

Table of Content

INSIDE THIS ISSUE:

Subdivision Review Tentative Plat Application	1
Lobbyist Registration / Application Representation	2
Aerial / Photos	3
Tentative Plat / Survey	4
CLUP / Zoning Map / Location Sketch	5
Utility Letters / DRC Letter	6
Radius Map	7



Statement of Use / Letter of Intent

To: City of Coral Gables
Attn: Walter Carlson
405 Biltmore way
2nd floor
Coral Gables, Florida 33134

Re: 105-15 South Dixie Hwy, Coral Gables, Florida Re-Plat.

Proposed replat is requested to remove existing easement along rear of property in order clear the title , and allow for the construction of the proposed project. The proposed project is a 3 story furniture store which is an as-of-right use that has being reviewed by the Development Review Committee and drawings have being submitted for permit. If you should need additional information please contact us.

Sincerely

Abraham Hadad /PSM



SITE LOCATION

T54S R41E S20

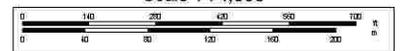
Data use subject to license.

© DeLorme. XMap® 5.2 Professional.

www.delorme.com



Scale 1 : 4,800



1" = 400.0 ft

Data Zoom 14-4

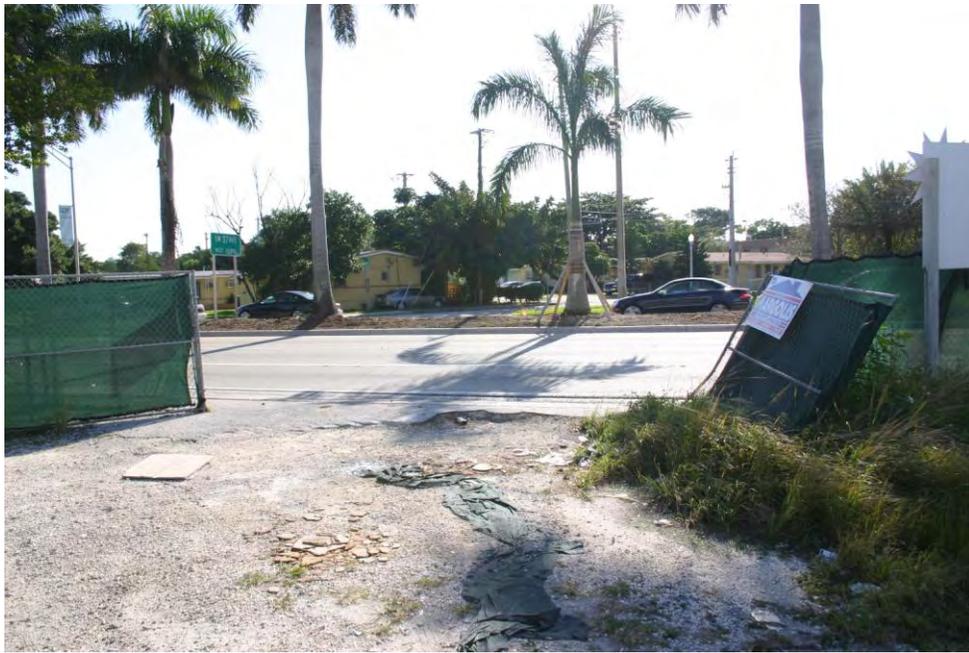




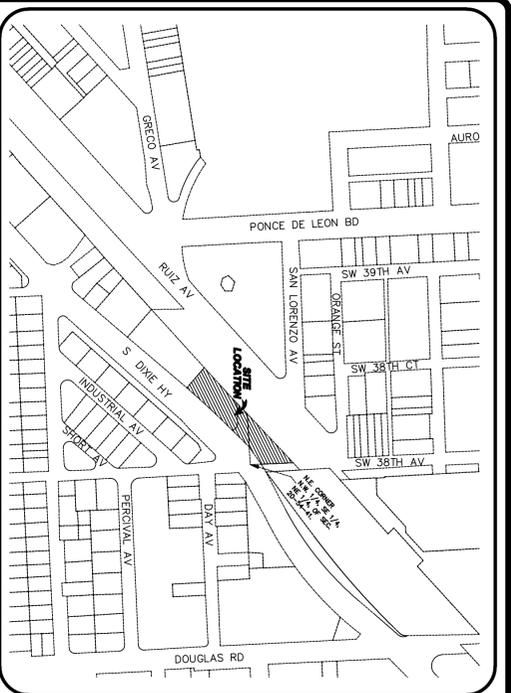




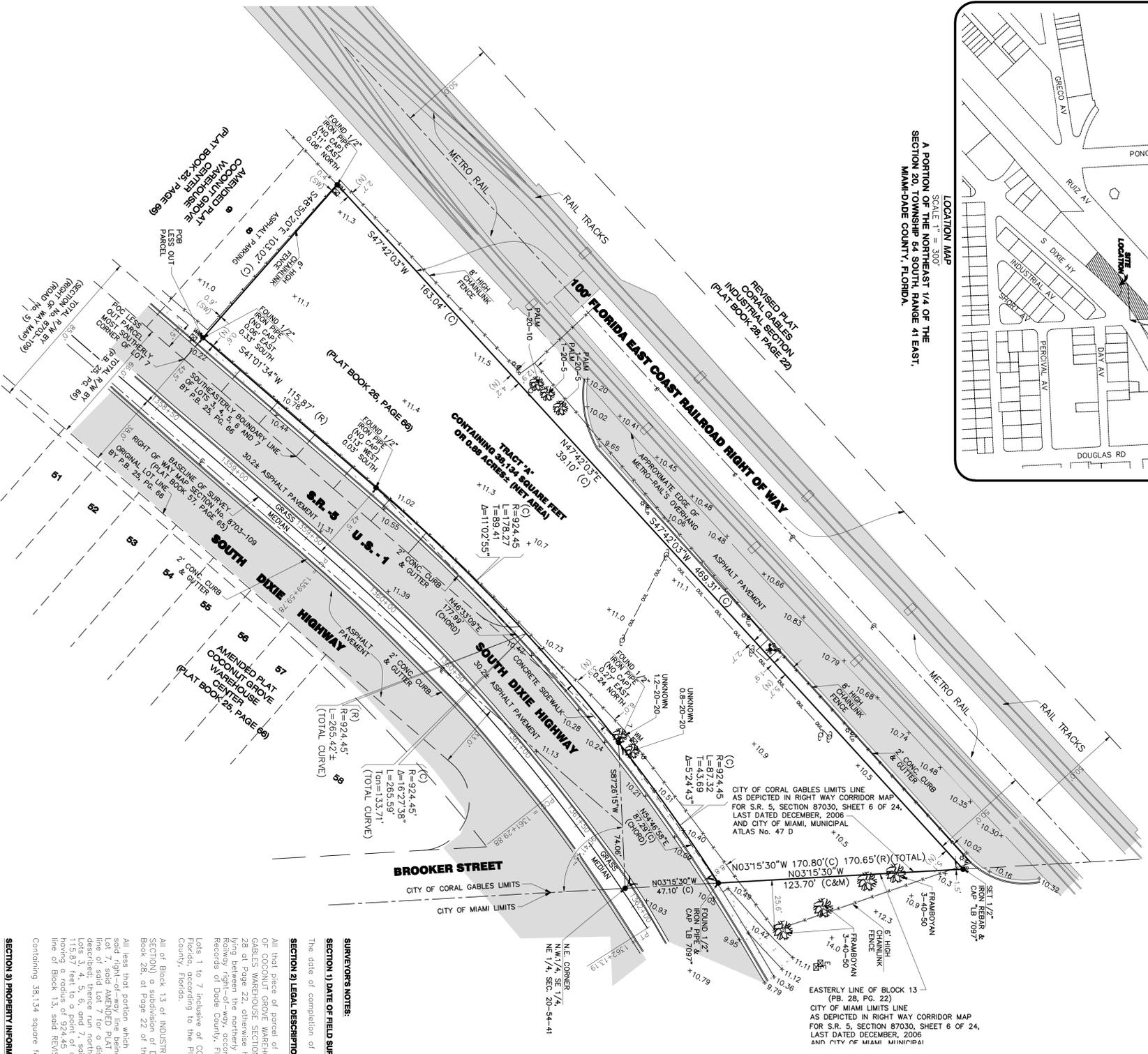








A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 20, TOWNSHIP 54 SOUTH, RANGE 11 EAST, MIAMI-DADE COUNTY, FLORIDA.



TENTATIVE PLAT OF G.C. COCONUT GROVE SECTION

A REPLAT OF LOTS 1 TO 7 INCLUSIVE OF AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER, RECORDED IN PLAT BOOK 25 PAGE 66, MIAMI-DADE COUNTY RECORDS, ALL OF BLOCK 13 OF REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, RECORDED IN PLAT BOOK 28 PAGE 22, MIAMI-DADE COUNTY RECORDS, AND A PORTION OF LAND LYING BETWEEN LOT 1, AS DEPICTED ON SAID PLAT OF AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER, AND SAID BLOCK 13, AS DEPICTED ON PLAT OF REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION.



LEGEND	
	S.I.R. = SET IRON ROD
	P.O.C. = POINT OF COMMENCEMENT
	F.N. = FOUND NAIL
	P.T. = POINT OF TANGENCY
	E.N.C. = ENDOCHAMMENT
	F.H. = FIRE HYDRANT
	F.I.P. = FOUND IRON PIPE
	F.L.P. = FOUND LEAD PIPE
	F.L.F. = FOUND LEAD FLOOR
	L.F.E. = LOWEST FLOOR ELEVATION
	L.P. = LIGHT POLE
	(M) = MEASURED
	(R) = RECORDED
	O.U.L. = OVERHEAD UTILITY LINE
	P.O.I. = POINT OF INTERSECTION
	C.L.F. = CHAIN LINK FENCE
