Exhibit C

City of Coral Gables
Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: January 14, 2009

Subject: **Application No. 07-08-072-P. Building Site Separation and Tentative Plat Review.** The applicant is requesting the following for the historically designated property legally described as Lots 8-15, Block 6, Coral Grove Section (1800 LeJeune Road), Coral Gables, Florida:

1. Separation of existing historically designated single building site pursuant to Zoning Code Section 3-206 into three (3) separate building sites consisting of two (2) new single-family building sites and one (1) duplex building site.
2. Review of a tentative plat entitled "Pilafian Properties" to re-plat the approximately 0.7 acre property into three (3) platted lots.

Recommendation

The Planning Department based upon the findings of fact contained herein recommends approval of the following for the historically designated property legally described as Lots 8-15, Block 6, Coral Grove Section (1800 LeJeune Road), Coral Gables, Florida:

1. Separation of existing historically designated single building site pursuant to Zoning Code Section 3-206 into three (3) separate building sites to allow for the creation of two (2) new single-family building sites and one (1) existing duplex building site.
2. Review of a tentative plat entitled "Pilafian Properties" to re-plat the approximately 0.7 acre property into three (3) platted lots, one each for the two new single-family residences and the existing historic duplex.

Staff's recommendation of approval 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 four (4) of six (6) of the Zoning Code's criteria for review. A minimum of four (4) criteria are required to be satisfied for Staff recommendation of approval.

Conditions of Approval

In furtherance of the Comprehensive Land Use Plan (CLUP) Goals, Objectives and Policies, Zoning Code, City Code and other applicable City provisions, the recommendation of approval of the proposed building site separation and tentative plat for the property referred to as "1800 LeJeune Road" is subject to all proposed plans for construction on the historically designated

property, including modifications to the existing historically designated duplex and the two new single-family residences, requiring review and approval by the Historic Preservation Board prior to the issuance of a building permit.

Request

The applicant is requesting consideration of a building site separation and tentative plat for a historically designated property. The entire property has been historically designated and determined by the Building and Zoning Department to be one building site. The property has two land use and zoning designations (duplex and single-family residential). The building site separation request is to separate the subject property into three (3) building sites. Two (2) new single-family residences would be constructed on proposed Lots 1 and 2, and the existing historic duplex and garage would be located on proposed Lot 3. Each building site would be re-platted as a separate platted lot according to their existing land use and zoning designation. No change in zoning is requested.

Final plats and building site separations are adopted by Resolution by the City Commission requiring one public hearing. The applicant's application package containing the tentative plat and building site separation materials is provided as Attachment A.

Background

Property Description

This property is located on the west side of LeJeune Road four blocks north of Alhambra Circle. The property consists of eight (8) platted lots and is approximately 0.7 acres in size. The historically designated duplex and garage are located on the east half of the property and faces onto LeJeune Road. A swimming pool, concrete slabs and coral rock wall and chain link fence currently exist on the west half of the property, which is the proposed location of the two new single-family residential building sites. The existing two-story structure is designated for duplex use and was constructed in 1924.

The property has two different land use and zoning designations. The existing historic duplex has duplex land use and zoning designations. The proposed new single-family residential sites have single-family residential land use and zoning designations. This proposal is consistent with the existing land use development pattern designated for this property.

Historic Designation

On 02.15.07, the Historic Preservation Board designated the entire property as a local historic landmark. That historic designation has been appealed by the applicant. The applicant has deferred the appeal until the subject application for building site separation is concluded, at which time the applicant will decide whether or not to proceed forward with the appeal.

The City Commission requested that the Historic Preservation Board review and recommend on the proposed separation of the property. On 08.16.07, the Board recommended the separation of the property into three (3) building sites as proposed by the applicant. No proposed site plans were provided to the Historic Preservation Board at that meeting. A copy of the 02.16.07 Historic Designation letter and the 09.19.07 Building Site Separation recommendation letter issued by the Historic Resources Department are provided as Attachments B and C.

The Historic Preservation Department requires that any proposal for construction on property that has been designated as a local historic landmark be submitted for site plan review and recommendation by the Historic Preservation Board. Since no site plans were presented or reviewed by the Historic Preservation Board when the building site separation was considered, a condition was recommended that all proposed plans for construction on the historically designated property, including modifications to the existing historically designated duplex and the two new residences, shall require review and approval by the Historic Preservation Board prior to the issuance of a building permit. A copy of the 12.08.08 Historic Resources Department's correspondence requiring site plan review for the entire property is provided as Attachment D.

Proposed Site Plan

A proposed site plan was submitted with the building site separation application as required by the Zoning Code. This site plan is only intended to show that the proposed building sites can be developed according to the new Code provisions regarding single-family residences, and are not being recommended or tied to the request for building site separation. Staff recommends that all proposed plans for construction on the historically designated property require review and approval by the Historic Preservation Board prior to the issuance of a building permit.

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	No
Conditional uses	No

City reviews and approvals:

City Reviews/Timeline	***Date Scheduled/ Reviewed/Approved****
Development Review Committee	07.25.08
Board of Architects	N/A
Board of Adjustment	N/A
Historic Preservation Board	02.15.07 and 08.16.07
Local Planning Agency	N/A
Planning and Zoning Board	01.14.09
City Commission (final plat and building site separation one public hearing – via Resolution)	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" and "Residential Use (Multi Family) Duplex Density"
Zoning Map Designation	Single Family Residential (SFR) and Multi Family 1 Duplex District (MF1)
Within Central Business District	No
Mixed Use District	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 story duplex and 1 story single-family residences	"Residential Use (Single Family) Low Density" and "Residential Use (Multi Family) Duplex Density"	Single Family Residential (SFR) and Multi Family 1 Duplex District (MF1)
South	2 story duplex and 1 story single-family residences	"Residential Use (Single Family) Low Density" and "Residential Use (Multi Family) Duplex Density"	Single Family Residential (SFR) and Multi Family 1 Duplex District (MF1)
East	2 story multi-family building	"Residential Use (Multi Family) Low Density"	Multi Family 2 District (MF2)
West	1 story single-family residences	"Residential Use (Single Family) Low Density"	Single Family Residential (SFR)

Discussion

The property is located in the north Gables and faces onto LeJeune Road, just south of the Miami-Dade area referred to as the "Little Gables". This area is characterized as an established residential neighborhood consisting of duplexes along LeJeune Road and one and two story single-family residences off of LeJeune Road. The applicant included in the application package an analysis of comparable single-family and duplex building site frontages in the surrounding neighborhood, which indicates that this is the largest residential property in the area and that the proposed building sites would be equal to or larger that the comparable existing building sites. The building site frontage analysis is provided in the application package in Attachment A.

Permitted Development

The proposed single-family building sites are both approximately 7,800 SF in size. This would allow a residence with a maximum 3,380 SF to be constructed on each building site. The existing 6,335 SF historically designated duplex and garage would remain, resulting in a total permitted development of 13,095 SF on the subject property based on the provisions in the Code. If developed as permitted by Code as a single building site, approximately 11,474 SF could be constructed on the property.

Conceptual site plans for the two single-family building sites have been reviewed by the Building and Zoning Department. This site plan is only intended to show that the proposed building sites can be developed according to the new Code provisions regarding single-family residences, and are not being recommended or tied to the request for building site separation. The Building and Zoning Department has determined that the requirements of the Zoning Code regarding building height and size, ground area coverage, setbacks and landscaping can be met. Copies of the analysis prepared by the Building and Zoning Department for the proposed new single-family residences are included for review as Attachments E and F.

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: This building site has two land use and zoning designations (residential single-family and duplex), which qualifies as exceptional and unusual circumstances.

   The application satisfies 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):

   Surrounding single-family building site frontages:

Frontage	0 to 59'	60'	61'+	Total
No. of Sites	122	2	71	195
Percentage	63%	1%	36%	100%

   Surrounding duplex building site frontages:

Frontage	0 to 129'	130'	Total
No. of Sites	13	0	13
Percentage	100%	0%	100%

   Staff Comment: Both the proposed single-family building sites and the duplex building site would have frontages equal to or larger than 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, Comprehensive Land Use Plan and City Code."*

   Staff Comment: The zoning analysis prepared by the Building and Zoning Department indicates that the proposed building sites could meet the new Zoning Code provisions for single-family residences. That analysis is provided as Attachments E and F.

   The application satisfies 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 existing tennis swimming pool, coral rock wall and various concrete slabs encroaches onto proposed Lots 1 and 2. These existing encroachments tie this property together as a single building site, and would have to be removed to allow the separation of the property as proposed into two 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 and approval of the request is in the best interest of the public."*

   Staff Comments: The proposal for two (2) additional single-family residences allows for an increased amount of development on this property in comparison to what is currently allowed be constructed be constructed according to the Zoning Code.

   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: A Warranty Deed submitted with the application shows that the property was purchased in 1963.

   The application satisfies this criteria.

Staff's evaluation of the proposal determined that this application satisfies four (4) 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, this property may be considered for separation into three building sites as proposed.

Proposed Tentative Plat

The proposed tentative plat creates three (3) platted lots, each being a separate building site. Proposed Lots 1 and 2, which would be building sites for new single-family residences, shall

each have 60' frontage onto Madeira Avenue and a depth of approximately 131'. Proposed Lot 3, which is the site of the historically designated structure, would approximately 131' frontage onto LeJeune Road and a depth of approximately 149'.

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) and Multi Family 1 Duplex District (MF1). Both new single-family residential building sites would be zoned SFR and deemed to face onto Madeira Avenue. The existing historical structure would remain zoned MF1. All required building setbacks for these building sites would apply.

Zoning Code Amendment

If the application is approved, Zoning Code Appendix A - Site Specific Regulations would be amended by adding Section A-74-2, "Pilafian Properties", to indicate Lots 1-3 are separate building sites, as follows (underlining denotes additions):

Section A74-2 – Pilafian Properties.
A. Building Sites.
1. One building site consisting of Lot 1.
2. One building site consisting of Lot 2.
3. One building site consisting of Lot 3.

City Staff Comments

This proposal was submitted for review to the Development Review Committee (DRC) and also distributed to City Departments including Historical Resources, Public Works and Public Service with a request for review and comments. All City Department comments that were provided have been addressed by the applicant.

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 and BellSouth concerning this re-plat. Copies of each of the utility companies review letters are included with the applicant's submittal package (see Attachment A).

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 four (4) of the six (6) criteria for building site separation. A minimum of four (4) criteria must be satisfied for a recommendation of approval.
2. No change in the property's existing land use and zoning designations are being requested with this application.
3. The Historic Preservation Board recommended the proposed separation of the property into three building sites.

4. Historic Preservation Board site plan review and approval is required for all proposed plans for construction on the historically designated property prior to the issuance of a building permit.
5. Affected utility companies have reviewed the proposed tentative plat and have no objections.
6. The proposed building site separation and tentative plat has been reviewed by City Staff via the DRC review process, and no Department had objection to the proposal.

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	12.31.08
Newspaper ad published	12.31.08
Posted property	12.31.08
Posted agenda on City web page/City Hall	01.09.09
Posted Staff report on City web page	01.09.09

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 G.

Respectfully submitted,

Eric Riel
Planning Director

Attachments:

A. Application package including tentative plat and building site separation materials.
B. 02.16.07 Historic Designation Letter.
C. 09.19.07 Building Site Separation recommendation letter.
D. 12.08.08 Historic Resources Department correspondence requiring site plan review.
E. Zoning analysis for new single-family residence (East building site).
F. Zoning analysis for new single-family residence (West building site).
G. Synopsis of comments received from property owners within 1,000 feet.

Planning Department Development Review Application

City of Coral Gables
Planning Department
405 Biltmore Way
Coral Gables, Florida 33134

Telephone: (305) 460-5211
Fax: (305) 460-5327
Email: planning@coralgables.com
Website: www.coralgables.com

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable).

The undersigned applicant(s)/agent(s) request the following (please check all that apply):

- ☐ Annexation
- ☐ Change of Zoning District
- ☐ Comprehensive Land Use Plan Map – Small Scale Amendment
- ☐ Comprehensive Land Use Plan Map – Large Scale Amendment
- ☐ Comprehensive Land Use Plan Text Amendment
- ☐ Conditional Use – Administrative Review
- ☐ Conditional Use – Public Hearing Review
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact – Notice of Proposed Change
- ☐ Planned Area Development
- ☐ Restrictive Covenants and/or Easements
- ☒ Site Plan
- ☐ Site Plan – Mixed-Use
- ☐ Separation/Establishment of a Building Site
- ☒ Subdivision Review for Tentative Plat
- ☐ Transfer of Development Rights Receiving Site Plan Application
- ☐ University of Miami Campus Area Development Plan
- ☐ Zoning Code Text Amendment
- ☐ Other: _____

for the following address 1800 S. LEJUENE ROAD

for a parcel of land/project known as _____

Applicant(s)/Agent(s): GUILFORD & ASSOCIATES, P.A. - F.W. ZEKE GUILFORD, ESQ.

Applicant(s)/Agent(s) Mailing Address: 2222 PONCE DE LEON BLVD. 6TH FLOOR CORAL GABLES, FL. 33134

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

Home ( ) _____ Email ZGUILFORD @UILFORDASSOC.COM

Property Owner: JAMES & SHOCKY PILAFIAN

Property Owner Mailing Address: 5405 GARDEN ARBOR DRIVE LUTZ, FL. 33558

Telephone: Business ( ) _____ Fax ( ) _____

Home (305) 742-6573 Email _____ @ _____

Street/property address of the subject property: 1800 LE JEUNE RD

Property name: N / A

Legal description: Lot(s) 8-15

Block(s) 6 Section CORAL GROVES SECTION

Present land use classification(s): SINGLE FAMILY LOW DENSITY - DUPLEX DENSITY

Present zoning classification(s): SINGLE FAMILY- MULTI FAMILY - DUPLEX DISTRICT

Proposed land use classification(s) (if applicable): N / A

Proposed zoning classification(s) (if applicable): N / A

Required supporting information. Applicants are required to schedule a preapplication conference with Planning Department Staff. The items checked below are required to be submitted with this application. Please refer to the Planning Department Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. All correspondence must be submitted in typewritten form. The Planning Department reserves the right to request additional information as necessary. Preliminary Zoning Analysis must be submitted with application.

- ☐ Aerial.
- ☐ Affordable Housing Plan.
- ☐ Amended text (format). Provide the proposed changes of amended text utilizing underlining to denote additions and ~~strikethroughs~~ to denote deletions.
- ☐ Amended text (justification). Provide a typewritten narrative description detailing justification for the request and the purpose of the amendment.
- ☐ Annexation area property owners authorization petition.
- ☐ Application fees.
- ☐ Application representation.
- ☐ Architectural/building elevations.
- ☐ Comprehensive Land Use Plan (CLUP) analysis.
- ☐ Comprehensive Land Use Plan (CLUP) map.
- ☐ Concurrency Impact Statement.
- ☐ Department of Community Affairs Notice of Determination Letter.
- ☐ Landscape plan.
- ☐ Letter of determination. Submit a letter of determination from the Building and Zoning Department Development Review Official (DRO) stating whether or not the subject property is a single building site.
- ☐ Location maps.
- ☐ Massing model/3D computer model.
- ☐ Miami-Dade County Conflict of Interest and Code of Ethics form completed for all application representatives.
- ☐ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Photographs of existing uses/structure(s) and adjacent uses/streetscape.
- ☐ Plat.
- ☐ Property owners list.
- ☐ Property survey.
- ☐ Statement of use/site plan data summary.
- ☐ Streetscape/Public Realm Plan.
- ☐ Traffic Impact Statement or Traffic Impact Study.
- ☐ Zoning Analysis – Preliminary (approved by Building and Zoning Department).
- ☐ Zoning Map.

Digital Media Requirements. All correspondence, mapping, charts, etc. associated with new and existing development review applications must be submitted in digital media format. The information shall be provided on compact disc in Adobe Portable Document Format (PDF). The media format requirements are as follows:

a. Submission of two (2) compact discs (CDs) containing PDF files.
b. The discs shall be labeled on the top of the CD with the applicant(s) name, project name and date of submittal.
c. The CD shall contain a "Table of Contents" which identifies all PDF file name(s).
d. Each document on the CD shall be divided into separate PDF files to avoid the creation of large PDF files (i.e., application for site plan approval, site plan mapping, elevation drawing, etc.).
e. Maximum PDF file size is 10 Megabytes.
f. PDF quality. Please ensure that all document information is legible.

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

a. Authorize the applicant(s)/agent(s) identified herein to file this application and act on behalf of the property owner(s).

b. 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.

c. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.

d. Understand that the application, all attachments and fees become a part of the official records of the Planning Department and are not returnable.

e. 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.

f. All representatives of the application have registered with the Miami-Dade County Clerk's office as a lobbyist, in accordance with "Miami-Dade County Code," Section 2-11.1.

g. Understand that additional costs may be incurred and assessed to applicants as a result of consultant fees paid by City to complete a comprehensive review of submitted applications or supplemental documentation including but not limited to the following consultant services: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees shall be assessed by the Department upon finalization of the application review. Failure to pay the above fees within 60 days of written notification of the City shall result in discontinuance of any further reviews, inspections, approvals, etc. or issuance of a stop work order, as applicable or other appropriate action as permitted under the provisions of the Zoning Code or Code of Ordinances.

Property Owner Name: JAMES AND SHOCKY PILAFIAN TRUSTEE	Property Owner Signature: POA	
Address: 5405 GARDEN ARBOR DR LUTZ, FL. 33558		
Telephone: 305-742-6573	Fax:	E-mail: Mpilafian@gmail.com
☐ Proof of Ownership (Submit Warranty Deed/Tax Record)		

NOTORIZATION

STATE OF ~~FLORIDA~~/COUNTY OF Virginia Beach

The foregoing instrument was acknowledged before me this 25th day of Jan, 2008, by Kathleen Hart

(Signature of Notary Public – State of ~~Florida~~) Virginia

upin 11/30/2010

320117

COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

upin 9/19/2012

A69-65-613

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

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced VA Drivers License

Contract Purchaser Name: N / A	Contract Purchaser Signature:
Address:	
Telephone:	Fax:	E-mail:
☐ Copy of executed contract	

NOTORIZATION

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/Agent's Name: GUILFORD & ASSOCIATES, P.A. - F.W. ZEKE GUILFORD	Applicant/Agent's Signature: F.W. Zeke Guilford
Address: 2222 PONCE DE LEON BLVD. 6TH FLOOR CORAL GABLES, FL. 33134	
Telephone: 305-446-8411	Fax: 305-445-0563	E-mail: ZGUILFORD@GUILFORDASSOC.CO

Will the applicant be represented by an attorney at public hearing(s)?
☐ Yes (please provide contact information)
☐ No

NOTORIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 30th day of June, 08, by _____
(Signature of Notary Public – State of Florida)
F.W. Zeke Guilford.

Notary Public State of Florida
Tania Leticia Hernandez
My Commission DD483551
Expires 10/19/2009

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

CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

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

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

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

TIME PERIOD: During the time period of the entire decision-making process on an action, decision or recommendation which foresee ably will be heard or reviewed by the Commission, or Board or Committee.

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

Print Your Name here: F.W. Zeke Guilford, Esq.
Lobbyist

Print Your Business Name: Guilford and Associates P.A.

