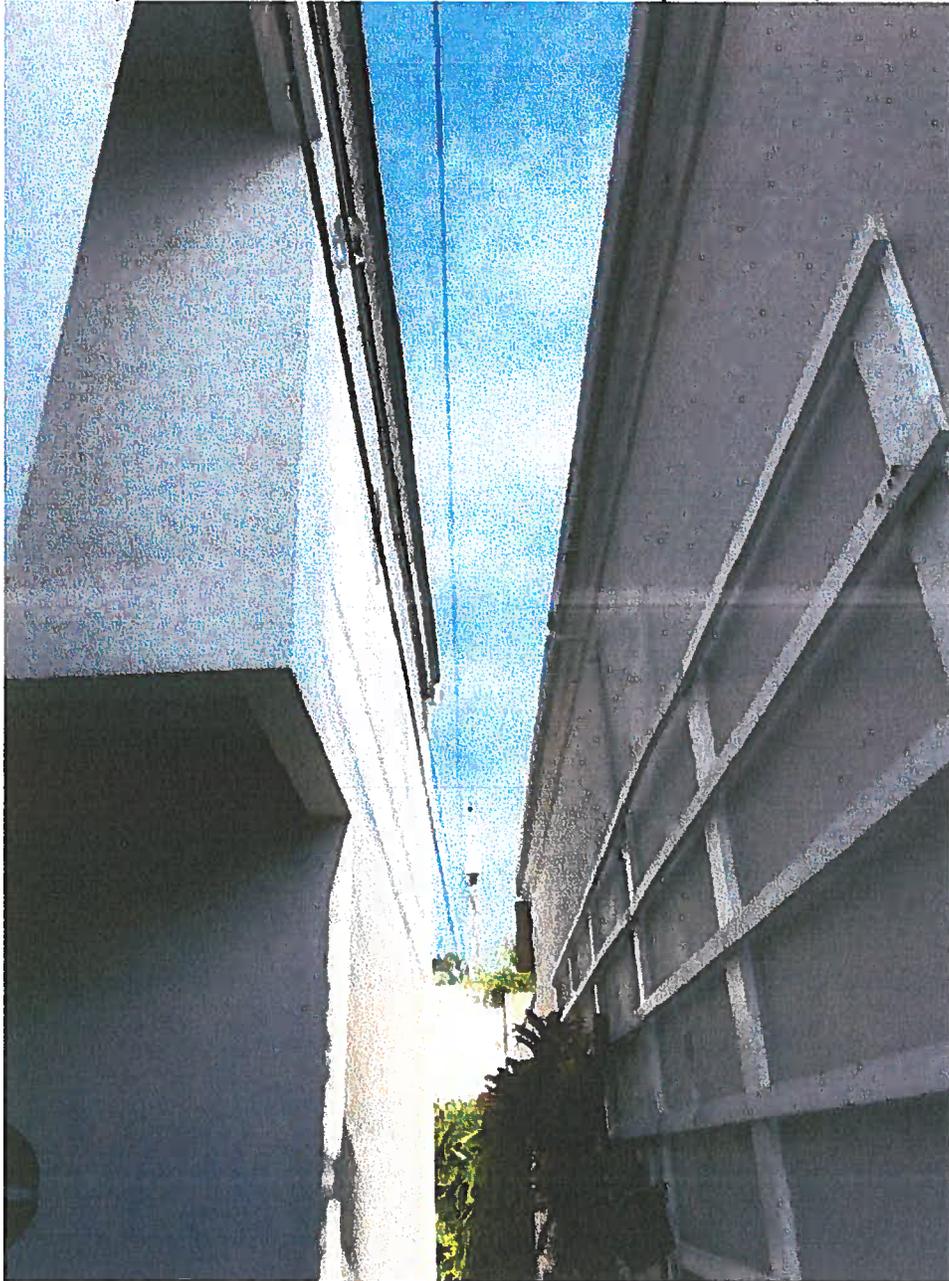


1028
Cotorro
Avenue

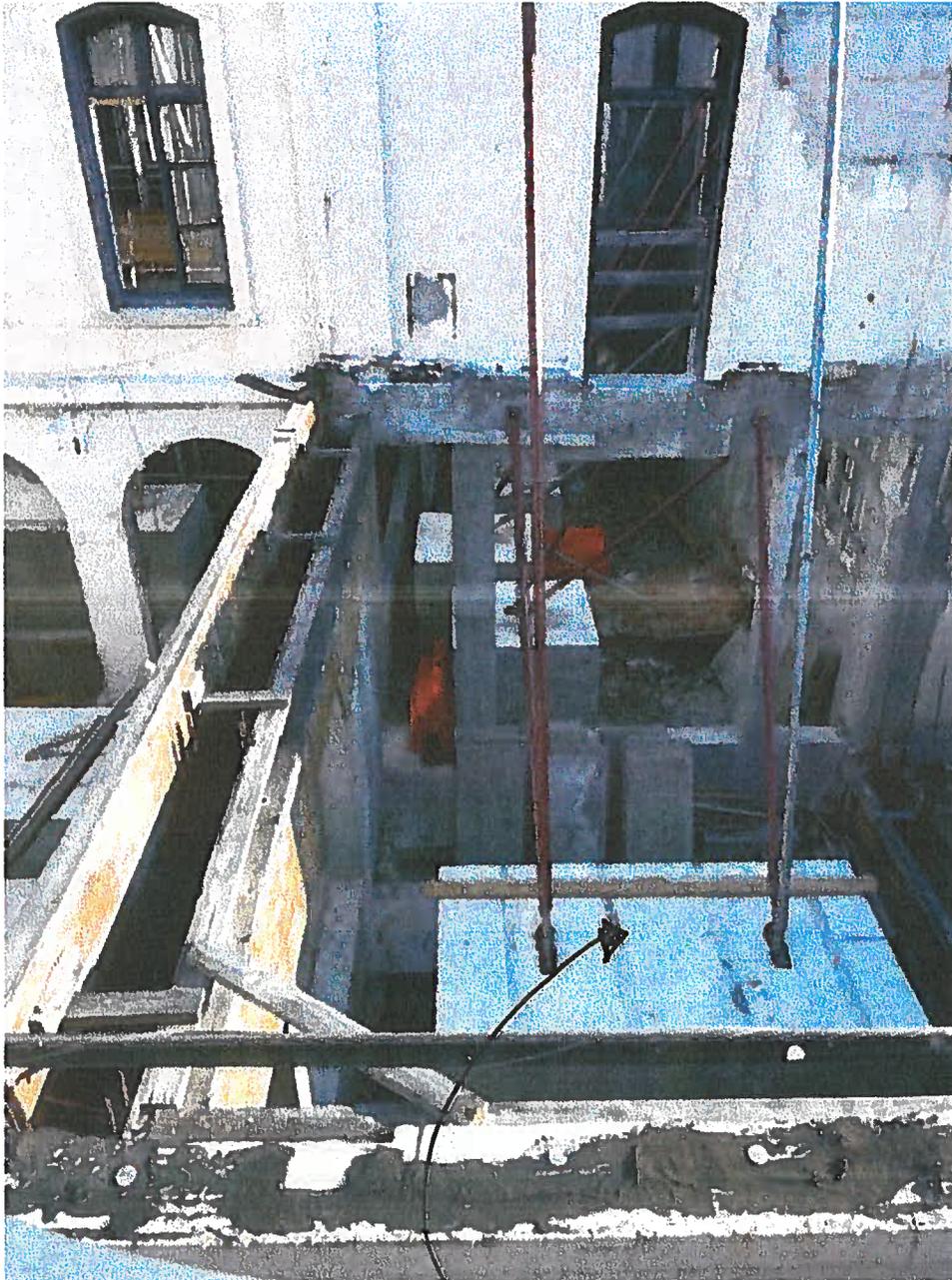
shared
wall

1021
Hardee
Road



the narrow space between
the 2 properties

Photo #1



-shared wall

location of proposed
walk out terrace
view from 2nd fl primary
bedroom window

Photo #2



→ proposed
walkout
terrace

→ proposed new pool

Conditions of Approval – COA (SP) 2021-009

1. The new garage door shall be inset into the wall.
2. Specifications for the garage door shall be submitted to Staff for review.
3. The carport shall be moved closer to the existing portico to further minimize its visibility from the street.
4. The two interior columns on each side of the proposed carport shall be removed if approved by a Structural Engineer.
5. Details of the proposed pool deck tile shall be submitted to Staff for review.
6. . Specifications for the proposed new railing shall be submitted to Staff for review.
7. The proposed roof terrace decking material shall be specified and submitted to Staff for review.
8. The applicant shall identify the two circular features shown on the plans at the roof terrace access door and submit specifications to Staff for review.