	C.B.S. = CONCRETE BLOCK STRUCTURE
	B/C = BLOCK CORNER
	R = RADIUS
	RAO. = RADIAL
	RES. = RESIDENCE
	R.O.W. = RIGHT OF WAY
	S.F.M. = SET IRON PIPE
	S.I.P. = SET IRON PIPE
	SWK. = SIDEWALK
	U.E. = UTILITY EXHUMENT
	U.P. = UTILITY POLE
	F.H. = FRESH HYDRANT
	M.L.P. = METAL LIGHT POLE
	L.P. = LIGHT POLE
	W.M. = WATER METER
	C.T.V. = CABLE TV BOX
	T.D. = TREE DESIGNATION
	T.D. = TRUNK DIAMETER, HEIGHT & CANOPY

SECTION 9) ACCURACY:
The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.
Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical positional accuracy of 1/100 of a foot on hardcopy surfaces and 1/10 of a foot on ground surfaces.
Well identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 of a foot.
This Map of Survey is intended to be displayed at a scale of one inch equals 30 feet or smaller.

SECTION 9) SOURCES OF DATA:
North arrow direction is based on an assumed Meridian.
Bearings as shown herein are based upon the Eastern Boundary line with an assumed bearing of N03°15'30"W, said line to be considered a well measured line.
This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community-Profile Number 120639 (City of Coral Gables), Map No. 0190, Suffix J, Effective Date: March 02, 1994, FIRM Index Date: July 17, 1995.
Legal Description was furnished by client, Memory Deal recorded in Official Records Book 22734, Pages 4312-4313, Miami-Dade County Records.

SECTION 9) LIMITATIONS:
Since no other information was furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.
The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.
No acquisition or determination was made as to how the Subject Property is served by utilities.
No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown herein.
As to the determination of tree, palm, and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only; however, the location of the trees was made with the best effort due to crew conditions.

SECTION 1) CLIENT INFORMATION:
This Map of Boundary Survey was prepared at the instance of and certified to:
G. C. HOMES, INC.

SECTION 8) PROJECT CONTRACT INFORMATION:
HAADONNE CORP.
Attention: MARIELA ALVAREZ
7855 NW 12th Street, Suite 202
Doral, Florida, 33126
Phone No.: (305)266-1188
E-mail: marie@hadonne.com

SECTION 8) DEVELOPMENT INFORMATION:
1. EXISTING ZONING DESIGNATION: M (Industrial, 7,500 sq. ft.)
2. PROPOSED USE OF PROPERTY: Furniture Showroom.

