	City of Coral Gables **Planning Division Staff Recommendation**
Applicant:	**Benjamin Leon, Jr., as Trustee**
Application:	**Separation of a Building Site and Conditional Use Site Plan Review**
Property:	**20 Casuarina Concourse, Coral Gables, Florida**
City Public Hearing Dates/Times:	**Planning and Zoning Board** **January 14, 2015, 6:00 – 9:00 p.m.** **City Commission Chambers, City Hall,** **405 Biltmore Way, Coral Gables, Florida, 33134**

Application Request

Request for Separation of a Building Site and Conditional Use Site Plan Review for the property located at 20 Casuarina Concourse, as follows:

> *"An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site on Lot 30 and one (1) building site consisting of Lot 31 on the property legally described as Lots 30 and 31, Block A, Gables Estates No. 2 (20 Casuarina Concourse), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date."*

Summary of Application

Benjamin Leon, Jr., as Trustee (hereinafter referred to as "Applicant"), has submitted an application for the Separation of a Building Site and Conditional Use Site Plan Review (hereinafter referred to as the "Application") for City of Coral Gables review and public hearing consideration.

The request is to separate an existing 2.59 acre (112,747 square feet) building site, with 376 feet of street frontage, into two (2) building sites. The proposed building sites would consist of a 1.2 acre (52,502 square feet) site with 200 feet of street frontage and a 1.39 acre (60,245 square feet) site with 176 feet of street frontage.

The property contains two (2) platted lots, which together constitute the existing building site. The Applicant is proposing to separate the existing building site into two (2) building sites, with each building

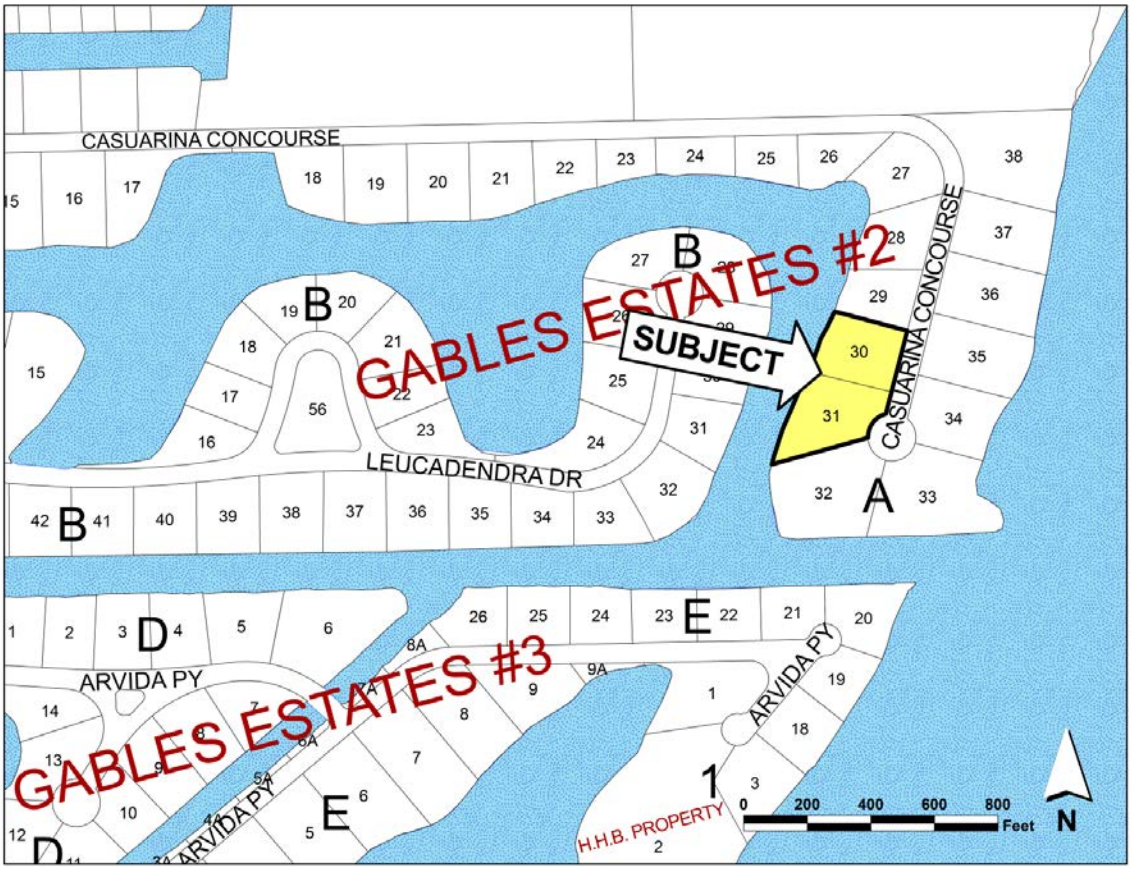
site containing one (1) fully platted lot. The Zoning Code requires that every building site have at least one (1) fully platted lot.

A three-story single-family residence, referred to as the "Wackenhut Castle," previously located on the property was demolished in 2007. Prior to demolition, the Historical Resources Department determined that the structure had local historical significance. On June 25, 2007, after deliberation, the Historic Preservation Board passed a motion not to designate the property as a local historic landmark, thereby allowing for demolition of the structure. As a part of that demolition a significant number of trees deemed to be in poor condition were removed. There currently remain only a few trees on-site located along the seawall and several trees located off-site along the right-of-way fronting the property. A concrete dock and wood deck located along the seawall also remain on the property.

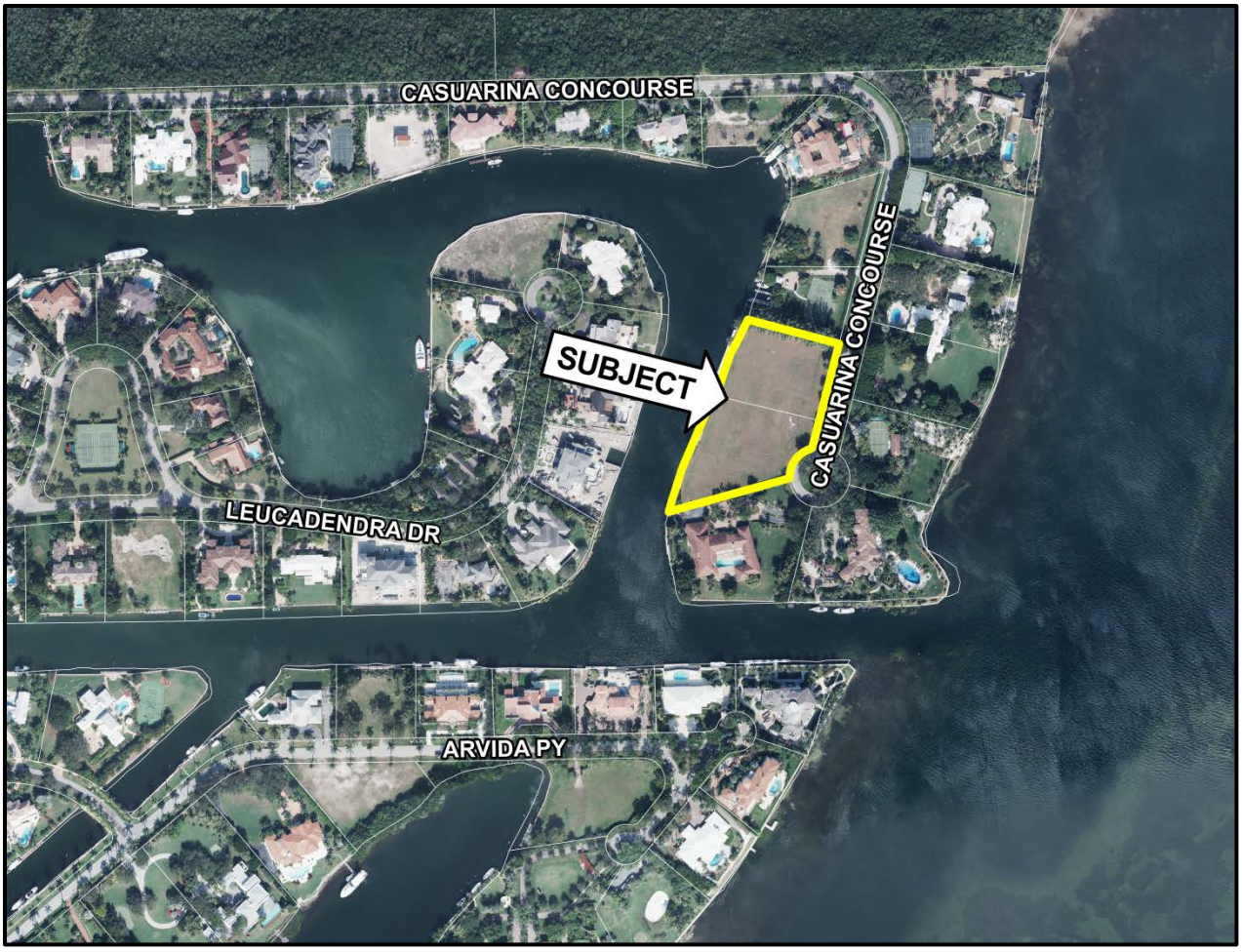
The Application went before the Development Review Committee on September 26, 2014 as required by the Zoning Code for all applications for properties requiring site plan review by the Planning and Zoning Board. All comments provided by City Staff to the Applicant resulting from the Development Review Committee meeting have been satisfactorily resolved as requested.

The property is located in the southern part of the City within the area referred to as "Gables Estates" at the end of Casuarina Concourse, and is legally described as Lots 30 and 31, Block A, Gables Estates Number 2 (20 Casuarina Concourse), Coral Gables, Florida, and is shown in the following location map:

Lot, Block and Section Location Map



Aerial



Site Data and Background

Site Data and Surrounding Uses

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

Existing Property Designations

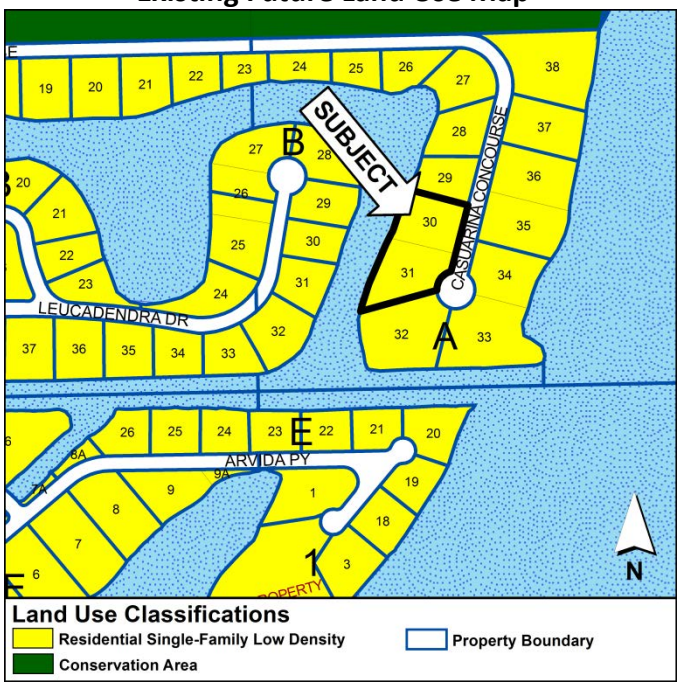
Comprehensive Plan Future Land Use Map designation	"Residential Single-Family Low Density"
Zoning Map designation	Single Family Residential (SFR) District

Surrounding Land Uses

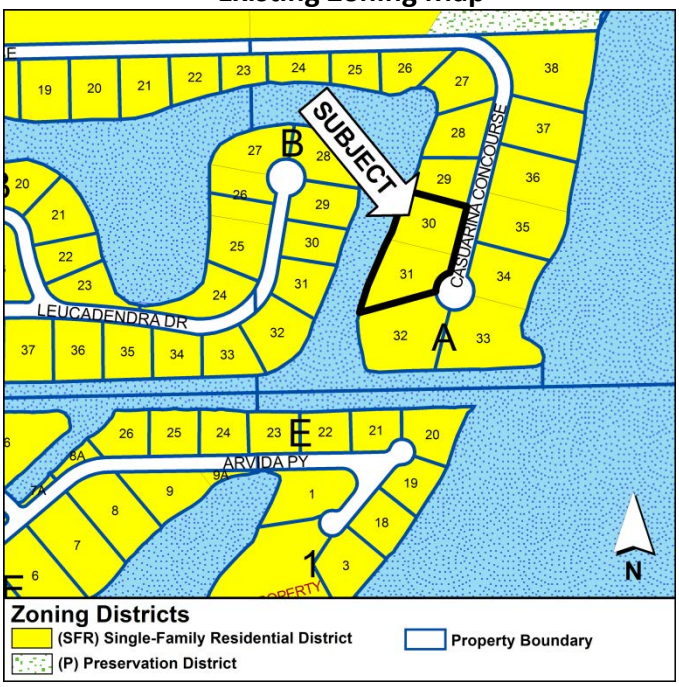
Location	Existing Land Uses	CP Designations	Zoning Designations
North	Single-family residences	"Residential Single-Family Low Density"	Single Family Residential (SFR) District
South	Single-family residences	"Residential Single-Family Low Density"	Single Family Residential (SFR) District
East	Single-family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

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

Existing Future Land Use Map



Existing Zoning Map



City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	09.26.14
Board of Architects	N/A
Historic Preservation Board	06.21.07
Planning and Zoning Board	01.14.15
City Commission (1st reading)	TBD
City Commission (2nd reading)	TBD

Proposed Separation of a Building Site and Site Plan

Proposal – Separation of a Building Site and Site Plan

Proposed Separation of a Building Site Application

The application package includes the following (see Attachment A):

1) Cover letter;
2) Application;
3) Survey;
4) Plat;
5) Property Microfilm Records;
6) Building site frontage analysis;
7) Building site water frontage analysis;
8) Aerial photographs;
9) Overall site plan;
10) Zoning information for proposed building sites;
11) Neighborhood Photos;
12) Building Site Determination Letter from City's Zoning Official; and
13) Gables Estates Letter of Support.

Conceptual Site Plan

A conceptual site plan was submitted with the application depicting the development potential of the proposed building sites. The site plans are only intended to indicate how the proposed building sites could be developed according to the Single-Family Residential (SFR) District provisions and applicable Zoning Code site specific regulations. The conceptual site plans are not tied to the request for building site separation.

Permitted Development

Currently, the subject property has 376 feet of frontage along Casuarina Concourse and approximately 510 feet of waterway frontage. If developed as permitted by the Zoning Code as a single building site, a single residence with approximately 34,974 sq. ft. of building floor area could be constructed on the property. The proposed building sites would have street frontages of 200 feet on Lot 30 and 176 feet on Lot 31, with water frontages of 200 feet and 310 feet, respectively. The proposed building sites would have site areas of 52,502 sq. ft. on Lot 30, and 60,245 sq. ft. on Lot 31. This would allow residences with a maximum building floor area of 16,901 sq. ft. and 19,224 sq. ft., respectively. Together, the proposed building sites would be permitted a total of 36,124 sq. ft. of building floor area, compared to the currently permitted 34,974 sq. ft. of building floor area.

The following table compares the proposed building sites with the applicable Zoning Code and site specific requirements. This analysis shows that the property can be developed as proposed and meet the requirements of the Zoning Code:

Site plan information:

Type	Existing Building Site	Proposed Lot 30 Building Site	Proposed Lot 31 Building Site
Building site frontage	376' (existing)	200'	176'
Waterway frontage	510' (existing)	200'	310'
Building site depth	Approx. 275' (existing)	Approx. 275'	Approx. 275'
Total site area	112,747 sq. ft. (existing)	52,502 sq. ft.	60,245 sq. ft.
Building floor area (FAR)	34,974 sq. ft. (maximum permitted)	Max. 16,901 sq. ft.	Max. 19,224 sq. ft.
Building height	2 stories/39'-0" above established grade (maximum permitted)	Max. 2 stories/39'-0" above established grade	Max. 2 stories/39'-0" above established grade
Setbacks*:			
Front	Min. 50'-0"	Min. 50'-0"	Min. 50'-0"
Side interior	Min. 30'-0"	Min. 30'-0"	Min. 30'-0"
Rear	Min. 50'-0"	Min. 50'-0"	Min. 50'-0"
Ground area coverage:			
Principal building	Max. 35%	Max. 35%	Max. 35%
Total (including auxiliary structures)	Max. 45%	Max. 45%	Max. 45%

*Zoning Code Appendix A - Site Specific Regulations, Section A-49 Gables Estates No. 2, requires a minimum 50' front setback, minimum 30' side setbacks, and minimum 50' setback from canal, waterway, lake or bay.

Site Specific Provisions

Zoning Code Appendix A – "Site Specific Zoning Regulations" requires additional setbacks on the subject property above what is typically required:

Section A-49 – Gables Estates No. 2.

A. Setbacks-Minimum front.
   2. Lots 1 through 16, inclusive; Lots 18 through 21, inclusive; and Lots 27 through 38, inclusive, all in Block A and Lots 1 through 6, inclusive; Lots 8 through 15, inclusive; Lots 17 through 22, inclusive; Lots 25 through 53, inclusive; and Lot 56, all in Block B and Lots 1 and 2, Block C-Fifty (50) feet.

B. Setbacks-Minimum side.
   3. Lots 2, 3, 4 and 6 through 16, inclusive; Lots 18 through 21, inclusive; Lots 27 through 38, inclusive, all in Block A, Lots 1 through 6, inclusive; Lots 8 through 15, inclusive; Lots 17 through 22, inclusive; Lots 25 through 53, inclusive; and Lot 56, all in Block B, and Lot 1, Block C-Thirty (30) feet.

D. Setback from canal, waterway, lake or bay.
   1. The minimum setback from a waterway line, canal line or bay shore line, as platted, for Lots 1 through 16, inclusive; Lots 18 through 21, inclusive; and Lots 27 through 38, inclusive, all in Block A and Lots 1 through 6, inclusive; Lots 8 through 15, inclusive; Lots 17 through 22, inclusive; and Lots 25 through 53, inclusive, all in Block B, and Lots 1 and 2 in Block C shall be fifty (50) feet.

Findings of Fact

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

Findings of Fact - Separation and Establishment of Building Sites

Review of Zoning Code Criteria

Zoning Code Section 3-206(F) provides the criteria for the separation and establishment of building sites, as follows:

"F. When reviewing and providing a recommendation on an application for conditional use for a building site determination, the Planning Department, Planning and Zoning Board and the City Commission shall consider and evaluate the request together with a proposed site plan and provide findings that the application satisfies at least four (4) of the following six (6) criteria:"

Staff has reviewed the Application based upon the six (6) criteria and finds that the Application satisfies one (1) of the six (6) criteria, as follows:

"1. That exceptional or unusual circumstances exist, that are site specific such as unusual site configuration or partially platted lots, or are code specific such as properties having two (2) or more zoning and/or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s)."

Staff Comment: This entire property is zoned Single-Family Residential (SFR) District and consists of two (2) fully platted lots that face onto one (1) street, Casuarina Concourse. Staff found no unusual circumstances within the Zoning Code or site specific regulations that meet the criteria warranting a separation of the building site.

The Application does not satisfy this criterion.

"2. That the building site(s) created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of one thousand (1,000) foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less. "Immediate vicinity" shall be defined as an area in which a parcel of land is located, that is physically, functionally or geographically identifiable as a distinct realm, place or neighborhood, or an area within a radius of not more than one-half (1/2) mile from the subject property, whichever is smaller."

Staff's building site street and water frontage analyses are as follows:

Building Site Street Frontage Analysis:

Frontage	0' to 176'	177' to 200'	+200'	Total
No. of Sites	12	14	14	40
Percentage	30%	35%	35%	100%

Staff Comment: The proposed single-family building site on Lot 30 would have a 200' street frontage that would be equal to or larger than 65% of the surrounding building site street frontages. The proposed single-family building site on Lot 31 would have a 176' street frontage and would be equal to or larger than 30% of the surrounding building site street frontages. In order to meet the requirements of the Zoning Code both proposed single-family building site street frontages must be equal to or larger than the majority of the existing building site street frontages identified in the analysis.

The Application does not satisfy this criterion.

Building Site Water Frontage Analysis:

Frontage	0' to 200'	201' to 310'	+310'	Total
No. of Sites	15	13	12	40
Percentage	37.5%	32.5%	30%	100%

Staff Comment: The proposed single-family building site on Lot 30 would have a 200' water frontage that would be equal to or larger than 37.5% of the surrounding building site water frontages. The proposed single-family building site on Lot 31 would have a 310' water frontage and would be equal to or larger than 70% of the surrounding building site water frontages. In order to meet the requirements of the Zoning Code both proposed single-family building site water frontages must be equal to or larger than the majority of the existing building site water frontages identified in the analysis.

Building site water frontage is currently not criterion that must be satisfied per the Zoning Code. This analysis is being provided based on previous requests by the City Commission to review this criterion.

"3. That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, CP and City Code. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion."

Staff Comment: The previous residence that was demolished in 2007 was located approximately in the center of the property. A site plan of the previous residence is included within the Applicant's submittal package (see Attachment A). In prior applications for building site separation the demolition of a building that would have resulted in a non-conforming structure constitutes non-compliance with this criterion. If this building site was separated then the existing concrete dock

and wood deck located along the property's rear water front would both become existing non-conforming structures.

The Application does not satisfy this criterion.

"4. That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion."

Staff Comment: The residence that was previously located approximately in the center of the property was demolished in 2007. As indicated in the 06.24.13 Letter of Determination issued by the Development Services Department, provided within the Applicant's submittal package (see Attachment A), the building permit history identifies Lots 30 and 31 together as one (1) building site. A Declaration of Restrictive Covenant from 10.22.07, included in the Applicant's submittal package (see Attachment A), requires Lots 30 and 31 to be held together as one (1) tract. Also, a wood deck lies along the water frontage in the middle of the property tying together Lots 30 and 31 as a single building site.

The Application does not satisfy this criterion.

"5. That the proposed building site(s) maintains and preserves open space, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area."

Staff Comments: The conceptual plans submitted by the applicant show that both building sites can be developed in compliance with the requirements of the Zoning Code. The average lot area is 56,565 sq. ft. for building sites located within a 1,000 foot radius of the property. This is comparable to the lot area of the proposed buildings sites which are 52,502 sq. ft. and 60,245 sq. ft. The average lot area for building sites located on cul-de-sacs within the study area is 78,430 sq. ft. The building site proposed on Lot 31 partially fronts onto a cul-de-sac and would have a lot area of 60,245 sq. ft. These comparisons indicate that the proposed building sites would be compatible with the surrounding neighborhood.

