

**City of Coral Gables  
Planning and Zoning Division  
Board of Adjustment**

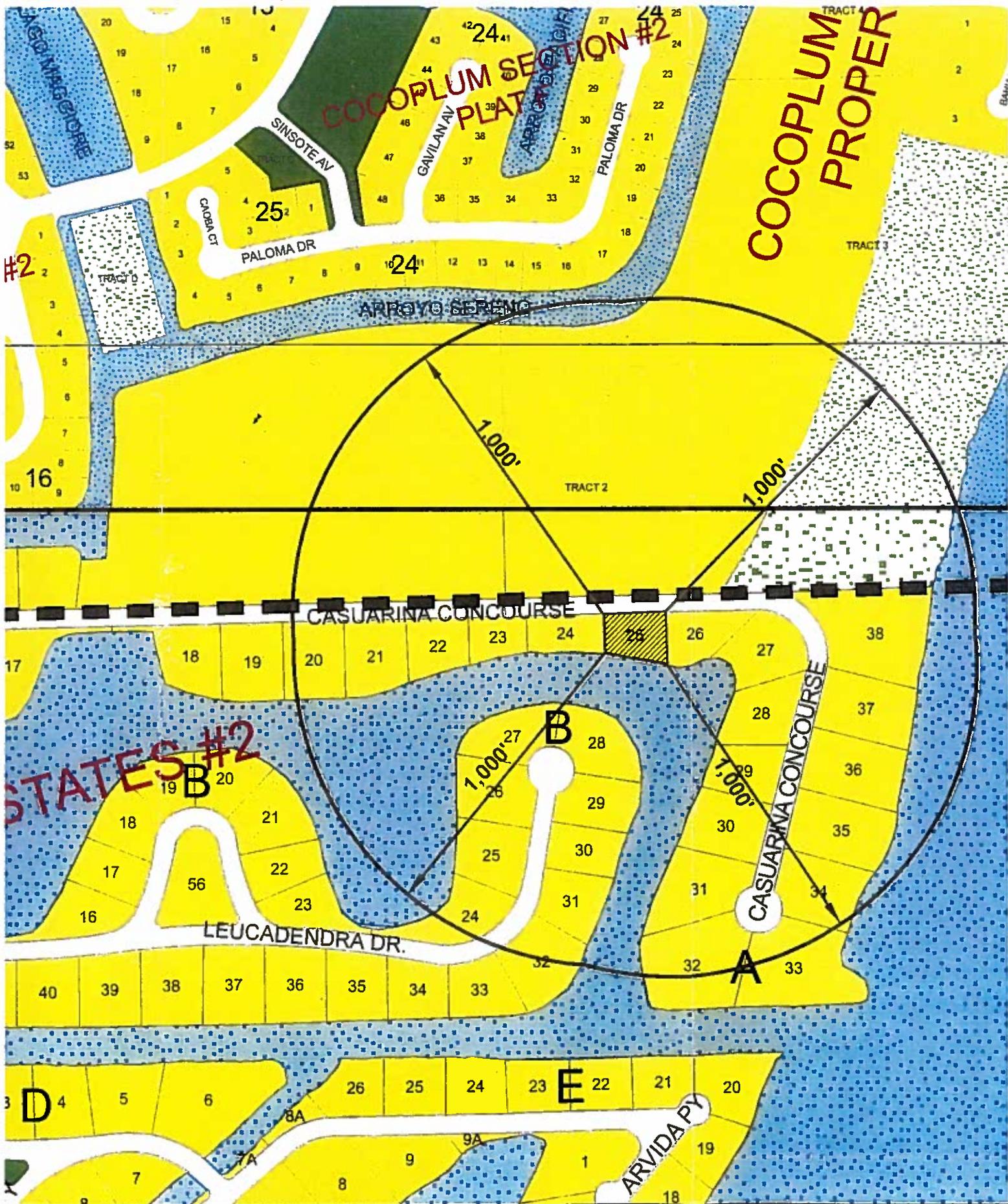
**January 11, 2016**

**Property Located at:  
70 Casuarina Concourse**

**BA-15-10-4955**

Consider variance requests in regard to the proposed dock and mooring piles for the existing single family residence located at 70 Casarina Concourse, Coral Gables, Florida.

# 1,000-FOOT RADIUS MAP



**STAFF REPORT FOR 70 CASUARINA CONCOURSE**

**Architect/Engineer:** Edward A. Swakon, P.E.  
**Legal Description:** Gables Estates No. 2, PB/PG: 60/37, LOT: 25, BLK: A  
**Present Owners:** Armando M. and Margarita Codina  
**Present Use:** Residential  
**Zoning District:** Single-Family Residential (SFR)  
**Land Use Classification:** Residential Use (Single-Family) Low Density

**APPLICANT'S PROPOSAL:** In connection with the proposed dock and mooring piles for the existing residence at the subject property, the Applicant requests the following variances pursuant to the provisions of Ordinance No. 2007-01 as amended and known as the "Zoning Code."

1. Grant a variance to allow the proposed dock to be constructed and extend outward fifteen feet (15'0") from the bank of the waterway vs. No dock, wharf or similar structure shall be constructed over or in any canal, lake more than five feet (5'0") from the bank as allowed by Section 5-802 (A) of the Coral Gables "Zoning Code."
2. Grant a variance to allow the proposed mooring piles to be installed at a maximum forty seven feet (47'0") from the bank of the waterway vs. No mooring piles shall be placed or set in the water bodies which shall be located at a greater distance than twenty five feet (25'0") from the bank of such water or waterways as allowed by Section 5-802 (B) of the Coral Gables "Zoning Code."