SETBACKS	ALLOWED/REQD.	PROVIDED
1. FRONT (S-1)	5'-0" from the front 20' ft. of 10'-0" sidewalk, 25' ft. N, 4'-0" from 20' ft. N, 4'-0" from 20' ft. N, 4'-0" from 20' ft. N	10'-0"
2. REAR	5'-0" from rear of lot	0'-8"
3. SIDE (SOUTH)	5'-0" from the front 20' ft. of 10'-0" sidewalk, 25' ft. N, 4'-0" from 20' ft. N, 4'-0" from 20' ft. N, 4'-0" from 20' ft. N	4'-2" - 1'-1"
4. SIDE (NORTH)	5'-0" from the front 20' ft. of 10'-0" sidewalk, 25' ft. N, 4'-0" from 20' ft. N, 4'-0" from 20' ft. N, 4'-0" from 20' ft. N	0'-0"

SECTION 10) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:
ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T
POTABLE WATER: MIAMI-DADE WATER AND SEWER DEPARTMENT.
SANITARY SEWER: MIAMI-DADE WATER AND SEWER DEPARTMENT.

SECTION 11) SURVEYORS CERTIFICATE:
I, hereby certify, that this "Boundary Survey" and the Survey Map resulting therefrom was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17-6 of the Florida Administrative Code and its implementing law, Chapter 47Z.027 of the Florida Statutes.

HAADONNE Corp., a Florida Corporation
Florida Certificate of Authorization Number: LB7097

By: **Abraham Heday PSM**
Registered Surveyor and Mapper, LS6006
State of Florida

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

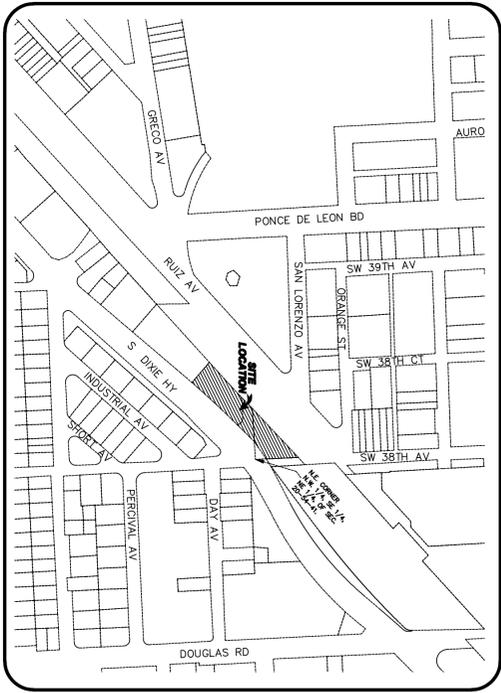
MAP OF BOUNDARY SURVEY

for
G.C. HOMES, INC.
of
105-115 SOUTH DIXIE HWY., CORAL GABLES, FLORIDA, 33133

HADONNE
CORP. LB7097
PROFESSIONAL LAND SURVEYORS AND MAPPERS
7855 NW 12th Street, Suite 202, Doral, Florida 33126
Phone: 305.266.1188 fax: 305.207.6845 www.hadonne.com

REVISIONS
1. VERIFY CITY LIMITS 2-27-08
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

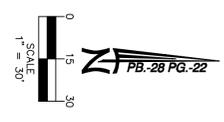
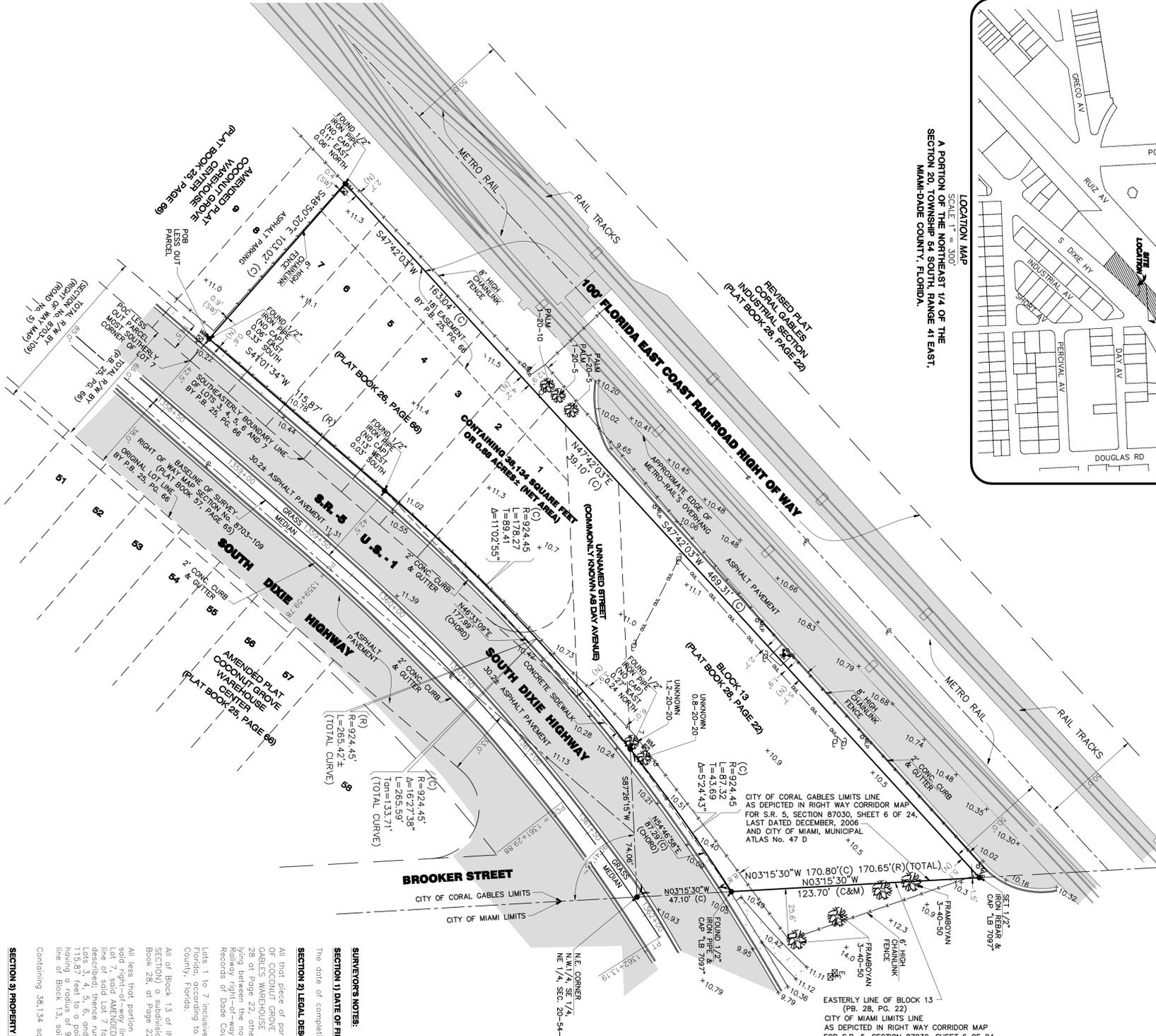
Job No. **08156**
Checked: **JS**
Scale: 1" = 30'
Field Book: 012-21-24
1/1



