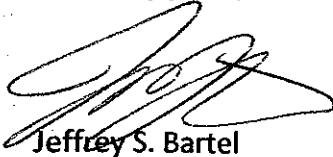
As you know, we are the owners of the property the subject of the Application.

Pursuant to our email exchanges, enclosed please find additional letters of support for the Application from neighbors in the Hammock Lakes neighborhood.

Additional letters of support from neighbors are forthcoming and will be provided to your office.

Thank you very much.

Sincerely yours,



Jeffrey S. Bartel

Enclosures

cc: Elizabeth Gonzalez, City of Coral Gables

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

Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

Dear City of Coral Gables:

I/we are the owners of property located at

4845 Hammock Lake Drive, Coral Gables

within the Hammock Lakes neighborhood. This serves to confirm that, after reviewing the requests and plans pertaining to the Application for the Property, I/we have no objection to the lot area coverage and rear lot area variance requests being made by the Owners. We support the City approving the Application as submitted. *Strongly*

PRINT NAME/S: Randall A. Whitman

SIGNATURE/S: *R. A. Whitman*

DATE: 11/16/2010, 2010

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

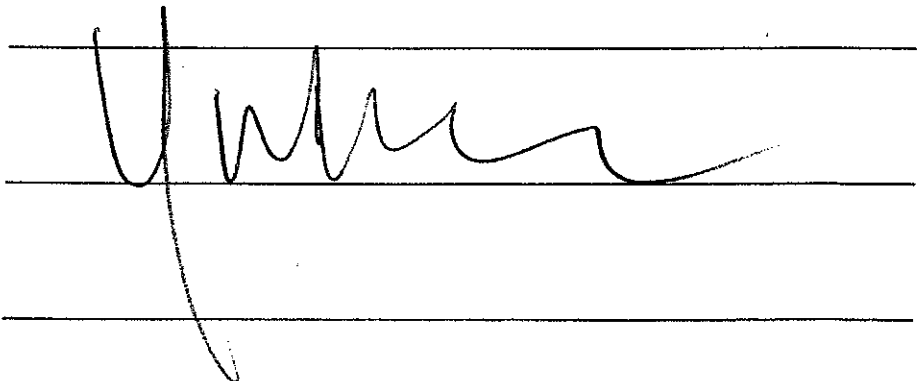
Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

Dear City of Coral Gables:

I/we are the owners of property located at
4990 Hammock Lake Dr. Coral Gables
within the Hammock Lakes neighborhood. This serves to confirm that, after
reviewing the requests and plans pertaining to the Application for the
Property, I/we have no objection to the lot area coverage and rear lot area
variance requests being made by the Owners. We support the City
approving the Application as submitted.

PRINT NAME/S: Yusue Wu & Rafael Alvarez

SIGNATURE/S:



DATE:

11/17, 2010

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

Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

Dear City of Coral Gables:

I/we are the owners of property located at

8910 Schoolhouse Road Coral Gables, FL 33156

within the Hammock Lakes neighborhood. This serves to confirm that, after reviewing the requests and plans pertaining to the Application for the Property, I/we have no objection to the lot area coverage and rear lot area variance requests being made by the Owners. We support the City approving the Application as submitted.

PRINT NAME/S: Mark Brooks

Carol Brooks

SIGNATURE/S: Mark

Carol

DATE: 11-16 -, 2010

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

Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

Dear City of Coral Gables:

I/we are the owners of property located at

9050 Schoolhouse Road

within the Hammock Lakes neighborhood. This serves to confirm that, after reviewing the requests and plans pertaining to the Application for the Property, I/we have no objection to the lot area coverage and rear lot area variance requests being made by the Owners. We support the City approving the Application as submitted.

PRINT NAME/S: Reva Hanzman

Michael Hanzman

SIGNATURE/S:

Reva Hanzman

Michael Hanzman

DATE:

NOV. 16, 2010, 2010

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

Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

Dear City of Coral Gables:

I/we are the owners of property located at

5050 N. KENDALL DR.

within the Hammock Lakes neighborhood. This serves to confirm that, after reviewing the requests and plans pertaining to the Application for the Property, I/we have no objection to the lot area coverage and rear lot area variance requests being made by the Owners. We support the City approving the Application as submitted.

PRINT NAME/S: ROBERT E. WOLBERG

MARIA E. WOLBERG

SIGNATURE/S:

[Handwritten Signature]

[Handwritten Signature]

DATE:

11/17/10, 2010

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

Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

Dear City of Coral Gables:

I/we are the owners of property located at

4994 Hammock Lake Drive

within the Hammock Lakes neighborhood. This serves to confirm that, after reviewing the requests and plans pertaining to the Application for the Property, I/we have no objection to the lot area coverage and rear lot area variance requests being made by the Owners. We support the City approving the Application as submitted.

PRINT NAME/S: Ms/Mr. WEINBERGER MD

Irene H. Weinberger

SIGNATURE/S: 

Irene H. Weinberger

DATE: 11/16, 2010

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

Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

Dear City of Coral Gables:

I/we are the owners of property located at

5055 HAMMOCK LAKE DR.

within the Hammock Lakes neighborhood. This serves to confirm that, after reviewing the requests and plans pertaining to the Application for the Property, I/we have no objection to the lot area coverage and rear lot area variance requests being made by the Owners. We support the City approving the Application as submitted.

PRINT NAME/S:

THOMAS BEIER

EVELYN BEIER

SIGNATURE/S:

Thomas Beier

Evelyn Beier

DATE:

10/17, 2010

City of Coral Gables
Board of Adjustment
405 Biltmore Way
Coral Gables, FL 33134

Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

Dear City of Coral Gables Board of Adjustment:

I/we are the owners of property located at

4880 Hammock Lake Dr.
within the Hammock Lakes neighborhood. This serves to confirm that, after
reviewing the requests and plans pertaining to the Application for the
Property, I/we have no objection to the lot area coverage and rear lot area
variance requests being made by the Owners. We support the City
approving the Application as submitted.

PRINT NAME/S: Mercer K. Clarke

SIGNATURE/S: Mercer K. Clarke

DATE: 11/4, 2010

City of Coral Gables
Board of Adjustment
405 Biltmore Way
Coral Gables, FL 33134

Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

Dear City of Coral Gables Board of Adjustment:

I/we are the owners of property located at

8860 HAMMOCK LAKE CT

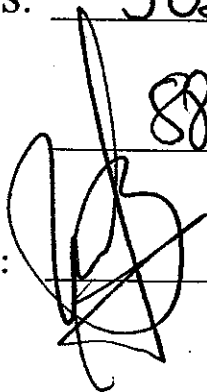
within the Hammock Lakes neighborhood. This serves to confirm that, after reviewing the requests and plans pertaining to the Application for the Property, I/we have no objection to the lot area coverage and rear lot area variance requests being made by the Owners. We support the City approving the Application as submitted.