The Application satisfies this criterion.

"6. That the building site(s) created was purchased as a separate building(s) by the current owner prior to September 17, 1977."

Staff Comment: The property was purchased in 2010; therefore, the application does not meet this criterion.

The Application does not satisfy this criterion.

Pursuant to Zoning Code, Article 3, Development Review, Section 3-206., Building Site Determination, Subsection F, Planning Staff finds the Application satisfies one (1) of the six (6) criteria.

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.	Comprehensive Plan Goals, Objectives and Policies	Staff Review
1.	**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.	Does not comply or satisfy the review criteria specified in the Zoning Code
2.	**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
3.	**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
4.	**Objective FLU-1.14.** The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
5.	**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
6.	**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
7.	**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

Ref. No.	Comprehensive Plan Goals, Objectives and Policies	Staff Review
8.	**Policy DES-1.1.6.** Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
9.	**Policy DES-1.1.7.** Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.	Does not comply or satisfy the review criteria specified in the Zoning Code

Staff Comments: Staff's determination is that this Application is "generally consistent" with the CP, except for the goals, objectives and policies related to Zoning Code requirements for site plan review. The proposed building site separation does not comply with or satisfy the following review criteria as specified by the Zoning Code:

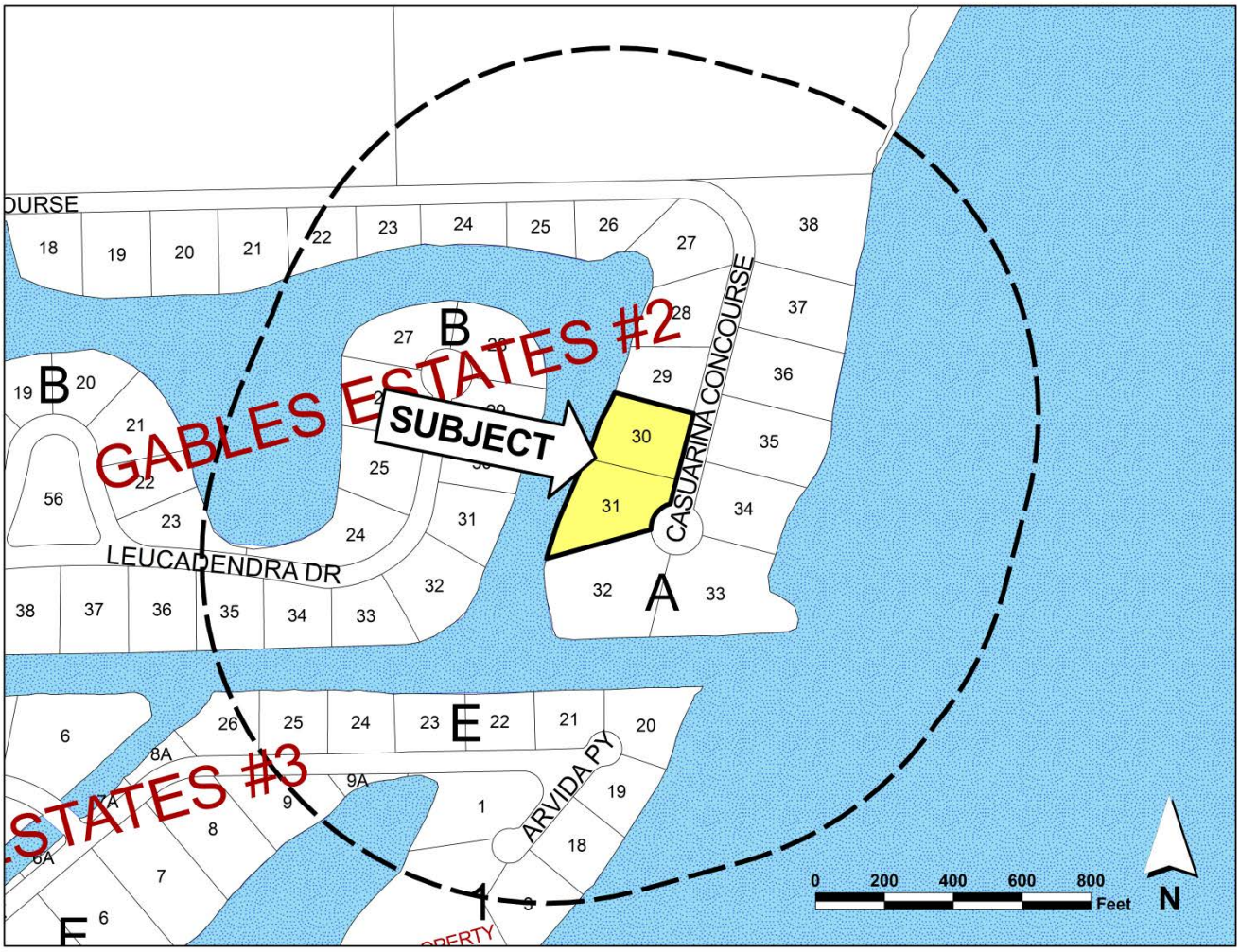
1. That exceptional or unusual circumstances exist, that are site specific such as unusual site configuration or partially platted lots, or are code specific such as properties having two (2) or more zoning and/or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s).
2. That the building site(s) created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of one thousand (1,000) foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less. "Immediate vicinity" shall be defined as an area in which a parcel of land is located, that is physically, functionally or geographically identifiable as a distinct realm, place or neighborhood, or an area within a radius of not more than one-half (1/2) mile from the subject property, whichever is smaller.
3. That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, CP and City Code. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.
4. That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.
5. That the building site(s) created was purchased as a separate building(s) by the current owner prior to September 17, 1977.

Public Notification and Comments

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the subject property. The notice lists the type of applications filed, proposed public hearing dates/time and location where the application files can be reviewed. The notice also provides for an opportunity to submit comments on pending applications. 44 notices were mailed to surrounding property owners. A Copy of the legal advertisement and courtesy notice are provided as Attachments B and C. Copies of public comments received shall be provided to the Board at the public hearing.

A map of the notice radius is as follows:

Courtesy Notification Radius Map



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

Public Notice

Type	Date
Public information meeting	12.30.14
Courtesy notification - 1,000 feet of the property	01.02.15
Posting of property	01.02.15
Legal advertisement	01.02.15
Posted agenda on City web page/City Hall	01.02.15
Posted Staff report on City web page	01.09.15

Staff Recommendation

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **denial** of the following:

> *"An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site on Lot 30 and one (1) building site consisting of Lot 31 on the property legally described as Lots 30 and 31, Block A, Gables Estates No. 2 (20 Casuarina Concourse), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date."*

Summary of the Basis for Denial

Planning and Zoning Staff, based upon the Findings of Fact contained herein, does not support the Application because the Application does not satisfy at least four (4) of the six (6) criteria as required per Zoning Code, Article 3, Development Review, Section 3-206, Building Site Determination, Subsection F. Staff has determined that the application satisfies one (1) of six (6) of the Zoning Code's criteria for review.

Alternative Recommendation - Conditions of Approval

If the Planning and Zoning Board and the City Commission determine based upon the additional information submitted by the applicant and the facts of the application, testimony, and evidence received that the application satisfies the criteria, and desires to recommend **approval** of the proposed building site separation, then Planning and Zoning Division Staff recommends the application be recommended for approval by the Board subject to the following conditions of approval:

1. The new single-family residences constructed on the two (2) building sites shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.

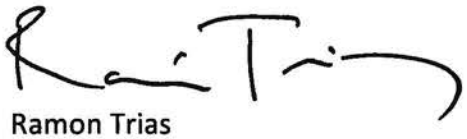
2. A detailed tree disposition plan and landscape plan shall be prepared and provided by the Applicant, subject to review and approval of the Directors of the Public Service Division and the Planning and Zoning Division prior to the submittal to the Board of Architects for either building site.
3. Restrictive covenant. Prior to submittal to the Board of Architects the property owner, its successors or assigns shall file for a release of the restrictive covenant currently running with the land.

Attachments

A. Applicant's submittal package.
B. 01.02.15 Legal notice published.
C. 01.02.15 Courtesy notice mailed to all property owners within 1,000 feet.
D. PowerPoint Presentation.

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,

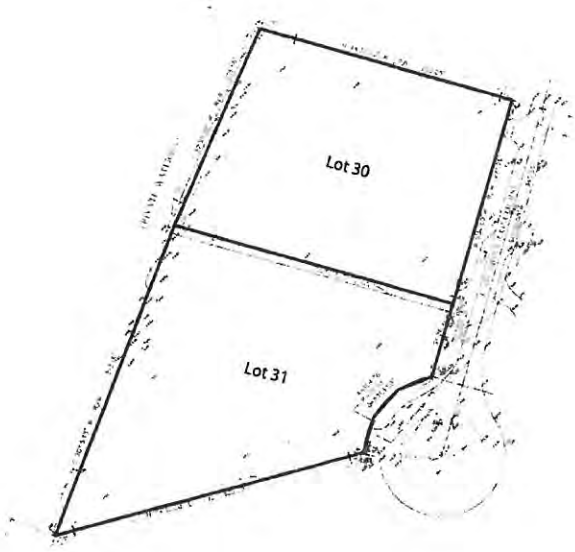


Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

CITY OF CORAL GABLES

PLANNING & ZONING DIVISION

JANUARY 14, 2015



20 CASUARINA CONCOURSE
CORAL GABLES, FL 33176
CONDITIONAL USE FOR SEPARATION/ESTABLISHMENT OF TWO BUILDING SITES AND RELEASE OF DECLARATION OF RESTRICTIONS

BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

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BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6227
E-MAIL: mtapanes@brzoninglaw.com

November 10, 2014

Mr. Ramon Trias
Director
Planning and Zoning Division
City of Coral Gables
127 Biltmore Way, Suite 201
Coral Gables, Florida 33134

Re: Conditional Use for Separation/Establishment of Two Building Sites and Release of Unity of Title for 20 Casuarina Concourse, Coral Gables

Dear Mr. Trias:

This law firm represents the owner of the property ("Applicant") located at 20 Casuarina Concourse in the City of Coral Gables ("City"), legally described as Lots 30 and 31, Block A of Gables Estates No. 2, according to the plat thereof, as recorded in Plat Book 60 at Page 37 of Public Records of Miami-Dade County, Florida ("Property"). See Plat. The purpose of this letter is to respectfully request conditional use approval to permit the re-establishment of two separate building sites and the release of the Declaration of Restrictive Covenant recorded at Official Record Book 26001 at Page 1248 of the Public Records of Miami-Dade County. See Declaration of Restrictions.

Property. The Property was the site of the "Wackenhut Castle", a German-style 5-story castle, and consists of approximately 2.59 acres of vacant land located on Casuarina Concourse, adjacent to the cul-de-sac and private waterway, in the Gables Estates Club. While the Property was originally master-planned and subdivided as two platted lots, the Property was developed with one 18,364 square foot residence with recreational amenities. See Building Site Determination. In 2007, the then-property owner demolished the residence and proffered the Declaration of Restrictive Covenant consistent with Section 3-206(E)(3) of the City's Zoning Code. When the Property was built in the 1960's, a Declaration of Restrictions tying the Property as a single building site was not required by the City's Zoning Code or effectuated by the original owner. Today, the Property is vacant and unimproved, but well-maintained and sodded. No trees exist on the Property.

Project. Applicant seeks to develop the Property as originally intended, with one single-family residence in full compliance with the City's Single Family Residential (SFR) zoning district and the Gables Estates Club Charter and Bylaws on each of the two platted lots, Lot 30 and Lot 31, that together make up the Property. In consideration of this application, we have enclosed conceptual plans for each of the two proposed building sites. Lot 30 will consist of 1.2 acres of land and Lot 31 will consist of 1.6 acres of land.

The resulting lots are comparable and consistent with the surrounding homesteads. The Applicant has received approval from the Gables Estates Club Architectural Review Board, and Rene Guerra, President of the Gables Estates Club, Inc., has also submitted a letter to the City, dated October 14, 2013, supporting Applicant's request for the separation and establishment of two building sites and the release of the Declaration of Restrictive Covenant. See Gables Estates Letter of Support. The Gables Estates Club has opined that approval of this application will have beneficial effects and will serve important public interests, while not having adverse effects on the environment, overburdening public services, or changing the desired character of the Gables Estates community.

Site Separation. Consideration of the Applicant's request for site separation requires an initial showing that the Property and its intended use satisfy four (4) of the six (6) criteria set forth in Section 3-206(F) of the City's Zoning Code. The criteria for satisfaction are as follows.

1. *That exceptional or unusual circumstances exist, that are site specific such as unusual site configuration or partially platted lots, or are code specific such as properties having two (2) or more zoning and/or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s).*

   The Property and Applicant's request for separation building sites are unique because the requested separation is ultimately a request to restore the Property to its original condition as two (2) respective building sites, as the Property was originally master-planned in Gables Estates Club and subdivided as two platted lots. This request for site separation would restore the Property to its original intended subdivision plan, prior to the construction of the Wackenhut Castle, and allow for the development of one single-family residence on each of the two platted lots, Lot 30 and Lot 31. Approval of this request would also bring the Property into conformity with the majority of the properties within Gables Estates, as there are only six properties in the Gables Estates community which encompass two or more lots. See Gables Estates Map. Separating the Property into two (2) parcels will also make the Property more environmentally efficient in regard to land resources, water use, maintenance, and upkeep.

2. *That the building site(s) created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of one thousand (1,000) foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less. "Immediate vicinity" shall be defined as an area in which a parcel of land is located, that is physically, functionally or geographically identifiable as a distinct realm, place or neighborhood, or an area within a radius of not more than one-half (1/2) mile from the subject property, whichever is smaller.*

Within the 1,000 foot radius of the perimeter of the Property there are twenty-eight (28) properties that have a frontage equal to or smaller than the proposed building sites (176 feet and 200 feet respectively). There are only twelve (12) properties that have frontages greater than the proposed building site (201 feet or greater). Lot 30 has a proposed building frontage of approximately 200 feet and Lot 31 has a proposed building frontage of 176 feet. **See** Survey Composite. Therefore, the proposed frontage of these building sites would be equal to or larger than the majority (69%) of the existing building site frontages of the same zoning designation within a 1,000 foot radius. While Lot 31 has a building frontage equal to or larger than the majority of the existing residential building site frontages within a 1,000 foot radius, it is also located on a cul-de sac which significantly impacts site frontage. This is a unique circumstance which is applicable to other properties located on cul-de-sacs within a 1,000 foot radius of the Property, including: 2 Casuarina Concourse, 2 Leucadendra Drive, 41 Arvida Parkway, and 33 Arvida Parkway. Additionally, Lot 31 has a total lot area of 60,245 square feet (1.39 acres), which is larger than Lot 30, which has a total lot area of 55,502.3 square feet (1.2 acres). Lot 31 also has a larger total lot area than most of the properties within the immediate neighborhood.

In connection with the water frontage widths of the respective properties within a 1,000 foot radius of the perimeter of the Property, there are 26 properties that have a water frontage width smaller than the proposed building sites (313 feet and 201 feet respectively). There are only twelve (12) properties that have water frontage widths equal to or larger than the proposed building site (201 feet or greater). Lot 30 has a proposed water frontage width of 201 feet and Lot 31 has a proposed water frontage width of 313 feet. See Building Site Water Frontage Analysis. Therefore, the proposed water frontage widths of these building sites would be larger than the majority (65%) of the existing water frontage widths of the properties of the same zoning designation within a 1,000 foot radius.

3. *That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, CP and City Code. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.*

Although the Building Site Determination and Property microfilm records delineate and illustrate that the Property was developed with one 18,364 square foot residence encroaching on the lot liens, the Wackenhut Castle is an exceptional circumstance. See Property Microfilm Records. The 5-story residence was developed with a German-style castle theme, and was an eyesore that negatively impacted the privacy and visual appeal of the Gables Estates community.

The abovementioned provision provides that "[t]he voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion." In 2007, the then-property owner demolished the 18,634 square foot residence encroaching on lot lines that were developed on the Property. As part of this demolition process the then-owner was required to proffer a Declaration of Restrictions. The demolition was necessary as the Wackenhut Castle was detrimental to the aesthetic character of the surrounding community, due to lack of maintenance and lack of privacy from curious spectators. Unlike other homes in the immediate vicinity, the Wackenhut Castle was not deemed architecturally significant nor was it designated historic by the City.

The Applicant purchased the home in 2010 as a vacant and unimproved site, and was not responsible for any voluntary demolition of the building. Unlike the building site separations recently approved by the Coral Cables City Commission for 6801 Granada Boulevard and 1248 Coral Way, where there were existing historic structures on the respective properties, the Property remains vacant and unimproved. The Applicant has paid Gables Estates Club membership fees for each of the respective lots. None of the conditions or alterations were created by the Applicant, and as such, in light of the circumstances and the original subdivision plan of the Property, the Applicant should be exempt from the requirements of this provision.

Applicant seeks to develop the Property as originally intended, with one single-family residence in full compliance with the City's Single Family Residential

(SFR) zoning district and the Gables Estates Club Charter and Bylaws on each of the two platted lots, Lot 30 and Lot 31, that together make up the Property. Approval of this request would also bring the Property into conformity with the majority of the properties within Gables Estates, as there are only six properties in the Gables Estates community which encompass two or more lots. Additionally, the two (2) proposed building sites would not result in any existing structures becoming nonconforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the City's Zoning Code, Comprehensive Land Use Plan, and City Code.

4. *That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.*

The Wackenhut Castle was developed in the 1960's, before this City Zoning Code provision came into effect requiring that no restrictive covenants, encroachments, easements, or the like exist on which would prevent the separation of the site. A Declaration of Restrictions was not required, as per the City Zoning Code, nor did the original Property owners effectuate a restrictive covenant when the Property was originally developed. As such, the Property was not tied as a single building site. Additionally, the Property was originally master-planned in Gables Estates Club and subdivided as two platted lots.

In 2007, the then-property owner demolished the 18,634 square foot Wackenhut Castle residence that was developed on the Property. The demolition was necessary as the home was detrimental to the aesthetic character of the surrounding community, due to lack of maintenance and lack of privacy from peering spectators. As part of this demolition process the then-owner was required to proffer a Declaration of Restrictions. The restrictive covenant does not contain provisions related to modification and is silent as to the required procedure for release and whether such an option requires a public hearing. This creates an onerous requirement tying the property as one building site, without offering proper instruction for modification or release. This is an unintended consequence that was likely not considered when the Declaration of Restrictions was originally executed. The restrictive covenant is invalid as it is an incomplete document with an unreasonable binding effect. When the previous owner agreed to the Declaration of Restrictions, there was not full or proper notice as to the extent of the restrictive covenant's binding and limiting effect on the Property.

The Applicant purchased the home in 2010 as a vacant and unimproved site, without existing encroachments, and was not responsible for any voluntary demolition of the building. As such, the Applicant should be exempt from fulfilling the criteria of this requirement due to the broad recitals and vague effective language of the Declaration of Restrictions. Additionally, the Applicant seeks to develop the Property as originally master-planned and subdivided long before this City Zoning Code provision went into effect.

5. *That the proposed building site(s) maintains and preserves open space, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area.*

The proposed site separation will restore the Property to its original state as two (2) separate building sites, to allow for the development of one single-family residence on each of the two platted lots, Lot 30 and Lot 31. The proposed building sites will improve the appearance of the neighborhood by making the Property consistent with the building sites in the area and the neighboring properties. Both proposed single-family residences will maintain and preserve open space, will be of the appropriate style and size as the neighboring homes, and will only serve to enhance the property values and the visual attractiveness of the area.

6. *That the building site(s) created was purchased as a separate building(s) by the current owner prior to September 17, 1977.*

Although the Property was purchased by the Applicant in 2010, the previous owner developed a single-family residence in the 1960s, before the enactment of this condition in 1989, requiring that the building site be purchased as separate buildings by the current owner prior to September 17, 1977. See Section 13-2.1 City Zoning Code 1989. This provision is inapplicable to the Property, which was developed before the criterion was set forth in 1989. Furthermore, the requirement was satisfied in spirit by the original owner who purchased the Property when it was originally master-planned and subdivided as two platted lots. As such, Applicant should be exempt from this condition. Approval of this request will allow the Applicant to develop the Property as originally intended.

Conclusion. Approval of this application will have beneficial effects and serve important public interests, while not having adverse effects on the environment, overburdening public services, or changing the desired character of the Gables Estates community. Accordingly, we respectfully request approval of this application pursuant to Article 3, Division 4 of the City Code.

We urge the Planning and Zoning Division and Planning and Zoning Board to recommend in favor of the application, and respectfully request the City Commission's approval of the application. Should you have any questions or concerns, please do not hesitate to phone my direct line at (305) 377-6227.

Very truly yours,

Melissa Tapanes Llahues

Enclosures

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: Release of ORB 26001 at Page 1248

General information

Street address of the subject property: 20 Casuarina Concourse Coral Gables, Florida 33143

Property/project name: 20 Casuarina Concourse

Legal description: Lot(s) 30 and 31, Block A of Gables Estates No. 2, PB 60-37

Block(s) A Section (s) Gables Estates No. 2

Property owner(s): Benjamin Leon, Jr., as Trustee

Property owner(s) mailing address: 11501 SW 40 Street, Second Floor Miami, Florida 33165

Telephone: Business _____ Fax _____

Other _____ Email _____ @ _____

Applicant(s)/agent(s): Melissa Tapanes Llahues, Esq. Bercow Radell & Fernandez, PA

Applicant(s)/agent(s) mailing address: 200 S. Biscayne Blvd., Suite 850 Miami, FL 33131

Telephone: Business (305) 377-6227 Fax (305) 377-6222

Other _____ Email mtapanes @ brzoninglaw.com

Property information

Current land use classification(s): Residential Single-Family Low Density

Current zoning classification(s): Single Family Residential (SFR)

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.
- ☒ 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.

- [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.
- [x] 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.
- [ ] Utilities consent.
- [ ] Utilities location plan.
- [x] Vegetation survey.
- [ ] Video of the subject property.
- [ ] Zoning Analysis (Preliminary).
- [ ] Zoning Code text amendment justification.
- [x] Warranty Deed.
- [x] Other: Building Site Determination

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: Benjamin Lean, Jr.
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: 11501 SW 40th Street Miami FL 33165

Telephone: 305 631 5933 | Fax: 305-642-7378 | Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 21st day of July, 2014 by Benjamin Lean, Jr.

(Signature of Notary Public - State of Florida)

Madeline T Llanez

Notary Public State of Florida
Madeline T Llanez
My Commission EE061475
Expires 02/24/2015

(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:
N/A	
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:
	Melissa Tapanes Llahues, Esq.