**BOARD OF ARCHITECTS REVIEW:** Final approval on November 3, 2015.

**ADVERTISING:** This application was advertised in the Miami Daily Business Review on December 30, 2015. Letters were mailed to properties within one thousand feet of the subject property and the property was posted on December 30, 2015.

**STAFF OBSERVATION:** The applicant is proposing to construct a dock consisting of two five and a half feet (5'6") in length walkways with an eight and half feet (8'6") in width by one hundred feet (100'0") in length terminal platform. The waterward edge of the proposed dock including the fender piles will be located at a maximum fifteen feet (15'0") from the seawall cap. In addition, two mooring piles are being proposed at a maximum forty seven feet (47'0") from the bank of the seawall.

The proposed design was necessary in obtaining the required water depth for the mooring of a vessel. Due to the presence of benthic resources and sediment abutting the seawall, dredging at this site adjacent to the seawall is not recommended, since dredging would result in significant water quality impact and

impact to the ecological resources in the area. The Department of Environmental Resources Management (DERM) has approved and recommends this design to minimize the potential and cumulative adverse environmental impact. Due to the required projection of the dock, the installation of the mooring piles will be set farther away from the bank.

The ample waterway width of approximately one hundred and eighty feet (180'0") easily accommodates the additional distance projecting into the waterway and does not interfere with the required seventy-five feet (75'-0") of unobstructed navigable waterway as required by the Zoning Code.

Staff has received letters of consent from the Gables Estates Club Inc. and from the adjoining riparian property owners, specifically 2 Leucadendra Drive, 80 Casuarina Concourse and 60 Casuarina Concourse. Copies of these letters have been included in your packet.

Due to the unique site conditions, a five foot (5'0") marginal dock abutting the seawall and mooring piles at twenty five feet from the bank (25'0") is not feasible at this site. The Zoning Division staff recommends **APPROVAL** of Item Nos. 1 and 2 in order to protect and preserve the existing resources.

**STAFF RECOMMENDATION:** Pursuant to **Section 3-806 STANDARDS FOR VARIANCES** of the "Zoning Code," the Zoning Division staff finds and the Board of Adjustment shall find as follows in regard to the applicant's proposal as presented in their application for a variance from the provisions of Ordinance No. 2007-01, as amended and known as the "Zoning Code," and makes the following findings:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

**Does meet the standard required for authorization of variance.**

*The existing marine resources and shallow water depth create a special condition. Any installation of mooring structures must completely avoid impacting the natural resources.*

2. That the special conditions and circumstances do not result from the actions of the applicant.

**Does meet the standard required for authorization of variance.**

*The condition at the site was not created by the actions of the Applicant. This condition is a naturally occurring biological activity.*

3. That granting the variance requested will not confer on the applicant a special privilege that is denied

by these regulations to other lands, buildings or structures in the same zoning district.

**Does meet the standard required for authorization of variance.**

*Any installation of mooring structures must completely avoid impact to the natural resources pursuant to the Miami Dade County Code and is applicable to all affected properties. A variance was granted for a similar dock design, specifically to the west (90 Casuarina Concourse).*

4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations, and would work unnecessary and undue hardship on the applicant (see also definition of "necessary hardship").

**Does meet the standard required for authorization of variance.**

*In order to protect the organisms and obtain proper water depth for the mooring of a vessel, the Department of Regulatory and Economic Resources (DERM) will not approve a dock within five feet (5'0") of the property line. DERM approved the installation of the dock as depicted on the plans which will provide reasonable access to the shoreline. Literal interpretation would deprive the Applicant rights to install a dock and mooring piles, a right that is enjoyed by property owners under similar circumstances.*

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

**Does meet the standard required for authorization of variance.**

*The waterward projection distance being requested for the dock and mooring piles is the minimum necessary as required by the Department of Regulatory and Economic Resources (DERM). The dock and mooring piles will allow the mooring of vessels and enjoyment of the waterway.*

6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.

**Does meet the standard required for authorization of variance.**

*Granting the variance requested will not change the use to one that is not permitted in the zoning district.*

7. That the granting of the variance will be in harmony with the general intent and purpose of these

regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

**Does meet the standard required for authorization of variance.**

*The proposed dock in conjunction with the mooring piles has received approval from the Board of Architects, the Department of Regulatory and Economic Resources (DERM), Gables Estates Club Inc. and several adjoining riparian property owners. The additional distance requested does not interfere with the required unobstructed navigable waterway width.*

8. The granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

**Does meet the standard required for authorization of variance.**

*The property is not a historic landmark or in a historic landmark district.*

Based on the findings in paragraphs 1 through 8 above, the Zoning Division staff recommends **APPROVAL** of Item No. 1 and No. 2 of the Applicant's request.

## ARTICLE 5 – DEVELOPMENT STANDARDS

school. Such distance shall be measured and computed, in the case of a religious institution or school, by following a straight line from the nearest point of the school and/or institution grounds in use as part of the school grounds and/or religious institution to the closest exterior door of the place of business, and in the case of residentially zoned property by following a straight line from the closest portion of a residential district to the closest exterior door of the place of business.

### **Division 8. Docks, Wharves, Mooring Piles and Watercraft Moorings**

#### **Section 5-801. Purpose and applicability.**

It is the purpose of this Division to set forth all regulations applicable to docks, wharves and moorings in the City to ensure that such facilities are constructed in a manner that protects neighboring properties and the property on which they are located.

