Riviera Development

Planning and Zoning Application

May 3, 2018

Riviera Development – Riviera Deuce
Planning Application

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CITY OF CORAL GABLES
OFFICE OF THE CITY CLERK
2018 FEB -8 AM 11: 30

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(s), Deputy/Assistant City Attorney(s), 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 and Email Address: Laura L. Russo, Esq. / Laura@Laurarussolaw.com
LOBBYIST — EMAIL ADDRESS

Print Your Business Name, if applicable: Laura L. Russo, Esq., LLC

Business Telephone Number: 305-476-8300

Business Address: 2655 Le Jeune Road, Suite PH 1-F, Coral Gables, FL 33134
ADDRESS — CITY, STATE — ZIP CODE

Federal ID#: 26-3602751

State the extent of any business or professional relationship you have with any current member of the City Commission.
None

PRINCIPAL REPRESENTED:

NAME Brian McBride **COMPANY NAME, IF APPLICABLE** Riviera Deuce, LLC

BUSINESS ADDRESS 500 S. Dixie Hwy, #307 Coral Gables, FL **TELEPHONE NO.:** 305-740-5799

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 not required to be filed if there were no expenditures.*

2018 FEB -8 AM 11: 30

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 $250.00 Lobbyist Registration Fee is required.

I Laura L. Russo 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 $250.00 Annual Lobbyist Registration Fee.

Print Name of Lobbyist

Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

BEFORE ME personally appeared Laura L. Russo 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 2/7/2018.

X Personally Known

____ Produced ID

JAEL PINEDA
MY COMMISSION #FF187724
EXPIRES January 7, 2019
(407) 398-0153 FloridaNotaryService.com

Notary Public
State of Florida

$250.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____ FL. ID#: _____

For Office Use Only

Data Entry Date: _____, 20____. Entered By: _____

OFFICE OF THE CITY CLERK

2018 FEB -8 AM 11:30

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(s), Deputy/Assistant City Attorney(s), 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 and Email Address: Laura L. Russo, Esq. / Laura@Laurarussolaw.com
LOBBYIST — EMAIL ADDRESS

Print Your Business Name: Laura L. Russo, Esq., LLC

Business Telephone Number: 305-476-8300

Business Address: 2655 Le Jeune Road, Suite PH 1-F, Coral Gables, FL 33134
ADDRESS — CITY, STATE — ZIP CODE

Corporation, Partnership, or Trust Represented: Riviera Deuce, LLC

Principal Name: Brian McBride

Principal Address: 500 S. Dixie Hwy, #307, Coral Gables, FL Telephone Number: 305-740-5799

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)**

Processing of tentative and final plat

OFFICE OF THE CITY CLERK

I Laura L. Russo hereby swear or affirm under penalty of per-
Print Name of Lobbyist

2018 FEB -8 AM 11:30

jury 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 (06/06/2006); Ordinance No. 2017-44 (12/05/2017); governing Lobbying.

Signature of Lobbyist

2/7/18
Date

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

BEFORE ME personally appeared Laura L. Russo 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 2/7/18.

X Personally Known

____ Produced ID

NOTARY PUBLIC STATE OF FLORIDA
JAEL PINEDA
MY COMMISSION #FF187724
EXPIRES January 7, 2019
(407) 398-0153 FloridaNotaryService.com

Notary Public
State of Florida

For Office Use Only

Data Entry Date: _____, 20____. Entered By: _____

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

FL ID #: _____

APPLICATION REPRESENTATION

OWNER:

Riviera Deuce, LLC, a Florida limited liability company
Brian McBride
Truman Skinner
500 S. Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel: (305) 740-5799 Fax: (305) 740-5798

ARCHITECT:

Locus Architecture, Inc.
Nelson De Leon, A1A
500 S. Dixie Highway, Suite 307
Coral Gables, FL 33146
Tel: (305) 740-0120 Fax: (305) 740-0520

SURVEYOR:

Pedro Luis Martinez
5600 West 9th Lane
Hialeah, Florida 33012
Tel: (305) 362-1127

ATTORNEY:

Laura L. Russo, Esq., LLC
Laura L. Russo, Esq.
2655 LeJeune Road, Suite PH 1-F
Coral Gables, Floriad 33134
Tel: (305) 476-8300 Fax: (305) 476-8383

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: Re-Plat

General information

Street address of the subject property: Riviera Drive and Menendez Avenue

Property/project name: Riviera Development - Riviera Deuce

Legal description: Lot(s) Lots 26 & 27

Block(s) 93 Section (s) Revised Plat of Coral Gables Riviera Section Part 2

Property owner(s): Riviera Deuce, LLC, a Florida limited liability company

Property owner(s) mailing address: 500 S. Dixie Highway, Suite 307, Coral Gables, Florida 33146

Telephone: Business 305-740-5799 Fax 305-740-5798

Other _____ Email TASkinner1@AOL.com

City of Coral Gables Planning Division Application

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

Applicant(s)/agent(s) mailing address: 2655 Le Jeune Road, Suite PH 1-F, Coral Gables, Florida 33134

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

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

Property information

Current land use classification(s): Residential Multi Family Duplex Density

Current zoning classification(s): Duplex - MF - 1

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

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

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning 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.
- ☑ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- ☐ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Parking study.
- ☑ Photographs of property, adjacent uses and/or streetscape.
- ☑ Plat.
- ☑ Property survey and legal description.

- [x] 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.
- [x] Statement of use and/or cover letter.
- [ ] Streetscape master plan.
- [ ] Traffic accumulation assessment.
- [ ] Traffic impact statement.
- [ ] Traffic impact study.
- [ ] Traffic stacking analysis.
- [x] Utilities consent.
- [x] Utilities location plan. on Plat
- [ ] Vegetation survey.
- [ ] Video of the subject property.
- [ ] Zoning Analysis (Preliminary).
- [ ] Zoning Code text amendment justification.
- [ ] Warranty Deed.
- [x] Other: Proposed plat

Application submittal requirements

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

Applicant/agent/property owner affirmation and consent

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

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

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: Riviera Deuce, LLC, a Florida limited liability company By: Truman A. Skinner
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: 500 South Dixie Highway, Suite 307, Coral Gables, Florida 33146

Telephone: 305-740-5799	Fax: 305-740-5798	Email: TASkinner@AOL.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 1 day of May, 2018 by Truman A. Skinner

(Signature of Notary Public - State of Florida)

NICOLE PEARL
MY COMMISSION # FF246507
EXPIRES July 05, 2019
(407) 398-0153 FloridaNotaryService.com

