



# 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: \_\_\_\_\_

2018 MAY - 1 PM 1:58  
CITY OF CORAL GABLES  
PLANNING DEPARTMENT

## General information

Street address of the subject property: 5800 San Amaro Drive

Property/project name: Pi Kappa Alpha Fraternity House

Legal description: Lot(s) Lots 13 - 18

Block(s) 184 Section (s) Riviera Section Part 6

Property owner(s): Pi Kappa Alpha Holding Corp

Property owner(s) mailing address: 8347 West Range Cove Memphis, TN

Telephone: Business 901-748-1868 Fax 901-748-3100

Other \_\_\_\_\_ Email dcorah @ pikes.org

Attachment A



# City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Guilford & Associates, P.A.

Applicant(s)/agent(s) mailing address: 400 University Drive Suite 201 Coral Gables FL 33134

Telephone: Business 305-446-8411

Fax 305-445-0563

Other \_\_\_\_\_

Email zguilford @ guilfordassoc.com

## Property information

Current land use classification(s): University Campus

Current zoning classification(s): University Campus District

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 Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

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



## City of Coral Gables Planning Division Application

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

### Application submittal requirements

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

### Applicant/agent/property owner affirmation and consent

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

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



# City of Coral Gables Planning Division Application

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 the Miami-Dade County Clerk's office as a lobbyist, in accordance with "Miami-Dade County Code," Section 2-11.1, as amended.
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: Justin A. Buck
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 8347 W. Range Cove, Memphis, Tn. 38125	
Telephone: 901-748-1868	Fax: 901-748-3100
Email: j.buck@pikes.com	
<b>Tennessee</b> NOTARIZATION	
STATE OF <del>FLORIDA</del> / COUNTY OF	
The foregoing instrument was acknowledged before me this <u>19<sup>th</sup></u> day of <u>March</u> by <u>Gwendolyn D. Irwin</u>	
(Signature of Notary Public - State of <del>Florida</del> )	
My Commission Expires: July 6, 2016	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	



# City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:	Fax:	Email:
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### 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: <i>Lidia Gonzalez</i>	Applicant(s)/Agent(s) Print Name: GUILFORD & ASSOCIATES, P.A.
---	--

Address:  
400 UNIVERSITY DRIVE CORAL GABLES, FL 33134

Telephone: 305-446-8411	Fax: 305-445-0563	Email: LGUILFORD@GUILFORDASSOC.COM
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### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of April by \_\_\_\_\_  
(Signature of Notary Public - State of Florida)

*Lidia Gonzalez*



LIDIA GONZALEZ  
MY COMMISSION # DD 973090  
EXPIRES: May 1, 2014  
Bonded Thru Budget Notary Services

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

Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_

*Guilford & Associates, P.A.*  
*Attorneys at Law*

F. W. ZEKE GUILFORD  
E-MAIL: ZGUILFORD@GUILFORDASSOC.COM

400 UNIVERSITY DRIVE  
SUITE 201  
CORAL GABLES, FLORIDA 33134  
TEL (305) 446-8411  
FAX (305) 445-0563

April 19, 2013

Planning and Zoning Board  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, FL 33134

Re: Pi Kappa Alpha Fraternity House / University of Miami

Dear Board Members:

This firm represents Pi Kappa Alpha Holding Corp, the owner of property located at 5800 San Amaro Drive relative to a zoning code text amendment to correct a conflict in the Coral Gables Zoning Code.

As a means of background, the property was once occupied by the Pi Kappa Alpha fraternity house. Due to the condition of the structure, it was demolished. Since that time the property owner hired the local architectural firm of Bellin and Pratt to design a new fraternity house for the property. During their research to ascertain what could be built, it was discovered that two different criteria applied to the property and thus why we are here requesting that the conflict in the zoning code be corrected.

On October 12, 2010, the City of Coral Gables passed Ordinance 2010-34 permitting a zoning code text amendment for property owned by the University of Miami from UMCAD to University Campus District. The entire section of the zoning code was material changed. This change only pertained to property owned by the University of Miami. Properties that are privately owned and make up part of the University of Miami campus, such as fraternity houses and religious houses were not included in the Ordinance. Then the following month, the City of Coral Gables passed Ordinance 2010-37 changing the zoning from UMCAD and SFR to University Campus District to include the privately owned properties. However, the language in the Zoning Code did not change. Changing the zoning on the privately owned properties has created some conflicts. One of the conflicts created relates to this property having two frontages.

In this regard, the Zoning Code provides in Article 8 – Definitions, University Campus District (UCD) Frontage A means “land within the UCD which has frontage on the following road segments: a) San Amaro Drive and Campo Sano Drive from Mataro Avenue to Pisano Avenue; b) Pisano Avenue from University Drive to Granada Boulevard; c) Granada Boulevard from Pisano Avenue to Ponce de Leon Boulevard; d) **south side of Mataro Avenue from San Amaro Drive to Red Road** [emphasis added]; and e) Red Road from Mataro Avenue to Brescia Avenue.”

However, that same section of the zoning code provides that University Campus District Frontage B is defined as “land within the UCD which has frontage on following road segments a) Pisano Avenue from Campo Sano Drive to University Drive; b) **west side of San Amaro Drive from Levante Avenue to Mataro Avenue** (emphasis added); c) east side of San Amaro Drive from Brescia Avenue to Mataro Avenue; d) Red Road from Brescia Avenue to Levante Avenue; and e) north side of Levante Avenue from San Amaro Drive to Red Road. “

Thus by definition, the property is considered to front on two street. The reason that the frontage is important is that there are different development standards for each one. Frontage A provides, in pertinent part, for a surface parking setback of seventy five (75) feet along Mataro Avenue and a maximum building height of two (2) stories. Frontage B does not contain such restrictions. Clearly, there can only be one frontage for the property.

