Exhibit F:

Documents submitted by Historical Resources Department Staff at public hearing.

CITY OF CORAL GABLES

- MEMORANDUM -

TO: RAMON TRIAS
PLANNING & ZONING DIRECTOR

DATE: OCTOBER 11. 2013

FROM: DONA M. SPAIN
HISTORIC PRESERVATION OFFICER

SUBJECT: 6801 GRANADA BLVD
COA (SP) 2013- 011

On September 19, 2013, the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 6801 Granada Boulevard, a local historic landmark. The Board approved the application for alterations to the property including the demolition of the guest house and site features with the following conditions:

1. No alteration or demolitions will occur unless the proposal to subdivide the property into two building sites is approved by the City Commission.

2. Retain the existing loggia (noted on the plans as "existing pool pavilion"), pool, and cabana.

3. Any new construction on the parcel of land that will be created for a new residence ("Proposed Lot B") will require a Special Certificate of Appropriateness and review by the Historic Preservation Board.

4. No tree removals/relocations will occur on the lot that has the historic residence ("Proposed Lot A") unless the proposal to subdivide the property into two building sites is approved by the City Commission.

5. The removal/relocation of trees on the lot that is created for a new residence ("Proposed Lot B") will be part of the application for that residence and will require a Certificate of Appropriateness. No tree removal or relocations will occur until the design of the new residence has been approved.

6. The demolition of the portion of the perimeter coral rock wall to accommodate the driveway for the new residence ("Proposed Lot B") will also be part of the application for that residence and will require a Certificate of Appropriateness.

Please see the following attached documents related to the above referenced case:

Verbatim transcript of September 19, 2013 Historic Preservation Board
Certificate of Appropriateness Application
Existing Site Plan with Zoning Analysis provided by applicant

Original plans and photographs of existing guest house and pool cabana
COA(SP)2013-011 Staff Report
Letters/Emails in opposition to application

- Letter dated 08-08-2013 from Gil Haddad
- Letter dated 08-14-2013 from Gil Haddad
- Letter dated 09-12-2013 from Lina Eichenwald
- Email dated 09-17-2013 from Joseph Mensch
- Email dated 09-18-2013 from Juan and Tina Valdés
- Email dated 09-19-2013 from Shirley Herris
- Email dated 09-19-2013 from Arturo Mosquera, DMD
- Email dated 09-19-2013 from Liza C. Mosquera

Emails in support of application

- Email dated 09-19-2013 from Jeff and Caterina Bartel
- Email dated 09-19-2013 from Juan Carlos Canto
- Email dated 09-19-2013 from Carlos Manual Grande

PowerPoint Presentation to Historic Preservation Board
Final letter to applicant with Certificate of Appropriateness

CORAL GABLES

HISTORIC PRESERVATION BOARD MEETING

CITY COMMISSION CHAMBERS

405 Biltmore Way

Coral Gables, Florida

SPECIAL CERTIFICATE OF APPROPRIATENESS

CASE FILE COA (SP) 2013-11

September 19, 2013

Set for 4:00 p.m.

Matter heard at 4:47 p.m. to 6:54 p.m.

Reported by: Patricia Diaz, RPR, FPR

BOARD MEMBERS PRESENT:

Carmen Guerrero
Dolly MacIntyre
Tony Newell
Judy Pruitt
Deborah Tackett, Chairperson
Venny Torre
Alejandro Silva
Dorothy Thompson

STAFF PRESENT:

Dona Spain, Historic Preservation Officer
Kara N. Kautz, Assistant Historic Preservation Officer
Emily Ahouse, Historic Preservationist
Bridgette Thornton Richard, Deputy City Attorney

On behalf of the Applicant/Property Owner:
F.W. ZEKE GUILFORD, Esquire
GUILFORD & ASSOCIATES, P.A.
400 University Drive
Suite 201
Coral Gables, Florida
-and-
RICHARD HEISENBOTTLE
RJ Heisenbottle Architects

On behalf of JACKIE & GIL HADDDAD:
TUCKER GIBBS, Esquire
3835 Utopia Court
Miami, Florida 33133

ALSO PRESENT:

Jorge Dalmau
Gil Haddad
Jackie Haddad
Marlin Ebbert
Ricardo Eichenwald
Almalee Moure

Secretary: Nancy C. Morgan
Coral Gables Services, Inc.

* * * * * *

MS. TACKETT: Okay. Moving to the next item on the agenda is case file COA 2013-011, an application for the issuance of a special certificate of appropriateness for the property at 6801 Granada Boulevard, a local Historic Landmark, legally described as tract 2 of Cartee Homestead, according to the Plat thereof, as recorded in Plat Book 43, at page 30 of the Public Records of Miami-Dade, Florida. The applicant is requesting design approval for alterations to the property, including the demolition of auxiliary structures and site features and the removal and/or relocation of trees.

This application is in association with a proposal to subdivide the property into two buildings sites, which is subject to and under the purview of a planning and zoning board and the City Commission.

MS. SPAIN: Thank you.

This property was designated as a Historic Landmark. This is the second time that they have come before you in association with a lot separation. It was permitted in September 27th of 1951, and it was designed by Alfred Browning

Parker.

I will briefly go through the slides to get you familiar with the property then turn it over to the applicant. This is a location map. It's right after the bridge on Granada Boulevard. This is an aerial of the property. Just to orient you, 6312 Riviera, which we recently designated, is right across the canal.

Another aerial view, a little closer, and even closer. Very heavily wooded. This is a view from the dock.

Just to briefly go through the property, this is an approach to the residence from the driveway. This was an addition, a garage addition. This is a structure that they are asking to be demolished as part of this application, done a year later in 1952. And again, the main residence. This leads -- going into the main entry of the house. This is just views of the outside of the residence.

This is a view of the pool. They are asking for that to be demolished also as part of this, the loggia enclosure. That is actually the cabana, which a portion of that was altered by Spillis Candela. You have another view of the loggia.

Now, this is the connection of that loggia to

the main residence. The applicant is requesting that this be demolished. Staff is recommending that it remain. Another view of the out building, which is now a guest house, which was a garage.

These are some interior shots. This home is not occupied now. We are showing the interior -- I thought I'd show them to you because it's such a great space. These are shots from when it was furnished.

Okay. This is a 1951 original site plan. It was really difficult to determine where the driveway was put in. I am assuming it's original to the home but there is no documentation because this was the site plan that's part of the permits. This is in 1952, that structure here, if you saw it earlier, it was the maid's room and garage addition. This is the site plan for that. Again, there is no real site on the site plan.

This was the site plan from 1967. Much of this wasn't done, but the main reason that I included this is because it doesn't mention any destruction of some of the site. The walls that they are asking to actually be made taller, that doesn't appear on this to be demolished.

This was 1986. It's very difficult to figure

out what was done and what wasn't done because in this case some of this was actually built but not all of it. And this is a -- what is this now?

This is the driveway, main house, the pool. This was provided by the applicant. It goes through the different phases and the additions. This is what will be going -- I needed to say that the lot separation, there is very specific criteria in the zoning code that the Planning and Zoning Board will look at as far as lot separation.

What they are here for now is whether or not, in order to accomplish that, they are able to demolish the site structures and that side building separate and apart and also the pool and that pool cabana. But the lot separation itself is not the purview of this board.

MS. THOMPSON: Can I ask a question of you, though, on this lot separation because I know what the ordinance says and I guess we all do too. If we do, if this board does indeed go ahead and give approval for removal of those structures, how does that affect the agenda item when it comes to the planning and zoning board?

It's like it's never been there? There are no structures on the land that would affect the

divided lot?

MS. SPAIN: I understand what you are saying. That's actually for the Planning and Zoning Board to determine, but I think the criteria is very clear. When it goes to the Planning and Zoning Board, I think that criteria actually talks about existing structures that have been demolished so they will take that up.

And I am recommending that if -- that they only come down if the lot separation comes through. They don't get to be demolished -- they can't take a tree out or do any of this unless the lot separation is approved by the City Commission.

MS. THOMPSON: I guess the question I really have then is, with your explanation of that, by agreeing with this application, this applicant, are we helping as to the sub --

MS. SPAIN: I am going to ask Bridgette to speak to that issue.

MS. THORNTON: I didn't quite understand that issue. I don't hear very well.

MS. THOMPSON: I don't either.

My question is, I know the lot splitting ordinance is almost a sacred thing in the City of Coral Gables, and it's not up to us to be concerned

with that particular item. However, there is a correlation to this and in my way of thinking -- because if we agree to go ahead and demolish certain structures so that when the item comes before the Planning and Zoning Board that, in essence, there are no structures on there; therefore, there is no encroachment or no structures and therefore that lot, that part of that estate that's beautiful, of that estate would be free of any structures, so they wouldn't have to consider that part of it.

MS. THORNTON: I understand what they are saying and I think staff's recommendation is that the demolition approval, the granting of the schedule and certificate of appropriateness be contingent upon the Planning and Zoning Board granting the lot separation.

Correct me if I am wrong.

MS. SPAIN: That's correct.

MS. THORNTON: So the demolition wouldn't actually occur until after a lot separation were granted, were recommended by the Planning and Zoning Board to the City Commission to be granted.

MS. THOMPSON: Right. Even though these structures are still in existence?

MS. THORNTON: Correct.

MS. THOMPSON: In essence, the approval has already been given; therefore, when that takes place, how does it work?

MS. SPAIN: I understand. I believe that there is criteria when they look at the establishment of the building site that takes into consideration voluntary demolition of a structure.

MR. SILVA: To ask the question another way, if we deny the application, does it continue forward to the Planning and Zoning Board or does it stop here?

MS. THORNTON: That's a separate request. They could still request the lot separation from Planning and Zoning. It's a separate criteria and a different portion of the zoning code.

MS. TACKETT: I have another question.

Are we also considering as part of this the proposals to replace the structure? I see a new swimming pool.

MS. SPAIN: You mean the new residence?

THE COURT: Well, I see they are putting in a new swimming pool and they must be doing some landscaping or something where the buildings are being demolished.

MS. SPAIN: No, this is only an application for demolition. I mean, they are asking that this -- this is the demolition plan.

In order to move this, obviously, it's on the other lot that they are proposing, they would need to move the driveway to the lot, the proposed lot that doesn't have the historic house on it. So, they are asking that that be demolished, and, actually, on the subject, I met Troy Springmyer, the horticulturist for the City who is the acting Public Service Director. I was very concerned about the tree removal.

When you drive through this, it's lush. I mean, it's an amazing piece of property, and I was concerned that -- I don't know whether you can tell, but I was concerned that the little red dots, which you can see better, those are the tree removals. But they don't need to remove any of the specialized trees in order to remove this. So, it's one of the reason. So, Troy walked through this there and he was very -- they do show the red dots but they are not specimen trees. And our recommendation is to not have them allow to remove any of them. This is what you have.

Now, this, this is shown for zoning only. I

am not sure why the Planning and Zoning Board would require that, but that is not a house that I would recommend in favor of to go in there because it really is counter to this type of residence that really worked its way into the landscaping.

They are not asking for it. They are just showing it as far as setbacks and the size.

MS. GUERRERO: So it's just a footprint?

MS. SPAIN: Not even footprint. As far as I am concerned, this is a blank slate. They shouldn't take any trees out. They are not recommending that anything comes out. It would have to come back to us because this entire property is designated as historic. So, as we did on Coral Way and 1800 LeJeune, that was separated into three pieces of properties. Those new homes had to come back to this board, so the same thing would have happeneded here.

This shows it in context with the neighborhood. This is the garage and maid quarters. This is the original drawing by Alfred Browning Parker.

As you can see, it was a garage. This was the garage and the alterations. It looks like this now. This is the garage door. This is a point of

elevation and the planters here. I mean, it's been altered from the original, but the main reason that if the lot separation goes through, the main concern I have is if this building doesn't come down they are going to have to get the driveway somewhere and in order to go around this building there are major trees that would have to come down and that concerns me.

MS. GUERRERO: Can I pose a question?

I guess it's following what Alex Silva has asked. If we deny this, they will still consider -- the fact that we did that has no impact --

MS. SPAIN: It's a separate application. You would have to ask them whether they would go forward with it or not, but they could because the criteria for separation of the building site does not take into consideration of the certificate of appropriateness.

MS. THOMPSON: But am I not correct that the minutes of this meeting would be a part of the packet for the Planning and Zoning so they would know what we are discussing and --

MS. SPAIN: Yes, absolutely. Actually, we are planning on ordering the verbatim.

MR. TORRE: Dona, this is the noncontributing guest house that would be demolished. Right?

MS. SPAIN: Yes.

MR. TORRE: And that was a Browning Parker --

MS. SPAIN: It was done a year later in 1952.

MR. TORRE: And then the garage door remains as a garage?

MS. SPAIN: Pardon me?

MR. TORRE: The main garage is now a garage.

MS. SPAIN: They added a garage structure later on. It's no longer a garage. It was originally built as a garage and maid quarters.

This shows the pool. This is the original drawing early on by Alfred Browning Parker showing the cabana here. This is that loggia that attaches on to the main structure of the house. And this is how it ended up being permanent.

This is original to the house. This portion of it has not been altered. Staff is recommending that this portion remain. They are still able to do the lot separation but we are asking that to remain.

MR. TORRE: The loggia?

MS. SPAIN: Yes.

MR. TORRE: But only to point --

MS. SPAIN: Where the setback kicks in.

MS. GUERRERO: I have a question. Initially when I read this and then I saw the photographs, I thought, well, the pool has a lot of characteristics that are important of keeping because they are characteristics of Browning Parker's work.

The reason why you are suggesting that it come down has to do with the lot separation, solely, or is it based on another criteria?

MS. SPAIN: Well, really, once this goes, if you allow the cabana to come down, really that's what this responds to.

MS. THOMPSON: Dona, what about the wall? It's a beautiful wall there. That would have to be broken into. Right?

MS. SPAIN: Wall?

MS. THOMPSON: Yes.

MS. SPAIN: That happens on lot separations. That's going to happen on the Coral Way house. When they build that new home, they are going to have to cut a portion of the wall to allow the driveway.

MS. THOMPSON: But that wall on Coral Way has no resemblance to the wall on this one.

MS. SPAIN: Certainly the one on Old Cutler does.

This one shows the -- actually, I believe it shows the additions that were done. I am sure they will call about that. This shows one side of the wall towards the pool. This is an alteration here. That's another alteration, this section here. In fact, I believe it has changed. This section is original.

I did put on the staff report that when we were out there with the owner he was saying that this has been on the market for quite some time and he was saying that this loggia blocks the view of the bay, which we heard before. So, I am on record with another home saying that they could come in with a certificate of appropriateness if, in fact, that was a concern of a potential buyer. So, that was another issue with, if we allow -- if we require them to keep this, which is something that you can do, keep this section and work the lot line around it. Well, then if they come in and ask for that because of the blocking the view of the water to come down then they have this odd lot that's working right around something that's coming down anyway. I think this is really the issue that you

need to think about is this loggia. So, I am going to turn it over to the applicant and I am happy to answer any questions after that.

MS. TACKETT: Thank you.

MS. SPAIN: Actually, I want to read into the record what I am recommending. Let's see here. So, what I am recommending is a motion to approve the design for alterations to the property, including the demolition of the guest house, pool and pool cabana and site features with the following conditions:

Number one, retaining the existing loggia, which is that section that goes out to the cabana.

Number two, any new construction of the parcel of land that would be created for the new residence, proposed Lot B, will require a special certificate of appropriateness and review by the Historic Preservation Board. Staff is not recommending approval of any construction on Lot B.

Number three, no alteration or demolition will occur unless the proposal to subdivide the property into two building sites is approved by the City Commission.

Number four, no tree removals or relocation will occur on the lot that has the historical

residence until the proposal to subdivide the property on two sides is approved by the City Commission.

Number five, the removal or relocation of the trees on the lot that is created for a new residence will be part of the application of that residence and will require the certificate of appropriateness. No tree removal or relocation will occur until the design of the new residence is approved. Staff is not recommending approval of the removal or relocation of trees on Lot B.

Number six, the demolition of the portion of the perimeter coral rock wall to accommodate the driveway of the new residence will also be part of the application for the new residence and will require a certificate of appropriateness.

And a motion to approve a certificate of appropriateness for the alterations to the property with the above conditions.

So, I am recommending that those conditions be part of the lot separation.

MS. THOMPSON: Why do you, on number two, state that staff is not recommending approval of any construction on Lot B at this time? Is that relevant at all or does that have some other

significance here that I am missing?

MS. SPAIN: Honestly, I don't think anything should happen to that lot. If, in fact, the Planning Department and the City Commission approves the lot separation, that needs to be a clean slate with no trees being removed as part of the lot separation, and it needs to come to us.

We can get a free survey and identify the specimen of trees. All of that is doable. It should not be part of -- in my view, it should not be part of the lot separation because that side has a lot of mature trees.

MS. THOMPSON: What other reason would there be for the lot separation if not for building a home?

MS. SPAIN: Absolutely. I am not saying they can't build a house. I am just saying that they should not remove the trees until the new plans are done.

MS. TACKETT: And the new landscape plan is done.

MS. SPAIN: And the landscape is done.

MS. THOMPSON: That part of the statement, it seems to me, is not saying it exactly the way you're saying it now.

MS. SPAIN: They have in their application -- they are requesting removal of these trees. I don't think it should happen now. That should happen with the design of the new house.

MS. TACKETT: Am I correct that we don't have any report on the trees as to how many, what specimen they are, how many there are, can they be relocated, none of that? We have no information on that?

MS. SPAIN: No. That should be part -- that's why I am saying no tree removal should happen until we get that plan.

MS. GUERRERO: Could I ask a question?

Just to clarify, I know these points are not written in order of value or preference but shouldn't number three be like way at the top in the sense that you are recommending these alterations, only if the lots are divided?

MS. SPAIN: That's exactly right.

MS. GUERRERO: Retaining the existing loggia is a moot point if this is denied, if the lots are not divided. Nothing can happen unless the lots are divided.

MS. SPAIN: That's right. That's what I am saying.

MS. THOMPSON: But I agree with Carmen.

MS. GUERRERO: It's almost like I feel that we are not thinking or discussing if we deny, if we agreed with some things going on the site. We are sort of being forced, but not directly, to consider this subdivision of the lot when, in fact, isn't there a greater idea, which is do we touch this house or not.

MS. TACKETT: Right, but I think you could look at it that way. I think you could look at it if it was one lot and they came in for new additions and to modernize the house or to expand the house, would we allow the center structure to be demolished. So I don't even think you even need to look at the lot, to be honest with you.

MS. GUERRERO: But it's associated with it.

MS. SPAIN: Again, there needs to be a plan. I don't think that they should take the guest house down without a plan to do that.

MS. TACKETT: Without a plan for redevelopment.

MS. SPAIN: That's why I was very concerned about the loggia. If someone comes in and they do want to do an addition, that's the time to get at that.

MS. TACKETT: Let's hear from the applicant.

MS. THOMPSON: Again, one more thing on the takeoff on what Carmen is saying, reading number one sounds like it's a done deal, but you want to retain that. Everything else is okay. That's the essence that it comes that way. I think you should reverse it, I really do, and put the emphasis on what you are trying to say.

You don't want the trees removed and any new construction will be -- you know, and then say -- talk about what could occur.

MS. TACKETT: Okay.

MR. GUILFORD: Madam Chairperson, members of the board, for the record, my name is Ezequiel Guilford, office at 400 University Drive.

It gives me great pleasure today to be representing Califon Company, the owner of the property 6801 Granada Boulevard. Here with me in the audience is Mr. Jorge Dalmau, who is the owner of the property and has been the owner for probably since the late seventies, since the late seventies.

Also with me next to me is Mr. Richard Heisenbottle, an architect that was retained by the Dalmaus to look at this application and look at this property. As you all know, Mr. Heisenbottle

was the Chairman of this board. He is also an expert in historic preservation. We hired Mr. Heisenbottle early in the process. As a matter of fact, we didn't do anything without Mr. Heisenbottle. He actually looked at this property, every portion of this property, every addition to this property.

He pulled the plans from the original plans of Alfred Browning Parker to the plans in 1967 to the plans done by Spillis Candela in 1982. He looked at the plans and the buildings on the property and how it applies to the Secretary of Interior's Standards and that is what you are governed by. What I am going to do is have Mr. Heisenbottle walk through these items and why he made the decisions he made of what needs to be removed and what doesn't, but I really want to point out to you today that lot separation is not before this board.

The only thing you are looking at is whether or not, for example, the removal -- we called it the guest house, it's actually a garage that has substantially been altered. It -- because of the alterations done, it's obviously not a garage anymore. Is that, pursuant to the standards, something that can be taken down. And everything

that we are suggesting be removed, except for the pool and the loggia, has been substantially altered on this property.

We have to remember when this property was originally designed -- you know, architects are basically given a criteria. You know, I want so many bedrooms. I want so many bathrooms. I want big closets, little closets. I want balconies and then its designed.

This property was designed for a single individual. It was originally designed with one bedroom. You have three acres of land and you had a one-bedroom house on it. So, needless to say, over time there have been substantial additions even to the main house. However, we are not arguing that the main house should be taken down, just some auxiliary structures that have been substantively altered. What I would like to do at this time is pass it to Mr. Heisenbottle and have him walk through what we are actually proposing.

MR. HEISENBOTTLE: Thank you, Zeke, and Rich to everyone here. It's my pleasure seeing many of you again and to meet some of the new members of the board.

For those of you that don't know me, my name

is Rich Heisenbottle. I'm president of R.J. Heisenbottle Architects, office of 2199 Ponce de Leon Boulevard.

What you have before you today is a very complicated application because there is a lot of material here, and I'd really like to take a few moments and go back over what was said by staff and make some very, very important clarifying points, because as Zeke pointed out a few moments ago, we were very careful and very deliberate in not touching anything that in my opinion would affect the historic integrity of the home.

One of the questions that we would have is when you demolish any portion of a historic building, would my demolishing -- or any portion of a historic site as we look at them as sites. Correct? We said that earlier. This is nearly four acres, by the way. It's very, very close to four acres.

We look at them and we say to ourselves, is that a contributing element. If I took it away, would the historic designation still stand, should it still stand. Now, I do that part. I considered Al Parker a friend, and he respected me. And I respected him. And I respect the house.

In this particular case, it's also been very severely, very significantly altered. I don't think you really got to understand all of those alterations from what the presentation that staff gave you. So, if you don't mind, let me go back a little bit over what we have here.

You know, we -- I personally would like to talk first about the guest house. Maria, if you would do me a favor and come up here and assist me for a moment and point to certain things out there, just one element at a time, is the appropriateness.

Pointing to what is today the guesthouse, which, in fact, was the garage, we will get to it. In the Parker drawings that should be in your packet in front of you -- does everyone have the Parker drawing of the guest house?

Take a look at it, all seriously. The guest house was, in fact, the garage with the opening on the side of the garage. This is, in fact, the Candela renovation of that guest house. So Al -- and I think I earned the right to call him Al. Al had no base on the building, no coral rock on this building. It was a very straightforward roof situation with the garage door on the one side right there. That represented the guest house.

As he was saying, we are submitting to you that this was, in fact, very significantly altered and I think you begin to see that in the Candela plans. Planters are added. The garage door is removed. The interior is completely different and, actually, additions are placed on the rear of the building as well. So, it is because this has been so significantly altered and because you can take away does not truly affect the historic integrity of the overall property and for the house, for that reason we are asking for permission to demolish it.

What advantage do we have to demolish it? Well, first of all, it's not used. It hasn't been used. It probably has never been used as a practical matter. It's used for storage, but in reality, as we go through this process, the best location for the entrance drive actually comes right through where that guest house currently sits.

There is a four-car garage in the property today. That's a Candela addition. I am going to show you that. So, there is no reason for this guest house. There are more rooms in this house -- what do we have, at least five or six rooms in the house, I mean, more than six rooms. We have the

maid's quarters as well. I know. So, there is no real logic for them keeping this, but the advantage, in fact, to take it down is that this allows us to bring a new driveway to the site without hurting, without disturbing any of the specimen trees on the property.

We have to move a handful of palm trees. We walked it with city officer. We walked it with Ms. Spain and Emily also. That becomes the best optimal location. So we will treat that, you know, individually so that you --

MS. GUERRERO: Excuse me, is the board on the left showing that driveway that you are talking about, the board on the left?

MR. HEISENBOTTLE: No, that's a demo plan. We will bring it.

Since we are talking about the driveway, let's shift to the driveway instead of some of the things that I wanted to do first. One thing that is unclear or was unclear is exactly when -- is exactly when the driveway that you see here was actually built. The 1958 survey of the property, Dona, does not show the driveway. There is no driveway there. It wasn't built with the original house, and in 1958 it still wasn't there. But

somehow it looks like it's there in Mr. Candela's plans. So, generally speaking, we can say the driveway, was not Al Parker's driveway.

Why it didn't have a driveway doesn't make much sense to me, but it was -- as my client and his dad always used to tell me, when they arrived on the site and bought it, it was just so overgrown with trees that it was virtually impassable. So, they should be credited for having taken some great care with the house over the years.

The driveway, in my professional opinion, and it's shown on the right over there in red and shown on Dona's site there, the driveway is totally insignificant, and according to the Secretary of Standards as to whether it's removed, it has no significance to the designation of this house at all.

Let's go back to some of the other plans for a second. In fact, rather than bouncing through all of the slides, let's -- if you would, let me look at this board right here, which, in fact, we call it the historic site plan and what it tries to do is analyze what was built when so that you really understand what Al Parker did and what my good friend, Hilario Candela did.

Mr. Parker did do the pool and the pavilion along the pool, and Mr. Candela put an addition onto that pool that is off over here on the side of it in yellow. And he redesigned everything that was in inside of that as well.

The Parker house is everything that you see in blue. The Candela addition here is, in fact, the enclosure of what was an Al Parker screened porch, not an issue today because we are not planning on touching it at all.

The original garage to the house was, in fact, right here. That is now a family room sort of space and has been significantly altered by Mr. Candela and others before him. But we are not planning on doing anything with that at all.

Everything that you see in yellow over here, including the new four-car garage, the dining room that you saw in the wonderful photographs over there and the bedroom wing that you see over there, all of those are additions to the house that were that were put on by Hilario in 1982. In fact, this is part of those 1982 additions.

So, back to -- that is the rear of the guest house right there. None of that was there when Mr. Parker did it. So he -- let's move then to the

pool area and the pool deck and the pool pavilion. It started out as a small pool pavilion. It was increased and turned into a little storage area down to the left over here and then that area was -- am I in the right direction? Yes.

No. This is totally refurbished and very confusing, but this is it down here and this becomes over here the Candela addition. The walls we see over here that we are proposing to tear down are Candela addition walls, so they are not original walls.

Now, we have no trouble accepting the conditions that staff has recommended to you. We would like to tear this down because it has been significantly altered, but if you wish us to save the arcade over here, we can do so. But it has to be cut at one of the column lines. It can't be just cut at the middle. This is where it makes a pivot. It goes off on an angle. That's the appropriate location to cut it, save it and perhaps incorporate it in the future.

This, again, is really a certificate of appropriateness for demolition of accessory structures and at some point this house will come back to you either with a new owner or current

owner for things in the actual property that are truly substantive changes.

The other drawing you saw here is a requirement of zoning. Zoning asks us to produce not necessarily a -- we don't know who is going to buy that piece of property in the lot split. We know that the lot split meets the criteria for the lot split, which it didn't meet the last time it was before this board. And what you are seeing there is the absolute maximum that by zoning you could put on that property.

I am not suggesting that that's what we are going to build. We are not going to build anything. Jorge wants to simply sell the piece of property because nobody wants to buy four acres and pay four acres worth of taxes in Coral Gables.

So at some point everything that is on that property, every tree that is touched, is coming down before the board with a real design, not just a zoning analysis that understands and illustrates a potential house. It will all come back for review on a later date and any additions on the main house will also come back to you at a later date. With that, I will stop and if you have any questions, I will be glad to ask them.

MS. GUERRERO: Question, what are your thoughts on the actual pool? You talked about the guest house. You talked about the loggia, the actual pool.

MR. HEISENBOTTLE: My personal thought is, while it is a nice pool, it is inconsequential with the designation of the house, number one.

Number two, it's on the wrong side of the house.

Let's look at the floor plan of the house. It's off to foyer. Who goes to the front entry foyer to go to the pool?

Where does the pool belong?

Where do we always put the pool? Off the dining room, off the living room, off the family room, a place that you can actually look at it. This is like having a pool in your front yard and I think it's particularly awkward that way. It makes it very difficult to be able to sell the property because of where the pool is.

I think a different pool, a new pool in that area redefined or a pool on the opposite side of the house, on the other waterway, not the Gables Waterway but the waterway that leads to the -- fronting the family room and the dining room and

the living areas of the house would be a lot more appropriate, and I am betting that someone, when this house is purchased, will come back with that sort of an addition.

MR. GUILFORD: Madam Chairperson, I just want to reiterate something Richard said, which is that we do accept staff's recommendations with the conditions. You actually are governed by a competent substantial evidence which is that what you have to determine is whether to accept this application or not. You only have two experts here before you so far today, Mr. Heisenbottle and staff. Both are actually recommending approval of this application that is before you.

Now, I know, Madam Chairperson, that there is a neighbor and attorney who is opposed to this. I think they are more opposed to the lot split. However, I would ask for a few minutes of rebuttal when they are through. If you have any questions for me, Mr. Dalmau, Mr. Heisenbottle, we are available to answer them.

MS. TACKETT: Thank you. Any member of the public that wishes to speak?

MS. SPAIN: I would like to point out that we received letters and e-mails. I would like to put

them on the record. We have a letter from Mr. Haddad at 6800 Granada Boulevard. We have two letters from him.

We also have one from a Lina Eichenwald at 6835 Granada Boulevard, Joseph Mensch at 6207 Granada Boulevard, Shirley Herris at 6835 Camarin Street, yes, and Juan and Tina Valdes at 6815 Mindello Street. And one from Arturo Mosquera. It doesn't have his address.

MS. TACKETT: Those were all distributed to the board members.

MS. SPAIN: Yes, it's part of your package.

MR. GIBBS: Good afternoon. My name is Tucker Gibbs. I have law offices at 3835 Utopia Court, in Coconut Grove, and I am here today representing Jackie and Gil Haddad, who live at 6800 Granada Boulevard, which is across the street, directly across the street from this piece of property.

Before I get into my presentation, I'd like to respond very briefly because my presentation addresses, I think, everything Mr. Heisenbottle and Mr. Guilford spoke of, but I wanted to talk just -- no, I think I will just wait. I will do it in my presentation and make it easier for everybody.

My clients urge you to deny the application

for the certificate of appropriateness because, number one, it's contrary to the findings and determination in the historic designation report that is the basis for this board's historic designation of this particular piece of property in 2007, the entire piece of property.

It doesn't meet the Secretary of Interior Standards for rehabilitation. It also serves to imply approval of the lot split proposed by the applicant and the approval of a new structure on the historic site, a lot split and structure not consistent with the established relationship between the existing structures and the natural environment. And we are going to talk about that because that goes into the Secretary of Interior Standards.

But the key point to understand is that the Historic Preservation Board determined in 2007 that this property, the entire property, was historically significant, and this owner accepted that designation. This owner was here and accepted it. He went to the Planning and Zoning Board and accepted it, and he didn't file any appeal of the historic designation.

The historic designation report is significant

because it serves as the basis of the approval of that designation and this report highlights the architect's integration of the structures on the building site.

If any of you have seen that historic designation report, I don't believe it's in your package. Is it in your package?

I didn't think so.

That designation report, and I'm going to go into it because I suspected it wasn't going to be in your package, has incredible detail about why these structures are integral to the building and the historic designation of this property. Despite what Mr. Heisenbottle has told you about this building and that structure and that pool or cabana, the fact remains that all of that property was designated as historic in 2007.

Let's look at the report. The report's description of the following building elements that under the current application will be demolished. This is how they describe these elements. Quote, the original plan for the house consists of a largely rectilinear massing with an attached loggia and storage cabana building that wraps around an irregularly-shaped swimming pool. Completing the

residence is an attached building carport and two-bedroom wing or structure that is to the south of the building. That's basically everything that was talked about by Mr. Heisenbottle.

At the conclusion of the report, the staff said the historic resources department staff has had the opportunity to walk the property and examine the house in October of 2006. Staff does not feel that the alterations have caused the property to lose its essential character-defining features or its architectural integrity. That's critical. That was the last sentence in that designation report and this board approved that designation report, not all you individuals here but some members or member was here and approved it. It was approved unanimously by this board and, as I said before, this property was designated. That report is the basis of that designation.

But the staff report before you today recommends the demolition of the guest house, the two-bedroom structure, the demolition of the cabana, the demolition of the pool, leaving only the loggia.

Without the pool and cabana, what is the loggia? You guys are the experts. The loggia is

an integral part of this. Staff today says it's integral, but what's a loggia for if it isn't for the pool and the cabana to allow you to walk out to the pool, allow you to walk out to the cabana. And, yet, that's the only thing that they want to remain.

This is not protecting a historic resource. It's nibbling away at it, and it ignores the specific determination by this board in 2007 when you placed the historic designation on the property that the entire site was designated as historic, that the cabana, loggia pool and, yes, even the guest house as well as the rest of the structures on the site are essential character-defining features and part of the site's architectural integrity.

Very interestingly, when this came to the lot split in 2007, if I can find it here, Mr. Guilford said to the Planning and Zoning Board, the pool, staff has determined, and correct me if I am wrong, that the cabana and pool is an integral part of the building. That was in 2007. It was an integral part of the building. Now, I forgot what Mr. Heisenbottle called it. It was inconsequential in historic significance. The accessory structure

was not worth it because after all, what's more important, saving a building that Alfred Browning Parker designed in 1952, just a year after this property was built by the property owner, saving that. No, it's more important instead of saving that, we need to have a new driveway. Why, because we want to split the lot and put a new building on the site, an additional residential structure.

How that furthers Mr. Parker's vision as an architect, how it furthers the historic designation of this property, is absolutely and utterly beyond me, especially given staff's report in 2007 and Mr. Guilford's comments that same year.

According to the designation report, the structure responds to their environment because Alfred Browning Parker, quote, also believed that a building site was an integral part of the building's design. The report noted that the original footprint of the cabana and loggia parallels the waterway shoreline that forms the boundary of the property. So, it's a relationship. Architecture is a relationship. I am not even an architect and I know that.

The hallmark of the site, according to staff, is the harmonious coexistence between the

structures and nature. What does that mean?

Well, Dona Spain got up there and showed you all those red marks and you have those on your plans. All those red marks, those are trees that are going to be removed under their proposal or they're going to be relocated. I don't know how you are going to relocate some of those these trees that are in that property. That's essentially a hammock. That's a natural hammock in there.

What they are talking about is removing trees. Why, again, they want to put another house on that property and they will have to remove trees, trees that are part of the historic nature of this property -- trees that relate to the house and the structures that are there. As determined by who, by the Historic Preservation Board and staff in 2007 when you designated this property.

The staff also said the original house and grounds respond to each other in a way that is not overpowering. When an architect designs, or anybody, designs a house on a piece of property that's almost four acres large, they do it for a reason. In 1951, when it was one guy, or in 1982 when it was the family, this property was utilized for the historic design that was originally put on

that property by Alfred Browning Parker.

By the way, according to the testimony by the previous architect, when this property came up in 2007 for a certificate of appropriateness, they asked for a certificate of appropriateness for demolition of a lot split as well, Mr. Hernandez.

Mr. Hernandez talked about how important it was, and this was Mr. Guilford's witness as an architect. He was the architect for the applicant, and he talked about the structure as a pedigree house by Alfred Browning Parker and described Mr. Parker, Mr. Parker's professional involvement in the 1981 addition.

Alfred Browning Parker wasn't sitting up in Gainesville not knowing what was going on with this property in 1981 and '82. He was part of it. Hilario Candela worked with Mr. Parker to do this and there is testimony to that fact in the record before this very board in 2007.

Quite simply, this Alfred Browning Parker house and related structures exemplify the integration of site and structures in a complete architectural statement. That's what this is. This is a statement by an architect and they talked about it in the designation report. They talk

about it and they say, this is about bringing nature and architecture together and that's what Parker was about. That's what this property is about and that's what this property exemplifies. And this statement, as I said before, was carried through by Mr. Parker's involvement in subsequent additions that are considered inconsequential. Demolition of these structures and relocating and removing trees for the sole purpose of advancing a lot split ignores the special relationship between the structures and natural environment that is this property, all of this property.

Furthermore, it is for purposes antithetical to the architect and his philosophy of relating the structures to the natural environment of the entire building site.

So, let's look at the Secretary of Interior Standards. I am going to go through them. It's a quasi judicial proceeding, and I feel the necessity to talk about the standards. I am not going to talk about all ten. I am going to talk about four of them, two of them in compliance.

The secretary standards you need to apply, according to the Florida Division of Historic Resources, the intent of the standards is to assist

long-term preservation of a property's significance through the preservation of historic materials and features. The standards pertain to historic buildings of all materials, construction types, sizes and occupancy and encompasses the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

So, standard number one, property shall be used for its historic purpose. Very simple, the historic purpose on this property, the site designated as historic, the entire site is to be used as what, one single family home. That is the historic purpose of this particular piece of property. It is one building site with one single family home, and that's what it is to be used for.

The design architecture of the structures were for single family use on this property. This application does not -- this standard does not -- they don't meet this standard. They want two single-family structures on this one historically designated site.

Standard two, the historic character of a property is to be retained and preserved. The

removal of historic materials and alteration of features and spaces that characterize a property shall be avoided. Here are the applicants seeking to alter the historic character of this property by relocating and removing trees, by demolishing architecturally significant features and allowing the property to be reduced in scope, and to accomplish all this to accommodate a new building, a new residence. I should say, an additional residence. All the property has been designated to honor and celebrate an architect in his work, work that has in its hallmark the union of design and nature.

Standard number five, distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic building shall be retained and preserved. Focusing on the distinctive features of this particular piece of property, the distinctive features here include the special relationship between buildings and the sites upon which it is built, what we've been talking -- what I've been talking about.

The certificate of appropriateness does not preserve the distinctive features of the site that make it historically significant because it

destroys, it demolishes architectural significant features; trees, relocation of trees, pool, loggia, cabana, the 1952 addition and provides implicit approval for this lot split, the lot split that is the 800-pound gorilla that nobody wants us to talk about but that's what this is about.

Standards nine and ten talk about the new additions, exterior alterations or new construction not destroying historical materials that characterize the property. The new work shall be differentiated from the old and incompatible with the massing, scale, size architectural features to protect the historical integrity of the property and its environment. That's a wonderful term, massing, scale and size because that's what we are talking about on this historic property. That was nine.

Ten says, new additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future the essential form and integrity of the historic property and its environment will be unimpaired. Here what the staff and the applicant is saying to you is don't worry, any new construction requires a certificate of appropriateness. It all comes back

to you, or as the laymen would say, they want to kick the can down the road. They want you to kick the can down the road so maybe you all don't have to decide this issue. Maybe another board when you all aren't here will have to decide the issue, but the issue needs to be decided now.

This staff's position ignores the fact that any new additional house on this site will diminish the historic integrity of this property because the property wasn't designed for two houses. It's that simple.

Alfred Browning Parker's vision was a union of architecture and the natural setting on this site. Tearing down trees -- and they are going to have to have trees torn down and relocate them -- by the way, where are they going to relocate them on the site? This place is a hammock.

In conclusion, the approval of this certificate of appropriateness, even as conditioned by staff, will facilitate the construction of an additional building that will replace a historical natural area on this property. That was an integral part of the designation of this historical site.

This, along with a proposed demolition and

tree removal and relocation, is a major alteration of this site.

You are being told that the lot split is not before you today and it's not an issue for your consideration, but it is. An approval of the certificate of appropriateness is the first step in the lot split, and you all have recognized this. And that will forever alter this property.

An approval also will be a rejection of Alfred Browning Parker's holistic view of architecture and nature and his vision for this particular site, a vision carried through by his involvement with the renovations in 1952 and 1982. Please confirm your decision to approve this historic designation and reaffirm the historic value and importance of the work of Alfred Browning Parker by denying the certificate of appropriateness.

And I'd like to add one last thing. I saw, when I got up here, a memo from the city attorney because I think the city attorney knew I was going to ask for this. Back in 2007, the Planning Board asked for your opinion about a lot split on this property. The property had not been designated yet but the board specifically asked for your input. They didn't ask you to apply their standards, and I

am not asking you to do that either.

As a Historic Preservation Board, a lot split has implications on the historic integrity of this property and I believe and I think the city attorney -- I skimmed it. I think the city attorney, you can correct me if I am wrong, you said that they could make a -- tell me what you said. I don't want to put words in your mouth.

MS. THORNTON: Well, I said the determination of the lot split is not within the purview of the board and those are different considerations, but the board could make a nonbinding recommendation to the Planning and Zoning Board concerning the Historic Preservation Board's view of the lot split from the historical perspective. But, again, it would have to be nonbinding and with the understanding that there are different considerations that the Planning and Zoning Board and ultimately the City Commission would have to consider.

MR. GIBBS: That's all I am asking.

MR. GUILFORD: Madam Chairperson, I actually object to that. That issue was not noticed. It was not recommended by staff, and until you have a recommendation from staff regarding that, I do not

believe it's properly before you to make a determination -- a recommendation on the building site separation.

MS. TACKETT: I think we have other members of the public that wish to speak, so we are going to call them up and then if you need some more time at the end --

MR. HADDAD: Madam Chair, Mayor Thompson.

My name is Gil Haddad. I live at 6080 Granada Boulevard, which is directly across the street from this property. I am a layman in this field. You have heard two very excellent lawyers who specialize in land use, and you have heard from the architect and the person of Mr. Heisenbottle.

I am not really an expert on anything, but as I sat here, I kind of felt that Mr. Heisenbottle was hard. But maybe you saw it in a different way.

I have a stack here of letters that Mrs. Spain has provided to us. And while I live at 6800 Granada with my wife Jackie, who is here and some of our other neighbors and friends, the lady that lives next door to this property, immediately next door wrote a letter, and I would like to take just a moment of your time if I might.

This is from Lina Eichenwald, 6835 Granada

Boulevard. In '07, Mrs. Eichenwald also spoke and also opposed this strategy, this tactic, this -- what I perceive as some effort to use this citizens' board not as a shield against influence and power, which a citizen board is and what we would we citizens and residents rely upon, but as a strategy to push forward something that has been going on for nine years.

Now, don't take my word for that because I am going to read from an transcript from an architect Jorge, Jorge Hernandez, who explains how he first got involved nine years ago on this project.

Ms. Eichenwald says, I would like to express my total opposition regarding any removal of trees from the property. Until not too long ago, this property had one of the last original hammocks of the Gables, which with its lushness attracted all of the amazing local fauna from tiny red foxes and raccoons, to hawks, owls, cranes and an infinity of other birds.

My next-door neighbor, Dr. Mark Brown, who you might know, for many years was the head of the Department of Orthopedics for the university. He planned to be here. In '07, he was extremely articulate and brought with him a list of the birds

he had personally counted who flocked into the trees of this property. Dr. Brown could not be here today, tonight because of a personal medical situation.

