

November 9, 2018
Updated: February 13, 2019

VIA ELECTRONIC DELIVERY

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


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

Dear Mr. Trias:

On behalf of Global Rental E & P, LLC (the “**Applicant**”), please accept this as the amended Statement of Use in furtherance of the following requests for the development of two (2) single family homes at the above referenced property (the “**Property**”): (1) Lot Separation/Building Site Determination; and (2) Release of underlying Declaration of Restrictive Covenant encumbering the Property. The proposed requests, as amended, will permit the development t of the Property with two (2) beautiful single-family homes on the newly created lots, each to be encumbered with its own separate Unity of Title.

Per discussions with the City Attorney’s Office, the Applicant is amending it’s prior request to include the release of the existing Declaration of Restrictive Covenant at the Property. The existing Declaration of Restrictive Covenant was originally recorded on August 20, 1985 in Official Record Book 12628, Page 1081 of Miami-Dade County a copy of which is attached hereto (the “**Covenant**”). The Applicant further requests the release of said Covenant upon the approval of the proposed Lot Separation, at which time the Applicant will submit new Unity of Titles to encumber the two (2) proposed building sites. The requested release of the Covenant is consistent with the release provisions therein and provisions of Section 5-2303(D)(10) of the Zoning Code.

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

Sincerely,

FOR: Jorge L. Navarro

DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned LEBA BOUNASSAR AND GEMA BOUNASSAR is/are the fee simple owner(s) of the following described property situate and being in the City of Coral Gables, Florida:

Lot(s) 13-14-15-16-17-18
Block 236 of RNIBA SECTION PART II Subdivision, according to the plat thereof, as recorded in Plat Book 28, at Page 23 of the Public Records of Dade County, Florida, and

WHEREAS, the undersigned owner(s) of a single family residence at 601 SUNSET RD. desire to utilize said Lot(s) as a single building site, and the undersigned owner(s) do(es) hereby declare and agree as follows:

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

NOW, THEREFORE, for good and valuable consideration, the undersigned do(es) hereby declare that they 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, their successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinances of said City then in effect.

IN WITNESS WHEREOF, the undersigned has/have caused their hand(s) and seal(s) to be affixed hereto on this 20 day of August 1985.

[Signature] (SEAL)
 (Witness) [Signature] (SEAL)
 (Witness) [Signature]

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY that on this day personally appeared before me GEMA And Leba Bounassar and they acknowledged that they executed the foregoing, freely and voluntarily, for the purposes therein expressed.

SWORN TO and subscribed before me on this 20 day of August 1985.

My commission expires:
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES DEC 17 1986
BONDED WITH GENERAL LIABILITY INSURANCE UNDER
PREPARED BY:

[Signature]
NOTARY PUBLIC

APPROVED AS TO FORM:
[Signature]
ROBERT D. ZAHNER, CITY ATTORNEY

Mr. Leba BOUNASSAR
1141 Millan Ave, C.G. 33134

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD NUMBER
RICHARD P. BRINKER
CITY CLERK



MAIN STRUCTURE PROVIDED: 2,890 SF (18%)
 MAX ALLOWED: 5,426.75 (35%)
 ACCESSORY: 120 SF
 COVERED TERRACES/PORCH: 834 SF
 SWIMMING POOL: 466 SF
 TOTAL OTHER LOT COVERAGE= 1,420 SF (9.2%)
 MAX ALLOWED OTHER LOT COVERAGE= 1,500 SF (10%)
TOTAL LOT COVERAGE PROVIDED = 4,310 SF (27.8%)
MAX ALLOWED LOT COVERAGE= 6,977.25 SF (45%)

