	City of Coral Gables **Planning Division Staff Recommendation**
Applicant:	**Califon Company N.V.**
Application:	**Conditional Use Review for a Building Site Determination, Tentative Plat Review and Zoning Code Amendment**
Property:	**6801 Granada Boulevard, Coral Gables, Florida**
City Public Hearing Dates/Times:	**Planning and Zoning Board** **December 11, 2013, 6:00 – 9:00 p.m.** **City Commission Chambers, City Hall,** **405 Biltmore Way, Coral Gables, Florida, 33134**

Application Request.

Request for conditional use review for a building site determination, tentative plat review and Zoning Code text amendment for the historically designated property located at 6801 Granada Boulevard, as follows:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single-family building sites on property assigned Single-Family Residential (SFR) zoning and Local Historic Landmark; one building site consisting of Lot 1 and the other of Lot 2, submitted concurrently with a proposed re-plat for the property legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date.*
2. *Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Revised Plat of Cartee Homestead" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 3.0 acre single tract into two (2) platted lots for residential, single-family use on property assigned Single-Family Residential (SFR) zoning and Local Historic Landmark, legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida; providing for an effective date.*
3. *An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code Appendix A, "Site Specific Regulations", by adding Section A-17.1. "Revised Plat of Cartee Homestead", to indicate Lots 1 and 2 are separate building sites; providing for severability, repealer, codification, and an effective date.*

Summary of Application.

"Califon Company N.V." (hereinafter referred to as "Applicant"), has submitted an application for "Conditional Use Review for a Building Site Determination", "Tentative Plat Review" and a "Zoning Code Text Amendment" (hereinafter referred to as the "Applications") for City of Coral Gables review and public hearing consideration. The application package submitted by the Applicant is provided as Attachment A.

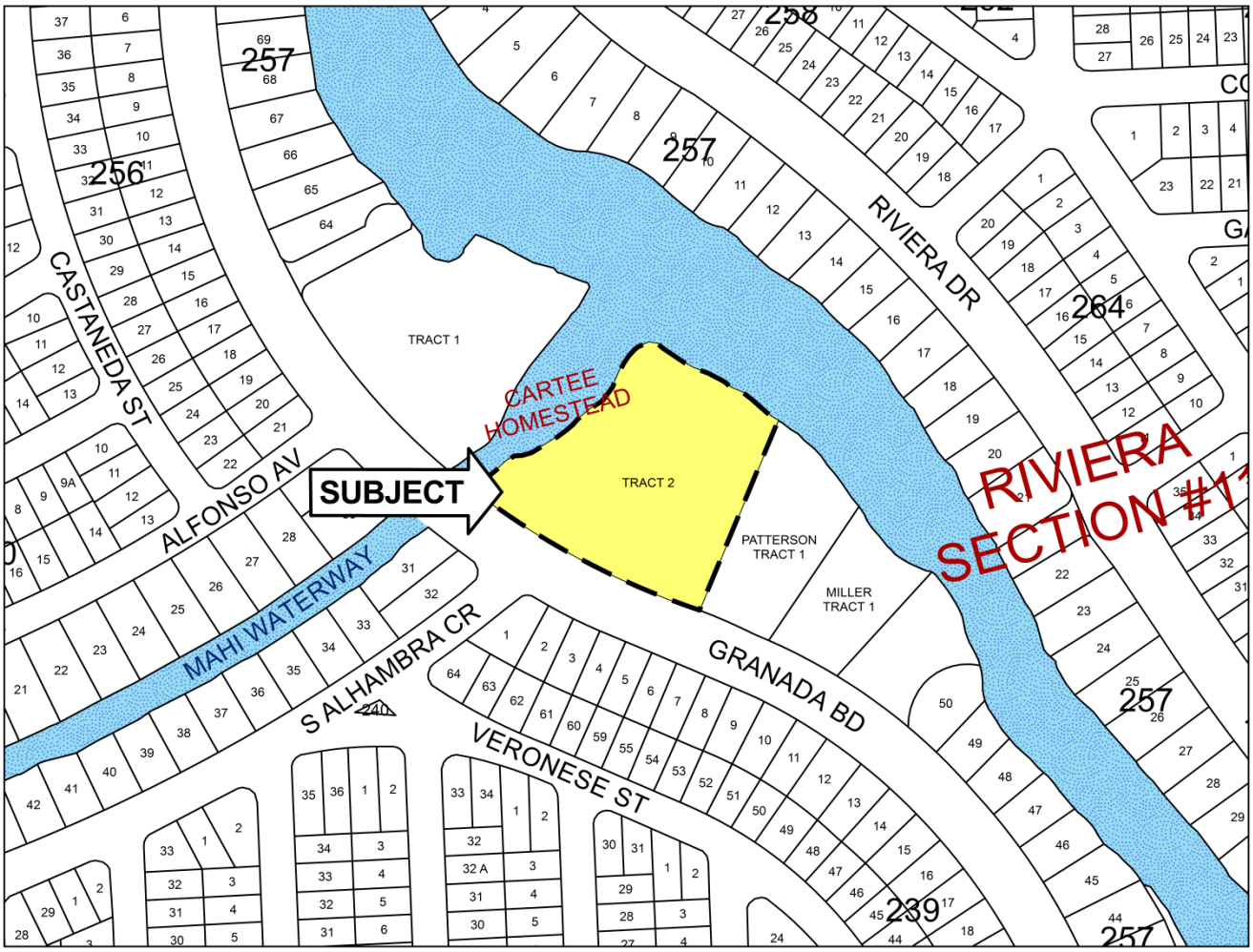
On 07.27.05, the former Building and Zoning Department issued a Building Site Determination Letter that states the property's entire 3.0 acre tract is one building site for one single-family residence. The current request is to re-plat the single tract of land into two (2) platted lots and separate the property into two building sites, with a single-family residence permitted on each of the platted lots. The proposed Zoning Code text amendment would fulfill the technical requirement to record the building site determination in the appendix of the Zoning Code.

The existing single-family residence and entire property has been designated as a local historic landmark. The historic residence would be retained, but must be modified by the removal of existing encroachments in order to allow the proposed re-plat and building site separation to occur. The historic residence would be located on proposed platted Lot 1 (82,906 sq. ft. or 1.90 acres) on the west side of the property, and a new single-family residence would be constructed on proposed platted Lot 2 (46,208 sq. ft. or 1.06 acres) on the east side of the property. An application to separate and re-plat the subject property into two (2) building sites was submitted in 2007 and denied by the City Commission. While this is a similar request, variances were required for the previous re-plat, and are not required with the current proposal.

The conditional use review for a building site determination requires review via the conditional use process and requires City Commission review at two (2) public hearings (Ordinance format). The Zoning Code text amendment recording the building site separation also requires City Commission review at two (2) public hearings (Ordinance format). The proposed tentative plat requires public hearing review by the Planning and Zoning Board, prior to the preparation of the Final Plat which requires City Commission review at one (1) public hearing (Resolution format).

The property is located on Granada Boulevard approximately two blocks north of Sunset Road. The property backs onto the Coral Gables Waterway and the north side of the property is bounded by the Mahi Waterway, and is legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida, as shown in the following location map:

Block, Lot and Section Location Map



Site Data and Background.

Site Data and Surrounding Uses

The following tables provide the subject property's designations and surrounding land uses:

Existing Property Designations

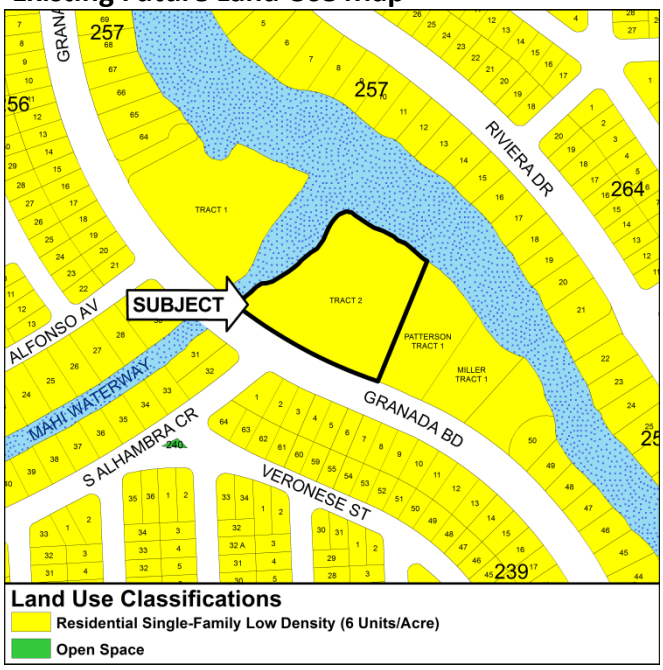
Comprehensive Plan Map designation	"Residential Single-family Low Density"
Zoning Map designation	Single-Family Residential (SFR) and Local Historic Landmark

Surrounding Land Uses

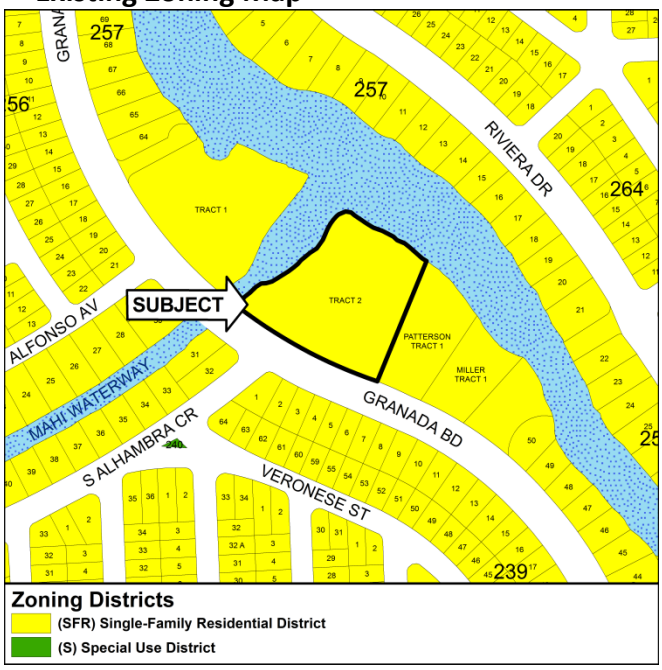
Location	Existing Land Uses	CP Designations	Zoning Designations
North	1-2 story single-family residences	"Residential Single-family Low Density"	Single-Family Residential (SFR)
South	1-2 story single-family residences	"Residential Single-family Low Density"	Single-Family Residential (SFR)
East	1-2 story single-family residences	"Residential Single-family Low Density"	Single-Family Residential (SFR)
West	1-2 story single-family residences	"Residential Single-family Low Density"	Single-Family Residential (SFR)

The surrounding properties have the same single-family residential land use and zoning designations as the subject property, illustrated as follows:

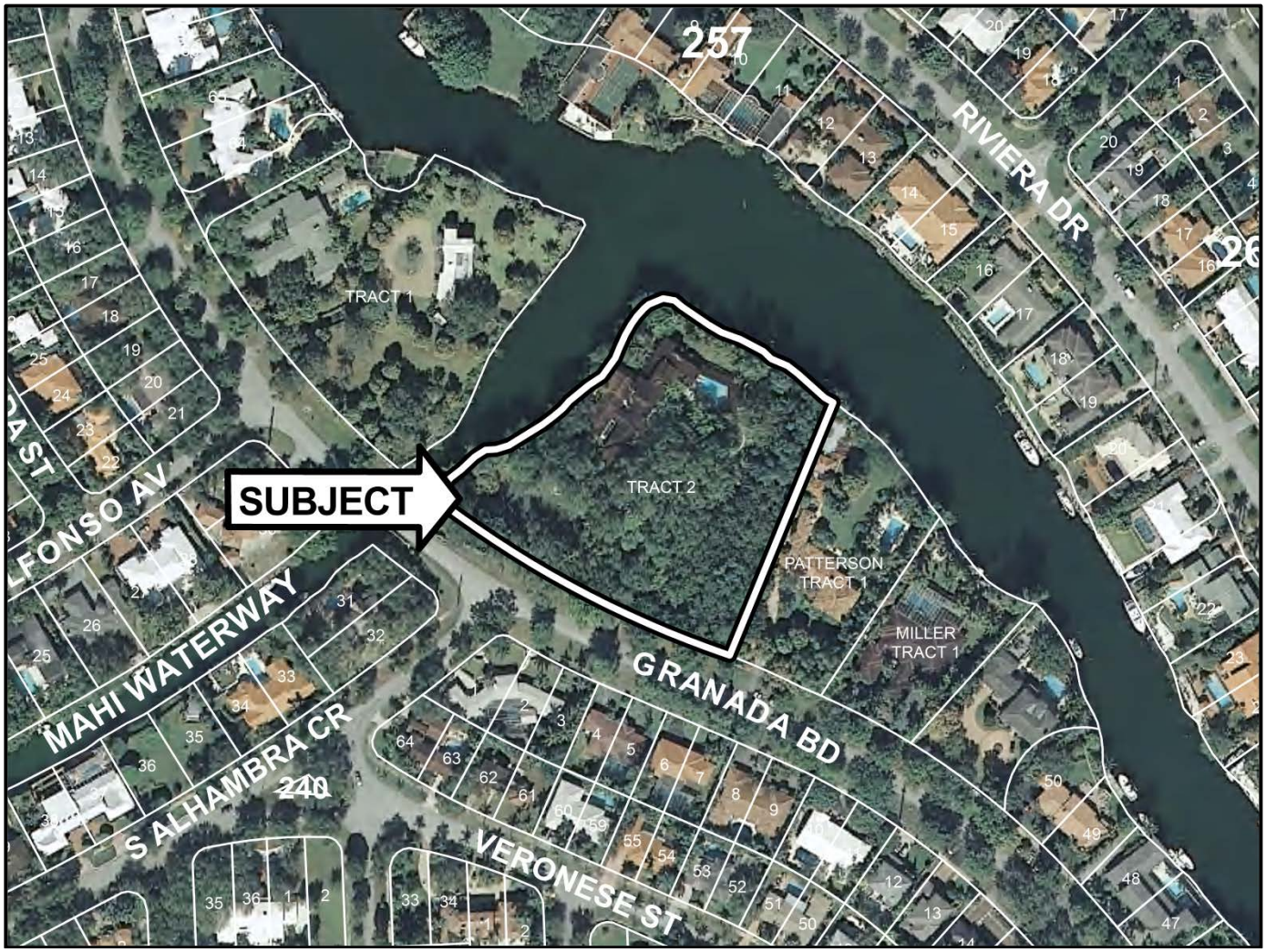
Existing Future Land Use Map



Existing Zoning Map



Aerial



Background

This property is located on Granada Boulevard approximately two blocks north of Sunset Road, half-way between Hardee Road and Cartagena Plaza. The property backs onto the Coral Gables Waterway and the north side of the property is bounded by the Mahi Waterway. The property consists of a single tract and is approximately 128,077 square feet in size (2.94 acres) with approximately 433 feet of frontage along Granada Boulevard. According to the Miami-Dade County property information files, the existing residence was constructed in 1951 and is a two-story residence containing 9,448 adjusted square feet (8 bedrooms/7 bathrooms). Existing asphalt driveways, pool/pool house, tennis court and a coral rock wall are located on the property in addition to the existing residence.

City Legislative History

1. Resolution No. HPR165-LHD2011-02 (adopted 06.21.07) - Designated residence and entire property as a Local Historic Landmark.

2. On 07.18.07, the Planning and Zoning Board recommended denial (vote: 5-0) of a previous application for a re-plat and to separate the subject property into two (2) building sites, which was heard and denied by the City Commission (vote: 5-0) on 08.28.07.
3. Resolution No. 2007-192 (adopted 08.28.07) – States City Commission denied approval of the proposed building site separation (copy provided as Attachment B).
4. On 09.19.13, the Historic Preservation Board granted a Certificate of Appropriateness for the proposed modifications to the existing historical residence required to allow the re-plat of the property and separation of the building site.

While the 2007 proposal also proposed two (2) building sites, the re-plat had a slightly different platted lot configuration and variances were required. Staff's 07.18.07 report and recommendation, a copy of the previously proposed tentative plat, 01.26.07 and 06.25.07 Historical Resources letters, and the 07.18.07 Planning and Zoning Board meeting minutes are provided as Attachment C for informational purposes. The analysis of the current application is independent of the proposal submitted in 2007.

City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	06.28.13
Board of Architects	07.11.13
Historic Preservation Board	09.19.13
Planning and Zoning Board	12.11.13
City Commission (1st reading)	01.14.14
City Commission (2nd reading)	TBD

Proposed Building Site Separation and Site Plan

Proposal – Building Site Separation and Site Plan

Proposed Building Site Separation Application

The application package includes the following (see Attachment A):

1) Cover letter and analysis of building site separation criteria;
2) Completed public hearing application, property legal description and information;
3) Original plat, historical map and historical lot plan;
4) Survey and tentative plat;
5) Proposed demolition plan, site plan and zoning analysis;
6) Contextual plan and massing plan views;
7) Aerial and site photos;

8) Future land use and zoning maps;
9) Historic Preservation Board Designation Report;
10) Board of Architects comments and recommendations;
11) Zoning Division comments and responses;
12) Historic Preservation Board letter and Certificate of Appropriateness; and,
13) Utility letters of consent.

Conceptual Site Plan

A conceptual site plan was submitted with the Applications showing the development of the property with the creation of the second building site that is required by the Zoning Code to assist with the evaluation of the request. This site plan is only intended to indicate that the proposed building sites can be developed according to the Single-Family Residential (SFR) Zoning Code provisions. The conceptual site plan is not tied to the request for building site separation. Future construction of this historically designated property requires architectural and historic compatibility review and approval by the Historic Preservation Board and Board of Architects prior to the issuance of a building permit.

Permitted Development

Currently, this 128,077 SF property is a single tract of land (one platted lot), and has been determined to be one building site for a single-family residence. The Zoning Code would permit a residence with a maximum 39,573 SF size to be constructed on this property. Calculation of the maximum permitted size of the residence is based on the Zoning Code provisions allowing a maximum SF equal to 48% of the first 5,000 SF of the property, 35% for the second 5,000 SF and 30% for all remaining property over 10,000 SF.

According to the Miami-Dade County property file information submitted with the application, the existing historic structure was constructed in 1951 and contains 9,448 adjusted square feet. A total of 26,022 SF to be constructed on the proposed 82,906 SF building site (Lot 1) which would allow for a potential 16,574 future addition to the existing historic structure. The proposed second building site (Lot 2) is 46,208 SF in size. This would allow a new residence with a maximum 15,012 SF to be constructed. A maximum total development of 41,034 SF would therefore be permitted on this property based on the provisions in the Code if the building site separation is approved.

The following table compares the proposed building sites with the applicable Zoning Code requirements for single-family residences. This analysis shows that the property can be developed as proposed and meet the requirements of the Zoning Code:

Site plan information:

Type	Entire property permitted/required	Lot 1 – Existing historic SF residence	Lot 2 – Conceptual new SF residence
Building site frontage	418’	288’	130’
Building site depth	300’	300’	300’
Total site area	128,077 SF	82,906 SF	46,208 SF

Type	Entire property permitted/required	Lot 1 – Existing historic SF residence	Lot 2 – Conceptual new SF residence
Building floor area (FAR)	39,573 SF	26,022 SF (9,448 SF Existing)	15,012 SF
Building height	Max. 2 stories/29'-0" above established grade	Existing 2 story historic residence to remain	Max. 2 stories/29'-0" above established grade
Setbacks:			
Front	Min. 25'-0"	Min. 25'-0"	Min. 25'-0"
Side (interior)	Min. 5'-0"	Min. 5'-0"	Min. 5'-0"
Side (waterway)	Min. 35'-0"	Min. 35'-0"	Min. 35'-0"
Rear	Min. 10'-0"	Min. 10'-0"	Min. 10'-0"
Rear (waterway)	Min. 35'-0"	Min. 35'-0"	Min. 35'-0"
Building ground area coverage (including aux. structures)	Max. 45%	Existing/max.45%	Max. 45%

Historic Preservation Board Review

On 09.19.13 the Historic Preservation Board approved a Certificate of Appropriateness for the alterations to the existing historic residence required to permit the proposed re-plat into two (2) platted lots for single-family residences. At that meeting, Historical Resources Department Staff informed the Historic Preservation Board that the building site separation request to create two (2) building sites is subject to the purview of the Planning and Zoning Board and the City Commission. The Certificate of Appropriateness was approved with the following six (6) conditions:

1. No alteration or demolitions will occur unless the proposal to subdivide the property into two (2) building sites is approved by the City Commission.
2. Retain the existing loggia (noted on the plans as "existing pool pavilion").
3. Any new construction on the parcel of land that will be created for a new residence ("Proposed Lot 2") 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 1") unless the proposal to subdivide the property into two (2) 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 2") 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 2") will also be part of the application for that residence and will require a Certificate of Appropriateness.

The Historical Resources Department's 09.19.13 Historical Resources Department's Special Certificate of Appropriateness Staff report is provided as Attachment D, and the 09.24.13 Historical Resources Department cover letter with a copy of the approved Certificate of Appropriateness is provided as Attachment E.

Board of Architects Review of Existing Residence

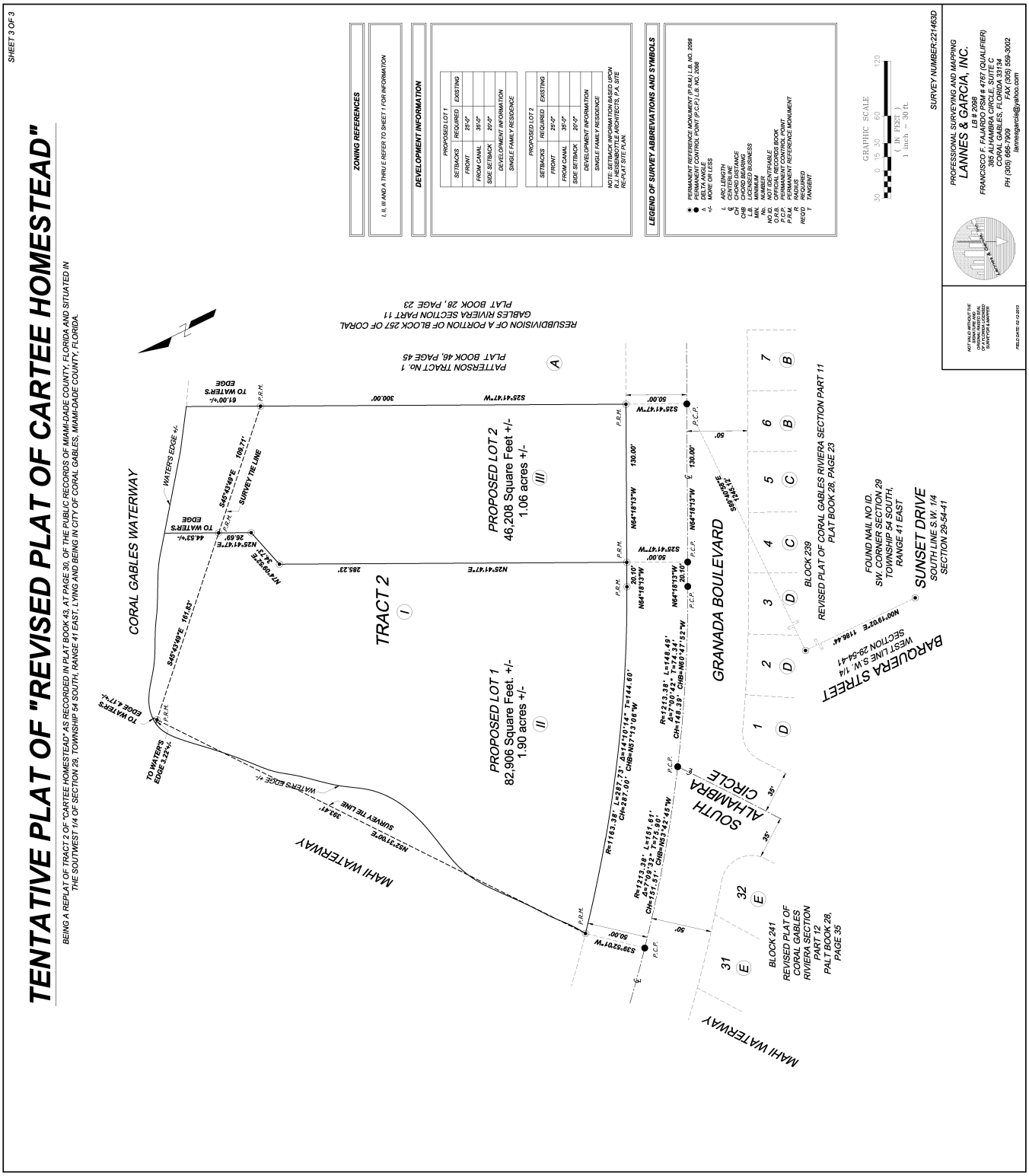
The proposed renovations to the existing historic residence were reviewed by the Board of Architects and received preliminary approval on 07.11.13.

City Staff Comments

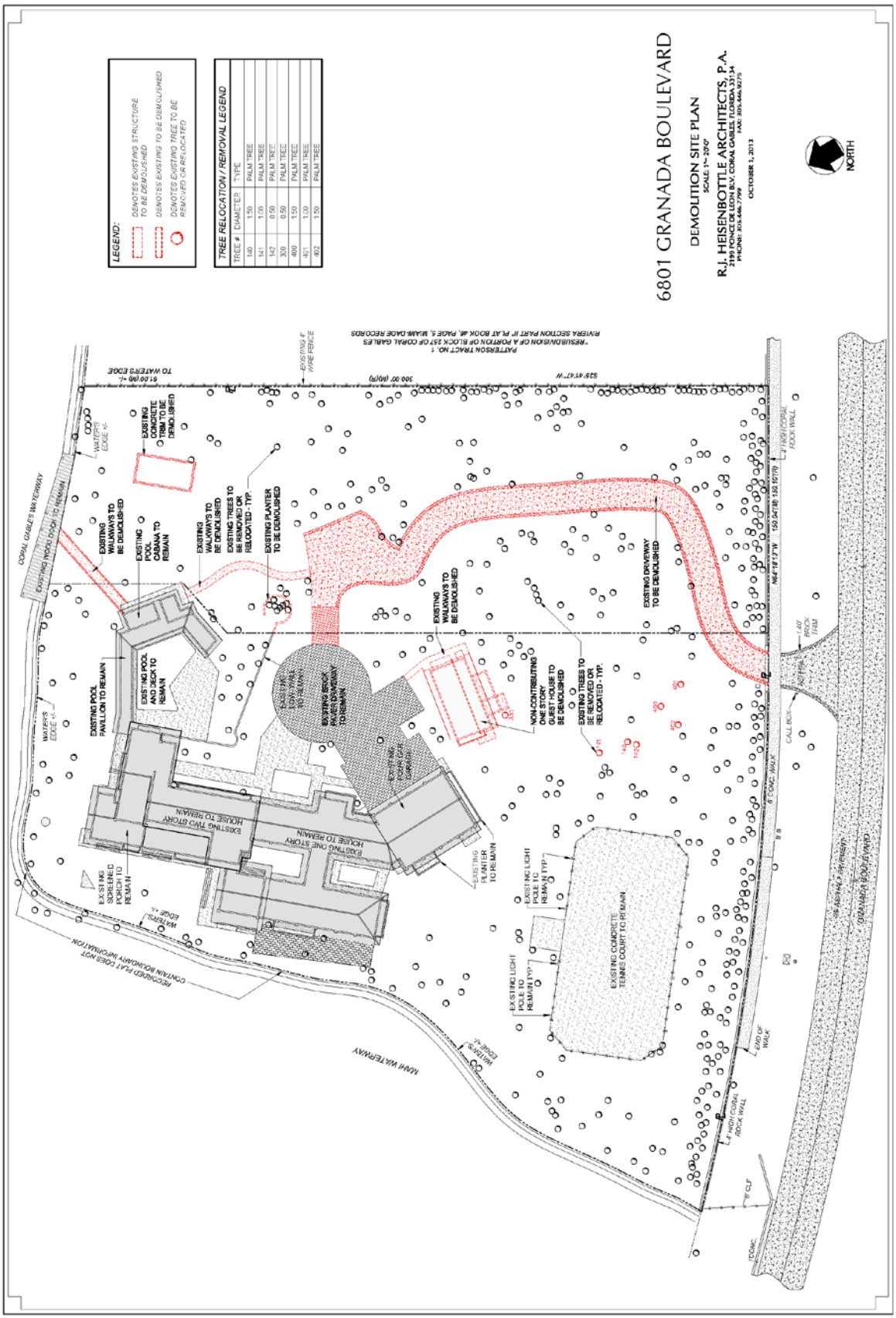
This proposal has been reviewed by City Departments on 06.28.13 as part of the Development Review Committee process. The Public Service Division requested that they participate in the review and approval process for the new residence on Lot 2 as there are a large number of mature trees on that site. The Public Works Department provided comments as required regarding the proposed tentative plat which are referenced in the Findings of Fact section of this report.

The proposed tentative plat, existing conditions and demolition plan and the Applicant's conceptual site plans and are provided on the following pages:

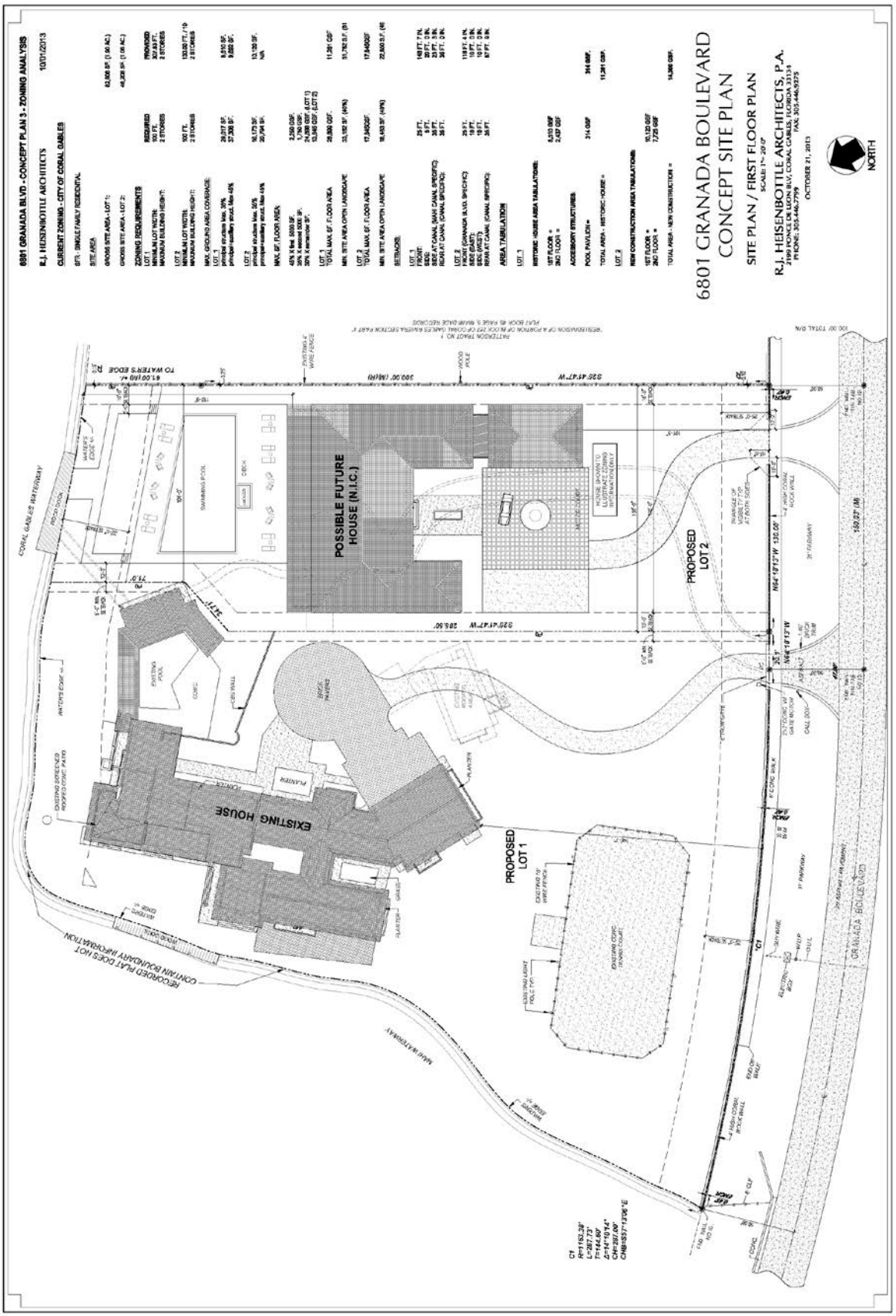
Proposed Tentative Plat



Existing Conditions and Demolition Site Plan



Conceptual Site Plans (Both lots)



Findings of Fact.

This section of the report presents City Staff's evaluation of the Application and Findings of Facts. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies, compliance with the Zoning Code and compliance with other applicable portions of the City Code.