Ms. Eichenwald goes on to say, this is a historical landmark by nature, by nature. In '07, this board, by unanimous decision, declared this to be a historical landmark and there was no appeal. And I hate to correct my extinguished counsel when he said that Mr. Guilford and Architect Hernandez accepted that determination. They didn't accept it at all.

They advanced it. They were the proponents of it. They wrote a letter to the historical resources requesting historical designation, and Mr. Jorge Hernandez stood here and explained to this board -- and I believe Mrs. MacIntyre heard Jorge Hernandez explain why this entire property should be designated. And when the staff walked this property in '07, they did so in the face of a contention that there had been changes like the garage door, that there had been alterations, that there had been additions, and your staff made a finding of fact that those changes were not material to the historic characterizations of this

property and they are not.

Somewhere we started calling names and they called this structure a guest house. It was originally a service quarters, and when you put a brand on something, all of a sudden it has an elevated significance or other significance but the size of this building doesn't matter. This building is key to their strategy.

The driveway has been there as long as Jackie and I have lived at that property, which, well, we are close to celebrating the third birthday of our great grandson, and that magnificent brick serpentine driveway lush with trees has been there ever since we have been there.

Mrs. Eichenwald goes on to say, over the last few years, unfortunately, most of the big trees, particularly those close to the street because now we can see the house -- and I think, Madam Chairman, you asked about a tree survey. There was a tree survey in '07. They designated and identified every single one of these major trees in that property.

We compare the pictures of the property from '05 to the ones now and the trees are different. We want to leave a legacy to our generations to

come, this lady says, a lush green and special Coral Gables. For this reason, I oppose totally the effort to demolish part of this property.

I have a long letter here myself which I am not going to read because it's a lot less important than Mr. Eichenwald's letter.

I have another letter, which is in my handwriting, I'm sorry to say, which I won't read. But Mr. Mosquera says, as a Coral Gables resident, I am totally opposed to the demolition of any portion of this historic Alfred Browning Parker complex. Arturo Mosquera, Doctor, as a resident I am opposed to the demolition of any portion of this historic property.

Juan and Tina Valdes, we are opposed to the lot splitting. We are opposed to building demolition. We are opposed to tree destruction in order to develop 6801 Granada. Please preserve our historic code in order to protect this historic property.

From Shirley Herris, I do not approve the demolitions and the tree destructions. In big black letters, do not allow the destruction and demolition.

Now, I believe, I have been told there are

many more e-mails and such, but these are actually letters. There is an expression that one who seeks to act as counsel for himself has a fool for a lawyer, and I don't want to make a fool of myself because my counsel, who is a very, very inexpensive lawyer, my counsel gave the presentation and he hit it right on the head.

This board determined, unanimously, on the basis of finding of fact by your staff that these elements of this complex designed by Professor Parker are, in fact, historical. And although Mr. Guilford put on the record if he doesn't get his lot split he wants to appeal that finding, he never appealed it.

As a matter of fact, these folks, these good folks behind me as early as '05 asked Building and Zoning for a use determination. They got a specific determination and an official letter that this property was for single family use only and they took no appeal from that.

What the legal significance of that is, I don't know. That's over my pay grade, but they have taken no appeal from any one of the six or seven previous unanimous decisions, staff recommendation, H&R; staff recommendation of P&Z,

unanimous vote of this board, unanimous vote of the P&Z board and unanimous vote of the City Commission of Coral Gables that there be no lot split and the recommendations of no destruction of these properties.

Now, let's stop the music for a minute. They want you to destruct, demolish a building designed by Alfred Browning Parker. You have said no to that before and now you are going to do the City of Coral Gables and the citizens of Coral Gables who have to pay the tab the enormous favor of saying, yes, take down an Alfred Browning Parker structure that we have previously unanimously determined to be of historical significance.

Well, I guess I will get out my checkbook if you make that record just because of this marketing tool that they are asking you to employ.

In '07, I spent five or ten minutes up at Historical Resources. I didn't try to lobby anybody. The ladies there were patient and gracious and smart and hard-working and they gave me a few documents I asked for. A few months ago I went again to Historic Resources. I saw the way the office was improved. The ladies there were smart, hard-working, industrious, polite, diligent

and considered me with great honor as one of the citizens of this community. They have done good hard work.

Now this, I don't know, is it a pin print or no, it's not. It's almost a tsunami in what you call of certificate of appropriateness. That word has confused me, "appropriateness". I will leave that to you experts to decide on that, but to me it means nothing more than appropriate.

Now, is it appropriate? Let me tell you who is the honest man in this room. There is an honest man in this room and it's that gentleman sitting right there, Mr. Heisenbottle, because when he drew -- where is it?

They have taken it down. I don't blame them because there are so many letters in this file saying don't pay any attention to Mr. Heisenbottle's drawings. They are just for illustrative purposes only. Don't pay any -- this property was listed for sale and it's in the record. I am not telling you anything that's not on the record. This property was listed for sale in '07 for $13.5 million and now they want to split off a third of it here, five, six years later with the market going up. So, is the price now

3 million, 4 million, 5 million?

If it's only 3 million, figure that out -- and architectural specialist on historic preservation -- how much structure you have to put on that property to justify that per square footage land price, and you will see that Mr. Heisenbottle was telling the truth when he drew those sketches showing that enormous structure.

What does that structure have? It has a south elevation, a south elevation that's 20 feet from Mrs. Eichenwald's home that she bought because of this property being a natural hammock. Her words, not mine. She has maintained, paid taxes and relied on the code that Mayor Thompson said we are all familiar with, the section of the code that says, wherever a parcel has been used as a single family home in this city and where there are swimming pools, check; tennis court, check; walls, check; outbuildings, check; that property shall forever be a single family parcel.

Now, I am not saying there is not a procedure for lot splitting, but, in my humble opinion, that process relates more to commercial areas, undeveloped areas. But where it's residential, the code, which is a matter of policy, there may be

legal ways to squirm around and all of that but we lay citizens have a right to rely on that code.

Now, I think I have a duty to talk to you because the last time around in '07 there were 40 or 50 people who wrote letters and came to hearings and every time we had a large crowd at a hearing, the hearing got cancelled for some reason. I don't understand that strategy, but I think maybe those things do happen.

But we as citizens ask you most respectfully -- and you have been incredibly patient. We ask you to vote no on this proposed motion because there is too many blue content. That's missing parts. Jot that down if you don't know that, it's missing parts. There is just too many missing parts here.

It's obvious this is a marketing tool. It's obvious this is the strategy to pave the way when you get to the next level. This board is being used for that purpose.

I spoke to Alfred Browning Parker in '07, and Mr. Guilford uses a legal term, competent and substantial evidence. And he says the staff final is competent and substantial evidence and the staff has found what they call a guest house and what

Alfred Browning Parker calls service quarters. And it doesn't matter what the label is, it's an Alfred Browning Parker structure. It has already been determined to be of historic significance.

I am not going to tell you about my conversation with Professor Parker because somebody might call that secondhand or even hearsay, and your staff talked to Professor Parker at the same time and from that conversation they put in the record the paragraph that Mr. Gibbs read to you about why the integration and all of that.

All I can tell you is, Professor Parker was quite elderly when I spoke to him, and he wanted to talk so much about the fact that one of his houses had recently been designated as one of the ten most beautiful residences in the word. That's what he wanted to talk about. He remembered this property. He remembered this, and I am permitted to tell you my impression of that conversation, not the words but my impression. And the one word that stands out from my conversation with Professor Parker is the word inhale, inhale.

He designed this property to inhale the environment, to inhale the trees, the sounds of the animals, the cool breezes from those trees and

there is no place on this property under Mr. Heisenbottle's sketch and there won't be, there can't be, to relocate any tree. The relocation of any tree, particularly important tree, is a problematic thing, at best, and expensive, at the least. It's just not going to happen. There is no room for it.

So, we citizens respectfully ask that -- there is one point here. January 25 of '07, Mr. Guilford wrote a letter to the department asking for a letter of historical significance and got back a letter from your staff saying, you are asking for this letter. This letter means that you intend to demolish something, but they pursued it anyway. They encouraged the board, for whatever commercial reasons they want.

Now, in 1980 this property was bought by a Netherlands Antilles offshore corporation who some might express the opinion has as much right to petition under our first amendment as anybody. We are not saying that they don't, but they made a commercial decision in 1980 and have held this property for 33 years under a commercial designation, thus, waiving Homestead exemptions, thus, waiving tax and Homestead exemption tax

increases. Apparently, he was using this property for either some commercial financial purpose like writing off the expenses or whatever.

I don't know what they did. I wasn't there. I haven't seen their books but, you know, they claim it's a hardship to maintain the property. But, boy, if they spin off a third of the property, why does that affect maintenance. The third they want to spin off is nothing but magnificent beautiful trees, and what does it cost to maintain them. The maintenance costs are on the land improvements, the other structures. They say, well, maintenance is a problem, maintenance of that third of the property, no.

Now, Mr. Heisenbottle's sketches tells us what they want to do is to have another lot that's 150-foot of frontage on Granada Boulevard. Miracle, strange, that 150 feet net 130 after the setbacks is precisely one-third of the total Granada Boulevard frontage.

Their aim is to eventually do exactly what they wanted to do in '07 is put multiple houses on that property which they were turned down by every agency in the city and took no appeal. That's what they want to do. They have sketches of this

property of a house on top of the tennis courts. That's what they want to do.

In terms of the word used "inhale", they will have to regret -- you folks can tell me how high a two-story building is. The north elevation of a future building, it will be 50 to 55 feet from the Parker house. A basketball court is 50 feet wide. A six-year-old boy can throw a tennis ball across the rim of a basketball court.

So, what happens to the vision? What happens to the inhaling? What happens to the entire aspect of this design, this property that you have already managed and determined to be entirely, the trees, the driveway, the magnificent wall that Mayor Thompson commented on, all of it previously determined to be historic without one complaint from the people who asked for it to be declared historic?

I want to thank you for your patience. I want to thank your staff for its courtesies to me and just be pretty darn careful about taking down an Alfred Browning Parker structure. There may be people watching and saying why can one go down and not another.

That's very worrisome.

MS. TACKETT: Thank you.

Is there anyone else from the public that wishes to speak?

MS. MOURE: I'm Almalee Moure, all one word, Moure, M-O-U-R-E. I live at 6619 Granada Boulevard. I am here to oppose approval of this measure.

I will just give you a little brief step back in time. My father was the original owner of that piece of property. He bought it at the same time he bought the place which we now live, but when he and my mother were looking for a place to build a home, raise a family and settle down for the rest of their lives, they looked a lot around the City of Miami. They looked at Miami Beach, at some of the islands there, but when they came to Coral Gables, the one thing that they saw was a real commitment to preserving and protecting what the city has set out to be.

I can remember well as a child wandering through the property that's being discussed today. The idea here was with Coral Gables was so different than, say, Star Island. One of the places they were looking was that the city government had a real commitment to preserving and

protecting the character of the city, and for that we have all been very grateful. Thank you.

MS. TACKETT: We have one more public comment and then we are going to take a five-minute break and resume.

MS. EBBERT: Good morning. My name is Marlin Ebbert. I live at 6935 Almansa Street, about a block from the property. When I talked to Almalee this morning, I urged her to come, and if you know where she is talking about, her father purchased the land on either side of the bridge that passes over the Mahi Canal, and it's all connected by that stone wall that runs from the beginning of her property through the property that's in discussion today.

And I just think that, you know, I lived in Coral Gables for 25 years, and 12 years on this side of the highway, 13 years in my present location. And some of you, I know many of you sitting up here and where you live. I ran for a commission seat this past winter, and in walking through the city, I was reminded again of the rich history of the homes in the northern part of the city, on this side of the highway. On the east side of the highway, we just don't have the

personality of Coral Gables, that much of a personality that you have in the north part of the Gables. And this is one of the few pieces of property that really kind of says Coral Gables to me. And I think you really need to consider very carefully.

You are the first step in -- call it whatever you want. You are the first step in breaking this property apart, so consider very carefully what you do today. Thank you.

MS. TACKETT: I have been requested that we are going to take a five-minute break. Just to remind all the board members not to discuss this current application off the microphones.

(Brief recess.)

MS. TACKETT: Okay. Before we get started, I was just notified that one of the board members will have to leave no later than 6:50, so that's a consideration for the applicant that we will be losing a board member at 6:50.

MR. DALMAU: Good evening, my name is Jorge Dalmau, and my parents are the owners of the house. They are Califon Company. If anybody wants to know that's who Califon Company is, it's my mom and my dad. My parents bought the house in 1979 and then

preserved the existing structure.

We worked together with Spillis and Candela to design a family house that would be built along the existing structure to help accommodate the family of two parents, three kids, grandmother and a nanny. We lived in the house for many years. It was a great experience. I loved the house. I loved the property. We have always done whatever we can to preserve the trees, take care of the trees.

We spent a fortune in maintenance. We paid all the taxes on this property since 1979, so we are a big contributor to the city's tax revenues. It's one of the most expensive tax bills in the city, I would say.

And I want to say that the house is a very special house and we are committed to preserving the historic part of the house. The historic part of the house has been designated by staff that was designed by Alfred Browning Parker. All the other structures that were added by Mr. Candela and other architects that have been involved in this property are irrelevant and insignificant for the future of this property.

The structure, which we have been describing

as the garage or the guest house, as we know it today, is not being used. It's not safe to live in. It's not safe because it has deteriorated through the years with humidity and it has mold, so it has to be actually leveled. You cannot have any children living in there. You cannot use it as a safe place for anybody to stay there as a guest house or whatever, so right now it's just being used as a storage for some furniture and some things, some personal belongings. So, we have determined with the staff, they have visited it. They have seen what is inside, and the staff recommended that basically this is not a significant Alfred Browning Parker structure that should be preserved. And it's important because that is exactly -- to preserve the trees, we need to bring a driveway through that area so that basically this house can be divided eventually into two.

It's important to note that this house is so expensive that most families in this city cannot afford to maintain it, to keep it or to live in it. So, basically my parents now are retired. They are living in Spain, and the house is empty. They are taking the burden of paying all the taxes,

maintaining the house, etcetera, etcetera, etcetera. They cannot afford, at this present, anymore the house in this condition. So, basically, the house has been on the market and so far we have received no offers, even though the whole neighborhood is really having a lot of houses being demolished and getting ready for building. The house next door, no, but the one over one more has already been leveled. That used to be the Suarez estate, and it's basically a one-acre lot and now it's going to be built upon.

A few houses further over, they are just finishing the demolition and they are going to build another house. So, construction in the neighborhood is going to happen, and it's a good thing because this brings the value of all the properties in the neighborhood up and they are going to like to see their house values go up.

We are committed to preserving the main house as a historic house, and anything we do will be always keeping that historic portion of the house. But, in order for us to basically recoup some of the investment that we have in the house, we want to divide the house into two lots because one lot is too big. Three acres for Mr. Parker's house is

not three acres today.

When Mr. Parker built that house, an acre was not worth as much as it is today. So, basically, even after we divide and carve one acre, in the future if we get this approved, the main single family house is still going to be a spectacular two-acre estate that Mr. Parker would dream of being able to live there.

So, to me, in my opinion, it's irrelevant that this argument happens in this scenario because our family is committed to preserving all the trees. When we built the tennis court, it was contingent upon moving some oak trees so that they would not be damaged. So, basically, we had to bring these amazing cranes from the street. Maybe you were already living in your house and you can testify to this because the crane was right in front of your house, Mr. Haddad, and basically we moved the trees so that no trees were lost. And we built a beautiful tennis court, which is part of the property.

So, anyway, I just wanted the board to understand that our family is committed to preserving the historic significance of the house, but our family needs to establish ourselves in a

situation where since we have not been able to sell the house for many years, we have to try to split the house into two so that we can sell the lot to recover some of our investment, and that's why we are here today.

Thank you.

MR. GUILFORD: I just want to take a couple of minutes. I want to have Mr. Heisenbottle -- and Mr. Gibbs went into some nature and the interplay of the house and I think Mr. Heisenbottle is better to address that and then I will just have a couple of comments.

MS. TACKETT: All right. Just keep an eye on the time.

MR. GUILFORD: We won't be more than ten minutes.

MS. TACKETT: Thank you.

MR. HEISENBOTTLE: I will be brief, as well.

MR. DALMAU: I'm sorry, one more thing. The same way Mr. Haddad has ten letters saying that people are against it, we also have letters that are people for the support of the board to acknowledge that there are people interested in us dividing the house because they know that this is a good thing for the neighborhood. It's a good thing

for property values and they are all behind us a hundred percent. Thank you.

MR. HEISENBOTTLE: Board members, if I may, I know Mr. Gibbs gave you all a lecture on the Secretary of Interior Standards. I just disagree with him in the fact that Mr. Gibbs does not have an idea how to apply the Secretary of Interior Standards.

Does historic designation mean that you can never remove a tree or relocate a tree on your property?

Absolutely not.

Does historic designation mean that you can't remove a garage that has been so significantly altered that it doesn't, you know, that it is now a guest house and no longer really resembles the elevations that Al Parker's very basic and insignificant garage, no, it does not. Absolutely not.

Does -- do the Secretary of Interior Standards somehow freeze a building and an entire site in time as his client suggests to you?

No, it does not freeze a building in time.

You deal with alterations and modifications to historic structures at every meeting you have. You

apply the standards. You understand and you assure yourself when you are demolishing something that this is not a contributing element to the building, to the building's designation and you allow someone to put an addition on it.

In this case, we are not asking to put an addition on the house at all. We are asking to demolish portions of the structure that have all been severely altered. We have agreed with staff's conditions and we simply don't -- and by the way, I should say, there is a tree survey in your packet there listing every tree. We did that on purpose, so as we located that road, Alejandro, we could make sure that the new driveway didn't impact any of the significant trees.

There are no additions before you today. We are not kicking the can down the road. We are not proposing to build 14 townhouses out there in some convoluted manner that's totally ridiculous.

What we are proposing to do is still keep the Alfred Browning Parker portion of the site, that whole half, 1.85 acres. That's probably still the largest section you can find in the North Gables anyway.

I want you to think of one thing as you go

through this. I want to encourage you to go through this item by item on the list that we hopefully put back up here so everybody can refer to it the individual areas we are looking to demolish.

What message, as a board, are you sending to this community about historic preservation if a property owner is not allowed to alter the site at all, if a property is frozen in time in perpetuity because the owner made a good judgment in having this property designated because he is proud of it. He is proud it is an Alfred Browning Parker house, but the Secretary of Interior, contrary to what Mr. Gibb said over there, do not take away your property rights as an owner.

They do not freeze your building in time and I hope the decision you make today doesn't freeze this building in time. Thank you very much for your attention.

MR. GUILFORD: Madam Chairperson, I just want to touch on a couple of things.

First of all, don't be fooled by Mr. Haddad. He was one of the finest trial attorneys in the State of Florida, and he showed you some of what he had here tonight.

Really, what I want to touch on here is some of the comments Mr. Gibb said and kind of the standards he throws out and he keeps saying the entire property is historic. Do not be misled.

By designation, the whole property gets designated anywhere. You don't designate portions, but if you go back to the staff report they talk about in 2007, and you look at the staff report that was done for this hearing, what is historically significant?

It's not the land. It's the fact that the house was designed by Alfred Browning Parker. That is what is historically significant. They talk about it and talk about what Alfred Browning Parker did. So, don't be misled by saying it's the trees and it's over there. Again, remember that this piece of property was designed, this house was designed for one person, a bachelor. We don't know why he did it the way he did it.

Also, I just want to point out something else, and Mr. Dalmau did not mention it, but one of the things that he says he has had this house for sale for a long period of time, which is true. I think probably around ten years if not give or take a year or two. What he is finding is that people who

go to this piece of property, looks at this piece of property, they want to build their house exactly where the Alfred Browning Parker is.

If you are going to buy three acres of land in the City of Coral Gables, you are going to want the house you want. So, it has been an impediment. So, the way -- in order to, let's say recoup that is to split this lot.

Also, the letter that Mr. Haddad talked about from the neighbor does not talk about the demolition, does not talk about the demolition. All it talks about is saving trees. Those trees are going to come back before you at a later date when a house is designed for this piece of property.

Now, staff has gone through each element of what we are trying to do and what is actually before you today. They have gone piece by piece, why it is significant, why it is not significant. We are asking you to support staff's recommendation and approve this application.

If you have any questions, my team is available to answer at this time. Thank you.

MS. TACKETT: Thank you.

Is there anyone else from the public that

wishes to speak? If not, we will close the public hearing and open it up to board discussion.

MR. NEWELL: I will start off.

First, the impassioned appeals I really do appreciate. I just want to say that first off because I think this city could use more people who really do care. Whether you are on the wrong side or right side of the issue doesn't matter to me. The fact that you do care means a lot to me as a city resident. Marlin, your opinion, too.

That said, for me, I think this is clear. The issue before us is not to second-guess or to correct mistakes of the board, if it made any in the past. The board made the determination as to what is or what isn't historic in that property and the issue here is, there are certain things that contribute to the historic quality of this property and there are certain things that don't. And there is a difference between a contributing factor and one that detracts. I don't think anything that is going to be done here with the exception of the loggia would detract from what is, I think historically significant about this property.

I don't want to say too much and perhaps sway the members of the board, but I just want to get

that out there that it has nothing to do with I think opinion or a subjective interpretation of what is or isn't historic. It's been designated already, so as far as I am concerned, I am bound by the determination that has been made in the past.

Last month I had to do something I wouldn't want to do and force a man to pick up about ten square feet of perfectly laid tile to try to salvage a mosaic on this giant house because that was a historically significant feature of the house. I didn't want to do it, but I had to. I was bound by the determination of the board before, and I am bound just the same today. I think I have tipped my hand a bit, but that's how I feel about it just to get the discussion about it.

MS. GUERRERO: Some comments I want to share.

Although I understand why we might construe the history of this house as one of a piecemeal additions, all the alterations that took place, I don't really see from the images provided anything with the exception of the planters and the coral rock base on the guest house that goes against the aesthetic or the ideas of Alfred Browning Parker.

I also disagree with demolishing the pool because even though the pool is not such a big part

of the property or the house, you know, as a reference there is this great book called "From the Springboard to the Pond" that documents post-war pools in America and how these pools are disappearing. And I looked at this initially, I said this is classic post-war American swimming pool, and there is a whole other part of the culture that is associated with a pool of that shape, which is pretty much the design of Alfred Browning Parker.

So, I don't agree with the demolition of the loggia or the pool, and I also have -- I am not convinced that the subsequent alterations were done in a way that fights this character, except for a few accoutrements that were placed on the guest house. I haven't understood maybe the interior alterations, you said it was significant but, you know, I don't see how these additions have hurt the character of the original ideas.

MR. SILVA: Go ahead, Ms. Thompson.

MS. THOMPSON: All right. When I stood outside the gate, because it's locked, you can't walk in or drive in or see in too well until you walk down the roadway somewhat then you can peer through the foliage and so forth, but I got to tell

you that it was a moment of reverence or serenity. It gave me that feeling. I stood there and even tears came to my eyes thinking this is such a beautiful tract of land, oh, my goodness. It's unexcelled, as far as I know, the City of Coral Gables.

Despite the beautiful homes in Gables Estates and down in Cocoplum, this is so unique. It's old and it's been designated. I would have liked to have had the 2007 historic designation report. That would have bolstered my thinking, although it didn't need bolstering after listening today. It's really an estate. It's like a Shangri-la, as far as I am concerned.

Yes, Alfred Browning Parker is an esteemed and revered architect and there is no question, doubt about that, but I also have a very high opinion of the Spillis and Candela firm. They have been around a long time and Hilario Candela, he's wonderful and so is Spillis himself.

I knew Hilario better than I knew Spillis and you only had to look at the Douglas Entrance to see what they have done with that, preservation wise and otherwise.

And Dolly, you remember the Villages and you

know the history of that more than I and they have done wonderful.

They are a keeper of our integrity and historical integrity of the city. I don't want in any way to denigrate that work or put them down in relationship to Alfred Browning Parker because to my estimation our local architectural firm did a magnificent job and continues to do a magnificent job.

When you look at that tract of land and see the beautiful trees, it's almost sacrilegious to think of scuttling them, any of them just because it's so beautiful. It would be a sad day here in the City of Coral Gables to lose some of that ambience that is not apparent readily or at all anywhere else in our city.

This has already come to this board in 2007. I don't think I was a part -- when did we come on this board, Dolly? Were you on it then?

I came in right after you, but, anyway, it's already been designated. It's already been, as is pointed out here, before the Historic Board, the Planning and Zoning Board and everything else. It was determined then and what has changed now is the economics apparently have changed it.

I can empathize -- rather, I can understand the applicants, the owners' dilemma, but we have had that come before us before in other properties. Economic hardship is something else again. It's not being utilized. There is evidence of some recent living in the house because there is a child's toy in the tennis court area and so forth and it's not -- it doesn't show wear and tear from being there for a long period of time. I don't know who or what was living there recently.

It has that harmony between the nature and the buildings and for us to allow any of that part to be destroyed -- there is an answer to the applicants' dilemma by selling it, by lowering the property, the price on the property or whatever. That's not in our purview here.

The coral rock wall that I mentioned before, it certainly is unique and it's a far better one in our estimation than the one we considered along Coral Way. This, again, is so unique.

What's the Cardee name come from? Is that Horace Cardee? The Cardee name --

MS. SPAIN: It's from the original plat. I am not sure.

MS EBBERT: Oh, Almalee's maiden name was

Cardee.

MS. TACKETT: You need to be on the mike to speak, and we are running short on time to lose the board member.

MS. THOMPSON: I don't want to be the cause of that so I will stop talking.

Honestly, this is so unique that I will not be able to sleep tonight if I saw this board, who is such a keeper of the integrity of the City of Coral Gables, Historic Preservation wise, to allow anything to happen in this tract of land. I will stop there.

MR. SILVA: I'd like to quickly echo Mr. Newell's comments on appreciating, as far as the presentations on both sides. I think they were thoroughly researched on both points.

I agree with Mr. Heisenbottle that declaring a property historically significant does not and should not freeze it in time. I think we have the responsibility to apply the secretary's standards responsible to make historic preservation viable.

Following that kind of logic, I don't have a problem demolishing the driveway. I can follow your logic, and I am on board with the guest house demolition. Where you lose me is the demolition of

the pool, the cabana and that whole area back there. I think that's central to Alfred Browning Parker idea to indoor/outdoor living.

I think the original design of the house, even though the existing screen porch has been enclosed, I think that that arm wrapping around, coming along the canal and making this outdoor room, really framed by the loggia, framed by the cabana and the house on the other side is really critical to the house. And, in fact, your diagram shows it very, very clearly. What we want to save is the blue, and that area is the blue.

MR. GUILFORD: Mr. Silva, if that is your decision, we can actually save the cabana and the pool.

MS. SPAIN: I went back and forth on that myself, I will tell you, because the front part of that cabana has not been altered. The loggia wraps around itself and has been clipped on. The clip-on piece has been altered. Actually, I think it's nicer than when Alfred Browning because they put a bar in. It was a storage area and now it's open to the pool. Actually, I would agree with you that that should be saved.

MR. SILVA: To me, that whole piece is

critical along the main waterway.

MS. TACKETT: Any more comments?

MR. TORRE: I guess I will speak. I guess these are the hard ones. These are the ones that show the power of this board and what we can and cannot do and how our votes really sometimes make a big difference. But, you know, I think of the times that the word here hardship is brought upon us and that really is the key in our judgment and our determination and our ruling. And from a personal standpoint, as much as you try to avoid it, that's really the basis for your decisions. So, you have to judge historical determination against sometimes these other moral things or these hardship things and you weigh the two and in this case, I am leaning towards the hardship being removed from the homeowner.

And sometimes we take it where it's the complete opposite and I am very aware of what we are doing and what it's causing but in some cases the sacrifice that we are doing from the historic significance of the property sometimes is not sufficient to me to not allow some of these things to be relieved for the homeowner. Again, that's the weighing part, how much does that cost to the

historic determination, and if it's too much you have to say no. But sometimes it's just enough to say, you know, what, I am going to have to tip the other way.

In this case, I think the hardship is significant to me and I know that by saying this, I am sort of leaning to the decision for the separation of the lot, which is the key here, but that's what I'm saying, really.

By doing this, I am aware that we are tipping it toward a lot separation, but in my eyes I am conscious of that. And I am for that because historically speaking, I think that there is enough there. I think that trees and the other things will be ultimately preserved and I think we are not doing a disservice to Alfred Browning Parker by taking these two pieces out. That's my opinion, and I will be voting for the certificate of appropriateness.

MS. TACKETT: If I could just follow up on Venny's comments, I am a historic preservationist. My whole life I have studied architecture. I have a master's degree in historic preservation. I do this every day in my job, and I think what Venny said is something that I relate to very much

because historic preservation gets a bad name a lot of the times. And I think ultimately what my job is that I get paid to do every day and as a board member here, I think we need to find a balance. I think we need to find a balance to preserve highly significant structures but also understand times change. The way families live change. The economics change, and I agree with Mr. Torre and I will be voting in favor; although I do like the amendment that Mr. Silva proposed, and I would suggest that that be part of a motion.

Any other comments?

MS. MACINTYRE: Well, this, of course, is a classic preservation dilemma. Both points of view have made compelling arguments, and I appreciate the economic factor that's involved here. And I think in the long run that we need to try to find solutions to this kind of dilemma in the future. It's not going to help you right now, but this is such a classic situation. And I am really torn between the needs of the homeowner financially in supporting this property and the needs of the community in preserving the property.

MS. TACKETT: Any other discussion?

Do I have a motion?

MR. TORRE: I will make a motion to approve the staff comments.

MS. TACKETT: Are we going to include Mr. Silva's recommendation that a portion of the cabana structure --

MR. NEWELL: I think we should.

MS. GUERRERO: Yes.

MS. TACKETT: Well, that's the maker of the motion.

MR. GUILFORD: Again, it's acceptable to us.

MR. TORRE: The cabana being --

MS. SPAIN: To save the pool and the cabana and the loggia.

MR. TORRE: All of it.

MS. SPAIN: If they go for a lot separation, the lot line would actually shift or it would move over entirely to keep that.

MR. HEISENBOTTLE: I would illustrate that for a minute, if you would, what is being suggested here.

MS. TACKETT: You need a microphone.

MR. HEISENBOTTLE: What is being suggested here is that this lot line jog at an island and go back to the water. Instead of being a 130-foot wide, it might be 110 or 105-foot wide at the rear.

This is what I believe Alejandro was suggesting. It's a compromise we can live with.

MS. TACKETT: Does the maker of the motion accept that?

MR. TORRE: I am trying to think about that.

Again, I haven't seen enough of that part. There is no visual here to even understand what is really there. I will accept it as such.

MS. TACKETT: We have a motion. Do we have a second?

MR. NEWELL: I will second.

MS. TACKETT: We have a motion and a second.

Roll call.

MS. MACINTYRE: Would you read the motion before we move?

MR. TORRE: My motion is to approve with staff comments and amendments as proposed by Mr. Silva to allow for the cabana and the pool to also remain by shifting the lot line in the back.

MS. TACKETT: We have a motion and a second.

Roll call.

THE CLERK: Ms. Pruitt?

MS. PRUITT: This is a very difficult decision but I am going to vote no.

THE CLERK: Ms. Guerrero?

MS. GUERRERO: Yes.
THE CLERK: Mr. Torre?
MR. TORRE: Yes.
THE CLERK: Mr. Silva?
MR. SILVA: Yes.
THE CLERK: Mayor Thompson?
MS. THOMPSON: No.
THE CLERK: Mr. Newell?
MR. NEWELL: Yes.
THE CLERK: Ms. MacIntyre?
MS. MACINTYRE: Yes.
THE CLERK: Ms. Tackett?
MS. TACKETT: Yes.
MR. GUILFORD: Thank you very much.
(The proceedings on COA (SP) 2013-011 were concluded at 6:54 p.m.)

- - -

REPORTER'S CERTIFICATE

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COUNTY OF MIAMI-DADE

I, Patricia Diaz, Registered Professional Reporter, Florida Professional Reporter and Notary Public in and for the State of Florida at large, do hereby certify that I was authorized to and did report said meeting in stenotype; and that the foregoing pages, numbered from 1 to 90, inclusive, are a true and correct transcription of my shorthand notes of said meeting.

I further certify that said meeting was taken at the time and place hereinabove set forth and that the taking of said meeting was commenced and completed as hereinabove set out.

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Patricia Diaz, RPR, FPR

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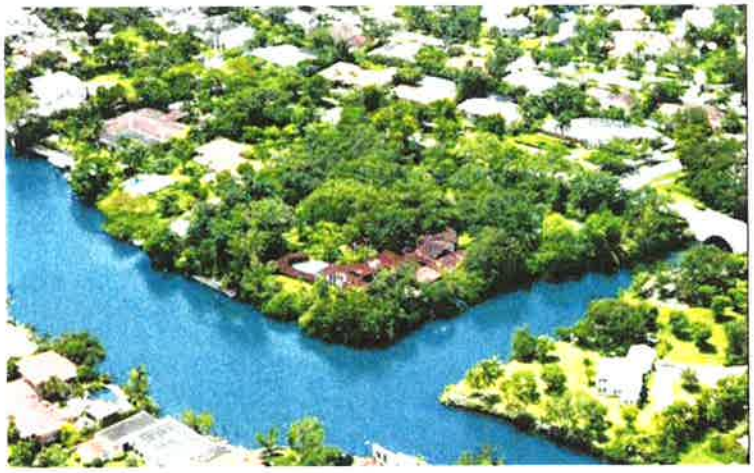

6801 GRANADA BLVD.

CORAL GABLES, FLORIDA 33146

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July 8, 2013

Ms. Dona Spain
Director
Historical Resources Dept
City of Coral Gables
2327 Salzedo Street
Coral Gables, FL 33134

Re: **6801 Granada Blvd. / Certificate of Appropriateness**

Dear Ms. Spain:

This firm, along with RJ Heisenbottle Architects, represents Califon Company, N.V., the owner of property located at 6801 Granada Blvd., relative to a request for a Special Certificate of Appropriateness.

As a means of background, the property consists of three (3) acres of land on the Coral Gables Waterway. The house, constructed in 1951, was designed by Alfred Browning Parker. Mr. Parker was commissioned to design the residence for a single person and therefore the original house only had one bedroom. Since the main house only had one bedroom, a standalone guest house was constructed the following year. Over the years, several additions were constructed onto the main residence. Due to Mr. Parker's accomplishments as an architect, the property was declared a local historic landmark in 2007.

The property, itself, was originally platted as four (4) separate and independent lots, which would have permitted four (4) residences to be constructed. See the attached plat drawing that is part of our application submittal. Then in 1943, this property, as well as the property across the Mahi Waterway, was each re-platted as one lot, respectively. Sometime later the similar property across the Mahi Waterway was subdivided into three (3) lots, thereby leaving the subject property the largest property in the area. Due to the size of the property it has been extremely difficult and costly for the owner to maintain. The property is no longer the owner's primary residence and is currently uninhabited. Since it is no longer feasible for the owner to maintain the property, the property was listed for sale. The property has been for sale for over three (3) years without the owner receiving a single offer to purchase. As such, the owner now desires to re-plat the property in to two (2) lots. This will make the property

more consistent with others in the neighborhood, more salable and less costly to maintain. The lots will consist of 1.85 acres (Lot A) and 1.11 acres (Lot B). See the tentative plat that is part of the application package.

As part of this application, we are requesting the Historic Preservation Board's recommendation to re-plat the property into two (2) separate building sites. It is important to note that if the application to re-plat the property is successful, whatever is constructed on the property will require additional review and approval by the Historic Preservation Board and other city agencies. As part of our application, we have enclosed a proposed site plan depicting what can be built on the two (2) lots pursuant to the current zoning code. It is not intended as a proposed design and is for illustrative purposes only.

In order to allow the property to be separated and re-platted into two (2) building sites, we are requesting that the Historic Preservation Board grant a Special Certificate of Appropriateness to allow the removal of the guest house, swimming pool, pool cabana, trellis and driveway. The guest house and pool cabana were substantially renovated and reconfigured by the architectural firm of Spillis Candela and Partners in 1982 and in our opinion are not contributing to the historic integrity of the main house and therefore should be allowed to be removed. The proposed driveway has been reconfigured to meander between the existing trees and the swimming pool has been redesigned to better take advantage of the views of the waterway. See proposed site plan.

In conclusion, we are requesting that certain structures that are not contributing to the architectural integrity of the main house designed by Alfred Browning Parker be removed and other elements such as the driveway and pool be reconfigured to take advantage of the vistas of the property. In addition, we are requesting the board's recommendation that the property be re-platted into two (2) building sites.

Based upon the foregoing, we would sincerely appreciate your favorable recommendation of our application. Should you have any questions or need any additional information, please do not hesitate to contact me.

Very sincerely,
Guilford & Associates, P.A.

F.W. Zeke Guilford, Esq.

CERTIFICATE OF APPROPRIATENESS

APPLICATION

CITY OF CORAL GABLES • HISTORIC PRESERVATION DIVISION

1. 6801 Granada Blvd., Coral Gables, Florida 33134
Building Address | Historic name of building (if any) | District Name (if any)

Tract 2 of "Cartee Homestead as recorded in Plat Book 43, at Page 30
Legal Description: Lot(s) | Block(s) | Section

Califon Co. N V | 6801 Granada Park Blvd., Coral Gables, FL 33143 | (786) 375-1444
Owner's Name | Street Address | Zip Code | Phone No.
e-mail: jadalmau@aol.com

Guilford & Associates | 1222 Ponce de Leon suite 600, FL 33134 | (305) 446-8411
Applicant's Name | Street Address | Zip Code | Phone/Fax
e-mail: ZGuilford@guilfordassoc.com

Richard Heisenbottle | 2199 Ponce de Leon Blvd. suite 400, Coral Gables, FL 33134 | (305) 446-7799
Contractor/Arch./Engineer's Name | Street Address | Zip Code | Phone/Fax
e-mail: richard@rjha.net

2. **PLEASE INDICATE THE CATEGORY WHICH DESCRIBES THE PROPOSED WORK:**

____Minor Alterations ____New Construction ____Addition ____Rehabilitation
__X__Demolition ____Other: Replat

3. Will the work proposed require a variance from the Zoning Code?
☒ NO ☐ YES, from section(s) _____
Attach the requested variance language to this form

4. Has this property been qualified as a Coral Gables Cottage? ☒ NO ☐ YES (attach a copy of qualification sheet)

5. This request is: ☒ new ☐ result of a violation ☐ a revision to a previous submittal ☐ a revision to a previously approved COA
Case File: _____

6. WORK PROPOSED: Brief narrative of work to be performed.
We are requesting a re-plat to subdivide the property into 2 building sites. In order to accomplish this we are requesting approval to remove the existing guest house, pool and cabana. The original portion of the existing main house was designed by A.Browning Parker and designated historical in 2007. The Guest House was a later addition by A.Browning Parker subsequent additions and cabana remodel were designed by Spillis Candela & Partners.

7. **Variance requests require a processing fee. Payment must be included with the application. Please make check payable to the City of Coral Gables.** *Applications for ad valorem tax relief must be filed on a separate application form prior to construction.*

8. STAFF USE ONLY

The following supplementary information (where applicable) shall be provided:*

___**Site Plan** (with dimensions) Before/After ___**Floor Plan(s)** (with dimensions) Before/After ___**Elevations(s)** (with dimensions) Before/After ___**Mailing list & 3 sets of labels** VARIANCES/DEMOLITIONS

___**Photos** Labeled 2 per page ___**Survey**(5 yrs or younger) Board review (1 Orig + 16 copies) Non-Board (1 original) ___**Color/Material Sample** Board review (16 swatches) Non-Board review (1 set) ___**Letter of Intent** Board review (16 copies) Non-Board review (1 copy) ___**Regular size** 1 signed/sealed set ___**Reduced Plans** 11x17 Board review 2 sign/seal + 14reg. Non-Board review (1 set)

___**Copy of Board of Architects Comments/Recommendations** ___**CD** with electronic copies of drawings/photos ___**Fee** due to variances/violations ___**Other**_____

- Application will not be scheduled for a hearing unless received in completed form by the established due date (subject to staff review).
- Applications will be accepted only when a completed application form is submitted together with the necessary supplemental materials.
- All drawings & supporting information must be collated into the correct number of packets and clearly labeled.
- Applicant or his/her representative **MUST** attend hearing and present his/her proposal to the Board.
- Preliminary Zoning Analysis for proposed changes **MUST** be obtained and submitted with this application (see attached form).
- A paint sample visible from the public side of the structure must be applied to the building no less than ten days from the hearing date.
- Board of Architects recommendation **MUST** be obtained **prior** to the submission of any Certificate of Appropriateness application.
- The Historic Preservation Board will act on completed applications only. Decisions made by the Board may be appealed to the City Commission no later than **10 days** after the ruling is made. If there is no appeal or Commission action, the Historic Preservation Board decision shall be final.

9. I, Califon Company N V, as Owner of Lot(s) Tract 2
(Print Owner's Name)
Block(s) _____, Section Cartee Homestead do hereby authorize the filing of this application. CALIFON CO N V 7/1/2013
(Owner's Signature) JORGE DALMAU (Date)

My signature affirms and certifies that I/we understand and will comply with the provisions and regulations of the City of Coral Gables Historic Preservation Ordinance as amended from time to time. It further certifies that any statements made in the application, documents attached to the application, and plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that the application, attachments and fees become part of the Official Records of the Historic Preservation Division and are not returnable. The above signed consents to inspection and photographing of the subject property by the Historic Preservation staff for purposes of consideration of this application and/or presentation to the Historic Preservation Board. Applicants seeking approval of alterations, demolitions and/or new construction acknowledge that the City may erect signs on the subject property, which state the proposed action and the date of the Historic Preservation Board meeting.

STAFF USE ONLY

DATE RECEIVED: _____
CASE FILE: _____
EDEN FILE: _____
POTENTIAL HPB MEETING: _____

CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
HISTORIC PRESERVATION DIVISION
405 BILTMORE WAY, 2ND FLOOR
CORAL GABLES, FLORIDA 33134
Phone: (305) 460-5090/5093/5094/5096
Fax: (305) 460-5097
e-mail: historicalresources@coralgables.com

* A drawing set must include a site plan, floor plan(s), and elevations of all facades with sufficient dimensions to conduct a preliminary Zoning Analysis. The purpose of the preliminary Zoning Analysis is to identify **possible** variances and is not intended to replace any review required as part of the permitting process. The drawings must illustrate the existing conditions and the proposed changes separately. Contextual drawings or photographs of the neighboring properties must also be included. The Department staff may request additional drawings and documents as needed. Requests for Special Certificates of Appropriateness for demolition and/or that require variance(s) must include a certified mailing list, a map, and **three** sets of mailing labels (1000-foot radius) and the required fee. * It is the responsibility of the applicant to provide sufficient illustrations to convey the intended scope of work.