When reviewing the history of the University of Miami, the City of Coral Gables approved a master plan for the University of Miami in 1992. As part of that approval, the City required the University of Miami to have a seventy five (75) foot setback for the University Village portion of its property. This requirement did not apply to the Pi Kappa Alpha fraternity house as it was privately owned.

The seventy five (75) foot setback is memorialized in the text of the UMCAD entitled University Village, as well as on a map prepared by the University indicating that the seventy five (75) foot setback along Mataro Avenue occurs after the Pike property (map attached).

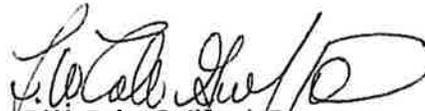
To further support the fact that Frontage B is the appropriate frontage for the property is the fact that the original fraternity house fronted San Amaro and has a San Amaro address. In fact, all the fraternity houses and the alumni center front San Amaro Drive and a majority of the residences front San Amaro Drive.

Also, pursuant to Section 4-101 D3 of the Coral Gables Zoning Code, “the facing of a building site shall be based upon the platting of the lots that comprise the building site, except for specific deviations or exception prescribed in the Site Specific Zoning Regulation in Appendix A. Every lot shall be deemed to face the street that it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line and any building shall face the front of the lot.” While Section 4-101 D3, pertains to Single Family

Residential lots, it is persuasive as to how the building should face and therefore what is the front of the property. Applying this section of the zoning code would indicate that San Amaro Drive is the front of the property. We must also remember that prior to the property being rezoned University Campus District, the property was zoned residential.

Based upon the conflict contained in the Zoning Code as outlined above, the zoning code needs to be amended to reflect the correct frontage for the property. We would sincerely appreciate your favorable recommendation of this application.

Very sincerely,  
Gulford & Associates, P.A.



F.W. Zeke Guilford, Esq.

## Existing Language

**University Campus District (UCD) Frontage A** means land within the UCD which as frontage on the following road segments: a) San Amaro Drive and Campo Sano Drive from Mataro Avenue to Pisano Avenue; b) Pisano Avenue from University Drive to Granada Boulevard; c) Granada Boulevard from Pisano Avenue to Ponce de Leon Boulevard; d) south side of Mataro Avenue from San Amaro Drive to Red Road; and e) Red Road from Mataro Avenue to Brescia Avenue.

## Proposed Language

**University Campus District (UCD) Frontage A** means land within the UCD which as frontage on the following road segments: a) San Amaro Drive and Campo Sano Drive from Mataro Avenue to Pisano Avenue; b) Pisano Avenue from University Drive to Granada Boulevard; c) Granada Boulevard from Pisano Avenue to Ponce de Leon Boulevard; d) south side of Mataro Avenue ***beginning at the east property line of lot 12 block 184*** to Red Road; and e) Red Road from Mataro Avenue to Brescia Avenue.

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2010-37**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING A CHANGE OF ZONING FROM EXISTING UNIVERSITY OF MIAMI CAMPUS AREA DEVELOPMENT (UMCAD) OR SINGLE FAMILY RESIDENTIAL (SFR) TO UNIVERSITY CAMPUS DISTRICT (UCD) FOR THE FOLLOWING PRIVATELY OWNED PROPERTIES LOCATED WITHIN THE UNIVERSITY OF MIAMI CORAL GABLES CAMPUS, BEING THE AREA GENERALLY BOUNDED BY LEVANTE AVENUE, RED ROAD (SW 57<sup>TH</sup> AVENUE), MATARO AVENUE, AND SAN AMARO DRIVE, CORAL GABLES, FLORIDA:

No.	Legal Description	Property Address	Change of Zoning	
			from	to
1.	Lots 13-18, Block 184, Riviera Section #6	5800 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
2.	Lots 13-18, Block 188, Riviera Section #6	6000 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
3.	Lots 13-18, Block 189, Riviera Section #6	6100 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
4.	Lots 13-18, Block 186, Riviera Section #6	5900 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
5.	Lots 7-9 and 22-24, Block 188, Riviera Section #6	1530 Liguria Avenue Coral Gables, FL 33146	SFR	UCD
6.	Lots 10-12 and 19-21, Block 188, Riviera Section #6	1520 Liguria Avenue Coral Gables, FL 33146	UMCAD	UCD
7.	Lots 7-9 and 22-24, Block 186, Riviera Section #6	1531 Liguria Avenue Coral Gables, FL 33146	SFR	UCD
8.	Portion of Tract 6, University of Miami Main Campus	1150 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD
9.	Portion of Tract 7, University of Miami Main Campus	1210 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD
10.	Portion of Tract 7, University of Miami Main Campus	1115 Levante Street Coral Gables, FL 33146	UMCAD	UCD
11.	Portion of Tract 6, University of Miami Main Campus	1100 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD
12.	Portion of Tract 7, University of Miami Main Campus	1200 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD

PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

**WHEREAS**, the City of Coral Gables initiated a Change of Zoning for all University of Miami, City of Coral Gables campus privately owned properties as referenced in the Ordinance title; and

**WHEREAS**, after notice of public hearing duly published and notification of all owners of the subject properties by certified mail and all property owners of record within one-thousand (1,000) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on October 13, 2010, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the October 13, 2010 Planning and Zoning Board meeting, the Board recommended approval of the proposed change of zoning (vote: 5-0); and

