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# City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

## Application request

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

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

## General information

Street address of the subject property: 450 Como Avenue

Property/project name: \_\_\_\_\_

Legal description: Lot(s) 1, 2 and 23

Block(s) 263 Section (s) Coral Gables Riviera Section 11

Property owner(s): The Blossom Avenue Development Miami, LLC c/o Marco Facchinetti, Manager

Property owner(s) mailing address: 1965 Broadway, #24D, New York, NY 10023

Telephone: Business 212-334-3062 Fax \_\_\_\_\_

Other \_\_\_\_\_ Email marco.facchinetti @ theblossomavenue.com



# City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Mario Garcia Serra, Esq. c/o Gunster  
 Applicant(s)/agent(s) mailing address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131  
 Telephone: Business 305-376-6061 Fax 305-376-6010  
 Other \_\_\_\_\_ Email mgarcia-serra @ gunster.com

## Property information

Current land use classification(s): Residential Single Family Low Density  
 Current zoning classification(s): Single Family Residential District (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.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.
- Property survey and legal description.



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

**Application submittal requirements**

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

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

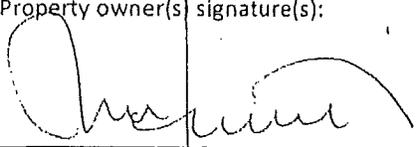
(I) (We) affirm and certify to all of the following:

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



# City of Coral Gables Planning Division Application

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: The Blossom Avenue Development Miami, LLC Marco Facchinetti, as Manager
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 1965 Broadway, #24D, New York, New York 10022	
Telephone: 212-334-3062	Fax:
Email: marco.facchinetti@theblossomavenue.com	
<p><i>NEW YORK</i> NOTARIZATION</p> <p>STATE OF <del>FLORIDA</del>/<i>NEW YORK</i> COUNTY OF <i>New York</i></p> <p>The foregoing instrument was acknowledged before me this <u>22</u> day of <u>APRIL</u> <sup>2015</sup> by <u>SERGIO CUCCI</u></p> <p>(Signature of Notary Public - State of Florida) <i>New York</i></p> <p style="text-align: center;"> <b>SERGIO O. CUCCI</b>          Notary Public, State of New York          No. 02CU6061999          Commission Expires October 24, 20<u>15</u>          Qualified in New York County       </p> <p>(Print, Type or Stamp Commissioned Name of Notary Public)</p> <p><input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____</p>	



# City of Coral Gables Planning Division Application

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

Address:

Telephone:

Fax:

Email:

### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_

(Signature of Notary Public - State of Florida)

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

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

Applicant(s)/Agent(s) Signature: <i>Mario Garcia Serra</i>	Applicant(s)/Agent(s) Print Name: Mario Garcia-Serra, Esq. c/o Gunster
---	--

Address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131

Telephone: 305-376-6061

Fax: 305-376-6010

Email: mgarcia-serra@gunster.com

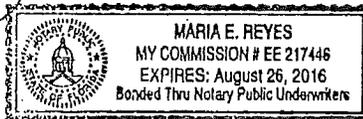
### NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 21 day of April by Mario Garcia-Serra  
2015

(Signature of Notary Public - State of Florida)

*Maria E. Reyes*



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

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





May 4, 2015

**VIA HAND DELIVERY**

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

**Re: 450 Como Avenue / Planning & Zoning Board Application / Statement of Use for Request for Separation of a Building Site**

Dear Mr. Trias:

The Blossom Avenue Development Miami, LLC, (the "Applicant"), is the owner of property located at 450 Como Avenue, in Coral Gables, Florida, which has a folio number of #0341290281790 (the "Property"). The Property is a trapezoid-shaped parcel which is approximately 24,900 square feet and consists of three platted lots, Lots 1, 2 and 23, in Block 263 of Coral Gables Riviera Section #11, as recorded in Plat Book 28, Page 23 of the Public Records of Miami-Dade County. The Property is vacant and surrounded by three street frontages Como Avenue, San Vicente Street and Garlenda Avenue.

The Property located within Riviera Section #11 has a Comprehensive Plan Future Land Use Map designation of Residential Single-Family Low Density and a zoning designation of Single Family Residential (SFR). The area consists of single family homes on platted lots ranging in size from approximately 4,500 square feet to 35,300 square feet, with the average building site area being about 11,000 square feet.

On February 9, 2015, the City of Coral Gables denied the Applicant's request for a Building Site Determination. However, pursuant to Section 3-206D of the Zoning Code, the Applicant is filing this application for a: (1) Separation of the Building Site; and (2) Conditional Use Site Plan Review, so that the Property can be split into two separate parcels to create two single family residences (the "Project").

The 24,900 square foot Property will be divided into two building sites – Building Site A, which will be 16,712 square feet and Building Site B, which will be 9,277 square feet. Pursuant to the conceptual site plan submitted with this application, both Site A and Site B have street frontages that are similar to the majority of the parcels in the neighborhood.

## PROPERTY HISTORY

According to the building permit records and historical aerial photographs for the Property, the currently vacant parcel formerly contained a single family residence, with auxiliary and accessory structures. *See*, historical aerial photographs attached as **Exhibit A**. In 2003 after the sale of the Property to a new owner (“2003 Owner”), the City issued a demolition permit for the single family home and auxiliary and accessory structures. In anticipation of the 2003 Owner building a new single family home on the Property and utilizing the three lots as a single building site, a Declaration of Restrictive Covenant (the “Declaration”) was recorded against the Property. The Declaration provided “that the said lots [Lots 1, 2 and 23] . . . 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.” *See*, Declaration attached as **Exhibit B**. The City required the 2003 Owner to record the Declaration as an inducement to construct the new home on the Property. However, the 2003 Owner never built the new home. On or about 2008, the Property sold and a new owner, 450 Como Development, LLC purchased the Property (“450 Como”). Once again, the City required 450 Como to record a new Declaration of Restrictive Covenant (“2008 Declaration”) in order to construct a single family residence on the Property, attached as **Exhibit C**. 450 Como never commenced construction of the home and on April 30, 2014, the Applicant purchased the Property, which remains vacant.

The Applicant wishes to separate the large, irregularly shaped Property into two parcels each which satisfies the dimensional requirements for single family residential lots similar to and compatible with the lots in the neighborhood.

## SEPARATION AND ESTABLISHMENT OF BUILDING SITES

Pursuant to Zoning Code Section 3-206, the Applicant is requesting a separation of the Property into two separate building sites which will have a minimum street frontage of at least 50 feet. The separation of the two building sites will require a conditional use for a building site determination which must satisfy four out of the six criteria set forth in Section 3-206(F). The Property satisfies five out of the six criteria set forth therein as follows:

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

The Property has an unusual site configuration and multiple street facings which warrant the separation or establishment of the requested building sites. The Property is shaped like a trapezoid, with three out of its four unequal frontages facing streets. This awkwardly shaped configuration makes site establishment and building lots extremely difficult. Additionally, the Property is immediately adjacent to smaller lots, one which is 5,000 square feet and one which is 10,000 square feet, making this unusually large lot at almost 25,000 square feet incompatible at this location. As stated below the majority of the properties in this area are similar in size to the proposed lots. The separation of the Property into two more reasonably sized lots is compatible with the parcels of property in the surrounding neighborhood.

**B. That the building sites created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of 1,000 foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less.**

As shown on the Building Site Frontages Analysis Exhibit, attached as **Exhibit D**, Parcel A and Parcel B's building site frontages both fall within the middle 81% of the existing building site frontages of the same zoning designation within a 1,000 foot radius pursuant to the lot frontage categories recommended by City staff.

**C. That the building sites separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, CP and City Code.**

The Property is vacant. There are no existing structures that would become non-conforming. All proposed structures would conform to the setbacks, lot area, lot width and depth, ground coverage and all other applicable provisions of the Zoning Code, CP and City Code.

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

As stated above, the two former Property owners at the time of site plan approval for their proposed single-family residences on the Property were required to record a Declaration of Restrictive Covenant to tie all three parcels together, so that once the Property was developed, no individual lot could "be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract." The Declaration was required **only** as a result of the former owners' intent to "construct a single family residence at 450 Como Avenue . . . and [their] desire to utilize said lots [Lots 1, 2 and 23] as a single building site". The assumptions under which these covenants were entered into has changed and their intent was never realized. The Applicant does not want to utilize the three lots as a single building site and will request that the 2003 Declaration and the 2008 Declaration be released. Once two separate building sites are created, there will be no need for a Declaration of Restrictive Covenant, as each building site will be on its own platted lot(s). It is important to note that, when a single family home did previously exist on the Property, there was no Unity of Title encumbering the Property.

**E. That the proposed building sites maintain and preserve open space, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area.**

The two proposed building sites are designed to comply with the requirements of the Zoning Code and will maintain and preserve a generous amount of open space. Because the Property is irregularly shaped and surrounded on three sides by streets, the frontages have greater setbacks. The structures are setback 25 feet from the property lines along the streets, allowing a large amount of open and green space. However, not only will the Property maintain the 25 foot

Mr. Ramon Trias

May 4, 2015

Page 4

setback from the property lines facing the streets, but the City's rights-of-way along these street fronts average an additional 21 to 26 feet from the actual pavement of the roadways, including a five foot sidewalk and green parkway space. Therefore, there will be at least 46 to 51 feet of open and green space between the actual roadway and the proposed single-family structure on the new parcels. Additionally, the division of the Property into two reasonably sized parcels creates lots and building areas that are more compatible with the lot sizes and building areas of the neighbors. The average size lot in this area is approximately 11,000 square feet, which is much more compatible with the proposed lots once separated than the current lot which is almost 25,000 square foot. Please note that a conceptual set of plans for the single family homes on each new lot is included with this submission and the Applicant is willing to enter into a restrictive covenant which ties development of each building site to these plans subject to Board of Architects review and approval. These conceptual plans are the result of numerous discussions with immediately abutting neighboring property owners.

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

The current owner purchased the Property in 2014.

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

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

Sincerely,



Mario Garcia-Serra

Enclosures

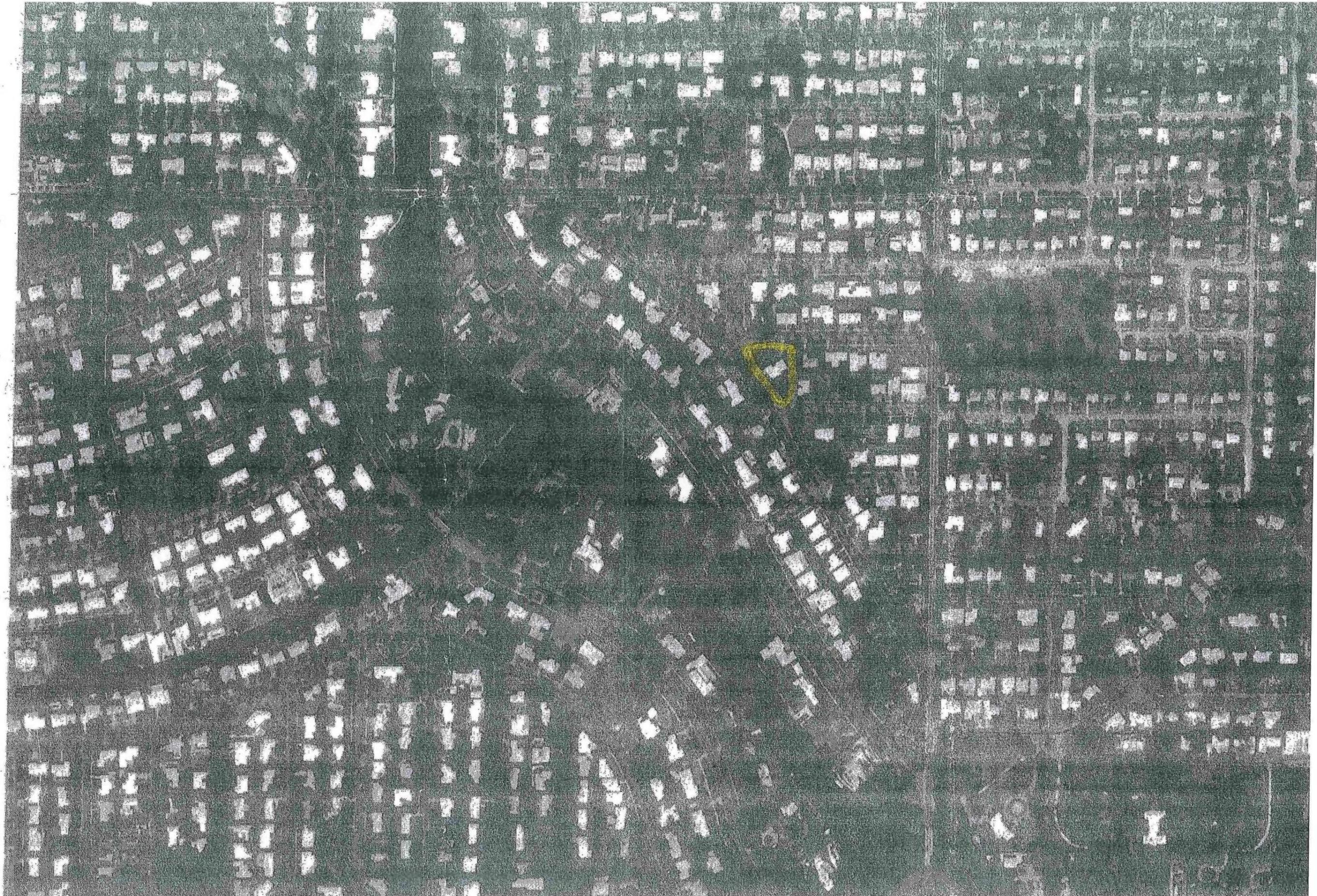
MIA\_ACTIVE 4301342.3

# Exhibit A

SEC 29 T 54 S R 41 E JAN 18 1982



1968



# Exhibit B

This instrument prepared by:  
John F. Cook, Esquire  
JOHN F. COOK, P.A.  
2033 Wood Street, #220  
Sarasota, Florida 34237  
(941) 906-1360

DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned HUGH F. CULVERHOUSE, is the fee simple owner of the following described property situated and being in the City of Coral Gables, Florida:

Lots 1, 2 and 23, Block 263 of RIVIERA SECTION PART NO. 11 OF CORAL GABLES, according to the Plat thereof as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida.

WHEREAS, the undersigned owner intends to construct a single family residence at 450 Como Avenue, Coral Gables, Florida 33146 and desires to utilize said lots as a single building site, and the undersigned owner does 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 lots 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 does hereby declare that he will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

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

IN WITNESS WHEREOF, the undersigned has caused his hand and seal to be affixed hereto on this 4<sup>th</sup> day of September, 2003.

WITNESSES:

[Signature]  
Sign above and print name here OLANDA SIAREZ  
[Signature]  
Sign above and print name here ALAN R. KENNEDY

OWNERS:

[Signature]  
HUGH F. CULVERHOUSE

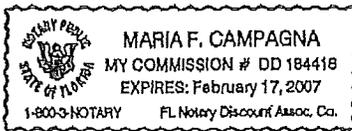
STATE OF FLORIDA  
COUNTY OF DADE

I HEREBY CERTIFY that on this day personally appeared before me HUGH F. CULVERHOUSE, who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification, and he acknowledged that he executed the foregoing, freely and voluntarily for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me on this 9<sup>th</sup> day of September, 2003.

Maria F. Campagna  
Notary Public, State of Florida

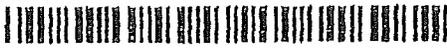
My Commission Expires:



APPROVED AS TO FORM

Elizabeth M. Hernandez  
Elizabeth M. Hernandez, City Attorney

# Exhibit C



CFN 20080651970  
 DR BK 26517 Pg 2492i (1ps)  
 RECORDED 08/08/2008 15:54:01  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA  
 LAST PAGE

DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, the undersigned 450 Cma Development, 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) 1, 2 and 24 Block 2403 of Everest Station Park II Subdivision, according to the plat thereof, as recorded in Plat Book 227 Page 224 of the Public Records of Dade County, Florida, and

WHEREAS, the undersigned owner(s) of a single family residence at 450 Cma Ave, Coral Gables, FL 33146 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 ordinances of said City then in effect.

IN WITNESS WHEREOF, the undersigned has/has caused his hand(s) and seal(s) to be affixed hereto on this 9th day of July, 20 08.

WITNESS (ES) \_\_\_\_\_ OWNER(S) \_\_\_\_\_  
 Sign above and print name here: Maximar Lorenz Sign above and print name here: Fernando Campos  
Walmalruane  
 Sign above and print name here: Alma A. Puche Sign above and print name here: \_\_\_\_\_

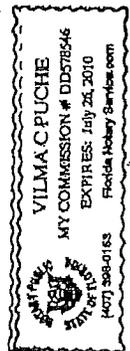
STATE OF FLORIDA );  
 COUNTY OF DADE );

I HEREBY CERTIFY that on this day personally appeared before me Fernando Campos 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 9th day of July, 20 08  
 My commission expires: \_\_\_\_\_  
Walmalruane  
 NOTARY PUBLIC STATE OF FLORIDA

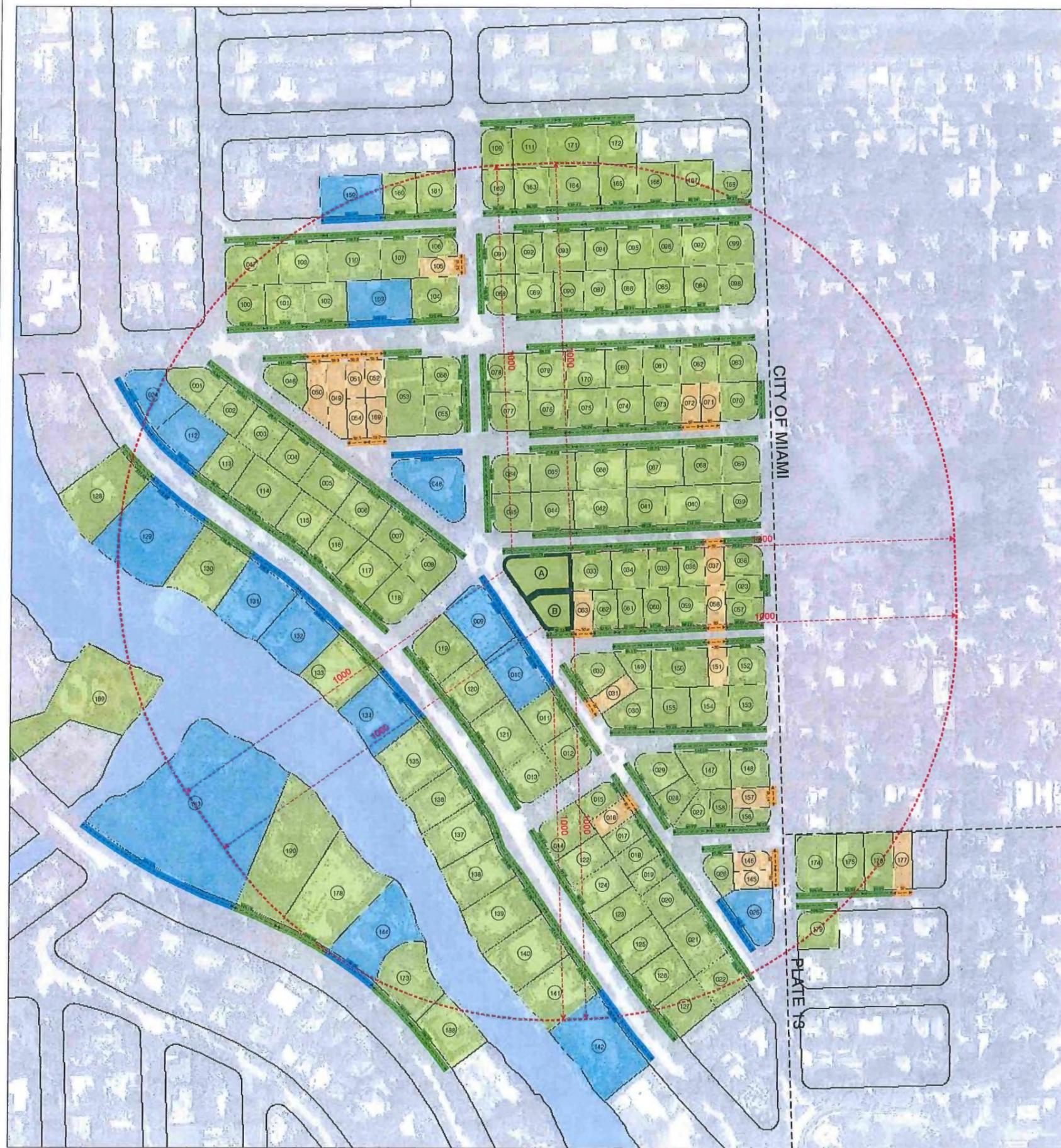
PREPARED BY:  
Francisco J. Paez  
7001 SW 64th STREET  
Miami, FL 33143  
(786) 268-4334  
 UNITY OF TITLE

APPROVED AS TO FORM  
Elizabeth M. Hernandez, City Attorney



#6725

# Exhibit D



	0 - 55	55,33 - 150,58	+ 150,58	TOTAL
# of building sites	19	148	15	182
% of building sites	10,44%	81,32%	8,24%	100,00%

  
**THE BLOSSOM AVENUE**  
 FOR BETTER HUMAN LIVING  
Miami, Florida - USA  
14 East 10th, Grand Hotel, New York 10003 NY - USA  
Phone: +1 (212) 334-3002 - Fax: +1 (212) 334-3004  
Via Rigamonti 44, 20145 Milano (MI) - ITALIA  
Tel: +39 02 58309182 - Fax: +39 02 58309182

## SAN VICENTE ST. DEVELOPMENT

6406 San Vicente St., Coral Gables, Miami, Florida FL

**T-100.08**  
**BUILDING SITE**  
**FRONTAGES ANALYSIS**  
 Scale 1:1500

WORKING GROUP  
 The Blossom Avenue Development LLC  
 1965 Broadway, New York, 10023 NY - USA



**450 Como Avenue**  
**Building Separation / Lot Split**  
**Comprehensive Plan Analysis**

The Blossom Avenue Development Miami, LLC, (the “Applicant”), is the owner of property located at 450 Como Avenue, in Coral Gables, Florida, which is approximately 24,900 square feet and consists of three platted lots, Lots 1, 2 and 23, in Block 263 of Coral Gables Riviera Section #11, as recorded in Plat Book 28, Page 23 of the Public Records of Miami-Dade County (the “Property”). The Applicant is requesting a Separation of the Building Site and Conditional Use Site Plan Review, so that the Property can be split into two separate parcels to create two single family residences (the “Project”).

The Project is consistent with the following Goals, Objectives and Policies of the City’s Comprehensive Plan:

**Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.**

The Property’s underlying land use designation is Residential Single Family - Low Density. Currently, the Property contains three platted lots. The Project proposes to replat the Property into two platted lots and construct two luxury homes, which will both preserve the low intensity and high quality character of the residential neighborhood.

**Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.**

The Project will comply with the provisions of the Zoning Code, which will preserve and improve the character of the neighborhood.

**Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.**

The Project with only two proposed homes will be consistent with the Low Density use designated on the Future Land Use Map and consistent with the pattern of development in the neighborhood, thereby preserving the Low Density character of the existing neighborhood.

**Objective HOU-1.2. Promote sound, aesthetically pleasing housing.**

The Applicant’s conceptual design of the two homes proposed for the Property has been designed in accordance with the City of Coral Gables’ design standards and in compliance with the Zoning Code. The Project is consistent and compatible with traditional Coral Gables architectural design and will promote sound aesthetically pleasing housing in the surrounding neighborhood.

**Policy HOU-1.2.1. New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City will strictly enforce its zoning regulations, building codes, and ordinances to assure conformance.**

The Project will consist of new housing construction and will be in conformance with local building requirements and zoning regulations. The lot split will create two lots that will be compatible and in conformance with the lot sizes and frontages of the majority of lots within a 1,000 foot radius of the Property, thereby assuring conformance with the City's regulations.

**Policy HOU-1.2.3. Aesthetic compatibility and visual harmony shall be considered as bona fide criteria in reviewing requests for residential housing.**

The two residential homes developed as a result of the lot split will be designed to be aesthetically compatible and visually harmonious with the homes in the surrounding neighborhood. The Property is surrounded by three street frontages and once split, each lot will be a corner lot with two street frontages. The proposed design of the homes will be Mediterranean inspired incorporating classic Mediterranean features on both street frontages creating aesthetically pleasing building facades.

**Policy HOU-1.2.6. New development shall be compatible with adjacent established residential areas.**

The new homes proposed for the Property, once split, will be compatible with the adjacent established residential areas. The Property is located in an area where both new construction and older established homes are located and reside harmoniously. The architectural style of the homes has a consistent Mediterranean design that makes the structures compatible regardless of when they were constructed. The proposed new homes will also incorporate Mediterranean design features to be compatible with the surrounding neighborhood.

**Policy HOU-1.2.7. New housing shall be designed and located that ensures the preservation of the unique character of the City's existing neighborhoods.**

The new homes proposed for the Property are being designed and situated to ensure the preservation of the unique character of the existing neighborhood. The homes are being situated so that their fronts face north and south, similarly to their adjacent neighbors (the original design located the frontages both facing west along San Vicente, but after meeting with the neighbors, it was agreed to continue the same pattern of the front yards facing north along Como Avenue and south along Garlenda Avenue). Additionally, because the Property is a corner lot with three street frontages, the setbacks are greater, ensuring that a large amount of green space and street trees are preserved and incorporated into the existing streetscape.





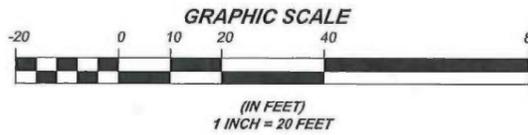


# JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers  
WWW.IBARRALANDSURVEYORS.COM  
777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 282-0400 FAX: (305) 282-0401  
2804 DEL PRADO BLVD SOUTH SUITE NO. 202 UNIT 1 CAPE CORAL, FL 33904 PH: (239) 540-2880 FAX: (239) 540-2864



## MAP OF BOUNDARY SURVEY



LOCATION SKETCH  
SCALE = N.T.S.

**LEGAL DESCRIPTION:**  
LOTS 1, 2 AND 23, BLOCK 263, OF RIVIERA SECTION PART No. 11 OF CORAL GABLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, AT PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**  
450 COMO AVENUE,  
CORAL GABLES, FLORIDA, 33146

**CERTIFICATION:**  
MARCO FACCHINETTI  
AVILA RODRIGUEZ HERNANDEZ MENA &  
FERRI LLP  
OLD REPUBLIC NATIONAL TITLE  
INSURANCE COMPANY

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**  
• THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.  
• EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.  
• THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.  
• LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.  
• BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, WHICH COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.  
• EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS SPECIFIED OTHERWISE.  
• THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.  
• ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.  
• UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.  
• FENCE OWNERSHIP NOT DETERMINED.  
• THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

**FLOOD ZONE INFORMATION:**  
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: "X"  
BASE FLOOD ELEVATION: 12.0639  
COMMUNITY: 120639  
PANEL: 0459  
SUFFIX: L  
DATE OF FIRM: 09/11/2009  
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

**SURVEYOR'S NOTES:**  
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.  
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.  
3. CERTIFICATE OF AUTHORIZATION LB # 7806  
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 CORAL GABLES CITY BENCH MARK #215 @ NW CORNER MAGGIORE STREET & SAN VICENTE STREET. ELEVATION IS 10.24 FEET OF N.G. V.D. OF 1929

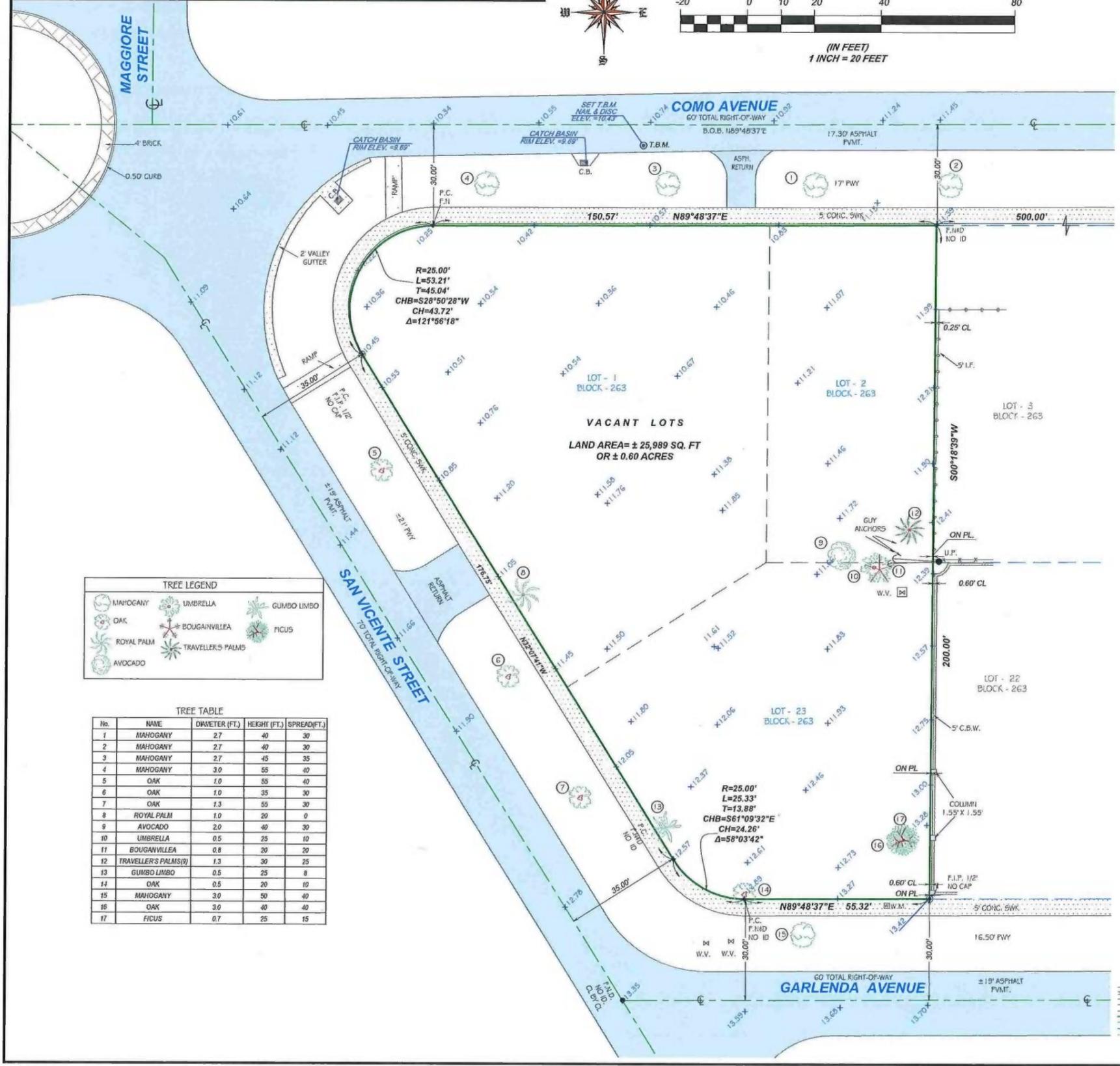
**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.001, FLORIDA STATUTES.

BY:   
03/11/2014  
CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA  
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

REVISED ON: ADDED TREE LOCATION AND CONSTRUCTION ELEVATIONS 01-02-2014  
REVISED BY:

DRAWN BY:	E.O.
FIELD DATE:	03/11/2014
JOB NO.:	14-000833-2
SHEET:	1 OF 1



**TREE LEGEND**

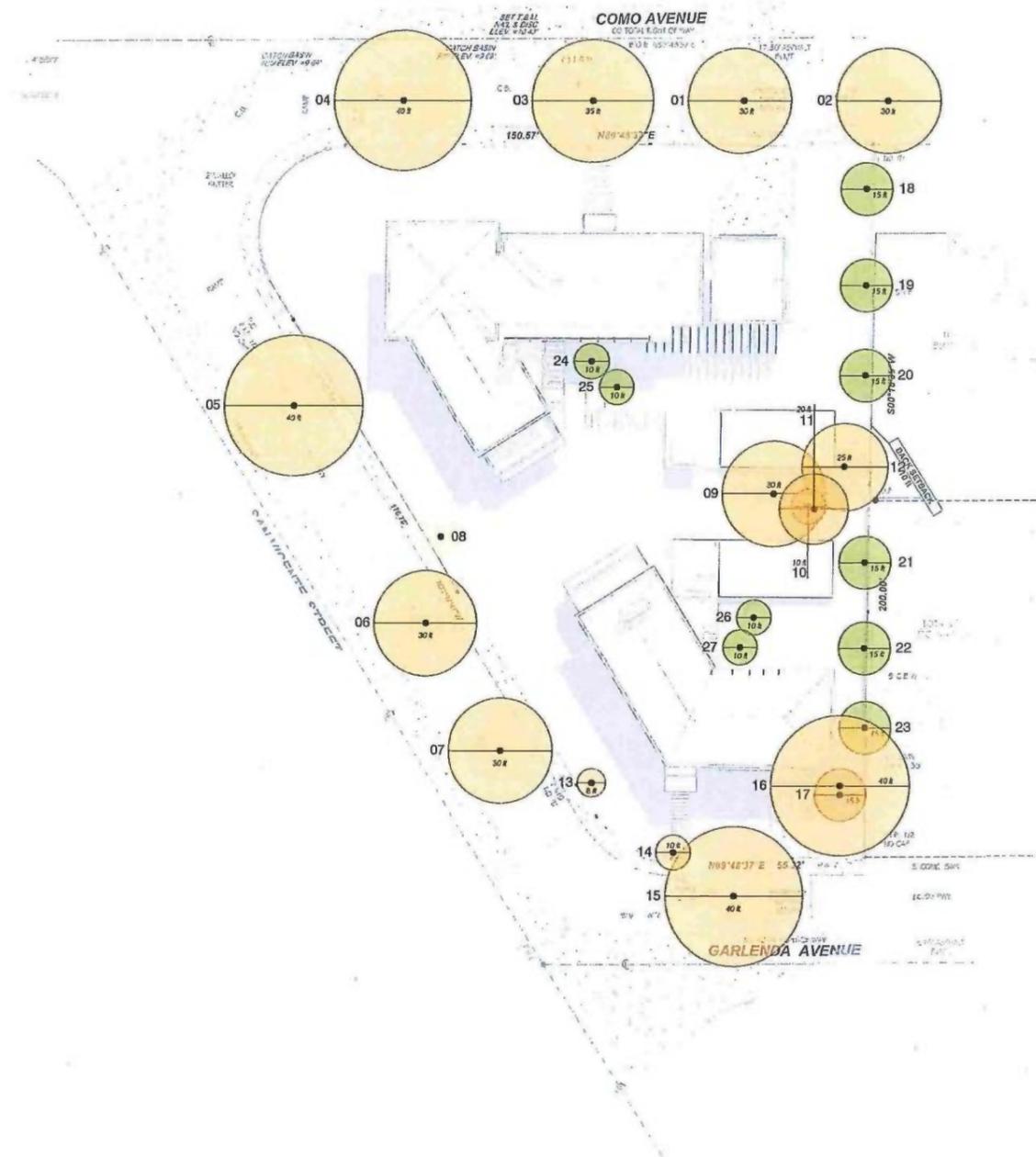
	MAHOGANY		UMBRELLA		GUMBO LIMBO
	OAK		BOUGAINVILLEA		FICUS
	ROYAL PALM		TRAVELLER'S PALMS		
	AVOCADO				

**TREE TABLE**

No.	NAME	DWIMETER (FT.)	HEIGHT (FT.)	SPREAD (FT.)
1	MAHOGANY	2.7	40	30
2	MAHOGANY	2.7	40	30
3	MAHOGANY	2.7	45	35
4	MAHOGANY	3.0	55	40
5	OAK	1.0	55	40
6	OAK	1.0	35	30
7	OAK	1.3	55	40
8	ROYAL PALM	1.0	20	0
9	AVOCADO	2.0	40	30
10	UMBRELLA	0.5	25	10
11	BOUGAINVILLEA	0.8	20	20
12	TRAVELLER'S PALMS(9)	1.3	30	25
13	GUMBO LIMBO	0.5	25	8
14	OAK	0.5	20	10
15	MAHOGANY	3.0	50	40
16	OAK	3.0	40	40
17	FICUS	0.7	25	15

**LEGEND**

	OVERHEAD UTILITY LINES
	CONCRETE BLOCK WALL
	CHAIN LINK FENCE
	IRON FENCE
	WOOD FENCE
	BUILDING SETBACK LINE
	UTILITY EASEMENT
	LIMITED ACCESS R/W
	NON-VEHICULAR ACCESS R/W
	EXISTING ELEVATIONS



No	NAME	DIAMETER	HEIGHT	SPREAD
01	MAHOGANY	2.7	40	30
02	MAHOGANY	2.7	40	30
03	MAHOGANY	2.7	45	35
04	MAHOGANY	3.0	55	40
05	OAK	1.0	55	40
06	OAK	1.0	35	30
07	OAK	1.3	55	30
08	ROYAL PALM	1.0	20	0
09	AVOCADO	2.0	40	30
10	UMBRELLA	0.5	25	10
11	BOUGANVILLEA	0.8	20	20
12	TRAVELLER'S PALM	1.3	30	25
13	GUMBO LIMBO	0.5	25	8
14	OAK	0.5	20	10
15	MAHOGANY	3.0	50	40
16	OAK	3.0	40	40
17	FIGUS	0.7	25	15
18	FIGUS	0.7	25	15
19	FIGUS	0.7	25	15
20	FIGUS	0.7	25	15
21	FIGUS	0.7	25	15
22	FIGUS	0.7	25	15
23	FIGUS	0.7	25	15
24	ROYAL PALM	1.0	20	10
25	ROYAL PALM	1.0	20	10
26	ROYAL PALM	1.0	20	10
27	ROYAL PALM	1.0	20	10



**SAN VICENTE ST. DEVELOPMENT**  
 6406 San Vicente St., Coral Gables, Miami, Florida FL  
**T-100.10**  
**OVERLAP SURVEY**

WORKING GROUP  
 The Blossom Avenue Development LLC  
 1805 Broadway, New York, 10009 NY - USA

2823

APPROVED: *[Signature]*  
I hereby certify that the attached plat of Coral Gables, Florida, is a true and correct map showing as nearly as possible under the direction and supervision of the City Engineer, the location and extent of the lots, streets, and other improvements shown thereon, and that the same have been set out on the ground in accordance with the plat hereon shown, and that the same are now ready for construction.  
This plat was approved by Resolution No. 2823 of the Board of Commissioners of the City of Coral Gables, Florida, on the 10th day of August, 1924.  
Attest: *[Signature]*  
City Engineer

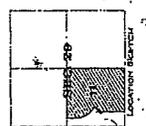


NOTES:  
1. All lots shown on this plat are of the same size and shape as shown on the original plat.  
2. The dimensions of the lots are given in feet and inches.  
3. The dimensions of the streets are given in feet and inches.  
4. The dimensions of the canal are given in feet and inches.

SEE PLAT NO. 2823 FOR THE LOCATION OF THE YACHT BASIN AND THE CANAL.

REVISED PLAT  
OF  
**CORAL GABLES**  
RIVIERA SECTION  
PART II

A SUBDIVISION OF A PART OF THE SW 1/4, SEC. 29, TOWNSHIP 54, SOUTH, RANGE 41, EAST 1 AS SHOWN, BEING 17 SHOWING PARTICULARLY A SUBDIVISION OF 8002 233 AS SHOWN IN PLAT RECORDED PAGE 140 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.  
Approved: 1924 E.M. Burton, L.A.  
Scale 1 inch = 100 ft.



D 48395



CFN 2014R0348031  
 OR Bk 29151 Pgs 1804 - 1805 (2pgs)  
 RECORDED 05/14/2014 12:27:03  
 DEED DOC TAX 9,000.00  
 SURTAX 6,750.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

This Instrument prepared by:

Robert Mucaluy, Esq.  
 Carlton Fields Jordan Burt, P.A.  
 Miami Tower, Suite 4200  
 100 SE 2<sup>nd</sup> Street  
 Miami, Florida 33131

Real Property Tax I.D. #03-4129-028-1790

**WARRANTY DEED**

This Warranty Deed is made and executed the 30th day of April, 2014 by ATIMO PARTICIPATIONS LLC, a Florida limited liability company having a mailing address of 1395 Brickell Avenue, Suite 720, Miami, Florida 33131 ("Grantor"), to THE BLOSSOM AVENUE DEVELOPMENT MIAMI, LLC, a Florida limited liability company, having a mailing address of 1965 Broadway, #24D, New York, New York 10023 ("Grantee").

**WITNESSETH:**

(Whenever used in this deed, the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective successors and assigns.)

That Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm to Grantee, the land in Miami-Dade County, Florida (the "Property"), more particularly described as:

Lot 1, 2 and 23, Block 263 of RIVIERA SECTION PART NO. 11 OF CORAL GABLES, according to the Plat, as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida.

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

SUBJECT TO taxes and assessments for 2014 and subsequent years and easements, restrictions, limitations, dedications and conditions of record.

TO HAVE AND TO HOLD in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and

29485797.1

2

convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances except easements, restrictions and conditions of record and except for taxes for the year 2014 and subsequent years.

IN WITNESS WHEREOF Grantor has executed this deed the day and year first above written.

Executed in the presence of:

*[Signature]*  
Print Name: Maggie Mershon  
*[Signature]*  
Print Name: Robert B. Macaulay

GRANTOR:

ATIMO PARTICIPATIONS LLC,  
a Florida limited liability company

By:

*[Signature]*  
Fernando Campos, Manager

STATE OF FLORIDA     )  
                                  )  
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of April, 2014, by Fernando Campos, as Manager of Atimo Participations LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
Name: \_\_\_\_\_  
(Legibly Printed)

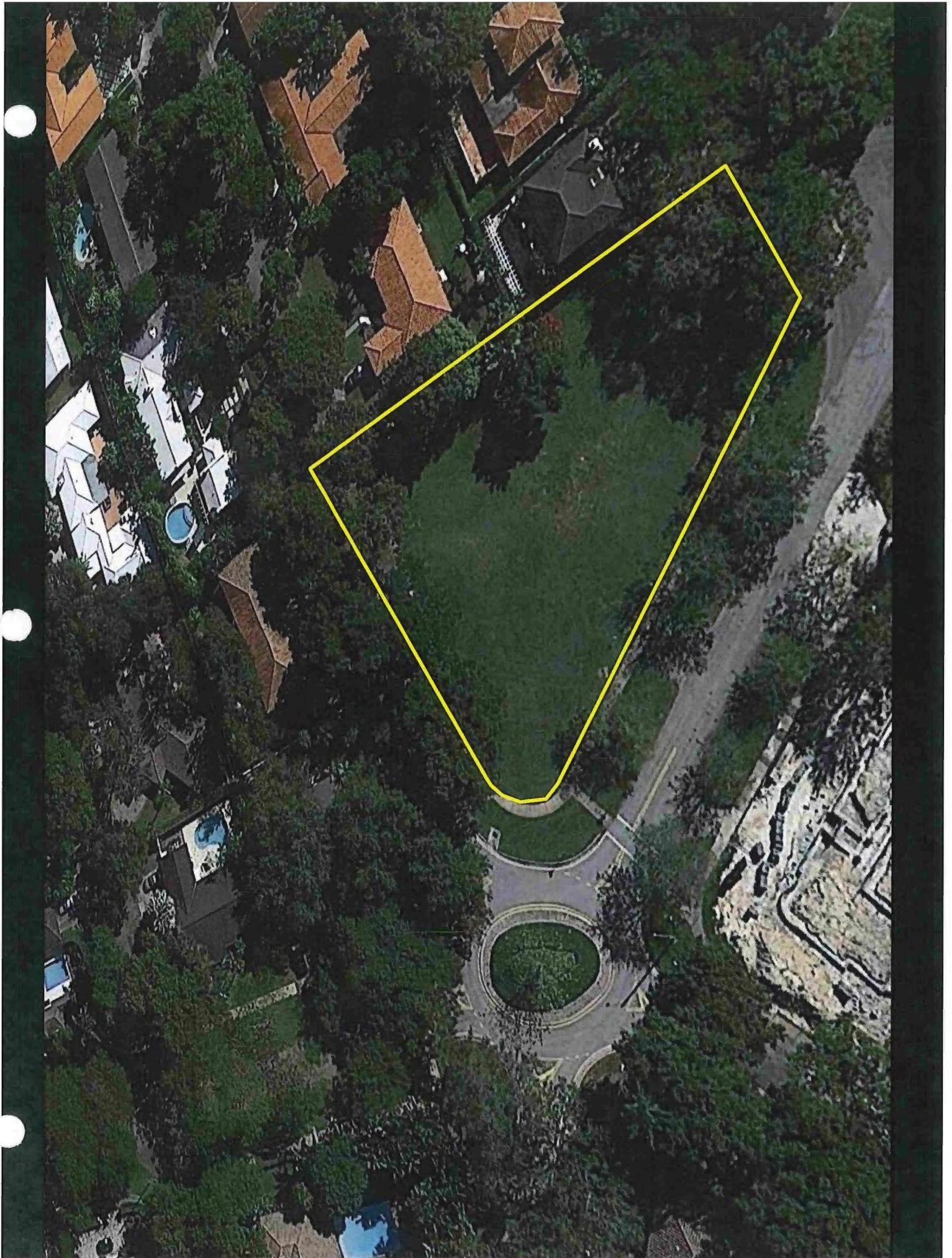
(AFFIX NOTARIAL SEAL)