Business Telephone Number: (305) 446-8411

Business Address: 2222 Ponce De Leon Blvd, 6th Floor, Coral Gables, Fl. 33134
ADDRESS CITY, STATE ZIP CODE

Client you are representing on this issue:

Print Name of Client: Marni Pilafian

Client's Address: 1800 South LeJeune Road, Coral Gables, Fl. 33134
ADDRESS CITY, STATE ZIP CODE

Print Name of Corporation, Partnership, or Trust:

N/A

Print names of all person holding, directly or indirectly, a 5% or more ownership interest in the corporation, partnership or trust:

N/A

ISSUE: Describe specific issue on which you will lobby: (Separate Applications and Fee is required for each specific issue)

Re-plat for the Property Located at 1800 South LeJeune Road

ADDITIONAL CLIENTS: You are required to list name and address of each client represented on this issue, if any

N/A

I Zeke Guilford hereby swear or affirm under penalty of perjury
Print Name of Lobbyist

that all the facts contained in this Application are true and that I am aware that these requirements are in compliance with the provisions of Dade County Code Sec. 2-11.1(s) governing Lobbying.

Date: 7/2/08

Signature of Lobbyist

Received By:_____ Date:_____

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

OWNER'S REPRESENTATIVES

OWNER:

James & Shocky Pilafian Trustee
5405 Garden Arbor Drive
Lutz, Florida 33558
Telephone: (305) 742-6573

SURVEYOR:

J. Bonfill & Associates, Inc.
9360 S.W. 72nd St. Ste # 265
Miami, Fl. 33173
Telephone: (305) 598-8383
Attention: Marylin Bonfill

LEGAL:

Guilford & Associates, P.A.
2222 Ponce De Leon Blvd. 6th Floor
Coral Gables, Florida 33134
Telephone: (305) 446-8411
Attention: F.W. Zeke Guilford, Esq.

ARCHITECT:

Bellin & Pratt Architect, LLC
285 Sevilla Ave
Coral Gables, Fl. 33134
Telephone: 305-447-1927
Attention: Marshall Bellin

Guilford & Associates, P.A.
Attorneys at Law

CITY OF CORAL GABLES
2008 JUL -3 PM 1:40

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

2222 PONCE DE LEON BOULEVARD
6TH FLOOR
CORAL GABLES, FLORIDA 33134
TEL (305) 446-8411
FAX (305) 445-0563

June 23, 2008

Walter Carlson, Assistant Planning Director
Department of Planning & Zoning
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: Request for Building Site Separation for the property located at 1800 S. Lejuene Road – Letter of Intent

Dear Mr. Carlson:

This firm represents James Pilafian/Shocky Pilafian Trustee the owner of the property located at 1800 South LeJeune Road relative to the above-referenced matter. The property consists of eight (8) platted lots. There are three (3) single family zoned lots with frontages of fifty (50) feet each and five (5), duplex zoned lots with frontages of twenty five (25) feet each. From our research it appears that the residence that is currently on the property was built in the 1920's. However, there have been numerous modifications since that time. From the pictures, the residence does not appear to be constructed in the 1920's.

As a means of background regarding the application, this application was prepared and ready to be filed in February of 2006. Prior to the submission of the application, staff requested the applicant obtain a historical significance determination from the Historical Resources Department. On March 14, 2006, the Historical Resources Department deemed the property to have historical significant. Based upon staff's determination, the applicant requested a hearing before the Historic Preservation Board in an attempt to over rule staff's determination. On September 26, 2006, the Historic Preservation Board found in favor of the Historical Resources Department and determined that the property met the minimum criteria for historic designation and requested the Historical Resources Department to prepare a staff report for the designation of the property. On February 15, 2007, the Historic Preservation Board designated the property as historic. The applicant appealed the decision of the Historic Preservation Board to the Coral Gables City Commission.

At its regular scheduled meeting of June 11, 2007, the Coral Gables City Commission referred this item back to the Historic Preservation Board in a desire that the applicant and staff could find a solution that would be satisfactory to both parties. Then on August 16, 2007, the Historic Preservation Board met in a recommending capacity and recommended that the property be separated into three building sites consisting of two single family building sites and one duplex building site. We now bring this application to the Planning and Zoning Board for approval of a Building Site Separation application.

If you have any questions, please do not hesitate to contact me.

Very sincerely,

GUILFORD & ASSOCIATES, P.A.

F.W. Zeke Guilford, Esq.

Guilford & Associates, P.A.
Attorneys at Law

CITY OF CORAL GABLES
2008 JUL -3 PM 1:40

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

2222 PONCE DE LEON BOULEVARD
6TH FLOOR
CORAL GABLES, FLORIDA 33134
TEL (305) 446-8411
FAX (305) 445-0563

June 18, 2008

Mr. Eric Riel, AICP
Planning Director
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: Lot Separation for the Property Located at 1800 South LeJeune Road

Dear Mr. Riel:

This firm represents James Pilafian and Shocky Pilafian Trustee as the owner of the above reference property relative to an application for the separation of a building site. The following sets forth how this application meets the criteria to allow the property to be separated in to four (4) separate building sites:

Criteria #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 tow 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).

As stated in the letter of intent, the property consists of approximately eight (8) lots. The three (3) lots that face Medeira Avenue are zoned and master planned single family residential and the remaining five (5) lots abutting LeJeune Road are duplex zoned. Thus, there are two different zoning and land use categories for the property. As such we satisfy these criteria.

Criteria #2: That the building sites(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 1,000-foot radius of the perimeter of the subject property or extending no father 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.

Regarding the three (3) single family lots, we are proposing two (2) sixty foot (60') building sites. The proposed single family building sites would be equal to or larger than sixty two (62%) percent of the building sites of the same zoning designation.
As to the proposed duplex building site, the proposed building site would be larger than all the existing duplex building sites that in the surveyed area. As such we satisfy these criteria.

Criteria #3: That the buildings site(s) separated or established would not result in any existing structures becoming nonconforming 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.

Currently, there are several encroachments on the proposed building sites. If this application is approved, the owner intends to remove the encroachments consisting of a swimming pool. The existing residence and garage would remain on the site. Other than the encroachments, the proposed building sites comply with all applicable provision of the Zoning Code, Comprehensive Land Use Plan and City Code.

Criteria #4: That no restrictive covenants, encroachments, easements, or the like exist this would prevent the separation of this site.

There are no restrictive covenants, easements, or the like on the property tying the lots together. As such we comply with this requirement.

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.

This application clearly maintains and preserves open space. As previously stated, the proposed building sites will be consistent with the building site in the area. This application meets the requirements of the criteria. While under appeal, the Historic Preservation Board designated the property as historic. As such, we comply with these criteria.

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

The current owner purchased the property prior September 17, 1977. Thus, we comply with this requirement and as such, we comply with this requirement.

Based upon the forgoing this application meets five of the six criteria. Pursuant to the zoning code, staff must recommend approval of this application.

If you have any questions, regarding these criteria, please do not hesitate to contact me.

Very sincerely,

GUILFORD & ASSOCIATES, P.A.

F.W. Zeke Guilford, Esq.

CITY OF CORAL GABLES
2008 JUL -3 PM 1:42

Building Site Analysis For 1800 South LeJeune Road

PROPOSED LOTS DUPLEX LOTS 62.5' AND 67.5' FRONTAGE:

0 to 100'	101' to 115'
11	2

PROPOSED SINGLE FAMILY BUILDING SITES:

0 to 50'	60'	61 -75'	76 and Greater
122	2	44	27

MIAMI - DADE COUNTY

CITY OF CORAL GABLES

2008 JUL -3 PM 1:44

CASILLA

SEGOVIA

HERNANDO

LE JEUNE

16A AVE

ALHAMBRA CIR

CORAL WAY

ALHAMBRA CIR

ALHAMBRA CIR

ALHAMBRA CIR

ZAMORA

MADEIRA

MAJORCA

NAVARRE

MINORCA

ALCAZAR

ALHAMBRA CIR

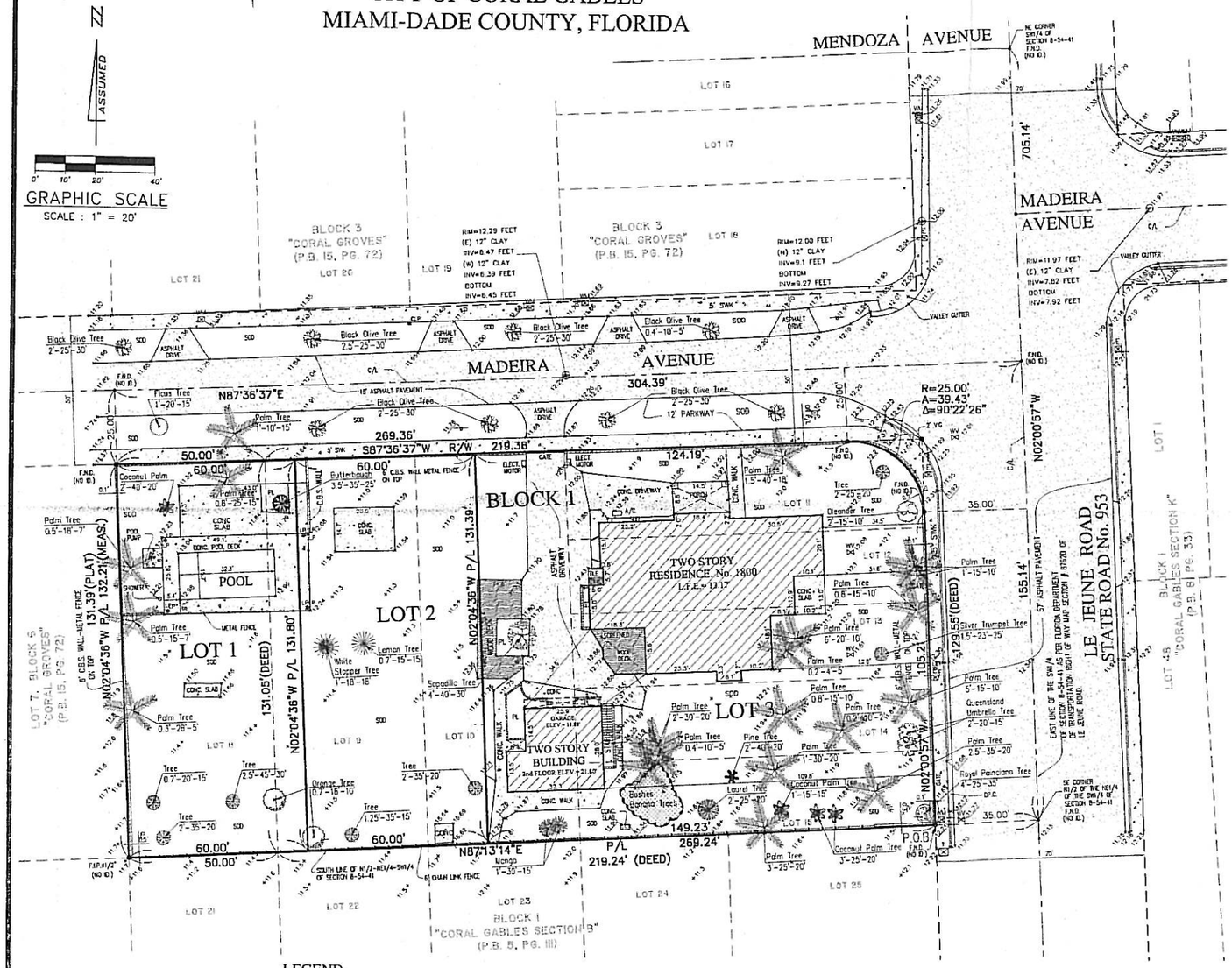
ALHAMBRA CIR

ALHAMBRA CI

BOUNDARY SURVEY for TENTATIVE PLAT

"PILAFIAN PROPERTIES"

REPLAT OF LOTS 8 THRU 15, BLOCK 6 OF "CORAL GROVES" PLAT BOOK 15, PAGE 72
A PORTION OF NE¼ OF THE SW¼ OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41 EAST
CITY OF CORAL GABLES
MIAMI-DADE COUNTY, FLORIDA



LEGEND

Concrete Light Pole	Water Valve	Right-of-Way Lines
Metal Light Pole	Water Manhole	Property Corner
Guy Wire	Telephone Manhole	Traffic Sign
Utility Power Pole	Monitoring Well	Catch Basin
Fire Hydrant	Parking Meter	Drainage Manhole
Water Meter	Chain Link Fence	Wood Fence
Electric Box	Unknown Manhole	Iron Fence
Telephone Box	Sewer Valve	C.B.S. Wall
Sewer Manhole	Mail Box	Clean Out
Overhead Utility Lines	Spot Elevation	Guard Pole
Light Pole	Temporary Benchmark	Back Flow Preventer
Gas Valve	Diameter-Height-Spread	Irrigation Control Valve

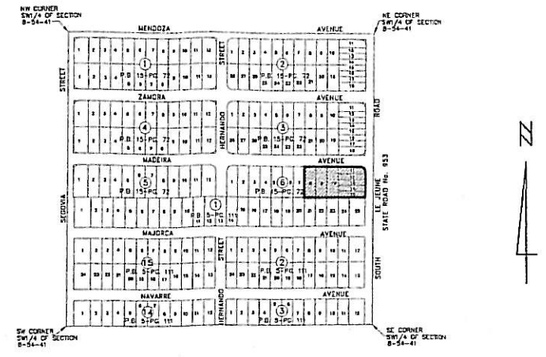
ABBREVIATIONS

A	Arc Length	F.N.D.	Found Nail & Disc
A/C	Air Conditioner Pad	F.R.	Found Rebar
ASPH.	Asphalt	I.D.	Identification
B.M.	Benchmark	INV.	Inverts
C.B.S.	Concrete Block Structure	L.F.E.	Lowest Floor Elevation
C.G.	Curb & Gutter	M/L	Monument Line
C/L	Center Line	P.B.	Plat Book
C.L.F.	Chain Link Fence	P.C.P.	Permanent Control Point
CONC.	Concrete	PG.	Page
C.S.	Concrete Slab	PL.	Planter
DWY.	Driveway	P/L	Property Line
DP.C.	Depressed Curb	P.R.M.	Permanent Reference Monument
E.T.P.	Electric Transformer Pad	R/W	Right-of-Way Line
F.F.E.	Finished Floor Elevation	SWK.	Sidewalk
F.I.P.	Found Iron Pipe	T.B.M.	Temporary Benchmark
		V.G.	Valley Gutter

TREE LEGEND

SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
	Silver Trumpet		Butterbough
	Black Olive Tree		Mango
	Palm Tree		Queensland Umbrella
	Orange Tree		Sapodilla
	Pine Tree		Ficus
	Coconut Palm		Lemon
	Oleander		Royal Poinciana
	Laurel		
	White Stopper		

* TREE TYPES ARE DETERMINATED TO THE BEST OF OUR ABILITY AND SHOULD BE CONFIRMED BY BOTANIST OR A TRAINED SPECIALIST



NE 1/4 OF THE SW 1/4 OF SECTION 8-54-41

LOCATION SKETCH

SCALE: 1"=300'

SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY FOR TENTATIVE PLAT:

Last day of field work was performed on March 12th, 2008.

2. LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF PARENT TRACT:

Lot 8 of Block 6, of CORAL GROVES, together with the following: Beginning at a point 35 feet West of the Southeast corner of the N 1/2 of the NE 1/4 of the SW 1/4 of Section 8, Township 54 South, Range 41 East, thence continue Westerly along South line of said N 1/2 of NE 1/4 of SW 1/4 of Section 8, Township 54 south, Range 41 East, 219.24 feet; thence Northerly parallel with the West line of the NE 1/4 of the SW 1/4 a distance of 131.05 feet; thence Easterly parallel with the North line of said Quarter, a distance of 219.38 feet; thence Southerly parallel with and 35 feet Westerly from the East line of said NE 1/4 of SW 1/4 a distance of 129.55 feet, to the point of beginning.

Also, described as Lots 8, through 15, Inclusive, of Block 6 of CORAL GROVES, a Subdivision of Dade County, Florida, recorded in Plat Book 15, Page 72, of the Public Records of Dade County, Florida.

Containing 35,218 Square Feet or 0.81 Acres more or less by calculation.

3. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

4. SOURCES OF DATA:

As to Vertical Control:

By scaled determination the subject property lies in Flood Zone X, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639, Map No. 190, Suffix J, Revised Date: 07-17-1995.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum, (N.G.V.D., 1929).

Benchmarks used:
City of Coral Gables Benchmarks
285 Elev.=11.10' (N.G.V.D. 29)
Location:
Salzedo Street & Madeira Avenue SW corner
PK Nail and Brass Washer in back concrete sidewalk.

406 Elev.=11.46' (N.G.V.D. 29)
Location:
Ponce de Leon Blvd. & Majorca Avenue SW corner
PK Nail and Brass Washer in back concrete sidewalk.

As to Horizontal Control:

North Arrow and Bearings refer to an assumed value of N02°00'57"W along the East line of the SW¼ of section 8-54-41 as per Florida Department of Transportation Right of Way Map Section # 87620 of Le Jeune Road.
This line is considered an established and well-monumented line.

1. Plat of "CORAL GROVES", recorded in Plat Book 15, at Page 72, of the Public Records of Miami-Dade County, Florida.

2. Plat of "CORAL GABLES SECTION B", recorded in Plat Book 5, at Page 111, of the Public Records of Miami-Dade County, Florida.

3. Section 8, Township 54 South, Range 41 East, of the Public Records of Miami-Dade County, Florida.

5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in Public Records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were Located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

This notice is required by the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to Rule 61G17-6 of the Florida Administrative Code.

6. CLIENT INFORMATION:

This Boundary Survey for Tentative Plat and the Survey Map resulting therefrom was prepared at the insistence of and certified to:

Guilford and Associates

7. DEVELOPMENT CRITERIA:

a) Present Zoning: Lots 8, 9 and 10 –Single-Family Residential District (SFR) and Lots 11, 12, 13, 14 and 15- Multifamily I Duplex District (MF1).

b) Proposed Use: For 3 Single Family Residences.

c) Public Water: to be utilized.

d) Sanitary Sewer: to be utilized.

e) Number of Lots: Three (3) Lots.

f) Development Criteria:

Lot 1 Area: 7,920 sq. ft. or 0.18 acres more or less.
Lot 2 Area: 7,896 sq. ft. or 0.18 acres more or less.
Lot 3 Area: 19,402 sq. ft. or 0.45 acres more or less.

g) Ownership subject to OPINION OF TITLE.

h) Miami-Dade County Flood Criteria Elevation 7 feet as per "Amended Plat of Flood Criteria Map", Plat Book 120, at Page 13, recorded in Miami-Dade County, Florida.

8. PURPOSE OF THIS TENTATIVE PLAT:

The expressed purpose of this Tentative Plat is to subdivide the subject property into Three (3) Building site lots.

