

MEMORANDUM IN OPPOSITION TO
DESIGNATION OF 649 PALMARITO COURT

To: City of Coral Gables Historic Preservation Board

From: Edmund J. Zaharewicz and Cecilia M. Danger,
Coral Gables residents and owners of 649 Palmarito Court

Date: December 10, 2020

Re: 649 Palmarito Court
Lots 18 and 19, Block 139, Coral Gables Country Club Section Part Six

cc: City of Coral Gables Historic Preservation Officer
City of Coral Gables City Clerk

We are the owners of the property located at 649 Palmarito Court (the "Property") and write in opposition to any proposed designation of the Property.

This matter is before the Historic Preservation Board (the "Board") as a result of our submission to the City of Coral Gables (the "City") of plans to demolish the existing building located at the Property in order to build a new house at the same location. Our understanding is that the Board intends to consider the Property for designation at the Board's December 16, 2020 meeting.

For the reasons stated below, the Property meets none of the criteria for designation set forth in City Zoning Code Section 3-1103 (all section references are to the City's Zoning Code, unless otherwise noted).

Accordingly, we respectfully request the Board to find that the Property is **not** eligible for designation.

SECTION I. BACKGROUND

We are the owners of the Property, which we own in fee simple and subject to no deed restrictions or covenants. We have owned the Property for 13 years.

The house has 3 bedrooms, 2 and 1/2 bathrooms, a living room, kitchen, dining room, a converted porch as a sunroom, and an attached garage. It includes 1835 sq. ft. of interior space (excluding the garage). The house sits on a 10,500 sq ft corner lot at the intersection of Palmarito Court and Palmarito Street.

We searched for a house to live in the City for much of 2007. One of our lasting impressions from that search was the number of older houses in the City that have various odd

and ad hoc additions that lacked any unifying integrity with the original house or the overall property.

After a lengthy search for a house in the City, in late 2007 we purchased the Property in a state of neglect, as the best available option. We spent a considerable amount of money and one year's time just to make the house livable.

We have 3 children, a girl and twin boys. Our daughter was born in 2008 and our boys in 2009. After living in the house a short while, we quickly realized that it was designed for a bygone era, with small, cramped bathrooms, tiny closets, and butler kitchen, none of which is conducive to modern living or adaptation to modern living standards. Among other things:

- The master bathroom is a mere 4 ft wide, hardly enough space for today's average person to comfortably use.
- A third of the already minimal closet space is consumed by the air conditioner and ductwork.
- The antiquated placement of the dining room and the kitchen away from the living spaces limits the utility of those spaces to their basic functions, rendering those portions of the house little-used and unattractive to today's homebuyers.

We believe the Property's present shortcomings were likely significant factors in the Property's apparent lack of upkeep at the time we purchased the Property. As a result of these shortcomings, in 2009 we drew up plans, approved by the City Board of Architects, for an addition to the house. See Exhibit A (elevations and floor and site plans).

We abandoned those plans after receiving estimates from builders. The cost of building over the existing wings of the house was exorbitant. We considered alternative designs but decided against them because they meant sacrificing the unobstructed spaciousness of the backyard, which is the real charm of the Property. In short, it would cost as much to renovate as it would be to build a new house and the alternatives would rob the Property of its essential charm. Given this, and the inherent compromises of renovating -- such as long, dark, bisecting hallways and truncated and darkened rooms -- it was easy to see that renovating was neither economic nor desirable.

We later searched for another house but ultimately decided to build a new house on the land we owned in a manner that both met our family's needs and conserved the Property's charm in a style befitting the community's architectural heritage. After many years of planning, in May 2020, we submitted plans for a new house. The plans have been approved by zoning and the Board of Architects with minor revisions and no variations from the existing zoning code. See Exhibit B (elevations and floor and site plans).

Zoning advised that we needed to obtain a “letter of historic significance” for a total demolition. We applied for the letter on August 27, 2020. On October 2, 2020, we received a letter from the Historic Preservation Officer (the “HPO”) advising that the Property had been scheduled for historical significance review by the Board at its October 21, 2020 meeting.

At the October 21 meeting, the HPO stated she thought the Property was “potentially historically significant,” but did not identify the particular criteria she thought were met. The Board directed the HPO to prepare a designation report.

By letter dated October 26, 2020, the HPO advised that the Board would conduct a public hearing at its regular meeting scheduled for December 16, 2020, for consideration of local historic designation.

SECTION II. THE PROPERTY MEETS NONE OF THE CRITERIA FOR DESIGNATION

Every determination to designate or not to designate must be made in light of the purposes of historic preservation. As relevant here, the purpose of designation is “to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures or sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City, region, state or nation.” Section 3-1101. “Districts, sites, buildings, structures and objects of national, state and local importance are of historic significance” only if “they possess integrity of location, design, setting, materials, workmanship, or association.” Section 3-1103. “In order to qualify for designation as a local historic landmark or local historic landmark district, individual properties must have significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation.” Moreover, the eligibility of any potential local historic landmark or local historic landmark district must be based on meeting one or more of the criteria set forth in Section 3-1103.

The Property meets none of the criteria for designation for the following reasons:

1. In 13 years of owning the Property, we have never once considered the Property to be of historic significance. By all appearances, the Property is an ordinary house reflecting a mix of architectural influences. There are hundreds if not thousands of such houses in the City. Until these proceedings, no person has ever approached us claiming or suggesting otherwise.
2. To our knowledge, no book, article or news report has ever been written or broadcast claiming or suggesting that the Property meets any of the eligibility criteria.

3. For the nearly 50 years since the City's adoption of the historic preservation ordinance, the City has done nothing, to our knowledge, to identify the Property with any historical, cultural or architectural significance or any other eligibility criteria. Thus, for the past 50 years, it seems fair to say that the Property has existed in relative obscurity as a fine but nevertheless ordinary house.

4. Even after researching the Property's eligibility for designation, it is abundantly clear that the Property meets none of the eligibility criteria. To begin, the Property is clearly not indicative of what the City is best known for, George Merrick's Mediterrean revival vision of the City Beautiful.

5. Second, "local historic landmarks" are supposed to "serve as visible reminders of the history and cultural heritage of the City, region, state or nation." Section 3-1101. The Property is no such thing. The Property is located at the intersection of two of the least travelled and least prominent streets in all of Coral Gables: Palmarito Court and the northernmost end of Palmarito St. The front facade of the Property is quite literally not visible from any distance except the front sidewalk. Unless you live on these streets, there is practically no reason for anyone to be even a passing observer of the Property. See Exhibit C (Google Maps aerial view of Property location). The reality is that no one is going to associate our Property with the City unless you happen to live next to it. Thus, the Property's location alone is sufficient to disqualify the Property from any consideration of historic significance.

6. The Property does not embody "those distinguishing characteristics of an architectural style, or period, or method of construction." Section 3-1103.B.2. The house reflects elements of two architectural styles, Colonial Revival and Neoclassical, but embodies the "distinguishing characteristics" of neither style.

7. The distinguishing characteristics of Colonial Revival are:

Accentuated front door, normally with decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; facade normally shows symmetrically balanced windows and center door (less commonly with door off center); windows with double-hung sashes, usually with multi-pane glazing in one or both sashes; windows frequently in adjacent pairs.

McAlester, Virginia, "A Field Guide to American Houses," Alfred A. Knopf, 2013, p. 409.

8. The distinguishing characteristics of Neoclassical are:

Facade dominated by full-height porch with roof supported by classical columns; columns typically have Ionic or Corinthian capitals; facade show symmetrically balanced windows and center door.

Id., p. 435.

9. The Property lacks two of the distinguishing characteristics of the Colonial Revival style: an “accentuated front door” and “windows with double-hung sashes”. The Property also lacks “classical columns”, the key distinguishing characteristic of the Neoclassical style. Colonial Revival and Neoclassical were, moreover, both dominant styles for domestic building throughout the country during the first half of the 20th century. Id., pp. 414 and 438. However, because the Property lacks the distinguishing characteristics of either style, it also lacks the distinguishing characteristics of the architectural period over which those styles were dominant.

10. The Property is also not “an outstanding work of a prominent designer or builder.” Section 3-1103.B.3. Whether William Shanklin, Jr., the designer of the Property, is a “prominent designer” is not clear. A google search of the City’s webpages, for example, reveals no substantive mention of Mr. Shanklin or his works. As to his designated works, most were designated as contributing properties (e.g., 2200 Alhambra Circle, 1125 Alhambra Circle, 633 Alhambra Circle, 1300 Coral Way, 4412 Santa Maria Avenue, 418 Alcazar Street, and 819 N. Greenway Drive), rather than on their individual merits.

11. Mr. Shanklin’s designated works include 2320 Segovia Circle, 8021 Old Cutler Road, 3603 Granada Blvd, and 3615 Harlano Street. None of the designation reports claimed Mr. Shanklin was a “prominent designer,” although the report for 3615 Harlano Street claimed he was a “predominant designer.”

12. Even if we assume Mr. Shanklin was a prominent designer, the Property does not rise to the level of an “outstanding work”. The Property also does not contain “elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.” Section 3-1103.B.4.

13. The house’s principal design element, its curved portico, for example, borrows from a common variant of Neoclassical design. See McAlester, p. 437. It is so common, in fact, that this design element is repeated cookie-cutter-like in nearby houses located at 620 Palmarito Court (built 1936), 3701 Segovia Street (built 1940), 2828 Segovia Street (built 1956), and 3801 Toledo Street (built 1959). See Exhibit D (Google Maps street views of these properties).

14. Not only does this uninspired repetition of a design element belie any claim of historic significance, it also suggests a design motivated principally by profit over architectural aesthetic. This design element was used, in effect, as an off-the-shelf architectural embellishment to “spruce up” an otherwise ordinary design.

15. Notably, the portico of 620 Palmarito Ct was added after the house’s construction, which only further belies the significance of this design element. See Exhibit E (FIU Coral Gables Collection 1949 photo showing 620 Palmarito Ct before the addition of the portico).

16. The Property is also unremarkable in its details, materials and craftsmanship. For example, the columns are slender and unadorned. The stained glass sidelights and fanlight are not original to the house. The house’s original porch and the original balustrades, which once adorned the side wings and were used as an integrating element with the porch, no longer exist. See Exhibit F (FIU Coral Gables Collection 1949 photo of the Property). The house’s symmetry is unremarkable, being no more than what any competent designer would consider in a Colonial Revival / Neoclassical inspired design. The design’s side wings also show no distinction in themselves. The attached car garage is likewise unremarkable, as attached car garages began appearing as a design element two decades before the Property’s construction. See, e.g., Pape, Glenn, “How attached garages changed traditional neighborhoods,” available at:
https://www.canr.msu.edu/news/how_attached_garages_changed_traditional_neighborhoods#:~:text=The%20first%20attached%20garages%20began,have%20an%20additional%20benefit%2D%20storage.