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

☑ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:
Address:		
Telephone:	Fax:	Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this _____ day of _____ by _____
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature:		Applicant(s)/Agent(s) Print Name: Laura L. Russo
Address: 2655 Le Jeune Road, Suite PH 1-F, Coral Gables, FL 33134		
Telephone: 305-476-8300	Fax: 305-476-8383	Email: Laura@Laurarussolaw.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me this 1 day of May, 2018 by Laura L. Russo
(Signature of Notary Public - State of Florida)

JAEL PINEDA
MY COMMISSION #FF187724
EXPIRES January 7, 2019
(407) 398-0153 FloridaNotaryService.com

(Print, Type or Stamp Commissioned Name of Notary Public)
☑ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

2015 Aerial Photography
60ft
N

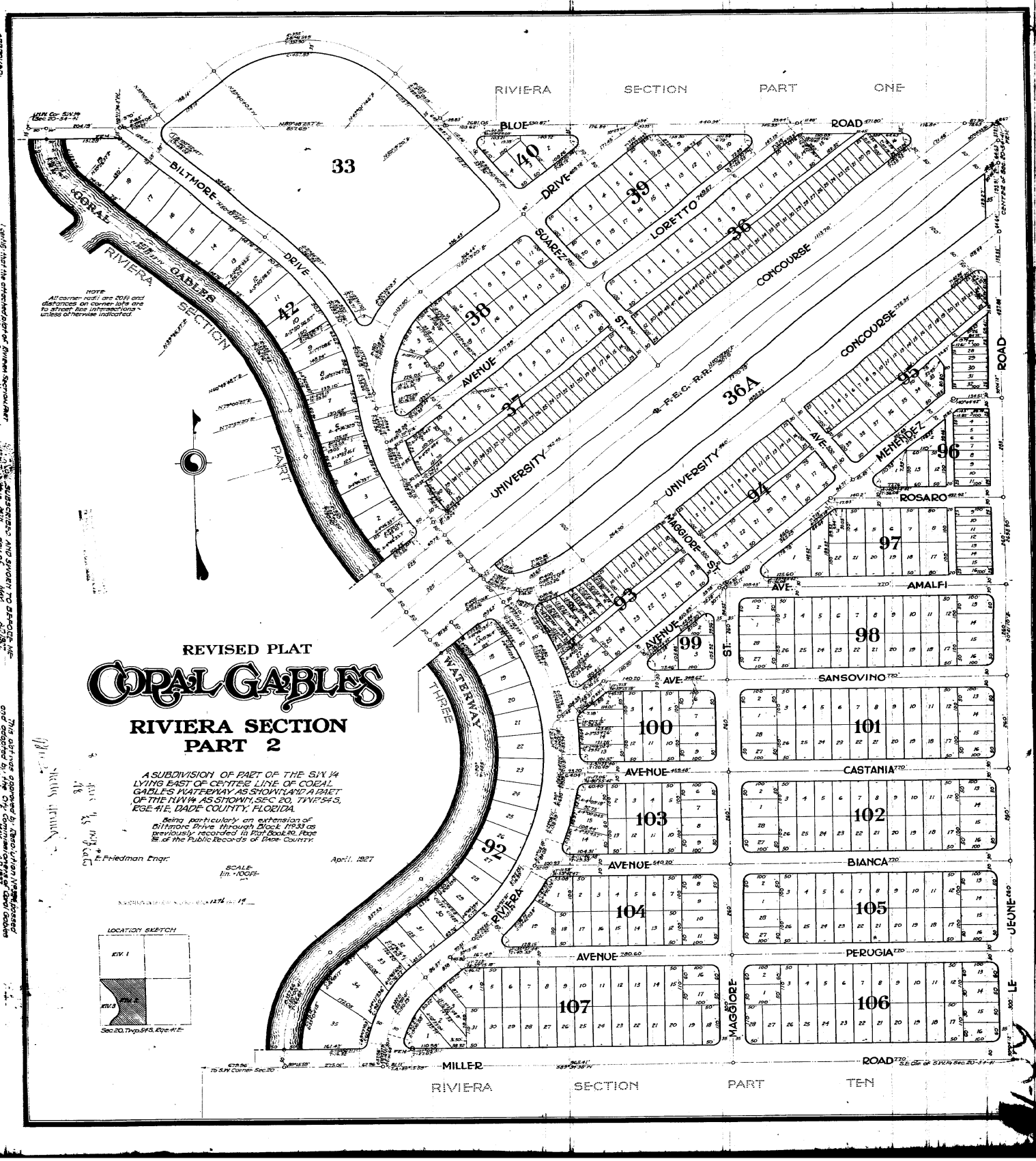
Menendez Ave. looking North
24

Corner of Menendez Ave. and Riviera Dr. looking NE

Riviera Dr. looking East

Alley looking SW toward corner of
Menendez Ave. and Riviera Dr.

A-10


REVISED PLAT
CORAL GABLES
RIVIERA SECTION
PART 2
A SUBDIVISION OF PART OF THE S.W. 1/4 LYING EAST OF CENTER LINE OF CORAL GABLES WATERWAY AS SHOWN, AND A PART OF THE N.W. 1/4 AS SHOWN, SEC. 20, TWP. 54 S., RGE. 41 E., DADE COUNTY, FLORIDA.
Being particularly an extension of Biltmore Drive through Block 119.39 as previously recorded in Plat Book 20, Page 38 of the Public Records of Dade County.
E. Friedman Engr.
April, 1927
SCALE: 1in. = 100ft.
LOCATION SKETCH
Sec. 20, Twp. 54 S., Rge. 41 E.
NOTE
All corner radii are 20 ft. and distances on corner lots are to street line intersections unless otherwise indicated.
RIVIERA SECTION PART ONE
RIVIERA SECTION PART TEN
BLUE ROAD
BILTMORE DRIVE
CORAL GABLES RIVIERA SECTION PART
WATERWAY
THREE
LORETTO DRIVE
SUAREZ
CONCOURSE
UNIVERSITY
AVENUE
F.E.C. R.R.
MENENDEZ
ROSARO
MAGGIORE
AMALFI
SANSOVINO
CASTANIA
BIANCA
PERUGIA
MILLER ROAD
RIVIERA
33
40
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36
38
37
36A
95
96
94
97
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101
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103
92
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105
106
107

Legal Description

Lots 26 and 27, in Block 93, Coral Gables Riviera Section Part Two, according to the Revised Plat thereof, as recorded in Plat Book 28, Page 18 of the Public Records of Miami-Dade County, Florida.