9. CONTACT PERSON:

Marni Pilafian
10705 Peterfield Lane Glen Allen, VA 23059
Phone: 305-742-6573
Email: mpilafian@gmail.com

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map and Report resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief. Further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17-6 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

J.Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

By: _____
Juan J. Bonfill
Professional Surveyor and Mapper Number LS 3179
State of Florida

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

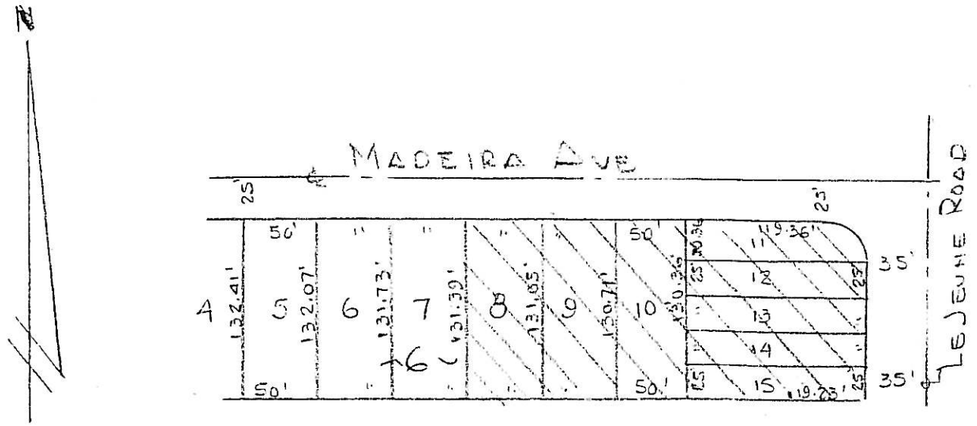
J. Bonfill & Associates, Inc.
ARCHITECTS, LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
9360 S.W. 72nd Street Suite 265
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY FOR TENTATIVE PLAT
of
"PILAFIAN PROPERTIES"
1800 LE JEUNE ROAD, CITY OF CORAL GABLES
MIAMI-DADE COUNTY, FLORIDA
for
GUILFORD AND ASSOCIATES

REVISIONS	BY

Proj:	08-0092
Job:	08-0092
Date:	03-12-2008
Drawn:	G.P., L.C.& E.F.
Checked:	J.J.B.
Scale:	AS SHOWN
Field Book:	FILE
SHEET 1 OF 1	

JOB :05-71132 | LOCATION SKETCH | SCALE 1"= 100'



LEGAL DESCRIPTION: Lots 8 through 15, inclusive, Block 6, **CORAL GROVES**, according to the Plat thereof as recorded in Plat Book 15, page 72 of the Public Records of Dade County, Florida.-

GENERAL NOTES

1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
3) (2.22) DENOTES THOSE ELEVATIONS REFERRED TO N/A DATUM.
4) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
5) THIS PROPERTY IS WITHIN THE LIMITS OF THE FLOOD ZONE X.
6) NO UNDERGROUND LOCATIONS WERE DONE BY THIS COMPANY.

CERTIFIED TO: Pilafian

DATE: September 23, 2005

APPLICABLE ZONING, UNDERGROUND, ZONING AND BUILDING SET BACKS, MUST BE CHECKED BY OWNER, ARCHITECT OR BUILDER BEFORE DESIGN OR CONSTRUCTION BEGINS ON THIS PROPERTY.

UNITEC
SURVEYING, INC
L.B. NO. 3333

6157 NW 167TH STREET, F15
MIAMI, FLORIDA 33014
305/512-4940

I HEREBY CERTIFY: That the attached Plan of Survey of the above described property is true and correct to the best of my knowledge, information and belief, as recently surveyed and platted under my direction, also that there are not above-ground encroachments other than those shown. This survey meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Chapter 61G17-6, Florida Administrative Code, Section 472-027, Florida Statues.

Lazaro D. Alonso
Professional Land Surveyor
Certificate No. 3590
State of Florida

THIS IS A BOUNDARY SURVEY

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

PLAN OF SURVEY
SCALE: 1" = 20'

LE JEUNE ROAD
± 57' PAVEMENT

SET NAIL AND DISC LS3590

269.23'

20.2'

CBS WALL ON LINE

90°46'02"

PRESSURE TANK

CHAIN LINK FENCE

0.1' CLEAR

FOUND 3/4" PIPE (NO CAP)

0.1' CLEAR

89°19'05"

127.16'

130.36'

WATER PUMP

OVERHANG

16.72'

6.2'

CONC.

32.00'

2 STORY C.B.S.

28.00'

13.50'

6.0'

STAIRS

14.50'

26.00

PL

OFF.

3.5' CONC. WALKS

10.0'

8.10'

3.30'

3.30'

23.35'

10.00'

18.10'

WOOD DECK SCREENED

15.00'

18.35'

12 STORY C.B.S
1800 LEJEUNE ROAD
CORAL GABLES, FL

7.85'

13.00'

CONC. STEPS

10.00'

4.95'

6.0'

CONC.

1.25'

14.95'

PL

15.00'

20.00'

34.80'

30.40'

2.20'

18.40'

2.20'

25.10'

CONC. WALK

CAR PORT

CONC. DRIVE

10.0'

13.00'

25.34'

25.21'

CBS WALL METAL FENCE ON TOP)

GATE

SET NAIL AND DISCS LS3590

R = 25.00'
Δ = 90°22'38"
T = 25.17'

FOUND CUT NAIL

ASPHALT

10.0'

PL

10.5'

WOOD DECK

13.0'

14.2'

20.7'

CONC. SLAB

14.5'

4' HIGH METAL FENCE)

4' HIGH CBS WALL

32'

POOL

11.5'

15.2'

26.0'

49.0'

6.5'

BOX

6.5'

4.5'

CBS WALL ± 4' HIGH

ROCK SLAB

25.0'

19.5'

90°17'31"

0.05' CLEAR

SET NAIL AND DISC LS3590

CBS WALL METAL FENCE ON TOP)

ROCK WALL AND METAL FENCE)

269.36'

5' SIDEWALK

± 11' PARKWAY

± 18' PAVEMENT

MADEIRA AVE

35'

25'

25'

C.B.S. CONCRETE BLOCK & STUCCO
CONC. CONCRETE
℄ CENTER LINE
PL PLANTER
R RADIUS
Δ CENTRAL ANGLE
T TANGENT

UNITEC SURVEYING, INC
6157 NW 167TH ST F-15
MIAMI, FL 33015
PH (305) 512-9240

SEPT. 23, 2005
JOB NO. 05-7132

PAGE NO. 2 OF 2

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

miamidade.gov

MIAMI-DADE COUNTY

ADA Coordination
Agenda Coordination
Art In Public Places
Audit and Management Services
Aviation
Building Code Compliance
Building
Business Development
Capital Improvements
Citizen's Independent Transportation Trust
Communications
Community Action Agency
Community & Economic Development
Community Relations
Consumer Services
Corrections & Rehabilitation
Countywide Healthcare Planning
Cultural Affairs
Elections
Emergency Management
Employee Relations
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
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
Urban Revitalization Task Force
Vizcaya Museum and Gardens
Water and Sewer

June 25, 2008

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

Re: 1800 S. Lejeune Rd.

M-DWASD has no objection to re-plat the above referenced property. However, water main extension and service agreement are required by WASD. Details on the water point of connection information will be provided at the time a request for service agreement is sent to the Department. If you have any questions, please contact Phillip Torres or Maria T. Capote at 786-268 5329 or 786 268-5214 respectively. City of Coral Gables sewer service area.

GENERAL NOTES:

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. Please note that the aforementioned zoning codes are Miami-Dade County or equivalent based on the number of units allowed per acre, as applicable.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in the Settlement Agreement between the Florida Department of Environmental Protection ("DEP") and the County dated July 27th, 1993, the First Amendment to Settlement Agreement between DEP and County dated December 21st, 1995, the First Partial Consent Decree and the Second and Final Partial Consent Decree entered in the United States of America Environmental Protection Agency vs. Metropolitan Dade County (Case Number 93-1109 CIV-MORENO), as currently in effect or as modified in the future, and all other current, subsequent or future agreements, court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, State of Florida and/or any other governmental entity, and all other current, subsequent or future enforcement and regulatory actions and proceedings.

Sincerely,

for Maria T. Capote

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

Delivering Excellence Every Day

Cc: Zeke Guilford

P. 02/02
FAX NO.
JUN-25-2008 WED 09:42 AM

Comcast

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

June 25, 2008

Guilford & Associates, P.A
2222 Ponce De Leon Blvd
6th Floor
Coral Gables, FL 33134

RE: Tentative Plat / 1800 S. Lejuene Road/ Coral Gables, Florida

To whom it may concern,

This is to inform you that Comcast has no objections to the above tentative plat mentioned into the utility easement. Please be aware that Comcast would not be responsible for any repairs to the building, should it become necessary to remove either under normal maintenance or emergency work.

Please be aware that there are underground facilities that are buried within the propose work area of the easement. **CALL 1-800-432-4770** or 811 for locations **FORTY-EIGHT (48) HOURS BEFORE YOU DIG.** If there is any additional request or questions, please feel free to call me at (305)770-5980

Sincerely,

Johanna Estrada
Miami-Dade Construction Administrator

at&t

AT&T Florida
7325 SW 48 Street
Second Floor
Miami, Fl 33155

T: 305.663.8222
F: 305.667.7005
Rj3704@att.com

July 30, 2008

Guilford & Associates, P.A.
Attorneys at Law
2222 Ponce De Leon Boulevard
Coral Gables, Florida 33134

Ref: Tentative plat/1800 S. Lejeune Road/Coral Gables, Florida

Dear Sir,

AT & T has "**no objection**" to the re-platting of a property consisting of eight platted lots into three platted lots as indicated on the zoning map. **This will not affect existing service.**

AT & T requires a five foot easement along the southside of the said property where we have existing service for access and future considerations.

Sincerly yours

Richard Johnson
Mgr OSP Plng & Eng Design SE/CA
AT & T
SouthEast

USA Proud Sponsor of the U.S. Olympic Team

Florida City Gas
An AGL Resources Company
933 East 25 th Street
Hialeah, Fl. 33013

October 23, 2008

Mr. Zeke Guilford
2222 Ponce De Leon Blvd. 6th Floor
Coral Gables, FL 33134

Mr. Raul Pino –
Chief of the Land Development Division of Public Works
111 N.W. 1st Street, Suite 1402
Miami, FL 33128

RE: 1800 S. LeJeune Road Proposed Tentative Plat "Pilafian Properties"

Dear Mr. Zeke

Please be advised that Florida City Gas has no existing facilities in the limits of the above mentioned project, therefore, Florida City Gas has no objections to the replat depicted in the underlying plat entitled "Pilafian Properties" , recorded in PB 15 at Page 72.

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

Please contact me should you require additional information.

Sincerely,

Dexter Pinkney
Dexter Pinkney
Engineer Technician

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

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

FPL
an FPL Group company

November 13, 2008

Attn: Zeke Guilford
Guilford & Associates, P.A.
2222 Ponce De Leon Blvd. 6th Floor
Coral Gables, Florida 33134

Location: 1800 Le Jeune Road, Coral Gables, FL 33134 LYING IN Section 8, Township 54 South, Range 41 East, City of Coral Gables.

To Whom It May Concern:

Please consider this letter as your notification that satisfactory arrangements for installation of electric service have been made in accordance with Ordinance 68-69.

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

(x) Easements necessary for electrical facilities marked on the attached copy of the subject tentative plat.

( ) No Additional 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.

In addition, contributions in aid of construction for relocation or installation of underground electrical facilities, whenever applicable, will be collected at a later date. Also, issuance of this letter does not exempt the developer or owner from future costs related to FPL relocations within the platted area.

If there are any questions or you need further information, please call (305) 377-6126 for assistance.

Sincerely,

Juan Morales
Customer Project Manager

1800 S le Jeune Rd, Miami, FL 33134
N
W
E
S
© 2005 Google
Pointer 25°45'19.70" N 80°15'47.64" W elev 3 ft
Streaming 100%
Eye alt 559 ft

1800 SOUTH LEJEUNE ROAD

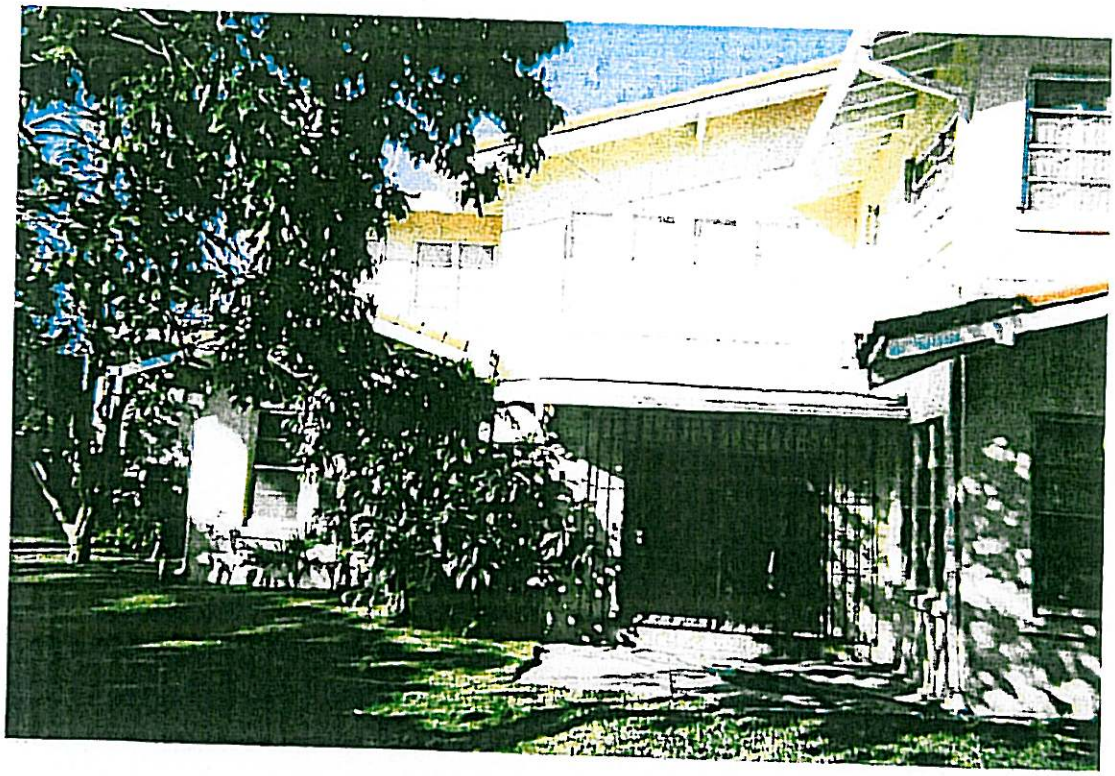
SIDE VIEW OF DETACHED GARAGE

SIDE VIEW OF DETACHED GARAGE

2006 JUL -3 P 1:41
CITY OF JACKSONVILLE CABLES

EAST SIDE VIEW OF RESIDENCE

NORTHEAST SIDE VIEW OF RESIDENCE



NORTH SIDE VIEW OF
RESIDENCE

NORTH SIDE VIEW OF
RESIDENCE

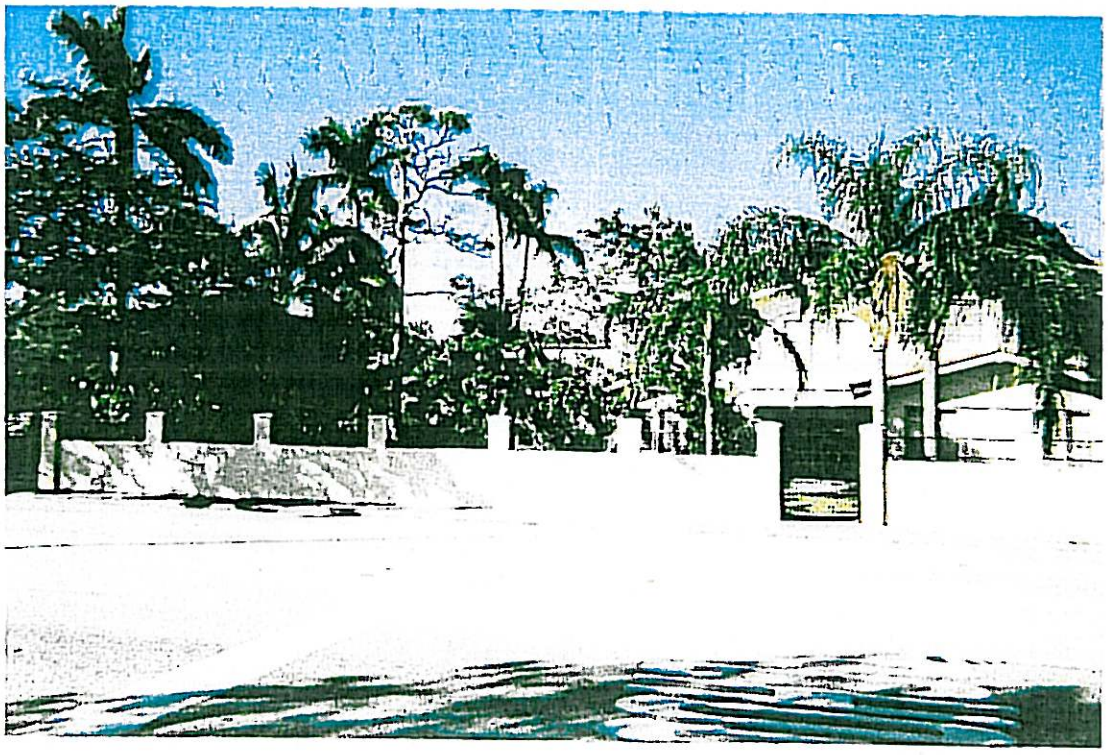
WEST SIDE VIEW OF
RESIDENCE

SWIMMING POOL

NORTHEAST SIDE VIEW OF
FROM LEJEUNE ROAD

NORTHEAST SIDE VIEW OF
FROM LEJEUNE ROAD

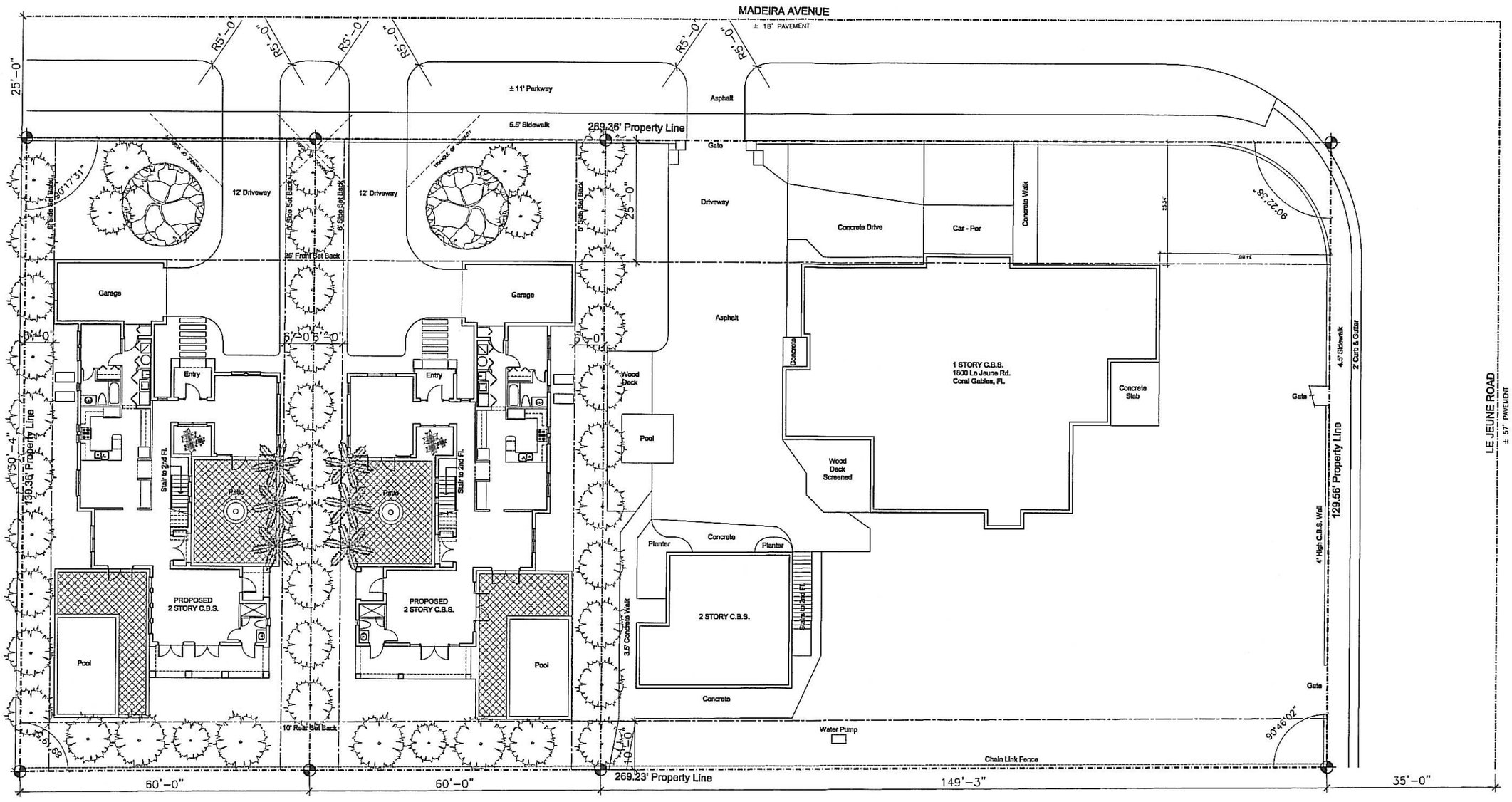
NORTHEAST VIEW FROM
LEJUENE ROAD



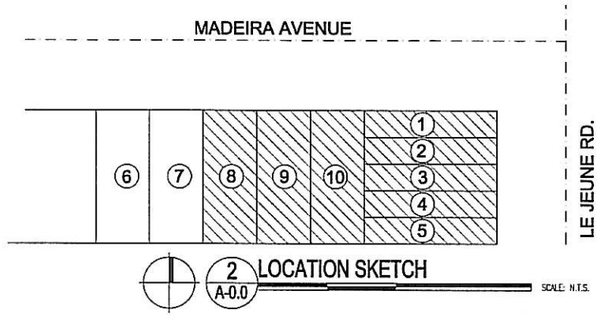
WEST VIEW FROM LEJEUNE
ROAD

VIEW FROM MADEIRA
AVENUE

VIEW FROM MADEIRA
AVENUE



1 A-0.0 SITE PLAN SCALE: 1/10"=1'-0"



2 A-0.0 LOCATION SKETCH SCALE: N.T.S.

ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

PROJECT NAME:

1800 LE JEUNE RD
RESIDENCE

1800 LE JEUNE RD
CORAL GABLES, FLORIDA. 33146

OWNED & OPERATED BY:

PRELIMINARY

ISSUE DATE: JUNE 5, 2008
PROJECT No.: 2008-15
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
SITE PLAN

SCALE:
SCALE: AS NOTED

SHEET No.:
A-0.0

1 A-0.1 AERIAL VIEW W/ SURROUNDING RESIDENCES
SCALE: 1/70"=1'-0"

ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

PROJECT NAME:
1800 LE JEUNE RD
RESIDENCE

1800 LE JEUNE RD
CORAL GABLES, FLORIDA. 33146

OWNED & OPERATED BY:

PRELIMINARY

ISSUE DATE: JUNE 5, 2008
PROJECT No.: 2008-15
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
AERIAL VIEW W/ SURROUNDING RESIDENCES

SCALE:
SCALE: AS NOTED

SHEET No.:
A-0.1

City Of Coral Gables
Zoning Code Analysis

Land Use Designation — Section 4-101. Single Family Residential (SFR) District
One (1) principal building per building site

Setback Requirements:
Pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific Zoning regulations.

Principal Structure-

Setbacks:		Required	Proposed
Front	(N)	25'-0" / Minimum	25'-0"

Minimum Side Setbacks is 20% of lot width measured across the front setback line.
Front Setback width of lot = 60'-0" @ 20% Minimum Required = **12'-0" Total Side Setbacks Required.**

Interior side (E)	5'-0" / Minimum	8'-0"	8'-0"
Interior side (W)	7'-0" / Minimum	5'-0"	5'-0"
			13'-0" Total Side Setbacks Proposed
Rear Setback (S)	10'-0" / Minimum	18'-6"	

Height Permitted (SFR): Pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific regulations. Two (2) Story Maximum shall not exceed 29'-0" above established grade.
Proposed building height 27'-10"

Pool / Auxiliary Structure-

Setbacks:		Required	Proposed
Front	(N)	50'-0" / Minimum	98'-8"
Interior side (E)		5'-0" / Minimum	5'-9"
Interior side (W)		5'-0" / Minimum	42'-3"
Rear Setback (S)		10'-0" / Minimum	10'-11"

Ground Area Cover:
Building Site Area = 7,784.84 Square Feet
Principal Building Maximum at 35% = 2,724.69 Square Feet
Principal and Auxiliary Maximum at 45% = 3,503.17 Square Feet

	Max. Allowed	Proposed
Principal Ground Area	2,724.69 SF	2,227.11 SF
Principal and Auxiliary	3,503.17 SF	2,227.11 SF

Maximum Square Foot Floor Area:
Building Site Area = 7,784.84 Square Feet

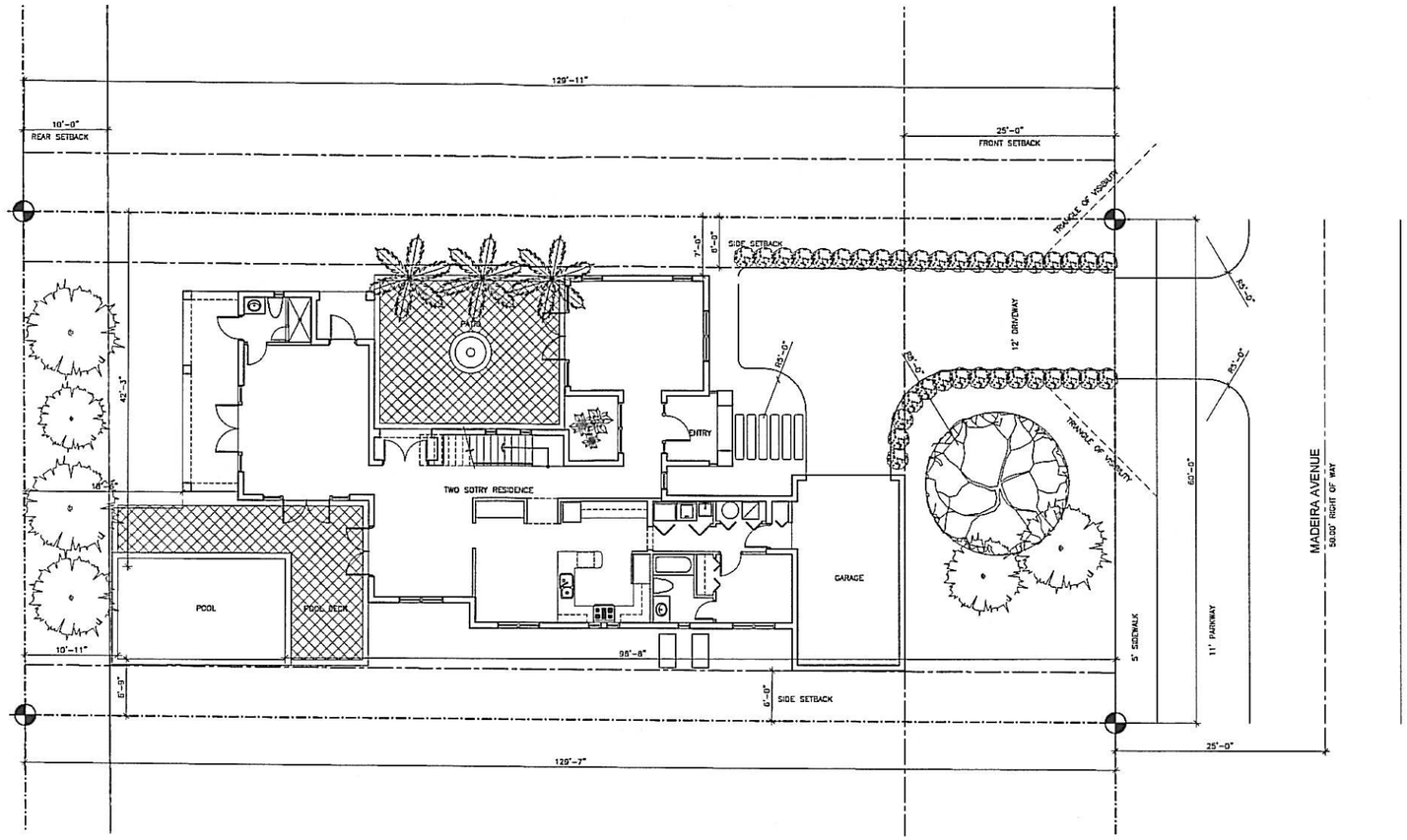
First 5,000 SF @ 48% =	2,400.00 SF
Second 5,000 SF @ 35% =	974.69 SF
Total Allowed Square Footage	3,374.69 SF

	Max. Allowed	Proposed
First Floor		2,227.11 SF
Second Floor		1,142.59 SF
Gross Floor Area	3,374.69 SF	3,369.70 SF

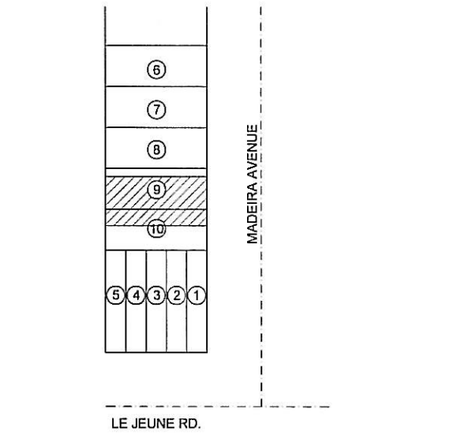
Landscape Open Space / Sec 5-1105:
Building Site Area = 7,784.84 Square Feet
Landscape Minimum at 40% = 3,113.93 Square Feet

	Min. Required	Proposed
Landscape Open Area	3,113.93 SF	3,808.60 SF

3 / A-1.0 AREAS — SCALE: N.T.S.



1 / A-1.0 SITE PLAN — SCALE: 1/8"=1'-0" (0, 4', 8', 16')



2 / A-1.0 LOCATION SKETCH — SCALE: N.T.S.

ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

PROJECT NAME:
1800 LE JEUNE RD
RESIDENCE

1800 LE JEUNE RD
CORAL GABLES, FLORIDA. 33146

OWNED & OPERATED BY:

PRELIMINARY

ISSUE DATE: JUNE 5, 2008
PROJECT No.: 2008-15
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

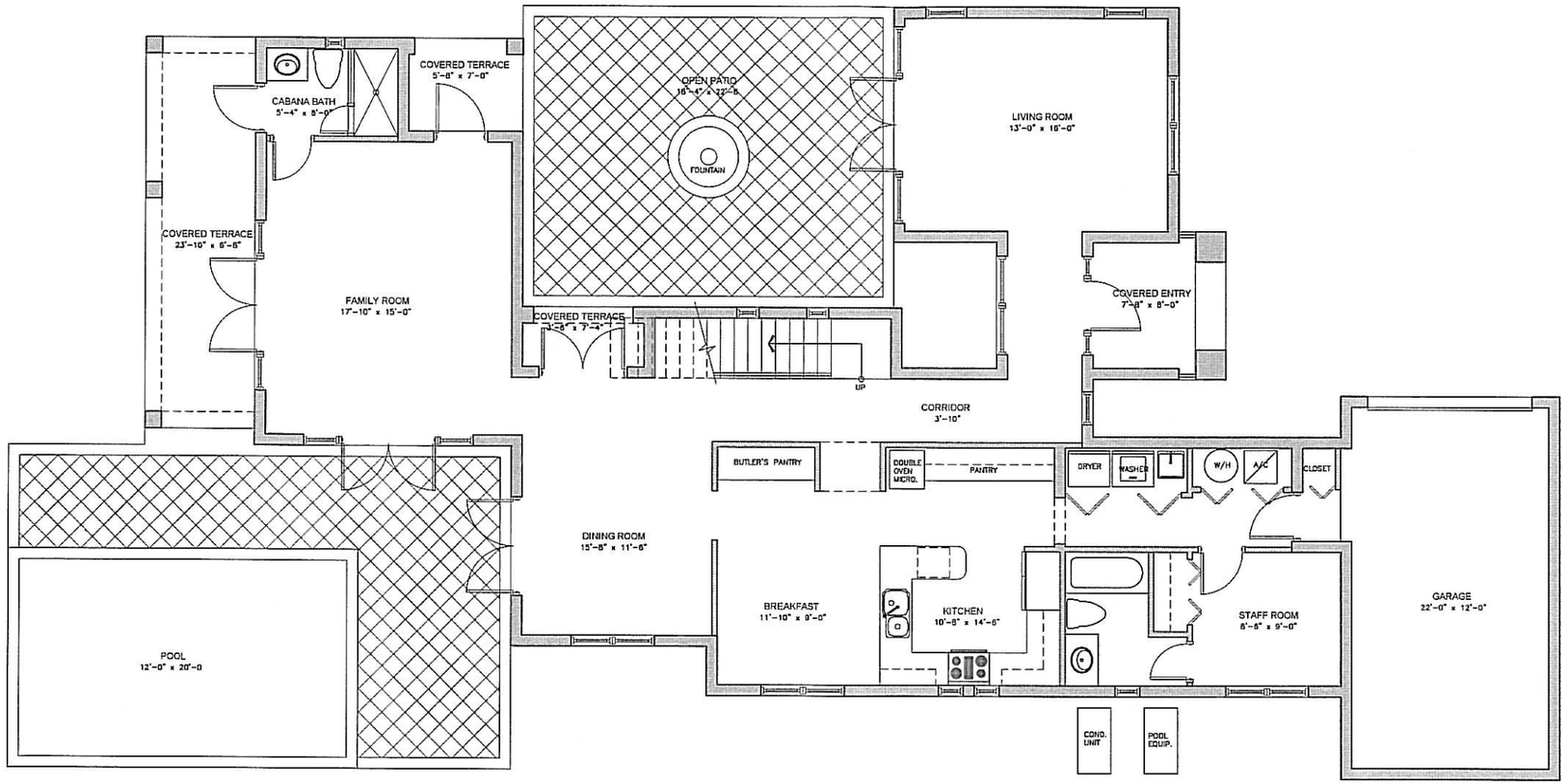
SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
SITE PLAN

SCALE:
SCALE: AS NOTED

SHEET No.:
A-1.0

Glenn H Pratt, Glenn H Pratt, AIA



1 A-1.1 **FIRST FLOOR PLAN**

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

0 4' 8' 15'

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

PROJECT NAME:

1800 LE JEUNE RD
RESIDENCE

1800 LE JEUNE RD
CORAL GABLES, FLORIDA. 33146

OWNED & OPERATED BY:

PRELIMINARY

ISSUE DATE: *JUNE 5, 2008*
PROJECT No.: *2008-15*
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

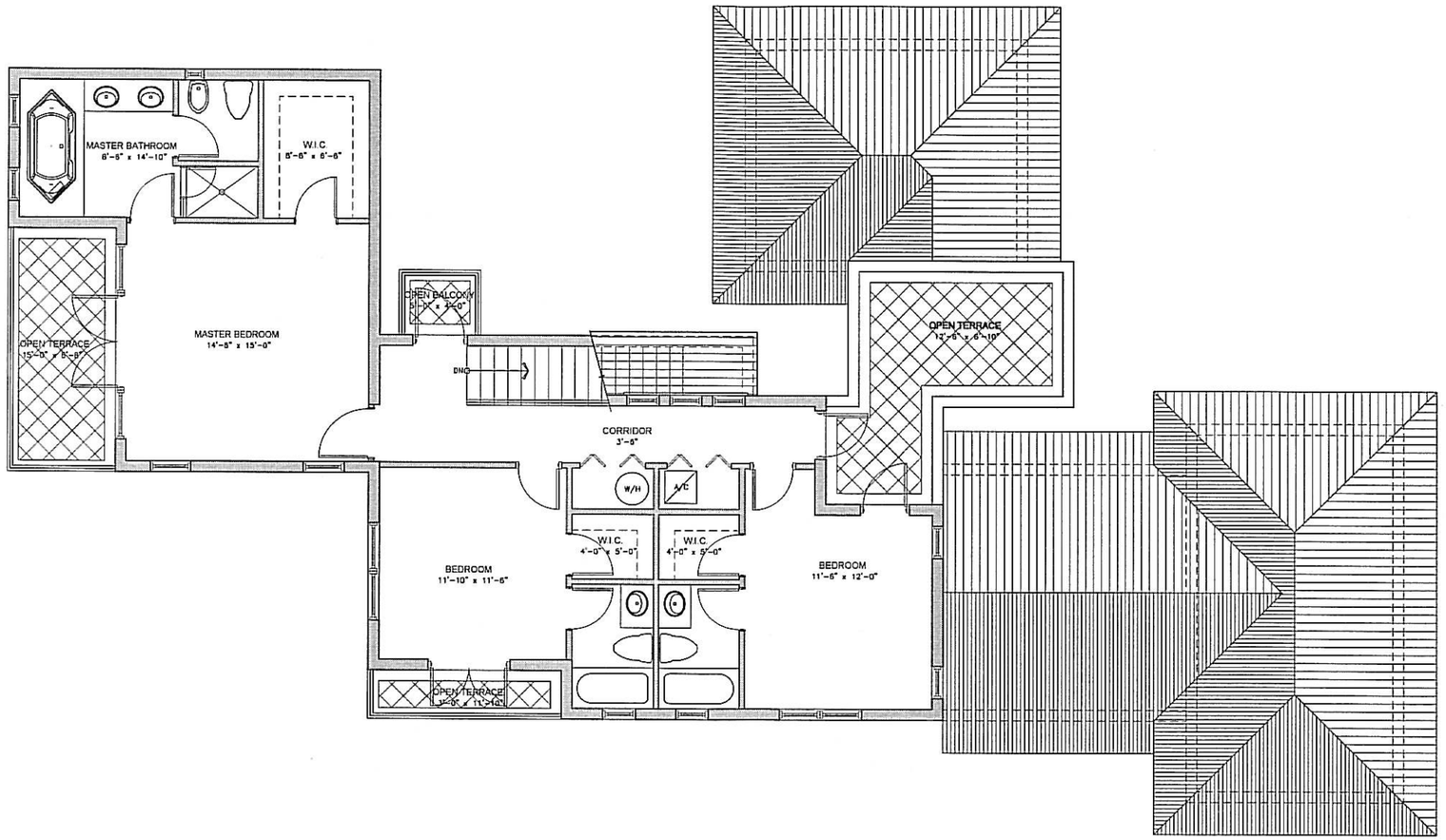
SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
FIRST FLOOR PLAN

SCALE:
SCALE: AS NOTED

SHEET No.:
A-1.1



1 / A-1.2 SECOND FLOOR PLAN

0 4' 8' 16'

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

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

PROJECT NAME:

1800 LE JEUNE RD
RESIDENCE

1800 LE JEUNE RD
CORAL GABLES, FLORIDA. 33146

OWNED & OPERATED BY:

PRELIMINARY

ISSUE DATE: JUNE 5, 2008
PROJECT No.: 2008-15
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