Findings of Fact- Separation and Establishment of Building Sites

Review of Zoning Code Criteria

On 07.27.05, the former Building and Zoning Department issued a Building Site Determination Letter that states the property's entire 3.0 acre tract is one (1) building site for one (1) single-family residence (see Attachment F). Zoning Code Section 3-206(F) provides the criteria for the separation and establishment of building sites, as follows:

"F. When reviewing and providing a recommendation on an application for conditional use for a building site determination, the Planning Department, Planning and Zoning Board and the City Commission shall consider and evaluate the request together with a proposed site plan and provide findings that the application satisfies at least four (4) of the following six (6) criteria:

Staff has reviewed the Application based upon the six (6) criteria and finds that the Application satisfies three (3) of the six (6) criteria, as follows:

"1. That exceptional or unusual circumstances exist, that are site specific such as unusual site configuration or partially platted lots, or are code specific such as properties having two (2) or more zoning and/or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s)."

Staff Comment: While this building site is the largest property in this residential neighborhood, the site does not exhibit any of the characteristics described that would qualify as exceptional or unusual circumstances. This property does not have an unusual site configuration, does not consist of partially platted lots, does not have two or more land use or zoning designations, does not have multiple facings and is not a thru-block site. This is the same Staff conclusion for the criteria made for the previous request in 2007 to separate the property into two (2) building sites. The Planning and Zoning Board may determine that unusual circumstances do exist, based upon the additional information, testimony, and evidence submitted during the meeting.

The Application does not satisfy this criteria.

"2. That the building site(s) created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of one thousand (1,000) foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less.

"Immediate vicinity" shall be defined as an area in which a parcel of land is located, that is physically, functionally or geographically identifiable as a distinct realm, place or neighborhood, or an area within a radius of not more than one-half (1/2) mile from the subject property, whichever is smaller."

The applicant's building site frontage analysis is as follows (see Attachment A):

Frontage	0 to 130'	131'+	Total
No. of Sites	161	59	220
Percentage	73%	27%	100%

Staff Comment: The building site frontage of proposed Lot 2 (130' frontage) would be equal to or greater than seventy-three (73%) of the surrounding comparable building site frontages.

The Application satisfies this criteria.

"3. That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, CP and City Code. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion."

Staff Comment: The existing historic structure would remain on Lot 1 and would meet Zoning Code requirements regarding setbacks, lot area, lot width and depth, ground coverage and other applicable provisions.

The Application satisfies this criteria.

"4. That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion."

Staff Comment: The existing residence's asphalt driveway and existing walkways and planters encroaches onto proposed Lot 2. These existing encroachments would have to be demolished and removed to allow the separation of the property as proposed into two (2) building sites.

The Application does not satisfy this criteria.

"5. That the proposed building site(s) maintains and preserves open space, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area."

Staff Comments: The proposal for two (2) building sites on this property retains the existing historic structure and creates a building site with a frontage that is equal to or larger than the surrounding building sites.

The Application satisfies this criteria.

"6. That the building site(s) created was purchased as a separate building(s) by the current owner prior to September 17, 1977."

Staff Comment: The property data information sheet submitted with the application shows that the current owner purchased the property in 1980.

The Application does not satisfy this criteria.

Pursuant to Zoning Code, Article 3, Development Review, Section 3-206., Building Site Determination, Subsection F, Planning Staff finds the Application satisfies three (3) of the six (6) criteria.

Findings of Fact- Tentative Plat Review

The procedure for reviewing and recommending a tentative plat is contained in Sections 3-901 through 3-904 of the Zoning Code. The Planning and Zoning Board provides a recommendation on tentative plats to the City Commission. The final plat is prepared from the tentative plat, with a final review and approval in resolution form by the City Commission. Administrative review and approval of final plat is required by the Miami-Dade County Subdivision Department prior to the City Commission hearing. The tentative plat is provided in the submitted Application (see Attachment A).

Proposed Zoning Plan

The tentative plat entitled "Revised Plat of Cartee Homestead" proposes re-platting the single platted tract into two (2) platted lots. The property's zoning designation would not change as a result of this re-plat and both platted lots would remain Single Family Residential (SFR), and designated as an historic landmark. Both building sites (Lots 1 and 2) created would be deemed to face onto Granada Boulevard. All required setbacks for these building sites would apply and remain the same. The single-family structures on the two (2) building sites would be required to meet all provisions of the Zoning Code. No variances are requested or required from the platting standards as specified in the Zoning Code.

Other Reviews

As required by Code, comments were solicited from affected utility companies regarding the tentative plat. No objections were received from Florida Power and Light Company, Miami-Dade Water and Sewer, City Gas or BellSouth concerning this re-plat. Copies of each of the utility companies' review letters are included in the application package provided as Attachment A.

City Staff Review

This tentative plat was submitted for review to the Development Review Committee (DRC) and distributed to City Departments as required in Zoning Code Section 3-902. The Zoning Code requires review and comments be provided by the Public Works Department with Staff's report and

recommendation. In a memorandum dated 10.16.13, the report submitted by the Public Works Department had no comments in objection to the proposed tentative plat (see Attachment G).

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals, Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	**Goal FLU-1.** Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	**Policy FLU-1.3.2.** All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
3.	**Objective FLU-1.4.** Provide for protection of natural and historic resources from development and/or redevelopment together with continued maintenance.	Complies
4.	**Policy FLU-1.4.3.** Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established.	Complies
5.	**Objective FLU-1.11.** Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
6.	**Policy FLU-1.11.1.** Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
7.	**Objective FLU-1.13.** The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.	Complies
8.	**Objective FLU-1.14.** The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
9.	**Goal FLU-3.** The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
10.	**Objective FLU-3.1.** The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies
11.	**Objective DES-1.1.** Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.	Complies
12.	**Policy DES-1.1.1.** Promote and support George Merrick's vision consistent with the established historic and cultural fabric of the City.	Complies
13.	**Policy DES-1.1.3.** Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine the City's historic character.	Complies
14.	**Policy DES-1.1.5.** Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
15.	**Policy DES-1.1.6.** Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
16.	**Policy DES-1.1.7.** Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.	Complies
17.	**Goal HIS-1.** Preserve and promote the recognition of structures, sites, manmade or natural landscape elements, works of art or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City.	Complies
18.	**Goal HIS-3.** Continue the preservation and protection of the historical and cultural resources within the City of Coral Gables.	Complies

Staff Comments: Staff's determination that this Application is "consistent" with the CP's goals, objectives and policies that are identified is based upon compliance with conditions of approval recommended with the alternative recommendation provided by Staff and site plan review requirements for future plans for the new residence that will be constructed on the second building site.

Zoning Code Amendment - Site Specific Provisions

If the building site separation request is approved, Zoning Code Appendix A - Site Specific Regulations would be amended by adding Section A-17.1, "Cartee Homestead – Revised Plat", to indicate Lot 1 and Lot 2 are separate building sites, as follows (<u>underlining</u> denotes additions):

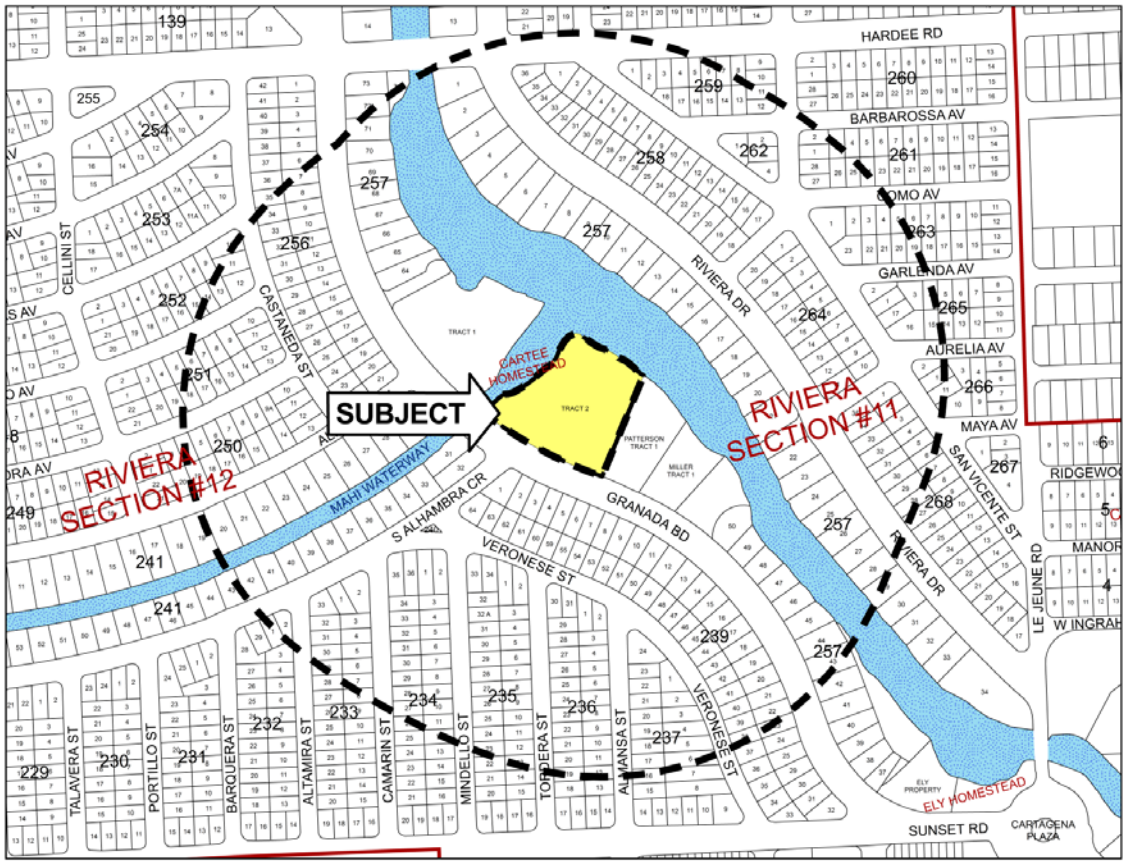
Section A-17.1 – Revised Plat of Cartee Homestead.
(a) Building Sites.
1. Tract 2 shall be considered two (2) building sites for single-family residences, as follows:
a. One building site consisting of Lot 1.
b. One building site consisting of Lot 2.

Public Notification and Comments.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the subject property. The notice lists the type of applications filed, proposed public hearing dates/time, and location where the application files can be reviewed. The notice also provides for an opportunity to submit comments on pending applications. Two hundred twenty-five (225) notices were mailed to surrounding property owners. A copy of the legal advertisement and courtesy notice are provided as Attachments H and I. Copies of public comments received are provided as Attachment J.

A map of the notice radius is as follows:

Courtesy Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

Public Notice

Type	Date
Courtesy notification - mailed to property owners within 1,000 feet of the property	11.26.13
Posting of property	11.26.13
Legal advertisement	11.26.13
Posted agenda on City web page/City Hall	11.26.13
Posted Staff report on City web page	12.06.13

Staff Recommendation and Conditions of Approval.

The Planning Division based upon the complete Findings of Fact contained within this Report recommends **denial** of the following:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single-family building sites on property assigned Single-Family Residential (SFR) zoning and Local Historic Landmark; one building site consisting of Lot 1 and the other of Lot 2, submitted concurrently with a proposed re-plat for the property legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date.*
2. *Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Revised Plat of Cartee Homestead" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 3.0 acre single tract into two (2) platted lots for residential, single-family use on property assigned Single-Family Residential (SFR) zoning and Local Historic Landmark, legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida; providing for an effective date.*
3. *An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code Appendix A, "Site Specific Regulations", by adding Section A-17.1. "Revised Plat of Cartee Homestead", to indicate Lots 1 and 2 are separate building sites; providing for severability, repealer, codification, and an effective date.*

Summary of the Basis for Denial

Planning Staff based upon the Findings of Fact contained herein, does not support the Application because the Application does not satisfy at least four (4) of the six (6) criteria per Zoning Code, Article 3, Development Review, Section 3-206, Building Site Determination, Subsection F. Staff has determined that the application satisfies three (3) of six (6) of the Zoning Code's criteria for review.

Alternative Recommendation - Conditions of Approval

If the Planning and Zoning Board and the City Commission determine based upon the additional information submitted by the applicant and the facts of the application, testimony, and evidence received that the application satisfies the criteria, and desires to recommend **approval** of the proposed building site separation, tentative plat and Zoning Code text amendment then, the Planning and Zoning Division Staff recommends approval of the application subject to the following conditions of approval:

1. The existing historical residence remain on Lot 1 and the new single-family residence constructed on Lot 2 shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.
2. Retain the loggia of existing historic residence located on Lot 1 that is noted on the plans as "existing pool pavilion".
3. Any new construction on the parcel of land that will be created for a new residence on Lot 2 will require a Special Certificate of Appropriateness and review by the Historic Preservation Board. The demolition of the portion of the perimeter coral rock wall to accommodate the driveway for the new residence on Lot 2 will also be part of the application for that residence and will require a Certificate of Appropriateness.
4. The removal/relocation of trees on Lot 2 will be part of the application for the new residence and will require a Certificate of Appropriateness from the Historical Resources Department, and shall also be subject to review and approval by the Directors of Public Service and Planning and Zoning. No tree removal or relocations will occur until the design of the new residence on Lot 2 has been approved and a detailed landscape plan including an existing tree survey indicating those trees proposed to be removed, relocated or replaced and a root preservation plan shall be prepared and provided by the Applicant and submitted with the application for the new residence.
5. Within 30 days of approval of the Conditional Use Review for a Building Site Determination, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval that includes all conditions of approval as approved by the City Commission.

Attachments.

A. Applicant's submittal package.
B. Resolution No. 2007-192.
C. 07.18.07 Staff report, previously submitted tentative plat, 01.26.07 and 06.25.07 Historical Resources letters, and 07.18.07 Planning and Zoning Board meeting minutes.
D. 09.19.13 Historical Resources Department's Special Certificate of Appropriateness Staff report.
E. 09.24.13 Historical Resources Department cover letter w/copy of the approved Certificate of Appropriateness.
F. 07.27.05 Building Site Determination Letter.
G. 10.16.13 Public Works Department report and comments.
H. 11.26.13 Legal notice published.

I. 11.26.13 Courtesy notice mailed to all property owners within 1,000 feet.
J. Public comments.

Please visit the City website at www.coralgables.com to view all application materials. The complete application also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,

Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

CITY OF CORAL GABLES

PLANNING AND ZONING BOARD

SEPARATION/ESTABLISHMENT OF A BUILDING SITE

AND

SUBDIVISION REVIEW FOR A TENTATIVE PLAT



6801 GRANADA BLVD.

CORAL GABLES, FLORIDA 33146

OCTOBER 9, 2013

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Guilford & Associates, P.A.

Attorneys at Law

F.W. ZEKE GUILFORD
E-MAIL: ZGUILFORD@GUILFORDASSOC.COM

September 23, 2013

400 UNIVERSITY DRIVE
SUITE 201
CORAL GABLES, FLORIDA 33134

TEL (305) 446-8411
FAX (305) 445-0563

Mr. Ramon Trias
Director of Planning and Zoning
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: **6801 Granada Blvd / Application for Tentative Plat**

Dear Mr. Trias:

This firm along with RJ Heisenbottle Architects represents Califon Company, N.V., the owner of property located at 6801 Granada Blvd., relative to an application to re-plat the property to create two (2) building sites.

Since the incorporation of the City of Coral Gables, the subject property has been designated as single family residential. However, over the years it has taken on many changes. When the property was first platted, it consisted of four and one half (4 ½) single family lots. This is important because it meant that four (4) single family homes could be built on the property. Each lot had a street frontage of seventy five (75) feet. Behind the platted lots and abutting the Mahi and Coral Gables Waterways was a City of Coral Gables Park.

Then in 1943, Mr. Cartee re-platted the property as well as the property across the Mahi Waterway into two (2) tracts, Tract 1 and Tract 2 of Cartee Homestead. Tract 1 that is located across the Mahi Waterway from this property is almost a mirror image of the subject property except for one major difference. Sometime thereafter, Tract 1 was divided into three (3) separate and independent building sites. Mr. Cartee subsequently sold the subject property to Mr. Caudle.

In or about 1951, Mr. Caudle commissioned Alfred Browning Parker to design a residence to Mr. Caudle's requirements. As Mr. Caudle was a single individual, the Parker designed home only had one (1) bedroom in the main portion of the residence and another two (2) small guest bedrooms located on the other side of an open three (3) car carport. The following year, Mr. Caudle commissioned Mr. Parker to design a garage and maid's quarters. In 1967, Mr. Caudle retained the services of Joseph D. Swain to design an addition and alterations to residence. The additions and alterations consisted of enclosing the carport, two (2) one story additions, servant's patio and site alterations including the addition of gates and an additional driveway.

In 1980 the Dalmau family (Califon) purchase the property and have lived there over the years and continue to own the property today. In 1982, the Jordi Dalmau retained the services of Ferandino, Grafton, Spillis and Candela to make additional alterations to the buildings.

In 2007, the City of Coral Gables declared the property as local historic landmark due to fact that the original residence was designed by Alfred Browning Parker. Since 2007, if not before, the Dalmaus have been trying to sell the property. The historic designation has become an impediment to selling the property. The historic residence has low ceilings throughout the house. In addition, the Mr. Parker designed residence does not meet a buyer's expectations in today's market. Furthermore, where the residence is located (taking advantage of the views of both the Mahi and Coral Gables Waterways) is exactly where a potential purchaser would want to construct a new residence that meets today's needs. As such, the property has not sold.

In order to make the property more compatible with the neighborhood and salable, we are requesting that the property be re-platted into two (2) building sites. One building site would consist of eighty two thousand nine hundred and six (82,906) square feet and would encompass the existing residence, tennis court, swimming pool and cabana area. The second building site would consist of forty six thousand two hundred and eight (46,208) square feet and would be a vacant site. The property itself is approximately three (3) acres in size and is the largest parcel in the area, by far. If the building site application is approved, each of the lots would still be one of the largest lots, if not the largest in the neighborhood. In performing an analysis of the homes within one thousand (1,000) feet, the proposed building site would be larger than seventy eight (78%) percent of the frontages of other homes in the neighborhood.

In addition, the property has become an economic hardship to the owner. Since Mr. Parker situated the residence where any potential purchaser would want to locate a new home, the owner has not be able to sell the property and has had to continue to maintain it. Taxes last year alone are almost were approximately seventy five thousand ($75,000.00) dollars and it takes a least two (2) full time maintenance staff to care for the exposed wood finishes and the landscaping.

For the reasons stated above and that we believe that we meet the building site criteria for a building site separation, we would kindly request your favorable recommendation of our application.

Very sincerely,
Guilford & Associates, P.A.

F.W. Zeke Guilford, Esq.

Building Site Criteria

1. That exceptional or unusual circumstance Exist, that are site specific such as unusual site configuration or partially platted lots, or are code specific such as properties having two (2) or more zoning and or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s).

The property is by far the largest in the area being approximately 3 acres in size. While this is not a thru property, it could be considered as such by the fact that the depth of the property is 355 lineal feet. In the City of Coral Gables, a standard block is two hundred (200) feet in depth. This parcel would be considered a thru lot except for the fact that it abuts a canal rather than another street. So, the property goes from one means of transportation (the street) to another (the canal). Thus, the property must be considered a thru lot. Furthermore, the property is unique in that it does not only front Granada, but fronts on two canals.

Another reason that this property is unique is that it has been deemed historic by the city of Coral Gables. Of the 18,189 houses in the city of Coral Gables, only 1200 are considered to be historic. The residence was designed by Alfred Browning Parker for a single man. As such, the original residence only had one (1) master bedroom in the main portion of the residence with two (2) small guest bedrooms that were located on the other side of an open three (3) car carport. Over the years, there have been several significant additions to the original residence. The original residence is situated on the property to take advantage of the views of both canals. The owner has been attempting to sell the property for years, but any potential purchasers wants to construct a new residence where the historic residence is located and therefore, the owner has not been able to sell the property.

It has become economically unfeasible to maintain the property. The taxes alone are approximately seventy five thousand ($75,000.00) dollars. The grounds require at a minimum, two full time staff personnel to just care for the exposed wood finishes and the landscaping. Separating the property into two (2) parcels will make the maintenance of the historic property more economically feasible.

The property is unusual in that the property was originally platted as four and one-half (4 1/2) separate single family lots, which would allow for the construction of four (4) single family homes. Located behind the lots was a public park that provided access to the canals. Then in 1943, Mr. Cartee re-platted the lots and the certain lots across the Mahi Waterway into two (2) Tracts. Tract 1 and Tract 2 of Cartee Homestead. The only difference is the City has allowed Tract 1 to be subdivided into three (3) single family lots. We are only requesting two building sites.

2. The building site(s) created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of one thousand (1,000) foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less. "Immediate vicinity" shall be defined as an area in which a parcel of land is located, that is physically, functionally or geographically identifiable

as a distinct realm, place or neighborhood, or an area within a radius of not more than one-half (1/2) mile from the subject property, whichever is smaller.

Within the 1,000 feet of the perimeter of the property there are 158 properties that have a frontage equal to or smaller than proposed building site. There are only forty three (43) properties have frontages greater than the proposed building site. Therefore, the proposed frontage is seventy eight (78%) larger than the lot frontages in the area.

In addition, it should be pointed out that the proposed building site itself being more than one (1) acre would be one of the largest in the area.

3. The building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, and ground coverage and other applicable provisions of the Zoning Code, CP and City Code. The voluntary demolition of a building which eliminates any of the conditions of the conditions identified in this criterion shall not constitute or result in compliance with the criterion.

The owner retained the services of RJ Heisenbottle Architects to research the property and determine that no structure would become non-conforming as it relates to setbacks, lot area, lot width and depth and ground coverage and other applicable provisions of the zoning code. In this regard, the City of Coral Gables Zoning Department reviewed the proposed building site separation and determined that the existing buildings, etc., complies with the applicable zoning regulations.

4. That no restrictive covenants, encroachments, easements, or the like exist, which would prevent the separation of the site. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.

There are no restrictive covenants, easements that exist and no building would have to be demolished; however, a driveway would have to be relocated.

A Certificate of Appropriateness was approved on September 19, 2013 allowing the relocation of the driveway conditioned upon the building site separation being approved.

5. The proposed building site(s) maintains and preserves open space, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area and approval of the request is in the best interest of the public.

By the building sites continuing to be the largest in the area, the property values in the neighborhood will be maintained. In addition, the separation will allow the property owner to maintain the historic structure on the property.

6. That the building site(s) created was purchased as a separate buildings(s) by the current owner prior to September 17, 1977.

The property was purchased thirty three (33) years ago by the current owner in 1980 and therefore does not comply with this requirement.



BUILDING SITE FRONTAGE ANALYSIS:

161 LOTS ARE 130'-0" FEET OR SMALLER

59 LOTS ARE 131'-0" FEET OR LARGER

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

BUILDING SITE FRONTAGE ANALYSIS

OCTOBER 23, 2013

NORTH

City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☐ Annexation
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☐ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use - Administrative Review
- ☐ Conditional Use without Site Plan
- ☐ Conditional Use with Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☐ Mixed Use Site Plan
- ☐ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Restrictive Covenants and/or Easements
- ☒ Site Plan
- ☒ Separation/Establishment of a Building Site
- ☒ Subdivision Review for a Tentative Plat and Variance
- ☐ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☐ Zoning Code Map Amendment
- ☐ Zoning Code Text Amendment
- ☐ Other: _____

General information

Street address of the subject property: 6801 Granada Blvd., Coral Gables, FL 33143

Property/project name: 6801 Granada Blvd. Re-Plat

Legal description: Lot(s) Tract 2 of"Cartee Homestead"as recorded in Plat Book43, pg.30 of the Public Records of Miami-Dade, FL

Block(s)_____ Section (s)_____

Property owner(s): Califon Company N.V.

Property owner(s) mailing address: 6801 Granada Blvd., Coral Gables, FL 33143

Telephone: Business (786) 375-1444 Fax _____

Other _____ Email jadalmau @ aol.com

City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Guilford & Associates

Applicant(s)/agent(s) mailing address: 1222 Ponce de Leon Blvd. Suite 600, Florida 33134

Telephone: Business (305) 446-8411 Fax (305) 445-0563

Other _____ Email zguildford @ guildfordassoc.com

Property information

Current land use classification(s): SFR - Single Family Residence

Current zoning classification(s): SFR - Single Family Residence

Proposed land use classification(s) (if applicable): SFR - Single Family Residence

Proposed zoning classification(s) (if applicable): SFR - Single Family Residence

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Divison Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- ☒ Aerial.
- ☒ Affidavit providing for property owner's authorization to process application.
- ☐ Annexation supporting materials.
- ☒ Application fees.
- ☒ Application representation and contact information.
- ☐ Appraisal.
- ☒ Architectural/building elevations.
- ☐ Building floor plans.
- ☐ Comprehensive Plan text amendment justification.
- ☐ Comprehensive Plan analysis.
- ☐ Concurrency impact statement.
- ☐ Encroachments plan.
- ☐ Environmental assessment.
- ☒ Historic contextual study and/or historical significance determination.
- ☐ Landscape plan.
- ☐ Lighting plan.
- ☒ Massing model and/or 3D computer model.
- ☐ Miami-Dade County Conflict of Interest and Code of Ethics Lobbyist form.
- ☒ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Parking study.
- ☒ Photographs of property, adjacent uses and/or streetscape.
- ☒ Plat.
- ☒ Property survey and legal description.

- [x] Property owners list, notification radius map and two sets of labels.
- [ ] Public Realm Improvements Plan for mixed use projects.
- [ ] Public school preliminary concurrency analysis (residential land use/zoning applications only).
- [ ] Sign master plan.
- [x] Site plan and supporting information.
- [x] Statement of use and/or cover letter.
- [ ] Streetscape master plan.
- [ ] Traffic accumulation assessment.
- [ ] Traffic impact statement.
- [ ] Traffic impact study.
- [ ] Traffic stacking analysis.
- [ ] Utilities consent.
- [ ] Utilities location plan.
- [x] Vegetation survey.
- [ ] Video of the subject property.
- [ ] Zoning Analysis (Preliminary).
- [ ] Zoning Code text amendment justification.
- [ ] Warranty Deed.
- [x] Other: Tentative Plat, Utility Letters, HPB Resolution / Letter

Application submittal requirements

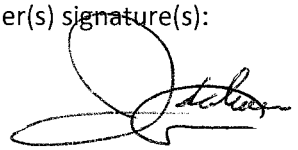
1. Hard copies. ~~Three (3)~~ Five(5) hard copies of the entire application shall be submitted including all the items identified in the preapplication conference.
2. Digital media copies. ~~Twelve (12)~~ Seven(7) compact discs (CD ROMs) of the entire application including all items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner affirmation and consent

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

1. Submission of the following:
   a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
   b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s):	Property owner(s) print name:
	JORGE DALMAU CARLTON CO NV.
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: 6801 Granada Blvd., Coral Gables, FL 33143

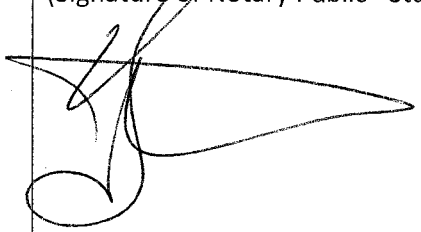
Telephone: 786 375-1444	Fax:	Email: jadalmau@aol.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 2nd day of October by JORGE DALMAU SPAIN PASSPORT

(Signature of Notary Public - State of Florida)





JASON GARCIA
MY COMMISSION # FF 040885
EXPIRES: July 30, 2017
Bonded Thru Budget Notary Services

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

☐ Personally Known OR ☑ Produced Identification; Type of Identification Produced Spain Passport

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Address:	
Telephone:	Fax:	Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this _____ day of _____ by _____
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name: FW ZEKE GUILFORD
Address: 400 UNIVERSITY DR CORAL GABLES, FL 33134	
Telephone: 305-446-8411	Fax: 305-4450563	Email: ZGUILFORD@GUILFORDASSOC.COM

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 7th day of October 2013 by Frank W. Zeke Guilford
(Signature of Notary Public - State of Florida)

Lidia Gonzalez

NOTARY PUBLIC STATE OF FLORIDA
LIDIA GONZALEZ
MY COMMISSION # DD 973090
EXPIRES: May 1, 2014
Bonded Thru Budget Notary Services

(Print, Type or Stamp Commissioned Name of Notary Public)
☑ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

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

`

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

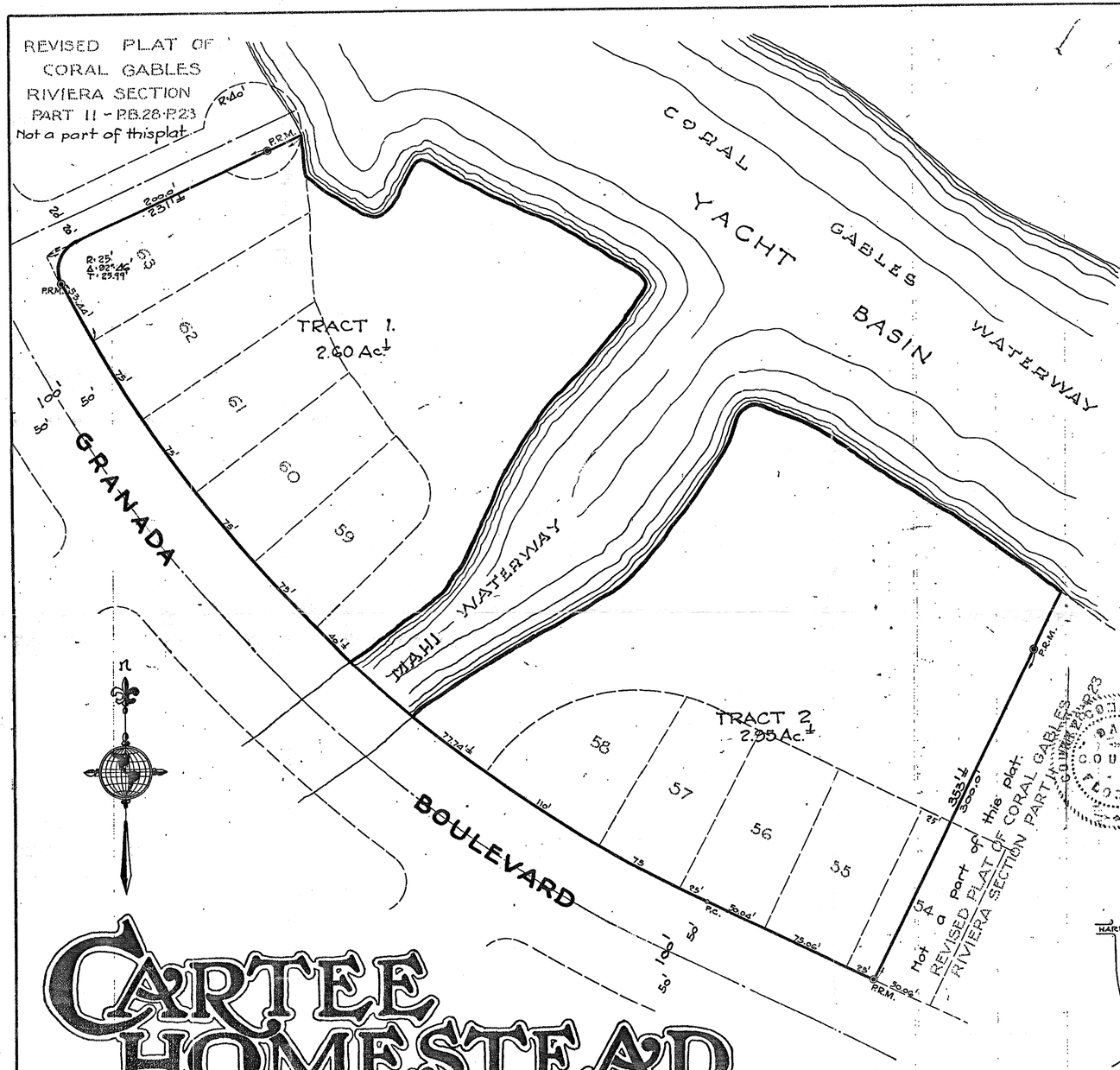
Attorney:

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

REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 11 - PB.28-P.23 Not a part of thisplat.



CARTEE HOMESTEAD

A Subdivision in the S.W.1/4 Sec. 29-TWP. 54S., RGE. 41E.
City of Coral Gables - Florida.
M.B. Garris Civil & Consulting Engineer, Miami, Fla.
April, 1943 Scale: 1" = 60'

Scale in Feet 0 50 100 150 200

KNOW ALL MEN BY THESE PRESENTS:- That Horace L. Cartee joined by his wife Frank Alma Cartee have caused to be made the attached plat of "CARTEE HOMESTEAD" a replat of the following described property to wit:-

Lots 59, 60, 61, 62, 63 Block 257 Revised plat of Coral Gables Riviera Section Part 11 according to plat thereof recorded in plat book 28 at page 23 of the public records of Dade County Fla., together with the land lying South of and between the aforesaid Lot 59 Block 257 and Mahi Waterway as shown by the aforesaid plat.

Also the land lying Northeasterly of and between Lots 59, 60, 61, 62 and 63 Block 257 of the Revised Plat of Coral Gables Riviera Section Part 11, as aforesaid, and the Yacht Basin in Coral Gables Waterway as shown on the aforesaid plat. Also that portion of the circular end of a 40 ft street lying Northwesterly from and adjacent to Lot 63 as aforesaid, lying Southeasterly of a line 20 ft Southeasterly from and parallel with the center line of said 40 ft. street.