BENCHMARK OF ORIGIN: CITY OF CORAL GABLES BENCHMARK NO: 224 **ELEVATION**: 9.15' **(N.G.V.D.)** and is a PK nail & washer set in sidewalk at NE. corner of Menendez and Riviera.

Flood Insurance Notes:
1. Zone " Ah " Base Flood Elev. 10.00' per map 120639 Suffix L Panel 0457 Date: September 11,2009

FOR THE BENEFIT OF: Riviera Development, LLC

Notes:
1. No underground installations or improvements have been located.
2. No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.
3. Bearings are based on the southerly line of Lot 26 , Block 93 having a bearing of N.50-19'-20" E. per Record Plat (28-18).
4. Elevations shown are based on a closed level loop using third order procedure and are relative to The National Geodetic Vertical Datum of 1929.
5. Unless otherwise noted record and measured data are in substantial agreement.
6. The Street Right-of-Way abutting this property are physically open unless otherwise noted.
7. Fence ownership, if any, was established by visual means only, but legal ownership has not been determined.
8. Set Iron Pipe or Pin with cap #5443 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.
9. Not valid without the signature and the original raised seal of a Florida licensed Surveyor & Mapper.
10. A complete list of abbreviations used in this survey are shown on the back of this sheet.

Legend:
A complete list of abbreviations used in this survey are shown on the back of this sheet.

Address: NA

Legal Description:
Lots 26 and 27 , Block 93, of " REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 2 " , according to the Plat thereof, as recorded in Plat Book 28 at Page 18 of the Public Records of Miami-Dade County, Florida.

by: Pedro L. Martinez
Reg. Surveyor & Mapper #5443
State of Florida

Signature/ 6-2-2016

Field Survey Date: 11-14-2005
#05-343B

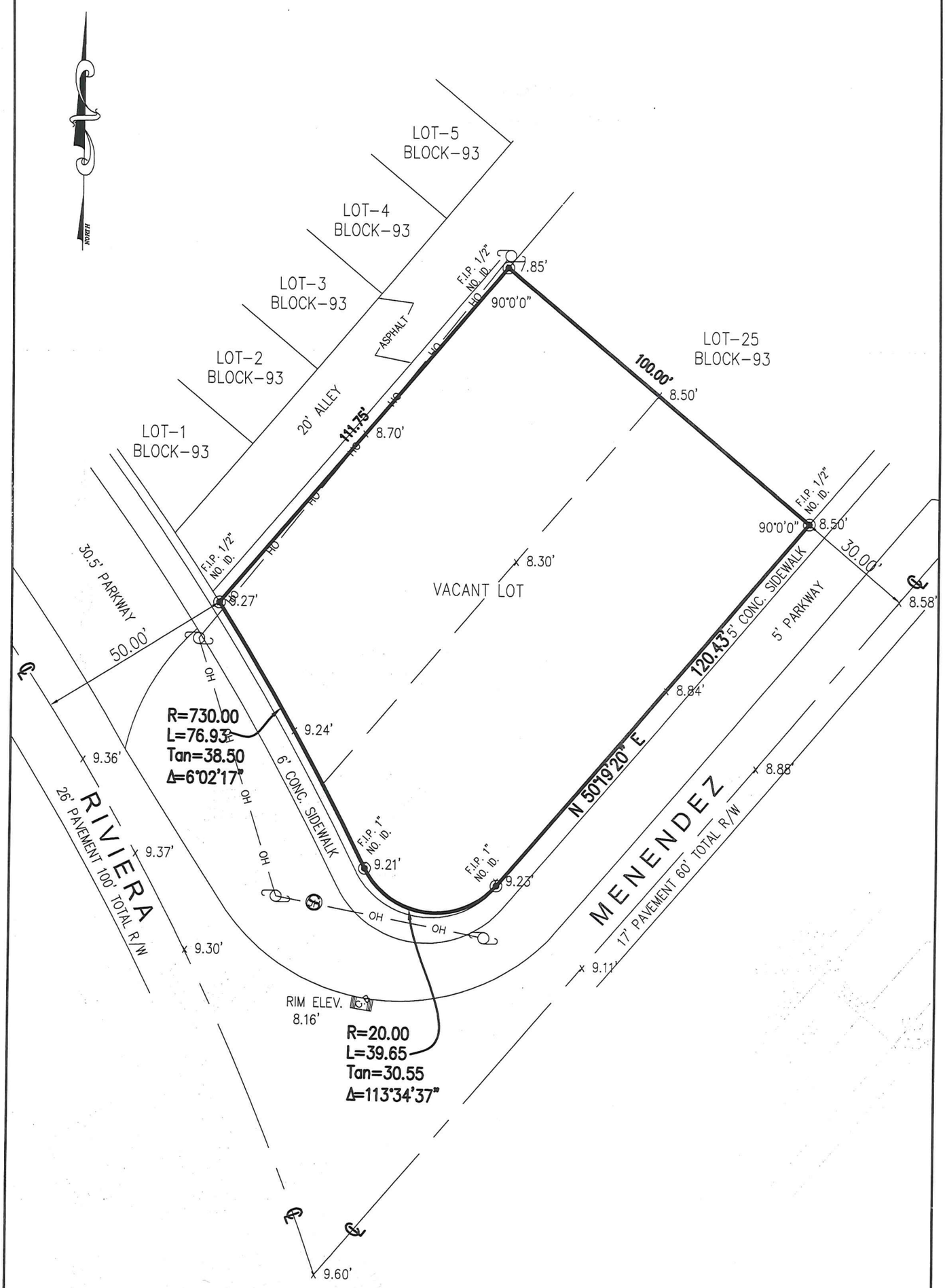
Up-date: 6-02-2016

PREPARED BY:
Pedro L. Martinez
7179 W. 13 Avenue. Hialeah, Florida 33014
TEL. (786) 277-4851

SHEET 1 OF 2 SHEETS

BOUNDARY SURVEY

SCALE: 1" = 30'



6-2-2016

NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED SURVEYOR & MAPPER.