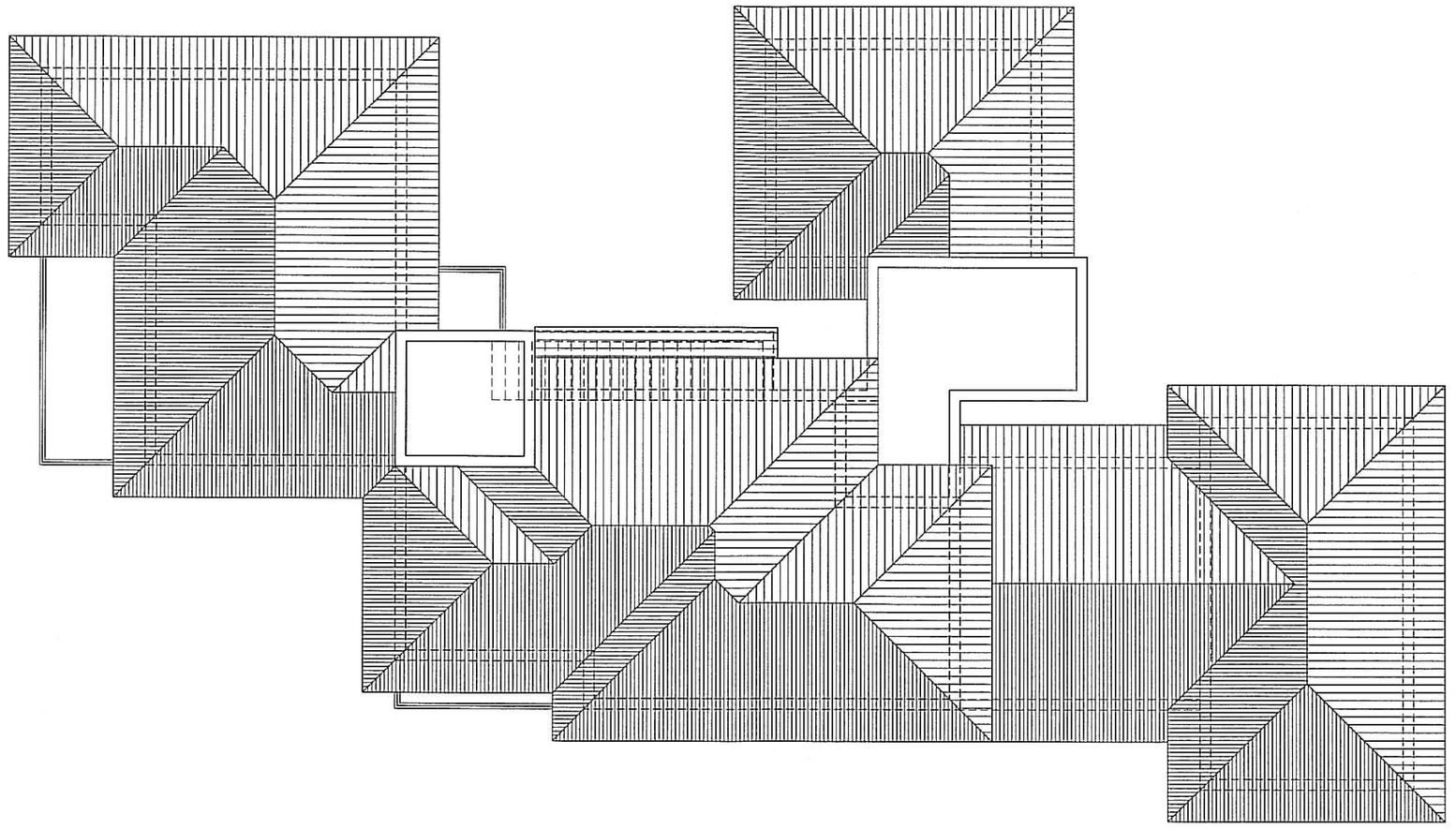
SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
SECOND FLOOR

SCALE:
SCALE: AS NOTED

SHEET No.:
A-1.2



1 A-1.3 ROOF PLAN

0 4' 8' 16'

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

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

PROJECT NAME:

1800 LE JEUNE RD
RESIDENCE

1800 LE JEUNE RD
CORAL GABLES, FLORIDA. 33146

OWNED & OPERATED BY:

PRELIMINARY

ISSUE DATE: JUNE 5, 2008
PROJECT No.: 2008-15
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
ROOF PLAN

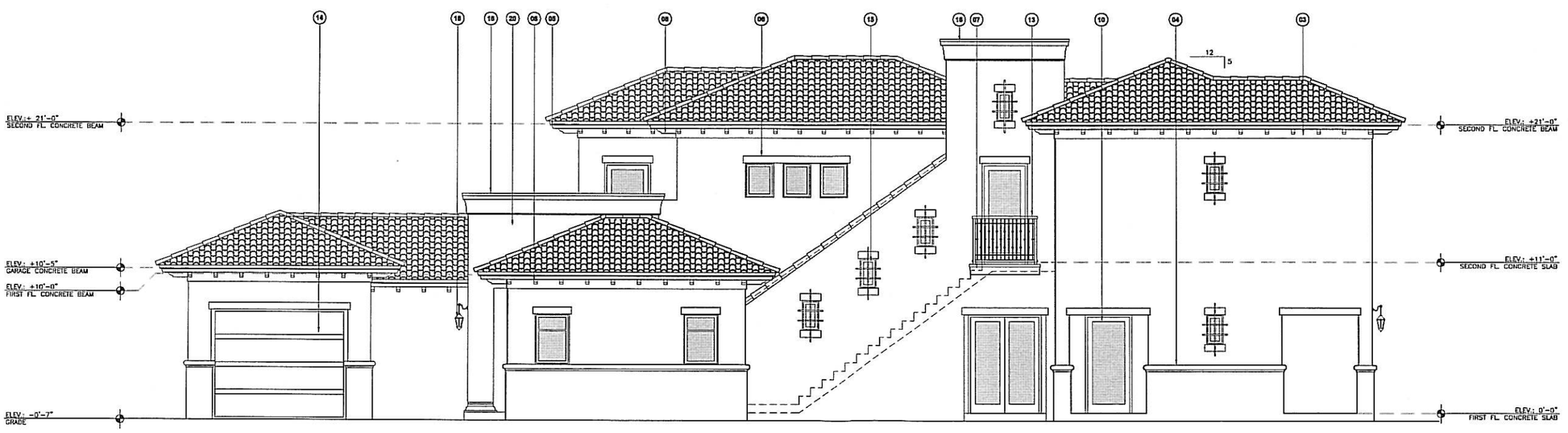
SCALE:
SCALE: AS NOTED

SHEET No.:
A-1.3

Glenn H Pratt, Glenn H Pratt, AIA

1 / A-2.1 **FRONT ELEVATION (NORTH)**

0 4' 8' 16' SCALE: 1/4"=1'-0"



2 / A-2.1 **SIDE ELEVATION (WEST)**

0 4' 8' 16' SCALE: 1/4"=1'-0"

LEGEND

- 01 CLAY BARREL TILE
- 02 DECORATIVE CEDAR WOOD BRACKET
- 03 DECORATIVE EAVE STUCCO BAND, TYP.
- 04 DECORATIVE PRECAST BASE MOULDING
- 05 WOOD FASCIA, SMOOTH FINISHED AND PAINTED
- 06 DECORATIVE STUCCO FINISHED BAND, TYP.
- 07 DECORATIVE PRECAST BALCONY MOLDING
- 08 DECORATIVE CEDAR WOOD RAFTERS
- 09 3" RECESS TEXTURE STUCCO FINISH
- 10 SWING DOOR REFER TO DOOR SCHEDULE
- 11 CASEMENT WINDOW REFER TO WINDOW SCHEDULE
- 12 FRENCH DOOR REFER TO DOOR SCHEDULE
- 13 ALUMINUM RAILING @ 36" A.F.F.E.
- 14 GARAGE DOOR REFER TO DOOR SCHEDULE
- 15 FIXED GLASS WINDOW WITH DECORATIVE IRON BARS
- 18 DECORATIVE PRECAST WALL CAP
- 17 DECORATIVE PRECAST COLUMN BASE
- 18 LIGHT FIXTURE SEE ELECTRICAL PLANS
- 19 SOLID DOOR, REFER TO DOOR SCHEDULE
- 20 36" A.F.F.E. TERRACE PARAPET WALL
- 21 SITE LIGHTS, REFER WINDOWS SCHEDULE

PAINT LEGEND

- 1 COLOR SELECTION BY THE ARCHITECT OR OWNER, TYP. TO ALL EXTERIOR STUCCO FINISH SURFACES

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

PROJECT NAME:

1800 LE JEUNE RD
RESIDENCE

1800 LE JEUNE RD
CORAL GABLES, FLORIDA. 33146

OWNED & OPERATED BY:

PRELIMINARY

ISSUE DATE: *JUNE 5, 2008*
PROJECT No.: *2008-15*
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
BUILDING
ELEVATIONS

SCALE:
SCALE: AS NOTED

SHEET No.:
A-2.1

1 / A-2.2 **REAR ELEVATION (SOUTH)**

0 4' 8' 16' SCALE: 1/4"=1'-0"

2 / A-2.2 **SIDE ELEVATION (EAST)**

0 4' 8' 16' SCALE: 1/4"=1'-0"

LEGEND

01 CLAY BARREL TILE
02 DECORATIVE CEDAR WOOD BRACKET
03 DECORATIVE EAVE STUCCO BAND, TYP.
04 DECORATIVE PRECAST BASE MOULDING
05 WOOD FASCIA, SMOOTH FINISHED AND PAINTED
06 DECORATIVE STUCCO FINISHED BAND, TYP.
07 DECORATIVE PRECAST BALCONY MOLDING
08 DECORATIVE CEDAR WOOD RAFTERS
09 2" RECESS TEXTURE STUCCO FINISH
10 SWING DOOR REFER TO DOOR SCHEDULE
11 CASEMENT WINDOW REFER TO WINDOW SCHEDULE
12 FRENCH DOOR REFER TO DOOR SCHEDULE
13 ALUMINUM RAILING @ 36" A.F.F.E.
14 GARAGE DOOR REFER TO DOOR SCHEDULE
15 FIXED GLASS WINDOW WITH DECORATIVE IRON BARS
16 DECORATIVE PRECAST WALL CAP
17 DECORATIVE PRECAST COLUMN BASE
18 LIGHT FIXTURE SEE ELECTRICAL PLANS
19 SOLID DOOR, REFER TO DOOR SCHEDULE
20 36" A.F.F.E. TERRACE PARAPET WALL
21 SITE LIGHTS, REFER WINDOWS SCHEDULE

PAINT LEGEND

1 COLOR SELECTION BY THE ARCHITECT OR OWNER, TYP. TO ALL EXTERIOR STUCCO FINISH SURFACES

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

PROJECT NAME:

1800 LE JEUNE RD
RESIDENCE

1800 LE JEUNE RD
CORAL GABLES, FLORIDA. 33146

OWNED & OPERATED BY:

PRELIMINARY

ISSUE DATE: *JUNE 5, 2008*
PROJECT No.: *2008-15*
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR 5564
Glenn H Pratt, AIA, AR 9608

SHEET TITLE:
BUILDING
ELEVATIONS

SCALE:
SCALE: AS NOTED

SHEET No.:
A-2.2

4/2/2025 1:49:51 PM P:_Sandra_Files\
Glenn H Pratt, Glenn H Pratt, AIA

City Of Coral Gables
Zoning Code Analysis

Land Use Designation — Section 4-101. Single Family Residential (SFR) District
One (1) principal building per building site

Setback Requirements:
Pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific Zoning regulations.

Principal Structure-

Setbacks:		Required	Proposed	
Front	(N)	25'-0" / Minimum	25'-0"	
Minimum Side Setbacks is 20% of lot width measured across the front setback line.				
Front Setback width of lot = 60'-0" @ 20% Minimum Required =			12'-0" Total Side Setbacks Required.	
Interior side	(E)	7'-0" / Minimum	7'-10"	7'-10"
Interior side	(W)	5'-0" / Minimum	5'-0"	5'-0" 12'-10" Total Side Setbacks Proposed
Rear Setback	(S)	10'-0" / Minimum	19'-0"	

Height Permitted (SFR): Pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific regulations. Two (2) Story Maximum shall not exceed 29'-0" above established grade.
Proposed building height 27'-10"

Pool / Auxiliary Structure-

Setbacks:		Required	Proposed
Front	(N)	50'-0" / Minimum	98'-8"
Interior side	(E)	5'-0" / Minimum	41'-5"
Interior side	(W)	5'-0" / Minimum	6'-7"
Rear Setback	(S)	10'-0" / Minimum	11'-7"

Ground Area Cover:
Building Site Area = 7,809.34 Square Feet
Principal Building Maximum at 35% = 2,733.26 Square Feet
Principal and Auxiliary Maximum at 45% = 3,514.20 Square Feet

	Max. Allowed	Proposed
Principal Ground Area	2,733.26 SF	2,233.77 SF
Principal and Auxiliary	2,733.26 SF	2,233.77 SF

Maximum Square Foot Floor Area:
Building Site Area = 7,809.34 Square Feet

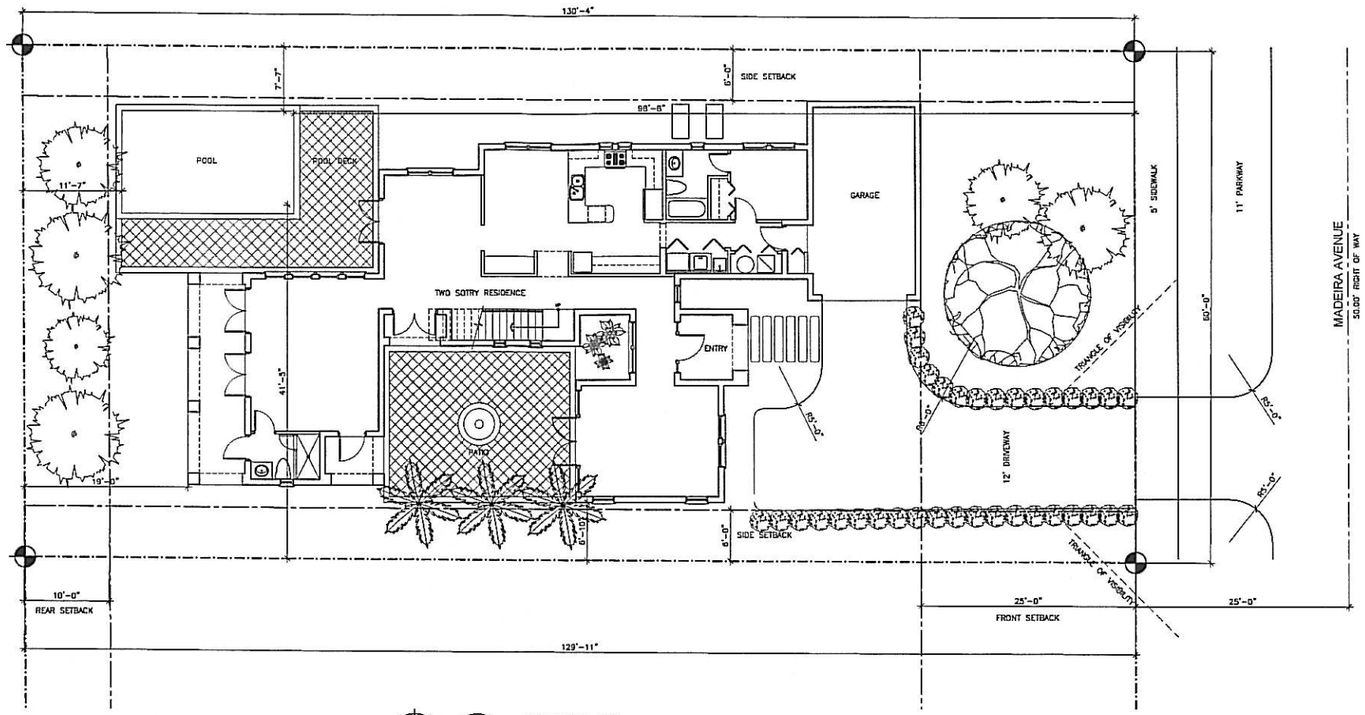
First 5,000 SF @ 48% =	2,400.00 SF
Second 5,000 SF @ 35% =	983.26 SF
Total Allowed Square Footage	3,383.26 SF

	Max. Allowed	Proposed
First Floor		2,227.11 SF
Second Floor		1,142.59 SF
Gross Floor Area	3,383.26 SF	3,369.70 SF

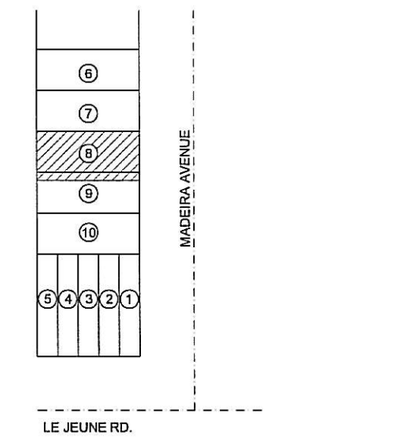
Landscape Open Space / Sec 5-1105:
Building Site Area = 7,809.34 Square Feet
Landscape Minimum at 40% = 3,123.73 Square Feet

	Min. Required	Proposed
Landscape Open Area	3,123.73 SF	3,834.36 SF

3 / A-1.0 AREAS — SCALE: N.T.S.



1 / A-1.0 SITE PLAN — SCALE: 1/8"=1'-0"
0 4' 8' 16'



2 / A-1.0 LOCATION SKETCH — SCALE: N.T.S.

