CAO 2014-038

To: Melissa Tapanes; Jane Tompkins

From: Craig E. Leen, City Attorney for the City of Coral Gables

RE: Legal Opinion Regarding Building Site Determination

Date: September 29, 2014

I have reviewed your letter and this matter carefully, and conferred with the Planning and Zoning Director. I am in general agreement with the legal analysis in your letter. Pursuant to section 2-201 of the City Code, it is my final opinion that the issuance of a positive building site determination is appropriate here. The Director concurs with this outcome as well. The determination would confirm that the property located at 405 Majorca, identified as Lot 24, Block 1 of Coral Gables Section B, according to the plat thereof, as recorded in Plat Book 5 at Page 111 of the Public Records of Miami-Dade County, Florida, is in fact a building site. It is my understanding that when the residence was built on Lot 23, that it was built in conformance with the historical practice and standards existing at the time, and would not have made Lot 24 non-buildable at that time. As long as Lot 24 was a buildable site at that time, it continues to be a buildable site notwithstanding if lot 23 became legally nonconforming because of a setback requirement. This ruling is consistent with the principles stated in Article 6 of the Zoning Code. It is also consistent with the Property Appraiser's treatment of lot 24 as having a separate folio number since 1985, and the fact that lot 24 and Lot 23 have been deeded separately since that time as well. It is also my understanding that in the specific circumstances of this case, the present property owner was unaware of the prior building site determination denials when purchasing the property. It is my understanding that the property owner purchased the site believing it to be a buildable site, and you have represented this fact to us as counsel for the property owner. Although this is not dispositive, it is something that should be considered, particularly in light of my view as to the applicability of Article 6, as stated above. I am asking that the City look into recording building site denials in the future. Ultimately, in light of all of these circumstances, it is my view that this opinion supports the principles in Article 6, along with the Fifth Amendment, and applicable state law.

I am providing this opinion to the Development Services Department so they can issue a building site determination, which will then be processed in accordance with the Zoning Code.

Parramore, Carol

From: Leen, Craig
Sent: Monday, September 29, 2014 6:45 PM
To: Osle, Zilma; Parramore, Carol
Cc: Thornton, Bridgette; Figueroa, Yaneris
Subject: FW: 405 Majorca Building Site Determination Request
Attachments: Building Site Determination Letter Request from Melissa Tapanes, Esq..pdf

Please place this opinion (and the attachment) in the opinion folder.

Craig E. Leen, City Attorney
Board Certified by the Florida Bar in
City, County and Local Government Law
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134
Phone: (305) 460-5218
Fax: (305) 460-5264
Email: cleen@coralgables.com

From: Leen, Craig
Sent: Monday, September 29, 2014 6:41 PM
To: 'Melissa Tapanes'; Tompkins, Jane
Cc: Trias, Ramon
Subject: RE: 405 Majorca Building Site Determination Request

Ms. Tapanes,

I have reviewed your letter and this matter carefully, and conferred with the Planning and Zoning Director. I am in general agreement with the legal analysis in your letter. Pursuant to section 2-201 of the City Code, it is my final opinion that the issuance of a positive building site determination is appropriate here. The Director concurs with this outcome as well. The determination would confirm that the property located at 405 Majorca, identified as Lot 24, Block 1 of Coral Gables Section B, according to the plat thereof, as recorded in Plat Book 5 at Page 111 of the Public Records of Miami-Dade County, Florida, is in fact a building site. It is my understanding that when the residence was built on Lot 23, that it was built in conformance with the historical practice and standards existing at the time, and would not have made Lot 24 non-buildable at that time. As long as Lot 24 was a buildable site at that time, it continues to be a buildable site notwithstanding if Lot 23 became legally nonconforming because of a setback requirement. This ruling is consistent with the principles stated in Article 6 of the Zoning Code. It is also consistent with the Property Appraiser's treatment of Lot 24 as having a separate folio number since 1985, and the fact that Lot 24 and Lot 23 have been deeded separately since that time as well. It is also my understanding that in the specific circumstances of this case, the present property owner was unaware of the prior building site determination denials when purchasing the property. It is my understanding that the property owner purchased the site believing it to be a buildable site, and you have represented this fact to us as counsel for the property owner. Although this is not dispositive, it is something that should be considered, particularly in light of my view as to the applicability of Article 6, as stated above. I am asking that the City look into recording building site denials in the future. Ultimately, in light of all of these circumstances, it is my view that this opinion supports the principles in Article 6, along with the Fifth Amendment, and applicable state law.

I am providing this opinion to the Development Services Department so they can issue a building site determination, which will then be processed in accordance with the Zoning Code.

Craig E. Leen, City Attorney
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Email: cleen@coralgables.com

From: Melissa Tapanes [mailto:mtapanes@brzoninglaw.com]
Sent: Wednesday, September 24, 2014 5:55 PM
To: Tompkins, Jane; Leen, Craig
Cc: Trias, Ramon
Subject: RE: 405 Majorca Building Site Determination Request

Craig, kindly let us know when we may anticipate your opinion. Thank you.

Bio | Vcard

MELISSA TAPANES LLAHUES, ESQ.

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200 South Biscayne Boulevard, Suite 850
Miami, FL 33131

305.377.6227 | Office
305.377.6222 | Fax
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BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

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From: Tompkins, Jane [mailto:jtompkins@coralgables.com]
Sent: Monday, September 22, 2014 1:26 PM
To: Melissa Tapanes; Leen, Craig
Cc: Trias, Ramon
Subject: RE: 405 Majorca Building Site Determination Request

Please keep in mind that the Building Site Determination process must still be followed.

From: Melissa Tapanes [mailto:mtapanes@brzoninglaw.com]
Sent: Friday, September 19, 2014 9:55 AM

To: Leen, Craig
Cc: Tompkins, Jane
Subject: RE: 405 Majorca Building Site Determination Request

Thank you, Craig. We look forward to your opinion so that we may put this matter to rest.

Bio | Vcard

MELISSA TAPANES LLAHUES, ESQ.
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From: Leen, Craig [mailto:cleen@coralgables.com]
Sent: Friday, September 19, 2014 9:49 AM
To: Melissa Tapanes
Cc: Tompkins, Jane
Subject: RE: 405 Majorca Building Site Determination Request

Yes, at your client's own risk. Thanks.

Craig E. Leen, City Attorney
Board Certified by the Florida Bar in
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City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134
Phone: (305) 460-5218
Fax: (305) 460-5264
Email: cleen@coralgables.com

From: Melissa Tapanes [mailto:mtapanes@brzoninglaw.com]
Sent: Thursday, September 18, 2014 1:28 PM
To: Leen, Craig
Subject: RE: 405 Majorca Building Site Determination Request

Good afternoon Craig. Kindly let me know if Development Services will allow the processing of the building permit application and plans. Thank you!

Bio | Vcard

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rom: Leen, Craig [mailto:cleen@coralgables.com]
Sent: Monday, September 15, 2014 5:30 PM
To: Melissa Tapanes
Subject: RE: 405 Majorca Building Site Determination Request

Melissa,

As previously discussed, it is my preliminary opinion, based on a review of Article 6 of the Zoning Code and the specific facts and circumstances of this case, that this is a building site. I will be issuing a final, written opinion in the near future. In light of my preliminary opinion, however, I am checking whether Development Services will allow the permit to be processed at the owner's risk. It is ultimately within the discretion of the Department. Please note, my opinion is not final until issued.

Craig E. Leen, City Attorney
Board Certified by the Florida Bar in
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City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134
Phone: (305) 460-5218
Fax: (305) 460-5264
Email: cleen@coralgables.com

---

rom: Melissa Tapanes [mailto:mtapanes@brzoninglaw.com]
Sent: Monday, September 15, 2014 10:32 AM
To: Leen, Craig

Subject: 405 Majorca Building Site Determination Request
Importance: High

Hi Craig! Thanks again for reaching out to me on Friday. As discussed, while we await your formal opinion, we respectfully request that the City's Department of Development Services allow the associated permit application to be processed at the owner's risk. We look forward to hearing from you soon.

Bio | Vcard

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From: Melissa Tapanes
Sent: Friday, September 12, 2014 12:09 PM
To: Craig Leen (cleen@coralgables.com)
Subject: 405 Majorca Building Site Determination Request
Importance: High

Happy Friday Craig!

I spoke with Ramon Trias this morning who said that you both spoke about the 405 Majorca Building Site Determination and are in agreement that the City will issue a favorable building site determination. Kindly confirm via a quick response as I understand that it may take a bit to secure the City's official letter.

Thank you!

