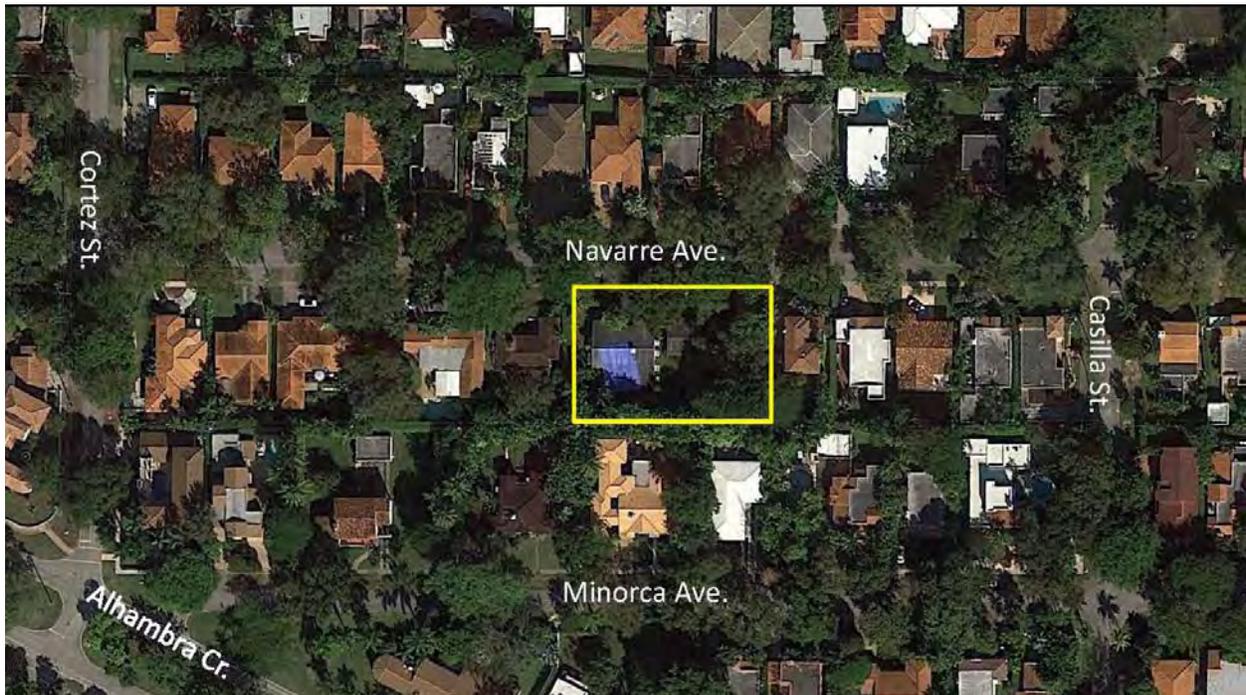


728 Navarre Avenue Coral Gables, Florida

Planning and Zoning Board



Planning and Zoning Board Application for 728 Navarre Avenue

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City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

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

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

General information

Street address of the subject property: _____

Property/project name: _____

Legal description: Lot(s) _____

Block(s) _____ Section (s) _____

Property owner(s): _____

Property owner(s) mailing address: _____

Telephone: Business _____ Fax _____

Other _____ Email _____@_____



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): _____

Applicant(s)/agent(s) mailing address: _____

Telephone: Business _____ Fax _____

Other _____ Email _____@_____

Property information

Current land use classification(s): _____

Current zoning classification(s): _____

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

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

Supporting information (to be completed by Planning Staff)

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

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



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

Application submittal requirements

1. Hard copies. 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 preapplication 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

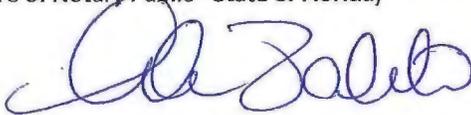
(I) (We) affirm and certify to all of the following:

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.



City of Coral Gables Planning Division Application

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with 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):  ALEJANDRO VOLANTE	Property owner(s) print name: 728 Navarre, LLC Alejandro Volante, as President	
Property owner(s) signature(s):	Property owner(s) print name:	
Property owner(s) signature(s):	Property owner(s) print name:	
Address: 848 Brickell Avenue, Suite 305, Miami, Florida 33131		
Telephone: 305-992-1407	Fax:	Email: alejandro.volante@gmail.com
NOTARIZATION		
STATE OF FLORIDA/COUNTY OF <u>Miami-Dade</u>		
The foregoing instrument was acknowledged before me this <u>10th</u> day of <u>March</u> by <u>Alejandro Volante</u>		
(Signature of Notary Public - State of Florida)		
		
(Print, Type or Stamp Commissioned Name of Notary Public)		
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____		



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature: N/A		Contract Purchaser(s) Print Name:	
Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Address:			
Telephone:	Fax:	Email:	
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF			
The foregoing instrument was acknowledged before me this _____ day of _____ by _____			
(Signature of Notary Public - State of Florida)			
(Print, Type or Stamp Commissioned Name of Notary Public)			
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			
Applicant(s)/Agent(s) Signature: <i>Mario Garcia-Serra</i>		Applicant(s)/Agent(s) Print Name: Mario Garcia-Serra, Esq. c/o Gunster	
Address: 600 Brickell Avenue, Suite 3500, Miami, Florida 33131			
Telephone: 305-376-6061	Fax: 305-376-6010	Email: MGarcia-Serra@gmail.com	
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF			
The foregoing instrument was acknowledged before me this <u>25th</u> day of <u>November</u> by <u>Mario Garcia-Serra</u>			
(Signature of Notary Public - State of Florida)			
<i>[Signature]</i>			
(Print, Type or Stamp Commissioned Name of Notary Public)			
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			

March 21, 2016

VIA HAND DELIVERY

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: 728 Navarre Avenue, Coral Gables, Florida / Statement of Use for Request for Conditional Use Approval for Separation of a Building Site

Dear Mr. Trias:

728 Navarre, LLC, (the "Applicant"), is the owner of property located at 728 Navarre Avenue, in Coral Gables, Florida, which has a Folio Number of #03-4108-001-4270. The 18,562.5 square-foot Property consists of three platted lots, Lots 8, 9 and 10, and the east 15 feet of Lot 7 of Block 25 of Coral Gables Section B (the "Property"). Currently, a one-story residence straddles Lots 8 and 9 and a detached garage is situated on Lot 9. Lot 10 does not have any structures on it.

The purpose of this letter is to request a Separation of the Building Site and Conditional Use Site Plan Review in accordance with Zoning Code Article 3, Section 3-206D so that the Applicant can deed the east 15 feet of Lot 7 to the property owner to the west and restore that home site as a fully compliant building site with one fully platted lot, and the property remaining as a result of that transfer (the "Remaining Property") can be split into two separate building sites (the "Proposed Parcels") to create two single-family home sites equal in size. Lot 8 together with the west half of Lot 9 would make up Building Site A, while Lot 10 and the east half of Lot 9 would make up Building Site B. Pursuant to the schematic site plan submitted with this application for illustrative purposes, each of the Proposed Parcels will have a large street frontage of 75 feet and an area of 8,437.5 square feet.

The Property located within Riviera Section #11 has a Comprehensive Plan Future Land Use Map designation of Residential Single-Family Low Density and a zoning designation of

Single Family Residential (SFR). The area consists of single family homes on platted lots mostly 5,650 square feet in size.

PROPERTY HISTORY

Currently, a single family residence originally built in 1947 sits on the west side of the Property, mostly on Lot 8. According to the building permit records, the relevant portions of which are attached at **Exhibit A**, in 1955, the parcels were divided such that Lot 8 and the west half of Lot 9 were a single building site. This is the same configuration in which the Applicant's proposed lot split would result. A detached two-car garage (approximately 625 square feet in size) was added on Lot 9 in 1977, despite the fact that the original home already had a garage. This detached garage does not conform with existing Zoning Code requirements and is proposed to be demolished along with the existing home which is in poor condition. Lot 10 does not have any structures on it. The Applicant's proposed building sites result in two equal parcels, each of which satisfies the dimensional requirements for single-family residential lots similar to and compatible with the lots in the neighborhood.

SEPARATION AND ESTABLISHMENT OF BUILDING SITES

Pursuant to Zoning Code Section 3-206, the Applicant is requesting a separation of the Property into two separate building sites. The separation of the two building sites will require a conditional use for a building site determination which must satisfy four out of the six criteria set forth in Section 3-206(F). The Property satisfies four out of the six criteria set forth therein as follows:

- 1. That exceptional or unusual circumstance exist, that are site specific such an unusual site configuration and multiple facings, which would warrant the separation or establishment of a building sites.**

The Property has an unusual site configuration in that it is composed of three separate platted lots and a fifteen-foot sliver of a fourth lot which renders the neighboring home at 734 Valencia as non-conforming because it does not include at least one full platted lot. The Applicant's proposal includes deeding the fifteen-foot sliver of Lot 7 back to the owner of Lot 7, which also owns the east 25 feet of Lot 6. This step alone brings balance back to the lots in the vicinity. Secondly, the Applicant proposes splitting the Remaining Property (Lots 8, 9 and 10) into two equal Proposed Parcels, which would result in 8,437.5 square feet each. The current Property, at over 18,000 square feet in size, is an anomaly for the neighborhood. The Property is immediately adjacent to smaller lots: the property to the east is 5,650 square feet and the property to west is 8,475 square feet. Most of the neighboring properties (both across the street and on the block) are composed of single platted lots of 5,650 square feet, making this exceptionally large Property, more than three times the size of the standard home sites in the area, unusual and incompatible at this location.

The Proposed Parcels will return the lots in question to their original historic configuration as demonstrated in the permit history discussed above. The current lot

configuration is not consistent with the original composition of the lots and as such is an exceptional and unusual circumstance that justifies the proposed lot split.

Further, in an effort to sustain the character and feel created by the specimen oak tree located on Lot 10, the Applicant is proposing establishing a building site that enables either preserving the oak tree, or, in the event that the oak tree is in such a condition that it will not survive, as suggested by the Public Services Director's comments during the Development Review Committee hearing, replacing the ailing oak tree with one similar in size, as discussed below in Sections 4 and 5.

- 2. That the building sites 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 1,000 foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less.**

As shown on the Building Lot and Building Site Frontages Analysis Exhibits, attached as **Exhibit B**, the building sites created are equal to or larger than the majority of the existing building site frontages of the same zoning designation within a 1,000 foot radius. Out of the 332 building sites analyzed, the proposed single-family building site frontages are equal to or larger than 247, or nearly 75%, of the existing building sites.

- 3. That the building sites 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 main residence on the Property sits within the proposed Building Site A without violating any Zoning Code provisions. The existing detached garage facing Navarre Avenue does straddle the two proposed building sites, but is non-conforming due to the fact that detached garages are only permitted in rear yards under the existing Zoning Code. The demolition and removal of the existing detached garage will actually bring the Property into conformance. Since the garage is already non-conforming, splitting the lots will not result in an increase in non-conformance and thus this criteria is met.

- 4. That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site.**

A Restrictive Covenant dated May 4, 1987 recorded at Book 13281, Page 2450 of the Public Records of Miami-Dade County, (the "Covenant") attached as **Exhibit C**, encumbers the Property and requires that Lots 9, 8, and the east 15 feet of Lot 7 "not be conveyed, mortgaged, or leased separate or apart from each other" and "will be held together as one tract." As proposed, the lot split would violate this Covenant because the Applicant intends to deed the east 15 feet of Lot 7 to the property to its west and split Lot 9 in half. This Covenant appears to have been entered into for the purposes of permitting the fence for 728 Navarre to encroach 15 feet into Lot 7 which at the time, were under the same ownership. It is important to note that Lot 10 is not encumbered by this Covenant.

If the Applicant had proposed to comply with this Covenant, by establishing Lot 10 as its own building site which would have also complied with the applicable unities, preservation of the specimen oak tree on Lot 10 would be nearly impossible. As such, complying with this Covenant would conflict with the City's efforts to maintain beautiful specimen trees that enhance quality of life and serve as an important part of the City's heritage. The other alternative, to redevelop this Property in compliance with the Covenant and keep the building site as is now, would result in one massive residence, which is not in keeping with the character of the neighborhood. The most practical way to develop this site in a way that is compatible with the rest of the neighborhood and preserves the existing oak tree on Lot 10, is to rescind this Covenant and split the Property as the Applicant proposes. While a Unity of Title encumbers the Property, it was part of an illegal subdivision of the neighboring property and complicates the preservation of the existing specimen size oak tree. This unity of title should not be maintained and because of the reasons mentioned above its preservation should be given any weight in this analysis.

5. That the proposed building sites maintain and preserve open space, promote neighborhood compatibility, preserve historic character, maintain property values and enhance visual attractiveness of the area.

The two proposed building sites are designed to comply with the requirements of the Zoning Code and will maintain and preserve a generous amount of open space. Additionally, the division of the Property into two reasonably sized parcels creates lots and building areas that are more compatible with the lot sizes and building areas of the neighborhood given that the majority of the neighboring properties are single platted lots of 5,650 square feet. The creation of two building sites on the Property results in more historically authentic parcels as the Proposed Parcels are consistent with the other home sites in the area, most of which are located on either 50-foot or 75-foot wide lots.

Lastly, the current structures on the Property are in poor condition and the proposed split will incentivize redevelopment of the Property in such a way that will enhance property values and the visual attractiveness of the area, and preserve the specimen oak tree located on Lot 10 or replace it with a suitable replacement.

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

The current owner purchased the Property in 2015.

In summary, this building site separation application to create two building sites is made with the intent of developing two beautifully designed, high quality styled residential homes that are compatible with the surrounding area. We respectfully submit that this request achieves the City goals of maintaining and creating green and open space and compatible neighborhoods, while increasing the variety and quality of housing options available to City residents. Accordingly, we respectfully request your favorable consideration of this submittal and look forward to continuing to work with the City on this request.

Mr. Ramon Trias
March 21, 2016
Page 5

If you have any questions, please do not hesitate to contact me at (305) 376-6061.

Sincerely,



Mario Garcia-Serra

Enclosures

MIA_ACTIVE 4409042.1

Exhibit A

13561B

APPLICATION FOR BUILDING PERMIT

Application is hereby made for the approval of the detailed statement of the plans and specifications herewith submitted for the building or other structure herein described. This application is made in compliance and conformity with the Building Ordinance of the City of Coral Gables, Florida. All provisions of the Laws of the State of Florida, all ordinances of the City of Coral Gables, and all rules and regulations of the Building Department of the City of Coral Gables shall be complied with, whether herein specified or not.

OWNER Bob Beilman Date 8/8 1955
ADDRESS 728 Ave. Navarre
Lots(s) 8, W/2 of 9 Block 25 Section B

Number of Stories	<u>1</u>	Actual	<u>6434</u>
Number of Units	<u>1</u>	Required	<u> </u>
Type of Roof	<u>Shingle</u>	Detached Buildings	<u> </u>
Use of Structure	<u>Add'n</u>	Land Coverage	<u> </u> %
Is building within easement area?	<u> </u>	Actual cu. ft. per front foot (Commercial Buildings)	<u> </u>
Is water available for this building?	<u> </u>	Building	\$ <u>700</u>
Size of Lot	<u> </u>	Architect	\$ <u>300</u> (10)
Setback F <u> </u> R <u> </u> L <u> </u> R <u>30'</u>		Bond No.	\$ <u>2500</u>
Estimated Cost	<u>2500</u>	TOTAL	\$ <u> </u>
Architect	<u>Wm H. Merriam</u>		

MISCELLANEOUS PERMITS:

Name and Address of Contractor OWNEY
I hereby submit, in duplicate, all the plans and specifications for said building. All notices with reference to the building and its construction may be sent to 728 Ave. Navarre Phone HI 84660
(Signed) _____ (Owner or Contractor)
by _____

STATE OF FLORIDA } SS
COUNTY OF DADE }

Before me, the undersigned authority, this day personally appeared Bob Beilman to me well known, who being by me first duly sworn, did depose and say as follows:
1. That he is making application for a construction permit for the construction, or repair, of a building in The City of Coral Gables on the following described premises:
Lots(s) 8, W/2 of 9 Block 25 Section B
Street 728 Ave. Navarre

2. That in connection with the work to be done under such permit no general contractor has been employed or retained, and no person, firm or corporation, acting as a contractor, is receiving any compensation in whatever in connection with the work to be done under said permit, except:

To be furnished at or before completion of job. (It is understood and agreed that NO CERTIFICATE of occupancy will be issued until a complete list of all Contractors who worked on the job has been furnished to the City and unless all such Contractors had current occupational licenses in Coral Gables.)

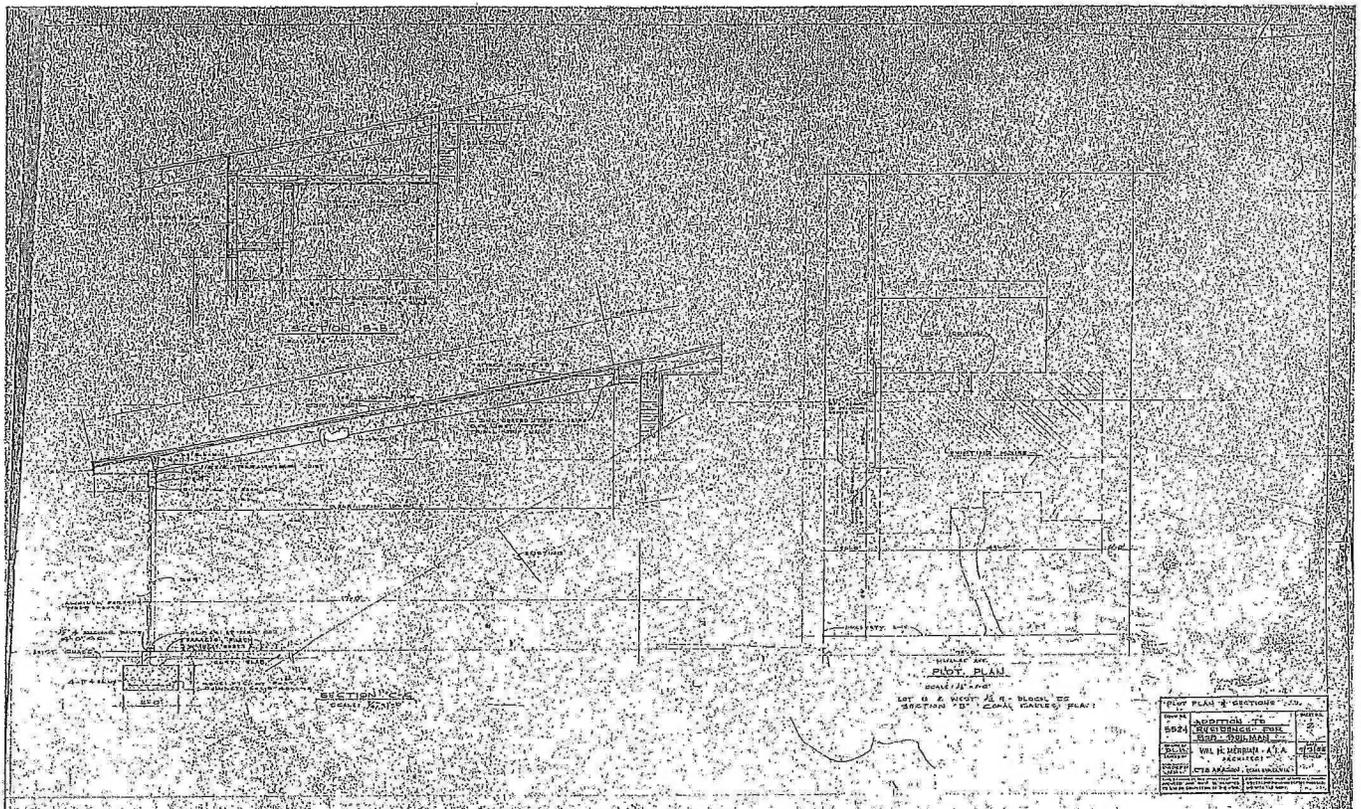
that otherwise each person engaged in said construction work is being paid on the basis of a stipulated sum for his services per day, by the affiant, and that the labor being used in such construction is being done by what is commonly known as "day labor"; that affiant, as owner, will comply with the Workman's Compensation law of the State of Florida, by obtaining a statutory Workmen's Compensation insurance policy or by qualifying with the Florida Industrial Commission as a self-insurer; that the affiant will withhold Social Security Taxes, and Federal and State Unemployment Insurance Taxes, and Federal Income Taxes from wages of all such employees working for him on such construction and will make returns thereof to the Collector of Internal Revenue, and to any proper State body.

3. That this affidavit is being made by this affiant for the purpose of inducing the City to grant a construction permit and to avoid the payment of the license fee and the deposit of a contractor's bond, as would be required if this affiant were engaged in the business of erecting or repairing buildings in The City of Coral Gables.