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



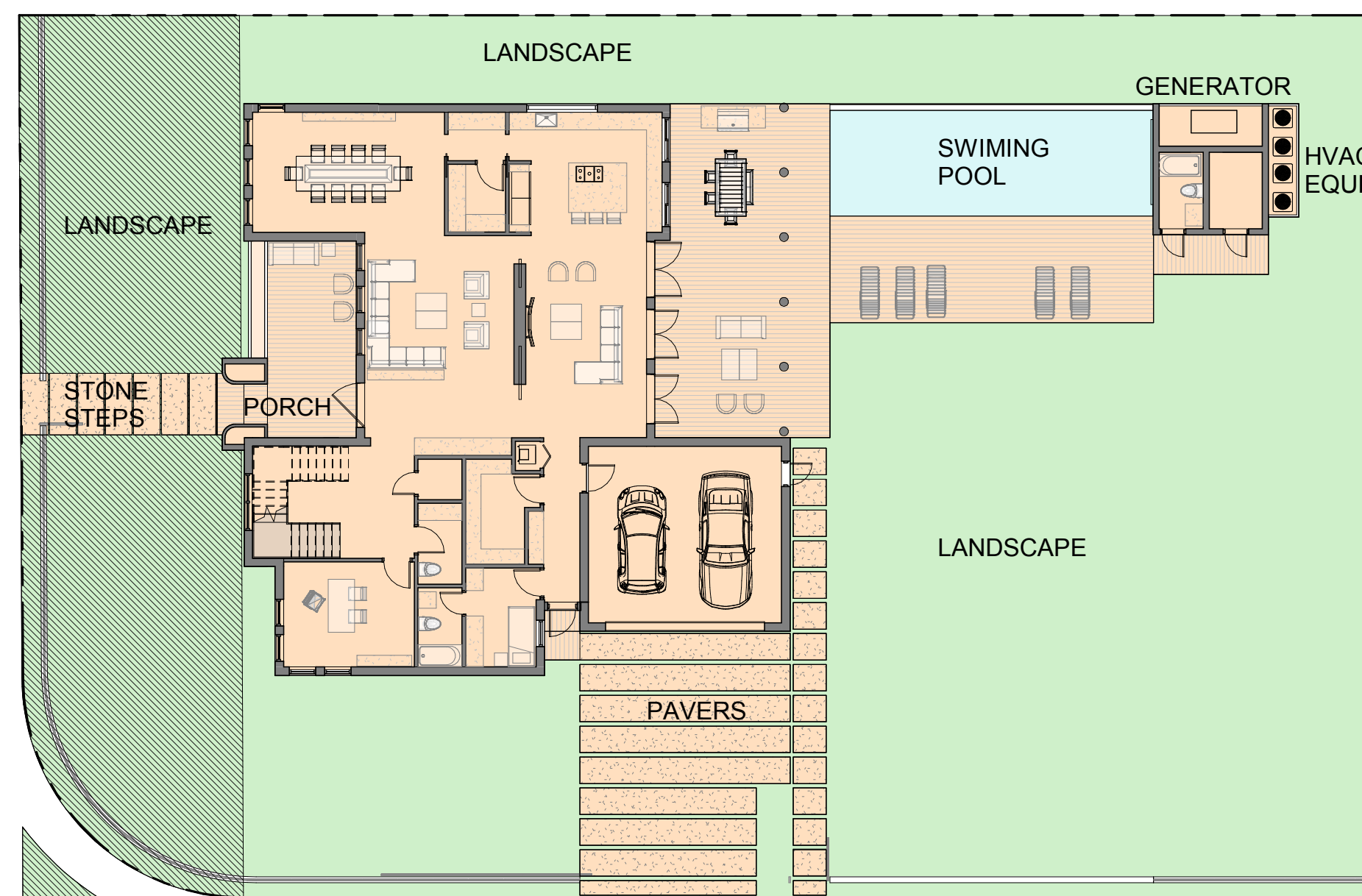
ACCESSORY: 101 SF
 FLOOR AREA: 2,248 SF
 GARAGE: 438 SF
TOTAL FLOOR AREA AT GROUND FLOOR: 2,787 SF
 Maximum square foot Floor Area for Single-Family Residences.
 Lot: 31,000 SF
 48% of first 5,000 SF = 2,400 SF
 35% of next 5,000 SF = 1,750 SF
 30% of remainder 21000 SF = 6,300 SF
 Total =10,450 SF/ 2(LOTS)=5,225 SF
TOTAL ALLOWED FLOOR AREA = 5,225 SF
TOTAL FLOOR AREA PROVIDED = 5,212 SF

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



COVERED TERRACES: 99 SF
 FLOOR AREA: 2,326 SF
TOTAL FLOOR AREA AT LEVEL 2: 2,425 SF
 Maximum square foot Floor Area for Single-Family Residences.
 Lot: 31,000 SF
 48% of first 5,000 SF = 2,400 SF
 35% of next 5,000 SF = 1,750 SF
 30% of remainder 21000 SF = 6,300 SF
 Total =10,450 SF/ 2(LOTS)=5,225 SF
TOTAL ALLOWED FLOOR AREA = 5,225 SF
TOTAL FLOOR AREA PROVIDED = 5,212 SF

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



OPEN AREA (PERVIOUS) REQUIRED: 6,200 SF (40%)
 GREEN AREA (PERVIOUS) PROVIDED: 9,298 SF (60%)
 IMPERVIOUS AREA: 6,123 SF (39.5%)
 FRONT YARD AREA REQUIRED: MIN. 20% OF 6,202 SF OR 40% OF BUILDING SITE AREA=1,240.4 SF
 FRONT YARD AREA: 2,223 SF (35.8% OF 6,202 SF)

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

PROJECT ZONING DATA
601 SUNSET DRIVE, CORAL GABLES FL.