Bio | Vcard

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From: Melissa Tapanes
Sent: Thursday, September 04, 2014 1:46 PM
To: Craig Leen (cleen@coralgables.com)
Subject: 405 Majorca Building Site Determination Request
Importance: High

Dear Craig,

I hope this email finds you and yours well. I am following up on the City's issuance of a building site determination confirming that the property located at 405 Majorca, identified as Lot 24, Block 1 of Coral Gables Section B, according to the plat thereof, as recorded in Plat Book 5 at Page 111 of the Public Records of Miami-Dade County, Florida, is in fact a building site pursuant to Section 206 E(2) because the single family residence located on Lot 23 was constructed on Lot 23 only with no reference to Lot 24, as illustrated in the microfilm for the original Building Permit No. 287, attached hereto. None of the two other permits contemplated any construction on Lot 24 to unify the two lots. Accordingly, the previous building site determinations were issued in error.

The existing single family residence on Lot 23 was built in 1924, prior to the City of Coral Gables being established and any of the zoning codes being in effect. In fact, the house was erected shortly following Lot 23's platting in 1922. According to Article 6 of the Code, nonconforming structures may continue to exist. The home on Lot 23 was erected on a single lot, according to the standards and practices used at the time of construction, and therefore is grandfathered as to setbacks.

I look forward to your favorable determination.

Thanks and warm regards,
Melissa

Bio Vcard

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From: Melissa Tapanes
Sent: Thursday, August 28, 2014 2:22 PM
To: Ramon Trias AIA AICP LEED AP (rtrias@coralgables.com); Craig Leen (cleen@coralgables.com)
Cc: Wu, Charles; Kia Hernandez (Kia@palmcorpllc.com); Carlos Tosca; William Vento
Subject: 405 Majorca Building Site Determination Request
Importance: High

Dear Ramon and Craig,

Thank you again for agreeing to reconsider the building site determination request for 405 Majorca. Attached, please find our supplemental arguments in consideration of this request. The original has been couriered to Ramon.

We look forward to your favorable disposition of this matter.

Warm regards,
Melissa

Bio | Vcard

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BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

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

August 28, 2014

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

Re: Building Site Determination for the Property Located at 405 Majorca Avenue, City of Coral Gables.

Dear Mr. Trias:

This law firm represents El Rado, LLC ("Applicant"), the owner of the property located at 405 Majorca Avenue in the City of Coral Gables ("City"), legally described as at Lot 24, Block 1 of Coral Gables Section B, according to the plat thereof, as recorded in Plat Book 5 at Page 111 of the Public Records of Miami-Dade County, Florida ("Property" or "Lot 24"). See Exhibit A (Property Appraiser Search Summary Report for Lot 24). The purpose of this letter is to respectfully request a Building Site Determination ("BSD") for Lot 24.

Background. The Property is identified by Miami-Dade County Folio No. 03-4108-001-0171 and is an approximately 6,250 square foot vacant lot, configured as originally platted in 1922. See Exhibit B (Plat). The Property was issued a separate Tax Folio Identification Number and officially separated from the adjoining property ("411 Majorca Avenue" or "Lot 23") in 1985 by the Miami Dade County Property Appraiser, and has been sold a number of times via separate deed. See Composite Exhibit C (Deeds). Lot 23 contains a single family residence that was constructed in 1924, prior to establishment of the City of Coral Gables in 1925 and prior to the promulgation of its zoning code in 1930. See Exhibit D (Property Appraiser Search Summary Report for Lot 23).

The Applicant purchased the Property in 2013, after conducting reasonable due diligence. When the Applicant applied for a building permit to

construct a new single family residence on the Lot 24, the Applicant was advised by the City of Coral Gables that in order to do so, a BSD from the Planning and Zoning Department was required. Further research revealed that the Property, having its own folio number and having been considered a separate property for decades, was tied to Lot 23 according to two BSD denial letters on file with the City. See Composite Exhibit E (2005 and 2008 BSDs). The Applicant was never advised of the previous BSDs by the seller and had been assured by all parties involved in the 2013 transaction that Lot 24 was a buildable lot. However, our review of the City's records and building permits referenced in the previous BSD denials revealed that Lots 23 and 24 should have been considered separate building sites all along and that the 2005 and 2008 BSDs were issued in error.

City Building Permit Records. Both the 2005 and 2008 BSD denials reference Permit No. 278-B and state that the permit plans included Lots 23 and 24. See Composite Exhibit E (2005 and 2008 BSDs). The statement is clearly erroneous. Permit No. 278-B granted the original building permit plan for the existing single family residence situated on Lot 23. See Exhibit F (Permit No. 278-B). The foundation and floor plans clearly indicate that the permit was submitted for Lot 23 only, with no reference to Lot 24. Accordingly, the single family residence on Lot 23 was designed, permitted and constructed without any reliance on Lot 24 for satisfaction of any land development or building regulations, including yards, open space, and setbacks.

In addition, the previously issued BSDs reference Permit Nos. 20180-B and 30165-B. See Exhibit G and Exhibit H (Permit Nos. 20180-B and 30165-B). These, along with Permit No. 278-B are the only building permit records available for Lot 24 and Lot 23 at the City. None of the three referenced permits contemplated construction of any structures on Lot 24. Specifically, Permit 20180-B allowed construction of a storage shed on Lot 23 and Permit 30165-B allowed for replacement of windows of the existing single family residence on the same lot. To date, no permit has ever been issued to construct any type of building or structure on Lot 24.

Request for BDS. Pursuant to Section 206 E(2) of the City of Coral Gables Code ("Code"), there are specific circumstances that may render two platted lots to be considered one single building site. Specifically, the Section 206 E(2) provides:

> Whenever there may exist a single-family residence, duplex building(s) or any lawful accessory building(s) or

> structure(s) which was heretofore constructed on property containing one (1) or more platted lots or portions thereof, such lots shall thereafter constitute only one (1) building site and no permit shall be issued for the construction of more than one (1) single-family residence. (Emphasis added).

In the present case, the single family residence located on Lot 23 was constructed on a single lot, as evidenced in the original microfilm records. See Exhibit F (Permit No. 278-B). As a result, pursuant to the Section 206 E(2), Lots 23 and 24 should never had been deemed one building site, and 2005 or 2008 BSDs were issued in error. Accordingly, the Applicant requests a BSD for Lot 24, as an independent, vacant parcel that existed as such since it was originally platted in 1922 and at the time the single family residence was constructed on Lot 23 in 1924.

Legally Nonconforming Status of Lot 23. The existing single family residence on Lot 23 was built in 1924, prior to the City of Coral Gables being established in 1925 and, more importantly, prior to the promulgation of its zoning regulations in 1930. In fact, the single family residence was erected on Lot 23, following the approval of subdivision plat that was duly recorded in 1922. According to Article 6, Section 6-301 of the Code, nonconforming structures may continue to exist. The single family residence on Lot 23 was erected on a single platted lot, according to the historical standards and practices prevalent at the time of construction. In fact, a number of single family residences in the vicinity of similar age have similar one (1) to three (3) foot side setbacks. See Exhibit I (Photographs). These similarly situated single family residences were built on single lots with no adjoining vacant parcels. As a result, the current setbacks of the existing single family residence on Lot 23 should be deemed legally nonconforming. The requested BSD for Lot 24 does not render the structure on Lot 23 nonconforming, as the existing single family residence became nonconforming upon enactment of the Code in 1930.

Satisfaction of Section 3-206 E(4). The Applicant seeks to develop the Property as originally intended, with one (1) single-family residence in full compliance with the City's zoning regulations. Lot 24 satisfies all of the following requirements for a lawful building site outlined in Section 3-206 E(4) of the Code:

(a) *That no more than one (1) building or structure is located on a building site, except as may be provided for herein concerning lawful accessory buildings for accessory use.*

No structures are located on Lot 24. See Exhibit J (Current Survey). The single family residence on Lot 23 was designed, permitted and constructed on a separate building site without any reliance or reference to Lot 24. See Exhibit F (Building Permit No. 278-B).

(b) *That no building site shall be reduced or diminished such that the street frontage of the parcel is less than prescribed by the Zoning Code.*

The street frontage of the proposed building site is 50 feet, which is consistent with the requirements of Section 3-206 E(1) of the Code. See Exhibit J (Current Survey).

(c) *That no encroachments including but not limited to fences, walls and other associated improvements (excluding primary and accessory habitable structures) occupy the site or tie any site together. For purposes of determining whether a lawful building site exists, the Building and Zoning Department may advise a property owner of an encroachment by an abutting property, but shall only consider encroachments created by the current property owner of their predecessor interest.*

There are no existing encroachments or improvements that occupy the site and tie it together with another property. See Exhibit J (Current Survey).

It is important to note that the 2008 BSD references the 1969 survey containing a barbeque pit on Lot 24 and a coral rock wall extending from Lot 23 over and along the rear of Lot 24. See Composite Exhibit E (2005 and 2008 BSDs). This reference is irrelevant because neither of these improvements were present on the properties at the time of application and Section 3-206 E(4) specifically provides that the City "shall only consider encroachments created by the current property owner of their predecessor interest." The non-existent wall is irrelevant to the criteria outlined in Section 3-206 E(4) of the Code and should not be considered in the present BSD request. There are no existing encroachments or improvements that occupy Lot 24 and tie it together with Lot 23, created by the current property owner of their

predecessor in interest. Therefore, the present request complies with this criterion.