#### **✶ Section 5-802. Docks, wharves and mooring piles - canals, lakes, or waterways.**

The construction, erection or installation of mooring piles and/or watercraft docks or similar landing facilities for watercraft, in any water body, or on land abutting thereon, shall be subject to the following conditions and restrictions:

- ✶ A.** No dock, wharf or similar structure shall be constructed over or in any canal, lake or more than five (5) feet outward from the bank except as described for specific properties and the Mahi Canal in Appendix A.
- ✶ B.** No mooring piles shall be placed or set in the water bodies which shall be located at a greater distance than twenty-five (25) feet from the bank of such water or waterways.
- C.** Except as described for specific properties and the Mahi Canal in Appendix A, no dock or mooring piles shall be placed in any waterway within the City at a greater distance from the bank thereof, which, when allowance is made for the erection or placing of a dock or mooring piles on the opposite bank at a similar distance from the bank, will leave less than seventy-five (75) feet of open unobstructed navigable water between such piles, docks and similar structures on the opposite bank.
- D.** No dock extending outward over or in the water from the bank shall be permitted in connection with any lot which a reasonable area along the shore thereof shall be at such level as to provide a natural landing stage or platform for persons embarking on or debarking from watercrafts.
- E.** All mooring piles, docks and/or similar structures shall maintain the same minimum setback from the adjacent owner's property line extended as established for the main structure permitted on each building site, except as described for specific properties and the Mahi Canal in Appendix A.
- F.** Except as described for specific properties and the Mahi Canal in Appendix A, and as provided for under Section 5-802(C) above, the mooring of watercraft in water bodies shall be forbidden unless such moorings, and similar mooring on the opposite bank, shall leave unobstructed passageway in the water body of at least seventy-five (75) feet in width.
- G.** Where the width of the water body permits mooring of watercraft parallel to the banks, but does not permit the erection of docks or the placing of outer mooring piles, fender or mooring piles may be placed at a distance not greater than eighteen (18) inches from the bank or shore, and such piles shall be Venetian type, painted and ornamentally capped.

#### **Section 5-803. Docks and mooring piles - Biscayne Bay.**

The construction, erection or installation of watercraft docks or similar landing facilities for watercraft, pilings and dolphins on the bay front edge or in Biscayne Bay shall be subject to the following conditions and restrictions:

**Letter of Intent**

May 18, 2015

City of Coral Gables  
Board of Adjustments  
405 Biltmore Way  
Coral Gables, Florida 33134

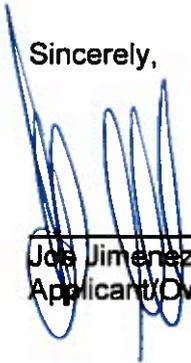
Re: 70 Casuarina Concourse  
Coral Gables, Florida 33134  
Folio # 03-4132-019-0250  
Permit # PW14-09-1866

To Whom It May Concern:

Mr. and Mrs. Armando Codina are proposing a new boat dock and moorings piles within the city limits of the City of Coral Gables. The proposed dock and moorings piles require two variances. The variances were a result of DERM's requirement to depict riprap at the base of the wall, extending a maximum of 10' water ward due to underwater sea life and depth of water along the existing seawall. The gap between the existing seawall and proposed dock will not be filled with an additional dock in the future and will remain open as such. Therefore, we kindly request approval of both variances.

Your attention to this matter is greatly appreciated. Should you have any question please contact our office at 305-529-1311.

Sincerely,



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José Jimenez  
Applicant/Owner's Agent

**PROPOSAL**

October 13, 2015

City of Coral Gables  
Board of Adjustments  
405 Biltmore Way  
Coral Gables, Florida 33134

Re: 70 Casuarina Concourse  
Coral Gables, Florida 33134  
Folio # 03-4132-019-0250  
Permit # PW14-09-1866

To Whom It May Concern:

Mr. and Mrs. Armando Codina are proposing a new boat dock and moorings piles within the city limits of the City of Coral Gables.

The proposed work requires two (2) variances from the City of Coral Gables Zoning code.

1. Section 5-802 (A) – No dock, wharf or similar structure shall be constructed over or in any canal, lake or more than five (5) feet outward from the bank except as described for specific properties and the Mahi Canal in Appendix A.  
***We are proposing the dock at a distance of 15 feet.***
2. Section 5.802 (B) - No mooring piles shall be placed or set in the water bodies which shall be located at a greater distance than twenty-five (25) feet from the bank of such water or waterways.  
***We are proposing the mooring piles at a distance of about 47 feet.***

The two requested variances were a result of DERM's requirement to depict riprap at the base of the wall, extending a maximum of 10' waterward. This is due to underwater sea life and depth of water along the existing seawall. The gap between the existing seawall and proposed dock will not be filled with an additional dock in the future and will remain open as such.

Your attention to this matter is greatly appreciated. Should you have any question please contact our office at 305-529-1311.

Sincerely,

  
\_\_\_\_\_  
Joe Jimenez  
Applicant/Owner's Agent

## Standard of Variances

October 13, 2015

City of Coral Gables  
Board of Adjustments  
405 Biltmore Way  
Coral Gables, Florida 33134

Re: 70 Casuarina Concourse  
Coral Gables, Florida 33134  
Folio # 03-4132-019-0250  
Permit # PW14-09-1866

To Whom It May Concern:

Mr. and Mrs. Armando Codina are proposing a new boat dock within the city limits of the City of Coral Gables. The property is located at 70 Casuarina Concourse. The proposed construction consists of a 100 foot boat dock that extends 15' feet from the seawall and mooring piles at a distance of about 47' feet from the seawall. The proposed item was reviewed and approved by the Board of Architects (AB-14-08-3820) on September 3, 2014.