PRINT NAME/S:

Jose F. Selva Boschetti

8860 HAMMOCK LAKE CT

SIGNATURE/S:



DATE:

11.4

, 2010

City of Coral Gables
Board of Adjustment
405 Biltmore Way
Coral Gables, FL 33134

Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

Dear City of Coral Gables Board of Adjustment:

I/we are the owners of property located at

4860 HAMMOCK LAKE DRIVE

within the Hammock Lakes neighborhood. This serves to confirm that, after reviewing the requests and plans pertaining to the Application for the Property, I/we have no objection to the lot area coverage and rear lot area variance requests being made by the Owners. We support the City approving the Application as submitted.

PRINT NAME/S: BRIAN A. HART

SIGNATURE/S: B. Hart

DATE: NOV 4, 2010

City of Coral Gables
Board of Adjustment
405 Biltmore Way
Coral Gables, FL 33134

Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

Dear City of Coral Gables Board of Adjustment:

I/we are the owners of property located at

8901 Hammock Lake Ct., Coral Gables FL 33156

within the Hammock Lakes neighborhood. This serves to confirm that, after reviewing the requests and plans pertaining to the Application for the Property, I/we have no objection to the lot area coverage and rear lot area variance requests being made by the Owners. We support the City approving the Application as submitted.

PRINT NAME/S:

Jorge L. Freeland

SIGNATURE/S:

JLF

DATE:

11/4, 2010

City of Coral Gables
Board of Adjustment
405 Biltmore Way
Coral Gables, FL 33134

Re: Board of Adjustment # BA-10-10-5515 (the "Application") for
4995 Hammock Lake Drive (the "Property")
Jeffrey and Caterina Bartel (the "Owners")

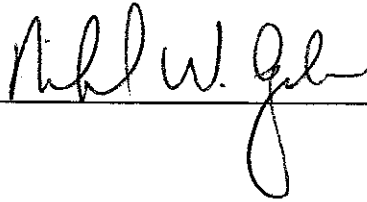
Dear City of Coral Gables Board of Adjustment:

I/we are the owners of property located at

5590 HAMMOCK DR., CORAL GABLES, FL

within the Hammock Lakes neighborhood. This serves to confirm that, after reviewing the requests and plans pertaining to the Application for the Property, I/we have no objection to the lot area coverage and rear lot area variance requests being made by the Owners. We support the City approving the Application as submitted.

PRINT NAME/S: RICHARD W. OGDEN

SIGNATURE/S: 

DATE: NOV 4, 2010

CITY OF CORAL GABLES

-MEMORANDUM-

TO: MARTHA SALAZAR-BLANCO
ZONING OFFICIAL

DATE: NOVEMBER 29, 2010

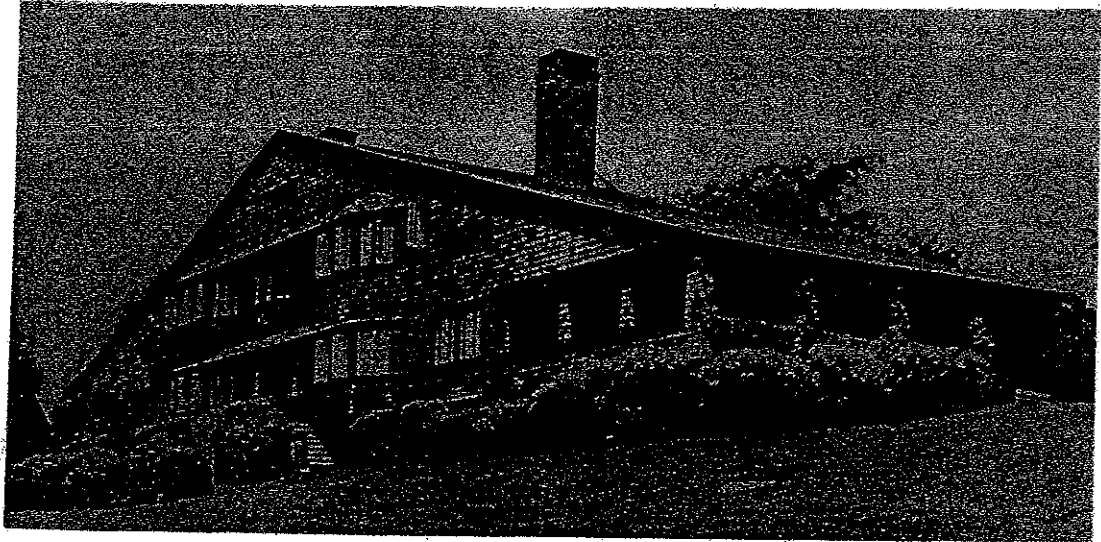
FROM: CARLOS A. MINDREAU, AIA
CITY ARCHITECT