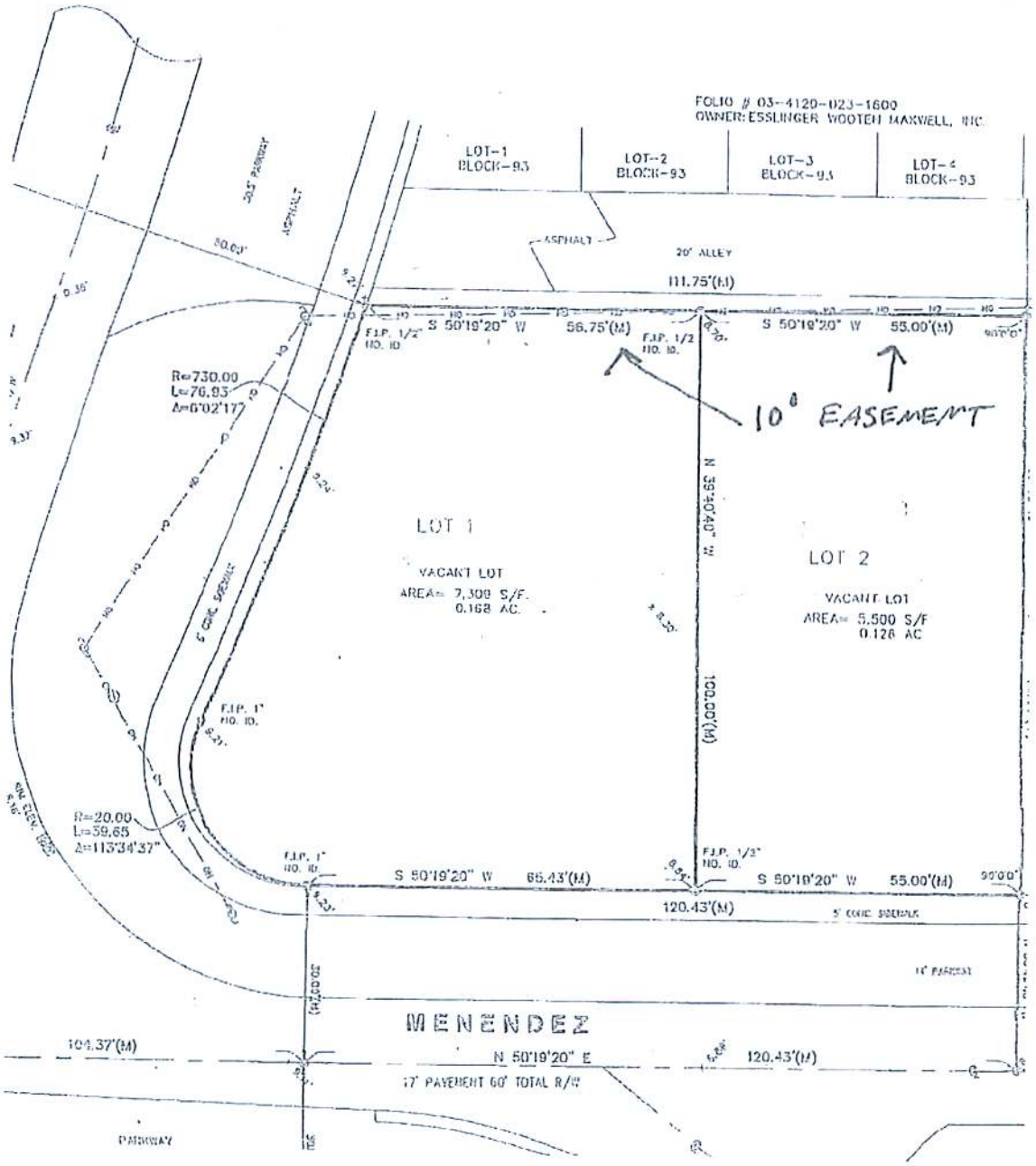
LEGEND

—OH— Overhead Wire Line	10.00' =Existing Elevations	=Storm sever Manhole
—//—//— Wood Fence	=Water Meter	F.DH. =Found Drill Hole
—x—x— Chain Link Fence	=Fire Hydrant	F.N&D. =Found Nail & Disc.
	=Power Pole	FIR. =Found Iron Rebar