9. The applicant shall clarify the design of the north wall of the courtyard/terrace with railing above the abutting neighbor.
10. The applicant shall confirm the height and coordinate of the top of the party wall at the second-floor terrace which is inconsistent between Sheets A302 and A303.
11. The applicant shall clarify the proposed use of the open second floor terrace overlooking north neighbor's courtyard.
12. The proposed roof terrace shall cause no negative impacts to the adjoining neighbors.
13. All roof terrace drainage issues shall be appropriately addressed.
14. Details and specifications for the proposed new exterior spiral staircase along with proposed methods of attachments to existing walls shall be submitted to Staff for review.
15. Details of the proposed floor tiles for the rear first floor gallery shall be submitted to Staff for review.
16. All windows shall resemble the original windows in appearance and in operation unless egress is required by Code.
17. Details and specifications for all proposed windows shall be submitted to Staff for review.
18. All doors shall resemble the original doors in appearance and operation.
19. Details and specifications for all proposed doors shall be submitted to Staff for review.
20. All historic ironwork shall be assessed by a conservator to determine which features can be restored and which features require replication.
21. The applicant shall retain all ironwork that can be restored.
22. All restoration work shall be undertaken by a conservator.
23. All replicated ironwork shall match the original in material, dimensions, texture, and color.
24. The pattern, color, and material of the proposed pavers for the driveway, courtyard, and front steps shall be submitted to Staff for review.
25. Specifications for the proposed new front portico parapet tile shall be submitted to Staff for review.
26. The A/C units shall be screened from view from the right-of-way and all neighbors.
27. The applicant shall provide a landscape plan for review.
28. The applicant shall provide a storm drainage system for the courtyard and the carport.

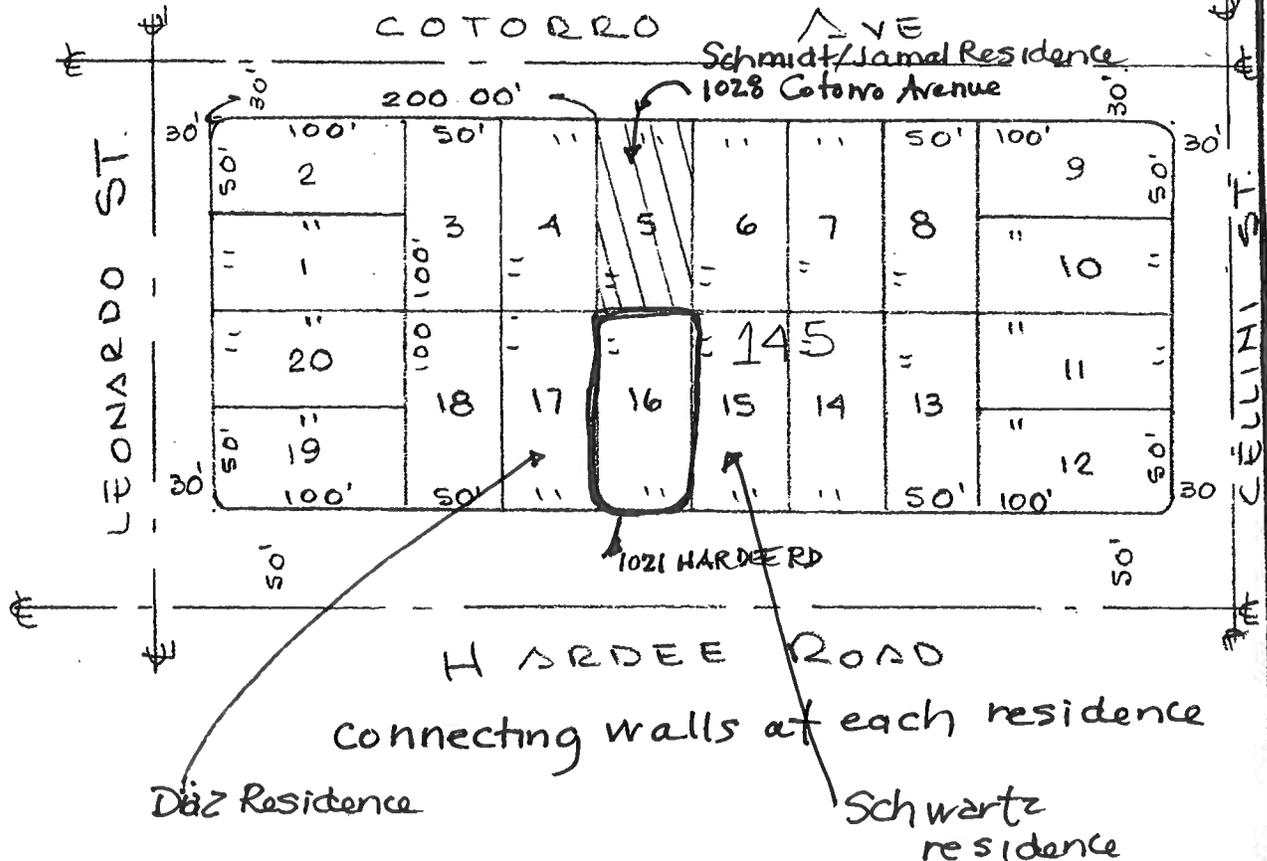
From Nov 17, 2021 Historic Preservation Mtg

