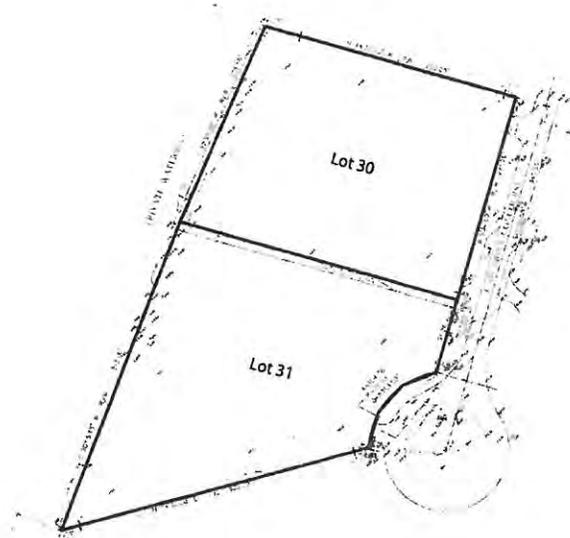


CITY OF CORAL GABLES

PLANNING & ZONING DIVISION

JANUARY 14, 2015



20 CASUARINA CONCOURSE

CORAL GABLES, FL 33176

CONDITIONAL USE FOR SEPARATION/ESTABLISHMENT OF TWO
BUILDING SITES AND RELEASE OF DECLARATION OF
RESTRICTIONS



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

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Separation/Establishment of a Building Site

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BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

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

November 10, 2014

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

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

Dear Mr. Trias:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Ramon Trias
November 10, 2014
Page 7 of 7

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

Very truly yours,



Melissa Tapanes Llahues

Enclosures



City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

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

- Abandonment and Vacations
- Annexation
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use without Site Plan
- Conditional Use with Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Restrictive Covenants and/or Easements
- Site Plan
- Separation/Establishment of a Building Site
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: Release of ORB 26001 at Page 1248

General information

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

Property/project name: 20 Casuarina Concourse

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

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

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

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

Telephone: Business _____ Fax _____

Other _____ Email _____@_____



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Melissa Tapanes Llahues, Esq. Bercow Radell & Fernandez, PA
 Applicant(s)/agent(s) mailing address: 200 S. Biscayne Blvd., Suite 850 Miami, FL 33131
 Telephone: Business (305) 377-6227 Fax (305) 377-6222
 Other _____ Email mtapanes @ brzoninglaw.com

Property information

Current land use classification(s): Residential Single-Family Low Density
 Current zoning classification(s): Single Family Residential (SFR)
 Proposed land use classification(s) (if applicable): N/A
 Proposed zoning classification(s) (if applicable): N/A

Supporting information (to be completed by Planning Staff)

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

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



City of Coral Gables Planning Division Application

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

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the 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

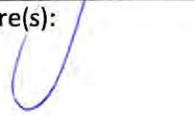
(I) (We) affirm and certify to all of the following:

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): 	Property owner(s) print name: <u>Benjamin Leon, Jr.</u>
Property owner(s) signature(s): 	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address:
11501 SW 40th Street Miami FL 33165

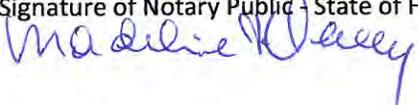
Telephone: 305 631 5933 Fax: 305-642-7378 Email:

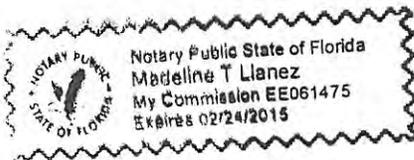
NOTARIZATION

STATE OF FLORIDA/COUNTY OF

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

(Signature of Notary Public - State of Florida)





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

Personally Known OR Produced Identification; Type of Identification Produced _____



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:
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NOTARIZATION

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

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

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Melissa Tapanes Llahues, Esq.
--------------------------------------	--

Address: 200 South Biscayne Blvd., Suite 850, Miami, FL 33131

Telephone: (305) 377-6227	Fax: (305) 377-6222	Email: mtapanes@brzoninglaw.com
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NOTARIZATION

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



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



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

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

Folio No. 03-4132-019-0300

WARRANTY DEED

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

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

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

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

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

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

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

!M2025638:1J

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

OR BK 21795 PG 2653
LAST PAGE

Reserved for Recorder

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

Kathleen Richardson

GABLES ESTATES CLUB, INC.

By:

[Signature]
[Signature]

Attest:

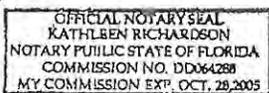
Corporate Seal

STATE OF FLORIDA)
) :ss
COUNTY OF DADE)

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

Commission Expires:

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



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

Prepared by:

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

After recording, return to:

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

Folio No. 03-4132-019-0300

Space Above Line For Official Use Only

DEED WITHOUT WARRANTY

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

HOU03:1244913.3

*Per
Cutter
B*

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

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

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

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

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

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

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

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

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EXHIBIT A
TO
DEED WITHOUT WARRANTY

LEGAL DESCRIPTION

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

Folio No. 03-4132-019-0300

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EXHIBIT B
TO
DEED WITHOUT WARRANTY

PERMITTED ENCUMBRANCES

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

- (a) all matters disclosed on Schedule B-II of the Title Commitment;
- (b) matters created by, through or under any acts or omissions of Grantee;
- (c) the standard pre-printed exceptions and exclusions to title customarily included by title companies in similar transactions or contained in the Title Policy;
- (d) any state of facts or matters shown by the survey of the Land prepared by J. Bonfill & Associates, Inc., originally dated October 3, 2003 and updated on March 23, 2010, and any state of facts or matters a personal inspection of the Property would disclose;
- (e) all present and future laws, statutes, codes, rules, regulations and ordinances affecting the Property adopted by any and all governmental or quasi-governmental authorities and departments having or asserting jurisdiction over the Property, and all amendments or additions thereto now in force and effect; and
- (f) any property taxes (including personal property taxes), water and sewer charges, street vault charges and assessments, and interest and penalties thereon, for 2010 and subsequent years not yet due and payable.

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Instrument Prepared By:

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

DR BK 27390 PG 3202
LAST PAGE

Reserved for Recorder

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

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

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

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

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

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

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

with respect only to the sale of Lots 3033, Block A, in Gables Estates Number 2, according to the Plat thereof, as recorded in Plat Book 65, at Page 66, of the Public Records of Dade County, Florida to JEFFREY E. LEHRMAN, Esq. AS TRUSTEE OF CASUARINA No. 20 LAND TRUST, 4/29/2010 without waiving or impairing its option pursuant to said paragraph as to any future sale.

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

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

Signed, sealed and delivered
in the presence of:

Kathleen Richardson

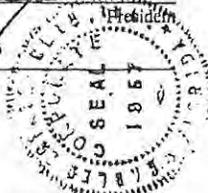
GABLES ESTATES CLUB, INC.

By:

Rene Guerra

Attest:

Bill Box
Corporate Seal



STATE OF FLORIDA)
) :ss
COUNTY OF DADE)

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

My Commission Expires:

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



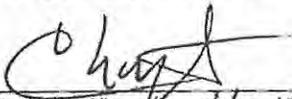
**RESIGNATION OF TRUSTEE
AND
DESIGNATION OF SUCCESSOR TRUSTEE**

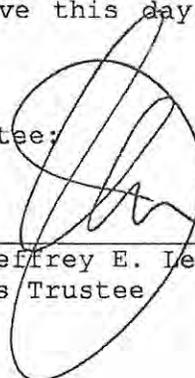
Jeffrey E. Lehrman, Esq., as Trustee under the Casuarina No. 20 Land Trust dated April 29, 2010, does hereby resign as Trustee of the aforesdescribed Trust.

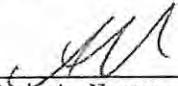
Benjamin Leon, Jr. and Silvia Leon as tenants by the entireties, as the Beneficiaries of the aforesdescribed Trust, do hereby confirm that the Trust provides for the Beneficiaries of the Trust to appoint a successor Trustee upon the resignation of the Trustee and the Beneficiaries of the Trust do hereby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

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

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


Print Name: Chris Monteleone

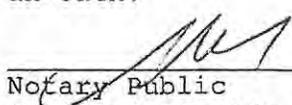

Jeffrey E. Lehrman, Esq,
as Trustee


Print Name: A. YAGODA

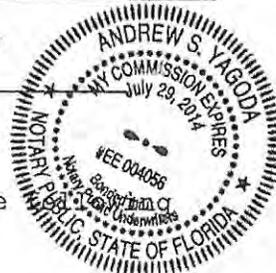
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

My commission expires:


Notary Public
State of Florida

[Designation of Successor Trustee contained on the page]



DESIGNATION OF SUCCESSOR TRUSTEE

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

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

[Signature]
Print Name: Odalis Leach

[Signature]
Benjamin Leon, Jr.

[Signature]
Print Name: Odalis Leach

[Signature]
Silvia Leon

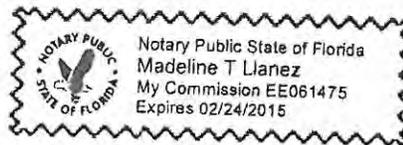
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

My commission expires:

[Signature]
Notary Public
State of Florida

[Acceptance of Successor Trustee contained on the following page]



ACCEPTANCE OF SUCCESSOR TRUSTEE

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

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

Odubert Trujillo
Print Name: Odubert Trujillo

Benjamin Leon, Jr.
Benjamin Leon, Jr.