17. In addition, the Property’s design is mismatched for the size lot on which it resides. The Property pretends to be something it is not, a grand estate, but lacks the requisite grandness of scale embodied, for example, in such properties as 3600 Granada Blvd and 3502 Alhambra Circle. See Exhibit G (Google Maps street view of these properties).

18. The interior of the Property also belies the suggested grandness of the design, measuring a mere 1835 sq ft, with undersized closets and bathrooms. The master bathroom is a mere four feet wide, barely wide enough to fit an average sized person.

19. Notwithstanding being located on a corner lot, the Property’s west elevation is uninspiring, displaying a plain garage door while the portico’s slender columns barely make a statement. See Exhibit H (photos of west view of Property).

20. The Property’s other elevations equally show no architectural or aesthetic distinction. See Exhibit I (photo of northeastern view of the Property).

21. The criteria in Section 3-1103.A.4 require that the Property exemplify “the historical, cultural, political, economic, or social trends of the community.” The Property also does not meet these criteria, for among the other reasons set forth here, because it cannot be said that the Property exemplifies such trends any more than any of the numerous other similar properties within the City.

22. For the same reason, the Property does not “[p]ortray[] the environment in an era of history characterized by one (1) or more distinctive architectural styles.” Section 3-1103.B.1. Moreover, it is simply not possible for a single modest residential property, and in particular our Property, to exemplify “trends of the community” or to “portray the environment in an era of history characterized by one [] or more distinctive architectural styles.” You cannot have a “trend” unless you have more than one of something. Likewise, you cannot portray an “environment” in an era of history characterized by one or more distinctive architectural styles with a single example of such a style. These criteria are obviously intended for the designation of such things as a historic district, not the designation of a single modest residential property.

23. The issue before the Board is whether the Property itself is of historic significance. The issue is not whether the Property is or should be a contributing property within a historic district.

24. Indeed, our Property does not reside within a designated historic district, nor should it. The Property is surrounded by properties influenced by a mix of architectural styles, evidencing ad hoc development with no predominant style or design or plan of development. For example, the properties immediately surrounding the Property include:

- A former guest house built in 1926, which now stands abandoned surrounded by construction fencing (638 Escobar Avenue).
- A modest, minimally kept Spanish revival built in 1926 (650 Escobar Avenue).
- A Spanish revival built in 1926 and 1996 (3602 Palmarito Street).
- A modern Federal style inspired house built in 1967 (3608 Palmarito Street).
- A modest Spanish revival built in 1925 and 1998 (3612 Palmarito Street).
- A one-story Neoclassical inspired ranch style house built in 1940 (3618 Palmarito Street).
- A ranch style house built in 1970 (3620 Palmarito Street).
- A faux Spanish revival built in 1986 (3636 Palmarito Street).
- An Art Moderne built in 1938 and 2016 (650 Palmarito Court).
- A one-story Neoclassical inspired ranch style house built in 1940 and 1987 (637 Palmarito Court).
- A ranch style house built in 1946 and 1981 (621 Palmarito Court).

As can be seen, there was development in the City’s early boom years (1925 and 1926), in the late Great Depression / New Deal years (1938 and 1940), in the early post war years (1946),

and in the late post war years (1967, 1970 and 1986). In addition, these properties show ad hoc additions being built in 1981, 1986, 1996, 1998 and 2016. In short, this small sample shows a pattern of ad hoc development starting from the City's beginning and spanning through recent times. This kind of development does not show any kind of trend of historic significance, nor does it portray an environment of historic significance.

25. Moreover, development activity near our Property also shows that properties comparable to our Property are not of historic significance. For example, in recent years, the City has issued "letters of historic significance" allowing for the demolition of no fewer than five houses within an area of two blocks of our Property, including some designed by "notable" designers: 740 Escobar Avenue (designed by William H. Merriam), 730 Escobar Avenue (designed by Curtis E. Haley), 731 Escobar Avenue (designed by Leroy K. Albert), 637 Aledo Avenue (designed by William Martin), and 3510 Segovia Street (designed by Howard B. Knight).

26. Three of the properties were located on corner lots, like our Property: 740 Escobar Avenue, 730 Escobar Avenue, and 637 Aledo Avenue. In each of these cases, the owner received a letter of historic significance with words to the effect that "after careful research and study of our records and the information you presented" the City found that the property in question did not meet the minimum eligibility criteria for designation. See, e.g., Exhibit J (letter of February 28, 2011 historic significance for 730 Escobar Avenue).

27. A request for the City's records of these determinations found no records of any research or analysis on the part of the City or of the information presented by the owners. These summary determinations of no historic significance strongly support that the same determination should be made by the City with respect to our Property.

28. The property formerly located at 730 Escobar Avenue, in particular, was substantially similar to our Property. It was a small (albeit one-story), symmetrical, Colonial Revival / Neoclassical inspired design with attached garage and porch as side wings, located on a corner lot and designed by "notable" designer Curtis E. Haley. See Exhibit K (photos of property before demolition and Miami-Dade property information).

29. Resting charmingly on its wooded 21,600 sq. ft. corner lot, this property was evocative of the City's early post war years. Yet, the City issued a letter of historic significance for its total demolition without a hearing or record of any analysis of its historic significance. Given the similarities between our Property and 730 Escobar Avenue, it becomes even more obvious that our Property meets none of the eligibility criteria.

30. Finally, designation of our Property, which is not of historic significance, would also not promote the "economic welfare of the public." Current market valuation for the five demolished and rebuilt properties discussed above clearly show that similar improvement of our Property with a valuation of \$780k can only help to improve property values in the areas: 740

Escobar Avenue (\$2.86m, 5bd, 6.5ba), 730 Escobar Avenue (\$1.96m, 4bd, 3ba), 731 Escobar Avenue (\$2.67m, 5bd, 4ba), 637 Aledo Avenue (\$2.1m, 4bd, 4ba) and 3510 Segovia Street (\$1.9m, 4bd, 5ba). See Exhibit L (source: zillow.com and Miami-Dade property information on December 8, 2020). Moreover, we are aware of no evidence that the demolition of these “old” properties had any adverse effect on property values in the area. In fact, it appears the exact opposite was the case as noted above.

31. In sum, the Property simply does not rise to the level of historic significance. While the Property may appeal to some as a pleasing example of a Colonial Revival / Neoclassical inspired design, it is abundantly evident that the Property does not possess the “integrity of location, design, setting, materials, workmanship, or association” required for designation.

* * *

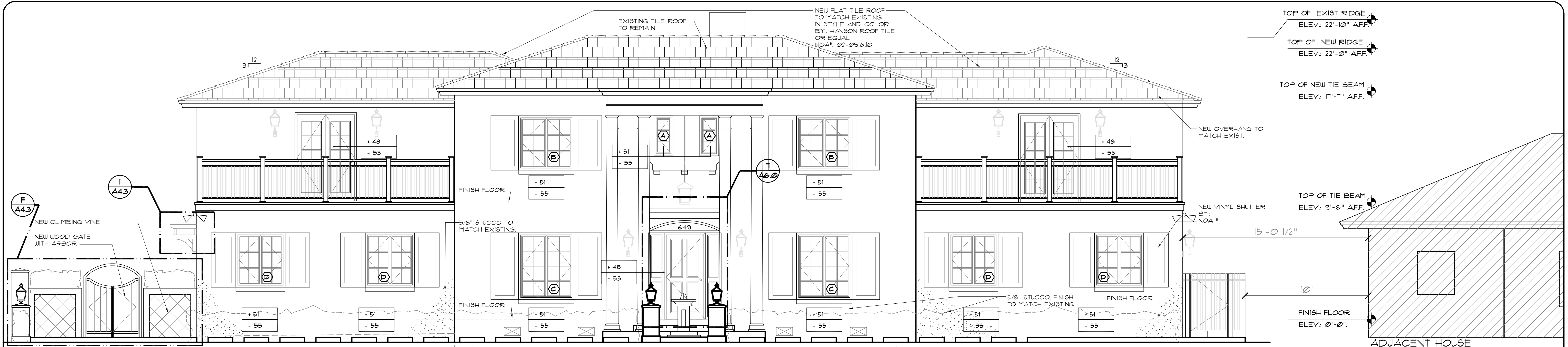
For the reasons stated above, we respectfully request the Board to find that the Property is **not** eligible for designation.

Respectfully submitted,

/s/ Edmund J. Zaharewicz

/s/ Cecilia M. Danger

EXHIBIT A



PROPOSED SOUTH ELEVATION

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

NOTE:
ALL ELEVATIONS ARE BASED OFF OF EXISTING FINISH FLOOR = 0'-0" ± NGVD ± 13.89

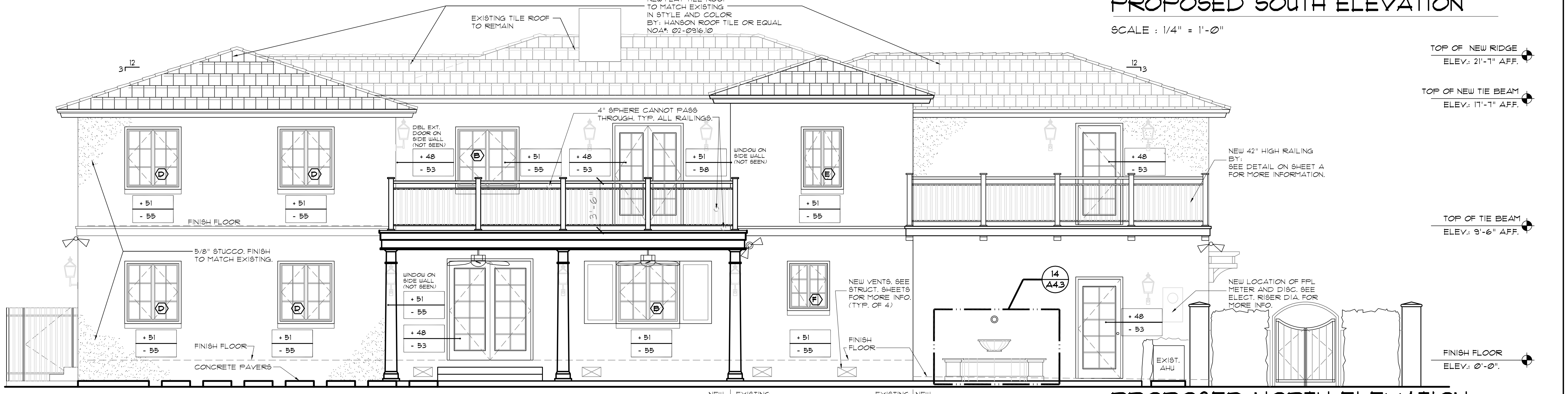
FOR WINDOW OR DOOR FASTENING TO THE MULLION USE STAINLESS STEEL SCREW WITH SAME SPACING AND SIZE AS SPECIFIED BY WINDOW AND DOOR DADE-COUNTY NOTICE OF APPROVAL.