ATT 'A'

JOB :04-7838

LOCATION SKETCH

SCALE 1" = 100'



LEGAL DESCRIPTION: Lot 5, Block 145, REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 9, according to the Plat thereof as recorded in Plat Book 28, Page 29 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 FLOOD ZONE X
- 6) ~~No underground locations were done by this Company~~

CERTIFIED TO: Suzanne A. Dockerty, P.A., Attorneys' Title Insurance Fund., Inc.,
Asif Jamal and Stephanie E. Schmidt **DATE:** September 09, 2004

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

CERTIFIED TO: Washington Mutual Bank, FA, ISAOA, ATIMA



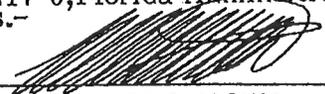
SURVEYING, INC.
L.B. No. 3333

147 ALHAMBRA CIRCLE No. 241
CORAL GABLES, FLORIDA, 33134

Phone: (305) 448-9488

THIS IS A BOUNDARY SURVEY

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 Statutes.-


LAZARO D. ALONSO
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 3590
STATE OF FLORIDA

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

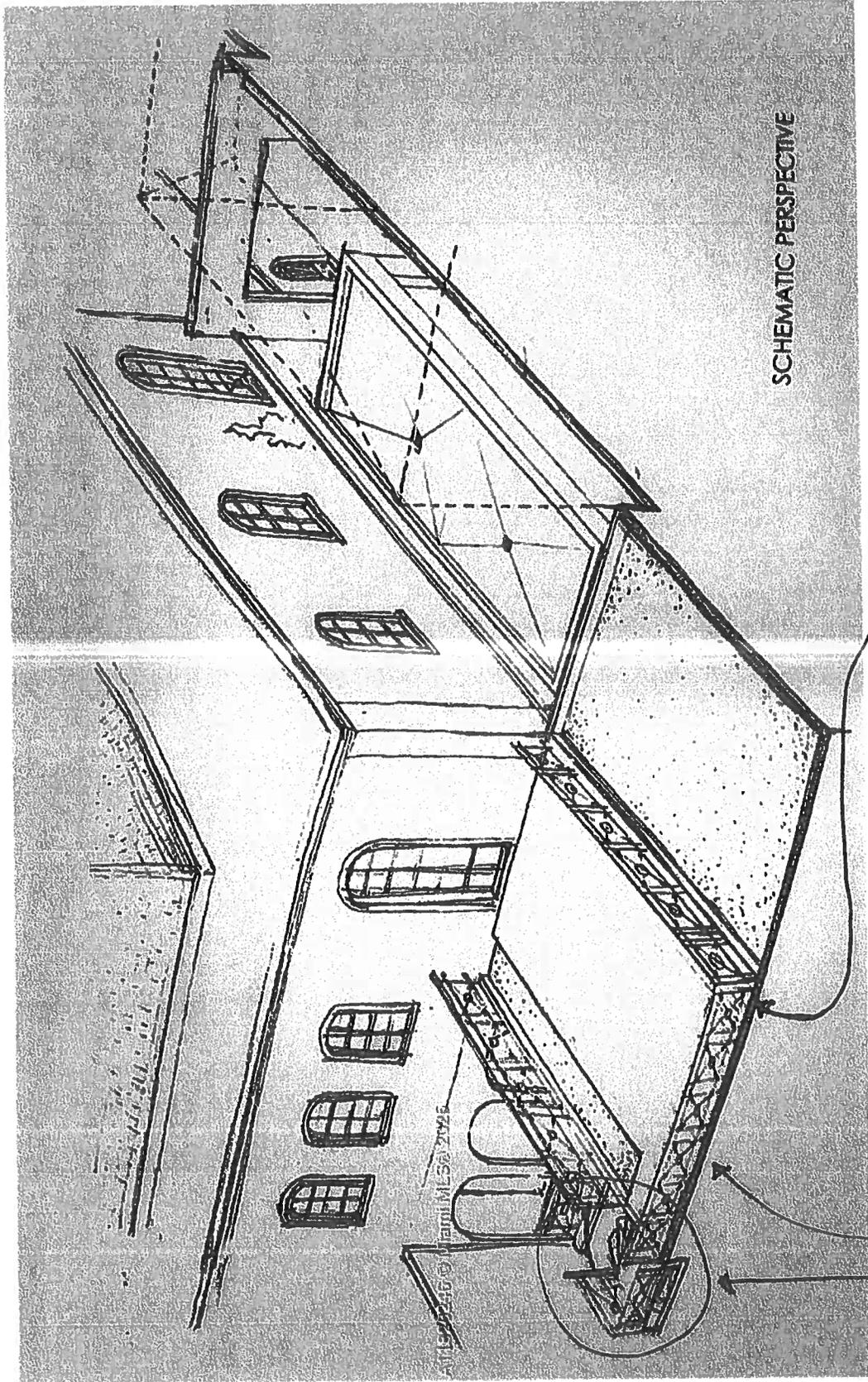
ATT (2)