Address: 200 South Biscayne Blvd., Suite 850, Miami, FL 33131		
Telephone: (305) 377-6227	Fax: (305) 377-6222	Email: mtapanes@brzoninglaw.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 11 day of December 2014 by Melissa Tapanes Llahues
(Signature of Notary Public - State of Florida)

Notary Public State of Florida
Ana Hernandez
My Commission EE075919
Expires 04/29/2015

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

CFN 2003R0824334
OR Bk 21795 Pgs 2651 - 2653; (3pgs)
RECORDED 11/04/2003 15:31:29
DEED DOC TAX 63,000.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared By and Return To:
Janice L. Russell, Esq.
Akerman Senterfitt
One S.E. Third Avenue, 28th Floor
Miami, FL 33131

Folio No. 03-4132-019-0300

WARRANTY DEED

THIS WARRANTY DEED made and executed this 20 day of October, 2003, by GEORGE R. WACKENHUT and RUTH J. WACKENHUT, his wife, whose post office address is 270 Bermuda Bay Lane, Vero Beach, Florida 32963, hereinafter called the Grantor, to CASUARINA 20 LLC, a Florida limited liability company, whose post office address is c/o Carlos E. Loumiet, Hunton & Williams LLP, 1111 Brickell Avenue, Suite 2500, Miami, FL 33131, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Miami-Dade County, Florida, viz:

> Lots 30 and 31, Block A of GABLES ESTATES NUMBER 2, according to the Plat thereof, recorded in Plat Book 60 at Page 37 of the Public Records of Miami-Dade County, Florida.

TOGETHER with all the improvements thereon and tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever; SUBJECT, HOWEVER to the following:

1. Conditions, reservations, restrictions, limitations and easements of record, none of which are hereby reimposed.
2. Applicable zoning ordinances.
3. Taxes for the year 2003 and subsequent years.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except the matters herein-above mentioned to which the deed is made subject. The Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Instrument Prepared By:

Kathleen Richardson
Secretary to the Board of Governors
Gables Estate Club, Inc.
Post Office Box 393
South Miami, Florida 33243-393

OR BK 21795 PG 2653
LAST PAGE

Reserved for Recorder

WAIVER OF OPTION TO PURCHASE AND ACCEPTANCE FOR MEMBERSHIP IN GABLES ESTATES CLUB, INC.

GABLES ESTATES CLUB, INC., a Florida not-for-profit Florida corporation, as assignee under the Assignment recorded in Official Records Book 6286, Page 436, from ARTHUR V. DAVIS COMPANY, a Florida corporation, hereby waives its option to purchase as contained in Paragraph 15 of the Declaration of Protective Covenants recorded in:

GABLES ESTATES NO. 2, Official Records Book 467, Page 106, as amended in Official Record Book 3424, Page 434, and Official Record Book 4826, Page 142 of the Public Records of Dade County, Florida; and

GABLES ESTATES NO. 3, Official Records Book 579, Page 1, as amended in Official Record Book 3424, Page 432, and Official Record Book 4826, Page 142 of the Public Records of Dade County, Florida; and

GABLES ESTATES NO. 4, Official Records Book 3001, Page 734, as amended in Official Record Book 4826, Page 142 of the Public Records of Dade County, Florida; and

COCOPLUM SECTION ONE, of Block 1, Lots 14 through 21, according to the Plat thereof, recorded in Plat Book 99, at page 39, of the Public Records of Dade County, Florida; and

COCOPLUM SECTION TWO, of Block 12, Plat "A" thereof, recorded in Plat Book 114 at Page 2, all of the Public Records of Dade County, Florida,

with respect only to the sale of Lots 30+31, Block A, in Gables Estates No. 2, according to the Plat thereof, as recorded in Plat Book 60, at Page 37, of the Public Records of Dade County, Florida to Casuarina 20 LLC, a Florida limited liability Co., without waiving or impairing its option pursuant to said paragraph as to any future sale.

Redacted for recording purposes having duly complied with the requirements for membership in the GABLES ESTATES CLUB, INC., as set forth in Article IV of the GABLES ESTATES CLUB, INC.'s Bylaws, was accepted as a ~~(non)~~ voting member of GABLES ESTATES CLUB, INC., on October 27, 2003.

EXECUTED at Coral Gables, Florida, this 23 day of October, 2003.

Signed, sealed and delivered in the presence of:

Kathleen Richardson

GABLES ESTATES CLUB, INC.

By: [signature] Vice President

Attest: [signature]

Corporate Seal

STATE OF FLORIDA)
) :ss
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 23 day of October, 2003 by Arthur Finkle, as (~~Vice~~) President, and Rene Guerra, as Secretary, of GABLES ESTATES CLUB, INC., a Florida not-for-profit corporation, on behalf of the corporation, who are personally known to me (or who have produced _____ as identification) and who ☐did ☒did not take an oath.

My Commission Expires:

Kathleen Richardson
Notary Public, STATE OF FLORIDA
Print Name: KATHLEEN RICHARDSON

OFFICIAL NOTARY SEAL
KATHLEEN RICHARDSON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD064288
MY COMMISSION EXP. OCT. 28,2005

CFN 2010R0557347
OR Bk 27390 Pgs 3195 - 3202; (8pgs)
RECORDED 08/17/2010 14:52:49
DEED DOC TAX 63,900.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by:

Baker Botts L.L.P.
One Shell Plaza
910 Louisiana Street
Houston, Texas 77002
Attn.: Kimberly Epstein Schlanger

After recording, return to:

Jeffrey E. Lehrman, Esq.
Transamerica Title Services, Inc.
269 Gibraltar Avenue, Suite 200
Coral Gables, Florida 33134
305-460-4447
File Number: 10-3662

Folio No. 03-4132-019-0300

Space Above Line For Official Use Only

DEED WITHOUT WARRANTY

KNOW ALL BY THESE PRESENTS THAT CASUARINA 20 LLC, a Florida limited liability company ("Grantor"), by and through Ralph S. Janvey ("Receiver"), as the Court appointed Receiver in the matter entitled "Securities and Exchange Commission v. Stanford International Bank, Ltd., et al", bearing case number 3-09-CV-00298-N (the "Receivership") on the docket of the United States District Court for the Northern District of Texas, Dallas Division (the "Court"), for and in consideration of the sum of Ten Dollars ($10.00) in hand paid to Grantor by Jeffrey E. Lehrman, Esq. as Trustee of the Casuarina No. 20 Land Trust dated as of April 29, 2010 ("Grantee"), whose mailing address is 11501 SW 40 Street, 2nd Floor, Miami, Florida 33165, and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto Grantee that certain tract of real property located in Miami-Dade County, Florida, as more particularly described on Exhibit A attached hereto, incorporated herein and made a part hereof for all purposes, and all rights associated with such tract, and additional rights attaching to or becoming appurtenant to such tract in the future (collectively, the "Land"), together with all of Grantor's respective rights, titles and interests, if any, in and to all easements, tenements, hereditaments, privileges and appurtenances in any way belonging to the foregoing (collectively, the "Appurtenances"), including, without limitation, (i) any leases, easements, rights-of-way, rights of ingress or egress, development rights, land use entitlements, air rights and parking rights related to the Land, (ii) any land, highway, street, road, tunnel, alley or avenue, open or proposed, in, on, across, or in front of, abutting or adjoining the Land, (iii) wastewater treatment capacity, drainage, water capacity and other utility capacity related to the Land, (iv) any riparian, appropriative, or other water rights appurtenant to the Land and relating to surface or subsurface waters, (v) any strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to the Land, (vi) all reversionary interests benefiting the Land, and (vii) any awards made, or to be made, or, in lieu thereof, any unpaid awards for damage to the Land by reason of a change of grade of any highway, street, road or

avenue and any condemnation award made or to be made relative to any damage to or any condemnation of the Land (the Land and the Appurtenances being herein referred to collectively as the "Property").

This conveyance is made and accepted subject to all matters set out in Exhibit B attached hereto and incorporated herein by reference, but only to the extent such matters are valid and subsisting and affect the Property.

TO HAVE AND TO HOLD the Property, unto Grantee and Grantee's successors, heirs, and assigns forever subject to the matters herein stated without express or implied warranty. All warranties that might arise by common law or by statute are excluded.

This Deed Without Warranty is not intended to be a quitclaim deed and is intended to be a conveyance of the property described herein rather than merely a conveyance of Grantor's rights, titles and interests therein. **HOWEVER, AND NOTWITHSTANDING ANY CONTRARY PROVISION CONTAINED HEREIN, THIS CONVEYANCE IS MADE WITHOUT WARRANTY OF TITLE (WHETHER STATUTORY, EXPRESS OR IMPLIED).**

THE PROPERTY IS BEING SOLD IN AN "AS IS" CONDITION AND "WITH ALL FAULTS" AS OF THE DATE HEREOF. NO REPRESENTATIONS OR WARRANTIES HAVE BEEN MADE OR ARE MADE AND NO RESPONSIBILITY HAS BEEN OR IS ASSUMED BY GRANTOR, OR BY ANY DIRECTOR, OFFICER, PERSON, FIRM, AGENT OR REPRESENTATIVE ACTING OR PURPORTING TO ACT ON BEHALF OF GRANTOR, AS TO THE CONDITION, OWNERSHIP OR REPAIR OF THE PROPERTY OR THE VALUE, EXPENSE OF OPERATION, OR INCOME POTENTIAL THEREOF OR AS TO ANY OTHER FACT OR CONDITION WHICH HAS OR MIGHT AFFECT THE PROPERTY OR THE CONDITION, REPAIR, VALUE, EXPENSE OF OPERATION OR INCOME POTENTIAL OF THE PROPERTY OR ANY PORTION THEREOF, INCLUDING, WITHOUT LIMITATION, (I) MATTERS OF TITLE OR ENCUMBRANCES THERETO, (II) ENVIRONMENTAL MATTERS RELATING TO THE PROPERTY OR ANY PORTION THEREOF, (III) GEOLOGICAL CONDITIONS, INCLUDING, WITHOUT LIMITATION, SUBSURFACE CONDITIONS, (IV) DRAINAGE, (V) SOIL CONDITIONS, INCLUDING THE EXISTENCE OF INSTABILITY, PAST SOIL REPAIRS, SOIL ADDITIONS OR CONDITIONS OF SOIL FILL, OR THE SUFFICIENCY OF ANY UNDERSHORING, (VI) THE AVAILABILITY OF ANY UTILITIES TO THE PROPERTY OR ANY PORTION THEREOF INCLUDING, WITHOUT LIMITATION, WATER, SEWAGE, GAS AND ELECTRICITY, (VII) USAGES OF ADJOINING PROPERTY, (VIII) ACCESS TO THE PROPERTY OR ANY PORTION THEREOF, (IX) THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND STORAGE TANKS, (X) TAX CONSEQUENCES OR (XI) THE MERCHANTABILITY OF THE PROPERTY OR FITNESS OF THE PROPERTY FOR ANY PARTICULAR PURPOSE. EXCEPT AS EXPRESSLY SET FORTH HEREIN, GRANTEE HEREBY AGREES THAT ALL UNDERSTANDINGS AND AGREEMENTS HERETOFORE MADE BETWEEN GRANTOR AND GRANTEE, OR THEIR RESPECTIVE AGENTS OR REPRESENTATIVES, ARE MERGED IN THIS DEED WITHOUT WARRANTY, AND THE EXHIBITS ATTACHED HERETO, WHICH ALONE FULLY AND COMPLETELY EXPRESS THEIR AGREEMENT. GRANTEE FURTHER AGREES THAT THIS DEED

WITHOUT WARRANTY HAS BEEN ENTERED INTO AFTER FULL INVESTIGATION, OR WITH ITS SATISFACTION WITH THE OPPORTUNITY AFFORDED FOR INVESTIGATION, GRANTEE NOT RELYING UPON ANY STATEMENT OR REPRESENTATION BY GRANTOR, UNLESS SUCH STATEMENT OR REPRESENTATION IS SPECIFICALLY EMBODIED IN THIS DEED WITHOUT WARRANTY, OR IN ANY OTHER DOCUMENT EXECUTED BY GRANTOR AND DELIVERED TO GRANTEE AT THE CLOSING. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES AS TO WHETHER THE PROPERTY CONTAINS ASBESTOS OR HARMFUL OR TOXIC SUBSTANCES OR PERTAINING TO THE EXTENT, LOCATION OR NATURE OF SAME. FURTHER, TO THE EXTENT THAT GRANTOR HAS PROVIDED OR HEREAFTER MAY PROVIDE TO GRANTEE INFORMATION FROM ANY INSPECTION, ENGINEERING OR ENVIRONMENTAL REPORTS CONCERNING ASBESTOS OR HARMFUL OR TOXIC SUBSTANCES, GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE ACCURACY OR COMPLETENESS, METHODOLOGY OF PREPARATION OR OTHERWISE CONCERNING THE CONTENTS OF SUCH REPORTS. GRANTEE ACKNOWLEDGES THAT GRANTOR HAS REQUESTED GRANTEE TO INSPECT FULLY THE PROPERTY AND INVESTIGATE ALL MATTERS RELEVANT THERETO AND, EXCEPT AS EXPRESSLY SET FORTH HEREIN, OR IN ANY OTHER DOCUMENT EXECUTED BY GRANTOR AND DELIVERED TO GRANTEE AT THE CLOSING, TO RELY SOLELY UPON THE RESULTS OF GRANTEE'S OWN INSPECTIONS OR OTHER INFORMATION OBTAINED OR OTHERWISE AVAILABLE TO GRANTEE, RATHER THAN ANY INFORMATION THAT MAY HAVE BEEN PROVIDED BY GRANTOR TO GRANTEE. THE RISK THAT ADVERSE PHYSICAL, TITLE AND ENVIRONMENTAL CONDITIONS MAY NOT HAVE BEEN REVEALED OR DISCOVERED AND MAY NOT BE DISCOVERABLE BY SUCH INVESTIGATIONS SHALL BE UPON AND WITH GRANTEE. GRANTEE HEREBY WAIVES AND RELEASES GRANTOR FROM ANY PRESENT OR FUTURE CLAIMS ARISING FROM OR RELATING TO THE PRESENCE OR ALLEGED PRESENCE OF ASBESTOS OR HARMFUL OR TOXIC SUBSTANCES IN, ON, UNDER OR ABOUT THE PROPERTY INCLUDING, WITHOUT LIMITATION, ANY CLAIMS UNDER OR ON ACCOUNT OF (I) ANY FEDERAL, STATE OR LOCAL STATUTE, LAW, RULE, REGULATION, ORDINANCE, CODE, GUIDE, WRITTEN POLICY, DIRECTIVE AND RULE OF COMMON LAW IN EFFECT APPLICABLE TO THE PROPERTY AND IN EACH CASE AS AMENDED, AND ANY JUDICIAL OR ADMINISTRATIVE ORDER, CONSENT DECREE OR JUDGMENT, RELATING TO (X) THE ENVIRONMENT OR NATURAL RESOURCES, (Y) ANY PETROLEUM OR PETROLEUM PRODUCTS, RADIOACTIVE MATERIALS, ASBESTOS IN ANY FORM, POLYCHLORINATED BIPHENYLS, AND, TO THE EXTENT ONLY IT EXISTS AT LEVELS CONSIDERED HAZARDOUS TO HUMAN HEALTH, RADON GAS OR (Z) ANY CHEMICALS, MATERIALS OR SUBSTANCES DEFINED AS OR INCLUDED IN THE DEFINITION OF "HAZARDOUS SUBSTANCES", "HAZARDOUS WASTE", "HAZARDOUS MATERIALS", "EXTREMELY HAZARDOUS SUBSTANCES", "TOXIC SUBSTANCES", "TOXIC POLLUTANTS", "CONTAMINANTS" OR "POLLUTANTS" UNDER ANY APPLICABLE ENVIRONMENTAL LAWS INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, 42 U.S.C. § 9601 ET SEQ.; SOLID WASTE

DISPOSAL ACT, 42 U.S.C. § 6901 ET SEQ.; THE FEDERAL WATER POLLUTION CONTROL ACT, 33 U.S.C. § 1251 ET SEQ.; THE TOXIC SUBSTANCES CONTROL ACT, 15 U.S.C. § 2601 ET SEQ.; THE CLEAN AIR ACT, 42 U.S.C. § 7401 ET SEQ.; THE SAFE DRINKING WATER ACT, 42 U.S.C. § 300f ET SEQ.; THE OIL POLLUTION ACT OF 1990, 33 U.S.C. § 2701 ET SEQ.; FEDERAL INSECTICIDE, FUNGICIDE, AND RODENTICIDE ACT, 7 U.S.C. § 136 ET SEQ., AND THE REGULATIONS PROMULGATED PURSUANT THERETO AND ANY STATE AND LOCAL COUNTERPARTS OR SUBSTANTIAL EQUIVALENTS THEREOF, (II) THIS DEED WITHOUT WARRANTY OR (III) THE COMMON LAW. GRANTEE HAS FULLY REVIEWED THE DISCLAIMERS AND WAIVERS SET FORTH IN THIS DEED WITHOUT WARRANTY WITH ITS COUNSEL AND UNDERSTANDS THE SIGNIFICANCE AND EFFECT THEREOF.

All ad valorem taxes and assessments for the Property for the current calendar year have been prorated by the parties hereto as of the effective date of this Deed Without Warranty and by acceptance hereof Grantee hereby expressly assumes liability for the payment thereof and for subsequent years.

EXECUTED as of the 15th day of July, 2010.

Signed, sealed and
delivered in the presence of:

Cindy Fries
Witness
Printed Name: CINDY FRIES

Lucy O'Con
Witness
Printed Name: LUCY O'CON

GRANTOR:

CASUARINA 20 LLC,
a Florida limited liability company

By: Ralph S. Janvey
Name: Ralph S. Janvey
Title: Receiver

STATE OF Texas §
§ ss
COUNTY OF Dallas §

This instrument was acknowledged before me on July 15, 2010, by Ralph S. Janvey, as Receiver for Casuarina 20 LLC, a Florida limited liability company.

Cheryl L. Wilson
Notary Public

My Commission Expires: 3-22-2014
Printed Name of Notary: Cheryl L. Wilson

NOTARY SEAL

HOU03:1244913.3

EXHIBIT A

TO

DEED WITHOUT WARRANTY

LEGAL DESCRIPTION

Lots 30 and 31, Block A, Gables Estates Number 2, according to the plat thereof as recorded in Plat Book 60, Page(s) 37, Public Records of Miami-Dade County, Florida.

Folio No. 03-4132-019-0300

EXHIBIT B

TO

DEED WITHOUT WARRANTY

PERMITTED ENCUMBRANCES

The Property is subject to, and in no event shall Grantee be entitled to object to any of, the following exceptions:

(a) all matters disclosed on Schedule B-II of the Title Commitment;

(b) matters created by, through or under any acts or omissions of Grantee;

(c) the standard pre-printed exceptions and exclusions to title customarily included by title companies in similar transactions or contained in the Title Policy;

(d) any state of facts or matters shown by the survey of the Land prepared by J. Bonfill & Associates, Inc., originally dated October 3, 2003 and updated on March 23, 2010, and any state of facts or matters a personal inspection of the Property would disclose;

(e) all present and future laws, statutes, codes, rules, regulations and ordinances affecting the Property adopted by any and all governmental or quasi-governmental authorities and departments having or asserting jurisdiction over the Property, and all amendments or additions thereto now in force and effect; and

(f) any property taxes (including personal property taxes), water and sewer charges, street vault charges and assessments, and interest and penalties thereon, for 2010 and subsequent years not yet due and payable.

Instrument Prepared By:

Kathleen Richardson
Secretary to the Board of Governors
Gables Estate Club, Inc.
Post Office Box 393
South Miami, Florida 33243-393

OR BK 27390 PG 3202
LAST PAGE

Reserved for Recorder

WAIVER OF OPTION TO PURCHASE AND ACCEPTANCE FOR MEMBERSHIP IN GABLES ESTATES CLUB, INC.

GABLES ESTATES CLUB, INC., a Florida not-for-profit Florida corporation, as assignee under the Assignment recorded in Official Records Book 6286, Page 436, from ARTHUR V. DAVIS COMPANY, a Florida corporation, hereby waives its option to purchase as contained in Paragraph 15 of the Declaration of Protective Covenants recorded in:

GABLES ESTATES NO. 2, Official Records Book 467, Page 106, as amended in Official Record Book 3424, Page 434, and Official Record Book 4826, Page 142 of the Public Records of Dade County, Florida; and

GABLES ESTATES NO. 3, Official Records Book 579, Page 1, as amended in Official Record Book 3424, Page 432, and Official Record Book 4826, Page 142 of the Public Records of Dade County, Florida; and

GABLES ESTATES NO. 4, Official Records Book 3001, Page 734, as amended in Official Record Book 4826, Page 142 of the Public Records of Dade County, Florida; and

COCOPLUM SECTION ONE, of Block 1, Lots 14 through 21, according to the Plat thereof, recorded in Plat Book 99, at page 39, of the Public Records of Dade County, Florida; and

COCOPLUM SECTION TWO, of Block 12, Plat "A" thereof, recorded in Plat Book 114 at Page 2, all of the Public Records of Dade County, Florida,

with respect only to the sale of Lots 30 & 31, Block A, in Gables Estates Number 2, according to the Plat thereof, as recorded in Plat Book 65, at Page 66, of the Public Records of Dade County, Florida to JEFFREY E. LEHRMAN, Esq. AS TRUSTEE OF CASUARINA No. 20 LAND TRUST, 4/29/2010 without waiving or impairing its option pursuant to said paragraph as to any future sale.

BENJAMIN LEON, JR., having duly complied with the requirements for membership in the GABLES ESTATES CLUB, INC., as set forth in Article IV of the GABLES ESTATES CLUB, INC.'s Bylaws, was accepted as a voting member of GABLES ESTATES CLUB, INC., on July 15 2010.

EXECUTED at Coral Gables, Florida, this 13 day of July 2010.

Signed, sealed and delivered
in the presence of:

Kathleen Richardson

GABLES ESTATES CLUB, INC.

By: _____, President

Attest: _____

Corporate Seal

STATE OF FLORIDA)
) :ss
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 13 day of July 2010 by Rene Guerra, Jr., as President, and Bill Box as Secretary, of GABLES ESTATES CLUB, INC., a Florida not-for-profit corporation, on behalf of the corporation, who are personally known to me (or who have produced _____ as identification) and who did not take an oath.