A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 20, TOWNSHIP 24 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY

A REPLAT OF LOTS 1 TO 7 INCLUSIVE OF AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER, RECORDED IN PLAT BOOK 25 PAGE 66, MIAMI-DADE COUNTY RECORDS, ALL OF BLOCK 13 OF REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, RECORDED IN PLAT BOOK 28 PAGE 22, MIAMI-DADE COUNTY RECORDS, AND A PORTION OF LAND LYING BETWEEN LOT 1, AS DEPICTED ON SAID PLAT OF AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER, AND SAID BLOCK 13, AS DEPICTED ON PLAT OF REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION.



LEGEND	
	ELEVATION
	DRIVE
	DITCH
	BASIS OF BEARINGS
	AIR CONDITIONING PAD
	BUILDING
	ARC DISTANCE
	CATCH BASIN
	CONCRETE STRUCTURE
	CHAIN LINK FENCE
	CLEAR
	CENTER LINE
	CONCRETE
	POINT OF REVERSE CURVE
	POINT OF CURVATURE
	POINT OF TANGENCY
	POINT OF INTERSECTION
	NATIONAL GEODETIC VERTICAL DATUM
	MONUMENT LINE
	OVERHEAD ELECTRIC LINE
	PLAY BOOK
	PERMANENT CONTROL POINT
	PAGE OF BEGINNING
	PROPERTY
	NOT TO SCALE
	CENTRAL ANGLE
	CATCH BASIN
	SANITARY SEWER
	WATER VALVE
	LOWER ELEVATION
	FLAG
	TREE DESIGNATION, HEIGHT & CANOPY
	SET IRON ROD
	BENCHMARK-CEMENT
	FOUND NAIL
	POINT OF TANGENCY
	ENCROACHMENT
	FIRE HYDRANT
	FOUND IRON PIPE
	LOWEST FLOOR ELEVATION
	MASTERED
	RECORD
	POINT OF INTERSECTION
	WOOD FENCE
	CHAIN LINK FENCE
	RADIUS
	BLOCK CORNER
	REFERENCE
	RIGHT OF WAY
	SECTION
	SET IRON PIPE
	UTILITY EASEMENT
	FIRE HYDRANT
	METAL LIGHT POLE
	LIGHT POLE
	WATER METER
	CABLE TV BOX

SURVEYOR'S NOTES:
SECTION 1) DATE OF FIELD SURVEY:
 The date of completion of original field survey was on October 27, 2008.
SECTION 2) LEGAL DESCRIPTION:
 All that piece of parcel of land lying between Lot 1 of COCONUT GROVE WAREHOUSE CENTER (AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER), as shown by Plat Book 25, Page 66, and Block 13 of CORAL GABLES INDUSTRIAL SECTION, (REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION) as shown by Plat Book 28 at Page 22, otherwise heretofore described as that unnamed street (commonly known as Day Avenue) lying between the northern boundary of Dixie Highway (now South Dixie Highway) and the Florida East Coast Railroad right-of-way, according to the plat thereof, recorded in Plat Book 25, Page 66 of the Public Records of Dade County, Florida.
 Lots 1 to 7 inclusive of COCONUT GROVE WAREHOUSE CENTER AMENDED, a subdivision of Dade County, Florida, according to the plat thereof, as recorded in Plat Book 25, Page 66 of the Public Records of Dade County, Florida.
 All of Block 13 of INDUSTRIAL SECTION OF CORAL GABLES, (REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION) a subdivision of Dade County, Florida, according to the revised plat of said section recorded in Plat Book 28 at Page 22 of the Public Records of Dade County, Florida.
 All here that portion which lies southeasterly from the northeasterly right-of-way line of State Road no. 5, said right-of-way line being more particularly described as follows: From the most southerly corner of said Lot 7, said AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER, run northeasterly along the southeasterly line of said Lot 7 for a distance of 14.5 feet to the Point of Beginning of the right-of-way line hereinafter described; thence run northeasterly, parallel to and 0.435 feet northeasterly from the southeasterly line of said Lot 7, for a distance of 115.87 feet to a point of curve; thence run northeasterly along the arc of a circular curve to the right, having a radius of 924.45 feet, for a distance of 265.42 feet, more or less, to a point on the easterly line of Block 13, said REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION.
 Containing 381.34 square feet (0.88 acres) more or less by calculations.

SECTION 3) PROPERTY INFORMATION:
 Property Address: 105-115 South Dixie Highway, Coral Gables, Florida, 33133.
 Folio Number: 03-4120-017-1910
 03-4120-028-0010

REVISIONS
1. VERIFY CITY LIMITS 2-27-09
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.
16.
17.
18.
19.

