Exhibit B

City of Coral Gables
Planning and Zoning Staff Report

Applicant:	Riviera Deuce, LLC
Application:	**Riviera Deuce - Review for a Tentative Plat**
Property:	Riviera Development – Riviera Deuce (Riviera Drive and Menendez)
Public Hearing:	Planning and Zoning Board
Date & Time:	**June 13, 2018; 6:00 – 9:00 p.m.**
Location:	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

Request is for tentative plat review for the property located at, Lots 26 and 27, Block 93, Riviera Section Part 2 (intersection of Riviera Drive and Menendez Avenue), Coral Gables, Florida.

> *"A Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Riviera Deuce" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 0.29 acre property on two (2) platted lots for residential, multi-family use on property assigned Multi-Family 1 Duplex Residential (MF1) zoning, on the property legally described as Lots 26 and 27, Block 93, Riviera Section Part 2 Revised (Riviera Drive and Menendez Avenue), Coral Gables, Florida; providing for 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).

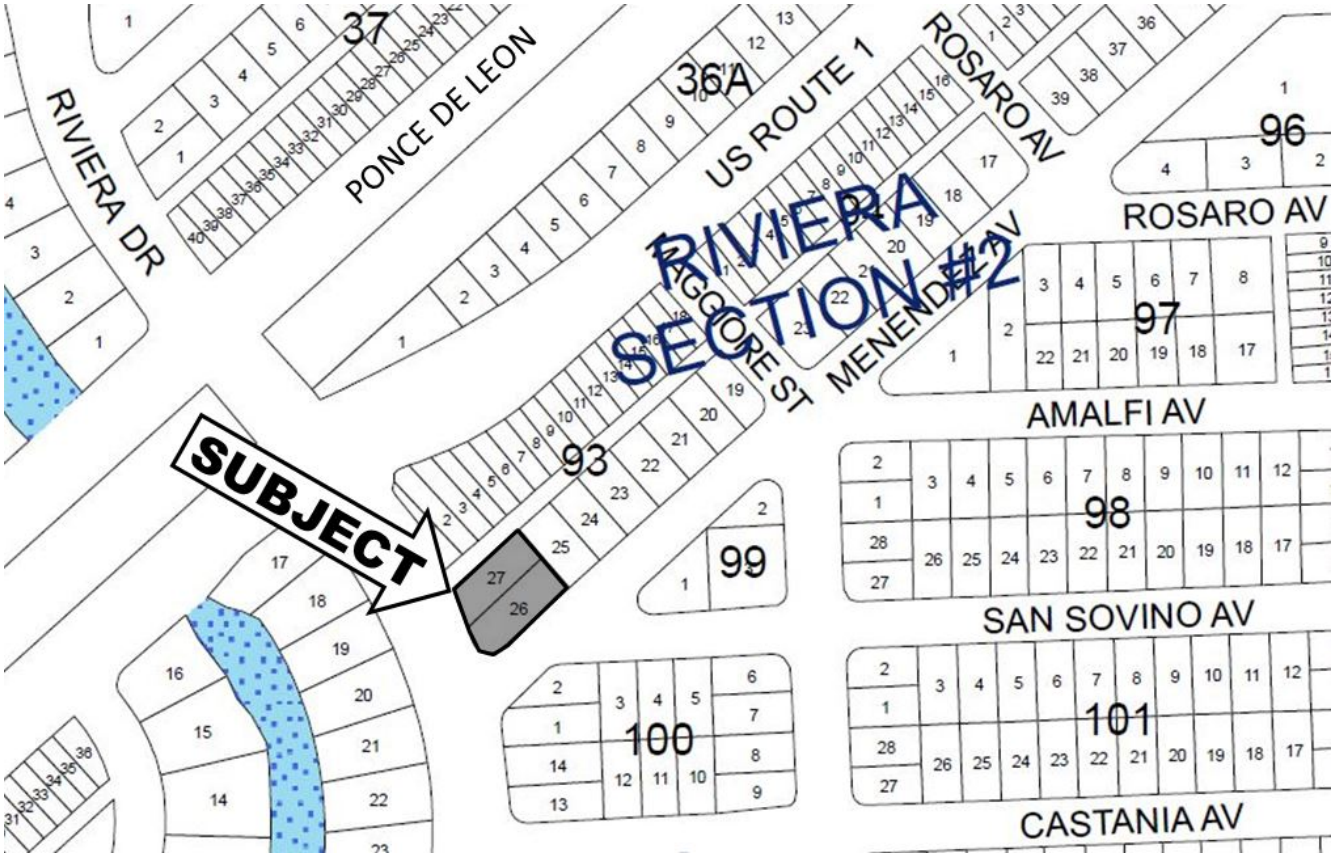
2. APPLICATION SUMMARY

Riviera Deuce, LLC (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 approximately 0.29 acre site at intersection of Riviera Drive and Menendez Avenue, Coral Gables, Florida. The land is currently vacant. The request is to re-plat the two (2) existing platted lots to face onto Menendez Avenue, instead of onto Riviera Drive which is the current orientation of the property.

The purpose of the re-plat would be to allow the owner to build 2 duplex buildings facing Menendez Avenue with the rear of the buildings facing the alley and to continue the development pattern of the other properties in the block. The two lots have no recorded easements. The rear plat has a 10 foot utility easement at the new rear of the property.