My Commission Expires:

Kathleen Richardson
Notary Public, STATE OF FLORIDA
Print Name: Kathleen Richardson,
Executive Secretary to the
Board of Governors

KATHLEEN RICHARDSON
MY COMMISSION # DD 903194
EXPIRES: October 28, 2013
Bonded Thru Notary Public Underwriters

RESIGNATION OF TRUSTEE
AND
DESIGNATION OF SUCCESSOR TRUSTEE

Jeffrey E. Lehrman, Esq., as Trustee under the Casuarina No. 20 Land Trust dated April 29, 2010, does hereby resign as Trustee of the aforesdescribed Trust.

Benjamin Leon, Jr. and Silvia Leon as tenants by the entireties, as the Beneficiaries of the aforesdescribed Trust, do hereby confirm that the Trust provides for the Beneficiaries of the Trust to appoint a successor Trustee upon the resignation of the Trustee and the Beneficiaries of the Trust do hereby name Benjamin Leon, Jr. as successor Trustee, and do hereby authorize Benjamin Leon, Jr. to perform the duties of the Trustee, with all of the authority and powers granted to the Trustee in the aforesdescribed Trust Agreement.

This document shall be effective this 27th day of May, 2014

Witnesses as to the signature
of Jeffrey E. Lehrman, Esq., as Trustee:

Print Name: Chris Montelcone

Print Name: M YAGODA

Jeffrey E. Lehrman, Esq,
as Trustee

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this day of May, 2014 by Jeffrey E. Lehrman, Esq as Trustee of the Casuarina No. 20 Land Trust dated April 29, 2010 who is personally known to me or has produced _____ as identification and who did take an oath.

My commission expires:

Notary Public
State of Florida

ANDREW S. YAGIODA
MY COMMISSION EXPIRES
July 29, 2014
#EE 004056
NOTARY PUBLIC, STATE OF FLORIDA

[Designation of Successor Trustee contained on the next page]

DESIGNATION OF SUCCESSOR TRUSTEE

We, Benjamin Leon, Jr. and Silvia Leon as tenants by the entireties do hereby name Benjamin Leon, Jr. as Successor Trustee to the Casuarina No. 20 Land Trust dated April 29, 2010 and bestow upon Benjamin Leon, Jr. all the rights, powers, duties and authority of the Trustee in the aforesdescribed Trust Agreement to the Trustee.

Witnesses as to the signature
of Benjamin Leon, Jr. and Silvia Leon:

Print Name: Odalys Leon

Benjamin Leon, Jr.

Print Name: Odalys Leon

Silvia Leon

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22nd day of May, 2014 by Benjamin Leon, Jr. and Silvia Leon, as tenants by the entireties as Beneficiaries of the Casuarina No. 20 Land Trust dated April 29, 2010 who is personally known to me or has produced _____ as identification and who did take an oath.

My commission expires:

Notary Public
State of Florida

[Acceptance of Successor Trustee contained on the following page]

Notary Public State of Florida
Madeline T Llanez
My Commission EE061475
Expires 02/24/2015

ACCEPTANCE OF SUCCESSOR TRUSTEE

I, Benjamin Leon, Jr., do hereby agree to act as the Trustee under the Casuarina No. 20 Land Trust dated April 29, 2010, and do hereby assume the obligations and responsibilities of the Trustee effective this _____ day of May, 2014

Witnesses as to the signature
of Benjamin Leon, Jr., as Trustee:

Print Name: Odalys Kirch

Benjamin Leon, Jr.

Print Name: MARK KOONDEL

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22nd day of May, 2014 by Benjamin Leon, Jr. as successor Trustee of the Casuarina No. 20 Land Trust dated April 29, 2010 who is personally known to me or has produced _____ as identification and who did take an oath.

My commission expires:

Notary Public
State of Florida

Notary Public State of Florida
Madeline T Llanez
My Commission EE061475
Expires 02/24/2015

PROPERTY OWNER'S AUTHORIZATION TO PROCESS APPLICATION

I, BENJAMIN LEON, JR., TRUSTEE, do by these presents hereby make, constitute and appoint MELISSA TAPANES LLAHUES, ESQ. AND/OR BERCOW RADELL & FERNANDEZ, PA, of the County of Miami-Dade and the State of Florida, to be my representative before the City of Coral Gables concerning any proceedings related to the City of Coral Gables Planning Division applications for the property located on/at:

20 Casuarina Concourse
Coral Gables, FL, 33143

Legal description: Lot(s)

30 and 31, Block A of Gables Estates No. 2, PB 60-37

Granting and giving unto said Attorney-in-Fact, full authority and power to do and perform any and all acts necessary or incident to the performance and execution of the powers herein above expressly granted, with power to do and perform all acts authorized hereby, as fully to all intents and purposes as grantor might or could do if personally present, with full power of substitution.

[Execution Pages Follow]

Signed, witnessed, executed and acknowledged on this 21st day of July, 2014.

Witness Signature

Michael Sheely
Print Name

Witness Signature

GINA E. NARANJO
Print Name

By: _____
Name: Benjamin Leon Jr., Trustee

Address: 232 Andalusia Avenue #201
Coral Gables, FL 33133

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Benjamin Leon, Jr., who is personally known to me or has produced _____ as identification.

Witness my signature and official seal this 21st day of July, 2014, in the County and State aforesaid.

Notary Public State of Florida

Madeline T. Llanez
Print Name

My Commission Expires:

Notary Public State of Florida
Madeline T Llanez
My Commission EE061475
Expires 02/24/2015

CFN 2007R1021558
OR Bk 26001 Pg 1248; (1pg)
RECORDED 10/22/2007 10:45:38
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, the undersigned Casuarina 20, LLC is/are the fee simple owner(s) of the following described property situated and being in the City of Coral Gables, Florida:

Lot(s) 30 & 31 Block A of Gables Estates No. 2 Subdivision, according to the plat thereof, as recorded in Plat Book 60 Page 37 of the Public Records of Dade County, Florida, and

WHEREAS, the undersigned owner(s) of a single family residence at 20 Casuarina Concourse, Coral Gables desire to utilize said Lot(s) as a single building site, and the undersigned owner(s) do(es) hereby declare and agree as follows:

1. That the single family residence will not be used in violation of any ordinances of the City of Coral Gables now in effect or hereinafter enacted.

2. That the said Lot(s) above described upon which the single family residence is situated shall not be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract.

NOW, THEREFORE, for good and valuable consideration, the undersigned do(es) hereby declare that he/she will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

FURTHER, the undersigned declare(s) that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, his/her successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinance of said City then in effect.

IN WITNESS WHEREOF, the undersigned has/have caused _____ hand(s) and seal(s) to be affixed hereto on this 19th day of October 2007.

WITNESS (ES)

Sign above and print name here Susan Herman

Sign above and print name here _____

OWNER(S) CASUARINA 20, LLC

Sign above and print name here Julie Hodge
Vice President

Sign above and print name here _____

STATE OF FLORIDA):
COUNTY OF DADE):

I HEREBY CERTIFY that on this day personally appeared before me Julie Hodge who is personally known to me or has produced _____ (type of identification) as identification and he/she acknowledge that he/she executed the foregoing, freely and voluntarily, for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me on this 19th day of October, 2007

My commission expires:

ELSIE H. LECUSAY
Commission DD 695286
Expires October 15, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC STATE OF FLORIDA

PREPARED BY:

Debra Snyder
17635 NE 8th Ct
NMB 33162

APPROVED AS TO FORM

10/50
2.50
2.50
2

20 Casuarina Concourse
List of Owner's Representatives and Consultants

Owner:

Benjamin Leon Jr., as Trustee
11501 SW 40 Street, Second Floor
Miami, Florida 33165
Telephone: (305) 631-5933
Fax: (305) 642-7378

Attorney:

Melissa Tapanes Llahues
Bercow Radell & Fernandez
200 S. Biscayne Boulevard, Suite 850
Miami, Florida 33131
Telephone: (305) 377-6227
Fax: (305) 377-6222
Email: MTapanes@brzoninglaw.com

Architect:

Rolando Conesa, AIA
3801 Salzedo Street, Third Floor
Coral Gables, Florida 33134
Telephone: (305) 444-0413
Email: RConesa@mgearchitects.com

BOUNDARY SURVEY
of
20 CASUARINA CONCOURSE, CORAL GABLES,
MIAMI, MIAMI-DADE COUNTY, FLORIDA 33143
for
LEON MEDICAL CENTER

LOCATION SKETCH
NOT TO SCALE

0' 15' 30' 60'
GRAPHIC SCALE
SCALE : 1" = 30'

LEGEND

- Back Flow Preventer
- CLP Concrete Light Pole
- MLP Metal Light Pole
- Guy Wire
- Utility Power Pole
- Fire Hydrant
- WM Water Meter
- Electric Box
- T Telephone Box
- Sewer Manhole
- --OUL-- Overhead Utility Lines
- LP Light Pole
- GV Gas Valve
- WV Water Valve
- Water Manhole
- Telephone Manhole
- MW Monitoring Well
- Parking Meter
- Unknown Manhole
- SV Sewer Valve
- Mail Box
- +10.00 Spot Elevation
- Temporary Benchmark
- 1.5'-15'-10' Diameter-Height-Spread
- Right-of-Way Lines
- Property Corner
- Traffic Sign
- Catch Basin
- Drainage Manhole
- ICV Irrigation Control Valve
- Iron Fence
- C.B.S. Wall
- Clean Out
- GP Guard Pole
- Chain Link Fence
- Wood Fence

ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C.C.	Conc. Curb.
C.G.	Curb & Gutter
C/L	Center Line
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
D.C.	Depress Curb.
DWY.	Driveway
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
I.D.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL.	Planter
P/L	Property Line
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
T.B.M.	Temporary Benchmark
V.G.	Valley Gutter

SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: August 12th, 2014.

2. LEGAL DESCRIPTION:

Lots 30 and 31, Block A of GABLES ESTATES NUMBER 2, according to the plat thereof, as recorded in Plat Book 60, at Page 37, of the Public Records of Miami-Dade County, Florida.

Containing 112,747 Square Feet or 2.59 Acres more or less, by calculations.

The above captioned property was surveyed based on the above Legal Description furnished by the client.

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 11 feet as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639, Map No. 12086C0459, Suffix L, Revised Date: 09-11-2009.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

AS TO HORIZONTAL CONTROL:

North arrow and Bearings directions is based on assumed value of S15°30'00"W along the C/L of Casuarina Concourse, as per Plat of "GABLES ESTATES NUMBER 2", Plat Book 60, Page 37, Miami-Dade County, Florida.

4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc., must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CERTIFY TO:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

By: ______________________
Juan J. Bonfill, P.S.M.
Professional Surveyor and Mapper Number No. LS 3179
State of Florida

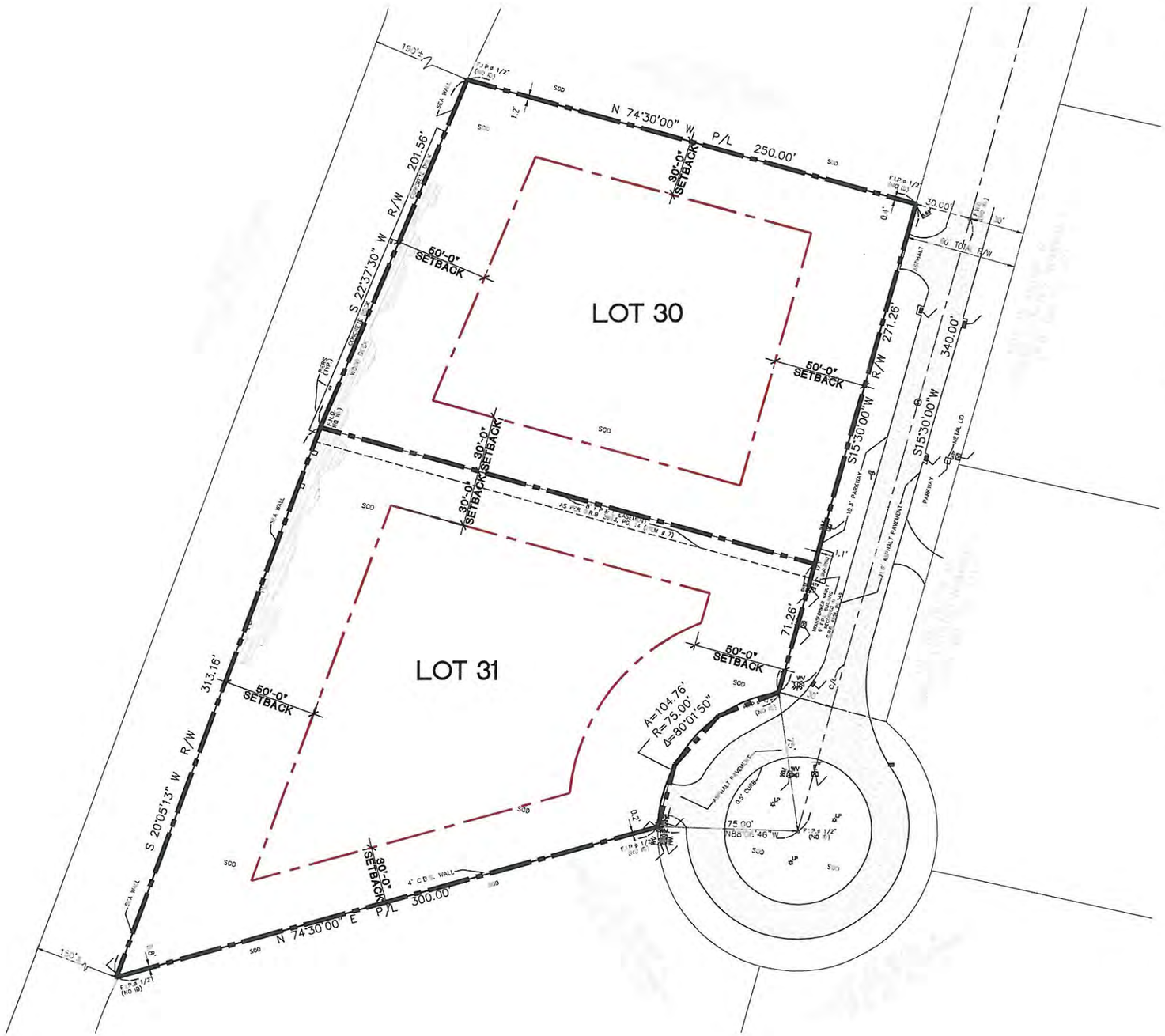
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
20 CASUARINA CONCOURSE, CORAL GABLES,
MIAMI-DADE COUNTY, FLORIDA 33143
for
LEON MEDICAL CENTER

REVISIONS	BY

Proj:	03-0763
Job:	14-0402
Date:	08-12-2014
Drawn:	G.P., J.S., C.B.
Checked:	J.J.B.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET 1 OF 1	



Legal Description
Lot 30:
Survey of lot 30, of block A, of Coral Gables Estates number 2 according to the plat there of as recorded in the plat book 60, page 37, of the public records of Miami-Dade county, Florida.

Lot 31:
Survey of lot 31, of block A, of Coral Gables Estates number 2 according to the plat there of as recorded in the plat book 60, page 37, of the public records of Miami-Dade county, Florida.

Zoning information:

Total Lot Area:	2.59 Acres 112,747 SQ. FT
Property Zoned:	Residential use (Single Family) Low Density
Min. Landscape:	35% BLG. site = 39,961
Set Backs:	Front- 50 ft. min. Side- 30 ft. min. Rear - 50 ft. min.

Max. SQ. Footage (F.A.R.)

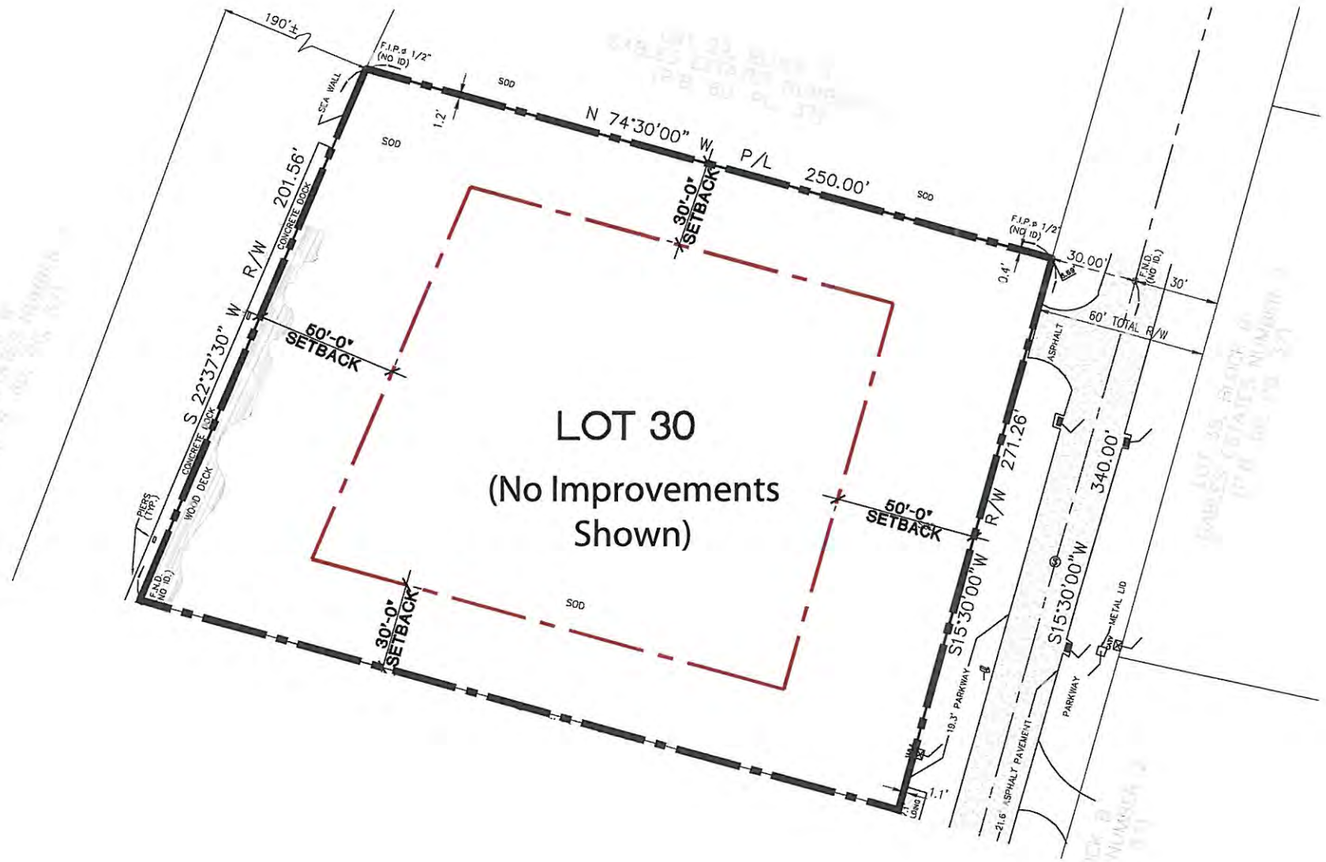
48% of first 5,000 S.F. of site	2,400 S.F.
35% next 5,000 S.F. of site	1,750 S.F.
30% remainder of site	30,824 S.F.
Total allowed	34, 974 S.f.

GRAPHIC SCALE
1"=30'

20 Casuarina Concourse, Coral Gables, FL, 33176	Existing Survey Composite	10.22.14

Legal Description

Lot 30:
Survey of lot 30, of block A, of Coral Gables Estates number 2 according to the plat there of as recorded in the plat book 60, page 37, of the public records of Miami-Dade county, Florida.



Zoning information:

Total Lot Area:	1.2 Acres 52,502.3 SQ. FT.
Property Zoned:	Residential use (Single Family) Low Density
Min. Landscape:	35% BLG. site = 18,376 S.F.
Set Backs:	Front- 50 ft. min. Side- 30 ft. min. Rear - 50 ft. min.

Max. SQ. Footage (F.A.R.)

48% of first 5,000 S.F. of site	2,400 S.F.
35% next 5,000 S.F. of site	1,750 S.F.
30% remainder of site	12,751 S.F.
Total allowed	16,901 S.F.

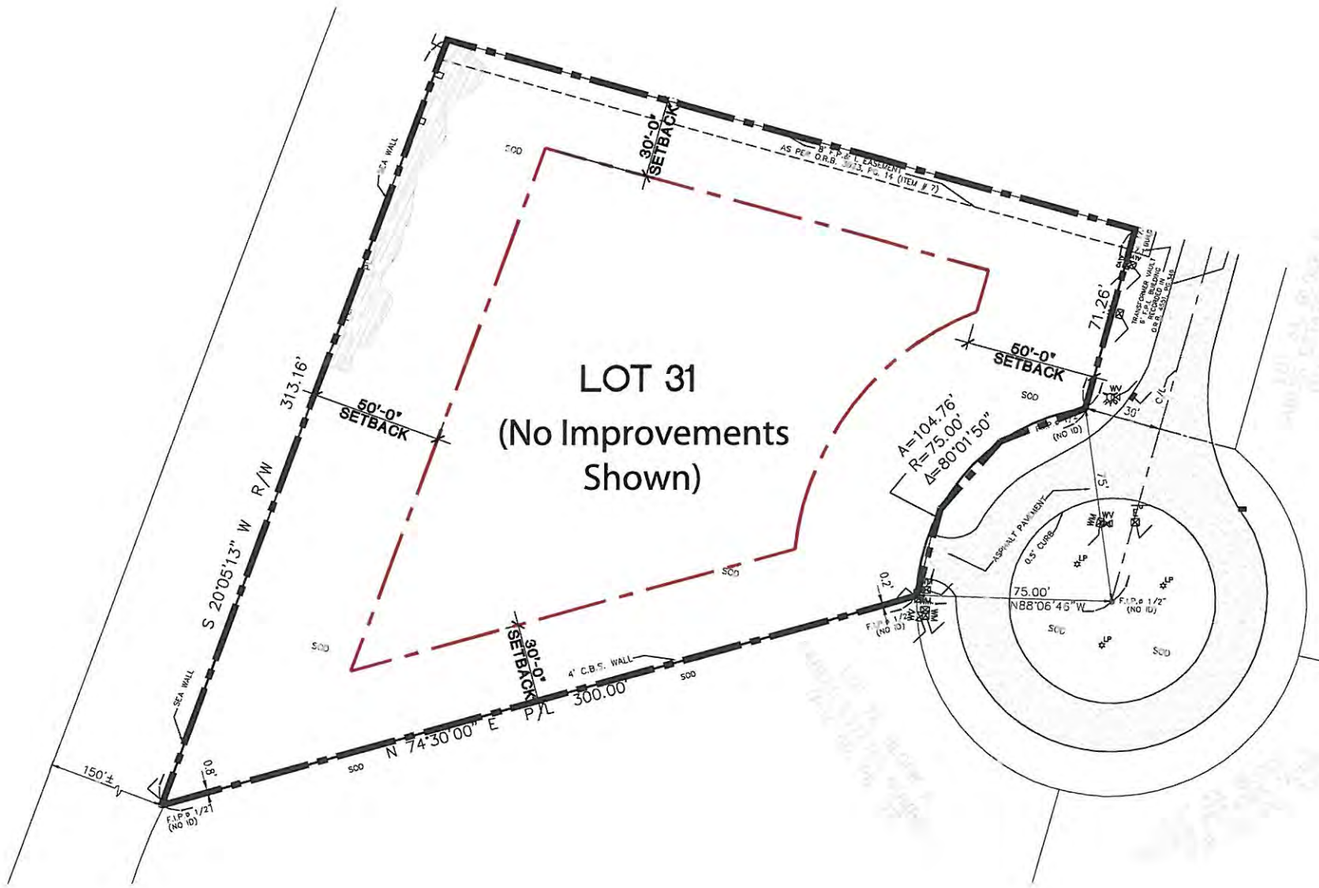
Street Frontage: ± 200 FT.