(d) *That the building site created, separated or established will not result in 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 and/or City Code.*

The proposed building site will not result in existing structures becoming non-conforming since there are no structures on the Property and any of the structures that are located on adjoining lots have been legally nonconforming prior to this request and are grandfathered. The legally nonconforming structure that currently exists on Lot 23 has been nonconforming since the City's first Code was promulgated in 1930. The Miami-Dade County Property Appraiser memorialized this determination when it issued separate Tax Folio Identification Numbers in 1985.

Moreover, the setbacks are measured from the existing property line, which lies between the two lots. The virtue of having Lot 23 without any improvements does not render the existing setback of the structure on Lot 24 larger than it is as measured to the established property line. The owners of Lot 23 have no proprietary rights to Lot 24, and have no right to use the Lot 24 for purposes of satisfying setback requirements for structures located on Lot 23.

(e) *That none of the following exist on the subject property:*
i. Unity of title preventing the separation of the parcels or property; or
ii. Any declarations of restrictive covenants that prevent the establishment of a building

There are no unity of title, declaration, or restrictive covenants that would prevent establishment of a building site.

(f) *If applicable, the analysis of the permit history identifies exceptional or unusual circumstances unique to the property.*

There are a number of exceptional or unusual circumstances that are unique to the Property and justify the determination that the Property is a lawful building site. In 1985, the owner of both lots formally

separated the two properties via deed, after obtaining separate Miami-Dade County tax folio identification numbers, and sold Lot 24. The separation was lawful because the two lots were never considered a single building site based on Section 3-206 E(2) of the Code, as previously articulated. Distinct folio numbers were issued by the Miami-Dade County Property Appraiser after review and a favorable determination of compliance with municipal regulations at the time. Subsequently, Lot 24 was sold a number of times via warranty deed, always as a separate and distinct property.

The Applicant conducted reasonable due diligence prior to purchase Lot 24 in 2013. There was no actual or constructive notice of any connection between the two properties. Today, the Applicant owns Lot 24 and is requesting a BSD for the particular single lot. The Applicant has no proprietary rights to Lot 23. Lot 24 does not contain any structures and as a result, no buildings would be rendered nonconforming as a consequence of the requested BSD.

It is important to note that the majority of BSDs involve a single property, under one ownership, with two or more platted lots. In all of those cases, the owner is required to obtain a City approval in order to be able to request property separation from the Property Appraiser's office. This case is substantially different, as the separation occurred decades ago and the owner of a single lot is requesting a BSD from the City, to construct a single family residence in compliance with the City's zoning regulations and the intent of the Code.

(g) *No structure on the proposed site is an accessory use to a structure on an adjacent parcel.*

There are no existing structures on the Property. See Exhibit J (Current Survey).

Approval of this application will have beneficial effect and serve important public interests, while not having adverse effects on the environment, overburdening public services, or changing the desired character of the neighborhood. In addition, it will allow for fair and reasonable use of the Property that was purchased by the Applicant without actual or constructive notice of the previously issued denials of BSDs. Accordingly, we respectfully request approval of the BDS request pursuant to Article 3, Division 4 of the City

Code. Should you have any questions or concerns, please do not hesitate to phone my direct line at (305) 377-6227.

Very truly yours,

Melissa Tapanes Llahues

Enclosures

cc: Craig Leen, Esq.
Charles Wu, AICP
Gus De Ribeaux, Esq.
Carlos Tosca
William Vento
Kia Hernandez

OFFICE OF THE PROPERTY APPRAI

EXHIBIT A

Summary Report

Generated On : 8/26/2014

Property Information	
Folio:	03-4108-001-0171
Property Address:	
Owner	EL RADO LLC
Mailing Address	4904 SW 72 AVE MIAMI, FL33155
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,250 Sq.Ft
Year Built	0

Assessment Information			
Year	2014	2013	2012
Land Value	$206,500	$173,500	$173,500
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$206,500	$173,500	$173,500
Assessed Value	$206,500	$173,500	$173,500

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	$0	$0	$0
Taxable Value	$206,500	$173,500	$173,500
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$206,500	$173,500	$173,500
City			
Exemption Value	$0	$0	$0
Taxable Value	$206,500	$173,500	$173,500
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$206,500	$173,500	$173,500

Benefits Information				
Benefit	Type	2014	2013	2012

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description

CORAL GABLES SEC B
PB 5-111
LOT 24 BLK 1
LOT SIZE 50.000 X 125
COC 23290-2534 04 2005 6

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
08/22/2013	$255,000	28790-0590	Qual by exam of deed
07/06/2011	$70,000	27751-1999	Qual by exam of deed
04/01/2005	$120,000	23290-2534	Qual on DOS, but significant phy change since time of transfer

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

rsion:

EXHIBIT
B

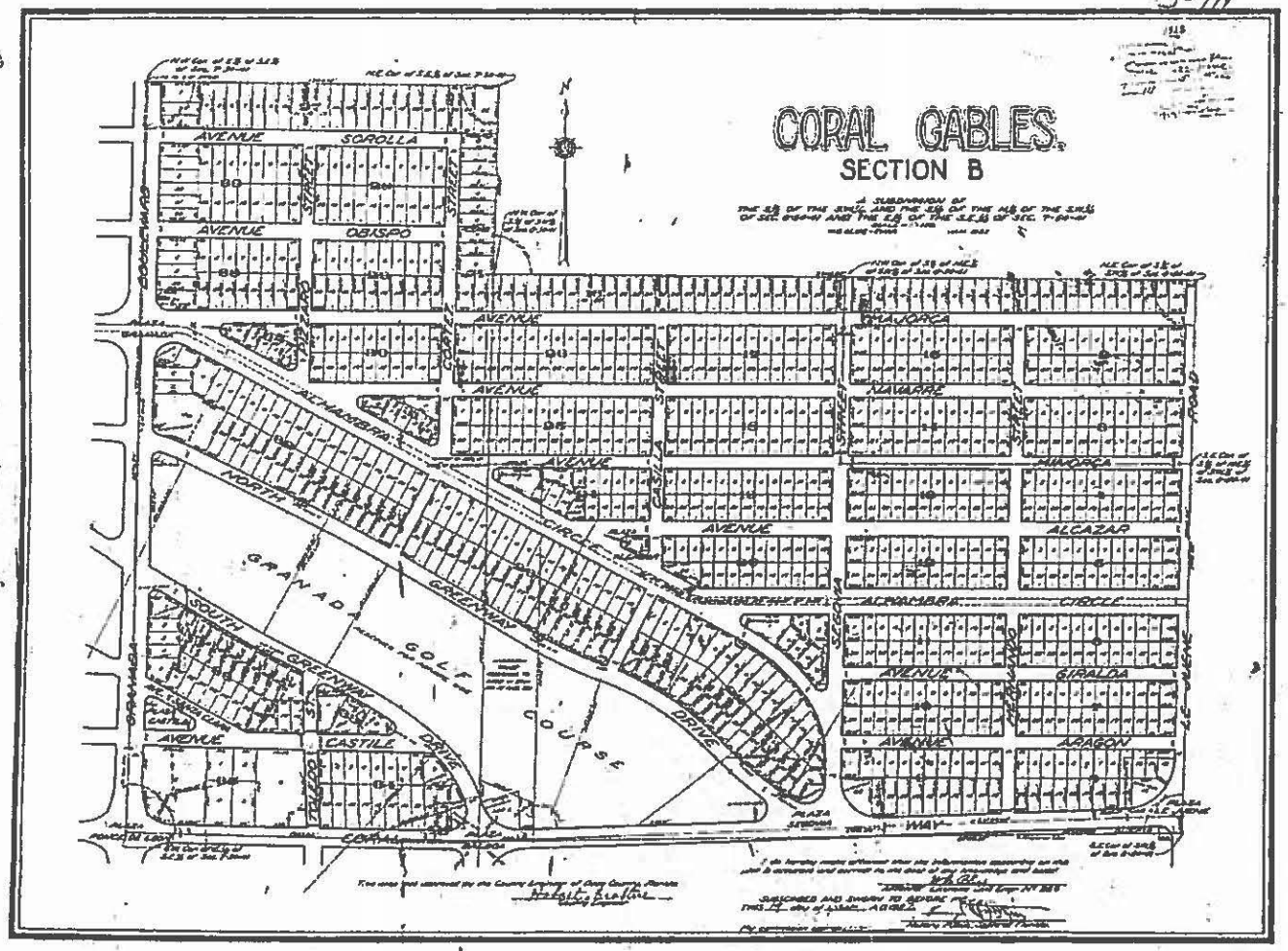

CORAL GABLES.
SECTION B
AVENUE
SCROLLA
AVENUE
OBISPO
AVENUE
MAJORCA
AVENUE
ALAVARRE
AVENUE
MINORCA
AVENUE
ALCAZAR
ALHAMBRA
CIRCLE
AVENUE
GIRALDA
AVENUE
ARAGON
WAY
NORTH
GREENWAY
DRIVE
GRANADA
GOLF
COURSE
SOUTH
GREENWAY
DRIVE
AVENUE
CASTILE
CORAL
GABLES
DOUGLAS
ROAD
PONCE
DE
LEON
BLVD
SEGOVIA
PLAZA
SEGOVIA
CASTILLA
STREET
SALAMANCA
STREET
ALCAZAR
STREET
ALHAMBRA
STREET
MINORCA
STREET
MAJORCA
STREET
SCROLLA
STREET
OBISPO
STREET
N