AND: Lots 55, 56, 57, 58 and the Northwesterly 25 feet of Lot 54, Block 257 of the Revised Plat of Coral Gables Riviera Section Part 11 according to plat thereof recorded in Plat book 28 at page 23 of the public records of Dade County, Fla. together with the land lying between the aforesaid lots or portions thereof and Mahi Waterway and the Yacht Basin in Coral Gables Waterway as shown by the aforesaid revised plat of Coral Gables Riviera Section Part 11.

The purpose of this plat is the consolidation of the above described property into two tracts, No. 1 and No. 2, as shown hereon.

Granada Boulevard as shown on the attached plat together with all existing and future planting, trees and shrubbery located thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to ourselves, our heirs, executors or assigns the reversion or reversions thereof whenever discontinued by law.

The lawful zoning regulations, now in effect, or as the same may be from time to time lawfully changed or amended, applicable to the area covered by this plat, will be observed.

IN WITNESS WHEREOF We have hereunto set our hands and seals this 27 day of April A.D. 1943

Witnesses: Ruth Carter Holmes — Horace L. Cartee SEAL
Mrs. D. H. Wilson — Frank Alma Cartee SEAL

State of Florida S.S.
County of Dade

Before me this day personally appeared Horace L. Cartee and Frank Alma Cartee, his wife, to me well known to be the persons described in and who executed the foregoing instrument, who upon being duly sworn acknowledged the execution thereof to be their free and voluntary act and deed and for the purposes therein set forth.

And the said Frank Alma Cartee, wife of the said Horace L. Cartee, upon private examination, separate and apart from her said husband, acknowledged that she executed the said instrument freely and voluntarily, and without compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and notarial seal at Miami, Fla. this 27 day of April A.D. 1943.

Notary Public State of Florida.
My commission expires

Approved for record: City Engineer Coral Gables Fla.

This plat was approved and accepted by resolution No. 2170 passed and adopted by the City Commission of Coral Gables, Fla. the 1st day of April, A.D. 1943.

Attest: City Clerk. Signed Mayor.

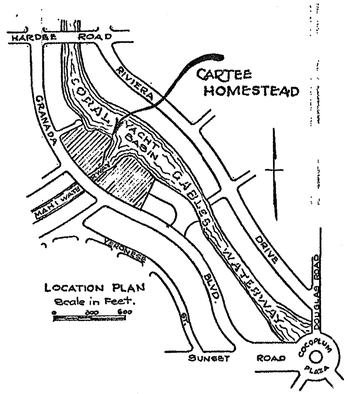
Approved: County Engineer Dade County, Fla.

This plat is hereby accepted and approved by the Board of County Commissioners of Dade County, Fla. by resolution adopted this 10 day of August A.D. 1943.

Attest: E.B. Leatherman, Clerk of the Circuit Court.
By: Deputy Clerk. Signed Chairman of the Board.

I Hereby certify that the attached plat of "CARTEE HOMESTEAD" is a true and correct plat of such property as recently surveyed and platted under my direction. I Also Certify that permanent reference monuments were set the 28th day of April, A.D. 1943 in accordance with Section 7, Chapter 10275 (No. 253) Laws of the State of Florida.

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

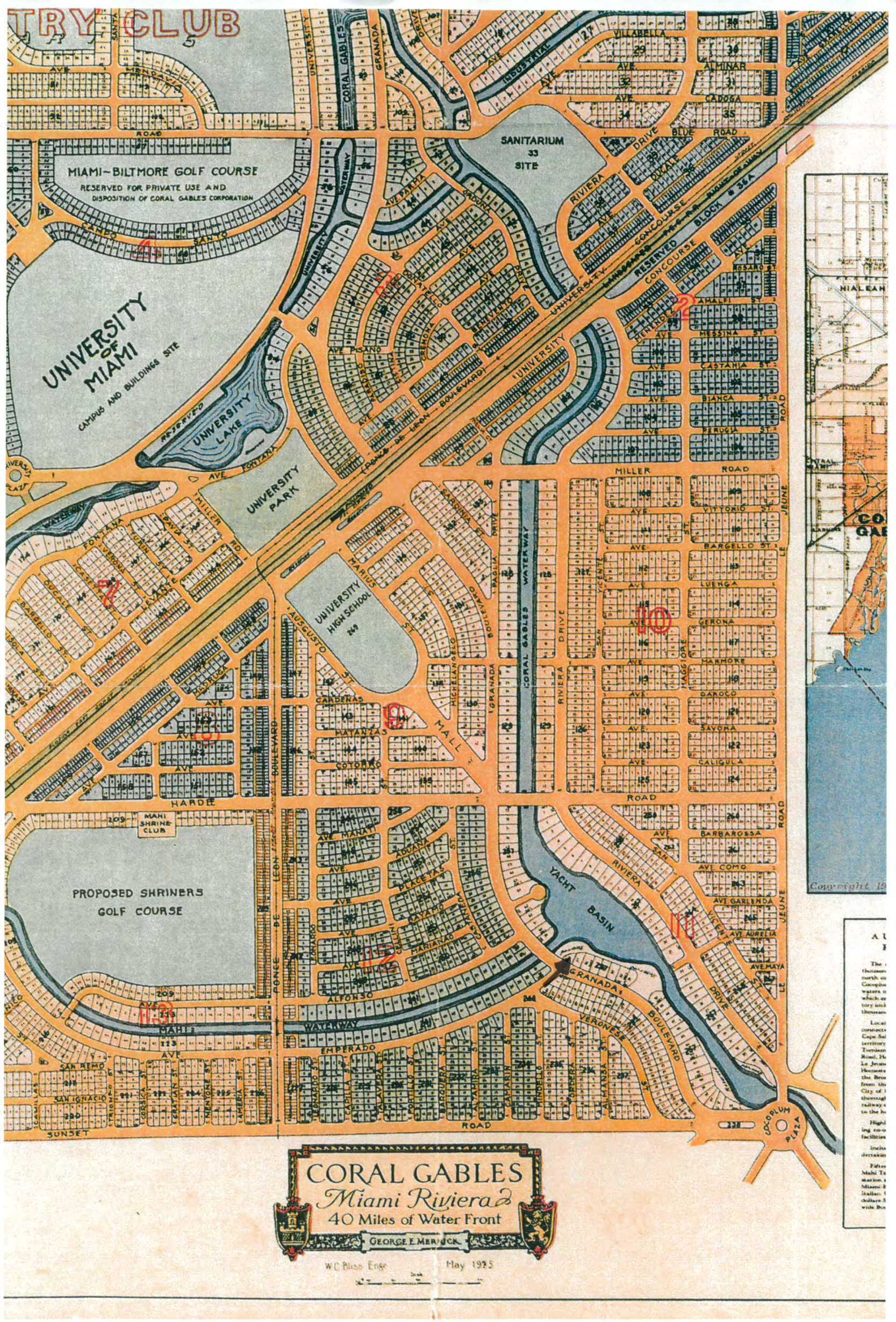


Filed for record this 14 day of Aug. A.D. 1943 at 9:34 A.M. in Book 43 of plats at page 30 of the Public Records of Dade County, Florida.

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: Deputy Clerk.



CORAL GABLES

Miami Riviera

40 Miles of Water Front

GEORGE E. MERRICK

W.C. Bliss Engr. May 1925



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

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 6835 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 #6965 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

1) "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 11" PLATBOOK 28, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

2) "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 12" PLATBOOK 28, PAGE 35 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE FLOOD CRITERIA MAP

ELEVATION= +6.00 NGVD
PLAT BOOK 28, PAGE 23 OF THE PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA



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

SUR'VEYOR'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: 05-08-2013

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 N64°18'13"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 BENCHMARKS:
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 REVIEWED BY CERTIFYING SURVEYOR, THEREFORE CANNOT AND HAS NOT BASED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.

CERTIFIED TO

CALIFON COMPANY N V

SURVEY NUMBER:221463C

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.

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	1.00	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 CLUSTER TREE
76	2.00	PALM CLUSTER TREE
77	2.00	PALM CLUSTER TREE
78	2.00	PALM CLUSTER TREE
79	1.00	PALM CLUSTER TREE
80	1.50	PALM TREE
81	1.00	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	HARDWOOD 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	1.00	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	2.00	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	3.50	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	3.00	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	0.50	PALM TREE
297	0.50	PALM TREE
298	0.50	PALM TREE
299	0.50	PALM TREE
300	0.50	PALM TREE
301	1.50	PALM TREE
302	1.50	PALM TREE
303	1.50	HARDWOOD TREE
304	1.50	PALM TREE
305	1.50	PALM TREE
306	1.50	PALM TREE
307	1.50	PALM TREE
308	8.00	HARDWOOD TREE
309	2.00	HARDWOOD OAK TREE
310	2.00	HARDWOOD OAK TREE
311	4.00	HARDWOOD OAK TREE
312	4.00	HARDWOOD OAK TREE
313	3.00	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	2.00	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	1.00	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	2.00	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	0.50	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	2.00	HARDWOOD OAK 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	KEYLIME 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

30 0 15 30 60 120

(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	FPL	FLORIDA POWER & LIGHT	PLS	PROFESSIONAL LAND SURVEYOR	U.E.	UTILITY EASEMENT
CATV	CABLE TELEVISION BOX	F.I.P.	FOUND IRON PIPE	PSM.	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
COR	CORNER	L.P.	LIGHT POLE	P.R.M.	PERMANENT REFERENCE MONUMENT		WIRE FENCE
CT	COURT	LB	LICENSED BUSINESS	P.T.	POINT OF TANGENCY		WOOD FENCE
℄	CENTERLINE	LS	LAND SURVEYOR	R	RADIUS		PROPERTY CORNER
CL.	CLEAR	(M)	MEASURED	(R)	RECORD		WATER VALVE
CONC	CONCRETE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	R.E.	RIM ELEVATION		SIGN
C.O	CLEAN OUT	NO ID.	NOT IDENTIFIABLE	R/W	RIGHT-OF-WAY		DRAINAGE MANHOLE
E.B.	ELECTRIC BOX	NO.	NUMBER	SAN.	SANITARY		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 DEPARMENT 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

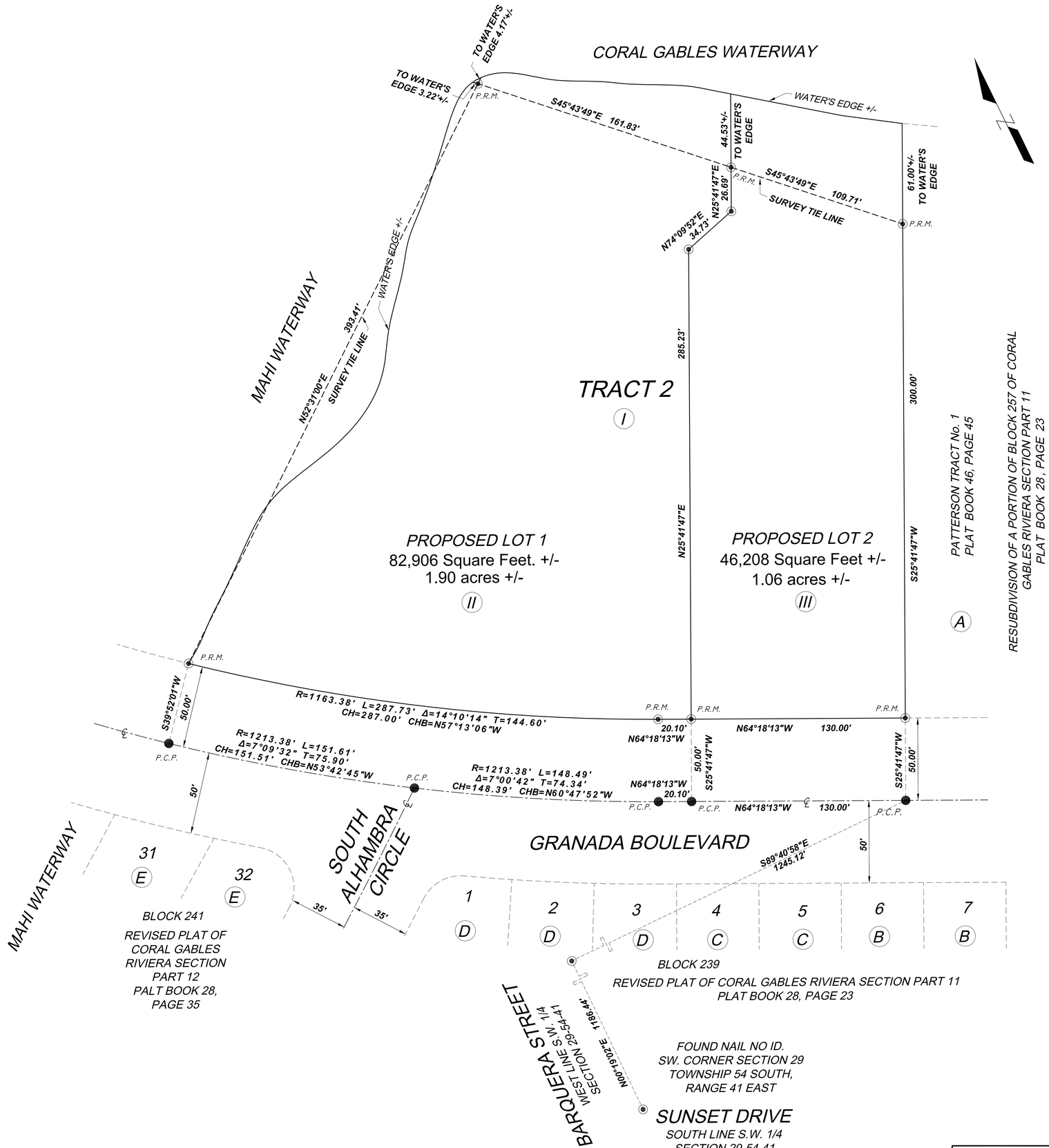
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

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 1		
SETBACKS	REQUIRED	EXISTING
FRONT	25'-0"	
FROM CANAL	35'-0"	
SIDE SETBACK	20'-0"	
DEVELOPMENT INFORMATION		
SINGLE FAMILY RESIDENCE		

PROPOSED LOT 2		
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
- 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
- T TANGENT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

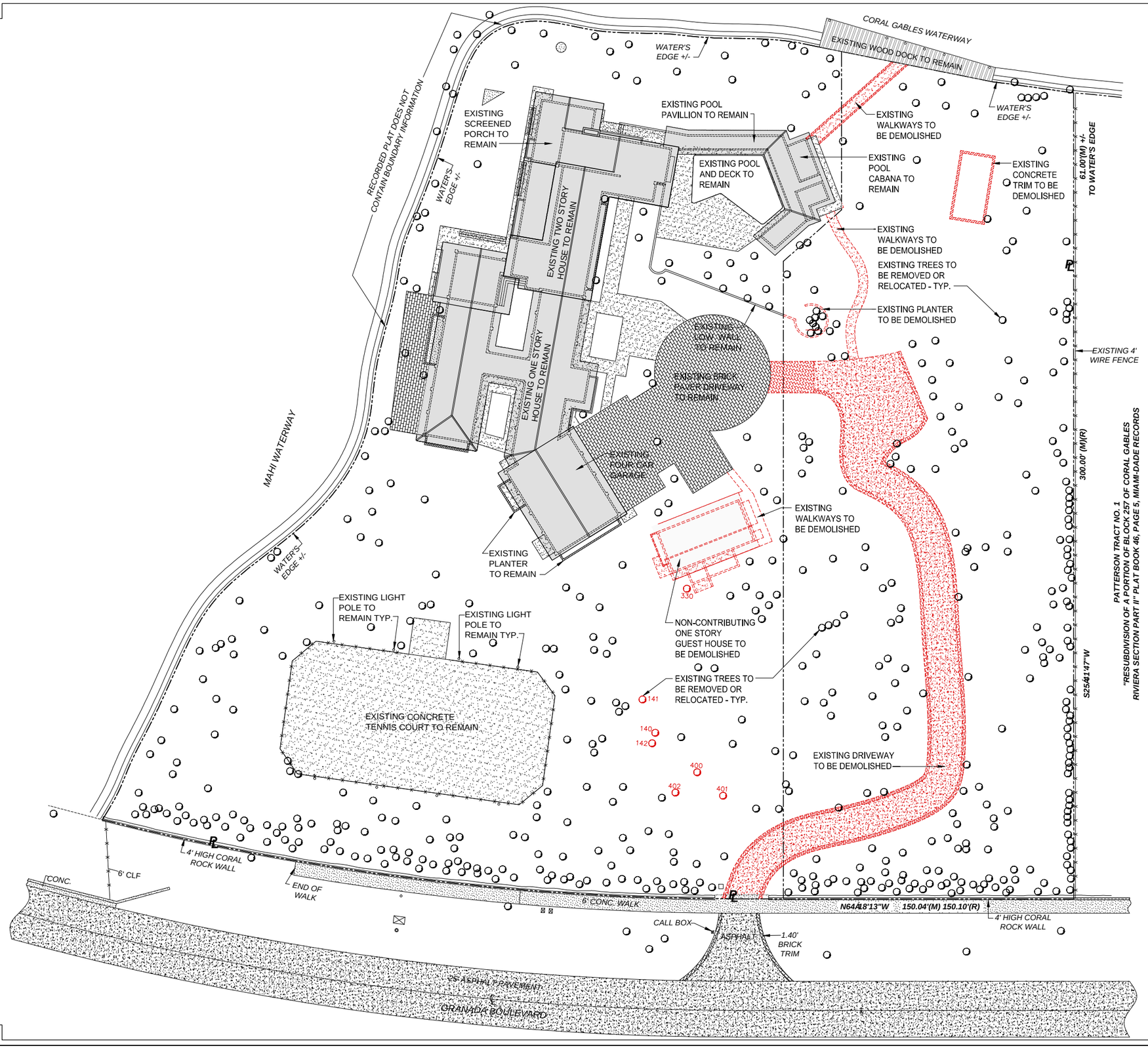
1 inch = 30 ft.

SURVEY NUMBER:221463D

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



LEGEND:

- *DENOTES EXISTING STRUCTURE TO BE DEMOLISHED*
- *DENOTES EXISTING TO BE DEMOLISHED*
- *DENOTES EXISTING TREE TO BE REMOVED OR RELOCATED*

TREE RELOCATION / REMOVAL LEGEND

TREE #	DIAMETER	TYPE
140	1.50	PALM TREE
141	1.00	PALM TREE
142	0.50	PALM TREE
300	0.50	PALM TREE
400	1.50	PALM TREE
401	1.00	PALM TREE
402	1.50	PALM TREE

6801 GRANADA BOULEVARD

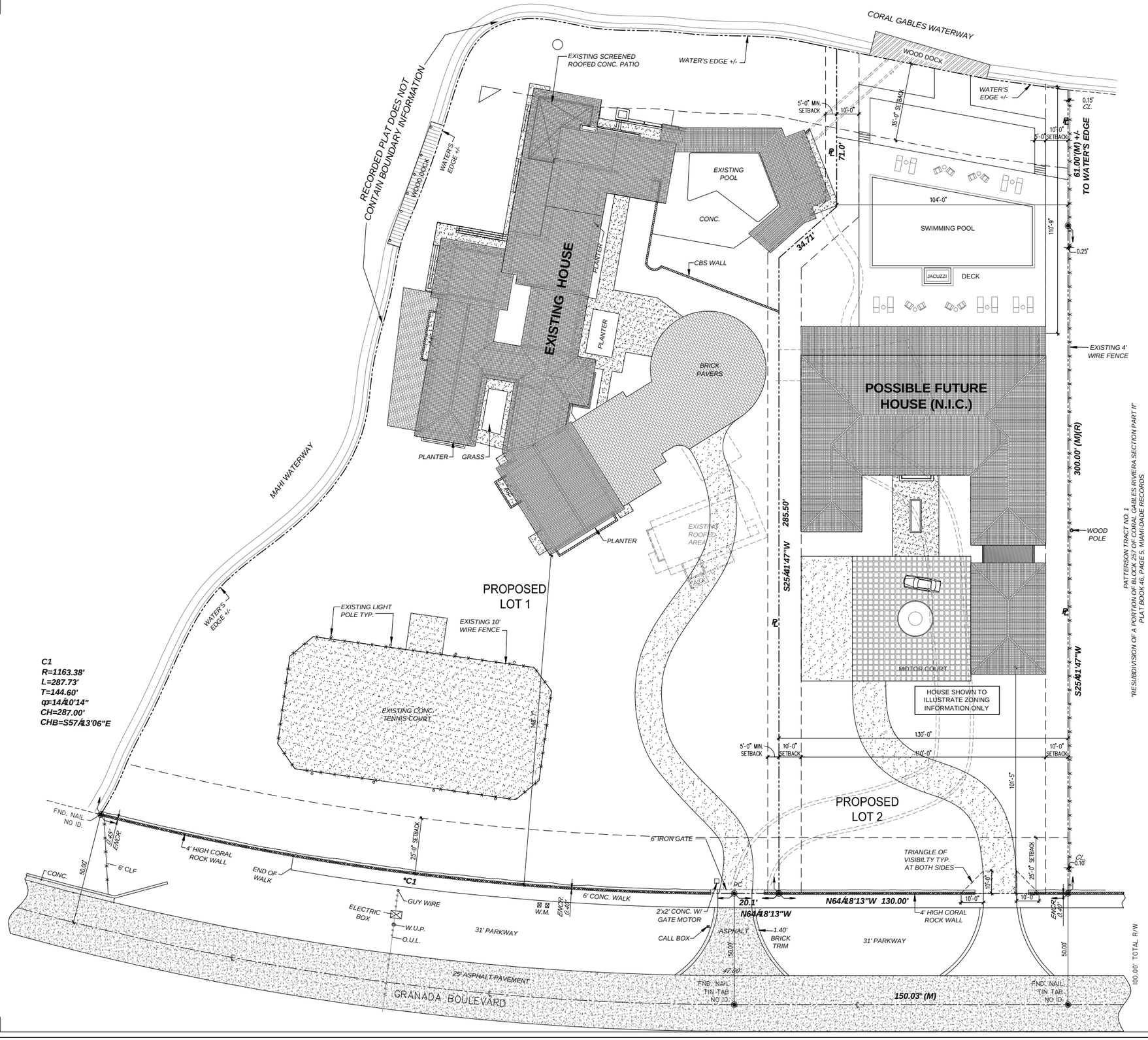
DEMOLITION SITE PLAN

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

OCTOBER 1, 2013

NORTH



6801 GRANADA BLVD - CONCEPT PLAN 3 - ZONING ANALYSIS

R.J. HEISENBOTTLE ARCHITECTS 10/01/2013

CURRENT ZONING - CITY OF CORAL GABLES

SFR - SINGLE FAMILY RESIDENTIAL

SITE AREA

GROSS SITE AREA - LOT 1: 82,906 SF. (1.90 AC.)

GROSS SITE AREA - LOT 2: 46,208 SF. (1.06 AC.)

ZONING REQUIREMENTS

	REQUIRED	PROVIDED
LOT 1		
MINIMUM LOT WIDTH:	100 FT.	307.83 FT.
MAXIMUM BUILDING HEIGHT:	2 STORIES	2 STORIES
LOT 2		
MINIMUM LOT WIDTH:	100 FT.	130.00 FT. / 10
MAXIMUM BUILDING HEIGHT:	2 STORIES	2 STORIES
MAX. GROUND AREA COVERAGE:		
LOT 1		
principal structure Max. 35%	29,017 SF.	8,510 SF.
principal+auxiliary struct. Max 45%	37,308 SF.	9,692 SF.
LOT 2		
principal structure Max. 35%	16,173 SF.	10,120 SF.
principal+auxiliary struct. Max 45%	20,794 SF.	N/A
MAX. SF. FLOOR AREA:		
45% X first 5000 SF.	2,250 GSF.	
35% X second 5000 SF.	1,750 GSF.	
30% X remainder SF.	24,899 GSF. (LOT 1)	
	13,845 GSF. (LOT 2)	
LOT 1		
TOTAL MAX. SF. FLOOR AREA	28,899 GSF.	11,261 GSF
MIN. SITE AREA OPEN LANDSCAPE	33,162 SF. (40%)	51,762 S.F. (61
LOT 2		
TOTAL MAX. SF. FLOOR AREA	17,845GSF.	17,845GSF
MIN. SITE AREA OPEN LANDSCAPE	18,483 SF. (40%)	22,850 S.F. (49
SETBACKS:		
LOT 1		
FRONT:	25 FT.	148 FT. 7 IN.
SIDE:	5 FT.	20 FT. 0 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 2		
FRONT (GRANADA BLVD. SPECIFIC):	25 FT.	118 FT. 4 IN.
SIDE (EAST):	10 FT.	10 FT. 0 IN.
SIDE (WEST):	10 FT.	10 FT. 0 IN.
REAR AT CANAL (CANAL SPECIFIC):	35 FT.	87 FT. 9 IN.

AREA TABULATION

LOT 1

HISTORIC HOUSE AREA TABULATIONS:

1ST FLOOR =	8,510 GSF	
2ND FLOOR =	2,437 GSF	
ACCESSORY STRUCTURES:		
POOL PAVILION =	314 GSF	**314 GSF.**
TOTAL AREA - HISTORIC HOUSE =		**11,261 GSF.**

LOT 2

NEW CONSTRUCTION AREA TABULATIONS:

1ST FLOOR =	10,120 GSF	
2ND FLOOR =	7,725 GSF	
TOTAL AREA - NEW CONSTRUCTION =		**14,300 GSF.**

6801 GRANADA BOULEVARD CONCEPT SITE PLAN

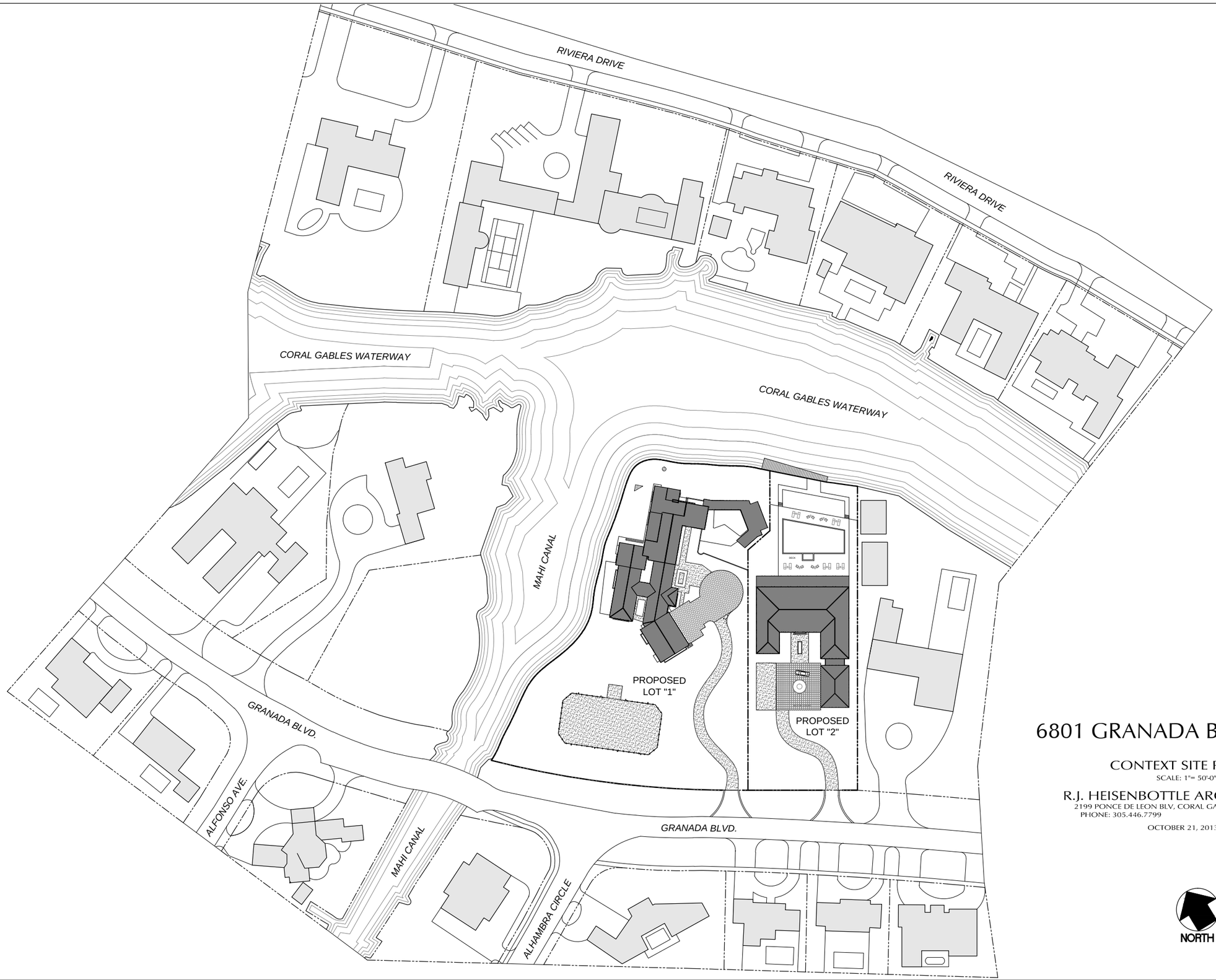
SITE PLAN / FIRST FLOOR PLAN

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

OCTOBER 21, 2013

NORTH



6801 GRANADA BOULEVARD

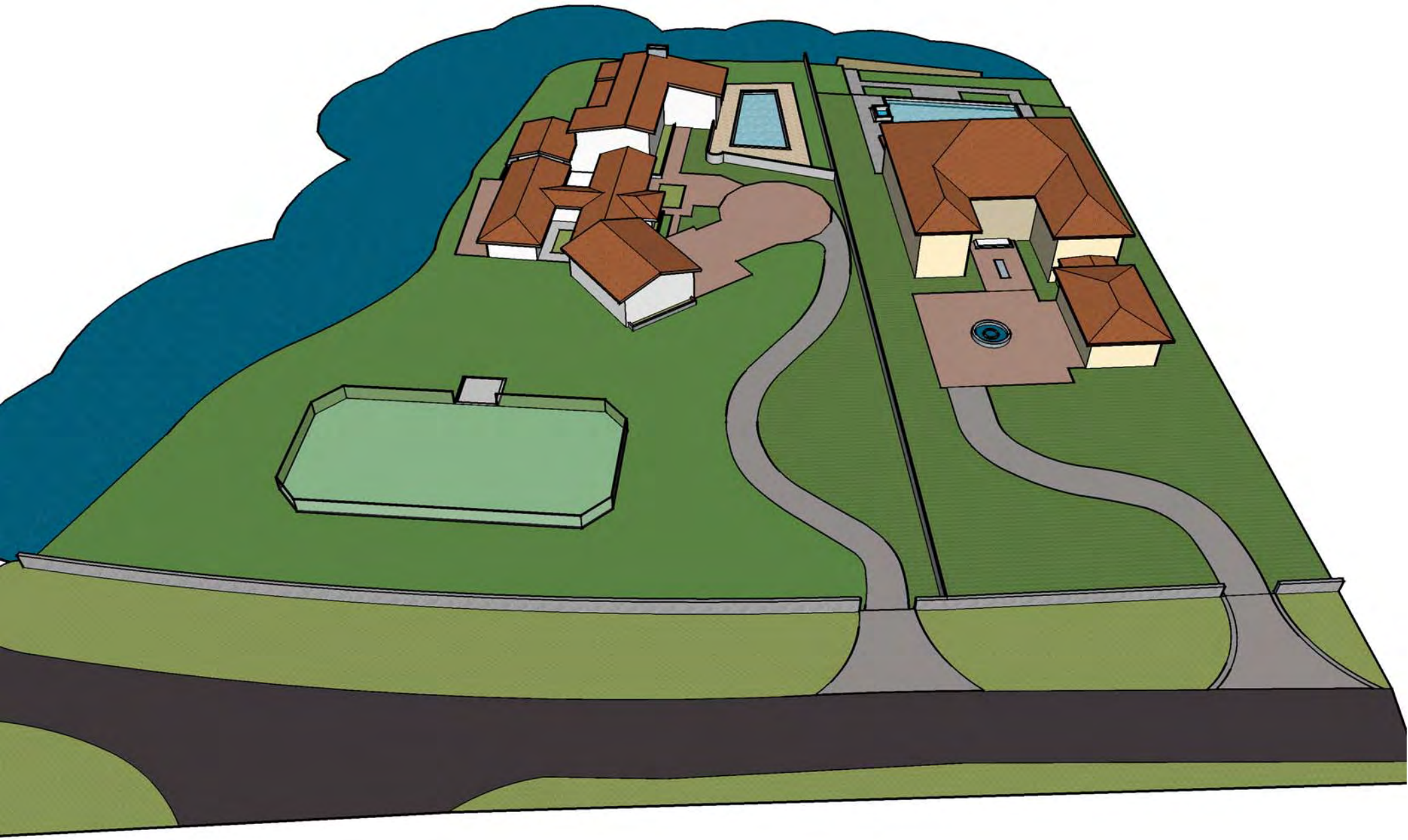
CONTEXT SITE PLAN

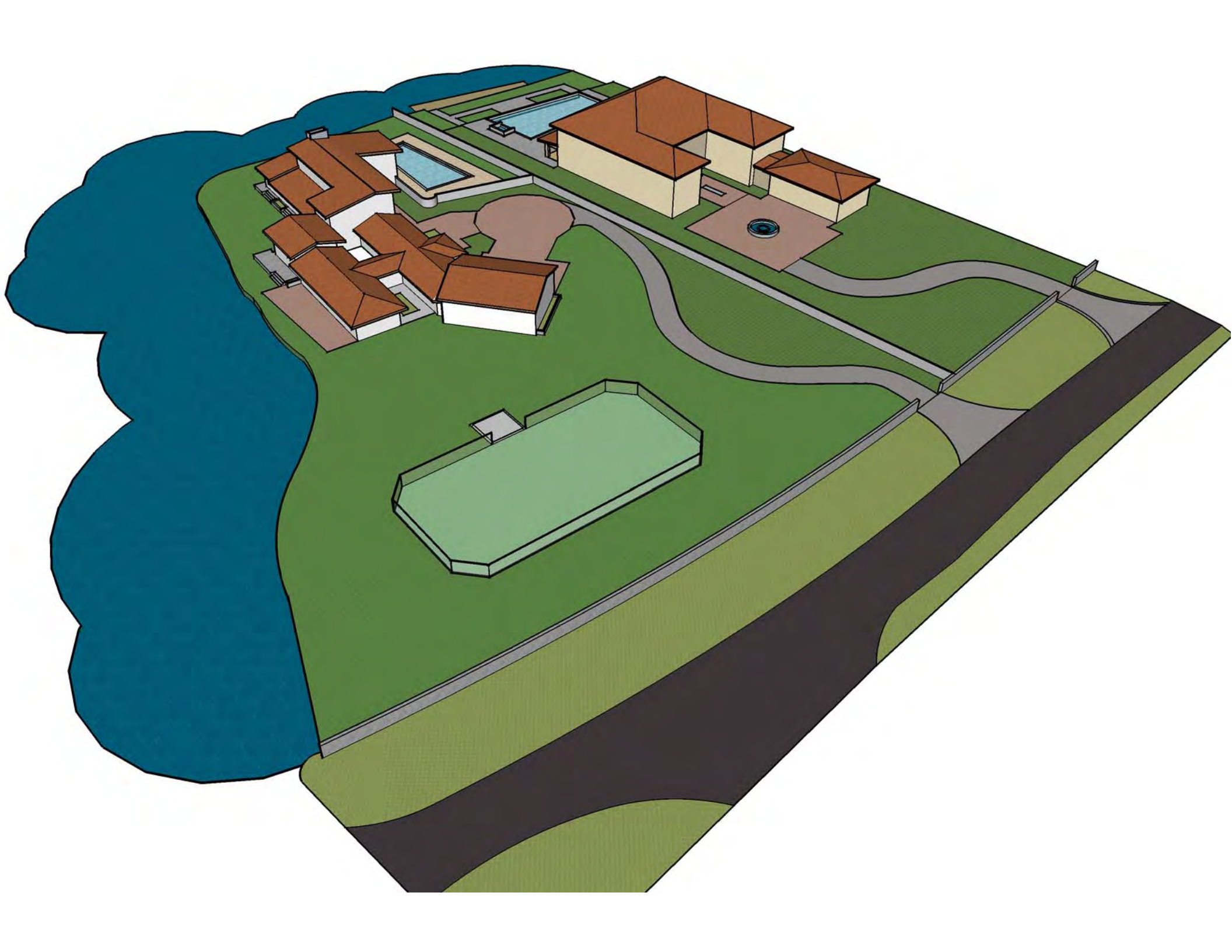
SCALE: 1"= 50'-0"