**WHEREAS**, the City Commission held a public hearing on October 26, 2010 at which hearing all interested persons were afforded an opportunity to be heard and this application for change of zoning was approved on First Reading (vote: 5-0); and

**WHEREAS**, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to change the zoning pursuant to Florida Statutes, and including careful consideration of written and oral comments by members of the public;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**

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

**SECTION 2.** That the Official Zoning Map of the City of Coral Gables is hereby approved and amended for a Change of Zoning for all University of Miami, City of Coral Gables campus privately owned properties including the following:

No.	Legal Description	Property Address	Change of Zoning	
			from	to
1.	Lots 13-18, Block 184, Riviera Section #6	5800 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
2.	Lots 13-18, Block 188, Riviera Section #6	6000 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
3.	Lots 13-18, Block 189, Riviera Section #6	6100 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
4.	Lots 13-18, Block 186, Riviera Section #6	5900 San Amaro Drive Coral Gables, FL 33146	SFR	UCD
5.	Lots 7-9 and 22-24, Block 188, Riviera Section #6	1530 Liguria Avenue Coral Gables, FL 33146	SFR	UCD
6.	Lots 10-12 and 19-21, Block 188, Riviera Section #6	1520 Liguria Avenue Coral Gables, FL 33146	UMCAD	UCD
7.	Lots 7-9 and 22-24, Block 186, Riviera Section #6	1531 Liguria Avenue Coral Gables, FL 33146	SFR	UCD
8.	Portion of Tract 6, University of Miami Main	1150 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD

No.	Legal Description	Property Address	Change of Zoning	
			from	to
	Campus			
9.	Portion of Tract 7, University of Miami Main Campus	1210 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD
10.	Portion of Tract 7, University of Miami Main Campus	1115 Levante Street Coral Gables, FL 33146	UMCAD	UCD
11.	Portion of Tract 6, University of Miami Main Campus	1100 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD
12.	Portion of Tract 7, University of Miami Main Campus	1200 Stanford Drive Coral Gables, FL 33146	UMCAD	UCD

**SECTION 3.** All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

**SECTION 4.** All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

**SECTION 5.** If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 6.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

**SECTION 7.** That this Ordinance shall become effective ten (10) days after final reading and adoption thereof.

PASSED AND ADOPTED THIS NINTH DAY OF NOVEMBER, A.D., 2010.  
(Moved: Anderson / Seconded: Kerdyk)  
(Yeas: Anderson, Cabrera, Kerdyk, Withers, Slesnick)  
(Unanimous: 5-0 Vote)  
(Agenda Item: E-2)

APPROVED:



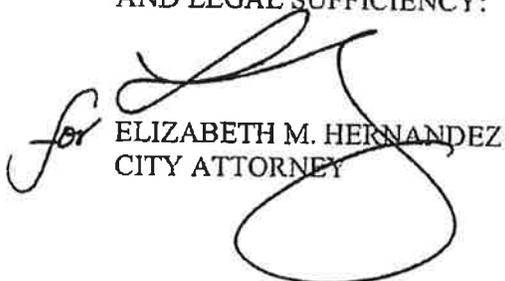
DONALD D. SLESNICK II  
MAYOR

ATTEST:



WALTER J. BOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ  
CITY ATTORNEY



January 23, 2013

Zeke Guilford  
Guilford & Associates  
2222 Ponce De Leon Blvd  
6<sup>th</sup> Floor  
Coral Gables, FL 33134

Re: Pi Kappa Alpha Fraternity House

Dear Mr. Guilford:

We are in receipt of your letter dated January 14, 2012 regarding the above referenced matter.

It is the University's opinion that:

1. The seventy-five foot (75') buffer along Mataro Avenue applies only to University owned land, more specifically described as: All those lots, pieces or parcels of land situate, lying and being in Block 184 of CORAL GABLES RIVIERA SECTION PART 6, according to the Plat thereof, as recorded in Plat Book 20 at Page 79 of the Public Records of Dade County (now Miami-Dade County), Florida, being more particularly described as follows: The North 25 feet of Lot 1 in said Block 184; Together with: All of Lot 2 in said Block 184; And together with: The North 75 feet of Lots 3 through 12, inclusive in said Block 184 (see attached copy of recorded Landscape Easement that describes the buffer); and
2. UCD Frontage B, as defined in Article 8 of the City of Coral Gables Zoning Code, rather than UCD Frontage A, as defined in the same provisions, should be applied to the Pi Alpha Kappa owned property.

If we can be of assistance in clarifying this matter, please let us know.

Sincerely,

A handwritten signature in black ink that reads "Janete".

Janet Gavarrete  
Associate Vice President  
Campus Planning & Development

CC: Maria Gralia  
Jeff Bass  
Irma Abella

CITY OF CORAL GABLES

OFFICE OF THE CITY ATTORNEY

- MEMORANDUM -

TO: CITY CLERK

DATE: July 23, 2010

FROM:   
Elizabeth M Hernandez  
City Attorney

SUBJECT: GRANT OF EASEMENT BY  
CORPORATION BETWEEN  
THE UNIVERSITY OF  
MIAMI AND THE CITY OF  
CORAL GABLES -  
LANDSCAPE PLAN

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Please see attached the original Grant of Easement by Corporation between the University of Miami and the City of Coral Gables, to be place on file.

cc: Patrick G. Salerno, City Manager  
Glenn Kephart, Public Works Director  
Dan Keys, Public Service Director

EMH/zo  
Enclos.