SITE DESCRIPTION

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

GENERAL

ZONING DISTRICT:	SFR - Single Family
LOT WIDTH	100.00'
LOT DEPTH	154.84'
LOT AREA:	15,500 SF

LOT COVERAGE

	ALLOWED		PROVIDED
TOTAL IMPERVIOUS	6,975 SF	45% MAX	6,139 SF 39.6%
BUILDING / OR STRUCTURES	5,425 SF	35% MAX	2,890 SF 18%
OTHER IMPERVIOUS AREAS	1,550 SF	10% MAX	1,405 SF 9%
OPEN AREA	8,525 SF	55% MIN	9,366 SF 60.4%

PROPOSED FLOOR AREA
Maximum square foot Floor Area for Single-Family Residences.
 Lot: 31,000 SF
 48% of first 5,000 SF = 2,400 SF
 35% of next 5,000 SF = 1,750 SF
 30% of remainder 21000 SF = 6,300 SF
 Total =10,450 SF/ 2(LOTS)=5,225 SF

TOTAL ALLOWED FLOOR AREA = 5,225 SF

LEVEL 1 (INCLUDING GARAGE):	2,787 SF
LEVEL 2:	2,425 SF
TOTAL FLOOR AREA PROVIDED	5,212 SF

SETBACK REQUIREMENTS

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

SWIMMING POOL REQUIREMENTS

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

ISSUE DATE:
11.09.18 PLANNING DIVISION

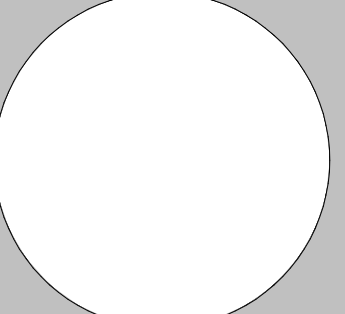
Project Team

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REINALDO BORGES, ARCHITECT



AA2600765
AR0016290

Project Name

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

Project Number 15-0790

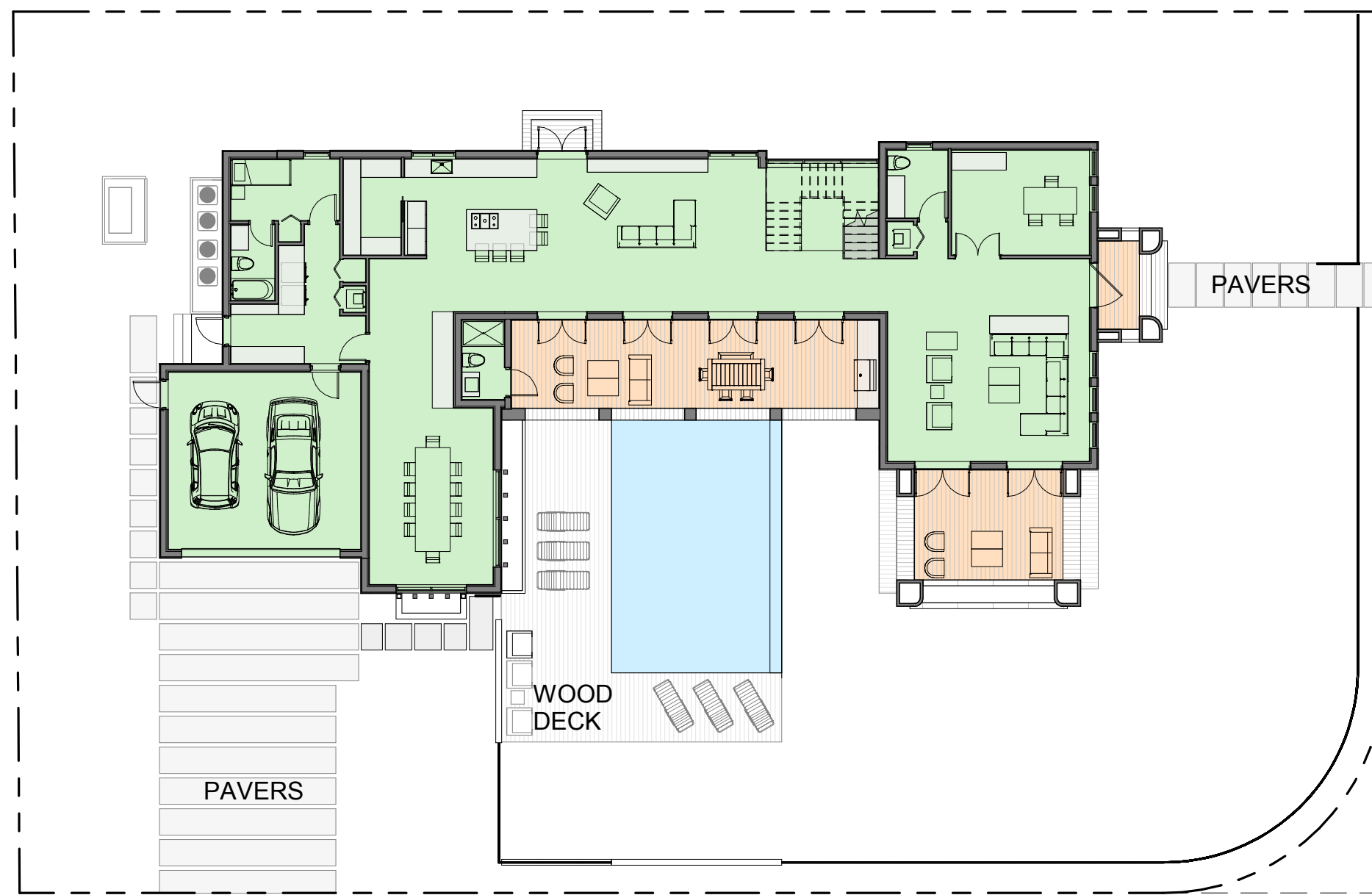
Drawing Name

ZONING

Scale: Drawing Number

As indicated

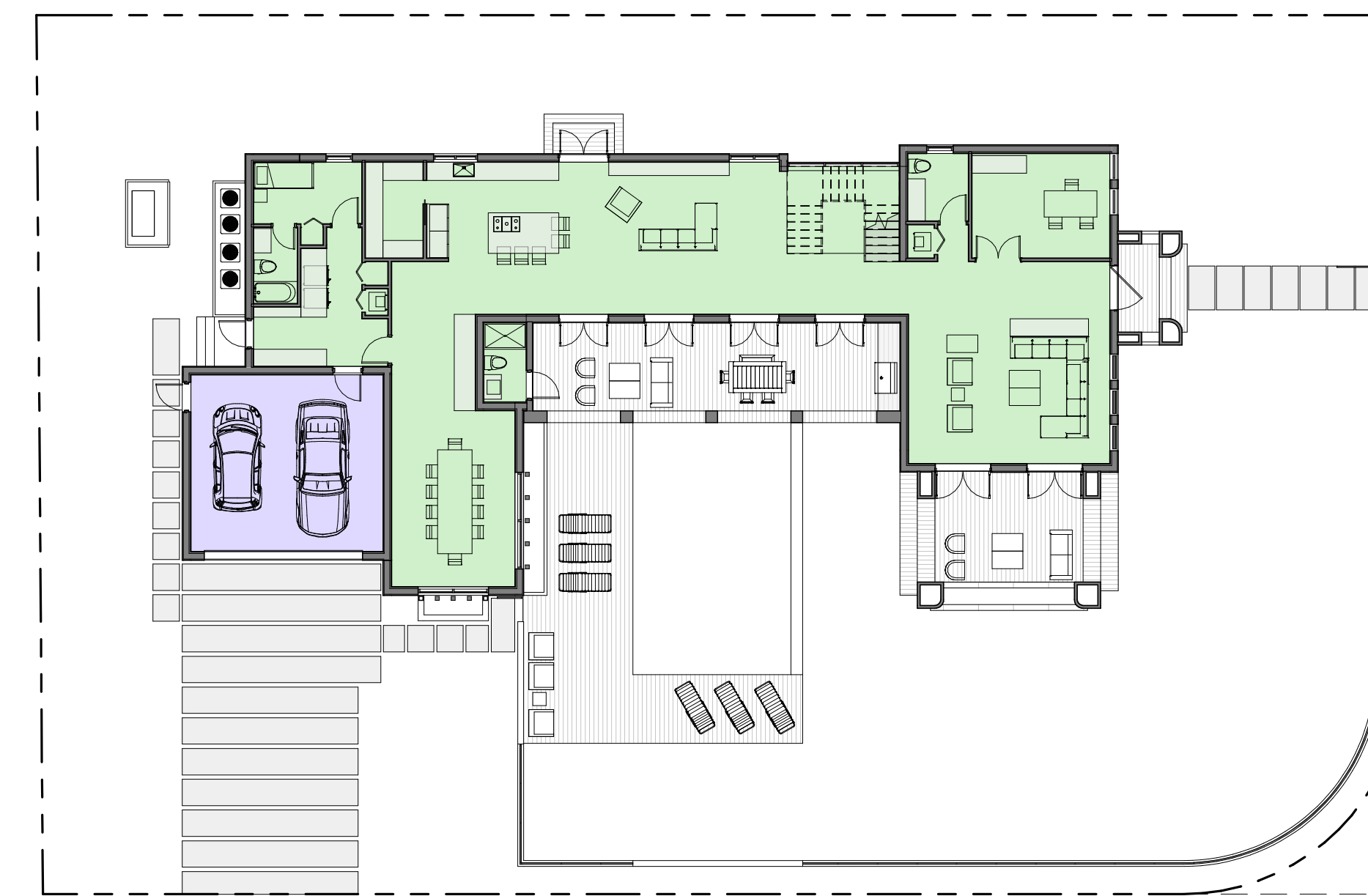
A-003



■ MAIN STRUCTURE PROVIDED: 3,398 SF (21.9%)
 MAX ALLOWED: 5,425 (35%)
■ COVERED TERRACES/PORCH: 673 SF
■ SWIMMING POOL: 554 SF
 TOTAL OTHER LOT COVERAGE= 1,227SF (8%)
 MAX ALLOWED OTHER LOT COVERAGE= 1,500 SF (10%)
TOTAL LOT COVERAGE PROVIDED = 4,625 SF (29.8%)
MAX ALLOWED LOT COVERAGE= 6,975 SF (45%)

TOTAL LOT COVERAGE PROVIDED = 4,625 SF (29.8%)
MAX ALLOWED LOT COVERAGE= 6,975 SF (45%)

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



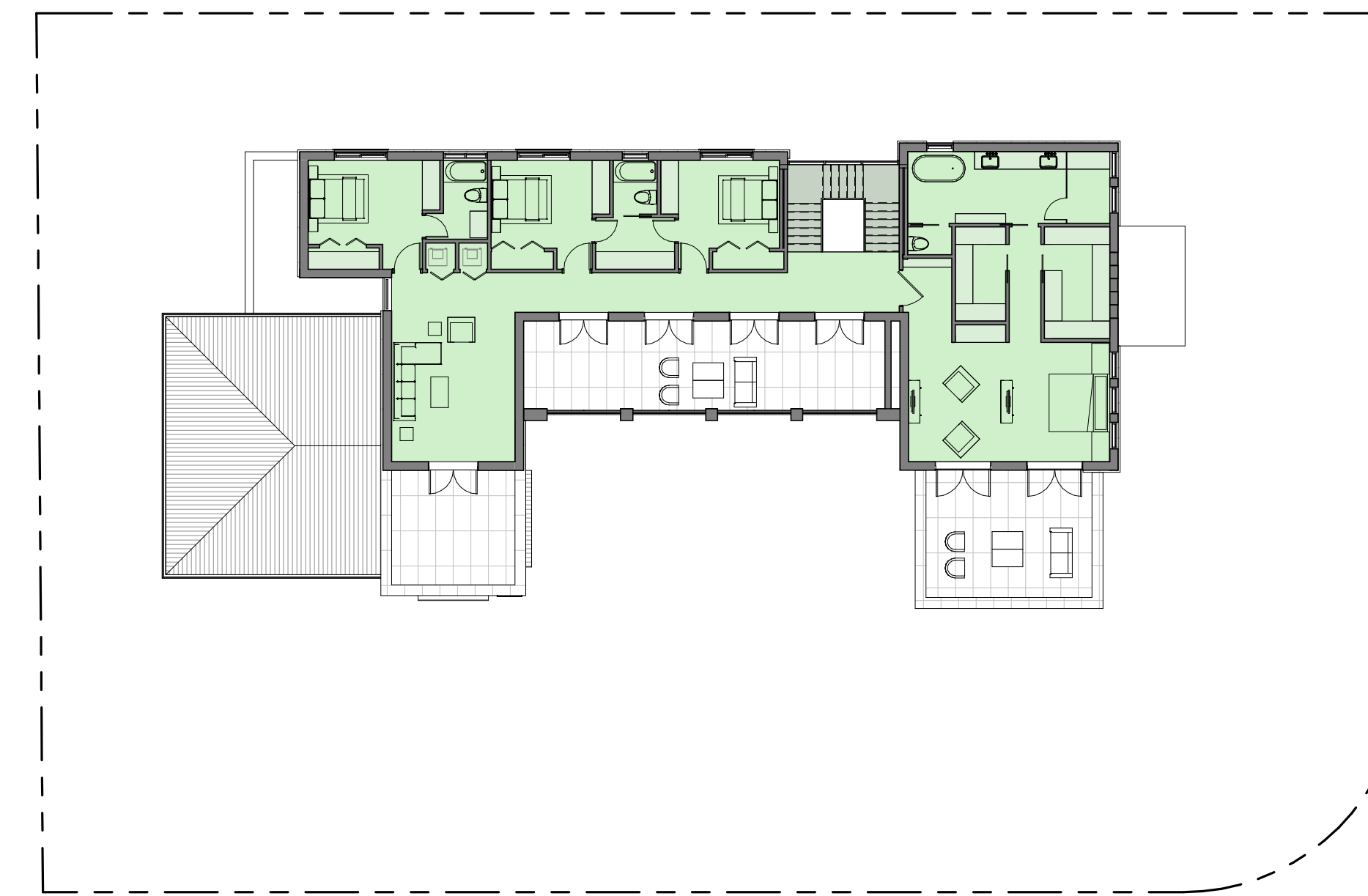
■ FLOOR AREA: 2,634 SF
■ GARAGE: 440 SF
TOTAL FLOOR AREA AT GROUND FLOOR: 3,074 SF

Maximum square foot Floor Area for Single-Family Residences.

Lot: 31,000 SF
 48% of first 5,000 SF = 2,400 SF
 35% of next 5,000 SF = 1,750 SF
 30% of remainder 21000 SF = 6,300 SF
 Total =10,450 SF/ 2(LOTS)=5,225 SF

TOTAL ALLOWED FLOOR AREA = 5,225 SF
TOTAL FLOOR AREA PROVIDED = 5,222 SF

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



■ FLOOR AREA: 2,148 SF
TOTAL FLOOR AREA AT LEVEL 2: 2,148 SF

Maximum square foot Floor Area for Single-Family Residences.

Lot: 31,000 SF
 48% of first 5,000 SF = 2,400 SF
 35% of next 5,000 SF = 1,750 SF
 30% of remainder 21000 SF = 6,300 SF
 Total =10,450 SF/ 2(LOTS)=5,225 SF

TOTAL ALLOWED FLOOR AREA = 5,225 SF
TOTAL FLOOR AREA PROVIDED = 5,222 SF

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



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

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

PROJECT ZONING DATA
601 SUNSET DRIVE, CORAL GABLES FL.

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

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

LOT COVERAGE			
	ALLOWED		PROVIDED
TOTAL IMPERVIOUS	6,975 SF	45% MAX	4,625 SF 29.8%
BUILDING / OR STRUCTURES	5,425 SF	35% MAX	3,398 SF 21.9%
OTHER IMPERVIOUS AREAS	1,550.5 SF	10% MAX	1,227 SF 8%
OPEN AREA	8,527 SF	55% MIN	8,790 SF 56.71%

PROPOSED FLOOR AREA
Maximum square foot Floor Area for Single-Family Residences.

Lot: 31,000 SF
 48% of first 5,000 SF = 2,400 SF
 35% of next 5,000 SF = 1,750 SF
 30% of remainder 21000 SF = 6,300 SF
 Total =10,450 SF/ 2(LOTS)=5,225 SF

TOTAL ALLOWED FLOOR AREA = 5,225 SF	
LEVEL 1 (INCLUDING GARAGE):	3,074 SF
LEVEL 2:	2,148 SF
TOTAL FLOOR AREA PROVIDED	5,222 SF

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

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

ISSUE DATE:
11.09.18 PLANNING DIVISION

Project Team

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REINALDO BORGES, ARCHITECT

 AA26000765
 AR0016290

Project Name
Sunset Residences West Parcel - House 1
601 Sunset Drive
Coral Gables, FL 33143

Project Number 15-0790
Drawing Name

ZONING

Scale: As indicated
Drawing Number
A-003