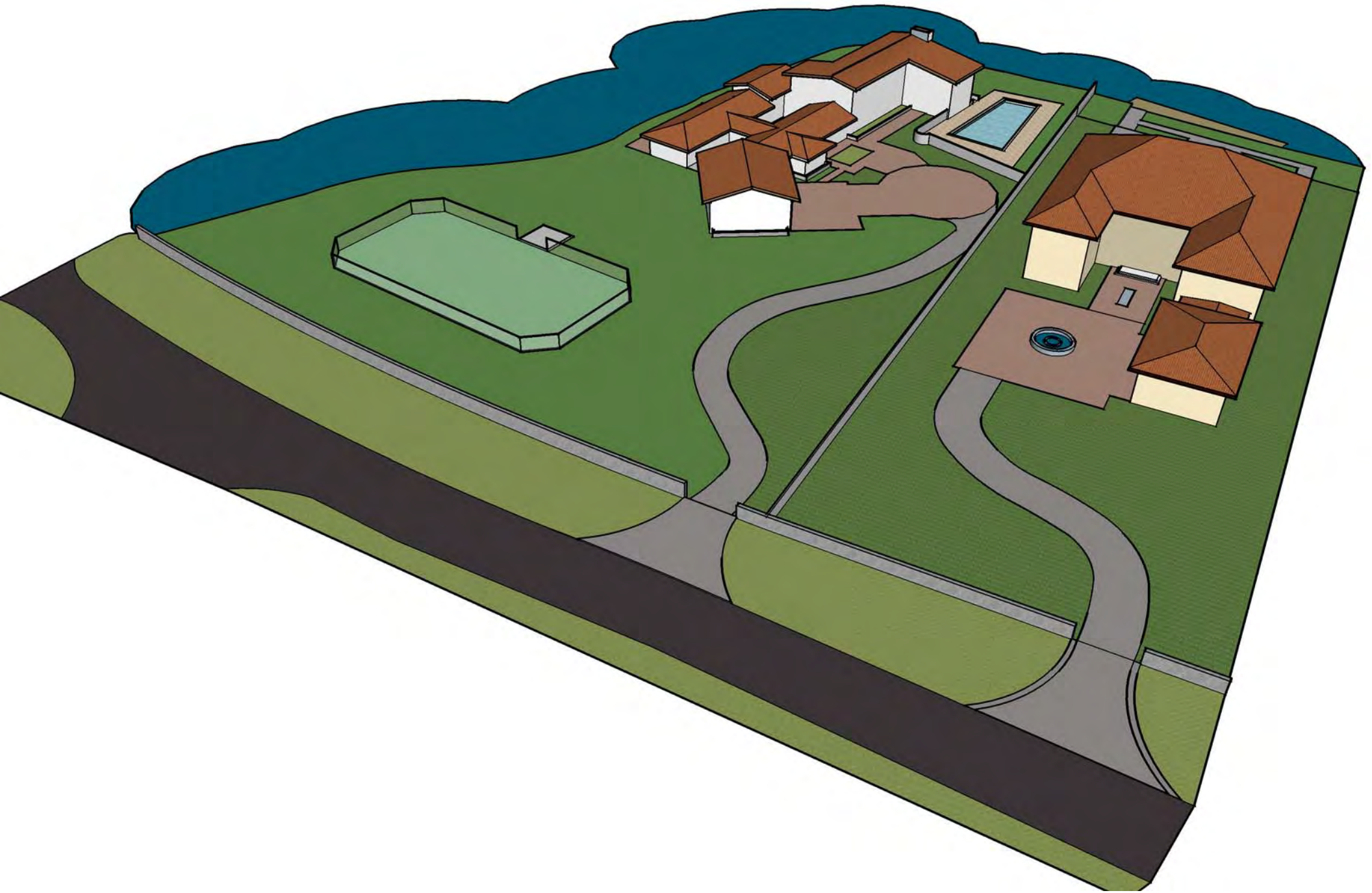
R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

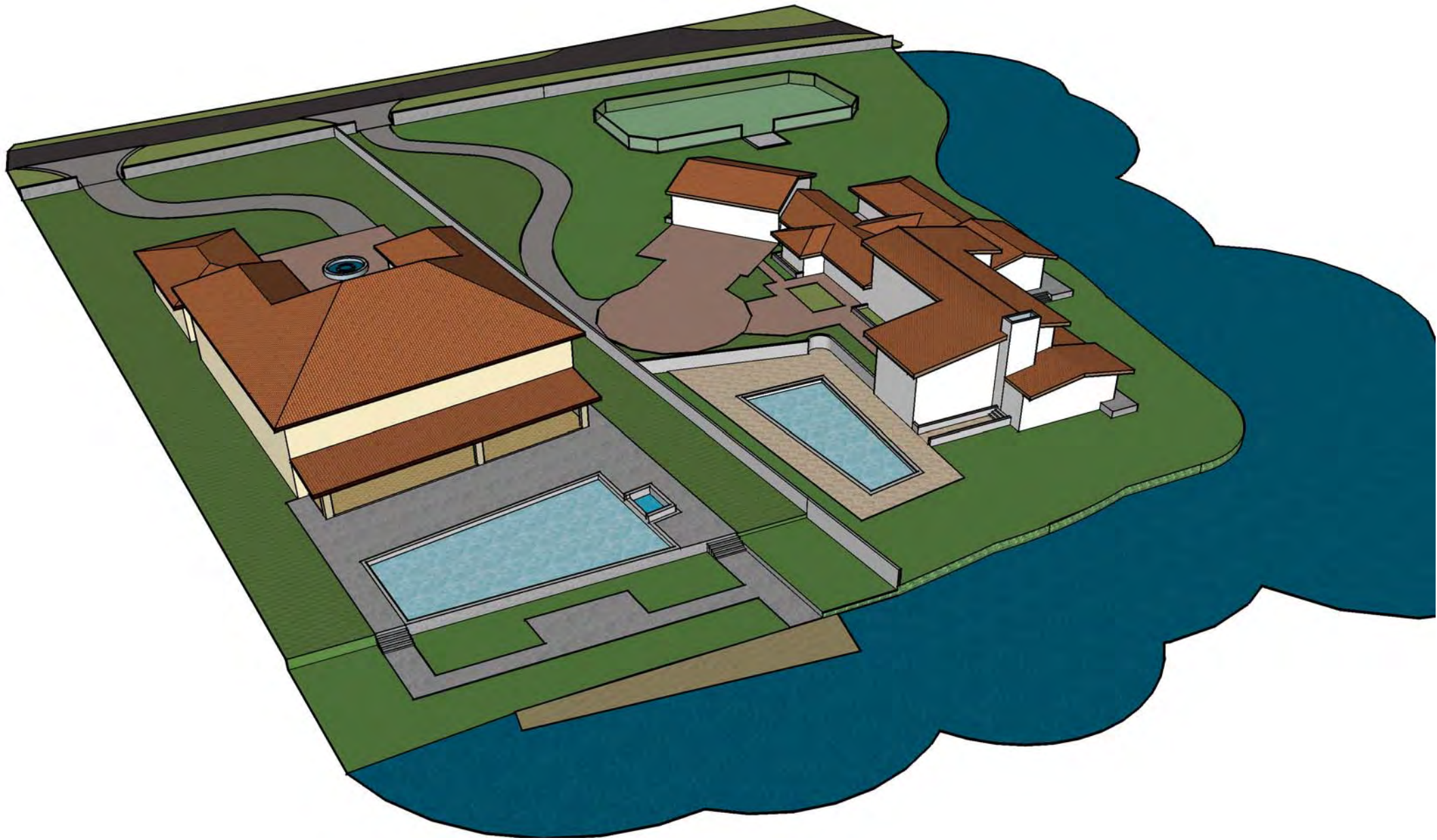
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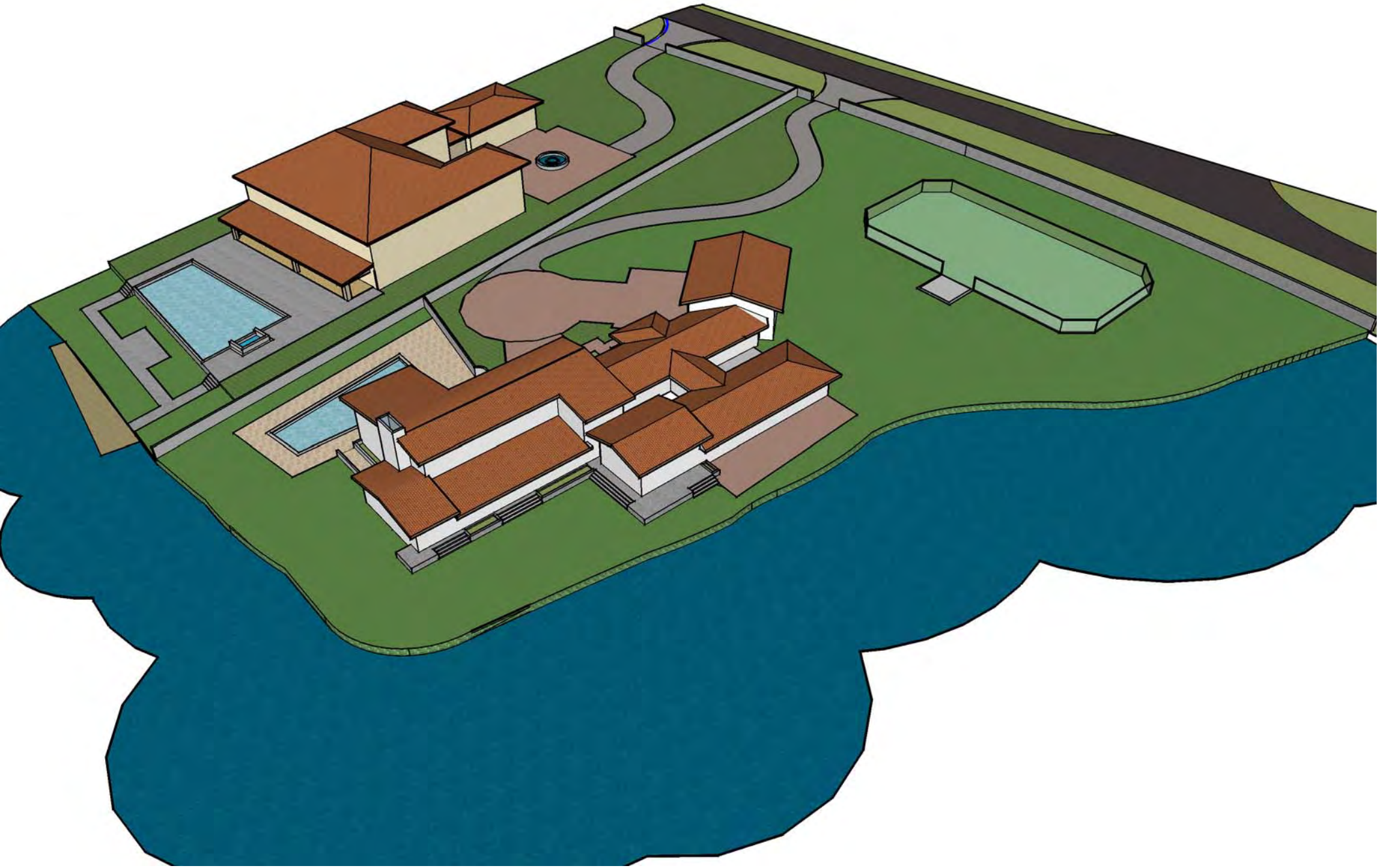
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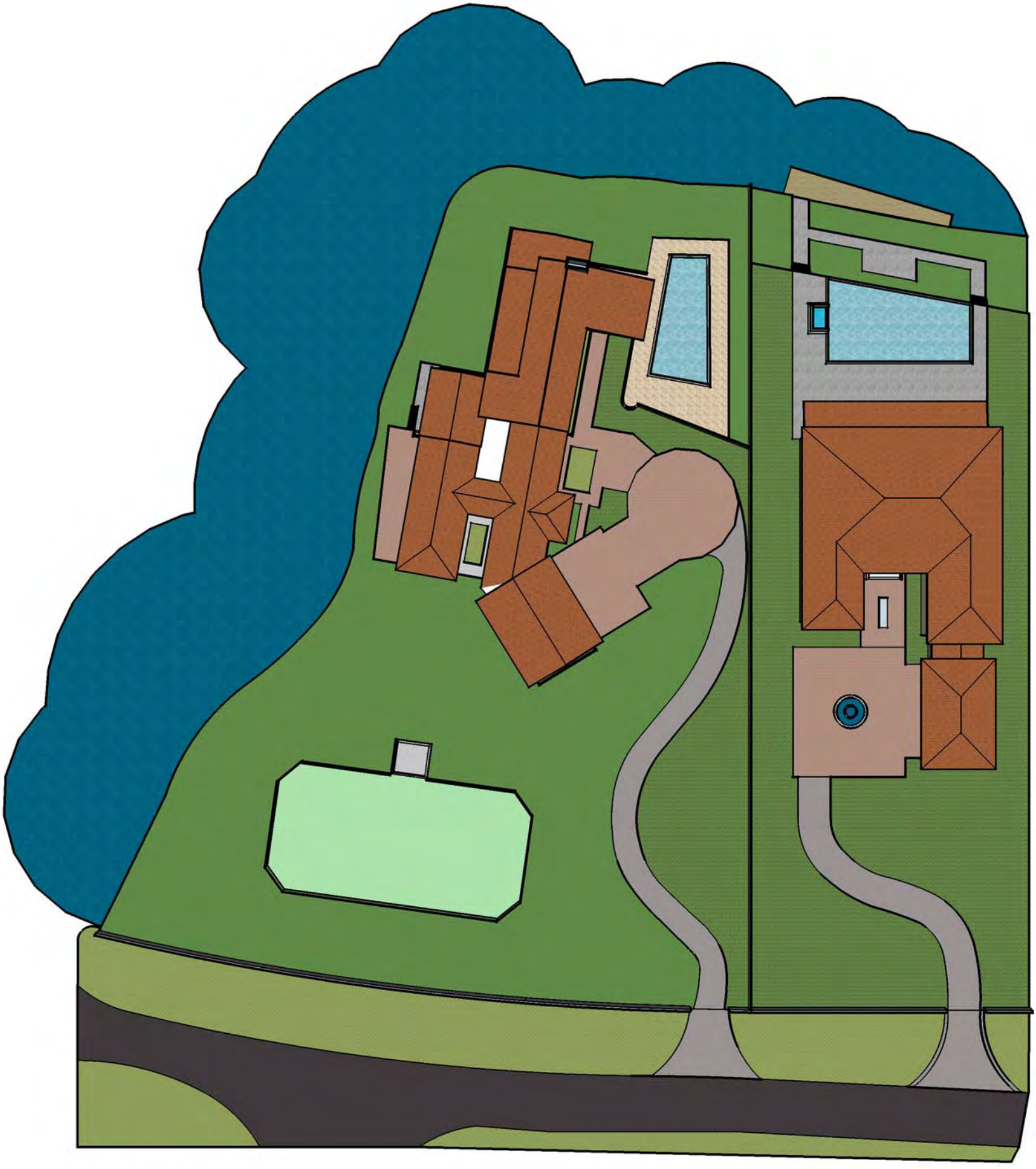













Granada Blvd
Como Ave
Riviera Dr
Aurelia Ave
Veronese St



EXISTING RESIDENCE



EXISTING RESIDENCE (ORIGINAL PARKER / CANDELA REMODEL)

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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.
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6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013



EXISTING RESIDENCE AND POOL AREA (ORIGINAL PARKER)



EXISTING POOL AREA (ORIGINAL PARKER)

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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.
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6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013



EXISTING SCREENED PORCH AND CANDELA ADDITION



EXISTING RESIDENCE (CANDELA ADDITION)

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6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013



EXISTING RESIDENCE (CANDELA ADDITION)



EXISTING RESIDENCE (CANDELA ADDITION)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
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6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013



EXISTING FOUR CAR GARAGE (CANDELA ADDITION)



EXISTING RESIDENCE (CANDELA ADDITION)

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6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013



EXISTING RESIDENCE (CANDELA ADDITION)



EXISTING RESIDENCE (CANDELA ADDITION)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
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6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013



EXISTING RESIDENCE (CANDELA ADDITION)



EXISTING GUEST HOUSE BUILDING (PARKER ADDITION)

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PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

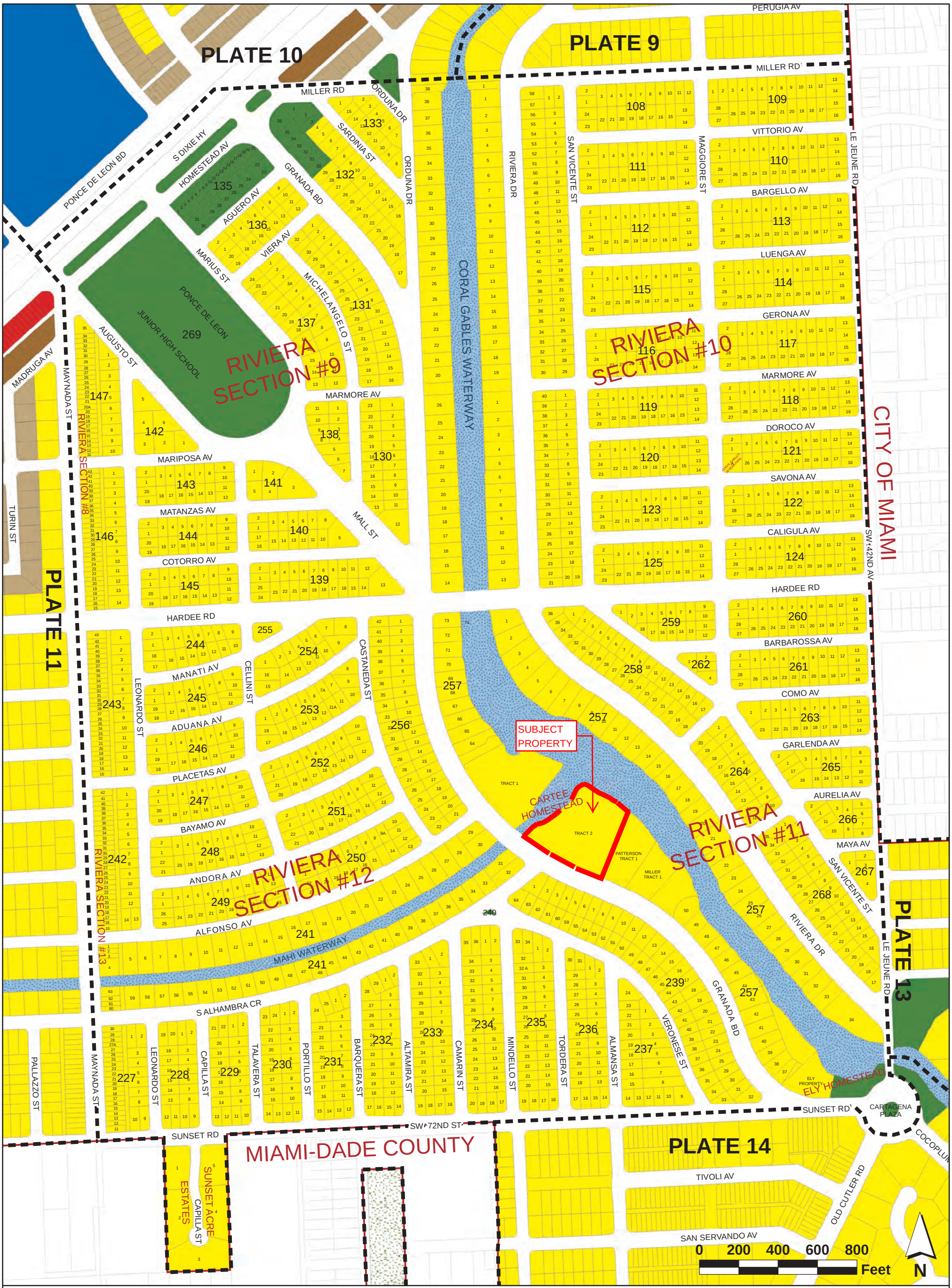
Future Land Use Map

Land Use Classifications

- Residential Single-Family Low Density (6 Units/Acre)
- Residential Single-Family High Density (9 Units/Acre)
- Residential Multi-Family Duplex Density (9 Units/Acre)
- Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)
- Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)
- Residential Multi-Family High Density (150 Feet; 60 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
- Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
- Industrial
- University Campus
- University Campus Multi-Use Area
- Education
- Parks and Recreation
- Open Space
- Conservation Areas
- Public Buildings and Grounds
- Hospital
- Religious/Institutional
- Community Services and Facilities

Plate 12 of 18

City of Coral Gables
Planning Department
February 2011



Zoning Map

Zoning Districts

- (SFR) Single-Family Residential District
- (MF1) Multi-Family 1 Duplex District
- (MF2) Multi-Family 2 District
- (MFSA) Multi-Family Special Area District
- (UCD) University Campus District
- (S) Special Use District
- (P) Preservation District
- (CL) Commercial Limited District
- (C) Commercial District
- (I) Industrial District

Plate

12 of 18

City of Coral Gables
Planning Department
February 2011

REPORT OF THE CITY OF CORAL GABLES

HISTORICAL RESOURCES DEPARTMENT

TO THE HISTORIC PRESERVATION BOARD

ON THE DESIGNATION OF

THE PROPERTY AT

6801 GRANADA BOULEVARD



DETAIL PHOTOGRAPH, 2006

The City of Coral Gables

Historical Resources Department
2327 Salzedo Street
Coral Gables, Florida 33134

LHD 2007-01
COA (SP) 2007-11
JUNE 21, 2007

DESIGNATION REPORT
PROPERTY AT
6801 GRANADA BOULEVARD
CORAL GABLES, FLORIDA

Folio Number:	03-4129-031-0020
Legal Description:	Tract 2 of Cartee Homestead
Plat Book and Page:	43-30
Original Permit No.:	10489
Date of Original Permit:	1951
Original Architect:	Alfred Browning Parker
Original Owner:	D. B. (Daniel Burt) Caudle
Present Owner:	Califon Company N.V.
Present Use:	Residence
Building Type:	2-story Modern
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.

SUMMARY STATEMENT OF SIGNIFICANCE

Permitted on September 27, 1951, the residence located at 6801 Granada Boulevard was designed by internationally 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 that he embraced.

The City of Coral Gables

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CRITERIA FOR SIGNIFICANCE

b. *Architectural significance:*
   1. *Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles*
   2. *Embodies those distinguishing characteristics of an architectural style, or period, or method of construction*
   3. *Is an outstanding work of a prominent designer or builder*
   4. *Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.*

Constructed in 1951, 6801 Granada Boulevard was designed by renowned architect Alfred Browning Parker for D. B. Caudle, a single man. With an emphasis on function and form, this residence is a fine example of the early work of Alfred Browning Parker and his application of the modern movement philosophies in his designs.

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.

Like other Florida homes designed during this time period, the structure responds to the environment. Louvers, roof overhangs, low ceiling heights and/or flowing spaces, and natural materials such as stone and wood, are integrated to promote the functionality of the spaces. One of Alfred Browning Parker's "trademark" features was the use of the "Persiana." As Parker wrote in his book <u>You and Architecture: A Practical Guide to the Best in Building</u>, "A tropical development is the "Persiana," which serves as a door, window, screen, venetian blind and storm shutter." In addition, the residence exhibits the use of carefully cut and laid indigenous oolitic limestone that features prominently in many of Parker's designs. The structures that Parker designed for the property at 6801 Granada Boulevard exhibit his "trademark" features including the "Persianas."

Alfred Browning Parker also believed that a building site was an integral part of the building design. The footprint of the original house and the loggia/cabana parallel the shorelines of the waterways that form the northwest and northeast boundaries of the site. A hallmark of this site is the harmonious coexistence between the structures and nature. The original house and grounds responded to each other in a way that was not overpowering. Parker sited his houses within the existing landscape, he did not wipe the landscape clear to build a new house.

ADDITIONS / ALTERATIONS

In September of 1952, one year after the initial permit was issued, another permit was issued for an addition to the property. The permit was issued for a 792 square foot structure to house a garage and maid's room, also designed by Alfred Browning Parker. This building, sited south of the main structure and at an angle due to the existing vegetation, was executed to complement the original house.

Over the years, subsequent additions and alterations have been made to the original house. In 1967, architect Joseph D. Swain was retained by Mr. Caudle to design an addition (approximately 3,725 square feet according to permit #19460) and alterations to the house. The changes, which were permitted as phased plans included: enclosing the carport, two one-story additions that would be added to the north of the original carport and south of the original two-bedroom "wing", the addition of a "servant's patio", and site alterations including the addition of gates and an additional driveway.

In 1981, the architectural firm Ferandino/Grafton/Spillis/Candela was retained by the current owners to design further alterations to the structure. Because the plans for the 1981 renovation and addition are incomplete at the City of Coral Gables Microfilm Department, it is difficult to state with accuracy if the current condition of the house is a result of the 1967 work commissioned by Mr. Caudle or the 1981 work commissioned by the current owners. It is documented that Mr. Caudle began his ambitious building program, but that it was abandoned at some point and incomplete when the property was transferred to Cenal Construction Corporation in 1974.

Regardless of when the changes were made, the original structures have been altered and expanded. When compared to the original plans, the additions to the 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.

In 1983, a tennis court was added to the property south of the house.

ARCHITECT

Alfred Browning Parker has been recognized for his work and has been credited by his peers as being Florida's most famous architect; even receiving praise by Frank Lloyd Wright publicly in a 1954 national publication. Establishing an architectural practice in the Miami area in the 1940s, Alfred Browning Parker has gained international recognition for his work. Designing in the modern architectural style and utilizing the philosophies of the movement, he achieved a balance

of functionality and form in his buildings. His designs rely heavily on materials, structure, and response to the environment and local climate. In addition to authoring a book entitled You and Architecture: A Practical Guide to the Best in Building, he has also written extensively on the architectural field.

Examples of his work in the local South Florida area are: Carver (Junior) High in Coconut Grove (opened in 1952), the Flagler Federal Building, the Alliance Machine Co. Building-Miami Beach (demolished), the original Bayside development (now Bayside Marketplace, Downtown Miami) where his octagonal building still stands. He is probably best known for his numerous residences. In 1954, *House Beautiful* magazine selected one of his residential designs in Coconut Grove as a "Pace Setter Home." (Many of the features lauded in this home can be found in Parker's design for the Caudle residence.) In 1957, he was hand selected among a few leading architects and designers to demonstrate the integration of the principles of designing a home that reflected its environment. Around the time of the oil embargo of the 1970s, Parker and his son Robin Z. Parker founded SRT, a company that explored the development and use of hydrogen in an inexpensive and clean energy system.

An alumnus of the University of Florida, Alfred Browning Parker is now a professor at his alma mater in the College of Design, Construction and Planning. In 2001, he was recognized as an outstanding alumnus at the University of Florida with the distinguished alumni award for outstanding achievement. He has also received the National Conference of Church Architecture Award of Merit from the American Society of Church Architecture and the Architects Award from the Society of American Foresters.

Another residence designed by Parker, at 915 Bayamo Avenue, was listed on the Coral Gables Register of Historic Places in 2003.

OWNERSHIP HISTORY

The original owner of 6801 Granada Boulevard was D. B. Caudle. In 1974, the mortgage was assumed by Cenal Construction Corporation. The mortgage was subsequently taken over by City National Bank of Miami. It was sold by the Bank to the current owner, Califon Co. N. V. (Jorge Dalmau) in 1980.

STAFF RECOMMENDATION

Constructed in 1951, the property at 6801 Granada Boulevard (legally described as Tract 2 of Cartee Homestead, PB 43-30) is significant to the City of Coral Gables' history based on the following criteria found in the Coral Gables Zoning Code, Article 3, Section 3-1103:

b. Architectural significance:
1. Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles
2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction
3. Is an outstanding work of a prominent designer or builder

4. Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment

Staff finds the following:
6801 Granada Boulevard, located at on the north side of Granada Boulevard and bounded in part by the Coral Gables Waterway and the Mahi Waterway (legally described as Tract 2 of Cartee Homestead, PB 43-30) and constructed in 1951 is significant to the City of Coral Gables history based on:

ARCHITECTURAL SIGNIFICANCE

The Historical Resources Department Staff had the opportunity to walk the property and examine the house in October, 2006. Staff does not feel that the alterations have caused the property to lose its essential character defining features or its architectural integrity.

ACCELERATED CERTIFICATE OF APPROPRIATENESS PROPOSAL

Proposal:	The application requests design approval for the division of the property to create two separate building sites.
Owner:	Califon Company N.V.
Architect:	Jorge L. Hernandez Architect
Legal Description:	Tract 2 of Cartee Homestead, PB 43-30

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the 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 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 property at 6801 Granada Boulevard is currently a single platted lot and a single building site. The property is approximately 2.94 acres and has, according to the submitted plans, approximately 381 feet of frontage on Granada Boulevard. The sites western and northern sides are bounded by the Mahi and Coral Gables Waterways, respectively. The eastern side of the property abuts the adjacent property.

The application, as presented, requests splitting the property into two separate building sites. The proposed "Lot A" is 77,797.7 square feet (approximately 1.79 acres) and the proposed "Lot B" is 49,594.37 square feet (approximately 1.14 acres).

The proposed division of the property creates new boundary lines that create a TRAPEZOIDAL shaped lot in the south west corner of the property (Lot B). The second lot (Lot A) forms an "L" shape around Lot A.

The dimensions of the proposed lots are not shown in the submitted plans. Lot A has a proposed 120'-0" street frontage on Granada Boulevard. Lot B has a proposed 262'-10" street frontage on Granada Boulevard.