GRAPHIC SCALE
1"=30'

20 Casuarina Concourse, Coral Gables, FL, 33176	Survey: North Residence Lot 30	10.22.14	MGE ARCHITECTS

Legal Description

Lot 31:
Survey of lot 31, of block A, of Coral Gables Estates number 2 according to the plat there of as recorded in the plat book 60, page 37, of the public records of Miami-Dade county, Florida.



Zoning information:

Total Lot Area:	1.39 Acres 60,245 SQ. FT.
Property Zoned:	Residential use (Single Family) Low Density
Min. Landscape:	35% BLG. site =21,086 SQ. ft.
Set Backs:	Front- 50 ft. min. Side- 30 ft. min. Rear - 50 ft. min.

Max. SQ. Footage (F.A.R.)

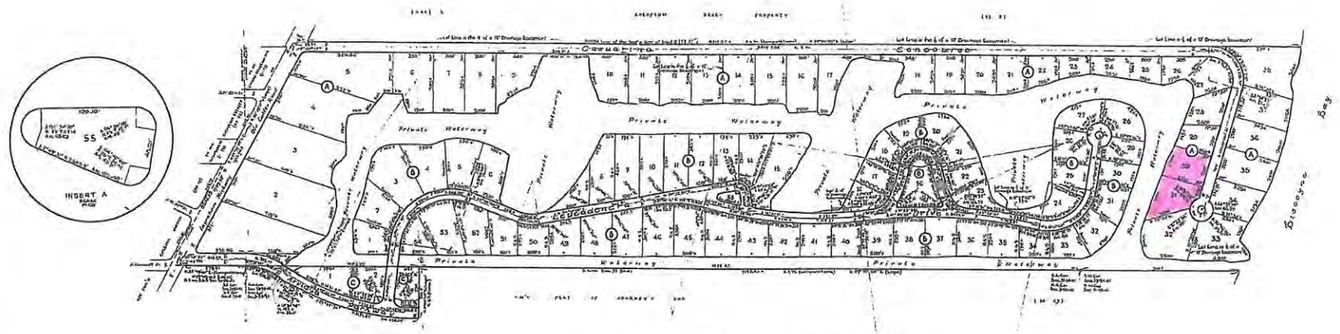
48% of first 5,000 S.F. of site	2,400 S.F.
35% next 5,000 S.F. of site	1,750 S.F.
30% remainder of site	15,073 S.F.
Total allowed	19,224 S.F.

Street Frontage: ± 176 FT.

GRAPHIC SCALE
1″=30′

20 Casuarina Concourse, Coral Gables, FL, 33176	Survey: South Residence Lot 31	10.22.14	MGE ARCHITECTS

60-37



GABLES ESTATES
NUMBER 2

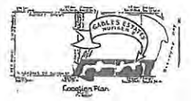
BEING A SUBDIVISION OF A PORTION OF COCOPLUM BEACH PROPERTY P.B. 53-P.7., A PORTION OF THE AMENDED PLAT OF JOURNEY'S END P.B. 34-P.89 AND A PORTION OF THE N.W.¼ OF SEC. 5-55-41 ALL BEING IN SECTIONS 31-32 AND 33-TOWNSHIP 54 SOUTH-RANGE 41 EAST AND SECTION 5-TOWNSHIP 55 SOUTH-RANGE 41 EAST

CORAL GABLES — DADE COUNTY — FLORIDA

M.B.D. HARRIS
MIAMI - FLA

CIVIL AND CONSULTING ENGINEER
26 MARCH 1956

SCALE
1"=200'



Engineer's Notes

Bearings shown unless designated as legal are for computations.

Dimensions of center lots are to intersection of street lines produced unless otherwise shown.

All radii are 25 feet unless otherwise shown

* Denotes Permanent Reference Monuments set.

KNOW ALL MEN BY THESE PRESENTS:

That Three Bays Properties #2, Inc., a Florida Corporation, is owner of the South 400 feet of Tract N° 2 and all of Tract N°1 of Cocoplum Beach Property, EXCEPT the South 375 feet thereof, according to plat thereof recorded in plat book 53 at page 7 of the public records of Dade County, Florida, and Three Bays Properties #3, Inc., a Florida corporation is owner of a portion of Tract 3 of the Amended Plat of Journeys End as recorded in Plat Book 34 at page 89 of the public records of Dade County, Florida, a portion of the aforesaid Tract 1 of Cocoplum Beach Property and other lands described as follows, to-wit:

Begin at the N.W. corner of Fractional Section 5, Township 55 South, Range 41 East, Tallahassee Meridian in Florida, thence North 89 degrees 00 minutes 00 seconds East along the North line of said Fractional Section 5 for a distance of 300.0 feet to a point, thence South 36 degrees 21 minutes 12 seconds West for a distance of 107.62 feet to a point on a circular curve, having a radius of 1520.0 feet, said point bearing North 46 degrees 56 minutes 30 seconds East from the center of said curve; thence Northwesterly along said circular curve, having a radius of 1520.0 feet through a central angle of 13 degrees 34 minutes 16 seconds for an arc distance of 360.0 feet to a point of compound curve; thence Northwesterly and Westerly along a tangential circular curve, having a radius of 354.97 feet through a central angle of 35 degrees 32 minutes 34 seconds, for an arc distance of 220.20 feet to the N.W. corner of said Fractional Section 5 and the point of beginning of the parcel of land herein described.

AND Begin at the N.E. corner of the N.E.¼ of Section 6, Township 55 South, Range 41 East and the N.W. corner of Fractional Section 5, Township 55 South, Range 41 East, thence North 89 degrees 00 minutes 00 seconds East along the North line of said Fractional Section 5 for a distance of 1058.35 feet to a point, thence North 1 degree 00 minutes 00 seconds West for a distance of 37.5 feet to a point, thence South 89 degrees 00 minutes 00 seconds West along a line parallel to and 37.5 feet North of the North line of said Fractional Section 5 for a distance of 1058.35 feet to a point, thence South 87 degrees 49 minutes 40 seconds West along a line parallel with and 37.5 feet North of the North line of the N.E.¼ of said Section 6 for a distance of 359.35 feet to a point on the Easterly right-of-way line of Old Cutler Road; thence South 26 degrees 35 minutes 17 seconds West along the Easterly right-of-way of Old Cutler Road for a distance of 42.715 feet to a point on the North line of the N.E.¼ of said Section 6; thence North 87 degrees 49 minutes 40 seconds East along the North line of the N.E.¼ of the aforesaid Section 6 for a distance of 379.93 feet to the N.E. corner of said Section 6 and the point of beginning of the parcel of land herein described. And the south 37.5 feet of Tract 1 of Cocoplum Beach Property as recorded in Plat Book 53 at page 7 of the Public Records of Dade County, Florida, and being more particularly described as follows: Begin at the N.W. corner of Fractional Section 5, Township 55 South, Range 41 East, Tallahassee Meridian in Florida, thence North 89 degrees 00 minutes 00 seconds East along the North line of said Fractional Section 5 for a distance of 300.0 feet to the point of beginning of the parcel of land herein described; thence continue North 89 degrees 00 minutes 00 seconds East along the North line of said Fractional Section 5 for a distance of 756.35 feet to a point, thence South 1 degree 00 minutes 00 seconds East for a distance of 37.50 feet along a radial line to a point and the point of tangency of a circular curve, thence Westerly and Northwesterly along said tangential circular curve, having a radius of 1491.87 feet through a central angle of 25 degrees 57 minutes 54 seconds for an arc distance of 676.06 feet to a point, said point bearing South 24 degrees 57 minutes 54 seconds West from the center of said curve, thence North 67 degrees 34 minutes 35 seconds West for a distance of 155.81 feet to a point, thence North 36 degrees 21 minutes 12 seconds East for a distance of 107.62 feet to the point of beginning of the parcel of land herein described.

That the property of Three Bays Properties #3, Inc., as hereinabove described has been platted into Lots land 2 and Tract "K" of Block "C" as shown on the attached plat.

That the property of Three Bays Properties #2, Inc., as hereinabove described has been platted into Lots and/or parcels as shown on the attached plat EXCEPT Lots land 2 and Tract "K", Block "C" as shown on said attached plat.

That the owners of the above described properties have caused to be made the attached plat of "GABLES ESTATES NUMBER 2"

That the Park, Road, Highway, Drive, Parkway and Grounds as shown on the attached plat, together with all existing and future planting, trees and shrubbery thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to Three Bays Properties #2, Inc., and Three Bays Properties #3, Inc., and their respective successors and assigns the reversion or reversions thereof whenever discontinued by law

The lawful zoning regulations, now in effect, over the same may from time to time be lawfully changed or amended, applicable to the area covered by this plat will be observed.

IN WITNESS WHEREOF the Three Bays Properties #2, Inc., and Three Bays Properties #3, Inc., have caused these presents to be signed in their corporate names by their respective Presidents and their corporate seals to be hereunto affixed and attested by their respective Secretaries this 26th day of March A.D. 1956.

Witnesses

Three Bays Properties #2, Inc.

By _____ President

Attest _____ Secretary

Witnesses

Three Bays Properties #3, Inc

By _____ President

Attest _____ Secretary

STATE OF FLORIDA
COUNTY OF DADE S.S.

Before me this day personally appeared William J. Hazelrigg and Robert W. Mathy, President and Secretary respectively of Three Bays Properties #2, Inc., a Florida corporation, to me well known to be the persons described in and who executed the foregoing instrument, who upon being first duly sworn acknowledged the execution thereof to be their free and voluntary act and deed as such officers of said corporation and that they affixed the official seal of said corporation and that the same is the free act and deed of said corporation

Witness my hand and notarial seal at Miami, Florida this 26th day of March A.D. 1956

_____ Notary Public, State of Florida My commission expires _____

STATE OF FLORIDA
COUNTY OF DADE S.S.

Before me this day personally appeared William J. Hazelrigg and Robert W. Mathy, President and Secretary respectively of Three Bays Properties #3, Inc., a Florida corporation, to me well known to be the persons described in and who executed the foregoing instrument, who upon being first sworn acknowledged the execution thereof to be their free and voluntary act and deed as such officers of said corporation and that they affixed the official seal of said corporation by and with the authority of the Board of Directors and that the same is the free act and deed of said corporation

Witness my hand and notarial seal at Miami, Florida this 26th day of March A.D. 1956

_____ Notary Public, State of Florida My commission expires _____

Approved _____ City Engineer, Coral Gables, Florida

This plat was approved and accepted and the foregoing dedication was accepted and approved by Ordinance N° 856 passed and accepted by the City Commission of the City of Coral Gables, Florida this 1st day of May A.D. 1956

Attest _____ City Clerk — Signed _____ Mayor

Approved for record _____ County Engineer, Dade County, Florida

This plat was approved and the foregoing dedication was accepted and approved by Resolution No. _____ passed and adopted by the Board of County Commissioners of Dade County, Florida this _____ day of _____ A.D. 1956

Attest: E.B. Leatherman, Clerk of the Circuit Court

By _____ Deputy Clerk — Signed _____ Chairman of the Board

I hereby certify that the attached plat of "GABLES ESTATES NUMBER 2" is a true and correct plat of such property as was recently surveyed and platted under my direction. I also certify that permanent reference monuments were set this 6th day of April A.D. 1956 in accordance with the provisions of Chapter 10275, Section 7 (N° 255) Laws of the State of Florida.

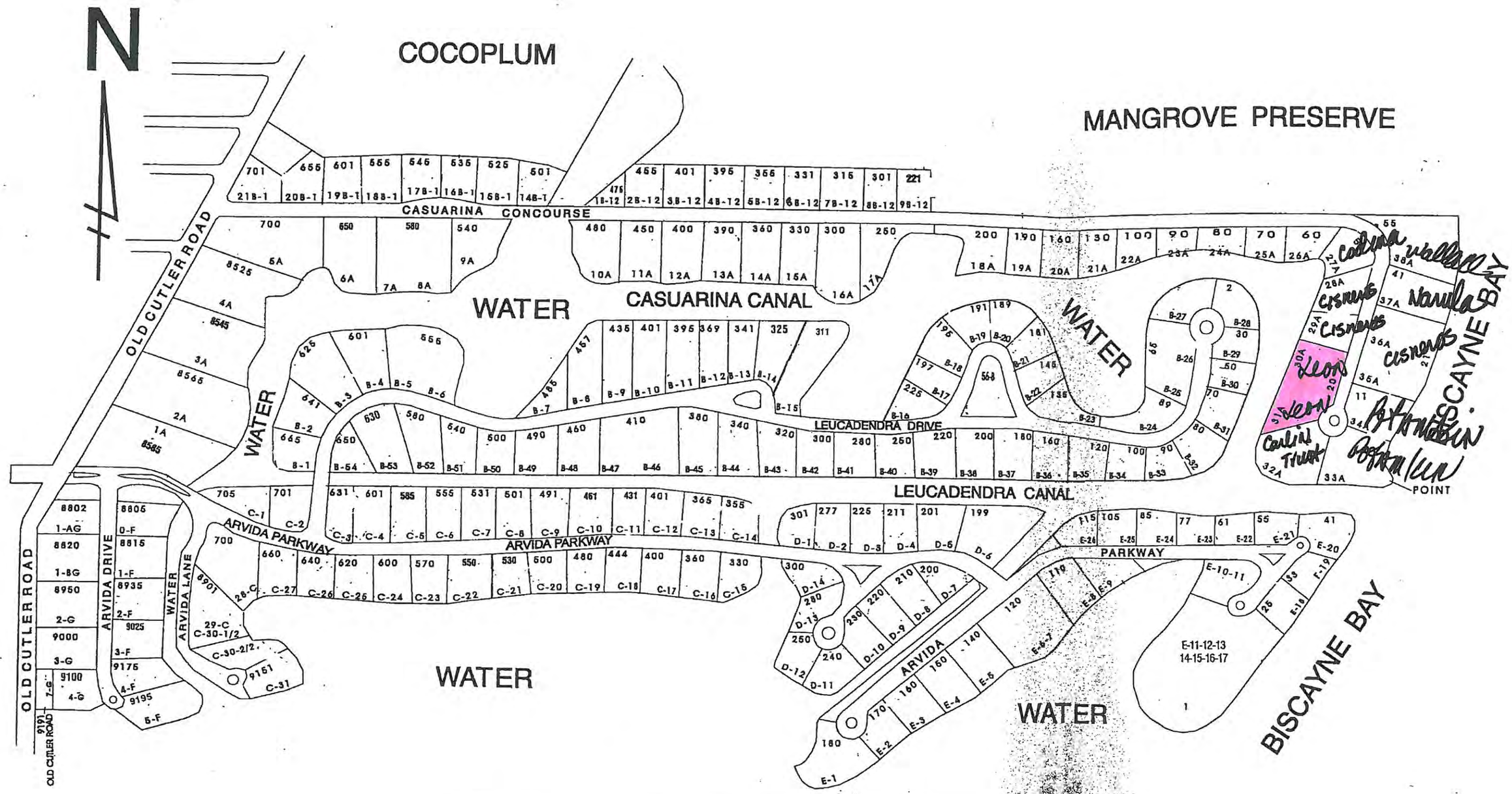
_____ M.B. Harris Reg. Civil Engr. N° 321 Reg. Land Surveyor N° 49

Filed for record this 16th day of MAY A.D. 1956 at 10:58 A.M. in book 60 of Plats at page 37 of the public records of Dade County, Florida. This plat complies with the provisions of the laws of the State of Florida

E.B. Leatherman, Clerk of the Circuit Court

By _____ Deputy Clerk

FT 7611



GABLES ESTATES MAP

UNIT "C"

UNIT "B"

UNIT "A"

UNIT "D"

UNIT "E"

SECTION A
TENNIS COURT TRENCH

SECTION B
TENNIS COURT TRENCH

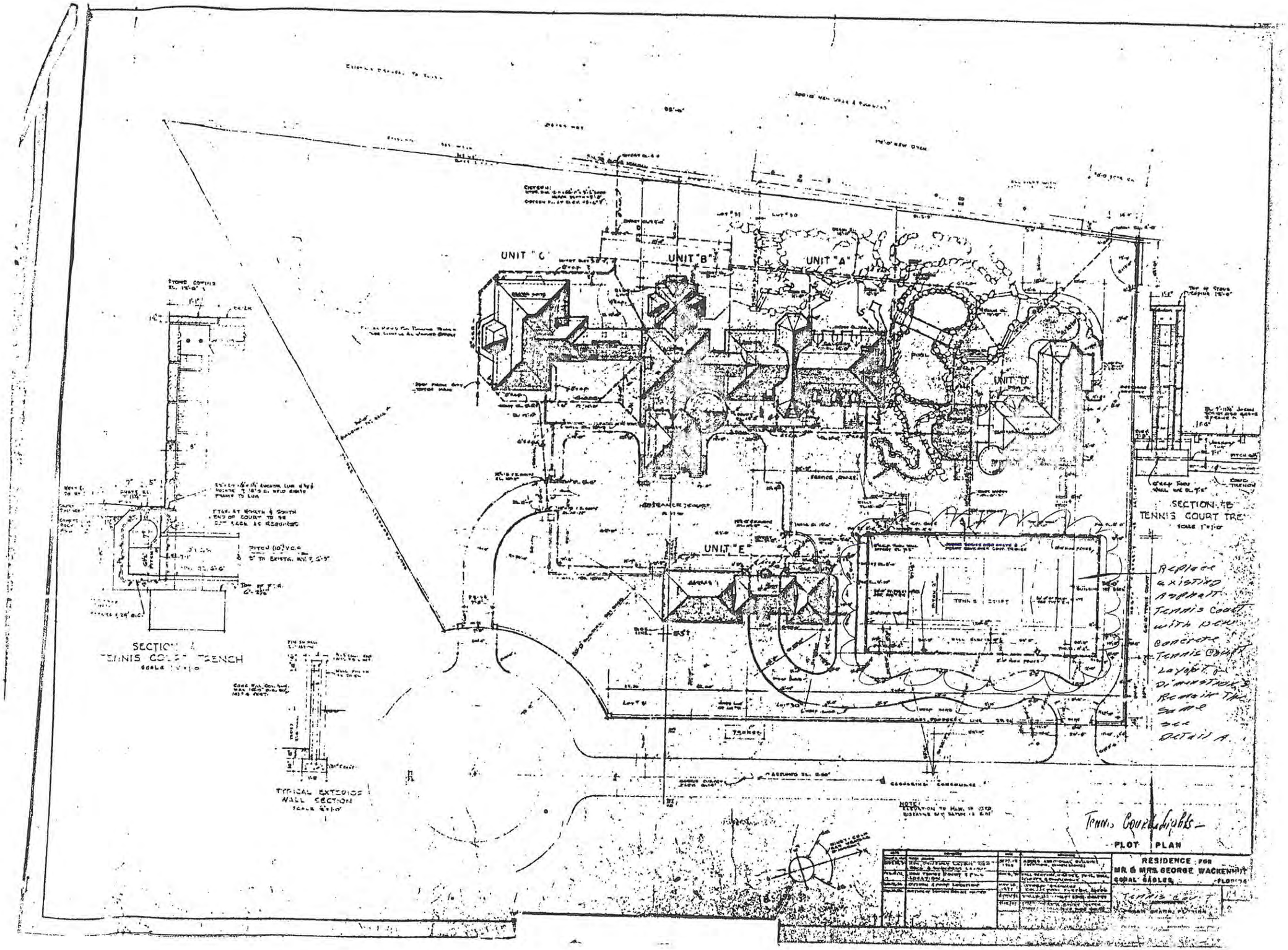
PLOT PLAN

RESIDENCE FOR
MR. & MRS. GEORGE WACKENHUT
CORAL GABLES, FLORIDA

JOHN L. VOLK & ASSOCIATES
ARCHITECTS
PALM BEACH, FLORIDA

1869

20173-B


UNIT "C"
UNIT "B"
UNIT "A"
UNIT "D"
UNIT "E"
SECTION A
TENNIS COURT TRENCH
TYPICAL EXTERIOR WALL SECTION
SECTION B
TENNIS COURT TRE
Replace existing Asphalt Tennis Court with new concrete Tennis Court Layout & Dimensions Remain The Same see Detail A.
Tennis Court Lights
PLOT PLAN
RESIDENCE FOR
MR & MRS. GEORGE WACKENHUT
CORAL GABLES, FLORIDA
Tennis Court

Frontage	0'-175'	176'-200'	201' +	Total
No. of Sites	12	14	14	40
Percentage	30%	35%	35%	100%