EXHIBIT
C

96.00 74R 99032 REC 8664 PG 1627 '74 MAY 1 PM 4:58 35.20

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:

JOSEPH H. MURPHY
1630 Ponce de Leon Boulevard
CORAL GABLES, FLORIDA 33134

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 1st day of May 1974, Between

MILDRED P. NIBLOCK, a single woman

of the County of Dade, State of Florida, grantor*, and

JAMES PILAPIAN and SHOCKY PILAPIAN, his wife

whose post office address is 200 S. E. 2nd Avenue, Miami

of the County of Dade, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of

TEN & 00/100 ($10.00) ---------- Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Dade County, Florida, to-wit:

Lots 23 and 24, in Block 1, of CORAL GABLES SECTION B, as recorded in Plat Book 5 at Page 111 of the Public Records of Dade County, Florida, together with the improvements located thereon, also known as 411 Majorca Avenue, Coral Gables, Florida, and together with the furniture and furnishings contained therein, as per inventory previously agreed upon by the parties hereto.

SUBJECT to restrictions and limitations of record common to the neighborhood, and subject to any easements for public utilities which may be of record, as well as taxes for the year 1974 and subsequent years.

RICHARD P. BRINKER, CLERK CIRCUIT COURT

FLORIDA DOCUMENTARY SURTAX $35.20

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Mildred P. Niblock (Seal)

(Seal)

(Seal)

(Seal)

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE $96.00

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared MILDRED P. NIBLOCK, a single woman

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of May, 1974.

Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 10, 1975
GENERAL INSURANCE UNDERWRITERS, INC.

QUIT-CLAIM DEED

HAMCO FORM 0

1985 DEC 30 PM 12:27

85R406456

DOC. NO. 1274302463

This Quit-Claim Deed, Executed this 30th day of December, A. D. 19 85, by JAMES PILAFIAN and SHOCKY PILAFIAN, his wife,

first party, to HARNI PILAFIAN-LEE and DICK RONG-TZUU LEE, a married couple,

whose postoffice address is 411 Majorca Avenue, Coral Gables, Fl. 33134-4212

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of love and affection (parents to daughter and husband) to the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Dade State of Florida, to-wit:

Lot 23 in Block 1, of Coral Gables Section D, as recorded in Plat Book 5 at page 111 of the Public Records of Dade County, Florida, together with the improvements located thereon, also known as 411 Majorca Avenue, Coral Gables, Florida, 33134.

RICHARD P. BRINKER
CLERK CIRCUIT COURT

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Mary Lerayder — James Pilafian (L.S.)

Lois Marks — Shocky Pilafian (L.S.)

STATE OF FLORIDA,
COUNTY OF Dade

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared James Pilafian and Shocky Pilafian

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of December A. D. 19 85.

Notary Public, State of Florida at Large
My Commission Expires November 1, 1988
Bonded thru Maynard Bonding Agency

This Instrument prepared by: James Pilafian, Esq.
Address 200 S.W. 2nd Avenue
Miami, Florida 33130

1989 OCT 20 AM 10:55 89R381276

QUIT-CLAIM DEED

RAMCO FORM 6

OFF. REC. 14298 PG 2370

This Quit-Claim Deed, Executed this 15th day of August, A. D. 1988, by Marni Pilafian-Lee and Dick Rong-Tzuu Lee, a married couple

first party, to James Pilafian and Shocky Pilafian, his wife

whose postoffice address is 411 Majorca Ave., Coral Gables, Fl 33134/4212

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of $ (love & affection natural daughter & son-in-law to natural parents) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Dade State of Florida, to-wit:

Lot 23 in Block 1, of Coral Gables Section B, as recorded in Plat Book 5 at page 111 of the Public Records of Dade Count, Florida, together with the improvements located thereon, also known as 411 Majorca Ave., Coral Gables, Fla. 33134.

Documentary Stamps Collected $ .55
SURTAX Doc. Stamps Collected $
Class "C" Intangible Tax Collected $
Richard P. Brinker, Clerk, Dade County, Fla.
By DC
10-20-89

SECRETARY OF CIRCUIT RECORDS OF DADE COUNTY, FLORIDA AND EX-OFFICIO CLERK OF THE BOARD OF COUNTY COMMISSIONERS
RICHARD P. BRINKER
CLERK CIRCUIT COURT

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Marni Pilafian-Lee (SEAL)

Dick Ron-Tzuu Lee (SEAL)

STATE OF FLORIDA,
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Marni Pilafian-Lee and Dick Rong-Tzuu Lee, a married couple to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of August A. D. 1989.

Notary Public, State of Florida
My Commission Expires:

Notary Public, State of Florida At Large
My Commission Expires July 24, 1992
Bonded thru Maynard Bonding Agency

This Instrument prepared by:
James Pilafian, Esq.
Address 1566 Coral Way, Miami, Fl 33145

CFN 20050393675
OR Bk 23290 Pgs 2534 - 2536; (3pgs)
RECORDED 04/20/2005 10:32:41
DEED DOC TAX 720.00
SURTAX 540.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Return to:
Name: Valeria Arias, Esq.
Address: 801 Brickell Key Blvd.
#1109
Miami, FL 33131

THIS INSTRUMENT PREPARED BY:
Brian C. Perlin, Esq.
Address: 201 Alhambra Circle
Suite 503
Coral Gables, FL 33134

Property Appraisers Parcel Identification
(Folio) Number(s): 03-4108-001-0171

Warranty Deed

This Warranty Deed, Made this 15th day of April, 2005, by James Pilafian and Shocky Pilafian, his wife, hereinafter called the grantor, to Gregory Rumpel and Jacqueline Rumpel, his wife, whose post office address is 411 Majorca Avenue, Coral Gables, FL 33134, hereinafter called the grantee:

Witnesseth: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Miami-Dade County, State of Florida, viz:

> Lot 24, Block 1, of CORAL GABLES SECTION B, according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida.

Subject to:

1. Taxes for the year 2005 and subsequent years
2. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to reimpose the same.

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

CFN 20051215072
OR Bk 23985 Pgs 0907 - 909; (3pgs)
RECORDED 11/22/2005 14:12:37
DEED DOC TAX 2,130.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Return to:
Name: Valeria Arias, Esq.
Address: 801 Brickell Key Blvd.
#1109
Miami, FL 33131

THIS INSTRUMENT PREPARED BY:
Brian C. Perlin, Esq.
Address: 201 Alhambra Circle
Suite 503
Coral Gables, FL 33134

Property Appraisers Parcel Identification
(Folio) Number(s): 03-4108-001-0170

Warranty Deed

This Warranty Deed, Made this 21 day of November, 2005, by James Pilafian and Shocky Pilafian, husband and wife, hereinafter called the grantor, to Gregory Rumpel and Jacqueline Rumpel, husband and wife, whose post office address is 411 Majorca Avenue, Coral Gables, FL 33134, hereinafter called the grantee:

Witnesseth: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Miami-Dade County, State of Florida, viz:

> Lot 23, Block 1, CORAL GABLES SECTION B, according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida.

Subject to:

1. Taxes for the year 2005 and subsequent years
2. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to reimpose the same.