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district. – Due to the underwater sea life and depth of water along the existing seawall
2. That the special conditions and circumstances do not result from the actions of the Applicant. - The two requested variances were a result of DERM's requirement to depict riprap at the base of the wall, extending a maximum of 10' waterward. This is due to underwater sea life and depth of water along the existing seawall. The gap between the existing seawall and proposed dock will not filled with additional dock in the future and will remain open as such.
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district. - Granting of this variance does not impact the use or zoning of the property nor give special privileges that affect the regulations to other lands, buildings or structures in the same zoning district .
4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant. – Other surrounding neighbors have similar if not the same type of dock as being requested here.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure. - Granting of this variance is a minimal and does allow reasonable use of the land and property.

6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district. – Granting of this variance does not impact the use or zoning of the property.

7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. – The owner has followed all the necessary requirements imposed by both the neighborhood association and the city. Granting of this variance does not impact the use or zoning of the property and will not affect the public welfare.

8. That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district. – Not applicable; granting of this variance does not impact any historic landmark or historic landmark district.

Your attention to this matter is greatly appreciated. Should you have any question please contact our office at 305-529-1311.

Sincerely,

  
Joe Jimenez  
Applicant/Owner's Agent



Carlos A. Gimenez, Mayor

Department of Regulatory and Economic Resources  
Environmental Resources Management  
701 NW 1st Court, 6th Floor  
Miami, Florida 33136-3912  
T 305-372-6687 F 305-372-6673  
miamidade.gov

December 21, 2015

Armando Codina  
50 Casuarina Concourse  
Coral Gables, Florida 33143

Re: Class I Permit Application CLI-2014-0131: Codina –Dock & Mooring Piles located at 70 Casuarina Concourse, Coral Gables, Miami-Dade County, Florida. (Folio No.03-4132-019-0250)

Dear Mr. Codina:

DERM makes recommendations for the placement of mooring structures at a particular site based on the evaluation criteria pursuant to the Code of Miami-Dade County, which include but are not limited to, the avoidance and minimization of impacts to resources, and obtaining the minimum Code required water depth.

DERM staff conducted a re-inspection to obtain additional water depth and sediment data at the property. A moderate accumulation of sediment was documented within the slip area of the existing 5 foot wide marginal dock; however, maintenance dredging will not provide adequate water depth for the vessel proposed to be moored on-site. Based on the draft of said vessel and the existing site conditions (i.e. water depth and accumulated sediment), DERM recommends construction of a dock that extends a minimum of 15 feet waterward of the existing seawall cap to avoid and minimize environmental impacts.

If you have any questions concerning the above referenced application, please contact me at (305) 372-6549 or hoppsc@miamidade.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Chrissy Hopps". The signature is written in a cursive, flowing style.

Chrissy Hopps, ERPS  
Coastal and Wetlands Resources Section

cc: EAS Engineering, Inc. - authorized permit agent (eswakon@eas-eng.com)  
Elizabeth Gonzalez – City of Coral Gables

*Delivering Excellence Every Day*

# Gables Estates Club Inc.

7550 SW 57th Avenue Suite 204, South Miami, FL 33143

Office: 305-667-9031

Fax: 305-667-9032



May 29, 2015

Re: Variance Application for 70 Casuarina Concourse

To Whom it May Concern:

Please be advised that at the Semi-Annual Meeting of the Board of Governors held on April 28, 2015, the Gables Estates Board of Governors reviewed the application for a variance to install a dock and pilings 70 Casuarina Concourse. The request for the variance was presented by Mr. Randall Fiorenza, the Chair of the Architectural Committee, to all those in attendance and the contractor was present at the meeting and available to answer any questions. Upon conclusion of the presentation the Board of Governors unanimously approved the owner's request for both variances.

Should you need additional information regarding this matter, please do not hesitate to contact me.

Respectfully submitted,



Rene A. Guerra  
President

RAG/gs

## LETTER OF CONSENT

Tuesday April 21<sup>st</sup>, 2015

Gables Estates Club Inc.  
Gables Estates Architectural Review Board  
7550 SW 57<sup>th</sup> Avenue, Suite 204  
South Miami, FL 33143

City of Coral Gables  
Planning and Zoning Division  
405 Biltmore Way  
Coral Gables, FL 33134

Re: Letter of Consent for Gables Estates Club Inc. Variance Board and City of Coral Gables process number PW 14-09-1866, for work proposed at 70 Casuarina Concourse.

The proposed work requires two (2) variances from the City of Coral Gables Zoning code.

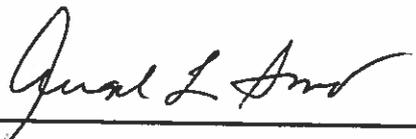
1. Section 5-802 (A) – No dock, wharf or similar structure shall be constructed over or in any canal, lake or more than five (5) feet outward from the bank except as described for specific properties and the Mahi Canal in Appendix A.  
***We are proposing the dock at a distance of 14.2 feet.***
2. Section 5.802 (B) - No mooring piles shall be placed or set in the water bodies which shall be located at a greater distance than twenty-five (25) feet from the bank of such water or waterways.  
***We are proposing the mooring piles at a distance of about 45.1 and 44.8 feet.***

The two requested variances were a result of DERM's requirement to depict riprap at the base of the wall, extending a maximum of 10' waterward. This is due to underwater sea life and depth of water along the existing seawall. The gap between the existing seawall and proposed dock will not filled with additional dock in the future and will remain open as such.

Ladies and Gentlemen:

I, 2 Leucadendra LLC (insert name), am the owner of the property located at 2 Leucadendra Drive (insert address of riparian property), which is an adjoining riparian property to the above-referenced property. I have reviewed the plans entitled Armando Codina prepared by EAS Engineering, Inc. dated 02/25/2015 for the above mentioned project.

