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November 15, 2012

City of Coral Gables  
Historic Preservation Board  
405 Biltmore Way  
Second Floor  
Coral Gables, FL 33134

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RECEIVED  
CITY OF CORAL GABLES  
HISTORICAL RESOURCES

Residence at 2 Casuarina Concourse  
Letter of Intent re: Special Certificate of Appropriateness

Members of the Historic Preservation Board:

This law firm represents Cascar, LLC ("Property Owner"), the owner of the residence located at 2 Casuarina Concourse, Coral Gables, Florida ("Residence"). Cascar, LLC is a single member Florida limited liability company which is owned by the Estate of B. Carlin. The sole beneficiary of the Estate of B. Carlin is the B. Carlin Foundation. The B. Carlin Foundation supports the arts, the medical community, and the youth of Miami-Dade County.

The Property Owner submits herein an Application for a Special Certificate of Appropriateness, sought in conjunction with the demolition of the property's Residence. While there are no present plans for demolition of the structure, the Property Owner seeks this Certificate to aid in the sale of the long-vacant property, which was designated as a local historic landmark by the Historic Preservation Board on February 16, 2012.

The property at 2 Casuarina Concourse is undeniably one of the most desirable, valuable and beautiful parcels of land presently available in Coral Gables. Boasting nearly two full acres of prime realty, the property features unmatched waterfront views and enormous potential for an interested buyer. But despite almost three years on the market, persistent efforts to sell the property, and numerous offers and contracts for purchase, 2 Casuarina Concourse remains unsold to this day.

The primary reason for the difficulty in consummating a sale has to do with the property's existing structure, which consists of a single-family Residence designed by the highly regarded architect Alfred Browning Parker. In spite of its link to Mr. Parker, the Residence is aesthetically unappealing; is not reflective of the design quality and principles of Mr. Parker; is wholly unworkable for a modern family; and despite the parcel's commanding waterfront location, features a courtyard design with limited views of Biscayne Bay and the Coral Gables Waterway.

Because of these undesirable characteristics, almost all of the written offers and written contracts received on the property have been conditioned on the buyer being able to raze the Residence. The one or two offers not predicated upon razing the Residence were well below market value. Previous to the Historic Preservation Board having designated the Residence a local historic landmark, each time an interested buyer approached the City of Coral Gables to inquire about razing the Residence, the City told these parties that a permit would not be issued as it was then considering designating the Residence a historic property. Since the designation, the potential for consummating a sale of the property has been chilled even more significantly. No contracts or written offers have been received since this designation.

It is apparent from the contracts and offers received that the highest and best use of the property is as a developable lot with the Residence demolished. Because the option of demolition has been the determining factor in every viable offer and contract on the property, the Property Owner now seeks a Special Certificate of Appropriateness for demolition of the structure. As noted above, no demolition is being proposed at this time. However, the Property Owner does seek a formal determination as to the availability of demolition through issuance of a Special Certificate of Appropriateness.

Finally, it must be noted that the Application for a Special Certificate of Appropriateness is in no way a relinquishment, waiver, or withdrawal of the Property Owner's Claim for Undue Economic Hardship, which is also pending before the City of Coral Gables and the Historic Preservation Board and is to be heard at the same time as the Application for a Special Certificate of Appropriateness.

Respectfully,



Allen J. Smith, Esq.