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

CFN 20110452731
OR Bk 27751 Pgs 1984 - 1985; (2pgs)
RECORDED 07/11/2011 13:52:52
DEED DOC TAX 2,082.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
VALERIA ARIAS, Esq.
Attorney at Law
VALERIA ARIAS, P.A.
PO Box 311026
Miami, FL 33231
305-350-0973
File Number: 11-028
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this___ day of July, 2011 between Gregory Rumpel and Jacqueline Rumpel, husband and wife whose post office address is 291 Palm Avenue, Miami Beach, FL 33139, grantor, and Javier E. Martinez and Cristina Martinez, husband and wife whose post office address is 411 Majorca Avenue, Coral Gables, FL 33134, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

> Lot 23, Block 1, CORAL GABLES SECTION B, according to the Plat thereof, as recorded in Plat Book 5, Page 111, of the Public Records of Miami-Dade County, Florida
>
> Parcel Identification Number: 03-4108-001-0170
>
> Subject to taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimes

CFN 20110452736
OR Bk 27751 Pgs 1999 - 2000; (2pgs)
RECORDED 07/11/2011 13:52:52
DEED DOC TAX 420.00
SURTAX 315.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
VALERIA ARIAS, Esq.
Attorney at Law
VALERIA ARIAS, P.A.
PO Box 311026
Miami, FL 33231
305-350-0973
File Number: 11-028a
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6 day of July, 2011 between Gregory Rumpel and Jacqueline Rumpel, husband and wife whose post office address is 291 Palm Avenue, Miami Beach, FL 33139, grantor, and Javier E. Martinez and Cristina Martinez, husband and wife whose post office address is 411 Majorca Avenue, Coral Gables, FL 33134, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

> Lot 24, Block 1, CORAL GABLES SECTION B, according to the Plat thereof, as recorded in Plat Book 5, Page 111, of the Public Records of Miami-Dade County, Florida
>
> Parcel Identification Number: 03-4108-001-0171
>
> Subject to taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

CFN 20130674714
OR Bk 28790 Pgs 0590 - 591; (2pgs)
RECORDED 08/26/2013 12:19:50
DEED DOC TAX 1,530.00
SURTAX 1,147.50
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
Raul E. Salas, Esq.
Raul E. Salas, P.A.
6301 Sunset Drive, Suite 203
Miami, FL 33143
305-665-8625

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22ND day of August, 2013 between Javier E. Martinez and Cristina Martinez, husband and wife, whose post office address is 411 Majorca Ave. Coral Gables, FL 33134, grantors, and EL Rado, LLC, a Florida limited liability company, whose post office address is 4904 SW 72 Avenue, Miami, FL 33155, grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida to-wit:

Lot 24, Block 1, CORAL GABLES SECTION B, a subdivision according to the plat thereof recorded at Plat Book 5, Page 111, in the Public Records of Miami-Dade County, Florida

Folio # 03-4108-001-0171

Subject to:
1. Conditions, restrictions, limitations, and easements, of record, without intent to reimpose same.
2. Real estate taxes for the year 2013 and subsequent years.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

OFFICE OF THE PROPERTY APPRAI

EXHIBIT D

Summary Report

Generated On : 8/26/2014

Property Information	
Folio:	03-4108-001-0170
Property Address:	411 MAJORCAAVE
Owner	JAVIER E MARTINEZ CRISTINA MARTINEZ
Mailing Address	411 MAJORCA AVE CORAL GABLES, FL33134
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,536 Sq.Ft
Living Area	1,302 Sq.Ft
Adjusted Area	1,434 Sq.Ft
Lot Size	6,250 Sq.Ft
Year Built	1924

Assessment Information			
Year	2014	2013	2012
Land Value	$206,500	$173,500	$173,500
Building Value	$101,979	$102,008	$113,977
XF Value	$456	$460	$568
Market Value	$308,935	$275,968	$288,045
Assessed Value	$280,107	$275,968	$288,045

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$230,107	$225,968	$238,045
School Board			
Exemption Value	$25,000	$25,000	$25,000
Taxable Value	$255,107	$250,968	$263,045
City			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$230,107	$225,968	$238,045
Regional			
Exemption Value	$50,000	$50,000	$50,000
Taxable Value	$230,107	$225,968	$238,045

Benefits Information				
Benefit	Type	2014	2013	2012
Save Our Homes Cap	Assessment Reduction	$28,828		
Homestead	Exemption	$25,000	$25,000	$25,000
Second Homestead	Exemption	$25,000	$25,000	$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/02/2011	$347,000	27751-1984	Qual by exam of deed
11/01/2005	$355,000	23985-0907	Qual on DOS, but significant phy change since time of transfer
08/01/1989	$0	14298-2370	Qual by exam of deed

Short Legal Description

CORAL GABLES SEC B
PB 5-111
LOT 23 BLK 1
LOT SIZE 50.000 X 125
COC 23985-0907 11 2005 6

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

EXHIBIT
E

The City of Coral Gables

Building and Zoning Department
ISO Class 1
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

December 2nd, 2005

Mr. Gregory & Jacqueline Rumpel
411 Majorca Avenue
Coral Gables, Fl 33131

Re: Lot 24, Block 1, Coral Gables
Section B, Pb/pg 5/111.
411 MAJORCA AVENUE (xxx Majorca Avenue)

Please be advised that after careful research and study of our records and the information presented, the Building and Zoning Department made the following determination, Lot 24, Block 1, Coral Gables Section B, Pb/Pg 5/111 is not a building site for a single family residence. Lot 24 is tied onto Lot 23. Building permits No's. 30165-B and 20780-B included both Lots 23 & 24. Additionally the single family residence located on Lot 23 uses Lot 24 to meet the side setback requirement. A survey in the Building and Zoning Department file also shows a slab that encroached onto Lot 24 from Lot 23, the present survey does not show the slab. The current survey also shows a three (3'0") feet diameter water tank on Lot 24. This administrative determination was announced December 2nd, 2005 at 9:00am in the 1st Floor Conference Room, City Hall, 405 Biltmore Way, Coral Gables, Florida.

Please find enclosed the notice of the building site determination that was sent to all property owners within one thousand (1,000) feet radius of the property.

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

Sincerely,

Dennis S. Smith, C.B.O., MCP
Assistant Building & Zoning Director

C. Martha Salazar-Blanco, Zoning Administrator
Eric Riel, Planning Director

The City of Coral Gables

Building and Zoning Department
ISO Class 1
City Hall, 405 Biltmore Way
Coral Gables, Florida 33134

June 2, 2008

Mr. Gregory & Jacqueline Rumpel
411 Majorca Avenue
Coral Gables, FL 33131

Re: Lot 24, Block 1, Coral Gables Section B, PB, PG 5/111
(xxx Majorca Avenue)

Dear Mr. & Mrs. Rumpel:

Please be advised that after careful research and study of our records and the information presented, the Building and Zoning Department made the following determination: Lot 24, Block 1, Coral Gables Section B, PB, PG 5/111 is not a building site for a single family residence because Lot 24 is tied onto Lot 23.

Building permit numbers 287-B, 30165-B and 20780-B, all included both Lots 23 and 24. Additionally, the single family residence located on Lot 23 uses Lot 24 to meet the side setback requirement. A survey in the Building and Zoning Department file also shows a slab that encroaches onto Lot 24 from Lot 23. The present survey does not illustrate the slab. The prior buildable site determination letter also noted a survey that showed a three (3'0") feet diameter water tank on Lot 24. The present survey does not display the water tank. The survey dated 1969, in our city records displays a coral rock wall extending from Lot 23 over and along the rear of Lot 24. The current survey exhibits only the portion along the side of Lot 24. The 1969 survey also illustrated a bar-b-cue pit as part of the coral rock wall yet this is not on the current survey. The current survey shows that there is an a/c in the setback that would be required from Lot 24.

This administrative determination was announced June 2, 2008, at 9:00am in the 1st floor conference room, City Hall, 405 Biltmore Way, Coral Gables, Florida.

Enclosed, please find the notice of the building site determination that was sent to all property owners within a one thousand (1,000) feet radius of the property.

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

Sincerely,

Martha Salazar-Blanco
Zoning Official

Cc: Edward M. Weller, Interim Building & Zoning Director
Eric Riel, Planning Director
Graham Penn, Radell & Fernandez
Joe King, Zoning Technician