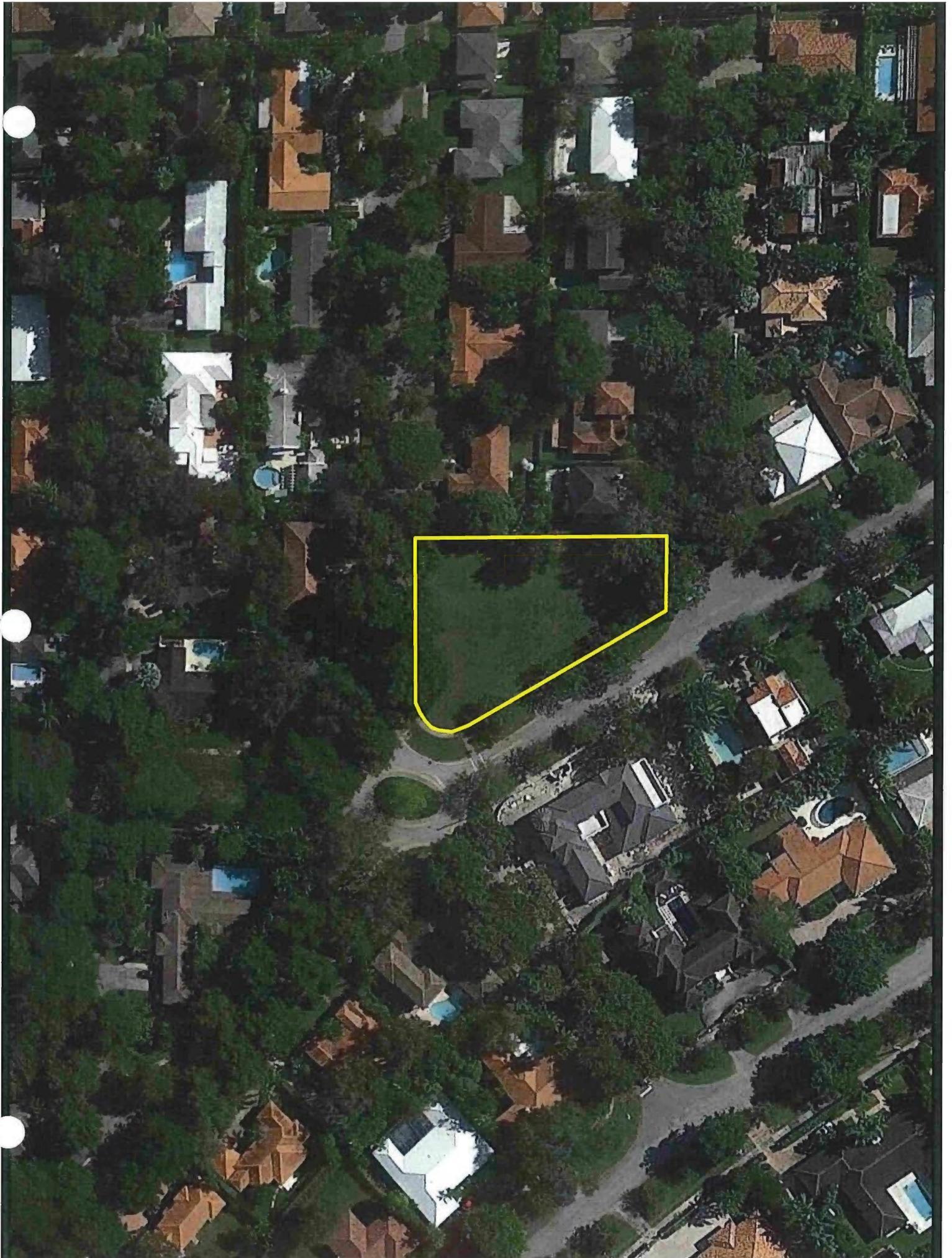
Commission No.: \_\_\_\_\_



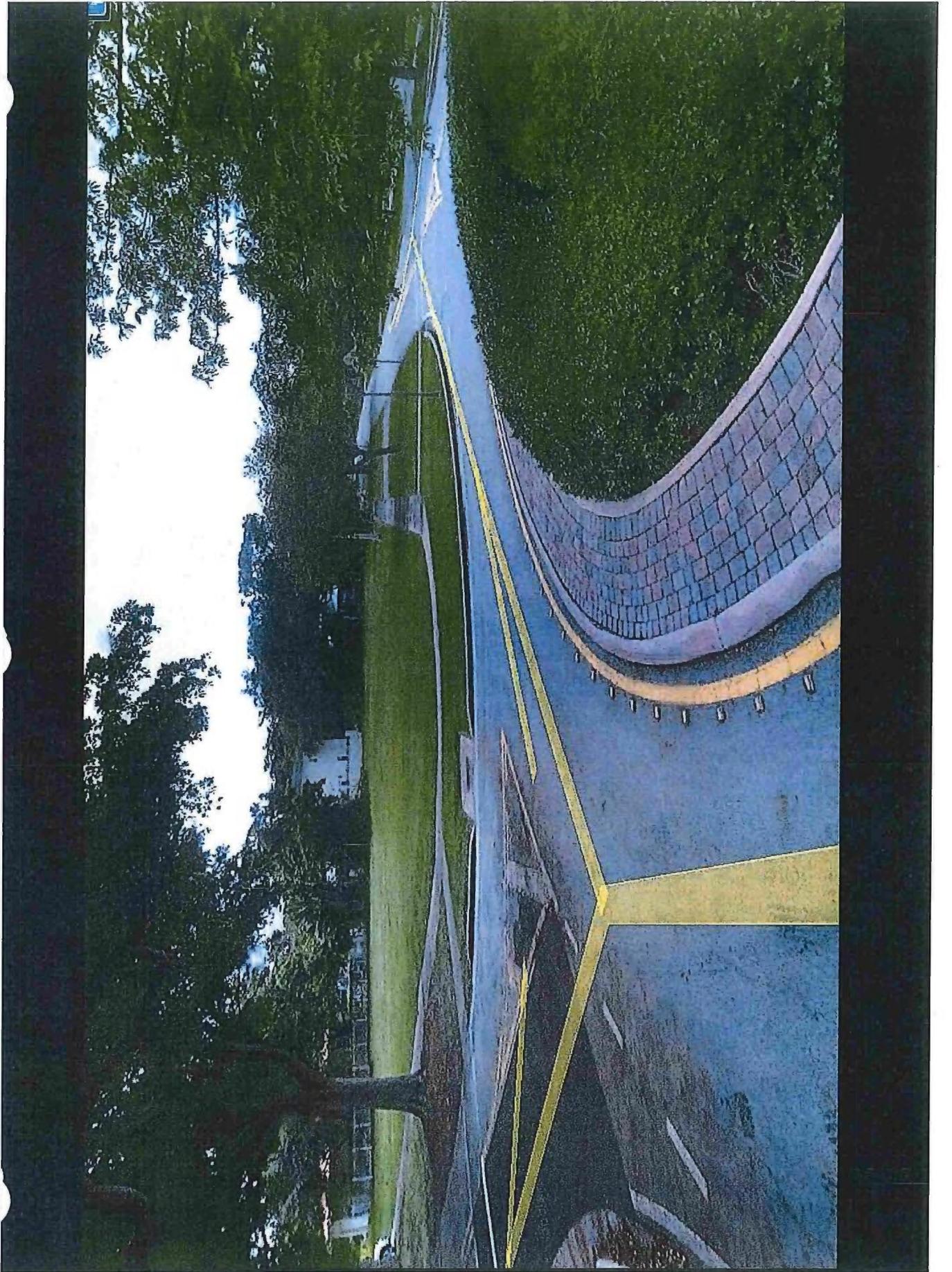
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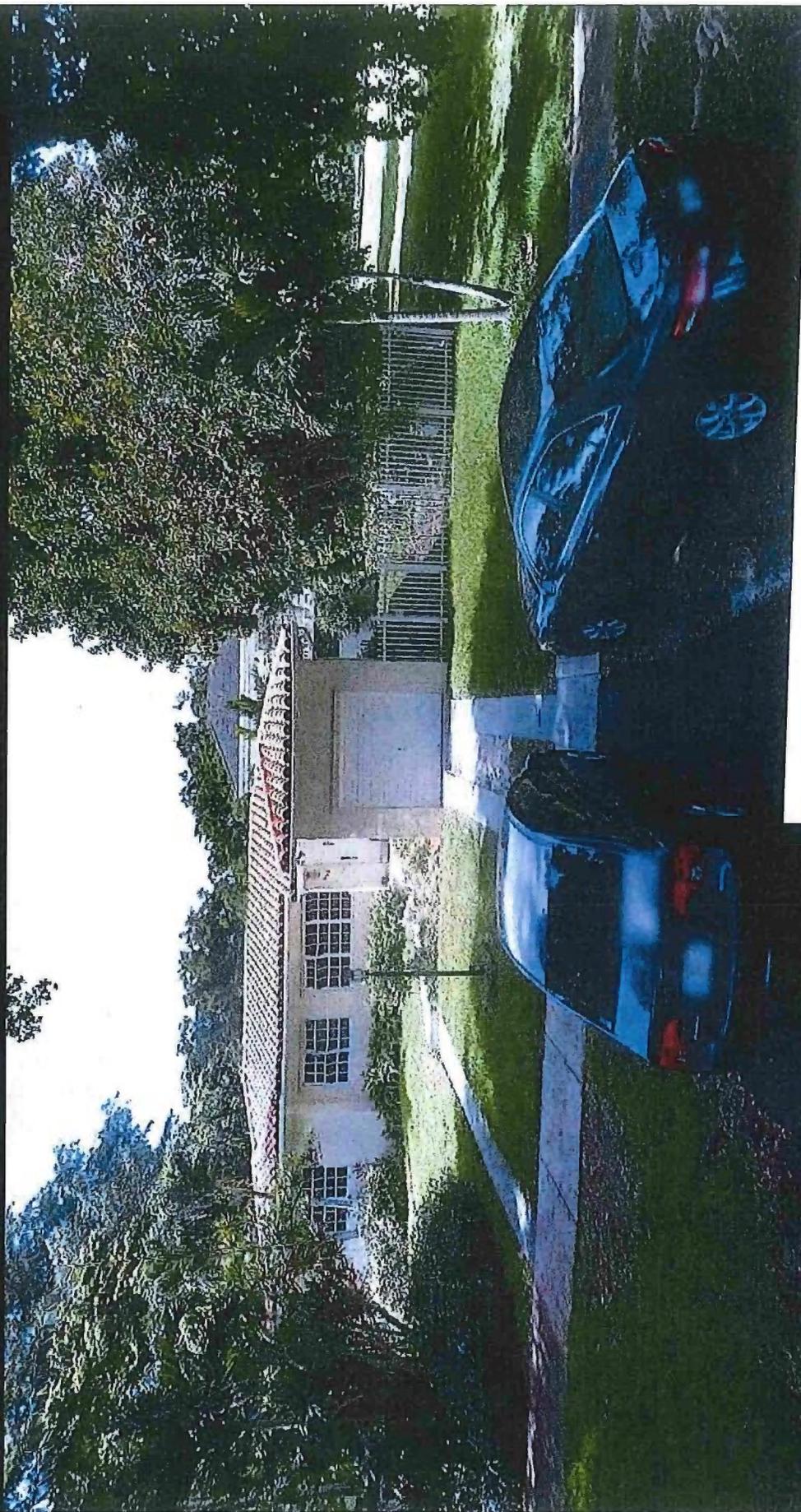




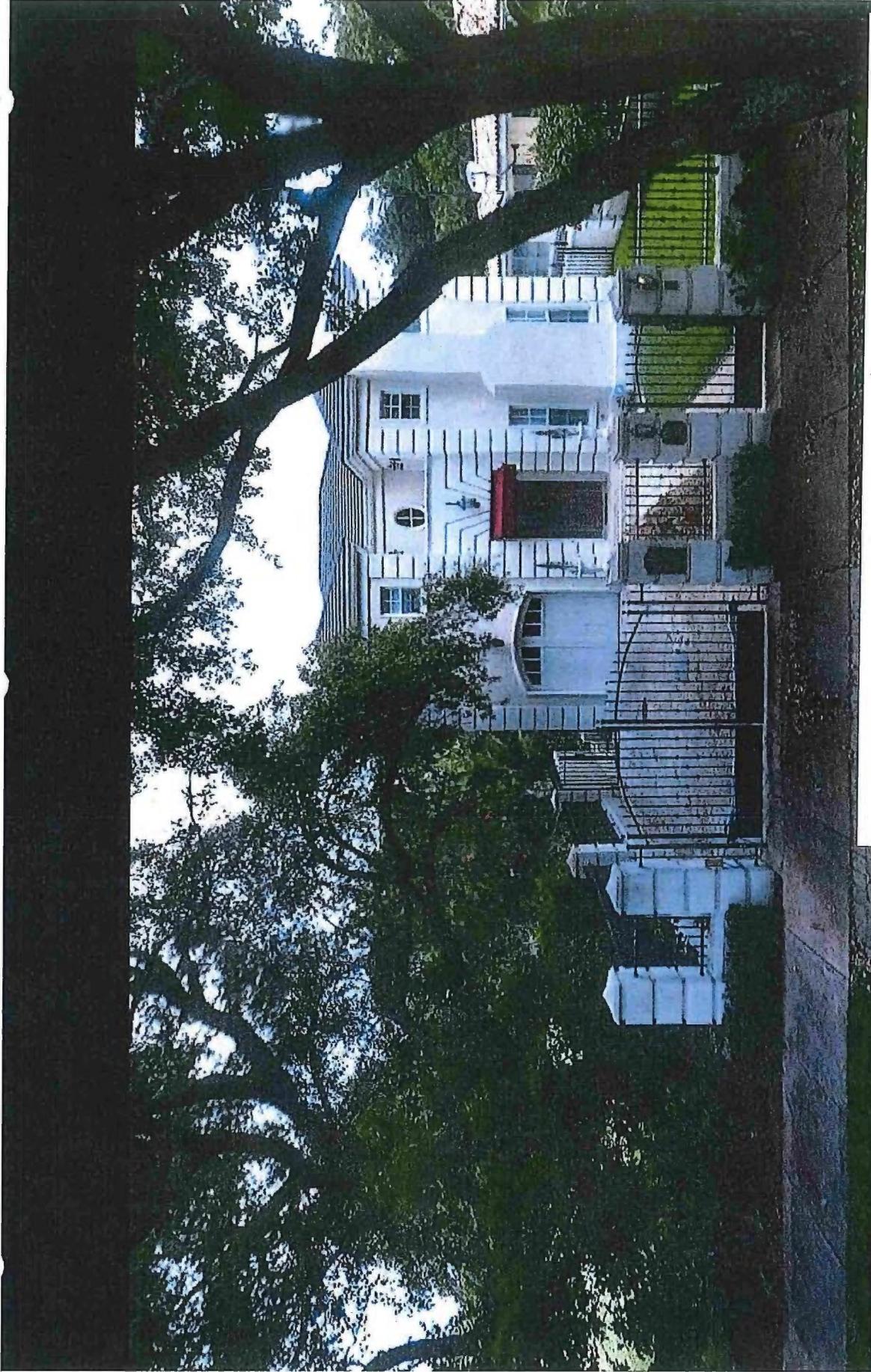








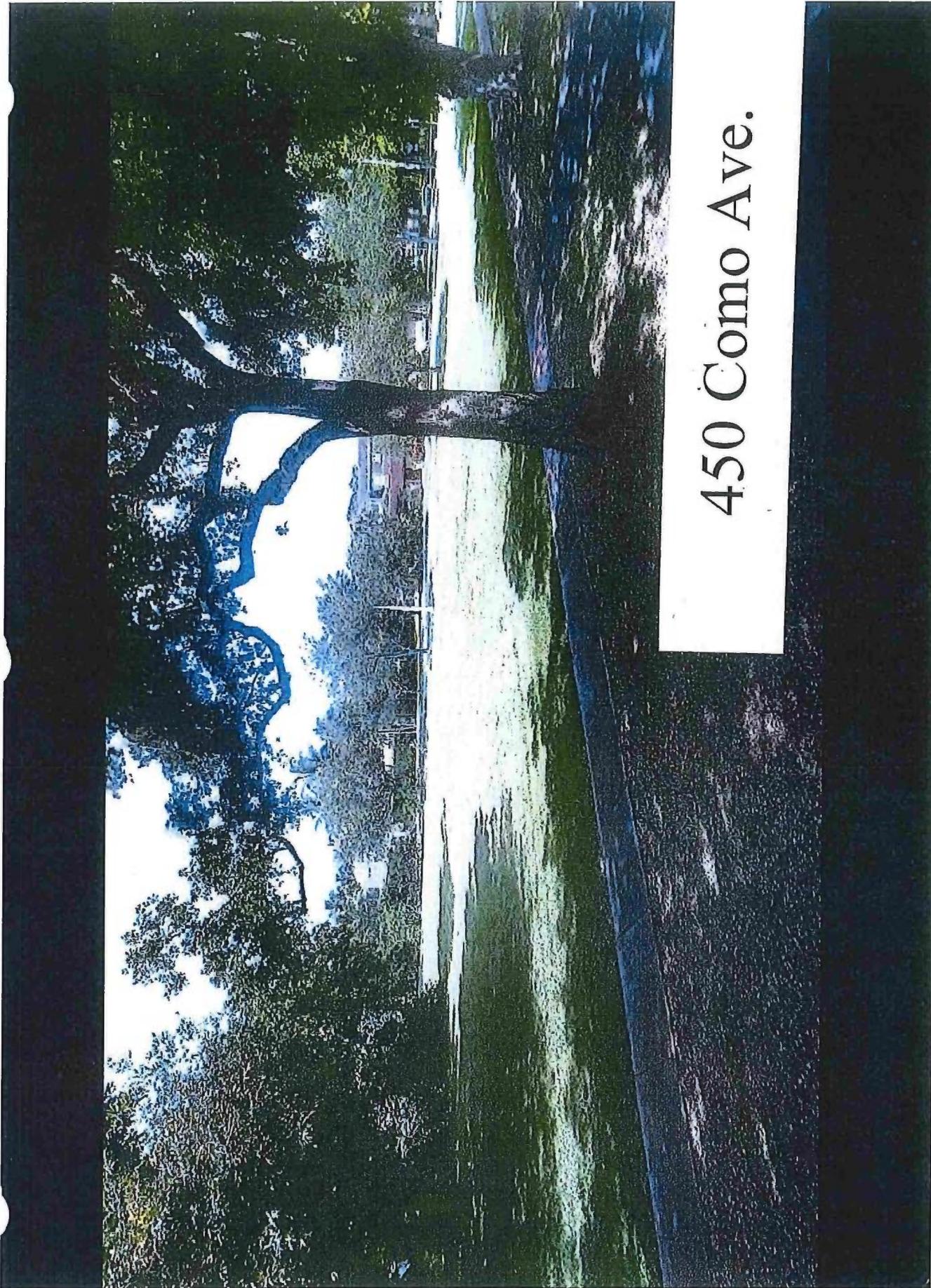
477 Como Ave.



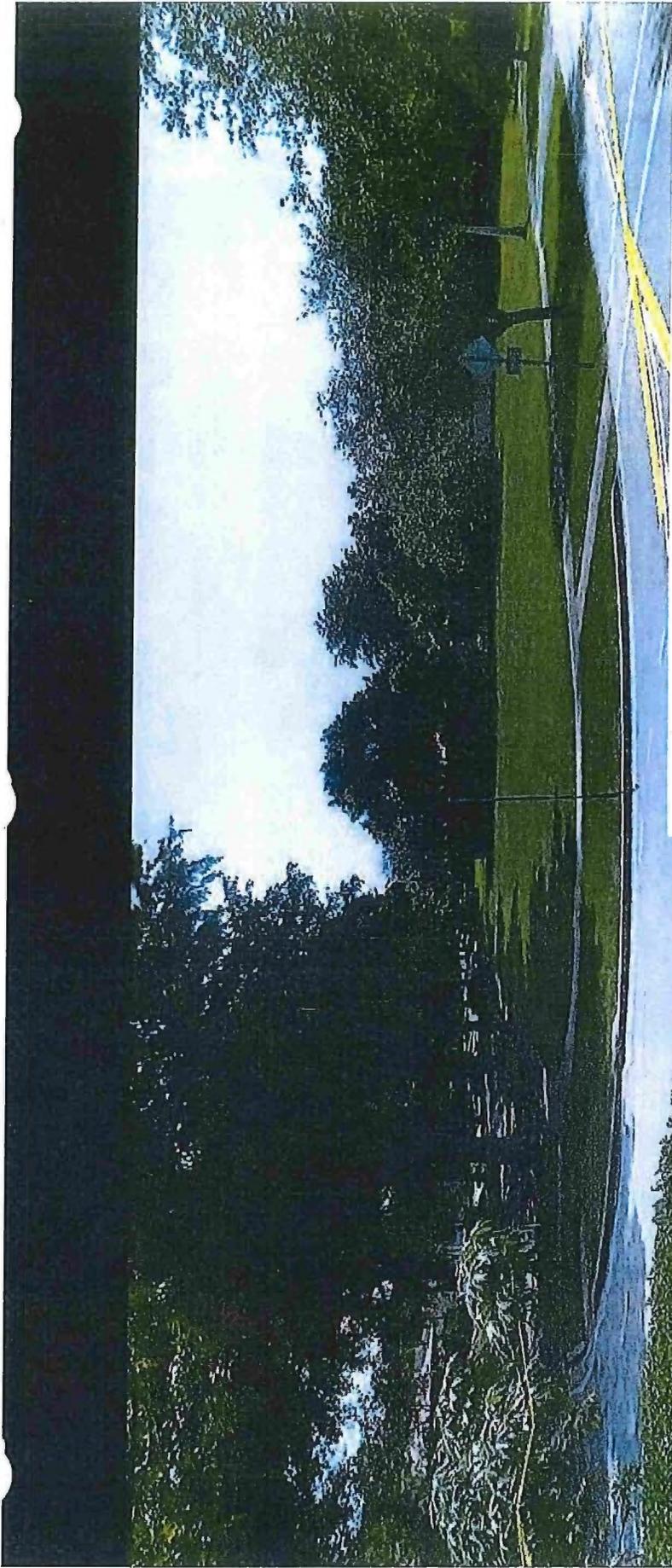
480 Garlenda Ave.