20 Casuarina Concourse,
Coral Gables, FL, 33176

Vicinity: Lot Frontage Width

10.22.13

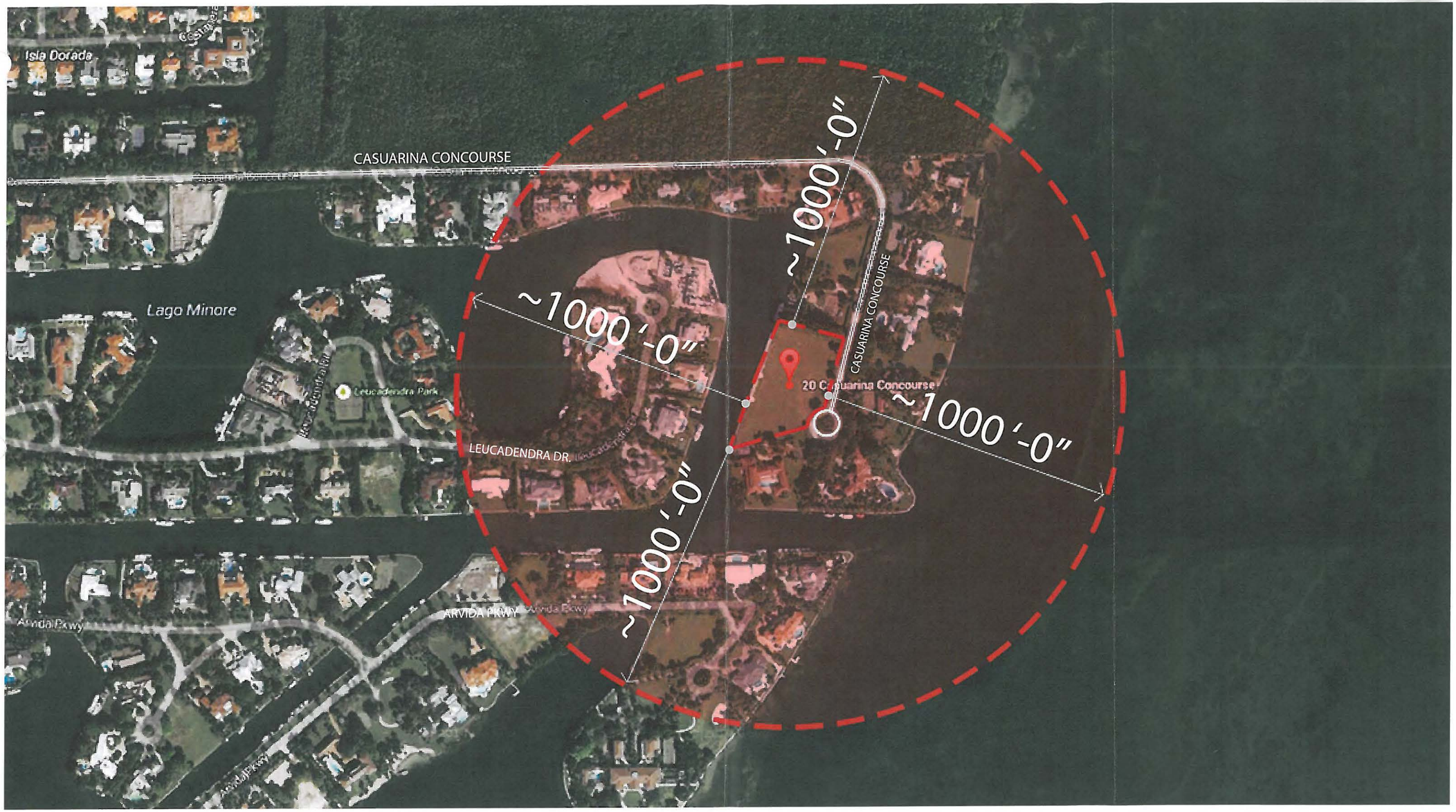
MGE ARCHITECTS

Frontage	0'-175'	176'-200'	201' +	Total
No. of Sites	3	21	16	40
Percentage	13%	52%	40%	100%

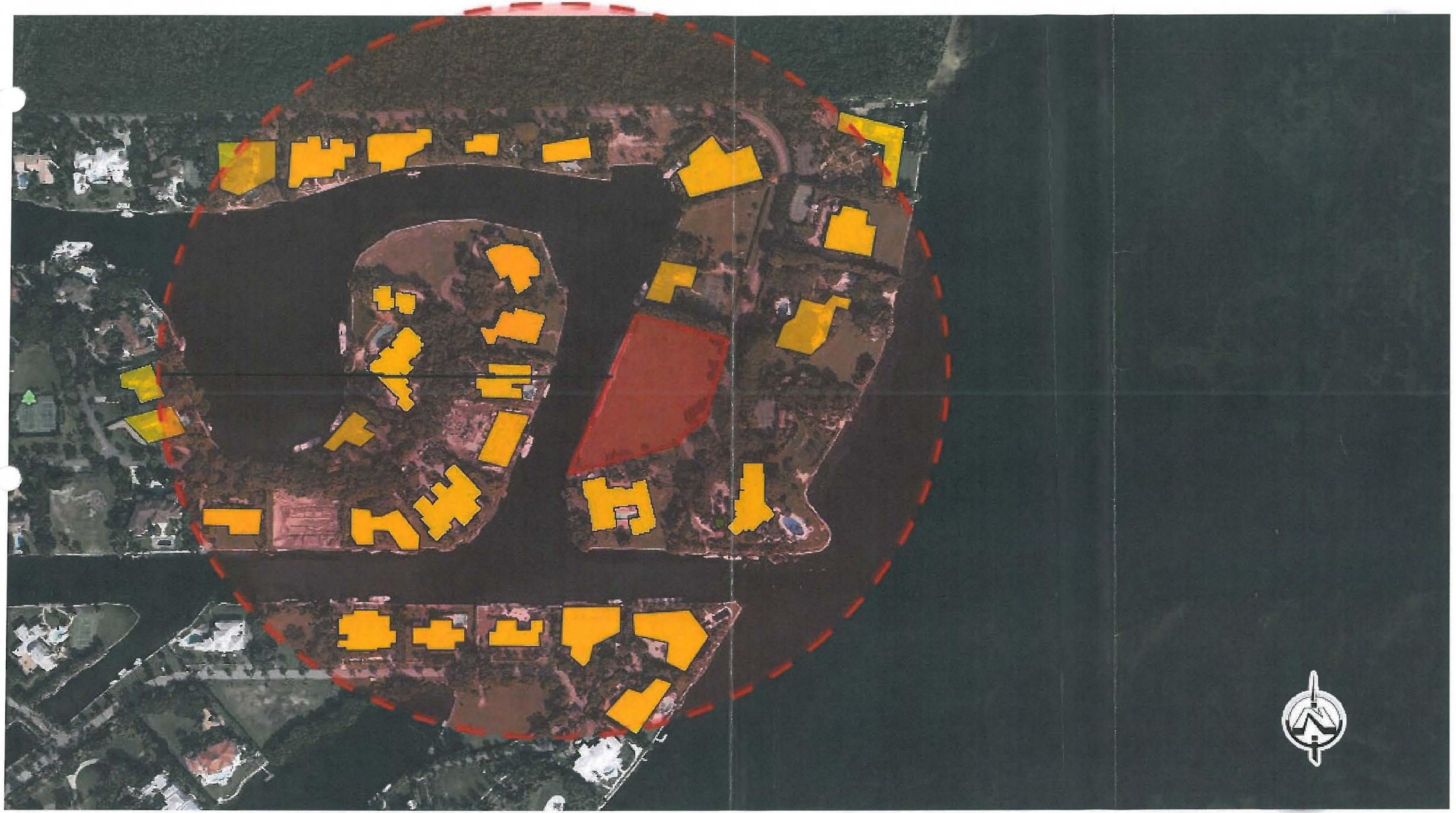
20 Casuarina Concourse, Coral Gables, FL, 33176	Vicinity: Lot Water Frontage Width	10.22.13	MGE ARCHITECTS

20 Casuarina Concourse, Coral Gables, FL, 33176	Vicinity: Street Level	10.22.14	MGE ARCHITECTS

20 Casuarina Concourse, Coral Gables, FL, 33176	Vicinity: Neighborhood	10.22.14	MGE ARCHITECTS



20 Casuarina Concourse, Coral Gables, FL, 33176	Vicinity: 1000 foot Radius	10.22.13	MGE ARCHITECTS



20 Casuarina Concourse, Coral Gables, FL, 33176	Vicinity: House per Block	10.22.14	MGE ARCHITECTS

Lot 30:
Minimum Landscape Requirement
18,376 SQ. ft. Provided= 30,989 SQ. ft.

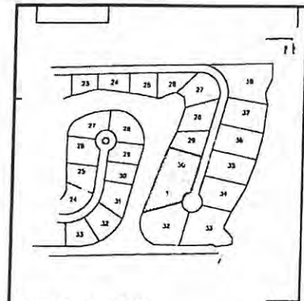
Maximum SQ. Footage
=16,901 SQ. ft. Provided=14,200 SQ. ft.

Lot 31:
Minimum Landscape Requirment
=55,270 SQ. ft. Provided=38,656 SQ. ft.

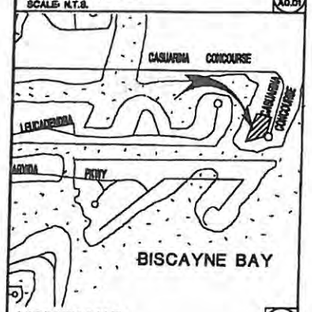
Maximum SQ. Footage
=19,224 SQ. ft. Provided=14,200 SQ ft.

Note:
The following drawing illustrates a potential residential site plan for both lots. These are shown for scale and representation only.

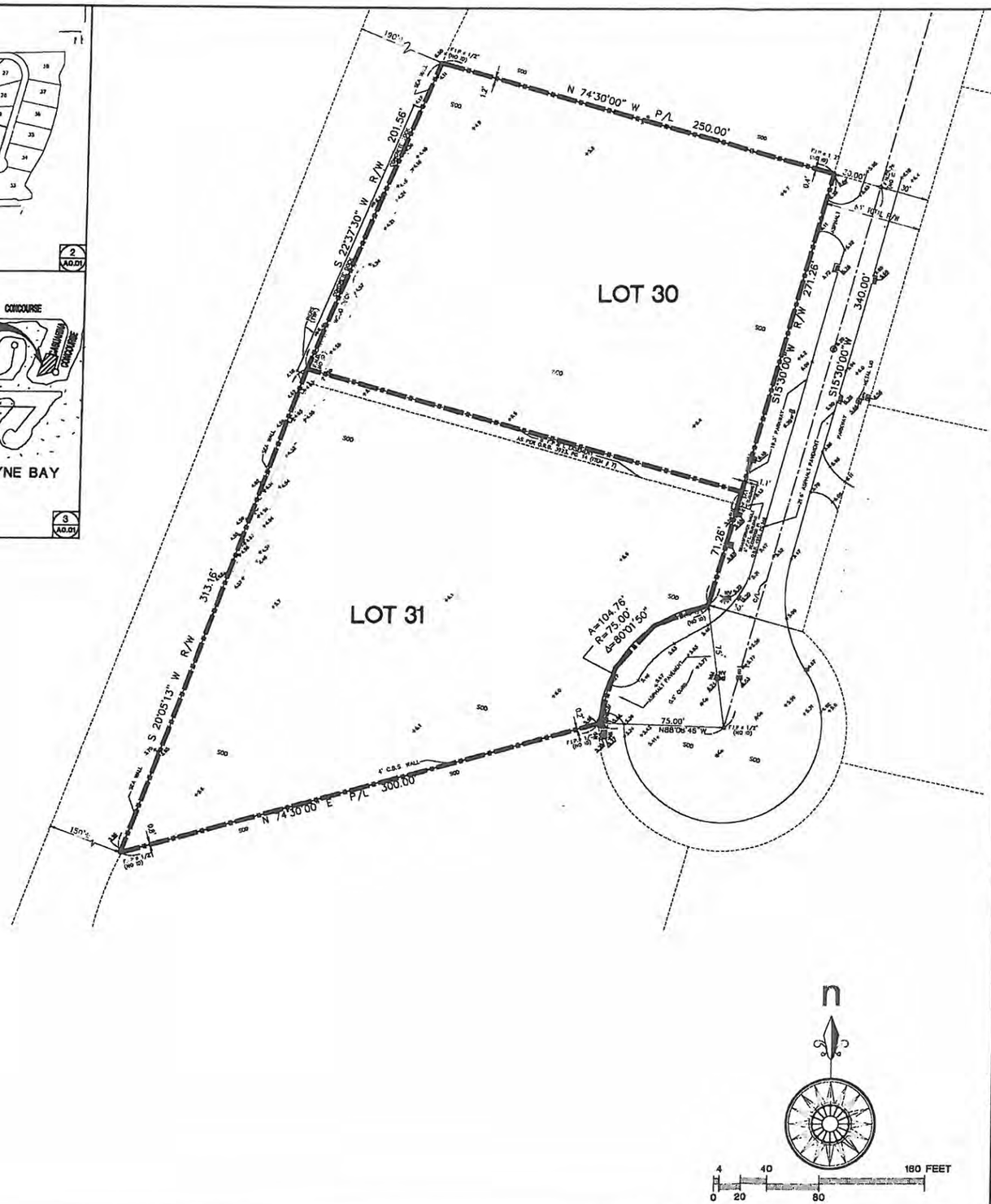
20 Casuarina Concourse, Coral Gables, FL, 33176	Overall Site Plan	10.22.13 5	MGE ARCHITECTS



SITE PLAN MAP
SCALE: N.T.S.
2 A0.01



VICINITY MAP
SCALE: N.T.S.
3 A0.01



EXISTING SITE PLAN
SCALE: 1" = 20'-0"
1 A0.01

EXISTING ZONING INFORMATION:

EXISTING SITE INFORMATION

PROPERTY ADDRESS:
20 CASUARINA CONCOURSE, CORAL GABLES 33143

ARTICLE 4 - ZONING DISTRICTS:
SECTION 4-101 SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT
APENDIX A - SITE SPECIFIC ZONING REGULATIONS
SECTION A-49 - GABLES ESTATES No.2

LAND USE CLASSIFICATION:
RESIDENTIAL USE (SINGLE FAMILY)
LOW DENSITY

CITY OF CORAL GABLES FLOOD ZONES
FEMA FLOOD ZONE - AE

	MAX ALLOWED	PROVIDED
GROSS LAND AREA (acres)		2.69 acres
LOT COVERAGE		
NET LAND AREA (SQ.FT.)		112,747.29 SQ. FT. (100%)
Less Lot coverage (35%)	39,461.54 SQ.FT.	
Less Paved Area		
Less Landscape Open Space		
LANDSCAPE OPEN SPACE REQUIREMENTS	MIN. REQUIRED	PROVIDED
Min of 35% of building site)	112,747 SQ.FT (35%)-39,461 SQ.FT.	
SETBACKS REQUIREMENTS	MIN. REQUIRED	BUILDING SETBACKS
Front	25'	
Side (left)	10' MIN 20' MAX'	
Side (right)	10' MIN 20' MAX	
Rear (CANAL)	35'	

RESIDENCE SQUARE FOOTAGE FOR CORAL GABLES	BUILDING SETBACKS
First Floor A/C	SQ/FT.
Second Floor A/C W/Two story spaces	SQ/FT.
Garage Area @ 3/4 (342.26)	SQ/FT.
Auxiliary Building Floor Area	SQ/FT.
1st Floor Two Story Covered Terraces	SQ/FT.
2nd Floor Roofed Terraces, Breezeways and Porches	SQ/FT.
Interior Courtyard	SQ/FT.
Total F.A.R. Area Provided	SQ/FT.

MAXIMUM SQ. FT. FLOOR AREA (F.A.R.)	MAX. ALLOWED	PROVIDED
45% of first 5,000 SF of building site	2,400 SQ.FT.	
35% of next 5,000 SF of building site	1,750 SQ.FT.	
30% of remainder of building site	30,824.1 SQ.FT.	
TOTAL	34,974.1 SQ.FT.	

LEGAL DESCRIPTION:

SURVEY OF LOTS 30 AND 31, BLOCK A, OF GABLES ESTATES NUMBER 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 60, PAGE 37, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN LEGEND:

- SET BACK LINE
- PROPERTY LINE
- LANDSCAPE OPEN SPACE (PERVIOUS)
- PROPOSED BUILDING FOOTPRINT
- PAVEMENT

MGE
150 Alhambra Circle, Suite 700
Coral Gables, Florida 33134
T.305.444.0413 F.305.441.6404
www.mgearchitects.com
AA-F000121

CONSULTANTS:

PROJECT NAME:

OWNER:

CASUARINA PROPERTY
20 CASUARINA CONCOURSE
CORAL GABLES, FLORIDA 33143
SUB DIVISION

JOB NUMBER: 2013.0XX
DATE: 09/10/13
CAD FILE NO: 019A0.01
AGENCY NO:

REVISIONS/SUBMISSIONS:

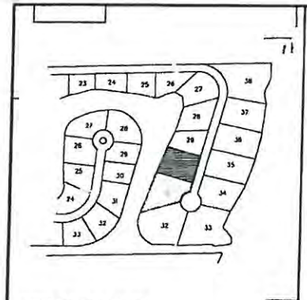
SEAL:

□ PEDRO OCICOURA, AIA AR-0005779
□ JOSE L. ESTENEZ, AIA AR-0003403
■ ROLANDO CORERA, AIA AR-0002743
□ ROBERTO A. SMITH, AIA AR-0002463

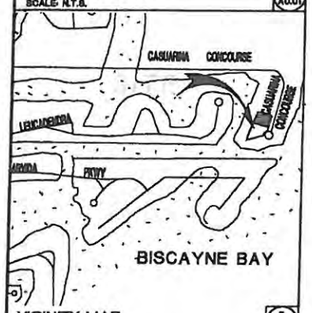
DRAWING TITLE:

EXISTING SITE PLAN

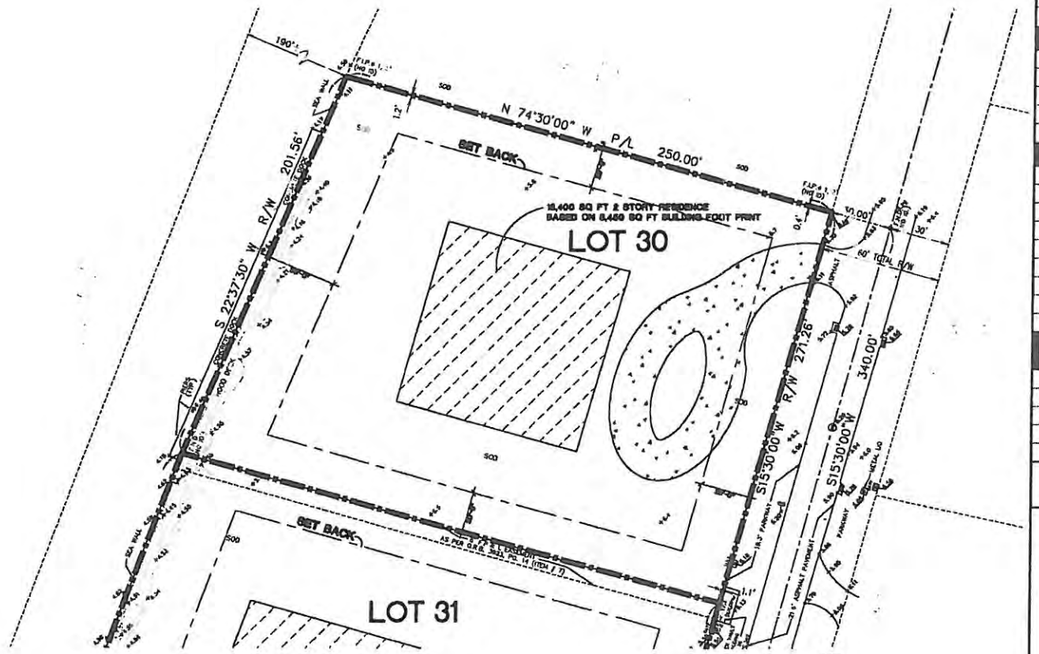
DRAWING NO: A0.01

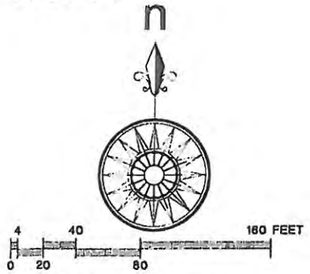


SITE PLAN MAP
SCALE: N.T.S.
2 A0.01



VICINITY MAP
SCALE: N.T.S.
3 A0.01





CONCEPTUAL SITE PLAN PARCEL A
SCALE: 1" = 20'-0"
1 A0.02

PARCEL A ZONING INFORMATION:

SITE INFORMATION

PROPERTY ADDRESS:
20 CASUARINA CONCOURSE, CORAL GABLES 33143

ARTICLE 4 - ZONING DISTRICTS:
SECTION 4-101. SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT
APENDIX A - SITE SPECIFIC ZONING REGULATIONS
SECTION A-49 - GABLES ESTATES No.2

LAND USE CLASSIFICATION:
RESIDENTIAL USE (SINGLE FAMILY)
LOW DENSITY

CITY OF CORAL GABLES FLOOD ZONES
FEMA FLOOD ZONE - AE

	MAX ALLOWED	PROVIDED
GROSS LAND AREA (acres)		1.2 acres
LOT COVERAGE		
NET LAND AREA (SQ.FT.)		52,502.33 SQ. FT. (100%)
Less Lot coverage (35%)	18,375.8 SQ.FT.	8,450 SQ. FT.
Less Paved Area		5,014 SQ. FT.
Less Landscape Open Space		39,038.33 SQ. FT.
LANDSCAPE OPEN SPACE REQUIREMENTS	MIN. REQUIRED	PROVIDED
(min of 35% of building site)	52,502 SQ.FT (35%)-18,375.8 SQ.FT.	39,038.33 SQ. FT. (74%)
SETBACKS REQUIREMENTS	MIN. REQUIRED	BUILDING SETBACKS
Front	25'	X'-0"
Side (left)	10' MIN 20' MAX'	X'-0"
Side (right)	10' MIN 20' MAX	X'-0"
Rear (CANAL)	35'	X'-0"
RESIDENCE SQUARE FOOTAGE: FOR CORAL GABLES		BUILDING SETBACKS
First Floor A/C		SQ/FT.
Second Floor A/C W/Two story spaces		SQ/FT.
Garage Area @ 3/4 (342.25)		SQ/FT.
Auxiliary Building Floor Area		SQ/FT.
1st Floor Two Story Covered Terraces		SQ/FT.
2nd Floor Roofed Terraces, Breezeways and Porches		SQ/FT.
Interior Courtyard		SQ/FT.
Total F.A.R. Area Provided		SQ/FT.
MAXIMUM SQ. FT. FLOOR AREA (F.A.R.)	MAX. ALLOWED	PROVIDED
48% of first 5,000 SF of building site	2,400 SQ.FT.	
35% of next 5,000 SF of building site	1,750 SQ.FT.	
30% of remainder of building site	12,750.6 SQ.FT.	
TOTAL	16,900.7 SQ.FT.	16,900 SQ.FT.