Location Map



Site Data and Surrounding Uses

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

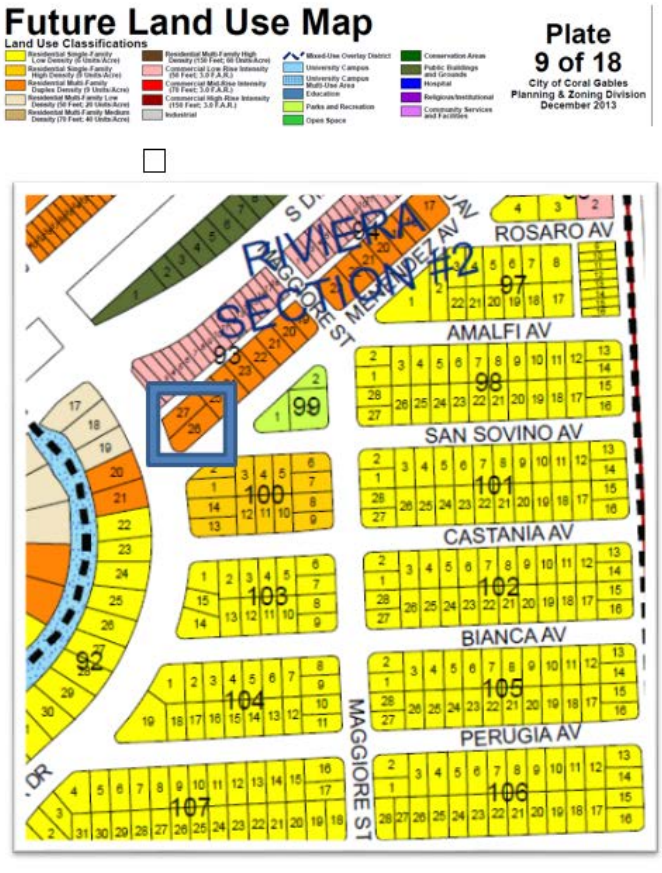
Existing Property Designations

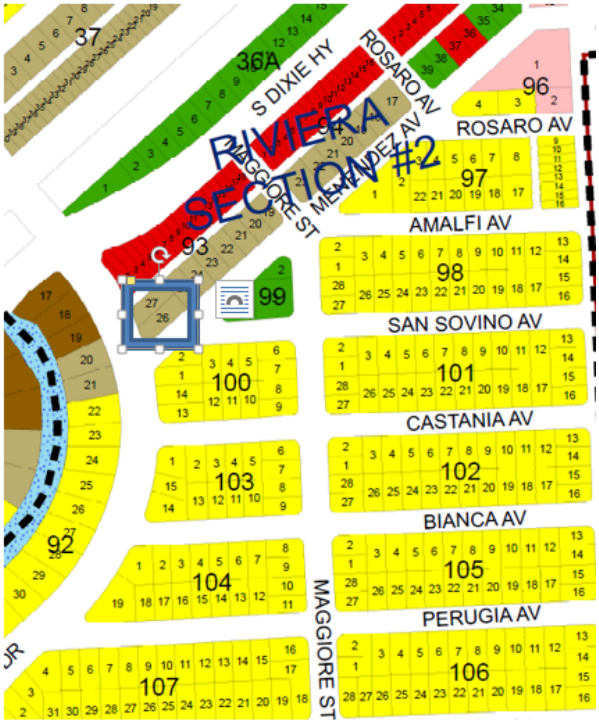
Future Land Use Map designation (Plate 9)	Residential Multi-Family Duplex Density (9 Units/Acre)
Zoning Map designation (Plate 9)	(MF1) Multi-Family 1 Duplex District

Surrounding Land Uses

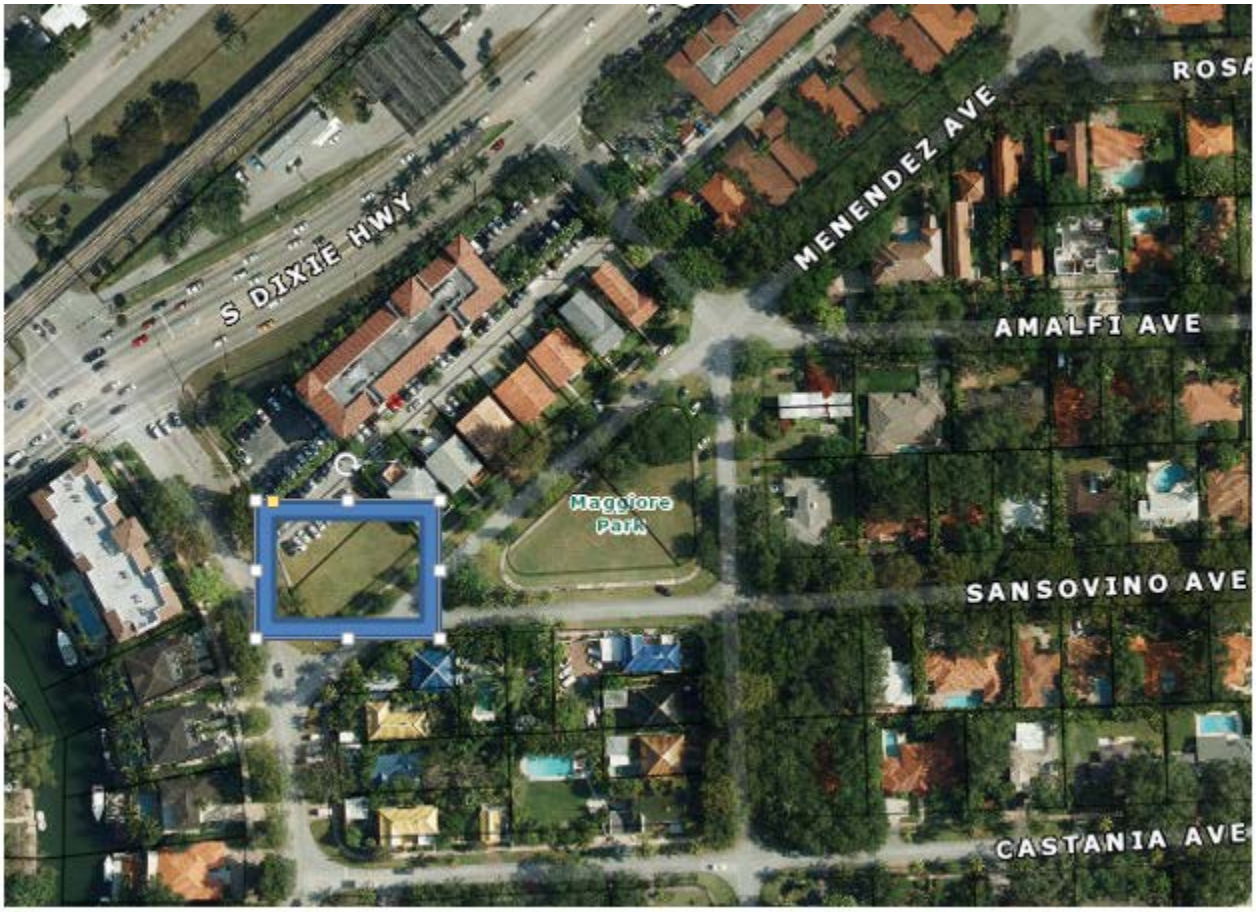
Location	Existing Land Uses	FLUM Designations	Zoning Designations
North- S. Dixie Hwy	Commercial Shopping Center	Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)	(C) Commercial District
South San Sovino Ave	Residential Single Family	Residential Multi-Family Duplex Density (9 Units/Acre)	(SFR) Single-Family Residential District
East Menendez Ave	Duplex	Residential Multi-Family Duplex Density (9 Units/Acre)	(MF1) Multi-Family 1 Duplex District
West Riviera Dr	Duplex	Residential Multi-Family Duplex Density (9 Units/Acre)	(MF1) Multi-Family 1 Duplex District