SECTION 4) ACCURACY:
 The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.
 Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical positional accuracy of 1/100 of a foot on hard-scape surfaces and 1/10 of a foot on ground surfaces.
 Well identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 of a foot.
 This Map of Survey is intended to be displayed at a scale of one inch equals 30 feet or smaller.
SECTION 5) SOURCES OF DATA:
 North arrow direction is based on an assumed Meridian.
 Bearings as shown hereon are based upon the Eastern Boundary line with an assumed bearing of N03°15'30"W, said line to be considered a well monumented line.
 This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639 (City of Coral Gables), Map No. 0190, Suffix "J", Effective Date: March 02, 1994, FEMA Index Date: July 17, 1995.
 Legal Description was furnished by client. (Warranty Deed recorded in Official Records Book 22794, Pages 4312-4315, Miami-Dade County Records.
 Plat of AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER, according to the plat thereof, as recorded in Plat Book 25, at Page 66 of the Public Records of Miami-Dade County, Florida.
 Plat of REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, according to the plat thereof, as recorded in Plat Book 28, at Page 22 of the Public Records of Miami-Dade County, Florida.
 Elevations are based upon the National Geodetic Vertical Datum 1929 as per City of Coral Gables, Public Works Department, Memorandum No. 233, (received on 12/25/08) and South Dixie Highway, City of Coral Gables, Solid Benchmark, (on an elevation of 12.65 feet).
 The subject property falls within Miami-Dade County Flood Criteria 6.5", more or less, as depicted on AMENDED PLAT OF CRITERIA MAP, recorded in Plat Book 120, Page 13, Public Records of Miami-Dade County, Florida.
SECTION 6) LIMITATIONS:
 Since no other information was furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.
 The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.
 No excavation or determination was made as to how the Subject Property is served by utilities.
 No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.
 As to the determination of trees, palm and planting species falls outside the purview of the Surveyor's professional practice, only. However, the location of the trees was made with the best effort due to tree conditions.
SECTION 7) CLIENT INFORMATION:
 This Map of Boundary Survey was prepared at the instance of and certified to:
G. C. HOMES, INC.
SECTION 8) PRODUCT CONTACT INFORMATION:
HADONNE CORP.
 Attention: MARIELLA ALVAREZ
 7855 NW 12th Street, Suite 202
 Doral, Florida, 33126
 Phone No: (305)266-1188
 E-mail: marie@hadonne.com

SETBACKS	ALLOWED/REQ.	PROVIDED
1. FRONT (05-1)	6'-0" TO THE REAR 25 FT. IN ALL OTHER DIRECTIONS	10'-0"
2. REAR	5'-0"	0'-8"
3. SIDE (SOUTH)	5'-0" FROM THE REAR 25 FT. IN ALL OTHER DIRECTIONS	4'-2"-11"
4. SIDE (NORTH)	5'-0" FROM THE REAR 25 FT. IN ALL OTHER DIRECTIONS	0'-0"

SECTION 9) DEVELOPMENT INFORMATION:
 1. EXISTING ZONING DESIGNATION: M (Industrial, 7,500 sq. ft.)
 2. PROPOSED USE OF PROPERTY: Furniture Showroom.
SECTION 10) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:
 Development Data was obtained from Site Plan prepared by Belsir, Fort & Partners, P.A., 4533 Force de Leon Blvd., Coral Gables, Florida, 33146, dated 11-11-08.
SECTION 11) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:
 ELECTRIC: Florida Power & Light Company
 TELEPHONE: AT & T
 SANITARY WATER: MIAMI-DADE WATER AND SEWER DEPARTMENT.
 SANITARY SEWER: MIAMI-DADE WATER AND SEWER DEPARTMENT.

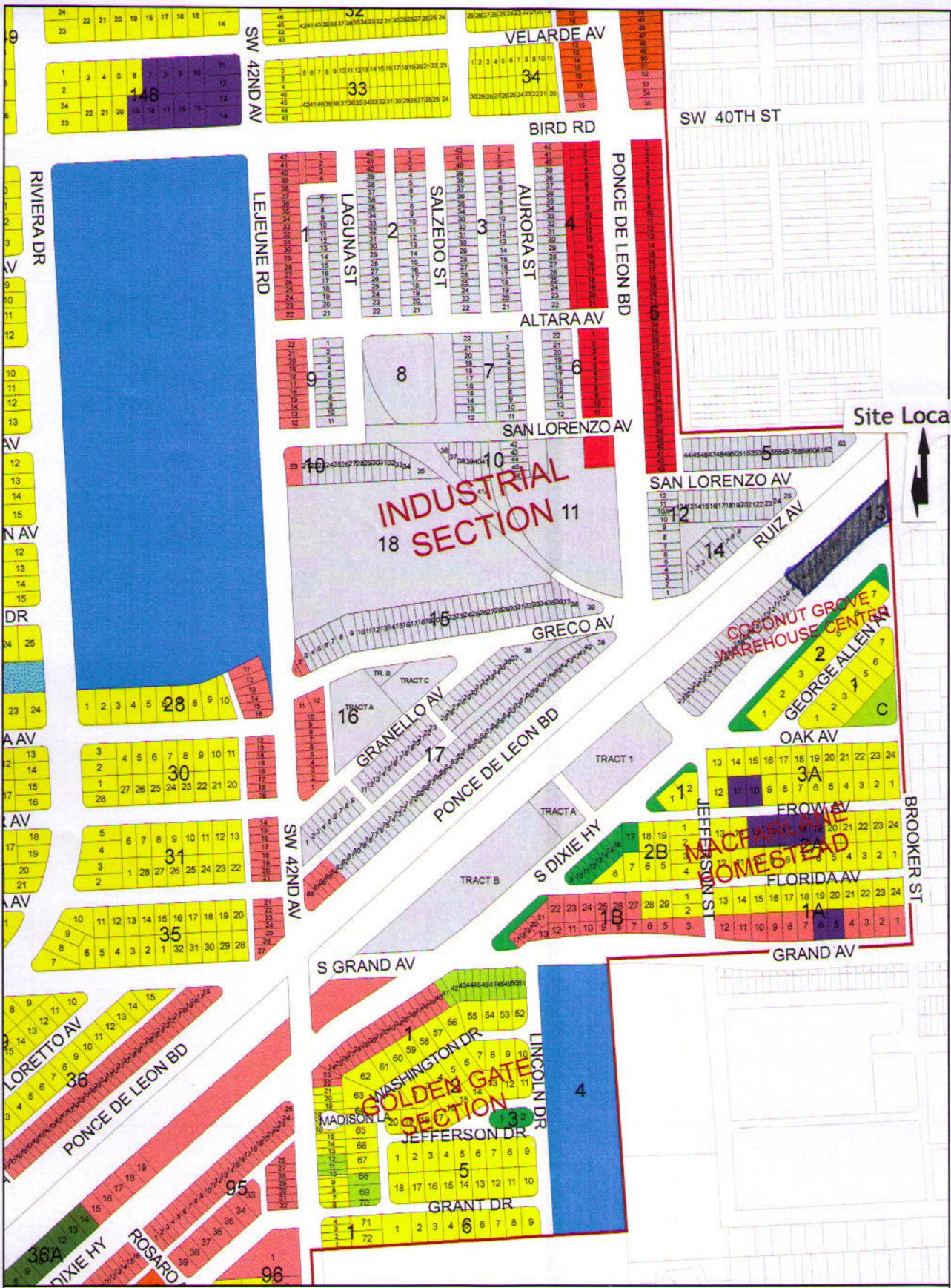
SETBACKS	ALLOWED/REQ.	PROVIDED
1. FRONT (05-1)	6'-0" TO THE REAR 25 FT. IN ALL OTHER DIRECTIONS	10'-0"
2. REAR	5'-0"	0'-8"
3. SIDE (SOUTH)	5'-0" FROM THE REAR 25 FT. IN ALL OTHER DIRECTIONS	4'-2"-11"
4. SIDE (NORTH)	5'-0" FROM THE REAR 25 FT. IN ALL OTHER DIRECTIONS	0'-0"