LEGAL DESCRIPTION:

SURVEY OF LOT 30 , BLOCK A, OF GABLES ESTATES NUMBER 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 60, PAGE 37, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN LEGEND:

- SET BACK LINE
- PROPERTY LINE
- LANDSCAPE OPEN SPACE (PERVIOUS)
- PROPOSED BUILDING FOOTPRINT
- PAVEMENT

MGE ARCHITECTS
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AA-F000121

CONSULTANTS:

PROJECT NAME:

OWNER:

CASUARINA PROPERTY
20 CASUARINA CONCOURSE
CORAL GABLES, FLORIDA 33143
SUB DIVISION

JOB NUMBER: 2013.0XX
DATE : 09/10/13
CAD FILE NO: 09A0.02
AGENCY NO :

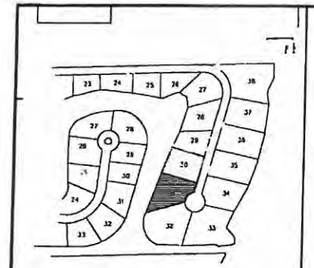
REVISIONS/SUBMISSIONS:

SEAL:

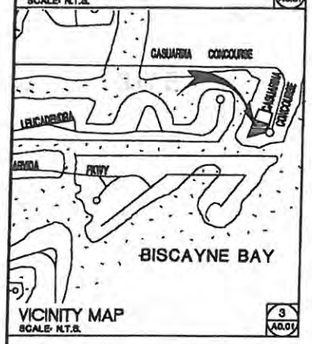
PEDRO GOICOURIA, AIA AR-0005778
JOSE L. ESTEVEZ, AIA AR-0008463
ROLANDO CORREIA, AIA AR-0002743
ROBERTO A. SMITH, AIA AR-0012458

DRAWING TITLE:
CONCEPTUAL
Lot 30

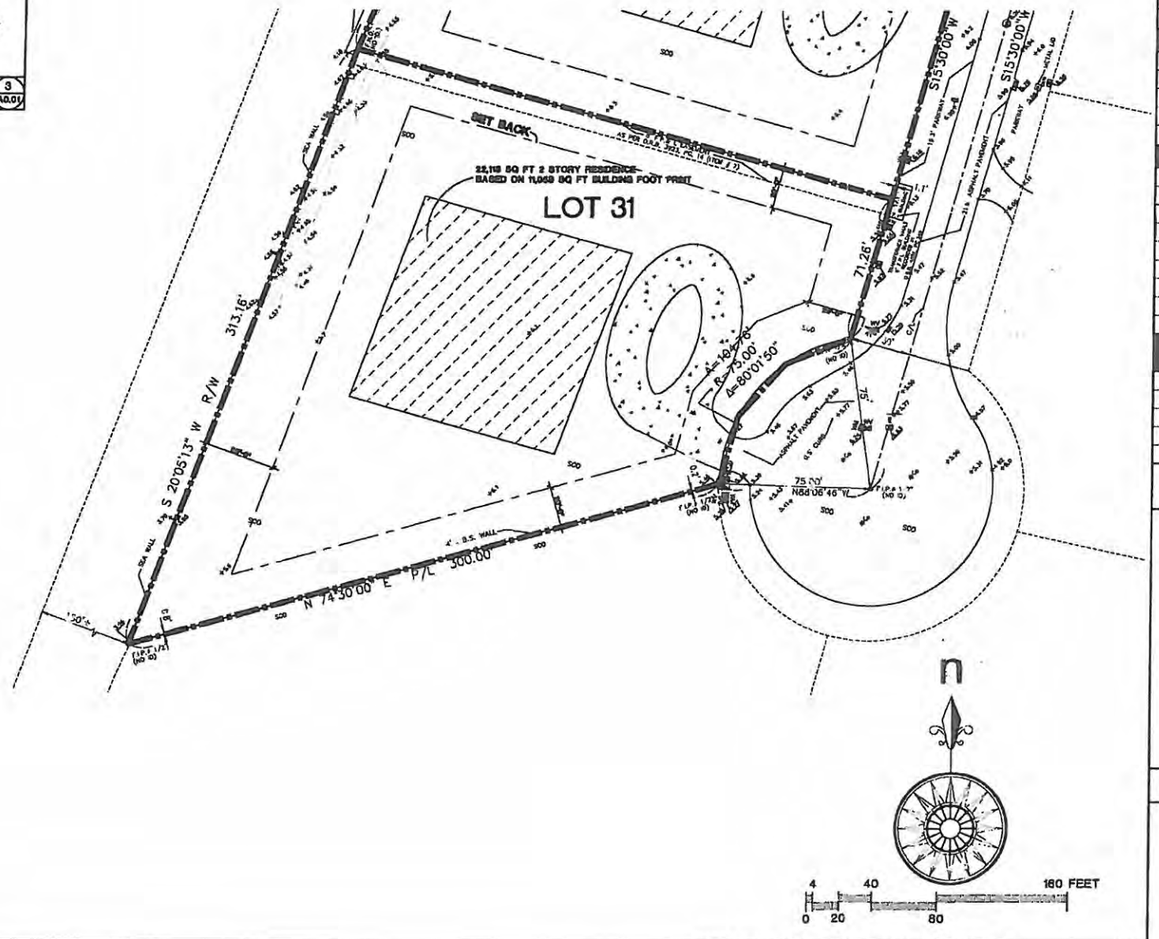
DRAWING NO: A0.02



SITE PLAN MAP
SCALE: N.T.S. 2 A0.01



VICINITY MAP
SCALE: N.T.S. 3 A0.01



CONCEPTUAL SITE PLAN PARCEL B
SCALE: 1" = 20'-0" 1 A0.03

PARCEL B ZONING INFORMATION:

SITE INFORMATION

PROPERTY ADDRESS:
20 CASUARINA CONCOURSE, CORAL GABLES 33146

ARTICLE 4 - ZONING DISTRICTS:
SECTION 4-101 SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT
APENDIX A - SITE SPECIFIC ZONING REGULATIONS
SECTION A-46 - GABLES ESTATES No.2

LAND USE CLASSIFICATION:
RESIDENTIAL USE (SINGLE FAMILY)
LOW DENSITY

CITY OF CORAL GABLES FLOOD ZONES
FEMA FLOOD ZONE - AE

	MAX ALLOWED	PROVIDED
GROSS LAND AREA (acres)		1.6 acres
LOT COVERAGE		
NET LAND AREA (SQ.FT.)		70,744.93 SQ. FT. (100%)
Less Lot coverage (35%)	24,760.72 SQ.FT.	11,056 SQ.FT.
Less Paved Area		4,416.5 SQ. FT.
Less Landscape Open Space		55,270.43 SQ. FT.
LANDSCAPE OPEN SPACE REQUIREMENTS	MIN. REQUIRED	PROVIDED
min of 35% of building site	70,244 SQ.FT (35%)=24,585 SQ.FT.	55,270.43 SQ. FT. (78.0%)
SETBACKS REQUIREMENTS	MIN. REQUIRED	BUILDING SETBACKS
Front	25'	
Side (left)	10' MIN 20' MAX*	
Side (right)	10' MIN 20' MAX	
Rear (CANAL)	30'	

RESIDENCE SQUARE FOOTAGE FOR CORAL GABLES	BUILDING SETBACKS
First Floor A/C	SQ/FT.
Second Floor A/C W/Two story spaces	SQ/FT.
Garage Area @ 3/4 (342.25)	SQ/FT.
Auxiliary Building Floor Area	SQ/FT.
1st Floor Two Story Covered Terraces	SQ/FT.
2nd Floor Roofed Terraces, Breezeways and Porches	SQ/FT.
Interior Courtyard	SQ/FT.
Total F.A.R. Area Provided	SQ/FT.

MAXIMUM SQ. FT. FLOOR AREA (F.A.R.)	MAX. ALLOWED	PROVIDED
45% of first 5,000 SF of building site	2,400 SQ.FT.	
35% of next 5,000 SF of building site	1,750 SQ.FT.	
30% of remainder of building site	18,073.5 SQ.FT.	
TOTAL	22,223.4 SQ.FT.	22,113 SQ.FT.

LEGAL DESCRIPTION:

SURVEY OF LOT 31, BLOCK A, OF GABLES ESTATES NUMBER 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 60, PAGE 37, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE PLAN LEGEND:

- SET BACK LINE
- PROPERTY LINE
- LANDSCAPE OPEN SPACE (PERVIOUS)
- PROPOSED BUILDING FOOTPRINT
- PAVEMENT

MGE ARCHITECTS
150 Alhambra Circle, Suite 700
Coral Gables, Florida 33134
T.305.444.0413 F.305.441.5104
www.mgearchitects.com
AA-F000101

CONSULTANTS:

PROJECT NAME:

OWNER:

CASUARINA PROPERTY
20 CASUARINA CONCOURSE
CORAL GABLES, FLORIDA 33143
SUB DIVISION

JOB NUMBER: 2013.0XX
DATE: 08/10/13
CAD FILE NO: 01AA0.00
AGENCY NO:

REVISIONS/SUBMISSIONS:

SEAL:

PEDRO CORCUERA, AIA AR-0003278
JOSE L ESTEVEZ, AIA AR-0003469
ROLANDO CORREA, AIA AR-0003749
ROBERTO A. SMITH, AIA AR-0003888

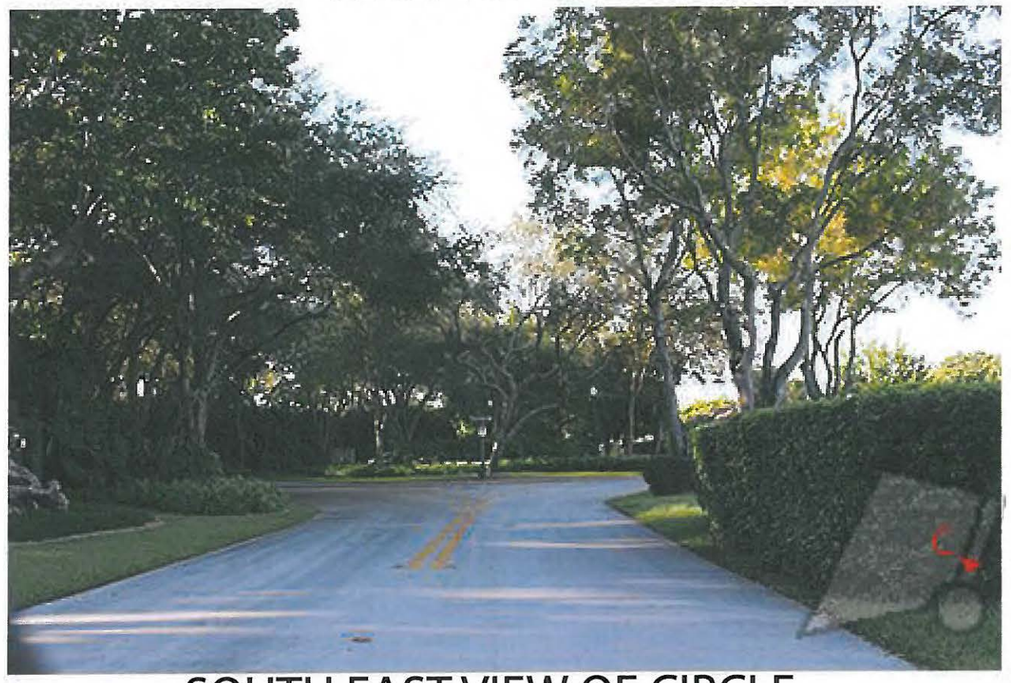
DRAWING TITLE:
CONCEPTUAL
Lot 31

DRAWING NO: A0.03

WEST VIEW

WEST VIEW

WEST VIEW



SOUTH EAST VIEW OF CIRCLE

20 Casuarina Concourse, Coral Gables, FL, 33176	Photos	10.22.14	MGE ARCHITECTS

CASUARINA CONCOURSE SITE LOCATION

CASUARINA CONCOURSE (EAST SIDE)

SOUTHEAST CIRCLE

SOUTHEAST CIRCLE

20 Casuarina Concourse, Coral Gables, FL, 33176	Photos	10.22.14	MGE ARCHITECTS

CASUARINA CONCOURSE OTHER PROPERTIES

20 Casuarina Concourse, Coral Gables, FL, 33176	Photos	10.22.2014	MGE ARCHITECTS

The City of Coral Gables

Development Services Department
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

June 24, 2013

Ms. Melissa Tapanes
Southeast Financial Center
200 South Biscayne Boulevard
Suite 850
Miami, Fl 33131

Re: 20 Casuarina Concourse
GABLES ESTATES No 2, LOTS 30 & 31, BLK A, PB/PG 60/37.
Folio No: 03-4132-019-0300

Dear Ms. Tapanes:

Please be advised that after careful research and study of our records and the information presented, the Zoning Division made the following determination 20 Casuarina Concourse, Gables Estates No 2 Section, Lots 30 & 31, Blk A, PB/PG 26/37, cannot be considered two separate building sites due the following reasons; the analysis of the permit history identifies lots 30 & 31 together as one building site. In addition a Declaration of Restrictive Covenant recorded in the Clerk of Court Miami-Dade County on October 22, 2007 indicates that said lots 30 & 31 shall be held together as one tract.

Also, please refer to Zoning Code Section 3-206 (E) (3) "If a single-family residence or duplex building is demolished or removed, whether voluntarily or involuntarily or by an act of God or casualty, no permit shall be issued for the construction of more than one (1) building on the building site.

Section 3-206 (D) of the "Zoning Code" states: "In the event that an applicant for a building site determination is denied by the Development Review Official or any change is proposed for the purpose of creating a new building site, the application shall submit an application for conditional use approval, together with a proposed site plan, and such application shall be reviewed in accordance with the procedures established in Article 3, Division 4 of these regulations and the applicable standards in subsection F".

Any change from the foregoing may only be made upon a demonstration of a change in the materials facts upon which this determination is made by the City Commission after the matter has first been heard at a public hearing for an establishment of a building site before the Planning and Zoning Board.

Please be advised that this determination does not constitute a development order. If you have any further questions in this matter, please do not hesitate to contact this office.

Sincerely,

Martha Salazar-Blanco
Zoning Official

CC: Jane K. Tompkins, AICP, Development Services Director
Ramon Trias, AIA AICP LEED AP, Planning & Zoning Director

BUILDING PERMITS

PERMIT NO.	[illegible]	TYPE	COMMENTS
20173	[illegible]	BUILDING	NEW 2 STORY CBS RESIDENCE 18,364 FLOOR AREA
21626	[illegible]	POOL	NEW POOL
93030508	[illegible]	PAINTING FENCE	STONE WALL WITH IRON TRIM WAS RUSTED - PAINTED IRON
93040715	30+31	TENNIS COURT REPAIR	REPAIR/RESURFACE TENNIS COURT
07100342	30+31	DEMO	TOTAL DEMO

ZONING DESIGNATION:
SINGLE-FAMILY RESIDENTIAL DISTRICT (SFR)
MINIMUM STREET FRONTAGE:

LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL SINGLE-FAMILY (6 UNITS/ACRE)
USE & AREA MAP PLATE NO.: 15

COMMENTS:

RESEARCH DONE BY:
ERICK R. TEJERA

DATE:

Gables Estates Club Inc.
7550 S.W. 57 Avenue, Suite 204, South Miami, FL 33143
Office: 305-667-9031
Fax: 305-667-9032

October 14th, 2013

City of Coral Gables
Planning and Zoning Division
427 Biltmore Way, Suite 201
Coral Gables, Florida 33134

Re: Separation/Establishment of a Building Site and Release of Unity of Title for 20 Casuarina Concourse, Coral Gables

Dear Members:

On behalf of Gables Estates Club, Inc. ("HOA"), I am hereby asking you to approve this request to support the release the Declaration of Restrictive Covenant, dated October 19, 2007, recorded at Official Record Book 26001 at Page 1248 of the Public Records of Miami-Dade County, Florida, in order to permit the separation of the building site located at 20 Casuarina Concourse and allow the establishment of two separate lots sites. Furthermore the request has been reviewed by our Architectural Review Board and it was approved unanimously.

We understand that the establishment of two separate building sites will allow the development of one single-family residence in full compliance with the City's Single Family Residential (SFR) zoning district and the HOA's Charter and Bylaws on each of the two platted parcels, legally described as Lot 30 and Lot 31 of Block A of Gables Estates No. 2, according to the plat thereof, as recorded in Plat Book 60 at Page 37 of the Public Records of Miami-Dade County, Florida.

We are confident that approval of this application will have beneficial effects and serve important public interests, while not having adverse effects on the environment, overburdening public services, or changing the desired character of the Gables Estates community. We urge the Planning and Zoning Division and Planning and Zoning Board to recommend in favor of the application, and implore the City Commission to approve the application.

Sincerely yours,

Rene Guerra
President

ZONING CODE OF THE CITY OF CORAL GABLES FLORIDA

THIS ZONING CODE

As amended through June 30, 1989 is published for the benefit of the Citizens of Coral Gables and for everyone who may be considering the construction or alteration of any type building or premises in Coral Gables.

CITY COMMISSION

George M. Corrigan, Mayor
William H. Kerdyk, Vice Mayor
Jim T. Barker
Bob Hildreth
Mark J. Wolff

PLANNING AND ZONING BOARD

E. R. Brownell, Chairman
Richard Bullman, Vice-Chairman
Scott Baena
George Milhet
Jeanne-Ann Moorman
Alfonso Perez
Wayne (Chip) Withers
Diana Wheeler, Secretary

BOARD OF ADJUSTMENT

William Mayville, Jr., Chairman
Joseph H. Pero, Jr., Vice Chairman
Gerald Green
Nancy Morgan
Jane Morrison
James H. Peck, II
Guy Sanchez
Dennis S. Smith, Secretary

BOARD OF ARCHITECTS

Wm. Hamilton Arthur, Sr.
Frank Abbott
Jesus Cruz
Lrnesto L. Santos
Richard Arango, Associate
Georgio Bali, Associate
Rafael Eguilor, Associate

Dennis S. Smith, Secretary
Manuel Z. Lopez, Engineer

CITY MANAGER

H. C. Eads, Jr.

BUILDING AND ZONING DIRECTOR

Margaret Pass

ZONING ADMINISTRATOR

Dennis S. Smith

PLANNING DIRECTOR

Diana Wheeler

CITY ATTORNEY

Robert D. Zahner

CITY CLERK

Virginia L. Paul

ARTICLE XIII - BUILDING SITES

SECTION 13-1 BUILDING SITES - GENERAL. Every building or structure hereafter erected, constructed, reconstructed or structurally altered shall be located on a building site as herein defined, and in no case shall there be more than one building or structure on a building site, except as may be provided for herein concerning permitted accessory or subordinate buildings for auxiliary or accessory uses. No building site shall be so reduced or diminished that the yards or other open spaces hereby required shall be smaller than prescribed by this code, nor shall the density of population be increased in any manner except in conformity with the building and building site area regulations herein established.

SECTION 13-2 BUILDING SITES FOR "R", "D" AND "A" USES - GENERAL (2661)

(a) Except as may be provided hereinafter to the contrary, in connection with replats, subdivisions and specifically described lots or parcels of land, all buildings or structures designed for an "R", "D" and "A" Use shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a street frontage of not less than fifty (50) feet.

Only one (1) single family residence, duplex or apartment building shall be constructed or erected upon any one building site having not less than the minimum street frontage required by this code.

(b) In order to maintain open space, neighborhood character, property values and visual attractiveness of residential areas, wherever there may exist a single family residence, duplex building or any auxiliary building or structure including, but not limited to, swimming pools, tennis courts, walls, fences or any other improvement which was heretofore constructed on property containing one or more platted lots or portions thereof, such lots shall thereafter constitute only one building site and no permit shall be issued for the construction of more than one residence or duplex building on the site.

(c) If a single family residence or duplex building is demolished or removed therefrom whether voluntarily or involuntarily or by destruction or disaster, no permit shall be issued for the construction of more than one such building on such building site.

SECTION 13-2.1 SEPARATION OR ESTABLISHMENT OF BUILDING SITES (2661)

(a) Any change from the foregoing provisions for the purpose of establishing building sites, or separation of building sites shall require special approval by ordinance duly passed and adopted by the City Commission after first having been heard before the Planning and Zoning Board at a public hearing, at which all interested persons shall be afforded an opportunity to be heard. In making its recommendation the Planning and Zoning Board shall be guided by whether the application for establishment or separation of building sites is compatible with the neighborhood, and they may recommend and the City Commission may prescribe appropriate conditions, restrictions or safeguards it deems necessary to provide for neighborhood compatibility and to be in the best interest of the general public.

(b) In reviewing an application for the establishment or separation of building sites the Planning and Zoning Board and the City Commission shall consider, but not be limited to, the following criteria:

1. Whether the building site(s) created would be equal to or larger than the majority of the existing building sites of the same character within the surrounding area.

2. Whether the building site(s) created would result in existing structures becoming non-conforming as it relates to setbacks, ground coverage and other applicable provisions of the Zoning Code.

3. Whether the building site(s) created is free of encroachments from abutting buildable sites.

4. Whether the building site(s) created was purchased as a separate building site(s) by the current owner prior to September 17, 1977.

SECTION 13-3 "R", "D" AND "A" USES AT DESIGNATED LOCATIONS.

(a) The following regulations governing building sites shall apply in connection with any building or structure erected, constructed or designed for R, D or A Use at or upon the specific locations and properties within the City as herein described.

1. **Section "A"**

   a. No building site facing upon Anderson Road, DeSoto Boulevard, Granada Boulevard, Coral Way or Plaza Columbus shall contain less than two platted lots, where such lots are less than fifty-five (55) feet in width.

2. **Section "B"**

   a. No building site facing upon Granada Boulevard, North Greenway Drive, South Greenway Drive, Coral Way or LeJeune Road shall contain less than two platted lots where such lots are less than fifty-five (55) feet in width.

   b. Lots 1, 2, 3 and 24, Block 20 shall be considered as three building sites as follows: (2530)

      1. One building site to consist of Lot 24;

      2. One building site to consist of Lot 1 and the western one-half of Lot 2;

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, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any 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:

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2014 AUG 21 AM 9:09

Print Your Name Melissa Tapanes Llahues
LOBBYIST

Print Your Business Name, if applicable Bercow Radell & Fernandez, P.A.

Business Telephone Number 305-377-6227

Business Address 200 S. Biscayne Boulevard, Suite 850, Miami, FL 33131
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 65-0661187

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

PRINCIPAL REPRESENTED:

NAME Benjamin Leon, Jr. COMPANY NAME,., IF APPLICABLE _____

BUSINESS ADDRESS 11501 SW 40th Street, 2nd Floor, Miami, FL 33165 TELEPHONE NO.: 305-631-3900

ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of $25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk: stating under oath, your name, business address, the name of each principal who employed you to lobby. and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a $150.00 Lobbyist Registration Fee is required.

