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Gregory P. Sandoval
Design Consultant

**Proposed
Residences @**
6009 Maggiore Street
Coral Gables, FL 33146



09.11.2013

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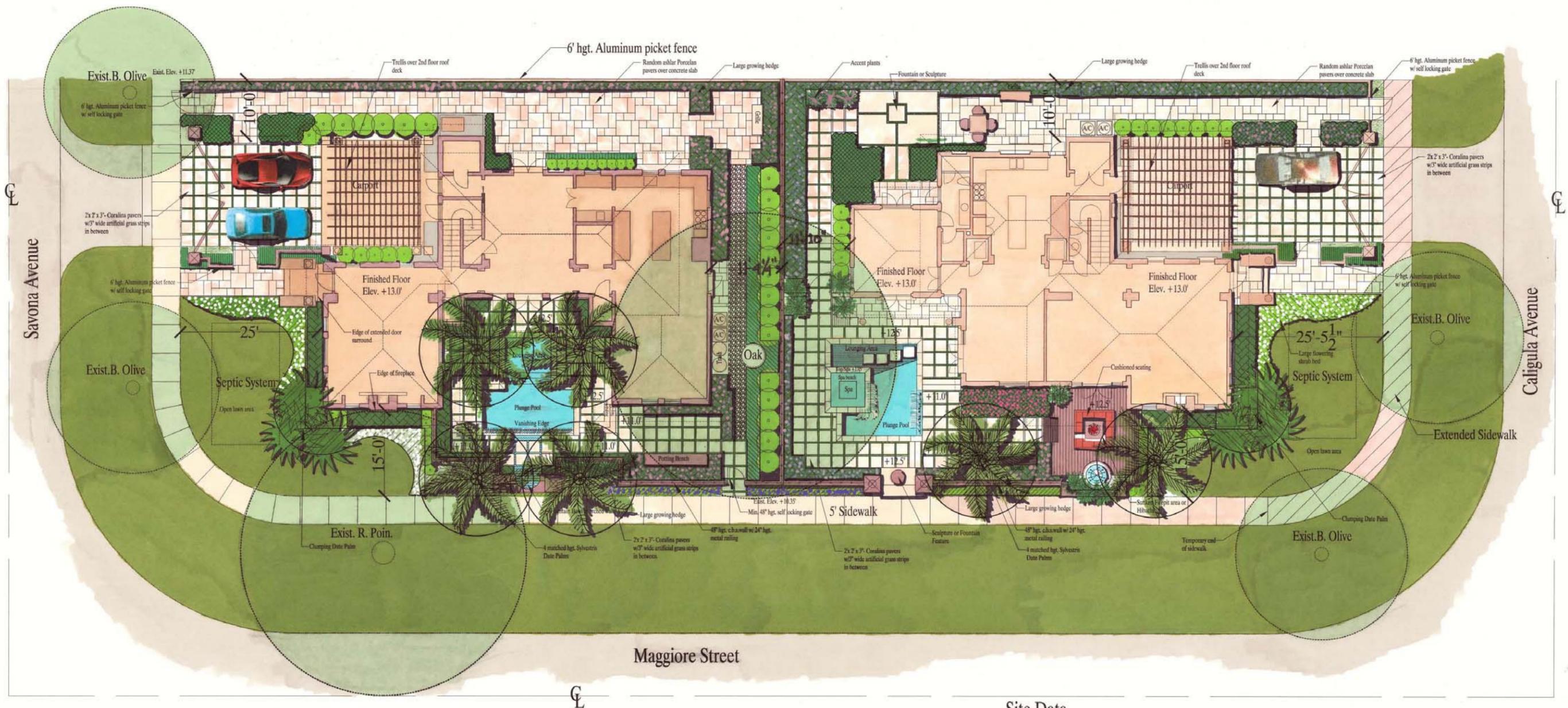
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North/South Maggiore Residences