Lot B will use the existing opening in the coral rock wall along Granada Boulevard as its entrance. A residence with a "footprint" of 8,577.67 feet is shown on the proposed site plan and the existing Alfred Browning Parker-designed outbuilding is included on this parcel as an auxiliary structure.

Lot A creates a new opening in the existing coral rock wall as its entrance. A new residence shown on the proposed site plan has a "footprint" of 17,464.49 feet. The historic house is shown as an auxiliary structure to the new, much larger house. The new residence is visible from Granada Boulevard, while the historic structure is located its west.

BOARD OF ARCHITECTS

Not applicable. However, the Planning and Zoning Board will review this item at its next meeting. In its initial review of the lot separation, the Planning Department included in their conditions a requirement that the applicant designate the property and asked for a recommendation on the application before it would present the application to its Board. Once the Planning and Zoning Board reviews the application, the recommendations of both Boards will be presented, with the application, to the City Commission for consideration.

STAFF CONCLUSION

In order for this proposal to be feasible a number of things must occur. This includes, but is not limited to the following: the coral rock wall that parallels Granada Boulevard must be altered with another opening, a good portion of the extensive landscaping must be removed, the existing paving and tennis court must be removed, and a portion of the existing house must be removed so as to not encroach on the proposed new lot lines. While the economics of maintaining the existing property can not be overlooked, Staff has a number of concerns with the application that remain unresolved.

The lot separation, as shown, is contingent upon the removal of part of the existing house. While we believe that the intent is for the later additions to be removed, the manner in which they are to be removed is not made clear. There is no restoration plan or indication of the extent of work to be done to the historic structure. This aspect of the proposal is troubling because it does not clearly define the impact of the application on the historic structure.

The application also does not show the existing pool and loggia/walls that exist between the existing house and the existing cabana. These features are integral to Parker's original design and pivotal in "anchoring" the cabana feature. The proposed site plan also does not show the

impact on the existing landscaping. The property features lush landscaping with a large number and variety of mature trees.

In addition, the new structures are not clearly defined. They are only shown in roof plan. Therefore, their potential impact on the historic structures can not be evaluated. Placement on a site plan does not indicate design parameters, nor does it speak to the relationships between the buildings and their landscape.

The application leaves the design of the new structures, their placement and sizes to the discretion of the new owners of the lots. The structures shown are only examples of what could be placed on the lots. While it is clearly understood that the design of the new structures will have to be reviewed by the Historic Preservation Board, Staff remains unconvinced that the application presented ensures the protection of the historic structures, the property and the integrity of the existing site.

The application as presented leaves too many unknowns for Staff to recommend approval. Section 3-1106(F)1 regarding Special Certificates of Appropriateness states that "the applicant shall provide adequate information to enable the Board to visualize the effect of the effect of the proposed action on the applicant's building and its adjacent buildings and streetscapes." Staff does not feel that the application is inadequate to thoroughly evaluate the final impact on the historic property. At a minimum, Staff would request that the applicant submit plans and elevations for the proposed new structures, landscape plans that maintain and evoke the existing park-like setting, and a restoration plan for the historic structures and features before it could support an application for a separation of the lot.

Therefore, Staff recommends the following:

> **A motion to APPROVE the Local Historic Designation of the property at 6801 Granada Boulevard (legally described as Tract 2 of Cartee Homestead, PB 43-30) based on based on its architectural significance.**

AND

> **A motion to DENY the request for design approval for the division of the property to create two separate building sites.**

Respectfully submitted,

Kara N. Kautz
Historic Preservation Officer

Bibliography

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Coral Gables Use & Area Map, City of Coral Gables, June 1997, Plate No. 12.

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Building Permits Record Book, City of Coral Gables, Historical Resources Department, 1945-1955

1940s Archival Photographs, City of Coral Gables, Historical Resources Department.

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http://gisims2.miamidade.gov/myhome/propmap.asp

Miami-Dade County Clerk, Country Record's Records Search website
http://www.miami-dadeclerk.com/public-records/default.asp

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City of Coral Gables Department of Historical Resources, Local Historic Landmark Designation Report for 915 Bayamo Avenue, 2003.

City of Miami, "Report of the City of Miami Preservation Officer to the Historic and Environmental Preservation Board on the Potential Designation of the Coconut Grove Playhouse as a Historic Site," 2002.



Location Map

REVIEW GUIDE

Definition: The Review Guide lists some of the more prominent features, which contribute to the overall character of a structure and/or district. It is not intended to be all-inclusive, as photographic documentation fully illustrates the present physical character of the property.

Use: The Review Guide may be used to address the impact of new construction, additions/modifications/alterations and/or renovations which may become the subject of some future Certificate of Appropriateness consideration....and

The Review Guide by describing EXISTING physical characteristics may be used to determine whether or not elements which create the character of the structure and/or district is present and/or whether or not later additions or alterations have so changed that character so as to cause the property (ies) to become ineligible for listing.

Property Address:	6801 Granada Boulevard
Date of Construction:	1951
Construction Material:	concrete block covered with stucco and stone facing, and barrel roof tile



Photograph Year 2006



































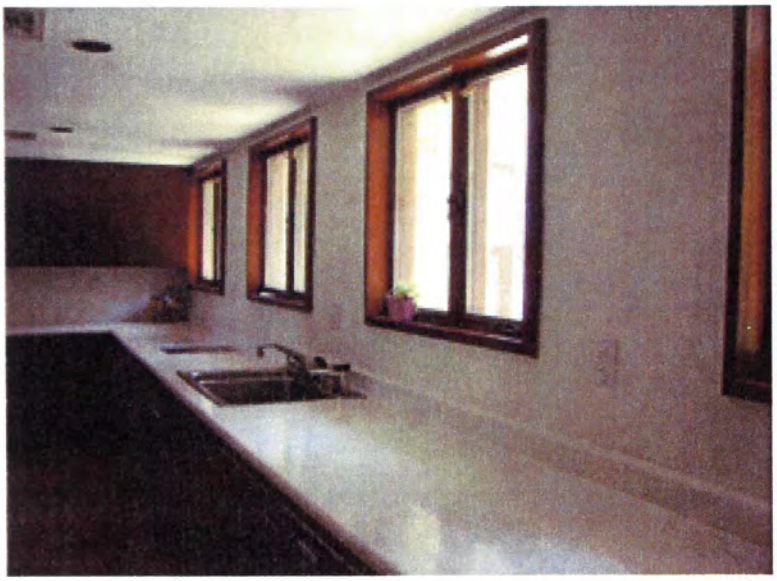


















































B.O.A. # AB 13070446

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
PLANNING		
ZONING		
PUBLIC WORKS		
BUILDING	[signature] AS NOTED	
FIRE	[signature]	7-11-13 AS NOTED
ENVIRONMENTAL		
PARKS		
ELECTRICAL		
MECHANICAL		
PLUMBING		
GAS		
STRUCTURAL		
ZONE		
PUBLIC WORKS		
OTHER		

Subject to compliance with all applicable State, County and City codes. The issuance of this permit does not assume responsibility for accuracy of construction plans. Approval does not relieve owner of responsibility for compliance with all applicable codes.

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE FOR INSPECTION WHEN REQUIRED. NO INSPECTION WILL BE MADE UNLESS PLANS ARE AVAILABLE ON BUILDING SITE.

5/2005

Pursuant to the Florida Administrative Code Chapter 62-All construction sites are required to use appropriate sedimentation and erosion control Best Management Practices (BMP).

EXISTING HOUSE

PLANTER

CBS WALL

BRICK PAVERS

PLANTER

1. PULL DRIVEWAY AWAY FROM PROPERTY LINE
2. CONSIDER ALTERNATE MATERIAL FOR DRIVEWAY

NEW DRIVEWAY

S25°41'47"W 274.37'

POSSIBLE FUTURE
NEW HOUSE

N.I.C.
NOT APPROVED BY BOA!

1 1/4"
SHOWN FOR GENERAL ZONING INFO ONLY.

MOTOR COURT

5'-0" MIN SETBACK

10'-0" MIN. SETBACK

130'-0"

110'-0"

PROPOSED LOT B

126'-3"

6' IRON GATE

PC.

6' CONC. WALK

ENCR. 0.40'

20.1'

N64°18'13"W

N64°18'13"W 130.00'

2'x2' CONC. W/ GATE MOTOR

CALL BOX

ASPHALT

1.40' BRICK TRIM

4' HIGH CORAL ROCK WALL

31' PARKWAY

50.00'

47.00'

ZONING COMMENTS

JULY 29, 2013

6801 GRANADA BLVD.

LEGAL DESCRIPTION/OWNER:
CALIFON COMPANY N V
C/O GARRY B, SCHWARTZ PA
4000 PONCE DE LEON BLVD 470 CORAL GABLES FL
33146-1432
FOLIO: 03-4129-031-0020
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
YEAR BUILT: 1951
LOT SIZE: 2.95 AC

SITE SPECIFICS NOT SPECIFIED IN ZONING CODE APPENDIX A FOR CARTEE HOMESTEAD SUBDIVISION ADJACENT PROPERTIES ARE RIVIERA SECTION 11 AND 12 SECTION A-86 AND A-87
BOTH RIVIERA SECTION 11 AND 12 REQUIRE LOTS FACING GRANADA BOULEVARD –THIRTY FIVE FEET (35'0") MINIMUM FRONT SETBACK
GENERAL SETBACKS APPLIED FOR SIDES AND REAR WATERWAY AS SPECIFIED UNDER ARTICLE 4 SECTION 4-101 (D) (4) (b) (d)
RESPONSE: We had a meeting with Ms. Martha Salazar-Blanco, Coral Gables Zoning Official, to review our Zoning Analysis prior to submittal. She pointed out that per the Legal Description we were not subject to the Site Specifics of Riviera Section 11 and 12. Our legal description does not state Riviera Section 11 or 12; it is Tract 2 of "Cartee Homestead". Therefore the front setback could be 25'-0".

ZONING COMMENTS FOR LOT A:

1. UNABLE TO VERIFY LOT COVERAGE CALCULATIONS AS PROVIDED BY ARCHITECT; UNKNOWN WHICH AREAS WERE CALCULATED;

a. In particular, gross floor area shall include the following:
All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building, including the following:
i. Elevator shafts and stairwells at each floor.
ii. The floor space in penthouses, interior balconies and mezzanines.
iii. The floor space in auxiliary or accessory buildings.
iv. The floor space in screened porches located on the second floor. The floor space in screened porches located on the first floor shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.

v. The floor space in any garage and/or garage storage area shall be computed at three-quarters (3/4) of floor area for one (1) story detached garages located in the rear yard area with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three-hundred-and-fifty (350) square feet.
vi. In those cases where the average floor to the bottom of the structural member of roof support height exceeds thirteen (13) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.
vii. The floor space in roofed terraces, breezeways, and porches located on the second floor.
viii. The floor space in interior courtyards and if a portion of the interior court yard is created in whole or in part with a two (2) story portion of the residence then the interior court yard shall count twice.

RESPONSE: The Lot "Coverage" was calculated as defined under the Coral Gables zoning. It includes the area covered by the footprint of the building in its entirety, computed from the exterior face of exterior walls and the exterior face of exterior columns of the ground floor of the building, including any cantilevered portions of the building above the ground floor and roof overhangs which are greater than five (5) feet.
The description shown in the comment above refers to the calculation of the maximum square foot floor area, not the lot coverage area.

2. PROVIDE HEIGHT OF CBS WALL SURROUNDING POOL AREA.
   RESPONSE: The existing 3'-6" CBS wall surrounding the pool will be raised to 4'-0" high. See revised Proposed Site Plan.

3. SWIMMING POOL MUST BE SCREENED FROM STREET VIEW WITH A 4 FEET HIGH CBS WALL.
   RESPONSE: The pool shown is not for construction, nor a proposed design. It is shown the purpose of the replat. Indicative of where a future pool would be located if the existing lot is re-platted into 2 lots. At such time the new pool will be completely enclosed by a 4'-0" high fence with gates leading into pool area with self latching and self closing or removable fence guard or safety cover as per pool code.

4. PROVIDE DISTANCE FROM POOL TO SIDE PROPERTY LINE.
   RESPONSE: See dimension from pool to property line on revised Proposed Site Plan.

5. MUST PROVIDE FENCING SECURING POOL WITH ALL GATES LEADING INTO POOL AREA TO BE SELF LATCHING SELF CLOSING.
   RESPONSE: The pool shown is not for construction, nor a proposed design. It is shown the purpose of the replat. Indicative of where a future pool would be located if the existing lot is re-platted into 2 lots. At such time the new pool will be completely enclosed by a 4'-0" high fence with gates leading into pool area with self latching and self closing or removable fence guard or safety cover as per pool code.

6. REVIEW ZONING CODE SECTION 5-1406 FOR TRIANGLE OF VISIBILITY; REGARDING EXISTING 4' HIGH CORAL ROCK WALL ADJACENT TO DRIVEWAYS CONSIDERING SUBJECT PROPERTY AND ADJACENT PROPERTIES;

   In cases where site specific conditions prohibit compliance with triangle of visibility requirements the Building and Zoning Director may approve and require the use of convex mirrors. The Building and Zoning Director shall impose conditions as appropriate on a case-by-case basis.

RESPONSE: The existing entrance opening and historic 4'-0" high coral rock wall is not being altered; it is noted as existing to remain. See attached revised Proposed Site Plan

7. PROVIDE MAXIMUM HEIGHT FROM ESTABLISHED GRADE.
   RESPONSE: Established grade using the average sidewalk elevation = 9.88 Ft.
   This site contains an existing historic building and it's Finished Floor Elevation has been established at 11.27 FT.
   The height of the highest point in the building is 23'-9" making the **height above established grade 25'-2".**

8. PROVIDE 40% OF SITE AREA OPEN LANDSCAPING.
   RESPONSE: Minimum required Site Area Open Landscaping has been added to the Zoning Analysis. See revised Zoning Analysis for Proposed Site Plan.

9. PROPOSED WOOD DOCK MUST CONFORM TO ZONING CODE SECTION ARTICLE 5 DIVISION 8 SECTIONS 5-801 THROUGH 5-806 AS APPLICABLE.
   RESPONSE: Future dock to comply with Site Specifics Zoning Regulations Section A-67- Mahi Canal in Appendix A.

10. REVIEW TABULATIONS AS PROVIDED MAXIMUM 35% LOT COVERAGE AND 45% LOT COVERAGE (AUXILIARY/ACCESSORY STRUCTURES) TABULATIONS INCORRECT AND ARE NOTED AS SAME.
    RESPONSE: Lot coverage maximum of 35% allowed for principal structure has been revised to reflect the adjusted site area. Lot coverage maximum of 35% provided is correct and calculated as described in item 1.
    Lot coverage maximum of 45% allowed for principal and accessory structures is shown for reference only. Lot coverage maximum of 45% provided for principal and accessory structures does not apply and is noted as such since there are no accessory structures in this lot.

11. PROVIDE PERMIT FOR EXISTING TENNIS COURT.
    RESPONSE: A variance was approved unanimously by the City, allowing the Tennis Court to be between House and the street. The Tennis Court was built by Agile Courts around 1985 or 1986. The owner does not have record of the permit considering it was built 27+ years. The City should have a record of the permit.

12. REVIEW/COMPLY WITH ZONING CODE SECTION 3-206 BUILDING SIDE DETERMINATION PROCEDURE.
    RESPONSE: Be advised that we have already presented to the Development Review Committee and the plans have been revised by the Board of Architects. Comments from both have been incorporated. Because this is a designated Historic Structure, the lot separation and Certificate of Appropriateness must be granted by the Historic Preservation Board prior to proceeding to Planning & Zoning Board.

13. SITE AREA TABULATION DIFFERS FROM SURVEYOR.
    RESPONSE: Site area tabulation has revised to match surveyor. See attached revised zoning analysis for Proposed Site Plan.

ZONING COMMENTS LOT B

14. UNABLE TO VERIFY LOT COVERAGE CALCULATIONS AS PROVIDED BY ARCHITECT; UNKNOWN WHICH AREAS WERE CALCULATED;

a. In particular, gross floor area shall include the following:

All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building, including the following:

i. Elevator shafts and stairwells at each floor.

ii. The floor space in penthouses, interior balconies and mezzanines.

iii. The floor space in auxiliary or accessory buildings.

iv. The floor space in screened porches located on the second floor. The floor space in screened porches located on the first floor shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.

v. The floor space in any garage and/or garage storage area shall be computed at three-quarters (3/4) of floor area for one (1) story detached garages located in the rear yard area with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three-hundred-and-fifty (350) square feet.

vi. In those cases where the average floor to the bottom of the structural member of roof support height exceeds thirteen (13) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.

vii. The floor space in roofed terraces, breezeways, and porches located on the second floor.

viii. The floor space in interior courtyards and if a portion of the interior court yard is created in whole or in part with a two (2) story portion of the residence then the interior court yard shall count twice.

RESPONSE: The house shown is not for construction, nor a proposed design. It is shown to illustrate zoning information only. If replanted into two lots a proposed design will be presented. Nevertheless, for replat purposes the Lot "Coverage" was calculated as defined under the Coral Gables zoning. It includes the area covered by the footprint of the building in its entirety, computed from the exterior face of exterior walls and the exterior face of exterior columns of the ground floor of the building, including any cantilevered portions of the building above the ground floor and roof overhangs which are greater than five (5) feet.

The description shown in the comment above refers to the calculation of the maximum square foot floor area, not the lot coverage area.

15. MUST PROVIDE FENCING SECURING POOL WITH ALL GATES LEADING INTO POOL AREA TO BE SELF LATCHING SELF CLOSING.

RESPONSE: The pool shown is not for construction, nor a proposed design. It is shown for the purpose of the replat. Indicative of where a future pool would be located if the existing lot is re-platted into 2 lots. At such time the new pool will be completely enclosed by a 4'-0" high fence, removable fence guard with gates leading into pool area with self latching and self closing or safety cover as per pool code.

16. REVIEW ZONING CODE SECTION 5-1406 FOR TRIANGLE OF VISIBILITY; REGARDING EXISTING 4' HIGH CORAL ROCK WALL ADJACENT TO DRIVEWAYS CONSIDERING SUBJECT PROPERTY AND ADJACENT PROPERTIES;

    In cases where site specific conditions prohibit compliance with triangle of visibility requirements the Building and Zoning Director may approve and require the use of convex mirrors. The Building and Zoning Director shall impose conditions as appropriate on a case-by-case basis.

    RESPONSE: The new entrance opening has been widened to comply with the Triangle of Visibility as per Zoning Code Section 5-1406. See attached Revised Proposed Site Plan.

17. PROVIDE MAXIMUM HEIGHT FROM ESTABLISHED GRADE.

    RESPONSE: Established grade using the average sidewalk elevation = 10.01 Ft.
    The house shown is not for construction, nor a proposed design. It is shown to illustrate zoning information only. At such time that a proposed design is presented, the house will not exceed two stories and the height to the highest point will not exceed **39'-0" above established grade,** as per zoning code for properties in flood hazard areas.

18. PROVIDE 40% OF SITE AREA OPEN LANDSCAPING.

    RESPONSE: Minimum required Site Area Open Landscaping has been added to the Zoning Analysis. See revised Zoning Analysis for Proposed Site Plan

19. PROVIDE PERMIT FOR EXISTING WOOD DOCK AS ILLUSTRATED ON SURVEY AND SITE PLAN.

    RESPONSE: The Dock was already built when the owner bought the house in 1980.

20. REVIEW TABULATIONS AS PROVIDED MAXIMUM 35% LOT COVERAGE AND 45% LOT COVERAGE (AUXILIARY/ACCESSORY STRUCTURES) TABULATIONS INCORRECT AND ARE NOTED AS SAME.

    RESPONSE: The house shown is not for construction, nor a proposed design. It is shown to illustrate zoning information only. At this time, only a principal structure is shown, when a proposed design is presented it may include accessory structures. Lot coverage maximum of 35% allowed for the principal structure has been revised to reflect the adjusted site area. Lot coverage maximum of 35% provided is correct and calculated as described in item 1.
    Lot coverage maximum of 45% allowed for principal and accessory structures is shown for reference in case an accessory building is included in the final design. Lot coverage maximum of 45% provided for principal and accessory structures does not apply at the moment and is noted as such.

21. PROPOSED DECK NOT ALLOWED WITHIN 35 FEET REQUIRED REAR WATERWAY SETBACK.

    RESPONSE: There is only 5'-0" wide walkways to existing Dock. See revised Proposed Site Plan.

22. UNKNOWN PROPOSED STRUCTURE ADJACENT TO MOTOR COURT BETWEEN RESIDENCE AND STREET AND CLOSER TO STREET THAN RESIDENCE IF DETACHED IS CONSIDERED AUXILIARY/ACCESSORY STRUCTURE AND REQUIRES VARIANCES ZONING CODE SECTION 5-101 B AND C.

    RESPONSE: The structure is an attached 3 car garage. The house shown is not for construction, nor a proposed design. It is shown the purpose of the replat.

23. MAXIMUM WIDTH OF WALKWAYS WITHIN REAR SETBACK AREA IS 5 FEET.
    RESPONSE: All walkways at rear setback area have been revised to be 5'-0" wide. See attached revised Proposed Site plan. The pool and walkways shown is not for construction, nor a proposed design. It is shown the purpose of the replat.

24. REVIEW/COMPLY WITH ZONING CODE SECTION 3-206 BUILDING SIDE DETERMINATION PROCEDURE.
    RESPONSE: Be advised that we have already presented to the Development Review Committee and the plans have been revised by the Board of Architects. Comments from both have been incorporated. Because this is a designated Historic Structure, the lot separation and Certificate of Appropriateness must be granted by the Historic Preservation Board prior to proceeding to Planning & Zoning Board.

25. SITE AREA TABULATION DIFFERS FROM SURVEYOR.
    RESPONSE: Site area tabulation has revised to match surveyor. See attached revised zoning analysis for Proposed Site Plan.

ELIZABETH GONZALEZ
(305) 460-5253
EGONZALEZ@CORALGABLES.COM

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**



AT&T
Florida

Kathy Reed
Area Manager South Eng Group
9500 SW 180th Street
Village of Palmetto Bay, Fl 33157
KR6485@att.com
(305) 256-8451

File#: MIAMFLRR-310655

Zeke Guilford
Guilford & Associates, P.A.
400 University Drive, Suite 201
Coral Gables, Florida 33134

Date: July 15, 2013

Re: **Replat of Tract 2 Cartee Homestead / 6801 Granada Blvd., Coral Gables**

On behalf of Bellsouth Telecommunications, LLC d/b/a AT&T Florida, this letter shall serve as notice of **"non objection"** to the recording of the referenced Plat "REPLAT OF TRACT 2 CARTEE HOMESTEAD" prepared by Lannes & Garcia, INC., dated 2/12/2013 as shown on this Plat and recorded in Tract 2 of Plat Book 43, Page 30.

Respectfully submitted,

Kathy Reed, Area Mgr.
OSP Planning & Engineering Design – SFL District

cc: Steve Massie, AT&T FL

AUG 17 2006

GUILFORD & ASSOCIATES, P.A.

comcast

18601 NW 2nd Avenue
Miami, FL 33169

August 16, 2006

Guilford & Associates, P.A.
400 University Drive Suite 200
Coral Gables, Florida 33134

NO OBJECTION LETTER

Re: Project Description:
Re-plat of a three acre parcel at Tract 2, Cartee Homstead
Coral Gables, Florida

Dear Zeke

This is to inform you that COMCAST has no objection with the project mentioned above and the facilities owned, maintained or operated by us are no in conflict within the projected area.

Sincerely,

Jose Martinez
Construction Department

AGL Resources
Atlanta Gas Light
Chattanooga Gas
Elizabethtown Gas
Elkton Gas
Florida City Gas
Virginia Natural Gas
AGL Networks
Sequent Energy Management

305 691 8710 phone
www.floridacitygas.com

955 East 25th Street
Hialeah, FL 33013

July 30, 2013

Zeke Guilford
Guilford and Associates
400 University Drive, Suite 201
Coral Gables, FL 33134

Subject: 6801 Granada Blvd., Coral Gables

Dear Mr. Guilford:

Florida City Gas does not have any facilities at the above referenced address and therefore has no objections to your proposed replat.

Please let me know if you have any questions.

Sincerely,

Michael Alexander

Florida City Gas

FPL.

RECEIVED
OCT - 2 2006
GUILFORD & ASSOCIATES, P.A.

September 28, 2006

Guilford & Associates, P.A.
400 University Drive Suite 200
Coral Gables, FL 33134

Attn: TO WHOM IT MAY CONCERN
Subject: New Tentative Plat Tract 2 Cartee Homestead
Location: 6801 Granada Blvd Coral Gables, FL

A re-subdivision of Tract 2, "Cartee Homestead", according to the plat thereof, as recorded in Plat Book 30, at Page 43, of the Public Records of Miami-Dade County, Florida.

Owner: Califon Company N.V.
C/O Garry B Schwartz PA
4000 Ponce de Leon Blvd 470
Coral Gables, FL 33146-1432

Please consider this letter as your notification that satisfactory arrangements for the relocation of electric service has been made in accordance with ordinance 68-69 and Revised 77-6.

As per our agreement with you, we would appreciate your making these satisfactory arrangements contingent upon easement requirements as follows:

_____ Easements necessary for electrical facilities are highlighted on the attached copy of the subject tentative plat and a duplicate was supplied to Accurate Construction Survey Corp. Please review the attached before final processing to insure that all easement requested are indicated on the final plat. Easement marked are for existing facilities. Easements for new facilities will be required by instrument

__x___ No easements are required at this time for electrical facilities.

_____ Easements have been assured verbally by the owner/developer and will be granted prior to completion of the building construction.

_____ Easements as shown on the subject tentative plat are sufficient to provide electrical service to this project.

Sincerely,

Jessica Ham
Distribution Construction
Customer Project Manager

MIAMI-DADE COUNTY

Miami-Dade Water and Sewer Department
P. O. Box 330316 • 3575 S. LeJeune Road
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

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

October 12, 2006

Mr. Walter Carlson
Assistant Planning Director
City of Coral Gables

Subject: Tract 2 Cartec Homested/Coral Gables, Florida

Dear Mr. Carlson:

The proposed re-plat of the property associated with this request would trigger water system improvements, based on the approved zoning. Detailed information on the required improvements will be provided at the time a request for a service agreement is sent to the Department.

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12)-in. min. in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8)-in. min. in diameter required for low and medium density residential zonings.

Should you have any questions, or require additional information, please contact me.

Sincerely,

PHILLIP TORRES, P.E.
Plans Review Manager

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: _____

Attachment B

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2007-192

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES DENYING APPROVAL OF A SEPARATION OF A BUILDING SITE PURSUANT TO ZONING CODE SECTION 3-206, TO INDICATE THAT TRACT 2, CARTEE HOMESTEAD SECTION (6801 GRANADA BOULEVARD), CORAL GABLES, FLORIDA, SHALL BE CONSIDERED TWO SEPARATE BUILDING SITES, WITH ONE BUILDING SITE CONSISTING OF LOT 1, AND THE OTHER BUILDING SITE CONSISTING OF LOT 2 AS RE-PLATTED, AS MORE PARTICULARLY SET FORTH IN APPLICATION NO. 01-07-445-P, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the City Commission does hereby deny approval of a separation of a building site, more particularly, Cartee Homestead Section (6801 Granada Boulevard).

SECTION 2. That said resolution shall become effective immediately upon the date of its passage and adoption herein.

(PASSED AND ADOPTED THIS TWENTY-EIGHTH DAY OF AUGUST, A.D., 2007.
(Moved: Kerdyk / Seconded: Cabrera)
(Yeas: Withers, Anderson, Cabrera, Kerdyk, Slesnick)
(Unanimous: 5-0 Vote)
(Agenda Item: E-8)

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AN LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

Attachment C

City of Coral Gables
Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: July 18, 2007

Subject: **Application No. 01-07-445-P. Building Site Separation, Tentative Plat Review and Variances to the Subdivision requirements.** The applicant is making the following requests for the property legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida:

1. Separation of building site pursuant to Zoning Code Section 3-206. The existing single tract of land is proposed to be subdivided into two (2) separate building sites for two (2) single-family residences.
2. Review of a tentative plat entitled "Revised Plat of Cartee Homestead" to re-plat the approximately 3.0 acre property/tract into two (2) platted lots.
3. Variances to the Subdivision requirements pursuant to Zoning Code Section 3-904.

Recommendation

The Planning Department recommends denial of the building site separation and tentative plat. Staff's recommendation of denial of the building site separation is based on Staff findings of fact regarding the six review criteria included in Zoning Code Section 3-206(F). Staff has determined that the application satisfies none (0) of six (6) of the Zoning Code's criteria for review. A minimum of four (4) criteria are required to be met to be considered a candidate for building site separation.

Since the applicant's request for building site separation is being recommended for denial, the Planning Department also recommends denial of the proposed tentative plat and requested variances to the subdivision requirements (Section 3-904 of the Zoning Code), which is the technical means by which to accomplish the building site separation.

Alternative Recommendation

If the Planning and Zoning Board and the City Commission determine based upon the additional information submitted by the applicant and the facts of the application, testimony, and evidence received that the application satisfies the criteria, and desires to recommend approval of the proposed building site separation, tentative plat and variances from the subdivision requirements, Planning Department Staff recommends the application be recommended by the Board subject to all of the following conditions of approval:

1. All proposed plans for construction on the historically designated property, including modifications to the existing historically designated residence and the

new residences shall require review and approval by the Historic Preservation Board prior to the issuance of a building permit.

2. A detailed landscape plan including an existing tree survey indicating those trees that will be removed, relocated or replaced and a root preservation plan shall be prepared and provided by the applicant, subject to review and approval of the Directors of the Public Service, Historic Resources and Planning Departments prior to consideration of the building site separation by the City Commission.
3. Approval of required variances for the final plat is granted by the City Commission in accordance with the standards outlined in Zoning Code Section 3-904.
4. Amend Zoning Code Appendix A - Site Specific Regulations, by adding Section A-17.1, "Cartee Homestead – Revised Plat", and indicate the property is two (2) separate building sites.

Request

The applicant is requesting consideration of a building site separation and tentative plat and variances. The building site separation is being reviewed in accordance with Zoning Code Section 3-206. The tentative plat and required variances are being reviewed in accordance with Zoning Code Sections 3-901 thru 3-904. Final plats and building site separations are adopted by Resolution by the City Commission (one public hearing). Variances for re-plats are recommended by the Planning and Zoning Board and adopted by Ordinance by the City Commission (two public hearings).

The building site separation request is to separate the subject property into two (2) building sites. This property is currently a single tract of land (one platted lot), and has been determined by the Building and Zoning Department to be one building site for a single family residence. The applicant would retain portions of the existing historic structure residence into the construction of a new residence on proposed Lot 1, and construct a new single-family residence on proposed Lot 2.

The applicant is requesting two (2) variances from Zoning Code Article 5 – Development Standards, Division 15, "Platting Standards". The variances are for requirements that: 1) all lots shall abut by their full frontage on a publicly dedicated street; and, 2) side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines. Variances required for final plats are reviewed according to Zoning Code Section 3-904, and are adopted by Ordinance by the City Commission.

The applicant's application package containing the tentative plat and building site separation materials is provided as Attachment A.

Background

This application was scheduled to be heard by the Planning and Zoning Board on 02.21.07, but was continued prior to the public hearing at the request of the City Attorney in order to conduct additional research to determine if the application was appropriately before the Board. The City Attorney issued a memorandum on 03.09.07 stating that the application was appropriately before the Board. That memo includes the 07.27.05 Building Site Determination Letter issued by the Building and Zoning Department as an attachment. A copy of the City Attorney's memo and Building Site Determination Letter are provided as Attachment B. A copy of the City

Attorney's 04.04.07 memorandum providing a history of building site separations is provided as Attachment C.

Property Description

This property is located on Granada Boulevard approximately two blocks north of Sunset Road, half way between Hardee Road and Cartagena Plaza. The property backs onto the Coral Gables Waterway and the north side of the property is bounded by the Mahi Waterway. The property consists of a single tract and is approximately 128,077 square feet in size (approximately 2.94 acres) with approximately 433 feet of frontage along Granada Boulevard. According to the Miami Dade County property information files, the existing residence was constructed in 1951 and is a two story residence containing 9,448 adjusted square feet (8 bedrooms/7 bathrooms). Existing asphalt driveways, pool/pool house, tennis court and a coral rock wall are located on the property in addition to the existing residence.

The Historic Resources Department reviewed the existing residence located on the property, and determined in a letter to the applicant dated 01.26.07 that the existing residence does meet the minimum eligibility criteria for designation as a local historic landmark and has historic significance. The Historic Preservation Department also provided a memorandum on 02.12.07 stating concern about the proposal to separate the property into multiple building sites, and recommends that applicant apply to designate the property as a local historic landmark and that any proposal for new construction, including any new residences, need to be submitted for site plan review and recommendation by the Historic Preservation Board. Copies of the 01.26.07 Historical Significance Letter to the applicant and the 02.12.07 memorandum are provided as Attachment D.

On 06.21.07, the Historic Preservation Board designated the property as a local historic landmark, and reviewed the proposed separation of the property into two (2) building sites. At that meeting, the Historic Resources Department and the Board recommended denial of the proposed building site separation to the Planning and Zoning Board. A copy of the Historic Designation Report, 06.21.07 Historic Preservation Board meeting minutes and 06.25.07 Historic Designation Letter are provided as Attachment E.