Sheet 2 of 2

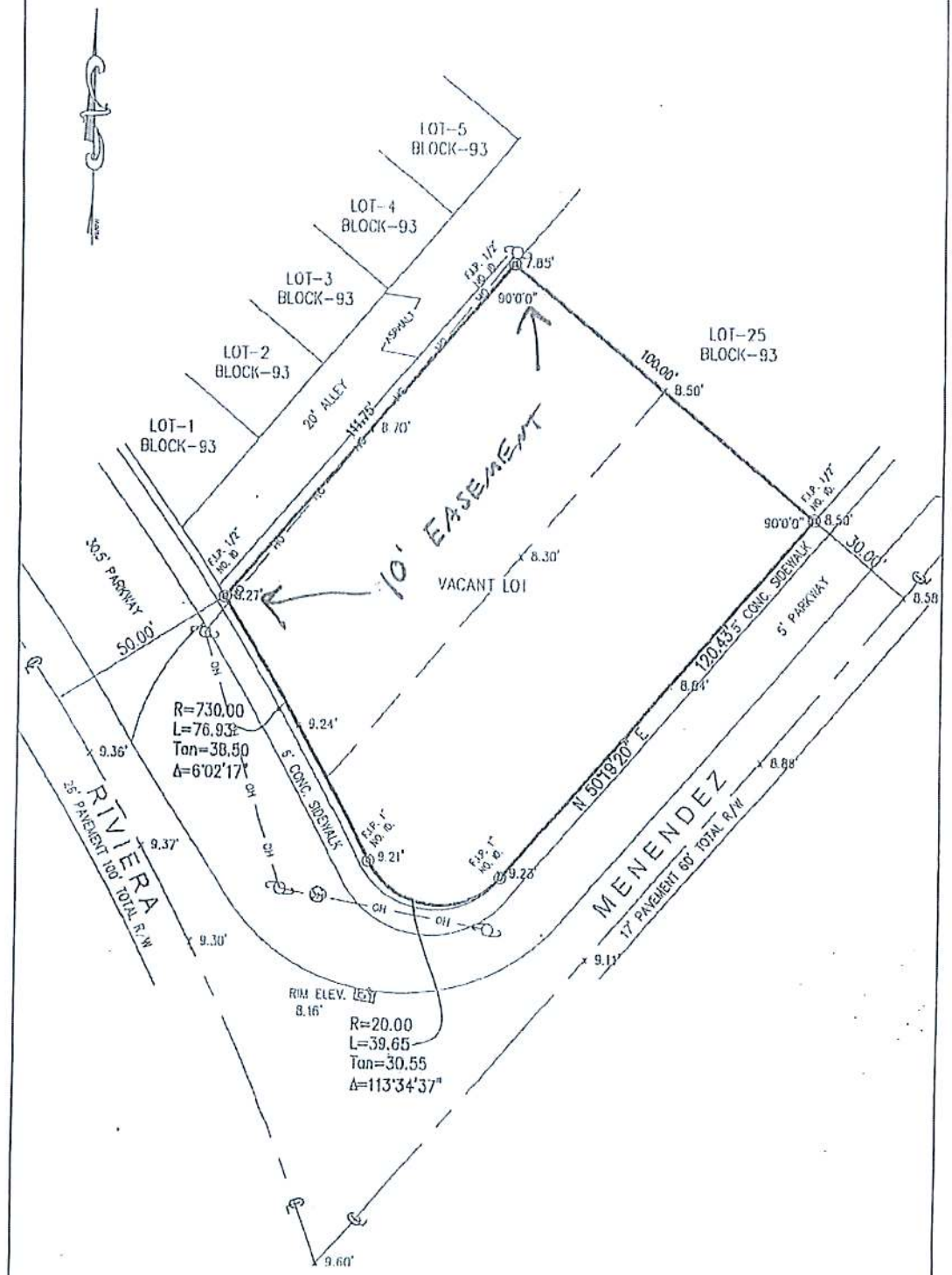
TENTATIVE PLAT
RIVIERA DEUCE

A Replat of Lots 26 and 27, in Block 93 "Revised Plat of Coral Gables Riviera Section Part 2" Pla
Miami-Dade County Florida, Lying in Section 20, Township 54 South, Range 41 East, all Lying and being



BOUNDARY SURVEY

SCALE: 1" = 30'



6-2-2016

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Existing Elevations
- Water Meter
- Fire Hydrant
- Power Pole
- Storm sewer Manhole
- F.D.H. = Found Drill Hole
- F.N.D. = Found Nail & Disc.
- F.I.R. = Found Iron Rebar

Sheet 2 of 2

BENCHMARK OF ORIGIN: CITY OF CORAL GABLES BENCHMARK NO: 224 ELEVATION: 9.15' (N.G.V.D.) and is a PK nail & washer set in sidewalk at NE. corner of Menendez and Riviera.

Flood Insurance Notes:
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FOR THE BENEFIT OF: Riviera Development, LLC

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Address: NA

Legal Description:
Lots 26 and 27 , Block 93, of " REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 2 ", according to the Plat thereof, as recorded in Plat Book 28 at Page 18 of the Public Records of Miami-Dade County, Florida.

by: Pedro L. Martinez
Reg. Surveyor & Mapper #5443
State of Florida

Signature/ 6-2-2016

Field Survey Date: 11-14-2005
#05-343B

Up-date: 6-02-2016

PREPARED BY:
Pedro L. Martinez
7179 W. 13 Avenue. Hialeah, Florida 33014
TEL. (786) 277-4851

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

miamidade.gov

February 9, 2017

Jorge Ubieta, P.S.M.
Supervisor, Platting Section
Land Development Division
Miami-Dade County Public Works Department
111 NW 1st ST, Suite 1420
Miami, FL 33128-1970

Mr. Eduardo Santamaria

Public Works Director
City of Coral Gables Public Work Department
2800 SW 72nd. Ave, Miami, FL 33135

Via email to:
joub@miamidade.gov

RE: **NO OBJECTION**

Tentative Plat RIVIERA DEUCE

Miami Dade County Tentative Plat. T- 22941

Section: 20-54-41

To Whom It May Concern:

The Miami-Dade Water and Sewer Department (WASD) own and/or operate existing water/sewer facilities within the boundaries of the above referenced Plat.

Therefore as a utility agency, WASD has **no objections** to this subdivision.

Should you have any question regarding this matter, do not hesitate to contact me.

Very truly yours,

Guillermo Guerrero, P.S.M
Right Of Way Unit.
Miami Dade County Water and Sewer Department.
305-268-5268.

FPL

April 17, 2017

Truman A. Skinner, Executive Vice President
Riviera Development LLC
500 South Dixie Highway, Suite 307
Coral Gables, FL 33146

Reference: Revised Plat of Coral Gables Riviera Section Part 2

Location: A Replat of Lots 26 and 27, Block 93, of "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 2" according to the Plat thereof, as recorded in Plat Book 28 at Page 18 of the Public Records of Miami-Dade County, Florida.

Dear Mr. Skinner
Please consider this letter as your notification that satisfactory arrangements for installations 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.

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

( ) Easements have been assured verbally by the owner/developer and will be granted prior to completion of the building construction.

An easement by separate instrument will been granted by the customer for the future facilities, and therefore FPL has no objection to this Plat.

If there are any questions or you need any further information please call Seth Stegelmann at (305) 377-6147 for further assistance.

Sincerely,

Seth Stegelmann
Associate Engineer

FIBERNET DIRECT
Reliability Counts.

May 31, 2017

Truman A. Skinner
Executive Vice President
Riviera Deuce, LLC
500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146

RE: Request to Re-Plat Two Lots
At the Corner of Riviera Dr & Menendez Ave
Coral Gables, Florida
Lots 26 & 27, Block 93, Plat Book 28/18, Miami-Dade County, Florida

Dear Mr. Skinner:

Fibernet Direct (formerly FPL FiberNet, LLC) has no objection regarding your request to re-plat the two properties, as described in your letter with attachments provided to Fibernet Direct. We have no facilities within the limits of the above-referenced area in Coral Gables, Miami-Dade County, Florida.

If you have any question or need any additional information, please feel free to contact me at 305-552-2931.

Sincerely,

Danny Haskett
Project Manager

Cc: Mario Pla

From: **Truman Skinner** taskinner1@aol.com
Subject: Fwd: Message from "RNP002673920D6F" - utility clearance letter
Date: June 14, 2017 at 9:17 AM
To: Pineda Jessy jessy@laurarussolaw.com

TS

Good morning, Jessy - will this email work?