Sincerely,



Adjoining Riparian Property Owner

DO NOT object to the proposed work and variances being requested.

DO HAVE objection to the proposed work and variances being requested.



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/20/2015

Property Information	
Folio:	03-4132-019-0660
Property Address:	2 LEUCADENDRA DR
Owner	2 LEUCADENDRA LLC
Mailing Address	2 LEUCADENDRA DRIVE CORAL GABLES , FL 33156
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	6 / 6 / 1
Floors	2
Living Units	1
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	51,637 Sq.Ft
Year Built	9999



Assessment Information			
Year	2014	2013	2012
Land Value	\$5,783,344	\$5,504,504	\$5,241,156
Building Value	\$0	\$208,880	\$234,480
XF Value	\$0	\$22,250	\$28,697
Market Value	\$5,783,344	\$5,735,634	\$5,504,333
Assessed Value	\$5,783,344	\$5,735,634	\$5,504,333

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
32 54 41 GABLES ESTATES NO 2 PB 60-37 LOT 28 BLK B LOT SIZE 51637 SQ FT COC 25053-4195 12 2006 5

Taxable Value Information			
	2014	2013	2012
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,783,344	\$5,735,634	\$5,504,333
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,783,344	\$5,735,634	\$5,504,333
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,783,344	\$5,735,634	\$5,504,333
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,783,344	\$5,735,634	\$5,504,333

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/03/2012	\$100	28103-0006	Corrective, tax or QCD; min consideration
07/25/2011	\$5,150,000	27768-2878	Qual by exam of deed
07/21/2011	\$0	27768-2883	Corrective, tax or QCD; min consideration
08/01/2006	\$0	25053-4195	Qual by exam of deed

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Version:

## LETTER OF CONSENT

Tuesday April 21<sup>st</sup>, 2015

Gables Estates Club Inc.  
Gables Estates Architectural Review Board  
7550 SW 57<sup>th</sup> Avenue, Suite 204  
South Miami, FL 33143

City of Coral Gables  
Planning and Zoning Division  
405 Biltmore Way  
Coral Gables, FL 33134

Re: Letter of Consent for Gables Estates Club Inc. Variance Board and City of Coral Gables process number PW 14-09-1866, for work proposed at 70 Casuarina Concourse.

The proposed work requires two (2) variances from the City of Coral Gables Zoning code.

1. Section 5-802 (A) – No dock, wharf or similar structure shall be constructed over or in any canal, lake or more than five (5) feet outward from the bank except as described for specific properties and the Mahi Canal in Appendix A.  
***We are proposing the dock at a distance of 14.2 feet.***
2. Section 5.802 (B) - No mooring piles shall be placed or set in the water bodies which shall be located at a greater distance than twenty-five (25) feet from the bank of such water or waterways.  
***We are proposing the mooring piles at a distance of about 45.1 and 44.8 feet.***

The two requested variances were a result of DERM's requirement to depict riprap at the base of the wall, extending a maximum of 10' waterward. This is due to underwater sea life and depth of water along the existing seawall. The gap between the existing seawall and proposed dock will not filled with additional dock in the future and will remain open as such.

Ladies and Gentlemen:

I, Richard Feinstein (insert name), am the owner of the property located at 80 Casuarina Concourse (insert address of riparian property), which is an adjoining riparian property to the above-referenced property. I have reviewed the plans entitled Armando Codina prepared by EAS Engineering, Inc. dated 02/25/2015 for the above mentioned project.

Sincerely,

  
RICHARD Feinstein

Adjoining Riparian Property Owner

DO NOT object to the proposed work and variances being requested.

DO HAVE objection to the proposed work and variances being requested.



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/20/2015

Property Information	
Folio:	03-4132-019-0240
Property Address:	80 CASUARINA CONC
Owner	RICHARD J FEINSTEIN & W DARIA A
Mailing Address	80 CASUARINA CONCOURSE CORAL GABLES , FL 33143-6510
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 3 / 0
Floors	2
Living Units	2
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,639 Sq.Ft
Lot Size	31,875 Sq.Ft
Year Built	1966



Assessment Information			
Year	2014	2013	2012
Land Value	\$2,996,250	\$2,862,375	\$2,725,312
Building Value	\$231,414	\$233,345	\$257,959
XF Value	\$30,990	\$31,372	\$35,868
Market Value	\$3,258,654	\$3,127,092	\$3,019,139
Assessed Value	\$996,170	\$981,449	\$965,044

Benefits Information				
Benefit	Type	2014	2013	2012
Save Our Homes Cap	Assessment Reduction	\$2,262,484	\$2,145,643	\$2,054,095
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).

Short Legal Description
32 54 41 GABLES ESTATES NO 2 PB 60-37 LOT 24 BLK A LOT SIZE 31875 SQ FT OR 13676-940 0588 1

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$946,170	\$931,449	\$915,044
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$971,170	\$956,449	\$940,044
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$946,170	\$931,449	\$915,044
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$946,170	\$931,449	\$915,044

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/1988	\$790,000	13676-940	2008 and prior year sales; Qual by exam of deed
01/01/1985	\$572,500	12385-1441	2008 and prior year sales; Qual by exam of deed

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Version:

## LETTER OF CONSENT

Tuesday April 21<sup>st</sup>, 2015

Gables Estates Club Inc.  
Gables Estates Architectural Review Board  
7550 SW 57<sup>th</sup> Avenue, Suite 204  
South Miami, FL 33143

City of Coral Gables  
Planning and Zoning Division  
405 Biltmore Way  
Coral Gables, FL 33134

Re: Letter of Consent for Gables Estates Club Inc. Variance Board and City of Coral Gables process number PW 14-09-1866, for work proposed at 70 Casuarina Concourse.