Facts – Background and Proposed Project

Development information:

Application	*Request*
Change of land use designation(s)	No
Comprehensive Plan text amendment	No
Change of zoning designation(s)	No
Building site separation	Yes
Zoning Code text amendment	Yes
Site plan review	No
Mixed use site plan review	No
Planned Area Development	No
Subdivision Review or Tentative Plat	Yes
Variances requested for Final Plat	Yes
Conditional uses	No

City reviews and approvals:

City Reviews/Timeline	*Date Scheduled/ Reviewed/Approved**
Development Review Committee	11.04.05
Board of Architects	N/A
Board of Adjustment	N/A
Historic Preservation Board	06.21.07
Landscape Advisory Board	N/A
Local Planning Agency	N/A
Planning and Zoning Board	02.21.07 (item was continued) and 07.18.07
Street and Alley Vacation Committee	N/A
Public rights-of-way encroachment (City Commission)	N/A
City Commission 1st reading (final plat and building site separation one public hearing – via Resolution)	TBD
City Commission 2nd Reading (variances required for final plat two public hearings – via Ordinance)	TBD

*All scheduled dates and times are subject to change without notice.

Existing property designations:

Applicable Designations	
CLUP Map Designation	"Residential Use (Single Family) Low Density"
Zoning Map Designation	Single Family Residential (SFR)
Within Central Business District	No
Mixed Use District 1	No
Mixed Use District 3	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	No

Surrounding uses:

Location	*Existing Land Uses*	*CLUP Designations*	*Zoning Designations*
North	1-2 story single-family residences	"Residential Use (Single Family) Low Density"	Single Family Residential (SFR)
South	1 story single-family residences	"Residential Use (Single Family) Low Density"	Single Family Residential (SFR)
East	1 story single-family residence	"Residential Use (Single Family) Low Density"	Single Family Residential (SFR)
West	2 story single-family residence	"Residential Use (Single Family) Low Density"	Single Family Residential (SFR)

Setbacks:

Type	*Required*	*Proposed*
Front	25 feet	35 feet
Side (waterway)	35 feet	35 feet
Side (interior)	5 feet	15 feet
Rear	10 feet	15 feet
Rear (waterway)	35 feet	35 feet

Discussion

The property is located in an established residential neighborhood consisting of one and two story residences. Larger homes along Granada Boulevard are typically located along the Coral Gables and Mahi Waterways. Smaller homes are located in the surrounding residential neighborhood on properties that are not located on a waterway. This property and all other surrounding properties are zoned Single Family Residential (SFR). The applicant included in the application package an analysis of building site frontages and total size of comparable residential properties in the surrounding neighborhood, which indicates that this is the largest residential property in the area. Both the building site frontage and total size analysis are provided in the application package in Attachment A.

Permitted Development

Currently, this 128,077 SF property is a single tract of land (one platted lot), and has been determined to be one building site for a single-family residence. The Zoning Code permits a residence with a maximum 39,573 SF size to be constructed on this property. This is based on the Zoning Code provisions allowing 48% for the first 5,000 SF of the property, 35% for the second 5,000 SF and 30% for all remaining property over 10,000 SF.

The proposed building site containing the existing historic structure (Lot 1) is approximately 77,798 SF in size. This would allow a residence (historic structure + new structure) with a maximum 24,489 SF to be constructed. The proposed second building site (Lot 2) is approximately 49,594 SF in size. This would allow a new residence with a maximum 16,028 SF to be constructed. A total development of 40,517 SF would therefore be permitted on this property based on the provisions in the Code.

Review of Zoning Code Criteria

Staff has reviewed the application based upon the six (6) criteria pursuant to Zoning Code Section 3-206(F) and presents the following findings:

1. *"That exceptional or unusual circumstances exist, that are site specific such as unusual site configuration or partially platted Lots, or are code specific such as properties having two or more zoning and/or land use designations, multiple facings or thru-block sites which would warrant the separation or establishment of a building site(s)."*

   Staff Comment: While this building site is the largest property in this residential neighborhood, the site does not exhibit any of the characteristics described that would qualify as exceptional or unusual circumstances. This property does not have an unusual site configuration, does not consist of partially platted lots, does not have two or more land use or zoning designations, does not have multiple facings and is not a thru-block site.

   The application <u>does not satisfy</u> this criteria.

2. *"That the building site(s) created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of 1000-foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less. "Immediate vicinity" shall be defined as an area in which a parcel of land is located, that is physically, functionally or geographically identifiable as a distinct realm, place or neighborhood, or an area within a radius of not more than one-half (½) mile from the subject property, whichever is smaller."*

The applicant's building site frontage analysis is as follows (see Attachment A):

Proposed building sites fronting Alhambra Circle				
Frontage	0 to 120'	121' to 262'	263'+	Total
No. of Sites	9	25	2	36
Percentage	25%	69%	6%	100%

Staff Comment: The building site frontage of proposed Lot 1 (120' frontage) would be less than seventy-five percent (75%) of the surrounding comparable building site frontages.

The application does not satisfy this criteria.

3. *"That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, Comprehensive Land Use Plan and City Code."*

Staff Comment: This proposal would result in the existing residence becoming a "flag lot" (building site typically configured with a portion of the site, or "flag", located behind a building site that fronts onto the public street). Variances from the Zoning Code are being requested from requirements for full building site frontage on a publicly dedicated street, and side lot lines being at right angles to straight street lines or radial to curved street lines that would otherwise not be required.

The application does not satisfy this criteria.

4. *"That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site."*

Staff Comment: The existing residence's asphalt driveway and existing tennis court encroaches onto proposed Lot 2. These existing encroachments would have to be removed to allow the separation of the property as proposed into two building sites. The 07.06.06 memorandum regarding building site separations prepared by the City Attorney's Office confirms that these existing encroachments tie this property together as a single building site. A copy of the City Attorney's memo is provided as Attachment B.

The application does not satisfy this criteria.

5. *"That the proposed building site(s) maintains and preserves open space, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area and approval of the request is in the best interest of the public."*

Staff Comments: The proposal for two (2) building sites on this property results in a site plan that requires variances from the Zoning Code's platting standards and the creation of a "flag lot". This configuration is not consistent with the surrounding neighborhood, and results in an increased amount of driveway and impermeable areas requiring the removal of additional existing trees and landscaping.

The application does not satisfy this criteria.

6. *"That the building site(s) created was purchased as a separate building(s) by the current owner prior to September 17, 1977."*

   Staff Comment: The property data information sheet submitted with the application shows that the current owner purchased the property in 1980.

   The application does not satisfy this criteria.

Staff's evaluation of the proposal determined that this application satisfies none (0) of the six (6) criteria contained in the Zoning Code for building site separations. The Code requires that a minimum four (4) criteria be satisfied to be considered for building site separation, therefore, Staff recommends denial of the request.

Proposed Zoning Plan

The property's zoning designation would not change as a result of this re-plat and would remain Single Family Residential (SFR). Both building sites would be deemed to face onto Granada Boulevard. All required building setbacks for these building sites would apply.

Variances – Standards for review

The applicant is requesting two variances from Zoning Code platting standards that are required to allow this application to proceed forward. Specifically, variances are being requested from the following requirements contained in Section 5-1508:

"B. Location. All lots shall abut by their full frontage on a publicly dedicated street or a street that has received the legal status as such.
C. Lot Lines. Side lot lines shall be substantially at right angles to straight street lines or radical to curved street lines."

Zoning Code Section 3-904, "Variances from subdivision requirements", states that the City Commission shall provide findings of fact that such variance(s) complies with the following standards:

"1. That special conditions and circumstances exist which are particular to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
2. That the special conditions and circumstances do not result from the actions of the applicant.
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulation to other lands, buildings or structures in the same zoning district.
4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
6. That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise be detrimental to the public welfare."

Zoning Code Amendment

If the application is approved, amend Zoning Code Appendix A - Site Specific Regulations, by adding Section A-17.1, "Cartee Homestead – Revised Plat", to indicate Lot 1 and Lot 2 are separate building sites, as follows: (underlining denotes additions)

Section A-17.1 – Cartee Homestead – Revised Plat.
(a) Building Sites.
1. Tract 2 shall be considered two (2) building sites as follows:
a. One building site consisting of Lot 1.
b. One building site consisting of Lot 2.

City Staff Comments

This proposal was distributed to City Departments including Historical Resources, Public Works and Public Service with a request for review and comments, and the following comments were received:

1. Historical Resources Department. Historic Resources Staff has determined in a letter dated 01.26.07 that the existing residence located on the property does meet the minimum eligibility requirements for designation as a local historic landmark and has historic significance. A memo was also provided on 02.12.07 stating concern about the proposal to separate the property into three building sites, and recommends that applicant apply to designate the property as a local historic landmark and submit any proposal for new construction, including any new residences, for site plan review and recommendation by the Historic Preservation Board. Copies of the 01.26.07 Historic Significance Letter and 02.12.07 memo are provided as Attachment D.

   On 06.21.07, the Historic Preservation Board designated the property as a local historic landmark, and reviewed the proposed site plan for the separation of the property into two (2) building sites. At that meeting, the Historic Resources Department and the Board recommended denial of the proposed building site separation to the Planning and Zoning Board. A copy of the Historic Designation Report, 06.21.07 Historic Preservation Board meeting minutes and 06.25.07 Historic Designation Letter are provided as Attachment E.

   Staff has included with the alternative recommendation a condition that the applicant shall submit all proposed construction on the property, including proposed new residences and modifications to the historic structure, for review and approval by the Historic Preservation Board prior to issuing a building permit.

2. Public Service Department. The Public Service Director stated that no comments could be provided at this time as the plans are too preliminary, but that significant impact on existing trees is likely if the property is separated. The Director stated that it cannot be assumed that medium or large trees can be relocated and that it is misleading to depict a tree on a survey as a point rather than showing the larger root system footprint, concluding that the required tree root preservation area may therefore reduce the footprint of any homes that could be built.

   Staff has included with the alternative recommendation a condition that a detailed landscape plan including an existing tree survey indicating those trees that will be removed, relocated or replaced and a root preservation plan shall be prepared and provided by the applicant,

subject to review and approval of the Directors of the Public Service and Planning Departments prior to consideration of the building site separation by the City Commission.

Findings of Fact

Staff recommends denial of the application for tentative plat and building site separation based upon the following findings of fact:

1. This application satisfies none (0) of the six (6) criteria for building site separation. A minimum of four (4) criteria must be satisfied for a recommendation of approval.

2. This application would result in creation of a "flag lot" and development pattern that is not consistent with the surrounding neighborhood, and requires two variances from the Zoning Code's platting standards.

3. There is significant existing tree canopy on the property, and the Public Service Director has stated that the separation of this property would likely have a significant impact on the preservation of the trees.

4. Historic Preservation Board has designated the entire property as a local historic landmark, The Historic Resources Department and the Board recommended to the Planning and Zoning Board denial of the proposed separation of the property into two (2) building sites.

Public Notification/Comments

The following has been completed to solicit input and provide notice of the application:

Type	Explanation
Neighborhood meeting completed	N/A
Courtesy notification of all property owners within 1,000 feet of the subject property	Completed 02.08.07 and 07.05.07
Newspaper ad published	Completed 02.05.07 and 07.05.07
Posted property	Completed 02.08.07 and 07.05.07
Posted agenda on City web page/City Hall	Completed 02.06.07 and 07.13.07
Posted Staff report on City web page	Completed 02.16.07 and 07.13.07

The listing of property owners who returned the notification/comment form, including the date received, property owners name, address, object/no objection/no comment and verbatim comments are attached as Attachment F. A copy of the published newspaper notification of this public hearing item is included as Attachment G.

Respectfully submitted,

Eric Riel
Planning Director

Attachments:

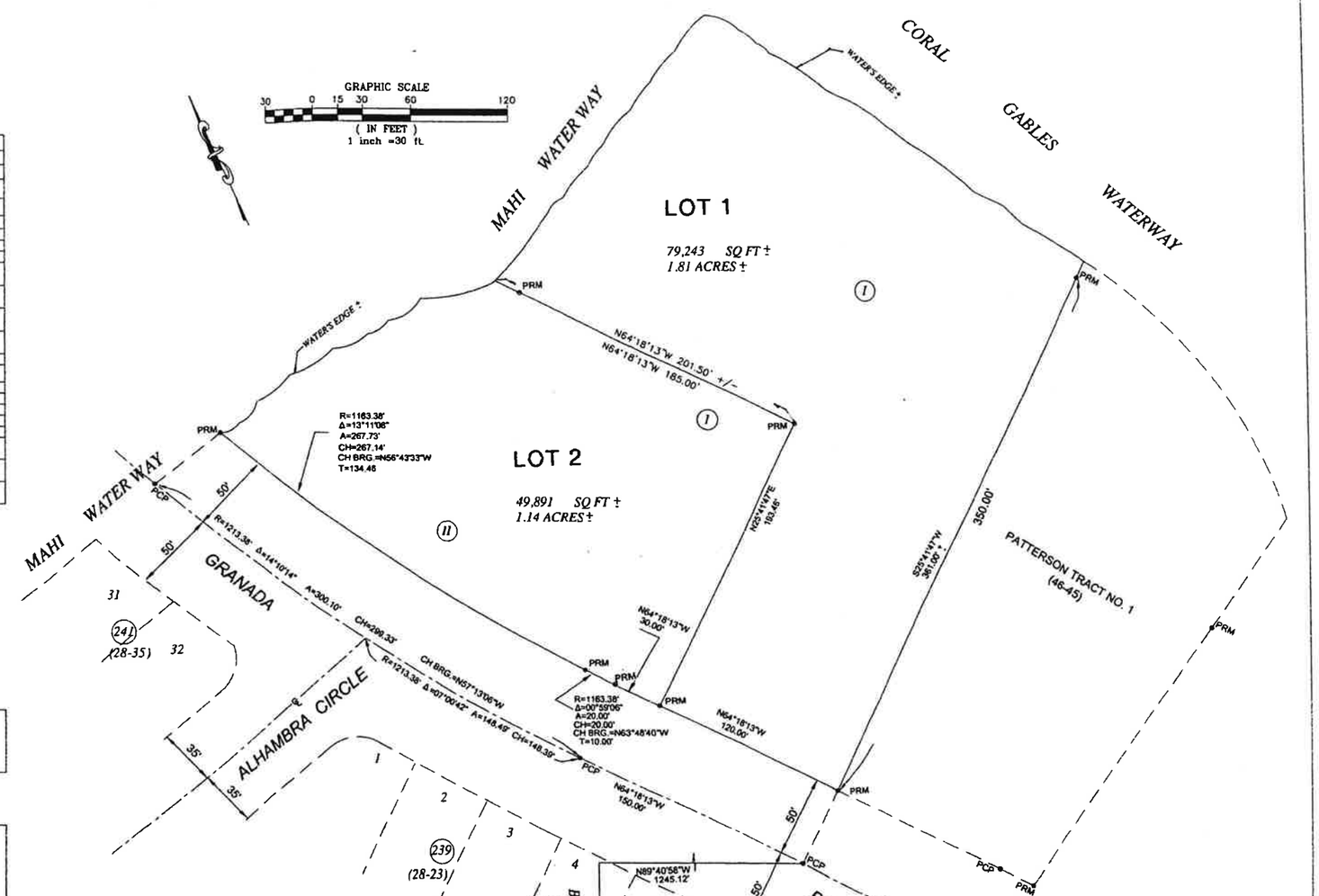
A. Application package including tentative plat and building site separation materials.
B. 03.09.07 City Attorney's memorandum and Building Site Determination Letter.
C. 04.04.07 City Attorney's background memorandum.
D. 01.26.07 Historic Resources Department's Historical Significance Letter and 02.12.07 memorandum.
E. Historic Designation and Site Plan Review Report, 06.21.07 Historic Preservation Board meeting minutes and 06.25.07 Historic Designation Letter.
F. Synopsis of comments received from property owners within 1,000 feet.
G. Published newspaper notification (advertisement).

I:\P Z B\Projects\Revised Plat of Cartee Homestead\Staff reports\07 18 07 revised Staff report 2 lots.doc

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 SW 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA

DEVELOPMENT INFORMATION		
PROPOSED LOT 1		
ZONING INFORMATION		
	REQ'D	EXISTING
FRONT SETBACK	35'-0"	
SETBACK FROM CANAL	35'-0"	
SIDE SETBACK	15'-0"	
SIDE SETBACK	15'-0"	
MAXIMUM HEIGHT	34'-0"	
LOT AREA	79,243 SQ. FT.±	
BLDG.FOOTPRINT:35% LOT AREA	27,735 SQ. FT.±	
MIN. SQUARE FOOTAGE R-18	3,682 SQ. FT.±	R-18
PROPOSED LOT 2		
ZONING INFORMATION		
	REQ'D	EXISTING
FRONT SETBACK	35'-0"	35'-0"
SETBACK FROM CANAL	35'-0"	22'-11"
SIDE SETBACK	15'-0"	15'-0"
SIDE SETBACK	15'-0"	15'-0"
MAXIMUM HEIGHT	34'-0"	
LOT AREA	49,891 SQ. FT.±	
BLDG FOOTPRINT:35% LOT AREA	17,462 SQ. FT.±	9,862 SQ. FT.±
MIN. SQUARE FOOTAGE R-18	3,682 SQ. FT.±	R-18



AREAS:

LAND: LOT A= 79,243 SQ. FT. ± 1.82 ACRES
LOT B= 49,891 SQ. FT. ± 1.15 ACRES
TOTAL: 129,134 SQ. FT. ± 2.97 ACRES ±

LEGEND OF SURVEY ABBREVIATIONS AND SYMBOLS:

- ⊕ PRM=DENOTES PERMANENT REFERENCE MONUMENT #LB 2098
- ● PCP=DENOTES PERMANENT CONTROL POINT #LB 2098
- No.=NUMBER
- ℄ =CENTERLINE
- R=RADIUS
- Δ=DELTA ANGLE
- A=ARC LENGHT
- CH=CHORD DISTANCE
- T=TANGENT
- ChBrg=CHORD BEARING
- Sq Ft.=SQUARE FEET
- ± =MORE OR LESS
- L.B.= LICENSED BUSINESS
- MIN= MINIMUM
- REQ'D=REQUIRED

ZONNING REFERENCES:

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

FIELD DATE: 3-08-2006

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

SEAL

FOR PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
359 ALCAZAR AVENUE
PH (305) 666-7909
CORAL GABLES, FLORIDA 33134
FAX (305) 559-3002

CORAL GABLES WATERWAY

MAHI WATERWAY

EXISTING EDGE OF WATER

EXISTING EDGE OF BANK

N

SETBACK 35'-0"

SETBACK 35'-0"

SETBACK 35'-0"

22'-11"

EXISTING HISTORIC 2-STY HOUSE

EXISTING 1 STY CABANA

LOT 1

EXISTING 1-STY HOUSE

SETBACK 15'-0"

SETBACK 15'-0"

EXISTING GARAGE

SETBACK

EXISTING 1 STY GUEST HOUSE

(PROP. 1 STY)

PROPOSED FOOTPRINT

(PROP. 2 STY)

LOT 2

(PROP. 1 STY)

(PROP. 1 STY)

SETBACK 35'-0"

SETBACK 35'-0"

SETBACK 15'-0"

SETBACK 15'-0"

90'-0"

SETBACK 15'-0"

EXISTING ROCK WALL

SETBACK 35'-0"

SETBACK 35'-0"

SETBACK

15'-0"

PARALLEL LINES

EXISTING ROCK WALL

262'-10"

EXISTING DRIVEWAY OPENING

120'-0"

1 SP-1.2 SITEPLAN AND PROPOSED SUBDIVISION
SCALE: 1:20

LEGAL DESCRIPTION

TRACT 2, CARTEE HOMESTEAD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, AT PAGE 30, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PROPOSED **LOT 1**

ZONING INFORMATION		
	REQD.	PROPOSED
FRONT SETBACK	35'-0"	35'-0"
SETBACK FROM CANAL	35'-0"	22'-11"
SIDE SETBACK	15'-0"	15'-0"
SIDE SETBACK	15'-0"	15'-0"
MAXIMUM HEIGHT	34'-0"	34'-0"
LOT AREA	--	77,797.7 SQ.FT.
BLDG. FOOTPRINT: 35% LOT AREA	27,229.2 SQ.FT.	17,464.49
F.A.R: (48% * 5000)+(33% * 5000)+ (30%*REMAINDER)	24,239.31 SQ.FT.	24,237.1 SQ.FT.

PROPOSED **LOT 2**

ZONING INFORMATION		
	REQD.	PROPOSED
FRONT SETBACK	35'-0"	35'-0"
SETBACK FROM CANAL	35'-0"	35'-0"
SIDE SETBACK	15'-0"	15'-0"
SIDE SETBACK	15'-0"	15'-0"
MAXIMUM HEIGHT	34'-0"	34'-0"
LOT AREA	--	49,594.37 SQ.FT.
BLDG. FOOTPRINT: 35% LOT AREA	17,358.03 SQ.FT.	8577.67 SQ.FT.
F.A.R: (48% * 5000)+(33% * 5000)+ (30%*REMAINDER)	15,778.31 SQ.FT.	15,777.67 SQ.FT.

PROJECT:
CARTI HOMESTEA
SUBDIVISION
6801
GRANADA BLVD.
CORAL GABLES, FL
NO.

JORGE L. HERNANDEZ
Architect
FLORIDA REGISTRATION # 9843
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

REVISIONS:
1
2
3
4

DRAWING:
SITE PLAN
DATE:
5.17.07

SHEET: SP-1.2

The City of Coral Gables

CITY OF CORAL GABLES
2007 JAN 29 AM 10:57

Historical Resources Department
2327 Salzedo Street
Coral Gables, Florida 33134

January 26, 2007

F.W. Zeke Guilford
400 University Dr., Suite 200
Coral Gables, FL 33146

Re: 6801 Granada Boulevard, legally described Tract 2, Cartee Homestead

Dear Mr. Guilford:

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:

> **6801 Granada Boulevard, legally described Tract 2, Cartee Homestead, <u>does meet</u> the minimum eligibility criteria for designation as a local historic landmark. The home was built in 1951 and designed by Alfred Browning Parker. Staff is aware that the house has been altered and expanded, yet we do not feel that it has lost its essential character or architectural integrity. Therefore, the Historical Resources staff <u>will</u> 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 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,

Kara Kautz

Kara Kautz, Historic Preservation Officer

cc: Califon Co. NV, c/o Garry Schwartz P.A., 4000 Ponce de Leon Blvd., Suite 470, Coral Gables, FL 33146
Elizabeth Hernandez, City Attorney
Margaret Pass, Building and Zoning Director
Dennis Smith, Assistant Building and Zoning Director
Ed Weller, Assistant Building and Zoning Director
Manny Lopez, Building Official
Historical Significance Request Property File

The City of Coral Gables

Historical Resources Department
2327 Salzedo Street
Coral Gables, Florida 33134

CITY P... S
2007 JUN 27 AM 9:...

June 25, 2007

F.W. Zeke Guilford
400 University Dr., Suite 200
Coral Gables, FL 33146

Re: Local Historic Designation
6801 Granada Boulevard-Tract 2, Cartee Homestead

Dear Mr. Guilford:

This letter is to confirm the results of the Historic Preservation Board meeting of Thursday, June 21, 2007. The Board met to review a request for Local Historic Designation of the property located at 6801 Granada Boulevard with an application for the issuance of an Accelerated Special Certificate of Appropriateness.

We are pleased to inform you that the Historic Preservation Board found that the property is significant to Coral Gables history and thus deemed it a historic landmark, listing it on the Coral Gables Register of Historic Places. As a result, any plans for modifications to your property should first be submitted to the Historical Resources Department for review. A copy of the Board's resolution will be forwarded as soon as it is available.

The Historic Preservation Board also reviewed the application for the issuance of an Accelerated Special Certificate of Appropriateness [COA (SP) 2007-11]. After deliberation, the Board passed a motion to recommend denial to the Planning and Zoning Board for the division of the property. Therefore the Accelerated Special Certificate of Appropriateness request to create the two separate building sites was not approved.

Please note that there is a fourteen day appeal period. Any aggrieved party may appeal any decision of the Historic Preservation Board to the City Commission by filing a written Notice of Appeal and an appeal fee of two hundred dollars ($200.00) with the City Clerk not less than five (5) days and within fourteen (14) days from the date of the decision. The notice shall concisely set forth the decision appealed and the grounds for the appeal. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, the aggrieved party will need a record of the proceedings. For such purpose the aggrieved party may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Should you have any questions, please feel free to contact the office.

Sincerely,

Kara Kautz
Historic Preservation Officer

cc: LHD 2007-01
Califon Co. NV, c/o Garry Schwartz P.A., 4000 Ponce de Leon Blvd., Suite 470, Coral Gables, FL 33146
Jorge Hernandez, 337 Palermo Avenue, Coral Gables, FL 33134
Walter J. Foeman, City Clerk
Alberto Delgado, Public Works Director
Dennis Smith, Assistant Building and Zoning Director
Ed Weller, Assistant Building and Zoning Director
Martha Salazar-Blanco, Zoning Administrator
Eric Riel, Jr., Planning Director
Walter Carlson, Assistant Planning Director
GIS Coordinator via Gee Ming Chow, IT Director
Lemay Ramos, IT Analyst via Gee Ming Chow, IT Director

CITY OF CORAL GABLES
PLANNING AND ZONING BOARD MEETING
VERBATIM TRANSCRIPT
CORAL GABLES POLICE STATION BASEMENT
2801 SALZEDO STREET, CORAL GABLES, FLORIDA
WEDNESDAY, JULY 18, 2007, 6:25 P.M.

Board Members Present:

Tom Korge, Chairman
Jack Coe
Pat Keon
Cristina Moreno
Javier Salman

City Staff:

Eric Riel, Jr., Planning Director
Lourdes Alfonsin Ruiz, Assistant City Attorney
Walter Carlson, Assistant Planning Director
Jill Menendez-Duran, Administrative Assistant
Kara Kautz, Historic Preservation Officer

Also Participating:

Laura Russo, Esq.,
On behalf of the Applicant, Ponce Circle Developers, LLC
Robert Fine, Esq,
On behalf of the Applicant, Ponce Circle Developers, LLC
Eduardo N. Lamas, Architect

Zeke Guilford, Esq., representing the Applicant, Califon Company
Gary Schwartz, Esq., representing the Applicant, Califon Company
Gil Haddad
Mark Brown
Amado "Al" Acosta

variances to subdivision requirements for the property located at 6801 Granada Boulevard.

MR. RIEL: Board Members, while we're waiting for the other applicant to set up, if you do not want these books, if you could give them to the applicant, because we will need them for the Commission.

MR. COE: Do you want to pick them up for the Commission?

CHAIRMAN KORGE: Yes.

MS. MORENO: Beautiful.

MR. RIEL: You can have this one back. Actually, I'll need it for the record. Thank you.

(Inaudible comments off the record)

MR. CARLSON: Mr. Chairman, I can begin when you would like me to.

CHAIRMAN KORGE: I think we're ready.

MR. CARLSON: Okay, very good.

The third -- actually, the second item before you tonight is the Cartee Homestead Replat, which is commonly referred to as the --

MR. RIEL: We can't hear you. You've

got to hold it up to you.

MR. CARLSON: Can you hear me now?

MR. RIEL: Yes.

MR. CARLSON: The second item before you this evening is the Cartee Homestead replat, which is commonly referred to as the 6801 Granada Boulevard lot separation. It is for a building site separation and tentative plat review.

The applicant is requesting the separation of the property's single tract of land into two building sites for single-family residences. The applicant is also requesting a replat of the property into two platted lots, and that would be the technical means by which to accomplish the building site separation. And the final request from the applicant is a recommendation on two required variances for the replat.

The property is one tract of land and it is approximately three acres in size.

The entire property was designated as a local historic landmark in June of this year, last month.

The existing residence was constructed in 1951, and contains approximately 9,500 square feet.

An existing driveway, a tennis court and a coral rock wall tie the entire property together as a single building site.

Here is the property, and I'll outline the entire property for you. That is the property, and this is the site plan which is proposed, proposed to divide the property into two building sites, the existing residence, which is located right here, and a new residence which would join that would be Proposed Lot Number 1.

As you can see, portions, the shaded portions of the existing lot, would have to be removed to allow Proposed Lot 2, which would have a new residence constructed on it.

As you look at Lot 1, this is -- this takes the configuration of what we call a flag lot, the reason being is, you have the narrow portion of the site going back to a larger portion of the site, and the

frontage of this portion of the site would face onto the back of the Proposed Lot 2, and you can see that the side -- the side property line for Lot 1 and Lot 2 would meander back through the property.

The Public Service -- These plans have been reviewed by City departments, and the Public Service Department had expressed concern about the impact of the proposed new construction on the preservation of the property's existing mature trees and landscaping.

The Historic Resources Department has expressed concern of the impact of the new residence on the historical structure and its setting on the property.

MS. MORENO: I'm sorry, will there be two new residences on Lot 1?

MR. CARLSON: What would occur is, there would be -- Let me go back. What would occur is -- this is Lot 1, again --

MS. MORENO: Right.

MR. CARLSON: -- this configuration. This is the existing residence, here. That existing residence was designated as

historic. These portions of the historic, which you can barely see on here, but it's clearer, I believe --

MS. MORENO: Yeah.

MR. CARLSON: -- on your handout -- these portions of the historic residence would be demolished, and then this historic portion of the building would be left on the site, and a new -- I hate to say an addition, because it's actually a new residence -- would be constructed there, and the remaining portion of the historic residence would remain. So --

MS. MORENO: What is that building to the -- that long, narrow building existing -- no, the other one.

MR. CARLSON: This one?

MS. MORENO: What is it?

MR. CARLSON: That's the historic residence.

MS. MORENO: That's the house?

MR. CARLSON: That's the house that exists there now.

MS. MORENO: And what's on Lot 2?

MR. CARLSON: Lot 2? This would be a

brand-new single-family residence.

MS. MORENO: So we're going to put three houses?

MR. CARLSON: What it would be is, there would be -- This is the historic portion, this is the new portion -- the new construction on Lot 1. This would be one building site. This is a new residence, would be located on Lot 2.

MS. MORENO: Why are they not tied together?

MR. CARLSON: That is the proposal which came before the City.

MS. MORENO: But the two buildings are not tied at all. I mean --

MR. CARLSON: That's correct.

MS. MORENO: -- is that a single-family residence?

MR. CARLSON: They would have to go for a variance for that, I believe, and because it's a historically designated property, that variance request would go to the Historic Resources -- the Historic Board.

CHAIRMAN KORGE: Would the demolition of the existing -- a portion of the

existing structure have to go through those, as well?

MR. CARLSON: Yes, yes, and anything on the historic structure would have to be approved by them, and as you can see -- it's hard to see here -- a portion of that existing historic structure encroaches onto Building Site Number 2.

CHAIRMAN KORGE: Just out of curiosity, why wouldn't you go before that Board first, since that's probably the --

MR. CARLSON: A little bit farther in my presentation -- that has gone to them --

CHAIRMAN KORGE: Okay.

MR. CARLSON: -- and I'll give you the results of --

MS. MORENO: Okay, but wait. You're telling me that that one existing building is the one that has 9,448 square feet?

MR. CARLSON: If you take the entire building as it sits now. They're proposing to remove or demolish portions of it.

MS. MORENO: Two portions, right.

MR. CARLSON: That's correct. The existing, one as it sits now, has

approximately 9,500 square feet.

(Simultaneous inaudible comments)

MS. MORENO: How big are these going to be?

MR. CARLSON: All right, again, in June, last month, the Historic Preservation Board designated the entire property as a historic landmark, as I said previously, and at that meeting, both the Historic Resources Department and the Board, the Historic Preservation Board, recommended denial of the proposed building site separation request.

The Planning and Zoning Board recommends to the City Commission on proposed variances required on final plats. The replat requires two variances from the Code. First, all lots are required to abut by their full frontage on a public street, and as I showed you in the graphic, the proposed site plan, Lot Number 1 has a portion which is located behind the proposed lot which does not face onto a public street, and it also requires that side lot lines be at right angles to the

street line, and again, that side lot line -- side lot line meanders through the site.

The property -- the current property has been determined to be one building site, and a residence of 39,500 square feet could be built on the property now, as of right.

The proposal would permit a total of 40,500 square feet to be built on the site, with approximately 24,500 square feet on Lot Number 1 and 16,000 square feet on Lot Number 2.

MS. MORENO: That's what would be permitted, but that's not what they're proposing, or that's what they're proposing?

MR. CARLSON: That is what -- that is what would be permitted.

The applicant is required to meet a minimum of four of the Zoning Code's six review criteria to be considered a good candidate for a building site separation. Staff has reviewed this proposal against those criteria and has determined the

following.

The first criteria, that exceptional or unusual circumstances exist. This proposal does not satisfy this criteria. This site does not exhibit any of the characteristics described in the Zoning Code that would qualify as exceptional or unusual circumstances, such as being an unusual site configuration, having partially platted lots, two or more land uses or zoning designations, or having multiple facings.

That the building sites created would be equal to or larger than the majority of surrounding building site frontages. This proposal does not satisfy this criteria. The building site frontage of Proposed Lot 1 would be less than 75 percent of the comparable surrounding building sites.