Properties surrounding the subject property have land use and zoning designations as illustrated on the following maps:





Aerial

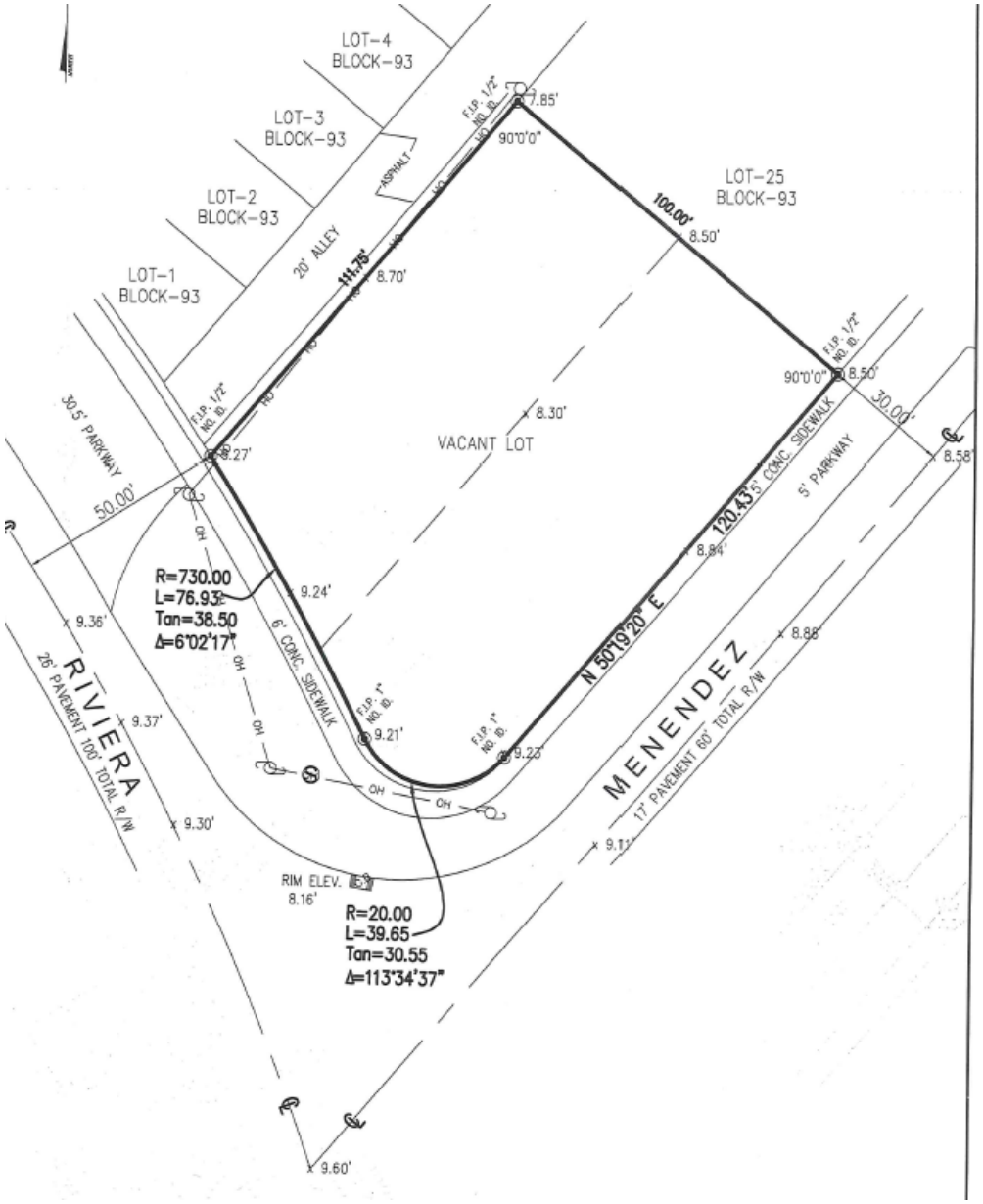


City Review Timeline

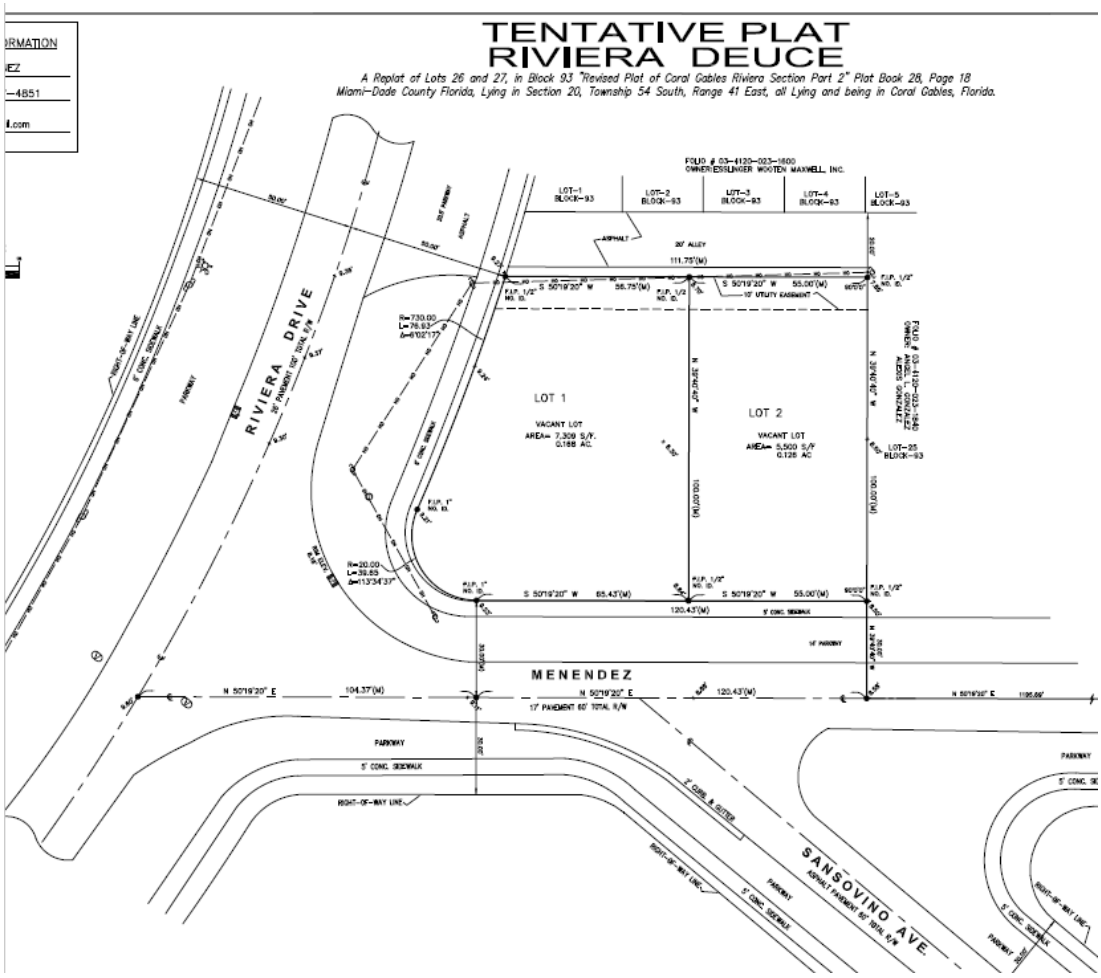
The submitted application has undergone the following City reviews:

Type of Review	Date
DRC application	01.06.07
City of Coral Gables Courtesy Public Hearing Notice	05.31.18
Planning and Zoning Board	06.13.18
City Commission (Resolution)	TBD

Existing Plat



Proposed Tentative Plat



3. FINDINGS OF FACT

This section of the report presents City Staff's evaluation of the Application and Findings of Fact. 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.

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 the 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 Deuce" proposes re-platting two (2) existing platted lots to face onto Menendez Avenue, instead of onto Riviera Drive which is the current orientation of the property. Both building sites (Lots 1 and 2) would be deemed to face onto Menendez Avenue, as in the intent of this proposed re-plat. All standard required setbacks for these building sites would apply and remain the same. The duplex structures constructed on the two building sites would be required to meet all provisions of the Zoning Code.

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 Department, Fibernet Direct, XO Communications, the City of Coral Gables Utilities Director, or Comcast 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
The Zoning Code requires review and comments be provided by the Public Works Department with Staff's report and recommendation. In a memorandum dated May 25, 2018 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 Public Works Department and Miami-Dade County prior to final plat consideration by the City Commission (see Attachment B).

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,	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	and redevelopment shall continue to be encouraged in areas experiencing deterioration.	
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
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

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

4. PUBLIC NOTIFICATION

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. There were 287 notices mailed to surrounding property owners. A Copy of the legal advertisement and courtesy notice are provided as Attachments C and D.

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

Public Notice

Type	Date
Neighborhood meeting held	06.07.2018
Courtesy notification - 1,000 feet of the property	05.31.2018
Posting of property	05.31.2018
Legal advertisement	06.01.2018
Posted agenda on City web page/City Hall	05.31.2018
Posted Staff report on City web page	06.08.2018

5. STAFF RECOMMENDATION

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

6. ATTACHMENTS

A. Applicant's submittal package.
B. 05.25.18 Memo Public Works Department Letter.
C. 06.01.18 Legal advertisement published.
D. 05.31.18 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 and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,

Ramon Trias
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

Riviera Development

Planning and Zoning Application

May 3, 2018

Riviera Development – Riviera Deuce
Planning Application

Table of Contents

a. Aerial
b. Planning Application
c. Application Representation information
d. Lobbyist Registration and Issue forms
e. Photographs of the Property
f. Plat
g. Property Survey and Legal Description
h. Property owners list, notification radius map and labels
i. Statement of Use
j. Utilities Consent
k. Utilities location plan on Plat
l. Proposed Plat