The proposed work requires two (2) variances from the City of Coral Gables Zoning code.

1. Section 5-802 (A) – No dock, wharf or similar structure shall be constructed over or in any canal, lake or more than five (5) feet outward from the bank except as described for specific properties and the Mahi Canal in Appendix A.  
***We are proposing the dock at a distance of 14.2 feet.***
2. Section 5.802 (B) - No mooring piles shall be placed or set in the water bodies which shall be located at a greater distance than twenty-five (25) feet from the bank of such water or waterways.  
***We are proposing the mooring piles at a distance of about 45.1 and 44.8 feet.***

The two requested variances were a result of DERM's requirement to depict riprap at the base of the wall, extending a maximum of 10' waterward. This is due to underwater sea life and depth of water along the existing seawall. The gap between the existing seawall and proposed dock will not filled with additional dock in the future and will remain open as such.

Ladies and Gentlemen:

I, Roger Abboud (insert name), am the owner of the property located at 60 Casuarina Concourse (insert address of riparian property), which is an adjoining riparian property to the above-referenced property. I have reviewed the plans entitled Armando Codina prepared by EAS Engineering, Inc. dated 02/25/2015 for the above mentioned project.

Sincerely,

 4/22/15  
\_\_\_\_\_  
Adjoining Riparian Property Owner

DO NOT object to the proposed work and variances being requested.

DO HAVE objection to the proposed work and variances being requested.



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/20/2015

Property Information	
Folio:	03-4132-019-0260
Property Address:	60 CASUARINA CONC
Owner	ROGER ABOUD LLC
Mailing Address	10910 NW 92 TERR MIAMI, FL 33178
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	37,917 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$3,564,198	\$3,404,947	\$3,000,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$3,564,198	\$3,404,947	\$3,000,000
Assessed Value	\$3,564,198	\$3,300,000	\$3,000,000

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction		\$104,947	

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

Short Legal Description
32 54 41
GABLES ESTATES NO 2 PB 60-37
LOT 26 BLK A
LOT SIZE 37917 SQ FT
OR 19216-2722 06 2000 1

Taxable Value Information			
	2014	2013	2012
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,564,198	\$3,300,000	\$3,000,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,564,198	\$3,404,947	\$3,000,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,564,198	\$3,300,000	\$3,000,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,564,198	\$3,300,000	\$3,000,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/04/2010	\$3,055,000	27493-2998	Financial inst or "In Lieu of Foreclosure" stated
08/12/2010	\$2,300,100	27400-4871	Financial inst or "In Lieu of Foreclosure" stated
12/23/2009	\$100	27165-3413	Corrective, tax or QCD; min consideration
07/01/2005	\$4,300,000	23647-0172	2008 and prior year sales; Qual by exam of deed

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:

General information

Applicant(s)/Agent(s) Name(s): Joe Jimenez
Telephone#: 3059055302 Fax#: n/a Email: jjimenez@codina.com
Mailing Address: 135 San Lorenzo Avenue, Suite 750 Coral Gables, FL 33146

Property Owner(s) Name(s): Armando Codina
Telephone#: 3055291313 Fax#: n/a Email: acodina@codina.com
Mailing Address: 50 Casuarina Concourse Coral Gables, FL 33143

Property Owner(s) Name(s): Margarita Codina
Telephone#: 3055291313 Fax#: n/a Email: @
Mailing Address: 50 Casuarina Concourse Coral Gables, FL 33143

Project Architect(s) Name(s): EAS Engineering Attn: Ed Swakon
Telephone#: 3054455553 Fax#: n/a Email: eswakon@eas-eng.com
Mailing Address: 55 Almeria Ave Coral Gables, FL 33134

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:
n/a

Application received by: Ed Swakon Date: 11/23/15

**Board of Adjustment Application**

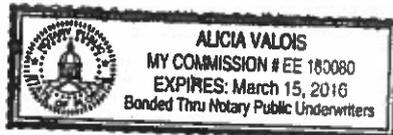
Property Owner(s) Signature: <i>Margarita Codina</i>	Property Owner(s) Print Name: ARMANDO CODINA MARGARITA CODINA
Property Owner(s) Signature: <i>Margarita Codina</i>	Property Owner(s) Print Name: ARMANDO CODINA MARGARITA CODINA
Property Owner(s) Signature: <i>Margarita Codina</i>	Property Owner(s) Print Name: ARMANDO CODINA MARGARITA CODINA
Address: 50 CASUARINA CONDOM, CORAL GABLES, FL 33143	
Telephone: 305-529-1313	Fax: 305-529-1301
Email: A.CODINA@CODINA.COM	

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2015 by Mr. Armando Codina.  
(Signature of Notary Public - State of Florida)

*Alicia Valois*



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

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

**Board of Adjustment Application**

- 15. Understand that under Florida Law, all the information submitted as part of the application are public records.
- 16. 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.