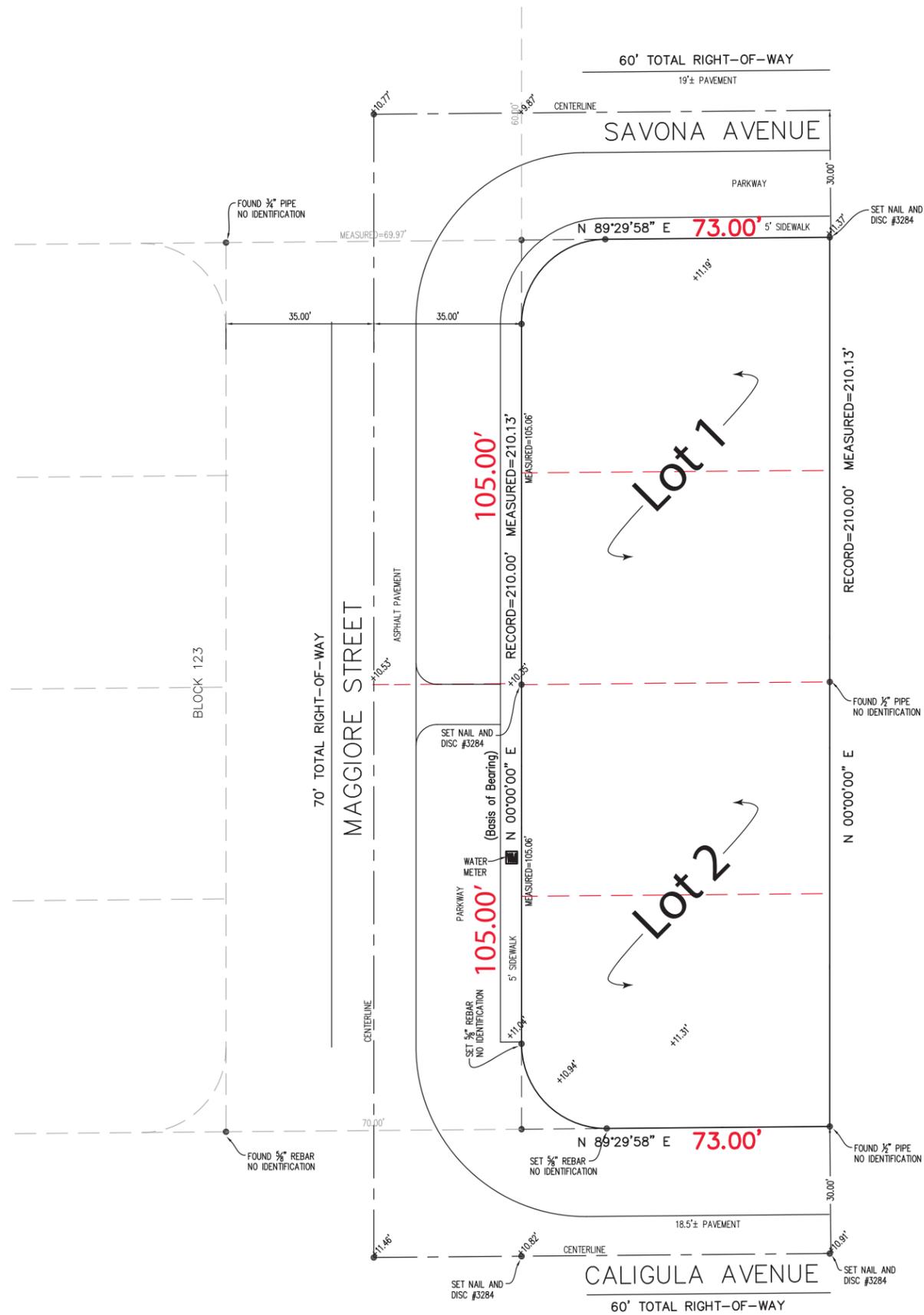
6009 Maggiore Street
Coral Gables, Fl.



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

Site Data

Total Area of Site: 15,330 sq.ft.
 North Villa Site Area: 7,665 sq.ft./ Allowed F.A.R. 3,333 sq.ft.
 South Villa Site Area: 7,665 sq.ft./ Allowed F.A.R. 3,333 sq.ft.
 North Villa 1st Floor: 2,004 sq.ft. 2nd Floor: 1,300 sq.ft. Total= 3,304 sq.ft.
 South Villa 1st Floor: 2,006 sq.ft. 2nd Floor: 1,298 sq.ft. Total= 3,304 sq.ft.
 North Villa Ground Coverage: 2,004/ 7,665= 26.14%
 South Villa Ground Coverage: 2,006/ 7,665= 26.17%