Exhibit "A"

LEGAL DESCRIPTION

TRACT 2 OF "CARTEE HOMESTEAD AS RECORDED IN PLAT BOOK 43, AT PAGE 30 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Exhibit "B"

Folio Number:

03-4129-031-0020

6801 Granada Blvd.
Coral Gables, Florida

PROOF OF OWNERSHIP

6801 Granada Blvd.
Coral Gables, Florida

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map

Aerial Photography - 2012 0 153 ft

This map was created on 1/25/2013 11:04:56 AM for reference purposes only.

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

Close

Summary Details:

Folio No.:	03-4129-031-0020
Property:	6801 GRANADA BLVD
Mailing Address:	CALIFON COMPANY N V C/O GARRY B, SCHWARTZ PA 4000 PONCE DE LEON BLVD 470 CORAL GABLE FL 33146-1432

Property Information:

Primary Zone:	0100 SINGLE FAMILY - GENERAL
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	8/7
Floors:	2
Living Units:	1
Adj Sq Footage:	9,448
Lot Size:	2.95 ACRES
Year Built:	1951
Legal Description:	29 54 41 2.95 AC CARTEE HOMESTEAD PB 43-30 TRACT 2 LOT SIZE 128502 SQUARE FEET OR 10742-1520 0580 6 OR 27645-0175 0311 11

Assessment Information:

Year:	2012	2011
Land Value:	$2,505,789	$2,505,789
Building Value:	$1,284,555	$1,292,162
Market Value:	$3,790,344	$3,797,951
Assessed Value:	$3,790,344	$3,797,951

Taxable Value Information:

Year:	2012	2011
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/ $3,790,344	$0/ $3,797,951
County:	$0/ $3,790,344	$0/ $3,797,951
City:	$0/ $3,790,344	$0/ $3,797,951
School Board:	$0/ $3,790,344	$0/ $3,797,951

Sale Information:

Sale Date:	3/2011
Sale Amount:	$100
Sale O/R:	27645-0175
Sales	Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter

Qualification Description:	201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgement or court order.
View Additional Sales	

Additional Information is Not From the Property Appraiser's Records:

Community Development District:	NONE
Community Redevelopment Area:	NONE
Empowerment Zone:	NONE
Enterprise Zone:	NONE
Zoning Land Use:	SINGLE-FAMILY
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY (UDB)
Zoning:	SF-R (SINGLE-FAMILY RESIDENTIAL DISTRICT)
Non-Ad Valorem Assessments:	Get Info
Environmental Considerations	

6801 Granada Blvd. Re-plat
List of Owner's Representatives and Consultants

Owner:

Califon Company N V
C/O Garry B, Schwartz PA
6801 Granada Park Blvd.
Coral Gables, Florida 33143
(786) 375-1444 tel.
Email: jadalmau@aol.com

Attorney:

Guilford & Associates, P.A.
2222 Ponce de Leon Blvd. Suite 600
Coral Gables, Florida 33134
(305) 446-8411 tel. (305) 445-0563 fax.
Email: ZGuilford@guilfordassoc.com

Architect:

Richard J. Heisenbottle, A1A
2199 Ponce de Leon Blvd., Suite 400
Coral Gables, Florida 33134
(305) 446-7799 tel. (305) 446-9275 fax.
Email: richard@rjha.net

6801 Granada Blvd.
Coral Gables, Florida

TENTATIVE PLAT OF "REVISED PLAT OF CARTEE HOMESTEAD"

BEING A REPLAT OF TRACT 2 OF "CARTEE HOMESTEAD" AS RECORDED IN PLAT BOOK 43, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE SOUTWEST 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

FIELD WORK DATE

03-08-2006 DRAWING
03-23-2011 UPDATE
01-17-2013 UPDATE)
02-12-2013 TREES ADDED

ADJOINING ZONING: EXISTING

ID	FOLIO NO.:	CLUC	PRIMARY ZONING
A	03-4129-029-0010	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
B	03-4129-028-0450	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
C	03-4129-028-0440	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
D	03-4129-028-0430	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
E	03-4129-032-1380	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL

ADJOINING LAND OWNERS

PATTERSON TRACT NO. 1 (46-45)	RICARDO AND LINA EICHENWALD 6635 GRANADA BOULEVARD CORAL GABLES, FLORIDA 33146

ADJOINING ZONING: EXISTING

REFER TO SHEET 3 EXISTING

ID	FOLIO NO.:	CLUC	PRIMARY ZONING
I	03-4129-031-0020	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
PROPOSED			
II	03-4129-031-0020	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
III	"	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL

BENCHMARK INFORMATION

BM#	ELEVATION	N-S STREET	E-W STREET	LOCATION	DESCRIPTION
197	11.61	GRANADA BOULEVARD	SUNSET ROAD	N.E. LY CORNER	PKBW B.S.W. @ N. PROP. LINE #5955 GRANADA
200	10.99	BARQUERA STREET	SUNSET ROAD	N.E. LY CORNER	PKBW P.O.C. F.S.W.

PROPERTY ADDRESS

6801 GRANADA BOULEVARD
CORAL GABLES, FLORIDA 33146

FLOOD INFORMATION

FLOOD ZONE: AH
MAP & PANEL= 12086C0459
COMMUNITY No.: 120639
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= +10.00 NGVD 1929

SURVEYOR'S REFERENCES

LOCATION MAP
SCALE 1" = 300'
LYING IN THE SOUTWEST 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 41 EAST

LEGAL DESCRIPTION

TRACT 2, "CARTEE HOMESTEAD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

OWNERS CONTACT INFORMATION

CALIFON COMPANY N V
C/O GARRY B, SCHWARTZ PA
6801 GRANADA PARK BLVD.
CORAL GABLES, FLORIDA 33143
(786) 375-1444 TEL.
EMAIL: JADALMAU@AOL.COM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
LAST DATE FIELD WORK: 02-12-2013

LANNES & GARCIA, INC. LB #2098
385 ALHAMBRA CIRCLE, SUITE C,
CORAL GABLES, FLORIDA, FL, 33134

DATE: 05-06-2013

BY FRANCISCO F. FAJARDO #4767
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA

ZONING REFERENCES

I, II, III AND A THRU E REFER TO SHEET 3 FOR LOCATION

SURVEY NOTES

1. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

2. ADDITIONS OR DELETIONS TO THIS TENTATIVE PLAT BY ANY OTHERS THAN THE SIGNING PARTIES ARE PROHIBITED.

3. THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF GRANADA BOULEVARD, HAVING A BEARING OF N54°16'13"W AS SHOWN ON THE "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 11" PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

4. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.

5. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.

6. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTIEDATTHE CENTER OF THE FIELD LOCATION.

7. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY OF CORAL GABLES AND MIAMI DADE COUNTY.

8. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)AND REFERENCED TO THE FOLLOWING BENCHVARKS:
   A) CITY OF CORAL GABLES BM # 197, ELEVATION= 11.61
   B) CITY OF CORAL GABLES BM # 200, ELEVATION= 10.99

9. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.

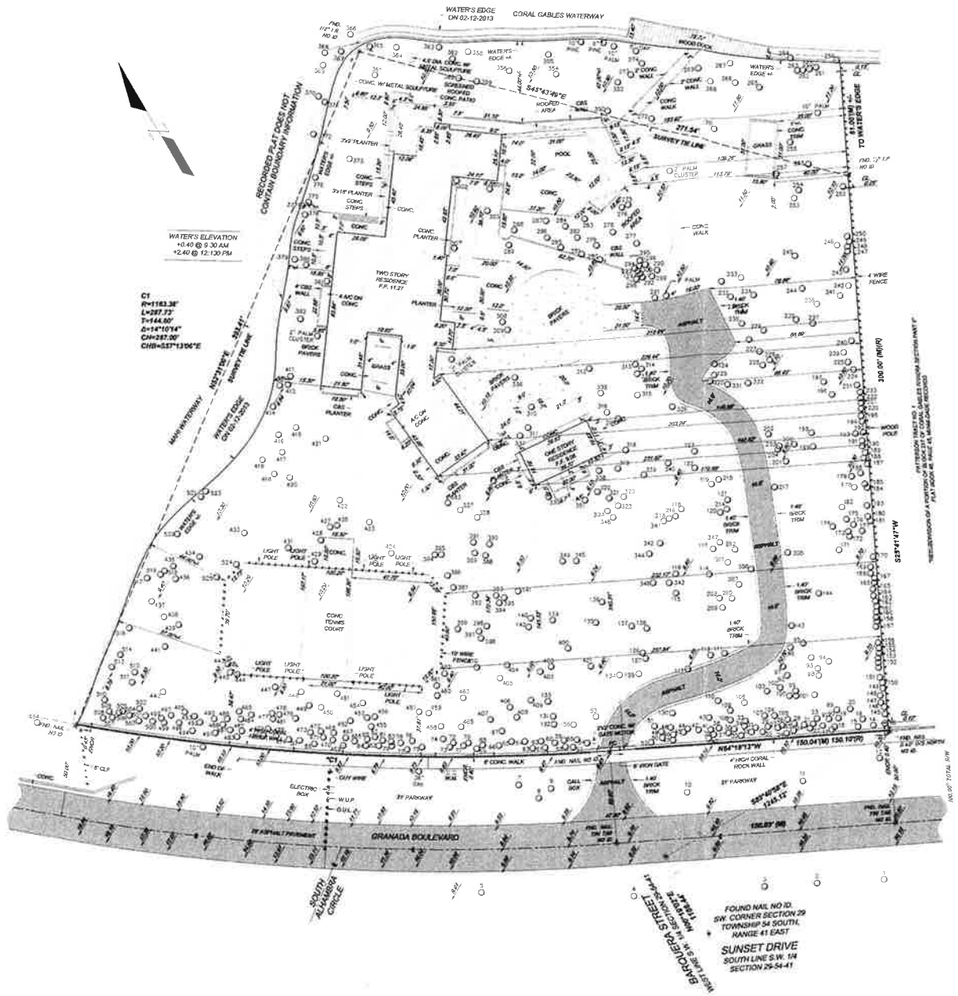
10. TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN

TENTATIVE PLAT OF "REVISED PLAT OF CARTEE HOMESTEAD"

BEING A REPLAT OF TRACT 2 OF "CARTEE HOMESTEAD" AS RECORDED IN PLAT BOOK 43, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE SOUTWEST 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

TREE LEGEND

#	DIAMETER	TYPE
1	1.50	HARDWOOD TREE
2	1.50	HARDWOOD TREE
3	2.50	HARDWOOD TREE
4	3.00	HARDWOOD TREE
5	2.00	HARDWOOD TREE
6	3.00	HARDWOOD TREE
7	1.50	HARDWOOD TREE
8	1.50	HARDWOOD TREE
9	1.50	HARDWOOD TREE
10	3.00	HARDWOOD TREE
11	2.00	HARDWOOD TREE
12	2.00	HARDWOOD TREE
13	1.50	PALM CLUSTER TREE
14	2.00	PALM CLUSTER TREE
15	1.00	PALM CLUSTER TREE
16	1.50	PALM CLUSTER TREE
17	5.00	FICUS TREE
18	1.50	PALM CLUSTER TREE
19	1.50	PALM CLUSTER TREE
20	0.50	PALM TREE
21	1.50	PALM TREE
22	1.50	PALM CLUSTER TREE
23	1.50	HARDWOOD TREE
24	1.50	PALM CLUSTER TREE
25	0.50	PALM TREE
26	0.50	PALM TREE
27	1.00	PALM CLUSTER TREE
28	1.50	PALM CLUSTER TREE
29	1.50	HARDWOOD TREE
30	1.50	PALM CLUSTER TREE
31	1.50	PALM CLUSTER TREE
32	1.00	PALM CLUSTER TREE
33	1.00	PALM TREE
34	1.50	PALM CLUSTER TREE
35	2.00	PALM CLUSTER TREE
36	1.50	PALM CLUSTER TREE
37	1.50	PALM CLUSTER TREE
38	1.50	PALM CLUSTER TREE
39	1.00	PALM CLUSTER TREE
40	1.50	PALM CLUSTER TREE
41	1.00	PALM CLUSTER TREE
42	2.50	PALM CLUSTER TREE
43	1.50	PALM TREE
44	1.50	PALM TREE
45	1.50	PALM CLUSTER TREE
46	1.50	PALM CLUSTER TREE
47	1.50	PALM CLUSTER TREE
48	1.50	PALM CLUSTER TREE
49	0.50	PALM TREE
50	1.00	PALM CLUSTER TREE
51	2.50	HARDWOOD TREE
52	1.50	PALM CLUSTER TREE
53	2.00	HARDWOOD TREE
54	4.00	PALM CLUSTER TREE
55	1.50	PALM CLUSTER TREE
56	1.50	PALM TREE
57	1.50	PALM CLUSTER TREE
58	2.50	HARDWOOD TREE
59	1.50	PALM CLUSTER TREE
60	1.50	PALM CLUSTER TREE
61	1.00	PALM CLUSTER TREE
62	1.50	PALM CLUSTER TREE
63	1.00	PALM CLUSTER TREE
64	2.00	PALM CLUSTER TREE
65	2.00	PALM CLUSTER TREE
66	2.50	PALM CLUSTER TREE
67	2.00	HARDWOOD TREE
68	1.50	PALM CLUSTER TREE
69	1.50	PALM CLUSTER TREE
70	1.50	PALM CLUSTER TREE
71	1.00	PALM CLUSTER TREE
72	2.00	PALM CLUSTER TREE
73	2.00	PALM CLUSTER TREE
74	2.00	PALM CLUSTER TREE
75	1.50	PALM TREE
76	2.00	PALM CLUSTER TREE
77	2.00	HARDWOOD OAK TREE
78	2.00	PALM CLUSTER TREE
79	1.00	PALM CLUSTER TREE
80	1.50	PALM TREE
81	1.50	PALM CLUSTER TREE
82	2.00	PALM CLUSTER TREE
83	1.50	PALM CLUSTER TREE
84	2.00	PALM CLUSTER TREE
85	2.50	HARDWOOD TREE
86	1.00	PALM CLUSTER TREE
87	1.50	PALM CLUSTER TREE
88	3.50	HARDWOOD TREE
89	1.50	PALM TREE
90	1.50	PALM CLUSTER TREE
91	1.50	PALM CLUSTER TREE
92	1.00	PALM TREE
93	1.50	HARDWOOD OAK TREE
94	4.00	HARDWOOD TREE
95	2.50	HARDWOOD OAK TREE
96	1.00	PALM TREE
97	2.00	HAWAIIAN STUBBY TREE
98	0.50	PALM TREE
99	1.00	PALM TREE
100	0.50	PALM TREE
101	0.50	PALM TREE
102	0.50	PALM TREE
103	0.50	PALM TREE
104	0.50	PALM TREE
105	0.50	PALM TREE
106	0.50	PALM TREE
107	1.00	PALM CLUSTER TREE
108	0.50	PALM TREE
109	0.50	PALM TREE
110	4.00	PALM CLUSTER TREE
111	2.00	HAWAIIAN FERN TREE
112	1.50	PALM CLUSTER TREE
113	0.50	PALM TREE
114	1.00	PALM TREE
115	1.00	HARDWOOD TREE
116	0.50	PALM TREE
117	1.50	HARDWOOD OAK TREE
118	1.50	PALM TREE
119	6.00	HARDWOOD CLUSTER TREE
120	1.50	HARDWOOD OAK TREE
121	1.50	PALM TREE
122	2.00	HARDWOOD OAK TREE
123	1.50	PALM TREE
124	0.50	PALM TREE
125	0.50	PALM TREE
126	1.50	PALM TREE
127	0.50	PALM TREE
128	0.50	PALM TREE
129	0.50	PALM TREE
130	1.50	PALM TREE
131	0.50	PALM TREE
132	1.00	PALM CLUSTER TREE
133	2.00	HARDWOOD OAK TREE
134	1.50	PALM TREE
135	2.00	HARDWOOD OAK TREE
136	1.50	PALM TREE
137	1.50	PALM TREE
138	1.50	PALM CLUSTER TREE
139	1.50	HARDWOOD TREE
140	1.50	PALM TREE
141	1.00	PALM TREE
142	0.50	PALM TREE
143	1.00	HARDWOOD TREE
144	8.00	HARDWOOD FICUS TREE
145	1.50	PALM CLUSTER TREE
146	1.00	PALM CLUSTER TREE
147	1.50	PALM CLUSTER TREE
148	1.50	PALM CLUSTER TREE
149	1.50	PALM CLUSTER TREE
150	1.00	PALM CLUSTER TREE
151	1.50	PALM CLUSTER TREE
152	1.50	PALM CLUSTER TREE
153	1.00	PALM CLUSTER TREE
154	0.50	PALM TREE
155	1.00	PALM CLUSTER TREE
156	1.00	PALM CLUSTER TREE
157	2.50	PALM CLUSTER TREE
158	1.50	PALM CLUSTER TREE
159	1.50	HARDWOOD TREE
160	1.50	PALM CLUSTER TREE
161	1.50	PALM CLUSTER TREE
162	2.00	PALM CLUSTER TREE
163	2.00	PALM CLUSTER TREE
164	2.00	PALM CLUSTER TREE
165	1.50	PALM CLUSTER TREE
166	1.50	PALM CLUSTER TREE
167	1.50	PALM CLUSTER TREE
168	2.00	PALM CLUSTER TREE
169	1.00	PALM CLUSTER TREE
170	1.50	PALM CLUSTER TREE
171	0.50	PALM TREE
172	1.00	PALM CLUSTER TREE
173	2.00	HARDWOOD OAK TREE
174	2.00	HARDWOOD TREE
175	0.50	PALM TREE
176	0.50	PALM TREE
177	1.00	PALM TREE
178	2.50	HARDWOOD TREE
179	1.50	PALM TREE
180	1.50	PALM CLUSTER TREE
181	1.00	PALM CLUSTER TREE
182	1.00	PALM TREE
183	3.00	PALM CLUSTER TREE
184	1.50	PALM CLUSTER TREE
185	1.00	PALM CLUSTER TREE
186	3.00	HARDWOOD TREE
187	1.50	PALM CLUSTER TREE
188	2.00	PALM CLUSTER TREE
189	1.50	PALM CLUSTER TREE
190	3.00	PALM CLUSTER TREE
191	1.00	PALM CLUSTER TREE
192	1.00	PALM CLUSTER TREE
193	0.50	PALM TREE
194	2.00	PALM CLUSTER TREE
195	3.00	PALM CLUSTER TREE
196	3.00	HARDWOOD TREE
197	2.00	HARDWOOD TREE
198	4.00	HARDWOOD TREE
199	1.00	PALM TREE
200	5.00	HARDWOOD OAK TREE
201	1.00	PALM TREE
202	1.00	PALM TREE
203	1.00	PALM TREE
204	1.50	PALM TREE
205	5.00	PALM TREE
206	2.00	PALM TREE
207	1.50	PALM TREE
208	2.00	HARDWOOD OAK TREE
209	2.50	HARDWOOD OAK TREE
210	2.00	HARDWOOD OAK TREE
211	2.00	HARDWOOD OAK TREE
212	1.50	PALM TREE
213	1.50	HARDWOOD OAK TREE
214	1.50	HARDWOOD OAK TREE
215	1.50	HARDWOOD OAK TREE
216	2.00	HARDWOOD OAK TREE
217	3.00	HARDWOOD OAK TREE
218	1.50	PALM TREE
219	3.00	HARDWOOD TREE
220	1.00	PALM CLUSTER TREE
221	1.50	PALM CLUSTER TREE
222	2.50	PALM CLUSTER TREE
223	2.00	PALM CLUSTER TREE
224	1.00	PALM TREE
225	1.50	HARDWOOD TREE
226	0.50	PALM TREE
227	1.00	PALM TREE
228	0.50	PALM TREE
229	1.00	PALM TREE
230	1.00	PALM TREE
231	1.50	PALM TREE
232	1.00	PALM TREE
233	1.00	PALM TREE
234	1.00	PALM TREE
235	2.00	HARDWOOD TREE
236	2.00	HARDWOOD TREE
237	4.00	HARDWOOD TREE
238	2.00	HARDWOOD TREE
239	1.00	HARDWOOD TREE
240	3.50	HARDWOOD TREE
241	0.50	PALM TREE
242	1.50	PALM CLUSTER TREE
243	2.50	HARDWOOD TREE
244	2.50	PALM TREE
245	6.00	FICUS TREE
246	1.50	PALM TREE
247	1.50	PALM CLUSTER TREE
248	1.00	PALM CLUSTER TREE
249	2.00	PALM CLUSTER TREE
250	2.00	PALM CLUSTER TREE
251	1.00	PALM CLUSTER TREE
252	2.00	PALM CLUSTER TREE
253	0.50	HARDWOOD TREE
254	3.00	HARDWOOD TREE
255	1.00	HARDWOOD TREE
256	4.50	HARDWOOD TREE
257	2.00	FICUS TREE
258	4.50	FICUS TREE
259	2.00	HARDWOOD TREE
260	0.50	PALM TREE
261	1.00	PALM CLUSTER TREE
262	1.00	PALM CLUSTER TREE
263	0.50	PALM TREE
264	2.00	HARDWOOD TREE
265	4.00	FICUS TREE
266	1.00	PALM TREE
267	3.00	HARDWOOD TREE
268	4.00	FICUS TREE
269	1.50	PALM TREE
270	2.00	PALM TREE
271	12.00	FICUS TREE
272	0.50	PALM TREE
273	4.00	HARDWOOD TREE
274	1.50	HARDWOOD TREE
275	2.00	PALM CLUSTER TREE
276	2.00	PALM CLUSTER TREE
277	1.00	PALM TREE
278	1.00	PALM TREE
279	1.00	PALM TREE
280	1.00	PALM TREE
281	1.00	PALM TREE
282	1.50	PALM TREE
283	1.50	PALM TREE
284	1.50	PALM TREE
285	1.00	PALM TREE
286	1.00	PALM TREE
287	1.00	PALM TREE
288	2.00	PALM CLUSTER TREE
289	2.00	PALM TREE
290	2.50	PALM CLUSTER TREE
291	2.00	PALM CLUSTER TREE
292	0.50	PALM TREE
293	4.00	HARDWOOD TREE
294	0.50	PALM TREE
295	0.50	PALM TREE
296	1.50	HARDWOOD TREE
297	5.00	HARDWOOD CLUSTER TREE
298	1.50	PALM TREE
299	1.00	HARDWOOD TREE
300	1.50	HARDWOOD TREE
301	0.50	PALM TREE
302	1.50	PALM TREE
303	1.50	PALM TREE
304	1.50	PALM TREE
305	1.50	PALM TREE
306	1.50	PALM TREE
307	1.50	PALM TREE
308	6.00	HARDWOOD TREE
309	2.00	HARDWOOD OAK TREE
310	2.00	HARDWOOD OAK TREE
311	4.00	HARDWOOD OAK TREE
312	4.50	HARDWOOD OAK TREE
313	2.00	HARDWOOD OAK TREE
314	4.00	HARDWOOD OAK TREE
315	2.50	HARDWOOD OAK TREE
316	1.50	PALM TREE
317	2.00	PALM TREE
318	1.50	PALM TREE
319	1.00	PALM TREE
320	1.50	HARDWOOD OAK TREE
321	1.50	PALM TREE
322	3.00	HARDWOOD OAK TREE
323	1.50	PALM TREE
324	3.00	HARDWOOD TREE
325	0.50	PALM TREE
326	1.50	PALM TREE
327	1.50	PALM TREE
328	3.00	HARDWOOD OAK TREE
329	1.50	PALM TREE
330	1.50	PALM TREE
331	0.50	HARDWOOD TREE
332	1.00	PALM CLUSTER TREE
333	1.50	PALM TREE
334	1.50	PALM TREE
335	0.50	PALM TREE
336	2.50	HARDWOOD OAK TREE
337	0.50	PALM TREE
338	1.00	PALM TREE
339	1.50	PALM TREE
340	2.00	HARDWOOD TREE
341	1.00	PALM TREE
342	0.50	PALM TREE
343	1.50	HARDWOOD TREE
344	2.50	HARDWOOD OAK TREE
345	1.50	PALM TREE
346	0.50	PALM TREE
347	1.50	HARDWOOD OAK TREE
348	1.50	PALM TREE
349	1.50	PALM TREE
350	0.50	PALM TREE
351	0.50	PALM TREE
352	1.50	PALM TREE
353	1.50	PALM TREE
354	1.50	PALM CLUSTER TREE
355	1.50	PALM TREE
356	1.50	HARDWOOD TREE
357	5.00	HARDWOOD CLUSTER TREE
358	1.50	PALM TREE
359	1.00	HARDWOOD TREE
360	1.50	HARDWOOD TREE
361	1.00	PALM TREE
362	1.50	PALM TREE
363	1.50	PALM TREE
364	1.50	PALM TREE
365	10.00	FICUS TREE
366	2.00	BANYAN CLUSTER TREE
367	0.50	PALM TREE
368	1.50	HARDWOOD TREE
369	0.50	HARDWOOD TREE
370	1.50	HARDWOOD TREE
371	0.50	HARDWOOD TREE
372	1.00	HARDWOOD TREE
373	4.00	HARDWOOD OAK TREE
374	3.00	HARDWOOD TREE
375	2.00	HARDWOOD OAK TREE
376	2.00	PALM TREE
377	1.50	PALM TREE
378	1.50	PALM TREE
379	1.50	PALM TREE
380	2.00	PALM TREE
381	2.50	PALM CLUSTER TREE
382	1.50	PALM TREE
383	1.50	PALM TREE
384	0.50	PALM TREE
385	1.50	HARDWOOD OAK TREE
386	0.50	PALM TREE
387	1.00	PALM TREE
388	1.50	PALM TREE
389	1.50	PALM TREE
390	1.00	PALM TREE
391	1.00	PALM TREE
392	0.50	PALM TREE
393	2.00	HARDWOOD OAK TREE
394	0.50	PALM TREE
395	1.50	PALM TREE
396	0.50	PALM TREE
397	3.00	HARDWOOD OAK TREE
398	0.50	PALM TREE
399	1.00	HARDWOOD TREE
400	1.50	PALM TREE
401	1.00	PALM TREE
402	1.50	PALM TREE
403	1.50	PALM TREE
404	1.50	PALM TREE
405	1.50	PALM TREE
406	1.50	HARDWOOD OAK TREE
407	1.50	PALM TREE
408	1.50	HARDWOOD OAK TREE
409	1.50	PALM TREE
410	2.00	HARDWOOD OAK TREE
411	1.50	PALM TREE
412	3.50	HARDWOOD OAK TREE
413	1.50	PALM TREE
414	1.50	PALM TREE
415	1.50	PALM TREE
416	1.00	HARDWOOD TREE
417	2.00	PALM TREE
418	0.50	PALM TREE
419	0.50	PALM TREE
420	7.00	HARDWOOD TREE
421	1.50	PALM TREE
422	4.00	HARDWOOD OAK TREE
423	2.50	HARDWOOD OAK TREE
424	2.50	HARDWOOD OAK TREE
425	1.00	PALM TREE
426	0.50	PALM TREE
427	0.50	PALM TREE
428	1.00	PALM TREE
429	0.50	PALM TREE
430	1.00	PALM TREE
431	1.50	HARDWOOD TREE
432	1.00	HARDWOOD TREE
433	2.50	PALM TREE
434	1.00	HARDWOOD TREE
435	1.00	PALM TREE
436	3.00	HARDWOOD TREE
437	1.50	PALM TREE
438	1.00	PALM TREE
439	1.50	HARDWOOD MANGO TREE
440	0.50	HARDWOOD TREE
441	1.00	PALM TREE
442	1.00	PALM TREE
443	2.50	PALM TREE
444	0.50	PALM TREE
445	2.00	PALM CLUSTER TREE
446	0.50	HARDWOOD TREE
447	1.00	PALM TREE
448	1.00	PALM TREE
449	1.00	PALM TREE
450	1.50	HARDWOOD OAK TREE
451	1.50	HARDWOOD OAK TREE
452	1.50	PALM TREE
453	2.00	HARDWOOD OAK TREE
454	1.50	PALM TREE
455	0.50	PALM TREE
456	1.50	HARDWOOD OAK TREE
457	1.50	PALM TREE
458	1.50	PALM TREE
459	2.00	HARDWOOD OAK TREE
460	1.50	HARDWOOD OAK TREE
461	1.50	PALM TREE
462	1.00	PALM TREE
463	1.50	PALM TREE
464	1.50	PALM TREE
465	0.50	PALM TREE
466	1.50	PALM CLUSTER TREE
467	1.00	PALM CLUSTER TREE
468	1.00	PALM CLUSTER TREE
469	2.00	PALM CLUSTER TREE
470	2.00	PALM CLUSTER TREE
471	1.50	PALM TREE
472	2.00	PALM CLUSTER TREE
473	1.50	PALM CLUSTER TREE
474	1.50	PALM CLUSTER TREE
475	1.50	PALM CLUSTER TREE
476	4.00	HARDWOOD OAK TREE
477	2.00	PALM TREE
478	0.50	PALM TREE
479	1.50	PALM CLUSTER TREE
480	2.00	PALM CLUSTER TREE
481	1.50	PALM CLUSTER TREE
482	1.50	PALM CLUSTER TREE
483	2.00	PALM CLUSTER TREE
484	4.50	HARDWOOD TREE
485	0.50	PALM TREE
486	1.00	PALM TREE
487	1.50	PALM CLUSTER TREE
488	1.00	PALM CLUSTER TREE
489	2.00	PALM CLUSTER TREE
490	2.00	PALM CLUSTER TREE
491	1.50	PALM CLUSTER TREE
492	3.00	PALM CLUSTER TREE
493	2.50	PALM CLUSTER TREE
494	1.50	PALM CLUSTER TREE
495	2.00	PALM CLUSTER TREE
496	1.50	PALM CLUSTER TREE
497	2.00	PALM CLUSTER TREE
498	3.50	HARDWOOD OAK TREE
499	1.50	PALM CLUSTER TREE
500	2.00	PALM CLUSTER TREE
501	2.00	PALM CLUSTER TREE
502	4.00	HARDWOOD OAK TREE
503	1.50	PALM CLUSTER TREE
504	2.00	PALM CLUSTER TREE
505	2.00	PALM CLUSTER TREE
506	1.50	PALM CLUSTER TREE
507	1.50	PALM CLUSTER TREE
508	2.00	PALM CLUSTER TREE
509	1.50	PALM CLUSTER TREE
510	1.00	HARDWOOD TREE
511	0.50	HARDWOOD TREE
512	0.50	KEY LIME TREE
513	1.50	PALM TREE
514	1.50	PALM TREE
515	0.50	LIME TREE
516	0.50	PALM TREE
517	1.00	HARDWOOD TREE
518	1.00	PALM TREE
519	1.50	PALM TREE
520	0.50	HARDWOOD TREE
521	3.00	HARDWOOD TREE
522	2.00	HARDWOOD TREE
523	1.50	HARDWOOD TREE
524	1.50	PALM TREE
525	1.00	PALM TREE



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

SYMBOL LEGEND AND SURVEY ABBREVIATIONS

A/C	AIR CONDITIONER	F.H.	FIRE HYDRANT	P.C.	POINT OF CURVATURE	T.B.M	TEMPORARY BENCH MARK
AVE.	AVENUE	I.C.V.	IRRIGATION CONTROL VALVE	P.C.C.	POINT OF COMPOUND CURVATURE	TEL.	TELEPHONE
BLVD	BOULEVARD	I.P.	IRON PIPE	P.C.P.	PERMANENT CONTROL POINT	TYP.	TYPICAL
BM	BENCH MARK	F/PL	FLORIDA POWER & LIGHT	P.L.S	PROFESSIONAL LAND SURVEYOR	U.E.	UTILITY EASEMENT
CATV	CABLE TELEVISION BOX	F.I.P.	FOUND IRON PIPE	PS&M	PROFESSIONAL SURVEYOR AND MAPPER	W.M.	WATER METER
C.B.	CATCH BASIN	F.I.R.	FOUND IRON ROD	PL	PROPERTY LINE	W.V.	WATER VALVE
CBS	CONCRETE BLOCK STRUCTURE	FND	FOUND	P.O.B.	POINT OF BEGINNING	W.U.P	WOOD UTILITY POLE
CHB	CHORD BEARING	L	ARC LENGTH	P.O.C.	POINT OF COMMENCEMENT	---	CONCRETE
CH	CHORD DISTANCE	(L)	LEGAL	P.R.C.	POINT OF REVERSE CURVATURE	----	OVERHEAD UTILITY LINES
CON	CONCRETE	L.P.	LIGHT POLE	P.R.M	PERMANENT REFERENCE MONUMENT	-x-x-	WIRE FENCE
CT	COURT	LB	LICENSED BUSINESS	P.T.	POINT OF TANGENCY	-o-o-	WOOD FENCE
℄	CENTERLINE	LS	LAND SURVEYOR	R	RADIUS	-.-.-	PROPERTY CORNER
CL.	CLEAR	(M)	MEASURED	(R)	RECORD	H	WATER VALVE
CONC	CONCRETE	MSVD	NATIONAL GEODETIC VERTICAL DATUM	R/E	R/M ELEVATION	====	SIGN
C.O	CLEAN OUT	NO ID.	NOT IDENTIFIABLE	R/W	RIGHT-OF-WAY	S	DRAINAGE MANHOLE
E.B	ELECTRIC BOX	NO.	NUMBER	SAN.	SANITARY	S	SANITARY MANHOLE
ELEV.	ELEVATION	NTS	NOT TO SCALE	S.I.P	SET IRON PIPE		FIRE HYDRANT
ENCR	ENCROACHMENT	O.R.B	OFFICIAL RECORD BOOK	S.I.R.	SET IRON ROD		LIGHTING FIXTURE
E.R.P.	ELEVATION REFERENCE POINT	ON PL	ON PROPERTY LINE	ST.	STREET		FIRE DEPARTMENT CONNECTION
F.F.	FINISH FLOOR	O.U.L.	OVERHEAD UTILITY LINES	T	TANGENT		

SURVEY NUMBER:221463C

BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

FRANCISCO F. FAJARDO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4767

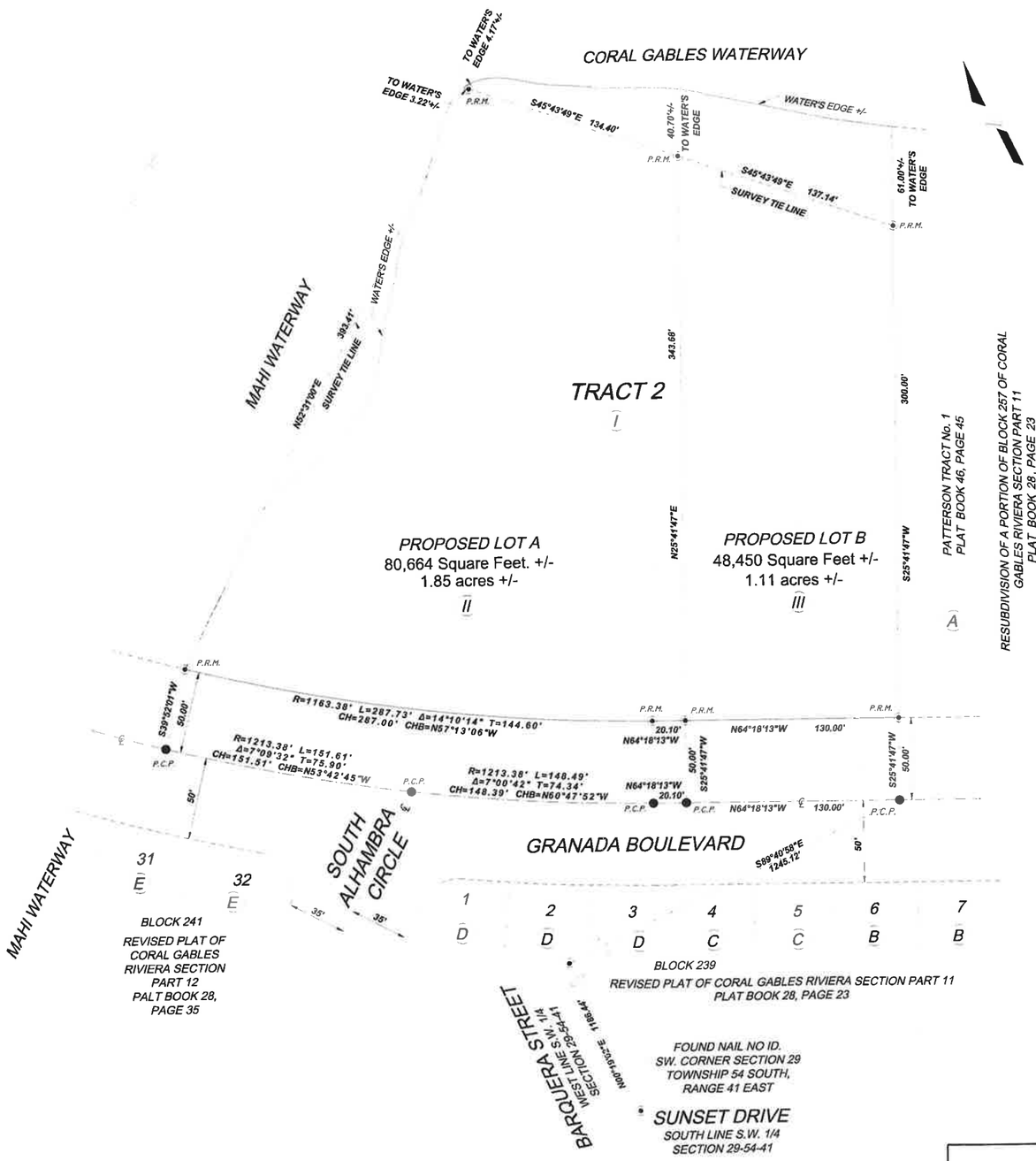
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

FIELD DATE: 02-12-2013

PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
385 ALHAMBRA CIRCLE, SUITE C
CORAL GABLES, FLORIDA 33134
PH (305) 666-7909 FAX (305) 559-3002
lannesgarcia@yahoo.com

TENTATIVE PLAT OF "REVISED PLAT OF CARTEE HOMESTEAD"

BEING A REPLAT OF TRACT 2 OF "CARTEE HOMESTEAD" AS RECORDED IN PLAT BOOK 43, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE SOUTWEST 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.



ZONING REFERENCES

I, II, III AND A THRU E REFER TO SHEET 1 FOR INFORMATION

DEVELOPMENT INFORMATION

PROPOSED LOT A		
SETBACKS	REQUIRED	EXISTING
FRONT	25'-0"	
FROM CANAL	35'-0"	
SIDE SETBACK	20'-0"	
DEVELOPMENT INFORMATION		
SINGLE FAMILY RESIDENCE		

PROPOSED LOT B		
SETBACKS	REQUIRED	EXISTING
FRONT	25'-0"	
FROM CANAL	35'-0"	
SIDE SETBACK	20'-0"	
DEVELOPMENT INFORMATION		
SINGLE FAMILY RESIDENCE		

NOTE: SETBACK INFORMATION BASED UPON R.J. HEISENBOTTLE ARCHITECTS, P.A. SITE RE-PLAT SITE PLAN.