CFM 2010R0044529  
 OR BK 27156 Pgs 4848 - 48517 (4pgs)  
 RECORDED 01/22/2010 11:16:19  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

**GRANT OF EASEMENT  
 BY CORPORATION**

STATE OF FLORIDA            )  
 COUNTY OF MIAMI-DADE    )

THIS GRANT OF EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2009, by and between the UNIVERSITY OF MIAMI, a Florida corporation, not-for-profit, and having its office and principal place of business at Suite 205, 1535 Levante Avenue, Coral Gables, Florida 33146 (the "Grantor"), and the CITY OF CORAL GABLES, a municipal corporation of the State of Florida, and its successors in interest, whose Post Office address is 405 Biltmore Way, Coral Gables, Florida 33134 (the "Grantee"):

**WITNESSETH**

WHEREAS, Grantor is the owner of that certain parcel of real property more particularly described in Exhibit "A" attached hereto and made a part hereof, hereinafter referred to as the "Easement Area";

WHEREAS, pursuant to that certain Restrictive Covenant between Grantor and Grantee dated June 28, 2004 (the "Covenant"), Grantor is responsible for installation and maintenance of the Easement Area as a landscape buffer in accordance with the 2009 Buffer Landscape Tree and Palm As-Built Plan prepared by Geomantic Designs attached hereto and made a part hereof as Exhibit "B", hereinafter referred to as the "Landscape Plan";

WHEREAS, under the Covenant, the only permitted uses of the Easement Area are passive recreational uses and activities;

WHEREAS, Grantee requires an easement in, over and through the Easement Area in order to inspect the Easement Area to ensure that Grantor is maintaining and using the Easement Area in compliance with the terms of the Covenant.

WHEREAS, subject to the terms and conditions hereinafter set forth, Grantor has agreed to grant such easement.

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant to Grantee, its employees, agents, successors and assigns, and invitees a perpetual, nonexclusive easement over, across, through and under the Easement Area for the purposes of inspecting the Easement Area to ensure Grantor's compliance with the terms of the Covenant, including but not limited to, the maintenance and limited use provisions thereof, as set forth in the recitals hereinabove.

By acceptance of this Grant of Easement, Grantee expressly acknowledges and agrees that Grantor, its employees and agents, shall have and retain the right to use the Easement Area and to otherwise utilize the surface and subsurface areas of the Easement Area.

The easement granted herein shall be an easement running with the land for the benefit of Grantee and shall be binding upon and inure to the benefit of Grantor, Grantee and their respective successors and assigns.

Grantor hereby specifically warrants that it has good title to the subject Property and will defend the same against lawful claims of all persons whomsoever claiming by, through or under Grantor.

Grantor hereby indemnifies and holds Grantee, its commissioners, employees, agents, and servants, harmless from and against any and all claims, suits, causes of action, losses, damages, or expenses arising out of or caused by the maintenance of the Easement Area by Grantor. In the event Grantee shall be made a party to any litigation commenced by or against Grantee which falls within this indemnification, then Grantor shall protect and hold Grantee harmless and shall pay all costs, expenses and reasonable attorney's fees incurred or paid by Grantee in connection with such litigation.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its property officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested  
and Delivered in our presence:

UNIVERSITY OF MIAMI, a Florida  
corporation not-for-profit

Cristina Barrera  
Witness

By: [Signature]  
Larry D. Marbert  
Vice President for Real Estate

Print Name: Cristina Barrera

Ana Menzies  
Witness

Attest:

Print Name: Ana Menzies

By: [Signature]  
Aileen M. Ugalde, Esq.  
Secretary

Print Name: \_\_\_\_\_

(CORPORATE SEAL)

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of August, 2009, by Larry D. Marbert, as Vice President for Real Estate of the University of Miami, and Aileen M. Ugalde, as Secretary of the University of Miami, on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification.

Ana M. Menzies  
NOTARY PUBLIC, State of Florida  
Print Name: Ana Maria Menzies  
Commission No.: \_\_\_\_\_



EXHIBIT "A"

EASEMENT AREA LEGAL DESCRIPTION

All those lots, pieces or parcels of land situate, lying and being in Block 184 of CORAL GABLES RIVIERA SECTION PART 6, according to the Plat thereof, as recorded in Plat Book 20 at Page 79 of the Public Records of Dade County (now Miami-Dade County), Florida, being more particularly described as follows, *viz.*:

The North 25 of Lot 1 in said Block 184;

