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April 14, 2015

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

Re: 444 Valencia Avenue / Re-plat of Property

Dear Mr. Trias:

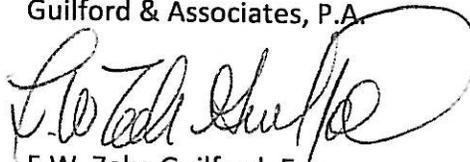
This firm represents 444 Valencia Avenue, Inc., the owner of property located at 444 Valencia Avenue regarding an application to re-plat the property.

The property is currently platted at four lots (Lots 1-4), with three lots being 25 feet in width and the corner lot being approximately thirty feet in the front and thirty three in the rear. We are proposing a minor re-plat of the property reducing the width of the interior lots by less than a foot and increasing the width of the corner lot to thirty five feet.

The reason for this request is to allow the developer to sell the proposed townhouses as fee simple units rather than requiring the formation of a condominium for the townhouses. The developer has found that buyer prefer the fee simple ownership. Furthermore, due to the setbacks, it will allow the corner lot to have an adequately sized unit constructed upon it.

If you have any questions or need any additional information, please do not hesitate to contact me.

Very sincerely,
Guilford & Associates, P.A.



F.W. Zeke Guilford, Esq.