PROVIDE STORM SHUTTERS ON ALL EXTERIOR DOORS AND WINDOWS UNLESS IMPACT TYPE DOORS AND WINDOWS ARE PROVIDED. (SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL IS REQUIRED) (PROVIDE SHOP DRAWINGS PRIOR TO INSTALLATION.)

A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL IS REQUIRED FOR THE FOLLOWING ITEMS:
- STORM SHUTTERS - MULLIONS - ROOFING
- WOOD TRUSSES - FENCE - WINDOWS
- HANDRAILS - RAILING - DOORS

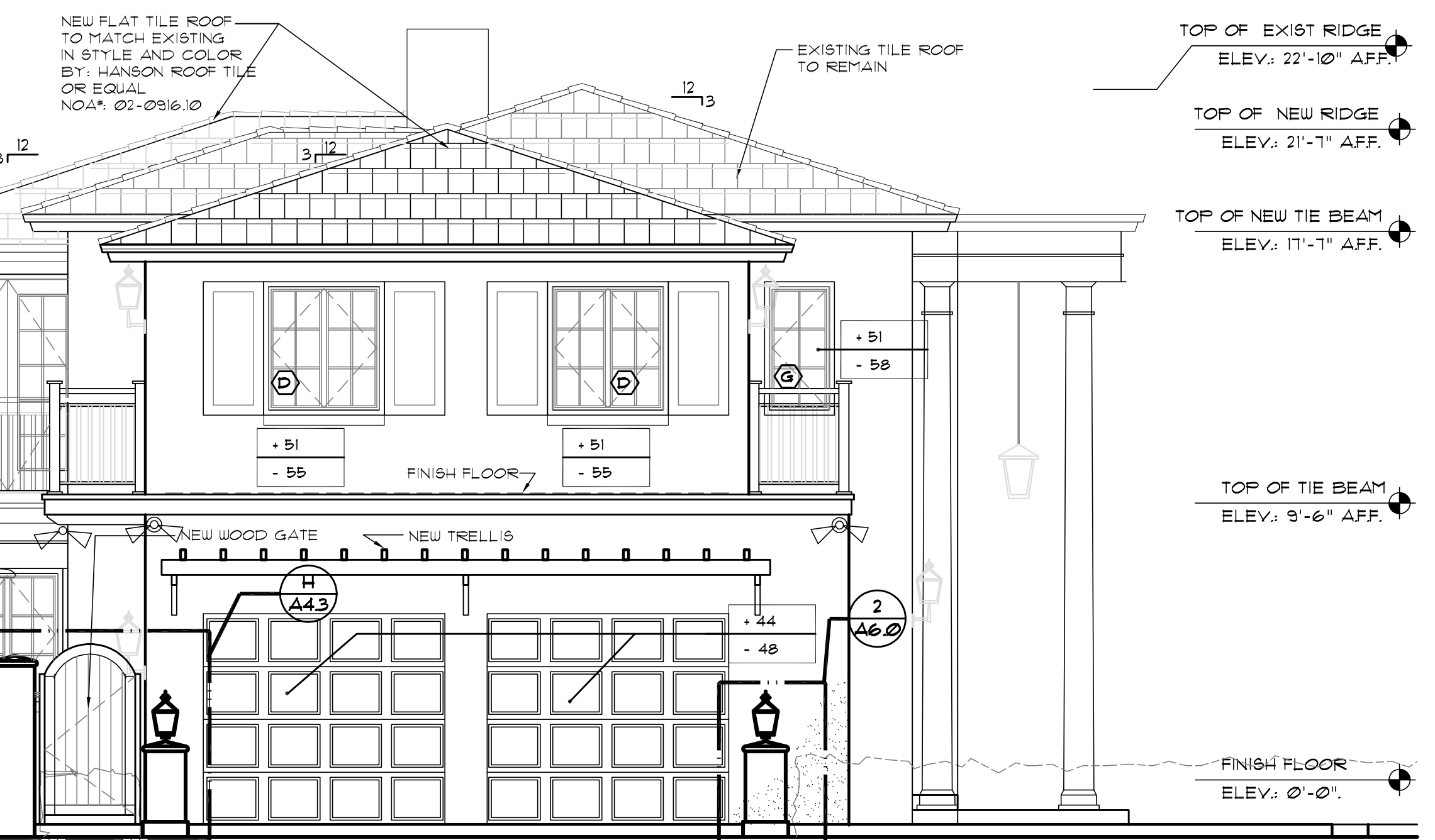
NOTE:
PROVIDE PLASTIC CORNER BEADS AT ALL CORNERS AND DOOR / WINDOW OPENINGS.

EGRESS WINDOW NOTE:
IN THE AREA OF NEW CONSTRUCTION AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH AND 24" IN HEIGHT AND 5.7" IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR.



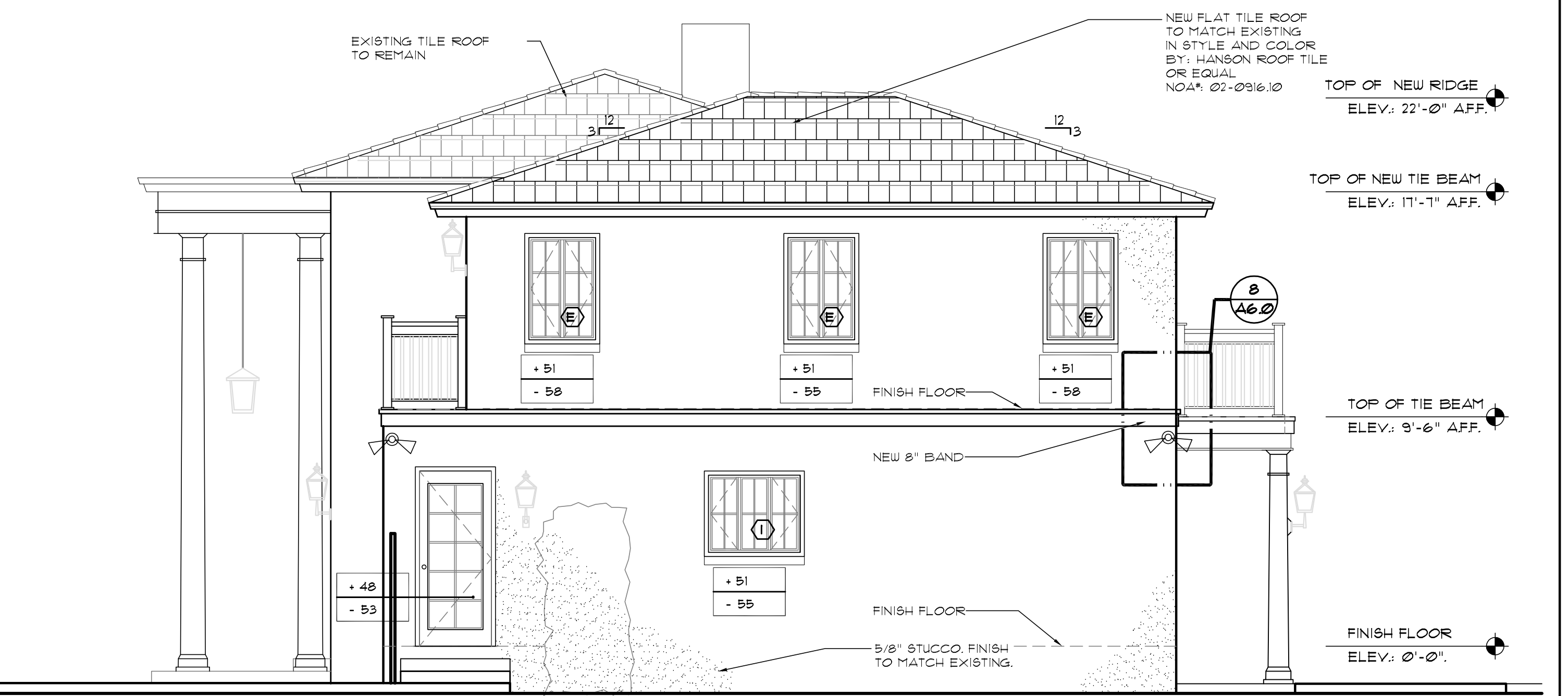
PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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



PROPOSED EAST ELEVATION

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

DATE:	

ZAMARR T. BROWN
AR92013

ARCHITECT OF RECORD:
DESIGN 2 FIRM
1322 S.W. 15TH STREET, SUITE 3300
MIAMI, FLORIDA 33135
TEL: (305) 358-6309 FAX: (305) 573-4515
EMAIL: WWW.DESIGN2FIRM.COM

PROPOSED ADDITION/RENOVATION FOR:
ZAHAREWICZ RESIDENCE
649 PALMARITO COURT
CORAL GABLES, FLORIDA 33134

DRAWN BY:
MARINER DESIGN, LLC
1322 S.W. 15TH STREET, SUITE 3300
MIAMI, FLORIDA 33135
TEL: (305) 225-2700 FAX: (305) 225-2700
EMAIL: MMND@YAHOO.COM

100% CONSTRUCTION DRAWINGS

DATE : 5/12/08
SCALE : SHOWN
JOB NO. : 07-001
SHEET

A-3.2
OF 21 SHEETS

DATE:	

ZAMARR T. BROWN
AR92013

ARCHITECT OF RECORD:
DESIGNER: 2 FIRM
13225 W. HARTWELL STREET, SUITE 300
CORAL GABLES, FLORIDA 33156
TEL: (305) 358-6309 FAX: (305) 573-4515
EMAIL: WWW.DESIGN2FORM.COM