SECTION 11) SURVEYOR'S CERTIFICATE:
 I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Boundary Survey meets the intent of the applicable provisions of the Minimum Standards for Land Surveying in this State of Florida, as set forth in the Florida Statutes, Chapter 472.027 of the Florida Statutes.
HADONNE CORP., a Florida Corporation
 Florida Certificate of Authorization Number LB7097

SETBACKS	ALLOWED/REQ.	PROVIDED
1. FRONT (05-1)	6'-0" TO THE REAR 25 FT. IN ALL OTHER DIRECTIONS	10'-0"
2. REAR	5'-0"	0'-8"
3. SIDE (SOUTH)	5'-0" FROM THE REAR 25 FT. IN ALL OTHER DIRECTIONS	4'-2"-11"
4. SIDE (NORTH)	5'-0" FROM THE REAR 25 FT. IN ALL OTHER DIRECTIONS	0'-0"

MAP OF BOUNDARY SURVEY
 for
G.C. HOMES, INC.
 of
 105-115 SOUTH DIXIE HWY., CORAL GABLES, FLORIDA, 33133

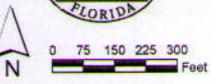
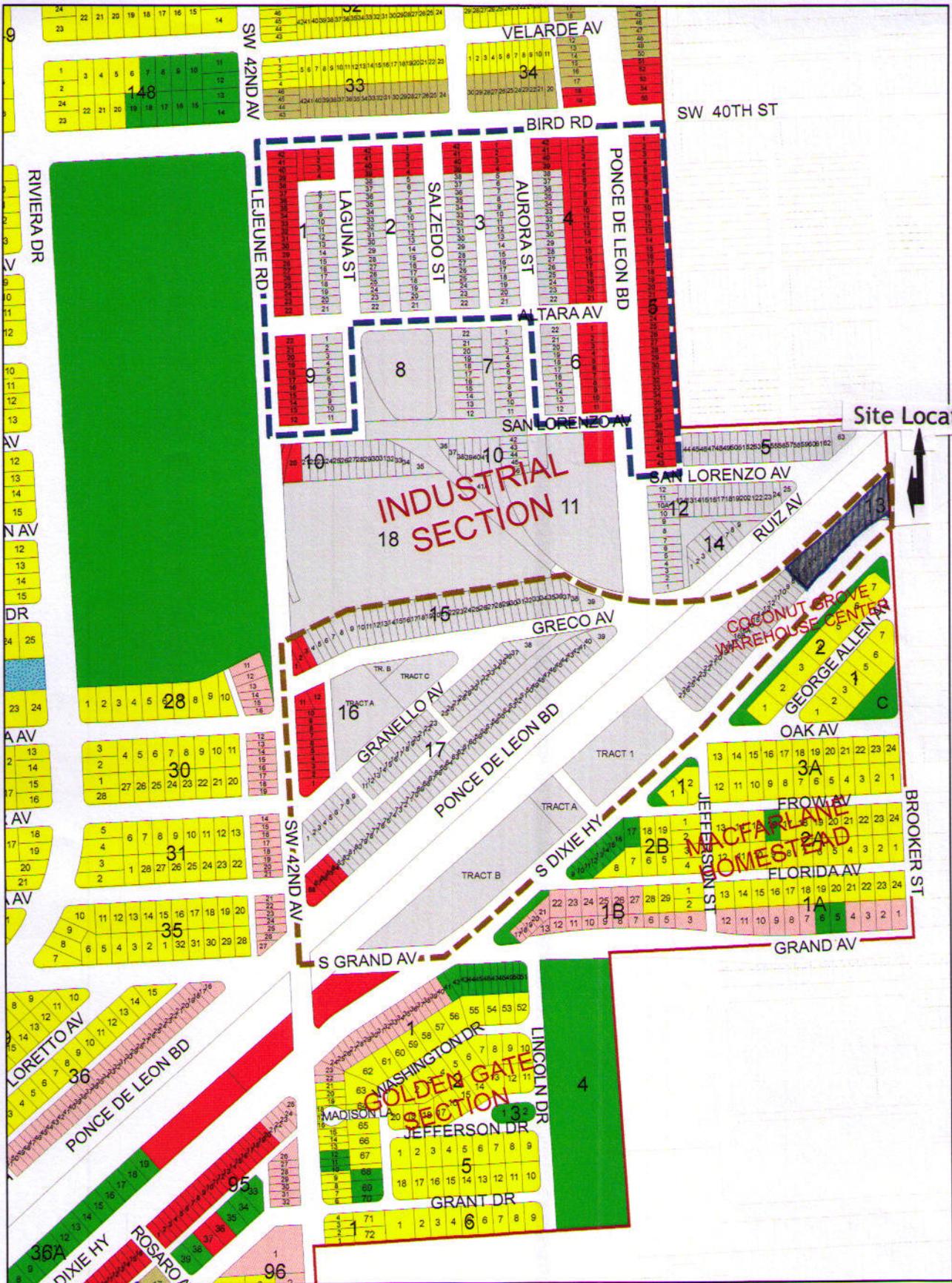
HADONNE
 CORP. LB7097
 PROFESSIONAL LAND SURVEYORS AND MAPPERS
 7855 NW 12th Street, Suite 202, Doral, Florida 33126
 Phone: 305.266.1188 fax: 305.207.6845 www.hadonne.com



Land Use Classifications	
■ Commercial Use	■ Residential Use (Multi-Family)
■ Low-Rise Intensity (4 Stories; 3.0 F.A.R.)	■ Duplex Density (9 Units/Acre)
■ Mid-Rise Intensity (6 Stories; 3.0 F.A.R.)	■ Low Density (4 Stories; 20 Units/Acre)
■ High-Rise Intensity (13 Stories; 3.0 F.A.R.)	■ Medium Density (6 Stories; 40 Units/Acre)
■ Parks and Recreational Use	■ High Density (13 Stories; 60 Units/Acre)
■ Open Space	■ Residential Use (Single-Family)
■ Conservation Areas	■ Low Density (6 Units/Acre)
■ Public Buildings and Grounds	■ High Density (9 Units/Acre)
■ Industrial Use	■ University Use
■ Educational Use	■ Hospital Use
■ Religious/Institutional	

Plate 9 of 18

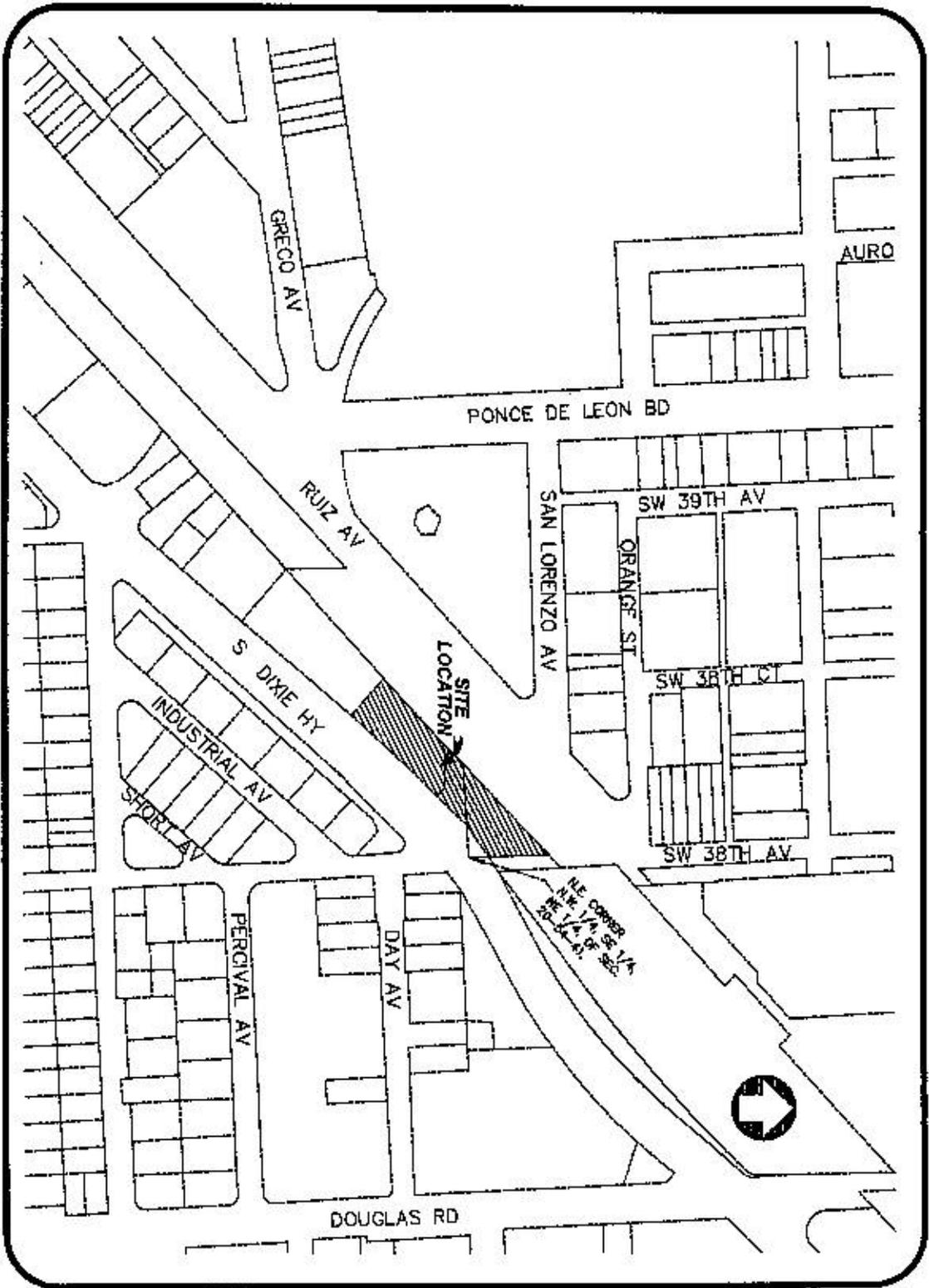
Land Use Map
 City of Coral Gables
 Planning Department
 October 2008



Zoning Districts

- Single-Family Residential District (SFR)
- Multi-Family 1 Duplex District (MF1)
- Multi-Family 2 District (MF2)
- Multi-Family Special Area District (MFSA)
- Special Use District (S)
- North Industrial Mixed-Use District (MXD)
- Commercial District (C)
- Commercial Limited District (CL)
- Industrial District (I)
- Preservation District (P)
- University of Miami Campus Area Development (UMCAD)
- South Industrial Mixed-Use District (MXD)

Zoning Map
 City of Coral Gables
 Planning Department
 October 2008



LOCATION MAP
SCALE 1" = 300'
A PORTION OF THE NORTHEAST 1/4 OF THE
SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST,
MIAMI-DADE COUNTY, FLORIDA.



The City of Coral Gables

Building and Zoning Department
ISO Class I

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

September 16, 2008

Behar Font & Partnership, P.A.
4533 Ponce de Leon Blvd.
Miami, FL 33146

Via FAX (305) 740-5443

RE: Furniture Showroom
97 S. Dixie Hwy.
Coral Gables, Florida
DRC application # 08-09-0365

Gentleman:

The following is a confirmation that the above referenced project application has been accepted and will be heard by the Development Review Committee (DRC) Level I on Friday, September 26, 2008 beginning at 9:30 A.M. The meeting will take place at the City of Coral Gables **Community Meeting Room**, located at the Police/Fire Station, 2801 Salzedo Street, Basement Level. Your presence is required in order to present your proposed project. Deferments must be submitted in writing to the Committee secretary twenty-four hours prior to the meeting.

If you need additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in cursive script that reads "John Abbott".