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

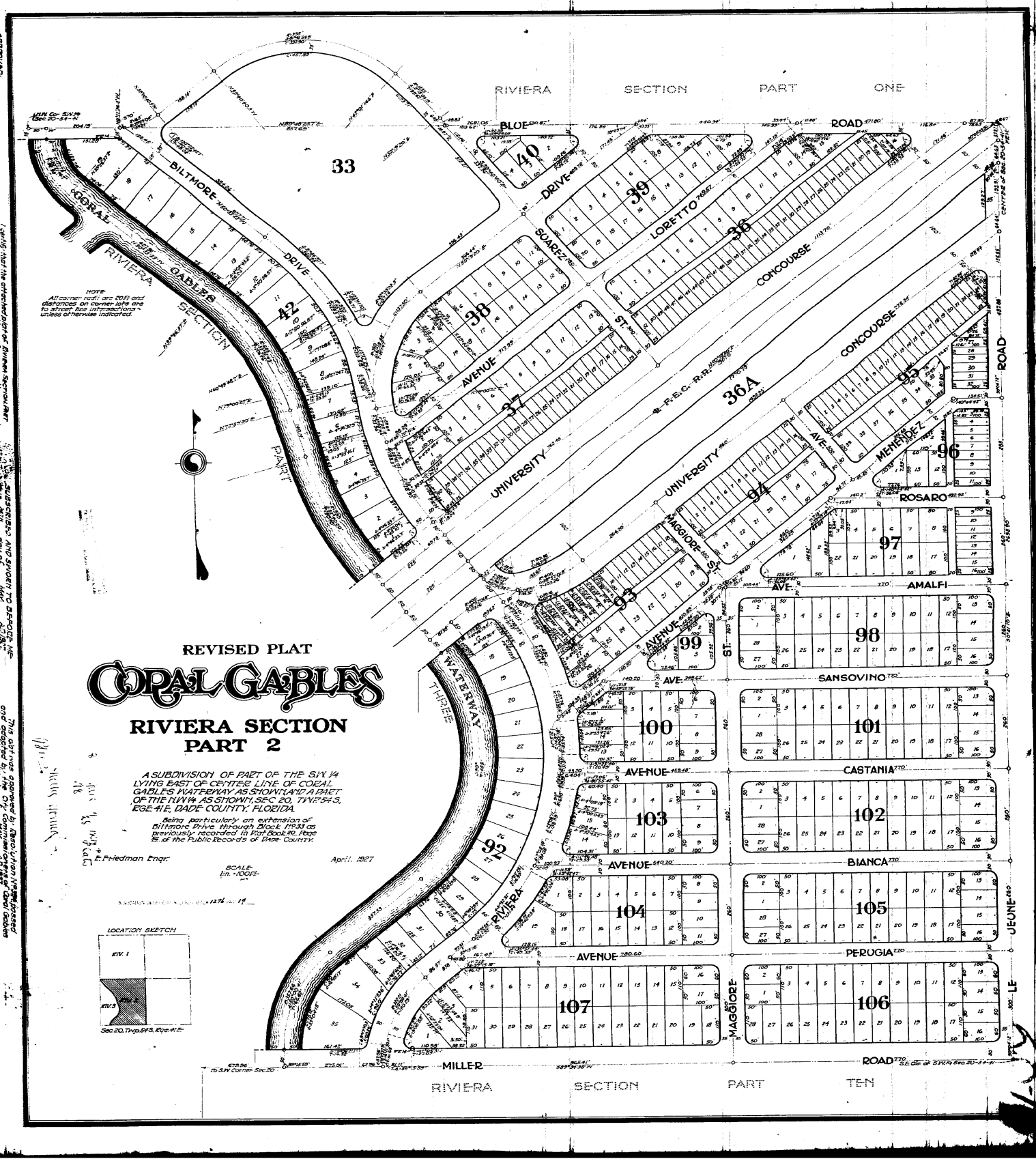
Menendez Ave. looking North
24

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
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38
37
36A
95
96
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97
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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

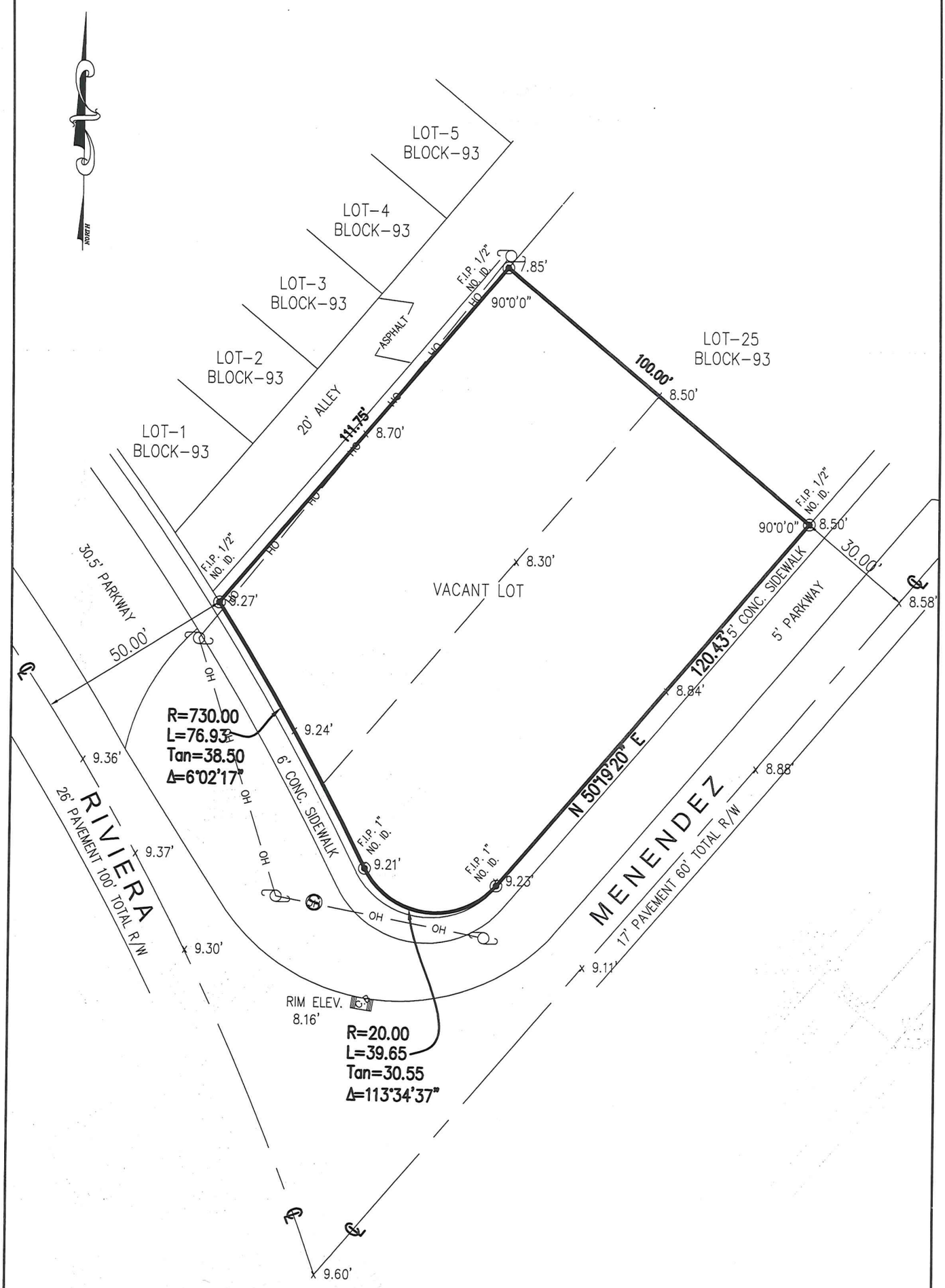
Up-date: 6-02-2016

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.