Request showing

Next available: Today at 11:00 AM

Floor plans

4 photos



ATT (C)



Historical Resources &
Cultural Arts

November 23, 2021

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

Evangeline Delgado
612 Sunset Road
Coral Gables, FL 33143

☎ 305.460.5093
✉ hist@coralgables.com

Re: Special Certificate of Appropriateness application for the property at 1021 Hardee Road, a Contributing Resource within the "French City Village Historic District," legally described as Lot 16, Block 145, Coral Gables Riviera Section Part Nine, according to the Plat thereof, as recorded in Plat Book 28, at Page 29 of the Public Records of Miami-Dade County, Florida

Dear Ms. Delgado:

On November 17, 2021 the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 1021 Hardee Road. The application requested design approval for an addition and alterations to the residence and sitework. Variances were also requested from Article 2, Section 2-101 (D) 6a, 6b, and 6c of the Coral Gables Zoning Code for the maximum allowable floor area, and maximum allowable ground area coverage.

After a lengthy discussion, the Historic Preservation Board approved a motion with the following conditions:

1. The new garage door shall be inset into the wall.
2. Specifications for the garage door shall be submitted to Staff for review.
3. The carport shall be moved closer to the existing portico to further minimize its visibility from the street.
4. The two interior columns on each side of the proposed carport shall be removed if approved by a Structural Engineer.
5. Details of the proposed pool deck tile shall be submitted to Staff for review.
- 6. Specifications for the proposed new railing shall be submitted to Staff for review.
7. The proposed roof terrace decking material shall be specified and submitted to Staff for review.
8. The applicant shall identify the two circular features shown on the plans at the roof terrace access door and submit specifications to Staff for review.
- 9. The applicant shall clarify the design of the north wall of the courtyard/terrace with railing above the abutting neighbor.
- 10. The applicant shall confirm the height and coordinate of the top of the party wall at the second-floor terrace which is inconsistent between Sheets A302 and A303.

ATT (D)

- 11. The applicant shall clarify the proposed use of the open second floor terrace overlooking north neighbor's courtyard.
- 12. The proposed roof terrace shall cause no negative impacts to the adjoining neighbors.
- 13. All roof terrace drainage issues shall be appropriately addressed.
- 14. Details and specifications for the proposed new exterior spiral staircase along with proposed methods of attachments to existing walls shall be submitted to Staff for review.
- 15. Details of the proposed floor tiles for the rear first floor gallery shall be submitted to Staff for review.
- 16. All windows shall resemble the original windows in appearance and in operation unless egress is required by Code.
- 17. Details and specifications for all proposed windows shall be submitted to Staff for review.
- 18. All doors shall resemble the original doors in appearance and operation.
- 19. Details and specifications for all proposed doors shall be submitted to Staff for review.
- 20. All historic ironwork shall be assessed by a conservator to determine which features can be restored and which features require replication.
- 21. The applicant shall retain all ironwork that can be restored.
- 22. All restoration work shall be undertaken by a conservator.
- 23. All replicated ironwork shall match the original in material, dimensions, texture, and color.
- 24. The pattern, color, and material of the proposed pavers for the driveway, courtyard, and front steps shall be submitted to Staff for review.
- 25. Specifications for the proposed new front portico parapet tile shall be submitted to Staff for review.
- 26. The A/C units shall be screened from view from the right-of-way and all neighbors.
- 27. The applicant shall provide a landscape plan for review.
- 28. The applicant shall provide a storm drainage system for the courtyard and the carport.