John Abbott
Committee Secretary



933 East 25 th Street
Hialeah, Fl. 33013

November 25, 2008

Hadonne Corp.
Attn: Mariela Alvarez
7855 NW 12th Street #202
Doral, Florida 33126

**Re: Project Description: Tentative Plat for 105-115 South Dixie Hwy. Miami,
Florida Folio No 03-4120-017-1910 / 03-4120-028-0010**

F.P. Number: N/A
F.A.P. Number: N/A
State Road Number: N/A
County: **Miami-Dade**

Florida City Gas has no existing facilities in the limits of the above-mentioned project and therefore will not be effected by the limits of the proposed construction.

Please contact "Sunshine State One Call of Florida", at 1-800-432-4770 for underground locations at least 48 hours to prior construction.

Your attention concerning this matter is greatly appreciated for any additional comments please contact Florida City Gas representative authorized utility engineer agent see below.

Dexter Pinkney

A handwritten signature in cursive script that reads "Dexter Pinkney".

Engineering Department

p. 305-835-3632
c. 305-796-5706
f. 305-696-7077
e. dpinkney@aglresources.com
W. www.floridacitygas.com

AGL Resources – Turn On The Gas
Offices in: Georgia – Virginia – Tennessee – New Jersey – Maryland – Florida – Houston – Phoenix



December 9, 2008

miamidade.gov

- ADA Coordination
- Agenda Coordination
- Animal Services
- Art in Public Places
- Audit and Management Services
- Aviation
- Building
- Building Code Compliance
- Business Development
- Capital Improvements Construction Coordination
- Citizens' Independent Transportation Trust
- Commission on Ethics and Public Trust
- Communications
- Community Action Agency
- Community & Economic Development
- Community Relations
- Consumer Services
- Corrections & Rehabilitation
- Cultural Affairs
- Elections
- Emergency Management
- Employee Relations
- Empowerment Trust
- Enterprise Technology Services
- Environmental Resources Management
- Fair Employment Practices
- Finance
- Fire Rescue
- General Services Administration
- Historic Preservation
- Homeless Trust
- Housing Agency
- Housing Finance Authority
- Human Services
- Independent Review Panel
- International Trade Consortium
- Juvenile Assessment Center
- Medical Examiner
- Metro-Miami Action Plan
- Metropolitan Planning Organization
- Park and Recreation
- Planning and Zoning
- Police
- Procurement Management
- Property Appraiser
- Public Library System
- Public Works
- Safe Neighborhood Parks
- Seaport
- Solid Waste Management
- Strategic Business Management
- Team Metro
- Transit
- Task Force on Urban Economic Revitalization
- Vizcaya Museum And Gardens
- Water & Sewer

Mr. Walter Carlson
Assistant Director, Planning Department
Coral Gables City Hall
405 Biltmore Way
Coral Gables, 33134

Re: Tentative Plat for 105-115 South Dixie Hwy. Miami, Florida
Folio No 03-4120-017-1910 / 03-4120-028-0010

Dear Mr. Carlson:

M-DWASD does not object to the proposed closing and vacating of the 18'-ft wide utility easement running northwesterly-southeasterly within the property recorded on P.B. 25, page 61, since there are no Department's facilities within said easement.

Should you have any questions, please do not hesitate to contact me at (786) 268-5214.

Sincerely,

Phillip Torres, P.E.
Plans Review Section Manager
New Customer Division

Delivering Excellence Every Day



November 25, 2008

Attn: Mariela Alvarez
7855 NW 12 Street # 202
Doral, Florida 33126

Location: Folio No 03-4120-017-1910 & 03-4120-028-0010.

To Whom It May Concern:

This to confirm that, at the present time, FPL has existing overhead facilities serving customers at the above property. Thus, at this time we cannot provide a letter of no objection to the re-platting of the site unless one of the following occurs:

- Satisfactory arrangements contingent on easement requirements are secured.
- Applicant agrees to pay FPL in advance the full Lump Sum amount for relocation of such facilities.

In addition, please provide the final site plan, site survey and electrical load data as soon as possible so the necessary engineering can begin. Early contact with FPL is essential so that resources may be scheduled to facilitate availability of service when required.

Sincerely,

A handwritten signature in black ink, appearing to read 'Juan Morales', written over a circular stamp or mark.

Juan Morales
Customer Project Manager



Comcast Cable
18601 NW 2nd Ave.
Miami, FL 33169

December 1, 2008

Mariela Alvarez
Hadonne Corp
7855 NW 12 Street #202
Doral, FL 33126

Re: Utility Easement
Tentative Plat for 105-115 South Dixie HWY. Miami, Florida
Folio No 03-4120-017-1910/03-4120-028-0010

To: Mariela Alvarez

Thank you for your request received November 24, 2008, Comcast Cable Communications, has no cable facilities in the above mentioned project. Therefore Comcast has no objection to release of easement for Tentative Plat for 105-115 South Dixie HWY. Miami, Florida. Folio No 03-4120-017-1910/03-4120-028-0010.

If you have any question, please contact me at (305) 770 -5912

Sincerely
Comcast Cable Communication Inc.

Angel Sanchez
Lead Construction Technician
Dade County



AT&T Florida
9500 SW 180 Street
Palmetto Bay, FL 33157

T: 305.255 8451
F: 305.234 5722
Mb0543@att.com

November 19th, 2008

Mariela Alvarez
Handonne, Corporation
7855 NW 12th, Street, Suite 202
Doral, Florida 33126

Ref: Replat of Lots 1 to 7 inclusive of "amended Plat of Coconut Grove Warehouse Center", recorded in plat Book 25 Page 66, Miami-Dade County Records, all of Block 13 of "Revised Plat 13 of Coral Gables Industrial Section", recorded in Plat Book 28 Page 22, Miami-Dade County records, and a portion of land lying between Lot 1, as depicted on said Plat of "amended Plat of Coconut Grove Warehouse Center" and said Block 13, as depicted on Plat of " Revised plat of Coral Gables Industrial Section".

Address: 105-115 South Dixie Hwy, Coral Gables, Florida

Dear Ms. Alvarez:

AT & T has "**no objection**" to replating and vacating of easement for 105-115 South Dixie Hwy as described above on the Tentative Plat.

There are no existing AT & T facilities at the location. In the future a point of entry and a path to the new building will be required for service availability.

If there are any questions, please call Richard Johnson at 305-663-8222.

Sincerely yours,

Armando Busto
Area Manager- OSP Planning and Engineering Design
AT & T Florida

Cc: Richard Johnson