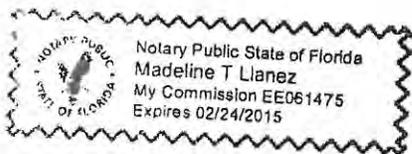
Mark Koodeel
Print Name: MARK KOODEEL

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

My commission expires:

Madeline T. Llanez
Notary Public
State of Florida



PROPERTY OWNER'S AUTHORIZATION TO PROCESS APPLICATION

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

20 Casuarina Concourse
Coral Gables, FL, 33143

Legal description: Lot(s)

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

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

[Execution Pages Follow]

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

M. Shurly
Witness Signature
Michael Shurly
Print Name
[Signature]
Witness Signature
GINA E. NARANJO
Print Name

By: [Signature]
Name: Benjamin Leon Jr., Trustee
Address: 232 Andalusia Avenue #201
Coral Gables, FL 33133

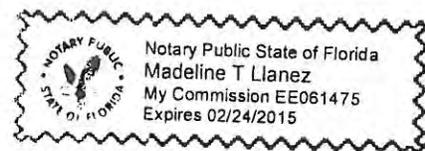
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

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

Notary Public State of Florida
Madeline T. Llanez
Print Name

My Commission Expires:





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 OR Bk 26001 Pg 1248 (1pg)
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 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

DECLARATION OF RESTRICTIVE COVENANT

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

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

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

1. That the single family residence will not be used in violation of any ordinances of the City of Coral Gables now in effect or hereinafter enacted.
2. That the said Lot(s) above described upon which the single family residence is situated shall not be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract.

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

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

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

WITNESS (ES)
Susan Herman
 Sign above and print name here Susan Herman

OWNER(S) CASUARINA 20, LLC
Julie Hodge
 Sign above and print name here Julie Hodge
Vice President

Sign above and print name here _____

Sign above and print name here _____

STATE OF FLORIDA);
 COUNTY OF DADE);

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

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

My commission expires:

PREPARED BY:
Debra Snyder
17635 NE 8th Ct
NMB 33162



Elsie H. Lecusay
 NOTARY PUBLIC STATE OF FLORIDA

APPROVED AS TO FORM

10-19-07
 2:50 PM
 2:50 PM
 2:50 PM
 2

20 Casuarina Concourse
List of Owner's Representatives and Consultants

Owner:

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

Attorney:

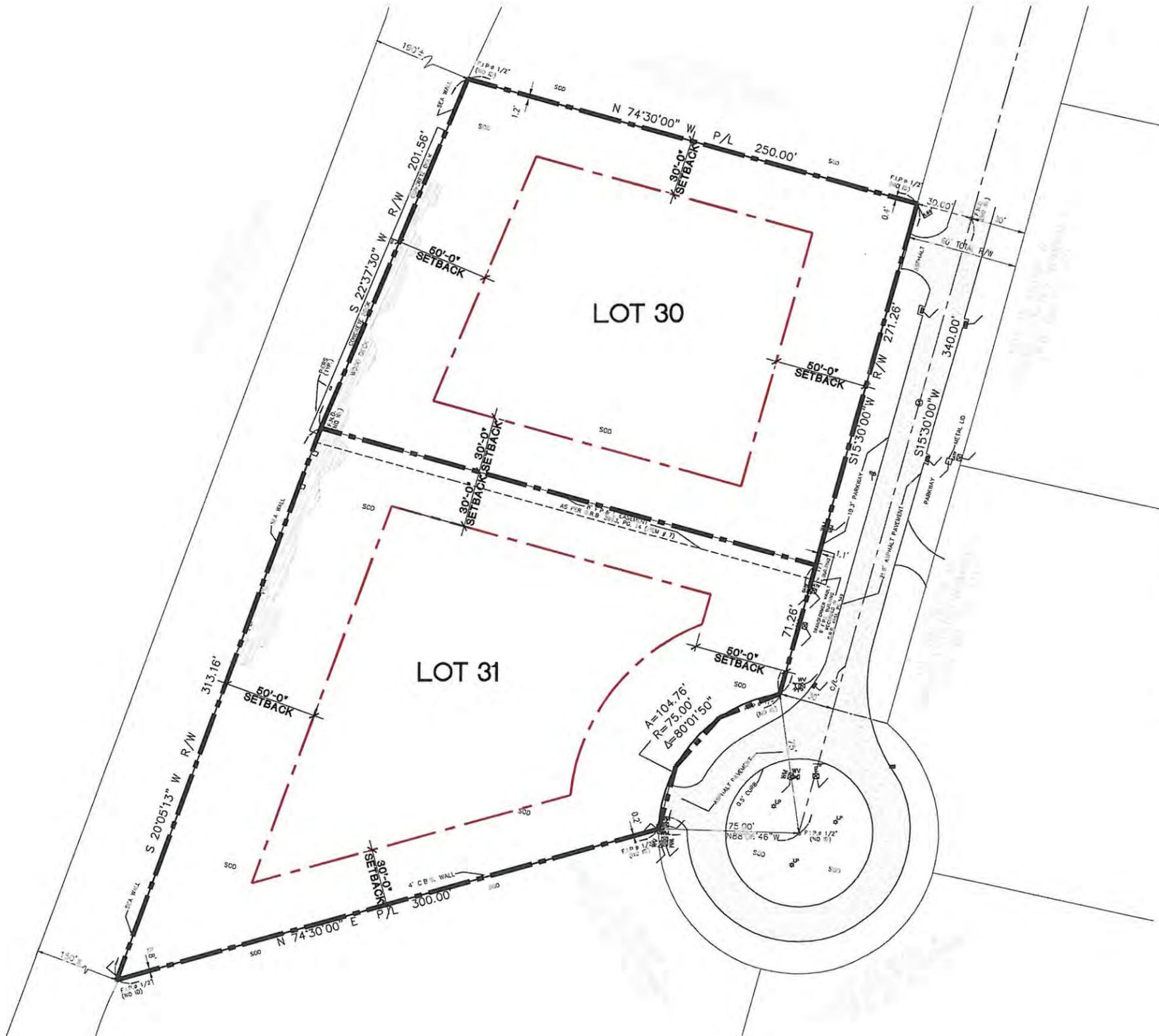
Melissa Tapanes Llahues
Bercow Radell & Fernandez
200 S. Biscayne Boulevard, Suite 850
Miami, Florida 33131
Telephone: (305) 377-6227
Fax: (305) 377-6222
Email: MTapanes@brzoninglaw.com

Architect:

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

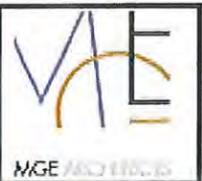
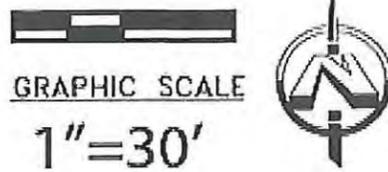
Legal Description
 Lot 30:
 Survey of lot 30, of block A, of Coral Gables Estates number 2 according to the plat there of as recorded in the plat book 60, page 37, of the public records of Miami-Dade county, Florida.

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



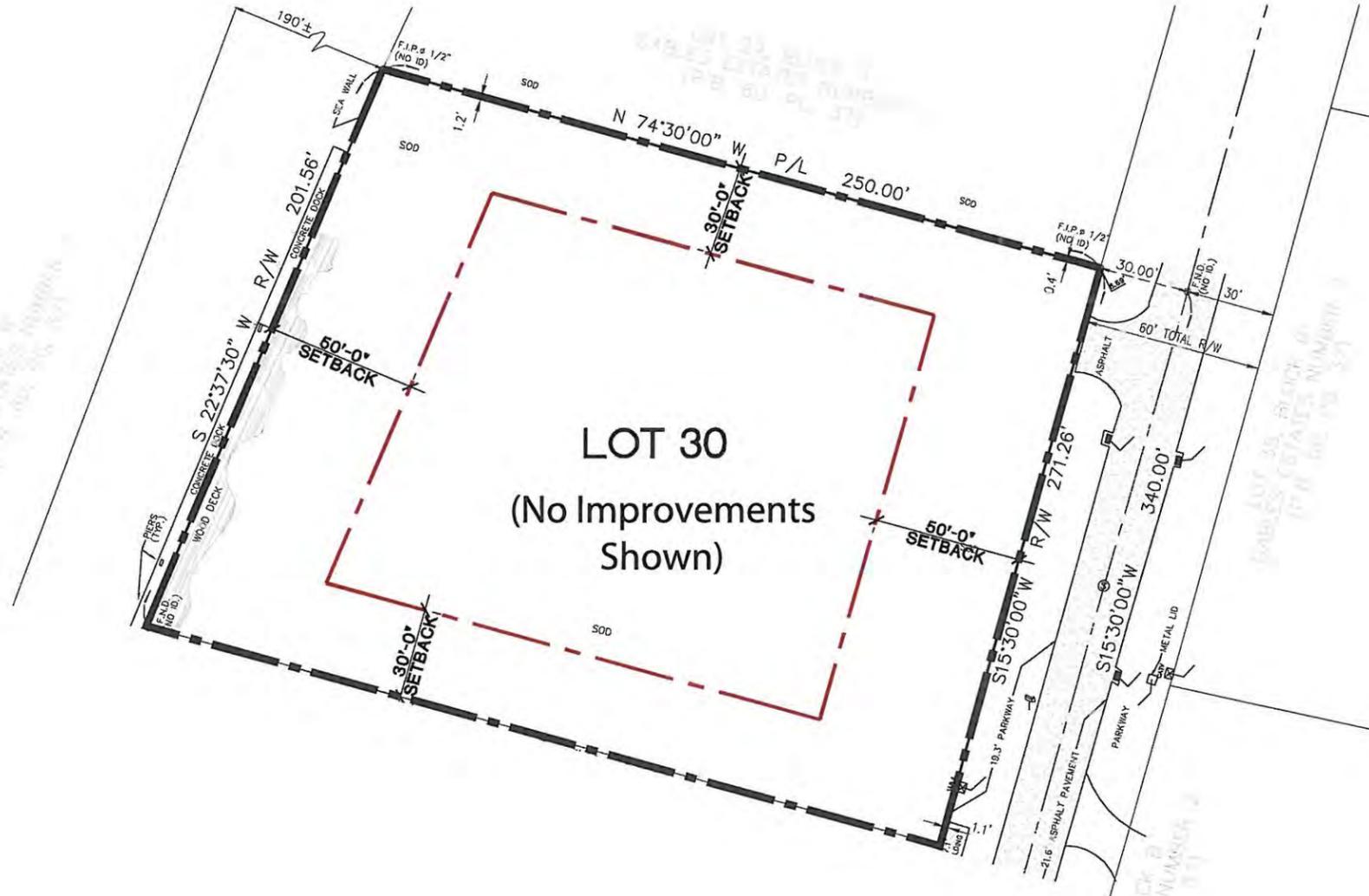
Zoning information:

Total Lot Area:	2.59 Acres 112,747 SQ. FT
Property Zoned:	Residential use (Single Family) Low Density
Min. Landscape:	35% BLG. site = 39,961
Set Backs:	Front- 50 ft. min. Side- 30 ft. min. Rear - 50 ft. min.
Max. SQ. Footage (F.A.R.)	
	48% of first 5,000 S.F. of site 2,400 S.F.
	35% next 5,000 S.F. of site 1,750 S.F.
	30% remainder of site 30,824 S.F.
	Total allowed 34, 974 S.f.



Legal Description

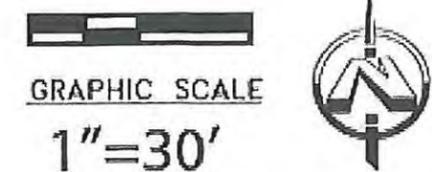
Lot 30:
 Survey of lot 30, of block A, of Coral Gables Estates number 2 according to the plat there of as recorded in the plat book 60, page 37, of the public records of Miami-Dade county, Florida.



Zoning information:

Total Lot Area:	1.2 Acres 52,502.3 SQ. FT.
Property Zoned:	Residential use (Single Family) Low Density
Min. Landscape:	35% BLG. site = 18,376 S.F.
Set Backs:	Front- 50 ft. min. Side- 30 ft. min. Rear - 50 ft. min.
Max. SQ. Footage (F.A.R.)	
48% of first 5,000 S.F. of site	2,400 S.F.
35% next 5,000 S.F. of site	1,750 S.F.
30% remainder of site	12,751 S.F.
Total allowed	16,901 S.F.

Street Frontage: ± 200 FT.

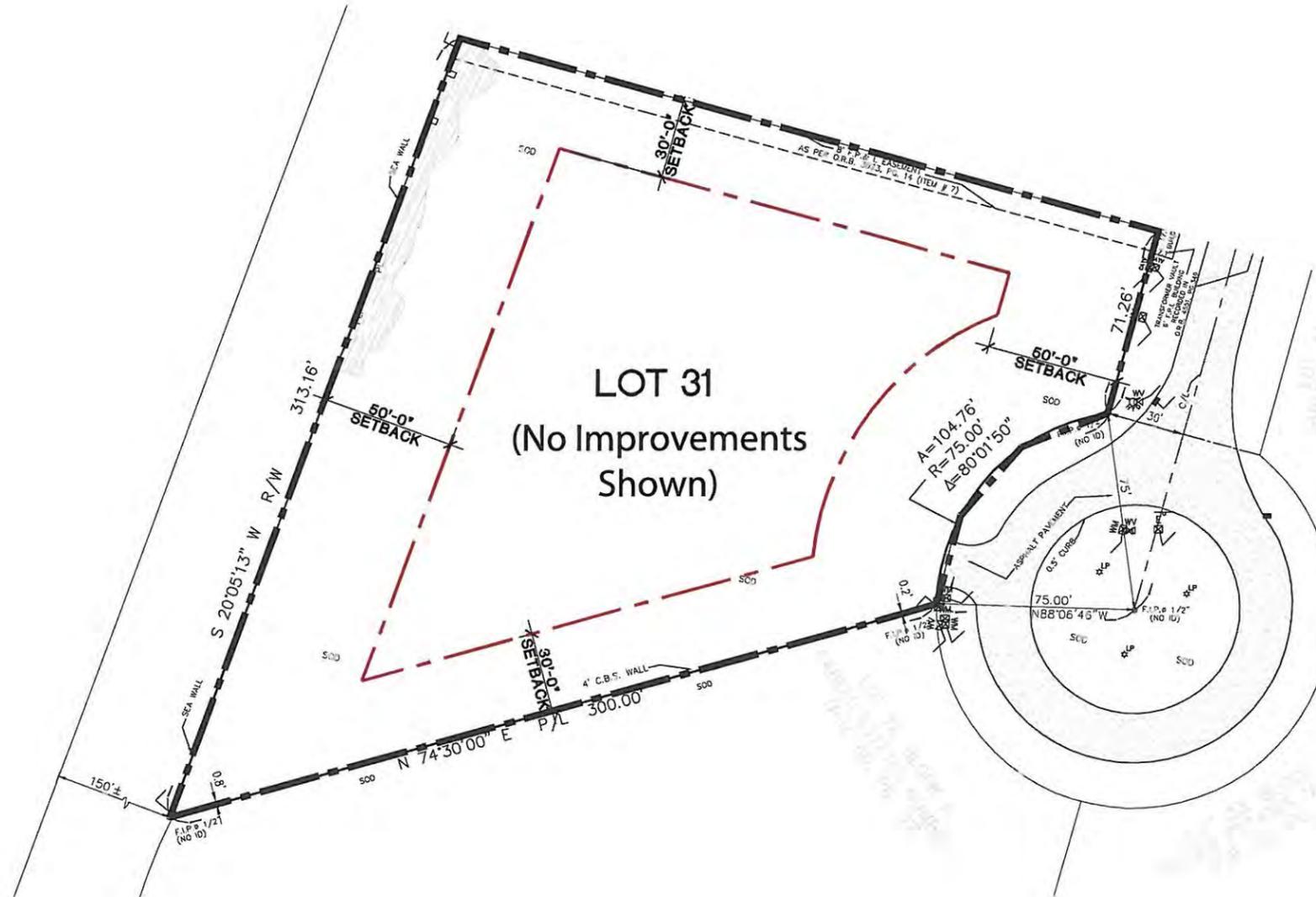


Legal Description

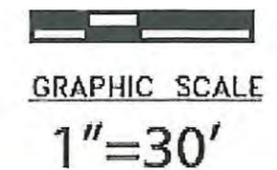
Lot 31:
 Survey of lot 31, of block A, of Coral Gables Estates number 2 according to the plat there of as recorded in the plat book 60, page 37, of the public records of Miami-Dade county, Florida.

Zoning information:

Total Lot Area:	1.39 Acres 60,245 SQ. FT.
Property Zoned:	Residential use (Single Family) Low Density
Min. Landscape:	35% BLG. site =21,086 SQ. ft.
Set Backs:	Front- 50 ft. min. Side- 30 ft. min. Rear - 50 ft. min.
Max. SQ. Footage (F.A.R.)	
48% of first 5,000 S.F. of site	2,400 S.F.
35% next 5,000 S.F. of site	1,750 S.F.
30% remainder of site	15,073 S.F.
Total allowed	<u>19,224 S.F.</u>



Street Frontage: ± 176 FT.