EXHIBIT
F

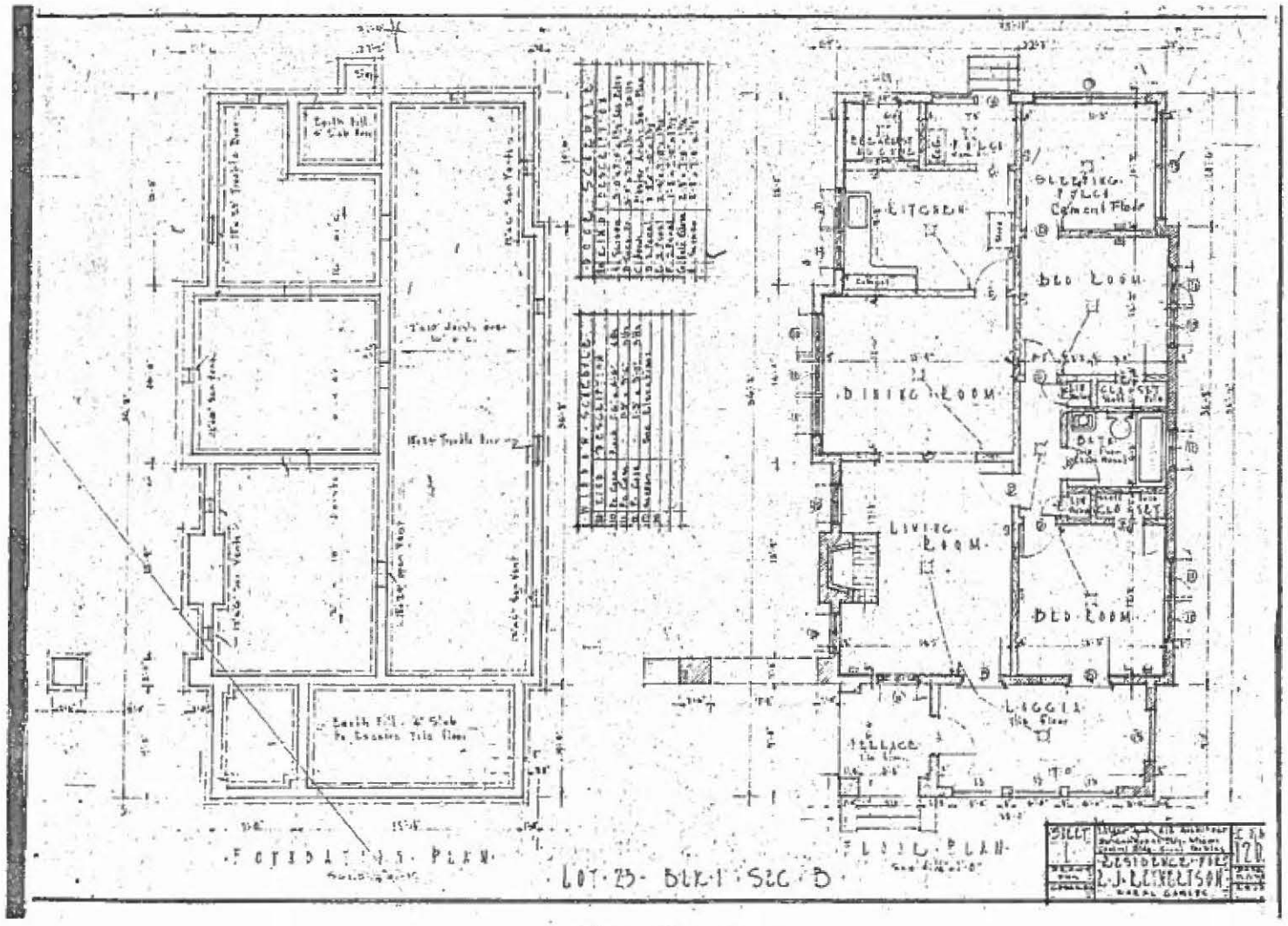
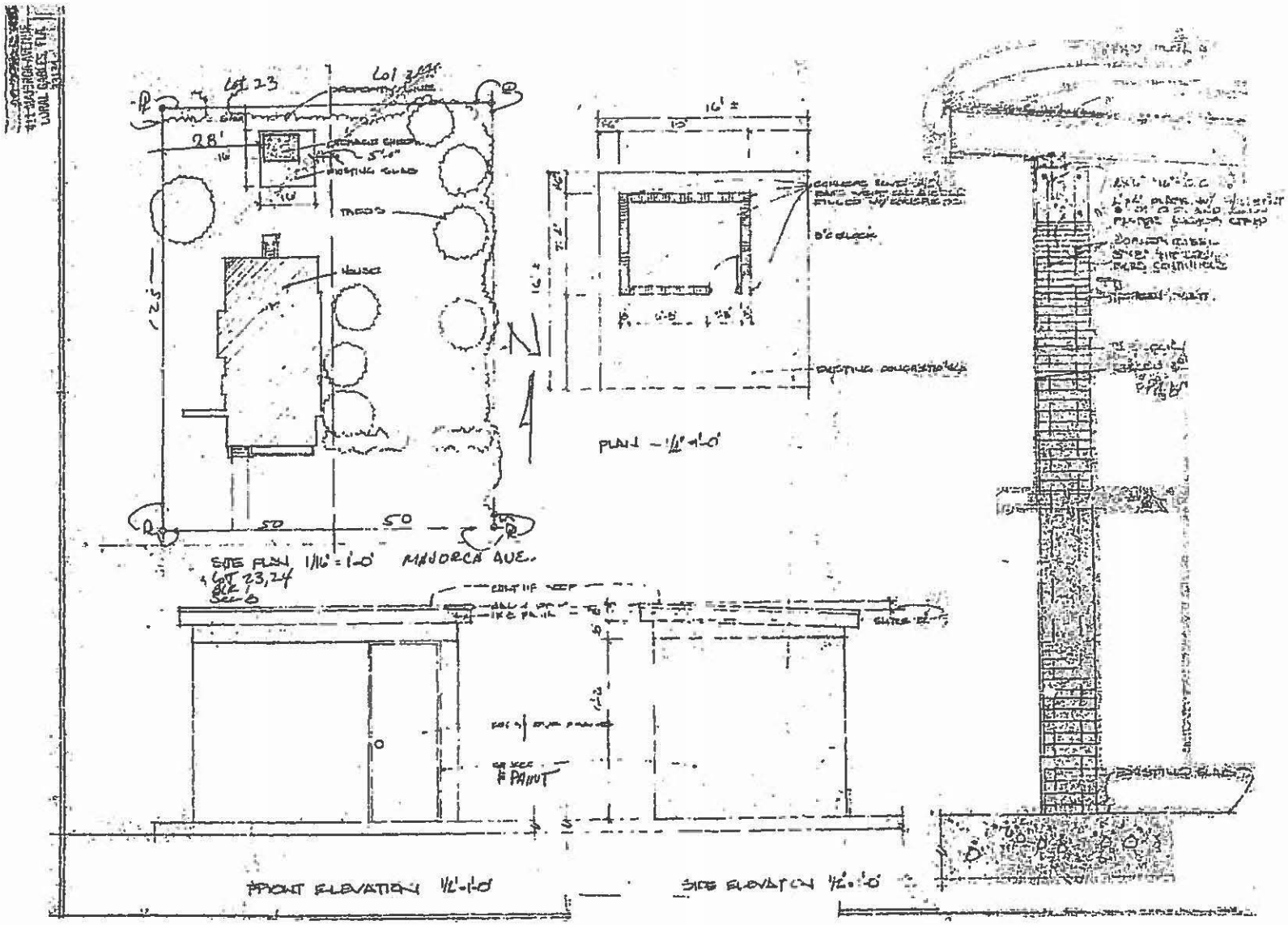
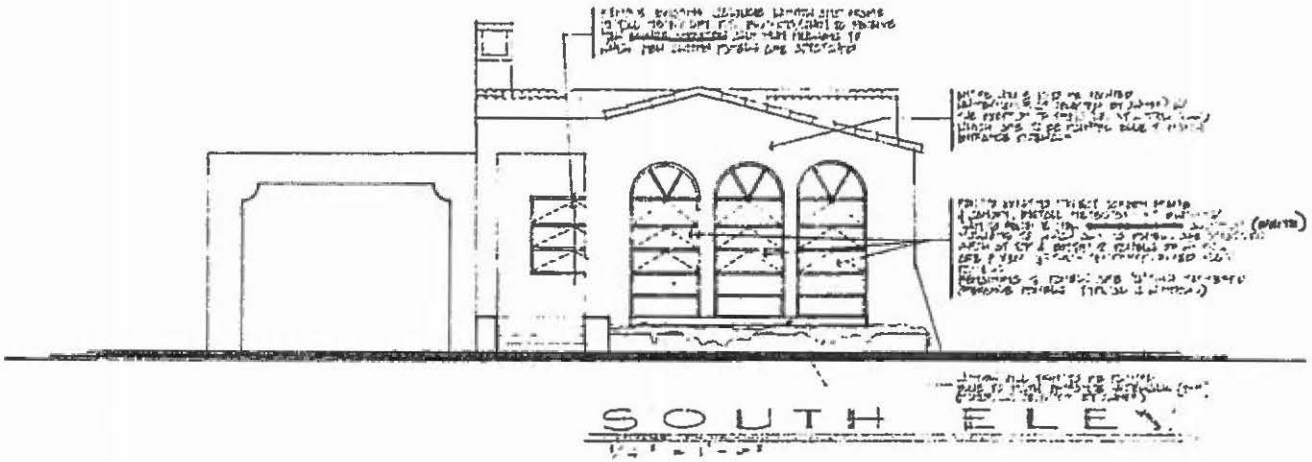

KITCHEN
BED ROOM
DINING ROOM
LIVING ROOM
BED ROOM
LOGGIA
TERRACE
FOUNDATIONS PLAN
FLOOR PLAN
LOT 23 BLK 1 SEC D
RESIDENCE FOR
L.J. LEITCHTSON

EXHIBIT
6



20780-B

EXHIBIT
H



30165B

"Concrete piping of any type (Plumber or Electrical etc.) will not be contracted without prior approval of the Board of Architects."

ALL INSPECTION REQUESTS MUST BE MADE THE DAY BEFORE THE INSPECTION IS NECESSARY.
ALL WORK THAT THE CODE CALLS FOR TO BE LEFT UNCOVERED UNTIL AFTER INSPECTION IF COVERED, MUST BE REMOVED BEFORE INSPECTION.