ARCHITECT:
Bellin & Pratt
architects, LLC
AA26000863
285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

PROJECT NAME:
1800 LE JEUNE RD
RESIDENCE

1800 LE JEUNE RD
CORAL GABLES, FLORIDA. 33146

OWNED & OPERATED BY:

PRELIMINARY

ISSUE DATE: JUNE 5, 2008
PROJECT No.: 2008-15
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

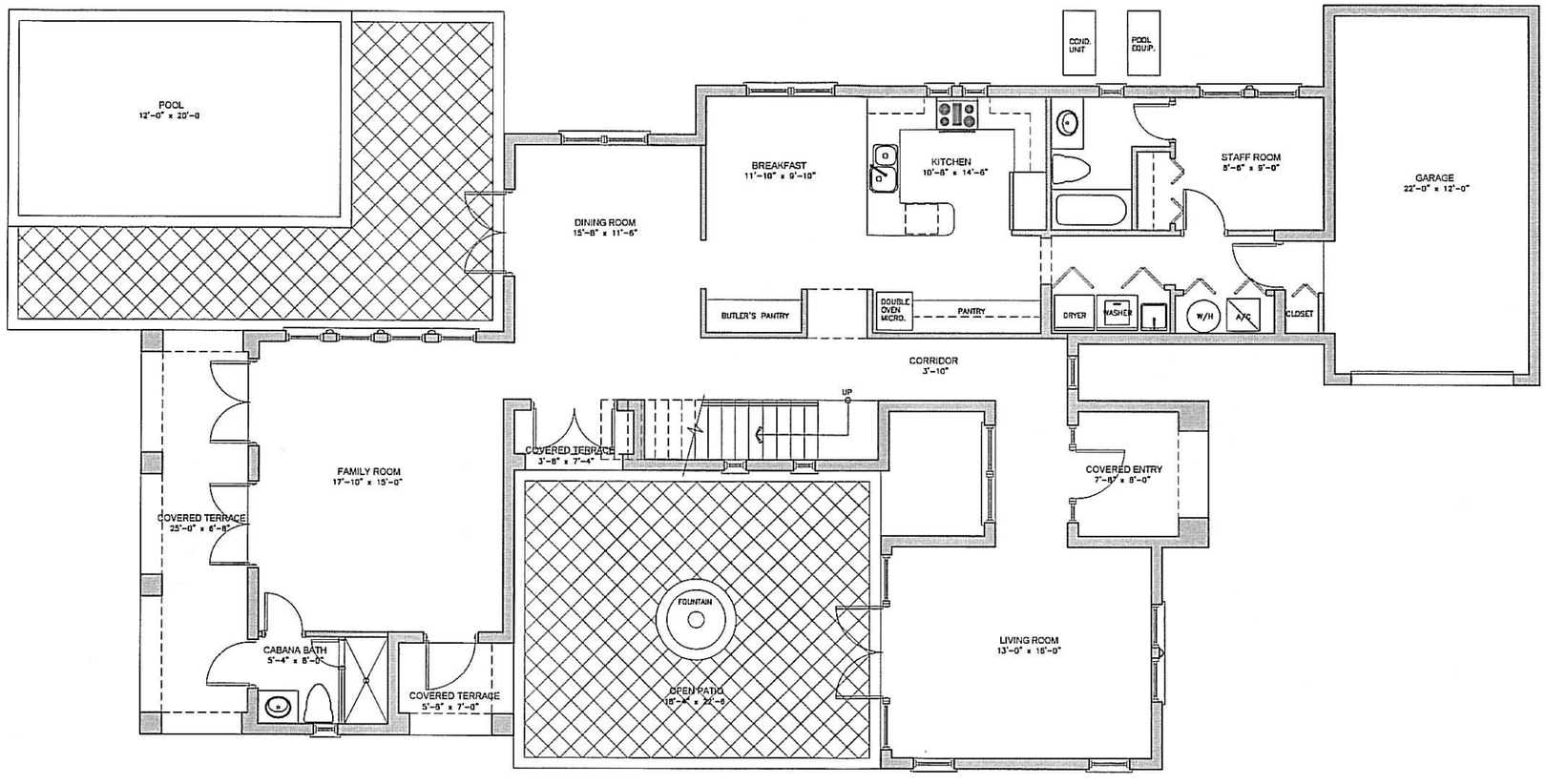
SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
SITE PLAN

SCALE:
SCALE: AS NOTED

SHEET No.:
A-1.0

Glenn H Pratt, Glenn H Pratt, AIA 1/5/2008 1:43 PM R:\Glenns_Stuff\



1 / A-1.1 **FIRST FLOOR PLAN**

0 4' 8' 16'

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

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

PROJECT NAME:

1800 LE JEUNE RD
RESIDENCE

1800 LE JEUNE RD
CORAL GABLES, FLORIDA. 33146

OWNED & OPERATED BY:

PRELIMINARY

ISSUE DATE: *JUNE 5, 2008*
PROJECT No.: *2008-15*
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

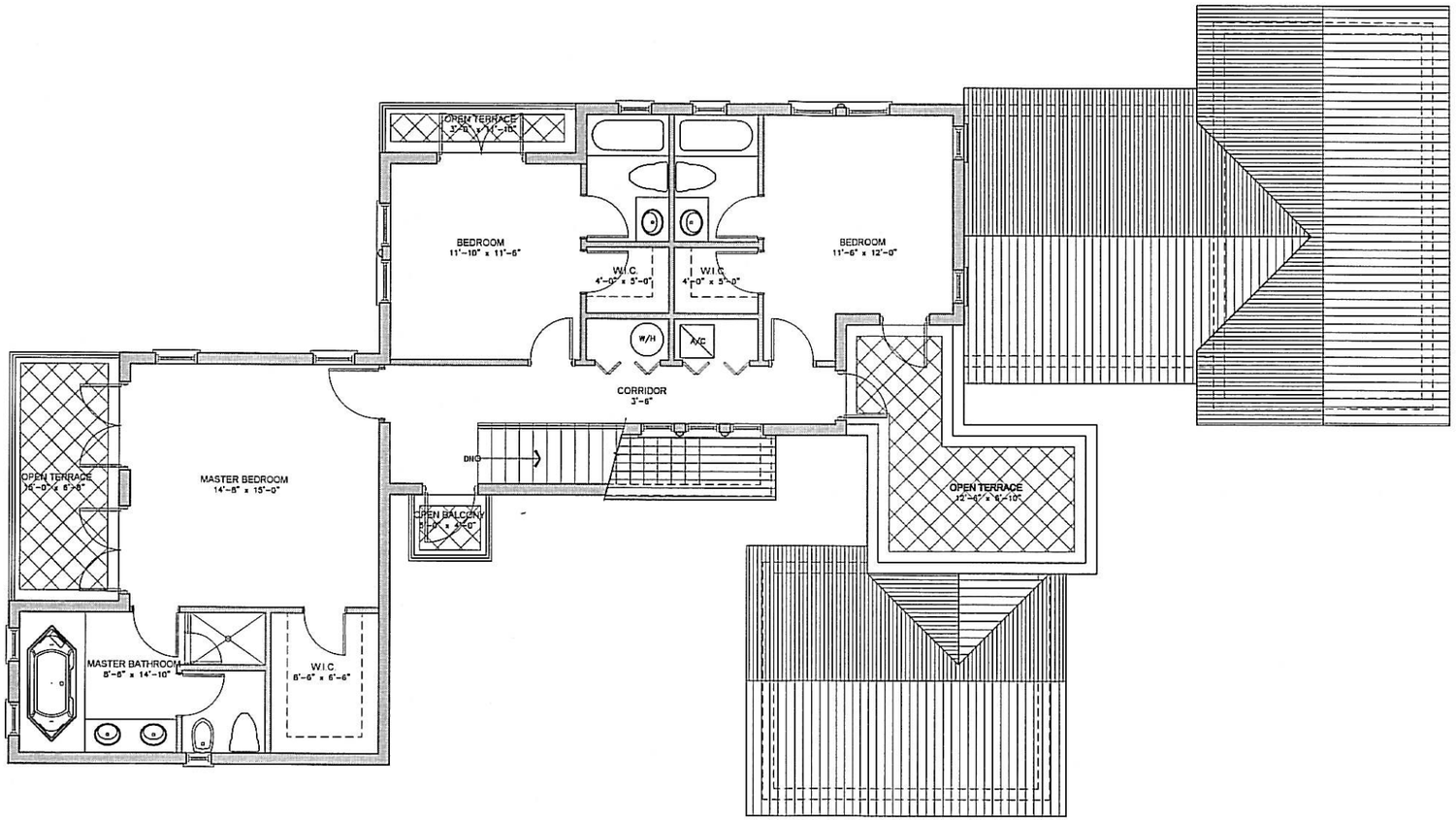
SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
FIRST FLOOR PLAN

SCALE:
SCALE: AS NOTED

SHEET No.:
A-1.1

Glenn H Pratt, Bellin & Pratt, LLC 4/1/2008 3:49:56 PM J:_Glenn_Drawings



1 / A-1.2 SECOND FLOOR PLAN

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

0 4' 8' 16'

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

PROJECT NAME:

1800 LE JEUNE RD
RESIDENCE

1800 LE JEUNE RD
CORAL GABLES, FLORIDA. 33146

OWNED & OPERATED BY:

PRELIMINARY

ISSUE DATE: JUNE 5, 2008
PROJECT No.: 2008-15
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

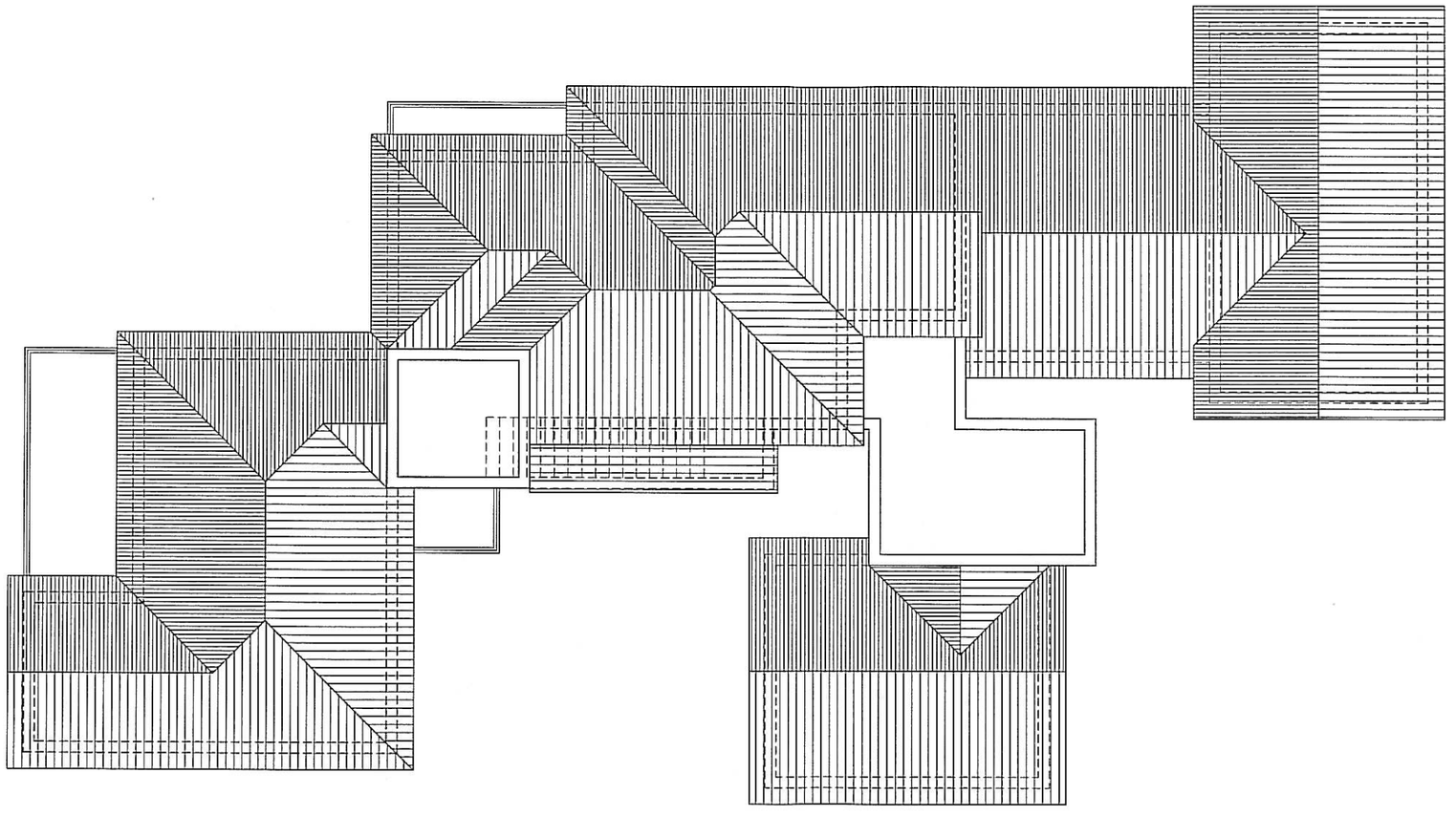
SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
SECOND FLOOR

SCALE:
SCALE: AS NOTED

SHEET No.:
A-1.2

Glenn H Pratt, Bellin & Pratt, AIA 4/15/2025 1:49:36 PM A_1.dwg,A-1.2.dwg



1 A-1.3 ROOF PLAN

0 4' 8' 16'

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

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

PROJECT NAME:

1800 LE JEUNE RD
RESIDENCE

1800 LE JEUNE RD
CORAL GABLES, FLORIDA. 33146

OWNED & OPERATED BY:

PRELIMINARY

ISSUE DATE: JUNE 5, 2008
PROJECT No.: 2008-15
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

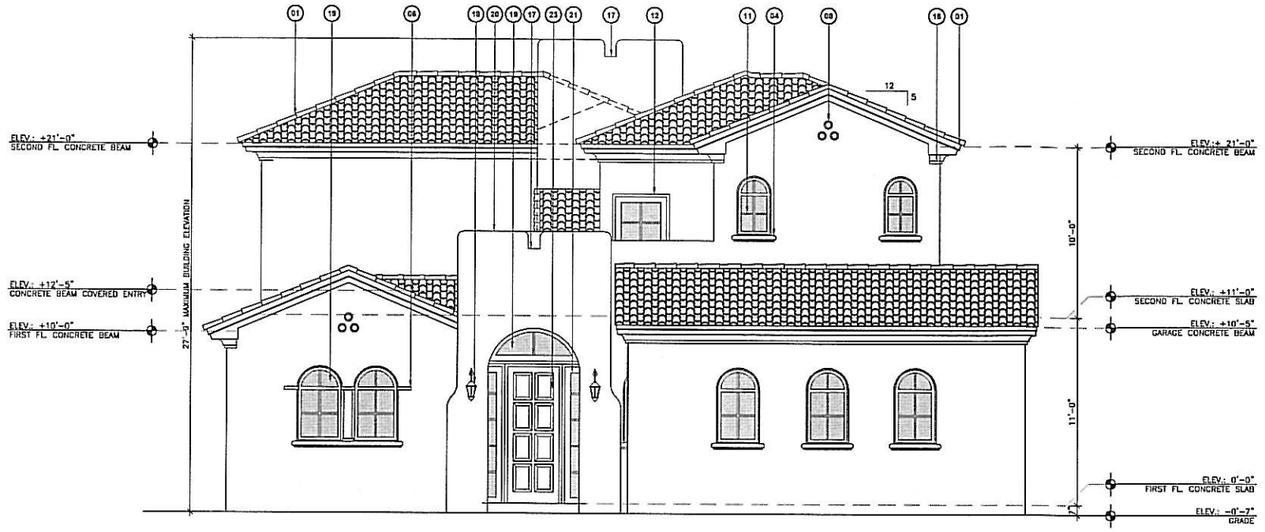
SIGNATURE:
Marshall Bellin AR 5564
Glenn H Pratt, AIA, AR 9608

SHEET TITLE:
ROOF PLAN

SCALE:
SCALE: AS NOTED

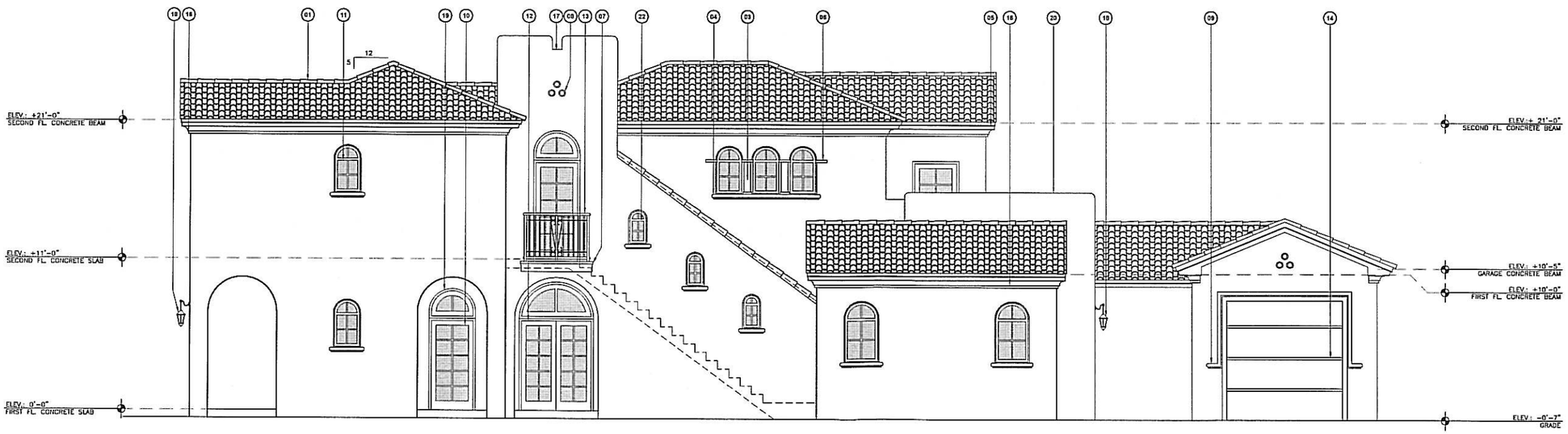
SHEET No.:
A-1.3

Glenn H Pratt, Glenn H Pratt, AIA 4/9/2008 4:48 PM P:_Bellin_Pratt\



1 / A-2.1 **FRONT ELEVATION (NORTH)**

0 4' 8' 16' SCALE: 1/4"=1'-0"



2 / A-2.1 **SIDE ELEVATION (WEST)**

0 4' 8' 16' SCALE: 1/4"=1'-0"

LEGEND

01 CLAY BARREL TILE
02 DECORATIVE PRECAST BALCONY BRACKET
03 DECORATIVE PRECAST HALF COLUMN
04 DECORATIVE PRECAST WINDOW SILL
05 WOOD FASCIA, SMOOTH FINISHED AND PAINTED
06 DECORATIVE STUCCO FINISHED BAND, TYP.
07 DECORATIVE PRECAST BALCONY MOLDING
08 DECORATIVE CLAY TUBES
09 DECORATIVE PRECAST GARAGE DOOR MOLDING
10 SWING DOOR REFER TO DOOR SCHEDULE
11 CASEMENT WINDOW REFER TO WINDOW SCHEDULE
12 FRENCH DOOR REFER TO DOOR SCHEDULE
13 ALUMINUM RAILING @ 36" A.F.F.E.
14 GARAGE DOOR REFER TO DOOR SCHEDULE
15 FIXED GLASS WINDOW WITH DECORATIVE IRON BARS
16 DECORATIVE PRECAST CORNICE MOULDING
17 DECORATIVE FEATURE AT TOWER ENTRANCE AND STAIR TOWER
18 LIGHT FIXTURE SEE ELECTRICAL PLANS
19 DECORATIVE TRANSOM, REFER TO WINDOW SCHEDULE
20 36" A.F.F.E. TERRACE PARAPET WALL
21 SITE LIGHTS, REFER WINDOWS SCHEDULE
22 FIXED GLASS, REFER WINDOWS SCHEDULE
23 SOLID DOOR, REFER TO DOOR SCHEDULE

PAINT LEGEND

1 COLOR SELECTION BY THE ARCHITECT OR OWNER. TYP. TO ALL EXTERIOR STUCCO FINISH SURFACES

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

PROJECT NAME:

1800 LE JEUNE RD
RESIDENCE

1800 LE JEUNE RD
CORAL GABLES, FLORIDA. 33146

OWNED & OPERATED BY:

PRELIMINARY

ISSUE DATE: JUNE 5, 2008
PROJECT No.: 2008-15
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
BUILDING ELEVATIONS