LEGEND OF SURVEY ABBREVIATIONS AND SYMBOLS

⊕	PERMANENT REFERENCE MONUMENT (P.R.M.) L.B. NO. 2098
●	PERMANENT CONTROL POINT (P.C.P.) L.B. NO. 2098
Δ	DELTA ANGLE
+/-	MORE OR LESS
L	ARC LENGTH
℄	CENTERLINE
CH	CHORD DISTANCE
CHB	CHORD BEARING
L.B.	LICENSED BUSINESS
MIN.	MINIMUM
N	NORTH
No.	NUMBER
NO ID.	NOT IDENTIFIABLE
O.R.B.	OFFICIAL RECORDS BOOK
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
R	RADIUS
REQ'D	REQUIRED
S	SOUTH
T	TANGENT

GRAPHIC SCALE

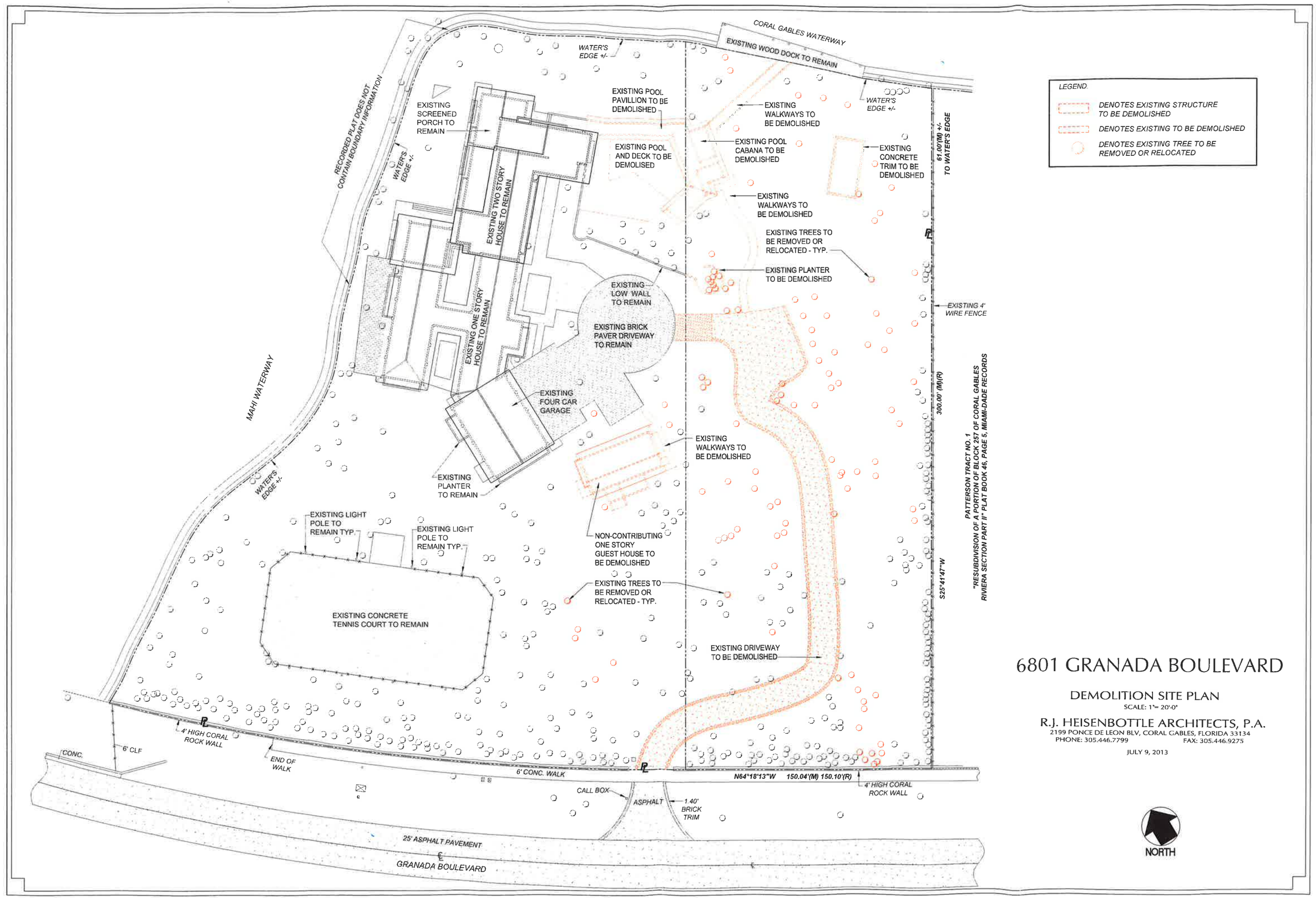
(IN FEET)
1 inch = 50 ft

SURVEY NUMBER:221463C

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

FIELD DATE: 02-13-2015

PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
385 ALHAMBRA CIRCLE, SUITE C
CORAL GABLES, FLORIDA 33134
PH (305) 666-7909 FAX (305) 559-3002
lannesgarcia@yahoo.com



6801 GRANADA BOULEVARD

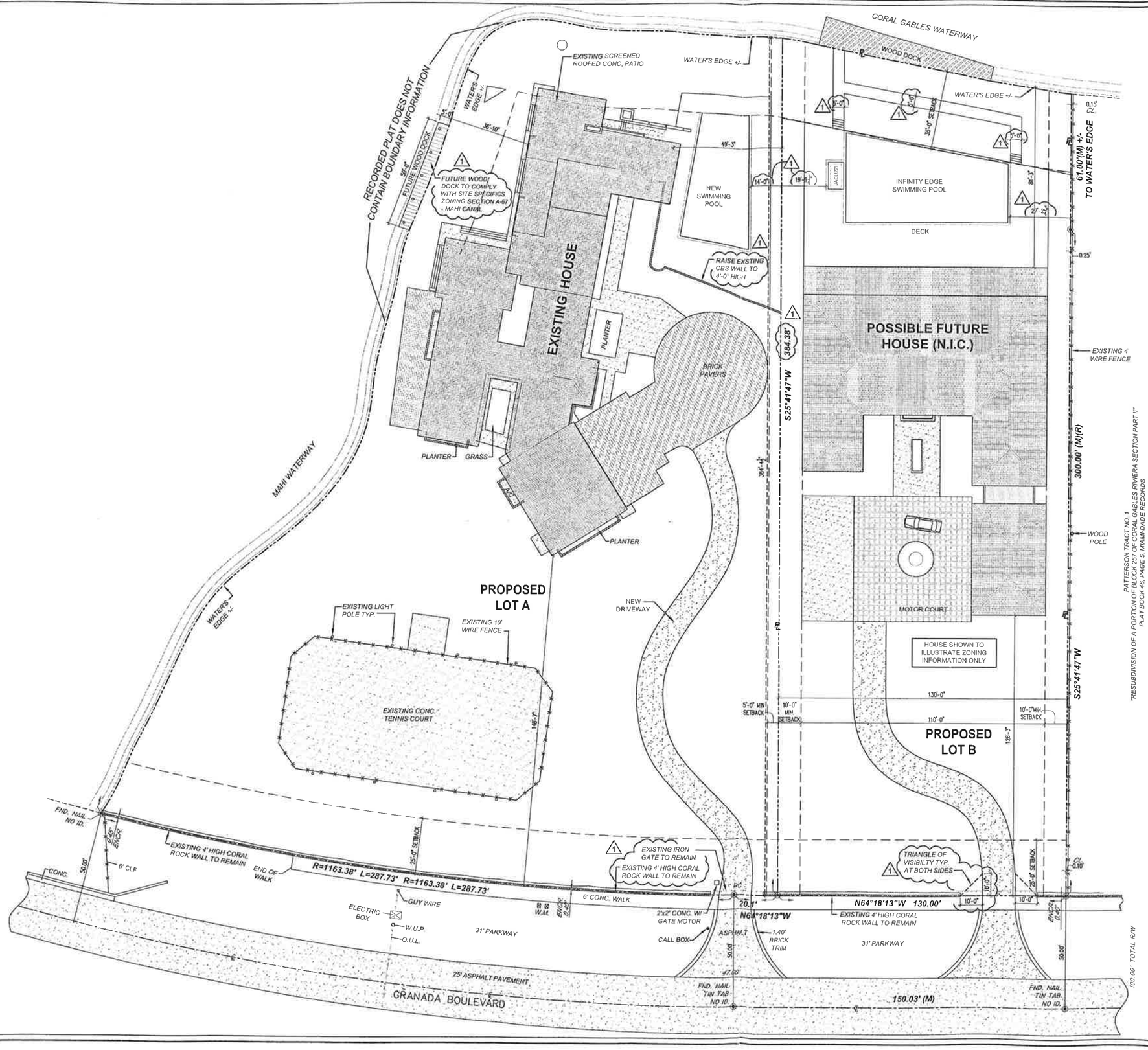
DEMOLITION SITE PLAN

SCALE: 1"= 20'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

JULY 9, 2013

NORTH



6801 GRANADA BLVD - PROPOSED - ZONING ANALYSIS

R.J. HEISENBOTTLE ARCHITECTS 5/7/2013

CURRENT ZONING - CITY OF CORAL GABLES

SFR - SINGLE FAMILY RESIDENTIAL

SITE AREA

GROSS SITE AREA - LOT A: 80,664 SF. (1.85 AC.)

GROSS SITE AREA - LOT B: 48,450 SF. (1.11 AC.)

ZONING REQUIREMENTS

	REQUIRED	PROVIDED
LOT A		
MINIMUM LOT WIDTH:	100 FT.	307.83 FT.
MAXIMUM BUILDING HEIGHT:	2 STORIES	2 STORIES
LOT B		
MINIMUM LOT WIDTH:	100 FT.	130.00 FT.
MAXIMUM BUILDING HEIGHT:	2 STORIES	2 STORIES
MAX. GROUND AREA COVERAGE:		
LOT A		
principal structure Max. 35%	28,232.4 SF.	8,510 SF.
principal+auxiliary struct. Max 45%	36,298.8 SF.	N/A
LOT B		
principal structure Max. 35%	16,957.5 SF.	9,068 SF.
principal+auxiliary struct. Max 45%	21,802.5 SF.	N/A
MAX. SF. FLOOR AREA:		
48% X first 5000 SF.,	2,400 GSF	
35% X second 5000 SF.,	1,750 GSF.	
30% X remainder SF.,	21,199 GSF. (LOT A)	
	11,535 GSF. (LOT B)	
LOT A		
TOTAL MAX. SF. FLOOR AREA	25,349 GSF.	10,947 GSF
MIN. SITE AREA OPEN LANDSCAPE	32,266 SF. (40%)	48,819 S.F. (60
LOT B		
TOTAL MAX. SF. FLOOR AREA	15,685 GSF.	15,658 GSF
MIN. SITE AREA OPEN LANDSCAPE	19,380 SF. (40%)	27,991 S.F. (57
SETBACKS:		
LOT A		
FRONT (GRANADA BLVD. SPECIFIC):	25 FT.	148 FT. 7 IN.
SIDE:	5 FT.	49 FT. 3 IN.
SIDE AT CANAL (MAHI CANAL SPECIFIC):	35 FT.	23 FT. 3 IN.
REAR AT CANAL (CANAL SPECIFIC):	35 FT.	35 FT. 0 IN.
LOT B		
FRONT:	25 FT.	126 FT. 3 IN.
SIDE (EAST):	10 FT.	10 FT. 0 IN.
SIDE (WEST):	10 FT.	10 FT. 0 IN.
REAR AT CANAL (CANAL SPECIFIC):	35 FT.	81 FT. 2 IN.

AREA TABULATION

LOT A

HISTORIC HOUSE AREA TABULATIONS:

1ST FLOOR =	8,510 GSF
2ND FLOOR =	2,437 GSF
TOTAL AREA - HISTORIC HOUSE =	10,947 GSF.

LOT B

NEW CONSTRUCTION AREA TABULATIONS:

1ST FLOOR =	9,268 GSF
2ND FLOOR =	6,390 GSF
TOTAL AREA - NEW CONSTRUCTION =	15,658 GSF.

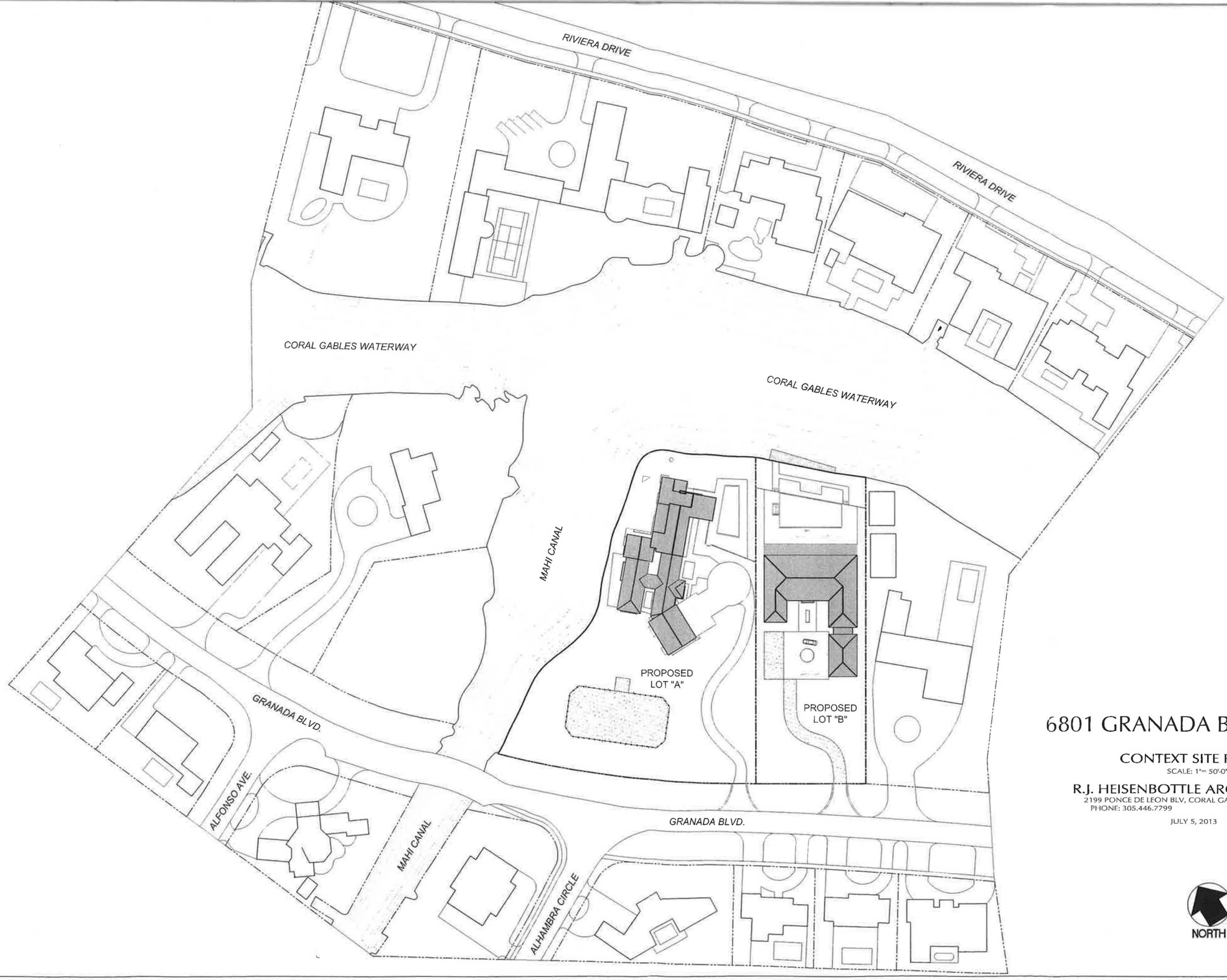
6801 GRANADA BOULEVARD

PROPOSED SITE PLAN

SCALE: 1"= 20'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

August 2, 2013



6801 GRANADA BOULEVARD

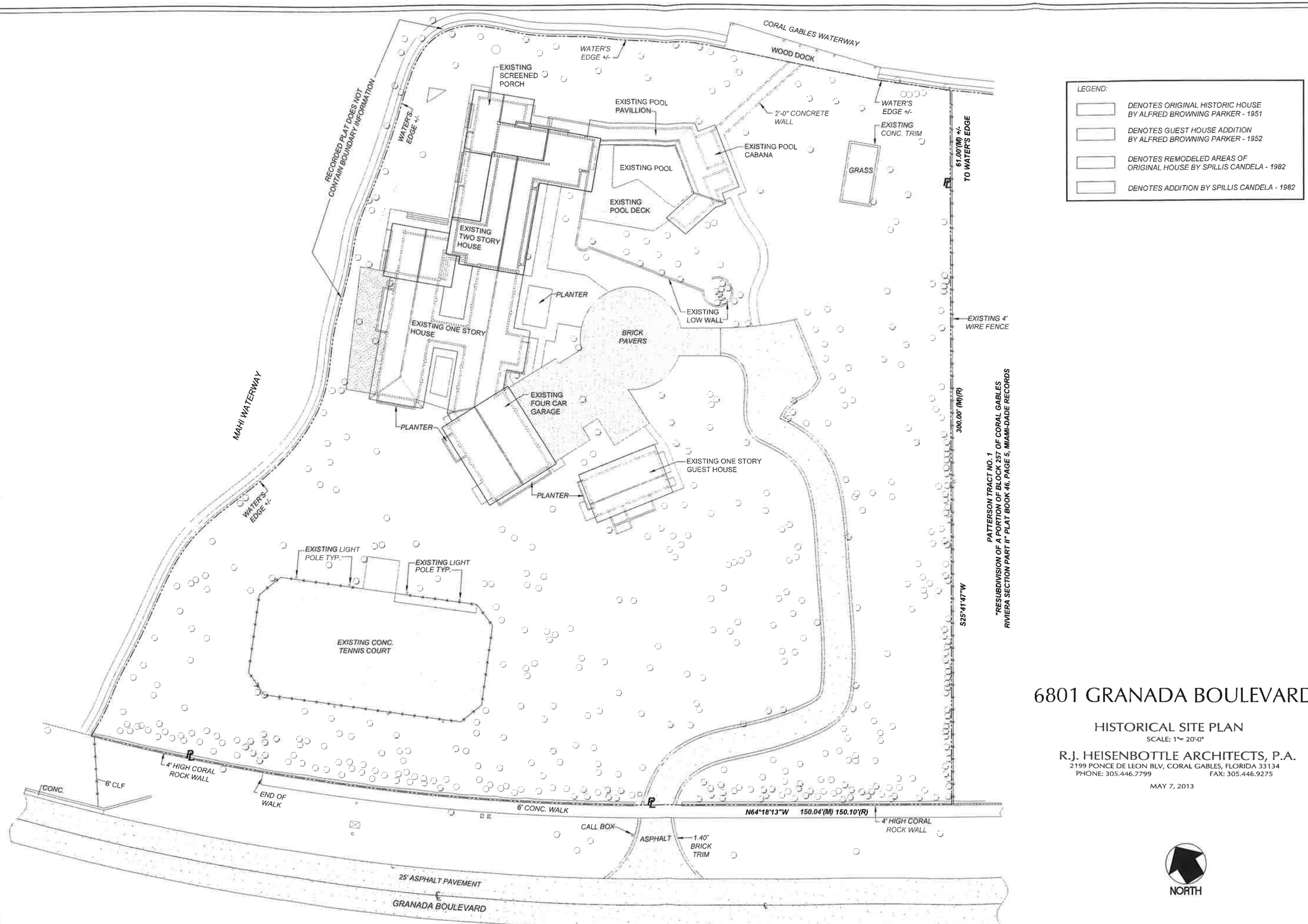
CONTEXT SITE PLAN

SCALE: 1"= 50'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

JULY 5, 2013

NORTH



LEGEND:

- DENOTES ORIGINAL HISTORIC HOUSE BY ALFRED BROWNING PARKER - 1951
- DENOTES GUEST HOUSE ADDITION BY ALFRED BROWNING PARKER - 1952
- DENOTES REMODELED AREAS OF ORIGINAL HOUSE BY SPILLIS CANDELA - 1982
- DENOTES ADDITION BY SPILLIS CANDELA - 1982

6801 GRANADA BOULEVARD

HISTORICAL SITE PLAN

SCALE: 1"= 20'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

MAY 7, 2013

NORTH

EXISTING RESIDENCE

EXISTING RESIDENCE (ORIGINAL PARKER / CANDELA REMODEL)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING TWO STORY RESIDENCE (ORIGINAL PARKER)

EXISTING RESIDENCE ENTRANCE (ORIGINAL PARKER / CANDELA REMODEL)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING RESIDENCE AND POOL AREA (ORIGINAL PARKER)

EXISTING POOL AREA (ORIGINAL PARKER)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING RESIDENCE (ORIGINAL PARKER)

EXISTING POOL CABANA (ORIGINAL PARKER / CANDELA REMODEL)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING SCREENED PORCH AND CANDELA ADDITION

EXISTING RESIDENCE (CANDELA ADDITION)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV. CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING RESIDENCE (CANDELA ADDITION)

EXISTING RESIDENCE (CANDELA ADDITION)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING FOUR CAR GARAGE (CANDELA ADDITION)

EXISTING RESIDENCE (CANDELA ADDITION)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING RESIDENCE (CANDELA ADDITION)

EXISTING RESIDENCE (CANDELA ADDITION)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV. CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING RESIDENCE (CANDELA ADDITION)

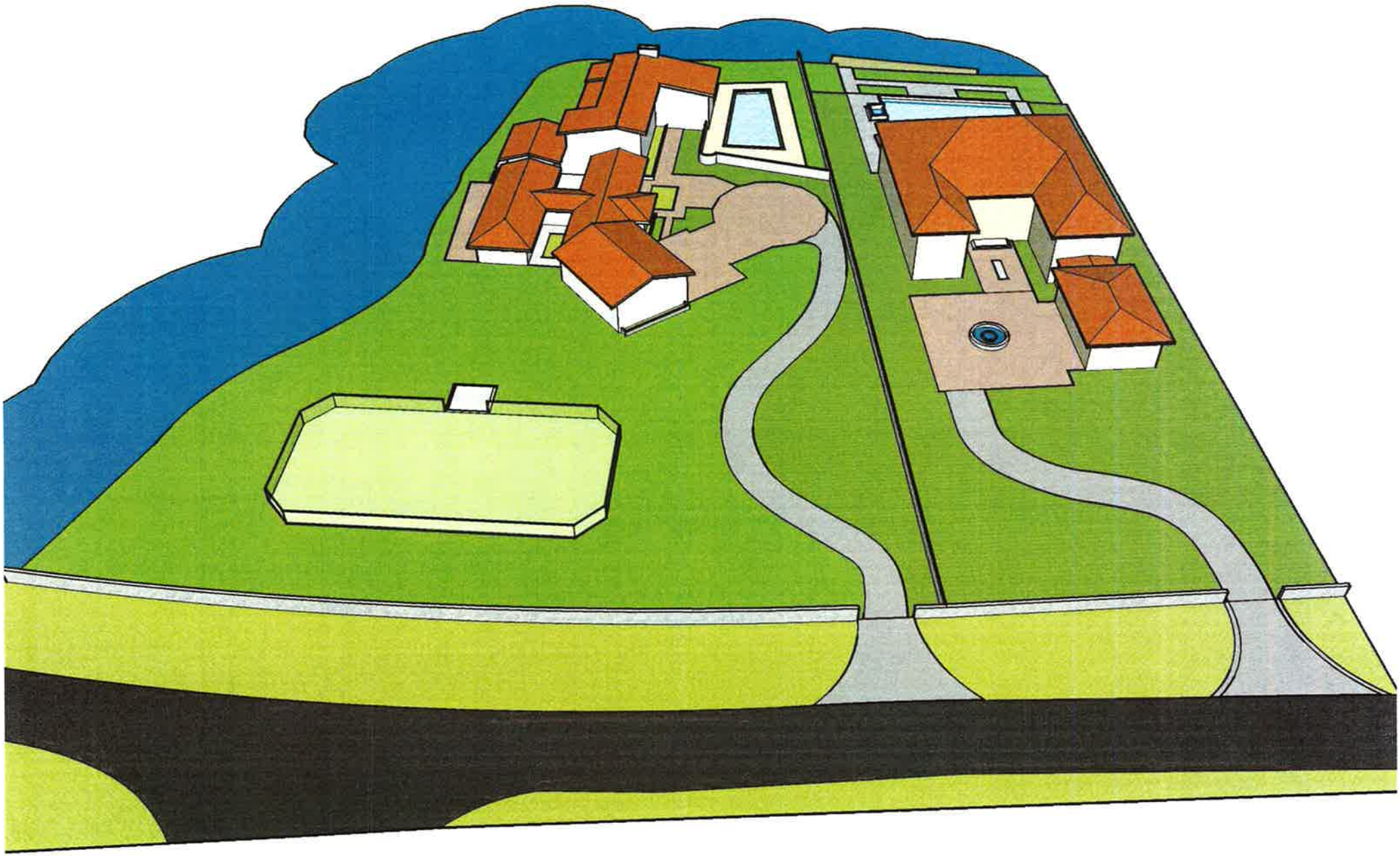
EXISTING GUEST HOUSE BUILDING (PARKER ADDITION)

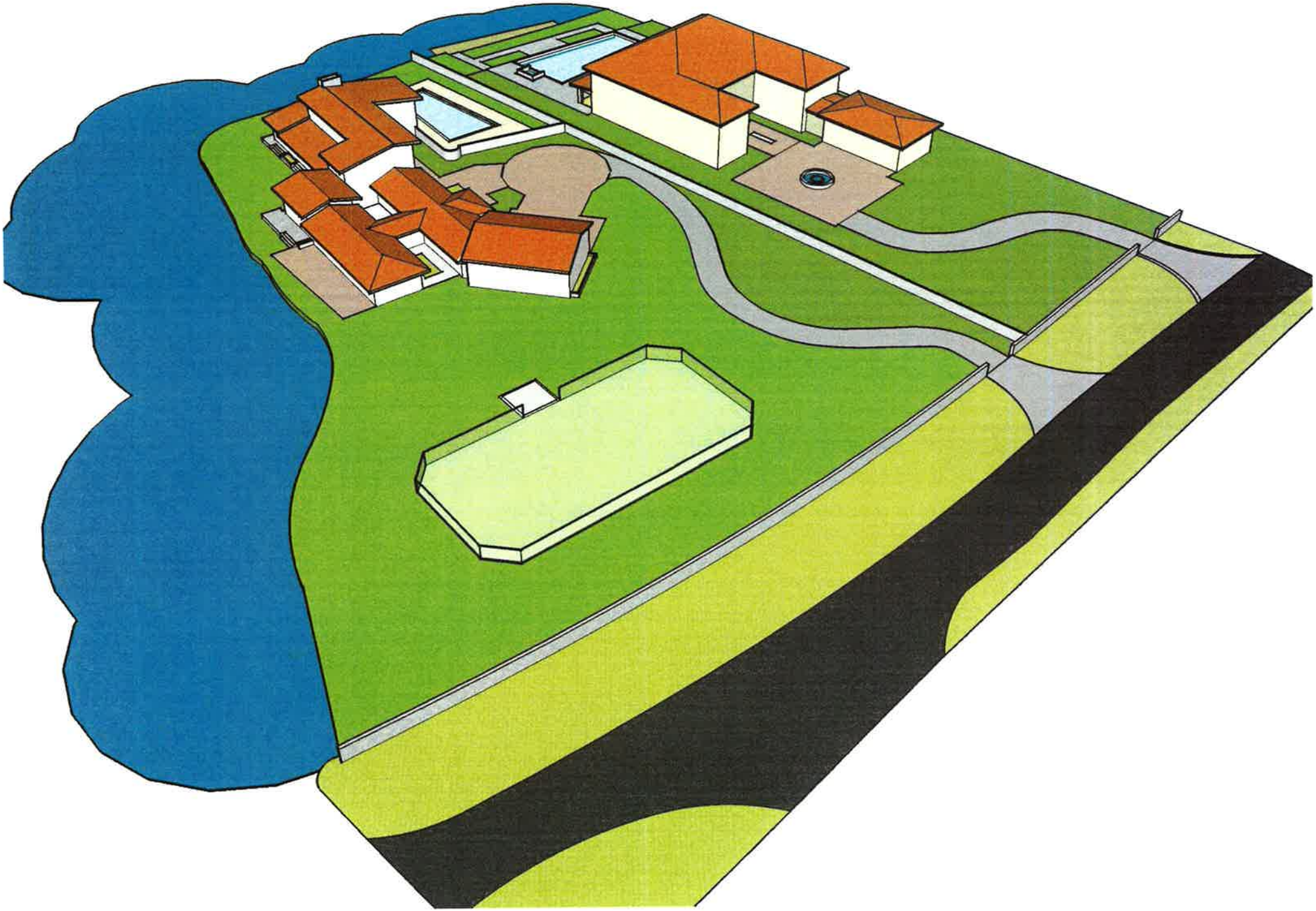
R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV. CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

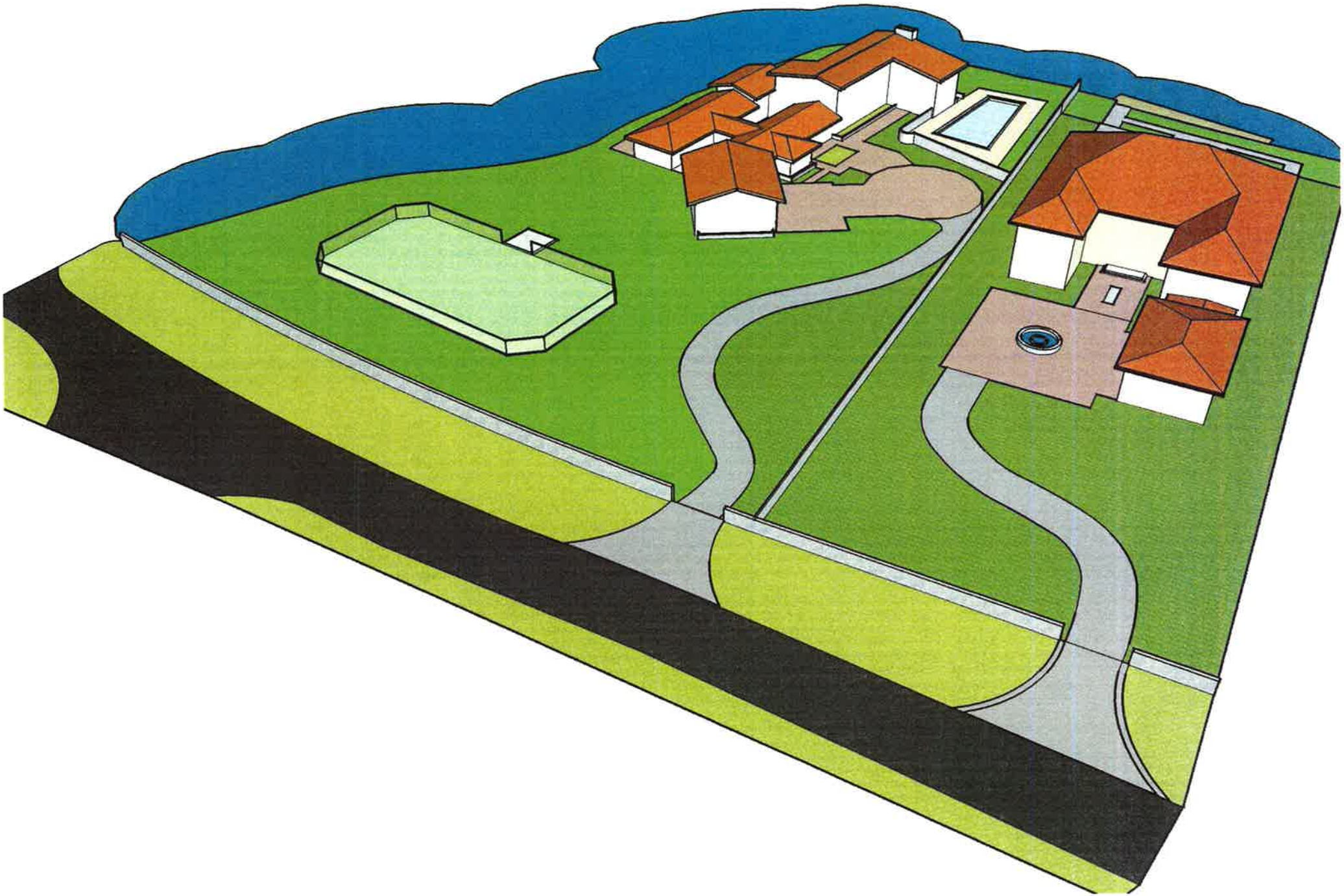
6801 GRANADA BOULEVARD
RE-PLAT

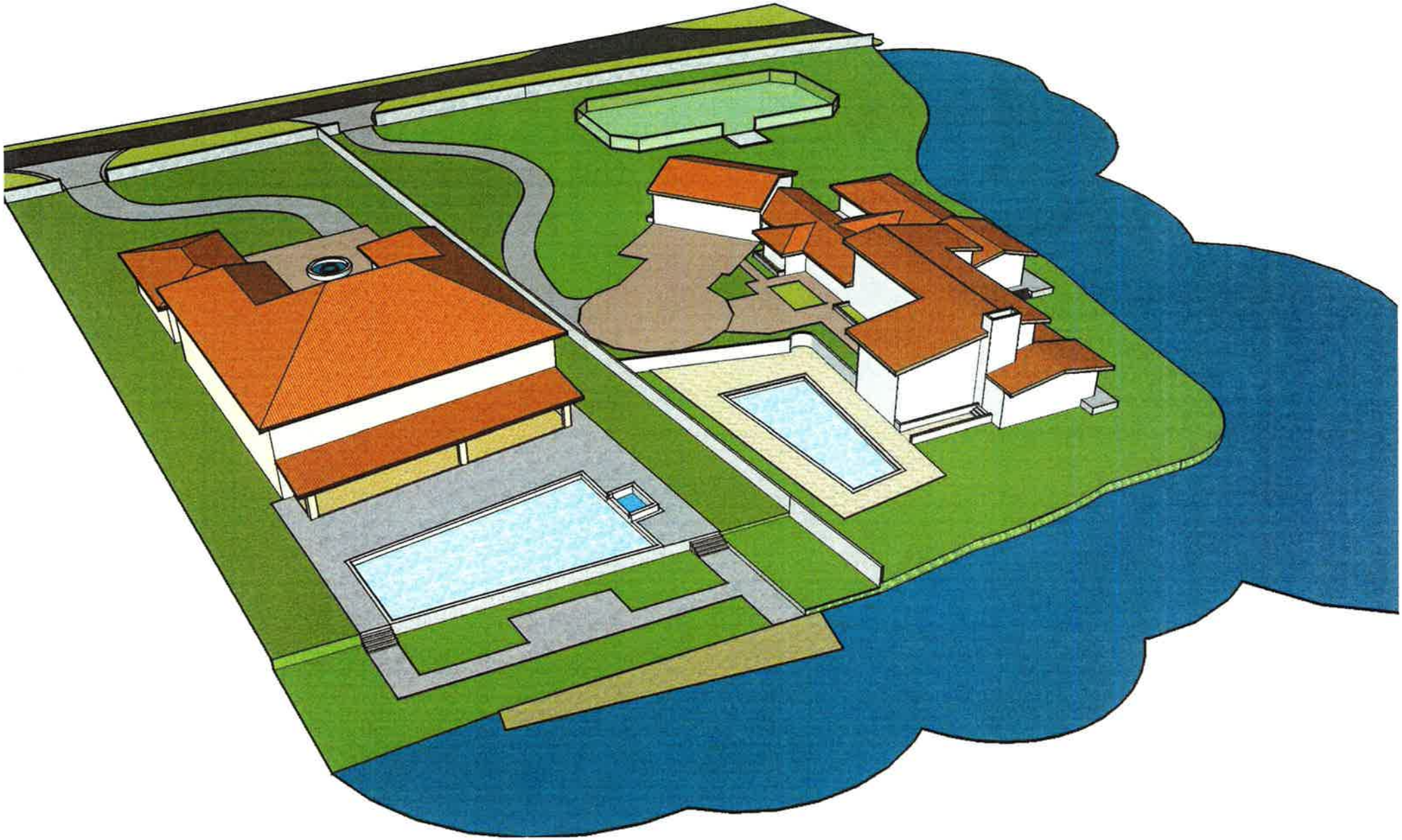
PHOTOGRAMETRY
MAY 7, 2013

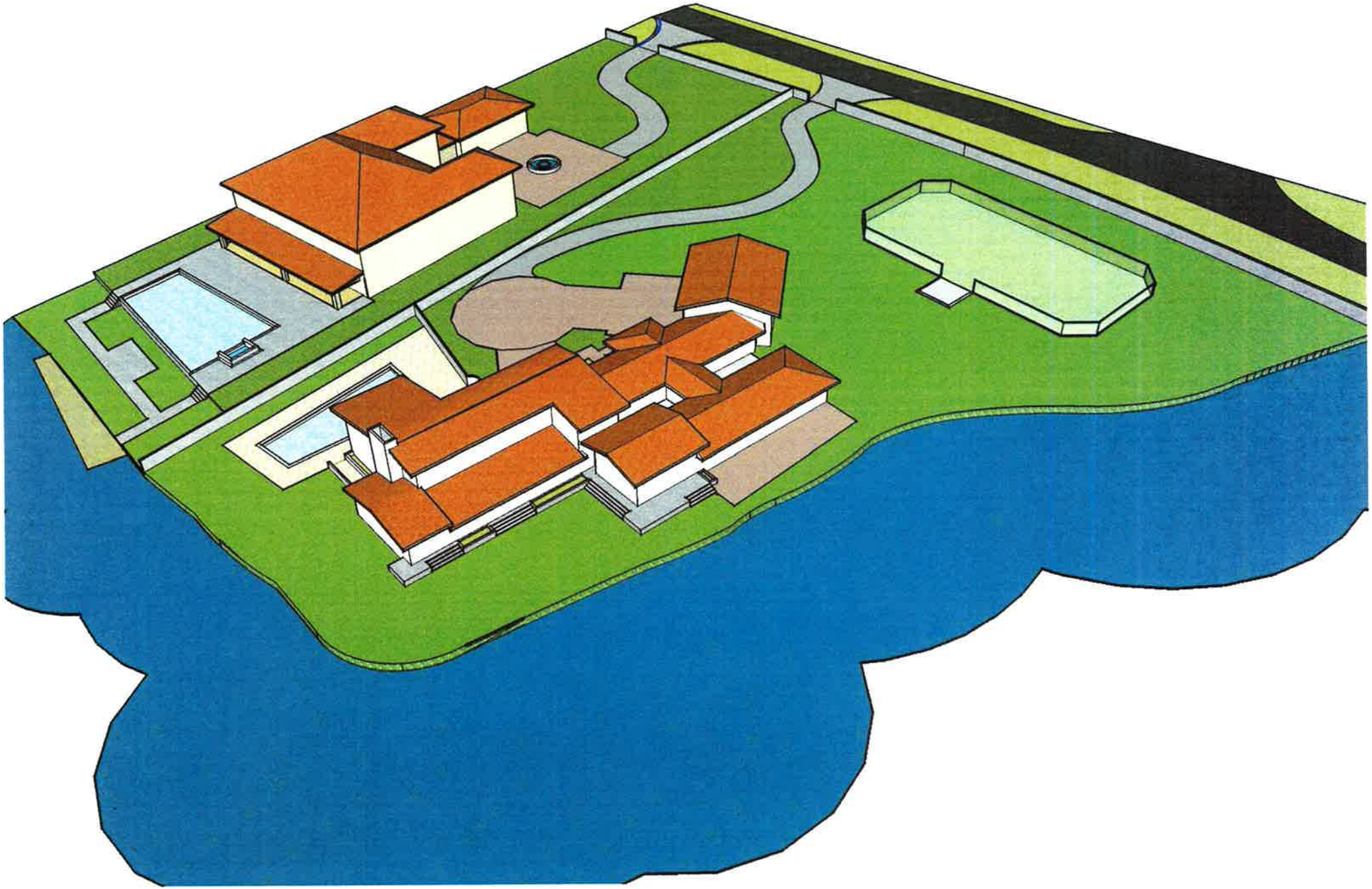
Vernon St
Granada
Como Ave

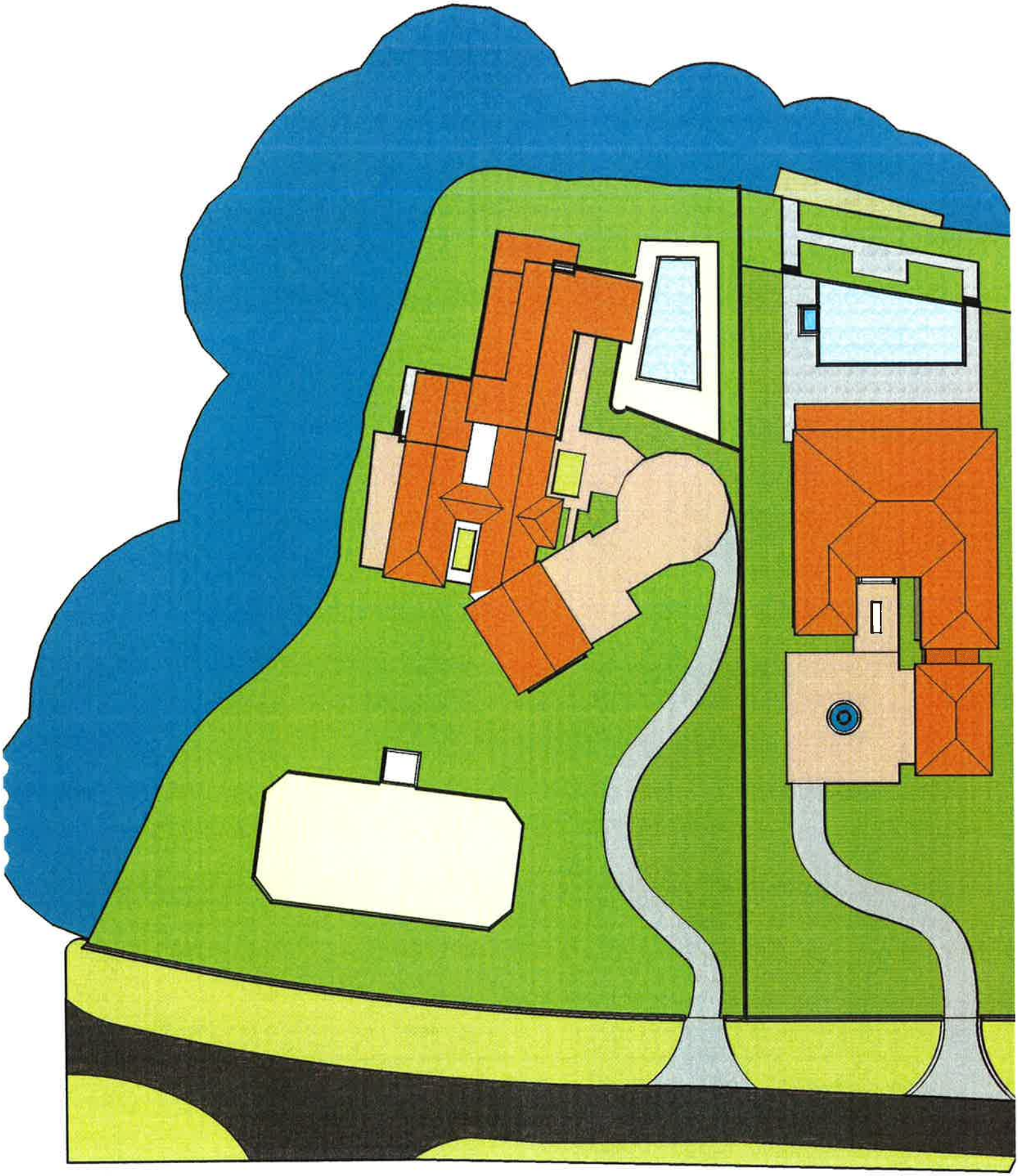






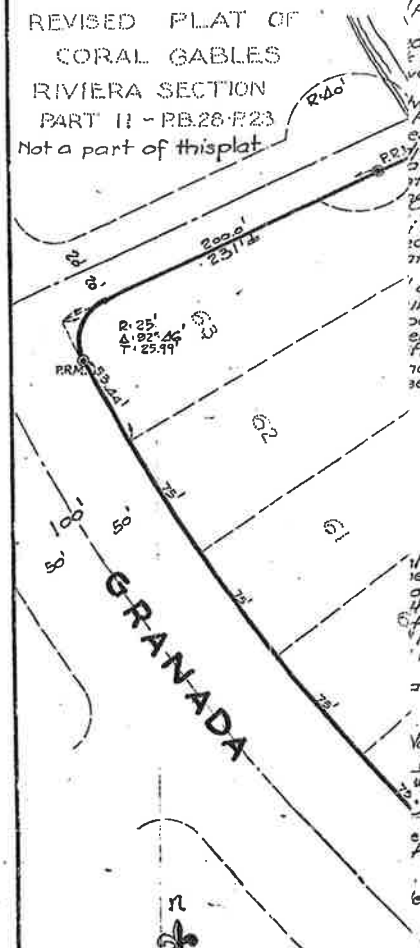






43-30

REVISED PLAT OF
CORAL GABLES
RIVIERA SECTION
PART II - PB.28-P.23
Not a part of thisplat



CARTEE HOM

A Subdivision
City of C
M.B. Garris Ci
April, 194

oroce L. Cartee joined by his wife Frank Alma
plot of "CARTEE HOMESTEAD" a replat of the

d plot of Coral Gables Riviera Section Part II
28 at page 23 of the public records of Dade County
veen the aforesaid Lot 59 Block 257 and Mahi

tween Lots 59, 60, 61, 62 and 63 Block 257 of the
Part II, as aforesaid, and the Yacht Basin in
esaid plat. Also that portion of the circular end
jacent to lot 63 as aforesaid, lying Southeasterly
allel with the center line of said 40 ft. street.
terly 25 feet of Lot 64, Block 257 of the Revised Plat
, to plat thereof recorded in Plat book 28 at page
Together with the land lying between the
Waterway and the Yacht Basin in Coral Gables
d plat of Coral Gables Riviera Section Part II.
ntion of the above described property into two

as shown on the attached plat together with all
ibbery located thereon are hereby dedicated to
osses, reserving to ourselves, our heirs, execut-
ereof whenever discontinued by law.
ffect, or as the same may be from time to time
he area covered by this plat, will be observed.
set our hands and seals this 27 day of

Horace L Cartee SEAL
Frank Alma Cartee SEAL

lly appeared Horace L. Cartee and Frank Alma
ersons described in and who executed the fore-
orn acknowledged the execution thereof to be
the purposes therein set forth.
of the said Horace L. Cartee, upon a private exami-
husband, acknowledged that she executed the
without compulsion, constraint, apprehension

at Miami, Fla. this 27 day of April

Notary Public State of Florida.