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Joe Jimenez
---	---

Address: 135 San Lorenzo Avenue, Suite 750, Coral Gables, Fl 33146

Telephone: 305-905-5302

Fax:

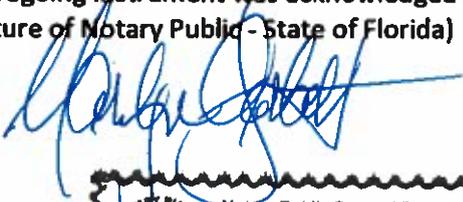
Email: jjimenez@codina.com

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of April by Jose Jimenez

(Signature of Notary Public - State of Florida)



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

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



CITY OF CORAL GABLES  
LOBBYIST  
ISSUE APPLICATION

2015 OCT 20 AM 9: 56  
CITY OF CORAL GABLES  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK

REGISTRATION #: \_\_\_\_\_

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

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

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

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

Print Your Name Jose M. Jimenez  
LOBBYIST  
Print Your Business Name \_\_\_\_\_  
Business Telephone Number 305. 529. 1311  
Business Address 135 San Lorenzo #750 CG FL 33146  
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:  
Principal Name: Armando & Margarita Colina  
Principal Address: 70 Casuarina Concourse Telephone Number: 305. 529. 1300

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)  
Board of Adjustment application for  
variance on proposed residential dock

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

[Signature]  
Signature of Lobbyist

10.15.15  
Date

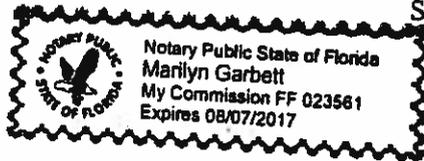
STATE OF FLORIDA )  
COUNTY OF DADE )

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

WITNESS my Hand and Official Seal this 15th day of October 2015  
[Signature]

Personally Known  
 Produced ID

Notary Public  
State of Florida



**For Office Use Only**

Data Entry Date: \_\_\_\_\_, 20\_\_\_\_ Entered By: \_\_\_\_\_

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



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

REGISTRATION #: \_\_\_\_\_

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

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

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

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

Print Your Name Jose M. Jimenez  
LOBBYIST

Print Your Business Name, if applicable \_\_\_\_\_

Business Telephone Number 305. 529. 1311

Business Address 135 San Lorenzo #750 CG, FL 33146  
ADDRESS CITY, STATE ZIP CODE

Federal ID#: \_\_\_\_\_

State the extent of any business or professional relationship you have with any current member of the Commission.

CITY OF CORAL GABLES  
 RECEIVED BY THE  
 OFFICE OF THE CITY CLERK  
 2015 OCT 20 AM 9:56

**PRINCIPAL REPRESENTED:**

NAME Armando & Margarita Cecilia COMPANY NAME, IF APPLICABLE \_\_\_\_\_  
 BUSINESS ADDRESS Same TELEPHONE NO.: Same

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

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

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

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

I Jose M. Jimenez hereby swear or affirm under penalty of per-  
Print Name of Lobbyist  
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-  
11, governing Lobbying and that all of the facts contained in this Registration  
Application are true and that I agree to pay the \$150.00 Annual Lobbyist Regis-  
tration Fee.

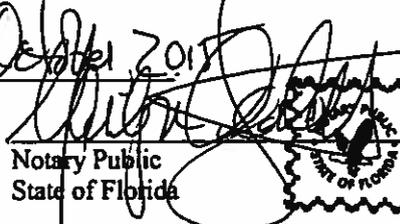
  
Signature of Lobbyist

STATE OF FLORIDA     )  
                                  )  
COUNTY OF DADE     )

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

WITNESS my Hand and Official Seal this 13th day of October 2017

Personally Known  
 Produced ID

  
Notary Public  
State of Florida



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

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

<b>For Office Use Only</b>	
Data Entry Date: _____, 20____.	Entered By: _____



# Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5235

## Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

## Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

- Appeal
- Variance
- Other: \_\_\_\_\_

## Property information

Property/project name: Armando Codina New Dock and Mooring Piles

Street address of the subject property: 70 Casuarina Concourse Coral Gables, FL 33143

Property Legal Description: Lot(s): see attached

Block(s): A

Section(s): Gables Estates Number 2

Plat Book(s)/Page(s): 60-37

Has there been a Board of Adjustment hearing on the property in the last year? no

Is this request the result of a Notice of Violation? no

Is this request the result of a deviation from an approved set of plans? no

Has the property owner owned the property for at least one (1) year? \_\_\_\_\_

Current land use classification(s): Residential

Current zoning classification(s): SFR

Listing of all folio numbers for subject property:

03-4132-019-0250



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/12/2015

Property Information	
Folio:	03-4132-019-0250
Property Address:	70 CASUARINA CONC
Owner	ARMANDO M CODINA MARGARITA CODINA
Mailing Address	50 CASUARINA CONCOURSE CORAL GABLES , FL 33143
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	1
Actual Area	5,595 Sq.Ft
Living Area	4,305 Sq.Ft
Adjusted Area	4,658 Sq.Ft
Lot Size	31,500 Sq.Ft
Year Built	1969



Assessment Information			
Year	2015	2014	2013
Land Value	\$3,465,000	\$2,961,000	\$2,828,700
Building Value	\$402,684	\$329,793	\$334,132
XF Value	\$27,627	\$27,974	\$28,322
Market Value	\$3,895,311	\$3,318,767	\$3,191,154
Assessed Value	\$3,895,311	\$3,318,767	\$3,191,154

Taxable Value Information			
	2015	2014	2013
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,895,311	\$3,318,767	\$3,191,154
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,895,311	\$3,318,767	\$3,191,154
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,895,311	\$3,318,767	\$3,191,154
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,895,311	\$3,318,767	\$3,191,154

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
32 54 41 GABLES ESTATES NO 2 PB 60-37 LOT 25 BLK A LOT SIZE 31500 SQ FT COC 21511-3602 21708-1276 0803 1

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/23/2014	\$5,300,000	29172-2443	Qual by exam of deed
04/06/2012	\$100	28094-0916	Corrective, tax or QCD; min consideration
08/01/2003	\$3,000,000	21511-3602	2008 and prior year sales; Qual by exam of deed
08/01/2003	\$0	21708-1276	Qual by exam of deed

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:

**Board of Adjustment Application**

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

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

1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
  - a. Conditional uses and variances: six (6) months.
  - b. Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, amendments and applications for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and three (3) sets of mailing labels according to the latest ad valorem tax record of all property owners within one-thousand (1,000) feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for twelve (12) months from the date of approval. If a permit is not issued within the twelve (12) months, and work commenced, then the variance shall become null and void. One (1) twelve (12) month extension of a variance may be granted by the Development Review Official.
9. That the application fee is not refundable or any portion thereof regardless of final resolution, deferment, or non-presentation to the Board of Adjustment.
10. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
11. 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.
12. 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.
13. Applicant has read and understands all of the information in the City of Coral Gables Board of Adjustment Information brochure.
14. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.



