



The City of Coral Gables

Historical Resources Department

October 19, 2011

Allen J. Smith, Esq.
Hall, Lamb and Hall, P.A.
Grand Bay Plaza
Penthouse One
2665 South Bayshore Drive
Miami, Florida 33133

Re: 2 Casuarina Concourse, legally described as Lot 32, Block "A", of "Gables Estates Number 2", according to the plat thereof recorded in Plat Book 60 at Page 37 of the public records of Miami-Dade County, Florida

Dear Mr. Smith:

Section 3-1107(g) of the Coral Gables Zoning Code states that "No permit for demolition of a non-designated building shall be issued to the owner thereof without prior notification by the Building Official to the Historical Resources Department. All demolition permits for non-designated buildings must be approved and signed by the Director of the Department of Historical Resources. Such signature is valid for six (6) months and shall thereafter expire and the approval deemed void unless the demolition permit has been issued by the Building and Zoning Department. The Historical Resources Department may require review by the Historic Preservation Board if the building to be demolished is considered eligible for designation as a local historic landmark or as a contributing building or property within an existing local historic landmark district. The public hearing shall be held at the next regularly scheduled meeting if the provided statutory notice is complied with at which time the provisions of this Division shall apply. The determination of historic significance and eligibility for designation as a local historic landmark by the Historic Preservation Board is a non-final and non-appealable decision."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

2 Casuarina Concourse, legally described as Lot 32, Block "A", of "Gables Estates Number 2", according to the plat thereof recorded in Plat Book 60 at Page 37 of the public records of Miami-Dade County, Florida, does meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will require review by the Historic Preservation Board if an application is made for a demolition permit.

Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. Upon expiration of the six-month period, you will be required to file a new application. Any

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change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made. If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Dona M. Spain
Historic Preservation Officer

cc: Cascar LLC, 2800 Ponce de Leon Blvd., 1125, Coral Gables, FL 33134-6919
Craig Leen, City Attorney
Jane Tompkins, Development Services Director
Carmen Olazabal, Building and Zoning Director
Martha Salazar-Blanco, Zoning Administrator
Historical Significance Request Property File