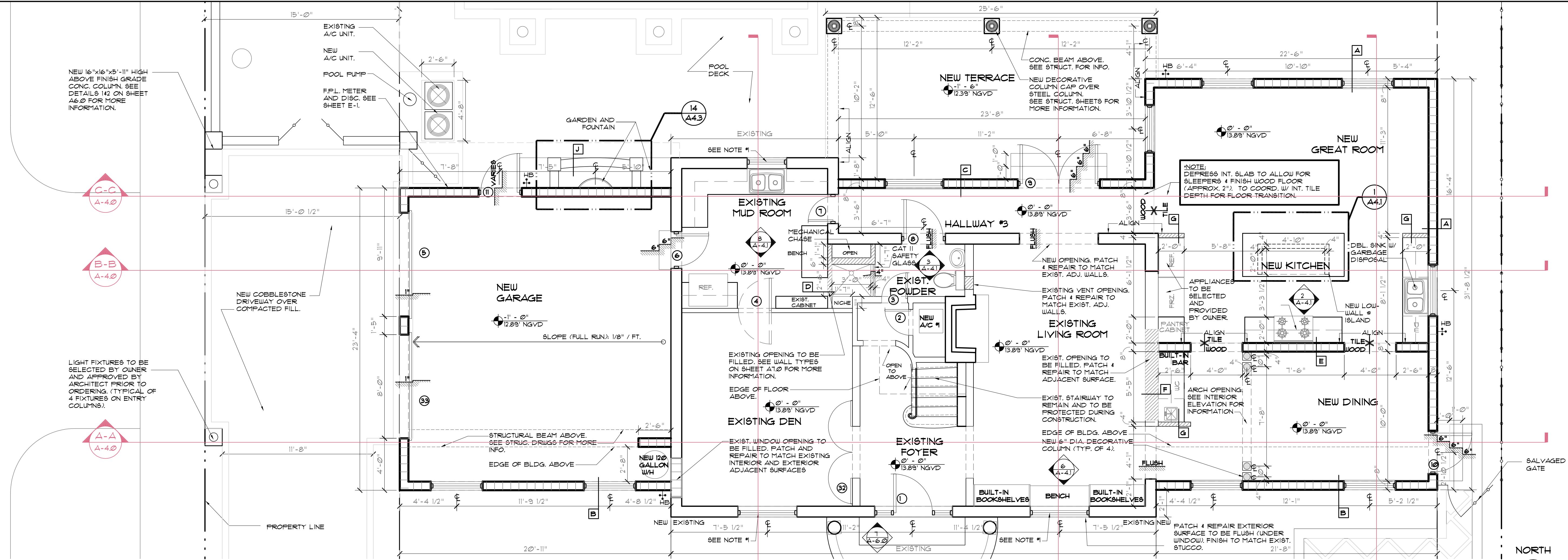
PROPOSED ADDITION/RENOVATION FOR:
ZAHAREWICZ RESIDENCE
649 PALMARITO COURT
CORAL GABLES, FLORIDA 33134

DRAWN: MARINIA DESIGN, LLC
13225 W. HARTWELL STREET, SUITE 300
CORAL GABLES, FLORIDA 33156
TEL: (305) 225-2700 FAX: (305) 225-2700
EMAIL: MMNL@YAHOO.COM

100% CONSTRUCTION DRAWINGS

DATE: 5/12/08
SCALE: 5/8" = 1'-0"
JOB NO: 07-001

SHEET
A-3.0
OF 21 SHEETS



PROPOSED FIRST FLOOR PLAN

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

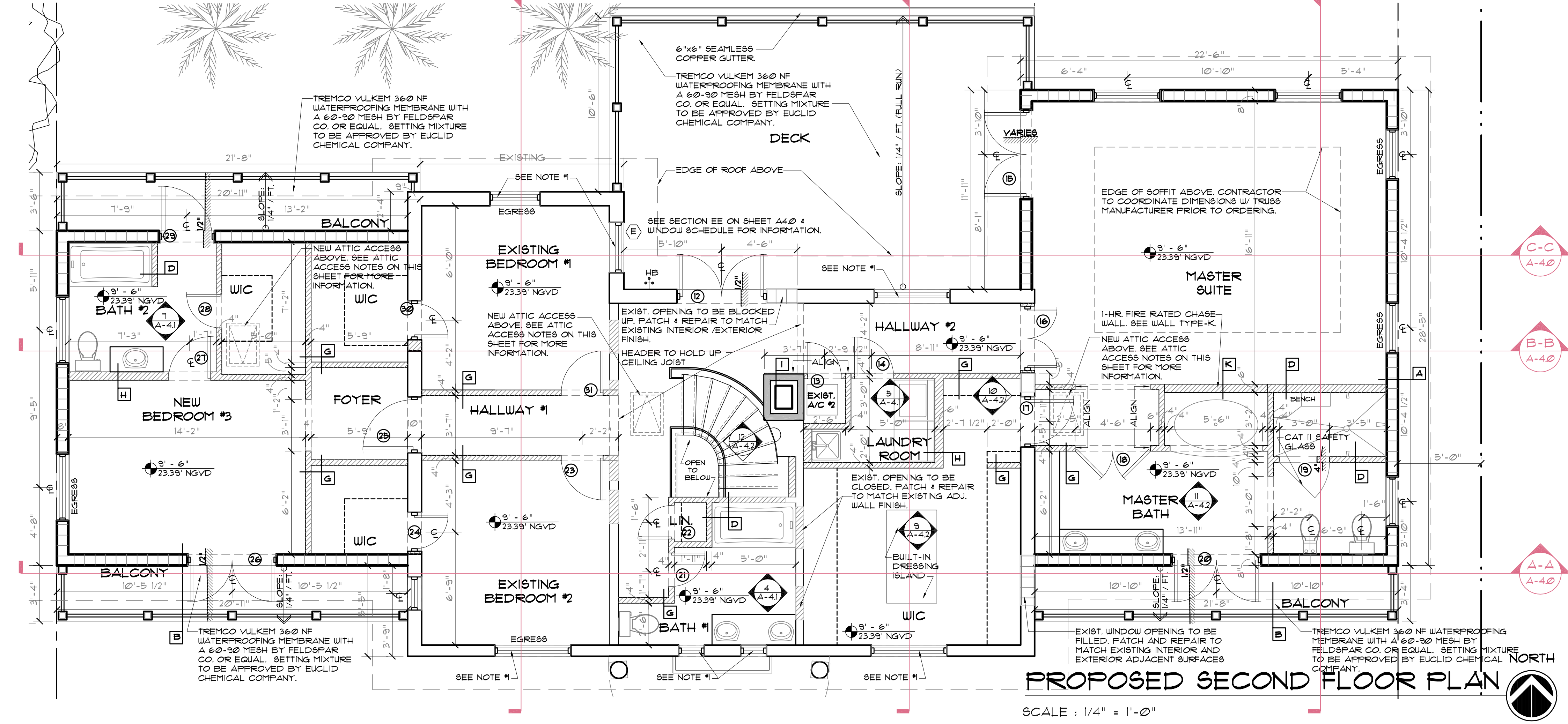
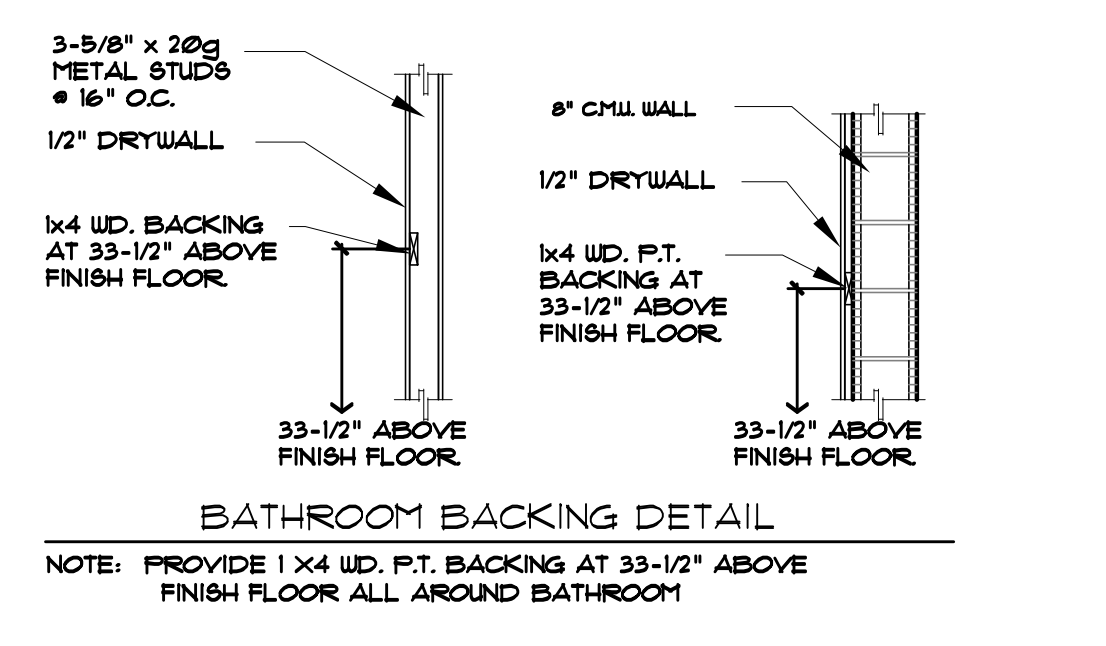
NOTE:
1. EXISTING WINDOW TO BE REMOVED AND REPLACED WITH NEW MIAMI-DADE COUNTY PRODUCT APPROVED IMPACT TYPE. SEE WINDOW SCHEDULE ON SHEET A5.00 FOR MORE INFORMATION.
2. DEPRESS INTERIOR SLAB TO ALLOW FOR SLEEPERS & FINISH WOOD FLOOR (APPROX. 2"). COORDINATE WITH EXISTING FINISH FLOOR DEPTH FOR FLOOR TRANSITION.

WALL / SYMBOL LEGEND	
	EXISTING 8" CBS WALL TO REMAIN
	NEW 8" CBS WALL WITH GIB INTERIOR AND STUCCO EXTERIOR (SEE STRUCTURE SHEETS FOR MORE INFORMATION ON STEEL, VERTICAL REINFORCEMENT, AND FILL.)
	EXISTING INTERIOR PARTITIONS TO REMAIN
	NEW INTERIOR PARTITION - SEE WALL TYPES ON A10 FOR MORE INFORMATION
	HOSE BIB

GENERAL NOTES:
PROVIDE CORNER BEADS AT ALL CORNERS, (TYP.)
ALL EXISTING WINDOWS TO BE REMOVED & REPLACED WITH NEW IMPACT GLASS WINDOWS, G.C. TO SUBMIT SHOP DINGS AND MIAMI DADE PRODUCT CONTROL APPROVAL FOR ARCHITECT APPROVAL PRIOR TO ORDER. G.C. TO COORDINATE ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO ORDERING AND ERECTING MASONRY.

NOTE: SHOWER/BATH COMPARTMENTS
SHOWER COMPARTMENTS SHALL HAVE FLOORS & WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 10" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN, AS PER SECTION 1204.3, F.B.C.-2001. G.C. SHALL PROVIDE A SHOWER LINER UP TO 30" ABOVE SHOWER FLOOR.

ATTIC ACCESS NOTE:
IN BUILD. W/ COMBUSTIBLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SF. AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30-INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING. SEE SECTION M1809.13 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.