Truman

Sent from my iPhone

Begin forwarded message:

> **From:** "Leeger, Gegi" <Gegi.Leeger@xo.com>
> **Date:** June 14, 2017 at 8:50:12 AM EDT
> **To:** "taskinner1@aol.com" <taskinner1@aol.com>
> **Subject:** RE: Message from "RNP002673920D6F" - utility clearance letter
>
> We have no facilities in this area and have no issues with this project. Do you have a template "utility clearance letter" or is this email sufficient?
>
> A Verizon Company
>
> Gegi Leeger
> Government Affairs
> **XO Communications**
> | 13865 Sunrise Valley Drive | Herndon, VA 20171 |
> |P: 703.547.2109 |C: 202-345-2325 |gegi.leeger@xo.com | www.xo.com |
>
> **From:** taskinner1@aol.com [mailto:taskinner1@aol.com]
> **Sent:** Tuesday, June 13, 2017 5:20 PM
> **To:** Leeger, Gegi <Gegi.Leeger@xo.com>
> **Subject:** Fwd: Message from "RNP002673920D6F" - utility clearance letter
>
> Dear Ms. Leeger -
>
> We are in process of re-platting 2 lots owned by Riviera Deuce, LLC in accordance with the attached memo and surveys. We need a utility clearance letter from your company in order s to proceed. If you have any questions please call me on my cell 305-439-2246.
>
> Thanks in anticipation of your assistance.
>
> Truman Skinner
> **Truman A. Skinner, Executive Vice President**
> Riviera Development LLC
> 500 South Dixie Highway, Suite 307
> Coral Gables, FL 33146
> Tel: 305-740-5799
> Fax: 305-740-5798

Fax: 305-740-5790
Cell: 305-439-2246
e-mail: taskinner1@aol.com

-----Original Message-----
From: locus <locus@locusarchitecture.net>
To: Taskinner <taskinner1@aol.com>
Sent: Tue, Jun 13, 2017 5:09 pm
Subject: Message from "RNP002673920D6F"

This E-mail was sent from "RNP002673920D6F" (MP C2003).

Scan Date: 06.13.2017 17:12:01 (-0400)
Queries to: locus@locusarchitecture.net

Law Office
of
LAURA L. RUSSO, ESQ.
2655 Le Jeune Road, Suite PH-1F
Coral Gables, Florida 33134

Tel: 305-476-8300
Fax: 305-476-8383

Email: Laura@LauraRussoLaw.com

Via Hand Delivery

May 3, 2018

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

Re: Riviera Deuce, LLC – Replat
Property: Lots 26 & 27, Block 93, Revised Plat Coral Gables Riviera Section Part 2, Plat Book 28, Plat 18, of the Public Records of Miami-Dade County, Florida
File No.: 15L-168

Dear Mr. Trias:

My office represents Riviera Deuce LLC, the owner of the captioned property, located at the southeast corner of the intersection of Menendez Avenue and Riviera Drive.

These 2 lots are designated as Residential Multi-Family Duplex Density on the Future Land Use Map and are zoned MF1 – multifamily duplex. The balance of the lots on the block are improved with two-story duplex structures facing Menendez Avenue. The lots on Menendez are separated by an alley that bifurcates the block. On the northwest side of the block - being the other side of the alley, the block is improved with a three-story office building.

The owner wants to re-plat the two lots to change the facing. The lots currently face Riviera Drive. The proposed re-plat will have the lots face Menendez Avenue, the same as the rest of the lots on the block. The owner plans to construct 2 duplex buildings facing Menendez Avenue with the rear of the buildings facing the alley. This development pattern is compatible with the remainder of the block. Riviera Deuce developed the duplex buildings on the adjacent block, and the same architect Nelson de Leon, will design the 2 duplex building for these lots. The two lots have no recorded easements and none appear on the original plat. The re-plat has a 10 foot utility easement at the new rear of the property.

Should you have any questions, please do not hesitate to call me.

Sincerely,

Laura L. Russo

LLR/jp

Cc: Truman Skinner, Riviera Deuce, LLC (via email only)
Nelson De Leon (via email only)

rdr miami | rio development resources
public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

April 13, 2018

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

Re: Property Owners List within 1,000 feet of:

FOLIO NUMBER: 03-4120-023-1850
LEGAL DESCRIPTION: CORAL GABLES RIVIERA SEC 2 REV PB 28-18 LOT 26 BLK 93

FOLIO NUMBER: 03-4120-023-1860
LEGAL DESCRIPTION: CORAL GABLES RIVIERA SEC 2 REV PB 28-18 LOT 27 BLK 93

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 1,000 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office. Only properties within the City of Coral Gables are included.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **287, including 1 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

TENTATIVE PLAT
RIVIERA DEUCE

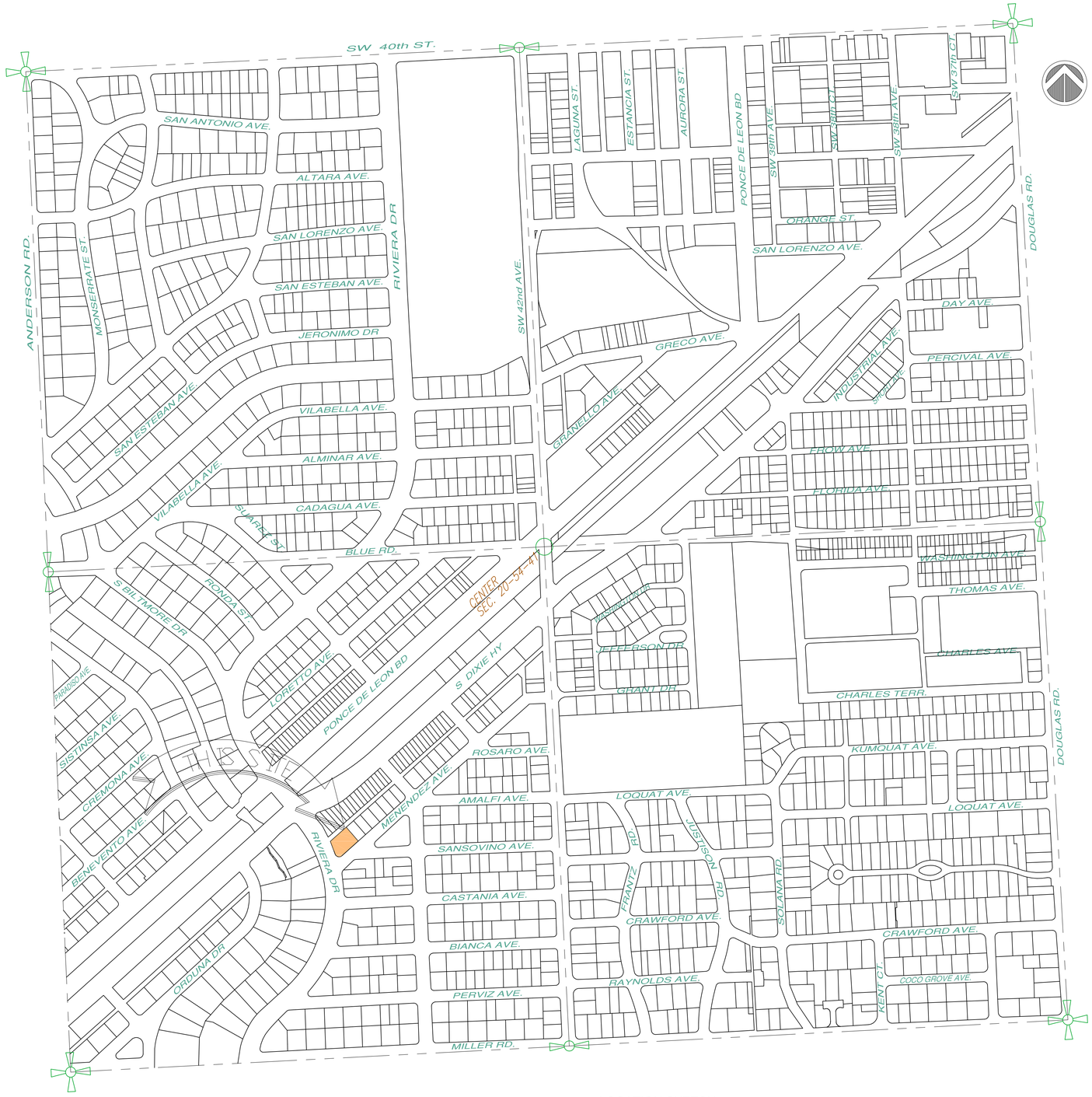
A Replat of Lots 26 and 27, in Block 93 "Revised Plat of Coral Gables Riviera Section Part 2" Plat Book 28, Page 18
Miami-Dade County Florida, Lying in Section 20, Township 54 South, Range 41 East, all Lying and being in Coral Gables, Florida.