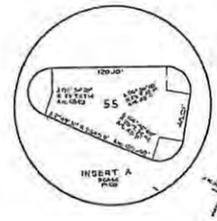
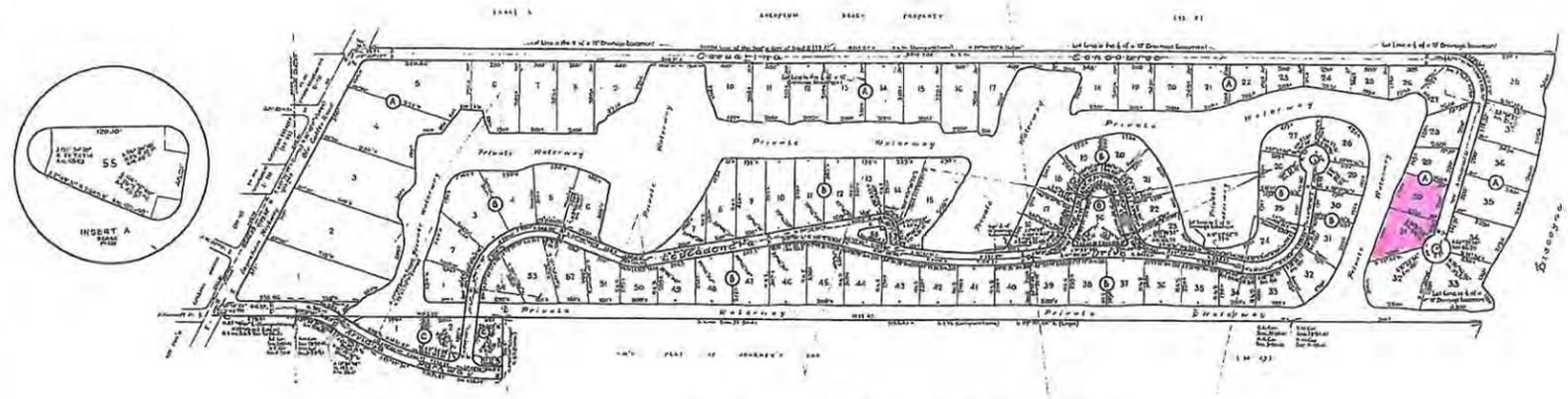
20 Casuarina Concourse,
 Coral Gables, FL, 33176

Survey: South Residence Lot 31

10.22.14

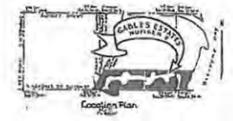


60-37



GABLES ESTATES NUMBER 2

BEING A SUBDIVISION OF A PORTION OF COCOPLUM BEACH PROPERTY P.D. 53-P-7, A PORTION OF THE AMENDED PLAT OF JOURNEY'S END P.D. 34-P-89 AND A PORTION OF THE N.W. 1/4 OF SEC. 5-33-41 ALL BEING IN SECTIONS 31-32 AND 33-TOWNSHIP 54 SOUTH-RANGE 41 EAST AND SECTION 5-TOWNSHIP 55 SOUTH-RANGE 41 EAST DADE COUNTY FLORIDA



K.O. GARRIS
MIAMI, FLA. CIVIL AND CONSULTING ENGINEER
26 MARCH 1956
SCALE
1" = 300'

Engineer's Note
Bearings shown unless otherwise stated are for computations
Dimensions of center lines to intersection of street lines produced unless otherwise shown.
All road are 25 feet unless otherwise shown
• Dotted Permanent Reference Markers are

KNOW ALL MEN BY THESE PRESENTS:
That Three Bays Properties #2, Inc., a Florida Corporation, is owner of the South 400 feet of Tract No. 2 and all of Tract No. 1 of Cocoplum Beach Property, EXCEPT the South 375 feet thereof, according to plat thereof recorded in plat book 53 at page 2 of the public records of Dade County, Florida, and Three Bays Properties #3, Inc., a Florida Corporation, is owner of a portion of the amended plat of Journey's End as related to the public records of Dade County, Florida, and a portion of the amended plat of Cocoplum Beach Property and other tracts described as follows:
Begin at the N.W. corner of Fractional Section 5, Township 55 South, Range 41 East, Tallahassee Meridian in Florida, thence North 89 degrees 00 minutes 00 seconds East along the North line of said Fractional Section 5 for a distance of 300.0 feet to a point, thence South 35 degrees 21 minutes 12 seconds West for a distance of 107.62 feet to a point on a circular curve having a radius of 1520 feet, said point bearing North 46 degrees 56 minutes 30 seconds East from the center of said curve; thence Northwesterly along said circular curve having a radius of 1520 feet through a central angle of 13 degrees 34 minutes 16 seconds for an arc distance of 360 feet to a point of compound curve, thence Northwesterly and Westerly along a tangential circular curve having a radius of 354.97 feet through a central angle of 35 degrees 32 minutes 34 seconds for an arc distance of 220.20 feet to the N.W. corner of said Fractional Section 5 and the point of beginning of the parcel of land herein described.
AND begin at the N.E. corner of the N.E. 1/4 of Section 6, Township 55 South, Range 41 East and the N.W. corner of Fractional Section 5, Township 55 South, Range 41 East, thence North 89 degrees 00 minutes 00 seconds East along the North line of said Fractional Section 5 for a distance of 1058.35 feet to a point, thence North 1 degree 00 minutes 00 seconds West for a distance of 315 feet to a point, thence South 69 degrees 00 minutes 00 seconds West along a line parallel to and 315 feet North of the North line of said Fractional Section 5 for a distance of 1058.35 feet to a point, thence South 67 degrees 49 minutes 40 seconds West along a line parallel with and 315 feet North of the North line of the N.E. 1/4 of said Section 6 for a distance of 359.35 feet to a point on the Easterly right-of-way line of Old Cutler Road, thence South 76 degrees 35 minutes 17 seconds West along the Easterly right-of-way line of Old Cutler Road for a distance of 42.775 feet to a point on the North line of the N.E. 1/4 of said Section 6, thence North 67 degrees 49 minutes 40 seconds East along the North line of the N.E. 1/4 of said Section 6 for a distance of 379.89 feet to the N.E. corner of said Section 6 and the point of beginning of the parcel of land herein described. AND the South 375 feet of Tract 1 of Cocoplum Beach Property as recorded in Plat Book 53 at page 2 of the public records of Dade County, Florida, as shown on the attached plat.
AND commence at the N.W. corner of Fractional Section 5, Township 55 South, Range 41 East, Tallahassee Meridian in Florida, thence North 89 degrees 00 minutes 00 seconds East along the North line of said Fractional Section 5 for a distance of 300.0 feet to the point of beginning of the parcel of land herein described, thence continue North 89 degrees 00 minutes 00 seconds East along the North line of said Fractional Section 5 for a distance of 786.35 feet to a point, thence South 1 degree 00 minutes 00 seconds East for a distance of 310.0 feet along a radial line to a point and the point of tangency of a circular curve, thence Westerly and Northwesterly along said tangential circular curve having a radius of 1491.67 feet through a central angle of 25 degrees 57 minutes 54 seconds for an arc distance of 676.06 feet to a point, said point bearing South 24 degrees 57 minutes 54 seconds West from the center of said curve, thence North 67 degrees 34 minutes 36 seconds West for a distance of 185.81 feet to a point, thence North 35 degrees 21 minutes 12 seconds East for a distance of 107.62 feet to the point of beginning of the parcel of land herein described.
That the property of Three Bays Properties #3, Inc., as hereinabove described has been platted into Lots 1 and 2 and Tract 'C' of Block 'C' as shown on the attached plat.
That the property of Three Bays Properties #2, Inc., as hereinabove described has been platted into Lots and/or parcels as shown on the attached plat EXCEPT Lots 1 and 2 and Tract 'C', Block 'C' as shown on said attached plat.
That the owners of the above described properties have caused to be made the attached plat of 'GABLES ESTATES NUMBER 2'.
That the Park, Road, Highway Drive, Parkway and Terrace as shown on the attached plat, together with all existing and future planting, trees and shrubbery thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to Three Bays Properties #2, Inc., and Three Bays Properties #3, Inc. and their respective successors and assigns, the reversion or reversions thereof whenever discontinued by law.

The lawful zoning regulations, now in effect, or as the same may from time to time be lawfully changed or amended, applicable to the area covered by this plat will be observed.
IN WITNESS WHEREOF the Three Bays Properties #2, Inc., and Three Bays Properties #3, Inc., have caused these presents to be signed in their corporate names by their respective Presidents and their corporate seals, to be hereunto affixed and attested by their respective Secretaries this 26th day of March, A.D. 1956.
Witnesses
William J. Hazlett
Robert W. Mathy
Witnesses
William J. Hazlett
Robert W. Mathy
Three Bays Properties #2, Inc.
By *William J. Hazlett* President
Attest *Robert W. Mathy* Secretary
Three Bays Properties #3, Inc.
By *Robert W. Mathy* President
Attest *William J. Hazlett* Secretary