The Board also approved motions to grant the following variances from the Coral Gables Zoning Code:

Grant a variance to allow the residence to have a maximum ground area coverage for a principal building of approximately two thousand three hundred forty-four (2,344) square feet (47% of the lot) vs. one thousand seven hundred fifty (1,750) square feet (35% of the lot), as required by Article 2, Section 2-101 (D) 6a of the Coral Gables Zoning Code.

AND

Grant a variance to allow the residence to have a maximum ground area coverage for principal buildings and accessory structures of approximately two thousand four hundred (2,400) square feet (48% of the lot) vs. two thousand two hundred fifty (2,250) square feet (45% of the lot), as required by Article 2, Section 2-101 (D) 6a of the Coral Gables Zoning Code.

AND

Grant a variance to allow the residence to have a maximum floor area ratio of approximately three thousand three hundred eighty-three (3,843) square feet (77%) vs. The maximum square foot floor area for a single-family residence on a 5,000 square foot building site is two thousand four hundred (2,400) square feet (48%) as required by Article 2, Section 2-101, (D) 6b and 6c of the Coral Gables Zoning Code.

A copy of the Board's resolution will be forwarded once it is available. Please note that there is a ten (10) day appeal period. Also, the granted variances shall be void one year after the date of approval if a permit has not been issued in that time. The expiration date of the variances may be extended for an additional year, with good cause, upon written application to this office (Pursuant to Section 14-207.7 of the Coral Gables Zoning Code. A fee for the extension will apply).

A Special Certificate of Appropriateness is hereby issued with the conditions noted above. Any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness. When submitting to the Board of Architects for Final approval please attach this letter and request administrative approval.

Please note that Article 3, Sections 3-118 through 3-1124 of the Coral Gables Zoning Code describe the method created for the City Commission to allow tax exemptions for the restoration, renovation or rehabilitation of historic properties. Requests for Ad Valorem Tax Relief must be submitted prior to construction. *Please note that not all projects qualify to apply for the tax relief and an inquiry should be made to the Historical Resources Department to verify eligibility.* The Instruction and Application packet can be found online at our departmental website.

Should you need any additional information or have questions please feel free to call the office.

Sincerely,



Warren Adams
Historic Preservation Officer

Enclosure

cc: File COA (SP) 2021-009
Don Sackman, Corwil Architects, 4210 Laguna Street, Coral Gables, FL
33146

CITY OF CORAL GABLES HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS/LOCATION: 1021 Hardee Road

LEGAL DESCRIPTION: Lot 16, Block 145, Coral Gables Riviera Section Part Nine,
PB 28-29

CASE FILE NUMBER: COA (SP) 2021-009

CERTIFICATE TYPE: STANDARD SPECIAL

DECISION BY: STAFF
 HISTORIC PRESERVATION BOARD

ACTION DATE: November 17, 2021

ACTION: APPROVE DENY
 APPROVE W/CONDITIONS

Conditions: See attached page.

EXPIRATION DATE: November 17, 2023

Warren Adams
PRINT NAME

Historic Preservation Officer
TITLE


SIGNATURE

November 23, 2021
DATE

ATT 'E'

09/07/2004 TUE 14:30 FAX 305 6 5753 COLDWELL BANKER

REC-1 6070703701

PARTY WALL AGREEMENT

93R478933 1993 SEP 29 10:11

THIS AGREEMENT made and entered into on this
17th day of September, 1993, by and between
CARL H. YOUNG and MARY LYNNE YOUNG, his wife, of Coral Gables,
Dade County, Florida, hereinafter designated as "First Parties";
and THOMAS H. WAKEFIELD and BETTY B. WAKEFIELD, his wife,
of Coral Gables, Dade County, Florida, hereinafter designated
as "Second Parties",