Bob Beilman
Sworn to and subscribed before me this 8 day of Aug. 1955

Notary Public, State of Florida at large
My commission expires Sept. 22, 1958.
Bonded by American Surety Co. of N. Y.

Francis B. Marshall
NOTARY PUBLIC STATE OF FLORIDA



13561

24496-B

APPLICATION FOR BUILDING PERMIT

Application is hereby made for the approval of the detailed statement of the plans and specifications herewith submitted for the building or other structure herein described. This application is made in compliance and conformity with the Building Ordinance of the City of Coral Gables, Florida. All provisions of the Laws of the State of Florida, all ordinances of the City of Coral Gables, and all rules and regulations of the Building Department of the City of Coral Gables shall be complied with, whether herein specified or not.

OWNER: Mr. Robert D. Beilman Date: 1-27-77
ADDRESS: 728 Ave. Wavanne
Lot(s): 8, 9 & 10 Block: 25 Section: "B" 5/111

Number of Stories: 1
Number of Units:
Type of Roof: Tile To match exist.
Use of Structure: ADD N. garage
Is building within easement area?
Is water available for this building?
Size of Lot: 88' x 117'
Setback F: 88' R: 5'
Estimated Cost: (7,000) \$4,000.00
Actual SQUARE FOOTAGE: 641
Required:
Detached Buildings:
Land Coverage: %
Actual cu. ft. per front foot (Commercial Buildings):
Building: \$46.00
Architect: \$7.00
Bond No. 18079 \$300.00
TOTAL: \$303.00

MISCELLANEOUS PERMITS:

Owner Builder Permit DOES NOT COVER.

Name and Address of Contractor:
I hereby submit, in duplicate, all the plans and specifications for said building. Reference to the building and its construction may be sent to:
(Signed) by: Bob Beilman Owner's Signature

STATE OF FLORIDA } SS
COUNTY OF DADE }

Before me, the undersigned authority, this day personally appeared [Name], to me well known, who being by me first duly sworn, did depose and say as follows:

1. That he is making application for a construction permit for the construction, or repair, of a building in The City of Coral Gables on the following described premises:

Lot(s) Block Section Street

2. That in connection with the work to be done under such permit no general contractor has been employed or retained and no person, firm or corporation, acting as a contractor, is receiving any compensation whatever in connection with the work to be done under said permit, except:

To be furnished at or before completion of job. (It is understood and agreed that NO CERTIFICATE of occupancy will be issued until a complete list of all Contractors who worked on the job has been furnished to the City and unless all such Contractors had current occupational licenses in Coral Gables.)

that otherwise each person engaged in said construction work is being paid on the basis of a stipulated sum for his services per day, by the affiant, and that the labor being used in such construction is being done by what is commonly known as "day labor" that affiant, as owner, will comply with the Workman's Compensation law of the State of Florida, by obtaining a statutory Workmen's Compensation Insurance policy or by qualifying with the Florida Industrial Commission as a self-insurer; that the affiant will withhold Social Security Taxes, and Federal and State Unemployment Insurance Taxes, and Federal Income Taxes from wages of all such employees working for him on such construction and will make returns thereof to the Collector of Internal Revenue, and to any proper State body.

3. That this affidavit is being made by this affiant for the purpose of inducing the City to grant a construction permit and to avoid the payment of the license fee and the deposit of a contractor's bond, as would be required if this affiant were engaged in the business of erecting or repairing buildings in The City of Coral Gables.

Bob Beilman

Sworn to and subscribed before me this 27 day of January A.D., 1977

My commission expires:
LOWEST FINISHED FLOOR ELEVATION (including basement)
DISTRICTS:
Required: H.F.H. X G.F.H. X
Proposed: H.F.H. X G.F.H. X
X-out inappropriate districts

Notary Public State of Florida
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 11 1979
FOUNDED THROUGH GENERAL INS. UNDERWRITERS

ZONING CODE 9152B
SECTION 9.28 PART G

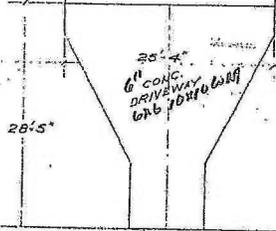
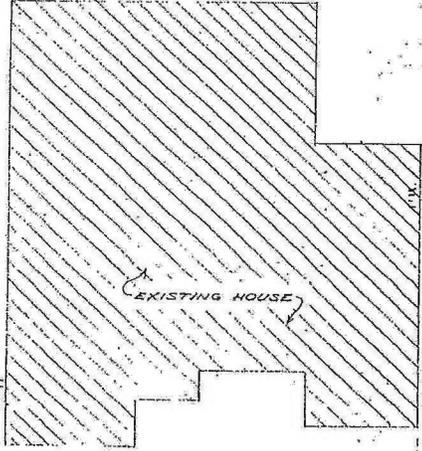
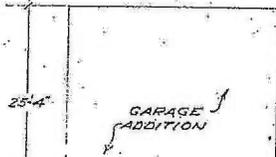
YARD ELEVATIONS
Where ground elevations are raised above that of adjoining lots or lots needed to shed water onto adjoining property, retaining wall or curb and/or drainage ditch or well, subject to the approval of the Building Official, shall be installed to protect said adjoining property.

ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THERE ARE NO ENCROACHMENTS INTO UTILITY EASEMENTS BY THIS PROJECT

Robert Bevilman
Owner or Contractor Signature

REMOVE &
REINSTALL

5'9" 4' HIGH CL FENCE



LOWEST FINISHED FLOOR ELEVATION (Including Footings)

Room	Lowest Finished Floor Elevation
Garage	1.00
Living Room	1.00
Bedroom	1.00
Bath	1.00
Kitchen	1.00
Hall	1.00
Staircase	1.00
Front Porch	1.00
Rear Porch	1.00

6" CONC. SEWER PIPE

MIN. 1" ASPH. CONC. OVER 6" COMPACTED LIMESTONE BASE

PLOT PLAN
SCALE: 1/4" = 1'-0"

LOT 9-9-10 BLK 25
SECTION 27 PA 3-111 CODE GABLES, FL.

FOR ROBERT BEVILMAN
729 N. WARRICK AVE.
SHEET 1 OF 3

112.5'

58'-9"

25'-4"

5'-2"

20'-5"

20'-4"

12'-2"

40'-0"

6'-0"

150'-0"

Owner/Builder Permit
 DOES NOT COVER:
 Air Conditioning Permit
 Electrical Permit
 Plumbing Permit
 Roofing Permit
[Signature]
 Owner's Signature

"Exposed piping of any type
 (Plumbing, Electrical etc.)
 will not be permitted without
 prior approval of the Board
 of Architects."

The Work of this structure shall not be started in and
 nor shall any work be done on the same until the
 necessary permits have been obtained from the
 appropriate authorities. A complete list of all Contractors who work on the
 project shall be furnished to the City. All such Contractors shall have
 their professional licenses in good standing. NO CERTIFICATE OF
 OCCUPANCY OR CERTIFICATE OF COMPLETION will be issued
 until the above has been complied with.

I hereby certify that I have read, understood, and agree to
 abide by the rules and regulations of the
 Owner or Contractor *[Signature]*

APPROVED

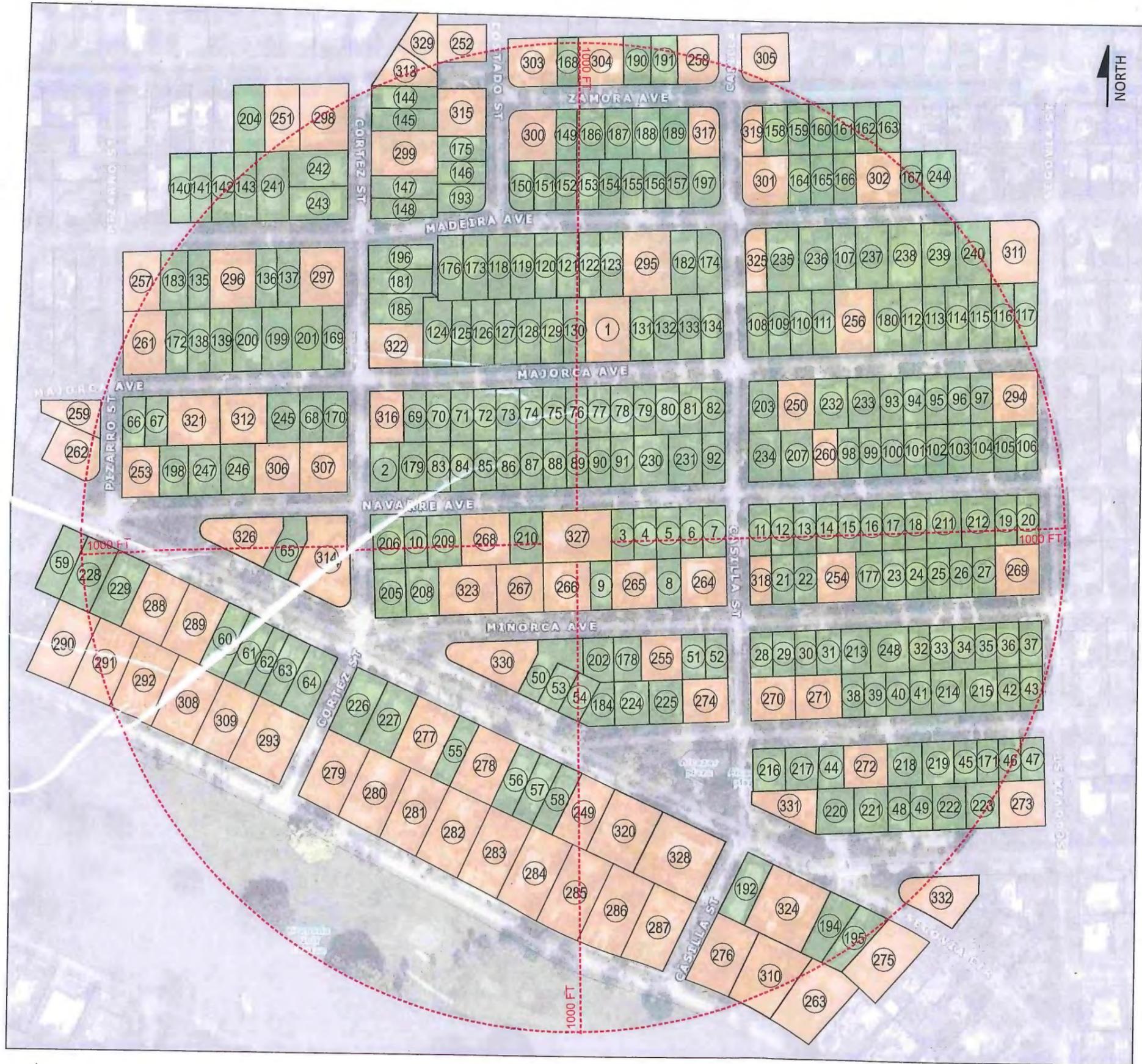
ARCHITECTURAL DESIGN	<i>[Signature]</i>
PLUMBING	<i>[Signature]</i>
ELECTRICAL	<i>[Signature]</i>
MECHANICAL	<i>[Signature]</i>
DATE	JAN. 27, 1977
ISSUED TO	<i>[Signature]</i>
ISSUED BY	<i>[Signature]</i>
BUILDING PERMIT NUMBER	111111
BUILDING OFFICE	<i>[Signature]</i>

*No Plg.
no c/c*

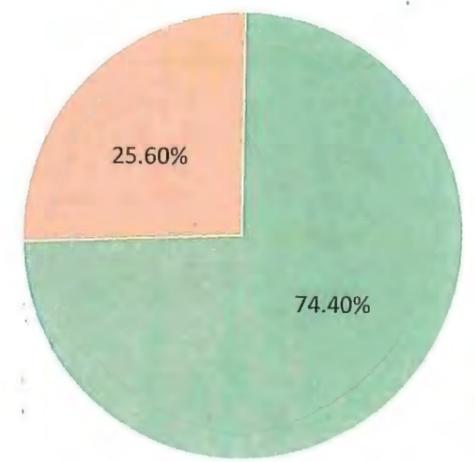
Notice
 Call Public Works Dept. for Inspections Marked OK
 445-0381
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Exhibit B



Total Building Site



247 Sites 0-75 ft. Frontage Lot
 85 Sites 76-167 ft. Frontage Lot
 332 Total Sites

BUILDING SITE FRONTAGE ANALYSIS

728 Navarre Avenue
 Coral Gables FL. 33134



Exhibit C

REC 13281 73 2450

632 MAY 10 AM 11:07
DECLARATION OF RESTRICTIVE COVENANT

87R188064

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned Robert D. Bellman is/are the fee simple owner(s) of the following described property situate and being in the City of Coral Gables, Florida:

Lot(s) 9, 8 and East 15 feet of Lot 7
Block 25 of CORAL GABLES SECTION II Subdivision, according to the plat thereof, as recorded in Plat Book 5 at Page 111 of the Public Records of Dade County, Florida, and

WHEREAS, the undersigned owner(s) of a single family residence at 728 Navarre Avenue 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 will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all of the 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 successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinances of said City then in effect.

IN WITNESS WHEREOF, the undersigned has/have caused his hand(s) and seal(s) to be affixed hereto on this 4th day of May 1987.

(Witness)

(Witness)

STATE OF FLORIDA)
COUNTY OF DADE)

I, HEREBY CERTIFY that on this day personally appeared before me Robert D. Bellman and he acknowledged that he executed the foregoing, freely and voluntarily, for the purposes therein expressed.

SWORN TO and subscribed before me on this 4th day of May 1987.

My commission expires:

PREPARED BY:
Robert D. Zahner, Esquire
405 Biltmore Way
Coral Gables, Florida 33134

APPROVED AS TO FORM:
Robert D. Zahner
ROBERT D. ZAHNER, CITY ATTORNEY

UNITY OF TITLE

728 Navarre Avenue



Cortez St.

Navarre Ave.

Casilla St.

Minorca Ave.

Alhambra Cr.



North Side



West Side



Southwest Side



South Side



East Side

East Side



716 Navarre



East Side





North Side

North Side



West Side



716 Navarre



734 Navarre



733

733 Navarre



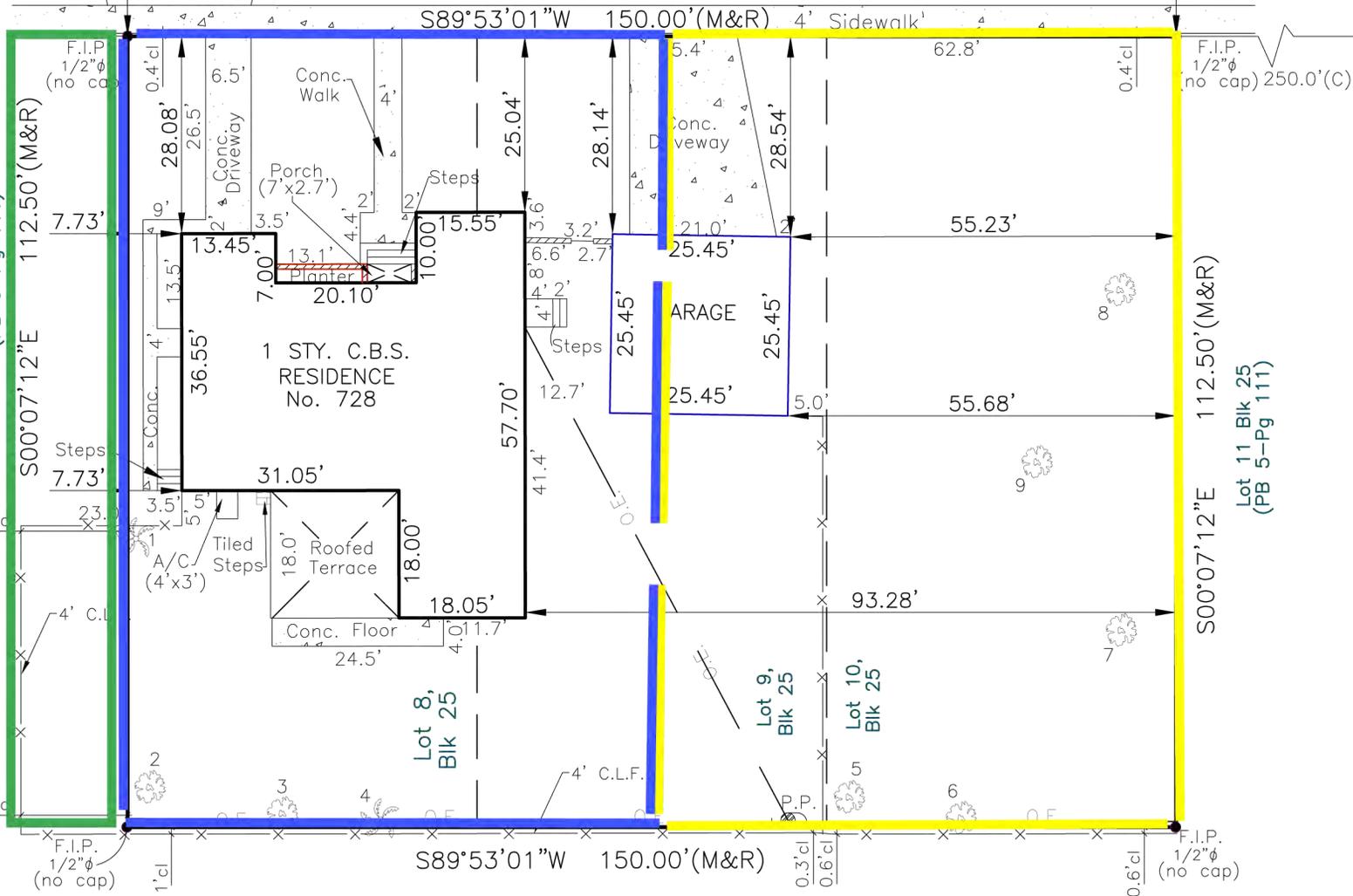
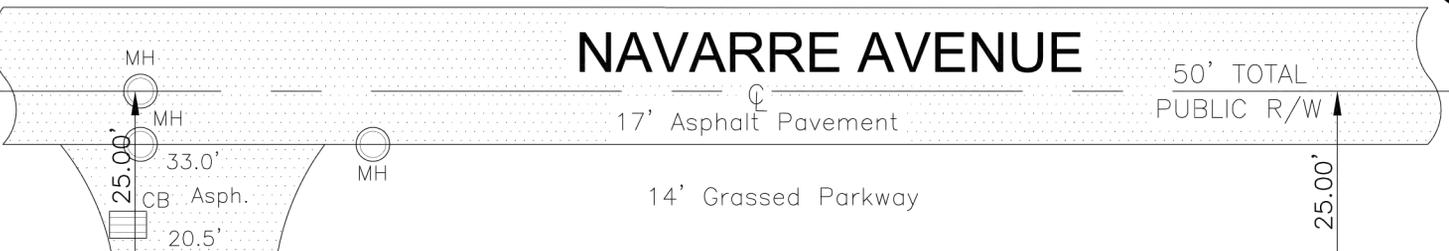
Proposed Lot Split

- East 15 feet of Lot 7 to be transferred to owner of Lot 7 and east half of Lot 6
- Site A
- Site B

SCALE: 1" = 25'



NAVARRE AVENUE



Lot 23, Blk 25

Lot 22, Blk 25

Lot 21, Blk 25

Lot 7, Blk 25
(PB 5-Pg 111)

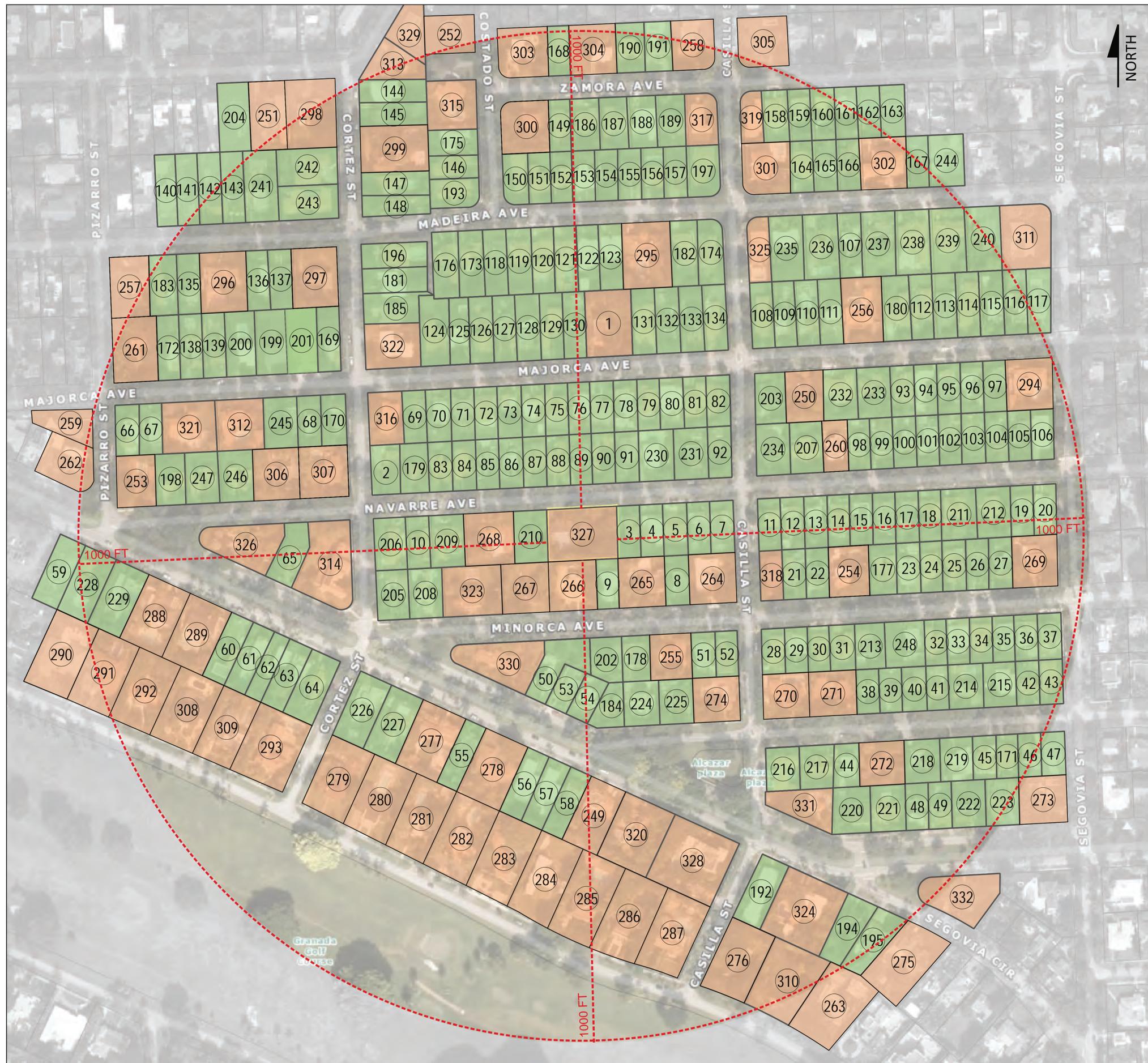
Lot 11, Blk 25
(PB 5-Pg 111)

Lot 8,
Blk 25

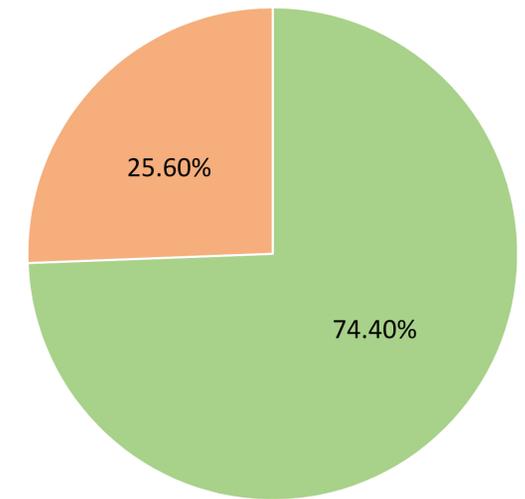
Lot 9,
Blk 25

Lot 10,
Blk 25

Blk
Cor
F.I.
CASILLA STREET



Total Building Site



- 247 Sites ■ 0-75 ft. Frontage Lot
- 85 Sites ■ 76-167 ft. Frontage Lot

- 332 Total Sites

BUILDING SITE FRONTAGE ANALYSIS

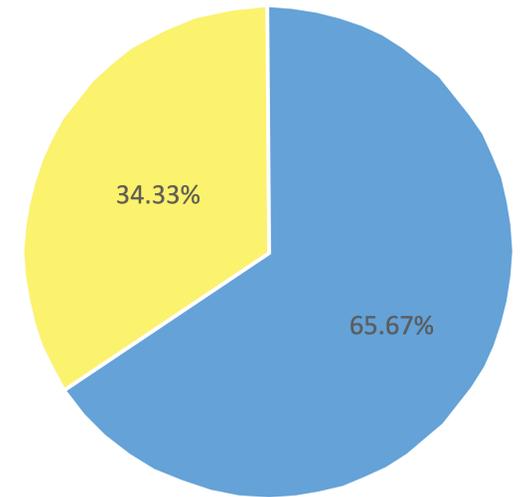
728 Navarre Avenue
Coral Gables FL. 33134

Bellin & Pratt
architects, LLC

AA26000863



Total Building Site



- 218 Sites ■ Less than 8,437.5 sq.ft
- 114 Sites ■ 8,437.5 sq.ft or More

- 332 Total Sites

BUILDING SITE LOT AREA ANALYSIS

728 Navarre Avenue
Coral Gables FL. 33134

Bellin & Pratt
architects, LLC

WEST PROPERTY DATA

ZONING INFORMATION			
CITY	CITY OF CORAL GABLES		
PROPERTY TAX FOLIO	03-4108-001-4270		
PROPERTY ADDRESS	728 NAVARRE AVENUE, CORAL GABLES FL 33134		
PROPERTY OWNER	Robert D Bellman (Trust) 728 Navarre ave, Coral Gables FL 33134		
LEGAL DESCRIPTION	LOTS 8, 9 AND 10, BLOCK 25, OF CORAL GABLES SECTION 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 111, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.		
APPLICABLE CODES	Coral Gables Zoning Code 2014 FLORIDA BUILDING CODE : Building		
ZONING CLASSIFICATION	SFR - Single Family Residence		
SITE AREA	GROSS SQ.FT. (75.00' FRONT x 112.5' DEPTH)	8,437.5 SQ.FT.	
	GROSS ACREAGE: 1 Acre = 43,560 SQ.FT.	0.193 Acres	
GROUND FLOOR AREA	NET SQ.FT. (75.00' FRONT, 112.5' SIDE, 75.00' REAR, 112.5' SIDE)	8,437.5 SQ.FT.	
	NET ACREAGE: 1 Acre = 43,560 SQ.FT.	0.193 Acres	

F.A.R.			
Description	EXISTING OVERALL LOT 150X112.5	EACH LOT ALLOWED BY CODE	WEST LOT PROPOSED
LOT AREA	16,875 SQ.FT.	8,437.5 SQ.FT.	8,437.5 SQ.FT.
1st 5,000 SQ.FT. @ 45%	5,000 sq.ft. x 45% = 2,250 sq.ft.	5,000 sq.ft. x 45% = 2,250 sq.ft.	1,743 sq.ft. (Proposed 1st Floor)
2nd 5,000 SQ.FT. @ 35%	5,000 sq.ft. x 35% = 1,750 sq.ft.	3,437.5 sq.ft. x 35% = 1,203.12 sq.ft.	1,363 sq.ft. (Proposed 2nd Floor)
Balance @ 30%	6,875 sq.ft. x 30% = 2,062.5 sq.ft.		
Total F.A.R.	6,212.5 sq.ft.	3,603.12 sq.ft. per Lot 7,206.24 sq.ft. (two Lots)	3,166 sq.ft.
Acknowledge F.A.R.	6,212.5 sq.ft. (The F.A.R. for the Original Lot is more restrictive)		

SETBACKS		
Description	WEST LOT PROPOSED (75x112.5)	PROVIDED
Front Setback (north)	25'-0" Ft.	25'-0" Ft.
Interior Side Setback (east)	10'-0" Ft.	14'-11" Ft.
Interior Side Setback (west)	5'-0" Ft.	9'-11" Ft.
Rear Setback (south)	10'-0" Ft.	30'-4" Ft.

LOT COVERAGE		
Description	WEST LOT PROPOSED (75x112.5)	PROVIDED
Main Structure	Lot Coverage = 35% of 8,437.5 sq.ft. 2,953.12 sq.ft.	1,920 sq.ft.
Auxiliary Structure	10% of 8,437.5 sq.ft. = 843 sq. ft.	341.83 sq.ft.
Total Lot Coverage	2,953.12 sq.ft.	1,920 sq.ft. = 22.75%

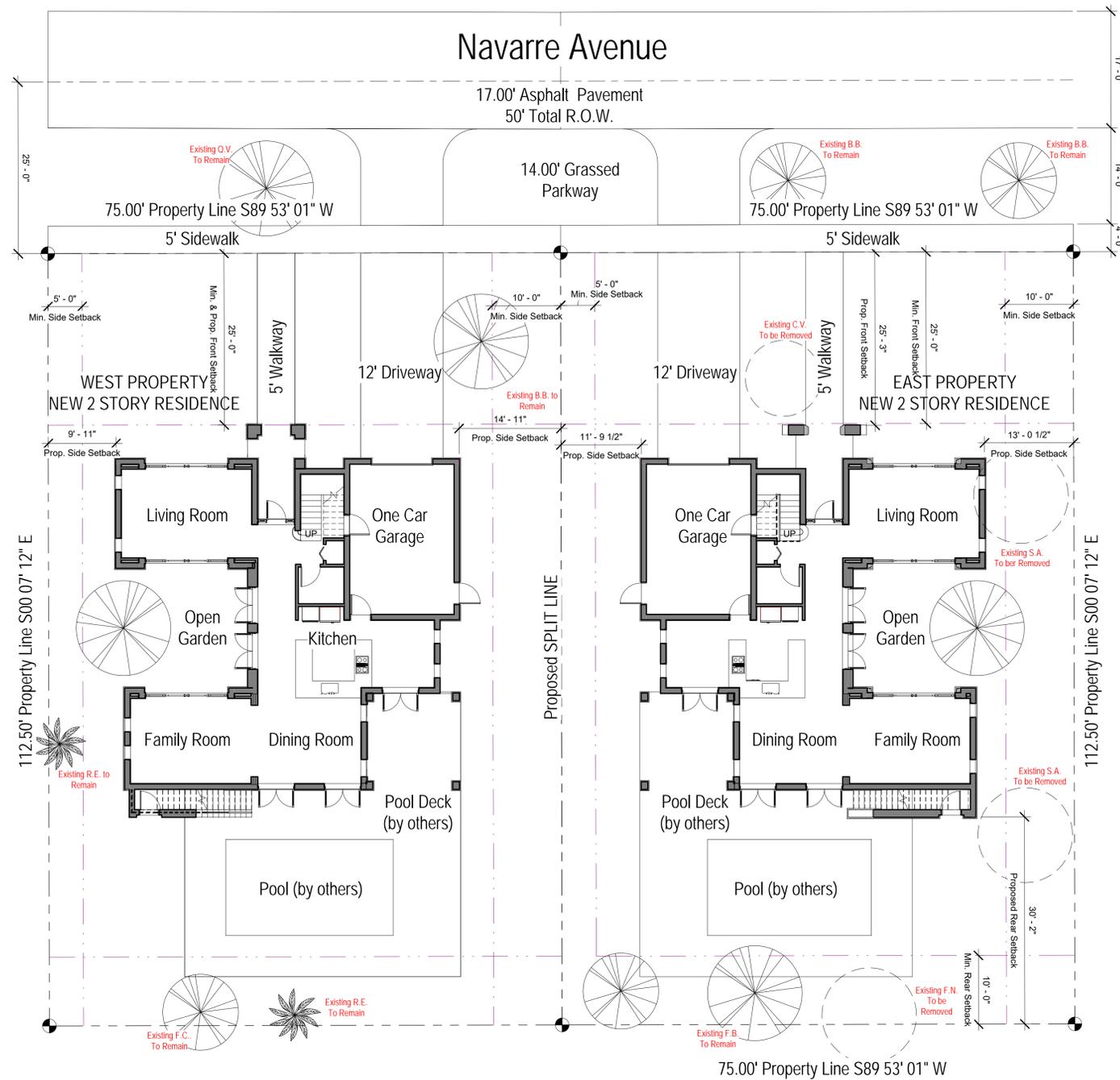
EAST PROPERTY DATA

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SETBACKS		
Description	EAST LOT PROPOSED (75x112.5)	PROVIDED
Front Setback (north)	25'-0" Ft.	25'-3" Ft.
Interior Side Setback (east)	10'-0" Ft.	13'-0-1/2" Ft.
Interior Side Setback (west)	5'-0" Ft.	11'-9-1/2" Ft.
Rear Setback (south)	10'-0" Ft.	30'-2" Ft.

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Auxiliary Structure	10% of 8,437.5 sq.ft. = 843 sq. ft.	341.83 sq.ft.
Total Lot Coverage	2,953.12 sq.ft.	1,920 sq.ft. = 22.75%



1 Site Plan
1" = 10'-0"



Location Map

ARCHITECT:

Bellin & Pratt
architects, LLC

AA26000863

285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant
Address
Phone
Fax
e-mail

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PROJECT NAME:

SINGLE FAMILY RESIDENCE

PROPERTY ADDRESS
728 Navarre Avenue
Coral Gables 33134

OWNER INFORMATION
Robert D Bellman (Trust)
728 Navarre Avenue Coral Gables
33134

LOT SPLIT

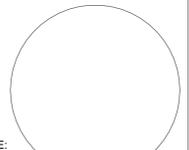
ISSUE DATE: 06/07/2016
PROJECT No.: 2015-14
DRAWN BY: V.G. & D.F.
APPROVED BY: M.B. & G.P.

REVISIONS:

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GLENN H PRATT, AIA, AR-9608

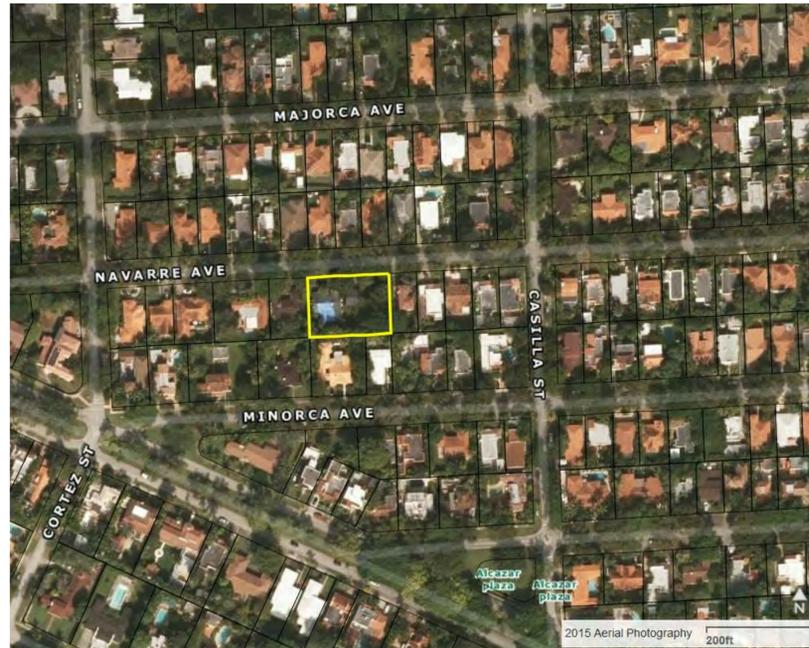
SHEET TITLE:

Combine Site Plan & Zoning Data

SCALE: As indicated

SHEET No.:

C1.2



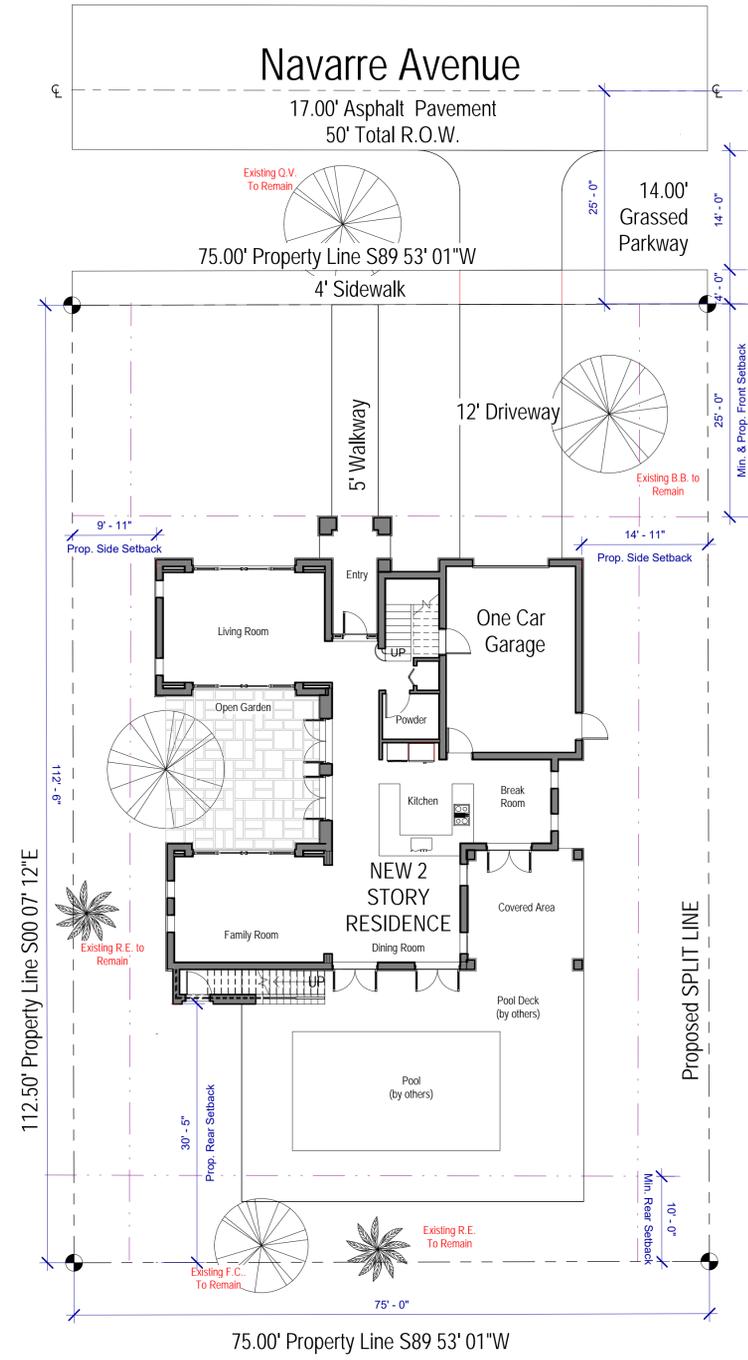
Location Map

ZONING INFORMATION			
CITY	CITY OF CORAL GABLES		
PROPERTY TAX FOLIO	03-4108-001-4270		
PROPERTY ADDRESS	728 NAVARRE AVENUE, CORAL GABLES FL 33134		
PROPERTY OWNER	Robert D Bellman (Trust) 728 Navarre ave, Coral Gables FL 33134		
LEGAL DESCRIPTION	LOTS 8, 9 AND 10, BLOCK 25, OF CORAL GABLES SECTION B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 111, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.		
APPLICABLE CODES	Coral Gables Zoning Code 2014 FLORIDA BUILDING CODE - Building		
ZONING CLASSIFICATION	SFR - Single Family Residence		
SITE AREA	GROSS SQ.FT. (75.00' FRONT x 112.5' DEPTH)	8,437.5 SQ.FT.	
	GROSS ACREAGE: 1 Acre = 43,560 SQ.FT.	0.193 Acres	
GROUND FLOOR AREA	NET SQ.FT. (75.00' FRONT, 112.5' SIDE, 75.00' REAR, 112.5' SIDE)	8,437.5 SQ.FT.	
	NET ACREAGE: 1 Acre = 43,560 SQ.FT.	0.193 Acres	

F.A.R.			
Description	EXISTING OVERALL LOT	EACH LOT ALLOWED BY CODE	WEST LOT PROPOSED
LOT AREA	150X112.5 16,875 SQ.FT.	8,437.5 SQ.FT.	8,437.5 SQ.FT.
1st 5,000 SQ.FT. @ 40%	5,000 sq.ft. x 40% = 2,000 sq.ft.	5,000 sq.ft. x 40% = 2,000 sq.ft.	1,743 sq.ft. (Proposed 1st Floor)
2nd 5,000 SQ.FT. @ 35%	5,000 sq.ft. x 35% = 1,750 sq.ft.	3,437.5 sq.ft. x 35% = 1,203.12 sq.ft.	1,383 sq.ft. (Proposed 2nd Floor)
Balance @ 30%	6,875 sq.ft. x 30% = 2,062.5 sq.ft.		
Total F.A.R.	6,212.5 sq.ft.	3,603.12 sq.ft. per Lot	3,106 sq.ft.
Acknowledge F.A.R.	6,212.5 sq.ft. (The F.A.R. for the Original Lot is more restrictive)	7,206.24 sq.ft. (two Lots)	

LOT COVERAGE		
Description	WEST LOT PROPOSED (75x112.5)	PROVIDED
ALLOWED		
Main Structure	Lot Coverage = 35% of 8,437.5 sq.ft. 2,953.12 sq.ft.	1,920 sq.ft.
Auxiliary Structure	10% of 8,437.5 sq.ft. = 843 sq.ft.	341.83 sq.ft.
Total Lot Coverage	2,953.12 sq.ft.	1,920 sq.ft. = 22.75%

SETBACKS		
Description	WEST LOT PROPOSED (75x112.5)	PROVIDED
ALLOWED		
Front Setback (north)	25'-0" Ft.	25'-0" Ft.
Interior Side Setback (east)	10'-0" Ft.	14'-11" Ft.
Interior Side Setback (west)	5'-0" Ft.	9'-11" Ft.
Rear Setback (south)	10'-0" Ft.	30'-5" Ft.



1 728 W Site Plan
1" = 10'-0"

ARCHITECT:

Bellin & Pratt
architects, LLC

AA26000863

285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant
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Phone
Fax
e-mail

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PROJECT NAME:
SINGLE FAMILY RESIDENCE

PROPERTY ADDRESS
728 Navarre Avenue
Coral Gables 33134

OWNER INFORMATION
Robert D Bellman (Trust),
728 Navarre Avenue, Coral Gables FL 33134

LOT SPLIT

ISSUE DATE: 10/13/2015
PROJECT No.: 2015-18
DRAWN BY: D.F. & V.G.
APPROVED BY: G.P. & M.B.

REVISIONS:

No.	Description	Date

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SEAL:

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

SHEET TITLE:
Lot W - Site Plan, Zoning info & Building data
SCALE: As indicated
SHEET No.:
C1.2

ARCHITECT:

Bellin & Pratt
architects, LLC

AA26000863

285 sevilla avenue
coral gables, florida, 33134
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OWNER INFORMATION
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LOT SPLIT

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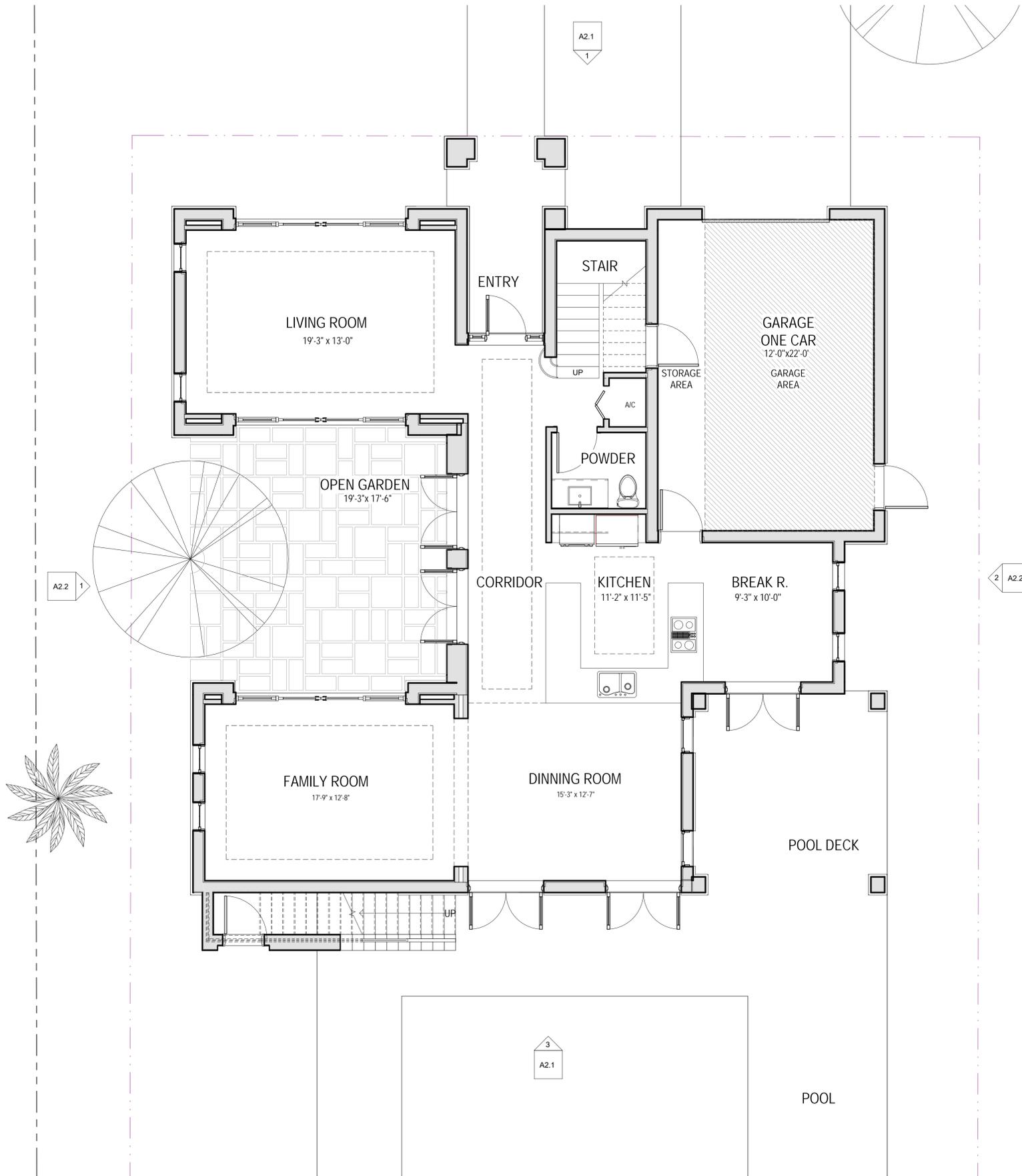
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**Lot W - First
Floor Plan**

SCALE: **As indicated**

SHEET No.:

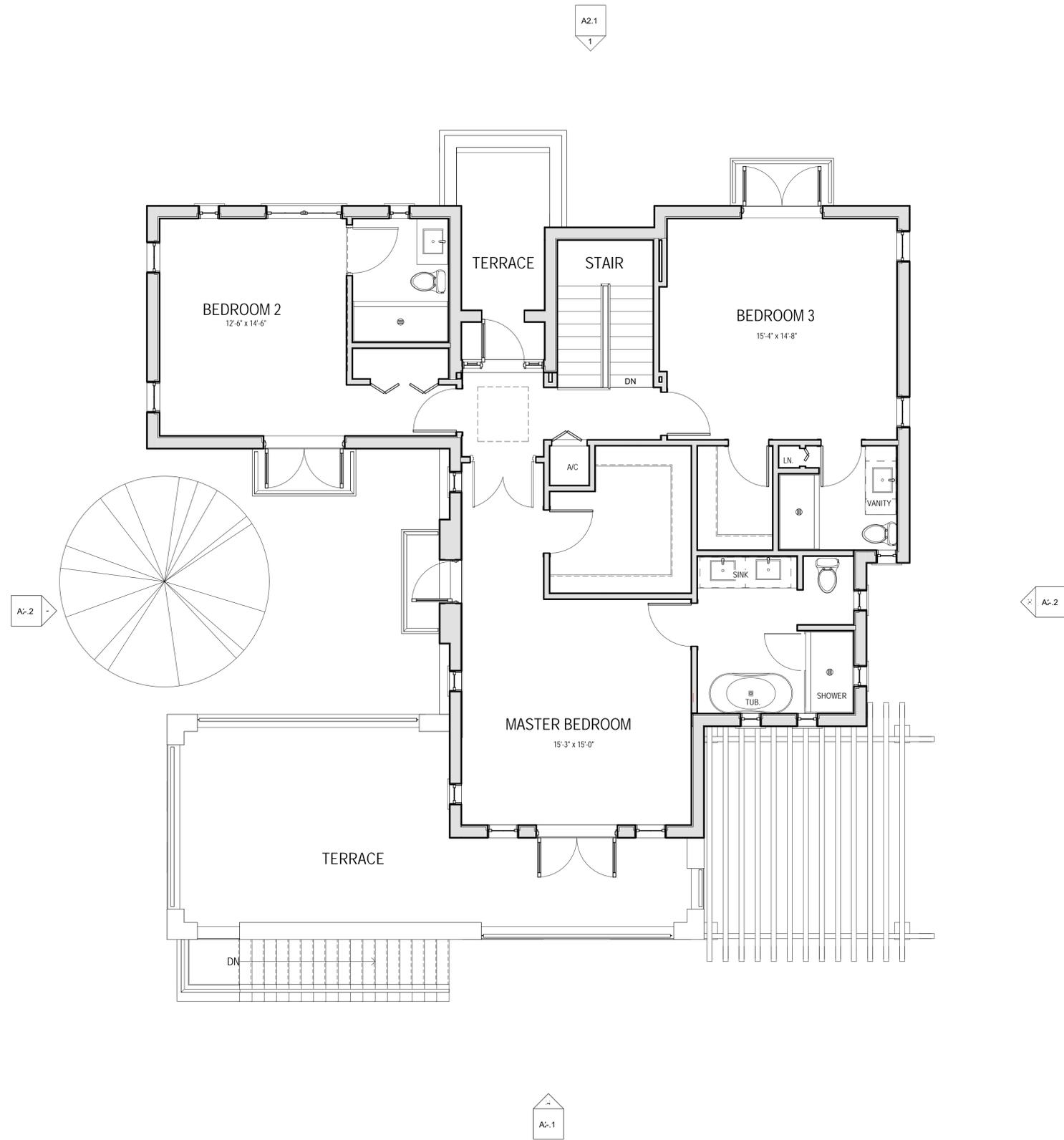
A1.1



- LEGEND**
- 101 DOOR NUMBER
REFER TO DOOR SCHEDULE
SHEET A6.1
 - 11 WINDOW NUMBER
REFER TO WINDOW SCHEDULE
SHEET A6.1
 - 11 STOREFRONT NUMBER
REFER TO STOREFRONT SCHEDULE
SHEET A6.1
 - 11 WALL TYPE
REFER TO PARTITION TYPES SCHEDULE
SHEET A5.2

728 W First Floor
1/4" = 1'-0"

6/9/2016 5:25:29 PM




1 728 W Second Floor
 1/4" = 1'-0"

- LEGEND**
- 101 DOOR NUMBER
REFER TO DOOR SCHEDULE
SHEET A6.1
 - 1t WINDOW NUMBER
REFER TO WINDOW SCHEDULE
SHEET A6.1
 - 1i STOREFRONT NUMBER
REFER TO STOREFRONT SCHEDULE
SHEET A6.1
 - 1j WALL TYPE
REFER TO PARTITION TYPES SCHEDULE
SHEET A5.2

ARCHITECT:

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architects, LLC

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PROJECT NAME:
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 RESIDENCE**

PROPERTY ADDRESS
 728 Navarre Avenue
 Coral Gables 33134

OWNER INFORMATION
 Robert D Bellman (Trust),
 728 Navarre Avenue, Coral
 Gables FL 33134

LOT SPLIT

ISSUE DATE: 10/13/2015
 PROJECT No.: 2015-18
 DRAWN BY: D.F. & V.G.
 APPROVED BY: G.P. & M.B.

REVISIONS:

No.	Description	Date

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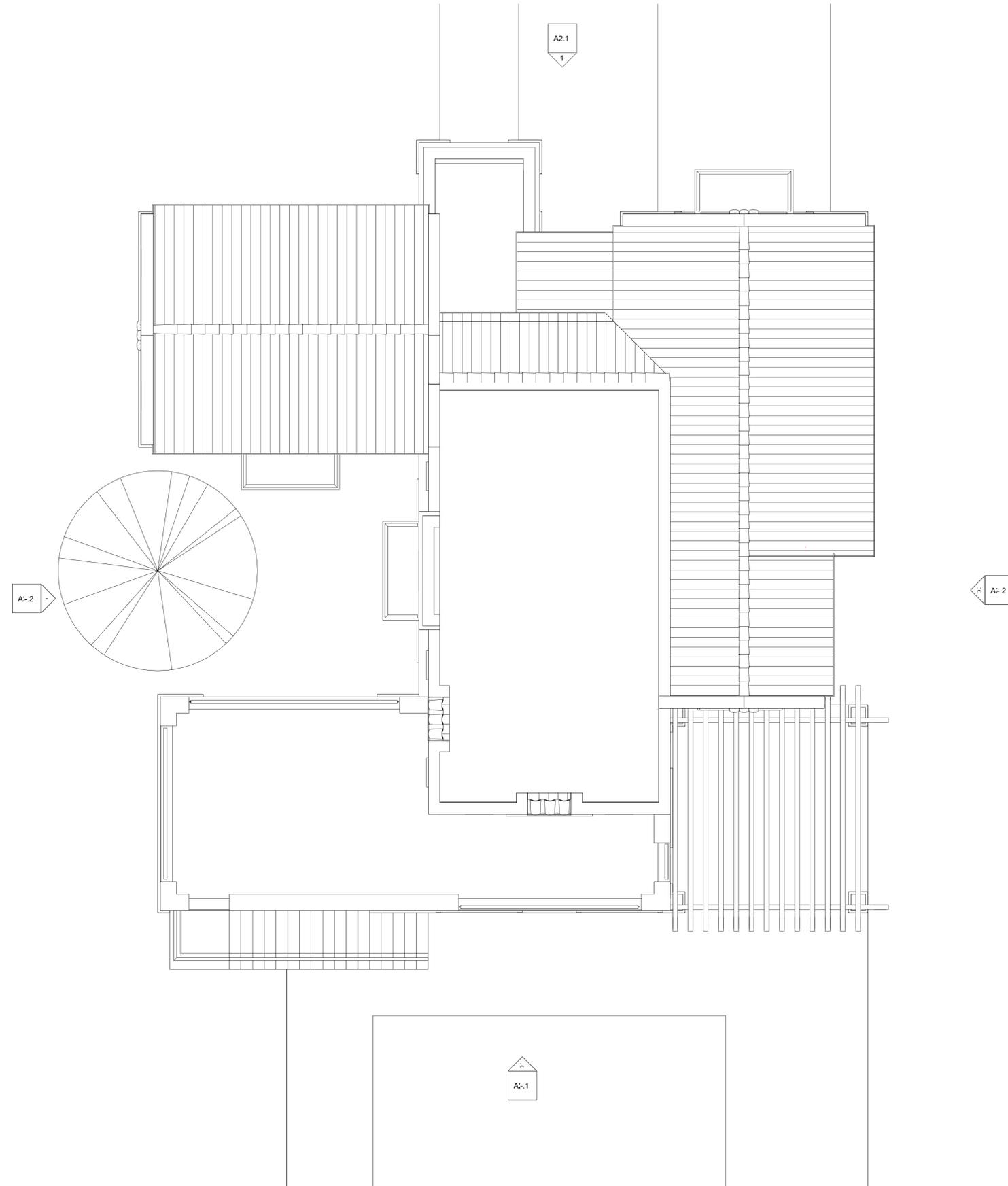
SEAL:

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

SHEET TITLE:
**Lot W - Second
 Floor**

SCALE: **As indicated**

SHEET No.:
A1.2



ARCHITECT:

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PROJECT NAME:

**SINGLE FAMILY
RESIDENCE**

PROPERTY ADDRESS
728 Navarre Avenue
Coral Gables 33134

OWNER INFORMATION
Robert D Bellman (Trust),
728 Navarre Avenue, Coral
Gables, FL 33134

LOT SPLIT

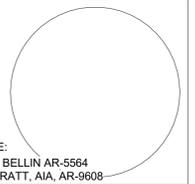
ISSUE DATE: 10/13/2015
PROJECT No.: 2015-18
DRAWN BY: Author
APPROVED BY: Approver

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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

**Lot W - Roof
Plan**

SCALE: 1/4" = 1'-0"

SHEET No.:

A1.3



1

728 W Roof Plan
1/4" = 1'-0"



1 728 W Front Elevation - North
 A2.1 1/4" = 1'-0"
 Dwg. Ref. A1.1



3 728 W Rear Elevation - South
 1/4" = 1'-0"

ELEVATION NOTES	
NUMBER	DESCRIPTION

ARCHITECT:

Bellin & Pratt
 architects, LLC

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PROJECT NAME:
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 728 Navarre Avenue
 Coral Gables 33134

OWNER INFORMATION
 Robert D Bellman (Trust),
 728 Navarre Avenue, Coral
 Gables FL 33134

LOT SPLIT

ISSUE DATE: 10/13/2015
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 DRAWN BY: D.F. & V.G.
 APPROVED BY: G.P. & M.B.

REVISIONS:

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 GLENN H PRATT, AIA, AR-9608

SHEET TITLE:
**Lot W - Building
 Elevations**

SCALE: 1/4" = 1'-0"

SHEET No.:
A2.1



1 728 W Side Elevation - West
1/4" = 1'-0"

ELEVATION NOTES

NUMBER	DESCRIPTION
--------	-------------



2 728 W Side Elevation - East
1/4" = 1'-0"

ARCHITECT:

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coral gables, florida, 33134
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Coral Gables 33134

OWNER INFORMATION
Robert D Bellman (Trust),
728 Navarre Avenue, Coral
Gables, FL 33134

LOT SPLIT

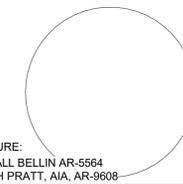
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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

**Lot W - Building
Elevations**

SCALE: 1/4" = 1'-0"

SHEET No.:

A2.2



1 3D View 1 (North Elevation)



2 3D View 2 (South Elevation)

ARCHITECT:

Bellin & Pratt
architects, LLC

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coral gables, florida, 33134
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728 Navarre Avenue
Coral Gables 33134

OWNER INFORMATION
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LOT SPLIT

ISSUE DATE: 10/13/2015
PROJECT No.: 2015-18
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APPROVED BY: M.B. & G.P.

REVISIONS:

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SIGNATURE:
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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

Massing Study

SCALE:

SHEET No.:

A8.1



1 3D View 3 (West Elevation)



2 3D View 4 (East Elevation)

ARCHITECT:

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architects, LLC

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LOT SPLIT

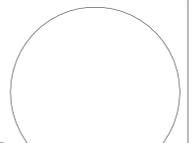
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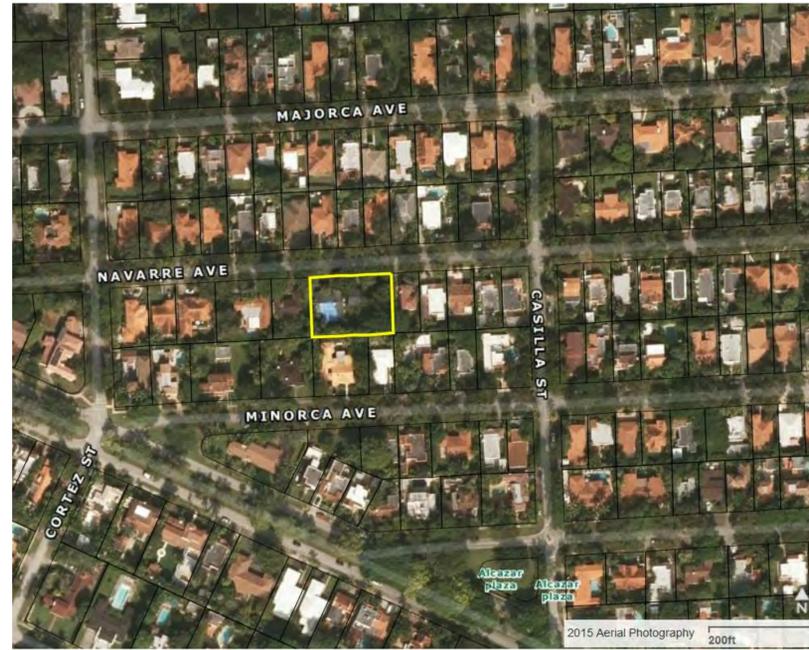
SHEET TITLE:

Massing Study

SCALE:

SHEET No.:

A8.2



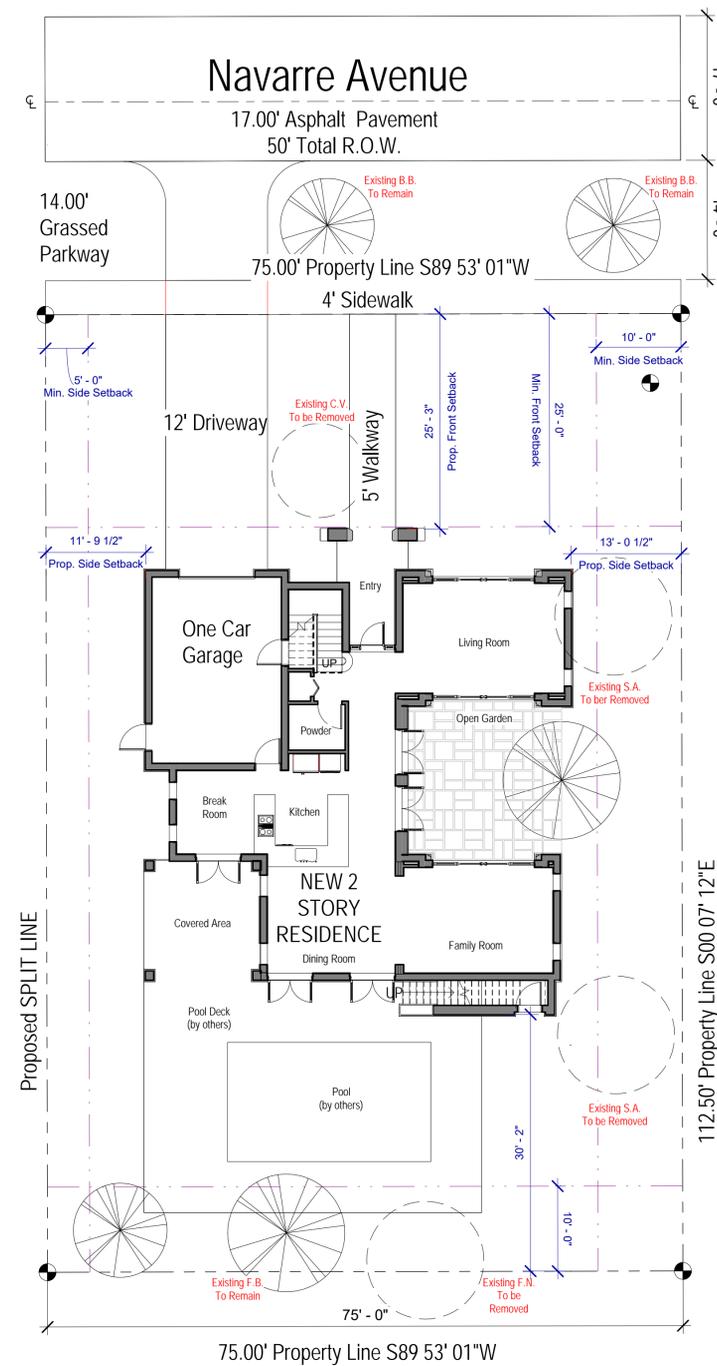
Location Map

ZONING INFORMATION		
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Total Lot Coverage	2,953.12 sq. ft.	1,920 sq. ft. = 22.75%



1 728 E Site Plan
1" = 10'-0"

ARCHITECT:

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CONSULTANTS:

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PROJECT NAME:

SINGLE FAMILY RESIDENCE

PROPERTY ADDRESS
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Coral Gables 33134

OWNER INFORMATION
Robert D Bellman (Trust),
728 Navarre Avenue, Coral
Gables FL 33134

LOT SPLIT

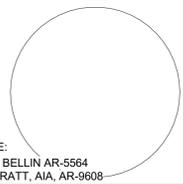
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DRAWN BY: D.F. & V.G.
APPROVED BY: G.P. & M.B.

REVISIONS:

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

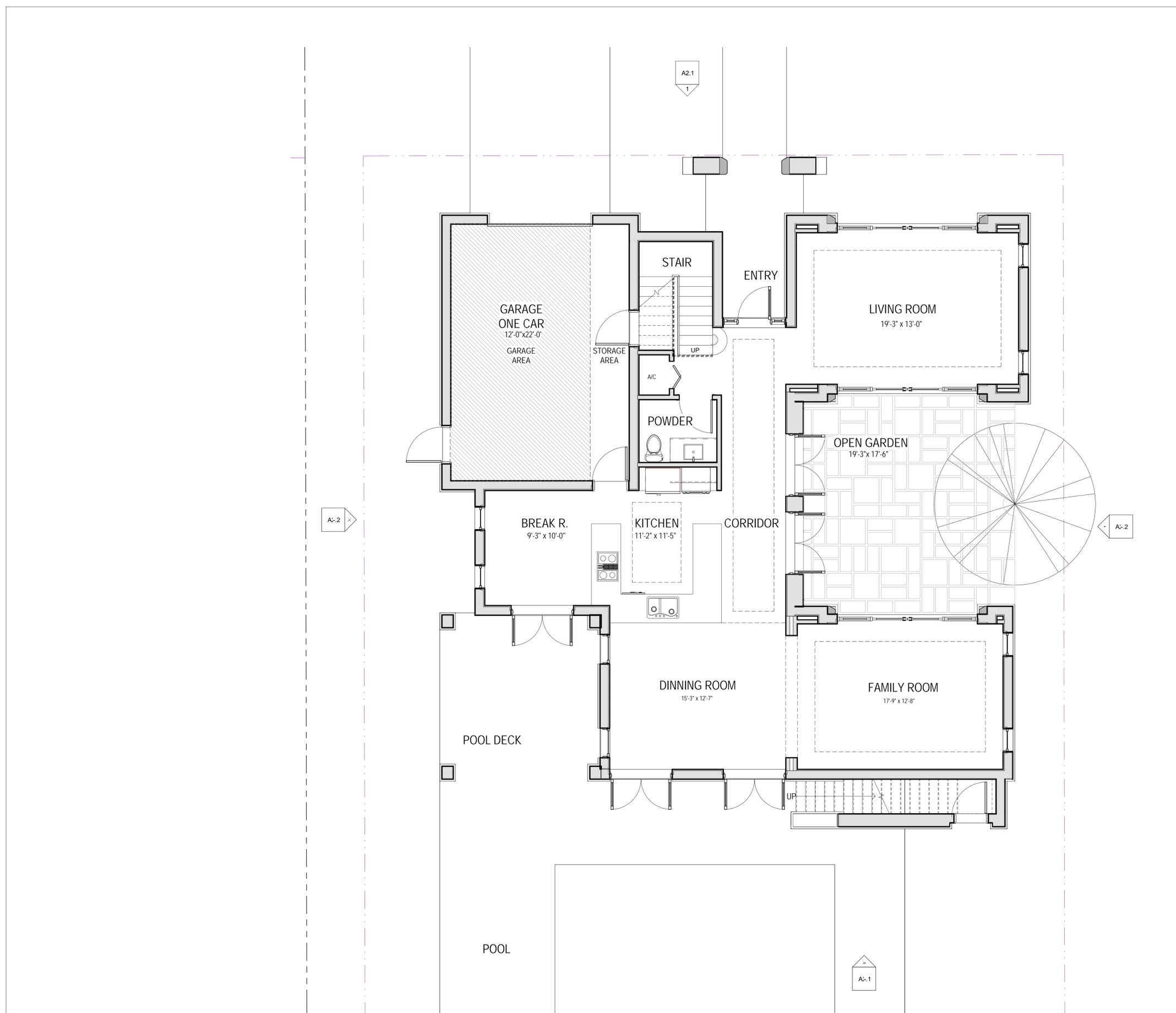
SHEET TITLE:

**Lot E - Site Plan,
Zoning info &
Building data**

SCALE: As indicated

SHEET No.:

C1.2



ARCHITECT:
Bellin & Pratt
 architects, LLC
 AA26000863

285 sevilla avenue
 coral gables, florida, 33134
 tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:
 Consultant
 Address
 Address
 Phone
 Fax
 e-mail

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PROJECT NAME:
**SINGLE FAMILY
 RESIDENCE**

PROPERTY ADDRESS
 728 Navarre Avenue
 Coral Gables 33134

OWNER INFORMATION
 Robert D Bellman (Trust),
 728 Navarre Avenue, Coral
 Gables, FL 33134

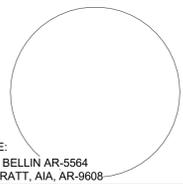
LOT SPLIT

ISSUE DATE: 10/13/2015
 PROJECT No.: 2015-18
 DRAWN BY: D.F. & V.G.
 APPROVED BY: G.P. & M.B.

REVISIONS:

No.	Description	Date

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

SHEET TITLE:
**Lot E - First
 Floor Plan**

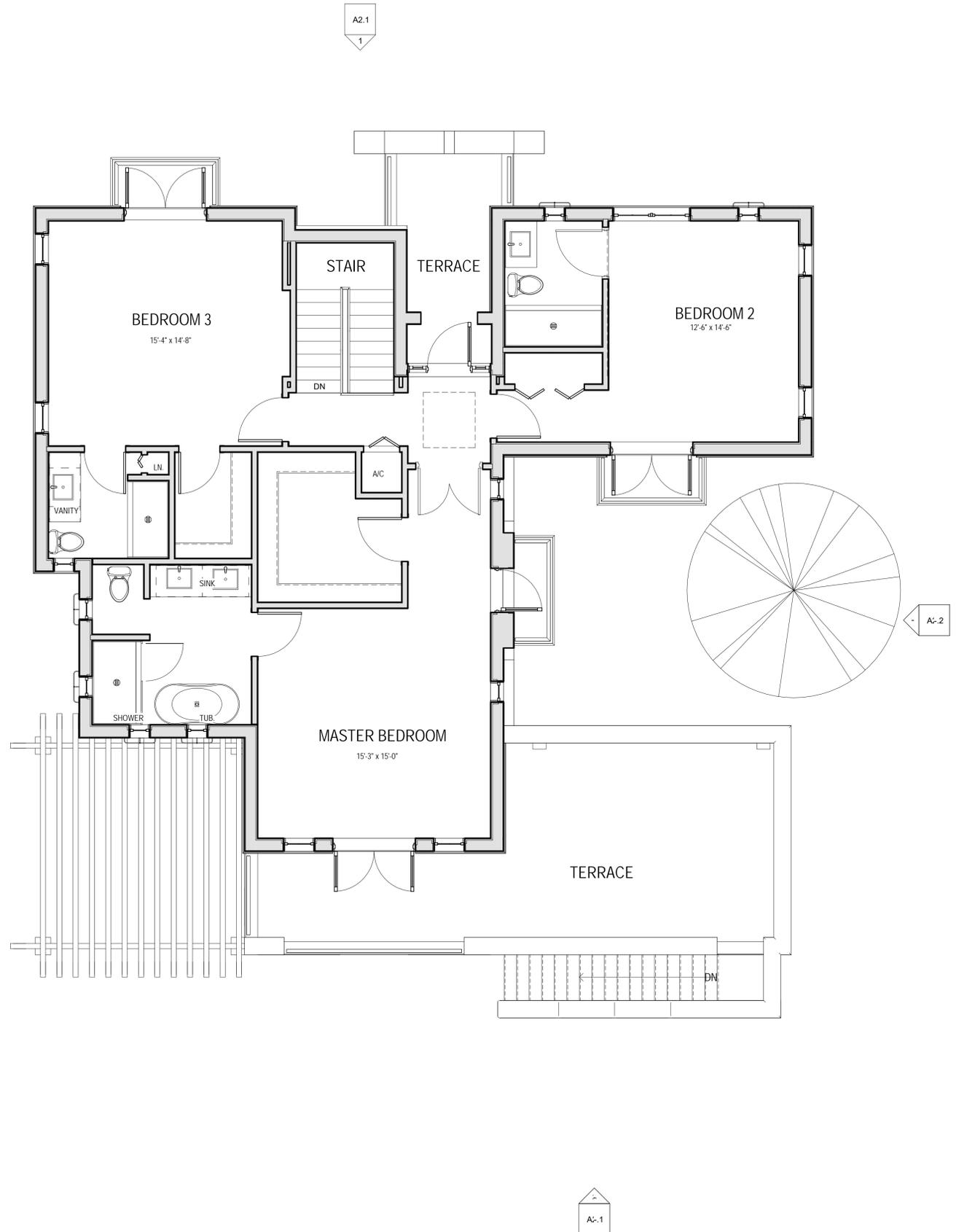
SCALE: **As indicated**
 SHEET No.:

A1.1

- LEGEND**
- 101 DOOR NUMBER
REFER TO DOOR SCHEDULE
SHEET A6.1
 - 11 WINDOW NUMBER
REFER TO WINDOW SCHEDULE
SHEET A6.1
 - 11 STOREFRONT NUMBER
REFER TO STOREFRONT SCHEDULE
SHEET A6.1
 - 11 WALL TYPE
REFER TO PARTITION TYPES SCHEDULE
SHEET A5.2

728 E First Floor
 1/4" = 1'-0"

6/9/2016 5:35:15 PM




1 728 E Second Floor
 1/4" = 1'-0"

- LEGEND**
-  DOOR NUMBER
REFER TO DOOR SCHEDULE
SHEET A6.1
 -  WINDOW NUMBER
REFER TO WINDOW SCHEDULE
SHEET A6.1
 -  STOREFRONT NUMBER
REFER TO STOREFRONT SCHEDULE
SHEET A6.1
 -  WALL TYPE
REFER TO PARTITION TYPES SCHEDULE
SHEET A5.2

ARCHITECT:

Bellin & Pratt
architects, LLC

AA26000863

285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant
Address
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728 Navarre Avenue
Coral Gables 33134

OWNER INFORMATION
Robert D Bellman (Trust),
728 Navarre Avenue, Coral
Gables FL 33134

LOT SPLIT

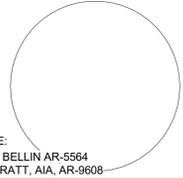
ISSUE DATE: 10/13/2015
PROJECT No.: 2015-18
DRAWN BY: D.F. & V.G.
APPROVED BY: G.P. & M.B.

REVISIONS:

No.	Description	Date

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SEAL:



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

SHEET TITLE:
**Lot E - Second
Floor**

SCALE: **As indicated**

SHEET No.:
A1.2

ARCHITECT:

Bellin & Pratt
architects, LLC

AA26000863

285 sevilla avenue
coral gables, florida, 33134
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Coral Gables 33134

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Gables, FL 33134

LOT SPLIT

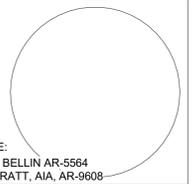
ISSUE DATE: 10/13/2015
PROJECT No.: 2015-18
DRAWN BY: Author
APPROVED BY: Approver

REVISIONS:

No.	Description	Date

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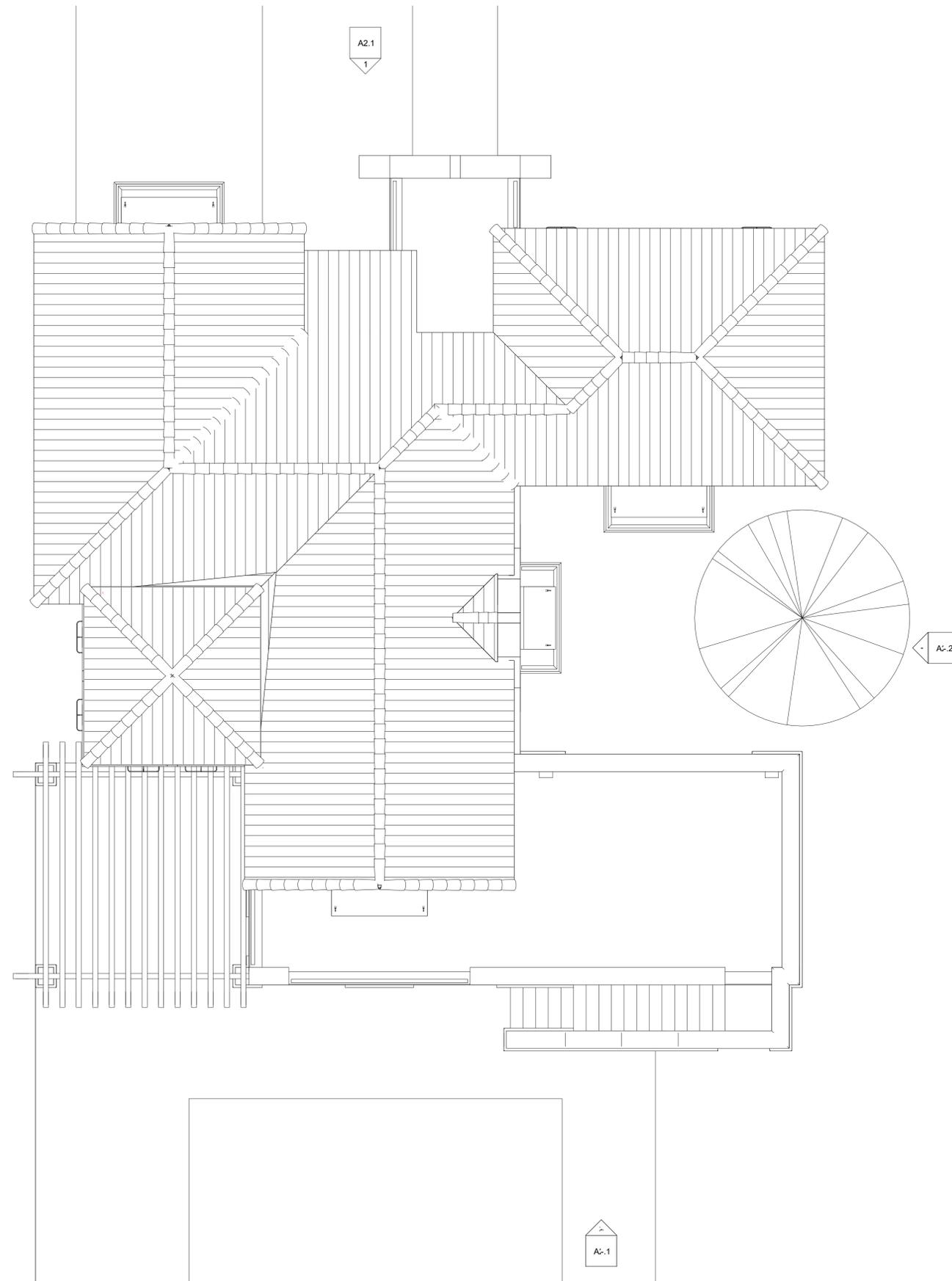
SHEET TITLE:

Lot E - Roof Plan

SCALE: **1/4" = 1'-0"**

SHEET No.:

A1.3



1 728 E Roof Plan
1/4" = 1'-0"

6/9/2016 5:35:27 PM



1 728 E Front Elevation - North
 A2.1 1/4" = 1'-0"
 Dwg. Ref. A1.1

ELEVATION NOTES

NUMBER	DESCRIPTION
--------	-------------



3 728 E Rear Elevation - South
 1/4" = 1'-0"

ARCHITECT:

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 architects, LLC

AA26000863

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 coral gables, florida, 33134
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 Coral Gables 33134

OWNER INFORMATION
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 728 Navarre Avenue, Coral
 Gables, FL 33134

LOT SPLIT

ISSUE DATE: 10/13/2015
 PROJECT No.: 2015-18
 DRAWN BY: D.F. & V.G.
 APPROVED BY: G.P. & M.B.

REVISIONS:

No.	Description	Date

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

SHEET TITLE:

**Lot E - Building
 Elevations**

SCALE: 1/4" = 1'-0"

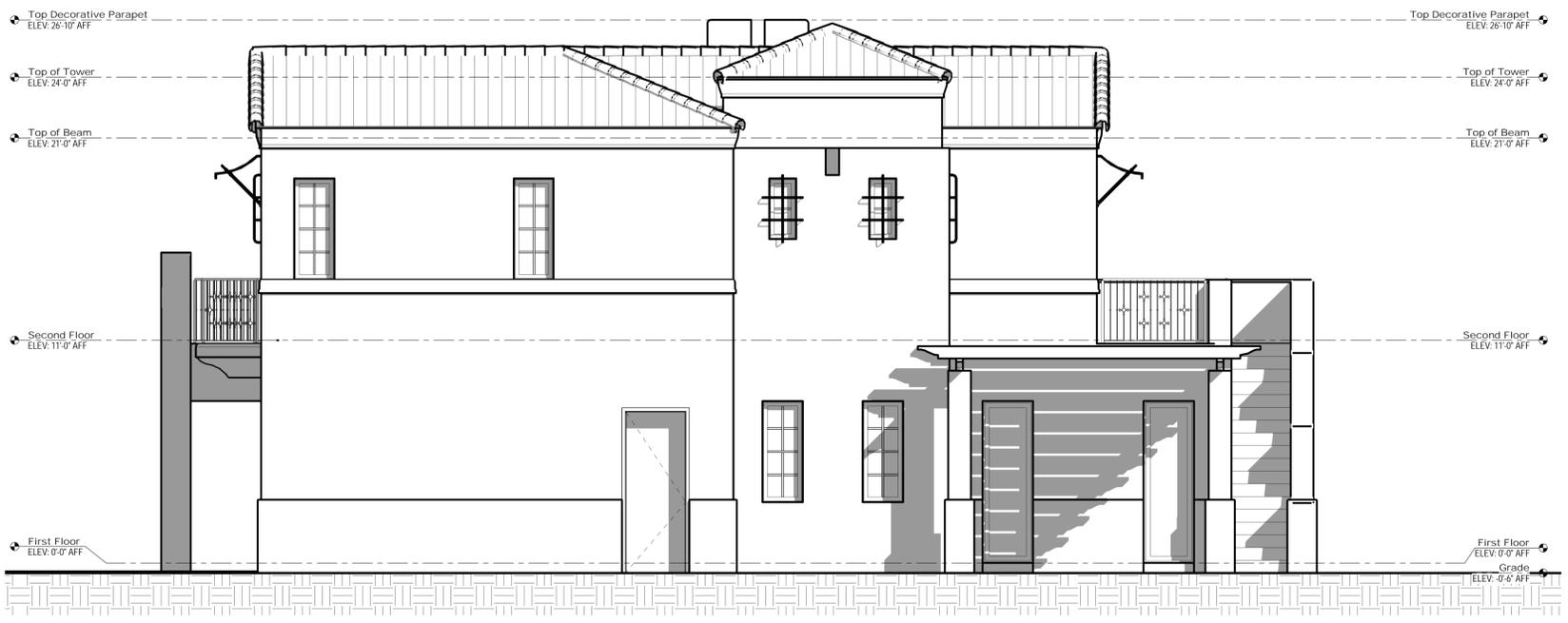
SHEET No.:

A2.1



1 728 E Side Elevation - East
1/4" = 1'-0"

ELEVATION NOTES	
NUMBER	DESCRIPTION



2 728 E Side Elevation - West
1/4" = 1'-0"

ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables, florida, 33134
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:
Consultant
Address
Address
Phone
Fax
e-mail

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RESIDENCE**

PROPERTY ADDRESS
728 Navarre Avenue
Coral Gables 33134

OWNER INFORMATION
Robert D Bellman (Trust),
728 Navarre Avenue, Coral
Gables FL 33134

LOT SPLIT

ISSUE DATE: 10/13/2015
PROJECT No.: 2015-18
DRAWN BY: D.F. & V.G.
APPROVED BY: G.P. & M.B.

REVISIONS:

No.	Description	Date

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SIGNATURE:
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GLENN H PRATT, AIA, AR-9608

SHEET TITLE:
**Lot E - Building
Elevations**

SCALE: 1/4" = 1'-0"
SHEET No.:
A2.2



1 3D View 1 - North Elevation



2 3D View 2 - South Elevation

ARCHITECT:

Bellin & Pratt
architects, LLC

AA26000863

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LOT SPLIT

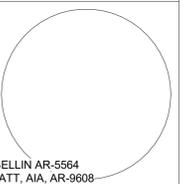
ISSUE DATE: 10/13/2015
PROJECT No.: 2015-18
DRAWN BY: D.F. & V.G.
APPROVED BY: M.B. & G.P.

REVISIONS:

No.	Description	Date

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

SHEET TITLE:

Massing Study

SCALE:

SHEET No.:

A8.1



1 3D View 3 - East Elevation



2 3D View 4 - West Elevation

ARCHITECT:

Bellin & Pratt
architects, LLC

AA26000863

285 sevilla avenue
coral gables, florida, 33134
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CONSULTANTS:

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Coral Gables 33134

OWNER INFORMATION
Robert D Bellman (Trust),
728 Navarre Avenue, Coral
Gables, FL 33134

LOT SPLIT

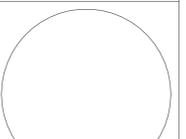
ISSUE DATE: 10/13/2015
PROJECT No.: 2015-18
DRAWN BY: D.F. & V.G.
APPROVED BY: G.P. & M.B.

REVISIONS:

No.	Description	Date

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SEAL:



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

SHEET TITLE:

Massing Study

SCALE:

SHEET No.:

A8.2

SQUARE FOOTAGE	PERMIT NO.	DATE BUILT	SQ. FT.
ENTRY -	7614	1947	1475
GARAGE -	13561	1956	555
CARPORT -			
SCREENED PATIO			
POOL			
SEAWALL			
TOTAL			

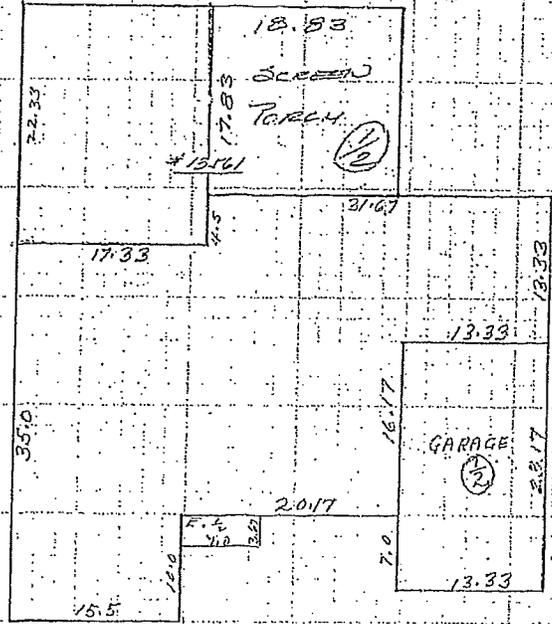
CORAL GABLES SECTION B
 LOT 8 & W1/2 LOT 9
 BLK 25

5-111



728 AVE NAVARRE

- POOL
- SC. ENC.
- A. C.
- ELEV.
- SEAWALL



Handwritten notes and initials in a small box at the bottom right of the plan.

Scale: 1" = 10'

13561B

APPLICATION FOR BUILDING PERMIT

Application is hereby made for the approval of the detailed statement of the plans and specifications herewith submitted for the building or other structure herein described. This application is made in compliance and conformity with the Building Ordinance of the City of Coral Gables, Florida. All provisions of the Laws of the State of Florida, all ordinances of the City of Coral Gables, and all rules and regulations of the Building Department of the City of Coral Gables shall be complied with, whether herein specified or not.

OWNER Bob Beilman Date 8/8 1955
ADDRESS 728 Ave. Navarre
Lots 8, 1/2 of 9 Block 25 Section B

Table with columns for building details and fees. Includes rows for Number of Stories, Type of Roof, Estimated Cost, and a Fees section with Building, Archited, and Bond No. entries.

MISCELLANEOUS PERMITS:

Name and Address of Contractor: Owner
I hereby submit, in duplicate, all the plans and specifications for said building. All notices with reference to the building and its construction may be sent to 728 Ave. Navarre Phone NL 84660

STATE OF FLORIDA } SS
COUNTY OF DADE }

Before me, the undersigned authority, this day personally appeared Bob Beilman to me well known, who being by me first duly sworn, did depose and say as follows:
1. That he is making application for a construction permit for the construction, or repair, of a building in The City of Coral Gables on the following described premises:
Lots 8, 1/2 of 9 Block 25, Section B
Street 728 Ave. Navarre

2. That in connection with the work to be done under such permit no general contractor has been employed or retained, and no person, firm or corporation, acting as a contractor, is receiving any compensation whatever in connection with the work to be done under said permit, except:
To be furnished at, or before completion of job, (it is understood and agreed that NO CERTIFICATE of occupancy will be issued until a complete list of all Contractors who worked on the job has been furnished to the City and unless all such Contractors had current occupational licenses in Coral Gables.)

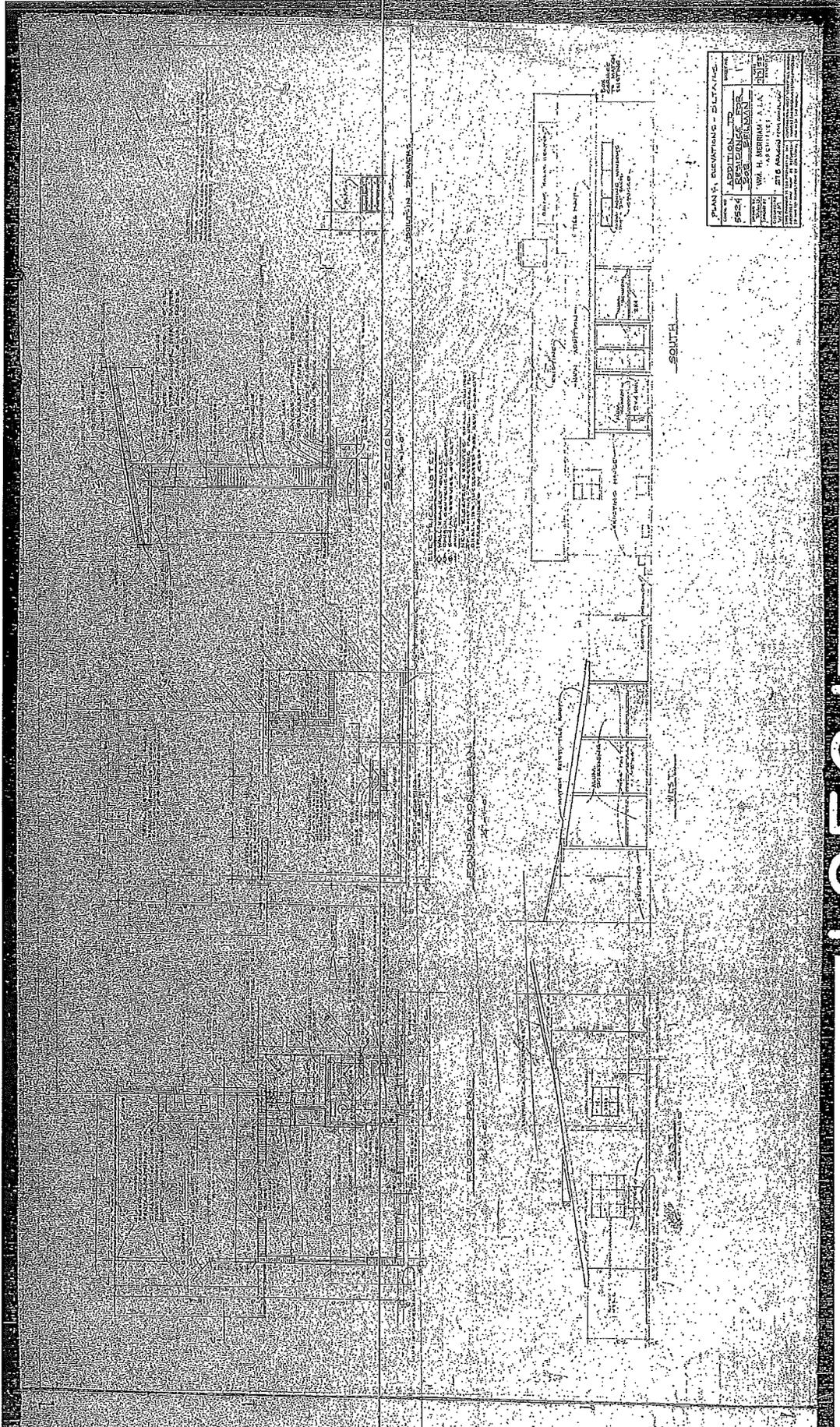
that otherwise each person engaged in said construction work is being paid on the basis of a stipulated sum for his services per day, by the affiant, and that the labor being used in such construction is being done by what is commonly known as "day labor"; that affiant, as owner, will comply with the Workman's Compensation law of the State of Florida, by obtaining a statutory Workmen's Compensation insurance policy or by qualifying with the Florida Industrial Commission as a self-insurer; that the affiant will withhold Social Security Taxes, and Federal and State Unemployment Insurance Taxes, and Federal Income Taxes from wages of all such employees working for him on such construction and will make returns thereof to the Collector of Internal Revenue, and to any proper State body.

3. That this affidavit is being made by this affiant for the purpose of inducing the City to grant a construction permit and to avoid the payment of the license fee and the deposit of a contractor's bond, as would be required if this affiant were engaged in the business of erecting or repairing buildings in The City of Coral Gables.

Sworn to and subscribed before me this 8 day of Aug 1955
Bob Beilman

Notary Public, State of Florida at large
My commission expires Sept. 22, 1958
Bonded by American Surety Co. of N. Y.

Frank B. Marshall
NOTARY PUBLIC STATE OF FLORIDA



PLANS, ELEVATIONS & SECTIONS	
DATE	1954
PROJECT	ADDITION TO SEALHOUSE FOR SUE BELMONT
ARCHITECT	WILLIAM H. BERRING, A. I. A.
ENGINEER	W. G. BRADLEY, CIVIL ENGINEER
SCALE	AS SHOWN
PROJECT NO.	100-1000
DATE OF ISSUE	1954
BY	W. H. BERRING
CHECKED BY	W. G. BRADLEY
APPROVED BY	W. H. BERRING
DATE OF APPROVAL	1954

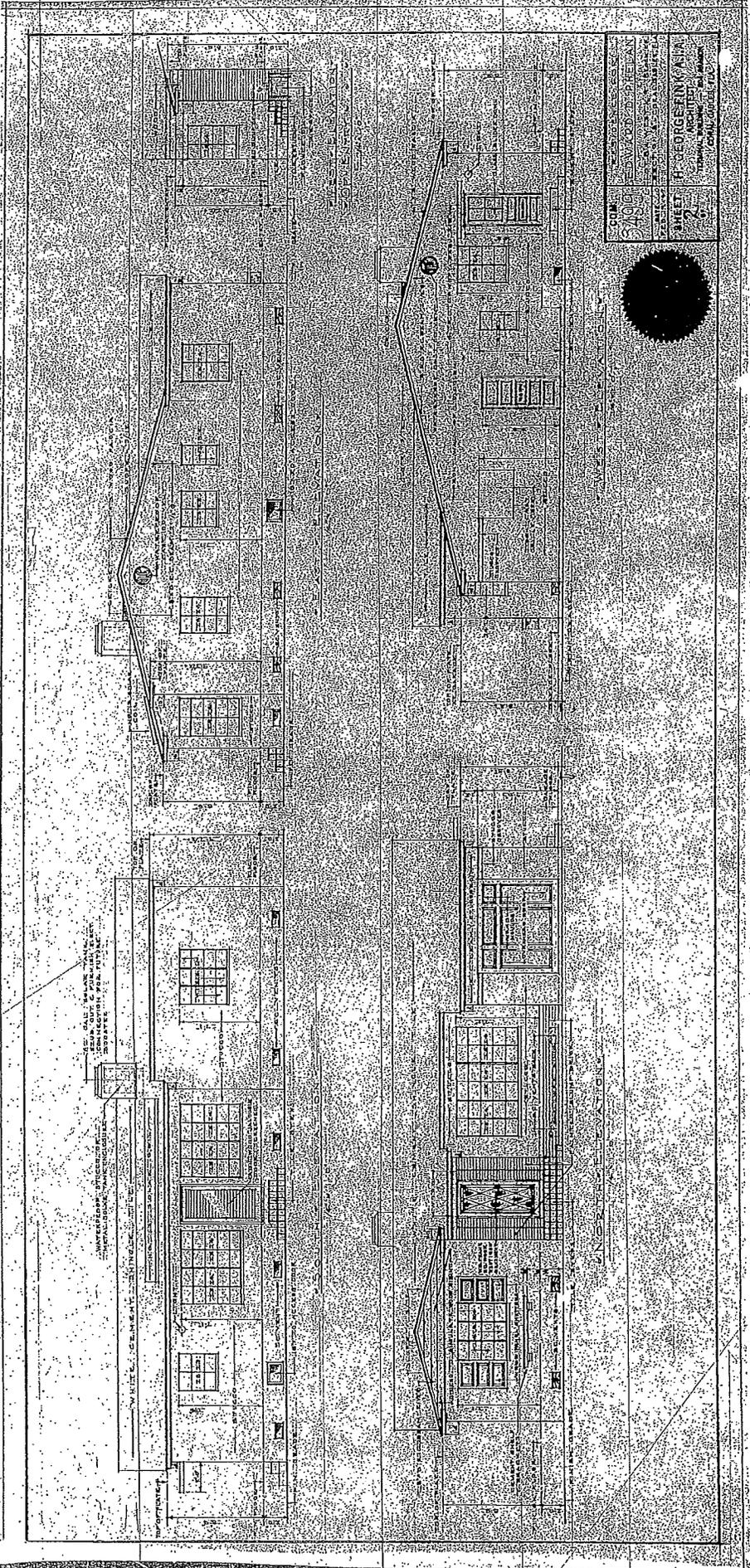
1356



DATE	1956
PROJECT	ADDITION TO SCHOOL BUILDING
DESIGNER	W. H. MERRILL, A. A.
CLIENT	STATE OF ARIZONA
LOCATION	PHOENIX, ARIZONA
SCALE	AS SHOWN

SECTION 10
 SECTION 11
 SECTION 12
 SECTION 13
 SECTION 14
 SECTION 15
 SECTION 16
 SECTION 17
 SECTION 18
 SECTION 19
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 SECTION 94
 SECTION 95
 SECTION 96
 SECTION 97
 SECTION 98
 SECTION 99
 SECTION 100

13561



7614

CITY OF CORAL GABLES - - BUILDING DIVISION

No. 24496 B

OWNER Mr. Robert D. Beitman DATE 1-27-77

BOND No. 18022

ARCHITECT _____
CONTRACTOR "OWNER"

BOND OUT YARD 4-20-77
FINANCE 4-25-77
PAID _____

NO.	STREET	LOT	BLOCK	SECTION
<u>728</u>	<u>Ave. NAVARRE</u>	<u>8, 9 + 10,</u>	<u>25,</u>	<u>"B"</u>

EXCEPTION _____
RES. No. _____

DIMENSIONS OF SITE		STORIES	TYPE OF CONSTRUCTION	USE	TYPE ROOF	FLOOR AREA
FRONTAGE	DEPTH					
<u>150'</u>	<u>112'</u>	<u>1</u>	<u>CBS</u>	<u>ADDN. - GARAGE</u>	<u>Tile to meter ext.</u>	<u>641 sq ft</u>

SUB-CONT. FORM
IN. 4-20-77
APP. 4-20-77

SET BACKS (IN FEET)			
FRONT	RIGHT	LEFT	REAR
<u>28'</u>	<u>-</u>	<u>57'4"</u>	<u>58'</u>

PAVING CONTR. none

ZONING SQUARE FOOTAGE
FLOOR AREA _____ MINIMUM REQUIRED _____

MISCELLANEOUS _____

LOWEST FINISHED FLOOR ELEVATION (according to record)

BASEMENT	<input checked="" type="checkbox"/>	None
FIRST FLOOR	<input checked="" type="checkbox"/>	Garage

FIELD INSPECTIONS

PILING _____ LINTEL _____
 FOUNDATION *akj* COLUMNS _____
 GRADE BEAM _____ RAKE BEAM _____
 CAP _____ LATHING _____
 SUB-FLOOR, 1st _____ COPING _____
 SUB-FLOOR, 2nd _____ FIRE STOP _____
 FLOOR SLAB *akj* GARAGE FLOOR *Driver akj*
 TIE BEAM, 1st *akj* ROOFING _____
 TIE BEAM, 2nd _____ FRAMING *akj*
 AIR COND. _____ SIDEWALK *akj*
 FINAL *4-20-77. E*
 MISC. _____
 REFUND _____
 PLUMBING *owner* ELECTRICAL *owner*
 SEWER LAT. _____ SLAB _____
 SEPTIC _____ ROUGH _____
 GROUND _____ FINAL *4-20-77 - R.D.R.*
 ROUGH _____
 FINAL *2-4-77 akj*
 TIN CAP *akj* ROOFING *owner*
 TILE ROOF *akj* TILE LAY *akj*

DATE

TYPE

INITIAL

REMARKS

Pub 4/20/77.

24496-B

APPLICATION FOR BUILDING PERMIT

Application is hereby made for the approval of the detailed statement of the plans and specifications herewith submitted for the building or other structure herein described. This application is made in compliance and conformity with the Building Ordinance of the City of Coral Gables, Florida. All provisions of the Laws of the State of Florida, all ordinances of the City of Coral Gables, and all rules and regulations of the Building Department of the City of Coral Gables shall be complied with, whether herein specified or not.

OWNER: Mr. Robert D. Beilman Date: 1-27-10
 ADDRESS: 728 Mr. Wavarr
 Lot(s): 8, 9 & 10 Block: 25 Section: "B" 5/111

Number of Stories	<u>1</u>	Actual	<u>647</u>
Number of Units		Required	
Type of Roof	<u>Tile to match exist.</u>	Detached Buildings	
Use of Structure	<u>ADD N. garage</u>	Land Coverage	
Is building within easement area?		Actual cu. ft. per front foot (Commercial Buildings)	
Is water available for this building?		Building	<u>\$ 40.00</u>
Size of Lot	<u>150' x 118'</u>	Architect	<u>\$ 7.00</u>
Setback F.	<u>20' n. 5'</u>	Bond No.	<u>18074</u>
Estimated Cost	<u>4,000.00</u>	TOTAL	<u>\$ 323.00</u>
Architect			

MISCELLANEOUS PERMITS:

Owner/Builder Permit
 DOES NOT COVER:
 Air Conditioning Permit
 Electrical Permit
 Plumbing Permit
 Roofing Permit
 (Owner for Contractor)
 by Bob Beilman
 Owner's Signature

Name and Address of Contractor: _____
 I hereby submit, in duplicate, all the plans and specifications for said building and its construction may be sent to the building and its construction may be sent to _____
 (Signed) _____
 by _____

STATE OF FLORIDA }
 COUNTY OF DADE } SS

Before me, the undersigned authority, this day personally appeared _____ to me well known, who being by me first duly sworn, did depose and say as follows:

1. That he is making application for a construction permit for the construction, or repair, of a building in The City of Coral Gables on the following described premises:

Lot(s) _____ Block _____ Section _____
 Street _____

2. That in connection with the work to be done under such permit no general contractor has been employed or retained, and no person, firm or corporation, acting as a contractor, is receiving any compensation whatever in connection with the work to be done under said permit, except:

To be furnished at or before completion of job. (It is understood and agreed that NO CERTIFICATE of occupancy will be issued until a complete list of all Contractors who worked on the job has been furnished to the City and unless all such Contractors had current occupational licenses in Coral Gables.)

that otherwise each person engaged in said construction work is being paid on the basis of a stipulated sum for his services per day, by the affiant, and that the labor being used in such construction is being done by what is commonly known as "day labor;" that affiant, as owner, will comply with the Workman's Compensation law of the State of Florida, by obtaining a statutory Workmen's Compensation Insurance policy or by qualifying with the Florida Industrial Commission as a self-insurer; that the affiant will withhold Social Security Taxes, and Federal and State Unemployment Insurance Taxes, and Federal Income Taxes from wages of all such employees working for him on such construction and will make returns thereof to the Collector of Internal Revenue, and to any proper State body.

3. That this affidavit is being made by this affiant for the purpose of inducing the City to grant a construction permit and to avoid the payment of the license fee and the deposit of a contractor's bond, as would be required if this affiant were engaged in the business of erecting or repairing buildings in The City of Coral Gables.

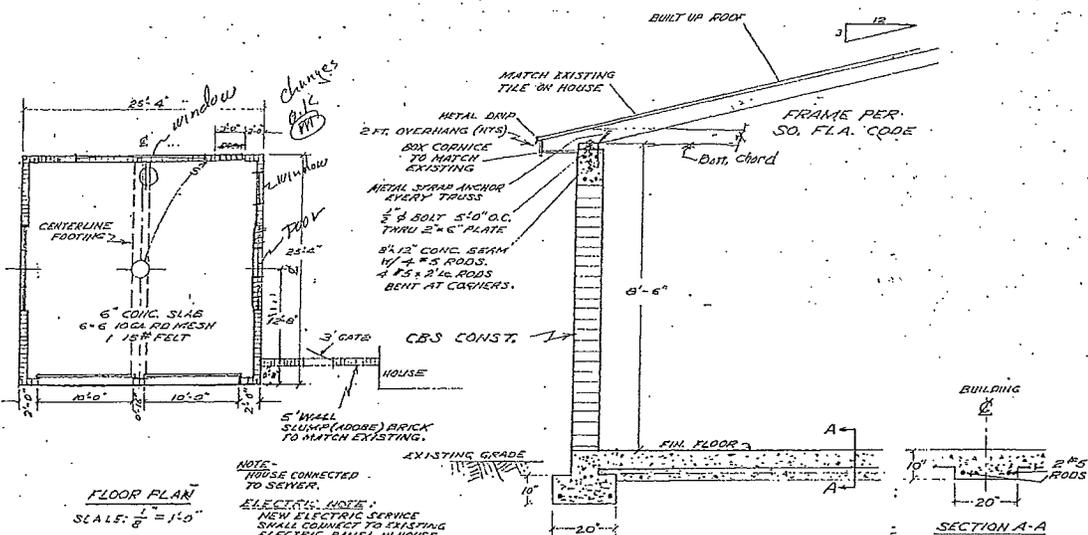
Bob Beilman

Sworn to and subscribed before me this 27 day of JANUARY A.D., 1910

My commission expires _____

LOWEST FINISHED FLOOR ELEVATION (including basement)	
DISTRICTS:	
H. F. H.	G. F. H.
Required	Proposed
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
out inappropriate districts	

John F. Quinn
 NOTARY PUBLIC STATE OF FLORIDA
 NOTARY PUBLIC STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES SEPT. 11 1910
 COMBID 1178 GENERAL 113. UNDERWRITERS



FLOOR PLAN
SCALE: 1/8" = 1'-0"

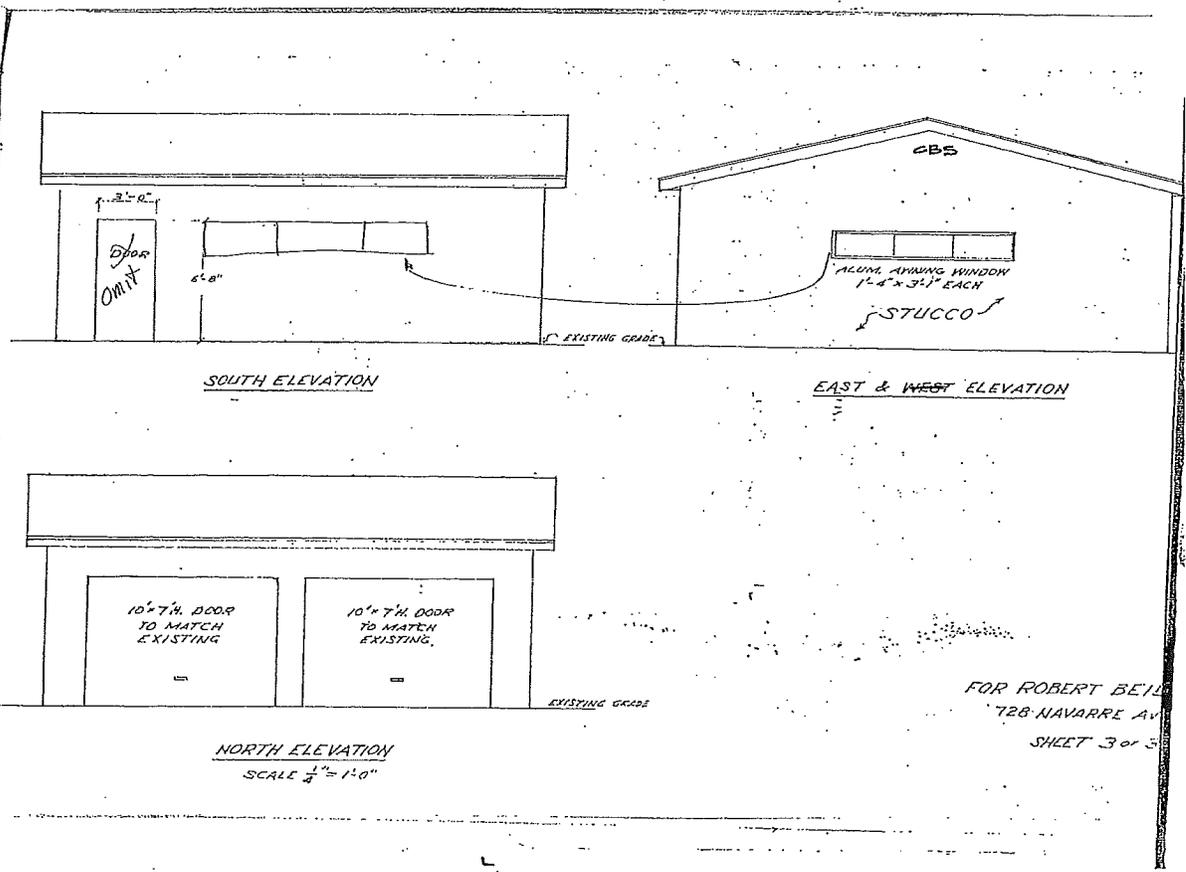
NOTE -
HOUSE CONNECTED
TO SEWER.
ELECTRIC NOTE:
NEW ELECTRIC SERVICE
SHALL CONNECT TO EXISTING
ELECTRIC PANEL IN HOUSE.

WALL SECTION
SCALE: 1/2" = 1'-0"

SECTION A-A

FOR ROBERT BEILMAN
729 NAYARKE AVE
SHEET 2 OF 3

24496 B

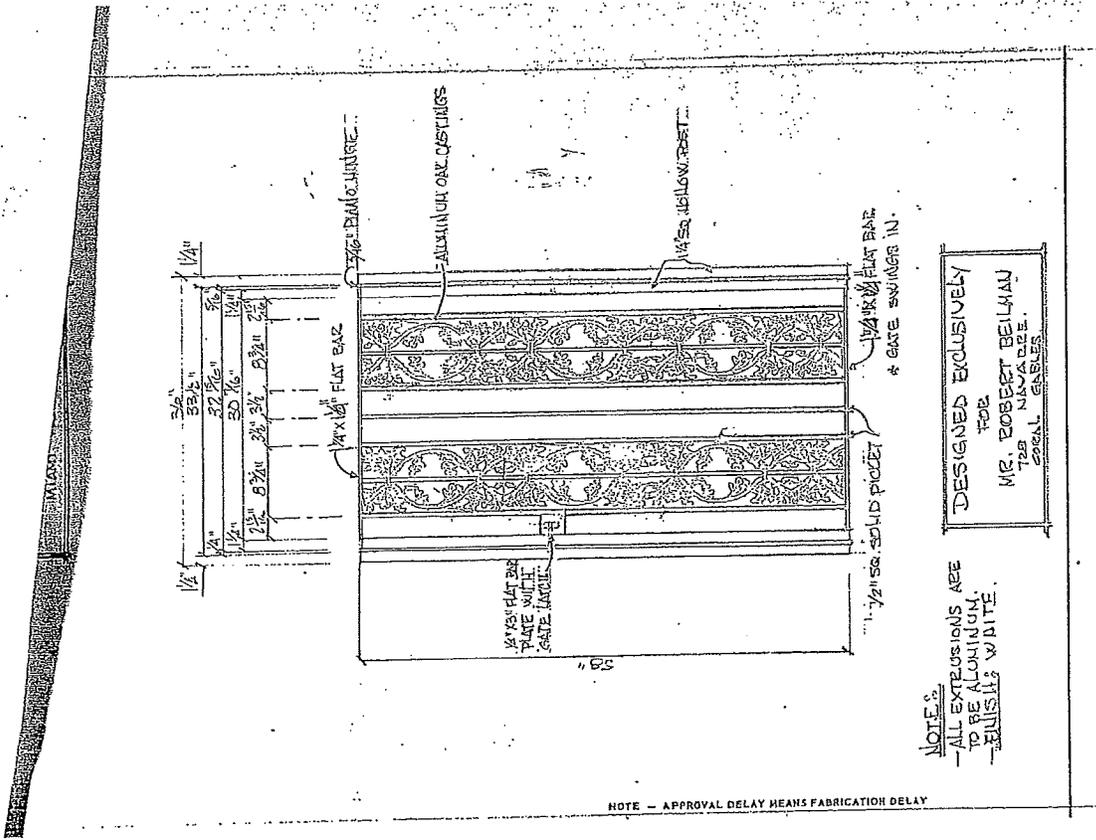


SOUTH ELEVATION

EAST & WEST ELEVATION

NORTH ELEVATION
SCALE $\frac{1}{8}" = 1'-0"$

FOR ROBERT BELL
728 NAVARRE AV
SHEET 3 of 3



DESIGNED EXCLUSIVELY
FOR
MR. ROBERT BELLIAN
728 NAVA DEE
SOCAL GABLES

NOTE:
-ALL EXTENSIONS ARE
TO BE ALUMINUM.
-FINISH IS WHITE.

NOTE - APPROVAL DELAY MEANS FABRICATION DELAY

ZONING CODE #1E25
SECTION 9.28 PART G
YARD ELEVATIONS
Where ground elevations are raised above that of adjoining lots or lots adjacent to shed water onto adjoining property, retaining wall or curb and/or drainage ditch or well, subject to the approval of the Building Official, shall be installed to protect said adjoining property.

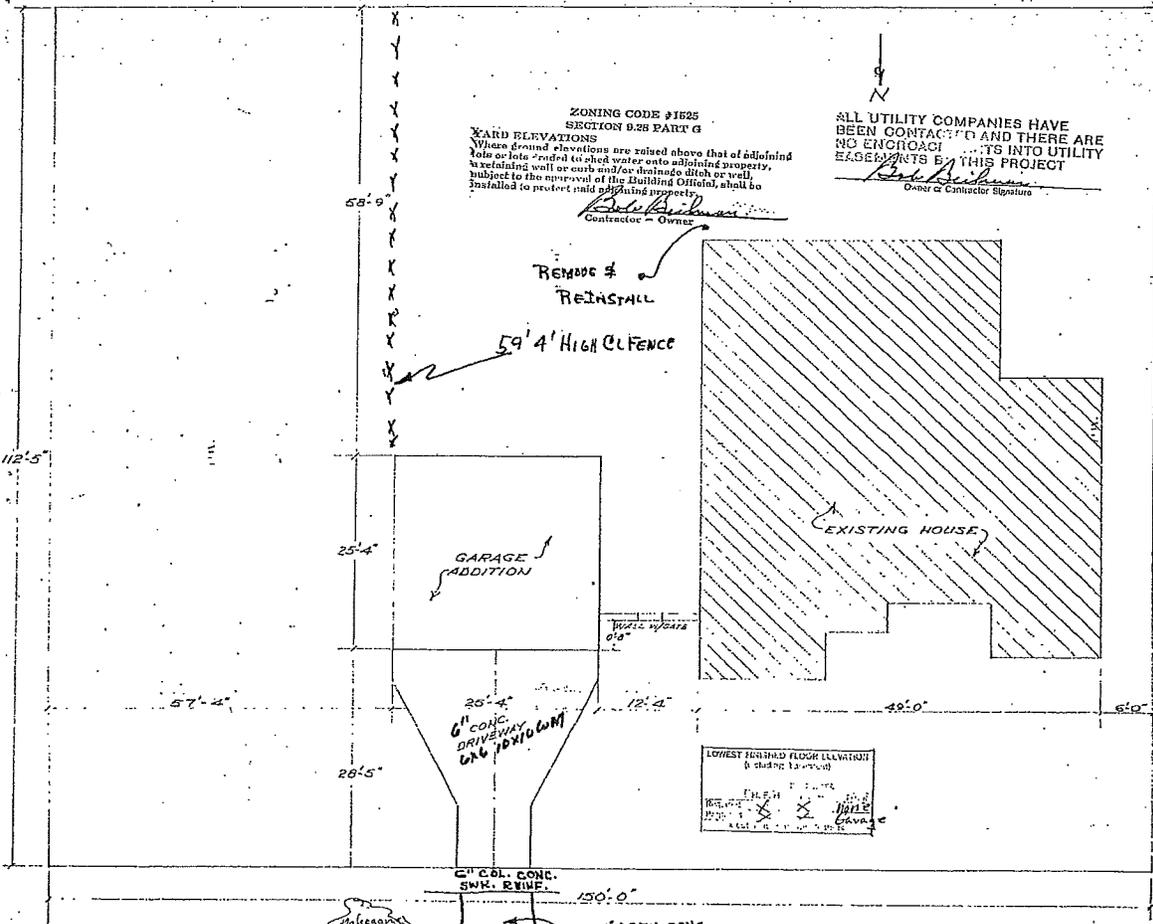
ALL UTILITY COMPANIES HAVE BEEN CONTACTED AND THERE ARE NO ENCROACHMENTS INTO UTILITY EASEMENTS BY THIS PROJECT

Robert Bellman
Owner or Contractor Signature

Robert Bellman
Contractor - Owner

REMOVE & REINSTALL

59' 4" HIGH C/FENCE



LOWEST FINISHED FLOOR ELEVATION (ft above datum)

EXIST. HOUSE	1.00
Garage	1.00

FOR ROBERT BELLMAN
728 NAVARRE AVE.
SHEET 1 OF 3

MIN. 1" ASPH. CONC.
OVER 6" COMPACTED
LIME ROCK BASE

PLOT PLAN
SCALE: 1/8" = 1'-0"

LOT 8-9-10 BLK 25
SECTION 28 2ND DISTRICT COMMERCIAL, FL.

Owner Builder Permit
 DOES NOT COVER:
 Air Conditioning Permit
 Electrical Permit
 Plumbing Permit
 Roofing Permit
[Signature]
 Owner's Signature

"Exposed piping of any type
 (Plumbing, Electrical etc.)
 will not be permitted without
 prior approval of the Board
 of Architects."

The State of this structure shall not be erected in any
 city, town or village without the approval of the Board of Supervisors
 of the city, town or village in which it is to be erected. A complete set of all specifications who shall be the
 same as those in the city, town or village. All specifications shall have
 been approved by the Board of Supervisors. NO CONTRACTOR OR
 ARCHITECT SHALL BE PERMITTED TO CONSTRUCT OR TO SUPERVISE THE
 CONSTRUCTION OF ANY STRUCTURE WITHOUT THE APPROVAL OF THE BOARD
 OF SUPERVISORS. If the above has been approved by the
 Board of Supervisors, the contractor and owner to
 obtain the necessary permits from the Board of Supervisors.

APPROVED

ASSISTANT CLERK	<i>[Signature]</i>
DATE	10-20-1977
BY	<i>[Signature]</i>
FOR THE BOARD	<i>[Signature]</i>
FOR THE PERMITTEE	<i>[Signature]</i>
FOR THE PUBLIC WORKS	<i>[Signature]</i>
BUILDING OFFICIAL	<i>[Signature]</i>

Notice
 Call Public Works Dept. for Inspections Marked (X)
 448-0001
 Usage of Public Works Dept. - para los Inspectores
 marcados con una (X)

Drainage	Drainage
Excavation	Excavation
Foundation	Foundation
Roofing	Roofing
Structural	Structural
Water	Water
Waste	Waste
Other	Other

A permit must be obtained from the Public Works Dept. before starting any construction in public streets or other areas.
 Un permiso del Public Works Dept. debe ser obtenido antes de empezar cualquier clase de construcción en las calles o en otras áreas de acceso público.

No. 841
 700 840

REC 13281 2450

1937 MAY 18 AM 11:07 87R188064
DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned Robert D. Hoffman is/are the fee simple owner(s) of the following described property situate and being in the City of Coral Gables, Florida:

Lot(s) B, C and Base 15 feet of Lot 7
Block 25 of CORAL GABLES SECTION II Subdivision, according to the plat thereof, as recorded in Plat Book 5 at Page 111 of the Public Records of Dade County, Florida, and

WHEREAS, the undersigned owner(s) of a single family residence at 728 Navarre Avenue desires 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 will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all of the 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 successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinances of said City then in effect.

IN WITNESS WHEREOF, the undersigned has/have caused his hand(s) and seal(s) to be affixed hereto on this 4th day of May 1937.

Robert D. Hoffman (SEAL)
 (Witness) Richard P. Durren (SEAL)
 (Witness) Richard P. Durren
NOTARY PUBLIC
 RICHARD P. DURREN
 1000 CORAL GABLES

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day personally appeared before me Robert D. Hoffman and Richard P. Durren and Richard P. Durren acknowledged that he executed the foregoing, freely and voluntarily, for the purposes therein expressed.

SWORN TO and subscribed before me on this 4th day of May 1937.
My commission expires:

PREPARED BY:
Robert D. Zahrer, Esquire
405 Biltmore Way
Coral Gables, Florida 33134

APPROVED AS TO FORM:
Robert D. Zahrer
ROBERT D. ZAHNER, CITY ATTORNEY

UNITY OF TITLE

5



CFN 2015R0652480
 OR BK 29810 Pgs 4361-4362 (2Pgs)
 RECORDED 10/09/2015 15:21:22
 DEED DOC TAX \$0.60
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
 Dan Mackler, Esq.
 Gunster, Yoakley & Stewart, P.A.
 600 Brickell Avenue, Suite 3500
 Miami, FL 33131

Folio Number: 03-4108-001-4260

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED, made this 8th day of October, A.D. 2015, by Candado-Navarre LLC, a Florida limited liability company, having its principal place of business at 848 Brickell Avenue #305, Miami, Florida 33131, hereinafter called the "Grantor," in favor of 728 Navarre LLC, a Florida limited liability company, having its principal place of business at 848 Brickell Avenue #305, Miami, Florida 33131, hereinafter called the "Grantee":

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms onto the Grantee all that certain land situated in the County of Miami-Dade, State of Florida, to wit:

The East 15 feet of Lot 7 of Block 25 of Coral Gables Section B, according to the plat thereof, as recorded in Plat Book 5 at Page 111 of the Public Records of Miami-Dade County, Florida

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

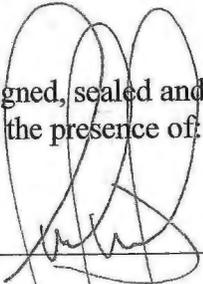
TO HAVE AND TO HOLD, the same and fee simple forever.

And, the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has a good right and lawful authority to sell and convey said land; and, to the extent set forth below, warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

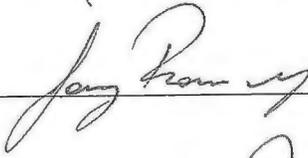
NOTE: IT IS THE INTENTION OF THE GRANTOR TO CORRECT THAT CERTAIN TRUSTEE'S DEED RECORDED IN OFFICIAL RECORDS BOOK 29665 AT PAGE 1171, WHICH SHOULD HAVE INCLUDED THE LAND CONVEYED HEREBY.



IN WITNESS WHEREOF, the said Grantor has/have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of: 

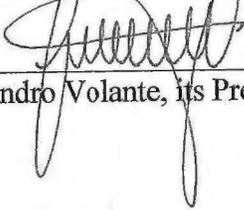
Print Name: Alejandro Siso



Print Name: Jorge Romero

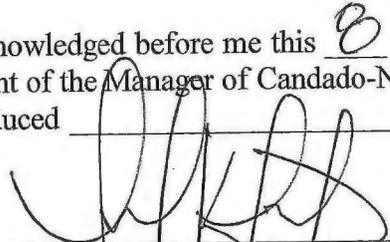
CANDADO-NAVARRE LLC, a Florida limited liability company

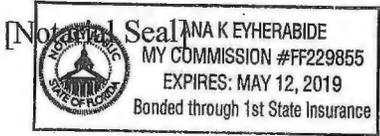
By: Candado-Navarre Investment Corporation, its Manager


Alejandro Volante, its President

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing Corrective Warranty Deed was acknowledged before me this 8 day of October, 2015, by Alejandro Volante, as President of the Manager of Candado-Navarre LLC, who is personally known to me, or produced _____ as identification.


Notary Public
Ana Eyherabide
Printed Name of Notary Public



My Commission Expires:
May 12, 2019

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on OCT 09 2015 day of _____, A.D. 20_____
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
By  D.C.
JOHN BULL #301085





CFN 2015R0397188
OR BK 29665 Pgs 1168-1170 (3Pgs)
RECORDED 06/22/2015 11:38:14
DEED DOC TAX \$3,000.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by:
Name: **Thomas G. Alberts, Esq.**
Address: **119 Camilo Ave.**
Coral Gables, FL 33134
Parcel I.D. #: **03-4108-001-4260**

Please Return to: **Salcedo Attorney at Law**
200 S. Biscayne Blvd
Southeast Financial Center, Ste. 2700
Miami, Florida, 33131

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

TRUSTEE'S DEED

THIS INDENTURE Made the 15th day of June, A.D. 2015, by **ROBERTA B. FRANCESCONI**, a married woman and as co-Successor Trustee, and **STEPHEN J. DECESARE**, a married man and as Co-Successor Trustee of the **Robert D. Beilman Declaration of Trust Dated May 9, 2000**, which corporation's principal place of business is c/o 1616 No. Fullers Cross Road., Winter Gardens, FL 34787, hereinafter called the grantors, to **Candado-Navarre LLC**, a Florida limited liability company, having its principal place of business at 848 Brickell Avenue #305, Miami, FL 33131, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Miami-Dade County, State of Florida**, viz:

Parcel 1:
Lot 7, and the East 25 Feet of Lot 6, Block 25, Coral Gables Section B, according to the plat thereof as recorded in Plat Book 5, Page 111, Public Records of Miami-Dade County, Florida.

Folio # 03-4108-001-4260

Grantors hereby state under oath that subject property does not constitute their homestead residence nor any parcel contiguous thereto. Grantors reside at: 1616 No. Fullers Cross Rd., Winter Garden, FL 34787 as to Roberta B. Francesconi; 53 Bishop Road, Sharon, MA 02067-2423 as to Stephen J. Decesare.

3

SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

Together with all and singular the tenements, hereditaments and appurtenances with every privilege, right, title and interest which the said Grantor, as Trustee, has in and to said property herein described.

To Have and to Hold the same in fee simple forever.

And Grantor does covenant to and with Grantee, its successors and assigns, that the said Grantor has not made, done or suffered any act, matter or thing whatsoever since becoming Trustee as aforesaid whereby the above-granted premises or any part thereof now or at any time hereinafter shall be impeached, charged or encumbered in any manner whatsoever.

In Witness Whereof, the said grantors have signed and sealed these presents or caused these presents to be executed in their respective names and their respective corporate seals to be hereunto affixed by their proper officers thereunto duly authorized as Trustee, the day and year first above written.

Signed, sealed and delivered in the presence of:

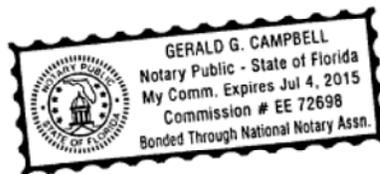
By: ROBERTA B. FRANCESCONI L.S
Roberta B. Francesconi, individually and as co-successor Trustee of the Robert D. Beilman Declaration of Trust dated May 9, 2000
1616 No. Fullers Cross Road
Winter Garden, FL 34787

[Signature]
Witness Signature
Morgan B. Albert
Printed Name

[Signature]
Witness Signature
ANGELA GARCIA
Printed Name

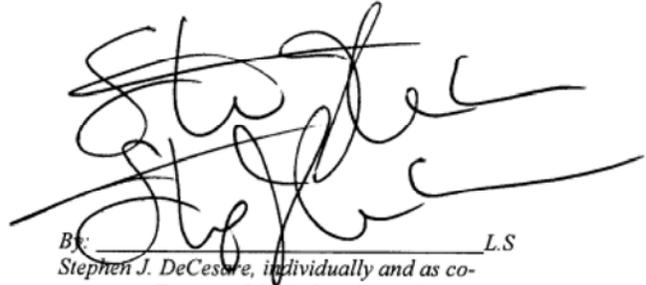
STATE OF FLORIDA
COUNTY OF Dade

The foregoing instrument was acknowledged before me this 9 day of June, 2015, by Roberta B. Francesconi, individually and as co-successor Trustee of the Robert D. Beilman Declaration of Trust Dated May 9th, 2000. She is personally known to me or has produced a Fla. Id. Drivers License as identification.



[Signature]
Signature of Acknowledger
My commission expires _____

DR BK 29665 PG 1170
LAST PAGE



By: _____ L.S
Stephen J. DeCesare, individually and as co-
successor Trustee of the Robert D. Beilman
Declaration of Trust dated May 9, 2000
53 Bishop Road
Sharon, MA 02067-2423

Jessica Paquette
Witness Signature
Jessica Paquette
Printed Name
[Signature]
Witness Signature
Daniel J Donoh
Printed Name

STATE OF MASSACHUSETTS
COUNTY OF SOUTH DIDDLECK

The foregoing instrument was acknowledged before me this 15th day of June, 2015, by Stephen J. DeCesare, individually and as co-successor Trustee of the Robert D. Beilman Declaration of Trust dated May 9th, 2000. He is personally known to me or has produced _____ as identification.

[Signature]
Signature of Acknowledger
My commission expires August 14, 2020





CFN 2015RD397189
 OR BK 29665 Pgs 1171-1173 (3Pgs)
 RECORDED 06/22/2015 11:38:14
 DEED DDC TAX \$6,000.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared by:

Name: **Thomas G. Alberts, Esq.**
 Address: **119 Camilo Ave.**
Coral Gables, FL 33134
 Parcel I.D. #: **03-4108-001-4270**

Please Return to: **Salcedo Attorney at Law**
200 S. Biscayne Blvd
Southeast Financial Center, Suite 2700
Miami, Florida, 33131

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

TRUSTEE'S DEED

THIS INDENTURE Made the 15th day of June, A.D. 2015, by **ROBERTA B. FRANCESCONI**, a married woman and as co-Successor Trustee, and **STEPHEN J. DECESARE**, a married man and as Co-Successor Trustee of the **Robert D. Beilman Declaration of Trust Dated May 9, 2000**, which corporation's principal place of business is c/o 1616 No. Fullers Cross Road., Winter Gardens, FL 34787, hereinafter called the grantors, to **728 Navarre LLC**, a Florida limited liability company, having its principal place of business at 848 Brickell Avenue #305, Miami, FL 33131, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Miami-Dade County, State of Florida**, viz:

Parcel 1:
Lots 8, 9 and 10, Block 25, Coral Gables Section B, according to the plat thereof as recorded in Plat Book 5, Page 111, Public Records of Miami-Dade County, Florida.

Folio # 03-4108-001-4270

Grantors hereby state under oath that subject property does not constitute their homestead residence nor any parcel contiguous thereto. Grantors reside at: 1616 No. Fullers Cross Rd., Winter Garden, FL 34787 as to Roberta B. Francesconi; 53 Bishop Road, Sharon, MA 02067-2423 as to Stephen J. Decesare.

3

SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

Together with all and singular the tenements, hereditaments and appurtenances with every privilege, right, title and interest which the said Grantor, as Trustee, has in and to said property herein described.

To Have and to Hold the same in fee simple forever.

And Grantor does covenant to and with Grantee, its successors and assigns, that the said Grantor has not made, done or suffered any act, matter or thing whatsoever since becoming Trustee as aforesaid whereby the above-granted premises or any part thereof now or at any time hereinafter shall be impeached, charged or encumbered in any manner whatsoever.

In Witness Whereof, the said grantors have signed and sealed these presents or caused these presents to be executed in their respective names and their respective corporate seals to be hereunto affixed by their proper officers thereunto duly authorized as Trustee, the day and year first above written.

Signed, sealed and delivered in the presence of:

By: ~~ROBERTA B. FRANCESCONI~~ L.S
Roberta B. Francesconi, individually and as co-successor Trustee of the Robert D. Beilman Declaration of Trust dated May 9, 2000
1616 No. Fullers Cross Road
Winter Garden, FL 34787

Chris P. Barfield
Witness Signature
Chris P. Barfield
Printed Name

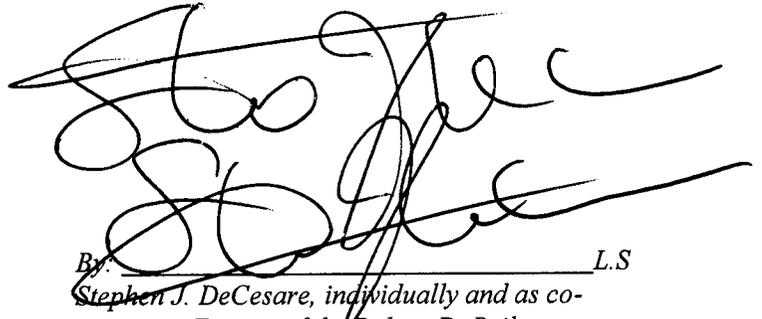
Regina L. Souza
Witness Signature
Regina L. Souza
Printed Name

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15 day of June, 2015, by Roberta B. Francesconi, individually and as co-successor Trustee of the Robert D. Beilman Declaration of Trust Dated May 9th, 2000. She ~~is personally known to me or has produced~~ as identification ~~she~~ was identified by two credible identifying witnesses, Chris P. Barfield and Regina L. Souza, both of whom produced FL ID as identification.

Teresa A. Burrell
Signature of Acknowledger Teresa A. Burrell
My commission expires 11-20-2018



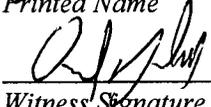


By: _____ L.S
Stephen J. DeCesare, individually and as co-
successor Trustee of the Robert D. Beilman
Declaration of Trust dated May 9, 2000
53 Bishop Road
Sharon, MA 02067-2423



Witness Signature
Jessica Paquette

Printed Name



Witness Signature
Daniel J. Dowl

Printed Name

STATE OF MASSACHUSETTS
COUNTY OF SOUTH MIDDLESEX

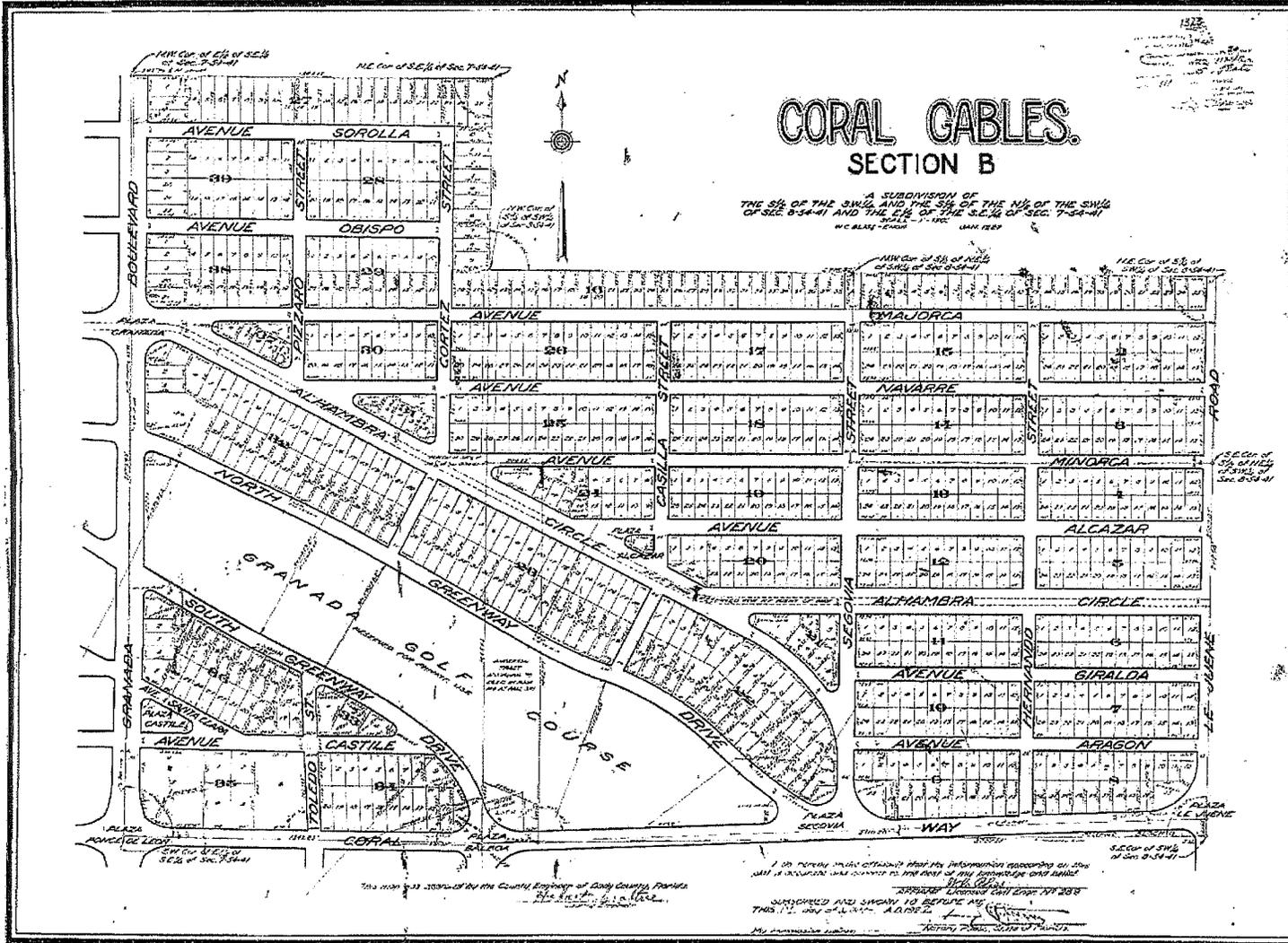
The foregoing instrument was acknowledged before me this 15th day of June, 2015, by Stephen J. DeCesare, individually and as co-successor Trustee of the Robert D. Beilman Declaration of Trust dated May 9th, 2000. He is personally known to me or has produced _____ as identification.



Signature of Acknowledger
My commission expires August 21, 2020



5-111



This map was prepared by the County Engineer of Dade County, Florida.
 S. J. ...
 ...

I do hereby make affidavit that the information appearing on this
 plat is accurate and correct to the best of my knowledge and belief.
 This is true.
 My commission expires ...
 ...

SECTION B
 OF SEC. 8-54-41



October 22, 2015

Historical Resources &
Cultural Arts

728 Navarre, LLC
848 Brickell Avenue, #305
Miami, FL 33131

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

Re: 728 Navarre Avenue, legally described as Lots 8-9, & 10, Block 25, Coral Gables Section "B", PB 5-111

☎ 305.460.5093
✉ hist@coralgables.com

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

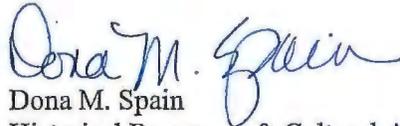
728 Navarre Avenue, legally described as Lots 8-9, & 10, Block 25, Coral Gables Section "B", PB 5-111, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

This letter is a reissue of the previous letter dated May 20, 2015. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In

the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period. Upon expiration of the six-month period, you will be required to file a new application.

Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made. If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Dona M. Spain
Historical Resources & Cultural Arts Director

cc:

Mario Garcia-Serra, Esq., 600 Brickell Avenue, Suite 3500, Miami, FL 33131

Craig Leen, City Attorney

Miriam S. Ramos, Deputy City Attorney

Jane Tompkins, Development Services Director

Charles Wu, Assistant Development Services Director

Ramon Trias, Planning & Zoning Director

William Miner, Building Director

Virginia Goizueta, Plans Processor Lead

Historical Significance Request Property File



The City of Coral Gables

Planning and Zoning Division

427 BILTMORE WAY, 2ND FLOOR
CORAL GABLES, FLORIDA 33134

March 29, 2016

Mr. Mario Garcia-Serra, Esquire
Gunster, Yoakley & Stewart, P.A.
600 Brickell Avenue, Suite 3500
Miami, Florida 33131

Re: **Building Site Determination No.: ZB-15-10-5702**
Property Address: 728 Navarre Avenue, Coral Gables, Fl. 33134
Folio No.: 03-4108-001-4270; Plat Book 5, Page 111
Legal Description: Lots 8,9,10 and the East 15 Feet of Lot 7, Block 25, Coral Gables Section B
Future Land Use Designation: Residential Use, Single-Family Low Density
Zoning District: SFR, Single-Family Residential District

Dear Mr. Garcia-Serra:

In response to your request for a determination separating the above referenced property into two parcels, please be advised that after research and study of our records and the information submitted, the Planning and Zoning Division has made the following determination:

The property legally described as Lots 8, 9 and the East 15 Feet of Lot 7, Block 25, Coral Gables Section B, according to the plat thereof as recorded in PB/PG 5-111, shall constitute one lawful building site and cannot be separated into two parcels in accordance with the Coral Gables Zoning Code Section 3-206.

The above determination was based specifically in accordance with the standards for approval criteria as stated in Zoning Code Section 3-206 (E) (2), 3-206 (E) (3).

(2) Wherever there may exist a single-family residence(s), duplex building(s) or any lawful accessory building(s) or structure(s) which was heretofore constructed on property containing one (1) or more platted lots or portions thereof, such lot or lots shall thereafter constitute only one (1) building site and no permit shall be issued for the construction of more than one (1) single-family residence or duplex building.

(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.

An analysis of the permit history, records and survey produced the following:

- a) A permit issued on January 27, 1977 Permit #24496-B for the construction of a garage and identifies Lots 8, 9 and 10 as a single building site.
- b) The one story residence straddles Lots 8 and 9 and the garage is situated on Lot 9.

In addition the Coral Gables Zoning Code section 3-206(E)(4)(e)(i) states that none of the following exist on the subject property:

A Unity of Title preventing the separation of the parcels or property.

A Declaration of Restrictive Covenant (Unity of Title was recorded on May 4, 1987 and officially recorded at Book 13281, Page 2450 of the Public Records of Miami-Dade County which encumbers the property and requires that Lots 9, 8 and the east 15 feet of Lot 7 “not be conveyed, mortgaged, or leased separate or apart from each other” and will be held together as one tract.”

The survey submitted as part of your application indicates that the site contains specimen tree(s). Please be advised that Chapter 82 Article II of the Coral Gables Code of Ordinances has specific provisions on the protection or removal of such trees. Also, a tree protection plan is required when submitting site and architectural plans for review by the Board of Architects.

Pursuant to Section 3-206D of the Zoning Code, when an application for a building site determination is denied by the Development Review Official the Zoning Code allows a separate application for conditional use approval with a proposed site plan, to be reviewed by staff, considered by the Planning and Zoning Board and approved or denied by the City Commission in accordance with Article 3, Division 4 and with the standards of Section 3-206 (F).

If I may be of further assistance, please do not hesitate to contact me.

Sincerely,



Ramon Trias, AIA AICP LEED AP
Director of Planning and Zoning

cc: Charles Wu, Assistant Development Services Director

Contact List for Proposed Lot Split at 728 Navarre Avenue

PROPERTY OWNER

Alejandro Volante
728 Navarre, LLC
848 Brickell Avenue, Suite 305
Miami, Florida 33131
305-992-1407

ARCHITECT

Marshall Bellin, NCARB
Bellin & Pratt Architects, LLC
265 Sevilla Avenue
Coral Gables, Florida 33134
305-447-1927

ATTORNEY

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