That the building site separation would not result in any existing structure becoming nonconforming. This proposal does not satisfy this criteria. The proposed site plan would require the demolition of a portion of the existing historic residence,

result in the creation of a flag lot, and require two variances from the Zoning Code.

That no restrictive covenants, encroachments, easements or the like exist. This proposal does not satisfy this criteria. The existing residence's tennis court and driveway encroach onto Lot Number 2, and as I mentioned before, a portion of the historic residence itself encroaches onto the lot.

Maintains and preserves open space, historic character and visual attractiveness and promotes neighborhood compatibility. This proposal does not satisfy this criteria. The proposed site plan is not consistent with the development pattern of the surrounding neighborhood, creates a building site that does not fully front onto a public street, and requires the removal of existing mature trees and landscaping.

The final criteria, was the property purchased by the current owner prior to September 1977? It was not. The current owner purchased the property in 1980.

Staff is recommending denial of this building site separation because it meets none of the six criteria which are required, and as I mentioned before, a minimum of four are required to be considered a good candidate.

Staff, therefore, also recommends denial of the tentative plat and the required variances, which is the technical means of accomplishing the building site separation.

If the Board should recommend approval of the request, Staff recommends the following conditions of approval be included and required: First, all proposed site plans shall be reviewed and approved by the Historic Preservation Board.

Second, a tree preservation plan shall be prepared and submitted for City review and approval.

Third, the City Commission approve the required variances for the final plat.

And finally, that the Zoning Code be amended to indicate the property is two separate building sites.

And that concludes Staff's presentation. If you have any questions, I'd be glad to answer them.

CHAIRMAN KORGE: Does any Board member have questions at this time?

MS. MORENO: I do have a question.

Mr. Guilford, in his cover letter, says that the proposed lots would remain larger than the other existing building sites in the area.

CHAIRMAN KORGE: Right.

MS. MORENO: And you said that was not true.

MR. CARLSON: We evaluate the frontages. There's two frontages. One of the building sites would have a frontage of 120 feet, and the other would have a frontage of 262 feet, and the 120-foot frontage would be less than 75 percent of the surrounding comparable building sites. We don't do it by land size.

MS. MORENO: But if you do it by land size, what's the answer?

MR. CARLSON: We didn't do that evaluation, so -- I believe he's prepared

that, but --

CHAIRMAN KORGE: The requirement says that it would -- the building site created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation.

MR. COE: Frontages.

MS. MORENO: I understand that, but I still want the answer on total size.

CHAIRMAN KORGE: That's probably not the issue, the square footage, I'm guessing, but I don't know.

Any other questions?

MR. CARLSON: The applicant is here to --

(Inaudible comments off the record)

MR. GUILFORD: Good evening, Mr. Chairman, Members the Board. For the record, my name is Zeke Guilford, with offices at 400 University Drive, representing Califon Company, the owner of property at 6801 Granada Boulevard. With me is Mr. Gary Schwartz, who is the general counsel for Califon.

What I'd like to do is basically kind

of give you a history of this property a little bit. This -- actually, what you have before you, which is not very good, is actually Mr. Merrick's first plat of the property, and actually the property in question is actually right here. What's actually kind of neat about this, this is Cocoplum Circle, and just to kind of give you a history, he actually created parks here and here, down at the end, but what's really neat is, around the property in question he created another park, and actually what you have is, you have a road coming in here, you have roads coming in on this side, as well, and this was actually a yacht basin. Needless to say, it was not fully dredged, and the property actually, in 1940s, actually got replatted.

It was replatted by a man named Mr. Cartee, and he actually -- what's unique is, he actually owned two pieces of property, this piece of property, which is the one that's before you, but also the one across the waterway, the Mahi Canal waterway, and what you'll tell -- what is

interesting here is, this is what we originally came before the Board, and this was our original submittal, was actually three lots on the property, and the reason we actually separated it into three lots is because if you look at Cartee Number 1, it has already been subdivided into three lots. The lines do not go perpendicular. None of these meets the requirements of Code, but yet it actually has been approved and it already has another house on it, and this is actually under a separate ownership, so a third house can be built on this property. And this piece, Cartee 1, is approximately a quarter acre smaller than what we have here.

Then, in 1950, a gentleman by the name of Mr. Caudle actually purchased the property, and Mr. Caudle was a single man and basically did not build a large house. The 9,000 square feet that you see was not the original house. It was actually probably about 2,500 square feet. It was a one-bedroom house, and later it subsequently was added on and added on and

added on, until it got up to 9,000 square feet.

I believe I'm going to probably repeat some things that Staff had said. The property is approximately three acres in size, 2.94 acres. Staff has stated that we can build a house approximately 39,500 square feet. It was originally platted in approximately four lots by the original Merrick plat.

This property subsequently, in the '70s, went into foreclosure. In 1980, our clients bought it. The original house, which we keep talking about as the historic structure, was actually designed by Alfred Browning Parker, and it's only the small portion that I mentioned before, the 2,500 square feet, approximately, give or take. And that's the reason we're actually -- our proposal, and I'll go into it a little bit further, actually talks about removing not the Alfred Browning Parker portion, but portions that were added by other architects as appendages, later on.

It's my understanding and I believe,

and Kara can correct me if I'm wrong -- I think there's only two Alfred Browning Parker houses in the Gables. I know there's one -- oh, there's more? There's definitely, I know, two, one on Bayamo and then this one, and this one was just designated in June.

This application has been being processed for approximately two years. We've been working with the Building & Zoning Department. Laura Russo actually was handling this case prior to myself. We also worked with Historic Preservation, prior to Kara, with Dona Lubin.

Recently, we went to the Historic Preservation Board, and we actually started with the three lots that I showed you earlier. We then, based upon a meeting with Staff, reduced that down to two.

When we got the Staff recommendation, to be quite candid with you, we were a little bit disappointed, because with two lots, we thought it was adequate size for two residences, but if you read Staff's recommendation, they're not recommending

denial of the lot separation or because they don't believe in the lot separation. Their basis of their denial is that we are not providing adequate information for them to make a decision. And I'm going to tell you why we can't provide that and why we told the Board we can't provide that.

Califon is not a developer. So, basically, you could end up with a house that looks like this, and this will ultimately be either a guest house or people have envisioned this either -- Jorge Hernandez envisions this as a gallery, something to complement the original residence. So you will not have two residences on this piece of property. But a house could look like this --

MR. COE: Hold on, let me interrupt you.

MR. GUILFORD: Sure.

MR. COE: You just lost me with what you just said.

MR. GUILFORD: What did I say?

MR. COE: You're proposing a lot split for two residences.

MR. GUILFORD: Right. Correct.

MR. COE: Now you just told me you're not going to have two residences.

MR. GUILFORD: No, we'll have one here, but I think the question was, is there two residences on one lot.

MR. COE: Oh, okay.

MR. GUILFORD: And we are not having two residences on a single lot.

MR. COE: If you were to get your lot split, on each lot there would be a residence.

MR. GUILFORD: One residence, absolutely.

MR. COE: Okay.

MR. GUILFORD: Absolutely.

A residence can be built this way --

MS. MORENO: In other words, what you're giving us is not a real proposal, it's just a possibility.

MR. GUILFORD: Absolutely. Absolutely, because we can't at this time.

Or a third scenario -- and the reason -- the reason we really could not provide the Historic Preservation Board

this information is because we don't know what's going to be built. We could spend the money and give them the elevations that they wanted, but it really would mean nothing because whoever bought the property would want it their own way and come back, and what we tried to explain to the Board, and it's actually kind of funny, because the Staff's alternative recommendation is, now that the property has been designated historic, whatever happens on that property has the overview of the Historic Preservation Board. So any demolition on the property must go before the Board. Any addition to the property must go before the Board. Anything that happens on that property, because you just don't designate the Alfred Browning Parker portion; you designate the whole property.

As a matter of fact, Lot 2, the house on Lot 2, would have to come before the Historic Preservation Board, because it is sitting on a historically designated piece of property.

Now, what I'd like to do is just

backtrack, because I don't think it was in your packet, is, in 2005 -- in 2005, Dennis Smith wrote a letter to Laura Russo, stating that this piece of property did not have to go through the building site separation procedures.

Subsequently, which is in your package, is a letter from the City Attorney, stating, a year and a half later, that we do. What I'd like to point out is that cc'd on this letter is Planning Staff. At no time within that year and a half between the issuance of this letter and the City Attorney's letter did anybody object to this, did anybody appeal this decision, and therefore, we have actually relied on this decision that's before you.

However, based upon the City Attorney's decision, we have no other alternative but to move forward, basically, under protest of this matter, and move forward with this application. Otherwise, we would not be able to move forward with the application.

So what are we really requesting? We're requesting two building sites,

Building Site 1, which is approximately a little bit over -- close to 78,000 square feet, almost two acres, and Lot 2, which is 49,000 square feet, which is over an acre.

Now, Staff has said in their -- and what I'd like to do is just take a moment to go through Staff's six criteria. Staff has said that it's not unique or exceptional in any circumstance. Frankly, I believe a three-acre tract in this neighborhood, which is by far the largest single parcel -- it is fronted on two sides by water and is designated historic. In and of itself, it makes it a very unique piece of property.

Now, the second thing is that Staff -- the second issue is, are you equal to or larger than the 50 percent or a majority of the properties in the area? The reason you cannot do frontages in this case is, this is the area that Staff has picked as their subject property to analyze. What you'll see along the waterway is that it constantly meanders, so that no two lots are particularly exactly alike.

Yes, sir?

MR. COE: I don't want to interrupt your presentation, but doesn't the Code require that frontage be the criteria?

MR. GUILFORD: Yes, it does, but it doesn't -- it cannot work in this case, because you don't have standardized lots, like you do in others. This lot has a bigger frontage, but it's got the hoop taken out of it.

MR. COE: Hold on.

MR. GUILFORD: Yes, sir.

MR. COE: So you want us to ignore -- in this particular case, you want this Board, and presumably the Commission, to ignore the specific language of the Code? You want us --

MR. GUILFORD: Because it --

MR. COE: -- to pretend it doesn't say that.

MR. GUILFORD: Because it cannot apply in this case, because you don't have a uniformity area to analyze with frontages. As a matter of fact, you have a house here -- where is it, right here -- that's

half of a vacated street and half of a lot. Under the Code, it's not even actually considered a building site. You have situations where you have part of a vacated street up here.

This is not a normal lot and block scenario. I mean, the meandering creates -- I have 150 feet here, but I have the narrowest lot in the whole area. It just -- it doesn't work the way the Code has set up, and when you actually apply the criteria that really works in this scenario, what you're going to find is that the first lot, Lot A, or Lot 1, is 77,000 square feet. It's larger than about 96 percent.

In fact, I got into a discussion at the Historic Preservation Board whether it was or it wasn't. There's one, actually, right here, which is a relatively large -- that's the old -- or it's the Wirt Maxey estate. I looked that up in the tax records; that's 68,000. But there's actually -- this is actually even drawn wrong. There's an appendage coming out of that property. So

it's equal to -- it's pretty close, but clearly, from the Dade County tax roll, Lot 1 is clearly the largest of the whole sample size. Lot 2 is 49,590--

MR. COE: But based on the square footage.

MR. GUILFORD: Based upon the square footage, absolutely, because again, you know, this is not a normal lot and block situation.

MR. COE: I understand what you're saying. I just want it --

MR. GUILFORD: Sure. Absolutely.

MR. COE: I want it clear.

MR. GUILFORD: This one, at 49,000, we're greater than 93 -- 83 percent of the properties.

So, basically, when you actually apply the criteria that can actually work in this particular case, because you don't have a standardized lot and block to go by, these lots are larger than the majority of the lots. In fact, the actual average lot size is 31,000 square feet. So we're approximately 17,000 square feet larger

than all the lots, the average of all the lots.

CHAIRMAN KORGE: Mr. Guilford, can I ask you a quick question?

MR. GUILFORD: Sure.

CHAIRMAN KORGE: What do you think the purpose for referencing lot frontage was in the Code?

MR. GUILFORD: Because I don't believe they actually anticipated a situation like this. What they anticipated were blocks like this.

CHAIRMAN KORGE: Well, why not just say square footage for blocks like that, too?

MR. GUILFORD: It's how they developed the Code, but clearly, when you look at something like this, this looks nothing like that.

CHAIRMAN KORGE: I understand that. I live in the neighborhood, so I really do understand, but I guess what I'm asking is, why would -- if they said frontage for only -- if they were only contemplating, you know, regular sized lots, not irregular lots which go around the waterway, why

didn't they say square footage for that, too?

MR. GUILFORD: I have no idea. But clearly, clearly, you know, again, there is no uniformity along the waterway, so it makes it extremely difficult to say -- again, one lot can be very narrow and very long.

Yes, sir?

MR. COE: Mr. Guilford, so I'm a litle puzzled by this argument that you're making. We just spent several years doing an extensive City Code rewrite

MS. MORENO: This was not addressed by that.

MR. COE: I understand. It was not addressed at all.

If, in fact, this is unique to this particular area of the City of Coral Gables, weren't you remiss in not raising that point, sitting on your application, as you've told us, for the last two years, sir.

MR. GUILFORD: Well, actually, it was part of Mrs. Russo before myself, so --

excuse me --

MR. COE: I understand.

MR. GUILFORD: But anyways, I'm not -- I'm not --

MR. COE: Hold on. This process has been going on for two years, in the middle of the Code rewrite, yet it was never raised. The Code is the Code as we have now.

MR. GUILFORD: I understand, Judge, but you know what? Not everything is written perfectly, and --

MS. MORENO: Can I just butt in for a minute?

MR. GUILFORD: Sure.

MS. MORENO: Because I think I was on the Board when the two things happened. We had a very acrimonious lot split case, and certain revisions were made to the lot split ordinance at that time, including adopting some of these criteria, in response to a case that arose in the North Gables area.

I am not sure that anyone considered, at the time that was done, any of the

irregular lots that are in the waterway areas, and I know that when the Zoning Code rewrite was considered, it was determined that in order to avoid a lengthy discussion on lot splits, the lot split section would not be considered as part of the zoning rewrite.

CHAIRMAN KORGE: That was after proposals were made to change it.

MR. COE: Right.

MS. MORENO: It was after proposals, and we had disagreement among the Board members as to what to do and what not to do. Some of us thought that allowing lot splits would eliminate the McMansion problem. Some of us did not want lot splits. There was significant disagreement, and the decision was made to table that for future consideration. It's not that it was considered and rejected. That's the only point of what I'm trying to say.

MR. GUILFORD: Thank you.

MR. RIEL: Mr. Chair, but I would note that prior to the Zoning Code, the lot

splitting ordinance was further strengthened, so it was out -- it was in front of -- we started the Zoning Code rewrite in like 2005, 2006, but about a year prior or 18 months prior --

MS. MORENO: Yeah.

MR. RIEL: -- there were changes made to that. That's one of the reasons why it was not looked at, although Staff had wanted to make changes to it, to further strengthen it, but it was looked at about four or five years ago.

MR. GUILFORD: And to be honest with you, I believe that provision, the one we're talking about, has been the same all the way through, so -- so I don't believe that people looked at particular situations, and what Mr. Riel is talking to was actually prior to this application being filed, but anyways, be that as it may, the third issue is the building site, separated, would not result in any existing structures becoming nonconforming.

Now, Staff has stated that what we're doing is creating a flag lot. Well, the

answer is, that's true. However, we end up with a dilemma, is, number one, we could actually move this over, okay?

Judge, you know where I'm going.

MR. COE: Yep.

MR. GUILFORD: And we could probably meet the frontage requirement. We could divide it right down the middle, and I would have Ms. Kautz here climbing all over me, because we would then be destroying the historic structure.

So the only reason we made this configuration was the preservation of the historic structure.

MS. MORENO: Why would you be destroying it?

MR. GUILFORD: Because basically the pool -- they have determined -- Staff has determined, and correct me if I'm wrong -- is that the cabana and the pool is an integral part of the building. So for me to move this over and just cut it in the middle would not be acceptable to Historic Preservation. Then this frontage gets bigger, basically, but what happens is --

so I'm between the rock and the hard place, between Historic Preservation and a flag lot.

MS. MORENO: Well, but you could do -- I mean, you could give yourself equal frontage and then meander that way.

MR. GUILFORD: Again, I'd still need the variance. Again, I would still need the variance. So, anyway, it really becomes a weighting of Historic Preservation versus a flag lot, and that's the issue we're faced with this requirement.

MR. COE: Could I ask one more question --

MR. GUILFORD: Yes, sir.

MR. COE: -- for clarification, Mr. Guilford, so I fully understand what's before this Board this evening.

Your applicant has no intention of actually constructing anything on these sites; is that correct?

MR. GUILFORD: That is correct.

MR. COE: So, if there's any new construction, that's going to be by a

subsequent owner.

MR. GUILFORD: That is correct, and that construction must go before the Historic Preservation Board, and it could be conditioned to come before this Board, as well.

MR. COE: Right, so essentially, all we're going to vote on is a lot split, without any understanding of, if that lot split is granted by the Board and by the City Commission, of what ultimately will be put on these split lots.

MR. GUILFORD: That is correct.

The next criteria, that there's no restrictive covenants, encroachments, et cetera. Well, if there were no encroachments, we wouldn't be here. Clearly, we violate that by the removal of the noncontributing structures and the tennis court. We do not comply with that.

Criteria Number 5, maintains and preserves open space, neighborhood compatibility, preserves historic character and maintains property values. I'm going to argue that if I have two of the biggest

lots still remaining in the neighborhood, I'm maintaining property values. I'm consistent with that neighborhood. By maintaining the historic structure, I'm maintaining the historic character.

And preserves open space and green area. By maintaining the two largest lots, I then again maintain more green space and open than the surrounding neighborhood. So I don't know how I don't comply with that one.

And the last one, which I do not comply with, as well, is that we purchased -- the property was purchased in 1980. We do not comply with that requirement.

Mr. Chairman, Members of the Board, what we have here is a unique circumstance. We have Historic Preservation playing a part. We have different -- we have unique pieces of property, as it fronts the waterway. We would ask that you recommend approval of this tentative plat -- or approve this tentative plat with the subdivision variances.

Yes, sir?

MR. COE: I have another quick question, so I understand the difference between your position and Staff's position.

Staff found that you met none of the six criteria. Are you telling us you meet one, Number 5?

MR. GUILFORD: No, sir. What I'm actually telling you, I believe I meet four.

MR. COE: No. You're throwing out the frontage.

MR. GUILFORD: I'm --

CHAIRMAN KORGE: Just list the four again.

MR. GUILFORD: Okay. I believe we have a unique piece of property.

MR. COE: Okay.

MR. GUILFORD: I believe -- I'm arguing that frontages doesn't apply, so --

MR. COE: So frontage doesn't count, so we throw that one out.

MR. GUILFORD: Well, then I can't meet four.

MR. COE: I understand.

MR. GUILFORD: So now I'm down to four

out of five.

MR. COE: Okay, so you just want to -- you say we meet the frontage in your definition of frontage, the square footage of the lot.

MR. GUILFORD: I meet -- what I believe is, the whole idea of that provision, or I believe the intent, which I don't think anyone will argue with me, is that basically what you don't want to have are lots that are not comparable to each other.

MR. COE: Are you prepared right now to present the legislative history of this portion of the Code?

MR. GUILFORD: Not right now. I'll be more than happy to start doing it for you.

MR. COE: I'm not sure, Mr. Guilford, that when this was generated, a long time ago, that --

MR. GUILFORD: You don't believe it was lot compatibility.

MR. COE: Yes. I don't think that was really thought of. I think what was thought of was frontage, for a very obvious reason, why frontage would be thought of.

That's what impacts, visually, when you drive down a street or walk down a street. It's not necessarily the square footage; it's the frontage.

MS. MORENO: I have a question for the City Attorney.

If we find that this does not meet four of the criteria, can we approve this? If we say -- you know, I think that arguably it cannot meet four of the criteria. Are we bound to disapprove it?

MS. ALFONSIN RUIZ: The section of the Code actually says "shall meet four of the criteria."

MS. MORENO: So, then, we must find that he meets four of the criteria?

MS. ALFONSIN RUIZ: Correct.

MS. MORENO: And it is undisputed that he doesn't meet the last one.

MR. GUILFORD: Or Number 4.

MS. MORENO: Or Number 4, and although I sympathize with the idea of lot splits and I have supported them in the past, I don't think you meet the frontage requirements.

MR. GUILFORD: That's --

MS. MORENO: And, you know, I --

MR. GUILFORD: Ms. Moreno, that's, you know, clearly your prerogative.

MS. MORENO: So I'm willing to give you that you arguably meet the uniqueness requirement, and I'm willing to give you that you're trying to draw it so that it complies with Historic Preservation's concern, but, you know, if I give you those two and I cannot give you Number 4, because you admit you can't meet Number 4 --

MR. GUILFORD: Right.

MS. MORENO: -- I still don't get to four, so I'm not sure that we're -- I think discussing it further is wasting our time.

CHAIRMAN KORGE: Wait a minute. One, two -- you think you meet Number 3?

MS. MORENO: No, I think he arguably --

CHAIRMAN KORGE: I'm asking -- I'm asking -- no, I'm asking Mr. Guilford.

MR. GUILFORD: Well --

CHAIRMAN KORGE: You thought --

MR. GUILFORD: Yes.

CHAIRMAN KORGE: You said you thought

you met one and two, and you --

MR. GUILFORD: One, two --

CHAIRMAN KORGE: Three --

MR. GUILFORD: -- three and five.

CHAIRMAN KORGE: And five.

MR. RIEL: Mr. Chair --

CHAIRMAN KORGE: Those are the ones he thinks he meets.

MR. RIEL: Mr. Chair, if I can interject, there's two things that the applicant stated, that there's inadequate information to provide a Staff recommendation, and I believe the applicant is incorrect. We evaluated the six criteria based upon the application.

So I don't agree with your finding that there's inadequate information for the Staff.

MR. GUILFORD: I don't believe I said -- if I said it, I did not --

MR. COE: Yes, you did.

MR. GUILFORD: Okay.

MR. COE: Yes, you did say that.

MR. RIEL: And the second thing is, just so everybody knows, the alternative

recommendation is always provided by the Department if the Board makes findings of fact that they feel that they should recommend approval. So I didn't want anybody to assume that since we provided alternative recommendations, that --

MR. GUILFORD: No, I didn't argue that point, or if I did -- and I apologize, I did not say Staff did not have adequate information to make -- We disagree with -- Basically, what I was trying to say is, we disagree with Staff's determination.

MS. MORENO: Okay, but the bottom line is, the City Attorney has told me that I must find four of the six, and --

MR. GUILFORD: Yes, ma'am, and if you --

MS. MORENO: And you've admitted that you don't comply with two.

MR. GUILFORD: Correct.

MS. MORENO: So I have to find that you comply with the other four --

MR. GUILFORD: Right, and --

MS. MORENO: -- and I can't find that you comply with the frontage.

MR. GUILFORD: I understand your position, Ms. Moreno.

If you have any more questions, I'll be more than happy to answer them at this time.

CHAIRMAN KORGE: Any more questions of the applicant?

MS. KEON: I have one question with regard to the Historic Preservation Department.

MS. MORENO: Do you want to come up?

MS. KAUTZ: Hi. For the record, Kara Kautz, Historic Preservation Officer for the City of Coral Gables.

MS. KEON: Mr. Guilford stated that -- it seems that it's only a small portion of this house that was actually designed by --

MS. KAUTZ: Yes, I'll show you. I didn't see the graphic that he presented, but I'm assuming it's here.

The home was originally built in 1951 by Mr. Parker.

MS. KEON: Right.

MS. KAUTZ: And the auxiliary structure

was built one year later, also designed by Mr. Parker. This -- this generally --

MR. COE: It's not City Hall.

MS. KAUTZ: Yeah, I'm sorry. I'm on stage.

This generally is the outline of the existing historic 1951 structure. This is also the 1952 structure. This was built one year later. What this --

MS. KEON: But designed by?

MS. KAUTZ: Mr. Parker.

MS. KEON: By Mr. Parker, okay.

MS. KAUTZ: This compound of this --

MS. KEON: Yeah.

MS. KAUTZ: -- which is the pool and an out-cabana and this was also designed by Mr. Parker. What this is generally showing is the outline of what the original house was.

MS. KEON: I see. I see.

MS. KAUTZ: It's been altered slightly, so I don't know if they can put it back exactly as it was, currently, if this outline is exactly the way it was, but it's the closest -- This is the 1951 portion.

MS. KEON: And what was done subsequently, is it in the style of?

MS. KAUTZ: It's not a great addition, I'm going to be honest with you. It's not. If someone were to come and restore the house back to its original pristine condition, that would be removed. I mean, it would generally be considered to be a nonsympathetic addition.

MS. KEON: So, when you approve things for -- as historically significant, the fact -- it looks like almost half the house, half the square footage of that house, is not historically significant.

MS. KAUTZ: Generally, yes. The entire property is significant because it was originally an Alfred Browning Parker residence.

MS. KEON: Right.

MS. KAUTZ: The later addition -- it was Staff's recommendation that the later addition did not significantly detract from the historic character of the original structure.

MS. KEON: Oh, okay.

MS. KAUTZ: The original structure is still pretty much intact. If you look at it, you can see what was original and what was added on at a later date. The historic portion of the house is intact.

MR. RIEL: And Kara, just so they -- The entire property has been deemed historic?

MS. KAUTZ: Yes.

MR. RIEL: The entire property.

MS. KAUTZ: The entire property, not just the house.

MR. RIEL: Not just the structure.

MS. MORENO: Why is that, that it's the entire property?

MS. KAUTZ: That's the way it always is. Every designated building, it's the property, as well.

MR. COE: It's the site.

MS. KAUTZ: It's the entire site.

MS. MORENO: Does that mean that it can't be separated?

MS. KAUTZ: No, it does not mean that. We allow people to do additions, demolitions. They've never actually had a

separation come before our Board before, but it certainly would be allowable in certain circumstances.

MR. COE: If you meet the four out of six criteria.

MS. MORENO: I'm sorry?

MR. COE: If you meet the four out of six criteria.

CHAIRMAN KORGE: Okay, we'll open it -- if there are no more questions --

MR. RIEL: Three people.

CHAIRMAN KORGE: Pardon me?

MR. RIEL: We've got three.

CHAIRMAN KORGE: Three minutes?

MR. RIEL: No, we've got three people that signed up.

CHAIRMAN KORGE: Three people that signed up, so let's call the individuals who wish to speak on this.

MS. MENENDEZ-DURAN: Gil Haddad.

CHAIRMAN KORGE: Please state your name and address for the record.

MR. HADDAD: Yes.

CHAIRMAN KORGE: And I believe --

Do we need to swear in this witness?

Do we need to swear him in?

MS. ALFONSIN RUIZ: No -- yes.

CHAIRMAN KORGE: Yes?

MR. COE: This is testimony.

(Thereupon, Gil Haddad was duly sworn by the court reporter.)

MR. HADDAD: I do.

CHAIRMAN KORGE: Again, state your name and address for the record.

MR. HADDAD: I'm Gil Haddad. My wife and I live at 6800 Granada Boulevard, Coral Gables, Florida.

I'd like to thank this Board for giving us the opportunity to speak. I'd also like to bring to the Board's attention the fact that the City Attorney's Office, the Planning & Zoning Staff, the Planning & Zoning Board and your Staff have exhibited extraordinary attention to this very important issue for our neighborhood.

The record here contains an original petition that was filed for your February 21 hearing that was aborted because that July 1 letter was presented -- of 2005, was given to the City Attorney one hour before

your four (sic) o'clock meeting. The minutes of that meeting reference Judge Coe and Chairman Korge commenting about the number of people present and the fact that we had to make a little bit of noise to leave. So we had so many people present at that meeting, we were a little bit disconcerted that that July 1 letter was given to the City Attorney one hour before the scheduled meeting.

The City Attorney then had to do research, and came out with her memo, which is in your file, of -- which says that the July 1 letter clearly is erroneous and has no application, and that the process for lot splitting must be completely complied with, which Mr. Guilford obviously acknowledges now, because he's doing this.

I would also like to thank not only the original 36 petitioners, but another six residents in the area wrote lengthy letters, all of which are in your record, all of which are in opposition to any lot split.

I'd like to thank the Riviera

Neighborhood Association for its support, and four executives of that association, which are with us here tonight, and I'd like to thank our other neighbors that are with us here tonight.

I think that your Staff, as well as the Staff of Historic Resources, understands why there should be no lot split here far better than I do as a layman in this particular area. You folks sit here and listen to these problems, day in and day out, and I think you understand why -- and I don't mean to be so dogmatic about it, but why I really believe that as a matter of law, you cannot recommend to this City Council, because the City Council, the City Commission, must make six specific findings of fact. One is that the literal interpretation of the Code, which every resident of this City has a right to rely on, must be varied to accommodate the interests of this offshore corporation, which has this property on the market for sale at this time.

Mr. Guilford, of course, is my friend.

He is an excellent and honorable attorney, and he's doing an excellent job for his client, but on a common sensical basis, this two-year effort is nothing more than a marketing tool to advance the sale of this property.

You have in your record a printout of the web site for the sale of this property, which, by its very terms, extols its virtues as one single plat -- platted lot. In your record, you have a copy of this web site. So this authorized agent of the owner is saying that this is a three-acre waterfront estate, boasting 757 feet of waterfront. It's architecturally unique. It has a 10,000-square-foot home on it, built by the renowned architect, Alfred Browning Parker, who, incidentally, in an international magazine, just had his local home, Wind Song, designated as one of the 10 most beautiful homes in the world. It sits on lush private grounds, surrounded by mature oaks, surrounded by a coral rock wall, and incidentally, our Code makes reference to coral rock walls and that they

should not be breached or removed.

It has a tennis court. Our Code verbatim and specifically speaks against the removal of existing tennis courts. It has a swimming pool. Our Code specifically -- this is the Code that we all follow the rules by. It has a swimming pool that will not be disturbed, according to our Code, once it exists. It has outbuildings, staff quarters and such things as that, which because they exist, under our Code, should not be removed.

The mature oaks are of tremendous concern to our Public Service Department, because they requested, for over a year now, that this applicant submit a root plan, and the applicant hasn't even submitted a root plan for the trees.

Now, it goes on to say that this is a private compound. Now, there's no one connected to this application who ever lived on that property, but our former neighbors did live on that property and enjoyed it for 20 years as just that, a very exclusive compound.

This web site has a purchase price and asking price of $13,500,000, for a piece of property which I don't know the price in 1980, but I would guess a million, two million, in 1980.

The New York Times -- it's not in your record, but if you take the Times, you'll see that there's a 28-acre estate, overlooking the Hudson River, that has a 20-horse barn -- stall on it, three caretaker houses, it's a 7,500 foot, impeccable manor, for sale for 13 million dollars. So, if this owner has a problem in selling and marketing this property, it might be the price. It's not because anybody in this neighborhood did anything to deter them.

I call your attention again, only because Mr. Guilford dramatically handed you the July 1, '05 letter, signed by Dennis. The City Attorney, on March 9 of 2007, analyzed that situation and said that letter was, quote, unquote, a clearly erroneous interpretation, and your counsel, the City Attorney, can provide you with a

copy of this, but it's already in your record. It's already with your Staff.

The law involved here, the zoning scheme, began in 1973. It was amended in '77. It was amended in '81. It was amended again in '86. And every one of those amendments was for the purpose of controlling density in the residential neighborhoods of our City, every one of them. That is the ethos of our entire Building Code, the ethos of the new amendments to the Code, and all of those amendments going back to 1973.

Our concern in this neighborhood is exactly what's in the Code. The criteria in the Code are that property values shall be considered and maintained. At 800 Alhambra, with all due respect to the owner and building of that very, very large house that extends from one street -- from Altamira to the next street, it is so huge, and it's not nearly the size of what's depicted here, but you've pointed out very cogently that what's depicted here is irrelevant, because this owner will never

build anything, this offshore Antilles corporation. Their counsel has represented to you, they'll never build anything.

But our concern is that we have an extraordinarily beautiful piece of property that everybody in the City can enjoy. We have relied on that piece of property in our purchases. There's a young family named Fernandez that are friends and new neighbors, who bought at 6750 Granada, catty-corner from this location, a two-story house overlooking this location. They paid about two million dollars for that property and they've put another six or seven hundred thousand dollars in renovation. They relied on the platting, and had a right to rely on the platting.

My wife and I have been there for many, many decades, since she was a child, 15 or 16 years ago. We've paid all our taxes. We've played by the rules. We go to the City if we want to clean our roof or paint something. Everybody in our neighborhood has great respect for the standards and criteria of the City, and we really feel

that we have a right to expect and rely that when there are six criteria that your Staff, having considered this now for years, as Mr. Guilford pointed out -- and incidentally, in '05, there was a determination made, a determination, a written determination, that this was a single parcel, suitable only for a single-family home, which exists there now, over a 9,000-square-foot home, and incidentally, Mr. Alfred Browning Parker was personally involved in the original design, the second design, a year later, and then in the third addition to the house, a local architectural firm worked with Mr. Parker, consulted with him, and added that third piece. So Mr. Alfred Browning Parker's skill and genius flows throughout that entire structure, and your file contains a letter from him, in which he explains the design of his apertures, his portals, his windows, to encompass these mature oaks and the entire property.