SUBJECT: OPINION AS TO AMERICAN
SHINGLE STYLE

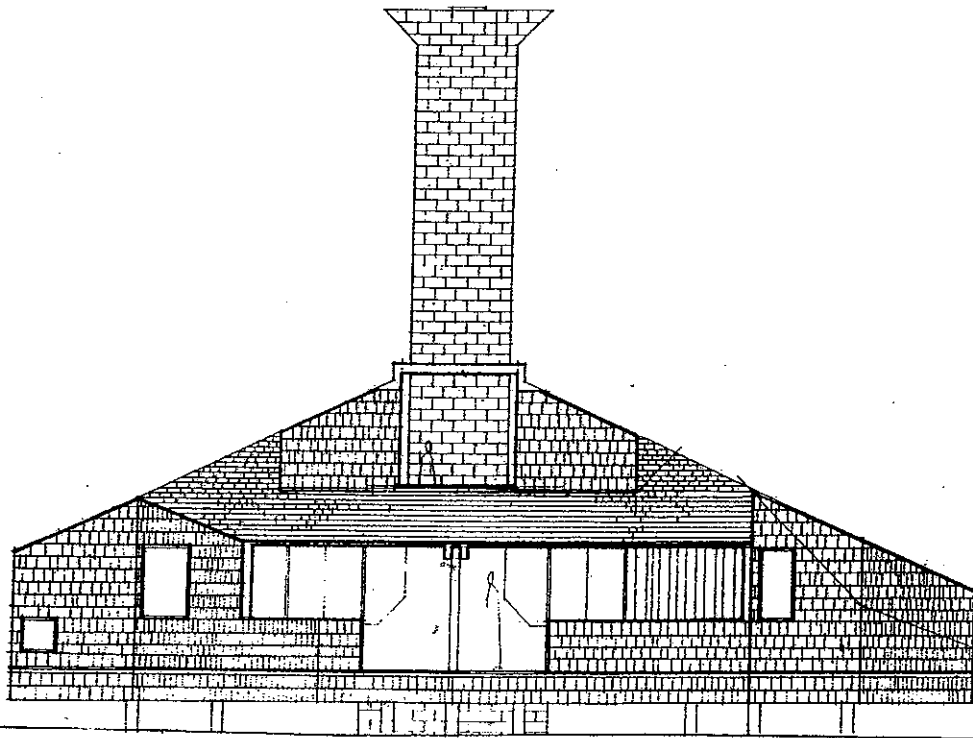
I have taken into account, and using as a reference, the writings of Mr. Vincent Scully, *THE SHINGLE STYLE TODAY*, it is important to note several factors that come into play in the articulation of this architectural style in more general terms.

The American Shingle Style of the 1880's could be regarded as a Nineteenth Century American tradition that subordinates the European influence in the architecture of the time. This tradition, is later influenced again by Europe with the Beaux Arts movement, which is prevalent from 1820 through 1950, and also by the more modern International Style of the 1920's. The Low House by McKim, Mead and White Architects – 1887, Bristol, Rhode Island is a significant early example characterized by the creation of expanding space; all the rooms opened widely off a central living hall, and great walls of glass open to the landscape. Typically the exterior massing of the buildings seemed to echo the hills of the surrounding countryside or the seaside settings.

Reviewing many of the examples demonstrated in Mr. Scully's book, clearly it is evident that the covered porch is a part of the prevalent vocabulary of this architectural style as evidenced by the Isaac Bell House, Newport, Rhode Island by McKim, Mead and White, 1882. In this plan, the large porch wraps two sides of the house while the other two sides are clearly without the covered outdoor space. In the Low House, mentioned above, the first floor porch appears to be carved into the volume of the first floor rather than appearing to be added to the primary volume of the building. The one thing that does appear to be significant about the examples noted in Mr. Scully's reference material is the expansive amounts of land that surrounds each of the beautiful buildings cited in the book.



1 W. G. Low House, Bristol, Rhode Island, by McKim, Mead and White, 1887. Demolished by a later owner who built himself a ranch house on the site.

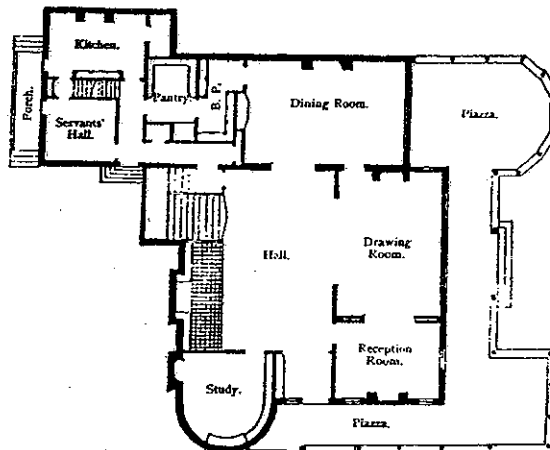


2 Project for a Beach House, by Robert Venturi, 1959. Elevation drawing.



25 Isaac Bell House, Newport, Rhode Island
by McKim, Mead and White, 1882.

26 Isaac Bell House. Plan.





- 29 Cyrus McCormick House, Richfield Springs, New York, by McKim, Mead and White, 1881-82. Demolished.
- 30 William Kent House, Tuxedo Park, New York, by Bruce Price, 1885-86.





31 W. Chandler House, Tuxedo Park, New York, by Bruce Price, 1885-86.

ARTICLE 3 - DEVELOPMENT REVIEW

- A. The proposed development complies with the existing land development regulations.
- B. The proposed development satisfies the objective of the City Commission in ordering a moratorium. For example, if the City Commission is considering increasing the minimum setback in a residential zoning district by two (2) feet, and the applicant demonstrates that it complies with the proposed modification to the setback, the City Manager may grant a waiver of the moratorium.
- C. The waiver will not hinder the intent of the City Commission in its proposed amendment to these regulations.

Section 3-710. Exemptions.

Notwithstanding the adoption of a moratorium ordinance, the City Manager may authorize the issuance of building permits for nondeleterious items including, but not limited to, fences, repairs and similar matters, where he determines that such permit will not affect the outcome of the planning study; provided, however, that with regard to any particular moratorium the City Commission may by ordinance increase or decrease allowable exemptions and may by ordinance provide either a supplemental or exclusive procedure for acting upon requests for exemptions. Such procedure may vest jurisdiction and responsibility for acting upon requests for exemptions in the City Manager or any City administrative or quasi-judicial body or board.

Section 3-711. Conditional uses, variances, change in land use, change of zoning or tentative plats during moratorium.

During the existence of any moratorium, no applications for conditional uses, variances, changes in land use, changes of zoning, development orders or tentative plats within the affected area shall be acted upon by the City, except as provided in Sections 3-709 and 3-710, or unless otherwise specifically provided by the City Commission by ordinance with regard to a specific moratorium.

Division 8. Variances

Section 3-801. Purpose and applicability.

Except as provided in Article 3, Division 9 for variances from platting standards, the purpose of this Division is to establish a procedure for granting variances from the literal terms of these regulations where there are practical difficulties or unnecessary and undue hardships so that the spirit of these regulations shall be observed, public safety and welfare secured, and substantial justice done.

APPENDIX A - SITE SPECIFIC ZONING REGULATIONS

Section A-56 - Hammock Lakes.