CITY OF CORAL GABLES
BUILDING DEPARTMENT

APPROVED

9-19-85	MASTER ELECTRICIAN
10-22-85	
ADDRESS 3016 B	FIRE DEPT.
	10/7/85

P-7256
Title with many exceptions

30165B

EXHIBIT

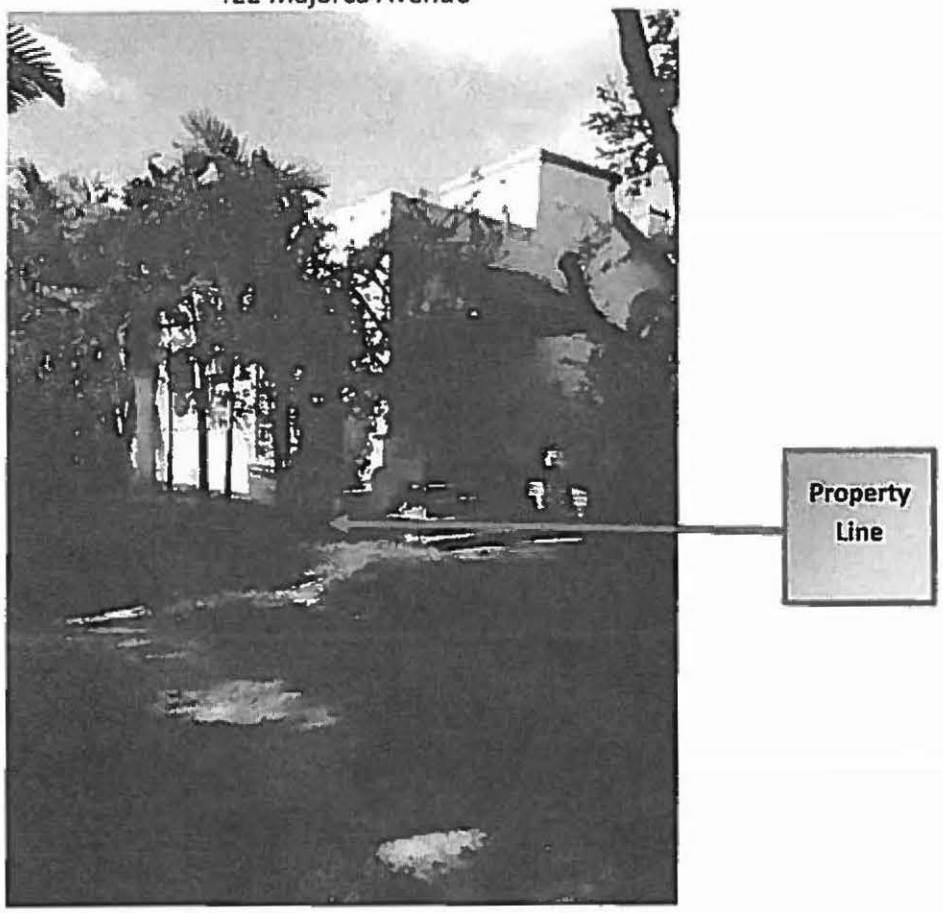
I

Lot 24
(Subject Property)