City Engineer Coral Gables Fla.

esolution No. 2311 passed and adopted by
he 11th day of April, A.D. 1943

erk. Signed [signature] Mayor

County Engineer Dade County, Fla.

d by the Board of County Commissioners
this 10 day of August A.D. 1943.

Court.

Clerk. Signed [signature]
Chairman of the Board.

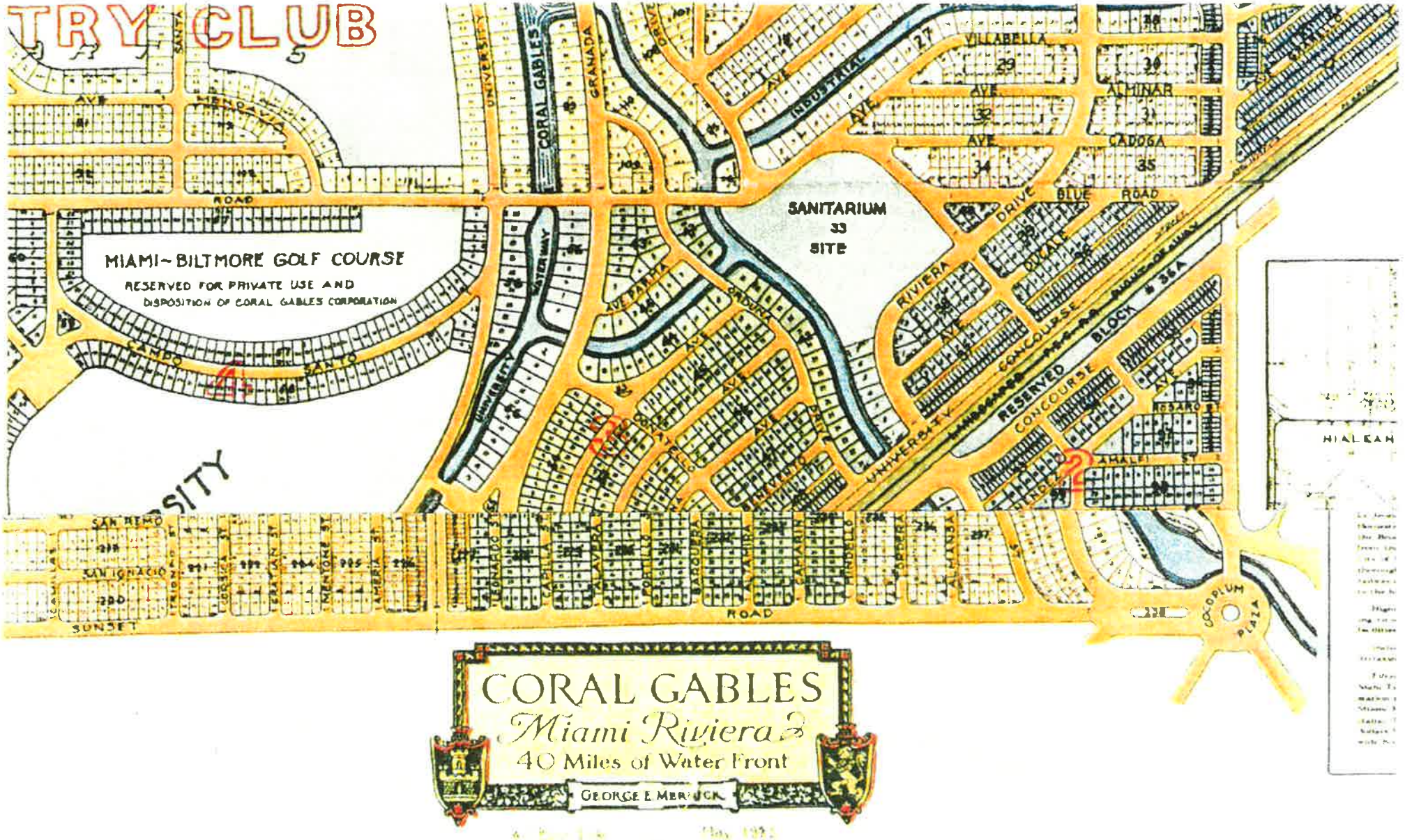
"CARTEE HOMESTEAD" is a true and correct plat
nd platted under my direction. I Also Certify that
set the 28th day of April, A.D. 1943 in accord-
3) Laws of the State of Florida.

Registered Civil Engineer No. 321
" Land Surveyor No. 49
State of Florida.

Filed for record this 14 day of Aug A.D.
1943 at 9:34 A.M. in Book 43 of plats at Page 30
of the Public Records of Dade County, Florida.
this plat complies with the provisions of Chapter 10275
(No. 253) Laws of the State of Florida.

E. B. Leatherman
Clerk of the Circuit Court

By: [signature]
Deputy Clerk.


TRY CLUB
MIAMI-BILTMORE GOLF COURSE
RESERVED FOR PRIVATE USE AND
DISPOSITION OF CORAL GABLES CORPORATION
SANITARIUM
33
SITE
CORAL GABLES
Miami Riviera
40 Miles of Water Front
GEORGE E MERRICK
May 1925

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2013 MAY 10 AM 11:24

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 Richard J. Heisenbottle
LOBBYIST

Print Your Business Name, if applicable R.J. Heisenbottle Architects, P.A.

Business Telephone Number (305) 446-7799

Business Address 2199 Ponce de Leon Blvd. Ste. 400, Coral Gables, FL 33134
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 59-2783815

State the extent of any business or professional relationship you have with any current member of the City Commission.
None

PRINCIPAL REPRESENTED:

NAME Califon Co. N.V. **COMPANY NAME, , IF APPLICABLE** Califon Co. N V

BUSINESS ADDRESS 6801 Granada Blvd. Coral Gables, Fl 33143 **TELEPHONE NO.:** (786) 375-1444

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 APLICATION: 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 Richard J. Heisenbottle hereby swear or affirm under penalty of perjury 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 Registration Fee.

Print Name of Lobbyist

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2013 MAY 13 AM 11:24

Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Richard J. Heisenbottle 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 February 11, 2013

ROSA LUZARDO
MY COMMISSION # DD 909812
EXPIRES: July 22, 2013
Bonded Thru Notary Public Underwriters

X 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.) _____

For Office Use Only

Data Entry Date: _____, 20____. Entered By: _____

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2013 MAY 13 AM 11:24

CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

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: Richard J. Heisenbottle
LOBBYIST

Print Your Business Name: R.J. Heisenbottle Architects, PA

Business Telephone Number: (305) 446-7799

Business Address: 2199 Ponce de Leon Blvd. ste. 400, Coral Gables, Fl 33134
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Califon Co. N.V.

Principal Address: 6801 Ponce de Leon Blvd. Coral Gables, Fl 33143 Telephone Number: (786)375-1444

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)**

Submission and Re-Plat of property.

Warning: IllegalMediaSize

PCL XL error

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2013 MAY 13 AM 11:24

I Richard J.Heisenbottle hereby swear or affirm under penalty of per-
Print Name of Lobbyist
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 of Lobbyist

2.8.13
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Richard J. Heisenbottle 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 February 11, 2013

ROSA LUZARDO
MY COMMISSION # DD 909812
EXPIRES: July 22, 2013
Bonded Thru Notary Public Underwriters

X 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.

B.O.A. # AB 13070446

Applic. #

Job Description: DEMOLITION

EXT WORK

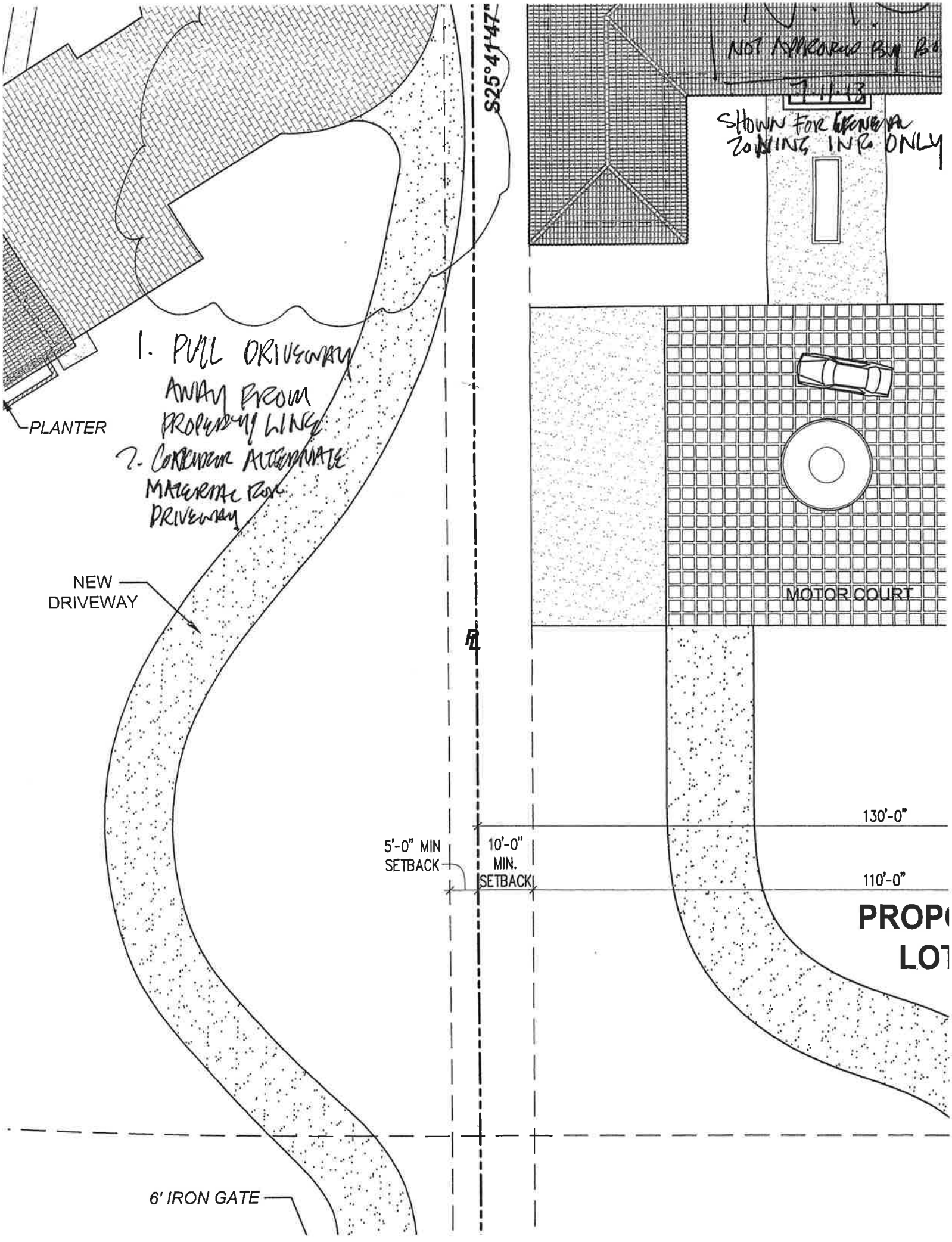
HISTORIC PROPERTY

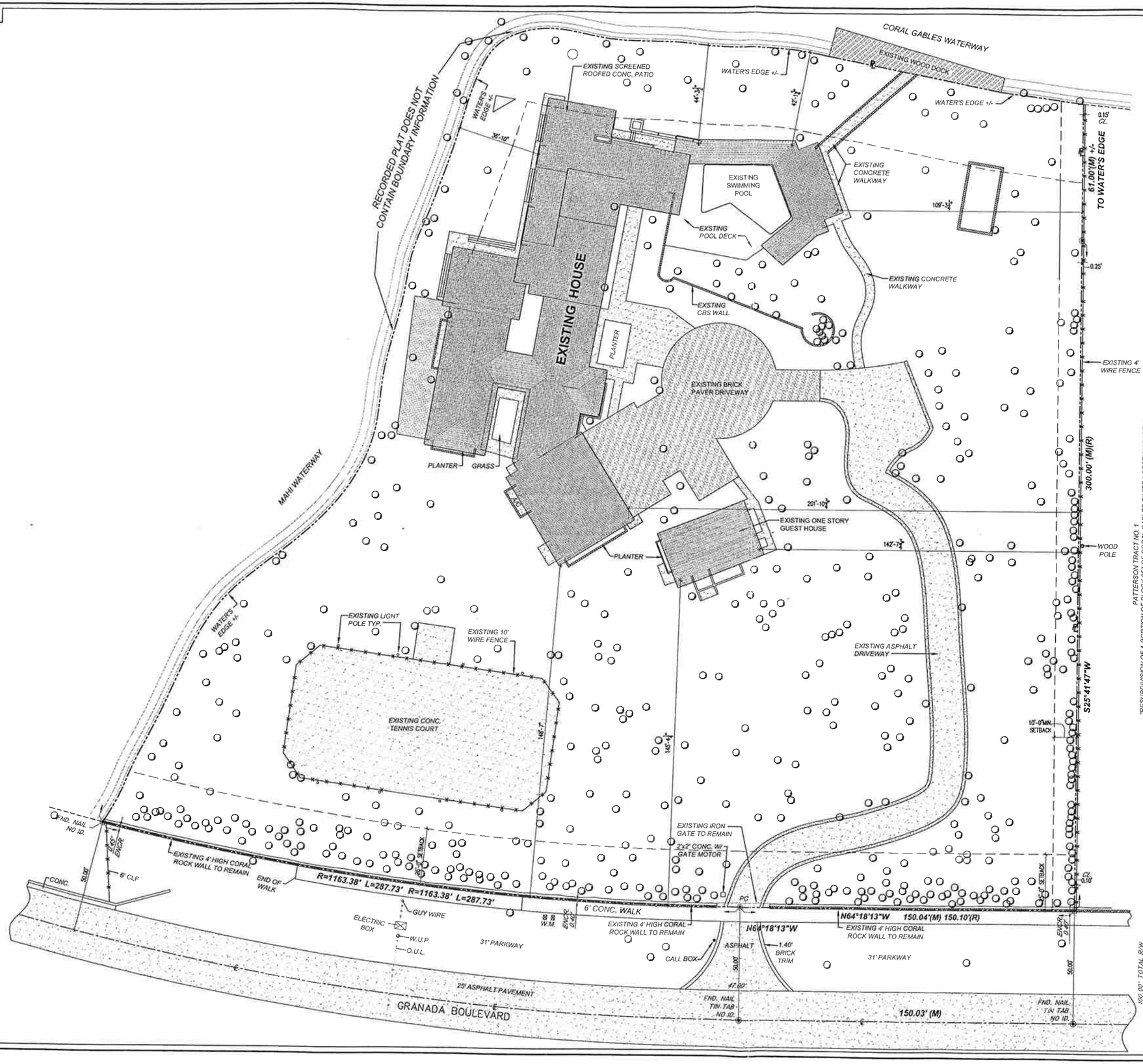
City of Coral Gables
Building & Zoning Department

Permit #

Address: 6801 GRANADA BLVD

Section	Approved By	Approved Date


S25°41'47"E
NOT APPROVED BY P.C.
SHOWN FOR GENERAL ZONING INFO ONLY
1. PULL DRIVEWAY AWAY FROM PROPERTY LINE
2. CONSIDER ALTERNATE MATERIAL FOR DRIVEWAY
PLANTER
NEW DRIVEWAY
MOTOR COURT
5'-0" MIN SETBACK
10'-0" MIN. SETBACK
130'-0"
110'-0"
6' IRON GATE



6801 GRANADA BLVD - EXISTING SITE - ZONING ANALYSIS

R.J. HEISENBOTTLE ARCHITECTS 8/30/2013

CURRENT ZONING - CITY OF CORAL GABLES

SFR - SINGLE FAMILY RESIDENTIAL

SITE AREA

GROSS SITE AREA :	129,114 SF. (2.96 AC.)

ZONING REQUIREMENTS

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH:	100 FT.	437.83 FT.
MAXIMUM BUILDING HEIGHT:	2 STORIES	2 STORIES
MAX. GROUND AREA COVERAGE:		
principal structure Max. 35%	45,189.9 SF.	8,510 SF.
principal+auxiliary struct. Max 45%	58,101.3 SF.	10,724 SF.
MAX. SF. FLOOR AREA:		
48% X first 5000 SF.	2,250 GSF.	
35% X second 5000 SF.	1,750 GSF.	
30% X remainder SF.	35,734 GSF.	
TOTAL MAX. SF. FLOOR AREA	39,734 GSF.	13,161 GSF
MIN. SITE AREA OPEN LANDSCAPE	51,646 SF. (40%)	91,545 S.F. (71%
SETBACKS:		
FRONT (GRANADA BLVD. SPECIFIC):	25 FT.	148 FT. 7 IN.
SIDE:	5 FT.	203 FT. 3 IN.
SIDE AT CANAL (MAHI CANAL SPECIFIC):	35 FT.	23 FT. 3 IN.
REAR AT CANAL (CANAL SPECIFIC):	35 FT.	35 FT. 0 IN.

AREA TABULATION

	EXISTING
1ST FLOOR =	8,510 GSF
2ND FLOOR =	2,437 GSF
TOTAL AREA - HISTORIC HOUSE =	10,947 GSF
GUEST HOUSE =	786 GSF
POOL CABANA =	354 GSF
POOL TERRACE =	1,074 GSF
TOTAL AREA - AUXILIARY STRUCTURES =	2,214 GSF
TOTAL AREA - HISTORIC HOUSE + AUX. =	**13,161 GSF**

6801 GRANADA BOULEVARD

EXISTING SITE PLAN

SCALE: 1"= 20'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

September 3, 2013

NORTH

9.3.13

EXISTING POOL LOGGIA TO BE DEMOLISHED

EXISTING POOL LOGGIA TO BE DEMOLISHED

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

EXISTING GUEST HOUSE TO BE DEMOLISHED (ORIGINAL PARKER / CANDELA REMODEL)

EXISTING GUEST HOUSE TO BE DEMOLISHED (ORIGINAL PARKER / CANDELA REMODEL)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

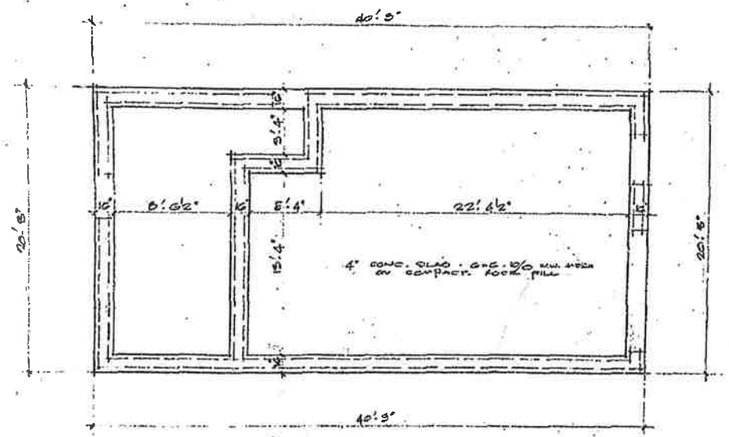
EXISTING POOL CABANA TO BE DEMOLISHED (ORIGINAL PARKER / CANDELA REMODEL)

EXISTING POOL CABANA TO BE DEMOLISHED (ORIGINAL PARKER / CANDELA REMODEL)

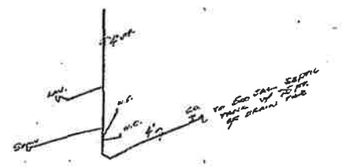
R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

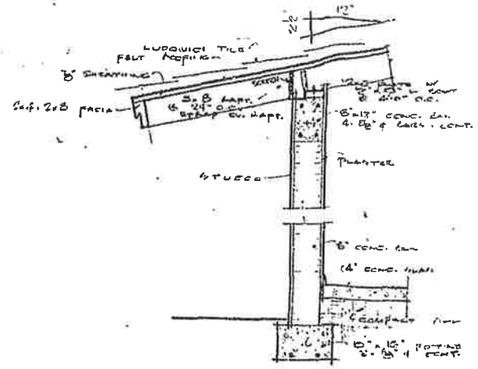
PHOTOGRAMETRY
MAY 7, 2013



FOUNDATION PLAN SCALE: ¼"=1'-0"

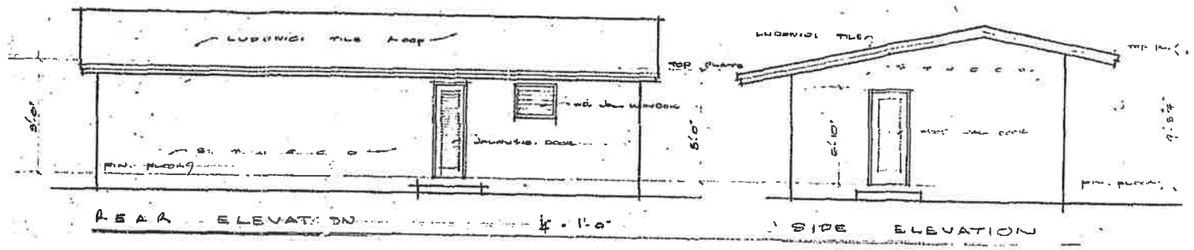


PLUMBING ISOMETRIC NO SCALE

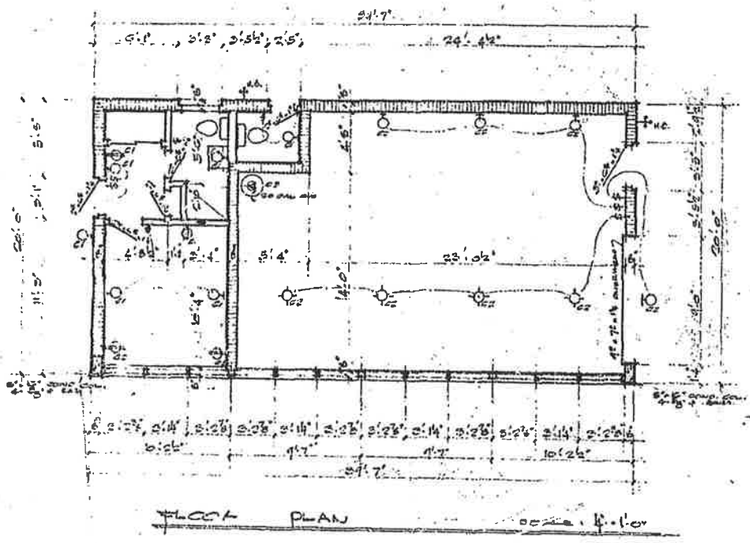


TYPICAL SECTION

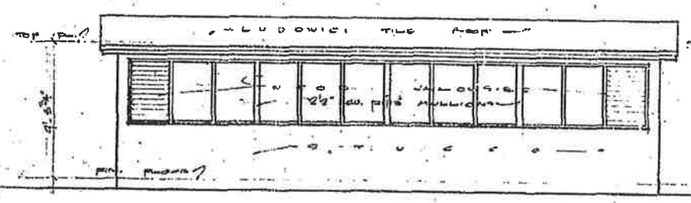
SCALE ¾"=1'-0"



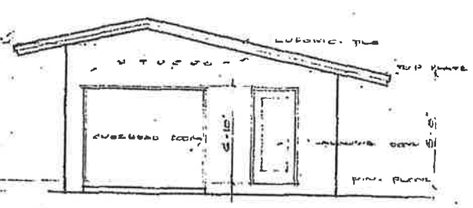
REAR ELEVATION ¼"=1'-0" SIDE ELEVATION



FLOOR PLAN SCALE: ¼"=1'-0"



FRONT ELEVATION ¼"=1'-0"

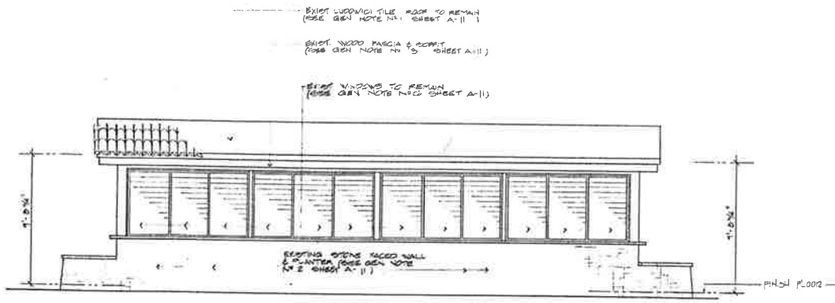


SIDE ELEVATION

GARAGE FOR
D.B. CAUDL
ALFRED BROWNING
[illegible] S. 64th AVENUE

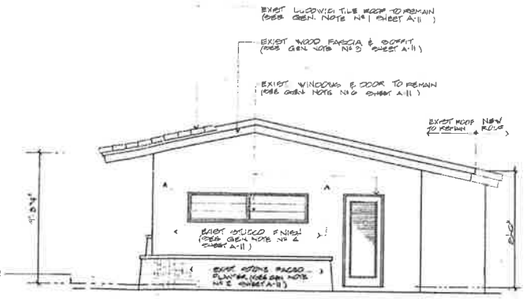
11127

11127-B_6801_GRANADA BLVD._00001.tif



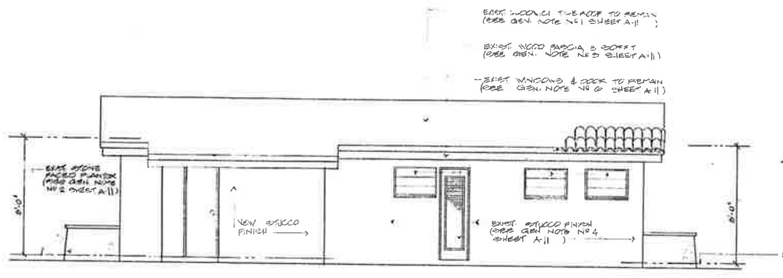
1 FRONT ELEVATION

A-4 SCALE: 1/4"=1'-0"



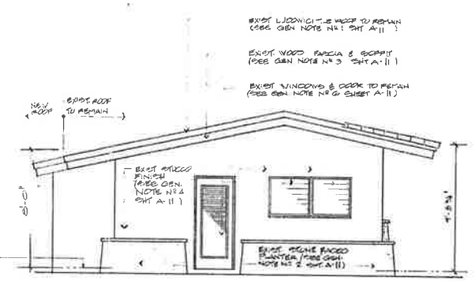
2 SIDE ELEVATION

A-4 SCALE: 1/4"=1'-0"



3 REAR ELEVATION

A-4 SCALE: 1/4"=1'-0"



4 SIDE ELEVATION

A-4 SCALE: 1/4"=1'-0"

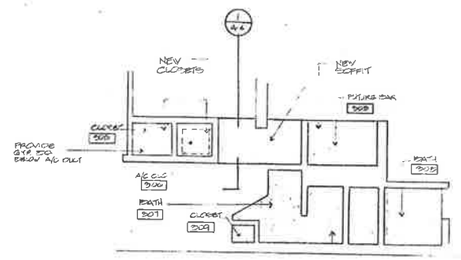
ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALL FINISH N	WALL FINISH S	WALL FINISH E	WALL FINISH W	CEILING MATERIAL	CEILING FINISH	CEILING HT.	REMARKS
501	LIVING ROOM	TILE	TILE	PAINT*	PAINT*	PAINT*	PAINT*	G.B.	SEE NOTE N°13	VAR.	* SEE NOTE N° 9 & N° 10 (SHT. A-11)
502	DINING ROOM	TILE	TILE	PAINT*	PAINT*	PAINT*	PAINT*	G.B.	SEE NOTE N°13	VAR.	* SEE NOTE N° 9 & N° 10 (SHT. A-11)
503	FUTURE BAR	TILE	TILE	—	PAINT*	PAINT*	PAINT*	SEE REF.	C.G.	FLAT.	* SEE NOTE N° 9 & N° 10 (SHT. A-11)
504	BEDROOM	CARPET	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	G.B.	SEE NOTE N°13	VAR.	* SEE NOTE N° 9 & N° 10 (SHT. A-11)
505	CLOSET	CARPET	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	G.B. GYP. BD.	PAINT.	(+) 7'-6"	* SEE NOTE N° 9 (SHT. A-11)
506	A/C CLOSET	VINYL	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	G.B.	SEE NOTE N°13	VAR.	* SEE NOTE N° 9 (SHT. A-11)
507	BATHROOM	CER. TILE	CER. TILE	CER. TILE*	CER. TILE*	CER. TILE*	CER. TILE*	G.B.	SEE NOTE N° 14	VAR.	* CER. TILE FLR. TO C.G.
508	BATHROOM	CER. TILE	CER. TILE	CER. TILE*	CER. TILE*	CER. TILE*	CER. TILE*	G.B.	SEE NOTE N° 14	VAR.	* CER. TILE FLR. TO C.G.
509	CLOSET	TILE	TILE	PAINT*	PAINT*	PAINT*	PAINT*	G.B.	SEE NOTE N° 14	VAR.	* SEE NOTE N° 9 (SHT. A-11)
510	LIVING ROOM	TILE	TILE	PAINT*	PAINT*	PAINT*	PAINT*	G.B.	SEE NOTE N° 15	VAR.	* SEE NOTE N° 9 & N° 10 (SHT. A-11)
511	BEDROOM	CARPET	WOOD	PAINT*	PAINT*	PAINT*	PAINT*	G.B.	SEE NOTE N° 15	VAR.	* SEE NOTE N° 9 & N° 10 (SHT. A-11)
512	ELECTRICAL RM	EXP. CONC.	—	PAINT	PAINT	PAINT	PAINT	WOOD	VARNISH	—	

DOOR SCHEDULE:

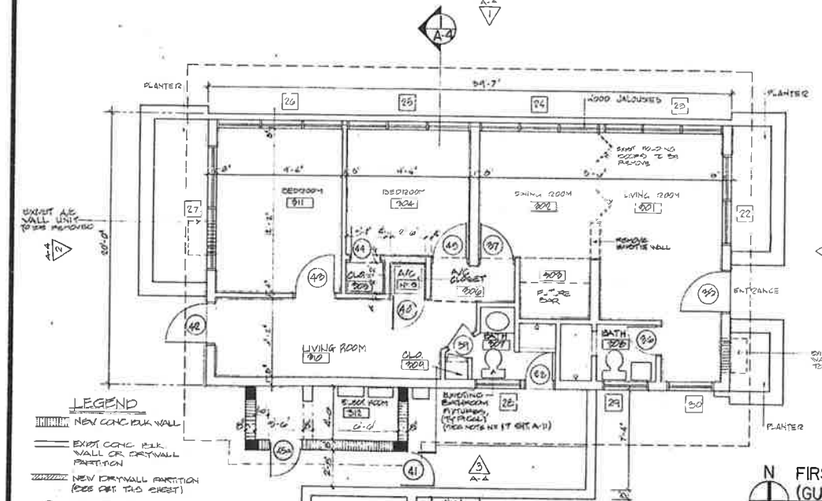
DOOR NO	DOOR TYPE	DOOR MTL.	LABEL	FRAME	HARDWARE	ROOM NAME	DOOR SIZE	DETAILS JAMB	DETAILS HEAD	DETAILS SILL	UNDERCUT	REMARKS
10	FL	WD	—	WD	—	A/C CLOSET	2'-4" x *	D A/10	D A/10	15 A/10	—	* FIELD VERIFY TO MATCH ADJACENT DOORS
11	FL	WD	—	WD	—	CLOSET	2'-0" x *	D A/10	D A/10	—	—	* DOOR HEIGHT TO MATCH ADJACENT DOORS
12	F	WD	—	WD	—	BLECT. RM	2'-8" x 6'-8"	D A/10	D A/10	15 A/10	—	—

NOTE: FOR DOOR TYPES, SEE SHT. A-7



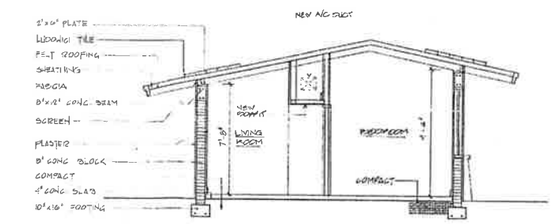
REFLECTIVE CEILING PLAN (PARTIAL)

SCALE: 1/4"=1'-0"



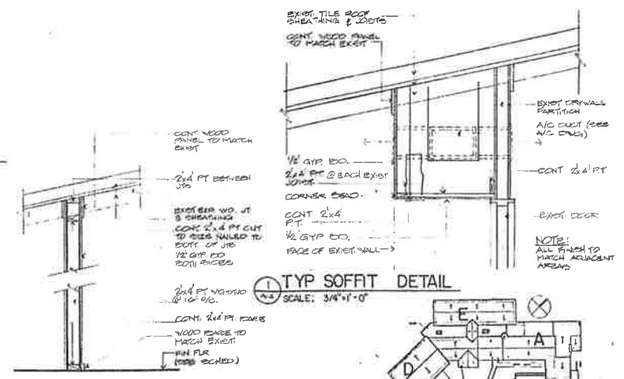
N FIRST FLOOR AREA C (GUEST HOUSE) FLOOR PLAN

SCALE: 1/4"=1'-0"



BUILDING SECTION (EXISTING)

SCALE: 1/4"=1'-0"

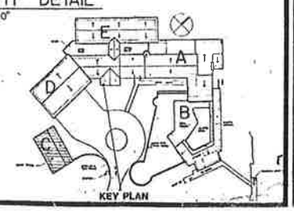


TYP SOFFIT DETAIL

A-4 SCALE: 3/4"=1'-0"

TYP. PARTITION DETAIL (NEW)

SCALE: 1/4"=1'-0"



Ferendino architects·engineers·planners
800 Douglas Entrance
Coral Gables Florida 33134
305/444-4691
Telex 51-2807 FGSC CORL

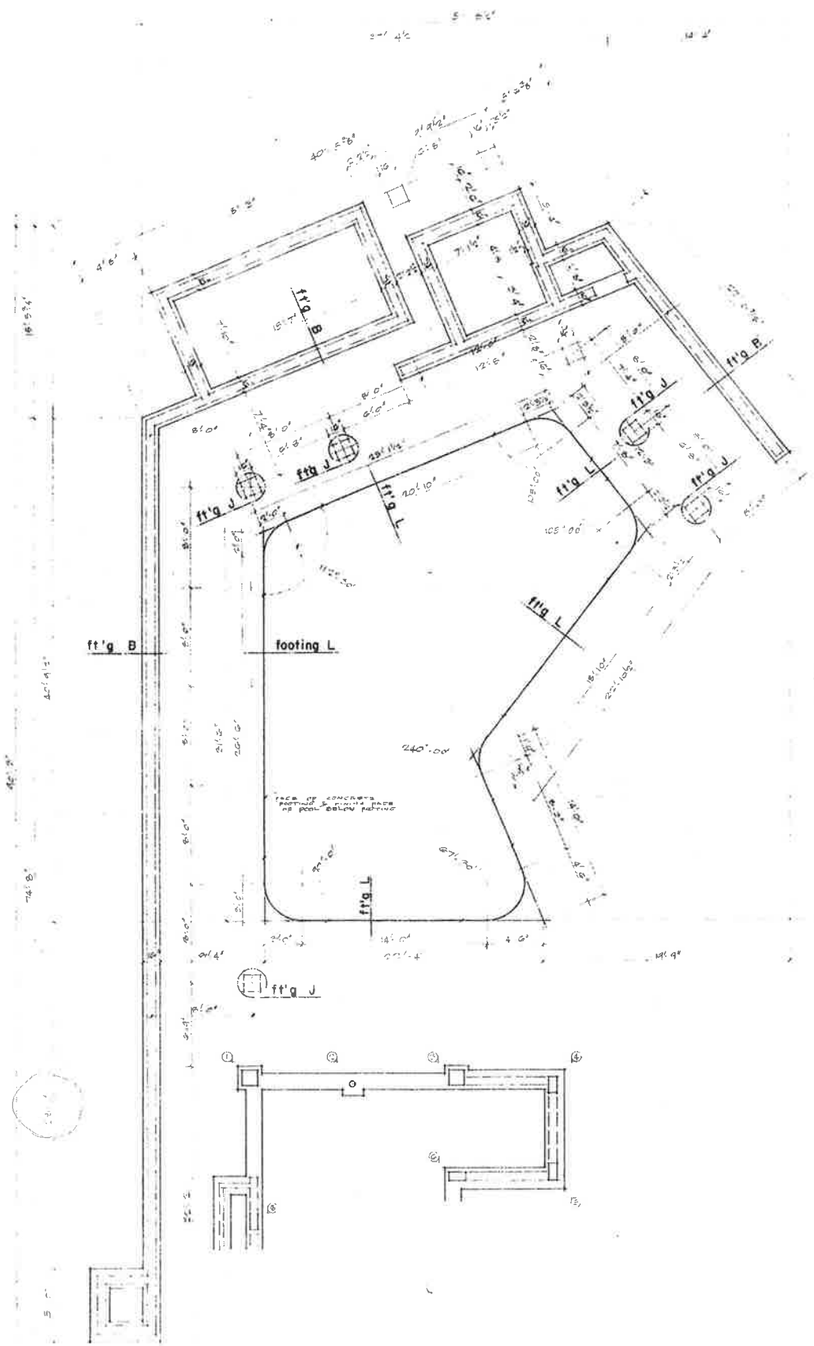
Grafton
Spillis
Candela

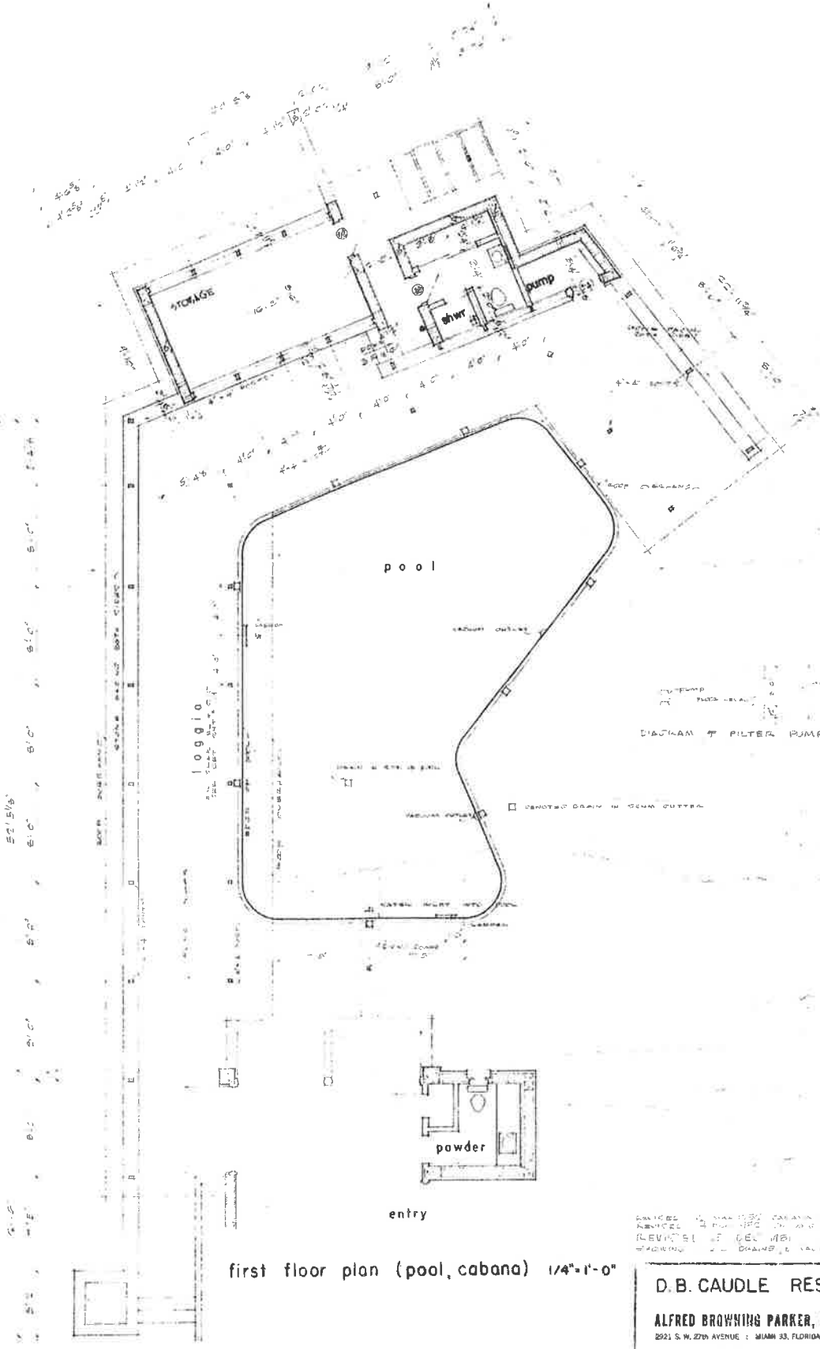
FIRST FLOOR PLAN
AREA C
GUEST HOUSE

REMODELING & ADDITIONS
AT THE RESIDENCE OF
6801 GRANADA BLVD.
CORAL GABLES, FL.