PROPOSED SECOND FLOOR PLAN

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

LEGAL DESCRIPTION

CORAL GABLES COUNTRY CLUB SEC 6 PB 20-1 LOTS 18 419 BLK 139 LOT 612E
 IRREGULAR OR 18362-2105 1198 1 COC 225071-0732 01 2004 1

FLOOD LEGEND

ADDITIONS, REMODELING, REPAIRS AND COMBINATION

FOLIO: 03-4117-004-2211 ADDRESS: 649 PALMARITO COURT
 LOT / UNIT: 18 419 BLOCK / BLDG: 139
 SUBDIVISION: C.G. COUNTRY CLUB PLAT BOOK: 20-1 PAGE: --

ELEVATION	RESIDENCE LOWEST FLOOR	GARAGE / STORAGE	ADJACENT GRADE
EXISTING	13.89'	12.59'	12.40'
PROPOSED	13.89'	12.59'	12.40'

CROWN OF THE ROAD = 11.11'

THE OWNER OF THIS PROPERTY UNDERSTANDS THAT THE WORK AMOUNT INDICATED ABOVE IS GOING TO BE KEPT ON THE OFFICIAL RECORD DURING A SIX (6) MONTH PERIOD FROM THE DATE OF WHICH THE CERTIFICATE OF COMPLETION IS ISSUED. IF ANY ADDITIONAL REPAIR, RECONSTRUCTION, ALTERATION, ADDITION, REMODELING, OR COMBINATION THEREOF IS DONE BEFORE THE ABOVE WORK, IF THE PROPERTY IS DECLARED SUBSTANTIALLY IMPROVED OR DAMAGED AND THE FLOOR ELEVATION IS NOT IN COMPLIANCE, THE STRUCTURE WILL BE ELEVATED IN ACCORDANCE WITH CHAPTER 110 OF THE MIAMI-DADE COUNTY CODE.

0'-0" = 13.89' NGVD.

ZONING LEGEND
 SINGLE FAMILY

ZONING: SINGLE FAMILY (R-1)

HEIGHT (TO RIDGE OF ROOF):	23'-4"
NET LAND AREA:	10,500 SF.
LOT COVERAGE (GROUND COVER) INCLUDING POOL:	4,693.5 SF.
EXISTING RESIDENCE:	2,503.13 SF.
EXISTING CARPORT / STORAGE:	N/A SF.
PROPOSED ADDITION:	2,324.12 SF.

LOT COVERAGE: 4,125 / 10,500.00 =	45%
LANDSCAPE AREA: 5,175 SQ FT / 10,500 =	55%

SETBACKS:	REQUIRED	PROPOSED
FRONT (PALMARITO CT)	25'-0"	33'-1"
SIDE (PALMARITO ST)	15'-0"	15'-0"
SIDE (INTERIOR-EAST)	5'-0"	5'-0"
REAR	10'-0"	25'-8"

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION NGVD OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

ANY APPLICABLE RESOLUTION:

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.19 (10) FLORIDA STATUTES, EFFECTIVE 1/10/01.

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A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES. CONTACT PUBLIC WORKS DEPARTMENT.

THE HEIGHT OF FENCES, WALL, AND HEDGES SHALL NOT EXCEED 25 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY HEADING TO A RIGHT OF WAY. THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE - ELEVATION OF PUBLIC SIDEWALK OF CROWN OF ROAD.

48 HOURS BEFORE DIGGING
 CALL TOLL FREE
1-800-432-4770
 UN.CLE UNDERGROUND UTILITIES
 NOTIFICATION CENTER

Zoning Calculations: City of Coral Gables

Year Built:	1940		
Lot Size:	10,500		
Ground Area: ...10,500 SQ.FT.x35%.....	3,675	Proposed 2,561.50	Remain 1,113.5
Coverage			
No More than 35% (build. & structure)			
Including Pool:	4,725	4,693.5	31.5
No More than 45% (including building, pool, hardscape)			
Floor Area Ratio: (FAR)	4.300	4,189.12	110.88
First 5,000 48% =2,400			
Second 5,000 35%=1,750			
Remaining 30% = 150			

GENERAL NOTES

ALL DIMENSIONS SHALL BE VERIFIED AT FIELD BY GENERAL CONTRACTOR SHOULD THERE BE ANY INCONSISTENCY WITH PLAN DIMENSIONS ARCHITECT SHALL BE NOTIFIED (WRITTEN) FOR APPROVAL, BEFORE PROCEEDING WITH WORK.

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IN ADDITION THE CONTRACTOR AND SUBCONTRACTOR SHALL OBTAIN NECESSARY PERMITS, LICENSES, AND CERTIFICATIONS AND PAY ALL FEES.

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POOL SAFETY BARRIER:

THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM) MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. WHERE THE TOP OF THE POOL STRUCTURE IS ABOVE GRADE THE BARRIER MAY BE AT GROUND LEVEL OF MOUNTED ON TOP OF THE POOL STRUCTURE. WHERE THE BARRIER IS MOUNTED ON TO OF THE POOL STRUCTURE AND THE BOTTOM OF THE BARRIER SHALL BE 4 INCHES (102 MM).

ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 424.2.11.1 THROUGH 424.2.11.1.1 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/8 INCH (12.7 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.

NOTE : TERMITE PROTECTION

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TREE NOTE:

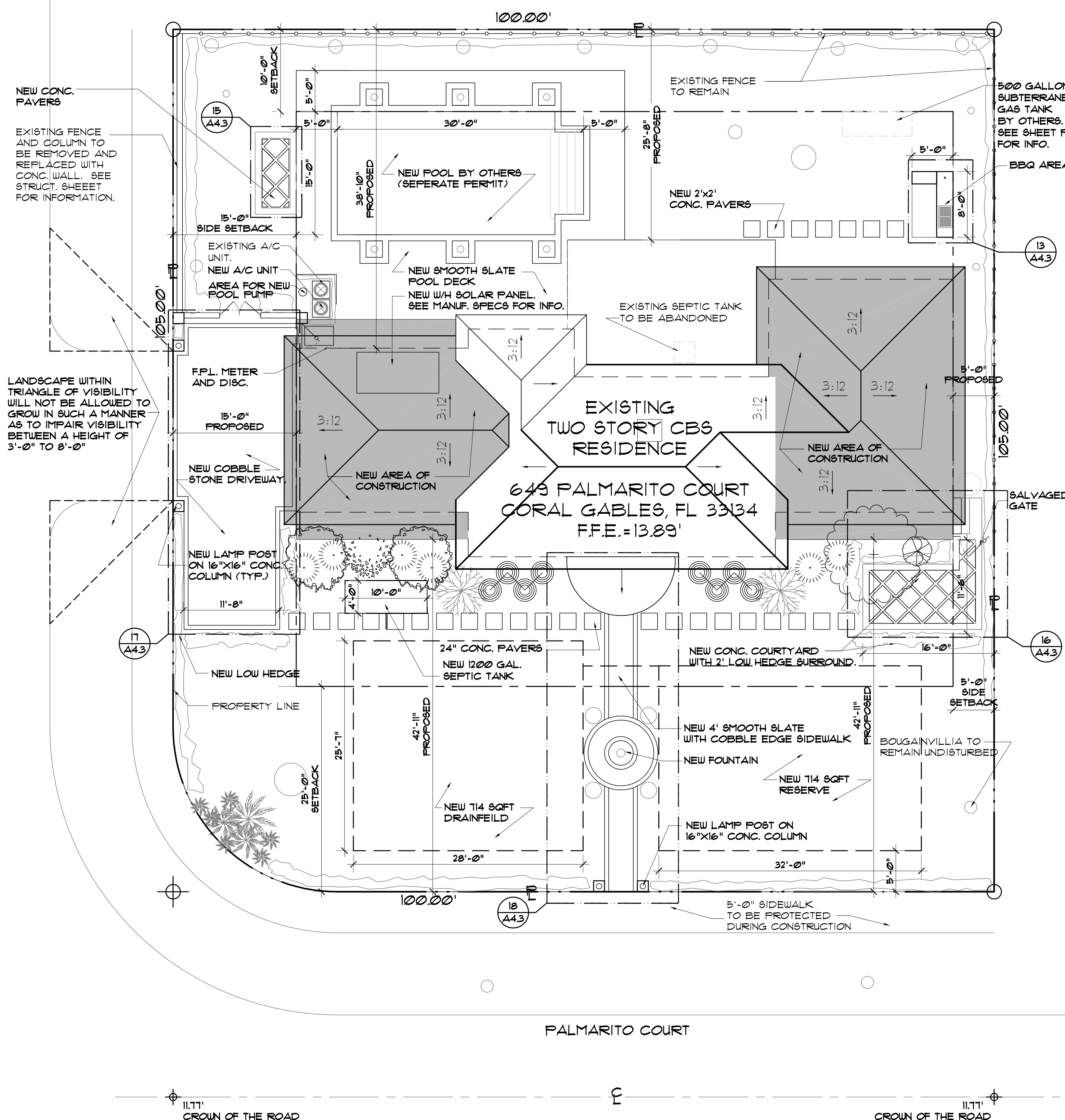
EXISTING TREES TO REMAIN UNDISTURBED. PROVIDE A 10'-0" BARRIER AROUND EXISTING TREES. NO MACHINERY, CHEMICALS, MATERIALS, EQUIPMENT, FILL AND/OR PEOPLE TO BE WITHIN PERIMETER OF BARRIER.

Square Footage Calculations:

	Existing	Demolition	Addition	Total	
Square Footage:	2,503.13	- 638.13	2,324.12	4189.12	
(House distribution)	(+entry porch)				
72% Square Footage Increase					
	First floor	Garage	Entry	Second floor	Total
Sq. Ft. Breakdown:	1,688.59	487.38	75.95	1,937.20	4,189.12
	Front	Rear	Int. Side	Str. Side	Ht. Max
Setbacks: (required)	25'-0"	10'-0"	5'-0"	15'-0"	29'-0"
(proposed)	33'-7"	25'-8"	5'-0"	15'-0"	23'-4"

PALMARITO STREET

11



PALMARITO COURT

11.11' CROWN OF THE ROAD

11.11' CROWN OF THE ROAD

PROPOSED SITE PLAN

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



DATE:	

ZAMARR T. BROWN
 AR92013

ARCHITECT OF RECORD:
 DESIGN 2 FORM
 TEL: 3051308-4303 FAX: 3051523-4515
 EMAIL: WWW.DESIGN2FORM.COM

PROPOSED ADDITION/RENOVATION FOR:
ZAHAREWICZ RESIDENCE
 649 PALMARITO COURT
 CORAL GABLES, FLORIDA 33134

DRAWN:
 DANGER MARINE DESIGN, LLC
 TEL: 3051225-2700 FAX: 3051225-2700
 EMAIL: WWW.DMDESIGN.COM

100% CONSTRUCTION DRAWINGS

DATE : 5/12/08
 SCALE : SHOWN
 JOB NO: 07-001

SHEET
 AS-1.0
 OF 21 SHEETS

EXHIBIT B



① PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



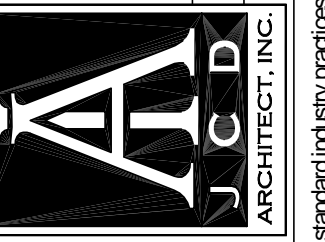
② PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

SHADING AND SHADOW EFFECTS OMITTED

Revisions
 ▲ 05-28-20 ZONING COMMENT

PROPOSED NEW SINGLE-FAMILY RESIDENCE:
 ZAHAREWICZ RESIDENCE
 649 PALMARITO COURT
 CORAL GABLES, FL 33134

J.C.D. ARCHITECT, Inc.
 JUAN C. DAVID R. A. #0015344
 LEED ACCREDITED PROFESSIONAL
 Design & Development
 Architecture Interiors Planning Construction
 1985 Coral Way, Suite 405 • Miami, Florida 33145 • Phone: (305) 285-4343 • Fax: (305) 285-4300



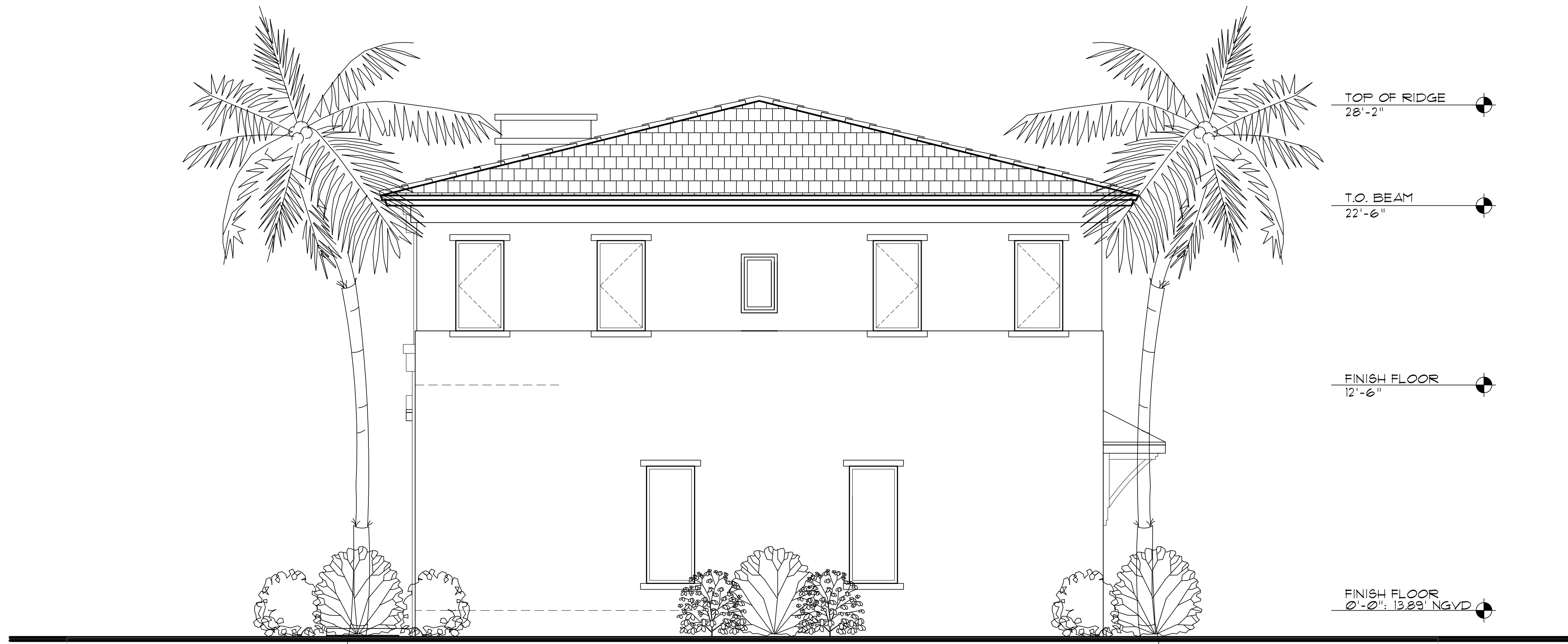
Job No. 19-016
 Date 05-28-20
 Scale SHOWN

Seal
 AA-26001560
 Sheet No.
 A-2.00

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① PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



② PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

SHADING AND SHADOW EFFECTS OMITTED

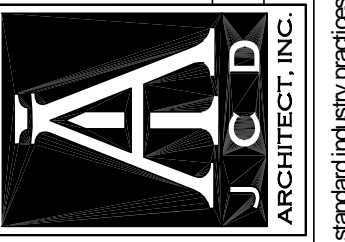
Revisions

05-28-20	ZONING COMMENT

PROPOSED NEW SINGLE-FAMILY RESIDENCE:
ZAHAREWICZ RESIDENCE
649 PALMARITO COURT
CORAL GABLES, FL 33134

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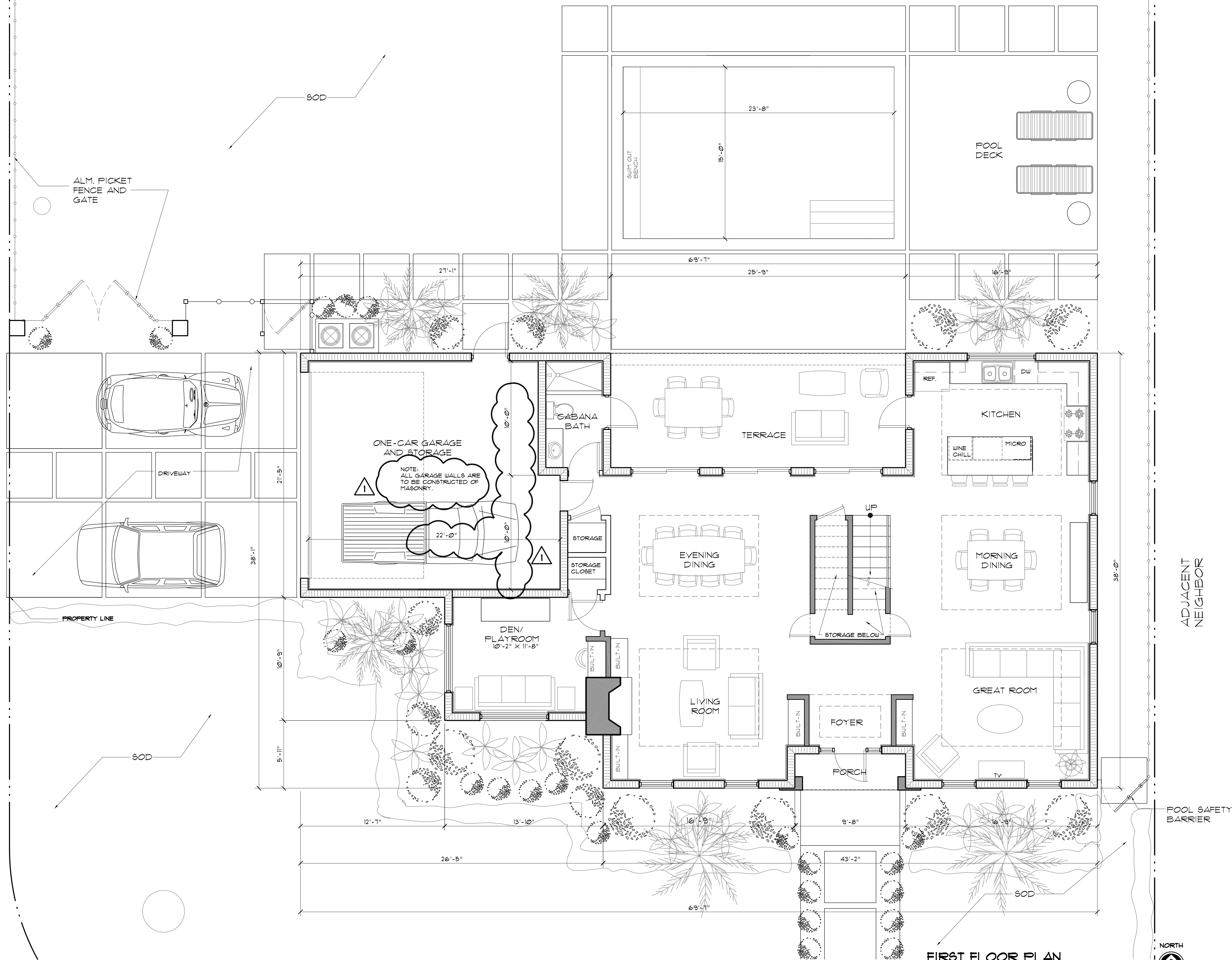
Architecture Interiors Planning Construction
1985 Coral Way, Suite 405 Miami, Florida 33145 Phone: (305) 286-4343 Fax: (305) 286-4330



Job No. 19-016
Date 05-28-20
Scale SHOWN

Seal
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FIRST FLOOR PLAN

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

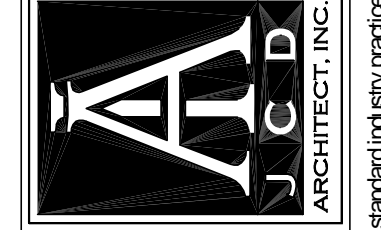


Revisions	
△	05-28-20 ZONING COMMENT

PROPOSED NEW SINGLE-FAMILY RESIDENCE:
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 649 PALMARITO COURT
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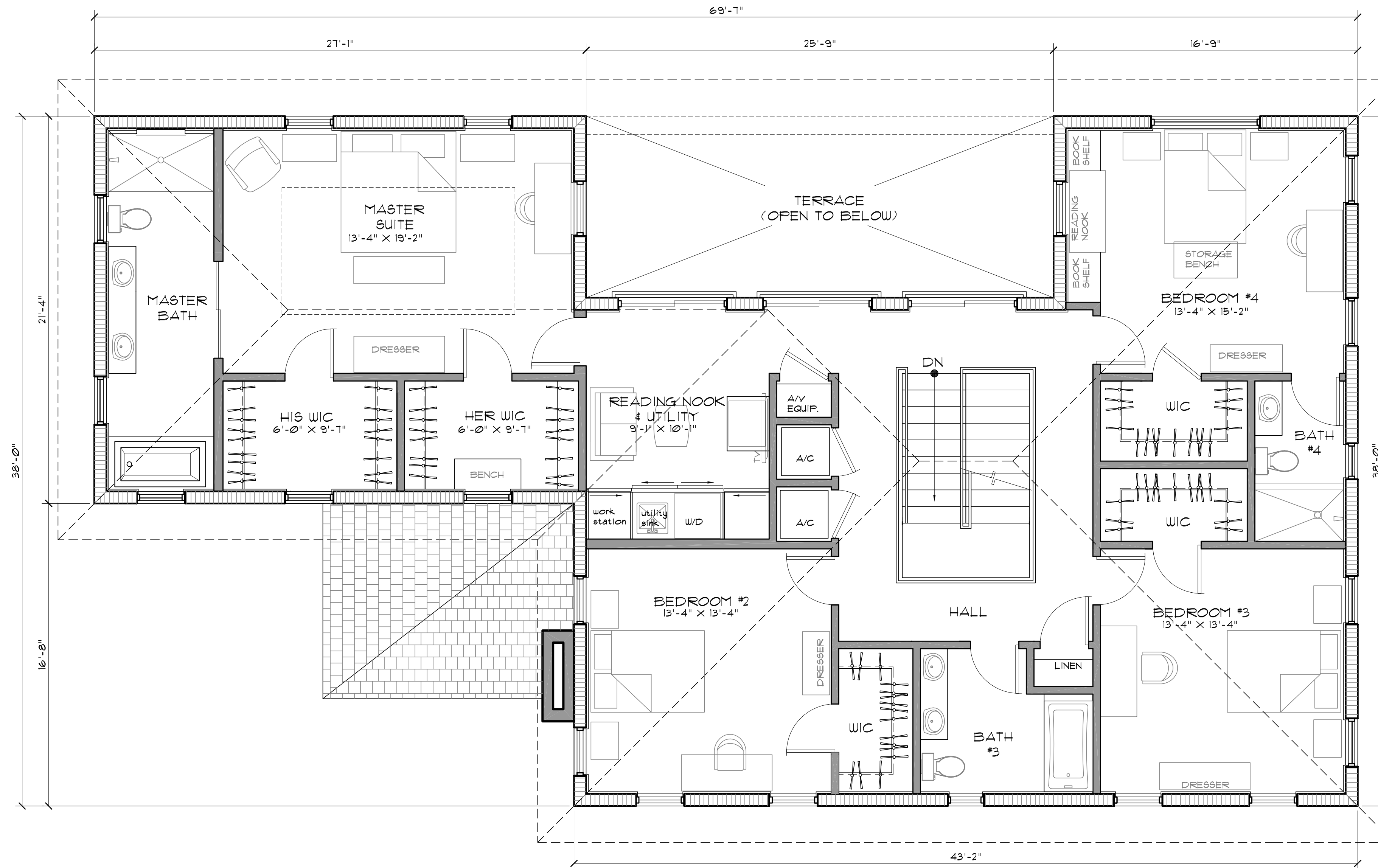
Architecture Interiors Planning Construction
 1985 Coral Way, Suite 405 • Miami, Florida 33145 • Phone: (305) 285-4343 • Fax: (305) 285-4330