The Hammock Lakes area is that neighborhood which is commonly known as Hammock Lakes and which was annexed into the City on July 31, 1996. (3247, 3495)

- A. Architectural type. The primary architectural feature of Hammock Lakes is the landscape, which includes irregular topography, two lakes, stands of gumbo limbos, oaks, and other native vegetation. A predominant part of the landscape is the use of native coral rock in slabs as fence material or as individual landscape boulder type decoration. Homes are built in the classical contemporary style; however, there are homes built in other classical styles. It shall be the duty of the Board of Architects to insure that any addition to an existing structure in the Hammock Lakes area be consistent with the existing architecture of the structure and any new buildings must be compatible with the landscape environs and the architecture of neighboring structures.
- B. Awnings & canopies. Carport canopies and shelter canopies shall be permitted to be free standing.
- C. Building sites. No new building site shall contain less than one (1) fully platted lot and have an area of less than one (1) acre. The minimum lot width of any new building site shall be one-hundred and twenty-five (125) feet. All existing building sites shall be as existing at the time Hammock Lakes was annexed into the City on July 31, 1996 and shall be deemed in conformity with this Ordinance.
- D. Ground coverage. No single-family residence shall occupy more than fifteen (15%) percent of the ground area of the building site upon which the residence is erected. In addition, up to five (5%) percent of the rear yard may be used for accessory uses and structures.
- E. Height of buildings. No single-family residence shall exceed a height of two and one-half (2½) stories. In all instances, a single-family residence shall not exceed thirty-five (35) feet above established grade including ridgeline, dome, steeples, towers, and such other similar structures. No subordinate or accessory building permitted by this code as an Auxiliary-Use shall exceed in height the maximum height of the principal building on the building site.
- F. Height of walls and fences. Walls and fences may have a maximum height of six (6) feet; provided that in no case shall a wall or fence violate the triangle of visibility requirements of this code.
- G. Roof-Materials. Roofs of new and existing structures shall use materials which are consistent with the roof materials which have been used for the existing buildings in the Hammock Lakes area.
- H. Setbacks-Principal building.
 - 1. All lots shall provide a minimum front setback of fifty (50) feet.
 - 2. All lots shall provide a minimum side setback of fifteen (15) feet.
 - 3. All lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
 - 4. All lots shall provide a minimum rear setback of twenty-five (25) feet.
 - 5. All lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of thirty-five (35) feet.
 - 6. All lots located on Hammock Lake No. 2 shall provide a minimum waterfront setback which coincides with the building line as shown on the plat.
- I. Setbacks-Accessory buildings general.
 - 1. All accessory buildings shall provide a minimum front setback of seventy-five (75) feet.
 - 2. All accessory buildings shall provide a minimum side setback of twenty feet (20) feet.
 - 3. All accessory buildings located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
 - 4. All accessory buildings shall provide a minimum rear setback of seven (7) feet and six (6) inches.
 - 5. All accessory buildings on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches. No accessory building shall be built closer to the water in Hammock Lake No. 2 than the building line as shown on the plat.
- J. Setbacks-Swimming pools.
 - 1. Swimming pools shall provide a minimum front setback of seventy-five (75) feet.
 - 2. Swimming pools shall provide a minimum side setback of twenty (20) feet.
 - 3. Swimming pools located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
 - 4. Swimming pools not located on a water body shall provide a minimum rear setback of seven (7) feet and six (6) inches.

APPENDIX A - SITE SPECIFIC ZONING REGULATIONS

5. Swimming pools on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.
 6. Decks on lots located on Hammock Lake No. 2 shall provide a minimum rear setback of forty (40) feet and swimming pools a minimum rear setback of forty-five (45) feet.
- K. Setbacks-Tennis courts.
1. Tennis courts shall provide a minimum front setback of seventy-five (75) feet.
 2. Tennis courts shall provide a minimum side setback of twenty (20) feet.
 3. Tennis courts located on lots which have a side street shall provide a minimum side street setback of thirty (30) feet.
 4. Tennis courts shall provide a minimum rear setback of seven (7) feet and six (6) inches.
 5. Tennis courts on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.
 6. Tennis courts on lots located on Hammock Lake No. 2 shall provide a minimum waterfront setback which coincides with the building line as shown on the plat.
- L. Setbacks-Screened enclosures.
1. Screened enclosures shall provide a minimum front setback of seventy-five (75) feet.
 2. Screened enclosures shall provide a minimum side setback of fifteen (15) feet.
 3. Screened enclosures located on lots which have a side street shall provide a minimum side street setback of twenty-five (25) feet.
 4. Screened enclosures shall provide a minimum rear setback of six (6) feet.
 5. Screened enclosures on lots located on Hammock Lake No. 1 (Hammock Lake Park Subdivision) shall provide a minimum waterfront setback of seven (7) feet and six (6) inches.
 6. No screened enclosure shall be built closer to the water on Hammock Lake No. 2 than the building line as shown on the plat.
- M. As according to the Florida Building Code, where repairs and alterations amounting to more than the prescribed percentage of the replacement value of the existing building are made during any twelve (12) month period, the building or structure shall be made to conform to all Zoning Code requirements for a new building or structure.
- N. No boathouse or other structure shall be erected on the shore of lakes or extended into the waters thereof unless the same shall be approved by a majority of the owners of other property fronting on said lake.
- O. No encroachments of imported earth, sand, gravel or fill of any kind and no petroleum based fuel motors of any kind shall be allowed on Hammock Lake No. 2.
- P. No grading or filling shall be allowed closer to the water on Hammock Lake No. 2 than the minimum rear setback of forty (40) feet provided for decks on lots on Hammock Lake No. 2.

Section A-56-1 - Hammock Lake No. 2. (3558)

Refer to section A-56 Hammock Lakes for applicable site specific requirements in addition to general code requirements.

Section A-56-2 - Hammock Lake Park. (3558)

Refer to section A-56 Hammock Lakes for applicable site specific requirements in addition to general code requirements.

Section A-56-3 - Hammock Park.

Refer to section A-56 Hammock Lakes for applicable site specific requirements in addition to general code requirements.

Section A-56-4 - First Addition Hammock Park.

Refer to section A-56 Hammock Lakes for applicable site specific requirements in addition to general code requirements.

ARTICLE 8 - DEFINITIONS

and services or office.

Loggia means a permanent structure that is parallel or perpendicular to a building that is generally supported by piers and columns that provides cover from the elements.



Lot, area means the surface area of the land within the boundaries of a lot and does include submerged lands.

Lot, corner means a lot located at the intersection of two (2) or more streets or street and canal or waterway.

Lot, depth means the horizontal distance between the front and rear lot lines.

Lot, interior means a lot which is not a corner lot or a through lot.

Lot, through means an interior lot having frontage on two parallel or approximately parallel streets.