480 Garlenda Ave.



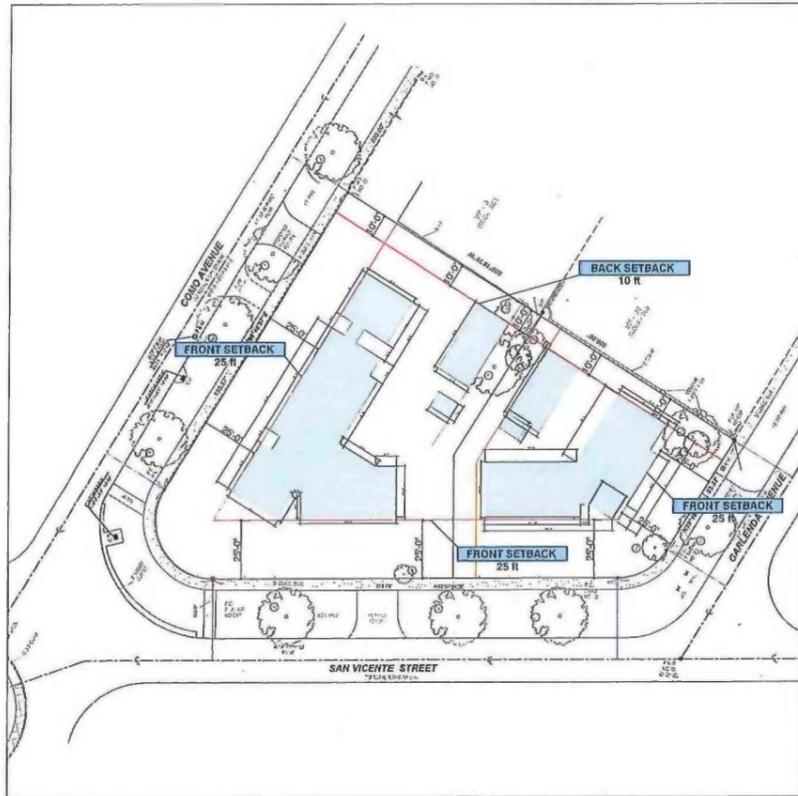
450 Como Ave.



450 Como Ave.







**02** SETBACK REQUIREMENTS  
SCALE 1/32" = 1'-0"



**01** SETTING CONTEXT  
SCALE 1/32" = 1'-0"



**ARTICLE 4 - ZONING DISTRICTS**  
Division 1. Residential Districts  
Section 4-101. Single-Family Residential (SFR) District.

4. Setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks.

a. Front setback. A minimum front setback of twenty-five (25) feet shall be maintained and required on all building sites except that on existing building sites on platted lots less than seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required.

b. Side setbacks. Inside lots shall have minimum side setbacks, which total twenty (20%) percent of the width of the lot measured across the front setback line with a minimum total of ten (10) feet and up to a maximum of twenty (20) feet. A minimum side setback of fifteen (15) feet shall be required and maintained from any side line of a building site that abuts upon a street, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. The required side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition on the property as determined by the Board of Architects. An existing contextual condition may include but shall not be limited to the location of trees(s), existing structures on the property, or existing non-conforming setback conditions. In no case shall a side setback be less than five (5) feet.

c. Rear setback. A minimum rear setback of ten (10) feet shall be maintained and required on all buildings.

**SETBACKS**

FRONT SETBACK: 25 ft  
BACK SETBACK: 10 ft

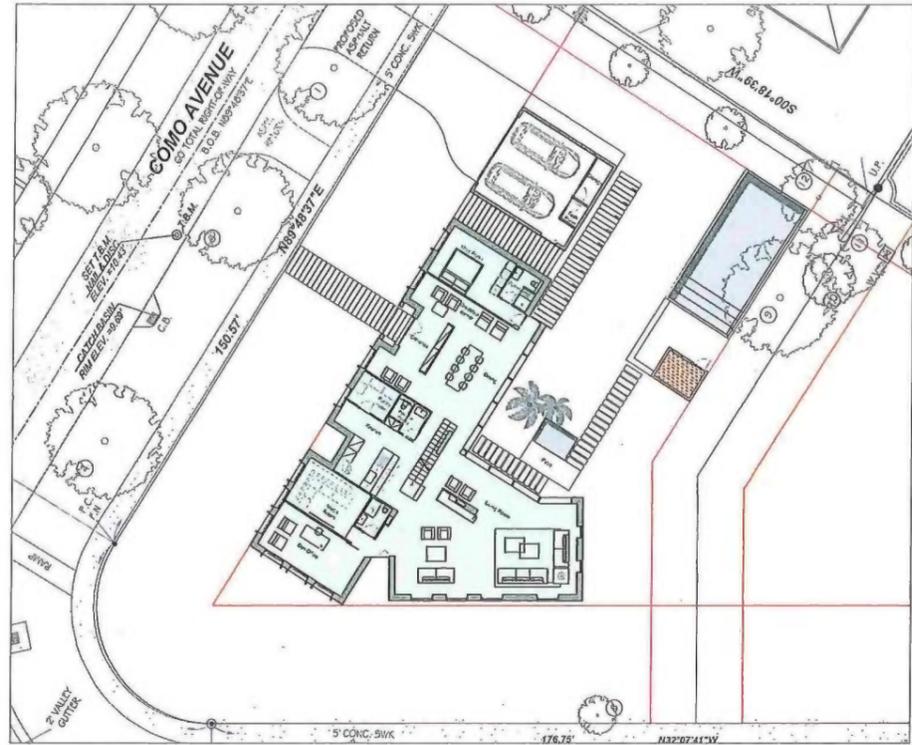


**SAN VICENTE ST. DEVELOPMENT**  
6406 San Vicente St., Coral Gables, Miami, Florida FL

**T-100.01**  
SETTING CONTEXT AND  
SETBACKS

WORKING GROUP  
The Blossom Avenue Environmental LLC  
1916 East 10th Street, New York, NY 10011-1654

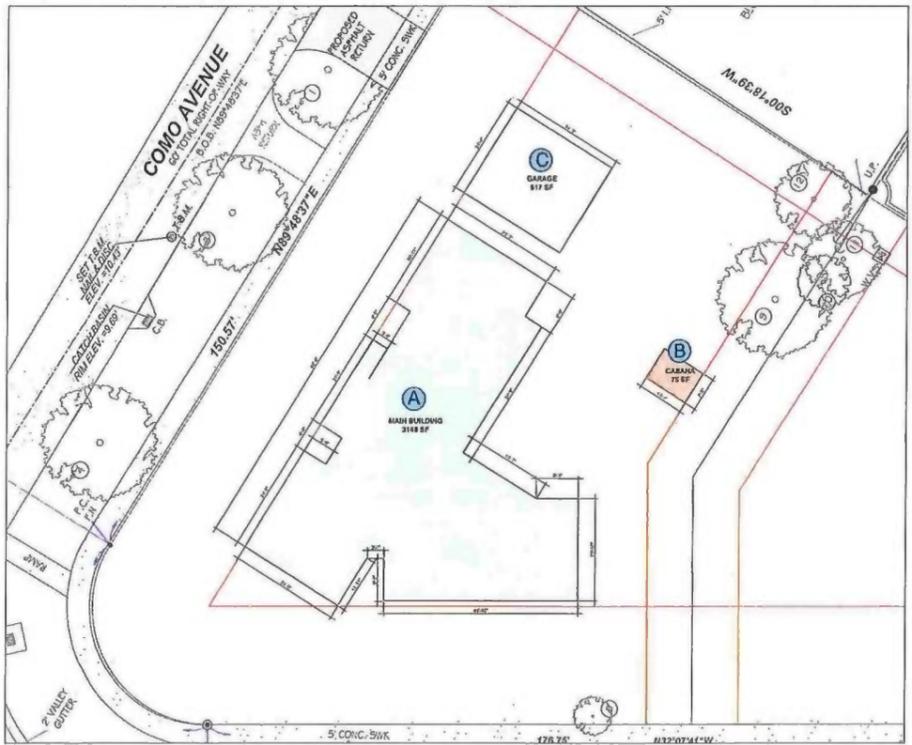




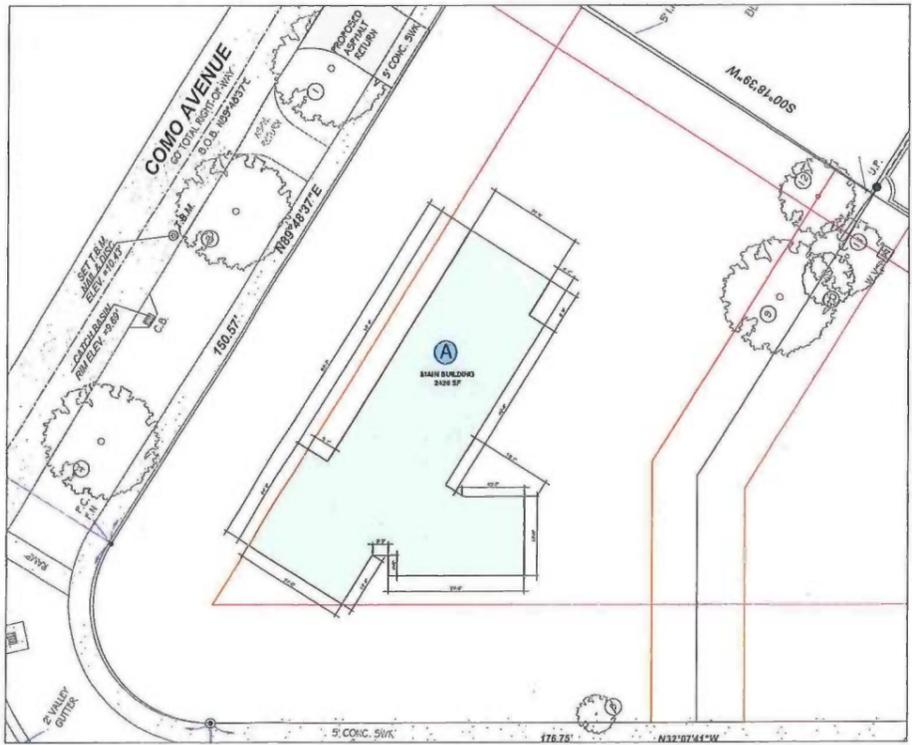
01 FIRST FLOOR PLAN  
SCALE 1/16" = 1'-0"



02 SECOND FLOOR PLAN  
SCALE 1/16" = 1'-0"



03 FIRST FLOOR GROSS AREA  
SCALE 1/16" = 1'-0"



04 SECOND FLOOR GROSS AREA  
SCALE 1/16" = 1'-0"

**ARTICLE 4 - ZONING DISTRICTS**

**Division 1. Residential Districts**  
**Section 4-101. Single-Family Residential (SFR) District.**  
**MAXIMUM SQUARE FOOT FLOOR AREA**

9. Maximum square foot floor area for single-family residences. The maximum square foot floor area permitted for single-family residences shall be equal to forty-eight (48%) percent for the first five-thousand (5,000) square feet of building site area and thirty-five (35%) percent for the next five-thousand (5,000) square feet of building site area and thirty (30%) percent for the remainder of the building site area.

<b>PLOT AREA</b>	16,712 SF
<b>MAXIMUM SQUARE FOOT FLOOR AREA</b>	
	48% for the first 5000 SF + 35% for the second 5000 SF + 30% on 6,712 SF = 6,164 SF

**DETERMINATION OF THE MAXIMUM SQUARE FOOT FLOOR AREA**

10. Determination of maximum square foot floor area. The maximum square foot floor area of a single-family residence shall be the sum of the gross areas of all the floors of the building or buildings, measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. The Board of Architects may require such changes in the plans and specifications for single-family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty, and harmony with the aesthetic quality of the surrounding neighborhood in the carrying out of the provisions of this section of the "Zoning Code."

a. In particular, gross floor area shall include the following:

- All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building, including the following:
  - (A) i. Elevator shafts and stairwells at each floor.
  - ii. The floor space in penthouses, interior balconies and mezzanines.
  - iii. The floor space in auxiliary or accessory buildings.
  - (B) iv. The floor space in screened porches located on the second floor. The floor space in screened porches located on the first floor shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
  - (C) v. The floor space in any garage and/or garage storage area shall be computed at three-quarters (3/4) of floor area for one (1) story detached garages located in the rear yard area with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three-hundred-and-fifty (350) square feet.
  - vi. In those cases where the average floor to the bottom of the structural member of roof support height exceeds thirteen (13) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.
  - (D) vii. The floor space in roofed terraces, breezeways, and porches located on the second floor.
  - viii. The floor space in interior courtyards and if a portion of the interior court yard is created in whole or in part with a two (2) story portion of the residence then the interior court yard shall count twice.

GROSS AREAS	
(A) MAIN BUILDING - FIRST FLOOR (fully computed)	3148 SF
(A) MAIN BUILDING - SECOND FLOOR (fully computed)	2420 SF
(B) CABANA (fully computed)	75 SF
(C) GARAGE (fully computed)	517SF
tot 6,160 SF < 6,164 SF	



**THE BLOSSOM AVENUE**  
FOR BETTER HAVAN OVRN

Maria Pacheco + Maria Delgado  
1100 SW 15th Ave, Suite 100, Miami, FL 33135  
Phone: +1 (305) 361-8000 Fax: +1 (305) 361-8000  
Via Reservas: 11, 00151 Ffbr: 0101-RTA-2  
Tel: +1 (305) 361-8000 - Fax: +1 (305) 361-8000

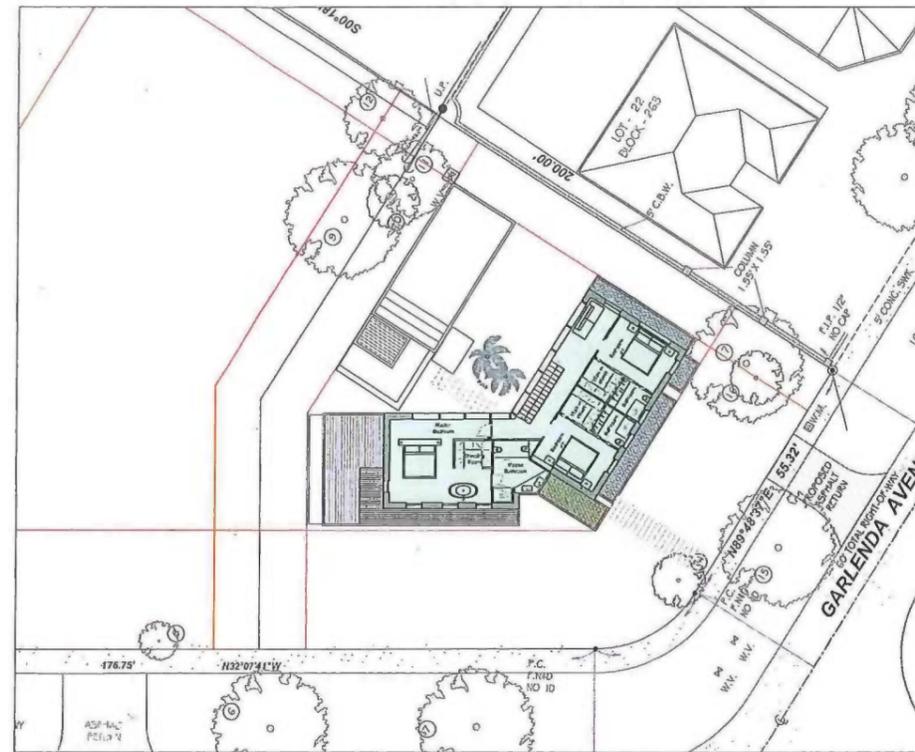
**SAN VICENTE ST. DEVELOPMENT**  
6406 San Vicente St., Coral Gables, Miami, Florida FL

**T-100.03a**  
**MAXIMUM SQUARE FOOT FLOOR AREA**

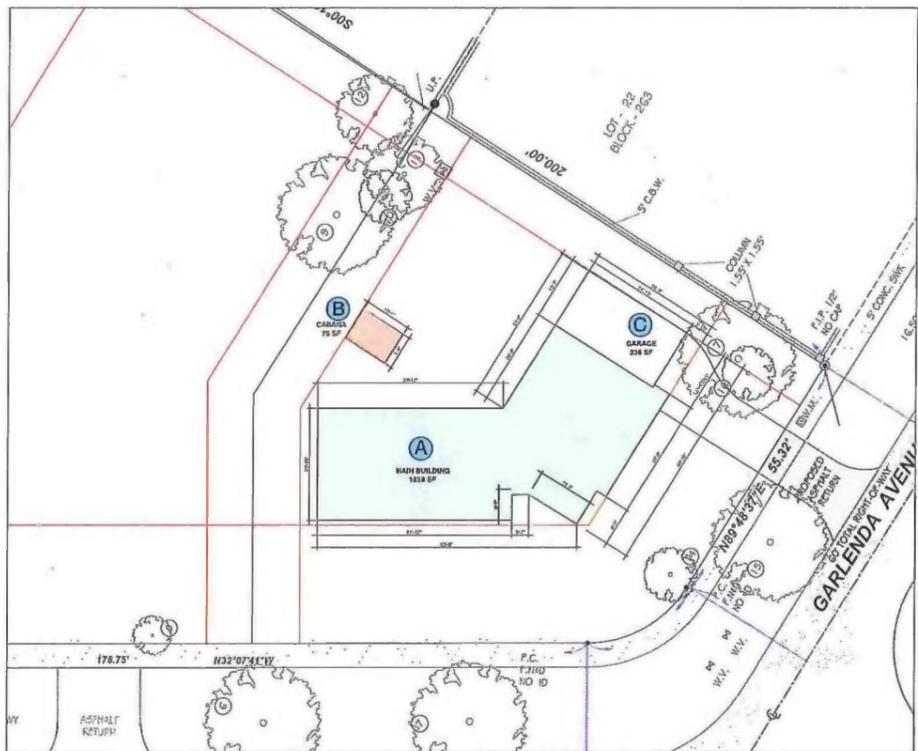
WORKING GROUP  
The Blossom Avenue Development LLC  
1805 Brickell Ave., Suite 1000, Miami, FL 33135



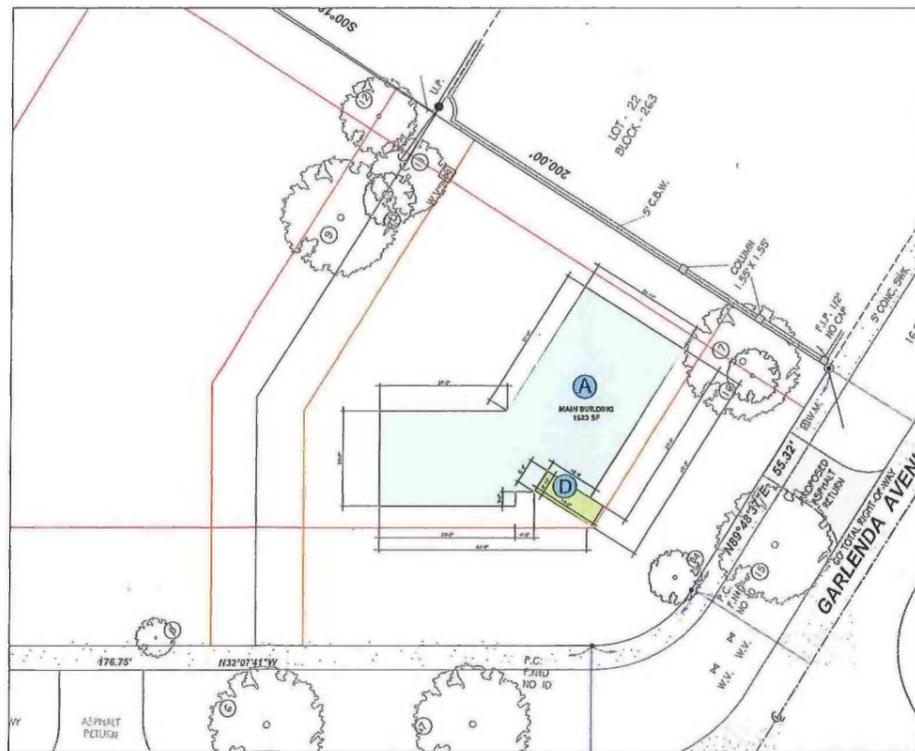
01 FIRST FLOOR PLAN  
SCALE 1/16" = 1'-0"



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SCALE 1/16" = 1'-0"



03 FIRST FLOOR GROSS AREA  
SCALE 1/16" = 1'-0"



04 SECOND FLOOR GROSS AREA  
SCALE 1/16" = 1'-0"

ARTICLE 4 - ZONING DISTRICTS

Division 1. Residential Districts

Section 4-101. Single-Family Residential (SFR) District.

MAXIMUM SQUARE FOOT FLOOR AREA

9. Maximum square foot floor area for single-family residences. The maximum square foot floor area permitted for single-family residences shall be equal to forty-eight (48%) percent for the first five-thousand (5,000) square feet of building site area and thirty-five (35%) percent for the next five-thousand (5,000) square feet of building site area and thirty (30%) percent for the remainder of the building site area.

<b>PLOT AREA</b>
9,277 SF
<b>MAXIMUM SQUARE FOOT FLOOR AREA</b>
48% for the first 5,000 SF + 35% for 4,277 SF = 3,897 SF

DETERMINATION OF THE MAXIMUM SQUARE FOOT FLOOR AREA

10. Determination of maximum square foot floor area. The maximum square foot floor area of a single-family residence shall be the sum of the gross areas of all the floors of the building or buildings, measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. The Board of Architects may require such changes in the plans and specifications for single-family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty, and harmony with the aesthetic quality of the surrounding neighborhood in the carrying out of the provisions of this section of the "Zoning Code."

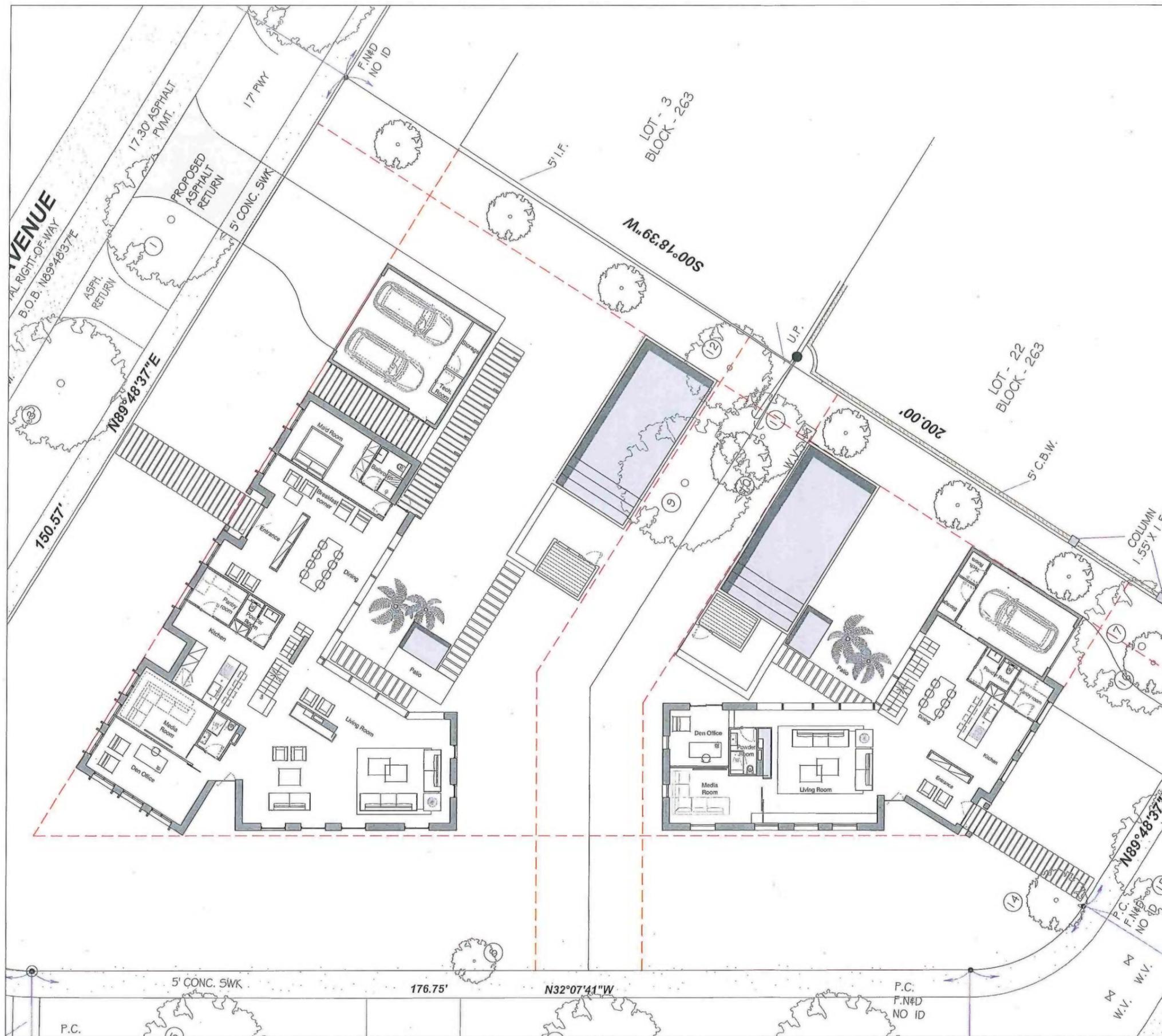
- a. In particular, gross floor area shall include the following:
- i. All floor space used for dwelling purposes, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building, including the following:
    - A. Elevator shafts and stairwells at each floor.
    - B. The floor space in penthouses, interior balconies and mezzanines.
    - C. The floor space in auxiliary or accessory buildings.
  - ii. The floor space in screened porches located on the second floor. The floor space in screened porches located on the first floor shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.
  - iii. The floor space in any garage and/or garage storage area shall be computed at three-quarters (3/4) of floor area for one (1) story detached garages located in the rear yard area with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three-hundred-and-fifty (350) square feet.
  - iv. In those cases where the average floor to the bottom of the structural member of roof support height exceeds thirteen (13) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.
  - v. The floor space in roofed terraces, breezeways, and porches located on the second floor.
  - vi. The floor space in interior courtyards and if a portion of the interior courtyard is created in whole or in part with a two (2) story portion of the residence then the interior courtyard shall count twice.

GROSS AREAS	
A MAIN BUILDING - FIRST FLOOR (fully computed)	1858 SF
A MAIN BUILDING - SECOND FLOOR (fully computed)	1523 SF
B CABANA (fully computed)	75 SF
C GARAGE (fully computed)	336 SF
D ROOFED TERRACE - second floor (fully computed)	69 SF
tot 3,861 SF < 3,897 SF	



**SAN VICENTE ST. DEVELOPMENT**  
6406 San Vicente St., Coral Gables, Miami, Florida FL  
**T-100.03b**  
MAXIMUM SQUARE FOOT FLOOR AREA

WORKING GROUP  
The Blossom Avenue Development  
1545 Broadway, New York, NY 10036-1464



**01** FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

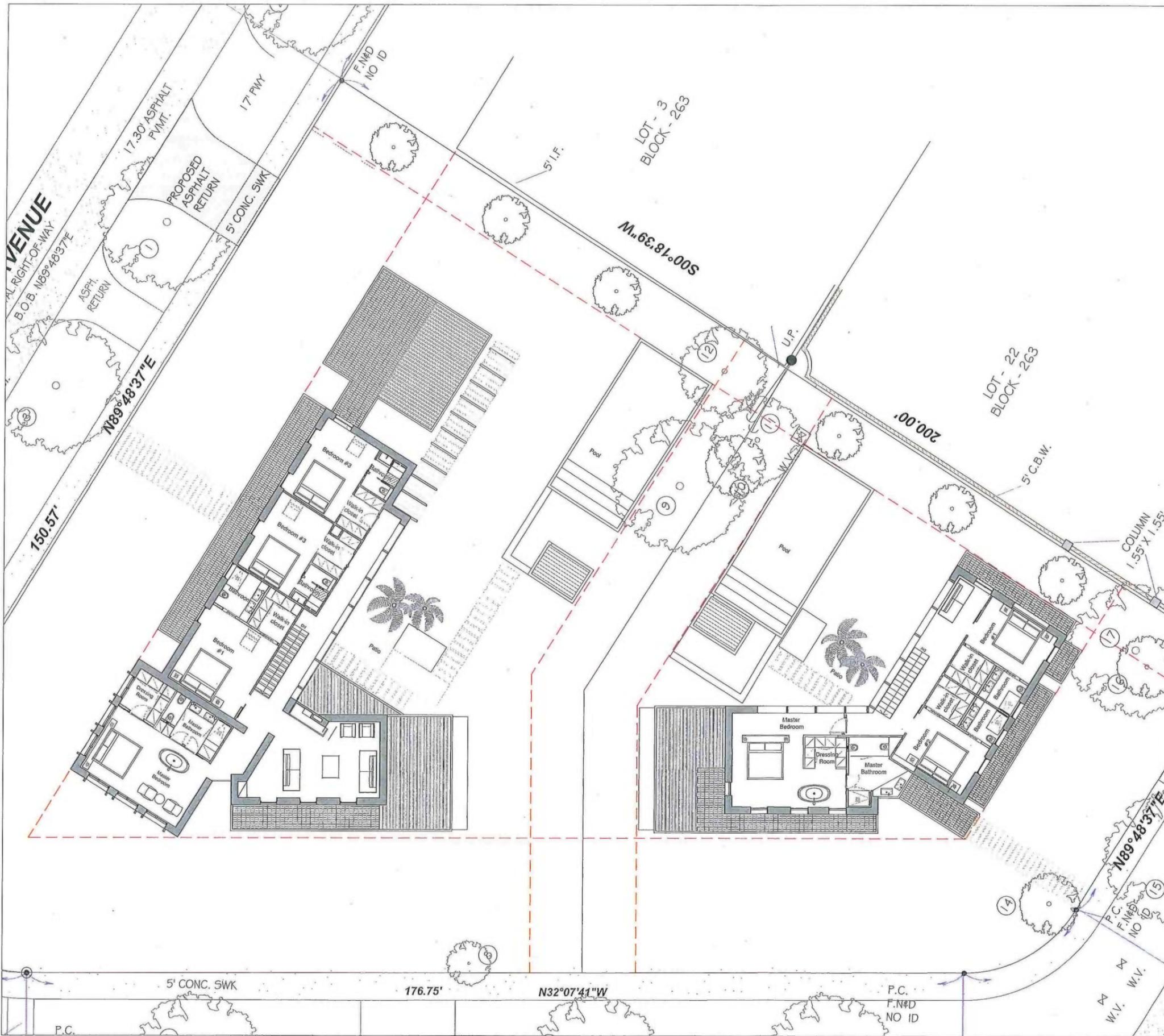


11 East 10th Street, Suite 1000, Miami, FL 33132  
Phone: 313.412.2343 Fax: 313.412.2343  
Via Internet: 41.2041.8196.001@blossom.com  
Tel: +1313.412.2343 Fax: +1313.412.2343

**SAN VICENTE ST. DEVELOPMENT**  
6406 San Vicente St., Coral Gables, Miami, Florida FL  
**T-100.04**  
FIRST FLOOR PLAN

WORKING GROUP  
The Blossom Avenue Development LLC  
1009 Broadway, New York, NY 10018 - USA





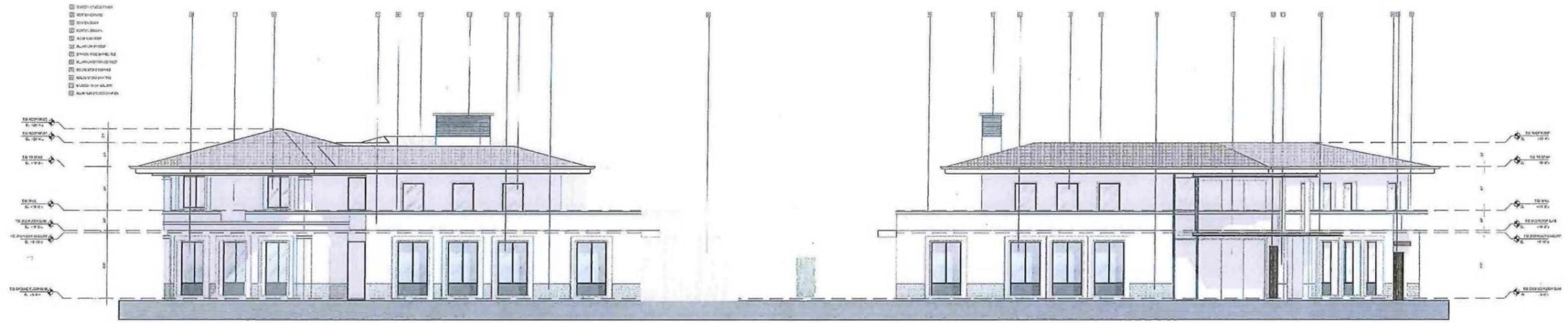
**01** SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



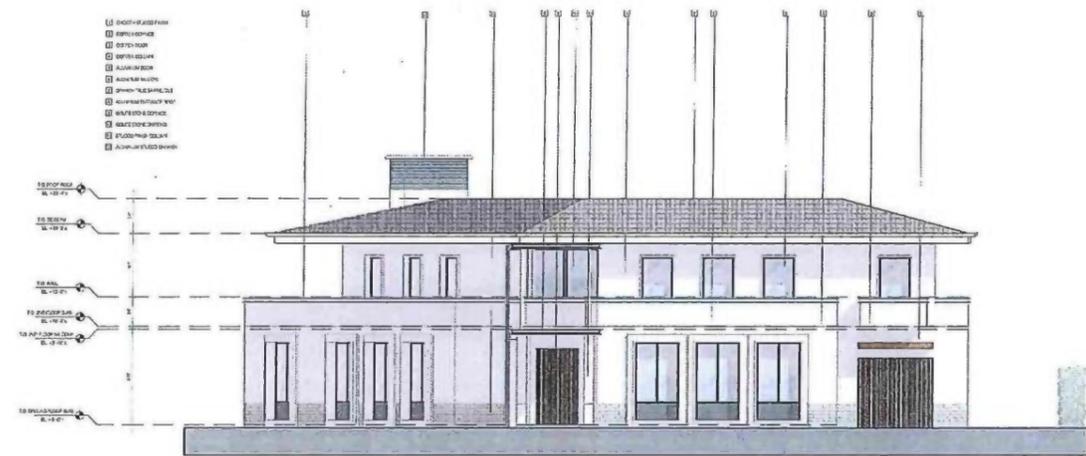
**SAN VICENTE ST. DEVELOPMENT**  
6406 San Vicente St., Coral Gables, Miami, Florida FL  
**T-100.05**  
SECOND FLOOR PLAN

WORKING GROUP  
The Blossom Avenue Development, c.  
1968 Blossom Ave., New York, 10024 NY-USA





A) SAN VICENTE STREET ELEVATION  
Scale 1/8" = 1'-0"



B) GARLEDA ELEVATION  
Scale 1/8" = 1'-0"



C) COMO ELEVATION  
Scale 1/8" = 1'-0"



14000 100th Street, Suite 100, New York, NY 10019-1000  
Phone: +1 212 250 2000 Fax: +1 212 250 2000  
Via Payment At: 20145 100th St., FL 33156  
Tel: +1 305 250 2000 Fax: +1 305 250 2000

**SAN VICENTE ST. DEVELOPMENT**  
6406 San Vicente St., Coral Gables, Miami, Florida FL  
**T-100.06a**  
**ELEVATIONS DRAFT**

**WORKING GROUP**  
The Blossom Avenue Company, LLC  
1567 Broadway, New York, NY 10019-1000



01 SETTING CONTEXT  
SCALE 1/32" = 1'-0"



  
**THE BLOSSOM<sup>®</sup>**  
**AVENUE**  
 FOR BETTER HAVANA LIVING  
Maria Pacheco - Elena Delgado  
14 East 19th, ground floor New York 10021 NY - USA  
Phone: +1 (212) 333-3022 - Fax: +1 (212) 334-3022  
Via Internet: +1 (212) 333-3022 - Fax: +1 (212) 334-3022  
Tel: +33 (0) 33 333 3022 - Fax: +33 (0) 33 333 3022

**SAN VICENTE ST. DEVELOPMENT**  
 6406 San Vicente St., Coral Gables, Miami, Florida FL  
**T-100.07a**  
**RENDERING**  
**VIEW FROM SAN VICENTE AVENUE**

**WORKING GROUP**  
The Blossom Avenue Development LLC  
1945 Broadway - New York, 10023 NY - USA



**01** SETTING CONTEXT  
SCALE 1/32" = 1'-0"



  
**THE BLOSSOM AVENUE**  
 FOR BETTER HUMAN LIVES  
Mario Paschini - Project Director  
14 East 19th, ground floor, New York, NY 10038 NY - USA  
Phone: +1 (212) 334 3100 - Fax: +1 (212) 334 3255  
Via Firenze 16, 20143 Milano (MI) - ITALIA  
Tel: +39 (02) 36550452 - Fax: +39 (02) 56434372

**SAN VICENTE ST. DEVELOPMENT**  
 6406 San Vicente St., Coral Gables, Miami, Florida FL  
**T-100.07b**  
 RENDERING  
 VIEW FROM GARLEND AVE

WORKING GROUP  
 The Blossom Avenue Development LLC  
 1905 Broadway, New York, NY 10022 NY - USA



01 SETTING CONTEXT  
SCALE 1/32" = 1'-0"



  
**THE BLOSSOM AVENUE**  
 FOR BETTER HAVANA LIVING  
Maria Paschall - Havana Overseas  
14 East 10th, 6th floor New York 10011 NY - USA  
Phone: +1 212 334 3928 - Fax: +1 212 334 3803  
Via B. Germany 14, 20141 Milano 210 - ITALY  
Tel: +39 02 3656682 - Fax: +39 02 56613192

**SAN VICENTE ST. DEVELOPMENT**  
 6406 San Vicente St., Coral Gables, Miami, Florida FL  
**T-100.07c**  
 RENDERING  
 VIEW FROM COMO AVENUE

WORKING GROUP  
The Blossom Avenue Development LLC  
 1965 Broadway, New York, 10022 NY - USA



	0 - 55	55,33 - 150,58	+ 150,58	TOTAL
# of building sites	19	148	15	182
% of building sites	10,44%	81,32%	8,24%	100,00%

  
**THE BLOSSOM AVENUE**  
 FOR BETTER HUMAN URBANISM  
 Marco Faccarelli - Marco Della Valle  
14 East 10th Street, New York 10003-14-USA  
 Phone +1 (212) 254-3462 - Fax +1 (212) 534-2591  
 Via Riparoli 44, 20143 Milano 07/9 - ITALIA  
 Tel. +39 02 26224122 - Fax +39 02 3024342

## SAN VICENTE ST. DEVELOPMENT

6406 San Vicente St., Coral Gables, Miami, Florida FL

**T-100.08**  
 BUILDING SITE  
 FRONTAGES ANALYSIS  
 Scale 1:1500

WORKING GROUP  
 The Blossom Avenue Development LLC  
 1965 Broadway, New York, 10023 NY - USA

1961 (cartography from Historical aeries)



1969 (cartography from Historical aeries)



1980 (cartography from Historical aeries)



1986 (cartography from Historical aeries)



1994 (cartography from Historical aeries)



1999 (cartography from Historical aeries)



2005 (cartography from Historical aeries)



Comparison between existing building and project



-  Existing building
-  Project building
-  Project area



**THE BLOSSOM AVENUE**  
 FCIS BETTER HUMAN LIVING  
 Marco Piacentini - Marco Ostia  
 14 East 10th, ground floor, New York, 10003 NY - USA  
 Phone: +1 (212) 534 5003 - Fax: +1 (212) 534 5018  
 Via Bonaparte 44, 20141 Milano (MI) - ITALIA  
 Tel: +39 02 26101493 - Fax: +39 02 26101498

### SAN VICENTE ST. DEVELOPMENT

6406 San Vicente St., Coral Gables, Miami, Florida FL  
**T-100.09**  
 Historical analysis

**WORKING GROUP**  
 The Blossom Avenue Development LLC  
 1955 Broadway, New York, 10023 NY - USA



008015

568015 Box No. 696  
Perm# 03100182 App# 03088433  
450 COMO AVE

# CITY OF CORAL GABLES PERMIT APPLICATION

DATE: 8-08-03 # 003335296 MASTER PERMIT # 03100182

ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT ACCORDING TO RS 713.135

Application # 03086433 Control # 03083207  
Square Footage: 2,166 Estimated Cost \$ 2,520.00  
Type of Permit:  Building  Plumbing  Electrical  Sign  Residential  
 Mechanical  Roofing  Zoning  Misc.  Commercial

CONTRACTOR'S LICENSE NUMBER: 94 B500303  
CONTRACTOR'S BUSINESS NAME: Demolition Masters Inc. Phone Number: (305) 448-7511  
Address: 122 Madeira Ave. City Coral Gables State FL Zip Code 33134

ARCHITECT/ENGINEER'S NAME: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

SITE ADDRESS 450 Como Ave. Folio # 02-4129-028-1790  
LEGAL DESCRIPTION: Lots 1 & 2 & 23 Block 263 Section Coral Gables Riviera

OWNER'S NAME: High Culverhouse Phone Number: (305) 358-5041  
Address: 430 Barbours Ave. City Coral Gables State FL Zip Code 33146

WORK DESCRIPTION: Total demolition of a house (with pool)  
APPROVED 8-21-03  
APPROVED 8-21-03  
APPROVED 8-21-03

Application is hereby made to do work and installations as indicated. I certify that no work has commenced prior to the issuance of a permit. All work will be performed to meet the standards of all laws regulating the construction in the City of Coral Gables. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ROOFING, AWNINGS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.  
Print Name: OWNER HUGH F. CULVERHOUSE  
Signature: OWNER Hugh F. Culverhouse  
Print Name: NAME/QUALIFIER Maitte Netsch  
Signature: NAME/QUALIFIER Maitte Netsch

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of July 2003 by Hugh F. Culverhouse who has taken an oath and:  
The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of August 2003 by Maitte Netsch who has taken an oath and:

is personally known to me.  
 has produced a Fl. D.L. # C416-326-49-059-0 as identification  
 is personally known to me.  
 has produced a \_\_\_\_\_ as identification

NOTARY PUBLIC ADDAY ALMEIDA NOTARY PUBLIC

My Commission ADDAY ALMEIDA My Commission ADDAY ALMEIDA

WARNING TO OWNER  
FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

ELECTRICAL								
EN#	TYPE	QTY.	EN#	TYPE	QTY.	EN#	TYPE	QTY.
E001	MINIMUM FEE		E017	GARBAGE DISPOSAL		E061	REPAIR CIRCUITS	
E027	A/C CENTRAL 1-3 TON		E031	GENERATORS, ETC		E068	SERVICE, NUMBER OF AMPS	
E047	A/C CENTRAL 4-7 TON		E036	GENERATORS, ETC		E051	SERVICE, NUMBER OF AMPS	
E048	A/C CENTRAL 8-15 TON		E038	HEAT DISCOVERY		E003	SERVICE REPAIR	
E049	A/C CENTRAL 16-20 TON		E009	LOW-VOLT, BURGLAR		E036	AIGNS	
E050	A/C CENTRAL 20+ TON		E044	LOW-VOLT, FIRE		E013	SPACE HEATER (GAS)	
E007	AIR CONDITIONERS		E041	LOW-VOLT, INTERCOM/TELE		E066	SPARK/BOIL TUBS	
E073	CHILLER		E040	LOW-VOLT, TELEVISION		E066	SUBFEEDS, # OF AMPS	
E028	CLEAR VIOLATIONS		E029	MOTOR, EQUIPMENT OUTLET		E047	SUBFEEDS, # OF AMPS	
E012	COMPACTOR		E030	MOTOR, EQUIPMENT OUTLET		E045	SWIM POOL, COMMERCIAL	
E013	DEEP FREEZER		E035	SPECIAL PURPOSE OUTLET		E044	SWIM POOL, RESIDENTIAL	
E043	DEMOLITIONS		E006	ROUGH WIRE OUTLET		E007	SWITCHBOARDS	
E014	DISHWASHER		E019	OVEN		E002	TEMP SERV. CONSTRUCTION	
E015	DRYER		E041	PARKING LOT LIGHTS		E004	TEMP FOR TEST-30 DAYS	
E016	FAN		E042	PLUGMOLDSTRIP		E024	TIME CLOCK	
E010	FIRE PUMP		E048	POSTS		E032	TRANSFORMER FOR X-RAY	
E036	FIXTURE-FLUORESCENT		E020	RANGE/RANGE TOP		E026	WASHING MACHINE	
E017	FIXTURE LIGHT		E021	REFRIGERATOR, COMM (REF)		E026	WATER HEATER	
E040	FLOOD LIGHTS		E011	REFRIGERATOR, DOMESTIC		E034	WELDING MACHINE OUTLET	
E062	FFL-LOAD CONTROL		E005	RENEW-YEAR SERVICE				

MECHANICAL								
MN#	TYPE	QTY.	MN#	TYPE	QTY.	MN#	TYPE	QTY.
M013	MINIMUM FEE		M213	DRYER VENTS, NUMBER OF		M466	PRESSURE VESSEL	
M070	A/C CENTRAL, TONS		M235	DUCTWORK, COST OF		M516	REFRIGERATOR, TONS	
M094	A/C WALL/WNDW, TONS		M258	FIREPLACES, NUMBER OF		M481	VENT HOOD, RESIDENTIAL	
M117	AIR HANDLER, TONS		M329	GENERATOR		M704	VENTILATOR, COST	
	BARBECUE		M282	HEATING STRIPS, #			PERIODIC INSPECTIONS	
M141	BATH FAN-VENTED, #OF		M382	PAINT BOOTH				
M188	CONDENSATE DRAIN		M399	PIPING, FLAMMABLE LIQUID				
M211	COOLING TOWER		M421	PROCESS/PRESSURE PIPING				

PLUMBING								
PN#	TYPE	QTY.	PN#	TYPE	QTY.	PN#	TYPE	QTY.
P013	MINIMUM FEE		P043	SEWER CONNECTION		P203	BATH TUB	
P741	SUPPLY A/C WELL		P045	WATER REPIPE		P530	BIDET	
P995	A/C CONDENSATE		P060	SEPTIC TANK			DISHWASHER	
P064	DISCHARGE WELL		P040	RELAY REPAIR			REPAIR	
P090	AREA DRAINS		P025	SEPTIC CONNECTION				
P062	ROOF DRAINS		P066	MISC EQUIPMENT				
P012	CATCH BASIN		P061	PUMP AND ABANDON			SPRING FOUNTAIN	
P019	FRENCH DRAIN		P106	DOMESTIC PUMP				
P914	ROCKAGE PIT		F108	RECIRCULATE PUMP				
P045	GREASE TRAP		F111	SPRINKLER PUMP			INDIRECT WASTES	
P098	INTERCEPTOR		F112	POOL PUMP REPLACE			LAUNDRY TRAY	
P975	CAR-FIXTURE		F123	SUMP PUMP			LAVATORY	
P976	CAR-WATER		F003	GAS-NATURAL			MISC FIXTURE	
P976	C/S-SEWER		F000	GAS-PROPANE			SHOWER	
P930	POOL PIPING		F001	GAS-APPLIANCE			SINK	
P931	SPA PIPING		F066	MISC REPAIRS			URINAL	
P027	FOUNTAIN		F476	TEMPORARY TOILET			VACUUM PUMP	
P997	FILTER REPLACE						WATER CLOSET	
P773	SUPPLY WELL						WATER HEATER	
P028	SPRINKLER SYSTEM						WATER HEATER NEW	
P095	SPRINKLER REPAIR							
P019	WATER SERVICE							

Received/Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application approved: *[Signature]* Date: *10/1/03*  
 Permit issued by: \_\_\_\_\_ Date: \_\_\_\_\_

OFFICE USE ONLY	
PERMIT FEE	\$1,400
BOND	300,000
CODE COMPLIANCE	
VENT	
RADON GAS	
CH/C/C/B/E	
CONTROL/FEE	
CONCURRENCE	
TOTAL FEE	492,800

Return to:  
John F. Cook, PA  
2033 Wood St, #220  
Sarasota, FL 34237  
1800 6100

(2)

CARL M. SUGARMAN, ESQ.  
9700 S. WICKHAM HIGHWAY  
SUITE 850  
MARIETTA, FL 33156

Parcel ID Number: 03-4129-028-1790

### Warranty Deed

This Indenture, Made this 19 day of June, 2003 A.D. Between Rachel Marie Brooks, a single woman as Trustee of the Rachel Marie Brooks Revocable Trust U/A dated December 22, 1995 and individually of the County of Miami-Dade, State of Florida, grantor, and Carl M. Sugarman

whose address is: 430 Barbarosa Avenue, Coral Gables, Florida 33146 of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of ----- DOLLARS (\$10) and other good and valuable considerations to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Miami-Dade State of Florida to wit: Lots 1, 2 and 23, Block 263 of RIVERIA SECTION PART NO. 11 OF CORAL GABLES, according to the Plat thereof, as recorded in Plat Book 28 at Page 23, of the Public Records of Miami-Dade County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2003.

and the grantor does hereby, fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Rachel Marie Brooks, a single woman  
as Trustee of the Rachel Marie Brooks Revocable Trust U/A dated December 22, 1995 and individually  
By: Rachel Marie Brooks Trustee (Seal)  
and individually  
P.O. Address: 430 Corra Avenue  
Coral Gables, Florida 33146

Printed Name: CARL M SUGARMAN  
Witness

Printed Name: [Signature]  
Witness

(Corporate Seal)

STATE OF Florida  
COUNTY OF Miami-Dade  
The foregoing instrument was acknowledged before me this 19 day of June, 2003 by Rachel Marie Brooks, a single woman as Trustee of the Rachel Marie Brooks Revocable Trust U/A dated December 22, 1995 and individually he is personally known to me or he has produced his Florida driver's license as identification



[Signature]  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



This instrument prepared by:  
John F. Cook, Esquire  
JOHN F. COOK, P.A.  
2033 Wood Street, #220  
Sarasota, Florida 34237  
(941) 906-1560

**DECLARATION OF RESTRICTIVE COVENANT**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned HUGH F. CULVERHOUSE, is the fee simple owner of the following described property situated and being in the City of Coral Gables, Florida:

Lots 1, 2 and 23, Block 263 of RIVIERA SECTION PART NO. 11 OF CORAL GABLES, according to the Plat thereof as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida.

WHEREAS, the undersigned owner intends to construct a single family residence at 450 Como Avenue, Coral Gables, Florida 33146 and desires to utilize said lots as a single building site, and the undersigned owner does 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 lots 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.

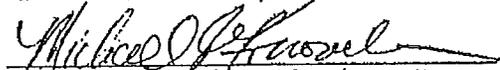
NOW, THEREFORE, for good and valuable consideration, the undersigned does hereby declare that he will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

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

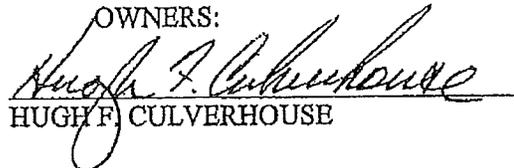
IN WITNESS WHEREOF, the undersigned has caused his hand and seal to be affixed hereto on this 9<sup>th</sup> day of September, 2003.

WITNESSES:

  
Sign above and print name here YOLANDA SUAREZ

  
Sign above and print name here MICHAEL KNOWLES

OWNERS:

  
HUGH F. CULVERHOUSE

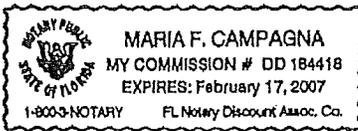
STATE OF FLORIDA  
COUNTY OF DADE

I HEREBY CERTIFY that on this day personally appeared before me HUGH F. CULVERHOUSE, who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification, and he acknowledged that he executed the foregoing, freely and voluntarily for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me on this 9<sup>th</sup> day of September, 2003.

Maria F. Campagna  
Notary Public, State of Florida

My Commission Expires:



APPROVED AS TO FORM

Elizabeth M. Hernandez  
Elizabeth M. Hernandez, City Attorney

August 20, 2003

The City of Coral Gables  
Building Department

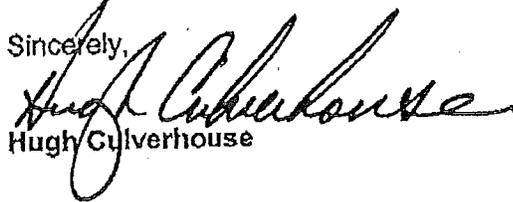
RE: 450 Como Ave., Coral Gables, FL 33140  
Control No. 03083207

Dear Sirs or Mesdames:

Please be advised that I am the owner of the above-captioned premises. We have applied for a demolition permit.

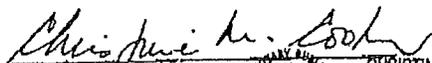
Please be advised that I have knowledge that all structures are to be demolished including all auxiliary and accessory structures.

Sincerely,

  
Hugh Culverhouse

STAT OF FLORIDA  
COUNTY OF MIAM I-DADE

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of August, 2003 by Hugh Culverhouse who is personally known to me or who produced identification and who did not take an oath.

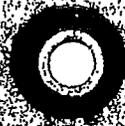
  
Notary Public



CHRISTINE M. COOTE  
MY COMMISSION # DD 177423  
EXPIRES: May 11, 2007  
Bonded Thru Budget Notary Services

My Commission Expires: 5/11/07

Demo / Appl # 03086433



**FLORIDA  
DEPARTMENT  
OF HEALTH**

03-2373A  
8-5-03  
R.C.

**APPROVED**

450 Comand  
P/A

**(305) 513-8459**

DISPLAY THIS CARD ON FRONT OF JOB

097

NO INSPECTION WILL BE MADE UNLESS PERMIT CARD IS  
DISPLAYED AND APPROVED PLANS ARE READILY AVAILABLE.

# City of Coral Gables

# BUILDING PERMIT

---

PERMIT #	03080305	DATE	08-19-03
MASTER APPLICATION #	03086604		
OWNER'S NAME	HUGH CULVERHOUSE		
QUALIFIER	JOSE R BOLANDOS	CC #	SR0971276
CONTRACTOR	MIAMI DADE ENVIRONMENTAL SER	MCOL #	002989747
PURPOSE	PUMP & ABANDON SEPTIC TANK \$550		

---

## LEGAL DESCRIPTION

CORAL GABLES RIVIERA SECTION 11 REV PB 28-23  
LOT SIZE IRREGULAR

---

SITE ADDRESS 450 COMD AVE

---

THE NOTICE OF COMMENCEMENT IS THE FIRST INSPECTION AND  
MUST BE REQUESTED WITHIN 7 DAYS FROM THE BUILDING PERMIT DATE.  
THIS NOTICE MUST BE DISPLAYED AT THE JOB SITE.

---

**NOTICE:** In addition to the requirements of this permit, there  
may be additional restrictions applicable to this property  
that may be found in the public records of this county.

---

**WARNING TO OWNER: YOUR FAILURE TO RECORD A  
NOTICE OF COMMENCEMENT MAY RESULT IN YOU  
PAYING TWICE FOR IMPROVEMENTS TO YOUR  
PROPERTY. IF YOU INTEND TO OBTAIN FINANCING,  
CONSULT YOUR LENDER OR AN ATTORNEY BEFORE  
RECORDING YOUR NOTICE OF COMMENCEMENT.**

---



STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM  
CONSTRUCTION INSPECTION AND FINAL APPROVAL

PERMIT NO. 03-2373  
DATE FEED: 7-31-03  
FEE PAID: 40.00  
RECEIPT #: 563079

APPLICANT: Heigh Can... House  
OWNER: Mrs. D. ... Environmental Serv.  
PROPERTY ADDRESS: 450 ...  
BLOCK: 263 SUBDIVISION: Coral Habits PROPERTY ID #: 03-4129-0

CHECKED [X] ITEMS ARE NOT IN COMPLIANCE WITH STATUTE OR RULE AND MUST BE CORRECTED.

TANK INSTALLATION			SETBACKS		
<input type="checkbox"/>	[01]	TANK SIZE [1] _____ [2] _____	<input type="checkbox"/>	[27]	SURFACE WATER _____ FT
<input type="checkbox"/>	[02]	TANK MATERIAL _____	<input type="checkbox"/>	[28]	DITCHES _____ FT
<input type="checkbox"/>	[03]	OUTLET DEVICE _____	<input type="checkbox"/>	[29]	PRIVATE WELLS _____ FT
<input type="checkbox"/>	[04]	MULTI-CHAMBERED [ Y / N ] _____	<input type="checkbox"/>	[30]	PUBLIC WELLS _____ FT
<input type="checkbox"/>	[05]	OUTLET FILTER _____	<input type="checkbox"/>	[31]	IRRIGATION WELLS _____ FT
<input type="checkbox"/>	[06]	LEGEND _____	<input type="checkbox"/>	[32]	POTABLE WATER LINES _____ FT
<input type="checkbox"/>	[07]	WATERTIGHT _____	<input type="checkbox"/>	[33]	BUILDING FOUNDATION _____ FT
<input type="checkbox"/>	[08]	LEVEL _____	<input type="checkbox"/>	[34]	PROPERTY LINES _____ FT
<input type="checkbox"/>	[09]	DEPTH TO LID _____	<input type="checkbox"/>	[35]	OTHER _____ FT
DRAINFIELD INSTALLATION			FILLED / MOUND SYSTEM		
<input type="checkbox"/>	[10]	AREA [1] _____ [2] _____ SQFT	<input type="checkbox"/>	[36]	DRAINFIELD COVER _____
<input type="checkbox"/>	[11]	DISTRIBUTION BOX _____ HEADER _____	<input type="checkbox"/>	[37]	SHOULDERS _____
<input type="checkbox"/>	[12]	NUMBER OF DRAINLINES _____	<input type="checkbox"/>	[38]	SLOPES _____
<input type="checkbox"/>	[13]	DRAINLINE SEPARATION _____	<input type="checkbox"/>	[39]	STABILIZATION _____
<input type="checkbox"/>	[14]	DRAINLINE SLOPE _____			
<input type="checkbox"/>	[15]	DEPTH OF COVER _____	ADDITIONAL INFORMATION		
<input type="checkbox"/>	[16]	ELEVATION [ABOVE/BELOW] BM _____	<input type="checkbox"/>	[40]	UNOBSTRUCTED AREA _____
<input type="checkbox"/>	[17]	SYSTEM LOCATION _____	<input type="checkbox"/>	[41]	STORMWATER RUNOFF _____
<input type="checkbox"/>	[18]	DOING PUMPS _____	<input type="checkbox"/>	[42]	ALARMS _____
<input type="checkbox"/>	[19]	AGGREGATE SIZE _____	<input type="checkbox"/>	[43]	MAINTENANCE AGREEMENT _____
<input type="checkbox"/>	[20]	AGGREGATE EXCESSIVE FINES _____	<input type="checkbox"/>	[44]	BUILDING AREA _____
<input type="checkbox"/>	[21]	AGGREGATE DEPTH _____	<input type="checkbox"/>	[45]	LOCATION CONFORMS WITH SITE PLAN _____
FILL / EXCAVATION MATERIAL			<input type="checkbox"/>	[46]	FINAL SITE GRADING _____
<input type="checkbox"/>	[22]	FILL AMOUNT _____	<input type="checkbox"/>	[47]	CONTRACTOR <u>M. Wade</u>
<input type="checkbox"/>	[23]	FILL TEXTURE _____	<input type="checkbox"/>	[48]	OTHER <u>Environmental Serv.</u>
<input type="checkbox"/>	[24]	EXCAVATION DEPTH _____	ABANDONMENT		
<input type="checkbox"/>	[25]	AREA REPLACED _____	<input type="checkbox"/>	[49]	TANK PUMPED <u>8/5/03</u>
<input type="checkbox"/>	[26]	REPLACEMENT MATERIAL _____	<input type="checkbox"/>	[50]	TANK CRUSHED & FILLED <u>8/5/03</u>

DESCRIPTION OF VIOLATIONS / REMARKS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



STATE OF FLORIDA  
 DEPARTMENT OF HEALTH  
 ONSITE SEWER TREATMENT AND DISPOSAL SYSTEMS  
 CONSTRUCTION INSPECTION AND FINAL APPROVAL

PERMIT NO. 03-2073  
7-31-0  
70, 812  
503079

APPLICANT: Hugh C. House

ENGINEER: Miami Design Environmental Serv.

PROPERTY ADDRESS: 220 ...

LOT: 12-23 BLOCK: 263 SUBDIVISION: Coastal Lakes PROPERTY ID #: 03-429-0

CHECKED [X] ITEMS ARE NOT IN COMPLIANCE WITH STATUTES OR RULES AND MUST BE CORRECTED.

TANK INSTALLATION		SEWERACKS	
[ ]	[01] TANK SIZE [1] _____ [2] _____	[ ]	[27] SURFACE WATER _____ FT
[ ]	[02] TANK MATERIAL _____	[ ]	[28] DITCHES _____ FT
[ ]	[03] OUTLET DEVICE _____	[ ]	[29] PRIVATE WELLS _____ FT
[ ]	[04] MULTI-CHAMBERED [ Y / N ] _____	[ ]	[30] PUBLIC WELLS _____ FT
[ ]	[05] OUTLET FILTER _____	[ ]	[31] IRRIGATION WELLS _____ FT
[ ]	[06] LEGEND _____	[ ]	[32] POTABLE WATER LINES _____ FT
[ ]	[07] WHERTTIGHT _____	[ ]	[33] FOUNDATIONS _____ FT
[ ]	[08] LEVEL _____	[ ]	[34] PROPERTY LINES _____ FT
[ ]	[09] DEPTH TO LID _____	[ ]	[35] OTHER _____ FT
DRAINFIELD INSTALLATION		FILLED / MOUND SYSTEM	
[ ]	[10] AREA [1] _____ [2] _____ SQFT	[ ]	[36] DRAINFIELD COVER
[ ]	[11] DISTRIBUTION BOX _____ HEADER _____	[ ]	[37] SLOPES
[ ]	[12] NUMBER OF DRAINLINES _____	[ ]	[38] STABILIZATION
[ ]	[13] DRAINLINE SEPARATION _____	[ ]	[39] UNCONSTRUCTED AREA
[ ]	[14] DRAINLINE SLOPE _____	[ ]	[40] UNPROTECTED EROSION
[ ]	[15] DEPTH OF COVER _____	[ ]	[41] ALARMS
[ ]	[16] ELEVATION [ABOVE/BELOW] BM _____	[ ]	[42] PERFORMANCE AGREEMENT
[ ]	[17] SYSTEM LOCATION _____	[ ]	[43] SENSITIVE AREA
[ ]	[18] DOSING PUMPS _____	[ ]	[44] LOCATION MEASUREMENTS WITH SITE PLAN
[ ]	[19] AGGREGATE SIZE _____	[ ]	[45] FINAL SITE GRADING
[ ]	[20] AGGREGATE EXCESSIVE FINES _____	[ ]	[46] CONTRACTOR <u>Miami Design</u>
[ ]	[21] AGGREGATE DEPTH _____	[ ]	[47] ENGINEER <u>Environmental</u>
FILL / EXCAVATION MATERIAL		[ ]	[48] _____
[ ]	[22] FILL AMOUNT _____	[ ]	[49] TANK PUMPED <u>0/5/03</u>
[ ]	[23] FILL TEXTURE _____	[ ]	[50] TANK CRUSHED & FILLED <u>8/5/03</u>
[ ]	[24] EXCAVATION DEPTH _____	[ ]	
[ ]	[25] AREA REPLACED _____	[ ]	
[ ]	[26] REPLACEMENT MATERIAL _____	[ ]	

VARIATION OF VIOLATIONS / REMARKS: \_\_\_\_\_

RECEIPT# 709765

THE CITY OF CORAL GABLES  
BUILDING PERMIT INVOICE

PAGE 1

INVOICE : 03080833 DATE: 08/19/03  
CONTROL : 03083307 TIME: 09:41  
CONTRACTOR: MIAMI DADE ENVIRONMENTAL SER MCCL# 002989747  
9591 FONTAINBLEAU BLVD  
MIAMI FL 33172

PAYEE : MIAMI DADE ENVIRONMENTAL SERVICE  
9591 FONTAINBLEAU BLVD  
MIAMI FL 33172

THE FOLLOWING CHARGES ARE BEING ASSESSED FOR PERMIT ISSUANCE OF  
APPLICATION #03086604 PERMIT #03080305

PROPERTY: 41290281790  
LEGAL DESCR: CORAL GABLES RIVIERA SECTION 11 REV PB 2  
SITE ADDRESS: 450 COMO AVE

CODE DESCRIPTION	CHARGE	RATE	QUANTITY*	*AMOUNT*	GLM.ACCT
P961 PUMP & ABANDON SEPTIC TANK				65.00	00132215
S998 CODE COMPLIANCE FEE - METRO				0.60	00120830
DADE COUNTY 550 Appx Cost		17.00	1	17.00	00132210
A080 Application fee		3.00	1	3.00	00132210
A461 Document preservation fee pages					

Amount Due	\$85.60	Cash tendered	
Amount Paid	85.60	Check Amount	85.60
Balance Due	\$0.00	Check Number	358

Received By 7110\002137\23

Coral Gables





STATE OF FLORIDA  
DEPARTMENT OF HEALTH  
ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM  
CONSTRUCTION PERMIT

PERMIT NO. 03-231  
DATE PAID: 7-31-03  
FEE PAID: 10  
RECEIPT #: 50307

CONSTRUCTION PERMIT FOR:  
 New System     Existing System     Holding Tank     Innovative  
 Repair     Abandonment     Temporary     \_\_\_\_\_  
 APPLICANT: Hugh Culverhouse  
 PROPERTY ADDRESS: 450 Como Ave. C. Gables  
2-23 BLOCK: 263 SUBDIVISION: C. Gables Riviera  
 PROPERTY ID #: 03-4129- [SECTION, TOWNSHIP, RANGE, PARCEL NO  
 (OR TAX ID NUMBER)]

PERMIT MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381  
 AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SUFFICIENT  
 PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS, WHICH SERVE  
 AS BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT. APPLICANT  
 MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS  
 PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE, OR LOCAL PERMITS  
 REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

PERMIT DESIGN AND SPECIFICATIONS

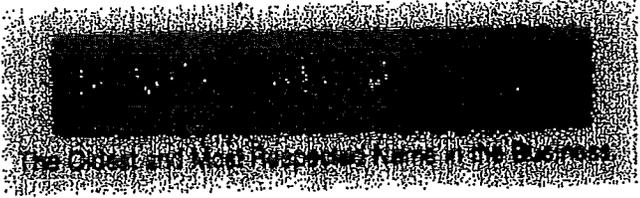
GALLONS / GPD SEPTIC TANK/AEROBIC UNIT CAPACITY    MULTI-CHAMBERED/IN-SERIE  
 GALLONS / GPD \_\_\_\_\_ CAPACITY    MULTI-CHAMBERED/IN-SERIE  
 GALLONS GREASE INTERCEPTOR CAPACITY    [MAXIMUM CAPACITY SINGLE TANK: 1250 GA  
 GALLONS DOSING TANK CAPACITY    [ ] GALLONS @ [ ] DOSES PER 24 HRS # PUMPS  
 SQUARE FEET PRIMARY DRAINFIELD SYSTEM  
 SQUARE FEET \_\_\_\_\_ SYSTEM  
 TYPE SYSTEM:     STANDARD     FILLED     MODIFIED     \_\_\_\_\_  
 CONFIGURATION:     TRENCH     BED     \_\_\_\_\_

LOCATION OF BENCHMARK: \_\_\_\_\_  
 ELEVATION OF PROPOSED SYSTEM SITE [ ] [INCHES/FT] [ABOVE/BELOW] BENCHMARK/REFERENCE  
 BOTTOM OF DRAINFIELD TO BE [ ] [INCHES/FT] BENCHMARK/REFERENCE

MINIMUM REQUIRED: [ ] [ ] INCHES

**PERMIT TO ABANDON**  
 SEPTIC TANK MUST BE PUMPED BY STATE  
 REGISTERED SEPTIC TANK CONTRACTOR OR STATE  
 LICENSED PLUMBER; BOTTOM OF TANK  
 RUPTURED; AND TANK FILLED WITH CLEAN SAND  
 OR OTHER SUITABLE MATERIAL. CONTRACTOR  
 MUST CERTIFY COMPLETION OF ABOVE WORK AND  
 SCHEDULE COMPLIANCE INSPECTION WITH THE  
 COUNTY PUBLIC HEALTH UNIT.

SPECIFICATIONS BY: \_\_\_\_\_ TITLE: \_\_\_\_\_



August 20, 2003

City of Coral Gables  
Building Department

**Re:450 Como Ave., Coral Gables, Fl 33146**  
**Permit No.: 03086433**

Dear Sirs or Mesdames:

Please that we have submitted a demolition application in reference to the above-captioned property..We have duly notified all utility companies in reference to 450 Como Ave., Coral Gables, FL.