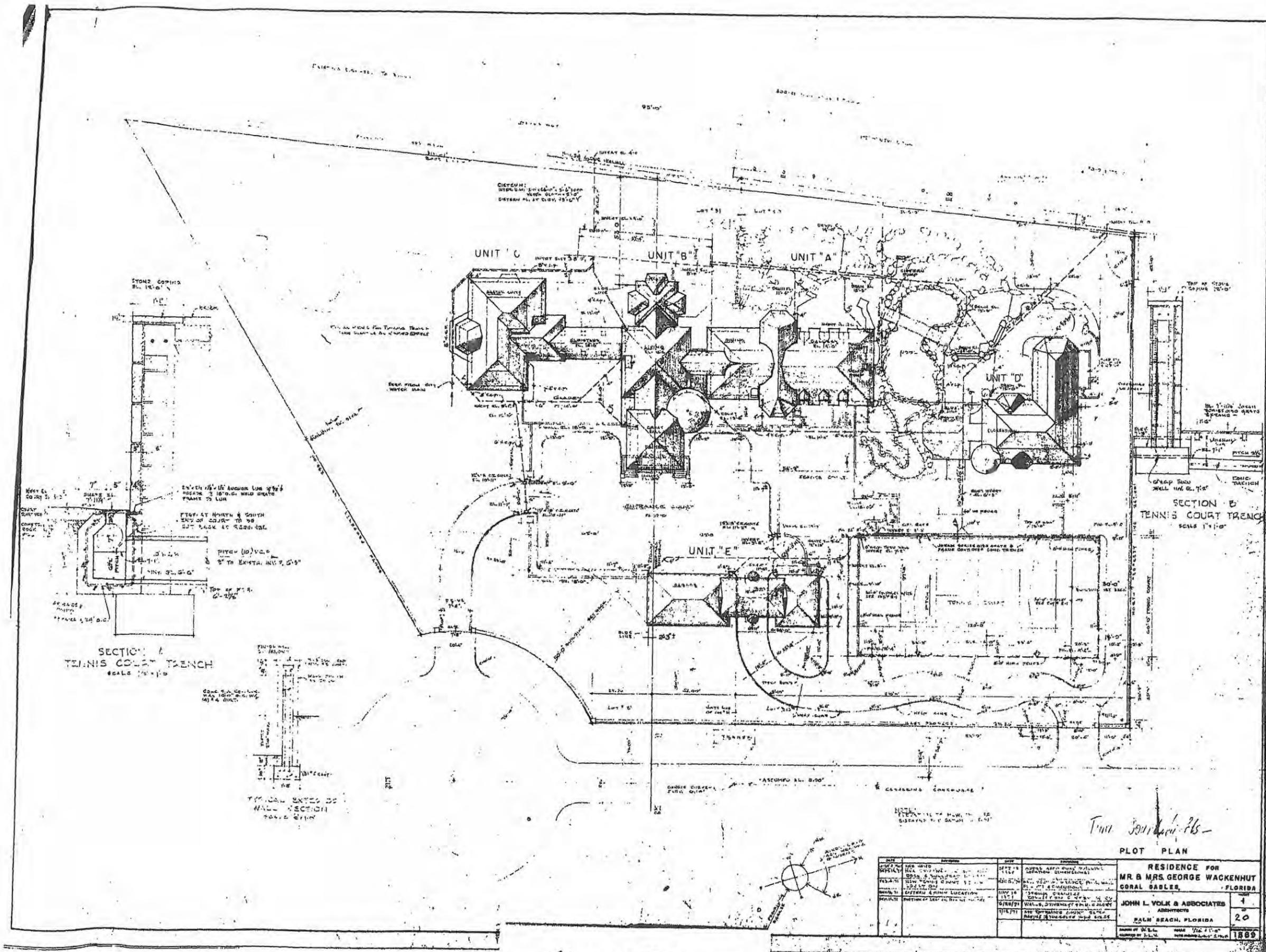
STATE OF FLORIDA S.S.
COUNTY OF DADE
Before me this day personally appeared William J. Hazlett, and Robert W. Mathy, President and Secretary respectively of Three Bays Properties #2, Inc., a Florida Corporation, to me well known to be the persons described in and who executed the foregoing instrument, who upon being duly sworn acknowledged the execution thereof to be their free and voluntary act and deed as such officers of said corporation and that they affixed their official seal of said corporation and with the authority of the Board of Directors and that the same is the free act and deed of said corporation.
Witness my hand and notarial seal at Miami, Florida this 26th day of March, A.D. 1956.
Wm. Samuel Sanchez Notary Public, State of Florida My commission expires July 13, 1957

STATE OF FLORIDA S.S.
COUNTY OF DADE
Before me this day personally appeared William J. Hazlett, and Robert W. Mathy, President and Secretary respectively of Three Bays Properties #3, Inc., a Florida Corporation, to me well known to be the persons described in and who executed the foregoing instrument, who upon being duly sworn acknowledged the execution thereof to be their free and voluntary act and deed as such officers of said corporation and that they affixed their official seal of said corporation and with the authority of the Board of Directors and that the same is the free act and deed of said corporation.
Witness my hand and notarial seal at Miami, Florida this 26th day of March, A.D. 1956.
Wm. Samuel Sanchez Notary Public, State of Florida My commission expires July 13, 1957
Approved *Wm. Samuel Sanchez* City Engineer, Coral Gables, Florida
This plat was approved and accepted and the foregoing dedication was accepted and approved by Ordinance No. 865, passed and adopted by the City Commission of the City of Coral Gables, Florida this 18th day of May, A.D. 1956.
Attest *W. Samuel Sanchez* City Clerk
Signed *Frank B. Hartnett* Mayor

Approved for record *E. B. Leathman* County Engineer, Dade County, Florida
This plat was approved and the foregoing dedication was accepted and approved by Resolution No. 2227 passed and adopted by the Board of County Commissioners of Dade County, Florida this 12th day of May, A.D. 1956.
Attest *E. B. Leathman* Clerk of the Circuit Court
By *E. B. Leathman* Deputy Clerk
Signed *E. B. Leathman* Chairman of the Board

I hereby certify that the attached plat of 'GABLES ESTATES NUMBER 2' is a true and correct plat of such property as was recently surveyed and platted under my direction. I also certify that permanent reference monuments were set the 6th day of April, A.D. 1956 in accordance with the provisions of Chapter 10275, Section 7 (N 253), Laws of the State of Florida.
K.O. Garris Reg. Civil Eng. No. 321 Reg. Land Surveyor No. 49

Filed for record this 26th day of May, A.D. 1956 at 10:59 A.M. in book of Plats at page 322 of the public records of Dade County, Florida. This plat complies with the provisions of the laws of the State of Florida.
E. B. Leathman, Clerk of the Circuit Court
By *E. B. Leathman* Deputy Clerk



SECTION A
TENNIS COURT TRENCH
SCALE 1/4" = 1'-0"

TYPICAL SECTION OF
WALL SECTION
SCALE 1/4" = 1'-0"

SECTION B
TENNIS COURT TRENCH
SCALE 1/4" = 1'-0"

True South - 85°

PLOT PLAN

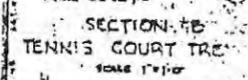
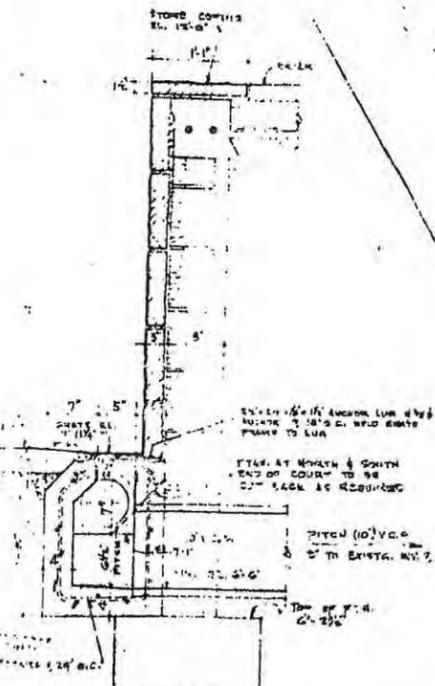
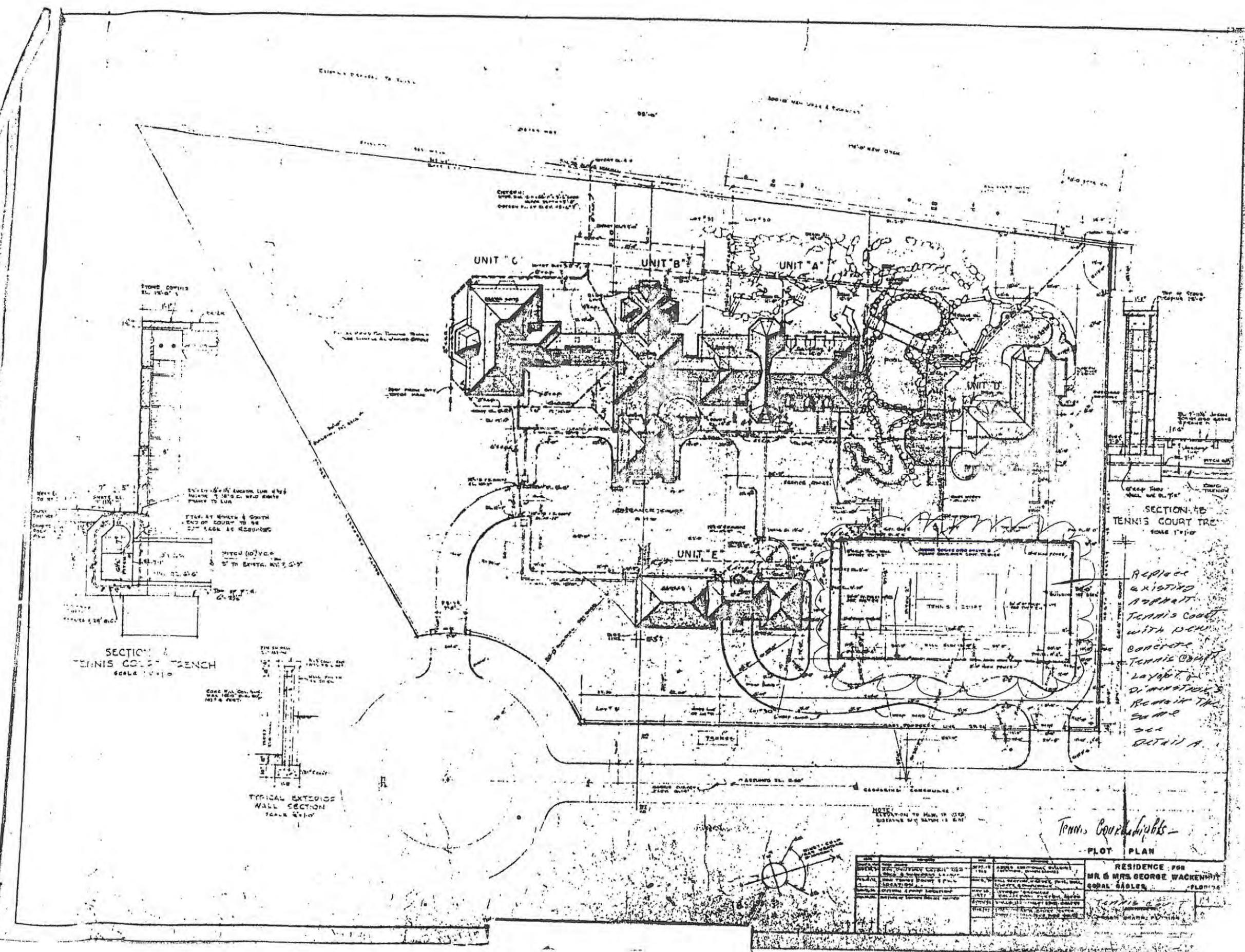
DATE	DESCRIPTION	DATE	DESCRIPTION
1/15/35	PRELIMINARY PLAN	1/15/35	PRELIMINARY PLAN
2/15/35	FINAL PLAN	2/15/35	FINAL PLAN
3/15/35	CONSTRUCTION PERMITS	3/15/35	CONSTRUCTION PERMITS
4/15/35	CONSTRUCTION	4/15/35	CONSTRUCTION
5/15/35	COMPLETION	5/15/35	COMPLETION

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

JOHN L. VOLK & ASSOCIATES
ARCHITECTS
PALM BEACH, FLORIDA

1889

20173-B



REPLACE
EXISTING
ASPHALT
TENNIS COURT
WITH NEW
CONCRETE
TENNIS COURT
LAYOUT &
DIMENSIONS
REMAIN THE
SAME
SEE
DETAIL A.

Tennis Court Details -
PLOT PLAN

RESIDENCE FOR	
MR. & MRS. GEORGE WACKENHUT	
SOPAL ESTATES	
PLOT 12	
TENNIS COURT	
ARCHITECT	
DATE	
SCALE	
SHEET NO.	
TOTAL SHEETS	
PROJECT NO.	
OWNER	
ADDRESS	
CITY	
STATE	
ZIP	
DATE	
DRAWN BY	
CHECKED BY	
APPROVED BY	
DATE	



20 Casuarina Concourse,
Coral Gables, FL, 33176

Vicinity: Lot Frontage Width

10.22.13





20 Casuarina Concourse,
Coral Gables, FL, 33176

Vicinity: Lot Water Frontage Width

10.22.13





20 Casuarina Concourse,
Coral Gables, FL, 33176

Vicinity: Street Level

10.22.14



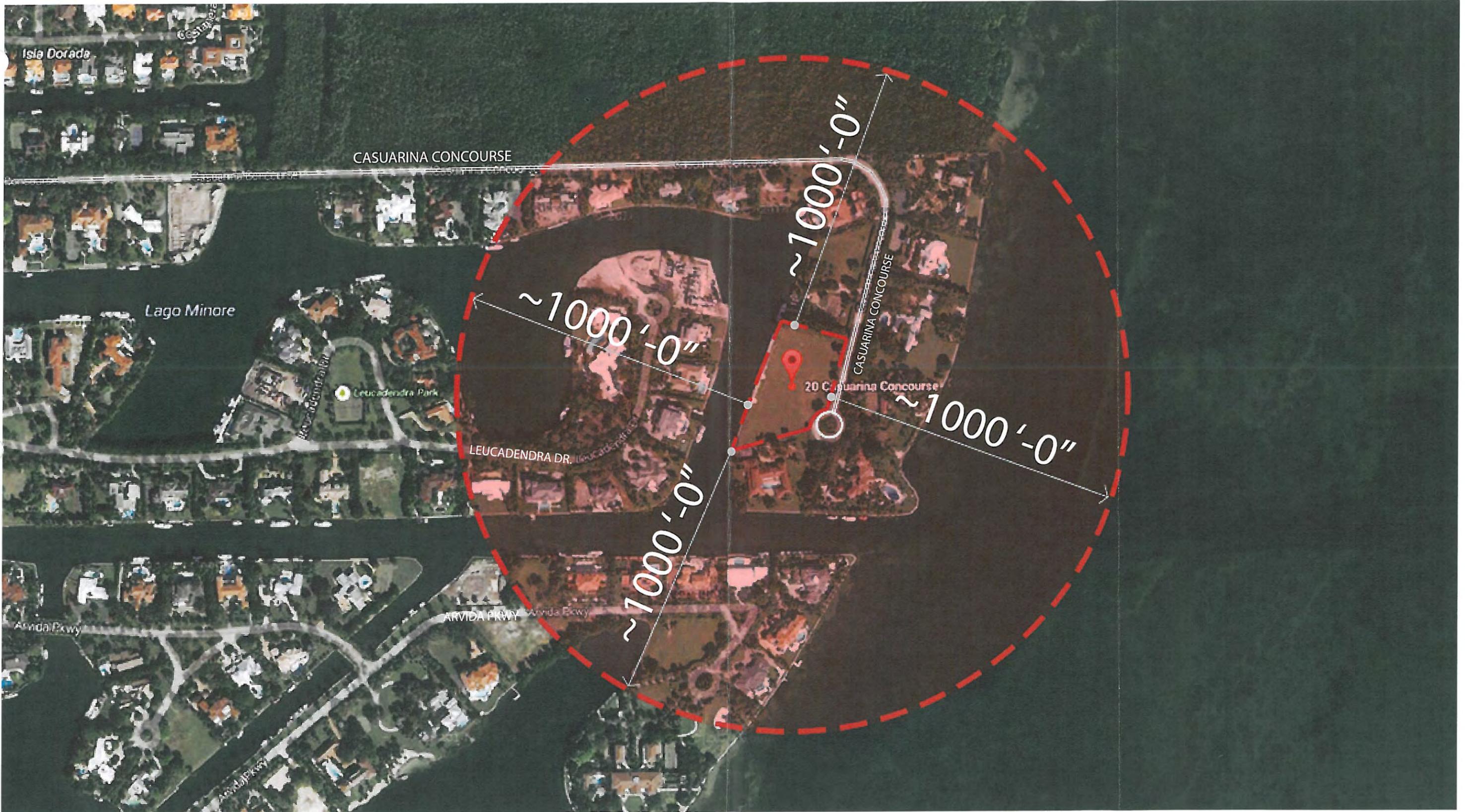


20 Casuarina Concourse,
Coral Gables, FL, 33176

Vicinity: Neighborhood

10.22.14



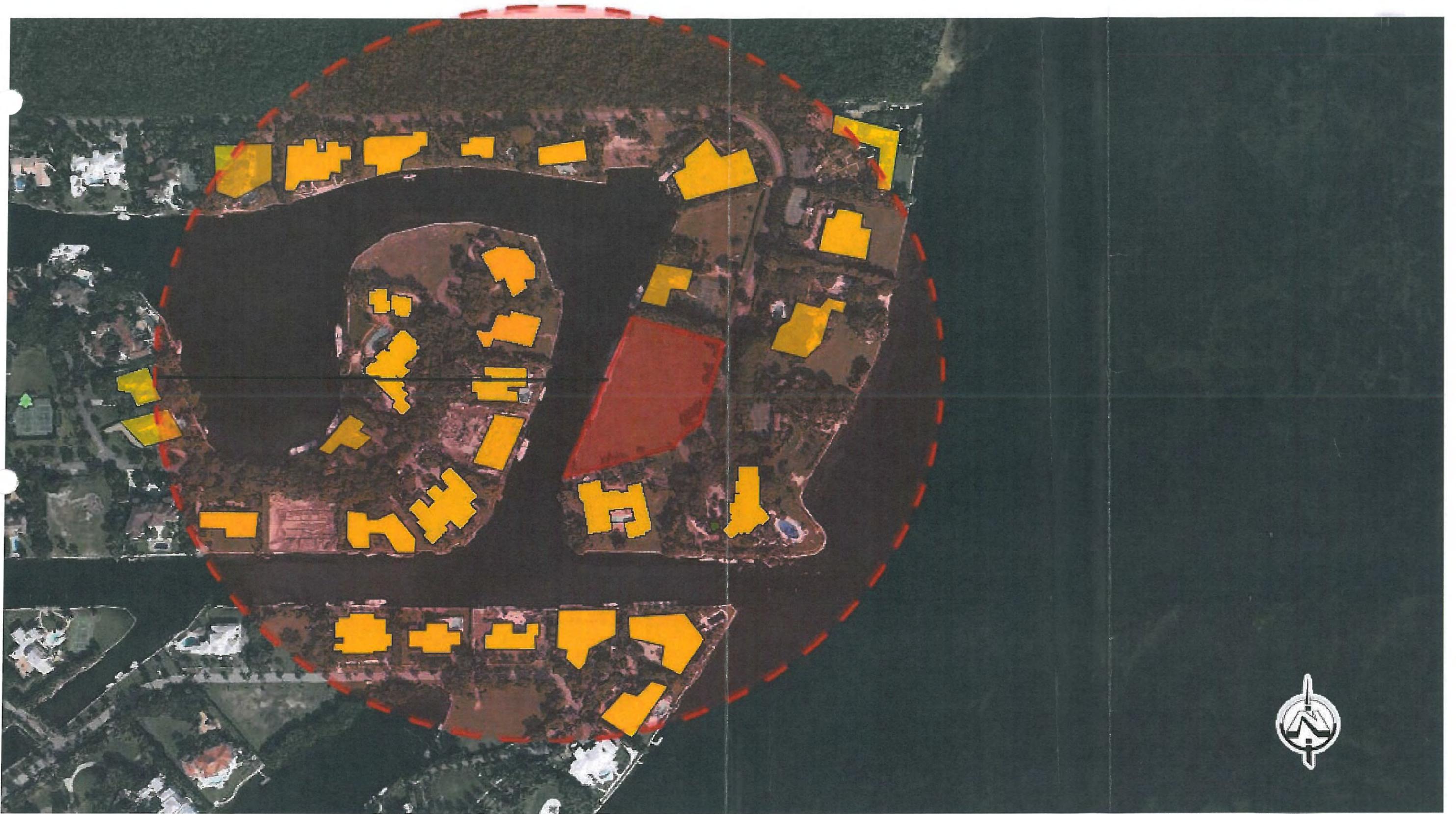


20 Casuarina Concourse,
Coral Gables, FL, 33176

Vicinity: 1000 foot Radius

10.22.13





20 Casuarina Concourse,
Coral Gables, FL, 33176

Vicinity: House per Block

10.22.14



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

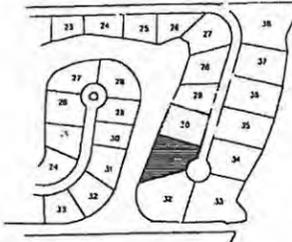
Maximum SQ. Footage
=16,901 SQ. ft. Provided=14,200 SQ. ft.

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

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

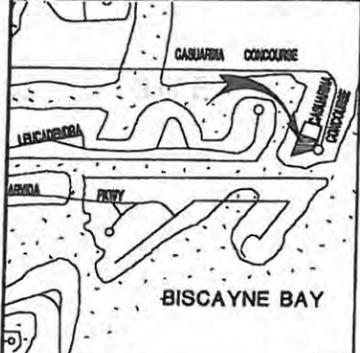


Note:
The following drawing illustrates a potential residential site plan for both lots. These are shown for scale and representation only.