Lot, width means the distance between the side lines thereof if such side lines are parallel to each other, if side lines are not parallel, width shall be construed as mean width.

Luminance ratio means the ratio of the maximum level of illumination of an area to the maximum level of illumination of the area.

Major modification to an approved campus master plan development order means a change with regard to the character, location or magnitude of land use which creates a reasonable likelihood of adverse impacts on land which is not located within a university campus district or on the City of Coral Gables as a whole.

Manual irrigation system means an irrigation system in which control valves and switches are manually operated rather than operated by automatic controls.

Manufacturing means the transformation of materials or substances into new products, including the assembly of component parts, and the production or refining of goods, materials, or substances into new products, including the assembly of component parts, but not including research and technology production uses.

Marina means any structure constructed on pilings over open water or supported by flotation on the water which provides three (3) or more boat slips for the purpose of sale or lease.

Marina facility means a use of land involved in the operation of a marina including structures and activities normally integral to the operation of a marina, such as servicing, fueling, pumping-out, chartering, launching, and dry-storage of boats and boating equipment.

Massage means the performance of manipulative exercises upon the human body of another by rubbing, kneading, or tapping with the hand or hands.

Massage establishment means a site or premises, or portion thereof, where a licensed massage therapist practices massage.

Massage salon means any place or establishment where a massage is made available, but not including a massage establishment.

Medical clinic means a health care facility, or clinic, licensed by the State of Florida or operated by two (2) or more physicians or medical practitioners licensed by the State of Florida, that is not part of a hospital and that provides elective care for patients on-site who remain less than twenty-four (24) hours. Medical clinics shall not include sanitariums, convalescent homes, or nursing homes but may include, but

ARTICLE 8 - DEFINITIONS

Native plant community means a natural association of plants dominated by one (1) or more prominent native plant species, or a characteristic physical attribute.

Native plant species see Miami-Dade County Code provisions.



Necessary hardship means arduous restrictions upon the uses of a particular property which promote the objectives of these regulations, providing that such regulations apply to all land within the same district.

Neighborhood means an area of a community with characteristics which distinguish the area from other areas and which may be defined by physical barriers such as railroads, major streets, canals or other natural features.

Newsrack means any type of unmanned device for the vending or free distribution of news periodicals.

Nightclubs is a commercial establishment that is an accessory use to a primary restaurant use that includes entertainment such as music, dancing and other similar social activities. All permitted nightclubs within restaurants shall be subject to all of the following provisions:

- A. The dispensing of alcoholic beverages shall only be for consumption on the premises.
- B. All nightclub entertainment shall be contained entirely within the building(s) and shall satisfy all other applicable City Code and Zoning Code requirements including but not limited to noise, permitted hours of operation, nuisance provisions, etc.
- C. The restaurant shall maintain total quarterly gross sales receipts/revenues for inspection upon request to demonstrate compliance with these requirements.

See Section 4-401., "Uses prohibited," for further provisions.

Nighttime commercial use means business activities and operations which take place between the hours of 8:00 PM and 6:00 AM, not including ordinary janitorial activities.

Nonconforming sign means any sign lawfully established that does not conform to the requirements of these regulations.

Nonconforming structure means a building or structure lawfully established which does not conform to the requirements for location or other dimensional requirement for such building or structure in the zoning district assigned to the property, that is, the minimum setback, required parking, maximum height or maximum building coverage.

Nonconforming use means a use lawfully established which, on the effective date of these regulations, or any amendment thereto, does not conform to the uses or the densities and intensities of the zoning district in which it is located.

Nonconformity means any lot, structure, use or other feature of the property regulated under the provisions of these regulations which was lawfully established but which on the effective date of these regulations, or any amendment thereto, does not comply with the requirements of these regulations.

Noncontributing building or property means a building or property which does not add to a historic district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost. Unless otherwise specified, exterior alterations, additions, demolitions, etc. to non-contributing structures or properties with historic landmark districts shall be reviewed and approved by the Historic Preservation Board and/or Historical Resources Department.

ARTICLE 8 - DEFINITIONS

moorings for yachts and pleasure boats for the residents of the City of Coral Gables either by ownership, lease or rent and such off-street parking and buildings and structures as are required for the operation of such yacht basin, not including docking facilities provided as an accessory use to residential uses for use of residents living in such buildings.

Problematic uses means commercial retail and service uses which are typically characterized by poorly maintained facilities, loitering and other indices of neighborhood deterioration or urban blight, including but not limited to, day labor agencies, tattoo parlors, body piercing, pawn shops, check cashing centers and blood plasma centers.

Prohibited plant species mean those plant species listed in the Landscape Manual which are demonstrably detrimental to native plants, native wildlife, ecosystems, or human health, safety, and welfare.

Prohibited uses mean uses which are not permitted under these regulations.



Property lines mean the lines which bound a property.

Property line, front means a property line which runs generally parallel to and along a road right-of-way or street exclusive of alleyways.



Property line, side means a property line which runs generally perpendicular or radial to the front property line.



Property line, rear means a property line which runs generally parallel to the property line from which a property is addressed.

Property owners association (POA) means the organization of owners of parcels of lands, and/or buildings with the responsibility to safeguard the rights of tenants, owners, etc., through the implementation of covenants and restrictions, including, but not limited to: maintenance responsibilities of all common areas, open spaces and other public areas, standards for building location, construction, etc.

Public use means a use which is not for private use or function.

Public benefit means a feature, use, land area, improvement, building, facility, structure and/or service that provides a benefit and whose expressed purpose is to benefit the public.

Public buildings and grounds mean land designated Public Buildings and Grounds by the City's Comprehensive Plan.

Public facility means a building, use or structure owned or occupied by a federal, state, regional or local government agency, such as a jail, housing for persons who are participating in work release programs or who have previously served and completed terms of imprisonment for violations for criminal laws, sanitary landfill, solid waste transfer or disposal facility, wastewater treatment facility, or hazardous waste treatment or storage facility, but not including a governmental use, military facility, residential-care home, rehabilitation center, or education or health institution.

Public garage means a building or premises arranged, designed and intended to be used for the storage or service of motor vehicles for hire or reward, or which is not a private garage.

Public improvement means any improvement, facility or service that is planned and designed for public use located on public land, site, or rights-of-way for the purpose of providing public access and use twenty-four (24) hours a day/seven (7) days a week.

Public property means any City owned, leased, controlled, dedicated or platted real property, including but not limited to parks, marinas, alleys, streets, rights-of-way or other real property.