W I T N E S S E T H:

THAT WHEREAS, First Parties are the owners of the
fee simple title to the following described land situate,
lying and being in the City of Coral Gables, County of Dade
and State of Florida, to-wit:

Lot 16 of Block 145 of RIVIERA SECTION
PART 9 of Coral Gables, according to the
plat thereof, recorded in Plat Book 28,
at Page 29, of the Public Records of
Dade County, Florida;

and

WHEREAS, Second Parties are the owners of the fee
simple title to the following described land situate, lying
and being in the City of Coral Gables, County of Dade and
State of Florida, to-wit:

Lot 5 of Block 145 of RIVIERA SECTION
PART 9 of Coral Gables, according to the
plat thereof, recorded in Plat Book 28,
at Page 29, of the Public Records of
Dade County, Florida;

and

WHEREAS, the northerly line of said Lot 16 is coincident
and contiguous with the southerly line of said Lot 5; and

WHEREAS, there has been heretofore constructed and
there now exists a wall which covers a portion of the northerly
side of said Lot 16 and a portion of the southerly side of
said Lot 5, and

ATT (F)

REC-16070PG3702

WHEREAS, the parties hereto are desirous that said wall remain for the mutual use and benefit of the owners of both of the lots hereinabove described.

NOW, THEREFORE, BE IT KNOWN that for and in consideration of the premises it is hereby mutually agreed by and between the parties hereto that said wall shall not be considered as an encroachment on either of the above described lots, and First Parties do hereby give and grant unto the said Second Parties, their heirs and assigns, a perpetual easement to that part of said Lot 16 on which said wall now stands, together with full right of possession, use and enjoyment of said wall. And the Second Parties do hereby give and grant unto First Parties, their heirs and assigns, a perpetual easement to that part of said Lot 5 on which the said wall now stands, together with full right of possession, use and enjoyment of said wall.

It is further mutually understood and agreed by and between the parties hereto that this agreement shall at all times be considered as a covenant running with the land, and the rights and privileges hereby granted shall pass upon the conveyance of the property hereinabove described, without the necessity of including this easement in the description of the properties conveyed.

It is further mutually understood and agreed that no part of the fee of the soil of said Lot 16 upon which said wall now stands shall pass to or become vested in Second Parties, their heirs or assigns, by virtue of these presents, and it is further understood and agreed that no part of the fee of the soil of said Lot 5 upon which the said wall now stands shall pass to or become vested in First Parties by virtue of these presents.

REC-1607013703

IN WITNESS WHEREOF, the parties hereto have hereunto
set their hands and seals on the day and year first aforesaid.

Signed, Sealed and Delivered
in the presence of:

MARY POWER.

Mary Power.

KATHY CULLINAN

Kathy Cullinan

Witnesses as to
First Parties

Carl H. Young (SEAL)
CARL H. YOUNG

Mary Winne Young (SEAL)
MARY WINNE YOUNG

as "First Parties"

Mimi Blumenfeld
Mimi Blumenfeld

Thomas H. Wakefield (SEAL)
THOMAS H. WAKEFIELD

Chris L. Skinner
~~Mimi Blumenfeld~~

Betty A. Wakefield (SEAL)
BETTY A. WAKEFIELD

Witnesses as to
Second Parties

as "Second Parties"

REC: 1607013704

REPUBLIC OF IRELAND
COUNTY AND CITY OF DUBLIN
EMBASSY OF THE UNITED STATES OF AMERICA

SCOTTISH CHURCH

SS:

WILSON

Before me personally appeared CARL H. YOUNG and MARY LYNNE YOUNG, his wife, to me personally known and known to me to be the persons described in and who executed the foregoing agreement and they acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 17 day of September, 1993.



Suzanne I. Lawrence

Suzanne I. Lawrence, Vice Consul

STATE OF FLORIDA)

SS:

COUNTY OF DADE)

Before me personally appeared THOMAS H. WAKEFIELD and BETTY B. WAKEFIELD, his wife, to me personally known and known to me to be the persons described in and who executed the foregoing agreement and they acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 17th day of September, 1993.

Chris L. Skinner

Notary Public, State of Florida at Large

My Commission expires:

OFFICIAL NOTARY SEAL
CHRIS L. SKINNER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 002288
MY COMMISSION END, SEP. 15, 1997

RECORDS IN OFFICIAL RECORDS ROOM
OF DADE COUNTY, FLORIDA
RECORDS VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT