Exhibit D

City of Coral Gables **Planning and Zoning Staff Recommendation**	
Applicant:	**E. Stetson Glines and Mary Jane Wooldridge**
Application:	**Subdivision Review for a Tentative Plat and Text Amendment to the Zoning Code**
Property:	**6009 Maggiore Street, Coral Gables, Florida**
City Public Hearing Dates/Times:	**Planning and Zoning Board** **April 9, 2014, 6:00 – 9:00 p.m.** **City Commission Chambers, City Hall,** **405 Biltmore Way, Coral Gables, Florida, 33134**

Application Request.

Request is for tentative plat review and text amendment to the Zoning Code for the property located at 6009 Maggiore Street, as follows:

1. *Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Riviera-Maggiore Subdivision" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 0.35 acre property into two (2) platted lots for residential, single-family use on property assigned Single-Family Residential (SFR) zoning, on the property legally described as the west seventy-three (73) feet of Lots 1-2 and 27-28, Block 122, Riviera Section Part 10 (6009 Maggiore Street), Coral Gables, Florida; providing for an effective date.*
2. *An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code Appendix A, "Site Specific Regulations", by adding Section A-77.1. "Riviera-Maggiore Subdivision", to indicate Lots 1 and 2 are separate building sites; providing for severability, repealer, codification, and an effective date.*

The proposed tentative plat requires public hearing review by the Planning and Zoning Board, prior to the preparation of the Final Plat which requires City Commission review at one (1) public hearing (Resolution format). The Zoning Code text amendment recording each of the platted lots as separate building sites also requires City Commission review at two (2) public hearings (Ordinance format).

Summary of Application.

"E. Stetson Glines and Mary Jane Wooldridge" (hereinafter referred to as "Applicant"), has submitted an application for "Subdivision Review for a Tentative Plat" (hereinafter referred to as the "Application") for City of Coral Gables review and public hearing consideration. The application package submitted by the Applicant is provided as Attachment A.

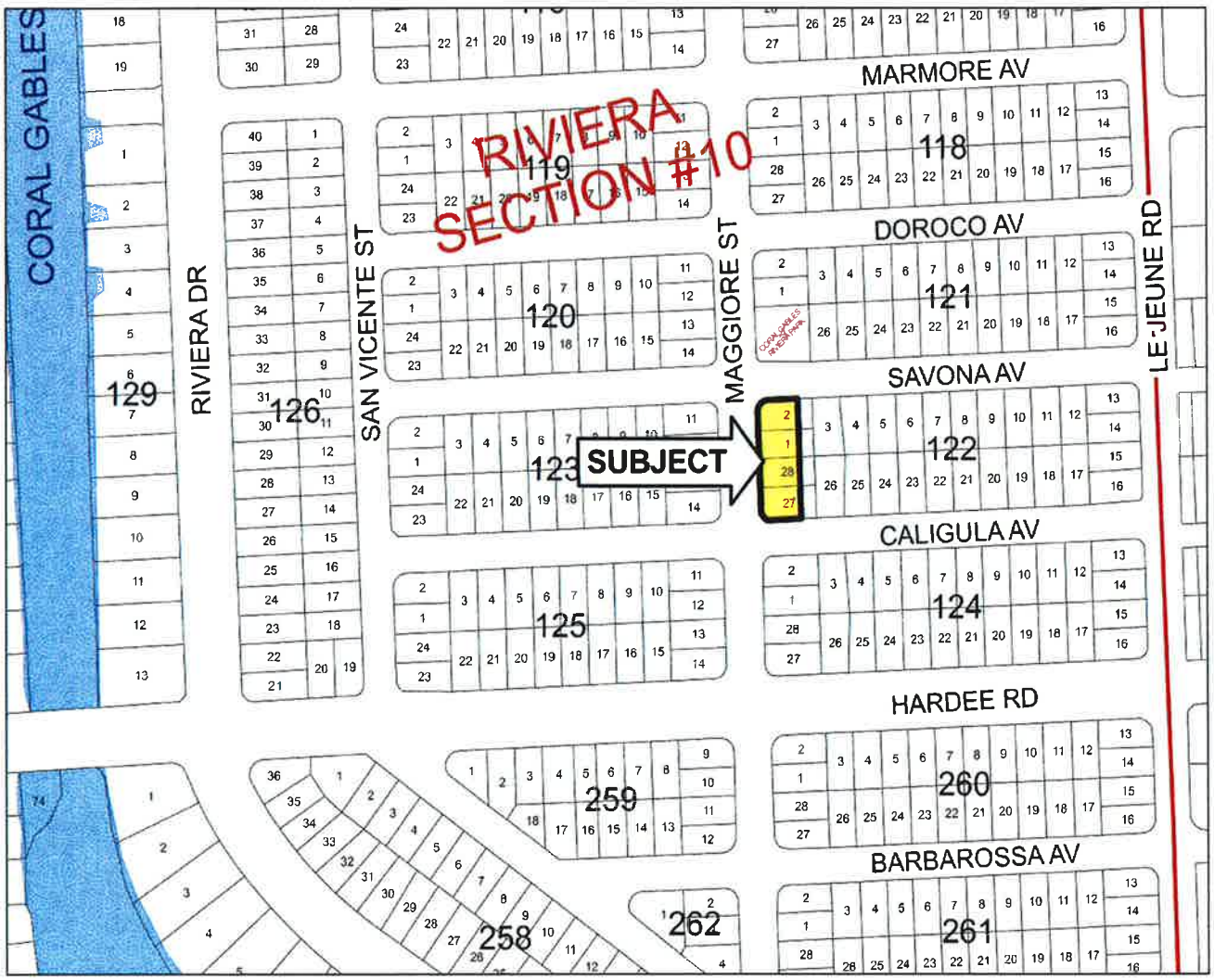
The request is to re-plat an existing 210' x 73' property consisting of four (4) partially platted lots into two (2) fully platted lots, each being 105' x 73' in size. The property consists of the west seventy-three (73) feet portions of four (4) platted lots. The proposed two (2) platted lots would each have the west seventy-three (73) feet portions of two (2) platted lots. The proposed Zoning Code text amendment would fulfill the technical requirement to record each of the platted lots as separate building sites for single family residences in the appendix of the Zoning Code.

A request for the separation of this property into two (2) separate building sites was approved by the City Commission by Ordinance No. 2013-18, adopted on 12.10.13. A copy of Ordinance No. 2013-18 is provided as Attachment B. The conditions of approval of the building site separation are itemized in the ordinance. At the October 9, 2013 Planning and Zoning Board meeting, the Board made no recommendation (vote: 2 yes – 3 no) on the building site separation request, as an affirmative vote of four (4) members of the Board is necessary for the adoption of any motion.

An existing single-family residence and garage structure is located in approximately the center of the property, and would be demolished to allow for the construction of two (2) new single-family residences. The Zoning Code requires that every building site have at least one (1) fully platted lot, and the proposed building sites would consist of only partially platted lots. A re-plat of the property was required as a condition of approval. The Applicant proffered the submittal of a public hearing application for re-platting the property into two (2) fully platted lots at the time the building site separation was requested, and is aware that the re-plat must occur before either new residence can be constructed.

The property is located on the entire west end of a block fronting onto Maggiore Street between Savona Avenue (north) and Caligula Avenue (south) one block north of Hardee Road, and is legally described as the west seventy-three (73) feet of Lots 1-2 and 27-28, Block 122, Riviera Section Part 10 (6009 Maggiore Street), Coral Gables, Florida, as shown in the following location map:

Block, Lot and Section Location Map



Site Data and Background.

Site Data and Surrounding Uses

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

Existing Property Designations

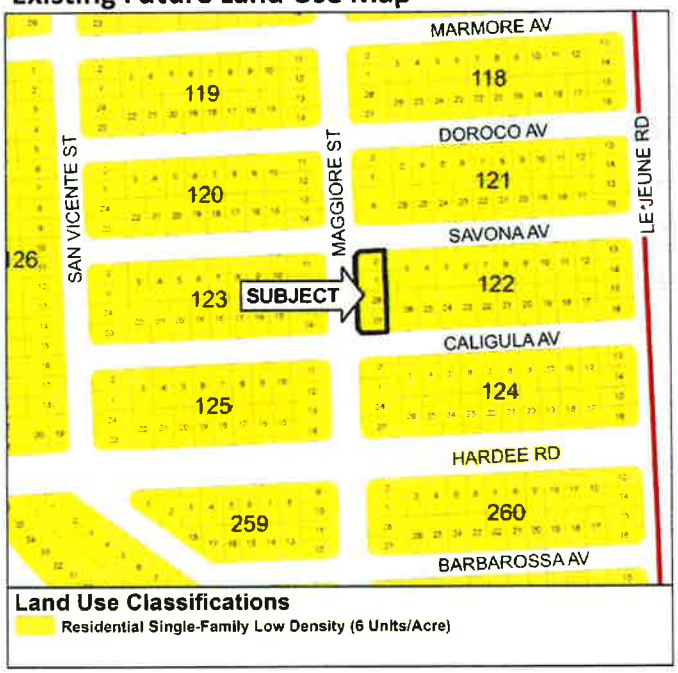
Comprehensive Plan Future Land Use Map designation	"Residential Single-family Low Density"
Zoning Map designation	Single Family Residential (SFR)

Surrounding Land Uses

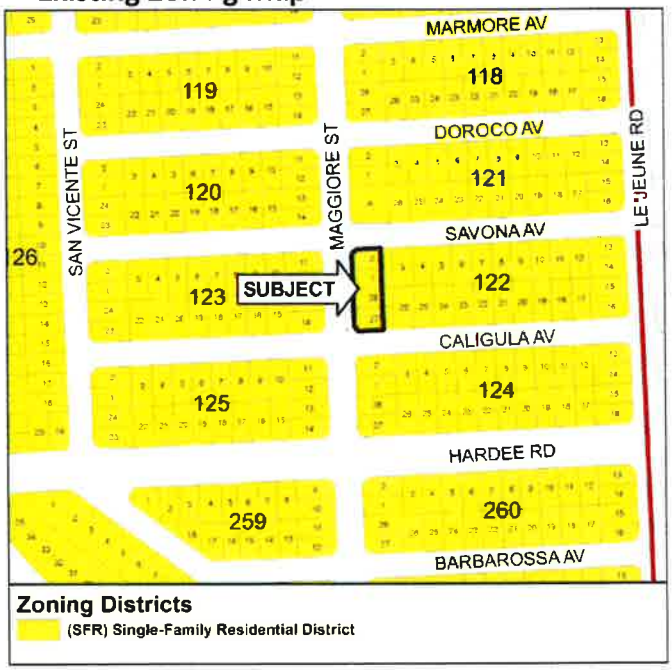
Location	Existing Land Uses	CP Designations	Zoning Designations
North	Single-family residences	"Residential Single-family Low Density"	Single Family Residential (SFR)
South	Single-family residences	"Residential Single-family Low Density"	Single Family Residential (SFR)
East	Single-family residences	"Residential Single-family Low Density"	Single Family Residential (SFR)
West	Single-family residences	"Residential Single-family Low Density"	Single Family Residential (SFR)

The surrounding properties have the same single-family residential land use and zoning designations as the subject property, illustrated as follows:

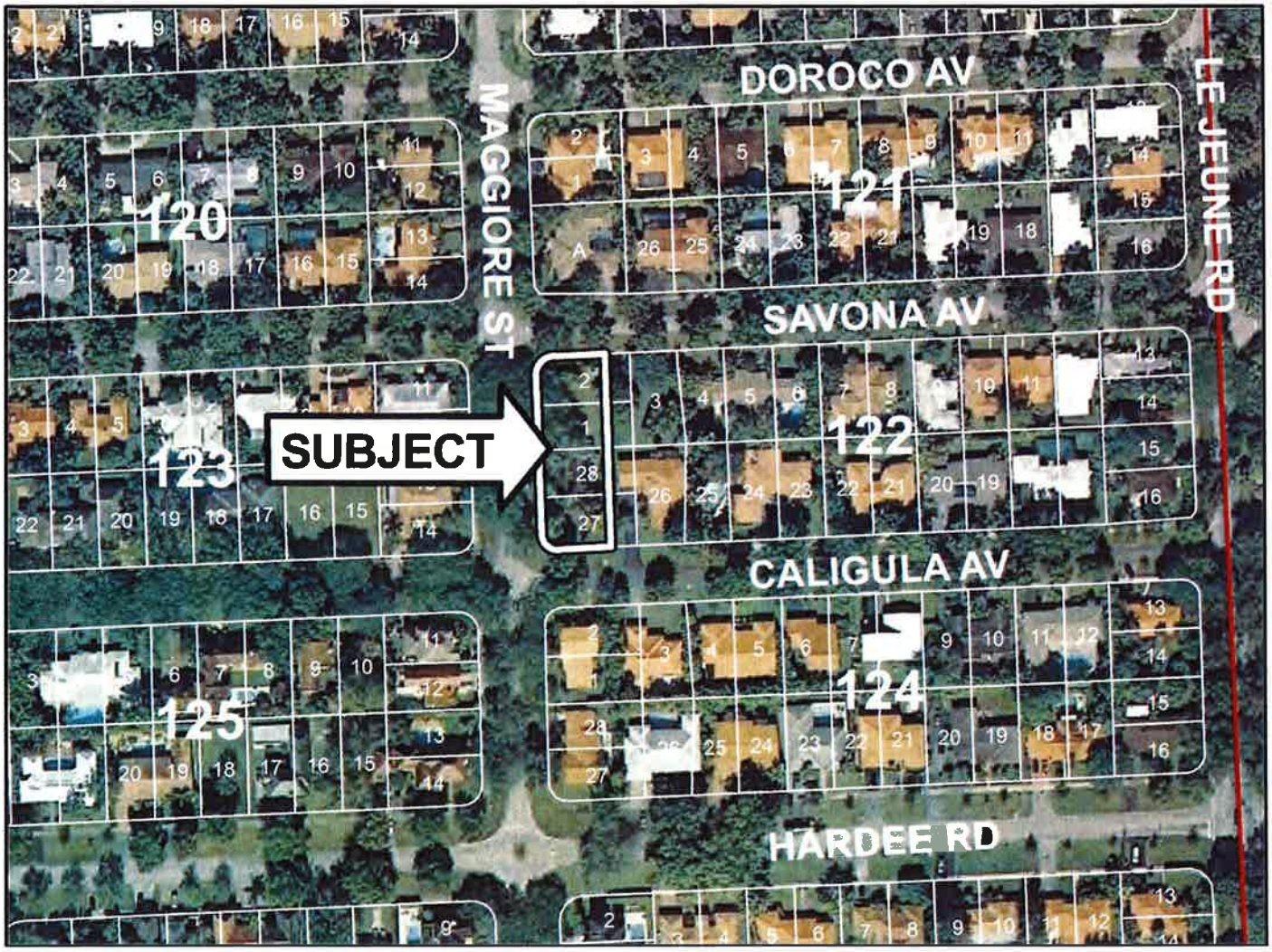
Existing Future Land Use Map



Existing Zoning Map



Aerial

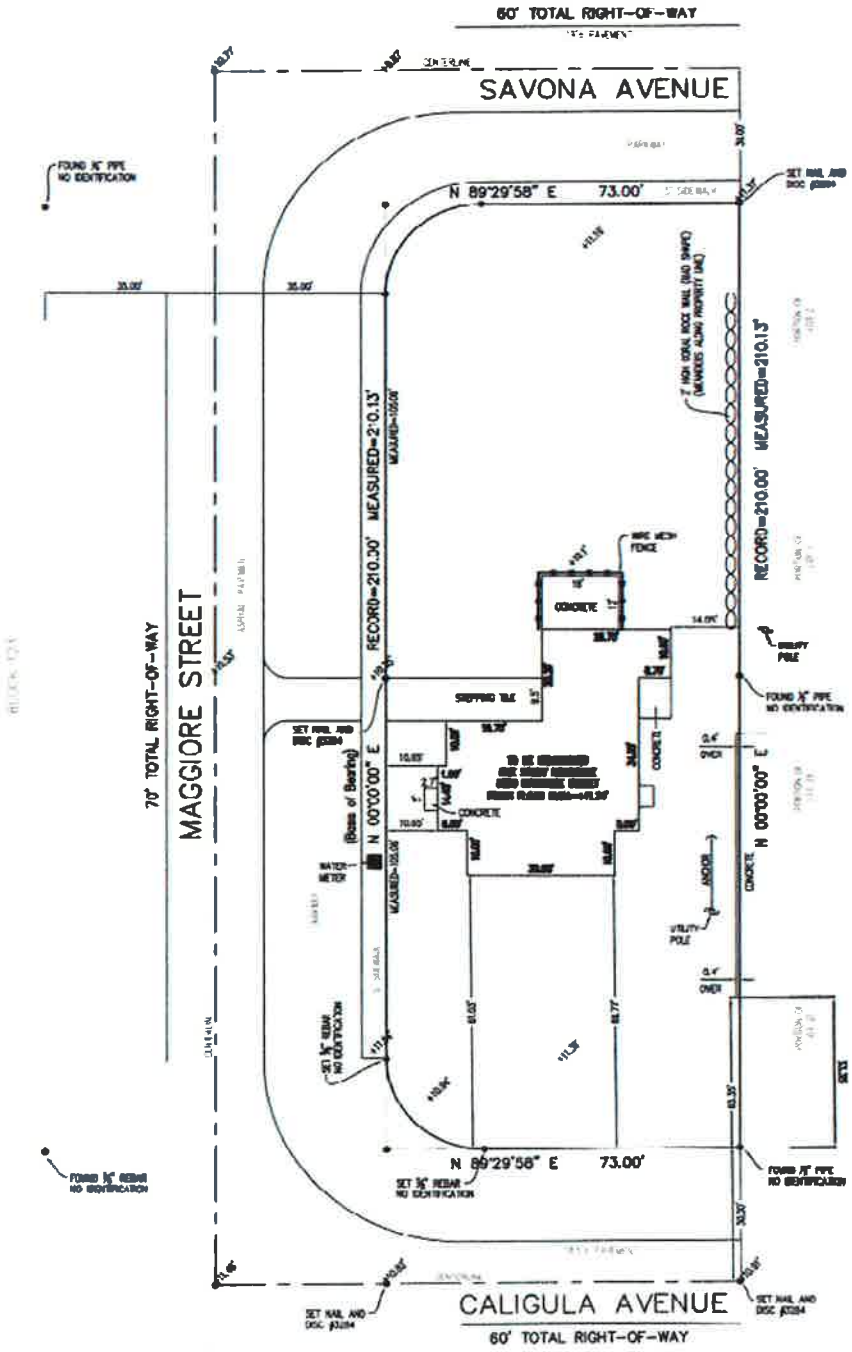


City Review Timeline

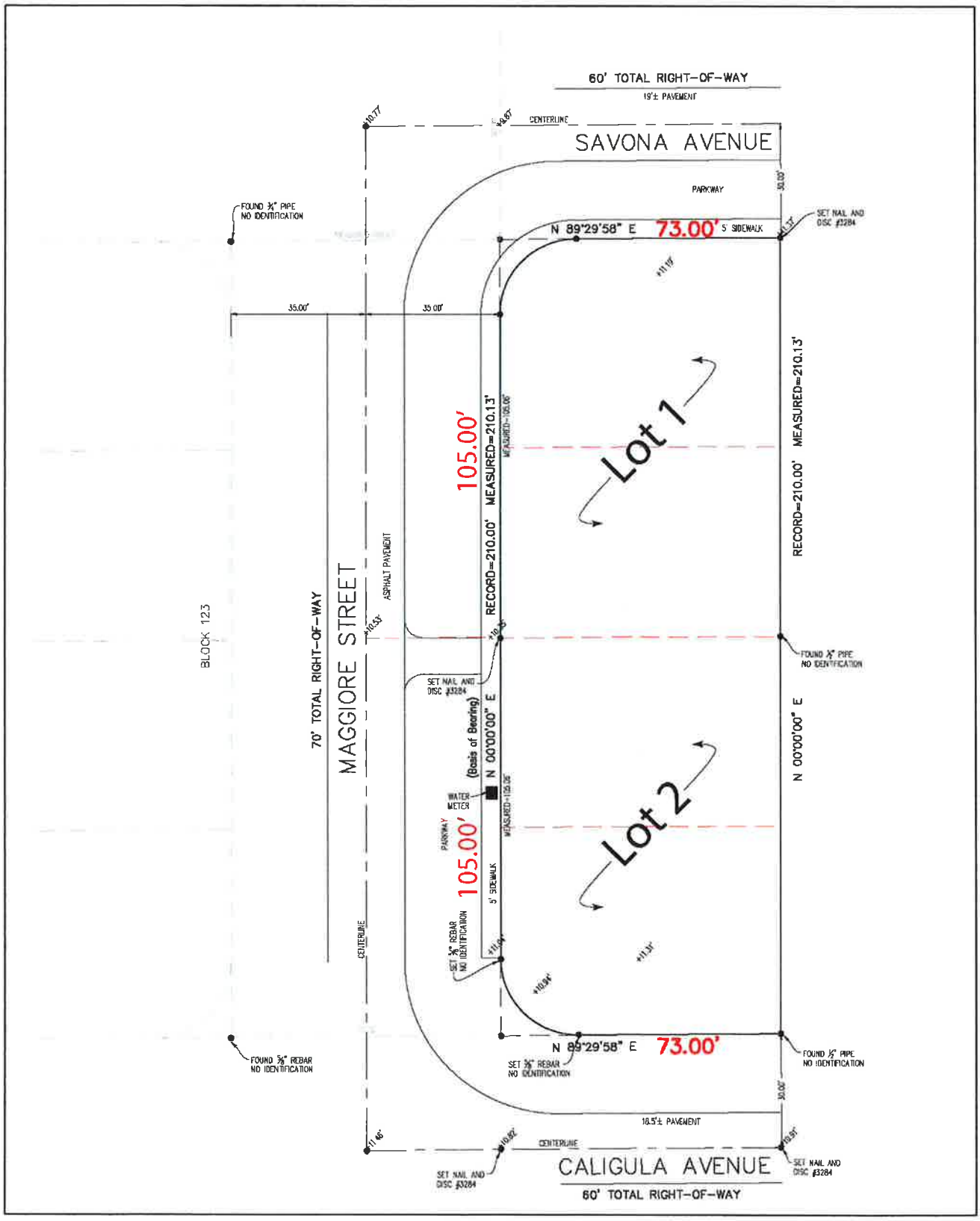
The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	06.28.13
Board of Architects	N/A
Historic Preservation Board	N/A
Planning and Zoning Board	04.09.14
City Commission (1st reading)	TBD
City Commission (2nd reading)	TBD

Property Survey



Proposed Tentative Plat



Findings of Fact.

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

Findings of Fact- Tentative Plat Review

The procedure for reviewing and recommending a tentative plat is contained in Sections 3-901 through 3-904 of the Zoning Code. The Planning and Zoning Board provides a recommendation on tentative plats to the City Commission. The final plat is prepared from the tentative plat, with a final review and approval in resolution form by the City Commission. Administrative review and approval of final plat is required by the Miami-Dade County Subdivision Department prior to the City Commission hearing. The tentative plat is provided in the submitted Application (see Attachment A).

Proposed Zoning Plan

The tentative plat entitled "Riviera-Maggiore Subdivision" proposes re-platting the single platted tract into two (2) platted lots. The property's zoning designation would not change as a result of this re-plat and both platted lots would remain Single Family Residential (SFR). Both Lots 1 and 2 would be deemed to face onto Maggiore Street. All required setbacks for these building sites would apply and remain the same. The single-family structures on the two (2) building sites would be required to meet all provisions of the Zoning Code and all conditions of approval required at the time the property was separated into two (2) building sites as provided in Ordinance No. 2013-18, as adopted on 12.10.13.

Other Reviews

As required by Code, comments were solicited from affected utility companies regarding the tentative plat. No objections were received from Florida Power and Light Company, Miami-Dade Water and Sewer, City Gas or BellSouth concerning this re-plat. Copies of each of the utility companies' review letters are included in the application package provided as Attachment A.

City Staff Review

This tentative plat was submitted for review to the Development Review Committee (DRC) and distributed to City Departments as required in Zoning Code Section 3-902. The Zoning Code requires review and comments be provided by the Public Works Department with Staff's report and recommendation. In a memorandum dated 03.03.14, the Public Works Department stated the Department does not object to the proposed tentative plat, and provides comments stating required letters have been received from utility companies and that review is required by the Miami-Dade County Subdivision Department prior to the City Commission hearing (see Attachment C).

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	**Goal FLU-1.** Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	**Objective FLU-1.2.** Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
3.	**Policy FLU-1.3.2.** All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
4.	**Objective FLU-1.11.** Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
5.	**Policy FLU-1.11.1.** Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6.	**Objective FLU-1.13.** The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.	Complies
7.	**Objective FLU-1.14.** The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
8.	**Goal FLU-3.** The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
9.	**Objective FLU-3.1.** The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
10.	**Objective DES-1.1.** Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.	Complies
11.	**Policy DES-1.1.1.** Promote and support George Merrick's vision consistent with the established historic and cultural fabric of the City.	Complies
12.	**Policy DES-1.1.5.** Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
13.	**Policy DES-1.1.6.** Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
14.	**Policy DES-1.1.7.** Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.	Complies

Staff Comments: The above evaluation indicates that this Application is "consistent" with the CP's goals, objectives and policies.