ARTICLE 8 - DEFINITIONS

Pisano Avenue to Ponce de Leon Boulevard; d) south side of Mataro Avenue from San Amaro Drive to Red Road; and e) Red Road from Mataro Avenue to Brescia Avenue.

University Campus District (UCD) Frontage B means land within the UCD which has frontage on the following road segments: a) Pisano Avenue from Campo Sano Drive to University Drive; b) west side of San Amaro Drive from Levante Avenue to Mataro Avenue; c) east side of San Amaro Drive from Brescia Avenue to Mataro Avenue; d) Red Road from Brescia Avenue to Levante Avenue; and e) north side of Levante Avenue from San Amaro Drive to Red Road.

University Campus District (UCD) Frontage C means land within the UCD which has frontage on the following road segments: Ponce de Leon Boulevard from Granada Boulevard to the west side of the Ponce Garage. Underground parking shall have no setback.

University Campus District (UCD) Frontage D means land within the UCD which has frontage on the following road segments: a) Ponce de Leon Boulevard the west side of the Ponce Garage to San Amaro Drive; and b) the east side of San Amaro Drive, from Ponce de Leon Boulevard to Brescia Avenue.

University Campus District (UCD) Frontage E means land within the UCD which has frontage on the following road segments: a) the south side of Levante Avenue; and b) the west side of San Amaro Drive, from Ponce de Leon Boulevard to Levante Avenue.

University campus serving use means a use or activity which because of its size, location and/or character is provided for the use and benefit of students, faculty, university employees and their guests and where use by or benefit to the general public is incidental and occasional.

University of Miami Campus means the land located within the inner boundaries of the rights-of-way of the Metro Rail line on the south, Granada Boulevard and Pisano Avenue on the east, Campo Sano Avenue and Miller Road on the north and Red Road, Levante Avenue and Hurricane Drive on the west and south.

University Village means an area within a university campus which is primarily used for upper class student housing and academic administration.



Unnecessary hardship means arduous restrictions upon the uses of a particular property which are unique and distinct from that of adjoining property owners in the same zoning district.

Urban open space means an area which is open from the land to the sky predominantly improved with and paved with bricks, pavers or other similar material (not including concrete or asphalt) for pedestrian use or an area where no structures or buildings other than landscape features, fountains, benches, arcades and objects of art are located.

Usable open space means outdoor areas, except parking and other service areas, which are usable for outdoor living, recreation or landscaping, and which is open and unobstructed from the lowest level to the sky except for roof overhangs not in excess of two and one-half (2½) feet, pedestrian walks and ingress and egress drives. All open space shall be accessible to, and usable by, all residents residing in the building.

Utilities/infrastructure facility means electric, gas, or stormwater management facilities, water or wastewater pumping station, telephone repeater station or similar structure used as an intermediary switching, boosting, distribution or transfer station or lines for electricity, cable television, or telephone services between the point of generation and the end user, but not including satellite dish antennas, facilities for the handling of solid waste, or radio, television, or relay towers.

Utility lines or service facilities means the distribution system for utilities and includes, but is not limited to cables, conduits, pipes, wires, and conductors.

ARTICLE 8 - DEFINITIONS

used for loading, circulation, access, storage, including fire trucks, garbage trucks, or display of motor vehicles.

Vertical parking lift is a two-level/two-deck automated parking lift device and supporting structure for the stacking of two (2) vehicles in a vertical position.

Veterinary office means a facility used by veterinarians to treat and examine animals, including accessory indoor boarding of animals, not including outdoor kennels or animal runs.

Vines mean plants which normally require support to reach mature form.

Wall means a structure or device forming a physical barrier made of materials permitted by this Code that closes, makes or borders a lot, yard or field.

Water body means a lake, pond, canal, river or bay.

Wetlands mean lands which are periodically covered or saturated with water during normal rainfall years as indicated by soils, topography and vegetation, not including artificial drainage ditches checked solely for the purpose of channeling stormwater.

Wholesale / distribution / warehouse facility means a use where goods are received and/or stored for delivery to the ultimate consumer at remote locations.

Wild animal means animals which are wild by nature and not customarily domesticated in the United States not including birds, small rodents or small non-poisonous reptiles.

Wire fence means a fence whose principal material is wire, including but not limited to chain link fences.

Yard means the open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein.



Yard, front means the unoccupied area between the front property line and the main building, and extending across the full width of the lot.



Yard, rear means the unoccupied area extending across the full width of the lot between the main building and the rear line of the lot, except in the case of a side street.



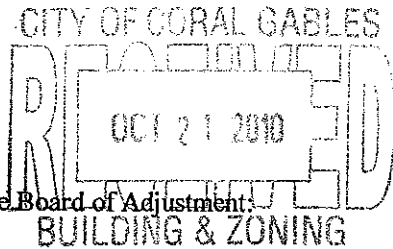
Yard, interior side means the unoccupied area between the main building and the side line of the lot and extending from the required front yard to the required rear yard.

Yard, side street means the unoccupied area behind the front yard and between the main building and abutting street extending to the rear property line.

Zoning Code means the regulations adopted pursuant to the Local Government Comprehensive Planning and Land Development Regulations Act, Chapter 163.3161, et seq., F.S.

Zoning Map, Official means the Official Zoning Map which shows the Zoning Districts as adopted by the City Commission pursuant to the procedures of these regulations.

**BOARD OF ADJUSTMENT
APPLICATION CHECKLIST**



The following items are required for the processing of a public hearing before the Board of Adjustment:

	REQUIREMENTS	OFFICE USE ONLY
1)	Application	✓
2)	Applicant's Proposal	✓
3)	Letter of Intent	✓
4)	Owners Affidavit	✓
5)	Application Fee (Copy of receipt)	✓
6)	Proof of ownership if ownership of the property has changed in the last year	
7)	Register as a lobbyist (see attached)	✓
8)	1 Original Certified Mailing List	✓
9)	3 sets of Mailing Labels	✓
10)	Signed and Sealed survey of property	✓
11)	Full size set of plans (stamped by the Board of Architects)	✓
12)	13 copies on 11" x 17" paper of the plans	✓
13)	13 sets of color photographs (35mm or digital photographs) Must be labeled	✓
14)	Others (letter of support, rescheduling letter, or etc.)	✓

The Building and Zoning Department cannot accept applications that are not complete for any hearing before the Board of Adjustment. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.

The Applicant and/or Homeowner must meet with City Staff to review the application submittal. Once all required items are complete and accurate, the request will be presented at the next available Board of Adjustment hearing.