DRAWN BY AK
DATE 4-1-81
APPR. BY AA
REVISIONS
GENERAL 7-24-82

COMM. NO.
D-0120
SHEET NO.
A-4
TOTAL 19





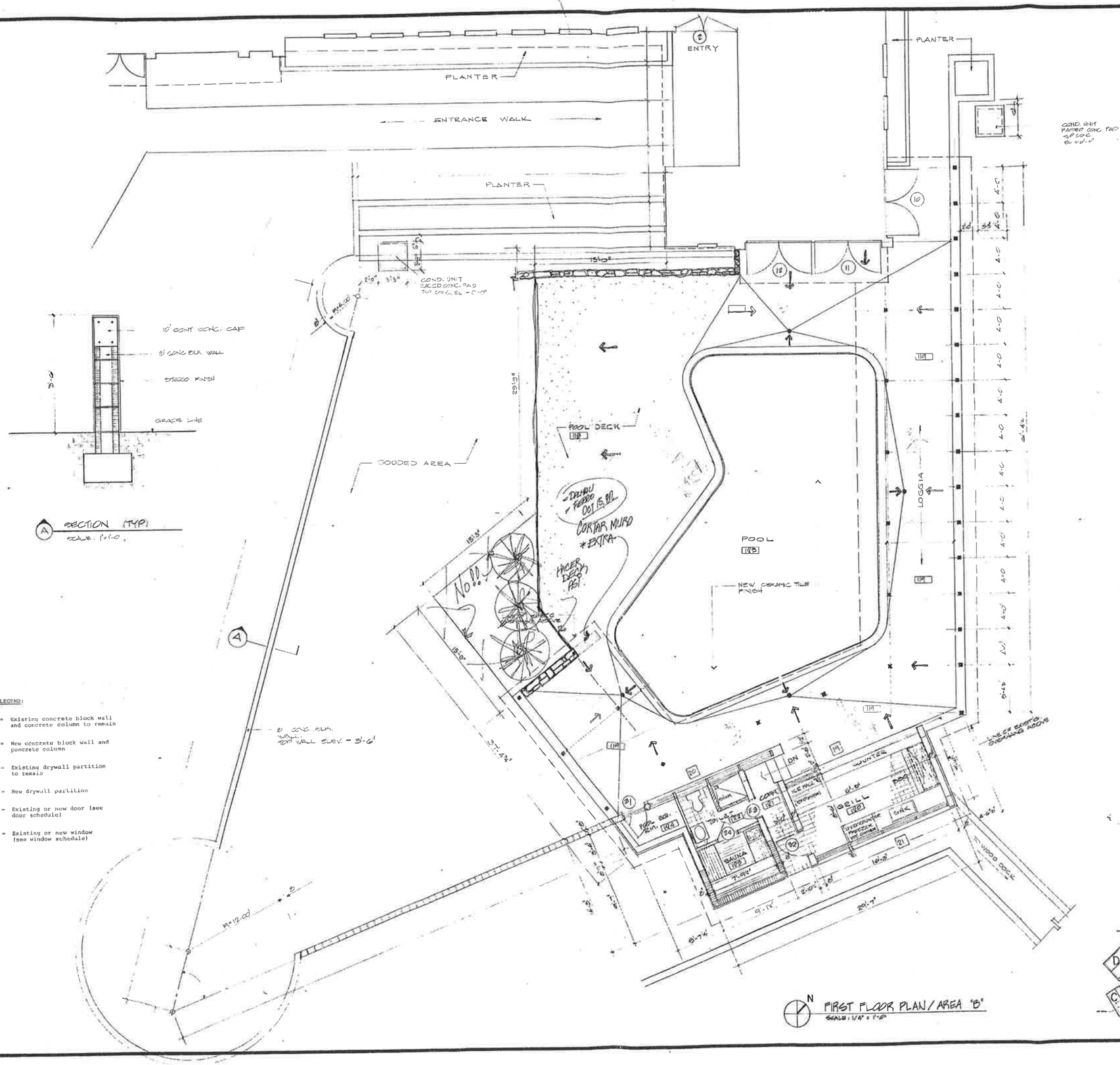
first floor plan (pool, cabana) 1/4"=1'-0"

D.B. CAUDLE RESIDENCE

ALFRED BROWNING PARKER, ARCHITECT

2921 S.W. 27th AVENUE : MIAMI 33, FLORIDA : TEL. 48-4765

SHEET 3



Ferendino Grafton Spillis Candela
architects·engineers·planners
800 Douglas Entrance
Coral Gables, Florida 33134
305/444-4691
Reg. 51-2607 FGSC CGBL

FIRST FLOOR PLAN
AREA "B"

REMODELING & ADDITIONS
AT THE RESIDENCE ON
6801 GRANADA BLVD.
CORAL GABLES, FL.

DRAWN BY A.F.
DATE 4-1-81
APPR BY A.A.
REVISIONS
GENERAL 11-16-81

COMM. NO.
D-0120
SHEET NO.
A-3
TOTAL 19

The City of Coral Gables

Historical Resources Department

COA (SP) 2013-11
SEPTEMBER 19, 2013

STAFF REPORT

SPECIAL CERTIFICATE OF APPROPRIATENESS
ALTERATIONS TO
THE PROPERTY AT
6801 GRANADA BOULEVARD
A LOCAL HISTORIC LANDMARK

Proposal:	The applicant is requesting design approval for alterations to the property including the demolition of auxiliary structures and site features and the removal and/or relocation of trees. This application is in association with a proposal to subdivide the property into two building sites which is subject to and under the purview of the Planning and Zoning Board and the City Commission.
Architect:	R. J. Heisenbottle Architects
Owner:	Califon Company, N.V.
Folio Number:	03-4129-031-0020
Legal Description:	Tract 2 of Cartee Homestead according to the Plat thereof, recorded in Plat Book 43, at Page 30, of the Public Records of Miami-Dade County, Florida.
Site Characteristics:	The property is located on Granada Boulevard. The property backs onto the Coral Gables Waterway and the northwest side of the property is bounded by the Mahi Waterway. The primary elevation of the residence faces southeast onto the property. The site is approximately 2.94 acres with an irregular shape. The south side of the property on Granada Boulevard is demarcated with a coral rock wall.

BACKGROUND/EXISTING CONDITIONS

Permitted on September 27, 1951, the residence located at 6801 Granada Boulevard was designed by international renowned architect Alfred Browning Parker. Commissioned by Mr. Daniel B. Caudle, the home is a fine example of Parker's modern style and tenets of architecture. The tree canopy of mature oaks and lush landscaping are important features of this property.

The residence was designated as a Local Historic Landmark on June 21, 2007. The following is a description in the staff report.

> The original plan for the house consists of a largely rectilinear massing with an attached loggia and storage/cabana building that wraps around an irregularly shaped swimming pool. The original residence consists of a largely two-story house that had varying levels within it. One enters the home on the ground level and walks up a small flight of steps to the first floor which is comprised of a living room, dining room, kitchen and utility room. Walking up another flight of open steps from the living room, one lands at the music room – a transitional space between the first and second floors. Up another small flight of open stairs, one arrives at the second floor which is comprised of a study overlooking the living room, master bedroom, dressing room, closet and master bathroom. Completing the original residence is an attached open carport and two-bedroom "wing"/structure to the south of the house and a large screened patio that wraps the northwest and northeast elevations. The open carport is connected by a secondary flight of stairs to the master bedroom.

In September of 1952, one year after the initial permit was issued another permit was issued for a 792 square foot building separate from the house that was also designed by Alfred Browning Parker. This building originally housed a maid's room and garage and is described as a guest house on this proposal. Additions to the main structure include: a new wing added to the northwest of the original carport, additions to the south of the bedroom "wing", and the addition of a four car garage. Alterations include: renovation of the master bathroom and closet area, the removal of the secondary master bedroom stair, window alterations in the living room, expansion of the kitchen, the enclosure of the area outside the kitchen and the addition of a spiral staircase to what used to be an exterior balcony. It is unclear if the window system was replaced or refurbished. However, the current window system and wood "Persianas" accurately mimic Alfred Browning Parker's system. In addition, the Garage building was altered by removing the garage door and making the entire structure a living space. There were also some minor changes made to the cabana. A design by Spillis Candela and Partners in 1982 substantially altered the cabana by an addition. In 1983, a tennis court was added to the property south of the house.

The property was designated as a Local Historic Landmark on June 21, 2007. At the same time a Certificate of Appropriateness application was filed for design approval for the division of the property into two separate building sites. That application requested approval for the demolition of a portion of the main residence, tennis court, pool, and loggia. The lot separation was contingent on the removal of part of the existing main house and no detailed site plan was

provided. Staff recommended denial and noted that there were too many unknowns for staff to recommend approval. The Certificate of Appropriateness was denied by the Historic Preservation Board.

PROPOSAL

This applicant is requesting design approval for alterations to the property including the demolition of the guest house, pool, pool deck, pool pavilion, cabana, planter, walkways, the relocation of the driveway, and the removal and/or relocation of trees.

This application is in association with a proposal to subdivide the property into two building sites which is subject to and under the purview of the Planning and Zoning Board and the City Commission. The criteria for the review of lot separations are contained in Article 3 Section 3-206 entitled "Building Site Determination" of the Coral Gables Zoning Code. This staff report does not address those issues. The "Proposed Lot A" is 80,664 square feet (approximate 1.85 acres) and the "Proposed Lot B" is 48,450 square feet (approximately 1.11 acres).

The property is currently for sale and vacant. As expressed by the applicant in the Letter of Intent accompanying the COA Application, the intent of the proposal is to make the property more consistent with others in the neighborhood, more salable and less costly to maintain.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATIONS

The proposal includes the following building demolitions:

- Demolition of the guest house building

  Although designed by Alfred Browning Parker and built in 1952, one year after the main residence was constructed, the guest house was not part of the original design by the architect and is a stand-alone building. Originally built as a garage and maid quarters, the building has been altered by the removal of the garage doors making the entire structure a living space. It now functions as a guest house. If this separate building is demolished the main house will retain its historic integrity. In addition, putting the new driveway in the the location of the existing guest house instead of routing it around the structure will save trees.
- Demolition of the loggia (noted on the application as "existing pool pavilion")

  This was part of the original design by Alfred Browning Parker and has not been altered. The structure does block the view of the water which has apparently been a problem for potential buyers. If a future owner of the property wants to demolish this structure, it should be through a Special Certificate of Appropriateness application for consideration at that time.
- Demolition of the pool cabana

  The original pool cabana designed by Alfred Browning Parker was a much smaller structure. The original structure consisted of a storage room, a small bathroom and a room for the pump. A design by Spillis Candela and Partners in 1982 substantially altered the structure with an addition, the reconfiguring of the interiors, and changes to the exterior of the structure.
- Demolition of the pool and deck

  The pool and deck were designed by Alfred Browning Parker and relate to the shape of the pool cabana. It is an at grade improvement, and if it is demolished the main house will retain its historic integrity.

The proposal also includes the following site work:

- Demolition and relocation of the existing driveway.

  Staff visited the property with Troy Springmyer, the Acting Public Service Director. The relocation of the driveway to accommodate the lot separation will not require the removal of any specimen trees. This should be a condition of the lot separation.
- Demolition of Existing walkways.

  The 1967 site plan shows that walkways throughout the site have been altered. The demolition of the existing walkways will not affect the historic integrity of the site.

- Demolition of an existing planter.
  The 1967 site plan does not show this planter. Therefore, the planter was installed after 1967 and was not part of the original design of the property. The demolition of the planter will not affect the historic integrity of the site.
- Raising of an existing CBS wall to 4'0" high
  The 1967 site plan also does not show this wall. Therefore, this wall was installed after 1967 and was not part of the original design of the property. It may be altered or demolished without affecting the historic integrity of the site.
- Demolition of an existing concrete landscape trim located on "Proposed Lot B"
  This was not shown on the original, guest house addition, or 1967 site plans. The original and guest house site plans note this portion of the property as a "rocky area". The demolition of the existing concrete landscape trim will not affect the historic integrity of the site.
- Removal or relocation of existing trees
  It should not be necessary to remove or relocate existing specimen trees on the "Proposed Lot A" (the lot with the historic residence). The residence shown on "Proposed Lot B" is marked "Shown for general zoning information only" is not intended to represent an actual residence and is not appropriate for the new lot. Alfred Browning Parker took great care in siting his houses within the existing landscape. He did not wipe the landscape clear to build a new house. If the lot separation is approved, the same care should be taken for the design of the new house on Lot B. The removal or relocation of trees on Lot B will require a Special Certificate of Appropriateness. A tree survey with the types and sizes of existing trees should be required at that time.
- Removal of a portion of the coral rock perimeter wall on Granada Blvd. to accommodate a driveway for the proposed new residence on Lot B.
  This has been done on other properties within the city. It should be by a Special Certificate of Appropriateness in association with the design of the new residence.

Please note that the property as it exists now is 129,114 square feet. The square foot floor area of a residence on the property that is allowed by the Coral Gables Zoning Code is 39,734 square feet. Since the existing house is 13,161 square feet, a 26,573 square foot addition would be allowed by zoning.[1]

VARIANCES

No variances have been requested with this application.

[1]Calculations provided by applicant

BOARD OF ARCHITECTS

This application was reviewed and approved with the following comments by the Board of Architects on July 11, 2013: "Pull the driveway from property line and consider an alternative material for the driveway." The plans were changed accordingly. The Board of Architects did not approve the site plan for the residence on the proposed new lot. The site plan for the new residence is marked "Shown for general zoning information only".

STAFF CONCLUSION

The applicant is requesting design approval for alterations to the property including the demolition of auxiliary structures and site features and the removal and/or relocation of trees. This application is in association with a proposal to subdivide the property into two building sites which is subject to and under the purview of the Planning and Zoning Board and the City Commission.

The application clearly shows the disposition of the lot with the historic structure ("Proposed Lot A"). There is a detailed site plan. The existing tennis court and circular brick paver court will remain. The existing guest house will be demolished and a new driveway will be installed. The application is also requesting demolition of the loggia ("existing pool pavilion"), pool cabana and pool. Staff is recommending that the loggia (noted on the plans as "existing pool pavilion") be retained. However, if in the future a buyer wishes to demolish the loggia, the board could consider it through a separate Certificate of Appropriateness application at that time.

The proposal for "Proposed Lot B" is not defined. The house that is drawn is to illustrate zoning information only and should not be considered to be the design of the residence for this lot. If the lot separation is approved, the lot will retain its historic designation and the new residence will require review and approval by the Historic Preservation Board. The removal or relocation of trees on Lot B will require a Special Certificate of Appropriateness. A tree survey with the types and sizes of existing trees should be required at that time.

Therefore, Historical Resources Department Staff recommends the following:

A motion to APPROVE the design for alterations to the property including the demolition of the guest house, pool and pool cabana and site features with the following conditions:

1. Retain the existing loggia (noted on the plans as "existing pool pavilion")

2. Any new construction on the parcel of land that will be created for a new residence ("Proposed Lot B") will require a Special Certificate of

Appropriateness and review by the Historic Preservation Board. Staff is not recommending approval of any construction on Lot B at this time.

3. No alteration or demolitions will occur unless the proposal to subdivide the property into two building sites is approved by the City Commission.

4. No tree removals/relocations will occur on the lot that has the historic residence ("Proposed Lot A") unless the proposal to subdivide the property into two building sites is approved by the City Commission.

5. The removal/relocation of trees on the lot that is created for a new residence ("Proposed Lot B") will be part of the application for that residence and will require a Certificate of Appropriateness. No tree removal or relocations will occur until the design of the new residence has been approved. Staff is not recommending approval of the removal/relocation of trees on Lot B at this time.

6. The demolition of the portion of the perimeter coral rock wall to accommodate the driveway for the new residence ("Proposed Lot B") will also be part of the application for that residence and will require a Certificate of Appropriateness.

AND

A motion to APPROVE a Certificate of Appropriateness for the alterations to the property with the above conditions.

Respectfully submitted,

Dona M. Spain
Historic Preservation Officer

LETTERS IN OPPOSITION TO APPLICATION

Gil Haddad
6800 Granada Boulevard
Coral Gables, Florida 33146

8-8-2013

Historic Preservation Board

Re: 6801 Granada Blvd.

City of Coral Gables

Attn: Historical Resources Dept.

Donna Spain, Director

Thank you for allowing me to review the application for Certificate of Appropriateness captioned August 15, 2013, received by Historical Resources on July 15, 2013.

Because I understand that materials from the 2007 determinations are retained and reviewed, I will move to the current application. First though, we remember that a host of residents objected in 2007 through petitions, letters, comment forms, and multiple attendances. Moreover, the Historic Resources Department and the Planning and Zoning staffs, those boards and the City Commission all voted unanimously or recommended denials. This year the application merely repeats prior failed arguments. The 2013 application begins with the July 8, 2013 letter from counsel to the off-shore corporate owner.

We comment:

1. The original circa 1920's platting is irrelevant for historical preservation purposes. The "… across the Mahi Waterway…" property contains modest improvements that have not been held historical.

2. "… subject property the largest …" ; owner has marketed the property as a secluded estate, boasting of the size, hence privacy, and of the eclectic importance of the space and the foliage.

3. "… no longer…primary residence… uninhabited…". Again the "owner's" choice is irrelevant here. There seems to be occupants.

4. "… costly to maintain…" Decades ago this owner purchased as a residence enjoying the seclusion and beauty of the property for years.

The maintenance of the area called Proposed Lot B cannot contribute materially to upkeep costs for the entirety. Are we to believe that the sale of the Proposed Lot B to a developer will create trust funds useable only to maintain historical structures? After a sale of Proposed Lot B will the corporate owner not soon raise "maintenance costs" and seek removal of the historically valuable remaining improvements.

Gil Haddad
6800 Granada Boulevard
Coral Gables, Florida 33146

8.14.13

Re: 6801 GRANADA BLVD.

DEAR Mrs. SPAIN,

Please excuse my handwritings. my GRANDDAUGHTER/TYPIST IS OFF TO Medical School.

I have highlighted ATTACHED PORTIONS OF THE SECRETARY OF INTERIOR STANDARDS: PAGES 3, 4 5, 6, 31(!)+34.

CERTAINLY you AND THE H/R DEPARTMENT ARE ALREADY FULLY AWARE OF THESE. THESE ENCLOSURES ARE JUST A BIT OF SELF-MEDICATING CONSOLING.

THANK YOU

G. Haddad

305-665-7037

RECEIVED
CITY OF CORAL GABLES
HISTORICAL RESOURCES
2013 AUG 16 AM 9:06

Certificate of Appropriateness regarding any architectural features, landscape features, or site improvements has been submitted and approved pursuant to the procedures in this Division. Unless otherwise specified, exterior alterations, additions, demolitions, etc. to non-contributing structures or properties within historical landmark districts shall be reviewed and approved by the Historic Preservation Board and/or Historical Resources Department.

B. Guidelines for review of certificates.

1. The Historic Preservation Board has adopted the U.S. Secretary of the Interior's Standards for Rehabilitation as the standards by which applications for any Certificate of Appropriateness are to be measured and evaluated. In adopting these guidelines, it is the intent of the Board to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscapes. These guidelines shall also serve as criteria for staff to make decisions regarding applications for Standard Certificates of Appropriateness. From time to time, the Board may adopt additional standards to preserve and protect special features unique to the City.

2. For applications related to alterations or new construction, the proposed work shall not adversely affect the historic, architectural, or aesthetic character of the subject improvement or the relationship and congruity between the subject improvement and its neighboring improvements and surroundings, including but not limited to form, spacing, height, setbacks, materials, color, or rhythm and pattern of window and door openings in building facades; nor shall the proposed work adversely affect the special character of special historical, architectural or aesthetic interest or value of the overall designated historic landmark or historic landmark district. Except where special standards and guidelines have been specified in the ordinance creating a particular designated historic landmark or historic landmark district, or where the Board has subsequently adopted additional standards and guidelines for a particular designated historic landmark or historic landmark district, decisions relating to alteration or new construction shall be guided by the U.S. Secretary of the Interior's standards for rehabilitation.

C. Duration of approval of certificates. Unless otherwise provided in the Certificate of Appropriateness, both Standard and Special Certificates of Appropriateness shall expire after two (2) years if no building permit is issued. Staff may grant an extension of up to an additional one hundred and eighty (180) days for restoration or rehabilitation work subject to the following:

1. Request for the extension is submitted in writing to the Historical Resources Department.

2. The work completed is consistent with the approved scope of work.

D. Preapplication conference.

Before submitting an application for a Certificate of Appropriateness, an applicant shall confer with the Historic Preservation Officer to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys, and other data. The Historic Preservation Officer or his/her representative, may, at the request of the applicant, hold additional preapplication conference(s) with the applicant. The purpose of such conference(s) is to further discuss and clarify conservation objections and design guidelines in cases that do not conform to established objectives and guidelines. In no case, however, shall any statement or representation made prior to the official application review be binding on the Board, the City Commission or any City departments.

E. Standard certificates.

Based on the standards for rehabilitation, the designation report, a complete application for a Standard Certificates of Appropriateness, any additional plans, drawings or photographs to fully

U.S. Department of the Interior
National Park Service

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

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FLORIDA DEPARTMENT OF STATE
Katherine Harris, Secretary of State
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

INTRODUCTION

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects have been developed to guide work undertaken on historic buildings—there are separate standards for acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. **The Standards for Rehabilitation** (codified in 36 CFR 67) comprise that section of the overall preservation project standards and addresses the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years—particularly to determine if a rehabilitation qualifies as a certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying our their historic preservation, responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into conside ation economic and technical feasibility.

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to th defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteratio of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense c historical development, such as adding conjectural features or architectural elements from other buildings, shall not b undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall b retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a histori property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration require replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visu qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, phys cal, or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. Th surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must b disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characteriz the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scal and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed i the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the histori building will be needed in order to provide for an efficient contemporary use; however, these repairs and alteration mus not damage or destroy materials, features or finishes that are important in defining the building's historic character. Fc example, certain treatments—if improperly applied—may cause or accelerate physical deterioration of historic building: This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that dam ages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that doe not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to th extent that they compromise the historic character of the structure will fail to meet the standards.

Technical Guidance Publications

The National Park Service, U.S. Department of the Interior, conducts a variety of activities to guide Federal agencies, State and the general public in historic preservation project work. In addition to establishing standards and guidelines, th Service develops, publishes, and distributes technical information on appropriate preservation treatments, includin Preservation Briefs, case studies, and Preservation Tech Notes.

A Catalog of Historic Preservation Publications with stock numbers, prices, and ordering information may be obtained b writing: Preservation Assistance Division, Technical Preservation Services, P.O. Box 37127, Washington, DC 20013-7127.

OVER→

Repair

Next, when the physical condition of character-defining materials and features warrants additional work **repairing** is recommended. Guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing *parts* of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace

Following repair in the hierachy, guidance is provided for **replacing** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature under certain well-defined circumstances, they *never* recommend removal and replacement with new material of a feature that—although damaged or deteriorated—could reasonably be repaired and thus preserved.

Design for Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the *first* or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a *second* acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and materials of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions to Historic Buildings

Some exterior and interior alterations to the historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered *only* after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

Additions to historic buildings are referenced within specific sections of the guidelines such as Site, Roof, Structural Systems, etc., but are also considered in more detail in a separate section, NEW ADDITIONS TO HISTORIC BUILDINGS.

BUILDING SITE

The relationship between a historic building or buildings and landscape features within a property's boundaries—or the building site—help to define the historic character and should be considered an integral part of overall planning for rehabilitation project work.

Recommended	*Not Recommended*
Identifying, retaining, and preserving buildings and their features as well as **features of the site** that are important in defining **its overall historic character.** Site features can include **driveways, walkways,** lighting, **fencing,** signs, benches, fountains, wells, **terraces,** canal systems, **plants** and **trees, berms,** and drainage or irrigation ditches; and archaeological features that are important in defining the history of the site.	Removing or radically changing **buildings** and their **features or site features which** are important in defining the overall historic character of the building so that, as a result, the character is **diminished.**
Retaining the historic relationship between buildings, **landscape features, and open space.**	**Removing or relocating historic buildings** or landscape **features,** thus **destroying the historic relationship between buildings, landscape features, and open space.**
	Removing or relocating historic buildings on a site or **in a complex** of related historic structures—such as a mill complex or farm—thus diminishing the historic character of the **site or complex.**
	Moving buildings onto the site, thus creating a false historical appearance.
	Lowering the grade level adjacent to a building to permit development of a formerly below-grade area such as a basement in a manner that would drastically change the historic relationship of the building to its site.
Protecting and maintaining buildings and the site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; nor erode the historic landscape.	Failing to maintain site drainage so that buildings and site features are damaged or destroyed; or, alternatively, changing the site grading so that water no longer drains properly.
Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying unknown archaeological materials.	Introducing heavy machinery or equipment into areas where their presence may disturb archaeological materials.
Surveying areas where major terrain alteration is likely to impact important archaeological sites.	Failing to survey the building site prior to the beginning of rehabilitation project work so that, as a result, important archaeological material is destroyed.
Protecting, e.g., preserving in place known archaeological material whenever possible.	Leaving known archaeological material unprotected and subject to vandalism, looting, and destruction by natural elements such as erosion.
Planning and carrying out any necessary investigation using professional archaeologists and modern archaeological methods when preservation in place is not feasible.	Permitting unqualified project personnel to perform data recovery so that improper methodology results in the loss of important archaeological material.

DISTRICT/ NEIGHBORHOOD

The relationship between historic buildings, and streetscape and landscape features within a historic district or neighborhood helps to define the historic character and therefore should always be a part of the rehabilitation plans.

NOT APPLICABLE. YET, SEE "TREES"

Recommended	*Not Recommended*
Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.	Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.
Retaining the historic relationship between buildings, and streetscape and landscape features such as a town square comprised of row houses and stores surrounding a communal park or open space.	Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots. Removing or relocating historic buildings, or features of the streetscape and landscape, thus destroying the historic relationship between buildings, features and open space.
Protecting and maintaining the historic masonry, wood, and architectural metals which comprise building and streetscape features, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and protecting and maintaining landscape features, including plant material.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building, streetscape, and landscape features results.
Protecting buildings, paving, iron fencing, etc. against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.	Permitting buildings to remain unprotected so that windows are broken; and interior features are damaged. Stripping features from buildings or the streetscape such as wood siding, iron fencing, or terra cotta balusters; or removing or destroying landscape features, including plant material.
Evaluating the overall condition of building, streetscape and landscape materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.	Failing to undertake adequate measures to assure the preservation of building, streetscape, and landscape features.
Repairing features of the building, streetscape, or landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind—or with a compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades, paving materials, or streetlight standards.	Replacing an entire feature of the building, streetscape, or landscape such as a porch, walkway, or streetlight, when repair of materials and limited replacement of deteriorated or missing parts are appropriate. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building, streetscape, or landscape feature or that is physically or chemically incompatible.

Coral Gables, September 12th 2013

To The City of Coral Gables
Historic Preservation Board
Att. Ms. Dona Spain

CASE FILE COA (SP) 2013-011 property on 6801 GRANADA BLVD
LOCAL HISTORICAL LANDMARK

I would like to express my total opposition regarding any removal of trees from the property located at 6801 Granada Boulevard which may occur in case of subdivision.

Until not too long ago, this property had one of the last original hammocks of the Gables. Which, with it's lushness attracted all the amazing local fauna, from tiny red foxes and raccoons, to hawks, owls, cranes and an infinity of other birds.

An Historical Landmark by Nature!

Unfortunately over the past couple of years the situation has changed tremendously: most of the big trees are gone, sacrificed by the owners, probably in the hope of making the property more appealing to buyers.

If we compare arial pictures of the property from 2005 with actual ones, it would be obvious that not many of the tress are left.

It is my view that,we as owners should maintain and care for as much as the original flora as we can.

I do it on my property , not only by caring, pruning , fumigating and fertilizing all of my mature trees, but by planting as many new species as I can.

This is the legacy the we can leave to generation to come : A LUSH GREEN AND SPECIAL CORAL GABLES.

For this reason I DO OPPOSE TOTALLY to any more removal of tress from the property at 6801 Granada Blvd.

Lina Eichenwald

6835 Granada Boulevard, Coral Gables, Fl, 33146

Ahouse, Emily

From: jmensch100@comcast.net
Sent: Tuesday, September 17, 2013 7:47 PM
To: HIST
Subject: 6801 Granada Blvd

Please be advised that we are opposed to any change of lot status regarding the 6801 property. Demolition of trees and portions of structures may be the first step of a division of the property.
Yours, Joseph Mensch
6207 Granada Blvd
Coral Gables, Fl. 33146

Spain, Dona

From: valdes1127@aol.com
Sent: Wednesday, September 18, 2013 9:10 AM
To: HIST
Subject: 6801 Granada Blvd

Good Morning-

We are opposed to the lot splitting, building demolition and tree removal/relocation in order to redevelop this historical property located at 6801 Granada Blvd. Please preserve our historic code in order to protect this historic property and our neighborhood.

Regards-

Juan and Tina Valdés
6815 Mindello St
Coral Gables, FL 33146

Kautz, Kara

From: s.s.herris@att.net
Sent: Thursday, September 19, 2013 11:37 AM
To: HIST
Subject: 6801 granada blvd---OPPOSE

DO NOT ALLOW THE DEMOLITION S AND TREE REMOVALS !!!

do NOT APPROVE THE DEMOLITIONS and tree removals
at 6801 granada blvd.
shirley herris
6835 camarin st.
coral gables, fl 33146

Kautz, Kara

From: ARTURO MOSQUERA <afm6595@bellsouth.net>
Sent: Thursday, September 19, 2013 2:50 PM
To: HIST
Subject: Opposing Demolition

As a Coral Gables resident, I am hereby opposing the demolition of the demolition of portions of the historic Alfred Browning Parker home and other structures at 6801 Granada Blvd.

Arturo F. Mosquera, DMD, MS

Hernandez, Cristina

From: Kautz, Kara
Sent: Thursday, September 19, 2013 4:39 PM
To: Hernandez, Cristina
Subject: Fw: Opposing demolition

From: Liza Mosquera [mailto:lcm6595@att.net]
Sent: Thursday, September 19, 2013 04:17 PM
To: HIST
Subject: Opposing demolition

As a Coral Gables resident, I am hereby opposing the demolition or portions of the demolition of the historic Alfred Browning Parker home and other structures at 6801 Granada Boulevard.

Liza C. Mosquera
6595 Granada Blvd
Coral Gables, Fl 33146

LETTERS IN SUPPORT OF APPLICATION

Zeke Guilford

From: Jeff Bartel <jbartel@bellsouth.net>
Sent: Thursday, September 19, 2013 12:05 PM
To: Zeke Guilford
Cc: Jorge Dalmau; Cathy Bartel; Mary Dalmau
Subject: Support for owners of 6801 Granada Boulevard

Dear Mr. Guilford:

Please forward this letter to the City of Coral Gables to be part of the official record on this matter.

We have reviewed the plans that the owners of 6801 Granada Boulevard have submitted to the City of Coral Gables. We strongly support the owner's application to before the Historic Preservation Board. Further, we believe that the proposed lot separation into two lots is good for the neighborhood, will make the property more compatible with the surrounding properties, and furthers the health, safety and welfare of the City of Coral Gables.

Sincerely,

Jeffrey and Caterina Bartel
Property owners and residents at 6909 Mindello Street, Coral Gables

Zeke Guilford

From: Jorge A Dalmau <jadalmau@aol.com>
Sent: Thursday, September 19, 2013 12:22 PM
To: Zeke Guilford
Subject: Fwd: 6801 Granada Blvd

Fyi

Sent from my iPhone

Begin forwarded message:

From: Juan Carlos <jcanto@nexogy.com>
Date: September 19, 2013, 11:41:25 AM EDT
To: Jorge A Dalmau <jadalmau@aol.com>
Subject: Re: 6801 Granada Blvd

Jorge:

I have reviewed the plans that have been submitted to the City of Coral Gables. I support his application before the Historic Preservation Board. Further, we believe that the proposed lot separation is good for the neighborhood and will make the property more compatible with the surrounding properties.

Regards,

juan carlos.canto

CFO
www.nexogy.com
p.305.503-5267

<image[12].jpg>

Mobility in a modern world is a must. Let nexogy mobile applications take you anywhere you want to go, with no pins, no access numbers, and low international rates.

*It's that easy, it's nexogy...empower your communications...**there's an app for that!***

STATEMENT OF CONFIDENTIALITY AND PRIVILEGE

The information contained in this e-mail communication may be confidential and privileged. It is intended only for the use of the individual or entity identified. If you are not the intended recipient, please do not disseminate, distribute, or copy. Instead, please notify us at 305-358-8952 and immediately delete this message.

<image[13].jpg>Please consider the environment before printing this email.

<image[12].jpg>

<image[13].jpg>

Zeke Guilford

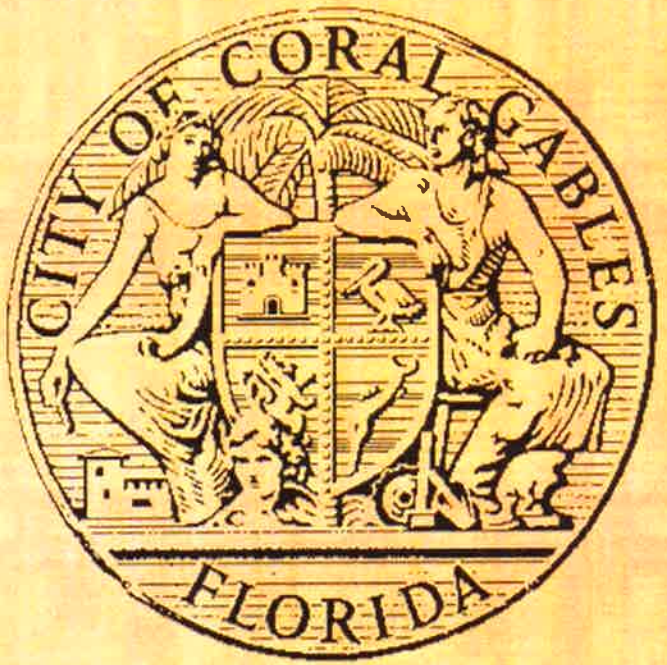
From: Jorge A Dalmau <jorge@bigstar.tv>
Sent: Thursday, September 19, 2013 1:30 PM
To: Zeke Guilford
Subject: Fwd: 6801 GRANADA

Another supporting neighbor

Sent from my iPhone

Begin forwarded message:

> **From:** "Carlos Grande" <cmgrande@transmissionparts.com>
> **Date:** September 19, 2013, 1:26:48 PM EDT
> **To:** "Dalmau, Jorge A" <jorge@bigstar.tv>, "'Jorge A Dalmau'" <jadalmau@aol.com>
> **Subject: 6801 GRANADA**
>
> To whom this may concern:
>
> I have reviewed the plans that Mr. Dalmau has submitted to the City of Coral Gables. My wife Ana and I support his application before the Historic Preservation Board. Further, we believe that the proposed lot separation is good for the neighborhood and will make the property more compatible with the surrounding properties.
>
> Sincerely,
>
> Carlos Manuel Grande
> 1133 Alfonso Avenue
> Coral Gables Florida 33146
>
> Carlos M. Grande
> Lory Transmission Parts
> 2414 SW 8 Street
> Miami, Florida 33135
> 305-642-4621 ext 8009
> 305-541-1444 Fax
> 786-866-0229 Direct
> 305-519-7195 Cell
> Skype: carlos.grande.lory
>
> Lory Transmission Parts of the Dominican Republic
> Americo Lugo, No. 240
> 100 metros este de La Plaza de la Salud
> Santo Domingo, Dominican Republic
> 809-616-2509
> 809-549-7081
> Argentina 11-5031-4742



City of Coral Gables
Historic Preservation Board
September 19, 2013

SPECIAL CERTIFICATE OF APPROPRIATENESS:

CASE FILE COA (SP) 2013-011

An application for the issuance of a Special Certificate of Appropriateness for the property at 6801 Granada Boulevard, a Local Historic Landmark, legally described as Tract 2 of Cartee Homestead, according to the Plat thereof, as recorded in Plat Book 43, at Page 30, of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for alterations to the property including the demolition of auxiliary structures and site features and the removal and/or relocation of trees. This application is in association with a proposal to subdivide the property into two building sites which is subject to and under the purview of the Planning and Zoning Board and the City Commission.

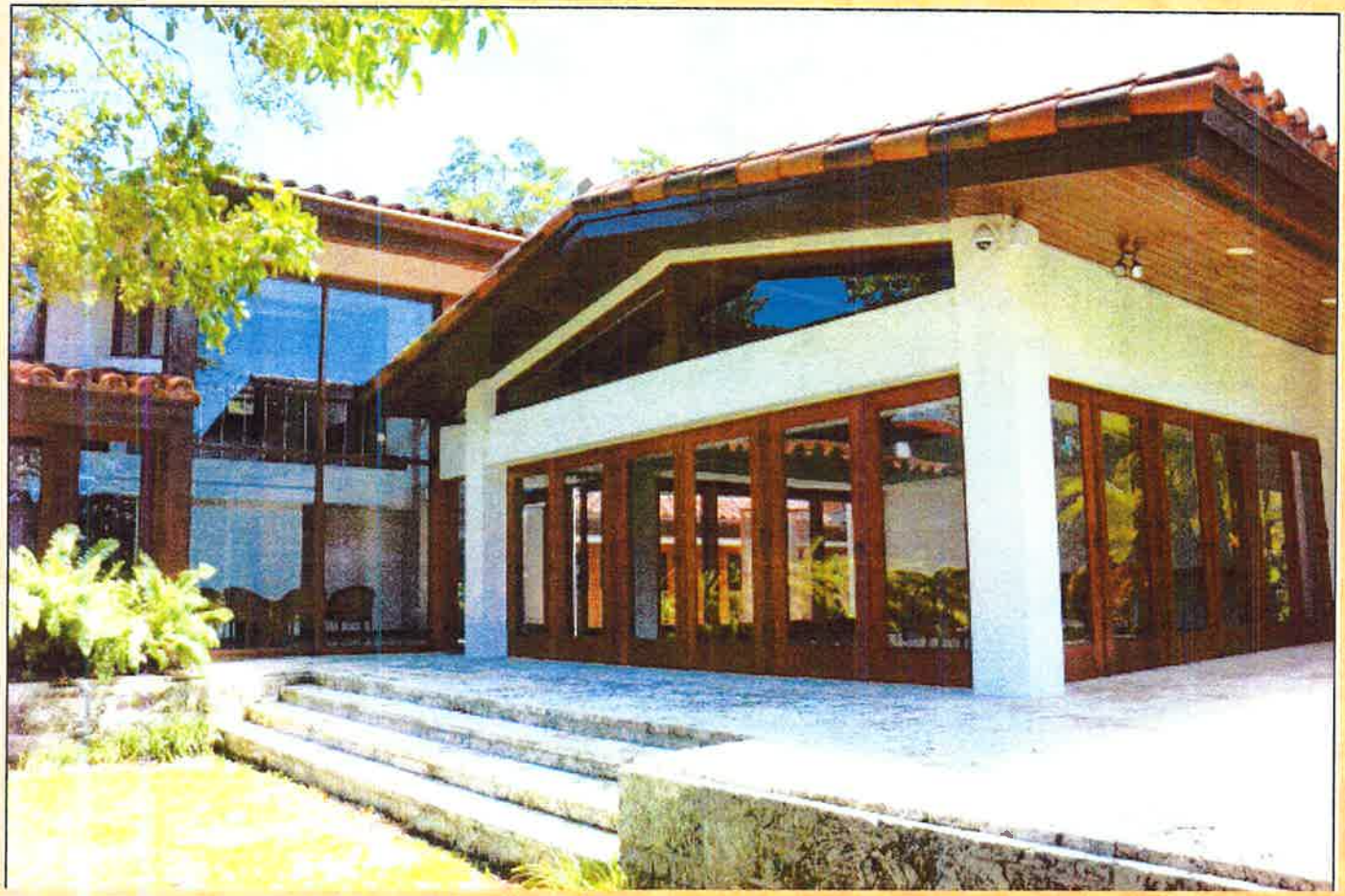
LOCATION MAP

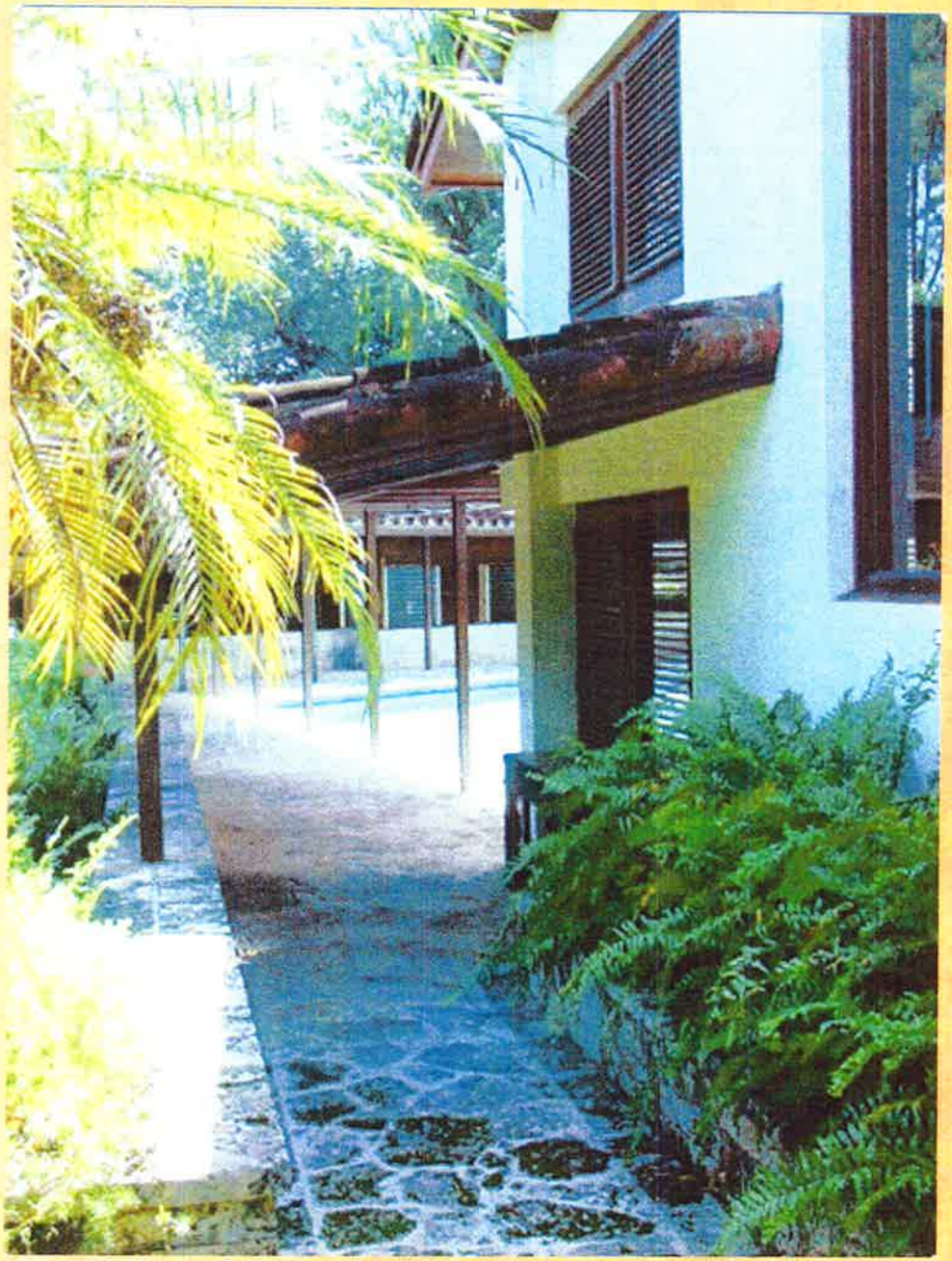
SCALE 1" = 300'

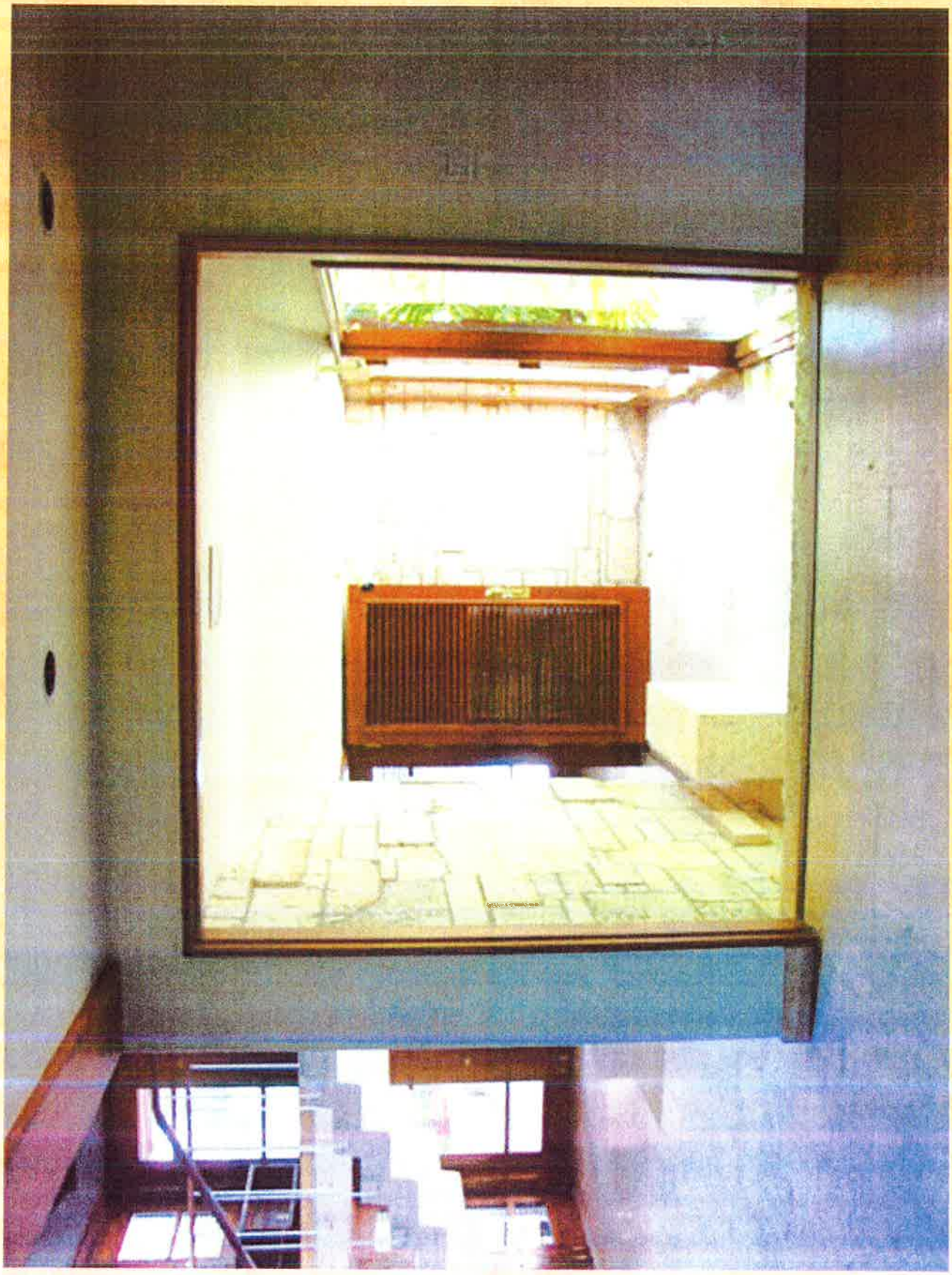
LYING IN THE SOUTHWEST 1/4 OF SECTION 29,
TOWNSHIP 54 SOUTH, RANGE 41 EAST

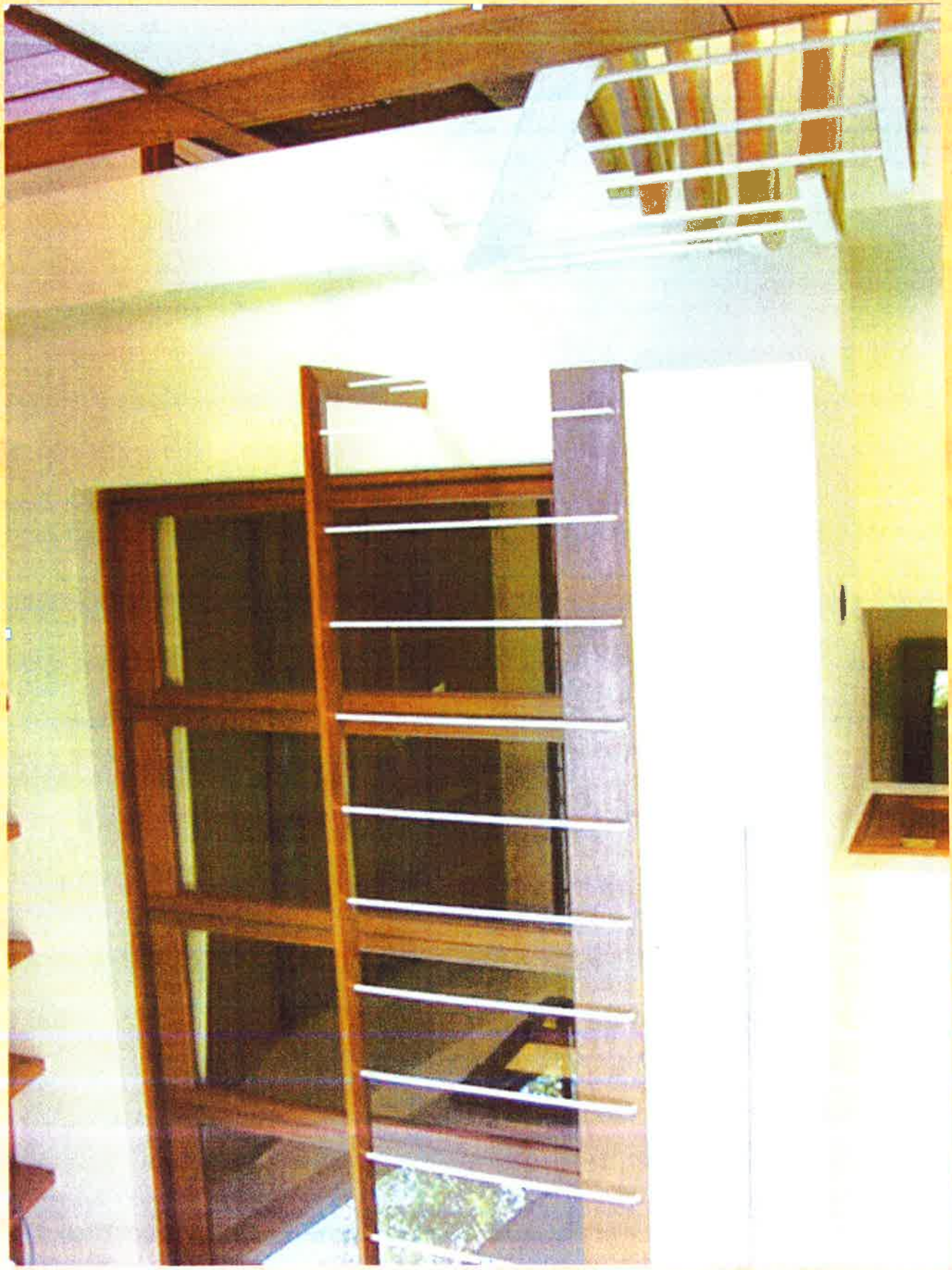
COMO AVE
RIVIERA DR
GRANADA BLVD
VERONESE ST
MINDELLO ST
AL HAMBRA CIR
CAMARIN ST
ALFONSO AVE

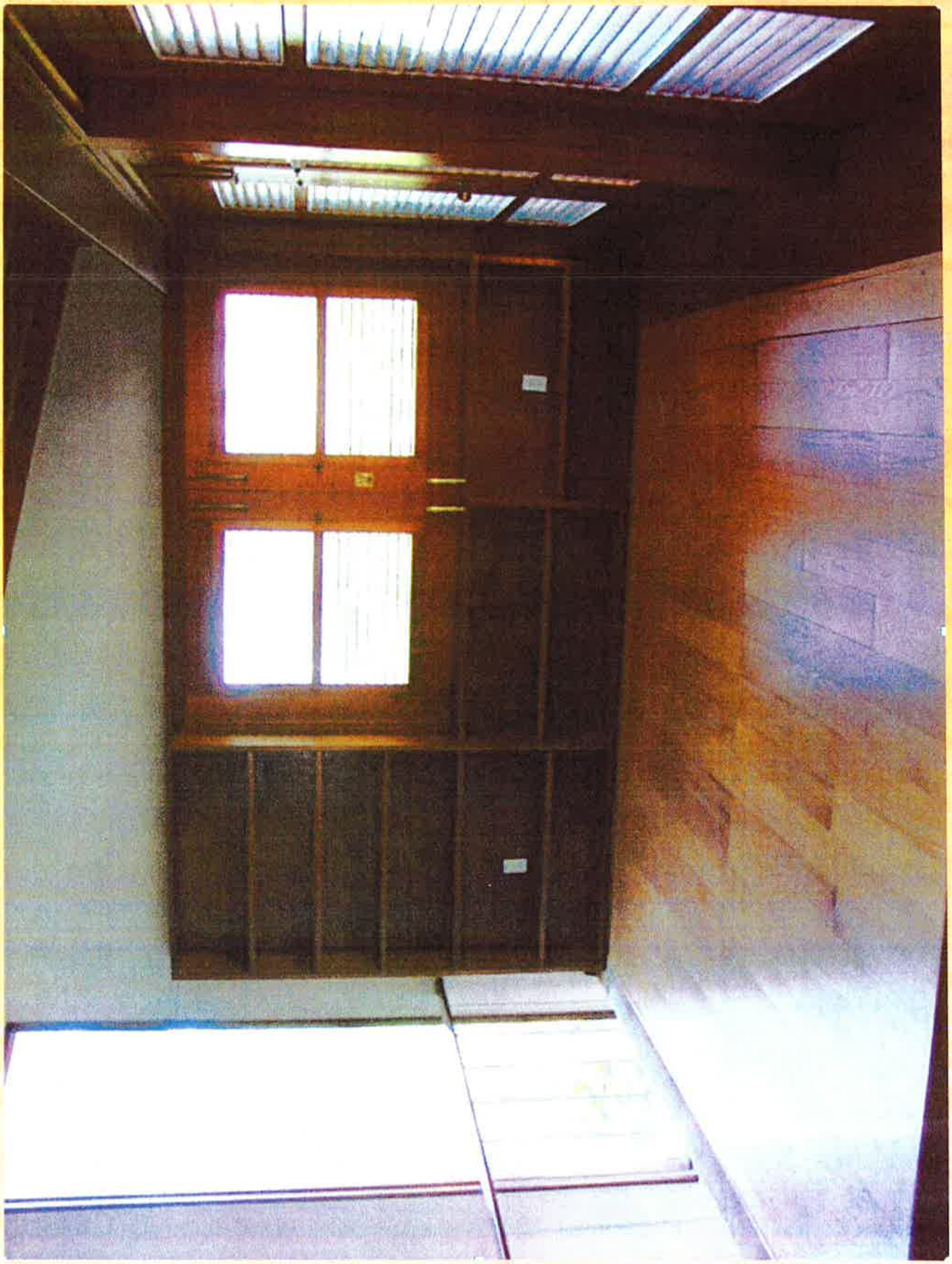
Farah Aerial Photo

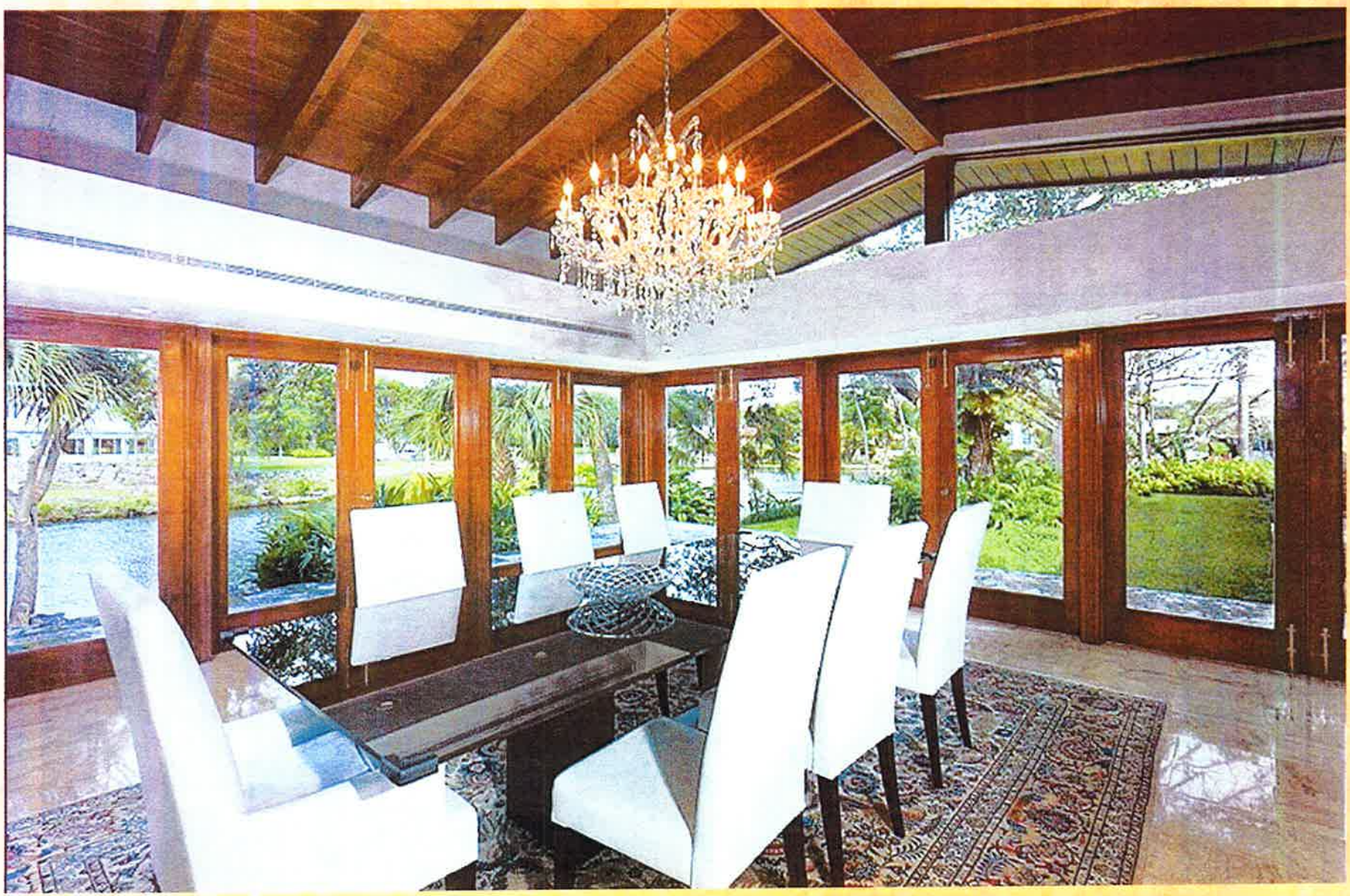


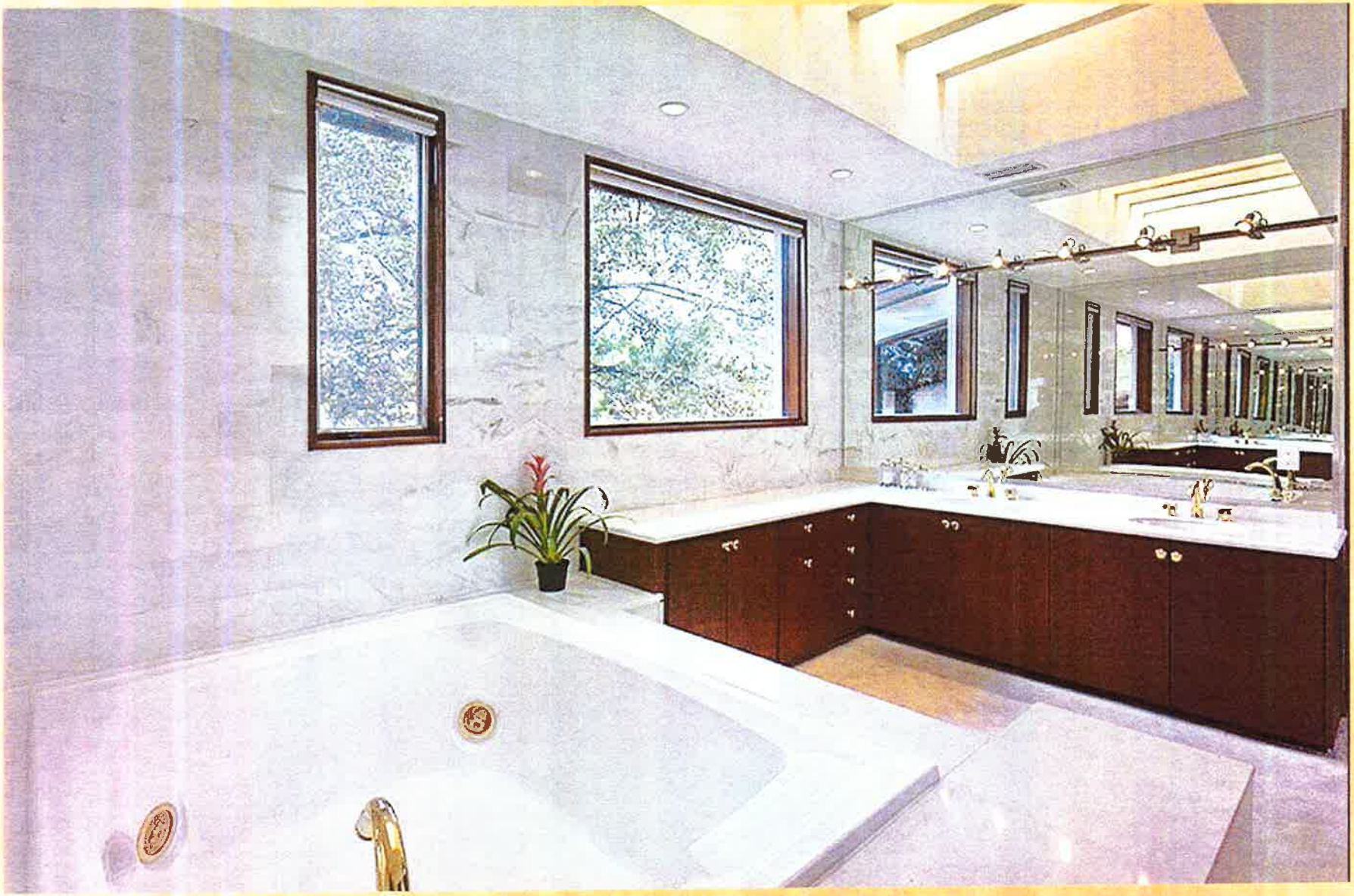


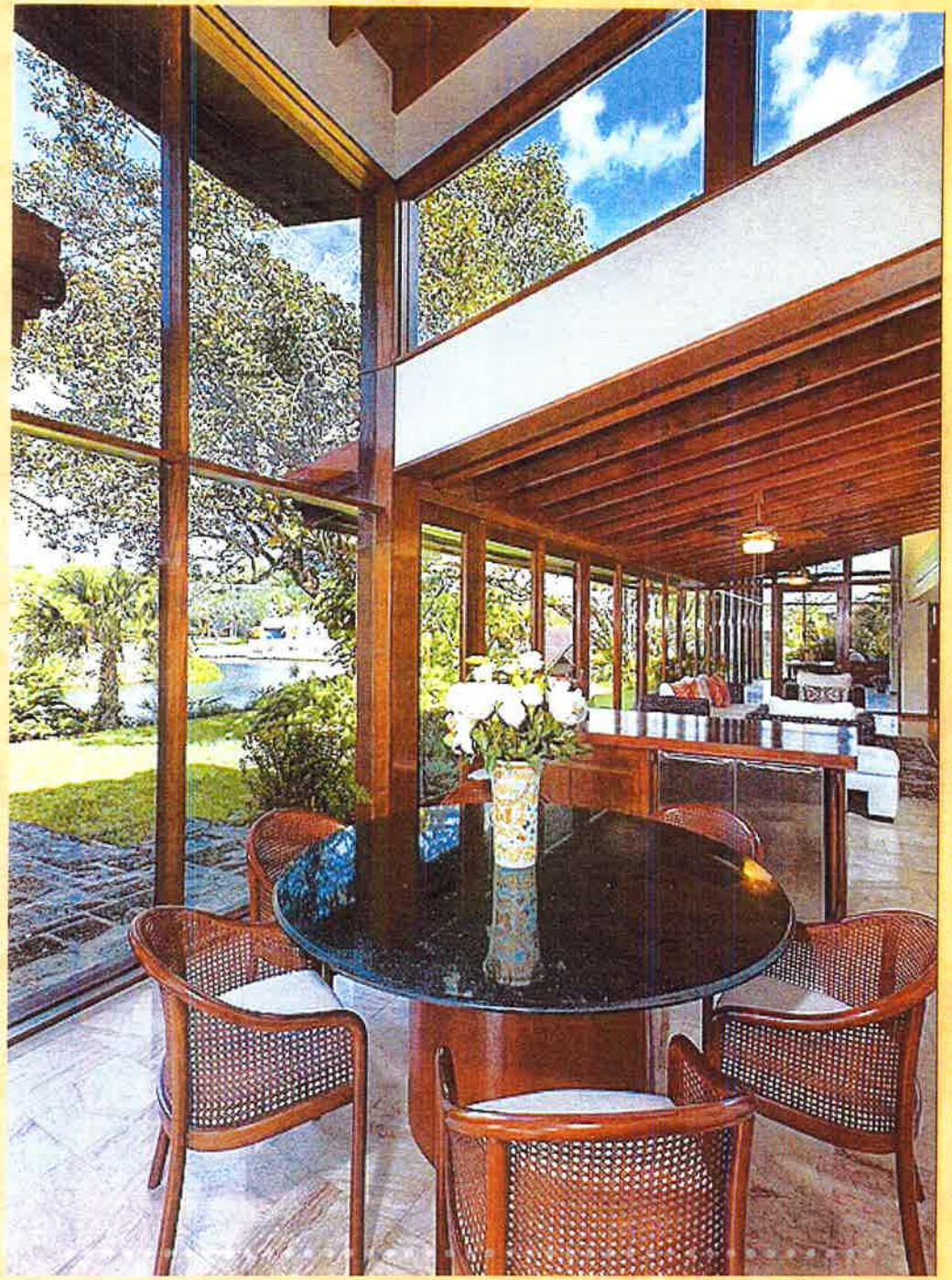


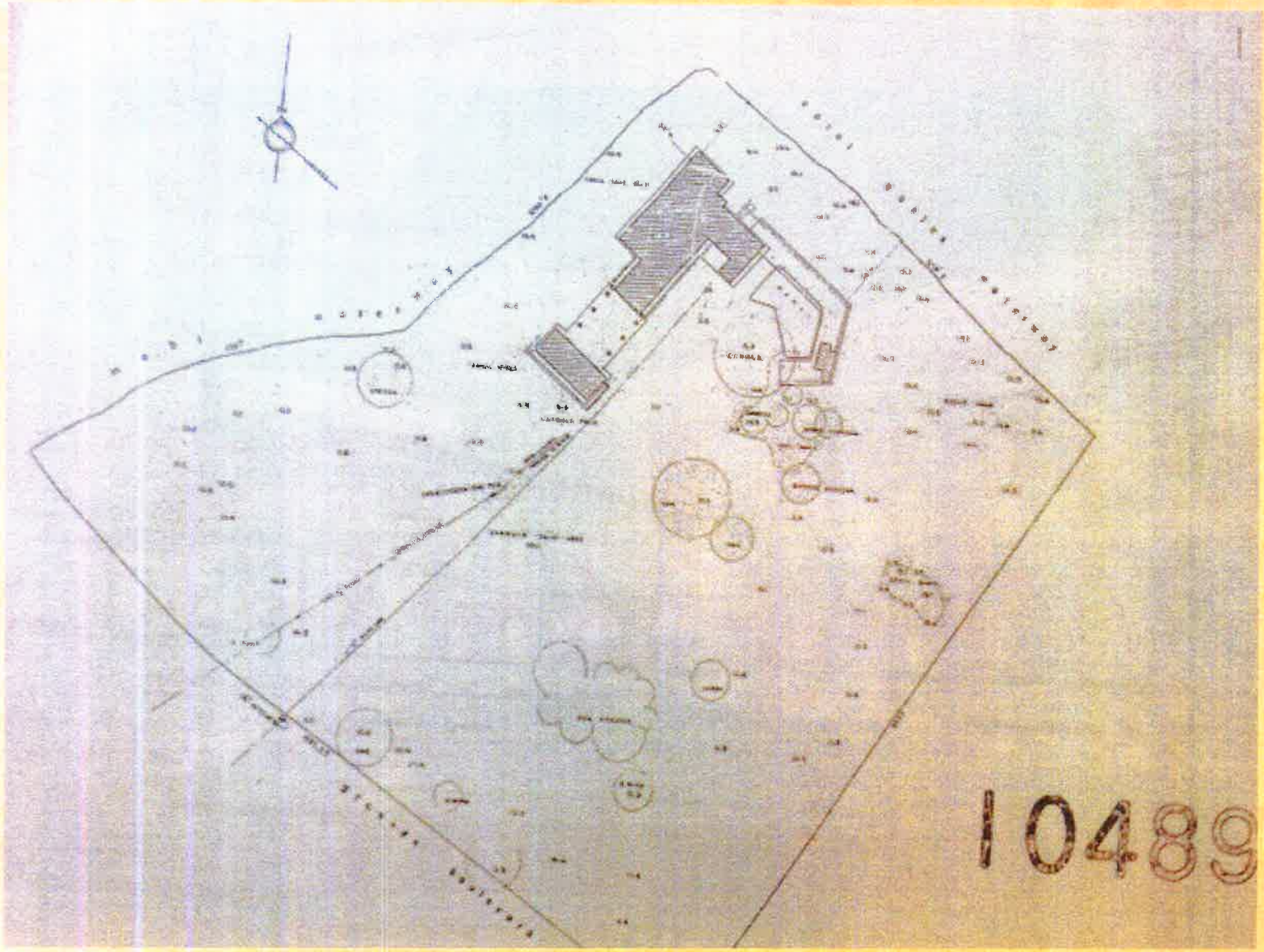




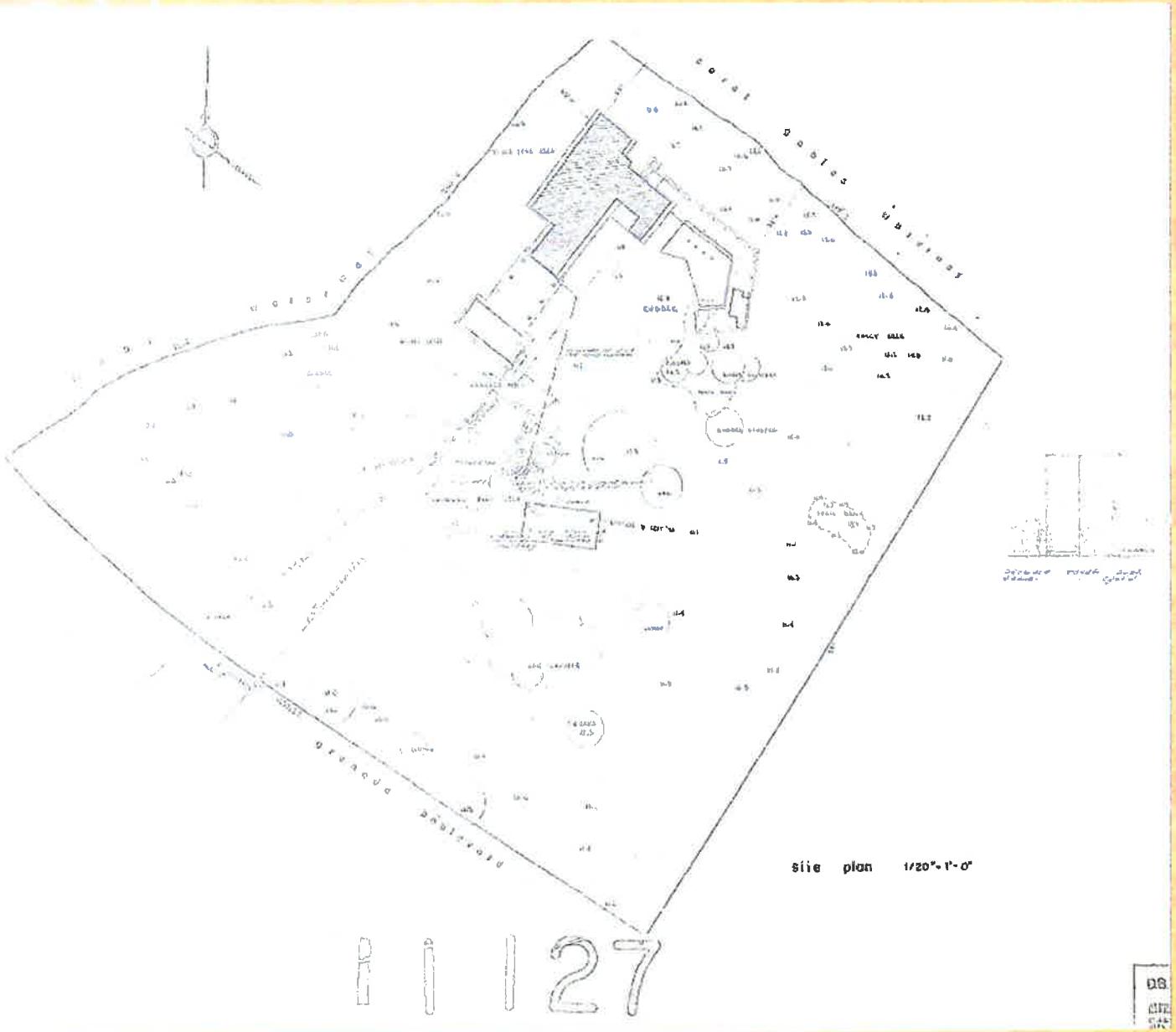








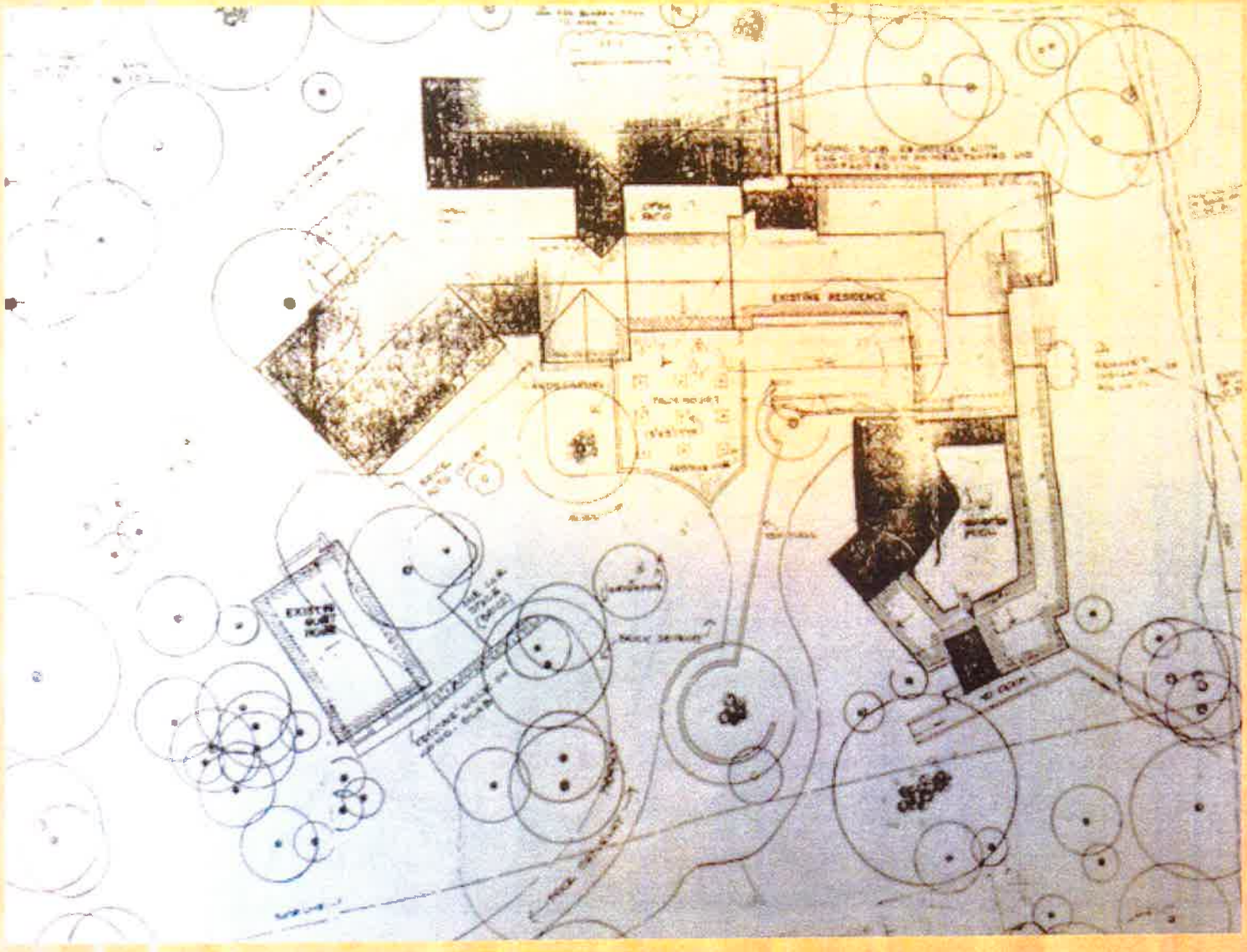
1951 – Original Site Plan



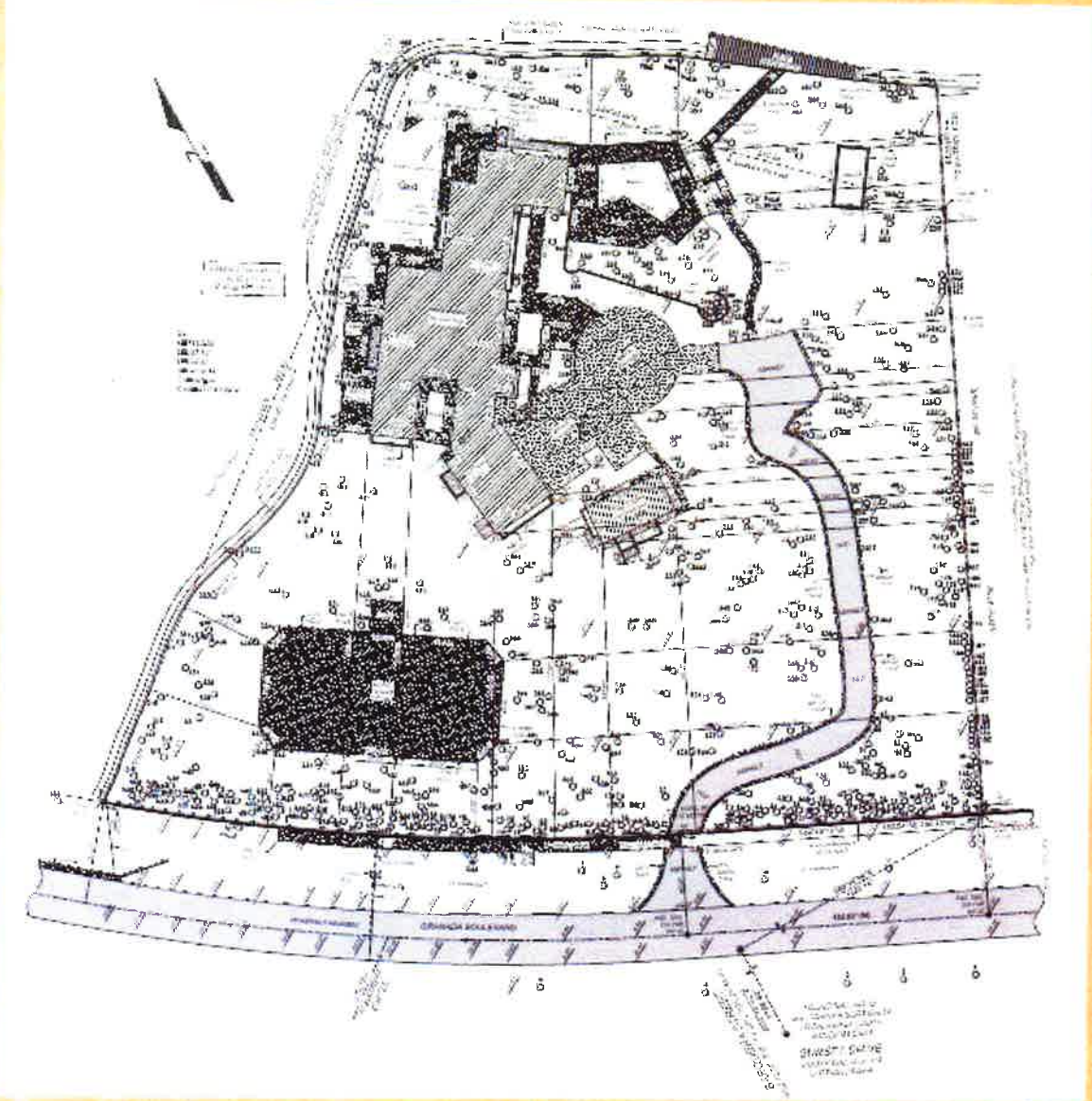
1952 – Maids Room and Garage Addition

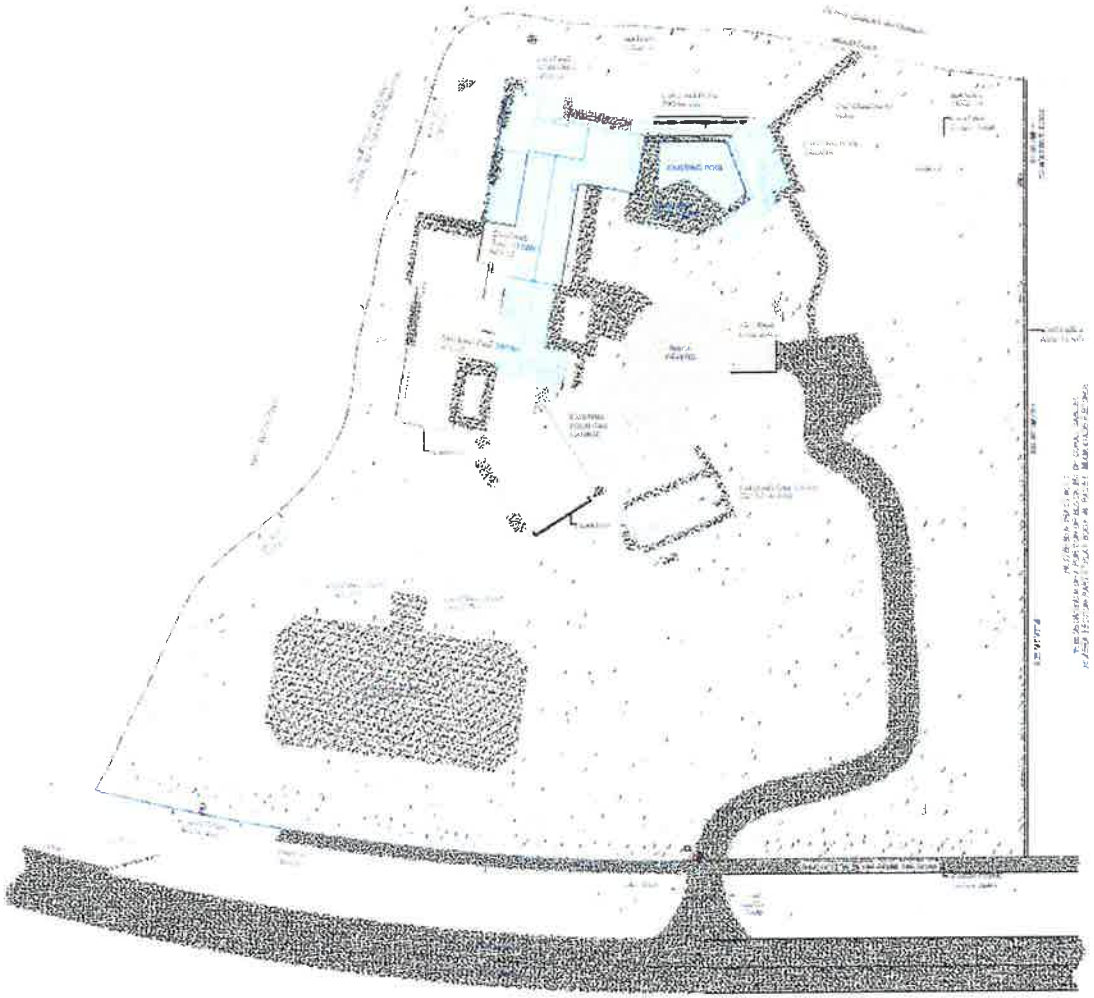
19460 B

1967



February 1986



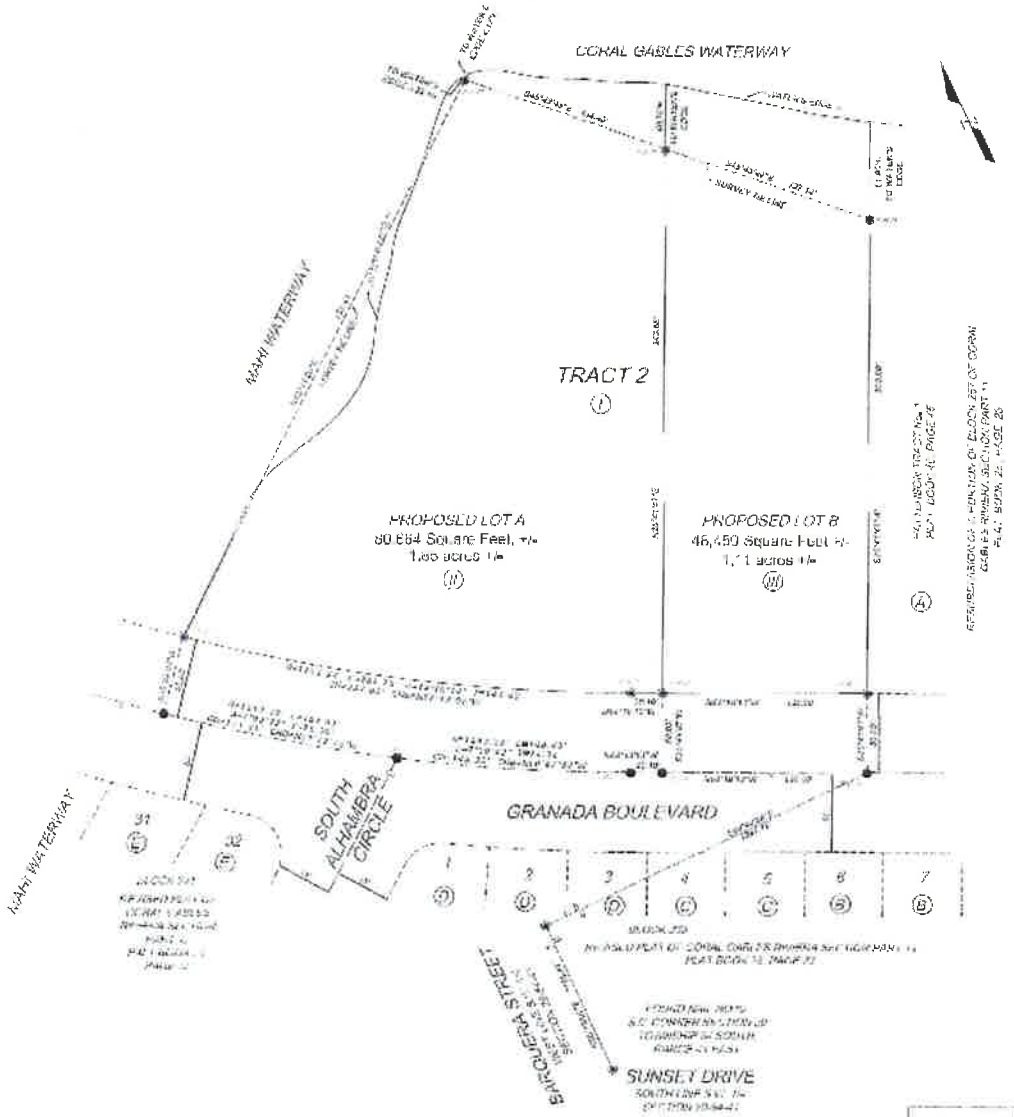


6801 GRANADA BOULEVARD

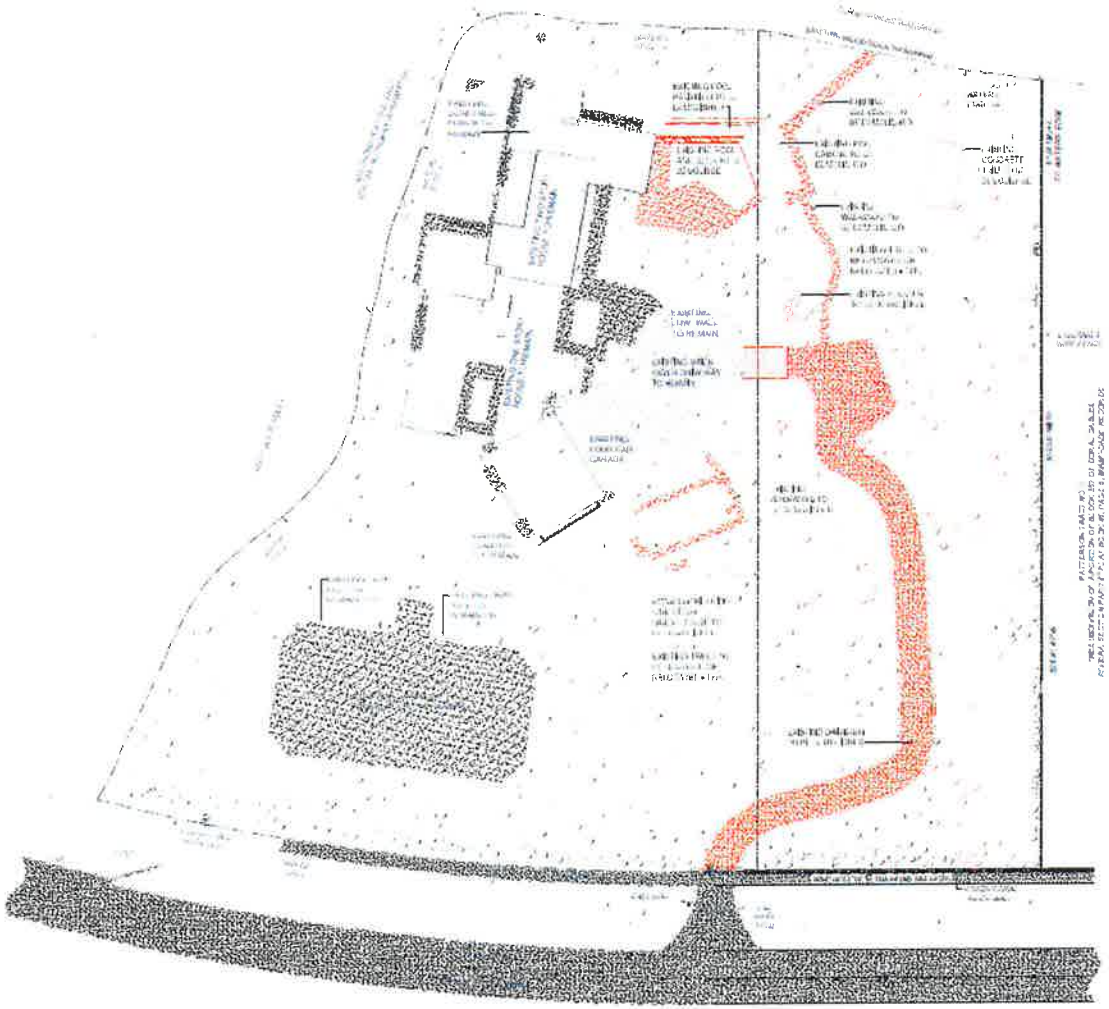
HISTORICAL SITE PLAN

NORTH

TENTATIVE PLAT OF "REVISED PLAT OF CARTEE HOMESTEAD"