If you, respectfully, refer to Page 9, Paragraph 4 of your Staff Report, you will

see the operative word here, and it's the word that Mr. Riel mentioned to you a moment ago. It's the word entire. When Historic Resources unanimously and without objection and without an appeal -- and there was no appeal in 2005, from the determination that it was a single parcel, with a single house. There's no appeal from that. And there was no appeal from the June 2007 determination by your sister agency that this was a historic property and they recommended no lot split. At Paragraph 4, Page 9, you will see that your Staff recognizes the practice and policy of Historic Preservation that it's the entire property.

Now, isn't it incongruous that you would take an entire property that is historic, that has been now registered in the Registry of Historic Places, and start chopping it up? Now, what's this new owner going to say? This new owner is going to come by and say, "Wait a minute. I bought a piece of property next door to a historic place. Why should I go back to Historic to

get my lot, this front lot that they've carved out in there?"

So you're looking at potential litigation, and you shouldn't, and ma'am, I think the law -- the case that you might be referring to is Velez, where the Third District Court of Appeal denied the City's effort to do any kind of lot split when there were two side-by-side 100-foot lots. One was sold off to a new buyer, and that new buyer wanted to build, and the neighbors came in and said, "Sorry, under our Code, if there is an existing single-family house on a parcel, not on a lot, on a parcel, that's the way it is and that's the way it stays."

Now, if there's anything that I've said that draws any question in your mind about the legal standards that apply, your City Attorney, Mrs. Hernandez, and Ms. Ruiz, wrote you a memo on April 4, 2007 -- it's in your file -- setting out all these things, about the swimming pools, about the tennis courts, about the standards that are to be applied, the things that shall be

determined, not may be but shall be. That's in your record.

And speaking on behalf of myself alone, but in recognition of the nearly 40 people in this neighborhood who have taken part in this process, I respectfully request that this Board recommend to the City Commission that it deny any lot split and deny any variance, and I'll close by saying this. This largest property rationale, not only is it irrelevant under the Code, as has been pointed out by your Staff, and by Judge Coe, not only is it irrelevant under the Code, it's illogical, because if this lot is split, somewhere else in the Gables there will be the, quote, largest lot around, largest property around, and then that owner will come in and say, "Well, look at the precedent. You split that one." And then it will be split, and then what today is the third largest lot will come in and say, "Well, my gosh, you gave it to those two guys. Why not me?"

So the whole argument about largest size and the meandering canal and the

irregularity of the shape of some of those lots was there before the Code was written. So the authors of the Code knew those physical facts on the ground when they stressed that frontage was the essential criteria.

CHAIRMAN KORGE: Thank you very much, Mr. Haddad. Appreciate it.

MR. HADDAD: I know it's late, but as far as Cartee is concerned, we've heard this argument before. Your Staff rejected it, Historic Resources rejected it, for these reasons. There are some lines on Cartee 1, which is just north of this property, across the Mahi Canal, but Staff, nor attorneys in this field, not myself, because I'm not in this field, can't find any empirical evidence. There's really not a file. There's not evidence of neighbors being given notice. There's no indication of a hearing, as to how those lines got there, and if you'll look at those lines, there's an hourglass-shaped main lot. It looks exactly like an hourglass, which would never be approved under today's

standards, because it in fact is a flag lot, and the minute Mr. Guilford admits that he's trying to put across a flag lot, he's out of court, because flag lots are proscribed by the Police, they're proscribed by Fire, they're proscribed by our regulations, for good, sound, logical, practical reasons. You can't cross somebody else's property or meander through various properties for those public services.

Cartee Number 1 is not historic. This has been declared historic, and there's no appeal been taken.

So I want to thank you again for your attention and assure you that this is an immensely important matter to your neighbors. Thank you very much.

CHAIRMAN KORGE: Thank you, sir.

Next witness, please.

MS. MENENDEZ-DURAN: Mark Brown.

MR. BROWN: My name is Dr. Mark Brown, and my wife Josie and I live at 702 South Alhambra Circle.

CHAIRMAN KORGE: Do you want to swear

the witness, please?

(Thereupon, Dr. Mark Brown was duly sworn by the court reporter.)

MR. BROWN: I do.

And we live one house separated from the property, right across the street. We walk past that property every day, almost, and we enjoy the beauty of the property. And I've seen pileated woodpeckers, red wing hawks, and ospreys come off that property. I don't know whether that means anything to you all, but I'm not an Audubon expert, but it's a gorgeous piece of property. It really makes the Riviera section of Coral Gables a great place to live, and a great quality of life.

Now, I'm not as articulate nor as verbose as my good neighbor, Gil Haddad. He said it all. But from an emotional standpoint, I think the subdivision of that property, and to build two additional gross mega-mansions on it would be a terrible thing to the quality of life of our neighborhood, and it would definitely decrease the value of our properties.

That's all I have to say. Thank you.

CHAIRMAN KORGE: Thank you, sir.

MS. MENENDEZ-DURAN: Amado Acosta.

MR. COE: He's the last one?

MS. MORENO: He's the last one?

CHAIRMAN KORGE: Yes, he's the last witness.

Would you swear the witness, please?

(Thereupon, Amado Acosta was duly sworn by the court reporter.)

MR. ACOSTA: I do.

Mr. Chairman and Members of the Commission, my name is Amado, also known as "Al," Acosta. I reside at 1225 South Alhambra Circle, together with my wife, Nilda. I am the vice-president of the Riviera Neighborhood Association, which, as you know, has actively participated with this Board and with the Commission on matters affecting our area.

Tonight I also have two other members of the board here. I have Attorney Robert Barnett, and I have Dr. Paul Van Walleghem.

Our association has consistently been on the lookout, because our area has been

defined as a very fragile area. There have been presentations to this Board, there have been presentations to the Commissioners, and as a matter of fact, at the May 10th meeting, the Commissioners, by unanimous vote, recommended to the Planning Department a special study of our area, because of the fragility of the conditions that we have.

Consistently, during the zoning rewrite, we addressed the matter of lot splitting, among other things, and our concern in there is the domino effect, and what can happen in one property of this size, there are plenty of other properties in there, along Riviera and Granada, that, like Mr. Haddad said so eloquently, later on would also try to get the lot split and what have you.

So we're very concerned. I cannot add too much to what Mr. Haddad so eloquently presented, except to say that we have over 720 people in our area that are represented one way or the other through the association, over 400 members, dues-paying

members, and this board is coming to you today to also agree with the City Staff's so highly professional study, that you also deny this proposal. Thank you.

CHAIRMAN KORGE: Thank you.

I think that closes the -- there's no more witnesses. That closes the public portion of this hearing. I'll open it for discussion.

MR. COE: Mr. Chairman, at this time, I would move that we adopt Staff's recommendation and deny the applicant's application.

CHAIRMAN KORGE: There's a motion on the floor. Is there a second to that?

MR. SALMAN: I'll second.

CHAIRMAN KORGE: A second. Let's open it for discussion. Is there any discussion on this motion?

MS. MORENO: I think, as I said before, that the City Attorney has advised us that we must find that in order to approve this, this meets four of the six criteria. The applicant has admitted that it does not meet two, and we find, without having to

decide on the other three, it's clear that the language is frontage and that it does not meet the frontage requirements. I think some of the others, there's arguments that it also does not meet those requirements, specifically, that it would not result in the buildings becoming nonconforming. One of the requests is to demolish buildings. There's requests -- but anyway, I don't think we need to get to that, because we don't meet the frontage. We don't meet the other two. That makes three out of the six that are not met, so our hands are tied. We can't approve it.

CHAIRMAN KORGE: Okay. Is there any more discussion? Pat?

MS. KEON: No.

CHAIRMAN KORGE: Call the roll, then.

MS. MENENDEZ-DURAN: Cristina Moreno?

MS. MORENO: Yes.

MR. COE: Yes for no.

MS. MENENDEZ-DURAN: Javier Salman?

MR. SALMAN: Yes to deny.

MS. MENENDEZ-DURAN: Jack Coe?

MR. COE: Yes.

MS. MENENDEZ-DURAN: Pat Keon?
MS. KEON: Yes.
MS. MENENDEZ-DURAN: Tom Korge.
CHAIRMAN KORGE: Yes.
Do we have anything else on the agenda? Nothing?
MR. RIEL: No. This application will proceed to the Commission on August 28th.
CHAIRMAN KORGE: Right.
MR. RIEL: No, we have nothing else.
CHAIRMAN KORGE: When's the next meeting?
MR. CARLSON: Can we please have your books --
MR. RIEL: August 8th.
MR. CARLSON: -- on the Old Spanish Village?
MS. KEON: They took them.
MR. COE: They've already been confiscated by the applicant.
MR. CARLSON: Oh, they already have.
MR. RIEL: August 8th, in this room. This room.
CHAIRMAN KORGE: The next meeting is August 8th, in this room.
MR. SALMAN: Here.

(thereupon, the meeting was adjourned at 7:45 p.m.)

C E R T I F I C A T E

STATE OF FLORIDA:
SS.
COUNTY OF MIAMI-DADE:

I, JOAN L. BAILEY, Registered Diplomate Reporter, Florida Professional Reporter, and a Notary Public for the State of Florida at Large, do hereby certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

I, JOAN L. BAILEY, a Notary Public in and for the State of Florida at large, do hereby certify that all witnesses were duly sworn by me.

DATED this 23rd day of July, 2007.

JOAN L. BAILEY, RDR, FPR

Notary Commission Number DD 190412
My Notary Commission expires 6/14/07.

Attachment D

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2013 OCT 14 PM 4:39

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

Attachment E

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 — Historic Preservation Officer

PRINT NAME — TITLE

SIGNATURE — September 24, 2013 DATE

Attachment F

The City of Coral Gables

Building and Zoning Department
ISO Class 1
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

July 27, 2005

Ms. Laura Russo, P.A.
Gables International Plaza
2655 Le Jeune Road, Suite 201
Coral Gables, 33134

Re: TRACT No. 2, CARTEE HOMESTEADS PB 43-30,
(6801 GRANADA BLVD)

Dear Ms. Russo:

Please be advised that after careful research and study of our records and the information presented, the Building and Zoning Department made the following determination, Tract No. 2, Cartee Homestead, Pb/Pg 43/30, shall constitute a building site for a single family residence.

This administrative determination was made and announced on July 18th, 2005 at 9:00am in the first Floor Conference Room, City Hall, 405 Biltmore Way, Coral Gables, Florida.

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

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

Sincerely,

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

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

Attachment G

CITY OF CORAL GABLES

- MEMORANDUM -

TO: RAMON TRIAS
PLANNING & ZONING DIRECTOR

DATE: OCTOBER 16, 2013

FROM: ERNESTO R. PINO, R.A., LEED AP
INTERIM PUBLIC WORKS DIRECTOR

SUBJECT:
REVISED PLAT OF CARTEE HOMESTEAD – COMMENTS

As per Zoning Code Article 3, "Development Review", Division 9, "Platting/Subdivision", requires review and comment by the Public Works Department on all proposed tentative plats as part of the review process. Public Works has reviewed the tentative plat entitled "Revised Plat of Cartee Homestead" with the re-plat requirements specified in Zone Code Article 5, "Development Standards", Division 15 "Platting Standards and have the following comments:

1. No variances from the platting standards are required for the proposed single-family residential building sites.
2. Letters have been submitted for utility companies as required stating that the utility companies have no objection to the proposed tentative plat
3. The proposed platted lot designations should refer to "Lot 1 and 2" instead of "Lot A and B".
4. The proposed tentative plat shall be required to be submitted and reviewed by the Public Works Department and Miami-Dade County prior to consideration as final plat by the City Commission.

If you need further information, please contact me. Thank you.

c: Wally Carlson, Assistant City Planner

Lina Hickman, Civil Engineer

Attachment H

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2013 DEC -3 AM 10:54

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared M. ZALDIVAR, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES LOCAL PLANNING AGENCY
PUBLIC HEARING - DECEMBER 11, 2013

in the XXXX Court,
was published in said newspaper in the issues of

11/26/2013

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

26 day of NOVEMBER , A.D. 2013

B. Thomas

(SEAL)

M. ZALDIVAR personally known to me

B. THOMAS
Notary Public - State of Florida
My Comm. Expires Nov 2, 2017
Commission # FF 034747
Bonded Through National Notary Assn.

CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING

City Public Hearing Dates/Times	**Local Planning Agency (LPA)/ Planning and Zoning Board Wednesday, December 11, 2013, 6:00 - 9:00 p.m.**
Location	**City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134**

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single-family building sites on property assigned Single-Family Residential (SFR) zoning and Local Historic Landmark; one building site consisting of Lot 1 and the other of Lot 2, submitted concurrently with a proposed re-plat for the property legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date.

2. Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Revised Plat of Cartee Homestead" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 3.0 acre single tract into two (2) platted lots for residential, single-family use on property assigned Single-Family Residential (SFR) zoning and Local Historic Landmark, legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida; providing for an effective date.

3. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code Appendix A, "Site Specific Regulations", by adding Section A-17.1. "Revised Plat of Cartee Homestead", to indicate Lots 1 and 2 are separate building sites; providing for severability, repealer, codification, and an effective date.

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2013 DEC -3 AM 10: 54

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

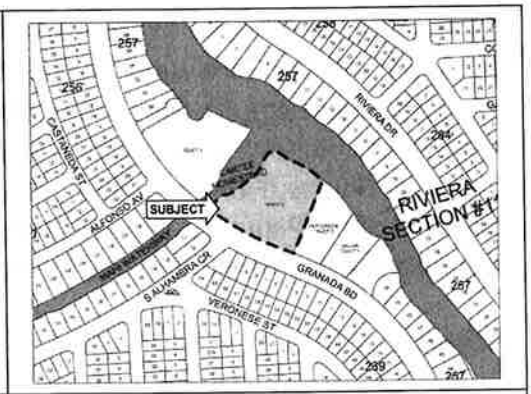
Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Walter Carlson, Assistant City Planner at 305.460.5211, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

11/26 13-3-203/2190794M

Attachment I

City of Coral Gables Courtesy Public Hearing Notice

November 26, 2013



Applicant:	Califon Company N.V.
Application:	Conditional Use Review for a Building Site Determination, Tentative Plat Review and Zoning Code Amendment
Property:	6801 Granada Boulevard, Coral Gables, Florida
Public Hearing - Date/Time/ Location:	Local Planning Agency/Planning and Zoning Board, December 11, 2013, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a Public Hearing on December 11, 2013 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single-family building sites on property assigned Single-Family Residential (SFR) zoning and Local Historic Landmark; one building site consisting of Lot 1 and the other of Lot 2, submitted concurrently with a proposed re-plat for the property legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date.*
2. *Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Revised Plat of Cartee Homestead" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 3.0 acre single tract into two (2) platted lots for residential, single-family use on property assigned Single-Family Residential (SFR) zoning and Local Historic Landmark, legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida; providing for an effective date.*
3. *An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code Appendix A, "Site Specific Regulations", by adding Section A-17.1. "Revised Plat of Cartee Homestead", to indicate Lots 1 and 2 are separate building sites; providing for severability, repealer, codification, and an effective date.*

(over)

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

Correspondence received regarding "6801 Granada Boulevard"
City of Coral Gables – Planning and Zoning

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.	11 08 13	Gil Haddad 6800 Granada Boulevard Coral Gables, FL 33146			SEE ATTACHED CORRESPONDENCE
2.	11 18 13	Riviera Neighorbood Association and Robert D. Brennan			SEE ATTACHED CORRESPONDENCE
3.	12 04 13	Sandra Levinson President Riviera Neighborhood Association Sandylevinson1@gmail.com	X		Dear Director and Members of the Planning and Zoning Department Board: Please find attached Riviera Neighborhood Association's position regarding the proposed lot division of 6801 Granada Blvd. Please review our position and take it into consideration when it comes before the Planning and Zoning meeting December 11, 2013. Please acknowledge receipt of this email and letter. Thank you for your consideration. Sandra Levinson President Riviera Neighborhood Association (see letter below)

Correspondence received regarding "6801 Granada Boulevard"
City of Coral Gables – Planning and Zoning

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
					Riviera Neighborhood Association Post Office Box 43-0825 South Miami, Florida 33243-082 December 4, 2013 Director and Members of Planning and Zoning Department City of Coral Gables 405 Biltmore Way, Second Floor Coral Gables, FL 33134 Dear Director and Planning and Zoning Board: The Riviera Neighborhood Association (RNA) was founded in 1996. Since, it has attempted to advance the interests of the hundreds of homeowners on and west of Riviera Drive to SW 57th Avenue and US 1; south to Sunset Drive and north to Hardee Road. This area covers approximately 800 households, many of whom are long time RNA members and supporters. The Board of Directors of RNA respectfully expresses its unanimous opposition to the attempt to re-plat; sub-divide or lot split, the City Beautiful heritage lot located at 6801 Granada Blvd. The natural hammock south of the main house; the beautiful oak laden driveway and the proximity of the flora and wildlife are all essential elements of this historic property. These epitomize the Alfred Browning Parker vision. His genius is a heritage that is treasured by the Riviera district residents and indeed, an asset to all Coral Gables residents and their prodigy. We citizens rely on the City's unanimous determination made in 2007 to preserve this community treasure. There has been no change as to the property as a whole, nor, especially so, as to that portion of the property south of the main house. In the absence of change to the property itself, there is no just reason to change the correct 2007 determination the City made in good faith for the citizens of Coral Gables. Most respectfully submitted, Sandra Levinson President Riviera Neighborhood Association

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2013 NOV -8 PM 1:53

11.8.13

RE: 6801
GRANAD

PLANNING + ZONING DEPT.
CITY OF CORAL GABLES.

THANK YOU FOR YOUR COURTESIES RE THIS MATTER! PLEASE EXCUSE MY HAND - AS I DO NOT TYPE. - SORRY.

AS AN EFFECTED RESIDENT I HAVE STUDIED THE 2007 ISSUES THAT WERE PRESENTED AND, AS WELL, THE OCT. 9, 2013 SUBMISSION.

OF COURSE, AS TO THE PARKER HOUSE AND ITS STRUCTURAL ELEMENTS (WALL, DRIVEWAY, POOL, POOL COMPLEX, GUESTHOUSE, ETC.), THERE HAVE BEEN NO CHANGES SINCE 2007.

MORE IMPORTANTLY RE 2013, THERE HAVE BEEN NO CHANGES AS TO THE SOUTH ACRE - THAT IS THE AREA FROM THE START OF THE DRIVEWAY TO THE NEXT PROPERTY LINE. IT SEEMS THAT "NO CHANGE" IN THE PROPERTY ~~SEEM~~ SHOULD = NO CHANGE IN THE RESULT - PARTICULARLY AS TO THE 1/3 FROM THE HOUSE TO 6835.

AS TO Building SITE CRITERIA:

1. NOTHING HAS CHANGED AS TO THE PROPERTY, OR THIS #1 CRITERIA, SINCE 2007. THIS #1, SEEMS TO ME, TO APPLY TO THE ENTIRE PROPERTY PHYSICALLY (AND AS determine - without APPEAL) SINCE '05 TO be SINGLE FAMILY.

OWNER MADE THE EXACT "SIZE" ARGUMENT IN 2007 AND IT WAS CORRECTLY REJECTED. CUT THIS PROPERTY AND THERE will BE A "NEXT" "LARGEST", Then, on AND ON.

The PROPERTY WAS determined HISTORIC AT the URGING OF OWNER, ATTY., + ARCHITECT! The ATTY SAID "IF NO lot SPLIT, then APPEAL". NO APPEAL occurred AS TO the historic DESIGNATION, NOR ANYTHING. AGAIN, The South Y's is the SAME AS IN 2007!

IN 2007 The ATTY. WROTE THAT The TAX WAS $100,000. NOW $75,000. (CHANGE due TO HISTORIC designation OWNER ASKED FOR?)

Economic HARDSHIP? (A) RELEVANT? (B) PROVEN? (C) HOW could we possibly KNOW OF The ASSETS, The NET WORTH, OF A NETHERLANDS ANTILES CO? Equal PROTECTION - Yes! Yes! BUT, ASSERTION WITHOUT PROOF?

2. "... OR EXTENDING NO FARTHER THAN THE IMMEDIATE VICINITY, WHICHEVER IS LESS."
"IMMEDIATE VICINITY SHALL BE DEFINED AS AN AREA IN WHICH A PARCEL OF LAND IS LOCATED, THAT IS PHYSICALLY, OR GEOGRAPHICALLY IDENTIFIABLE AS A DISTINCT REALM, PLACE OR NEIGHBORHOOD, ..., WHICHEVER IS SMALLER.

CLEARLY THE INTENT IS TO MEASURE Apples v. Apples! THE ATTY. ARGUES UNDER #1 ABOUT SIZE, WATERFRONT, ETC. THE OWNER IDENTIFIES (SEE 2007 RECORD) AS TO EXCLUSIVE ESTATE, ETC.
NOW A PROPOSED LOT 120' ON GRANADA, 100± ON CANAL. THE #2 INTENT IS "WHICHEVER IS LESS!" #2 MEANS LIKE PROPERTIES [CANAL FRONTAGE, ESTATE CHARACTERISTICS] IS IT NOT TRUE THAT EVERY PROPERTY ON GRANADA, ON RIVIERA DR., THAT IS ON THE CANAL [VALUES X TIMES SMALL HOUSES IN AREA] EXCEEDS 120'??

5. "... MAINTAINS AND PRESERVES OPEN SPACE... PRESERVES HISTORIC CHARACTER, MAINTAINS PROPERTY VALUES AND ENHANCES VISUAL ATTRACTIVENESS OF THE AREA AND APPROVAL ... IS IN THE BEST INTEREST OF THE PUBLIC.

- OPEN SPACE: THE SPACE (THE ACRE SOUGHT TO BE DENUDED OF TREES AND WILDLIFE ELIMINATED) IS NOW OPEN SPACE. TO BUILD MAXIMUM CONSTRUCTION COVER WOULD END ALL OPEN SPACE.

- HISTORIC CHARACTER: THE ENTIRE PROPERTY IS DETERMINED HISTORIC (AT URGING OF OWNER). NO CHANGE IN THAT. NO CHANGE IN PROPERTY SINCE '07. NO CHANGE IS SOUTH 1/3 OF PROPERTY SINCE '07! NO CHANGE = NO REASON TO CHANGE. IN '07 H/P UNANIMOUSLY ~~RECOMMENDED~~ RECOMMENDED AGAINST CREATION OF A SOUTH 'LOT B' (OR LOT '2). THAT AREA + THAT REC. ~~HAS~~ HAS NOT CHANGED! INDEED, AT THE 2013 H/P HEARING THE Q. OF A LOT SPLIT ROC. WAS RAISED AND ~~QUASHED~~ QUASHED by OWNER'S ATTY. "I OBJECT" he SAID! HENCE, REC. by H/P OF NO LOT SPLIT STANDS TODAY!

IN 2007 H/P ~~inspired~~ INTERVIEWED PROFF. PARKER, DID AN EXHAUSTIVE STUDY OF THE 6801 ELEMENTS (TREES, LIGHTS, DRIVEWAY, ET AL) + DOCUMENTED HIS PURPOSES FOR THE ENTIRE PROPERTY. NO CHANGE IN THESE FINDINGS.

- MAINTAINS PROPERTY VALUES: A DECISION BASED AT BEST, ON SPECULATION. WOULD A PROSPECTIVE BUYER OF 6835, OR 6800, OR ON RIVIERA DR, ADD OR SUBTRACT BECAUSE A MAGNIFICENT MATURE HAMMOCK IS FOREVER GONE — REPLACED BY YET ANOTHER MC MANSION.
I WOULD PAY LESS. SO WOULD "THE MARKET" — I BELIEVE. WOULD THE "AVERAGE BUYER" OF NEARBY PROPERTY DESIRE TO LIVE NEXT OR NEAR BACKS OF NATURE. MY GUESS IS - YES.

- ENHANCES VISUAL ATTRACTIVENESS TO WHOM? MR. D. TRUMP FAVORS CONCRETE. MOST FOLK (I THINK) LIKE TREES, BIRDS, "OPEN SPACE" [THE CODE'S WORDS - NOT MINE]. HENCE, PROPERTY VALUE.

— Best interest of the Public. The public interest is "open space", "visual attractiveness", et al. Plus, elimination of blight, etc.. In 2007 50+ residents petition, w/ no letters + Attended hearings. That is in the record.

THANK YOU!

Sorry for the hand — I don't type.
Sorry again.

Gil Haddad
6800 Granada
33146
305-665-7077.

P.S. In 2007
All 6 criteria rejected.
Same result here!

6/6.

ROBERT D. BRENNAN

ARBORICULTURAL CONSULTING

3074 Kirk Street, Coconut Grove, Florida 33133 T 305-323-7342

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2013 NOV -8 PM 1:53

10/20/2013

City of Coral Gables:
Planning Department:
Historic Preservation Board:

To Whom It May Concern:

My name is Robert D. Brennan. I live in Coconut Grove at 3074 Kirk St. 33133. By day I am the arborist at Fairchild Tropical Botanic Garden, after work I am an arboricultural consultant at Brennan Consulting Inc. and member of the American Society of Consulting Arborist. I am the president of the Tropical Arborist Guild, and the vice chairman of the Agricultural Extension support team. I am very familiar with the flora and fauna of the costal region of Miami-Dade County as I have studied and lived here for 58 years within a mile or so of the coast. Specifically, the property at 6801 Granada Blvd. in Coral Gables, Fl I have observed since being in Sea Scouts and meeting across the Coral Gables waterway in the early 1960's.

I have looked at and was embarrassed by, what is supposed to be a professional tree survey of the property at 6801 Granada Blvd. from 2006 prepared by the Lannes & Garcia Inc. survey company. These applications may be used to determine the location of trees it is my opinion that this was not prepared by an arborist or anyone who knows south Florida trees. The tree descriptions are way to vague to be useful as a tree survey.

I have also reviewed a 2013 drawing that locates trees at 6801 Granada Blvd. in Coral Gables Fl. I compared it to a drawing and property survey that shows small red circles indicating where trees are supposed to be but the drawings show no placement for a home or driveway to a structure placed on the land after sub division. The drawings suggest that many trees will be relocated or removed. I do not see any space on the property of where a house, drive, pool, decks and other building has been completed, to put relocated trees.

Moving trees properly so they will live a normal lifespan is a very expensive proposition especially for the nearly 100 trees that are on the Southern one third of the property. Any building or moving of the trees will destroy a habitat for migratory birds and other animals that keep our eco system in balance. There is also the possibility that there are endangered ferns and other plants on this property… If the same care is used to move the tree as was used to create the tree survey then the nearly one hundred trees will perish for sure.

TELECOPIER (305) 667-7779
TELEPHONE (305) 666-7677
1493 SUNSET DRIVE
CORAL GABLES, FLORIDA 33143

WWW. TropicalTreeGuy.com Member: ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS

GIL TABDAD
ATTORNEY
A PROFESSIONAL ASSOCIATION

ROBERT D. BRENNAN

Arboricultural Consulting Inc.

3074 Kirk Street, Coconut Grove, Florida 33133 T 305 323 7342

I have been asked to work and consult on many construction sites where there is tree damage has already occurred and trees are being well cared for.. It is very unusual for a corporation, without a personal face to make any effort to protect trees or the environment. It is beyond dispute that any movement of equipment will cause ground compression and crush root and kill the trees many years in the future.

I met Alfred Browing Parker in the early 1970's and I respect his work because he included nature and invited it in to his drawings, plans and effect of his homes. Unlike the architects today who order the bulldozing of millions of dollars of trees because they do not understand the value growing in front of them. Mr. Parkers homes became part of the nature that surrounded them.

This property as it sits is an ecological, arboricultural and historical gem. It should be protected as a historic and ecological site because of its maturity, diversity and beauty. Every vote for dividing a piece of property this size is a vote for removing examples of the importance of this kind of display of nature. This property rivals the grounds at Four Fillies Farm for its diversity and uniqueness.

I would recommend that, competent people who know their jobs do a tree, bird and mammal survey. I can recommend some people if you wish. Registered consulting arborist, or ISA Certified Arborist of great reputation. Board Certified Master Arborist.

I have walked the western perimeter and observed the property from the waterway this, property should be protected as is.

Yours in arboriculture,

Robert D. Brennan

Robert D. Brennan
Fl-1059-A

WWW. TropicalTreeGuy.com Member: ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS Treeguru@mac.com

Riviera Neighborhood Association
Post Office Box 43-0825
South Miami, Florida 33243-082

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2013 NOV 18 AM 10: 38

November 15, 2013

To: Mayor Jim Cason
Vice-Mayor William Kerdyk
Commissioner Pat Keon
Commissioner Vince Lago
Commissioner Frank Quesada
City Attorney Craig Leen
Planning and Zoning Department

Gentlemen and Ladies:

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Most respectfully submitted,

Sandra Levinson

Sandra Levinson, President
Riviera Neighborhood Association

Sent via email and regular USPO delivery

ROBERT D. BRENNAN

ARBORICULTURAL CONSULTING

3074 Kirk Street, Coconut Grove, Florida 33133 T 305-323-7342

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2013 NOV 18 AM 10:38

SUPLEMENTAL REPORT AND PHOTO

10/20/2013

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Planning Department:
Historic Preservation Board:

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ROBERT D. BRENNAN

Arboricultural Consulting Inc.

3074 Kirk Street, Coconut Grove, Florida 33133 T 305 323 7342

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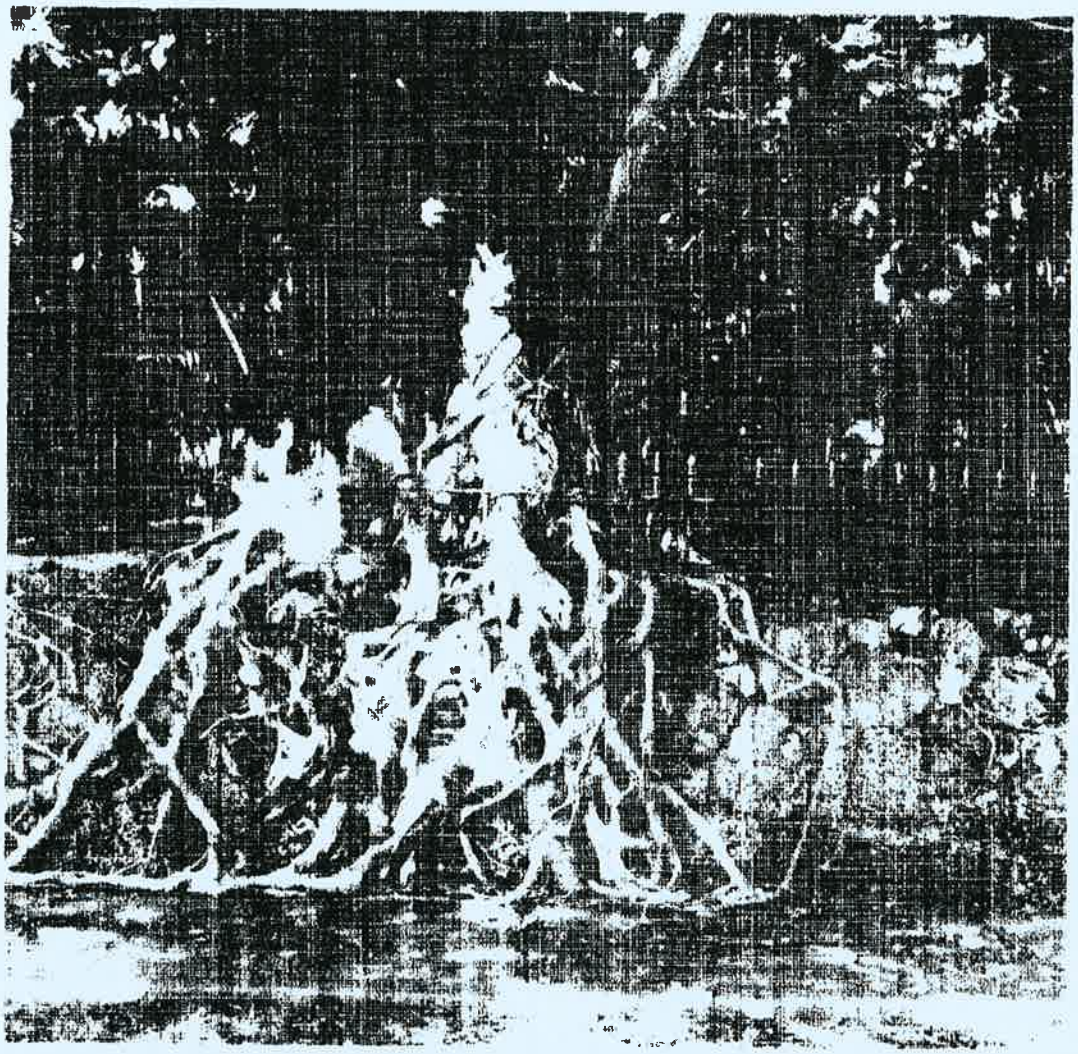
The photograph of the *Ficus aurea*, a Florida native, takes decades for the roots to entwine the rock like this while it helps support the wall.

This photo shows the western boundary near the south corner of the property…

ROBERT D. BRENNAN

Arboricultural Consulting Inc.

3074 Kirk Street, Coconut Grove, Florida 33133 T 305 323 7342



Yours in arboriculture,

Robert D. Brennan

Robert D. Brennan
FI-1059-A