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SECOND FLOOR PLAN

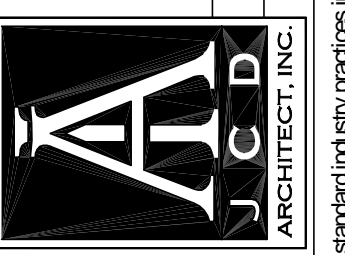
SCALE : 1/4" = 1'-0"



Revisions	
△	05-28-20 ZONING COMMENT

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LEGAL DESCRIPTION
 CORAL GABLES COUNTRY CLUB SEC 6 PB 20-1 LOTS 18 419 BLK 139 LOT SIZE
 IRREGULAR OR 18362-2105 188 1 COC 22501-0132 01 2004 1

FLOOD LEGEND
ADDITIONS, REMODELING, REPAIRS AND COMBINATION
 FOLIO: 03-4117-004-221 ADDRESS: 649 PALMARITO COURT
 LOT / UNIT: 18 419 BLOCK / BLDG: 139
 SUBDIVISION: C. G. COUNTRY CLUB FLAT BOOK: 20-1 PAGE: --

ELEVATION	RESIDENCE LOWEST FLOOR	GARAGE / STORAGE	ADJACENT GRADE
EXISTING	13.89'	12.59'	12.40'
PROPOSED	13.89'	12.59'	12.40'

CROWN OF THE ROAD = 111'

THE OWNER OF THIS PROPERTY UNDERSTANDS THAT THE WORK INDICATED ABOVE IS GOING TO BE KEPT ON THE OFFICIAL RECORD DURING A SIX (6) MONTH PERIOD FROM THE DATE OF WHICH THE CERTIFICATE OF COMPLETION IS ISSUED. IF ANY ADDITIONAL REPAIR, RECONSTRUCTION, ALTERATION, ADDITION, REMODELING, OR COMBINATION THEREOF IS DONE BEFORE THE ABOVE WORK, IF THE PROPERTY IS DECLARED SUBSTANTIALLY IMPROVED OR DAMAGED AND THE FLOOR ELEVATION IS NOT IN COMPLIANCE, THE STRUCTURE WILL BE ELEVATED IN ACCORDANCE WITH CHAPTER 110 OF THE MIAMI-DADE COUNTY CODE.
 0'-0" = 13.89' NGVD.

ZONING LEGEND
 SINGLE FAMILY
ZONING: SINGLE FAMILY (R-1)
 HEIGHT (TO RIDGE OF ROOF) 23'-4"
 NET LAND AREA 10,500 SF
 LOT COVERAGE (GROUND COVER), INCLUDING POOL 46.935 SF
 EXISTING RESIDENCE = 2,503 SF
 EXISTING CARPORT / STORAGE = N/A SF
 PROPOSED ADDITION = 2,324 SF
 LOT COVERAGE = 4,125 / 10,500.00 = 45%
 LANDSCAPE AREA = 5,175 SQ FT / 10,500 = 55%
SETBACKS: FRONT (PALMARITO CT) 25'-0" REQUIRED 25'-4"
 SIDE (PALMARITO ST) 15'-0" PROPOSED 25'-5"
 SIDE (INTERIOR-EAST) 5'-0" 5'-0"
 REAR 10'-0" 41'-8"

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION NGVD OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ADJUTING THE PROPERTY.
 AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.
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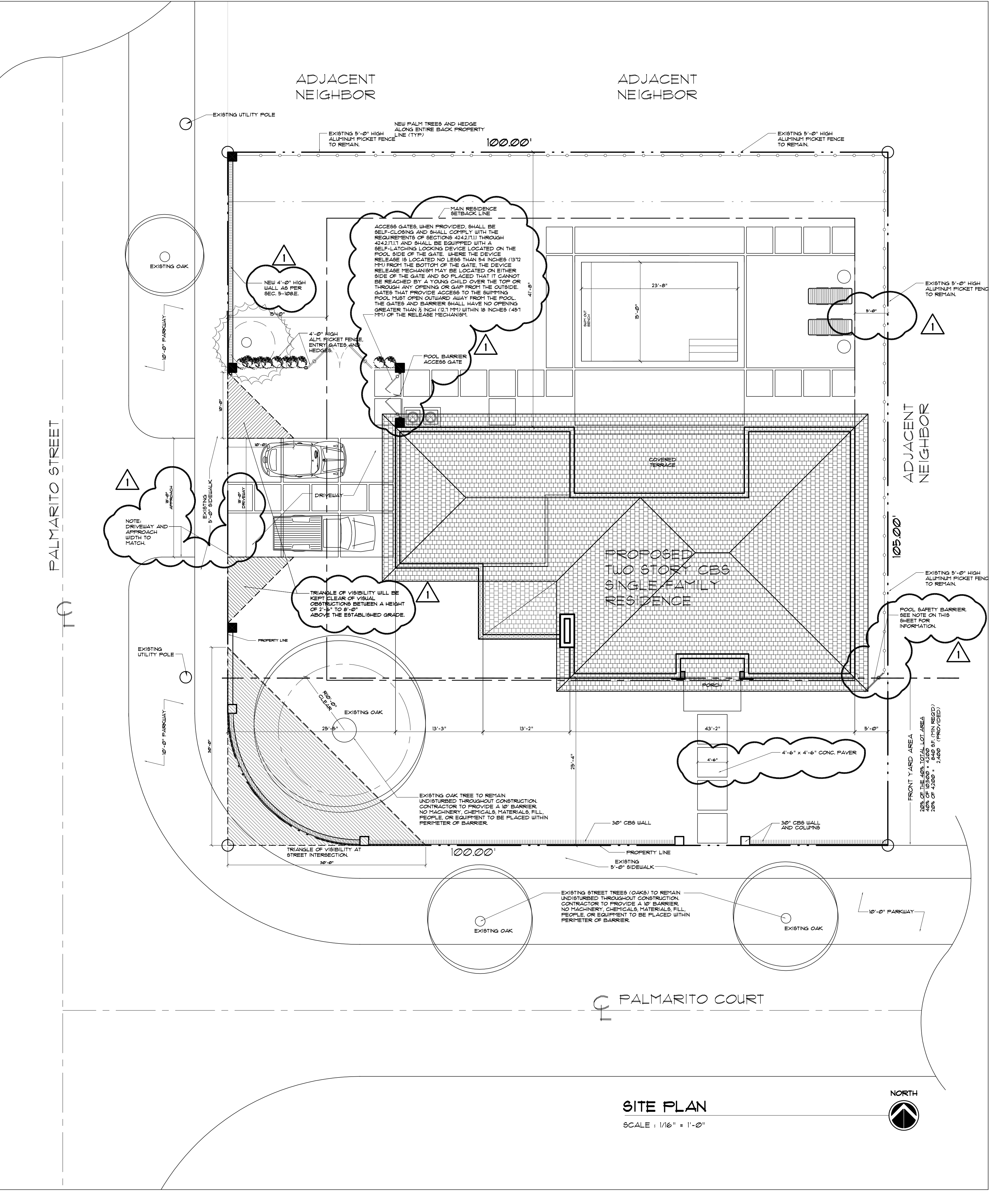
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Square Footage Calculations:

Proposed New Residence
 Square Footage: 4,297 s.f. (including porch, terrace, garage)
 (House distribution) (breakdown below)

Sq. Ft. Breakdown:	1,608	457	29	1,946	4,297
	First floor	Garage	Entry	Second floor	Total
Setbacks:	Front	Rear	Int. Side	Str. Side	Ht. Max
(required)	25'-0"	10'-0"	5'-0"	15'-0"	29'-0"
(proposed)	25'-4"	41'-8"	5'-0"	25'-5"	22'-6" (t.o. t.b.)