Sincerely,

  
Adonay Almeida, President

122 Madelra Avenue, Coral Gables FL 33134  
ph:(305) 448-7511 fax:(305) 441-0232  
DemoMasters@aol.com cc# 94BS00303

# DEMOLITION MASTERS

The Oldest and Most Respected Name in the Business.

August 20, 2003

City of Coral Gables  
Building Department

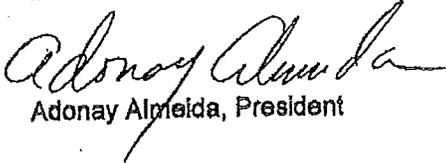
RE: 450 Como Ave. Coral Gables, Florida 33146

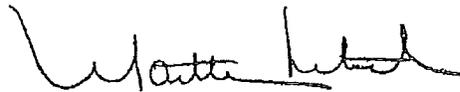
To Whom It May Concern:

The above referenced residence has been inspected for the presence of asbestos containing building materials and none has been detected. It is evident that the construction consists of CBS walls and drywall and poured slab. Based on these findings, no asbestos building material was found.

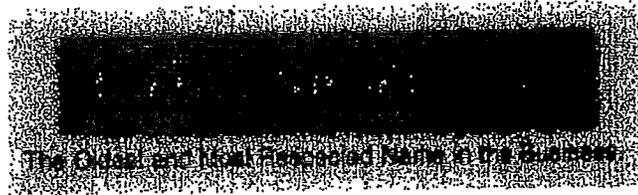
If you need any further information, please contact this office.

DEMOLITION MASTERS, Inc.

  
Adonay Almeida, President

  
Maitte Netsch, Qualifier

122 Madeira Avenue, Coral Gables FL 33134  
ph: (305) 448-7511 fax: (305) 441-0232  
[DemoMasters@aol.com](mailto:DemoMasters@aol.com) cc# 94BS00303



**DERM NOTIFICATION**

August 20, 2003

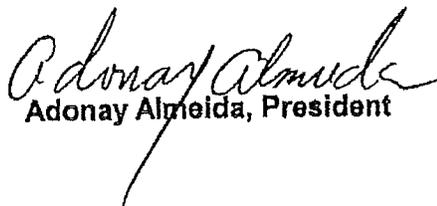
City of Coral Gables  
Building Department

**Re:450 Como Ave., Coral Gables, Fl 33146**  
**Permit No.: 03086433**

Dear Sirs or Mesdames:

Please that we have submitted a demolition application in reference to the above-captioned property..This property is residential and no Derm notification is required.

Sincerely,

  
Adonay Almeida, President



Florida Power & Light Company

July 29, 2003

Demolition Masters, Inc.  
122 Madeira Avenue  
Coral Gables, FL 33134  
Via Facsimile (305) 441-0232

Re: 450 Como Ave, Coral Gables, FL 33146

To Whom It May Concern:

This letter is to confirm that electric service has been removed from the following address:

**\*\*\*\* 450 Como Ave, Coral Gables, FL 33146 \*\*\*\***

If you need further information, please feel free to contact me at (305) 377-6124

Sincerely,

A handwritten signature in cursive script, appearing to read "Jorge L. Arocha".

Jorge L. Arocha  
Customer Project Manager



Miami Division  
933 East 25th Street  
Hialeah, FL 33013-3498  
Tel.: (305) 691-8710  
www.nui.com

NUI Corporation (NYSE: NUI)

July 23, 2003

Demolition Masters  
122 Madeira Avenue  
Coral Gables, FL. 33134

Re: 450 Como Avenue Coral Gables, FL. 33146 Lots 1, 2 and 23 Block 263  
Coral Gables Riviera Section II Rev. Plat Book 28 at Page 23 of the Public  
Records of Dade County, Florida.  
Owner Name: Demolition Masters.  
Reference No. 2391.

Dear Ms. Pizarro:

Please be advised that NUI City Gas Company of Florida has no pipelines in the  
aforementioned location and offers no objection to the proposed demolition.

If your project is the future construction of a residential, commercial or industrial  
facility, and you are interested in requesting natural gas service, please contact  
our Sales Department at 305-835-3613 or 305-835-3615.

Very truly yours,

  
Jorge A. Sainz  
Distribution Manager

JAS/bh

NUI Companies and Affiliates:  
City Gas Company of Florida  
Elizabethtown Gas  
Elkton Gas  
North Carolina Gas

NUI Capital Corp.  
NUI Energy  
NUI Energy Brokers  
NUI Energy Solutions  
NUI Environmental Group

TIC Enterprises, LLC  
Utility Business Services  
Valley Cities Gas  
Waverly Gas

**HUGH F. CULVERHOUSE**

SBS Tower, Penthouse 1 -C  
2601 South Bayshore Drive  
Miami, Florida 33133  
(305)285-2558  
Telecopier (305) 285-2550

FACSIMILE COVER PAGE

DATE: 9/15/03

TO: Maitte

FIRM: Demolition Masters

FAX No: 441-0232

TOTAL NUMBER OF PAGES: 6 (including cover page)

FROM: Yolanda

REMARKS:

Hugh Culverhouse  
Property address: 450 Comd

**JOHN F. COOK, P.A.**

John F. Cook, Esq.  
Attorney at Law

September 10, 2003

**VIA UPS OVERNIGHT DELIVERY**

Elizabeth M. Hernandez, City Attorney  
City of Coral Gables  
City Hall  
405 Biltmore Way  
Coral Gables, FL 33134

Re: 450 Como Avenue, Coral Gables, FL 33146  
Our File No: CC76-5590

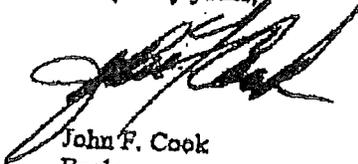
Dear Ms. Hernandez:

This firm represents Hugh F. Culverhouse, the owner of the above-referenced property. Enclosed please find the following, for your approval, in connection with the application for site and construction approval by the City of Coral Gables:

1. Original fully executed Declaration of Restrictive Covenant in triplicate;
2. Original Opinion of Title; and
3. This firm's check in the amount of \$10.50, representing the recording fee.

Please contact me directly if you have any questions or if you require anything further to proceed with this matter.

Very truly yours,



John F. Cook  
Enclosures

cc: Joe King  
Hugh F. Culverhouse

2033 Wood Street  
Suite 220  
Sarasota, Florida 34237  
Phone: (941) 808-1560  
Fax: (941) 808-1560  
E-mail: cook@jfc.net

This instrument prepared by:  
John F. Cook, Esquire  
JOHN F. COOK, P.A.  
2033 Wood Street, #220  
Sarasota, Florida 34237  
(941) 906-1560

DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned HUGH F. CULVERHOUSE, is the fee simple owner of the following described property situated and being in the City of Coral Gables, Florida:

Lots 1, 2 and 23, Block 263 of RIVIERA SECTION PART NO. 11 OF CORAL GABLES, according to the Plat thereof as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida.

WHEREAS, the undersigned owner intends to construct a single family residence at 450 Come Avenue, Coral Gables, Florida 33146 and desires to utilize said lots as a single building site, and the undersigned owner does 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 lots 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 does hereby declare that he will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

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

IN WITNESS WHEREOF, the undersigned has caused his hand and seal to be affixed hereto on this 4<sup>th</sup> day of September, 2003.

WITNESSES:

Yolanda Suarez  
Sign above and print name here YOLANDA SUAREZ  
Michael J. Culverhouse  
Sign above and print name here MICHAEL J. CULVERHOUSE

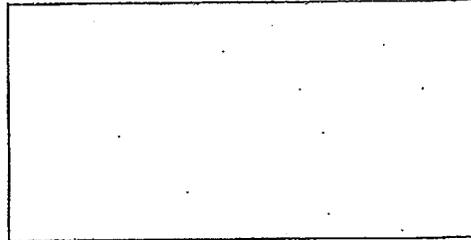
OWNERS:

Hugh F. Culverhouse  
HUGH F. CULVERHOUSE









COMMERCIAL

RESIDENTIAL

**HOLD HARMLESS & RESTRICTIVE COVENANT  
ENCROACHMENT AGREEMENT**

THIS AGREEMENT is made and entered this 16 day of July, 2008, by and between 450 Como Development, LLC, whose address is 3850 Bird Road Suite 902, Coral Gables, Florida hereinafter referred to as "OWNER" and the City of Coral Gables, a Florida municipal corporation, hereinafter referred to as "CITY".

**RECITALS**

WHEREAS, OWNER is/are the fee simple owner(s) of certain real property located within the limits of the CITY, Miami-Dade County, Florida, located at 450 Como Ave Coral Gables, Florida and more particularly described as follows: Coral Gables Plats Section 11, Rev PB 28-23  
Lot 1, 2, 23 BK 263 lot size irregular

WHEREAS, OWNER's property is located adjacent to certain CITY right-of-way, sidewalk, swale, alley or other such right-of-way; and

WHEREAS, OWNER desires to (please place an X and Initial the space next to the type of encroachment):

- special driveway approach(es) Type \_\_\_\_\_
- \_\_\_\_\_ sign(s).
- \_\_\_\_\_ canvas canopy(ies) or awning(s).
- \_\_\_\_\_ landscaping.
- irrigation system.
- \_\_\_\_\_ tables, chairs, umbrellas, heaters (please describe the item you will be placing and the day(s) of week and hour(s) of day \_\_\_\_\_)
- \_\_\_\_\_
- \_\_\_\_\_ electrical (please describe) \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

4

\_\_\_\_\_ other encroachment (please describe) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

in the CITY's right-of-way, sidewalk, swale area, or other such right-of-way; and

**WHEREAS**, the CITY is willing to allow OWNER to encroach upon CITY's right-of-way, sidewalk, swale area, or other such right-of-way without prejudice to the CITY's right to have the encroachment removed at a later date at the OWNER's expense; and

**WHEREAS**, OWNER understands that at any time the CITY may require OWNER to remove the aforesaid encroachment from the right-of-way, sidewalk, swale area or other such right-of-way.

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, and as further consideration for the CITY's approval to encroach upon its right-of-way, the sufficiency of which is hereby acknowledged by the parties hereto, the parties agree as follows:

1. The foregoing Recitals are true and correct and incorporated herein.
2. The CITY hereby grants permission for the encroachment of the right-of-way, sidewalk, swale area, or other such right-of-way said encroachment to be in accordance with plans and specifications on file or to be on file with and approved by the CITY.
3. At any time, the CITY may require either the permanent or temporary removal of said encroachment within said right-of-way, sidewalk, swale area, or other such right-of-way and OWNER both for themselves and their successors in interest in the Property agree, that at such time as the CITY requires temporary or permanent removal of the aforesaid, they will do so promptly and at their own expense and that, if they should fail to do so within thirty (30) days of mailing of a written request from the CITY for removal, the CITY may remove the aforesaid encroachment and impose the cost of removal thereof as a lien against the Property. Such lien shall be in parity or coequal with the lien of all state, county, district and city taxes, superior in dignity to all other liens, titles and claims. In the event of an emergency, the CITY shall have the right to remove the encroachment without notice to OWNER without any obligation or liability to OWNER for damage to the encroachment.
4. To the fullest extent permitted by law, OWNER, jointly and severally, hereby hold harmless, indemnify and defend the CITY, its representatives, officers, agents, employees, the administration and elected and appointed officials from and against all suits, actions, claims, costs, expenses or demands (including, without limitation, suits, actions, claims, costs or demands resulting from death, personal injury and property damage) including reasonable attorney's fees, costs and appeals, arising or resulting in whole or in part, as a result of any tort, intentional action, negligent acts or omissions on the part of the OWNER, for the construction, location, and maintenance of the aforesaid encroachment in the CITY's right-of-way.

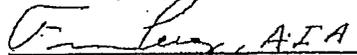
5. That all parties to this agreement will obtain, for the purposes of this agreement, insurance policies, naming the City of Coral Gables as an additional insured, that will comply with the current CITY Insurance Requirements and will evidence this insurance to the Risk Management Division of the City of Coral Gables. Evidence will not be approved unless all of the minimum requirements of the CITY Insurance Requirements have been met. The aforesaid insurance requirements shall be in effect during the entire period of time that the encroachment exists upon the CITY's right-of-way, sidewalk, swale area, or other such right-of-way.
6. As further part of this Declaration, it is hereby understood and agreed that any official inspector of the City of Coral Gables, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the premises to determine whether or not the requirements of the Building and Zoning regulations and the conditions herein agreed to are being complied with.
7. In the event the terms of this Declaration are not being complied with, in addition to other remedies available, the City is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as there is compliance with this declaration.
8. This agreement shall be recorded, at the owner's expense, and shall inure to the benefit of and be binding upon the respective successors, heirs, executors, administrators, representatives and assigns of the OWNER, and upon all persons acquiring an interest there under and shall be a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by the City of Coral Gables.
9. This agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida, and all duly adopted ordinances, regulations or policies of the CITY now in effect and those hereinafter adopted.
10. The location for settlement of any claims, controversies, disputes, arising out of or relating to any part of this Agreement, or any breach hereof, shall be in Miami-Dade County, Florida.
11. OWNER agrees that he shall be liable for reasonable attorney's fees incurred by CITY, if CITY is required to take any actions, through litigation or otherwise, to enforce this Agreement.
12. CITY shall be entitled as a matter of right to an injunction issued by any court of competent jurisdiction restraining any violation of this agreement, as well as recovery

of any and all costs and expenses sustained or incurred by CITY in obtaining such an injunction including, without limitation, reasonable attorney's fees.

13. This Agreement constitutes the entire Agreement between the parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings, and agreements. Any amendments to or waivers of the provisions herein shall be made by the parties in writing.
14. If any sentence, phrase, paragraph, provision or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed an independent provision and such holding shall not affect the validity of the remaining portions hereto.
15. OWNER acknowledges that he/she has had ample opportunity to seek and consult with independent legal counsel prior to executing this Agreement, and that either, OWNER represents and warrants that he has sought such independent legal advice and counsel or has knowingly and voluntarily waived such right.
16. The parties to this Agreement acknowledge that all terms of this Agreement were negotiated at arms length and that this Agreement and all documents executed in connection herewith were prepared and executed without undue influence exerted by any party or on any party. Further, this Agreement was drafted jointly by all parties, and no parties are entitled to the benefit of any rules of construction with respect to the interpretation of any terms, conditions or provisions of this Agreement in favor of or against any person or party who drafted this Agreement.
17. The effective date of this Agreement is the date of its execution.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

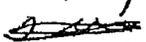
As to Property Owner

 (sign)  
(Print Name): Francisco J. Perez

\_\_\_\_\_ (sign)  
(Print Name): \_\_\_\_\_

Two Witnesses:

 (sign)  
(Print Name) Emylley Castillo

 (sign)  
(Print name) Yasmel Milián

Notarization as to Property Owner(s):

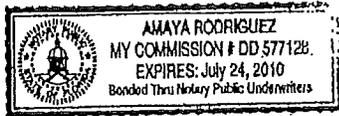
STATE OF FLORIDA )  
ss.

COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 16 day of July in the year 2008, by Francisco J Perez (AIA) who has taken an oath and is personally known to me or has produced as identification.

My Commission Expires

[Signature]  
Notary Public



APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

[Signature]  
ELIZABETH M. HERNANDEZ  
CITY ATTORNEY

Prepared By: (Name and Street Address)

Francisco J Perez  
7001 SW 64th Street  
Miami, FL 33143

My Home  
Miami-Dade County, Florida

DR BK 26517 PG 2420  
LAST PAGE

miamidade.gov

MIAMI-DADE

Property Information Map



Digital Orthophotography - 2007

0 120 ft

This map was created on 8/11/2008 9:02:50 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Summary Details:

Folio No.:	03-4129-028-1790
Property:	
Mailing Address:	460 COMO DEVELOPMENT LLC PENTHOUSE SUITE 7280 LAGO DRIVE W CORAL GABLES FL 33143-

Property Information:

Primary Zone:	0800 SINGLE FAMILY RESIDENCE
CLUG:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	24,900 SQ FT
Year Built:	0
Legal Description:	CORAL GABLES RIVIERA SECTION.11 REV PB 28-23 LOTS 1 & 2 & 23 BLK 263 LOT SIZE IRREGULAR OR 17062-2023 1295 5 COC 25099-4040 11 2006 1

Sale Information:

Sale O/R:	25099-4040
Sale Date:	11/2008
Sale Amount:	\$1,326,000

Assessment Information:

Year:	2007	2006
Land Value:	\$1,165,320	\$898,400
Building Value:	\$0	\$0
Market Value:	\$1,165,320	\$898,400
Assessed Value:	\$1,165,320	\$898,400
Total Exemptions:	\$0	\$0
Taxable Value:	\$1,165,320	\$898,400

Work Request No. \_\_\_\_\_

Sec. 11, Twp    S, Rge    E

Parcel I.D. \_\_\_\_\_  
(Maintained by County Appraiser)  
Form 3722 (Stocked) Rev. 7/04

# EASEMENT

This Instrument Prepared By

Name: \_\_\_\_\_  
Co. Name: Florida Power & Light Company  
Address: 122 SW 35th Ave  
1/4 mi, PL 33130  
pg 28 of 23



CFN 20070883297  
OR Bk 25906 Pgs 1788 - 1789 (2pgs)  
RECORDED 09/06/2007 15:53:25  
DEED DOC TAX 0.60  
SURTAX 0.45  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement 6 feet in width described as follows:

See Exhibit A

Reserved for Circuit Court

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cab and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to sa premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within th easement area; to trim and out and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of th easement area which might interfere with or fall upon the lines or systems of communications or power transmission; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinbov granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or throug said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on July 05, 2007

Signed, sealed and delivered in the presence of:

Vanessa Blanco  
(Witness Signature)

Print Name: Vanessa Blanco  
(Witness)

Stephanie Campo  
(Witness Signature)

Print Name: Stephanie Campo  
(Witness)

450 Como Development, LLC  
(Corporation's name)

By: [Signature]  
(Authorized Signatory)

Print Name: Fernando Campos

Print Address: 222 Ponce De Leon Blvd #PH  
Coral Gables, FL 33134

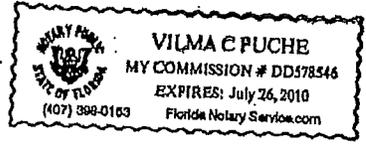
Attest: \_\_\_\_\_  
(Secretary's signature)

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

(Corporate Seal)

STATE OF FL AND COUNTY OF Miami-Dade. The foregoing instrument was acknowledged before me this 5 day of July, 2007, by Fernando Campos and \_\_\_\_\_ respectively the X President and \_\_\_\_\_ Secretary of 450 Como Development LLC, a FL corporation, on behalf of said corporation, who are personally known to me or have produced \_\_\_\_\_ as identification, and who did (did not) take an oath.

My Commission Expires:



Vilma C Fuche  
(Type of Identification)  
Notary Public Signature  
Print Name \_\_\_\_\_

# EXHIBIT A

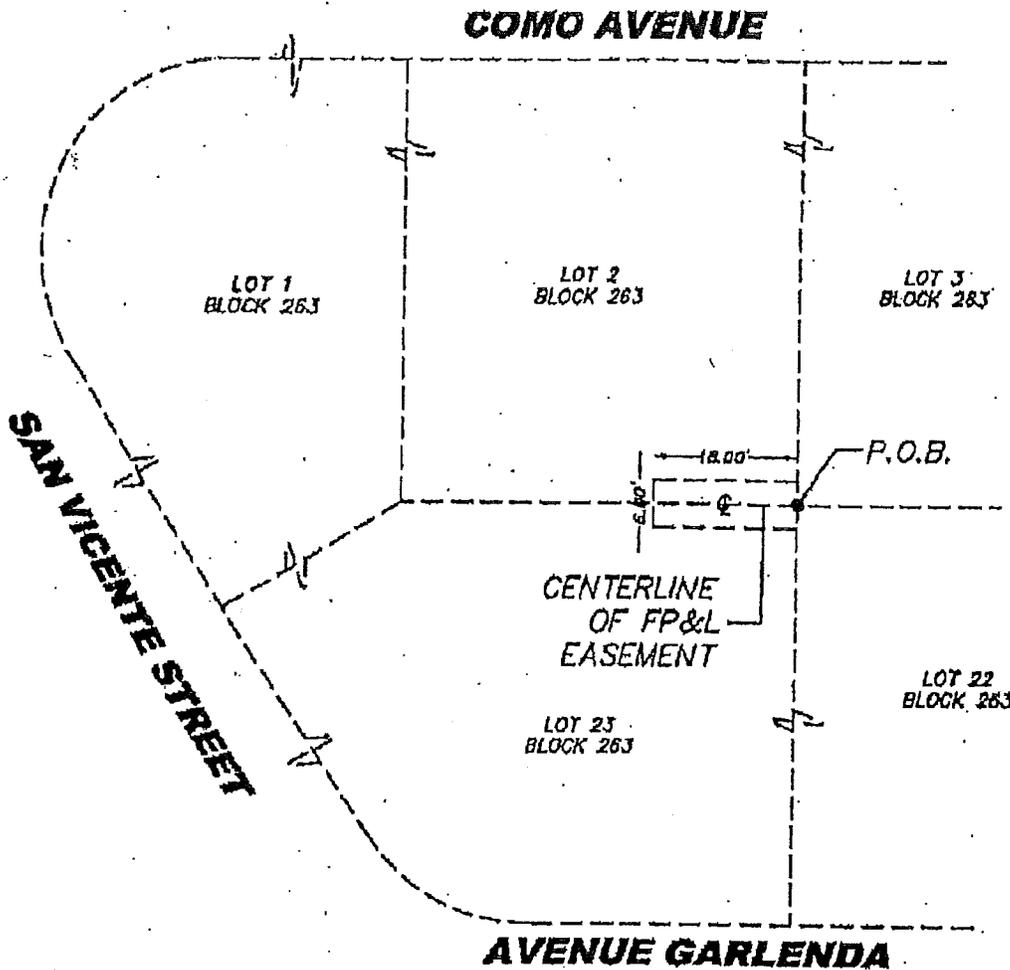
## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Scale 1" = 20'

### FLORIDA POWER AND LIGHT 6' x 18' ANCHOR EASEMENT

Legal description for a Florida Power & Light 6' x 18' anchor easement located in a portion of Lots 2 and 23, Block 263, according to the Plat thereof as recorded in Plat Book 28, Page 23 of REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 11, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:  
 Begin at the Southwest corner of Lot 3, Block 263 of said plat, said Point of Beginning being the centerline of said 6' x 18' anchor easement; thence on a Westerly extension of the South line of said Lot 3 and along the South line of Lot 2 of said Block 263 a distance of 18 feet to the Point of Termination of said anchor easement.