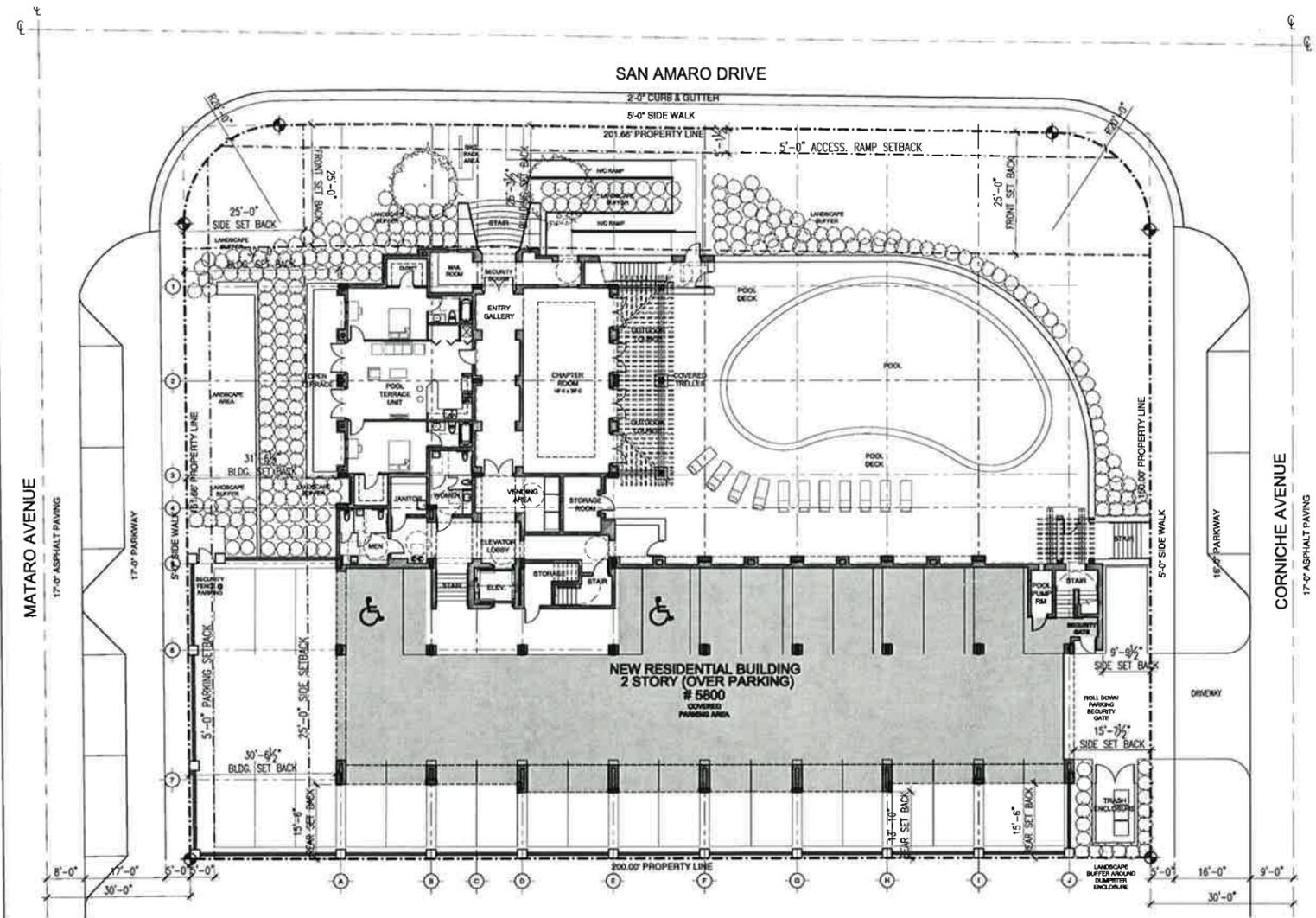
Together with:

All of Lot 2 in said Block 184;

And together with:

The North 75 feet of Lots 3 through 12, inclusive in said Block 184.

Property tax folio no.	03-4130-002-0880			
Property address	5800 San Amaro Drive, Coral Gables FL 33134			
Property owner	PI KAPPA ALPHA / WHITE HORSE HOLDING CORP 8347 WEST RANGE COVE MEMPHIS TN 38125 Office: 901-333-2785 / Fax: 901-748-3100			
Property Legal Description	C GABLES RIVIERA SEC 6 PB 20-79 LOTS 13 TO 18 INC BLK 184 LOT SIZE 200.000 X 150			
Applicable codes	Florida Building Code 2010 EDITION Florida Fire Prevention Code NFPA 101, 2003 Zoning Code of Coral Gables, Florida			
Zoning Classification	University Campus District (UCD) / Campus Core / Frontage B			
Site Area:	GROSS: s.f.	30,000.00		
	NET: s.f.	30,000.00		
	GROSS ACREAGE: 1 acre = 43,560 s.f.	0.68 acre		
	NET ACREAGE: 1 acre = 43,560 s.f.	0.68 acre		
UCD Frontage B	Maximum Height within 100' of PL	Proposed Height within 100' of PL		
	65' - 0" Max. Building Height	33' - 0" @ Top of 3rd Floor T/B		
Setbacks Requirements	Required	Provided		
	feet	feet		
East (Front) / San Amaro	25' - 0"	25' - 3 1/2"		
West (Rear)	Internal to U.M. Campus	0' - 0" / 13' - 10"		
North (Mataro Avenue)	25' - 0"	30' - 6 1/2"		
South (Corniche Avenue)	Internal to U.M. Campus	0' - 0" / 9' - 9 1/2"		
Floor Area Calculations	Interior S.F.	Exterior S.F.		
1. Ground Floor				
Chapter Rm, Storage Rms, Men & Women Bathrooms	1,663 S.F.			
Outdoor Covered Lounge Area		800 S.F.		
Open Pool Deck Area		4,274 S.F.		
Pool		1,773 S.F.		
Open Terrace Area		426 S.F.		
Entry Gallery		1,456 S.F.		
Storage Room, Elevator & Fire Stair	556 S.F.			
Covered Parking Area		6,377 S.F.		
Open Parking Area		4,302 S.F.		
2. Second Floor				
Residential Units	7,566 S.F.			
Corridor / Circulation	1,822 S.F.			
Elevator & Fire Stairs	751 S.F.			
Back of the House (Storage, Laundry Rm, Mech. Rm)	641 S.F.			
3. Third Floor				
Residential Units	5,412 S.F.			
Corridor / Circulation	997 S.F.			
Elevator & Fire Stairs	975 S.F.			
Back of the House (Storage, Laundry Rm, Mech. Rm)	346 S.F.			
4. Roof Level				
Roof & Mechanical Aeras	639 S.F.	1,295 S.F.		
TOTAL INTERIOR AREA (S.F.)	21,368 S.F.			
TOTAL EXTERIOR AREA (S.F.)		19,408 S.F.		
Unit Calculations:	2 Bdrm / 2 Bath	Studio / Bath	Total Beds per Floor	
Ground Floor	1 Unit	-	2 Beds	
Second Floor	9 Units	1 Unit	19 Beds	
Third Floor	7 Units	-	14 Beds	
TOTAL	17 Units	1 Unit	35 Beds	
Parking Calculations:	Resident Parking	Exterior Parking	H/C Parking	Total Parking
Required 1.75 / per unit				32 Spaces
Provided Ground Floor	29 Spaces	1 Spaces	2 Spaces	32 Spaces