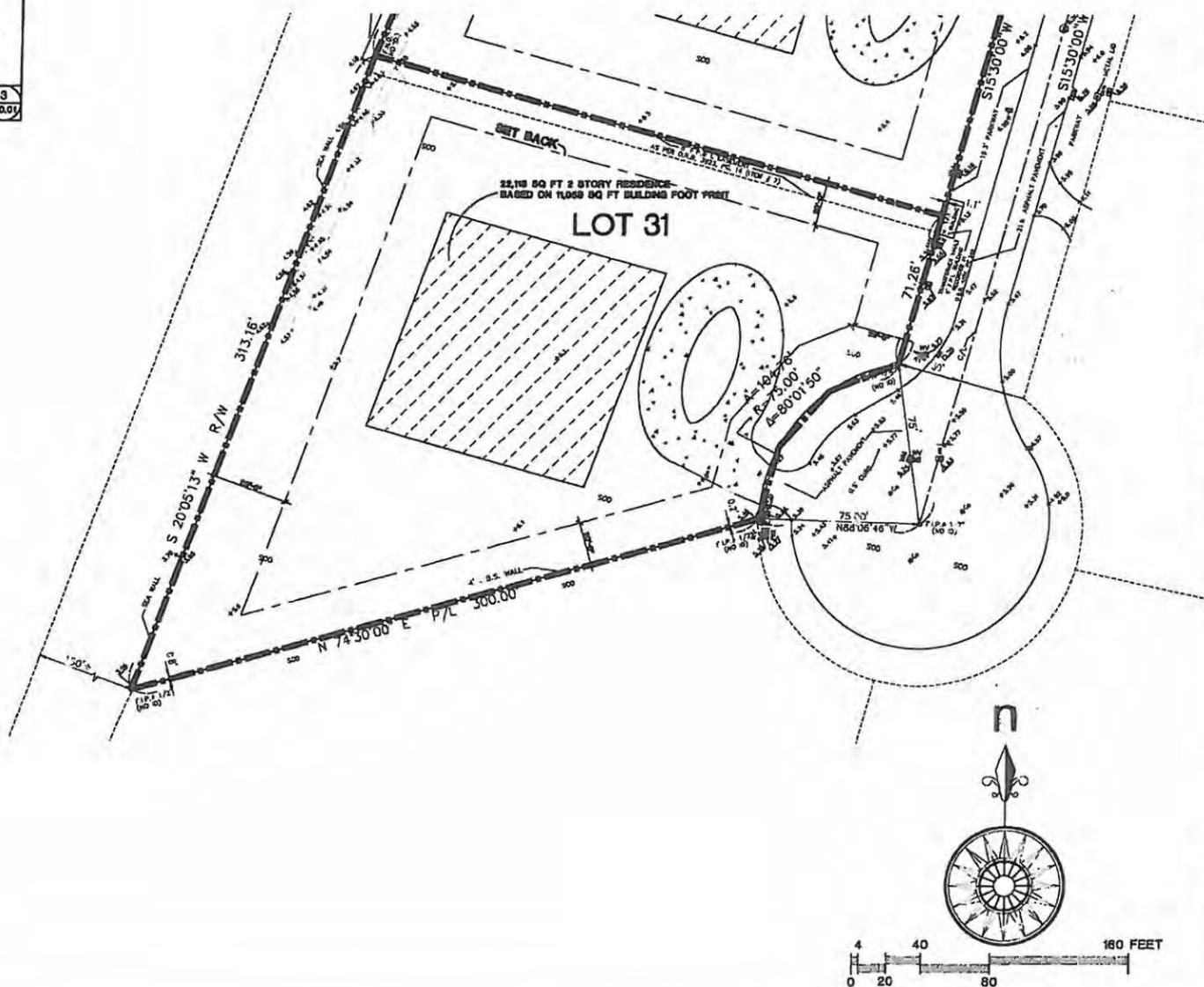
SITE PLAN MAP
SCALE: N.T.S.

2
A0.07



VICINITY MAP
SCALE: N.T.S.

3
A0.07



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

1
A0.03

PARCEL B ZONING INFORMATION:

SITE INFORMATION
 PROPERTY ADDRESS:
 20 CASUARINA CONCOURSE, CORAL GABLES 33143
ARTICLE 4 - ZONING DISTRICTS:
 SECTION 4-101 SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT
 APPENDIX A - SITE SPECIFIC ZONING REGULATIONS
 SECTION A-4a - GABLES ESTATES No.2
LAND USE CLASSIFICATION:
 RESIDENTIAL USE (SINGLE FAMILY)
 LOW DENSITY
CITY OF CORAL GABLES FLOOD ZONES:
 FEMA FLOOD ZONE - AE

	MAX ALLOWED	PROVIDED
GROSS LAND AREA (acres)		1.0 acres
LOT COVERAGE		
NET LAND AREA (SQ.FT.)		70,744.89 SQ. FT. (100%)
Less Lot coverage (35%)	24,760.72 SQ.FT.	1,059 SQ.FT.
Less Paved Area		4,416.6 SQ. FT.
Less Landscape Open Space		66,270.45 SQ. FT.

LANDSCAPE OPEN SPACE REQUIREMENTS	MIN. REQUIRED	PROVIDED
Min of 35% of building site	70,244 SQ.FT. (35%)=24,585 SQ.FT.	66,270.45 SQ. FT. (78.6%)

RETRACTS REQUIREMENTS	MIN. REQUIRED	BUILDING RETRACTS
Front	25'	
Side (left)	10' MIN 20' MAX	
Side (right)	10' MIN 20' MAX	
Rear (GARAGE)	35'	

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

MAXIMUM SQ. FT. FLOOR AREA (F.A.R.)	MAX. ALLOWED	PROVIDED
45% of first 8,000 SF of building site	2,400 SQ.FT.	
35% of next 8,000 SF of building site	1,760 SQ.FT.	
50% of remainder of building site	18,078.5 SQ.FT.	
TOTAL	22,238.4 SQ.FT.	22,198 SQ.FT.