Zoning Code Amendment - Site Specific Provisions

A text amendment is required to Zoning Code Appendix A - Site Specific Regulations which would add the name of the new subdivision, and indicate that both Lots 1 and 2 created by the re-plat would be separate building sites. The residences of both building sites would be required to face onto Maggiore Street, which was a condition of approval for the building site separation. Zoning Code Appendix A - Site Specific Regulations would be amended by adding Section A-17.1, "Riviera-Maggiore Subdivision", as follows (underlining denotes additions):

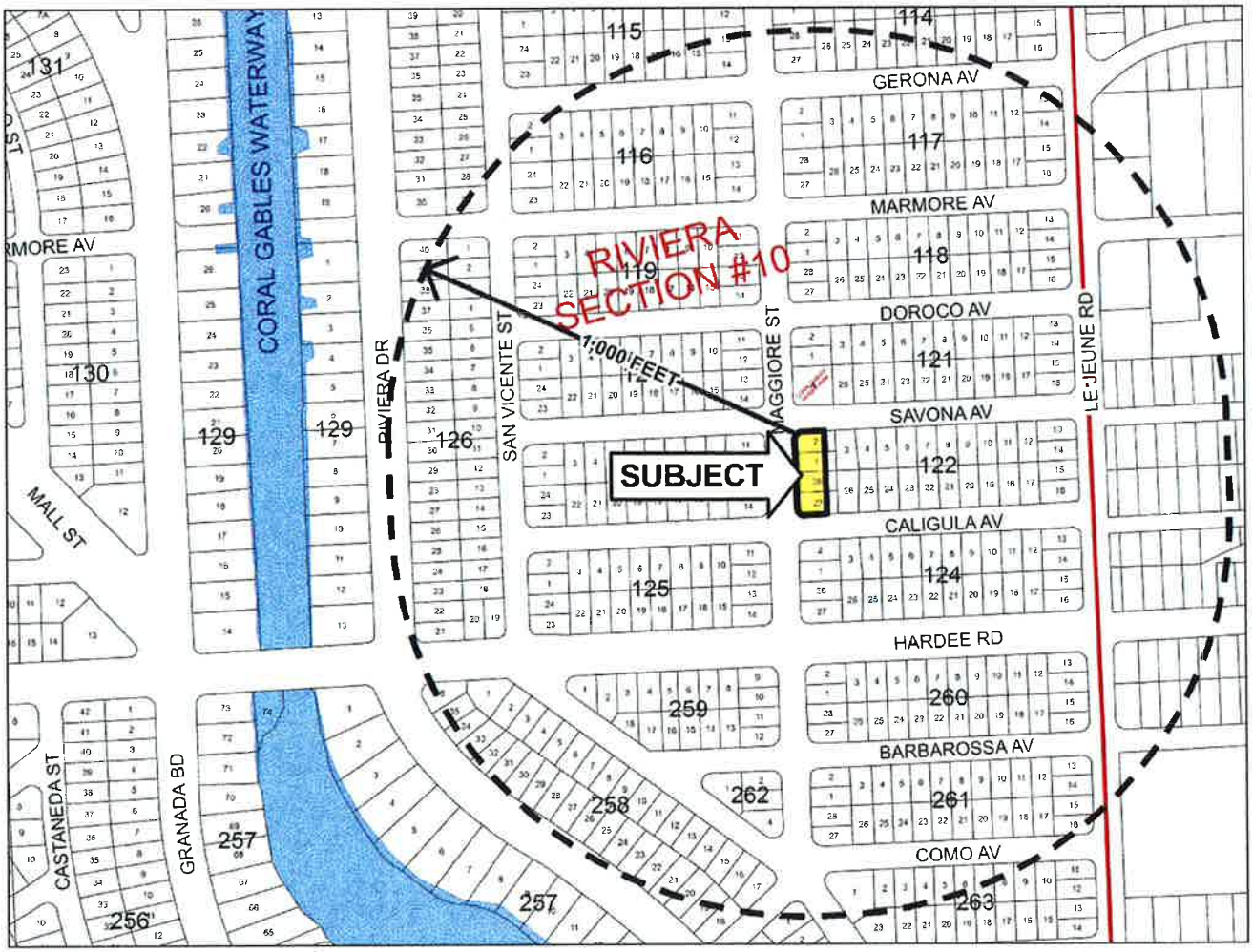
Section A-77.1 – Riviera-Maggiore Subdivision.
(a) Building Sites.
1. *Lot 1 and 2 shall be considered two (2) building sites for single-family residences, as follows:*
   a. *One building site consisting of Lot 1.*
   b. *One building site consisting of Lot 2.*
2. *The residences of both building sites shall face onto Maggiore Street.*

Public Notification and Comments.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the subject property. The notice lists the type of applications filed, proposed public hearing

dates/time and location where the application files can be reviewed. The notice also provides for an opportunity to submit comments on pending applications. 286 notices were mailed to surrounding property owners. A Copy of the legal advertisement and courtesy notice are provided as Attachments D and E. A map of the notice radius is as follows:

Courtesy Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

Public Notice

Type	Date
Public information meeting	07.30.13
Courtesy notification - 1,000 feet of the property	03.27.14
Posting of property	03.27.14
Legal advertisement	03.27.14
Posted agenda on City web page/City Hall	04.04.14
Posted Staff report on City web page	04.04.14

Staff Recommendation.

The Planning Division based upon the complete Findings of Fact contained within this Report recommends approval of the following:

1. *Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Riviera-Maggiore Subdivision" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 0.35 acre property into two (2) platted lots for residential, single-family use on property assigned Single-Family Residential (SFR) zoning, on the property legally described as the west seventy-three (73) feet of Lots 1-2 and 27-28, Block 122, Riviera Section Part 10 (6009 Maggiore Street), Coral Gables, Florida; providing for an effective date.*
2. *An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code Appendix A, "Site Specific Regulations", by adding Section A-77.1. "Riviera-Maggiore Subdivision", to indicate Lots 1 and 2 are separate building sites; providing for severability, repealer, codification, and an effective date.*

Attachments.

A. Applicant's submittal package.
B. Ordinance No. 2013-18.
C. 03.03.14 memo of no objection by Public Works Department.
D. 03.27.14 Legal notice published.
E. 03.27.14 Courtesy notice mailed to all property owners within 1,000 feet.

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

Respectfully submitted,

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

Attachment A

PROJECT MANAGEMENT INTERNATIONAL, INC. 536 HARDEE ROAD ▪ CORAL GABLES, FL 33146 ▪ 305 668 9819 TEL/FAX ▪ stetsonglines@yahoo.com

RIVIERA~MAGGIORE SUBDIVISION

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2014 MAR 31 PM 2:57

TENTATIVE PLAT

APPLICATION / REQUEST

APRIL 9, 2014

TABLE OF CONTENTS

RIVIERA-MAGGIORE SUBDIVISON

1) STATEMENT OF USE
2) APPLICATION
3) CITY OF CORAL GABLES ORDINANCE NO. 2013-18
4) UTILITY LETTERS OF NON-OBJECTION
   a)Water and Sewer
   b)At&t
   c) Florida City Gas
   d) FPL
5) PHOTOS
6) EXISTING PROPERTY SURVEY (SHOWING PLATTED LOTS)
7) PDF-T-PLAT
8) DEED
9) LOBBYIST APPLICATION

Statement of Use

Tentative & Final Plat: Maggiore - Riviera Plat
6009 Maggiore Street, Coral Gables, FL 33146

The existing property at the captioned address has been previously approved by the City of Coral Gables Commission, for subdivision into two equal size lots, with replatting required as a condition of approval under Ordinance # 2013-18.

The intended use of this subdivision is to construct two new single family homes, one on each of the two parcels created by this subdivision and platting process. Both homes were required by the City Commission, to face onto Maggiore Street and as a part of the platting process and should therefore be issued street numbers with a Maggiore address.

City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

Application request

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

- ☐ Abandonment and Vacations
- ☐ Annexation
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☐ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use - Administrative Review
- ☐ Conditional Use without Site Plan
- ☐ Conditional Use with Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☐ Mixed Use Site Plan
- ☐ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Restrictive Covenants and/or Easements
- ☐ Site Plan
- ☐ Separation/Establishment of a Building Site
- ☒ Subdivision Review for a Tentative Plat and Variance
- ☐ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☐ Zoning Code Map Amendment
- ☐ Zoning Code Text Amendment
- ☐ Other: _____

General information

Street address of the subject property: 6009 MAGNOLIA STREET

Property/project name: MAGNOLIA VILLAS

Legal description: Lot(s) _____

Block(s) _____ Section (s) _____

Property owner(s): EVERETT S. GLINES & JANE WOOLRIDGE

Property owner(s) mailing address: 536 HARBOR ROAD

Telephone: Business 786 547 1146 Fax _____

Other _____ Email STETSON GLINES @ YAHOO.COM

City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Waldo Paez - Delta Mapping & Surveying

Applicant(s)/agent(s) mailing address: 13301 SW 132 AVE SUITE 117, Miami 33186

Telephone: Business 786 429 1024 Fax

Other _____ Email Delta Mapping @Gmail.com

Property information

Current land use classification(s): SF-1 Single Family

Current zoning classification(s): SF-1

Proposed land use classification(s) (if applicable): Same

Proposed zoning classification(s) (if applicable): Same

Supporting information (to be completed by Planning Staff)

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

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

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

Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the preapplication conference.
2. Digital media copies. Twelve (12) compact discs (CD ROMs) of the entire application including all items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner affirmation and consent

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

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

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

Property owner(s) signature(s):	Property owner(s) print name: EVERETT STETSON GLINES
Property owner(s) signature(s):	Property owner(s) print name: MARY JANE WOODRIDGE
Property owner(s) signature(s):	Property owner(s) print name:
Address: 536 HARDEE ROAD CORAL GABLES, FL 33146	
Telephone: 786 547.1146	Fax: Email: STETSONGLINES@YAHOO.COM

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 27th day of February by VANESSA DIAZ

(Signature of Notary Public - State of Florida)

VANESSA DIAZ
Notary Public - State of Florida
My Comm. Expires Sep 18, 2017
Commission # FF 055416

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

☒ Personally Known OR ☐ ~~Produced Identification; Type of Identification Produced~~

THE CITY OF CORAL GABLES

ORDINANCE NO. 2013-18

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING CONDITIONAL USE REVIEW FOR A BUILDING SITE DETERMINATION PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW", SECTION 3-206, "BUILDING SITE DETERMINATION" TO CREATE TWO (2) SEPARATE SINGLE-FAMILY BUILDING SITES ON PROPERTY ASSIGNED SINGLE-FAMILY RESIDENTIAL (SFR) ZONING; ONE BUILDING SITE CONSISTING OF THE WEST SEVENTY-THREE (73) FEET OF LOTS 1 AND 2 AND THE OTHER CONSISTING OF THE WEST SEVENTY-THREE (73) FEET OF LOTS 27 AND 28 ON PROPERTY LEGALLY DESCRIBED AS THE WEST SEVENTY-THREE (73) FEET OF LOTS 1-2 AND 27-28, BLOCK 122, RIVIERA SECTION PART 10 (6009 MAGGIORE STREET), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the request is for Conditional Use Review for a Building Site Determination for the property legally described as the west seventy-three (73) feet Lots 1-2 and 27-28, Block 122, Riviera Section Part 10 (6009 Maggiore Street), Coral Gables, Florida, requesting that the property be separated into two (2) separate building sites for single-family residences; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on October 9, 2013, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the October 9, 2013 Planning and Zoning Board meeting, the Board made no recommendation (vote: 2 yes – 3 no) on the Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) single family building sites, one building site consisting of the west seventy-three (73) feet of Lots 1 and 2 and the other the west seventy-three (73) feet of Lots 27 and 28; and

WHEREAS, the Planning and Zoning Board is providing the City Commission with no recommendation, as an affirmative vote of four (4) members of the Board is necessary for the adoption of any motion; and

WHEREAS, pursuant to Section 3-206 of the Zoning Code all proposed building site separation applications are subject to a public hearing for City Commission review and approval as a Conditional Use via Ordinance in accordance with the review criteria specified in Section 3-206; and,

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on November 12, 2013 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with the Conditional Use Review for a Building Site Determination, and after due consideration and discussion, approved the proposed building site separation with conditions on First Reading (vote: 5-0);

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

SECTION 1. The foregoing 'WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Applicant's request for Conditional Use review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single family building sites on property assigned Single-Family Residential (SFR) zoning; one building site consisting of the west seventy-three (73) feet of Lots 1 and 2 and the other the west seventy-three (73) feet of Lots 27 and 28 on property legally described as the west seventy-three (73) feet of Lots 1-2 and 27-28, Block 122, Riviera Section Part 10 (6009 Maggiore Street), Coral Gables, Florida, is approved subject to the following conditions of approval, which were agreed to by the applicant:

Within 30 days of approval of the Conditional Use Review for a Building Site Determination, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval including all conditions of approval as approved by the City Commission, as follows:

1. The applicant/property owner shall submit an application for public hearing and all required supporting drawings and documentation for the re-plat of the property as required by the Zoning Code. Approval of a final plat allowing for the two (2) buildings sites as proposed and presented with the application for Conditional Use review for a Building Site Determination shall be required before any building permit shall be issued for the construction of either single-family residence.
2. Both building sites shall front onto Maggiore Street, and the design and orientation of the two new residences shall be towards Maggiore Street.
3. Each new residence constructed shall appear unique from each other, subject to review and approval by the Board of Architects.
4. The new single-family residences constructed on the two building sites shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.

5. A detailed landscape plan including an existing tree survey indicating those trees that will be removed, relocated or replaced and a root preservation plan shall be prepared and provided by the Applicant, subject to review and approval of the directors of the Public Service Division and the Planning and Zoning Division prior to the issuance of a building permit for either building site.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. This ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TENTH DAY OF DECEMBER, A.D., 2013.
(Moved: Keon / Seconded: Quesada)
(Yeas: Lago, Quesada, Keon, Cason)
(Majority: (4-1) Vote)
(Nays: Kerdyk)
(Agenda Item: E-2)

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY

MIAMI-DADE COUNTY

Carlos Alvarez, Mayor

Water and Sewer
P. O. Box 330316 • 3071 SW 38th Avenue
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

February 27, 2014

James Kay, P.E.
Engineering Division Supervisor
Public Works Department – City of Coral Gables
2800 S.W. 72nd Avenue, Miami, Florida 33155

Via U.S. Mail

RE: Proposed resubdivision of portions of Lots 1, 2, 27 and 28, Block 122 of **SECOND AMENDED PLAT OF CORAL GABLES RIVIERA SECTION PART 10**, as recorded in Plat Book 31, Page 1 of the Public Records of Miami-Dade County, Florida.

Section 29-54-41

Folio #: 03-4129-027-2460

Address: 6009 Maggiore Street, Coral Gables, Florida

Dear Mr. Kay:

The Miami-Dade Water and Sewer Department (WASD) does not object to the replatting of the above referenced property.

Any existing and/or future water connection to be located within private property will require an easement granted to WASD.

In order to update and maintain our records, WASD requests that we be notified of any platting action issued related to this resubdivision. Should you have any questions regarding this matter, do not hesitate to contact me.

Very truly yours,

Odalys C. Bello, P.S.M.
Right of Way - WASD
3575 S. Le Jeune Rd. 3rd Floor
Miami, Florida 33146-2221
obello@miamidade.gov.

cc: Sergio Garcia, P. E., WASD Plans Review Section Manager
file

AT&T
Florida

Kathy Reed
Area Manager South Eng Group
9500 SW 180th Street
Village of Palmetto Bay, Fl 33157
KR6485@att.com
(305) 256-8451

File#: MIAMFLRR-210952

Delta Mapping and Surveying Inc.
13301 SW 132 Ave
Miami, Florida 33186

Date: February 12, 2014

Re: **Tentative Plat of Riviera-Maggiore Subdivision**

On behalf of Bellsouth Telecommunications, LLC d/b/a AT&T Florida, this letter shall serve as notice of **"non objection"** to the recording of the referenced Plat "RIVIERA-MAGGIORE SUBDIVISION" prepared by Delta Mapping and Surveying, Inc. dated 1/24/2014. At this time AT&T Florida does not require easements on this property.

Respectfully submitted,

Kathy Reed, Area Mgr.
OSP Planning & Engineering Design – SFL District

cc: Steve Massie, AT&T FL

Florida City Gas™
An AGL Resources Company

955 East 25th Street
Hialeah, FL 33013

305 691 8710 phone
www.floridacitygas.com

February 05, 2014

Delta Mapping and Surveying, Inc
Att. Waldo F. Paez
13301 SW 132nd Ave Suite -117
Miami, Florida 33186

RE: Property 6009 Maggiore St, Coral Gables Florida 33146
Folio # 03-4129-027-2460

To Whom It May Concern:

Please be advised that Florida City Gas does not have gas on the existing or proposed facilities at the above-mentioned address and therefore offers "No Objection" to the demolition/construction of the existing building.

Please contact "Sunshine State One call of Florida at 1-800-432-4770 (811) to locate all utilities lines at least 48 hours prior to the demolition/digging. It's the law.

If you should have any questions please contact me 305-835-3648

Sincerely,
FLORIDA CITY GAS

Dina De Jesus
Operations Department

FPL
an FPL Group company

February 26, 2014

Mr. Ramon Trias
Director of Planning and Zoning
455 Biltmore Way
Coral Gables, FL 33134

Re: Tentative Plat 6009 Maggiore Street
Name: Riviera-Maggiore Subdivision
Location: Located West 73ft of Lots 1, 2, 27 and 28 in Block 122, Second Amended Plat of Coral Gables Riviera Section Part 10, according to the Plat thereof, as recorded in Plat Book 31 of Page 1 of the Public Records of Miami-Dade County, Florida, Lying in the NW1/4 of Sect. 10, Twp. 54S, Rge. 39E

To Whom It May Concern:

Please consider this letter as your notification that satisfactory arrangements for installation of underground electric service have been made in accordance with Ordinance 68-69.

As per our agreement with you, we would appreciate your making these satisfactory arrangements contingent on easement requirements as follows:

(x) Easements necessary for electrical facilities are marked on the attached copy of the subject tentative plat

( ) No easements are required at this time for electrical facilities.

( ) Easements will be obtained by instrument in a later stage of development

If there are any questions or you need further information, please call (305) 377-6011 for assistance.

Sincerely,

Janet Blanco
Technical Specialist

cc: Millie Paz
Delta Mapping and Surveying Inc.
13301 SW 132 Avenue
Suite 117
Miami, FL 33186
deltamapping@gmail.com

VIEW NORTH

VIEW N.W. CORNER

VIEW SOUTH

VIEW SOUTH WEST

VIEW WEST

VIEW WEST

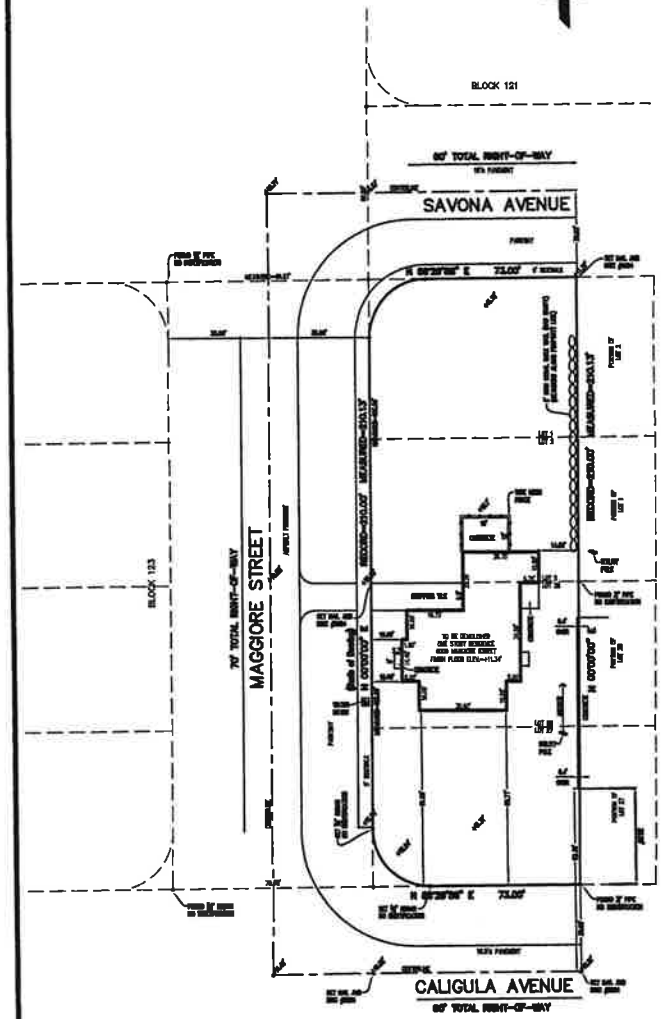
VIEW WEST

View West

BOUNDARY SURVEY

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION: The West 73 feet of Lots 1, 2, 27 and 28 in Block 122, SECOND AMENDED PLAT OF CORAL GABLES RIVIERA SECTION PART 10, according to the Plat thereof, as recorded in Plat Book 31 at Page 1 of the Public Records of Miami-Dade County, Florida.

SURVEY FOR: QUINES DESIGN MANAGEMENT SERVICES, INC.
6008 MAGGIORE STREET
CORAL GABLES, FLORIDA 33146

I HEREBY CERTIFY: That the SKETCH OF SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132ND AVENUE, NO. 117
MIAMI, FLORIDA 33186

WALDO F. PAEZ DATE SIGNED:_____
PROFESSIONAL SURVEYOR AND MAPPER
NO. 3284
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 7950
STATE OF FLORIDA

786-429-1024
FAX: 786-592-1152

1)FLOOD ZONE: X BASE: PANEL NO. 12086C0458L
COMMUNITY NO. 120639 DATE OF MAP: 9-11-09
2)THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
3)EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED
5)LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
6)OWNERSHIP IS SUBJECT TO OPINION OF TITLE
7)TYPE OF SURVEY: BOUNDARY SURVEY
8)THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION PROVIDED BY CLIENT
9)SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
10)THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
11)UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
12)THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
13)ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "SURSURBAN" . THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT
14)IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
15)NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
16)CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
C.O DENOTES EXISTING ELEVATION
ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929
BENCHMARK: CO-505 ELEVATION: +10.78'
LOCATOR INDEX: MAGGIORE STREET AND CALIGULA AVENUE NW CORNERS

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE EAST RIGHT-OF-WAY LINE OF MAGGIORE STREET

FIELD SURVEY DATE: 2-13-13 SCALE: 1" = 20' DRAWN BY: M.A.B.
DRAWING DATE: 2-14-13 FB: SKETCH DRAWING NO.: 13-0063a

Delta Mapping and Surveying, Inc
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL. 33186
PHONE:(786) 429-1024 E-MAIL:DELTAMAP@GMAIL.COM

Surveyors, Land Planners & Mappers

BOUNDARY SURVEY

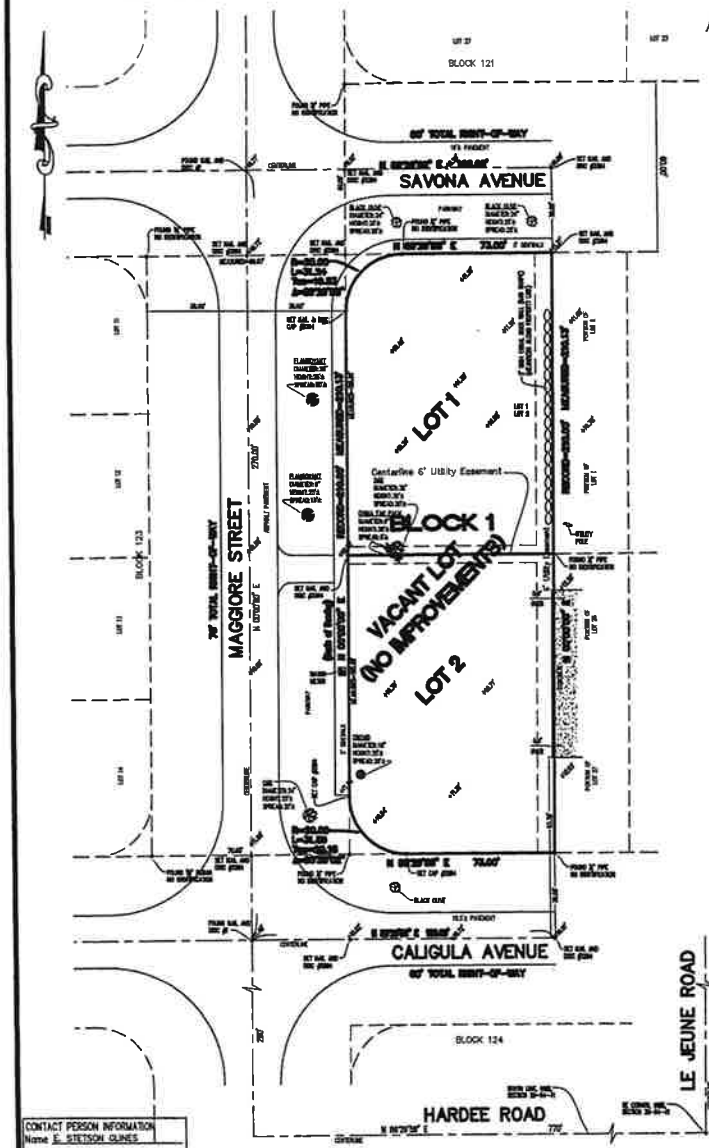
DATE: 02-14-2013
SCALE: 1" = 20'
DRAWN BY: M.A.B.
DRAWING NO: 13-0063a Z
SHEET NO. 1 OF 1

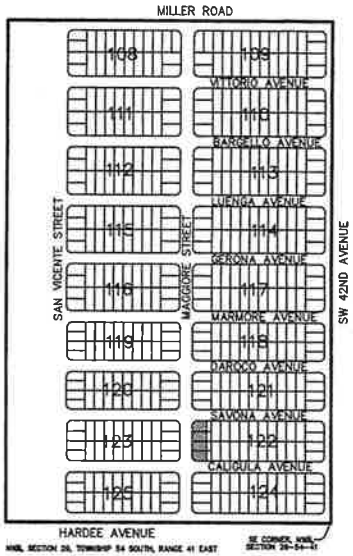
SEAL

Tentative Plat
RIVIERA-MAGGIORE SUBDIVISION

A Replat of West 73 feet of Lots 1, 2, 27 and 28 in Block 122, SECOND AMENDED PLAT OF CORAL GABLES RIVIERA SECTION PART 10, according to the Plat thereof, as recorded in Plat Book 31 at Page 1 of the Public Records of Miami-Dade County, Florida; Lying in the NW1/4 of Section 10, Township 54 South, Range 39 East Miami-Dade County, Florida.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.





LOCATION SKETCH
Scale 1"= 300'

LEGAL DESCRIPTION: The West 73 feet of Lots 1, 2, 27 and 28 in Block 122, SECOND AMENDED PLAT OF CORAL GABLES RIVIERA SECTION PART 10, according to the Plat thereof, as recorded in Plat Book 31 at Page 1 of the Public Records of Miami-Dade County, Florida.

SURVEY FOR: GLINES DESIGN MANAGEMENT SERVICES, INC.
6009 MAGGIORE STREET
CORAL GABLES, FLORIDA 33146

I HEREBY CERTIFY: That the SKETCH OF SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132ND AVENUE, NO. 117
MIAMI, FLORIDA 33186

WALDO F. PAEZ DATE SIGNED:
PROFESSIONAL SURVEYOR AND MAPPER
NO. 3284
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 7950
STATE OF FLORIDA

786-429-1024
FAX: 786-592-1152

1)FLOOD ZONE: X BASE: PANEL NO. 12086C0408L
COMMUNITY NO. 120639 DATE OF MAP: 9-11-09
2)THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
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7)TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY
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0.0 DENOTES EXISTING ELEVATION
ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929
BENCHMARK: CC-106 ELEVATION: +12.76'
LOCATOR INDEX: MAGGIORE STREET AND CALIGULA AVENUE NW CORNERS

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE EAST RIGHT-OF-WAY LINE OF MAGGIORE STREET

FIELD SURVEY DATE: 2-13-13 SCALE: 1' = 20' DRAWN BY: M.A.R.
DRAWING DATE: 2-14-13 FB: SKETCH DRAWING NO.: 13-0053a
REVISED DATE: 12-19-13 (T-PLAT) NEW DRAWING NO.: 13-0853
REVISED DATE: 01-24-14 (REPLAT)

CONTACT PERSON INFORMATION
Name E. STETSON GLINES
Telephone Number 305-668-9820
Fax Number 305-668-9819
e-mail address STETSONGLINES@YAHOO.COM

OWNER:
EVERETT STETSON GLINES, III
AND MARY JANE WOOLDRIDGE
5316 HARDEE ROAD

DADE COUNTY FLOOD CRITERIA ELEVATION OF 7.3 FT MORE OR LESS. THIS ELEVATION WAS PRORATED FROM PLAT BOOK 120 AT PAGE 13, SHEET NO. 2 , (DATED 8-6-84) SHOULD BE VERIFIED AND APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL

PROPERTY ZONED: THE SUBJECT PROPERTY IS ZONED EU-S, ESTATES USE SUBURBAN.

FOLIO # 03-4129-027-2460

DEVELOPMENT INFORMATION:
1 RESIDENCE IN EACH LOT
OF APPROXIMATELY 3,000-3,333 SQUARE FEET

Delta Mapping and Surveying, Inc
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186
PHONE (786) 429-1024 E-MAIL DELTAMAPPING@GMAIL.COM

Surveying, Land Planning & Mapping

BOUNDARY AND TOPOGRAPHIC SURVEY

M.A.R. DRAWN
W.F.P. CHECKED

DATE: 02-21-14
SCALE: 1"= 20'
DRAWN BY: Y.F.
DRAWING NO: 13-0853
SHEET NO. 1 OF 1

CFN 2013R0975707
OR Bk 28949 Pgs 1751 - 1752; (2pgs)
RECORDED 12/12/2013 15:28:46
DEED DOC TAX 4,710.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared By:
John M. Thomson, Esquire
201 Sevilla Avenue, Suite 302
Coral Gables, Florida 33134
Telephone: (305) 443-5444

Parcel Identification Number: 03-4129-027-2460

Record and return to:
Samuel Spencer Blum, Esquire
Suite 106, 2666 Tigertail Avenue
Coconut Grove, Florida 33133-4651

TRUSTEE'S DEED

THIS INDENTURE, made this 17 day of April, 2013, between **JOHN M. THOMSON, as Successor Trustee of the JEANNETTE T. HUNT REVOCABLE LIVING TRUST Under Trust Agreement dated December 15, 2003**, of the County of Miami-Dade, State of Florida, Grantor, and **EVERETT STETSON GLINES, III and MARY JANE WOOLDRIDGE**, his wife, whose address is 536 Hardee Road, Coral Gables, Florida 33146, Grantee.

WITNESSETH:

That the GRANTOR, pursuant to the powers granted under the Declaration of Trust dated December 15, 2003, and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations in hand paid, grants, bargains, aliens, remises, releases, conveys and confirms to the GRANTEE and GRANTEE'S heirs, personal representatives, successors and assigns forever that certain real property situate in Miami-Dade County, Florida, more particularly described as follows:

The West 73 feet of Lots 1, 2, 27 and 28, Block 122, SECOND AMENDED PLAT OF CORAL GABLES, RIVIERA SECTION PART 10, according to the Plat thereof, recorded in Plat Book 31, Page 1, of the Public Records of Dade County, Florida k/n/a Miami-Dade County, Florida.

SUBJECT TO reservations, dedications, easements and restrictions of record, without reimposing any of the same, and the taxes for the year 2013 and all subsequent years.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances belonging to or, in any way, appertaining to the real property.

TO HAVE AND TO HOLD the same unto the GRANTEE, the GRANTEE'S heirs and assigns. Grantor warrants title to the property for any acts or Grantor and will defend it against the lawful claims of all persons claiming by through or under Grantor.

CIRCUIT AND COUNTY COURTS
CLERK
MIAMI-DADE COUNTY, FLORIDA

IN WITNESS WHEREOF, the GRANTOR has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in our presence:

Jeannette T. Hunt Revocable Living Trust dated December 15, 2003

Witness
Printed Name: GARY BELL

Witness
Printed Name: BRENDA E. SMITH

By: _____
John M. Thomson, Successor Trustee
201 Sevilla Avenue, Suite 302
Coral Gables, FL 33134

STATE OF Florida:
COUNTY OF Miami-Dade:

THE FOREGOING INSTRUMENT was acknowledged before me this 17 day of April, 2013, by John M. Thomson, as Successor Trustee of the Jeannette T. Hunt Revocable Living Trust U/T/D December 15, 2003, on behalf of the Trust, who is personally known to me or who has produced _____ as Identification.

Notary Public – State of Florida
Printed Notary Name: BRENDA E. SMITH
My commission expires: _____

BRENDA E. SMITH
Notary Public - State of Florida
My Comm. Expires Mar 31, 2017
Commission # EE 856659

STATE OF FLORIDA, COUNT OF DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on DEC 12 2013 day of _____, AD 20 _____
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
By Maria Moreno D.C.

CIRCUIT AND COUNTY COURTS
CLERK
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA

CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

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: Waldo Paez (LOBBYIST)

Print Your Business Name: Delta Mapping & Surveying, Inc.

Business Telephone Number: (786) 429-1024

Business Address: 13301 S.W. 132nd Ave. - Miami, FL. 33186 (ADDRESS / CITY, STATE / ZIP CODE)

Corporation, Partnership, or Trust Represented:

Principal Name: Everett Stetson Glines, III & Mary Jane Woolridge

Principal Address: 536 Hardee Rd., Coral Gables, FL. Telephone Number: (305) 668-9820

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)

T-PLAT RIVIERA - MAGGIORE SUB.

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 APLICATION: 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 payment of a $150.00 Lobbyist Registration Fee is required.

I _____ 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.

Print Name of Lobbyist

Waldo F. Paez

Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared WALDO F. PAEZ 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 3RD DAY OF MARCH 2014

X Personally Known

_____ Produced ID

ARMANDO E. SANZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE073245
Expires 5/7/2015

Armando E. Sanz
Notary Public
State of Florida

$150.00 Fee Paid _____ Received By _____ Date: _____

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

For Office Use Only

Data Entry Date: _____ 20__ Entered By: _____

Attachment B

THE CITY OF CORAL GABLES

ORDINANCE NO. 2013-18

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING CONDITIONAL USE REVIEW FOR A BUILDING SITE DETERMINATION PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW", SECTION 3-206, "BUILDING SITE DETERMINATION" TO CREATE TWO (2) SEPARATE SINGLE-FAMILY BUILDING SITES ON PROPERTY ASSIGNED SINGLE-FAMILY RESIDENTIAL (SFR) ZONING; ONE BUILDING SITE CONSISTING OF THE WEST SEVENTY-THREE (73) FEET OF LOTS 1 AND 2 AND THE OTHER CONSISTING OF THE WEST SEVENTY-THREE (73) FEET OF LOTS 27 AND 28 ON PROPERTY LEGALLY DESCRIBED AS THE WEST SEVENTY-THREE (73) FEET OF LOTS 1-2 AND 27-28, BLOCK 122, RIVIERA SECTION PART 10 (6009 MAGGIORE STREET), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the request is for Conditional Use Review for a Building Site Determination for the property legally described as the west seventy-three (73) feet Lots 1-2 and 27-28, Block 122, Riviera Section Part 10 (6009 Maggiore Street), Coral Gables, Florida, requesting that the property be separated into two (2) separate building sites for single-family residences; and

WHEREAS, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on October 9, 2013, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the October 9, 2013 Planning and Zoning Board meeting, the Board made no recommendation (vote: 2 yes – 3 no) on the Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) single family building sites, one building site consisting of the west seventy-three (73) feet of Lots 1 and 2 and the other the west seventy-three (73) feet of Lots 27 and 28; and

WHEREAS, the Planning and Zoning Board is providing the City Commission with no recommendation, as an affirmative vote of four (4) members of the Board is necessary for the adoption of any motion; and

WHEREAS, pursuant to Section 3-206 of the Zoning Code all proposed building site separation applications are subject to a public hearing for City Commission review and approval as a Conditional Use via Ordinance in accordance with the review criteria specified in Section 3-206; and,

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on November 12, 2013 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with the Conditional Use Review for a Building Site Determination, and after due consideration and discussion, approved the proposed building site separation with conditions on First Reading (vote: 5-0);

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

SECTION 1. The foregoing 'WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Applicant's request for Conditional Use review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single family building sites on property assigned Single-Family Residential (SFR) zoning; one building site consisting of the west seventy-three (73) feet of Lots 1 and 2 and the other the west seventy-three (73) feet of Lots 27 and 28 on property legally described as the west seventy-three (73) feet of Lots 1-2 and 27-28, Block 122, Riviera Section Part 10 (6009 Maggiore Street), Coral Gables, Florida, is approved subject to the following conditions of approval, which were agreed to by the applicant:

Within 30 days of approval of the Conditional Use Review for a Building Site Determination, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval including all conditions of approval as approved by the City Commission, as follows:

1. The applicant/property owner shall submit an application for public hearing and all required supporting drawings and documentation for the re-plat of the property as required by the Zoning Code. Approval of a final plat allowing for the two (2) buildings sites as proposed and presented with the application for Conditional Use review for a Building Site Determination shall be required before any building permit shall be issued for the construction of either single-family residence.
2. Both building sites shall front onto Maggiore Street, and the design and orientation of the two new residences shall be towards Maggiore Street.
3. Each new residence constructed shall appear unique from each other, subject to review and approval by the Board of Architects.
4. The new single-family residences constructed on the two building sites shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.

5. A detailed landscape plan including an existing tree survey indicating those trees that will be removed, relocated or replaced and a root preservation plan shall be prepared and provided by the Applicant, subject to review and approval of the directors of the Public Service Division and the Planning and Zoning Division prior to the issuance of a building permit for either building site.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. This ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TENTH DAY OF DECEMBER, A.D., 2013.
(Moved: Keon / Seconded: Quesada)
(Yeas: Lago, Quesada, Keon, Cason)
(Majority: (4-1) Vote)
(Nays: Kerdyk)
(Agenda Item: E-2)

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY

Attachment C

CITY OF CORAL GABLES

- MEMORANDUM -

TO: WALTER CARLSON
ASSISTANT CITY PLANNER

DATE: MARCH 3TH, 2014

FROM: YAMILET A. SENESPLEDA Y.S.
CITY ENGINEER

SUBJECT:
TENTATIVE PLAT
6009 MAGGIORE STREET

As per Zoning Code Article 3, "Development Review", Division 9, "Platting/Subdivision", requires review and comment by the Public Works Department on all proposed tentative plats as part of the review process. Public Works has reviewed this tentative plat with the re-plat requirements specified in Zone Code Article 5, "Development Standards", Division 15 "Platting Standards and have the following comments:

1. The City of Coral Gables Public Works Department does not object to the re-platting of the subject property. The Department's Surveyor review revealed that the submitted plans as well as the field work are according to the minimum technical standards set forth by the Florida Board of Land Surveyors.
2. Letters have been submitted from utility companies as required stating that the utility companies have no objection to the proposed tentative plat
3. The proposed tentative plat shall be required to be submitted and reviewed by the Public Works Department and Miami-Dade County prior to consideration as final plat by the City Commission.

If you need further information, please contact me. Thank you.

cc: Ramon Trias, Planning and Zoning Director

Ernesto R. Pino, R.A., LEED AP, Interim Public Works Director

Lina Hickman, Civil Engineer

Juan Martinez, PSM, Surveyor

Attachment D

CITY OF CORAL GABLES
PLANNING DEPARTMENT

2014 APR -1 AM 9:53

MIAMI DAILY BUSINESS REVIEW

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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

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

CITY OF CORAL GABLES - PUBLIC HEARING 4/9/2014
E. STETSON GLINES AND MARY JANE WOOLDRIDGE

SEE ATTACHED

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

03/28/2014

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

28 day of MARCH , A.D. 2014

(SEAL)

M. ZALDIVAR personally known to me

J V FERBEYRE
Notary Public - State of Florida
My Comm Expires Jul 9, 2014
Commission # DD 982536
Bonded Through National Notary Assn.

CITY OF CORAL GABLES
PLANNING DEPARTMENT

2014 APR -1 AM 9:53

CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING

Applicant: **E. Stetson Glines and Mary Jane Wooldridge**

Application: **Subdivision Review for a Tentative Plat and Text Amendment to the Zoning Code**

Property: **6009 Maggiore Street, Coral Gables, Florida**

Public Hearing - Date/Time/ Location: **Local Planning Agency/Planning and Zoning Board, April 9, 2014, 6:00 - 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134**

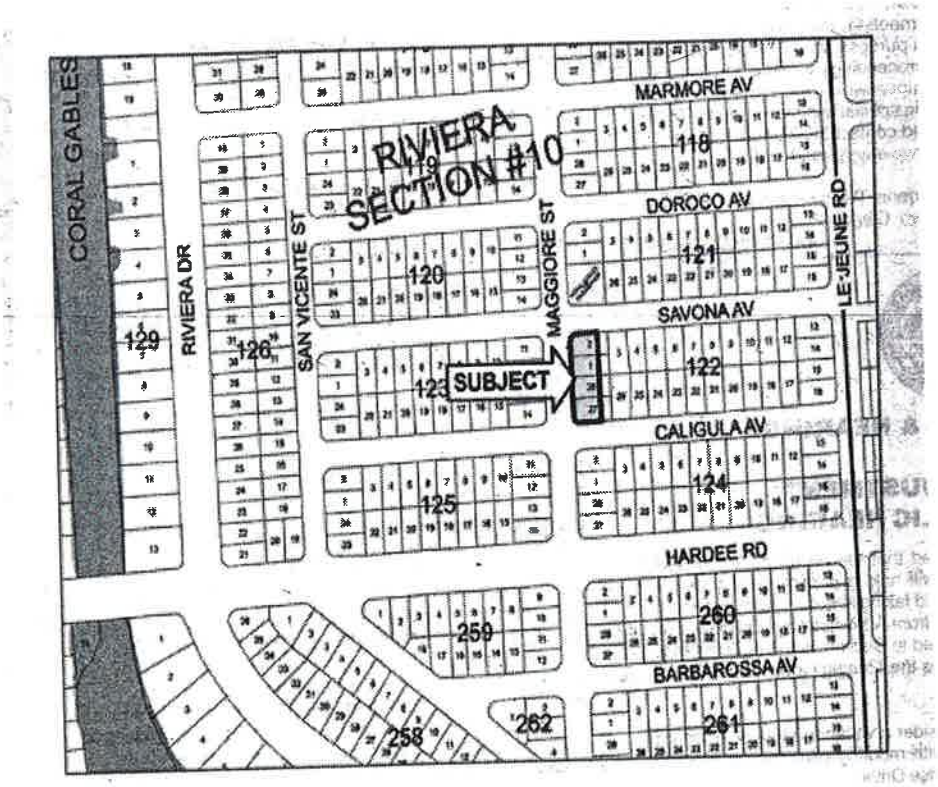
PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a Public Hearing on April 9, 2014 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. *Resolution of the City Commission of Coral Gables approving the Final Plat entitled Riviera-Maggiore Subdivision" pursuant to Zoning Code Article 3, Division 9, "Platting/ Subdivision", being a re-plat of an approximately 0.35 acre property into two (2) platted lots for residential, single-family use on property assigned Single-Family Residential (SFR) zoning, on the property legally described as the west seventy-three (73) feet of Lots 1-2 and 27-28, Block 122, Riviera Section Part 10 (6009 Maggiore Street), Coral Gables, Florida; providing for an effective date.*
2. *An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code Appendix A, "Site Specific Regulations", by adding Section A-77.1. "Riviera-Maggiore Subdivision", to indicate Lots 1 and 2 are separate building sites; providing for severability, repealer, codification, and an effective date.*

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211.

CITY OF CORAL GABLES
PLANNING DEPARTMENT

2014 APR -1 AM 9:53



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

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Walter Carlson, Assistant City Planner at 305.460.5211, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

14-3-239/2258111M

3/28

Attachment E

City of Coral Gables Courtesy Public Hearing Notice

March 27, 2014

Applicant:	**E. Stetson Glines and Mary Jane Wooldridge**
Application:	**Subdivision Review for a Tentative Plat and Text Amendment to the Zoning Code**
Property:	**6009 Maggiore Street, Coral Gables, Florida**
Public Hearing - Date/Time/ Location:	**Local Planning Agency/Planning and Zoning Board, April 9, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134**

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Sincerely,

City of Coral Gables, Florida