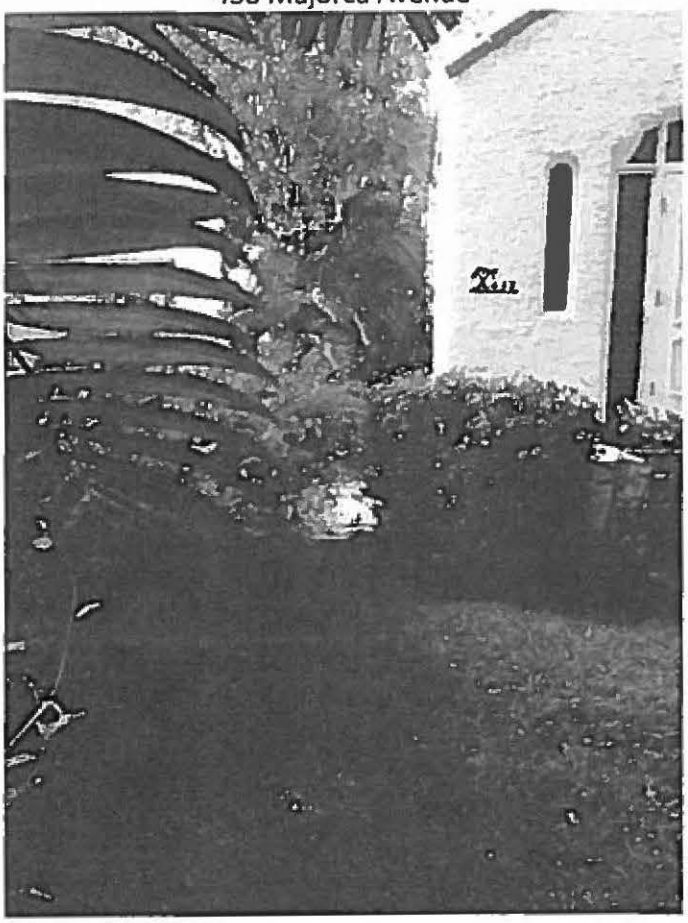
435 Majorca Avenue

Property Line

422 Majorca Avenue

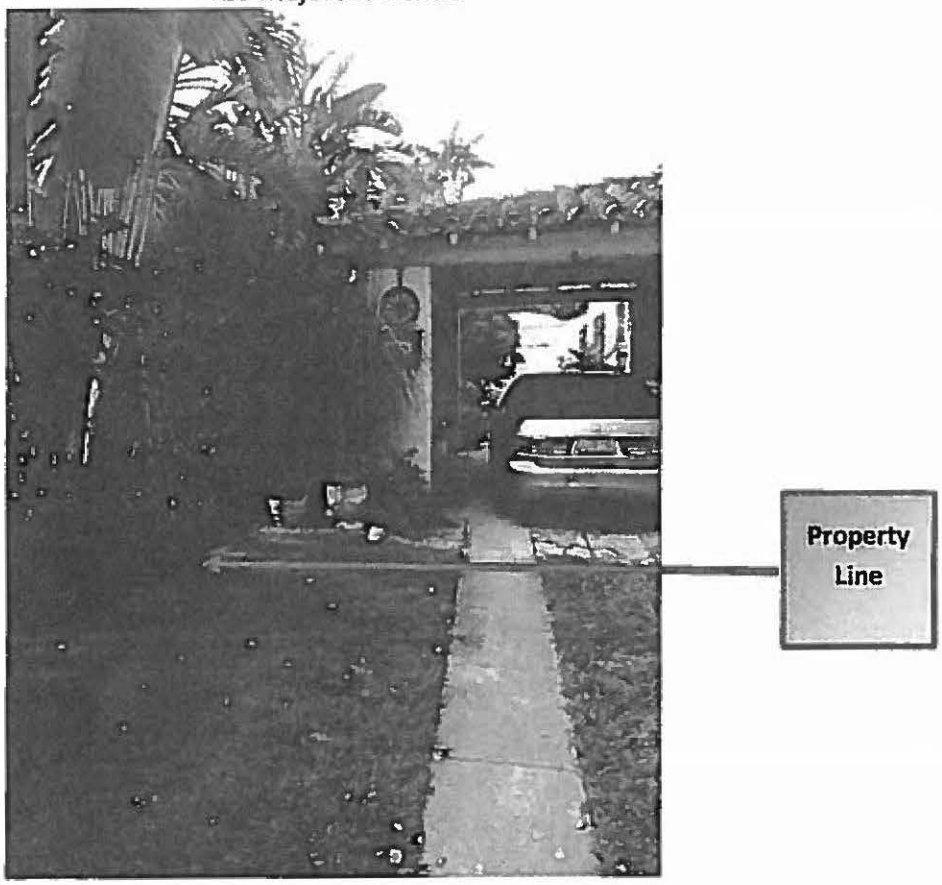


438 Majorca Avenue

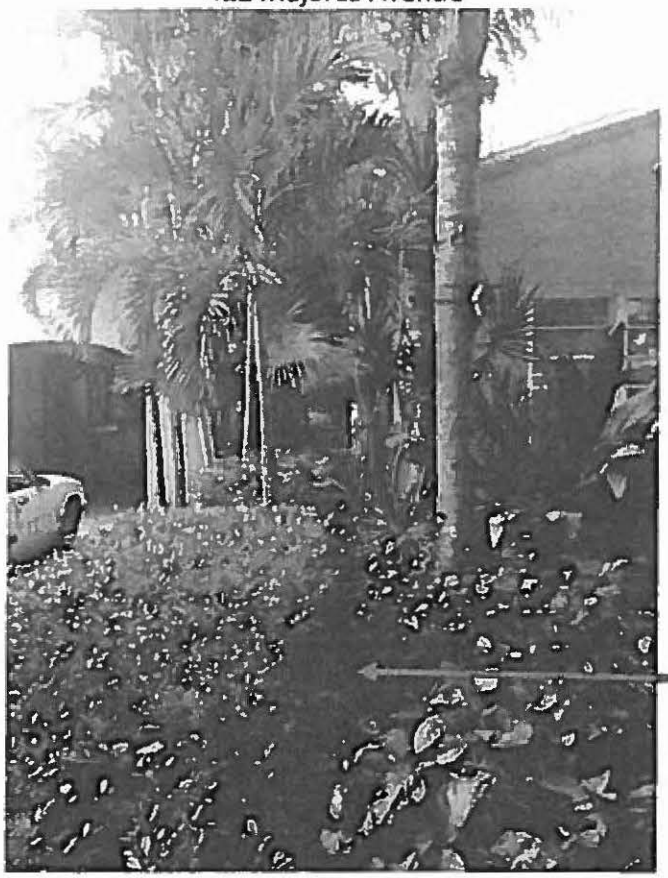


430 Majorca Avenue

426 Majorca Avenue



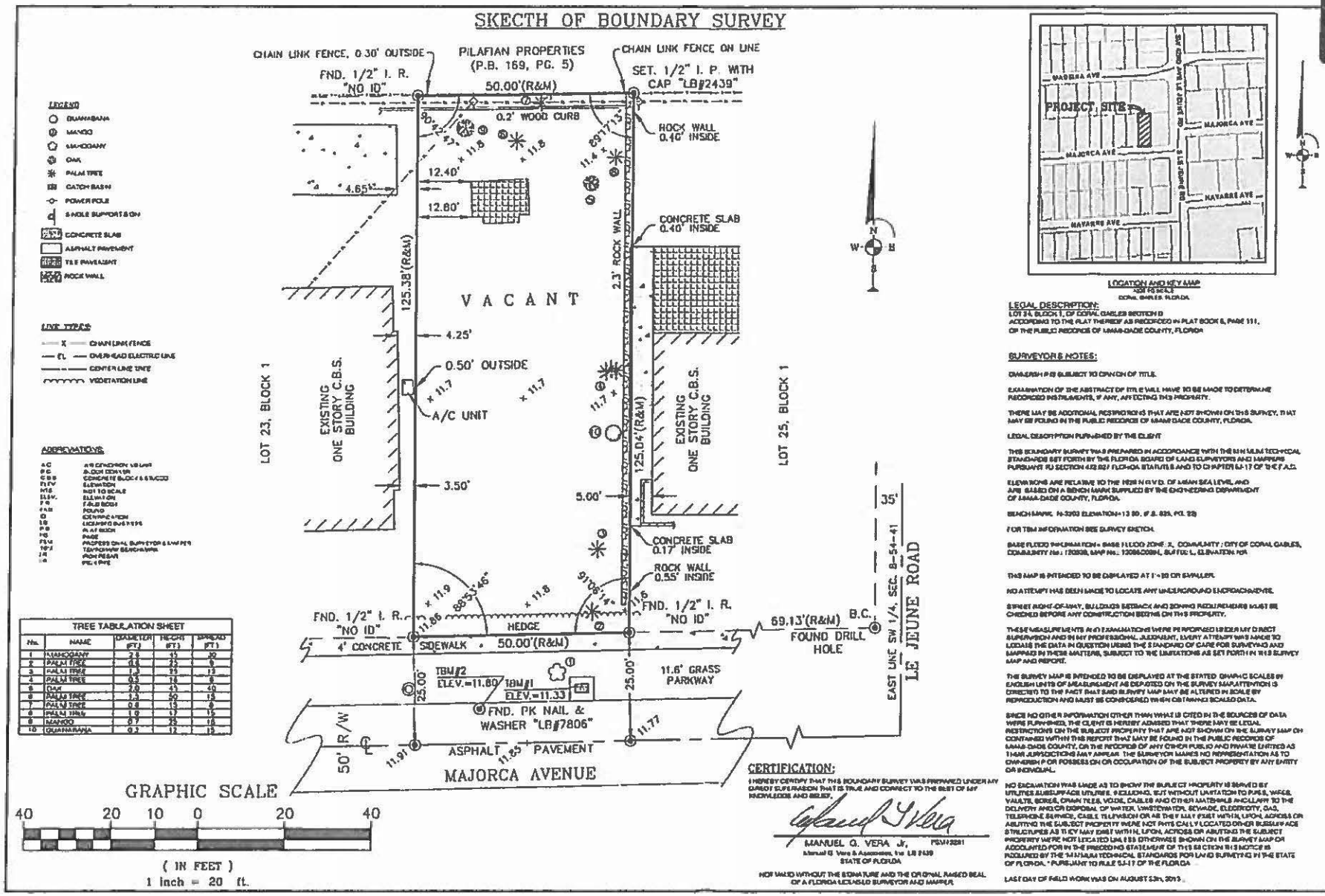
422 Majorca Avenue



Property Line

EXHIBIT J

SKECTH OF BOUNDARY SURVEY



LEGEND

- GUANABANA
- MANGO
- MAHOGANY
- OAK
- PALM TREE
- CATCH BASIN
- POWER POLE
- SIGNS SUPPORT SIGN
- CONCRETE SLAB
- ASPHALT PAVEMENT
- TILE PAVEMENT
- ROCK WALL

LINE TYPES

- X — CHAIN LINK FENCE
- OHL — OVERHEAD ELECTRIC LINE
- CENTER LINE LINE
- VEGETATION LINE

ABBREVIATIONS

A/C	AIR CONDITION UNIT
B.C.	BLOCK CORNER
C.B.S.	CONCRETE BLOCK & STUCCO
ELEV	ELEVATION
N.T.S.	NOT TO SCALE
ELEV.	ELEVATION
F.B.	FIELD BOOK
FND	FOUND
ID	IDENTIFICATION
LB	LICENSED BUSINESS
P.B.	PLAT BOOK
PG	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
TBM	TEMPORARY BENCHMARK
P.R.	PER REPORT
P.L.	PER LAW

TREE TABULATION SHEET

No.	NAME	DIAMETER (FT.)	HEIGHT (FT.)	SPREAD (FT.)
1	MAHOGANY	2.8	45	30
2	PALM TREE	0.5	22	8
3	PALM TREE	1.3	25	13
4	PALM TREE	0.5	18	8
5	OAK	2.0	45	40
6	PALM TREE	1.3	50	15
7	PALM TREE	0.8	15	8
8	PALM TREE	1.0	17	15
9	MANGO	0.7	25	18
10	GUANABANA	0.2	12	15

LOCATION AND KEY MAP
NOT TO SCALE
CORAL GABLES, FLORIDA

LEGAL DESCRIPTION:
LOT 24, BLOCK 1, OF CORAL GABLES SECTION B
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 111,
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

OWNERSHIP IS SUBJECT TO CONFIRMATION OF TITLE.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION FURNISHED BY THE CLIENT

THIS BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO CHAPTER 61-17 OF THE F.A.C.

ELEVATIONS ARE RELATIVE TO THE NGVD OF MEAN SEA LEVEL AND ARE BASED ON A BENCH MARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA.

BENCH MARK: N-3303 ELEVATION=13.00, (F.B. 825, PG. 22)

FOR TBM INFORMATION SEE SURVEY SKETCH.

BASE FLOOD INFORMATION= BASE FLOOD ZONE: X, COMMUNITY: CITY OF CORAL GABLES, COMMUNITY No.: 120639, MAP No.: 12086C0289L, SUFFIX: L, ELEVATION: N/A

THIS MAP IS INTENDED TO BE DISPLAYED AT 1"=20' OR SMALLER.

NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND ENCROACHMENTS.

STREET RIGHT-OF-WAY, BUILDING SETBACK AND ZONING REQUIREMENTS MUST BE CHECKED BEFORE ANY CONSTRUCTION BEGINS ON THIS PROPERTY.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AS DEPICTED ON THE SURVEY MAP ATTENTION IS CORRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR IN THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

NO EXCAVATION WAS MADE AS TO SHOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES (SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WELLS, VAULTS, BORES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS INCLUDING TO THE DELIVERY AND OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION OR AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT PHYSICALLY LOCATED OTHER SUBSURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED UNLESS OTHERWISE SHOWN ON THE SURVEY MAP OR ACCOUNTED FOR IN THE PRECEDING STATEMENT OF THIS SECTION THIS NOTICE IS REQUIRED BY THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA " PURSUANT TO RULE 5J-17 OF THE FLORIDA

LAST DAY OF FIELD WORK WAS ON AUGUST 23th, 2013

CERTIFICATION:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION THAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MANUEL G. VERA Jr. PSM#2281
Manuel G. Vera & Associates, Inc LB 2439
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

No.	DATE	REVISION	APPR. BY
4			
3			
2			
1			

DRAWN BY:
CHECKED:
F.B. & PG.
JOB No.
DATE

BOUNDARY SURVEY

MANUEL G. VERA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • MAPPERS
13900 SW 47th Street Miami, FL 33175 • Phone (305)221-6310
P.O. BOX 650376 • Miami, FL 33265 • Fax (305)221-1295
www.mgvera.com

SHEET 1 OF 1