LEGAL DESCRIPTION:

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

SITE PLAN LEGEND:

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



CONSULTANTS:

PROJECT NAME:

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

JOB NUMBER: 2013.01X
 DATE: 09/10/13
 CAD FILE NO: 09A0.00
 AGENCY NO: 1

- REVISIONS/SUBMISSIONS:
- △
 - △
 - △
 - △
 - △
 - △
 - △
 - △
 - △
 - △



DRAWING TITLE:
CONCEPTUAL
Lot 31

DRAWING NO: **A0.03**



WEST VIEW



WEST VIEW



WEST VIEW



SOUTH EAST VIEW OF CIRCLE

20 Casuarina Concourse,
Coral Gables, FL, 33176

Photos

10.22.14





CASUARINA CONCOURSE SITE LOCATION



CASUARINA CONCOURSE (EAST SIDE)



SOUTHEAST CIRCLE



SOUTHEAST CIRCLE



CASUARINA CONCOURSE OTHER PROPERTIES



20 Casuarina Concourse,
Coral Gables, FL, 33176

Photos

10.22.2014





The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

June 24, 2013

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

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

Dear Ms. Tapanes:

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

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "MSB", written over a horizontal line.

Martha Salazar-Blanco
Zoning Official

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

BUILDING PERMITS

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

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

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

COMMENTS:

RESEARCH DONE BY:
ERICK R. TEJERA

DATE:

Gables Estates Club Inc.

7550 S.W. 57 Avenue, Suite 204, South Miami, FL 33143

Office: 305-667-9031

Fax: 305-667-9032



October 14th, 2013

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

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

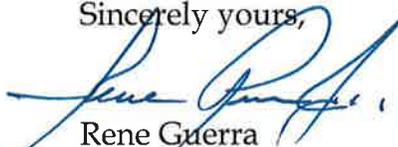
Dear Members:

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

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

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

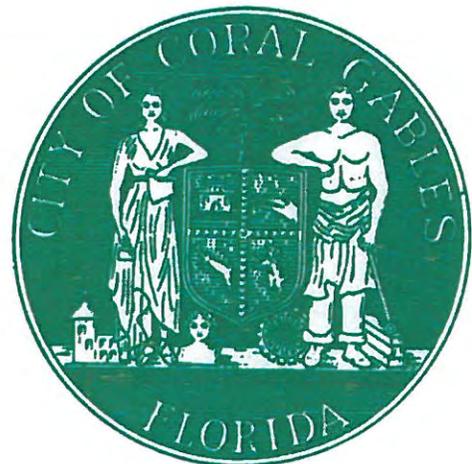
Sincerely yours,



Rene Guerra
President



**ZONING
CODE
OF THE CITY OF
CORAL
GABLES
FLORIDA**



THIS ZONING CODE

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

CITY COMMISSION

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

PLANNING AND ZONING BOARD

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

BOARD OF ADJUSTMENT

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

BOARD OF ARCHITECTS

Wm. Hamilton Arthur, Sr.
Frank Abbott
Jesus Cruz
Ernesto L. Santos
Richard Arango, Associate

Georgio Bali, Associate
Rafael Eguilor, Associate
Dennis S. Smith, Secretary
Manuel Z. Lopez, Engineer

CITY MANAGER

H. C. Eads, Jr.

BUILDING AND ZONING DIRECTOR

Margaret Pass

PLANNING DIRECTOR

Diana Wheeler

ZONING ADMINISTRATOR

Dennis S. Smith

CITY ATTORNEY

Robert D. Zahner

CITY CLERK

Virginia L. Paul

ARTICLE XIII - BUILDING SITES

SECTION 13-1 BUILDING SITES - GENERAL.

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

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

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

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

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

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

- (a) Any change from the foregoing provisions for the purpose of establishing building sites, or separation of building sites shall require special approval by ordinance duly passed and adopted by the City Commission after first having been heard before the Planning and Zoning Board at a public hearing, at which all interested persons shall be afforded an opportunity to be heard. In making its recommendation the Planning and Zoning Board shall be guided by whether the application for establishment or separation of building

sites is compatible with the neighborhood, and they may recommend and the City Commission may prescribe appropriate conditions, restrictions or safeguards it deems necessary to provide for neighborhood compatibility and to be in the best interest of the general public.

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

1. Whether the building site(s) created would be equal to or larger than the majority of the existing building sites of the same character within the surrounding area.
2. Whether the building site(s) created would result in existing structures becoming non-conforming as it relates to setbacks, ground coverage and other applicable provisions of the Zoning Code.
3. Whether the building site(s) created is free of encroachments from abutting buildable sites.
4. Whether the building site(s) created was purchased as a separate building site(s) by the current owner prior to September 17, 1977.

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

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

1. Section "A"

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

2. Section "B"

- a. No building site facing upon Granada Boulevard, North Greenway Drive, South Greenway Drive, Coral Way or LeJeune Road shall contain less than two platted lots where such lots are less than fifty-five (55) feet in width.
- b. Lots 1, 2, 3 and 24, Block 20 shall be considered as three building sites as follows: (2530)

1. One building site to consist of Lot 24;
2. One building site to consist of Lot 1 and the western one-half of Lot 2;



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

REGISTRATION #: _____

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

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

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

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name Melissa Tapanes Llahues 2019 AUG 21 AM 9:09
LOBBYIST

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

Business Telephone Number 305-377-6227

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

Federal ID#: 65-0661187

CITY OF CORAL GABLES
OFFICE OF THE CITY CLERK
RECEIVED BY THE

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

PRINCIPAL REPRESENTED:

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

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

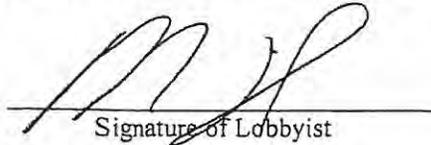
ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

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

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

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

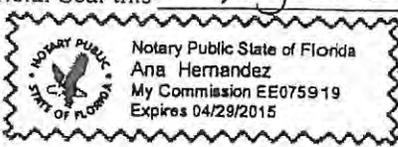
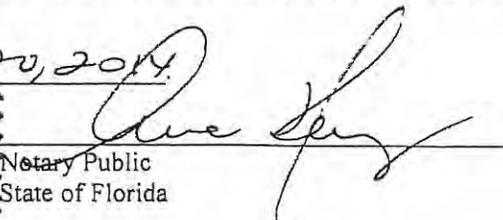
I Melissa Tapanes Llahues hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the \$150.00 Annual Lobbyist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


Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

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

WITNESS my Hand and Official Seal this August 20, 2014
 Personally Known
 Produced ID

 
Notary Public
State of Florida

\$150.00 Fee Paid _____ Received By _____ Date: _____

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

For Office Use Only

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



CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

REGISTRATION #: _____

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

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

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

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

Print Your Name	Melissa Tapanes Llahues	2014 AUG 21 AM 9:10 CITY OF CORAL GABLES RECEIVED BY THE OFFICE OF THE CITY CLERK
	LOBBYIST	
Print Your Business Name	Bercow Radell & Fernandez, P.A.	
Business Telephone Number	305-377-6227	
Business Address	200 S. Biscayne Boulevard, Suite 850, Miami, FL	33131
	ADDRESS	CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Benjamin Leon, Jr.

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

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

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

I Melissa Tapanes Llahues hereby swear or affirm under penalty of per-
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11, governing Lobbying.

[Signature]
Signature of Lobbyist

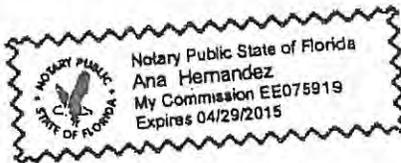
8/20/14
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

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

WITNESS my Hand and Official Seal this August 20, 2014

Personally Known
 Produced ID



[Signature]
Notary Public
State of Florida

For Office Use Only

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

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



CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2014 OCT 31 PM 3: 21

REGISTRATION #: _____

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

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

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

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

Print Your Name F.W. Zeke Guilford
LOBBYIST
Print Your Business Name Guilford & Associates, P.A.
Business Telephone Number 305-446-8411
Business Address 400 University Drive, 201, Coral Gables, FL 33134
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Benjamin Leon, Jr.

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

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

Building Site Separation for 20 Casuarina Concourse, Gables Estates.

I F.W. Zeke Guilford hereby swear or affirm under penalty of per-
Print Name of Lobbyist
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11, governing Lobbying.

F.W. Zeke Guilford
Signature of Lobbyist

11/3/14
Date

STATE OF FLORIDA)

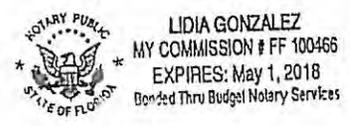
COUNTY OF ~~DADE~~ Miami-Dade

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

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

Personally Known
 Produced ID

Lidia Gonzalez
Notary Public
State of Florida



For Office Use Only	
Data Entry Date: _____, 20 ____.	Entered By: _____

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



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

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2014 OCT 31 3:44 PM B

REGISTRATION #: _____

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

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Print Your Name F.W. Zeke Guilford LOBBYIST

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

Business Telephone Number 305-446-8411

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

Federal ID#: _____

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

PRINCIPAL REPRESENTED:

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

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

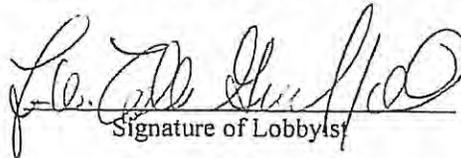
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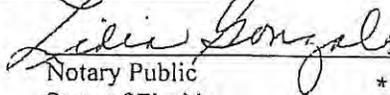

Signature of Lobbyist

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

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

Personally Known
 Produced ID


Notary Public
State of Florida


\$150.00 Fee Paid _____ Received By _____ Date: _____
Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

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