CONTACT PERSON INFORMATION

Name PEDRO L. MARTINEZ

Telephone number 786-277-4851

e-mail address plspsm@gmail.com



Abbreviations

ADJ.	-ADJACENT
A/C	-AIR CONDITIONER
A	-ARC
BM	-BENCHMARK
B. C. R.	-BROWARD COUNTY RECORDS
(C)	-CALCULATED
CFT	-CALCULATED FIELD TRAVERSE
C. E.	-CANAL EASEMENT
C. M. E	-CANAL MAINTENANCE EASEMENT
C/L	-CENTERLINE
CH	-CHORD
C. B. S.	-CONCRETE BLOCK STRUCTURE
COL	-COLUMN
CONC	-CONCRETE
D	-DELTA
D. E.	-DRAINAGE EASEMENT
D. M. E.	-DRAINAGE MAINTENANCE EASEMENT
ESMT.	-EASEMENT
E/P	-EDGE OF PAVEMENT
E. O. W.	-EDGE OF WATER
EL.	-ELEVATION
F. D. H	-FOUND DRILL HOLE
FFE.	-FINISH FLOOR ELEVATION
FIP.	-FOUND IRON PIN/PIPE
FIR.	-FOUND REBAR
F. N &D	-FOUND NAIL & DISC
FND.	-FOUND
GAR.	-GARAGE
G. E.	-GARAGE ELEVATION
INV.	-INVERT
I. R.	-IRON ROD
L. M. E	-LAKE MAINTENENCE EASEMENT
L. A. E	-LIMITED ACCESS EASEMENT
L. F.	-LOWEST FLOOR
MAINT.	-MAINTENANCE
M. E.	-MAINTENANCE EASEMENT
(M)	-MEASURED
N/D.	-NAIL AND DISC
N. G. V. D.	-NATIONAL GEODETIC VERTICAL DATUM
N. T. S.	-NOT TO SCALE
O/S	-OFFSET
O/L	-ON LINE
OPT.	-OPTIONAL
PG.	-PAGE
P. B.	-PLAT BOOK
PAV' MT	-PAVEMENT
P. C. P	-PERMANENT CONTROL POINT
P. R. M.	-PERMANENT REFERENCE MONUMENT
(P)	-PLAT
P. B.	-PLAT BOOK
P. C.	-POINT OF CURVATURE
P. I.	-POINT OF INTERSECTION
P. O. B.	-POINT OF BEGINNING
P. O. C.	-POINT OF COMMENCE
P. R. C.	-POINT OF REVERSE CURVATURE
P. T.	-POINT OF TANGENCY
P/L	-PROPERTY LINE
R	-RADIUS
(R)	-RECORD
R/W	-RIGHT OF WAY
R. E. E.	-ROOF ENCROACHMENT EASEMENT
(R)	-RECORD
S/W	-SIDEWALK
STY.	-STORY
T	-TANGENT
T. O. B.	-TOP OF BANK
U. E.	-UTILITY EASEMENT
U. E. A.	-UTILITY EASEMENT ACCESS
U & M. E.	-UTILITY AND MAINTENANCE EASEMENT

SYMBOL LEGEND

- LIGHT POLE
- PHONE BOX
- CABLE BOX
- POWER POLE
- WATER METER
- CONTROL VALVE
- FIRE HYDRANT
- MANHOLE
- CATCH BASIN
- HANDICAP
- GRADE ELEVATIONS
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- OVERHEAD ELECTRIC

T-PLAT# _____

Legal Description:

Lots 26 and 27, in Block 93, "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 2", according to the plat thereof recorded in Plat Book 28 at Page 18, of the Public Records of Miami-Dade County, Florida.

Surveyor's Notes:

1) The herein captioned Property was surveyed and described based on the shown Legal Description: furnished by Client.
2) 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.
3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
5) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
6) 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.
7) Number of Proposed Units : 2 Residential Units
8) Public Water to be utilized.
9) Public Sewer to be utilized.
10) Existing Zoning: D-10
10a) Proposed Zoning: D-10
11) Miami-Dade County Flood Criteria: 6.5' more or less.
12) AREA OF PROPERTY:
12a) Total Area= 12,809 sq. ft. 0.294 acres
13) Ownership subject to OPINION OF TITLE.
14) Type of Survey: Boundary Survey for purpose of TENTATIVE PLAT.
15) North arrow direction is based on the center line of Menendez Street per Platbook 28, Page 18. (Miami-Dade County). Said line Bears N50°19'20"E
16) Unless otherwise noted, this Firm has not attempted to Locate Footings and/or Foundations (underground).
17) The U.S. Department of FEDERAL EMERGENCY MANAGEMENT AGENCY, delineates the herein described land to be situated within Flood Zone: 'AH' Base Flood Elevation: 10.00' as per Community-Panel No. 120639 Map No. 0457 L Date: September 11, 2009.
18) Elevations are referred to: National Geodetic Vertical Datum of 1929.
18a) Coral Gables Bench Mark Used: 224 Elev. = 9.15'
19) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extended to any unnamed party:

A.) RIVIERA DEUCE, LLC
1390 SOUTH DIXIE HIGHWAY, SUITE 1105
CORAL GABLES, FLORIDA 33146

Surveyor's Certificate

I hereby certify that the attached "BOUNDARY SURVEY" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

_____
PEDRO L. MARTINEZ DATE
REG. SURVEYOR AND MAPPER # 5443
STATE OF FLORIDA.

LOCATION SKETCH
A PORTION OF SECTION 20, TOWNSHIP 54
SOUTH, RANGE 41 EAST, MIAMI-DADE
COUNTY, FLORIDA.
SCALE: 1"=300'

NO.	DATE	DESCRIPTION	BY	APP.	NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION

PEDRO LUIS MARTINEZ
PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA NO. 5443
7179 WEST 13TH AVENUE, HIALEAH, FLORIDA 33014 TEL. (786) 277-4851

BOUNDARY SURVEY FOR TENTATIVE PLAT

PREPARED FOR:
RIVIERA DEUCE, LLC

DRAWN: J.V.
CHECKED: P.L.M.
SCALE: 1" = 300'
SURVEY DATE: 06-02-16

SHEET:
1
OF 2 SHEETS

TENTATIVE PLAT
RIVIERA DEUCE

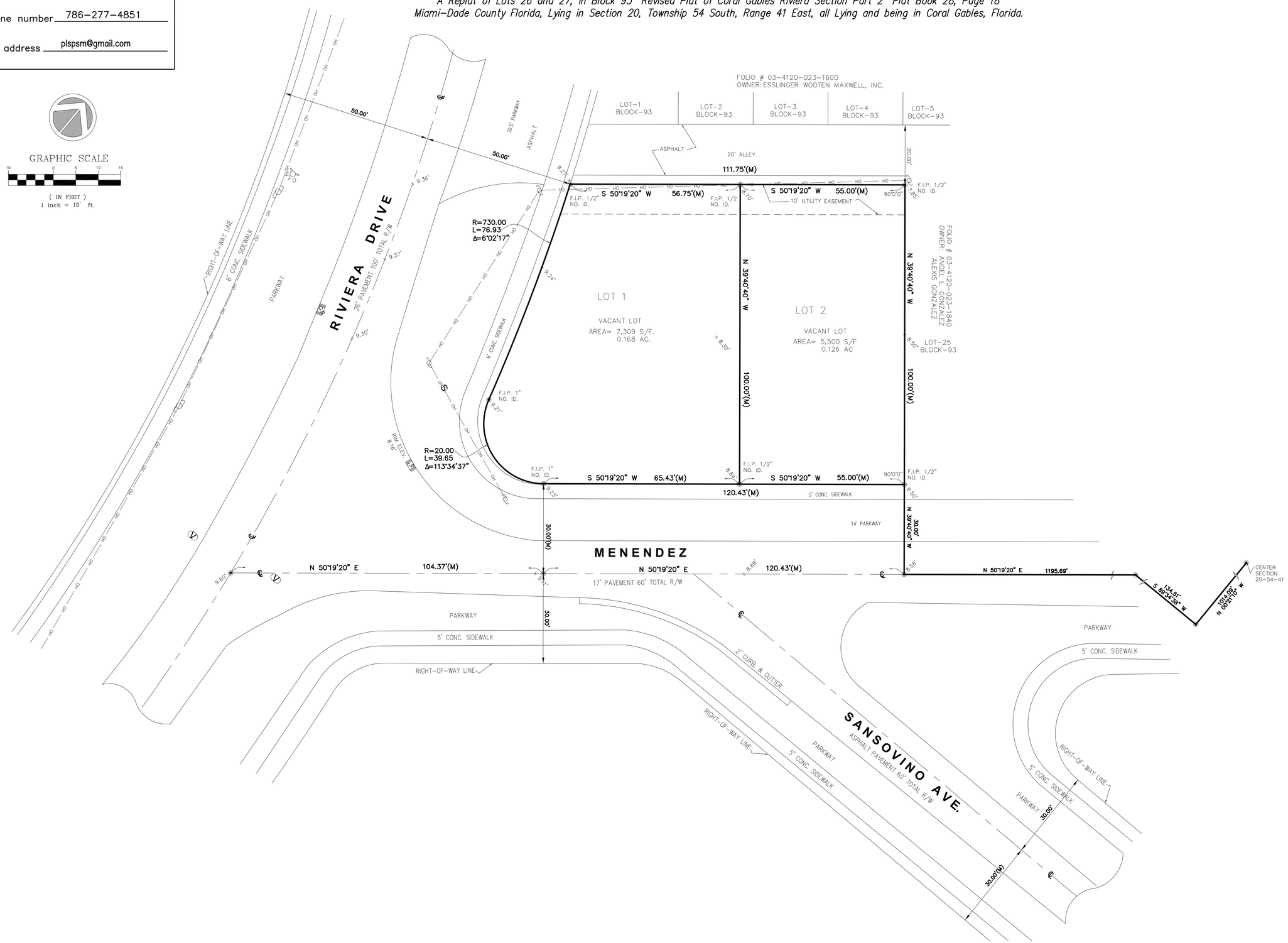
A Replat of Lots 26 and 27, in Block 93 "Revised Plat of Coral Gables Riviera Section Part 2" Plat Book 28, Page 18
Miami-Dade County Florida, Lying in Section 20, Township 54 South, Range 41 East, all Lying and being in Coral Gables, Florida.

CONTACT PERSON INFORMATION

Name PEDRO L. MARTINEZ

Telephone number 786-277-4851

e-mail address plspsm@gmail.com



T-PLAT#

NO.	DATE	DESCRIPTION	BY	APP.	NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION

PEDRO LUIS MARTINEZ
PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA NO. 5443
7179 WEST 13TH AVENUE, HIALEAH, FLORIDA 33014 TEL. (786) 277-4851

BOUNDARY SURVEY FOR TENTATIVE PLAT

PREPARED FOR:

RIVIERA DEUCE, LLC

DRAWN: J.V.
CHECKED: P.L.M.
SCALE: 1" = 15'
SURVEY DATE: 02-20-18

SHEET:
2
OF 2 SHEETS