I Melissa Tapanes Llahues hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the $150.00 Annual Lobbyist Registration Fee.

Print Name of Lobbyist

Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Melissa Tapanes Llahues 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 August 20, 2014.

✓ Personally Known

_____ Produced ID

Notary Public State of Florida
Ana Hernandez
My Commission EE075919
Expires 04/29/2015

Notary Public
State of Florida

$150.00 Fee Paid _____ Received By _____ Date: _____

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

For Office Use Only

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

CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

REGISTRATION #:_____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2014 AUG 21 AM 9:10

Print Your Name: Melissa Tapanes Llahues
LOBBYIST

Print Your Business Name: Bercow Radell & Fernandez, P.A.

Business Telephone Number: 305-377-6227

Business Address: 200 S. Biscayne Boulevard, Suite 850, Miami, FL 3313[illegible]
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Benjamin Leon, Jr.

Principal Address: 11501 SW 40 Street Telephone Number: 305-631-3900

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)**

Building Site Determination and Conditional Use Approval for 20 Casuarina Concourse, Gables Estates.

I Melissa Tapanes Llahues hereby swear or affirm under penalty of perjury
Print Name of Lobbyist
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, governing Lobbying.

Signature of Lobbyist

8/20/14
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Melissa Tapanes Llahues 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 August 20, 2014

✓ Personally Known

____ Produced ID

Notary Public State of Florida
Ana Hernandez
My Commission EE075919
Expires 04/29/2015

Notary Public
State of Florida

For Office Use Only

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

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.

CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

REGISTRATION #: _____

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2014 OCT 34 PM 3: 21

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name: F.W. Zeke Guilford
LOBBYIST

Print Your Business Name: Guilford & Associates, P.A.

Business Telephone Number: 305-446-8411

Business Address: 400 University Drive, 201, Coral Gables, FL 33134
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Benjamin Leon, Jr.

Principal Address: 8600 NW 41 Street, Doral, FL 33166 Telephone Number: 305-642-5366

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)**

Building Site Separation for 20 Casuarina Concourse, Gables Estates.

I F.W. Zeke Guilford hereby swear or affirm under penalty of perjury 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, governing Lobbying.

Print Name of Lobbyist

F.W. Zeke Guilford
Signature of Lobbyist

11/3/14
Date

STATE OF FLORIDA)
)
COUNTY OF ~~DADE~~ Miami-Dade

BEFORE ME personally appeared F.W. Zeke Guilford to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 3rd day of November 2014

Lidia Gonzalez
Notary Public
State of Florida

LIDIA GONZALEZ
MY COMMISSION # FF 100466
EXPIRES: May 1, 2018
Bonded Thru Budget Notary Services

V Personally Known

____ Produced ID

For Office Use Only

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

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.

CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED

REGISTRATION #: _____

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2014 OCT 31 PM 3:

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS:	Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any 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: F.W. Zeke Guilford
LOBBYIST

Print Your Business Name, if applicable: Guilford & Associates, P.A.

Business Telephone Number: 305-446-8411

Business Address: 400 University Drive, Suite 201, Coral Gables, FL 33134
ADDRESS CITY, STATE ZIP CODE

Federal ID#: _____

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

PRINCIPAL REPRESENTED:

NAME Benjamin Leon, Jr. COMPANY NAME, , IF APPLICABLE _____

BUSINESS ADDRESS 8600 NW 41 Street, Doral, FL 33166 TELEPHONE NO.: 305-642-5366

ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of $25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a $150.00 Lobbyist Registration Fee is required.

I F.W. Zeke Guilford hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the $150.00 Annual Lobbyist Registration Fee.

Print Name of Lobbyist

F.W. Zeke Guilford

Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF ~~DADE~~ Miami-Dade

BEFORE ME personally appeared F.W. Zeke Guilford to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 3rd day of November 2014

✓ Personally Known

____ Produced ID

Lidia Gonzalez
Notary Public
State of Florida

LIDIA GONZALEZ
MY COMMISSION # FF 100466
EXPIRES: May 1, 2018
Bonded Thru Budget Notary Services

$150.00 Fee Paid _____ Received By _____ Date: _____

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

For Office Use Only

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

Attachment B

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2015 JAN -7 AM 11:56

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

CITY OF CORAL GABLES - NOTICE OF PUBLIC HEARING 1/14/15 LOCAL PLANNING AND ZONING BOARD

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

01/02/2015

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

Sworn to and subscribed before me this

02 day of JANUARY , A.D. 2015

(SEAL)

O.V. FERBEYRE personally known to me

B. THOMAS
MY COMMISSION EXPIRES
November 2, 2017
#FF 034747
NOTARY PUBLIC, STATE OF FLORIDA

CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING

City Public Hearing	**Local Planning Agency (LPA)/ Planning and Zoning Board**
Dates/Times	**Wednesday, January 14, 2015, 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:

Items 1 through 3 are related (these items were continued from the December 10, 2014 Board meeting).

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 (S.163.3187, Florida Statutes), changing the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity Land Use designations on property generally bounded by Sevilla Avenue on the north, Malaga Avenue on the south, Ponce de Leon Boulevard on the west and Galiano Street on the east, and generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida as shown on Exhibit "A" and legally described on Exhibit "B;" providing for severability, repealer and an effective date. (LPA review)

2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, "Table FLU-2. Commercial Land Uses," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Commercial High-Rise Intensity," "Commercial Mid-Rise Intensity," and "Commercial Low-Rise Intensity" Land Use Classifications to provide that (A) residential use shall be permitted and (B) intensity shall be controlled by a Planned Area Development plan instead of by Floor Area Ratio, in a project developed in accordance with the Mediterranean Village Form-Based Code; and further amending the "Commercial High-Rise Intensity" and "Commercial Mid-Rise Intensity" Land Use Classifications to provide that, in such a Mediterranean Village project, additional height may be granted for specified uses or architectural embellishment; providing for severability, repealer and an effective date.

3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, "Development Review," Division 5, "Planned Area Development," to create Section 3-510, "Mediterranean Village Form-Based Code," with

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2015 JAN -7 AM 11:56

form-based development standards that modify and supplement the existing Planned Area Development standards and criteria to allow appropriate infill and redevelopment in urbanized areas if certain minimum requirements are met; and amending Appendix A, "Site Specific Zoning Regulations," Section A-36 "Crafts Section," by removing Section A-36.B.5. regarding the use, design and number of stories for development in Block 20; providing for severability, repealer, codification and an effective date.

4. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site on Lot 30 and one (1) building site consisting of Lot 31 on the property legally described as Lots 30 and 31, Block A, Gables Estates No. 2 (20 Casuarina Concourse), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective 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 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 for participation in the proceedings or the materials in accessible format should contact Walter Carlson, Assistant City Planner at 305.460.5211, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

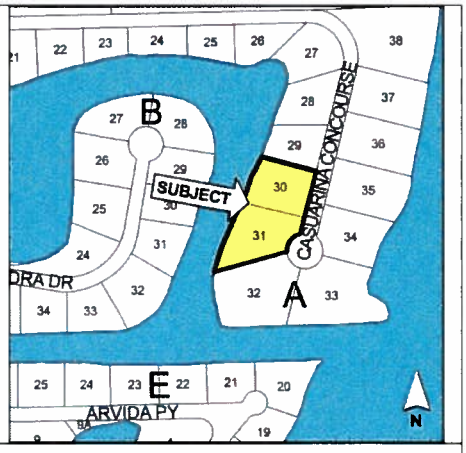
1/2

14-3-249/2388442M

Attachment C

City of Coral Gables Courtesy Public Hearing Notice

January 2, 2015



Applicant:	**Benjamin Leon, Jr., as Trustee**
Application:	**Separation of a Building Site and Conditional Use Site Plan Review**
Property:	**20 Casuarina Concourse, Coral Gables, Florida**
Public Hearing - Date/Time/ Location:	**Planning and Zoning Board January 14, 2015, 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 January 14, 2015 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

> *"An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site on Lot 30 and one (1) building site consisting of Lot 31 on the property legally described as Lots 30 and 31, Block A, Gables Estates No. 2 (20 Casuarina Concourse), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date."*

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

Sincerely,

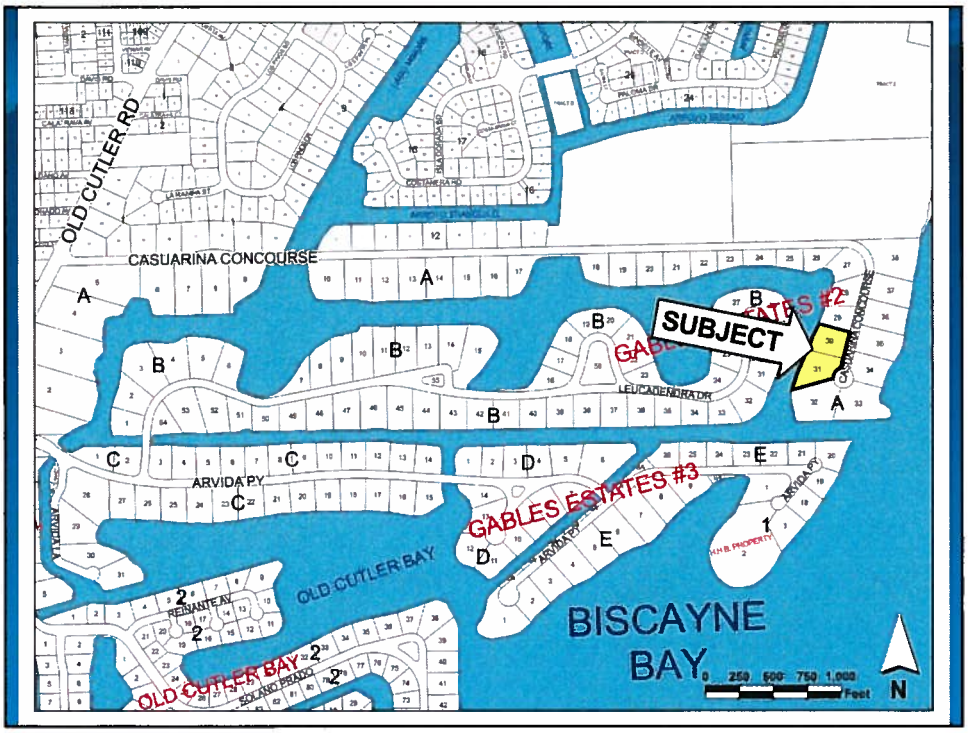
City of Coral Gables, Florida

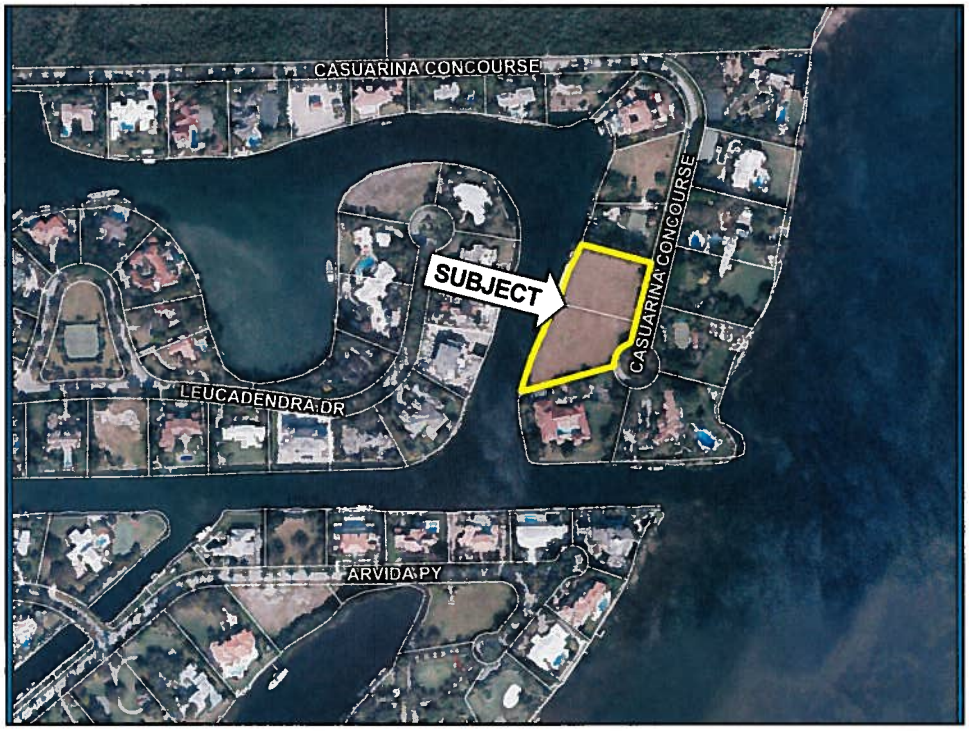
Planning and Zoning Board

20 Casuarina Concourse

Separation of a Building Site and Conditional Use Site Plan Review

January 14, 2014





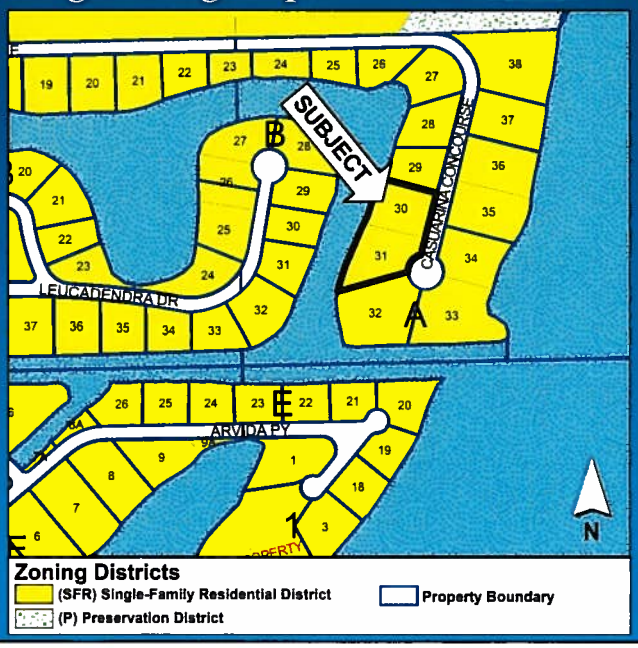
Request: Separation of a Building Site and Conditional Use Site Plan Review

- Separate an existing 2.59 acre building site with 376' of street frontage into two (2) building sites
- Proposed building sites:
  1. Lot 30: 1.2 acre building site with 200' of street frontage
  2. Lot 31: 1.39 acre building site with 176' of street frontage

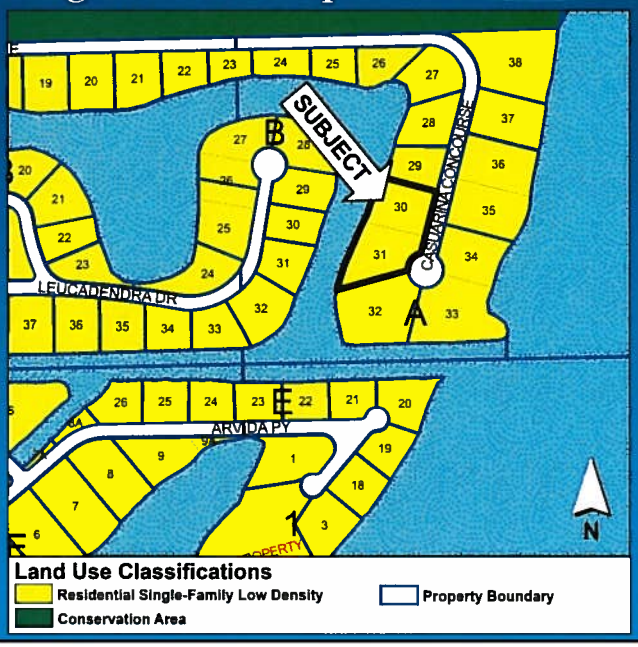
Application History

- 06.25.2007: Historic Preservation Board passed a motion not to designate property as historic allowing for demolition of the previously existing 3-story residence referred to as the "Wackenhut Castle"
- 09.26.2014: Application presented to Development Review Committee (DRC)
  - Applicant has satisfactorily resolved all DRC comments

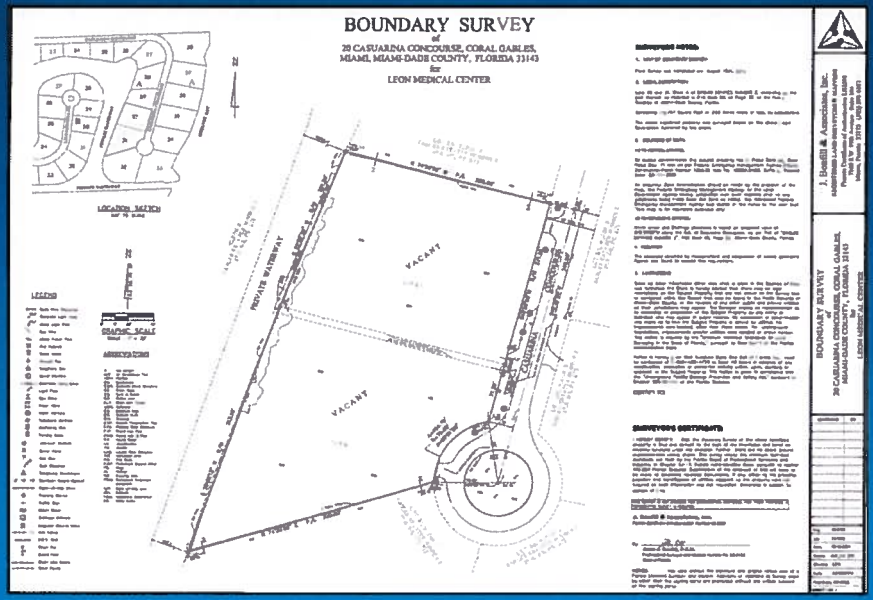
Existing Zoning Map



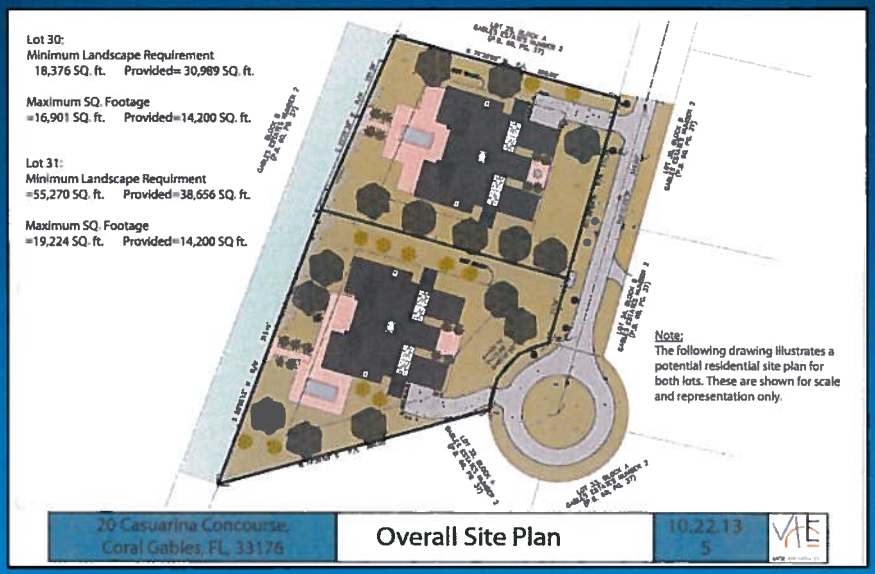
Existing Land Use Map



Property Survey



Conceptual Site Plans (Both lots)



Site Plan Information

Type	Existing Building Site	Proposed Lot 30 Building Site	Proposed Lot 31 Building Site
Building site frontage	376'	200'	176'
Waterway frontage	510'	200'	310'
Building site depth	Approx. 275'	Approx. 275'	Approx. 275'
Total site area	112,747 sq. ft.	52,502 sq. ft.	60,245 sq. ft.
Building floor area (FAR)	Max. 34,974 sq. ft.	Max. 16,901 sq. ft.	Max. 19,224 sq. ft.
Building height (max. permitted)	2 stories/39'-0" above est. grade	2 stories/39'-0" above est. grade	2 stories/39'-0" above est. grade
Setbacks*:			
Front	Min. 50'-0"	Min. 50'-0"	Min. 50'-0"
Side interior	Min. 30'-0"	Min. 30'-0"	Min. 30'-0"
Rear	Min. 50'-0"	Min. 50'-0"	Min. 50'-0"

*Zoning Code Appendix A - Site Specific Regulations, Section A-49 Gables Estates No. 2, requires a minimum 50' front setback, minimum 30' side setbacks, and minimum 50' setback from canal, waterway, lake or bay.

Review of Zoning Code Criteria

Zoning Code Section 3-206(F) provides the criteria for the separation and establishment of building sites, as follows:

"F. When reviewing and providing a recommendation on an application for conditional use for a building site determination, the Planning Department, Planning and Zoning Board and the City Commission shall consider and evaluate the request together with a proposed site plan and provide findings that the application satisfies at least four (4) of the following six (6) criteria:

Staff reviewed the Application based upon the six (6) criteria and determined the following:

Review of Zoning Code Criteria

- Staff found that the proposal did satisfy one (1) of the six (6) criteria: 1) neighborhood compatibility.
- Staff found that the proposal did not satisfy five (5) of the six (6) criteria: 1) has unusual site configuration; 2) has equal or larger building frontage than surrounding properties; 3) would not result in demolished or existing structures becoming non-conforming; 4) no restrictive covenants or encroachments exist, including demolished buildings, that would prevent site separation; and, 5) the property was purchased by the current owner prior to September 17, 1977.

Staff Recommendation

- Staff recommends **denial** of the request since the Application satisfies only one (1) of the six (6) criteria.

Alternative Recommendation Conditions

- If the Planning and Zoning Board determines based upon additional information presented by the applicant that the application satisfies the criteria and desires to recommend **approval** then Staff recommends the following conditions:

1. The new single-family residences constructed on the two (2) building sites shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.

Alternative Recommendation Conditions

2. A detailed tree disposition plan and landscape plan shall be prepared and provided by the Applicant, subject to review and approval of the Directors of the Public Service Division and the Planning and Zoning Division prior to the submittal to the Board of Architects for either building site.

3. Prior to submittal to the Board of Architects the property owner, its successors or assigns shall file for a release of the restrictive covenant currently running with the land.

Planning and Zoning Board

20 Casuarina Concourse

Separation of a Building Site and Conditional Use Site Plan Review

January 14, 2014