**2 SITE PLAN**  
SCALE: 1/16"=1'-0"  
0 10' 30' 60'



**1 LOCATION MAP**  
SCALE: N.T.S.

285 sevilla avenue  
coral gables, florida  
tel 305.447.1927  
fax 305.443.5986

Marshall Bellin AR  
Glenn H Pratt, AIA,

CONSULTANTS:

PROJECT NAME:

**PI KAPPA ALPHA FRATERNITY HOUSE**  
5800 San Amaro Drive  
Coral Gables, Florida 33134

White Horse Holding Corp  
8347 West Range Cove  
Memphis, TN 38125  
901-748-1888 / Fax 901-7

**Preliminary Submittal**

ISSUE DATE: 03.14.2  
PROJECT No.: 2010-0  
DRAWN BY:  
APPROVED BY:

REVISIONS:

No	Date	Description

ALL DRAWING AND WRITING HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SEAL:

SIGNATURE:  
Marshall Bellin AR  
Glenn H Pratt, AIA, AR-0806

SHEET TITLE:  
**Site Plan**

SCALE:  
SCALE: 1/16"=1'-0"

SHEET No.:

**A1.0**

For illustration purpose only



ARCHITECT:  
**Bellin & Pratt**  
 architects, LLC

285 sevilla avenue  
 coral gables . florida . 33134  
 tel 305.447.1927 fax 305.443.5986

Marshall Bellin AR-5564  
 Glenn Pratt, AIA AR-9608

CONSULTANTS:

Consultant  
 Address  
 Address  
 Phone  
 Fax  
 e-mail

PROJECT NAME:  
**PI KAPPA ALPHA  
 FRATERNITY HOUSE**

PROPERTY ADDRESS  
 5800 San Amaro Coral Gables  
 FLORIDA 33134

OWNER INFORMATION  
 White Horse Holding Corporation  
 8347 West Range Cove Memphis,  
 TN 38125

**Preliminary BOA  
 Submittal**

ISSUE DATE: 03.14.2013  
 PROJECT No.: 2010-01  
 DRAWN BY: Author  
 APPROVED BY: Approver

REVISIONS:

No.	Description	Date

ALL DRAWINGS AND WRITTEN MATERIALS  
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 DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

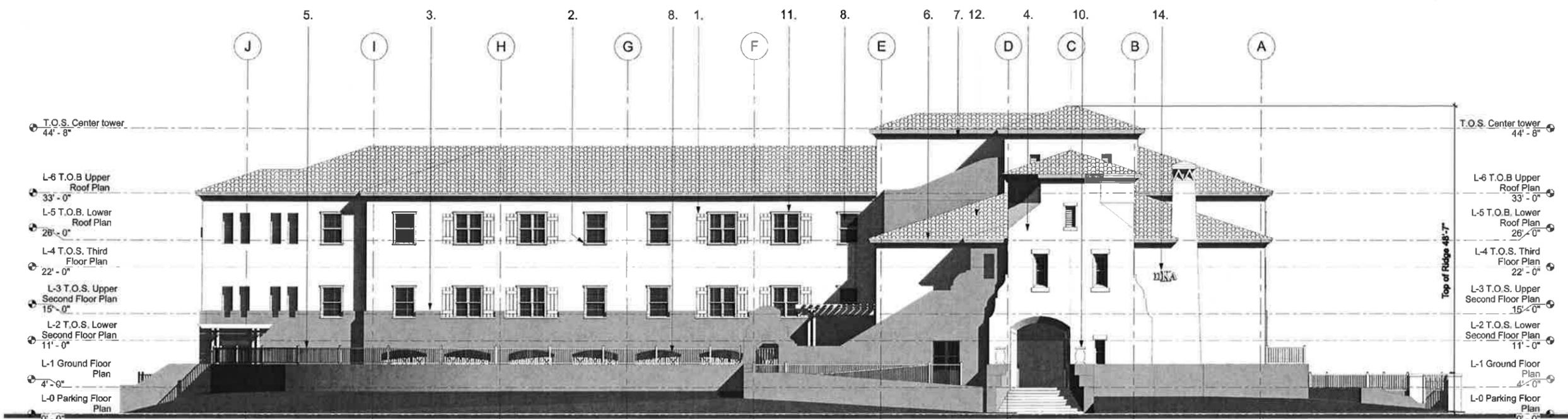


SIGNATURE:  
 MARSHALL BELLIN AR-5564  
 GLENN H PRATT, AIA, AR-9608

SHEET TITLE:  
**Building  
 Elevations**

SCALE:  
**As indicated**

SHEET No.:

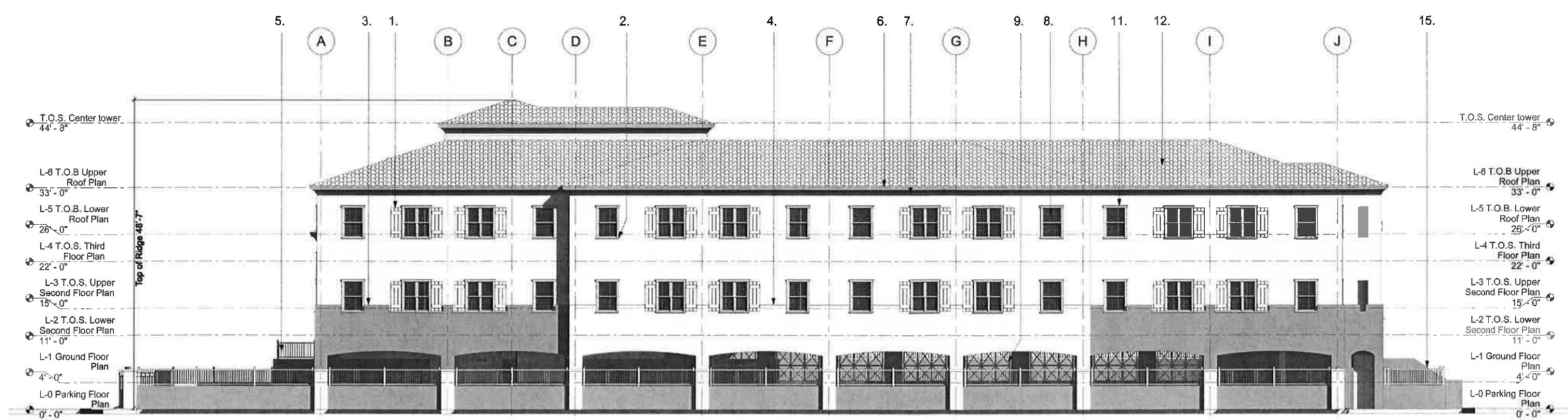


① Front building Elevation EAST  
 1/8" = 1'-0"

**ELEVATION KEYED NOTES**

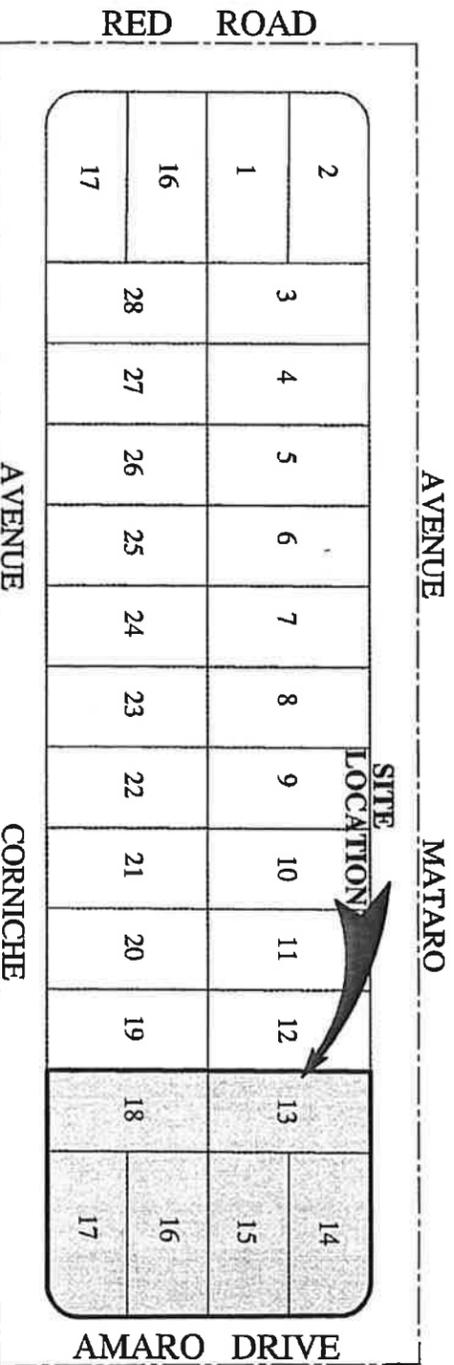
- |  |  |
|--|--|
| 1. Decorative window wood shutter  | 8. Impact resistant aluminum / glass window, refer to structural plans for design pressures                  |
| 2. Raised smooth stucco finish window sill   | 9. Decorative aluminum grill panel. to reject 4" objects, submit shop drawing for approval prior fabrication |
| 3. 3/4" Texture stucco finish  | 10. Cast stone precast concrete decorative planter bowl  |
| 4. 3/4" Smooth stucco finish   | 11. Raised stucco window eyebrow trim (typical) refer to details   |
| 5. Aluminum railing 42" A.F.F. to reject 4" objects. Submit shop drawings for approval prior fabrication | 12. Clay barrel tile (typical)   |
| 6. 2x8 smooth finish and painted wood fascia   | 13. Decorative wood "Cedar" trellis, submit shop drawing prior fabrication                                   |
| 7. Decorative eave roof molding  | 14. Building "PKA" sign under separate permit  |
|  | 15. Dumpster Enclosure   |

③ ELEVATION KEY NOTES  
 1" = 1'-0"



② Rear Building Elevation WEST

illustration purpose only



AVENUE MATARO CORNICHE  
**LOCATION MAP**  
 MIAMI-DADE COUNTY, FLORIDA  
 (NOT TO SCALE)