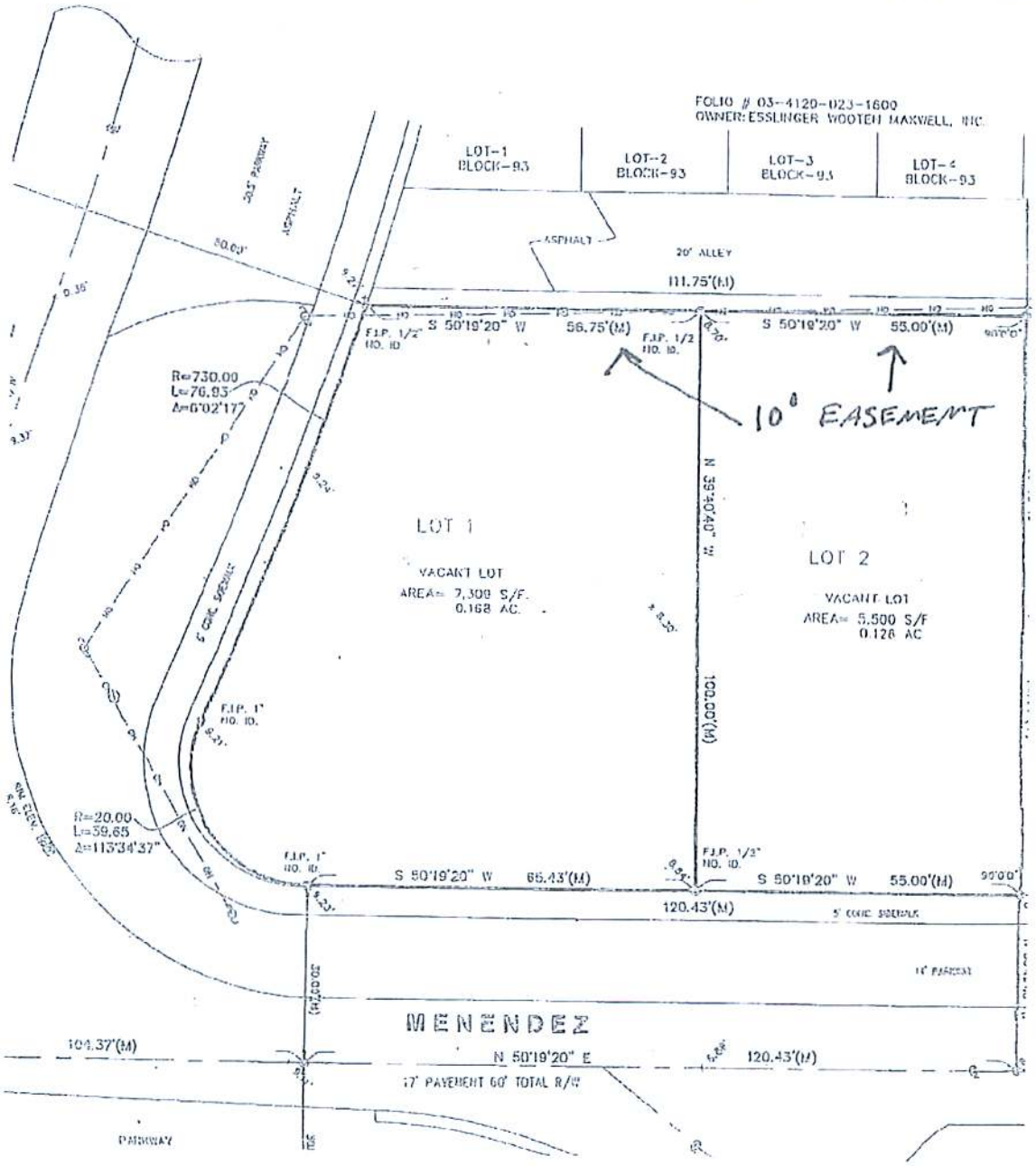
LEGEND

—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

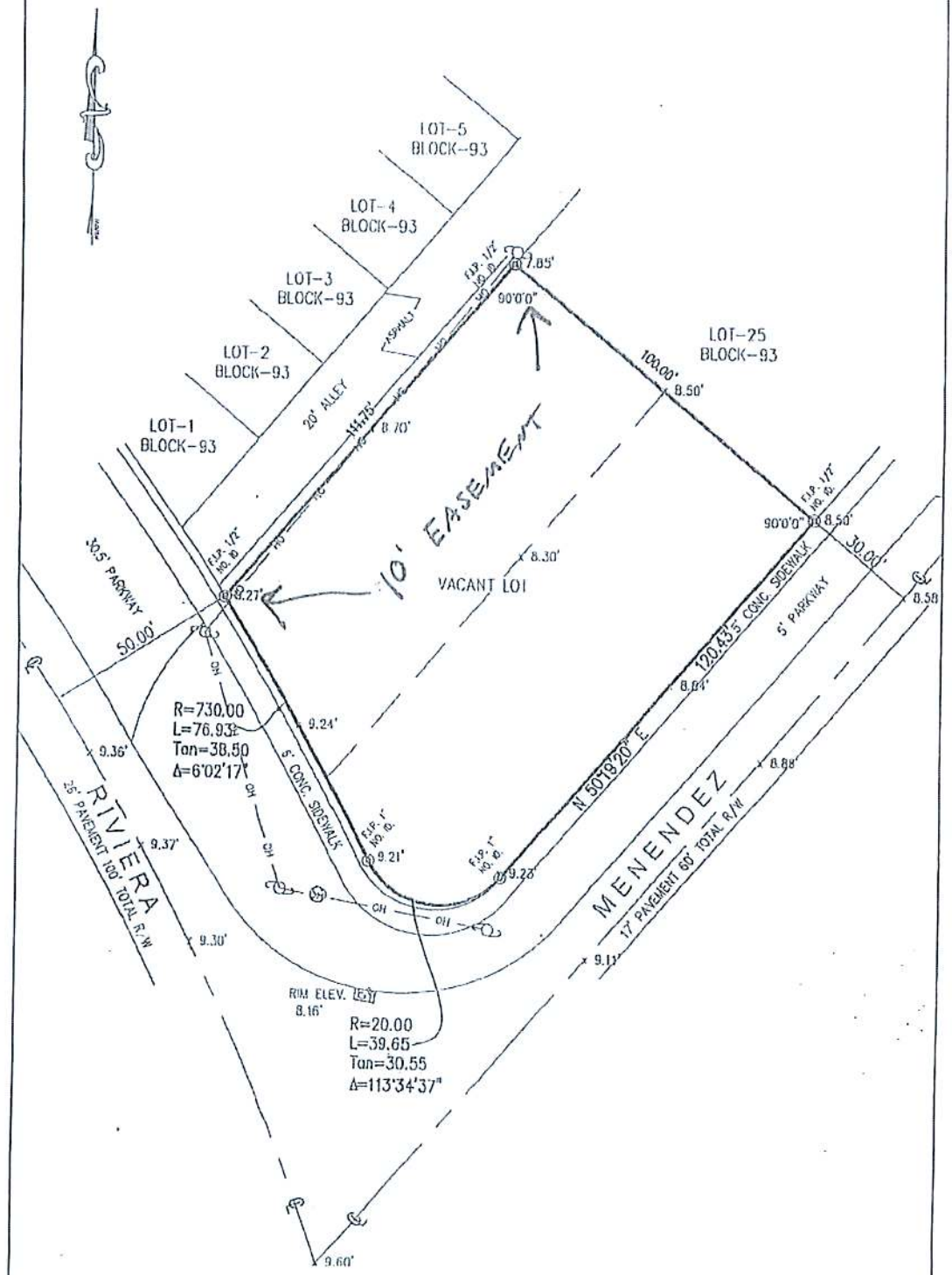
TENTATIVE PLAT
RIVIERA DEUCE

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:
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:
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6. The Street Right-of-Way abutting this property are physically open unless otherwise noted.
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8. Set Iron Pipe or Pin with cap #5443 (18" in length by 0.2 square inches, minimum) at all corners unless otherwise noted.
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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