DR BK 25906 PG 1789  
 LAST PAGE 1



Alvarez, Iguayves and associates, nc.  
 L.B. No. 8867  
 Surveyors, Mappers and Land Planners  
 8230 Coral Way, (suite-B) Miami, FL 33155  
 Phone 305-220-2424 Fax 305-552-6181

No. 1147 P. 1

Jun. 20. 2007 11:43AM

THIS INDENTURE, made this 15th day of JANUARY, 2010, between 450 COMO DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose mailing address is 7001 S.W. 64th Street Miami, FL 33143-, hereinafter called GRANTOR, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, whose mailing address is: c/o Miami-Dade Water and Sewer Department, P.O. Box 330316, Miami, Florida 33233-0316, hereinafter called GRANTEE:

WITNESSETH

THAT, the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged by the GRANTOR, has granted and does hereby grant, to the GRANTEE, its successors and assigns, forever, the right, privilege and easement to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove and inspect water transmission and distribution facilities and all appurtenances thereto, including but not limited to fire hydrants, and/or sewage transmission and collection facilities and all appurtenant equipment, including the right to remove or demolish, with no obligation to repair or replace same, any obstructions including pavers as may be necessary to carry out any right granted herein, and with full right of ingress thereto and egress there from on the property of the GRANTOR described as follows, to wit:

INV# 120706 Reserved for County Court

See Exhibit "A" attached

THE GRANTOR does hereby fully warrant that it has good title to the above-described property and that it has full power and authority to grant this easement.

IN WITNESS WHEREOF, the GRANTOR by its proper officials has hereunto set its hands and seals the year and day first above written.

450 COMO DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESSETH:

Signature lines for witnesses

Signature lines for company officials: zaky/hely, Eliana Plata



By: SIGNATURE (SEAL) PRINT NAME, Secretary

By: SIGNATURE (SEAL) PRINT NAME, FERNANDO CAMPOS, President

STATE OF FLORIDA COUNTY OF MIAMI-DADE The foregoing instrument was acknowledged before me this 15 day of January, 2010 by Fernando CAMPOS as President and [blank] as Secretary, of 450 COMO DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY. He/She/They are personally known to me or have produced [blank] as identification and did/did not take an oath.

Notary Public signature: Amaya Rodriguez

DD 577128 SERIAL NUMBER

This instrument was prepared by New Customer Division Miami-Dade Water and Sewer Department 3675 South LeJeune Road Miami, Florida 33146-2221

4

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION****OF A M.D.W.A.S.D. EASEMENT FOR****PROJECT NAME: F & L DEVELOPMENT / A.K.A. RESIDENCE AT 450 COMO AVE.****(DW-2008-121)****(SECTION: 29-54-41)**SURVEYOR'S NOTESI- DATE OF COMPLETION:

08-17-2009

II- ADDRESS AND FOLIO:

Property Address: 450 Como Avenue, Coral Gables FL 33143

Folio No.: 03-4129-028-1790

II- LEGAL DESCRIPTION (SEE ATTACHED PAGE 2 OF 3)VI- EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements or encumbrances except any depicted in Plot Book 28, Page 23.

VII- CLIENT INFORMATION:

This Sketch to Accompany Legal Description was prepared at the insistence of and certified to:

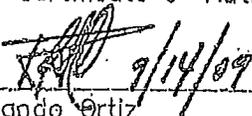
Miami-Dade Water &amp; Sewer Department

VIII- SURVEYOR'S CERTIFICATE:

I hereby certify that this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17-6 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

3 TOWERS CONSTRUCTION, Inc. , a Florida corporation  
Florida Certificate of Authorization Number LB7669

By: \_\_\_\_\_

 9/14/09  
Rolando Ortiz  
Registered Surveyor and Mapper LS4312  
State of Florida

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

THE SURVEYOR HAS PROFESSIONAL LIABILITY INSURANCE

**3 Towers Construction, Inc.** CGC1513777 / LB7669

PROFESSIONAL LAND SURVEYORS AND MAPPERS AND CERTIFIED GENERAL CONTRACTORS  
20020 East Oakmont Drive, Hialeah, FL 3015  
tel: 305-316-8474 / 305-829-8202 fax: 305-220-3762 www.3tcl.com

SHEET 1 OF 3

(NOT VALID WITHOUT SHEET 2 AND 3 OF 3)

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**OF A M.D.W.A.S.D. EASEMENT FOR**  
**PROJECT NAME: F & L DEVELOPMENT / A.K.A. RESIDENCE AT 450 COMO AVE.**  
**(DW-2008-121)**  
**(SECTION: 29-54-41)**

II- LEGAL DESCRIPTION

A portion of Lot 23, Block 263 of Riviera Section Part No. 11 of Coral Gables, according to the Plat thereof, as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said lot 23; thence S87°15'24"W, along the North right-of-way line of Garlenda Avenue for a distance of 20.98 feet to the Point of Beginning; Thence continue S87°15'24"W along said North right-of-way line for a distance of 12.00 feet; Thence N02°42'07"W for a distance of 32.74 feet; Thence N41°17'53"E for a distance of 27.79 feet; Thence N02°14'07"W for a distance of 35.28 feet; Thence S87°15'54"W for a distance of 3.00 feet; Thence N02°14'07"W for a distance of 9.00 feet to a point of a line paralleled and 6.00 feet South of the North line of Lot 23; Thence N87°15'54"E, along said line paralleled and 6.00 feet South of the North line of Lot 23 for a distance of 15.00 feet, said line is also known as the South line of a 18' x 6' F.P.L. Anchor Easement; thence S02°14'07"E, along a line paralleled and 2.11 feet west of the East line of Lot 23 for a distance of 49.18 feet; Thence S41°17'53"W for a distance of 27.73 feet; Thence S02°42'07"E for a distance of 27.89 feet to the Point of Beginning.

**3 Towers Construction, Inc.** CGC1513777 / LB7669

PROFESSIONAL LAND SURVEYORS AND MAPPERS AND CERTIFIED GENERAL CONTRACTORS  
 20020 East Oakmont Drive, Hialeah, FL 3015  
 tel: 305-316-8474 / 305-829-8202 fax: 305-220-3762 www.3tcl.com

SHEET 2 OF 3

(NOT VALID WITHOUT SHEET 1 AND 3 OF 3)

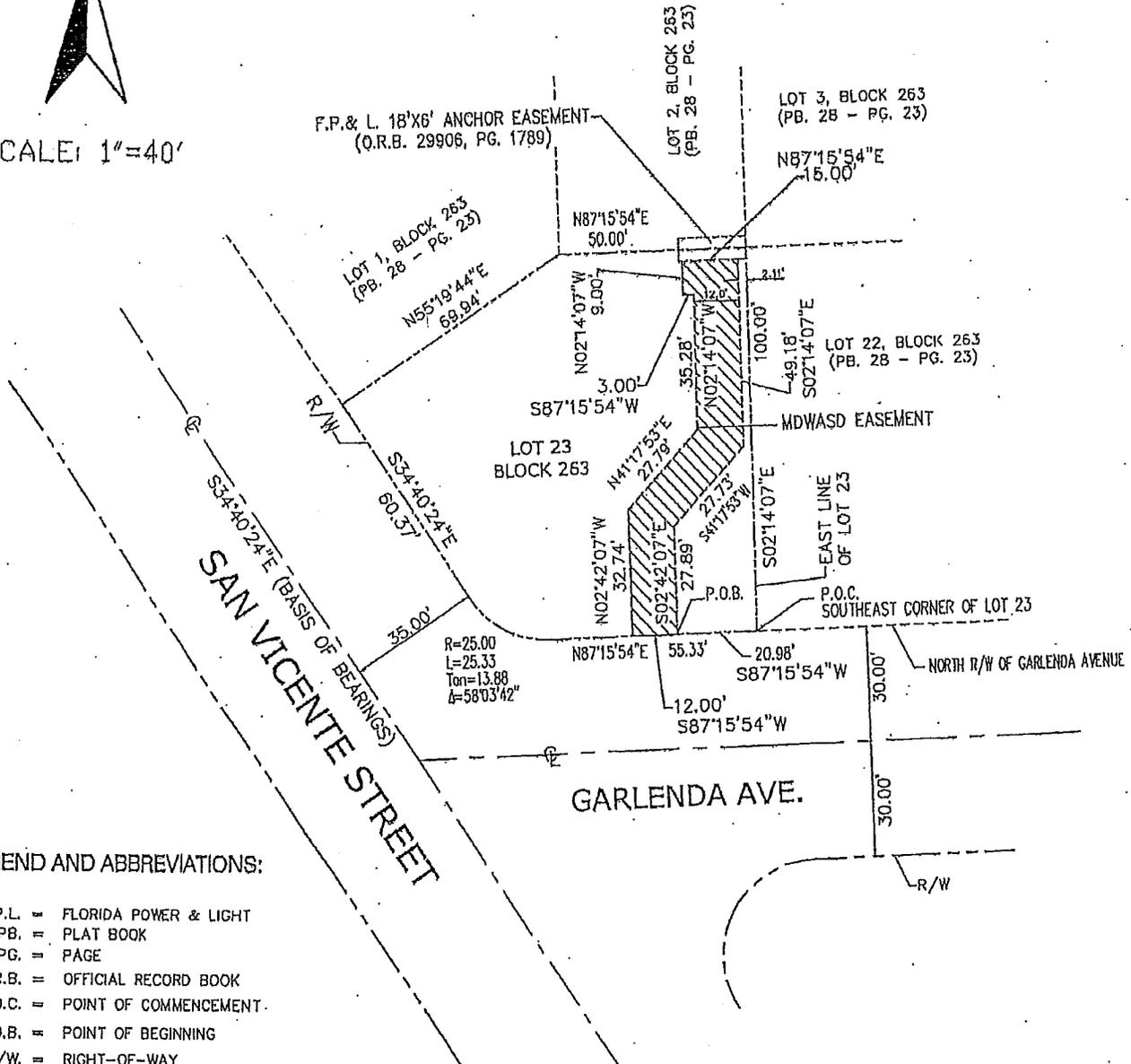
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PAGE 2828

## OF A M.D.W.A.S.D. EASEMENT FOR PROJECT NAME: F & L DEVELOPMENT / A.K.A. RESIDENCE AT 450 COMO AVE. (DW-2008-121) (SECTION: 29-54-41)



SCALE: 1"=40'



### LEGEND AND ABBREVIATIONS:

- F.P.L. = FLORIDA POWER & LIGHT
- PB. = PLAT BOOK
- PG. = PAGE
- O.R.B. = OFFICIAL RECORD BOOK
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W. = RIGHT-OF-WAY
- CL = CENTER LINE

**3 Towers Construction, Inc.** CGC1513777 / LB7669  
 PROFESSIONAL LAND SURVEYORS AND MAPPERS AND CERTIFIED GENERAL CONTRACTORS  
 10020 East Oakmont Drive, Hialeah, FL 3015  
 Tel: 305-316-8474 / 305-829-8202 fax: 305-220-3762 www.3tol.com

THIS INSTRUMENT, made this 15<sup>TH</sup> day of JANUARY, 2010, between  
450 COMO DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose mailing  
address is 7001 S.W. 64th Street Miami, FL 33143-, hereinafter called  
GRANTOR, and MIAMI-DADE COUNTY, a political subdivision of the State of  
Florida, whose mailing address is: c/o Miami-Dade Water and Sewer  
Department, P.O. Box 330316, Miami, Florida 33233-0316, hereinafter called  
GRANTEE:

W I T N E S S E T H

THAT, the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00)  
and other good and valuable considerations, the receipt of which is hereby  
acknowledged by the GRANTOR, has granted and does hereby grant, to the GRANTEE,  
its successors and assigns, forever, the right, privilege and easement to  
construct, reconstruct, lay, install, operate, maintain, relocate, repair,  
replace, improve, remove and inspect water transmission and distribution  
facilities and all appurtenances thereto, including but not limited to fire  
hydrants, and/or sewage transmission and collection facilities and all  
appurtenant equipment, including the right to remove or demolish, with no  
obligation to repair or replace same, any obstructions including payers as  
may be necessary to carry out any right granted herein, and with full right  
of ingress thereto and egress there from on the property of the GRANTOR  
described as follows, to wit:

INVT 10706  
Reserved for County Court

See Exhibit "A" attached

THE GRANTOR does hereby fully warrant that it has good title to the above-described property and that it has  
full power and authority to grant this easement.

IN WITNESS WHEREOF, the GRANTOR by its proper officials has hereunto set its hands and seals the year and day  
first above written.

450 COMO DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESSETH:

[Signature]  
Signature

Zahy Hely Castillo  
Print name

Eliana Plata  
Print name



By: \_\_\_\_\_  
SIGNATURE (SEAL)

By: [Signature]  
SIGNATURE (SEAL)

\_\_\_\_\_, Secretary  
PRINT NAME

FERNANDO CAMPOS, President  
PRINT NAME

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 15 day of January, 2010 by  
Fernando Campos as President and \_\_\_\_\_, as Secretary, of 450 COMO DEVELOPMENT, LLC, A FLORIDA  
LIMITED LIABILITY COMPANY. He/She/They are personally known to me or have produced  
as identification and did/did not take an oath.

[Signature]  
NOTARY PUBLIC  
Amaya Rodriguez  
PRINT NAME

DD 577128  
SERIAL NUMBER

This instrument was prepared by  
New Customer Division  
Miami-Dade Water and Sewer Department  
3675 South LeJeune Road  
Miami, Florida 33146-2221

4

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION****OF A M.D.W.A.S.D. EASEMENT FOR****PROJECT NAME: F & L DEVELOPMENT / A.K.A. RESIDENCE AT 450 COMO AVE.****(DW-2008-121)****(SECTION: 29-54-41)**SURVEYOR'S NOTESI- DATE OF COMPLETION:

08-17-2009

II- ADDRESS AND FOLIO:

Property Address: 450 Como Avenue, Coral Gables FL 33143

Folio No.: 03-4129-028-1790

II- LEGAL DESCRIPTION (SEE ATTACHED PAGE 2 OF 3)VI- EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements or encumbrances except any depicted in Plot Book 28, Page 23.

VII- CLIENT INFORMATION:

This Sketch to Accompany Legal Description was prepared at the insistence of and certified to:

Miami-Dade Water &amp; Sewer Department

VIII- SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17-6 of the Florida Administrative Code and its Implementing law, Chapter 472.027 of the Florida Statutes.

3 TOWERS CONSTRUCTION, Inc. , a Florida corporation  
Florida Certificate of Authorization Number LB7669

By: \_\_\_\_\_


  
9/14/09  
Rolando Ortiz

Registered Surveyor and Mapper LS4312  
State of Florida

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

THE SURVEYOR HAS PROFESSIONAL LIABILITY INSURANCE

**3 Towers Construction, Inc.** CGC1513777 / LB7669

PROFESSIONAL LAND SURVEYORS AND MAPPERS AND CERTIFIED GENERAL CONTRACTORS  
20020 East Oakmont Drive, Hialeah, FL 3015  
tel: 305-316-8474 / 305-829-8202 fax: 305-220-3762 www.3tcl.com

SHEET 1 OF 3

(NOT VALID WITHOUT SHEET 2 AND 3 OF 3)

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION****OF A M.D.W.A.S.D. EASEMENT FOR****PROJECT NAME: F & L DEVELOPMENT / A.K.A. RESIDENCE AT 450 COMO AVE.****(DW-2008-121)****(SECTION: 29-54-41)****II- LEGAL DESCRIPTION**

A portion of Lot 23, Block 263 of Riviera Section Part No. 11 of Coral Gables, according to the Plat thereof, as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said lot 23; thence S87°15'24"W, along the North right-of-way line of Garlenda Avenue for a distance of 20.98 feet to the Point of Beginning; Thence continue S87°15'24"W along said North right-of-way line for a distance of 12.00 feet; Thence N02°42'07"W for a distance of 32.74 feet; Thence N41°17'53"E for a distance of 27.79 feet; Thence N02°14'07"W for a distance of 35.28 feet; Thence S87°15'54"W for a distance of 3.00 feet; Thence N02°14'07"W for a distance of 9.00 feet to a point of a line paralleled and 6.00 feet South of the North line of Lot 23; Thence N87°15'54"E, along said line paralleled and 6.00 feet South of the North line of Lot 23 for a distance of 15.00 feet, said line is also known as the South line of a 18' x 6' F.P.L. Anchor Easement; thence S02°14'07"E, along a line paralleled and 2.11 feet west of the East line of Lot 23 for a distance of 49.18 feet; Thence S41°17'53"W for a distance of 27.73 feet; Thence S02°42'07"E for a distance of 27.89 feet to the Point of Beginning.

**3 Towers Construction, Inc.** CGC1513777 / LB7669

PROFESSIONAL LAND SURVEYORS AND MAPPERS AND CERTIFIED GENERAL CONTRACTORS  
20020 East Oakmont Drive, Hialeah, FL 3015  
tel: 305-316-8474 / 305-829-8202 fax: 305-220-3762 www.3tcl.com

SHEET 2 OF 3

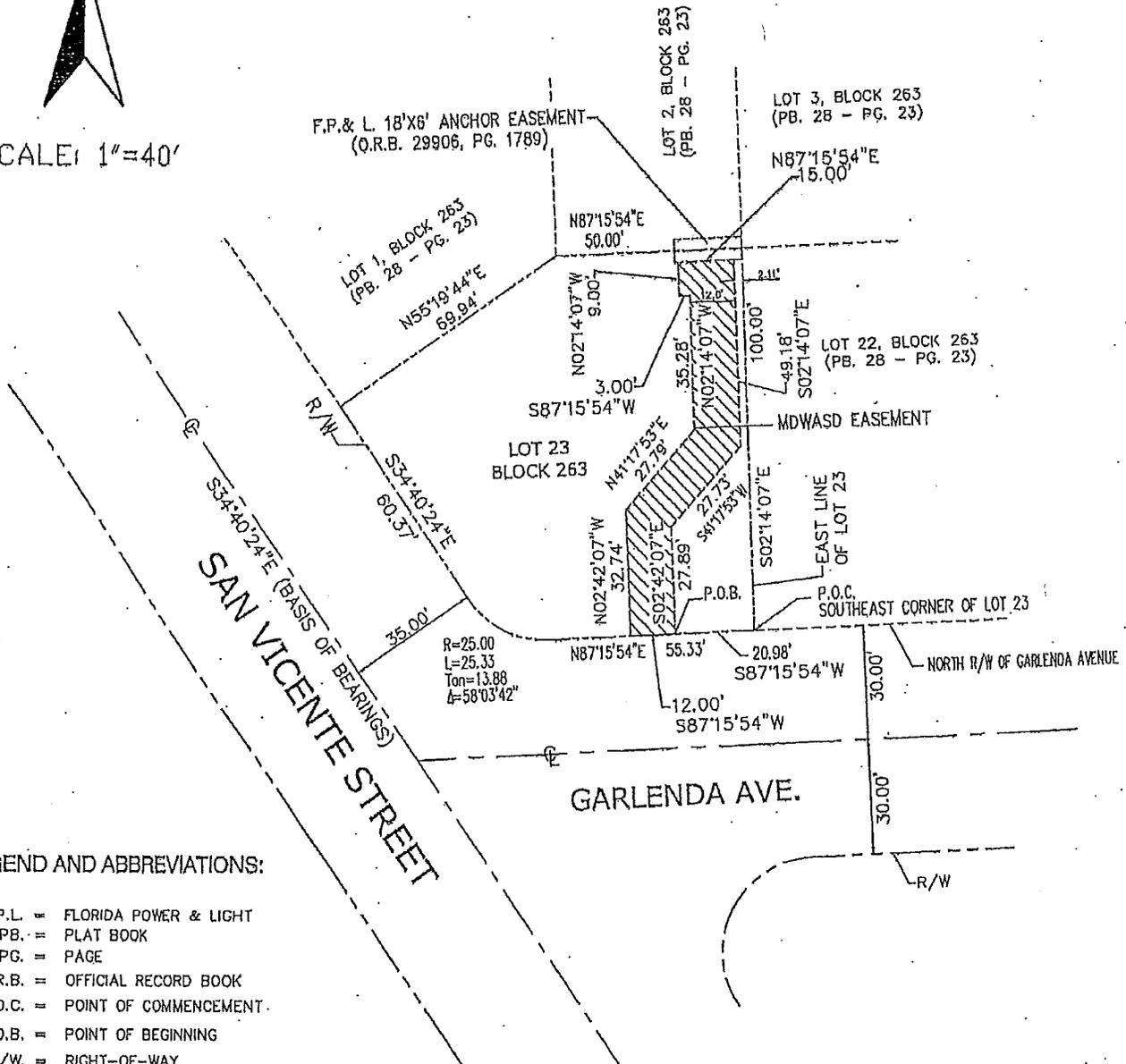
(NOT VALID WITHOUT SHEET 1 AND 3 OF 3)

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## OF A M.D.W.A.S.D. EASEMENT FOR PROJECT NAME: F & L DEVELOPMENT / A.K.A. RESIDENCE AT 450 COMO AVE. (DW-2008-121) (SECTION: 29-54-41)



SCALE: 1"=40'



### LEGEND AND ABBREVIATIONS:

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tel: 305-316-8474 / 305-829-8202 fax: 305-220-3762 www.3tol.com

SHEET 3 OF 3

(NOT VALID WITHOUT SHEET 1 AND 2 OF 3)



CFN 2008R0651970  
 OR Bk 26517 Pg 2492; (1pg)  
 RECORDED 08/08/2008 15:54:01  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA  
 LAST PAGE

**DECLARATION OF RESTRICTIVE COVENANT**

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, the undersigned 450 Coral Development, 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) 1, 2 and 23 Block 263 of 263rd Section Part 11 Subdivision, according to the plat thereof, as recorded in Plat Book 207 Page 23 of the Public Records of Dade County, Florida, and

WHEREAS, the undersigned owner(s) of a single family residence at 450 Coral Ave. Coral Gables, FL 33146 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 his/ her (hand(s) and seal(s) to be affixed hereto on this 9th day of July 20 08.

<p>WITNESS (ES)</p> <p><u>[Signature]</u></p> <p>Sign above and print name here <u>Maximar Lopez</u></p> <p><u>[Signature]</u></p> <p>Sign above and print name here <u>Valma Puche</u></p>	<p>OWNER(S)</p> <p><u>[Signature]</u></p> <p>Sign above and print name here <u>Fernando Campos</u></p> <p>Sign above and print name here _____</p>
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STATE OF FLORIDA );  
 COUNTY OF DADE );

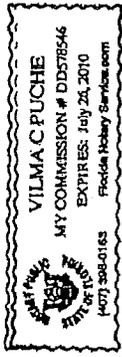
I HEREBY CERTIFY that on this day personally appeared before me Fernando Campos who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and he/she acknowledged that he/she executed the foregoing, freely and voluntarily, for purposes therein expressed.

SWORN TO AND SUBSCRIBED before me on this 9th day of July 20 08

My commission expires: \_\_\_\_\_  
[Signature]  
 NOTARY PUBLIC-STATE OF FLORIDA

PREPARED BY:  
Francisco J. Perez  
7001 SW 64th STREET  
Miami, FL 33143  
(786) 268-4334  
 UNITY OF TITLE

APPROVED AS TO FORM  
[Signature]  
 Elizabeth M. Hernandez, City Attorney



#6725