**LEGAL DESCRIPTION:**

Lots 13 thru 18, Block 184, CORAL GABLES RIVIERA SECTION PART 6, according to the plat thereof as recorded in Plat Book 20, Page 79 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 provided 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 Miami-Dade County, Examination of **ABSTRACT OF TITLE** will have to be made to determine recorded Instruments, if any affecting this property. Accuracy:
- 4) The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "High Risk/Residential". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and Calculation of a closed geometric figure was found to exceed this requirement.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 6) 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.
- 7) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning Information. 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.
- 8) Ownership subject to **OPINION OF TITLE.**
- 9) Type of Survey: Boundary Survey
- 10) **AREA OF PROPERTY:** 30,081.32 Sq Ft or 0.69 Acres more or less
- 11) North Arrow direction shown hereon is based on an assumed meridian along the Center Line of San Amaro Drive, as shown on recorded Plat Book 20, at Page 79 of the Public Records of Miami-Dade County, Florida.
- 13) Unless otherwise noted, this Firm has not attempted to locate footings and/or Foundations (underground).
- 14) All Angles and distances shown hereon are recorded and measured unless otherwise shown.
- 15) Property Address: 5800 San Amaro Drive  
 Cord Gables, Florida 33143
- 16) Flood Zone: X  
 Base Flood Elevation= N/A AS PER  
 Community Number.:120650  
 FEMA Panel Number.:12086C0312L  
 Date: September 11, 2009.
- 17) This **BOUNDARY SURVEY**, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extended to any unnamed party:
  - a. Pi Kappa Alpha
  - b. White Horse Holding Co.
  - c.
  - d.
  - e.
  - f.
- 18) Field Book: A-147, PG. 9-11/SND. Project No.: 12-087-5400

**SURVEYOR'S CERTIFICATE:**

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the **BOUNDARY SURVEY** of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly Chapter 61G17-6), Florida Administrative Code.

**Ford, Armenteros & Manucy, Inc. LB 6557**  
 Original Field Work Survey Date: January 31, 1992.  
 Revision 1: September 15, 2012(Update Survey)  
 Revision 2:

**COL LEGEND**

SYMBOL	DEFINITION
☆	ALUMINUM LIGHT POLE
⊙	BELLSOUTH MANHOLE
⊕	BELLSOUTH TELEPHONE BOX
⊖	BENCHMARK
⊗	CABLE BOX
⊘	CATCH BASIN
⊙	CENTRINE
⊖	CLEAN OUT VALVE
⊖	CHAIN LINK FENCE
⊖	CONCRETE
⊖	CONCRETE BLOCK STRUCTURE
⊖	CONCRETE LIGHT POLE
⊖	CONCRETE POWER POLE
⊖	CONTROL VALVE
⊖	DRAINAGE MANHOLE
⊖	DRILL HOLE
⊖	DVAL POLE SIGN
⊖	ELECTRIC BOX
⊖	ELECTRIC LETTER
⊖	ELECTRIC WIRE OVERHEAD
⊖	ELEVATION (EXISTING)
⊖	ELEVATION (PROPOSED)
⊖	FINISHED FLOOR
⊖	FIRE HYDRANT
⊖	FIRE MAIN VALVE
⊖	FLOOR PANEL AND LIGHT CONTROL MANHOLE
⊖	FORCE MAIN VALVE
⊖	FOUND
⊖	GARAGE
⊖	GAS MANHOLE
⊖	GAS METER
⊖	GAS VALVE
⊖	GUARD POST
⊖	IRON FENCE
⊖	IRON PIPE
⊖	LIMITED ACCESS RIGHT OF WAY
⊖	MAIN SEWER VALVE

**SYMBOL LEGEND**

ABBREVIATION	SYMBOL	DEFINITION
MEAS.	⊖	MAIL BOX
H. & D.	⊖	MANHOLE
O/L	⊖	MEASURED MONUMENT
P.B.	⊖	MAIL AND DISC
P.C.	⊖	ON LINE
P.C.P.	⊖	PLAT BOOK
P/L	⊖	POINT OF CURVATURE
P.R.M.	⊖	PERMANENT CONTROL POINT
REC.	⊖	PROPERTY LINE
R/W	⊖	PERMANENT REFERENCE MONUMENT
SEC.	⊖	RAIL ROAD CROSSING SIGN
	⊖	RECORDED INFORMATION
	⊖	RIGHT OF WAY
	⊖	SECTION
	⊖	SECTION CORNER
	⊖	SEWER MANHOLE
	⊖	SIGN
	⊖	SPRINKLER VALVE
	⊖	SQUARE CUT AND NAIL
	⊖	STORM MANHOLE
	⊖	STREET LIGHT BOX
	⊖	STREET SIGN
	⊖	TELEPHONE BOX
	⊖	TELEPHONE MANHOLE
	⊖	TRAFFIC SIGN
	⊖	TRAFFIC SIGNAL BOX
	⊖	VALVE
	⊖	WATER METER
	⊖	WATER VALVE
	⊖	WELL
	⊖	WOOD FENCE
	⊖	WOOD POWER POLE
	⊖	ASPHALT
	⊖	BRICK
	⊖	CONCRETE
	⊖	TILE

		FORD, ARMENTEROS & MANUCY, INC. 1950 N.W. 34th MIAMI, FL PH. 305 FAX. 305	
DRAWING AS SHOWN SHALL BE USED FOR CONSTRUCTION OF THE PROJECT AND NO OTHER USES SHALL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.			
RECORD OF REVISION			
No.	DATE	DESCRIPTION	BY APP.
SCALE: 1" = 40'		DATE: JANU	
DRAWN BY:		PROJECT No: 12-C	
DWG. CHECK:		QUALITY CON:	
5800 SAN AMARO DRIVE			