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

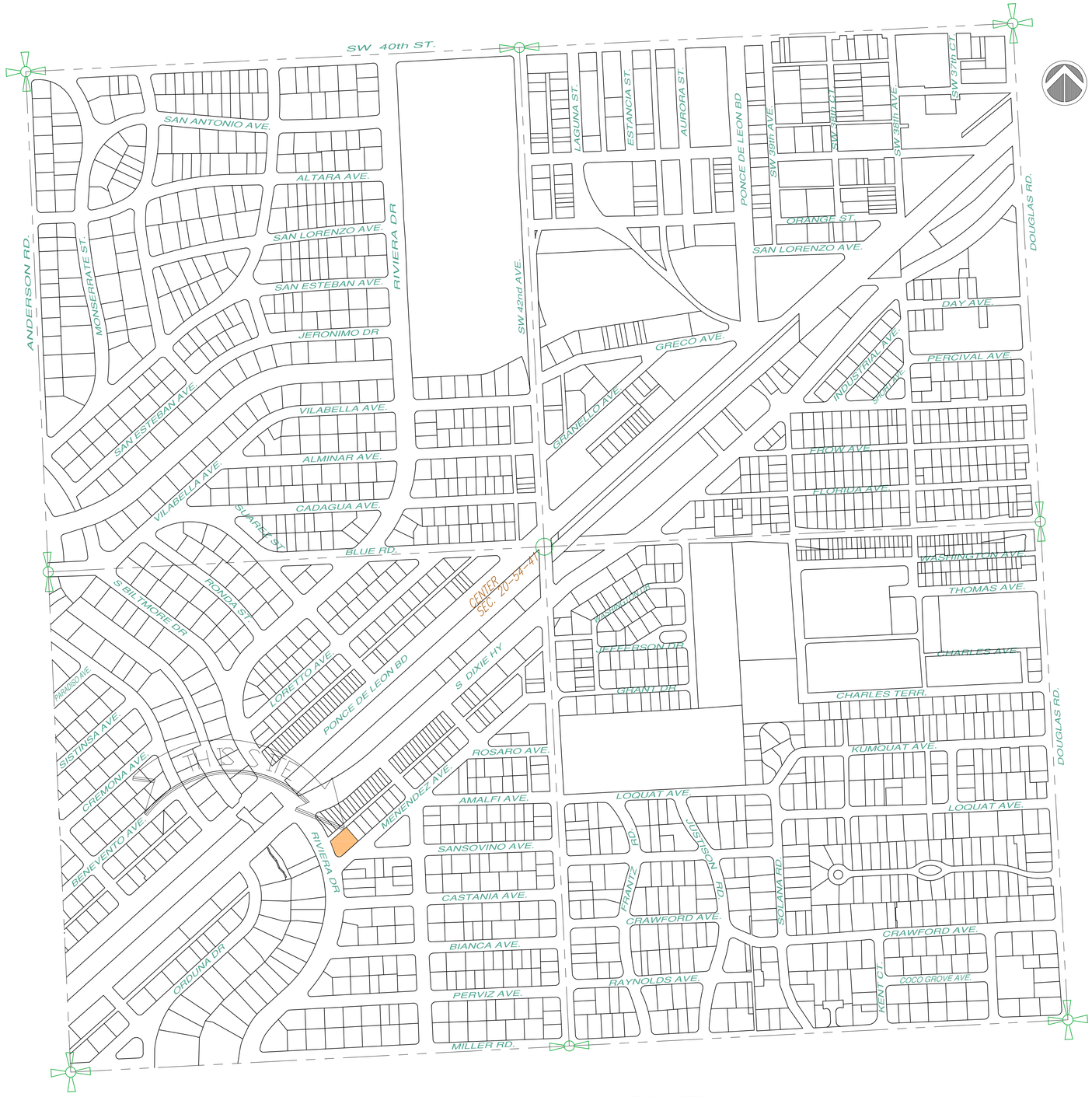
A Replat of Lots 26 and 27, in Block 93 "Revised Plat of Coral Gables Riviera Section Part 2" Plat Book 28, Page 18
Miami-Dade County Florida, Lying in Section 20, Township 54 South, Range 41 East, all Lying and being in Coral Gables, Florida.

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

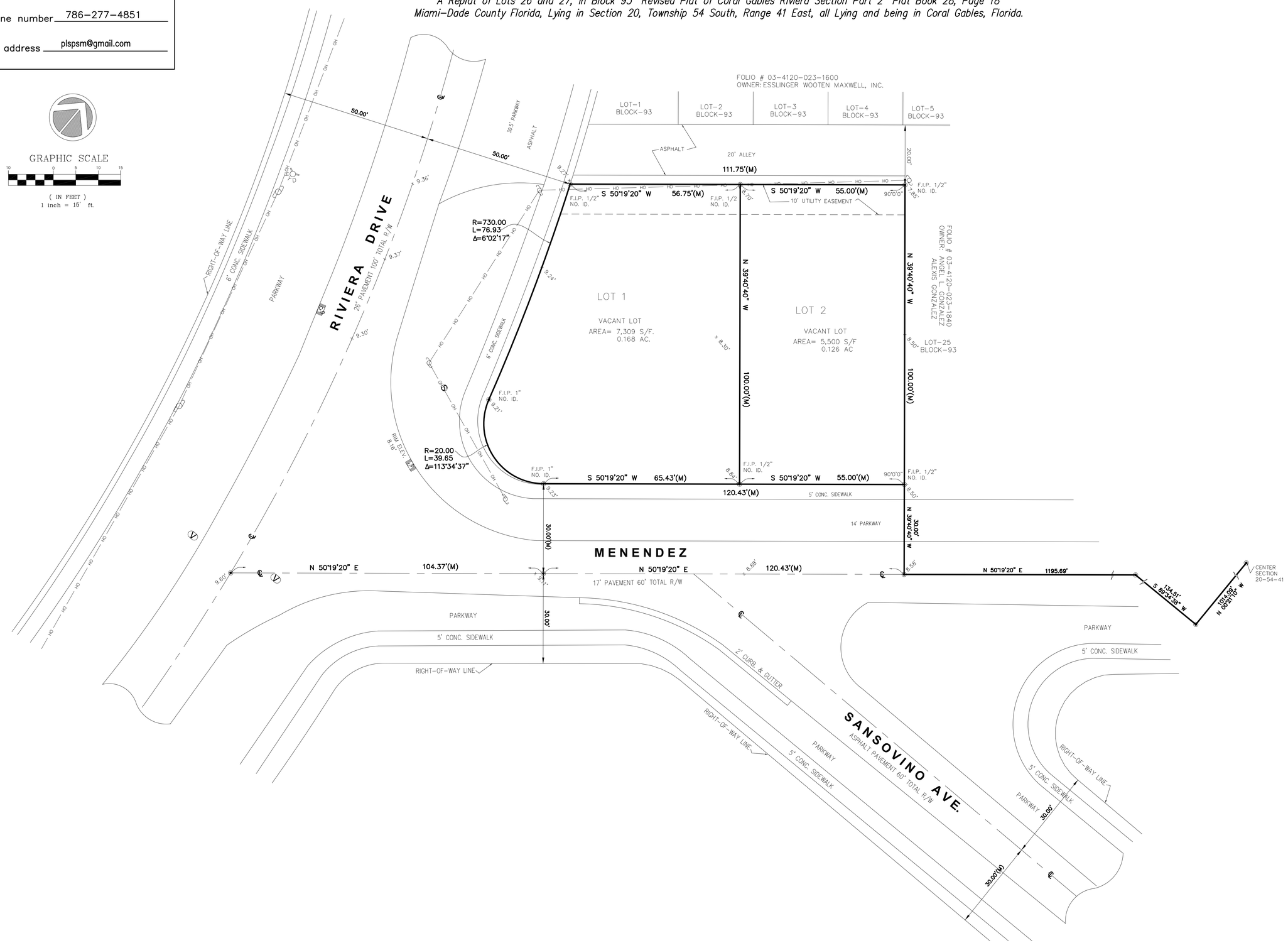
A Replat of Lots 26 and 27, in Block 93 "Revised Plat of Coral Gables Riviera Section Part 2" Plat Book 28, Page 18
Miami-Dade County Florida, Lying in Section 20, Township 54 South, Range 41 East, all Lying and being in Coral Gables, Florida.