CFN 2014R0389625  
 OR Bk 29172 Pgs 2443 - 2446 (4pgs)  
 RECORDED 05/30/2014 15:57:20  
 DEED DOC TAX 31,800.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

This Document Prepared By:  
**Thomas Ringel, Esq.**  
**MARKOWITZ, RINGEL, TRUSTY & HARTOG, P.A.**  
 9130 South Dadeland Boulevard, Suite 1800  
 Miami, FL 33156  
 (305) 670-5000

After Recording Return to:  
**White & Case, LLP**  
 200 S. Biscayne Boulevard  
 Suite 4900  
 Miami, FL 33131

**Parcel ID Number: 03-4132-019-0250**

## Warranty Deed

This Indenture, Made this 23<sup>rd</sup> day of **May**, 2014 A.D., Between **MONTALEGRO ENTERPRISE INC.**, a Florida corporation whose address is: **13621 Deering Bay Drive #503, Coral Gables, FL 33158** of the County of **Miami-Dade**, State of **Florida**, grantor, and **ARMANDO M. CODINA and MARGARITA CODINA, husband and wife** whose address is: **50 Casuarina Concourse, Coral Gables, FL 33143** of the County of **Miami-Dade**, State of **Florida**, grantee.

**Witnesseth** that the GRANTOR, for and in consideration of the sum of  
 -----**TEN DOLLARS (\$10)**----- DOLLARS,  
 and other good and valuable consideration 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:

Lot 25, Block A, Gables Estates Number 2, according to the plat thereof as recorded in Plat Book 60, Page 37, Public Records of Miami-Dade County, Florida.

Subject to restrictions, reservations and easements of record, if any, without intent to reimpose same and taxes subsequent to December 31, 2013.

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 herunto set its hand and seal the day and year first above written.

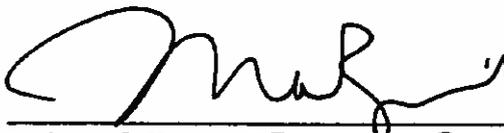
14-0284R

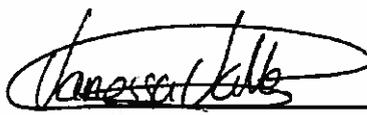
# Warranty Deed

## Page 2 of 2

Signed, sealed and delivered in our presence:

MONTALEGRO ENTERPRISE INC., a  
Florida corporation

  
Printed Name: THOMAS RINGEL  
Witness

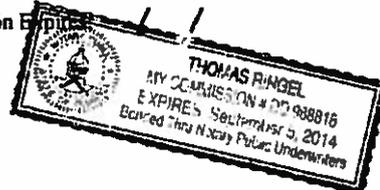
By:  (Seal)  
VANESSA H. VALLE, President  
(Corporate Seal)

  
Printed Name: Veronica Cabrera  
Witness

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 23 day of May, 2014 by VANESSA H. VALLE, President of MONTALEGRO ENTERPRISE INC., a Florida corporation on behalf of the corporation who is personally known to me or who has produced her Florida driver's license as identification.

  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_



14-0284R

This instrument prepared by:  
Laura L. Russo, Esq.  
Laura L. Russo, Esq., LLC  
2655 Lejeune Road, Suite PH 2-B  
Coral Gables, Florida 33134

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

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

AS TO GABLES ESTATES NO. 2, Declaration of Protective Covenant recorded in Official Records Book 467, Page 106, as amended in Official Records Book 3424, Page 434, Official Records Book 4826, Page 142, Official Records Book 5859, Page 633, Official Records Book 8054, Page 631, Official Records Book 11839, Page 510 and Official Records Book 23664, Page 0320 of the Public Records of Miami-Dade County, Florida; and

AS TO GABLES ESTATES NO. 3, Declaration of Protective Covenant recorded in Official Records Book 579, Page 1, as amended in Official Records Book 3424, Page 432, Official Records Book 4826, Page 142, Official Records Book 11839, Page 510 and Official Records Book 23663, Page 0320 of the Public Records of Miami-Dade County, Florida; and

AS TO GABLES ESTATES NO. 4, Declaration of Protective Covenant recorded in Official Records Book 3001, Page 734, as amended in Official Records Book 3424, Page 430, Official Records Book 4826, Page 142, Official Records Book 11839, Page 510 and Official Records Book 23664, Page 0320 of the Public Records of Miami-Dade County, Florida; and

AS TO COCOPLUM SECTION ONE, Declaration of Protective Covenant recorded in Official Records Book 8994, Page 590, as amended in Official Records Book 11839, Page 510 and Official Records Book 23664, Page 0320; and

AS TO COCOPLUM SECTION TWO, Declaration of Restrictive Covenant recorded in Official Records Book 10709, Page 1168, as amended in Official Records Book 11839, Page 510 and Official Records Book 23664, Page 0320.