Revisions
 05-28-10 ZONING COMMENT

J.C.D. ARCHITECT, Inc.
 JUAN C. DAVID R. A. #0015344
 LEED ACCREDITED PROFESSIONAL
 Design & Development
 Architecture Interiors Planning Construction
 1985 Coral Way, Suite 405 • Miami, Florida 33148 • Phone (305) 286-4943 • Fax (305) 286-4930

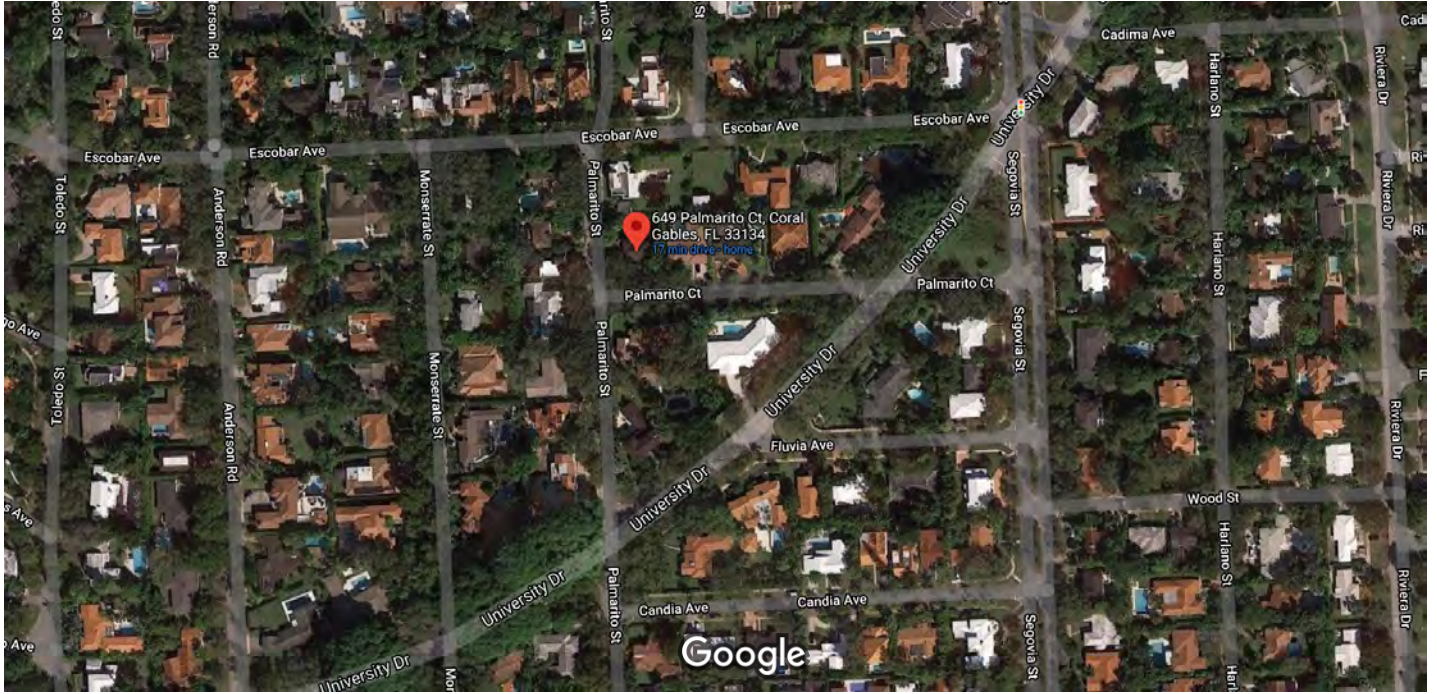
Job No. 19-016
 Date 05-28-10
 Scale SHOWN

Seal
 AA-26001560
 Sheet No.
 A-1.00

Designs are subject to modification or change as requested by actual measurements, standard industry practices, applicable building codes, and the like. These plans are and shall remain the property of J.C.D. Architect, Inc. and shall not be used or reproduced without its prior written consent. Mr. David shall be notified of any changes needed by actual measurements, etc. as allowed prior to submission of any plans for contractor consideration.

EXHIBIT C

Google Maps 649 Palmarito Ct



Imagery ©2020 Maxar Technologies, Sanborn, U.S. Geological Survey, Map data ©2020 200 ft

EXHIBIT D



Image capture: Mar 2019 © 2020 Google

Coral Gables, Florida



Street View

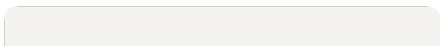




Image capture: Feb 2019 © 2020 Google

Coral Gables, Florida



Street View





Image capture: Mar 2011 © 2020 Google

Coral Gables, Florida



Street View

Memorial Youth Center



Image capture: Dec 2016 © 2020 Google

Coral Gables, Florida



Street View

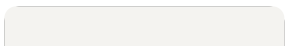


EXHIBIT E



2190

EXHIBIT F

Press Esc



11191

EXHIBIT G



Image capture: Feb 2019 © 2020 Google

Coral Gables, Florida



Street View

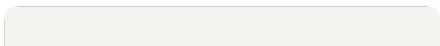




Image capture: Apr 2019 © 2020 Google

Coral Gables, Florida



Street View

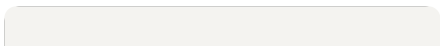


EXHIBIT H

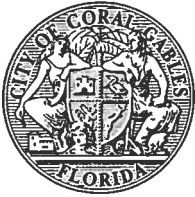




EXHIBIT I



EXHIBIT J



The City of Coral Gables

Historical Resources Department

February 28, 2011

Alexis Izquierdo
5751 SW 49 Street
Miami, FL 33155

Re: 730 Escobar Avenue, Lots 31-33 inc. Block 135 of Country Club Section 6

Dear Mr. Izquierdo:

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

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

730 Escobar Avenue, Lots 31-33 inc. Block 135 of Country Club Section 6, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period. Upon expiration of the six-month period, you will be required to file a new application.

EXHIBIT K







MONSERRATE
3600

ESCOBAR
700





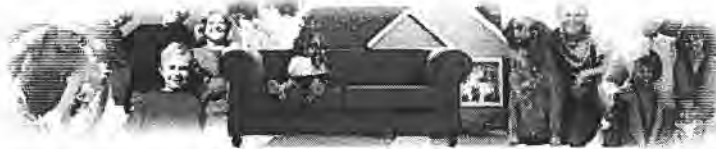






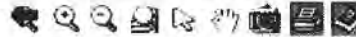


My Home



miamidade.gov

ACTIVE TOOL: SELECT



Show Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Property Appraiser Tax Comparison

Summary Details:

Folio No.:	03-4117-004-2030
Property:	730 ESCOBAR AVE
Mailing Address:	ALEXIS IZQUIERDO CHRISTINA R IZQUIERDO 5751 SW 49 ST MIAMI FL 33155-

Property Information:

Primary Zone:	0800 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	2/2
Floors:	1
Living Units:	1
Adj Sq Footage:	2,393
Lot Size:	21,600 SQ FT
Year Built:	1951
Legal Description:	CORAL GABLES COUNTRY CLUB SEC 6 PB 20-1 LOTS 31 TO 33 INC BLK 135 LOT SIZE IRREGULAR PROB 94- 5481-CP-2 COC 21346- 2918 04 2003 6

Assessment Information:

Year:	2010	2009
Land Value:	\$383,597	\$547,995
Building Value:	\$249,047	\$259,750
Market Value:	\$632,644	\$807,745
Assessed Value:	\$632,644	\$426,551

Exemption Information:

Year:	2010	2009
Homestead:	\$0	\$25,000
2nd Homestead:	NO	YES

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$632,644	\$50,000/ \$376,551
County:	\$0/\$632,644	\$50,000/ \$376,551
City:	\$0/\$632,644	\$50,000/ \$376,551
School Board:	\$0/\$632,644	\$25,000/ \$401,551

Sale Information:

Sale Date:	5/2009
Sale Amount:	\$830,000
Sale O/R:	26890-4378



Aerial Photography - 2009

0 — 116 ft

Legend

- Property Boundary
- Selected Property
- Street
- Highway
- Miami-Dade County
- Water



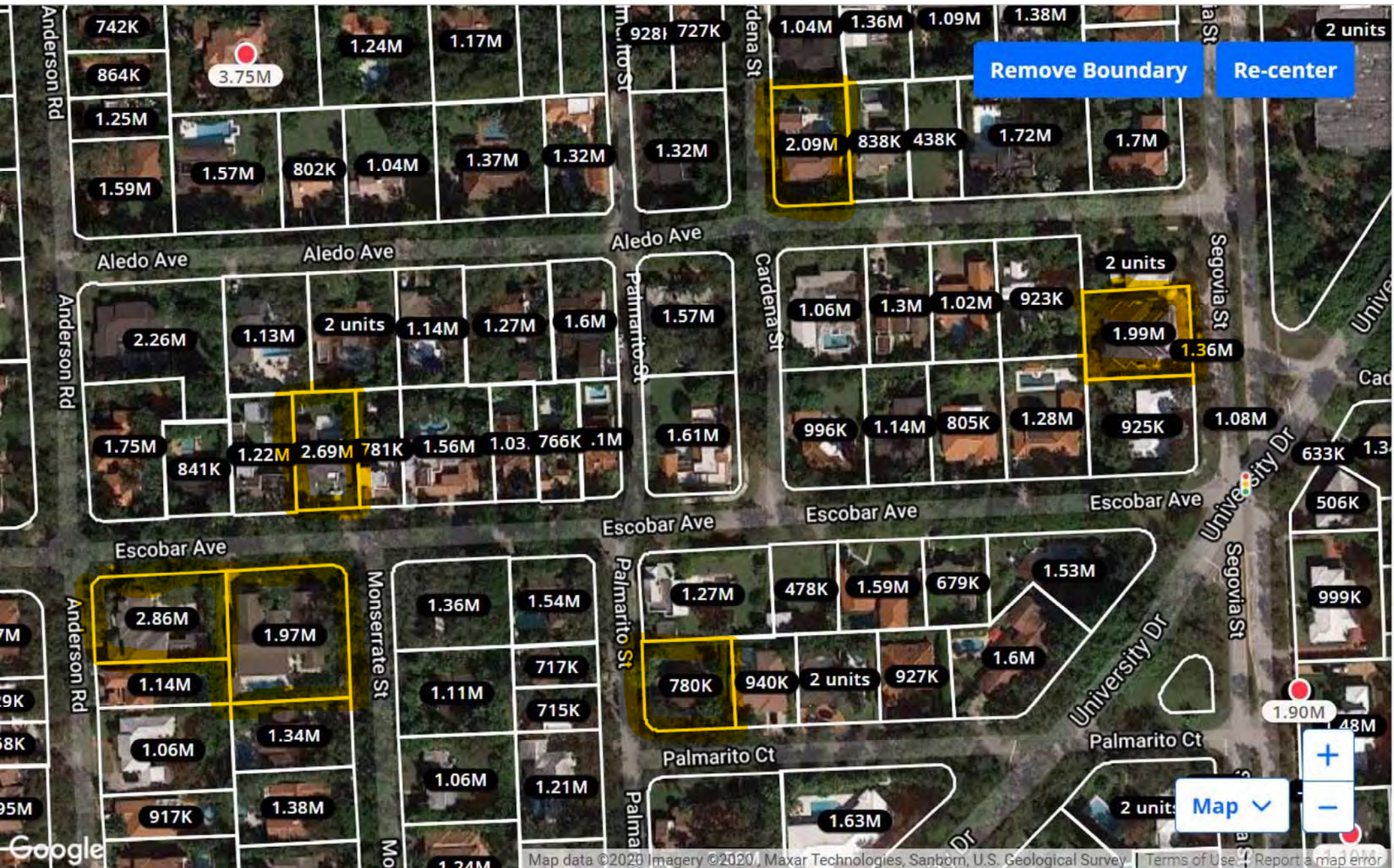
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| [My Neighborhood](#) | [Property Appraiser](#)

[Home](#) | [Using Our Site](#) | [Phone Directory](#) | [Privacy](#) | [Disclaimer](#)

If you experience technical difficulties with the Property Information application, or wish to send us your comments, questions or suggestions please email us at [Webmaster](#).

Web Site
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EXHIBIT L



Remove Boundary

Re-center

Map