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

CITY OF CORAL GABLES

- MEMORANDUM -

TO: JENNIFER GARCIA
CITY PLANNER

DATE: MAY 25th, 2018

FROM: ED SANTAMARIA, P.E., CGC, LEED, ENV SP
PUBLIC WORKS DIRECTOR

SUBJECT: TENTATIVE PLAT
Lots 26 and 27 Block 93
"RIVIERA DEUCE"

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.

c: Ramon Trias, Planning and Zoning Director
Jessica Keller, Assistant Public Works Director
Lina Hickman, Civil Engineer
Juan Martinez, PSM, Surveyor

Attachment C

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

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - JUNE 13, 2018

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

06/01/2018

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.

Johana Oliva

Sworn to and subscribed before me this
1 day of JUNE, A.D. 2018

Barbara Thomas

(SEAL)
JOHANA OLIVA personally known to me

BARBARA THOMAS
Commission # GG 121171
Expires November 2, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING

City Public Hearing Dates/Times	**Local Planning Agency / Planning and Zoning Board** **Wednesday, June 13, 2018, 6:00 - 9:00 p.m.**
Location	**City Commission Chambers, City Hall,** **405 Biltmore Way, Coral Gables, Florida, 33134**

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Multi-Family Medium Density" Land Use to "Mixed Use" Land Use and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District" for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)

2. Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi- Family 2 District (MF2) to Commercial District (C) and extending the "North Ponce de Leon Boulevard Mixed- Use Overlay District" for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.

3. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as "Regency on the Park" pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the construction of a project consisting of a mix of uses including office, live/work, and residential, on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date.

City of Coral Gables Courtesy Public Hearing Notice

May 31, 2018

Applicant:	**Riviera Deuce, LLC**
Application:	**Subdivision Review for a Tentative Plat**
Property:	**Riviera Drive and Menendez Ave., Coral Gables, Florida**
Public Hearing - Date/Time/ Location:	**Planning and Zoning Board June 13, 2018, 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, Planning and Zoning Board (PZB) will conduct a Public Hearing on June 13, 2018 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

> *"A Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Riviera Deuce" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 0.29 acre property on two (2) platted lots for residential, multi-family use on property assigned Multi-Family 1 Duplex Residential (MF1) zoning, on the property legally described as Lots 26 and 27, Block 93, Riviera Section Part 2 Revised (Riviera Drive and Menendez Avenue), Coral Gables, Florida; providing for an effective date."*

This application has been submitted by Laura L. Russo, Esq. on behalf of Riviera Deuce, LLC to re-plat the property located on the southeast corner of the intersection of Riviera Drive and Menendez Avenue. The property is currently vacant and zoned Multi-Family 1 (MF1) Duplex. The applicant requests to re-plat the two lots to change the facing from Riviera Drive to face Menendez Avenue, the same as the rest of the lots on the block and to utilize the existing alley for both lots.

All interested parties are invited to attend and participate. 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 and Zoning Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

4. A Resolution of the City Commission of Coral Gables, Florida requesting Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "Regency on the Park" on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

5. An Ordinance of the City Commission of Coral Gables requesting vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the twenty (20) foot wide alley which is two-hundred and seventy (270) feet in length lying between Lots 38-48, 1-10 and a portion of Lot 11, and the dedication of substitute perpetual access and utility easement on Lot 38 in Block 20, Coral Gables Section "K" (2151 Salzedo Avenue), Coral Gables, Florida; providing for an effective date.

6. A Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Plaza Coral Gables" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 6.731 acre property into seven (7) tracts of land on property assigned Commercial District (C) zoning, on the property legally described as all of blocks 20 and 30, and a portion of the platted alley lying within block 23, Coral Gables Crafts Section (2801, 2901, and 3001 Ponce de Leon Boulevard), Coral Gables, Florida; providing for an effective date.

7. A Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Riviera Deuce" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 0.29 acre property on two (2) platted lots for residential, multi-family use on property assigned Multi-Family 1 Duplex Residential (MF1) zoning, on the property legally described as Lots 26 and 27, Block 93, Riviera Section Part 2 Revised (Riviera Drive and Menendez Avenue), Coral Gables, Florida; providing for an effective date.

8. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 10, "Transfer of Development Rights," providing a procedure to transfer development rights for open space, providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

9. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 10, "Transfer of Development Rights," expanding the receiver sites for the use of transfer development rights to include Blocks 1, 2, 3, 4, 6, 7, 8, and 10 in the Biltmore Section, providing for a repealer provision, providing for a severability clause, codification, and providing for an eff ective date.

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

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

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

6/1 17-91/0000323004M