CAMNES & GARCIA, INC



6801 GRANADA BOULEVARD

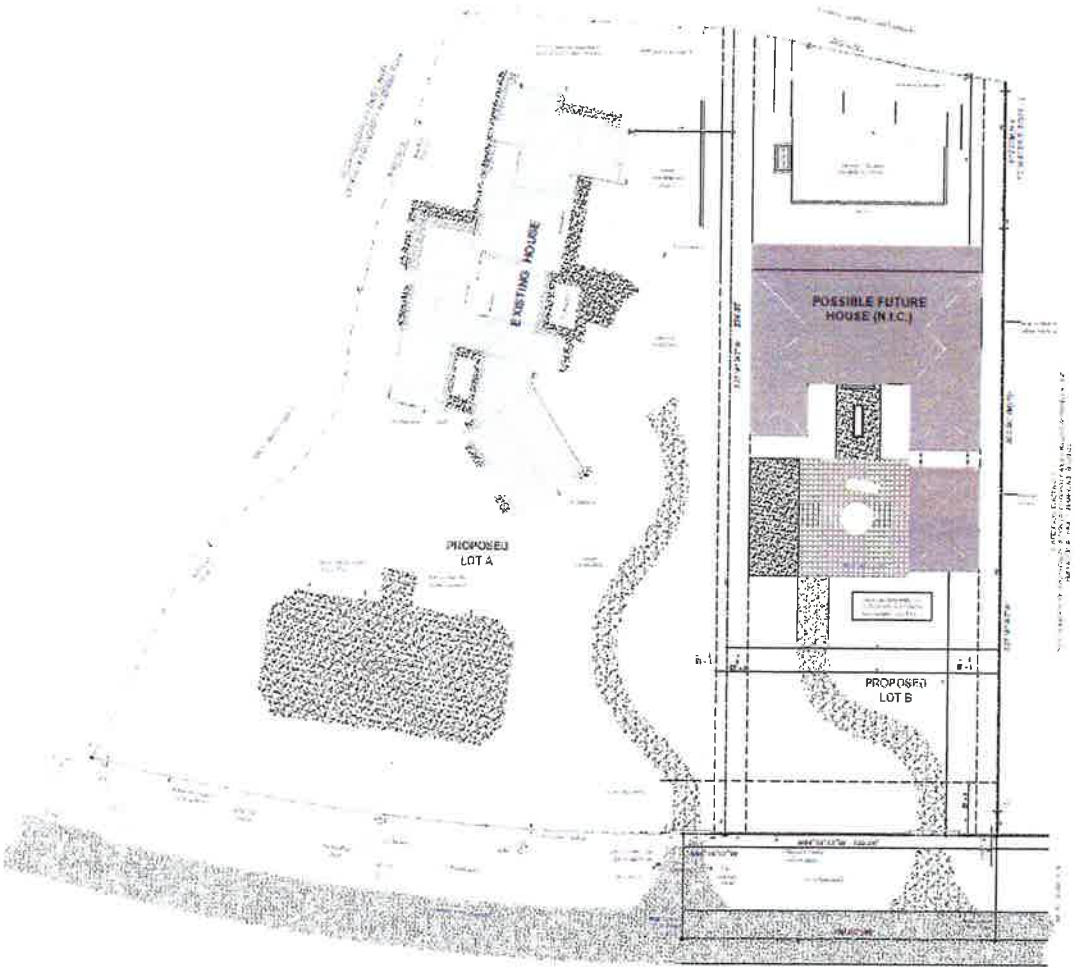
CORAL GABLES, FLORIDA 33146

OWNER: CAUBON COMPANY R.V.

DEMOLITION SITE PLAN

R.J. HEISENBOTTLE ARCHITECTS, P.A.

NORTH

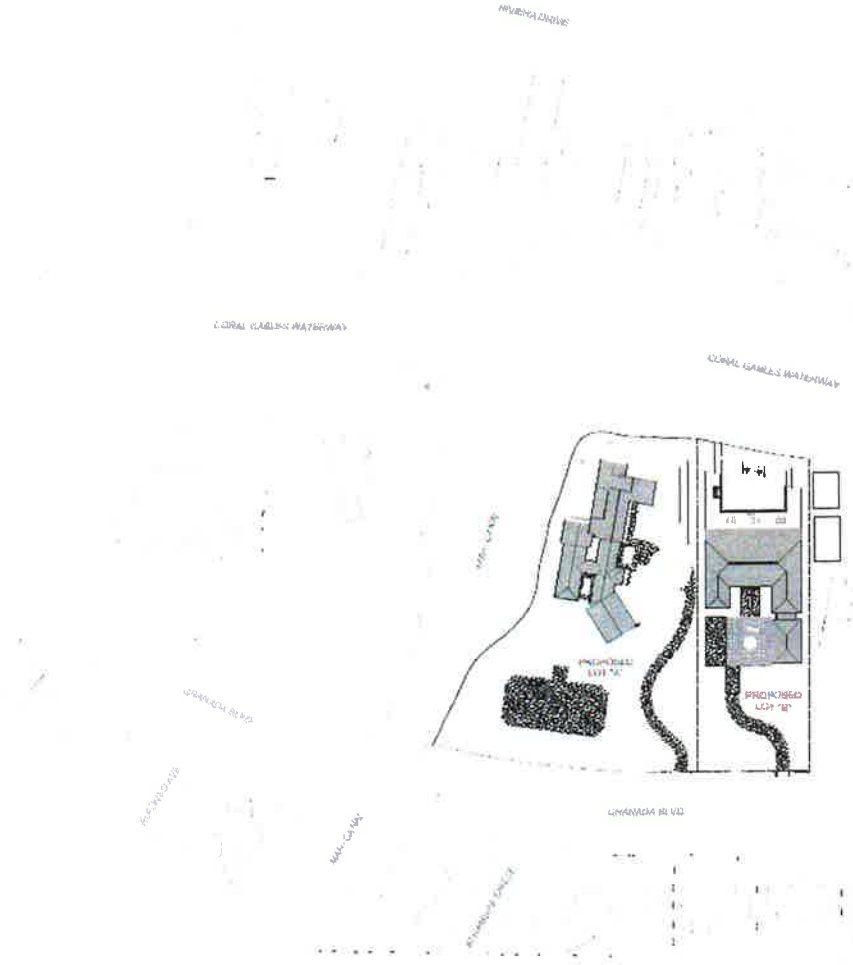


6801 GRANADA BOULEVARD

PROPOSED SITE PLAN

R.J. HEISENBUTTLE ARCHITECTS, P.A.

NORTH



6801 GRANADA BOULEVARD

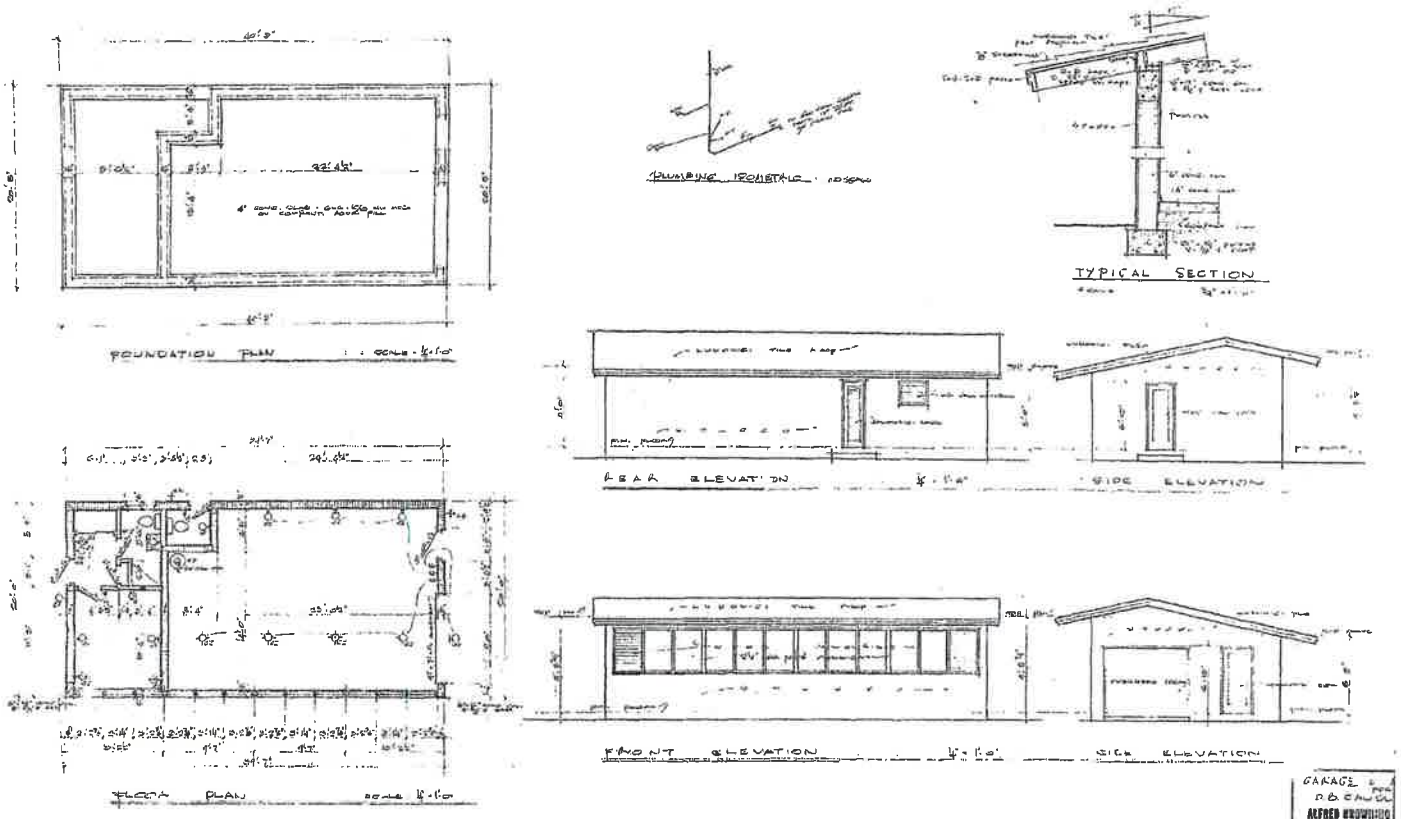
CORAL GABLES, FLORIDA 33143

OWNER: CALIFON COMPANY R V

HISTORICAL SITE PLAN

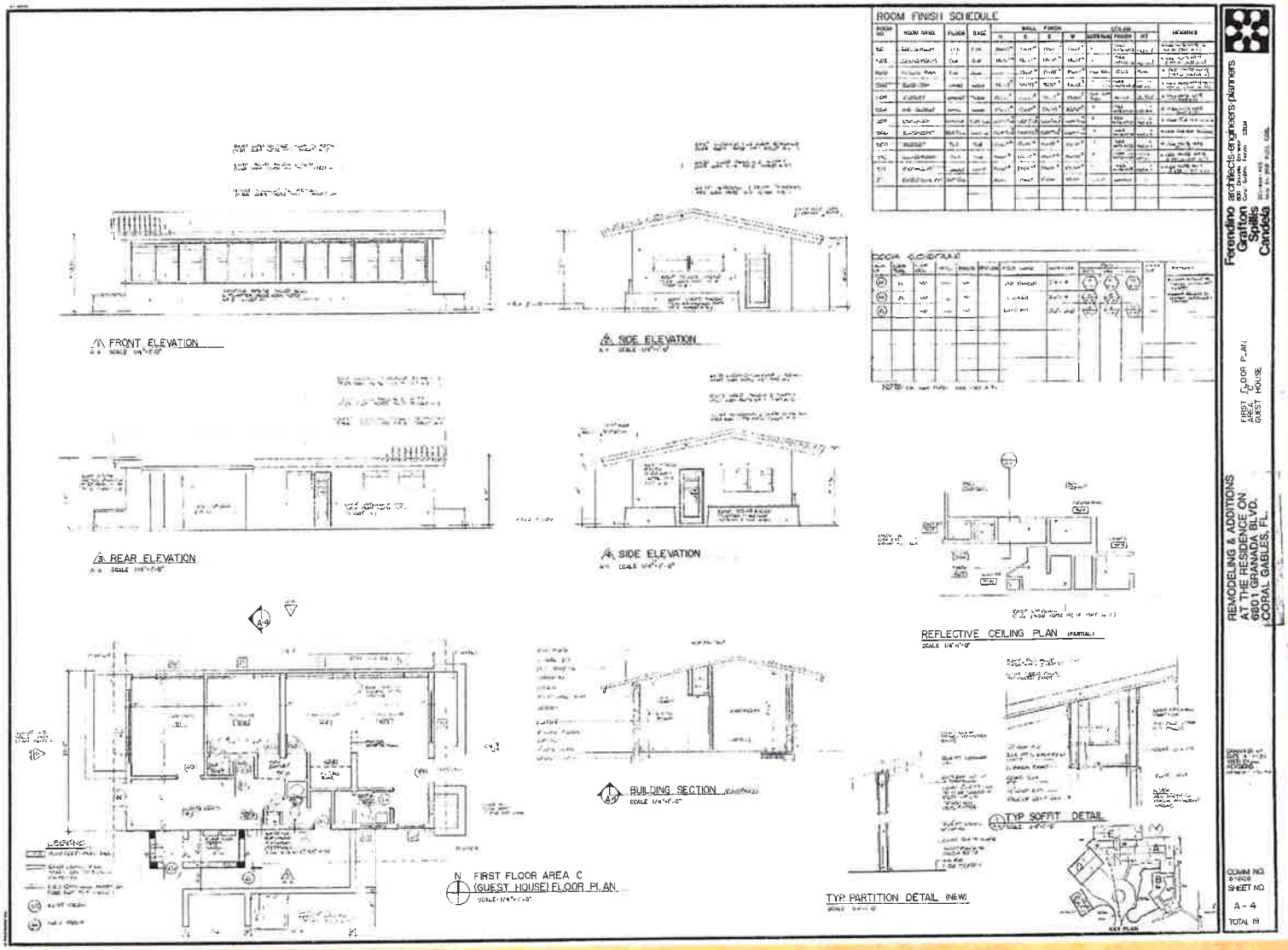
R.J. HEISENBOTTLE ARCHITECTS, P.A.

NORTH

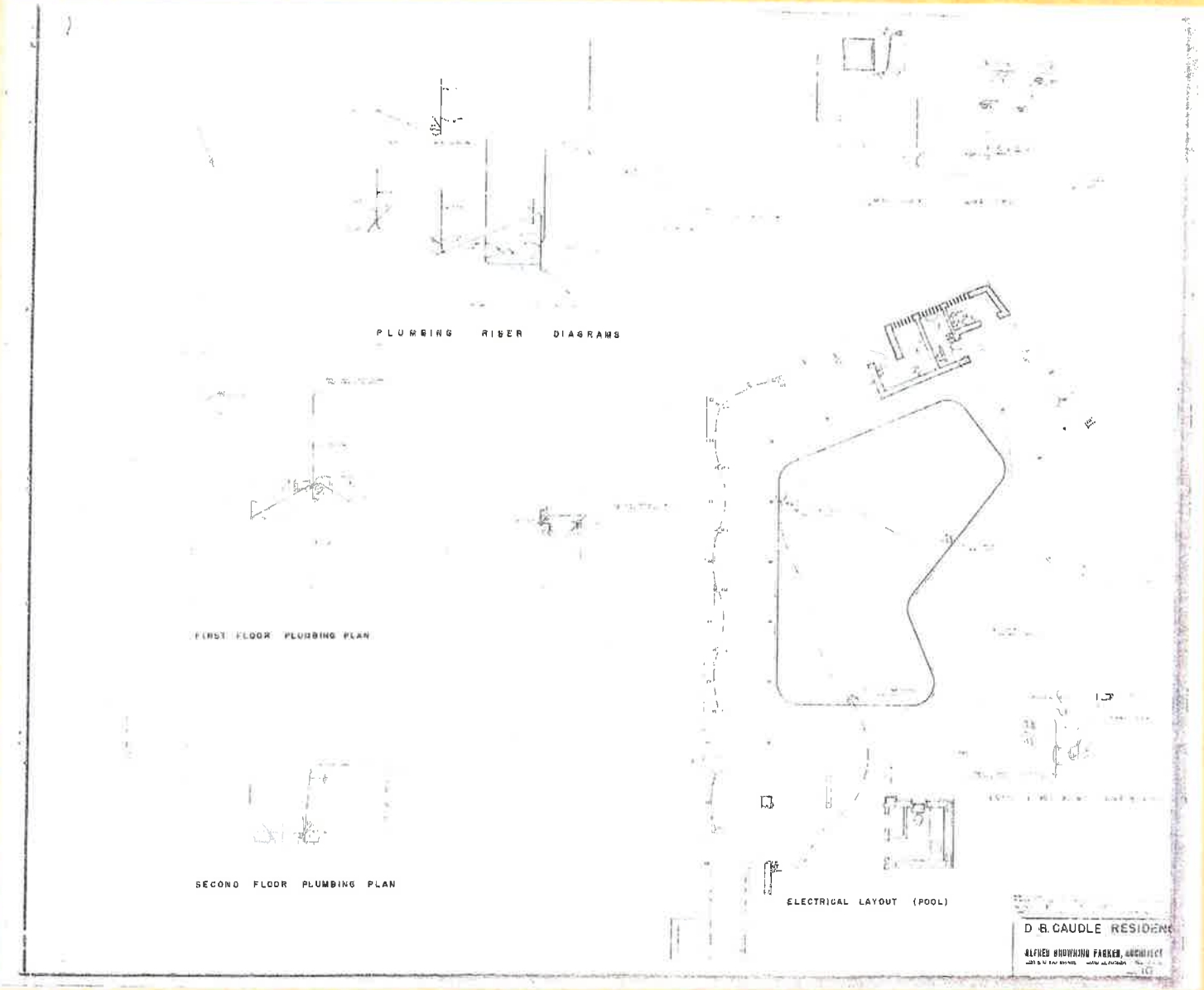


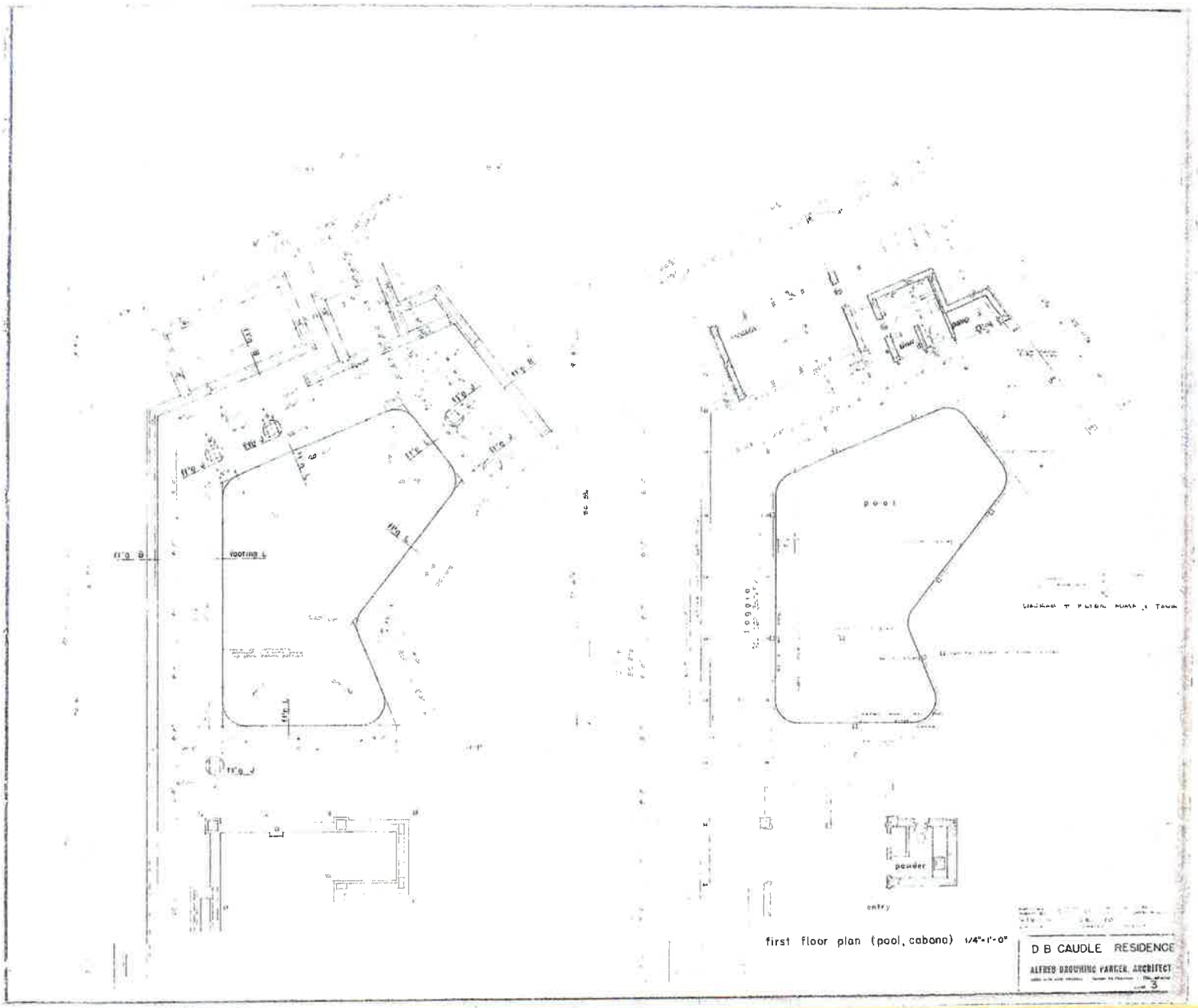
11127

1952 - -Garage and Maid Quarters


ROOM FINISH SCHEDULE
1 FRONT ELEVATION
2 SIDE ELEVATION
3 REAR ELEVATION
4 SIDE ELEVATION
REFLECTIVE CEILING PLAN (PARTIAL)
BUILDING SECTION
TYP SOFFIT DETAIL
TYP PARTITION DETAIL (NEW)
LEGEND
N FIRST FLOOR AREA C
(GUEST HOUSE) FLOOR PLAN
Ferendino Grafton Spitis Candela
architects engineers planners
REMODELING & ADDITIONS
AT THE RESIDENCE ON
6801 GRANADA BLVD.
CORAL GABLES, FL.
FIRST FLOOR PLAN
AREA C
GUEST HOUSE
COMM NO.
SHEET NO.
A - 4
TOTAL 19

Guest house - Location of original garage door

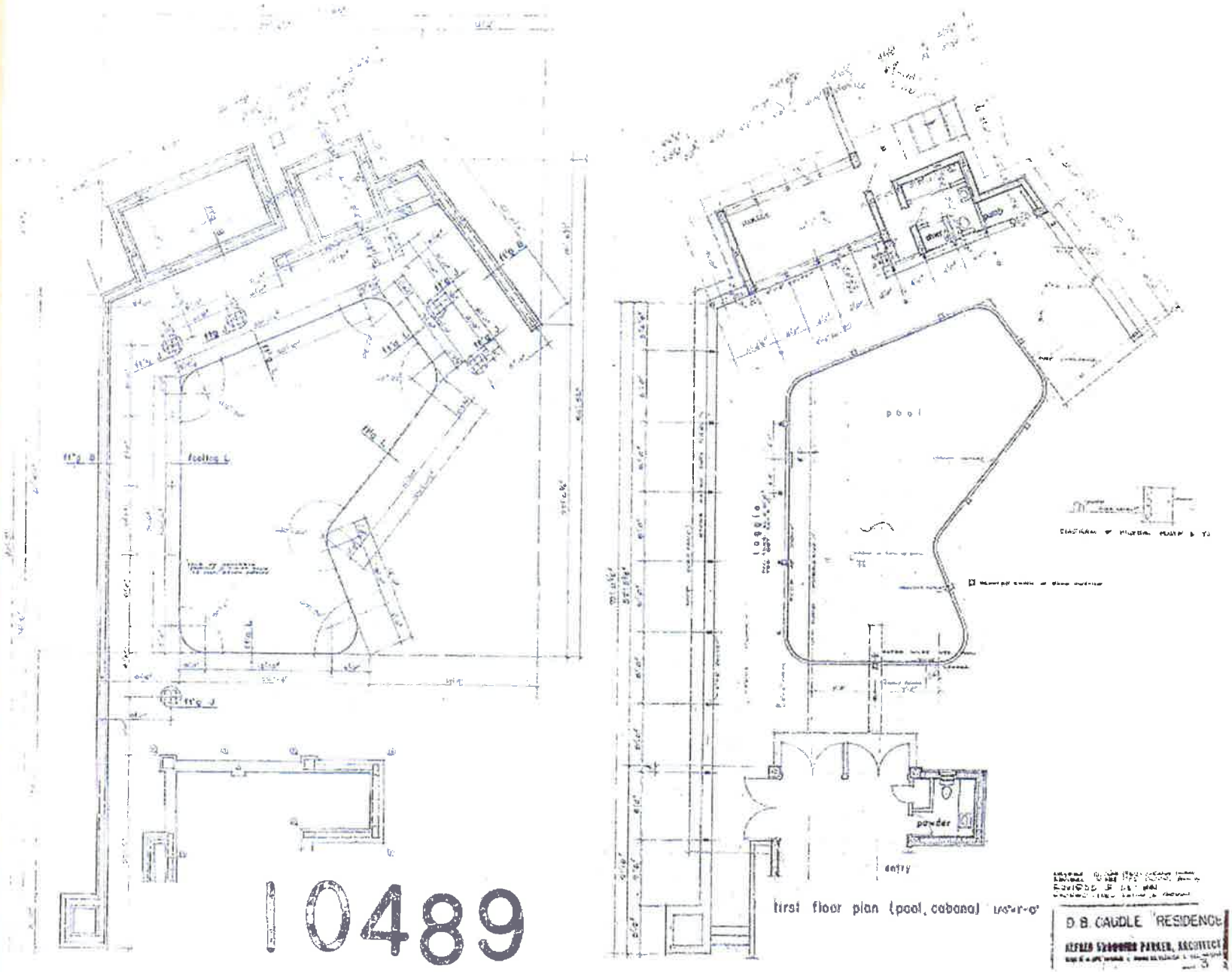

PLUMBING RISER DIAGRAMS
FIRST FLOOR PLUMBING PLAN
SECOND FLOOR PLUMBING PLAN
ELECTRICAL LAYOUT (POOL)
D.B. CAUDLE RESIDENCE
ALFRED BROWNING PARKER, ARCHITECT



first floor plan (pool, cabana) 1/4"=1'-0"

D B CAUDLE RESIDENCE

ALFRED BROWNING PARKER, ARCHITECT

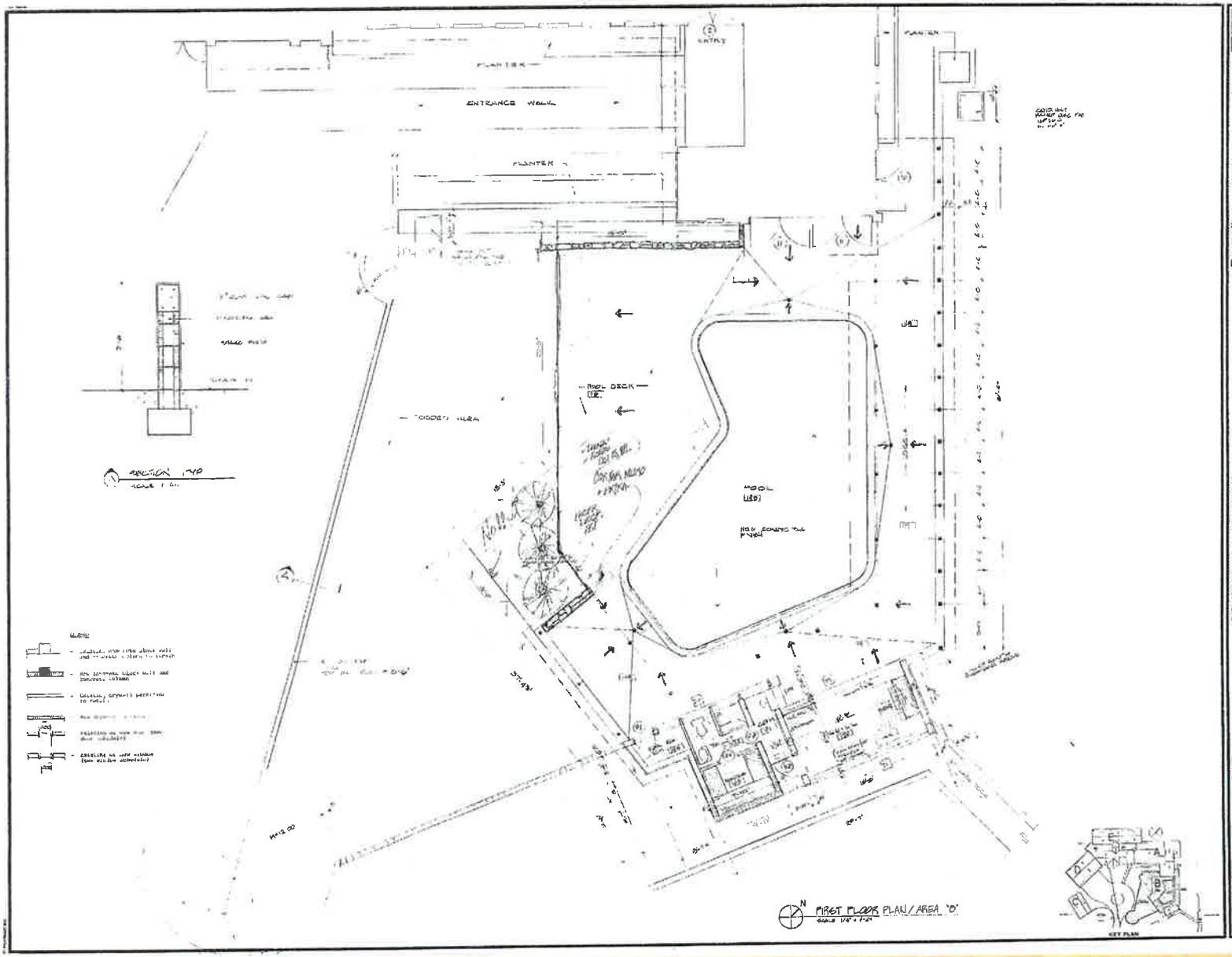


10489

first floor plan (pool, cabana)

D.B. CAUDLE RESIDENCE

KEITH SANDERS PARKER, ARCHITECT

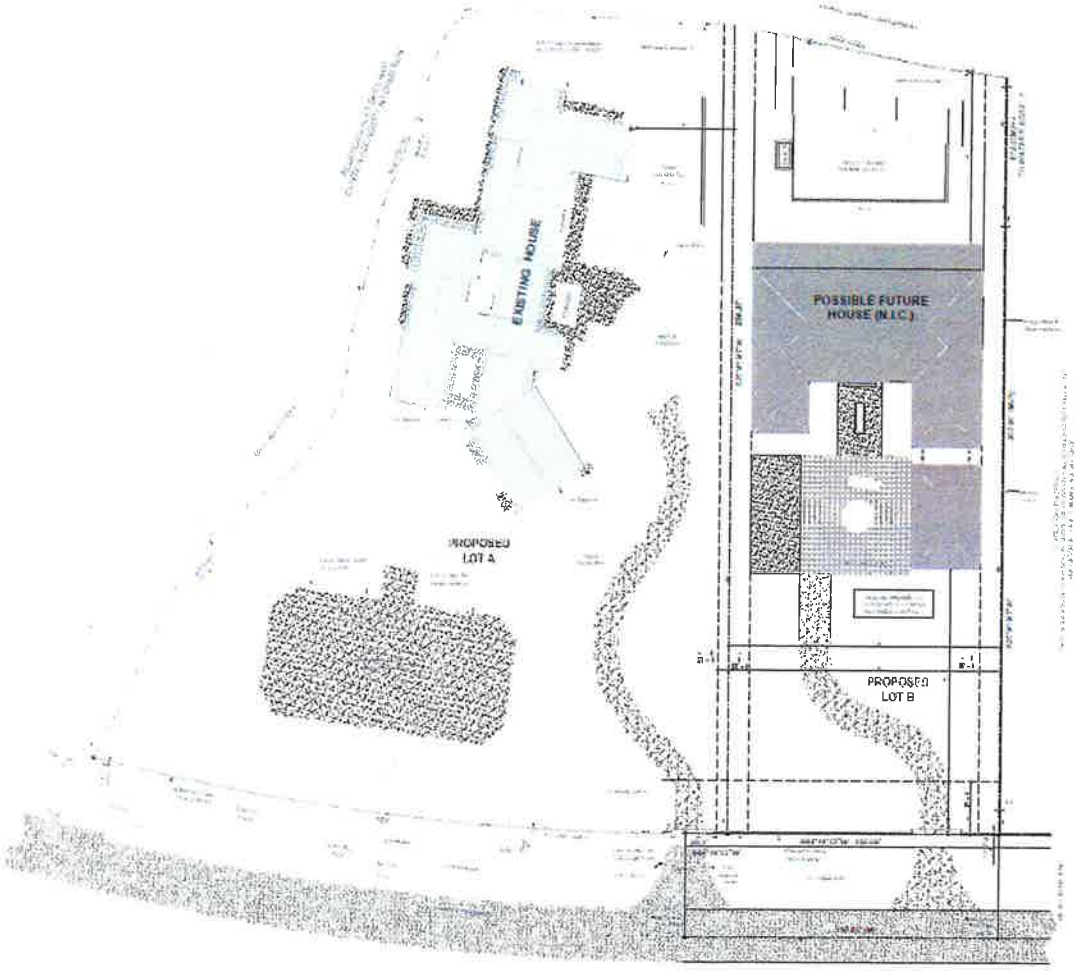


Ferendino architects engineers planners
Grafton
Spillis
Candela

REMODELING & ADDITIONS
AT THE RESIDENCE ON
6801 GRANADA BLVD.
CORAL GABLES, FL.

FIRST FLOOR PLAN
AREA "D"

COMM NO
SHEET NO.
A-3
TOTAL 19



6801 GRANADA BOULEVARD

PROPOSED SITE PLAN

R.J. HEISENBOTTLE ARCHITECTS, P.A.

NORTH

The City of Coral Gables

Historical Resources Department

September 24, 2013

Jorge Dalmau
Califon Company, N.V.
6801 Granada Blvd.
Coral Gables, FL 33146

Re: Certificate of Appropriateness Application for 6801 Granada Boulevard, legally described as Tract 2 of Cartee Homestead according to the Plat thereof, recorded in Plat Book 43, at Page 30, of the Public Records of Miami-Dade County, Florida.

Dear Mr. Dalmau:

On September 19, 2013, the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 6801 Granada Boulevard, a local historic landmark. The Board approved the application for alterations to the property including the demolition of the guest house and site features with the following conditions:

1. No alteration or demolitions will occur unless the proposal to subdivide the property into two building sites is approved by the City Commission.

2. Retain the existing loggia (noted on the plans as "existing pool pavilion"), pool, and cabana.

3. Any new construction on the parcel of land that will be created for a new residence ("Proposed Lot B") will require a Special Certificate of Appropriateness and review by the Historic Preservation Board.

4. No tree removals/relocations will occur on the lot that has the historic residence ("Proposed Lot A") unless the proposal to subdivide the property into two building sites is approved by the City Commission.

5. The removal/relocation of trees on the lot that is created for a new residence ("Proposed Lot B") will be part of the application for that residence and will require a Certificate of Appropriateness. No tree removal or relocations will occur until the design of the new residence has been approved.

6. The demolition of the portion of the perimeter coral rock wall to accommodate the driveway for the new residence ("Proposed Lot B") will also be part of the application for that residence and will require a Certificate of Appropriateness.

A Special Certificate of Appropriateness with the above conditions is hereby issued. Please be advised that any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness.

Should you have any questions please do not hesitate to contact the office.

Sincerely,

Dona M. Spain
Historic Preservation Officer

Enclosure

cc: File COA (SP) 2013-011
Jane Tompkins, Development Services Director
Ramon Trias, Planning and Zoning Director
Guilford & Associates, P.A., 400 University Drive, Suite 201, Coral Gables, FL 33134
Richard Heisenbottle, RJ Heisenbottle Architects, 2199 Ponce de Leon Blvd., Suite 400, Coral Gables, FL 33134

CITY OF CORAL GABLES
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS/LOCATION: 6801 Granada Boulevard

LEGAL DESCRIPTION: Tract 2 of Cartee Homestead according to the Plat thereof, recorded in Plat Book 43, at Page 30, of the Public Records of Miami-Dade County, Florida.

CASE FILE NUMBER: COA(SP)2013-011

CERTIFICATE TYPE: ____ STANDARD ___X___ SPECIAL

DECISION BY: ____ STAFF

___X___ HISTORIC PRESERVATION BOARD

ACTION DATE: September 19, 2013

ACTION: ___X___ APPROVE WITH THE FOLLOWING CONDITIONS:

1. No alteration or demolitions will occur unless the proposal to subdivide the property into two building sites is approved by the City Commission.
2. Retain the existing loggia (noted on the plans as "existing pool pavilion"), pool, and cabana.
3. Any new construction on the parcel of land that will be created for a new residence ("Proposed Lot B") will require a Special Certificate of Appropriateness and review by the Historic Preservation Board.
4. No tree removals/relocations will occur on the lot that has the historic residence ("Proposed Lot A") unless the proposal to subdivide the property into two building sites is approved by the City Commission.
5. The removal/relocation of trees on the lot that is created for a new residence ("Proposed Lot B") will be part of the application for that residence and will require a Certificate of Appropriateness. No tree removal or relocations will occur until the design of the new residence has been approved.
6. The demolition of the portion of the perimeter coral rock wall to accommodate the driveway for the new residence ("Proposed Lot B") will also be part of the application for that residence and will require a Certificate of Appropriateness.

EXPIRATION DATE: September 19, 2015

Dona M. Spain — **PRINT NAME**

Historic Preservation Officer — **TITLE**

Dona M. Spain — **SIGNATURE**

September 24, 2013 — **DATE**