SCALE:
SCALE: AS NOTED

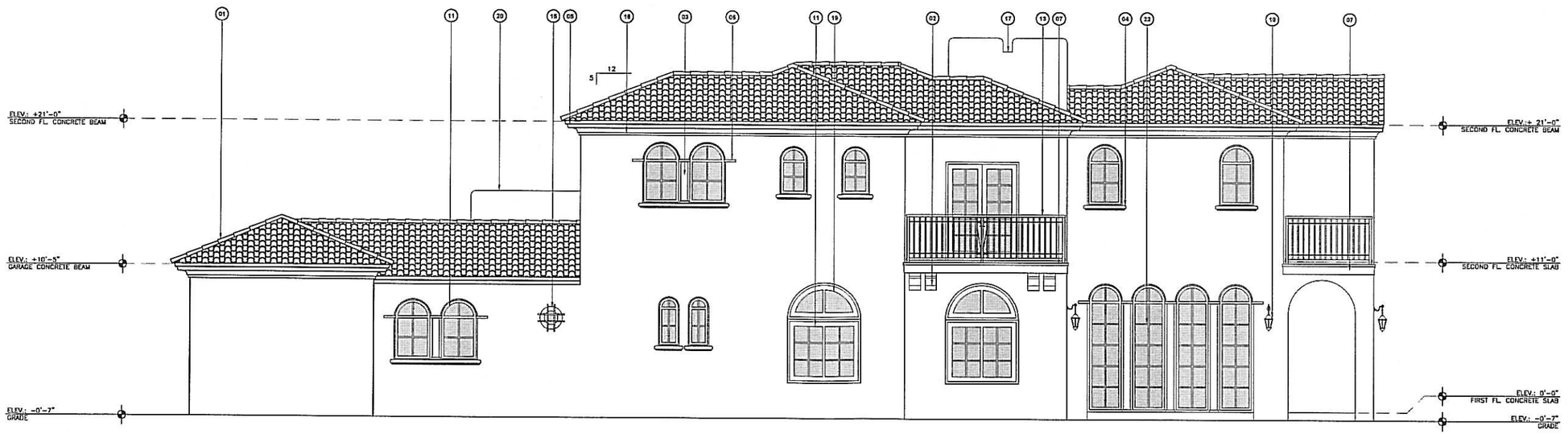
SHEET No.:
A-2.1

Glenn H Pratt, Marshall Bellin

1 / A-2.2 **REAR ELEVATION (SOUTH)**

0 4' 8' 16'

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



2 / A-2.2 **SIDE ELEVATION (EAST)**

0 4' 8' 16'

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

LEGEND

01 CLAY BARREL TILE
02 DECORATIVE PRECAST BALCONY BRACKET
03 DECORATIVE PRECAST HALF COLUMN
04 DECORATIVE PRECAST WINDOW SILL
05 WOOD FASCIA, SMOOTH FINISHED AND PAINTED
06 DECORATIVE STUCCO FINISHED BAND, TYP.
07 DECORATIVE PRECAST BALCONY MOLDING
08 DECORATIVE CLAY TUBES
09 DECORATIVE PRECAST GARAGE DOOR MOLDING
10 SWING DOOR REFER TO DOOR SCHEDULE
11 CASEMENT WINDOW REFER TO WINDOW SCHEDULE
12 FRENCH DOOR REFER TO DOOR SCHEDULE
13 ALUMINUM RAILING @ 36" A.F.F.E.
14 GARAGE DOOR REFER TO DOOR SCHEDULE
15 FIXED GLASS WINDOW WITH DECORATIVE IRON BARS
16 DECORATIVE PRECAST CORNICE MOLDING
17 DECORATIVE FEATURE AT TOWER ENTRANCE AND STAIR TOWER
18 LIGHT FIXTURE SEE ELECTRICAL PLANS
19 DECORATIVE TRANSOM, REFER TO WINDOW SCHEDULE
20 36" A.F.F.E. TERRACE PARAPET WALL
21 SITE LIGHTS, REFER WINDOWS SCHEDULE
22 FIXED GLASS, REFER WINDOWS SCHEDULE
23 SOLID DOOR, REFER TO DOOR SCHEDULE

PAINT LEGEND

1 COLOR SELECTION BY THE ARCHITECT OR OWNER, TYP. TO ALL EXTERIOR STUCCO FINISH SURFACES

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

285 sevilla avenue
coral gables . florida . 33134
tel 305.447.1927
fax 305.443.5986

Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

CONSULTANTS:

PROJECT NAME:

1800 LE JEUNE RD
RESIDENCE

1800 LE JEUNE RD
CORAL GABLES, FLORIDA. 33146

OWNED & OPERATED BY:

PRELIMINARY

ISSUE DATE: JUNE 5, 2008
PROJECT No.: 2008-15
DRAWN BY:
APPROVED BY:

REVISIONS:

No.	Date	Description

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL:

SIGNATURE:
Marshall Bellin AR-5564
Glenn H Pratt, AIA, AR-9608

SHEET TITLE:
BUILDING
ELEVATIONS

SCALE:
SCALE: AS NOTED

SHEET No.:
A-2.2

Glenn H Pratt, Glenn H Pratt, AIA 4/3/2008 4:49 PM 24_Sheets.dwg

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2007-53

A RESOLUTION OF THE CITY COMMISSION APPROVING A MOTION TO DEFER CONSIDERATION OF AGENDA ITEM E-1; (SUBJECT MATTER: AN APPEAL ON BEHALF OF APPLICANT JAMES AND SHOCKY PILAFIAN, TRUSTEES, FROM A DECISION OF THE HISTORIC PRESERVATION BOARD AT ITS REGULAR MEETING OF THURSDAY, FEBRUARY 15, 2007, IN CONNECTION WITH THE PROPERTY LOCATED AT 1800 SOUTH LE JEUNE ROAD, CORAL GABLES, LEGALLY DESCRIBED AS LOTS 8-15, BLOCK 6, CORAL GROVE SECTION; WHEREIN THE HISTORIC PRESERVATION BOARD MET TO REVIEW THE HISTORICAL SIGNIFICANCE OF THE SUBJECT PROPERTY, AND FOUND THE PROPERTY TO BE SIGNIFICANT TO CORAL GABLES HISTORY AND THUS DEEMED IT A HISTORIC LANDMARK, LISTING IT ON THE CORAL GABLES REGISTER OF HISTORIC PLACES; THUS THE APPLICANT IS NOW APPEALING THE HISTORIC PRESERVATION BOARD'S DECISION TO DESIGNATE THE AFOREMENTIONED PROPERTY AS A HISTORIC LANDMARK); FURTHER REMANDING SAID MATTER BACK TO THE HISTORIC PRESERVATION BOARD FOR ITS FURTHER CONSIDERATION AND REVIEW.

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

SECTION 1. That the City Commission does hereby approve a motion to defer Agenda Item E-1, and that it is remanded to the Historic Preservation Board for its further consideration and review.

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

PASSED AND ADOPTED THIS TWENTY-SEVENTH DAY OF MARCH, A.D., 2007.
(Moved: Anderson / Seconded: Cabrera)
(Yeas: Anderson, Cabrera, Kerdyk, Withers, Slesnick)
(Unanimous: 5-0 Vote)
(Agenda Item: E-1)

APPROVED:

DONALD D. SLESNICK II
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ
CITY ATTORNEY

The City of Coral Gables

CITY OF CORAL GABLES RECEIVED
2008 JUL -3 PM 1:35
FEB 22 2007
GUILFORD & ASSOCIATES, P.A.

Historical Resources Department
2327 Salzedo Street
Coral Gables, Florida 33134

February 16, 2007

James and Shocky Pilafian, Trustees
5405 Garden Arbor Drive
Lutz, Florida, 33558-9099

Re: 1800 South Le Jeune Road, legally described as Lots 8-15, Block 6, Coral Grove Section

Dear Mr. and Mrs. Pilafian:

This letter is to confirm the results of the Historic Preservation Board Meeting of Thursday, February 15, 2007. The Board met to consider the local historic designation of the property located at 1800 Le Jeune Road.

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.

We have also enclosed for your information a copy of Ordinance No. 3027, concerning Tax Exemptions for Historic Properties and information on how to order the ceramic "landmark" plaque in the event you wish to purchase one. Please note that tax exemption does not result solely from historic designation and requests for Ad Valorem Tax Relief must receive preliminary approval prior to the onset of construction.

Please also 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.

We look forward to working with you in the future and should you have questions, feel free to contact the Historical Resources Department.

Sincerely,

Kara Kautz

Kara N. Kautz
Historic Preservation Officer

Enclosures

cc: Zeke Guilford, Guilford and Associates, P.A., 400 University Drive, Suite 200, Coral Gables, FL 33134
Walter J. Foeman, City Clerk
Elizabeth Hernandez, City Attorney
Lourdes Alfonsin, Assistant 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
Alberto Delgado, Public Works Director
Eric Riel, Jr., Planning Director
GIS Coordinator via Gee Ming Chow, IT Director
Lemay Ramos, IT Analyst via Gee Ming Chow, IT Director

The City of Coral Gables

CITY OF CORAL GABLES RECEIVED
2008 JUL -3 PM 1:34 SEP 21 2007
GUILFORD & ASSOCIATES P.A.

Historical Resources Department

September 19, 2007

Mr. Zeke Guilford, Guilford and Associates, P.A.
400 University Drive, Suite 200
Coral Gables, Florida 33134

Re: 1800 LeJeune Road

Dear Mr. Guilford:

On August 16, 2007, the Historic Preservation Board met to review an application for a Building Site Recommendation (Case File COA (SP) 2007-16) for the property located at 1800 LeJeune Road, a local historic landmark. The application requested a recommendation of approval to the Coral Gables City Commission for the division of the property to create separate building sites. We are pleased to inform you that the Board passed a motion recommending the division of the property into two 60 foot lots, retaining the house and garage and permitting three living structures. A further suggestion was made establishing distance between the garage and the west property line as opposed to designating two 60 foot lots. The minutes from the Board meeting reflect that you accepted this suggestion.

Any aggrieved party may appeal any decision of the Historic Preservation Board to the City Commission by filing a written Notice of Appeal and the applicable appeal fee 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 regarding this matter please do not hesitate to contact the office.

Sincerely,

Kara Kautz
Historic Preservation Officer

cc: COA (SP) 2007-16
James and Shocky Pilafian, Trustees, 5405 Garden Arbor Drive, Lutz, Florida, 33558-9099
Walter Foeman, City Clerk
Margaret Pass, Building and Zoning Director
Martha Salazar-Blanco, Zoning Administrator
Virginia Goizueta, Plans Coordinator

CITY OF CORAL GABLES RECEIVED
FEB 2 2 2007
2009 JUL -3 PM 1:35
GUILFORD & ASSOCIATES, P.A.

The City of Coral Gables

Historical Resources Department
2327 Salzedo Street
Coral Gables, Florida 33134

Attachment B

February 16, 2007

James and Shocky Pilafian, Trustees
5405 Garden Arbor Drive
Lutz, Florida, 33558-9099

Re: 1800 South Le Jeune Road, legally described as Lots 8-15, Block 6, Coral Grove Section

Dear Mr. and Mrs. Pilafian:

This letter is to confirm the results of the Historic Preservation Board Meeting of Thursday, February 15, 2007. The Board met to consider the local historic designation of the property located at 1800 Le Jeune Road.

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.

We have also enclosed for your information a copy of Ordinance No. 3027, concerning Tax Exemptions for Historic Properties and information on how to order the ceramic "landmark" plaque in the event you wish to purchase one. Please note that tax exemption does not result solely from historic designation and requests for Ad Valorem Tax Relief must receive preliminary approval prior to the onset of construction.

Please also 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.

We look forward to working with you in the future and should you have questions, feel free to contact the Historical Resources Department.

Sincerely,

Kara N. Kautz
Historic Preservation Officer

Enclosures

cc: Zeke Guilford, Guilford and Associates, P.A., 400 University Drive, Suite 200, Coral Gables, FL 33134
Walter J. Foeman, City Clerk
Elizabeth Hernandez, City Attorney
Lourdes Alfonsin, Assistant 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
Alberto Delgado, Public Works Director
Eric Riel, Jr., Planning Director
GIS Coordinator via Gee Ming Chow, IT Director
Lemay Ramos, IT Analyst via Gee Ming Chow, IT Director

Attachment C

The City of Coral Gables

Historical Resources Department

2008 JUL -3 PM 1:34 SEP 21 2007

September 19, 2007

Mr. Zeke Guilford, Guilford and Associates, P.A.
400 University Drive, Suite 200
Coral Gables, Florida 33134

Re: 1800 LeJeune Road

Dear Mr. Guilford:

On August 16, 2007, the Historic Preservation Board met to review an application for a Building Site Recommendation (Case File COA (SP) 2007-16) for the property located at 1800 LeJeune Road, a local historic landmark. The application requested a recommendation of approval to the Coral Gables City Commission for the division of the property to create separate building sites. We are pleased to inform you that the Board passed a motion recommending the division of the property into two 60 foot lots, retaining the house and garage and permitting three living structures. A further suggestion was made establishing distance between the garage and the west property line as opposed to designating two 60 foot lots. The minutes from the Board meeting reflect that you accepted this suggestion.

Any aggrieved party may appeal any decision of the Historic Preservation Board to the City Commission by filing a written Notice of Appeal and the applicable appeal fee 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 regarding this matter please do not hesitate to contact the office.

Sincerely,

Kara Kautz
Historic Preservation Officer

cc: COA (SP) 2007-16
James and Shocky Pilafian, Trustees, 5405 Garden Arbor Drive, Lutz, Florida, 33558-9099
Walter Foeman, City Clerk
Margaret Pass, Building and Zoning Director
Martha Salazar-Blanco, Zoning Administrator
Virginia Goizueta, Plans Coordinator

P.O. Box 141549 Coral Gables, Florida 33114-1549 Phone (305) 460-5093 Fax (305) 460-5097

Attachment D

CITY OF CORAL GABLES
2009 JAN -5 AM 8:30

CITY OF CORAL GABLES

- MEMORANDUM -

TO: WALTER CARLSON
ASSISTANT PLANNING
DIRECTOR

DATE: DECEMBER 8, 2008

FROM: KARA KAUTZ
HISTORIC PRESERVATION OFFICER

SUBJECT:
1800 LE JEUNE ROAD

The Historical Resources Department is aware that the property owners of 1800 LeJeune Road, a local historic landmark, are requesting a building site separation from the Planning and Zoning Board.

It is our understanding that the schematic drawings being presented to the Planning and Zoning Board as part of this application are conceptual drawings only and not an accurate depiction of what may actually be built on the property should the building site separation be granted. Because they are conceptual in nature, these drawings have not been presented to the Historic Preservation Board for review.

Please be advised that, because the property has been designated as a local historic landmark, any alterations to the existing structures or any proposed new construction on the property will require review and approval by the Historic Preservation Board before any building permits will be issued. Because the Historic Preservation Board has design review over the property, the Historical Resources Department Staff requests that any recommendation by the Planning and Zoning Board to the City Commission on this matter not be tied to the plans submitted with the building site separation application.

If you have any questions, please do not hesitate to contact me.

Thank you.

cc: Eric Riel, Planning Director
Dona Lubin, Assistant City Manager
Case File LHD 2006-11

Attachment E

Ricardo Herran, Zoning Technician
305.460.5237
Date: 09.09.08

ZONING ANALYSIS-1800 LEJEUNE ROAD RESIDENCE (EAST)

Project Architect: Bellin & Pratt
Phone: 305.447.1927
Fax: 305.443.5986

***Pending Historic Preservation Board review.**

CODE SECTION/DOCUMENT	*REQUIRED/ALLOWED*	*PROVIDED*
Land-use map, Plate 3 of 18,	Land Use Designation	Residential use, Low-Density (6 Units/Acre)
Zoning map, Plate 3 of 18,	Zoning Use District	SFR-Single Family Residential District
Section A	Site Specific	N/A
Survey (03.12.2008)	Site area: 7,896 S.F.	
Section 4-101. Single-Family Residential (SFR) District		
	B. Permitted principal uses and structures. The following uses are permitted: 4. Single-family dwellings.	Complies, single-family dwelling within permitted uses.
	D. Performance standards. The following performance standards shall govern the general development of structures in the SFR District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific	

	Zoning Regulations shall apply (see Appendix A).	See rows below.
	1. Building sites. Buildings and structures shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of fifty (50) feet. See also Section 3-206, Building site determination.	**Pending re-plat of existing lots.**
	2. Density. One (1) principal building per building site.	Complies, only one principal building proposed.
	3. Facing of lots and buildings. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in the Site Specific Zoning Regulations in Appendix A. Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face. Whenever a lot is so shaped or situated that it's facing may be uncertain, or the specific restrictions herein provided may be ambiguous, and then applied hereto, the Board of Adjustment shall determine the facing of the lot.	Complies, proposed building faces Madeira Avenue.
	4. Setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be	

	erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks. a. Front setback. A minimum front setback of twenty-five (25) feet shall be maintained and required on all building sites except that on existing building sites on platted lots less than seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required. b. Side setbacks. Inside lots shall have minimum side setbacks, which total twenty (20%) percent of the width of the lot measured across the front setback line with a minimum total of ten (10) feet and up to a maximum of twenty (20) feet. A minimum side setback of fifteen (15) feet shall be required and maintained from any side line of a building site that abuts upon a street, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. The required side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition on the property as determined by the Board of Architects. An existing contextual condition may include but shall	

	not be limited to the location of tree(s), existing structures on the property, or existing non-conforming setback conditions. In no case shall a side setback be less than five (5) feet c. Rear setback. A minimum rear setback of ten (10) feet shall be maintained and required on all buildings. d. Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.	a. Complies, proposed front setback is 25'-0". **b. Does not comply, interior side setback of 5'-0" on east side does not comply with minimum side setback required of 6'-0".** c. Complies, proposed rear setback is 18'-6". d. N/A
	5. Setback requirements for auxiliary, accessory buildings and/or structures. Except as specifically prescribed herein to the contrary, auxiliary, accessory buildings and/or structures shall be governed by the same minimum setback requirements as provided for the main or principal building, provided that: a. Except as may be otherwise noted no accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof. b. In no case shall an auxiliary building or structure be located closer to the front or side street of a lot or building site than the main or principal building. c. One (1) story detached garages located in the rear yard area, with a height that does not exceed sixteen (16) feet above established	Complies, pool setback of 10'-

	grade and a floor area that does not exceed three hundred-and-fifty (350) square feet, may have a side setback of five (5) feet and a rear setback of five (5) feet.	11" exceeds minimum required. a. N/A b. N/A c. N/A
	6. Height of single-family residence buildings and height of special-use buildings. No single-family building shall be constructed in the City that is more than two (2) stories in height. No subordinate or accessory building permitted by this code as an auxiliary use shall exceed in height the maximum height of the principal building on the building site. Except in Journey's End where single-family residences may have a permitted height of thirty-four (34) feet above established grade, said two (2) stories shall not exceed a height of twenty-nine (29) feet above established grade in all instances including ridgeline, domes, steeples, towers, cupolas, decorative features and such other similar structures, and excluding chimneys having a maximum height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet.	Complies, proposed building is two stories with a height of 27'-9".
	8. Ground area coverage. Buildings or structures designed and constructed shall not occupy more than thirty-five (35%) percent of the ground area of the building site upon which the building or structure is erected. The area utilized for calculating the maximum ground area coverage for the principal building shall be computed from the exterior face of exterior walls and	

	the exterior face of exterior columns of the ground floor of the building. Cantilevered portions of the building above the ground floor or roof overhangs that are greater than five (5) feet shall be computed in the calculation of the ground area coverage of the principal building. Auxiliary buildings or structures, including swimming pools, may occupy additional ground coverage, but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45%) percent of the building site upon which the structures are located. In no case shall the main building or structure exceed thirty-five (35%) percent of the lot or lots composing the building site. Special Use buildings or structures which may be permitted by ordinance to be located in the SFR District subject to the same minimum ground area coverage as set forth for single-family residences in the SFR District. Building site area: 7,896 S.F. Main building max at 35%: 2,763.6 S.F. Accessory use + main building max at 45%: 3,553.2 S.F.	Complies, main building square footage of 2,227.11 S.F. is within allowed 35% maximum. Complies, accessory use and main building square footage of 2,511.55 S.F. is within allowed 45% maximum.
	9. Maximum square foot floor area for single-family residences. The maximum square foot floor area permitted for single-family residences shall be equal to forty-eight (48%) percent for the first five-thousand (5,000) square feet of building site area and thirty-five (35%) percent for the next five-	