Applicant's Signature: _____

This application was received by _____

Date 10/21/10

CITY OF CORAL GABLES
Board of Adjustment Application

B.O.A. No.: AB10103932

Applicant: JORGE L. HERNANDEZ Phone: 305-714-0022
Address: 337 PALERMO AVE. Cell: 786-348-3960
CORAL GABLES, FL 33134 Fax: 305-714-0055
E-mail: JORGE@JLHARCHITECT.COM

This is a request for: a Variance X (or) an Appeal _____
(Provide a "X" on desired request)

CATERINA AND

Owner: JEFFREY BARTEL Phone: 305-310-9000

Owner's Address: 10909 MINDELO ST.

Job Address: 4995 HAMMOCK LAKES DR Folio No.: 03-5106-002-0220

Legal Description:

Section: HAMMOCK LAKE PARK Block: 3
Lot(s): 17 PB/PG: 44/87

Architect: JORGE L. HERNANDEZ Phone: 305-714-0022
PRELIMINARY

Board of Arch.#: AB10103932 Date: 10/14/10 Action: APPROVED

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

Is this request the result of a Notice of Violation? NO

Is this request the result of a deviation from an approved set of plans? NO

Has the property owner owned the property for at least one year? YES.

The information provided in this application is true and correct, and the application is being submitted with all of the documents necessary for review by the Board of Adjustment and the Building and Zoning Department. I understand that failure to provide the information necessary for review by the Board of Adjustment may cause my application to be deferred without further review of consideration. I have read and understand all of the information in the City of Coral Gables Board of Adjustment Information brochure.

Applicant (Signature) [Signature] Date: 10/20/10

Board of Adjustment Owner's Affidavit

I/We JEFFREY BARTEL as Owner(s) of Lot(s) 17

Block 3, Section HAMMOCK LAKE PARK, PB/PG 44/87

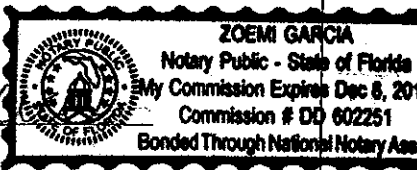
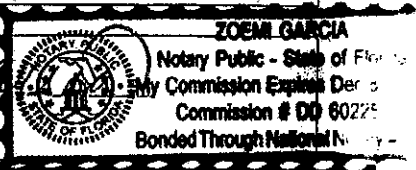
(the Subject property) located at 4995 HAMMOCK LAKES DR. desires to file an application for a public hearing before the Board of Adjustment of the City of Coral Gables and I/we do understand and agrees as follows:

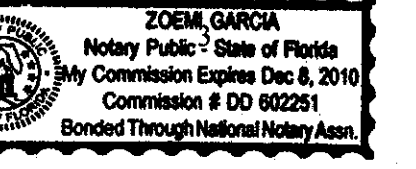
1. That the application for a variance will not be heard unless the applicant is present at the Board of Adjustment Hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing at which time it is the Applicant's responsibility to remove the sign.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
A. Conditional uses and variances: six (6) months. B. Change in zoning map, zoning text amendments, comprehensive land use plan text, comprehensive land use plan map, amendments and application for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and (3) three sets of mailing labels according to the latest ad valorem tax record of all property owners with (1,000) one thousand feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for (12) twelve months from the date of approval. If a permit is not issued within the (12) twelve months, and work commenced, then the variance shall become null and void. One twelve-month extension of a variance may be granted by the Development Review Official.

I/We as the owners of the subject property: ☒ (do hereby authorize JORGE L. HERNANDEZ to)

☐ (will on my / our own behalf)

Act as the applicant and make application in connection with this request for a public hearing before the Board of Adjustment.

Signature of Owner <u>[Signature]</u>	Notary Public Signature <u>Zoemi Garcia</u>	
Print Owner's Name <u>Jeffrey Bartel</u>	Print Notary's Name <u>ZOEMI GARCIA</u>	
Signature of Owner <u>[Signature]</u>	Notary Public Signature <u>Zoemi Garcia</u>	
Print Owner's Name <u>Catherine Bartel</u>	Print Notary's Name <u>ZOEMI GARCIA</u>	

Signature of Applicant <u>[Signature]</u>	Notary Public Signature <u>Zoemi Garcia</u>	
Print Applicant's Name <u>Jorge L. Hernandez</u>	Print Notary's Name <u>ZOEMI GARCIA</u>	

BA-10-10 5515
4995 HAMMOCK LAKE DRIVE
03-5106-002-0220
DECEMBER 6, 2010

My Home

miamidade.gov

ACTIVE TOOL: SELECT



Show Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Property Appraiser Tax Comparison

Summary Details:

File No:	03-5106-002-0220
Property:	4995 HAMMOCK LAKE DR
Mailing Address:	611 TREY BARRETT WAY
Address:	CATERINA BARTEL
	6909 MINDELLO ST CORAL
	GABLES FL
	33146-3829

Property Information:

Primary Zone:	1400 SINGLE FAMILY RESIDENCE
CR30:	0001 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	40,511 SQ FT
Year Built:	0
Legal Description:	HAMMOCK LAKE PAR PB 44-87 LOT 12 BLK 1 LOT SIZE INTL CLAY OR 0001-132-17-033 EAG 30-5106-002-0220

Assessment Information:

Year:	2010	2009
Land Value:	\$1,134,308	\$1,620,440
Building Value:	\$0	\$0
Market Value:	\$1,134,308	\$1,620,440
Assessed Value:	\$1,134,308	\$1,620,440

Taxable Value Information:

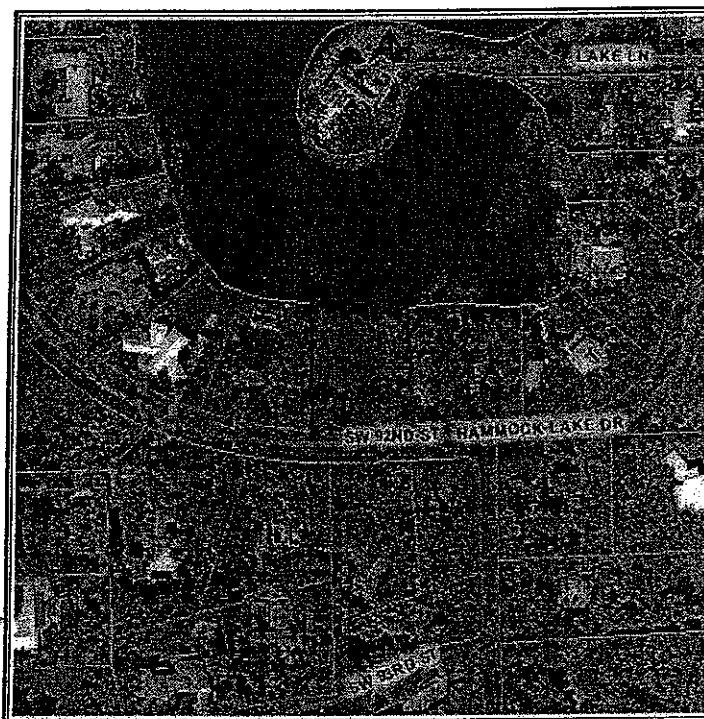
Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$1,134,308	\$0/ \$1,620,440
County:	\$0/ \$1,134,308	\$0/ \$1,620,440
City:	\$0/ \$1,134,308	\$0/ \$1,620,440
School Board:	\$0/ \$1,134,308	\$0/ \$1,620,440

Sale Information:

Sale Date:	1/2005
Sale Amount:	\$2,000,000
Sale O/R:	23214-0963
Sales Qualification Description:	Sales which are qualified
View Additional Sales	

Additional Information:

Click here to see more information for this property



Aerial Photography - 2009

0 122 ft

Legend

- Property Boundary
- Selected Property
- Street
- Highway
- Miami-Dade County
- Water



[My Home](#) | [Property Information](#) | [Property Taxes](#)
[My Neighborhood](#) | [Property Appraiser](#)

[Home](#) | [Using Our Site](#) | [Phone Directory](#) | [Privacy](#) | [Disclaimer](#)

If you experience technical difficulties with the Property Information application,
 or wish to send us your comments, questions or suggestions
 please email us at [Webmaster](#).

Web Site
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 All rights reserved.

BA-10-10-5515
 4995 HAMMOCK LAKE DRIVE
 03-5106-002-0220
 DECEMBER 6, 2010

**HAMMOCK LAKES I & II
HOMEOWNERS ASSOCIATION, INC.**

c/o 9769 S. Dixie Highway, Suite 201
Miami, FL 33156
Ph: (305) 663-5860 Fax: (305) 669-5539

November 4, 2010

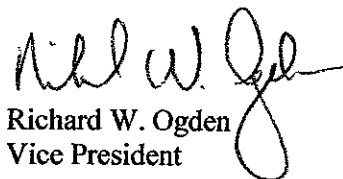
City of Coral Gables Board of Adjustment
City Hall
405 Biltmore Way
Coral Gables, FL 33134

Re: Application No. BA-10-10-5515 pertaining to 4995 Hammock Lake Drive (the
"Application")

Dear Board of Adjustment:

We write to advise the Board of Adjustment that the Hammock Lake I & II Homeowner Association has reviewed the Application and the plans pertaining thereto on file with the City of Coral Gables (prepared by Jorge L. Hernandez Architect, P.A., dated September 28, 2010, approved by the Board of Architects on October 14, 2010, as revised). We wish to express our support for the Application and the two variance requests (lot area coverage and rear lot area) made therein, without qualification or exception. The proposed residential project is fully compatible with the Hammock Lakes and surrounding neighborhood, and it would complement the architecture and environs of neighboring structures.

Sincerely yours,


Richard W. Ogden
Vice President



CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

2010 OCT 19 AM 9:30

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS:

Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE:

To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name

JORGE L. HERNANDEZ

LOBBYIST

Print Your Business Name

JORGE L. HERNANDEZ, ARCHITECT

Business Telephone Number

305 714-0022

Business Address

337 PALERMO AVE.

CORAL GABLES, FL

ADDRESS

CITY, STATE

ZIP CODE

33134

Print Name of Corporation, Partnership, or Trust:

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

VARIANCE FOR A SINGLE FAMILY
RESIDENCE.

BA-10-10-5515
4995 HAMMOCK LAKE DRIVE
03-5106-002-0220
DECEMBER 6, 2010

I JORGE L HERNANDEZ

Print Name of Lobbyist

hereby swear or affirm under penalty of perjury that all the facts contained in this Application are true and that I am aware that these requirements are in compliance with the provisions of the City of Coral Gables Ordinance No. 2006-11, governing Lobbying.

[Signature]
Signature of Lobbyist

10.15.10
Date

2010 OCT 19 AM 9:49

STATE OF FLORIDA)

COUNTY OF DADE)

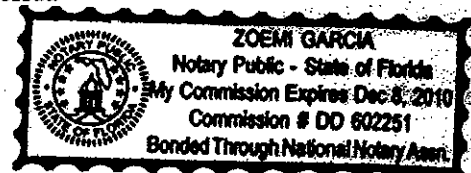
BEFORE ME personally appeared Jorge L Hernandez to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this October 15, 2010.

☒ Personally Known

☐ Produced ID

Zoemi Garcia
Notary Public
State of Florida



For Office Use Only

Date Entered Date

20

Entered By

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.



**CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS:

Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE:

To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name

JORGE L. HERNANDEZ
LOBBYIST

Print Your Business Name, if applicable

JORGE L. HERNANDEZ

Business Telephone Number

305-774-0022

Business Address

337 PALERMO AVENUE
ADDRESS CITY, STATE

CORAL GABLES, FL.
33134
ZIP CODE

Federal ID#: FEI/EIN #: 650721203

State the extent of any business or professional relationship you have with any current member of the City Commission.

PRINCIPAL REPRESENTED:

NAME JEFFREY BARTEL

COMPANY NAME, IF APPLICABLE _____

BUSINESS ADDRESS _____

TELEPHONE NO.: 305-310-9000

BA-10-10-5515
4995 HAMMOCK LAKE DRIVE
03-5106-002-0220
DECEMBER 6, 2010

2010 OCT 19 AM 9:49

ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APPLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to the filing of an Issue Application to lobby on a specific issue and a \$150.00 Lobbyist Registration Fee.

I, JOSE L. HERNANDEZ hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the \$150.00 Annual Lobbyist Registration Fee.

[Signature]
Signature of Lobbyist

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME personally appeared Jose L. Hernandez to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this

☒ Personally Known

☐ Produced ID

\$150.00 Fee Paid ☒

Received By

[Signature]

Date: 10/19/10

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) ☐

For Office Use Only

Date

20

Page