	thousand (5,000) square feet of building site area and thirty (30%) percent for the remainder of the building site area. Building site area: 7,896 S.F. First 5,000 S.F. @ 48%: 2,400 S.F. 2,896 @ 35%: 1,013.6 S.F. Total allowed: 3,413.6 First floor: 1,960.33 S.F. Second floor: 1,444.05 Total: 3,404.38	Complies, proposed square footage of 3,404 S.F. is within allowed maximum.
	10. Determination of maximum square foot floor area. The maximum square foot floor area of a single-family residence shall be the sum of the gross areas of all the floors of the building or buildings, measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. The Board of Architects may require such changes in the plans and specifications for single-family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty, and harmony with the aesthetic quality of the surrounding neighborhood in the carrying out of the provisions of this section of the "Zoning Code." 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. b. The following areas or structures shall not be computed into the gross floor area of the building except as stated herein: i. Floor space in one (1) story roofed terraces, breezeways, and porches that do not have an average floor to ceiling height that exceeds thirteen (13) feet provided, a covenant is submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area. ii. Floor space in screen enclosures. iii. Carports that consist of a roofed structure that is open on three (3) sides and attached to the main building for the purpose of providing shelter for one (1) or more motor vehicles.	Complies
	12. Garage facades. A garage that faces upon a street shall not exceed one-third (1/3) of the width of the façade of the residence that faces upon a street and the remaining two-third (2/3) of the façade shall not include other garage areas or detached garages visible from the front of the street. In the event a building site has less than fifty (50) feet of street frontage or does not have sufficient depth on a side street to provide a garage, then a one (1) car garage with a maximum interior dimension of twelve (12) feet by twenty-five (25) feet deep shall be permitted to face upon the front street.	N/A, garage does not face street.
	13. Carport canopies are	

	prohibited in SFR zoning districts. Existing carport canopies in SFR zoning districts shall be considered as nonconforming and are subject to the provisions in Article 6.	N/A, no carport canopies proposed.
	14. Architectural style. See Article 5, Division 6.	**Pending Board of Architects review.**
Section 5-108. Swimming pool and/or spa		
	C. Maximum ground area coverage. In no case shall the main building or structure exceed thirty-five (35%) percent of the lot or lots comprising the building site, and the total ground area permitted to be occupied by the main building or structure and permitted auxiliary structures shall not exceed forty-five (45%) percent of the site upon which the structures are located.	Complies, pool and main building do not exceed allowed 45% ground coverage.
	D. Setback: 1. Minimum front, side and rear setback. Same as requirements for a residence located on the parcel where pool is to be constructed provided, however, that in no case shall the pool be located closer to a front street line of a lot or building site than the main or principal building is located. 2. Waterway / golf course setback. On a lot or building site abutting upon a canal, waterway, lake, bay, or golf course, five (5) feet from such canal, waterway, lake, bay, or golf course. 3. Measurement. All setbacks for swimming pools shall be measured from the water's edge of the pool to the nearest property line in question.	**1. Does not comply, minimum side setback (east) of 6'-0" not provided.** 2. N/A 3. Complies.

	E. Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four (4) feet in height, to comply with existing ordinance for walls and fences and provided, further, that in all cases where a swimming pool is constructed which will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool.	**Does not comply, pool enclosure not provided.**
	F. Gates in the protective fence and/or wall required by these regulations shall be the spring lock type, so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the swimming pool is not in use.	**Does not comply, gates not provided.**
	G. On inside lots swimming pools may be located within an L or U of the building facing upon a front street.	N/A
	H. On corner lots, swimming pools may be located within an L of the building provided that such L is not visible in both the front and side street elevation.	N/A, proposed pool is located on an interior lot.
	I. In no case shall a swimming pool be located closer to the front or side street of a lot or building site than the main or principal building.	Complies, proposed pool is not located closer to the front street than the main building.
	J. Patios and decks surrounding pools (other than wood decks governed by Section 5-114) may extend five (5) feet closer to the	

	rear property line, canal, waterway, lake, bay or golf course, than the pool itself, provided that a minimum rear setback of five (5) feet is maintained.	N/A, proposed deck does not extend beyond the pool itself.
Section 5-120. Fountains and reflecting pools.		
	Fountains and reflecting pools are permitted as an accessory use in any zoning district subject to City Architect approval. Maximum permitted depth is eighteen (18) inches.	**Provide details of proposed fountain.**
Section 5-1105. Landscape requirements		
	1. Landscape open space. a. The landscape open space for building sites shall be provided as follows: i. All building sites shall provide landscaped open space of not less than forty (40%) percent of the area of the building site. ii. At least twenty (20%) percent of the required forty (40%) percent of landscape open space shall be located in the front yard area. iii. The landscaped open space required by this Section shall consist of pervious landscaped area and shall not consist of any paved or otherwise impervious areas. Building site area: 7,896 S.F. @40% landscape open space: 3,158.4 S.F. @20% of 3,158.4 S.F.: 631.68 S.F. LOS: 3,801.43 S.F. Front LOS: 1,202.09 S.F.	ai. Complies, provided 3,801 S.F. of landscape open space exceeds minimum required. aii. Complies, provided 1,202 S.F. of landscape open space in the front yard exceeds minimum required. aiii. Complies, provided landscape open space consists of only pervious areas.
	2. Planting requirements. a. Installation of all of the	

	following: i. Large shade tree. One (1) large shade tree for each five-thousand (5,000) square feet or fraction thereof of total land area; ii. Palm and medium shade trees. Two (2), palm or medium shade trees for each five-thousand (5,000) square feet or fraction thereof of total land area; iii. Shrubs. Fifteen (15) shrubs for each five-thousand (5,000) square feet or fraction thereof of total land area; iv. Lawn grass. Lawn grass up to a maximum of sixty (60%) percent of the total lot area; and v. Lawn grass in r.o.w. All unpaved surfaces adjoining the property on the r.o.w. shall be sodded. b. A minimum of two (2) trees and sixty-six (66%) percent of the required shrub quantity shall be in front of the residence. c. Quantity and size substitutions of these provisions shall not be permitted.	Complies, proposed planting meets the requirements of this section.
Section 5-1402. Geometric standards for parking and vehicular use areas		
	A. Dimensions and configuration of parking spaces. 5. Dimensions of garages and carports. a. The minimum dimensions of garages and carports are: One-car garage: 12'-0" X 22'-0".	5a. Complies, proposed garage meets minimum width and depth requirements.

Attachment F

Ricardo Herran, Zoning Technician
305.460.5237
Date: 09.09.08

ZONING ANALYSIS-1800 LEJEUNE ROAD RESIDENCE (WEST)

Project Architect: Bellin & Pratt
Phone: 305.447.1927
Fax: 305.443.5986

***Pending Historic Preservation Board review.**

CODE SECTION/DOCUMENT	*REQUIRED/ALLOWED*	*PROVIDED*
Land-use map, Plate 3 of 18,	Land Use Designation	Residential use, Low-Density (6 Units/Acre)
Zoning map, Plate 3 of 18,	Zoning Use District	SFR-Single Family Residential District
Section A	Site Specific	N/A
Survey (03.12.2008)	Site area: 7,920 S.F.	
Section 4-101. Single-Family Residential (SFR) District		
	B. Permitted principal uses and structures. The following uses are permitted: 4. Single-family dwellings.	Complies, single-family dwelling within permitted uses.
	D. Performance standards. The following performance standards shall govern the general development of structures in the SFR District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific	

	Zoning Regulations shall apply (see Appendix A).	See rows below.
	1. Building sites. Buildings and structures shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of fifty (50) feet. See also Section 3-206, Building site determination.	**Pending re-plat of existing lots.**
	2. Density. One (1) principal building per building site.	Complies, only one principal building proposed.
	3. Facing of lots and buildings. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in the Site Specific Zoning Regulations in Appendix A. Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face. Whenever a lot is so shaped or situated that it's facing may be uncertain, or the specific restrictions herein provided may be ambiguous, and then applied hereto, the Board of Adjustment shall determine the facing of the lot.	Complies, proposed building faces Madeira Avenue.
	4. Setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be	

	erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks. a. Front setback. A minimum front setback of twenty-five (25) feet shall be maintained and required on all building sites except that on existing building sites on platted lots less than seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required. b. Side setbacks. Inside lots shall have minimum side setbacks, which total twenty (20%) percent of the width of the lot measured across the front setback line with a minimum total of ten (10) feet and up to a maximum of twenty (20) feet. A minimum side setback of fifteen (15) feet shall be required and maintained from any side line of a building site that abuts upon a street, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. The required side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition on the property as determined by the Board of Architects. An existing contextual condition may include but shall	

	not be limited to the location of tree(s), existing structures on the property, or existing non-conforming setback conditions. In no case shall a side setback be less than five (5) feet c. Rear setback. A minimum rear setback of ten (10) feet shall be maintained and required on all buildings. d. Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.	a. Complies, proposed front setback is 25'-0". **b. Does not comply, interior side setback of 5'-0" on west side does not comply with minimum side setback required of 6'-0".** c. Complies, proposed rear setback is 19'-0". d. N/A
	5. Setback requirements for auxiliary, accessory buildings and/or structures. Except as specifically prescribed herein to the contrary, auxiliary, accessory buildings and/or structures shall be governed by the same minimum setback requirements as provided for the main or principal building, provided that: a. Except as may be otherwise noted no accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof. b. In no case shall an auxiliary building or structure be located closer to the front or side street of a lot or building site than the main or principal building. c. One (1) story detached garages located in the rear yard area, with a height that does not exceed sixteen (16) feet above established	Complies, pool setback of 11'-

	grade and a floor area that does not exceed three hundred-and-fifty (350) square feet, may have a side setback of five (5) feet and a rear setback of five (5) feet.	7" exceeds minimum required. a. N/A b. N/A c. N/A
	6. Height of single-family residence buildings and height of special-use buildings. No single-family building shall be constructed in the City that is more than two (2) stories in height. No subordinate or accessory building permitted by this code as an auxiliary use shall exceed in height the maximum height of the principal building on the building site. Except in Journey's End where single-family residences may have a permitted height of thirty-four (34) feet above established grade, said two (2) stories shall not exceed a height of twenty-nine (29) feet above established grade in all instances including ridgeline, domes, steeples, towers, cupolas, decorative features and such other similar structures, and excluding chimneys having a maximum height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet.	Complies, proposed building is two stories with a height of 27'-9".
	8. Ground area coverage. Buildings or structures designed and constructed shall not occupy more than thirty-five (35%) percent of the ground area of the building site upon which the building or structure is erected. The area utilized for calculating the maximum ground area coverage for the principal building shall be computed from the exterior face of exterior walls and	

	the exterior face of exterior columns of the ground floor of the building. Cantilevered portions of the building above the ground floor or roof overhangs that are greater than five (5) feet shall be computed in the calculation of the ground area coverage of the principal building. Auxiliary buildings or structures, including swimming pools, may occupy additional ground coverage, but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45%) percent of the building site upon which the structures are located. In no case shall the main building or structure exceed thirty-five (35%) percent of the lot or lots composing the building site. Special Use buildings or structures which may be permitted by ordinance to be located in the SFR District subject to the same minimum ground area coverage as set forth for single-family residences in the SFR District. Building site area: 7,920 S.F. Main building max at 35%: 2,772 S.F. Accessory use + main building max at 45%: 3,564 S.F.	Complies, main building square footage of 2,227.11 S.F. is within allowed 35% maximum. Complies, accessory use and main building square footage of 2,511.55 S.F. is within allowed 45% maximum.
	9. Maximum square foot floor area for single-family residences. The maximum square foot floor area permitted for single-family residences shall be equal to forty-eight (48%) percent for the first five-thousand (5,000) square feet of building site area and thirty-five (35%) percent for the next five-	

	thousand (5,000) square feet of building site area and thirty (30%) percent for the remainder of the building site area. Building site area: 7,920 S.F. First 5,000 S.F. @ 48%: 2,400 S.F. 2,920 S.F.@ 35%: 1,022 S.F. Total allowed: 3,422 S.F. First floor: 1,960.33 S.F. Second floor: 1,444.05 Total: 3,404.38	Complies, proposed square footage of 3,404 S.F. is within allowed maximum.
	10. Determination of maximum square foot floor area. The maximum square foot floor area of a single-family residence shall be the sum of the gross areas of all the floors of the building or buildings, measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. The Board of Architects may require such changes in the plans and specifications for single-family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty, and harmony with the aesthetic quality of the surrounding neighborhood in the carrying out of the provisions of this section of the "Zoning Code." 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. b. The following areas or structures shall not be computed into the gross floor area of the building except as stated herein: i. Floor space in one (1) story roofed terraces, breezeways, and porches that do not have an average floor to ceiling height that exceeds thirteen (13) feet provided, a covenant is submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area. ii. Floor space in screen enclosures. iii. Carports that consist of a roofed structure that is open on three (3) sides and attached to the main building for the purpose of providing shelter for one (1) or more motor vehicles.	Complies
	12. Garage facades. A garage that faces upon a street shall not exceed one-third (1/3) of the width of the façade of the residence that faces upon a street and the remaining two-third (2/3) of the façade shall not include other garage areas or detached garages visible from the front of the street. In the event a building site has less than fifty (50) feet of street frontage or does not have sufficient depth on a side street to provide a garage, then a one (1) car garage with a maximum interior dimension of twelve (12) feet by twenty-five (25) feet deep shall be permitted to face upon the front street.	N/A, garage does not face street.
	13. Carport canopies are	

	prohibited in SFR zoning districts. Existing carport canopies in SFR zoning districts shall be considered as nonconforming and are subject to the provisions in Article 6.	N/A, no carport canopies proposed.
	14. Architectural style. See Article 5, Division 6.	**Pending Board of Architects review.**
Section 5-108. Swimming pool and/or spa		
	C. Maximum ground area coverage. In no case shall the main building or structure exceed thirty-five (35%) percent of the lot or lots comprising the building site, and the total ground area permitted to be occupied by the main building or structure and permitted auxiliary structures shall not exceed forty-five (45%) percent of the site upon which the structures are located.	Complies, pool and main building do not exceed allowed 45% ground coverage.
	D. Setback: 1. Minimum front, side and rear setback. Same as requirements for a residence located on the parcel where pool is to be constructed provided, however, that in no case shall the pool be located closer to a front street line of a lot or building site than the main or principal building is located. 2. Waterway / golf course setback. On a lot or building site abutting upon a canal, waterway, lake, bay, or golf course, five (5) feet from such canal, waterway, lake, bay, or golf course. 3. Measurement. All setbacks for swimming pools shall be measured from the water's edge of the pool to the nearest property line in question.	**1. Does not comply, minimum side setback (west) of 6'-0" not provided.** 2. N/A 3. Complies.

	E. Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four (4) feet in height, to comply with existing ordinance for walls and fences and provided, further, that in all cases where a swimming pool is constructed which will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool.	**Does not comply, pool enclosure not provided.**
	F. Gates in the protective fence and/or wall required by these regulations shall be the spring lock type, so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the swimming pool is not in use.	**Does not comply, gates not provided.**
	G. On inside lots swimming pools may be located within an L or U of the building facing upon a front street.	N/A
	H. On corner lots, swimming pools may be located within an L of the building provided that such L is not visible in both the front and side street elevation.	N/A, proposed pool is located on an interior lot.
	I. In no case shall a swimming pool be located closer to the front or side street of a lot or building site than the main or principal building.	Complies, proposed pool is not located closer to the front street than the main building.
	J. Patios and decks surrounding pools (other than wood decks governed by Section 5-114) may extend five (5) feet closer to the	

	rear property line, canal, waterway, lake, bay or golf course, than the pool itself, provided that a minimum rear setback of five (5) feet is maintained.	N/A, proposed deck does not extend beyond the pool itself.
Section 5-120. Fountains and reflecting pools.		
	Fountains and reflecting pools are permitted as an accessory use in any zoning district subject to City Architect approval. Maximum permitted depth is eighteen (18) inches.	**Provide details of proposed fountain.**
Section 5-1105. Landscape requirements		
	1. Landscape open space. a. The landscape open space for building sites shall be provided as follows: i. All building sites shall provide landscaped open space of not less than forty (40%) percent of the area of the building site. ii. At least twenty (20%) percent of the required forty (40%) percent of landscape open space shall be located in the front yard area. iii. The landscaped open space required by this Section shall consist of pervious landscaped area and shall not consist of any paved or otherwise impervious areas. Building site area: 7,920 S.F. @40% landscape open space: 3,168 S.F. @20% of 3,168 S.F.: 633.6 S.F. LOS: 3,827.48 S.F. Front LOS: 1,201.95 S.F.	ai. Complies, provided 3,827 S.F. of landscape open space exceeds minimum required. aii. Complies, provided 1,201S.F. of landscape open space in the front yard exceeds minimum required. aiii. Complies, provided landscape open space consists of only pervious areas.
	2. Planting requirements. a. Installation of all of the	

	following: i. Large shade tree. One (1) large shade tree for each five-thousand (5,000) square feet or fraction thereof of total land area; ii. Palm and medium shade trees. Two (2), palm or medium shade trees for each five-thousand (5,000) square feet or fraction thereof of total land area; iii. Shrubs. Fifteen (15) shrubs for each five-thousand (5,000) square feet or fraction thereof of total land area; iv. Lawn grass. Lawn grass up to a maximum of sixty (60%) percent of the total lot area; and v. Lawn grass in r.o.w. All unpaved surfaces adjoining the property on the r.o.w. shall be sodded. b. A minimum of two (2) trees and sixty-six (66%) percent of the required shrub quantity shall be in front of the residence. c. Quantity and size substitutions of these provisions shall not be permitted.	Complies, proposed planting meets the requirements of this section.
Section 5-1402. Geometric standards for parking and vehicular use areas		
	A. Dimensions and configuration of parking spaces. 5. Dimensions of garages and carports. a. The minimum dimensions of garages and carports are: One-car garage: 12'-0" X 22'-0".	5a. Complies, proposed garage meets minimum width and depth requirements.

January 9, 2009

City of Coral Gables - Planning Department
Letters Received from Property Owners
Application No. 07-08-072-P (Building Site Separation and Tentative Plat Review)

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.	01 05 09	Susana S. Toyos Folio # 03-4108-0280 837 Lorca Street Coral Gables, FL 33134		X	No comment.
2.	01 05 09	Susana S. Toyos Folio # 03-4108-003-0860 837 Lorca Street Coral Gables, FL 33134		X	No comment.
3.	01 05 09	Juan C. Dardati 431 Madeira Avenue Coral Gables, FL 33134		X	No comment.
4.	01 05 09	H&M Investment Realty LLC 8520 S.W. 86 Ct. Miami, FL 33143		X	No comment.
5.	01 05 09	Israel Velasco 544 Madeira Avenue Coral Gables, FL 33134		X	No comment.
6.	01 06 09	Malik Sardar Khan and Marjay Bl. Khan 4281 S.W. 15 Street Miami, FL 33134		X	No comment.
7.	01 07 09	Katharin Westie & Fred Tasker 510 Madeira Avenue Coral Gables, FL 33134	X		Do no want duplex homes/multi-family homes built on our street/residential neighborhood. I understand that some were 'grandfathered" in – but do we need to build more? If a duplex must be built – it should be the lot on Le Jeune. BUT PREFER NONE??
8.	01 08 09	Angie Herrera Mailing Address: P.O. Box 260185 Miami, FL 33127	X		We do not object to the single family but seriously object to any form of multi-family dwelling which will motivate rental resident who do not adhere to the City ordinances and restrictions. It also promotes a more transient profile of residents.
9.					
10.					

Attachment G