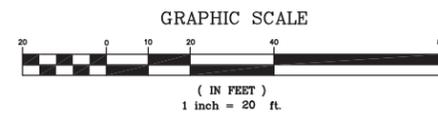


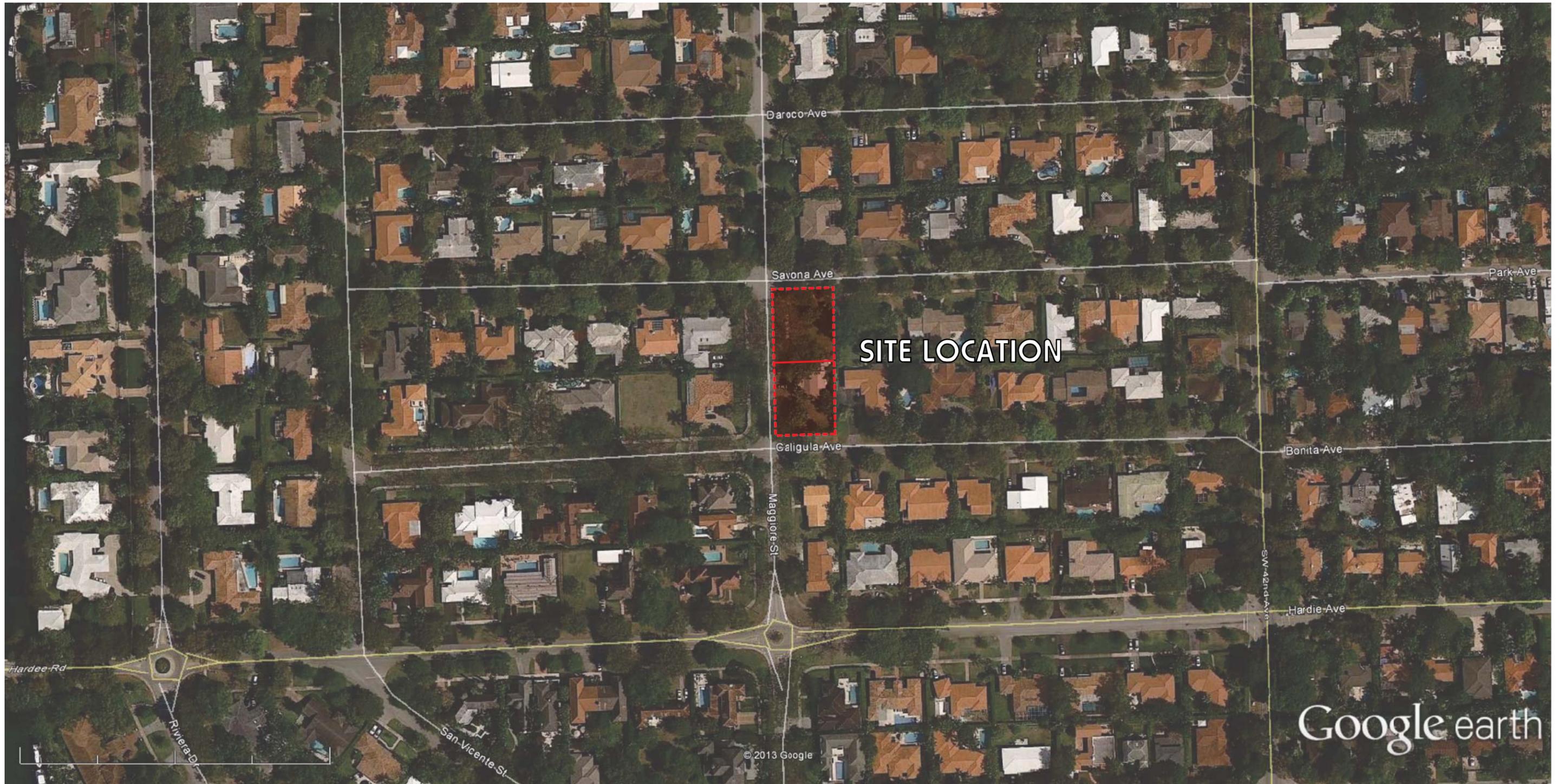
LOT 1:

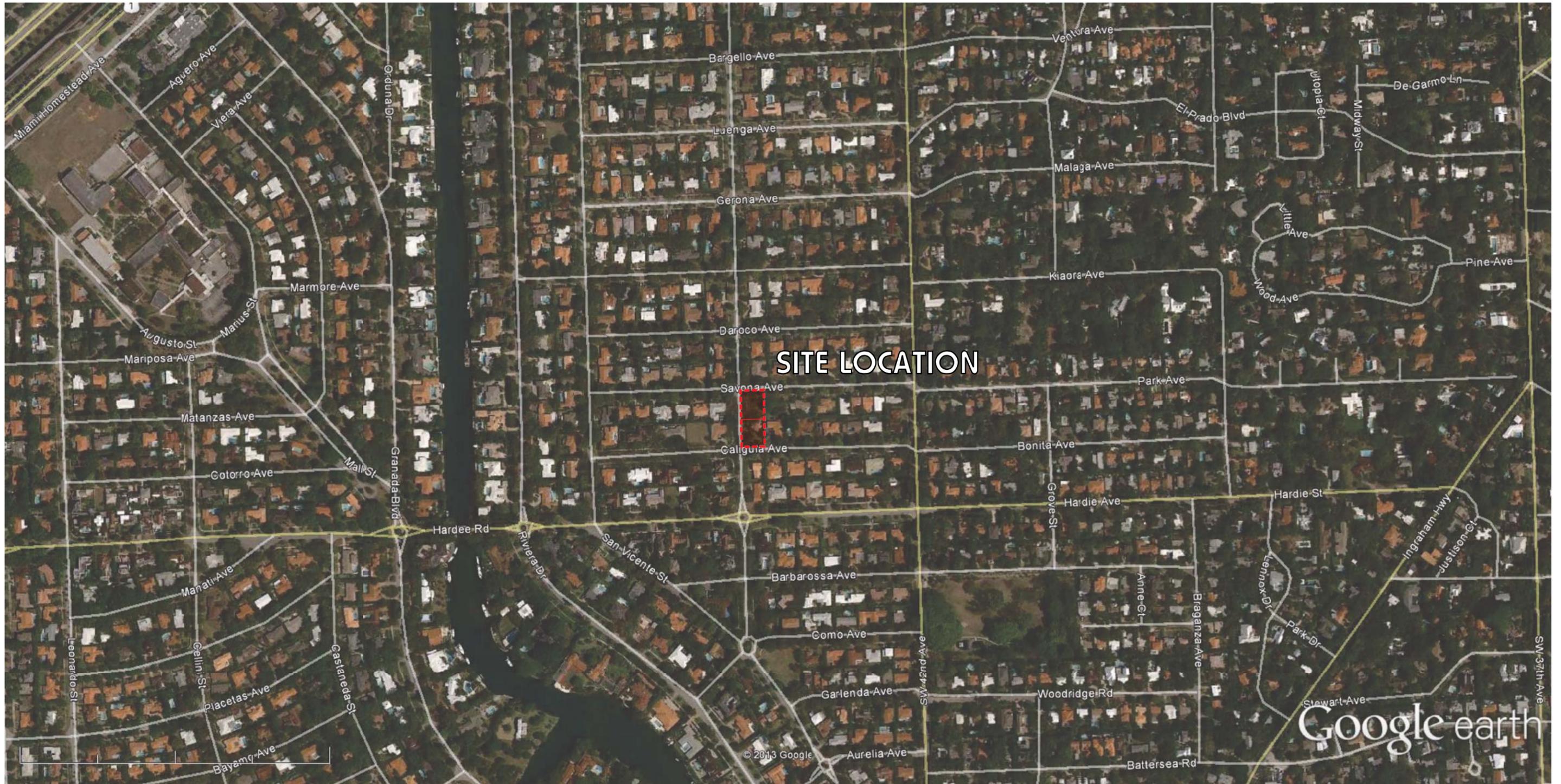
LEGAL DESCRIPTION: The West 73 feet of Lots 1 & 2 in Block 122, SECOND AMENDMENT PLAT OF CORAL GABLES RIVIERA SECTION PART 10, according to the Plat thereof, as recorded in Plat Book 31 at Page 1 of the Public Records of Miami-Dade County, Florida.

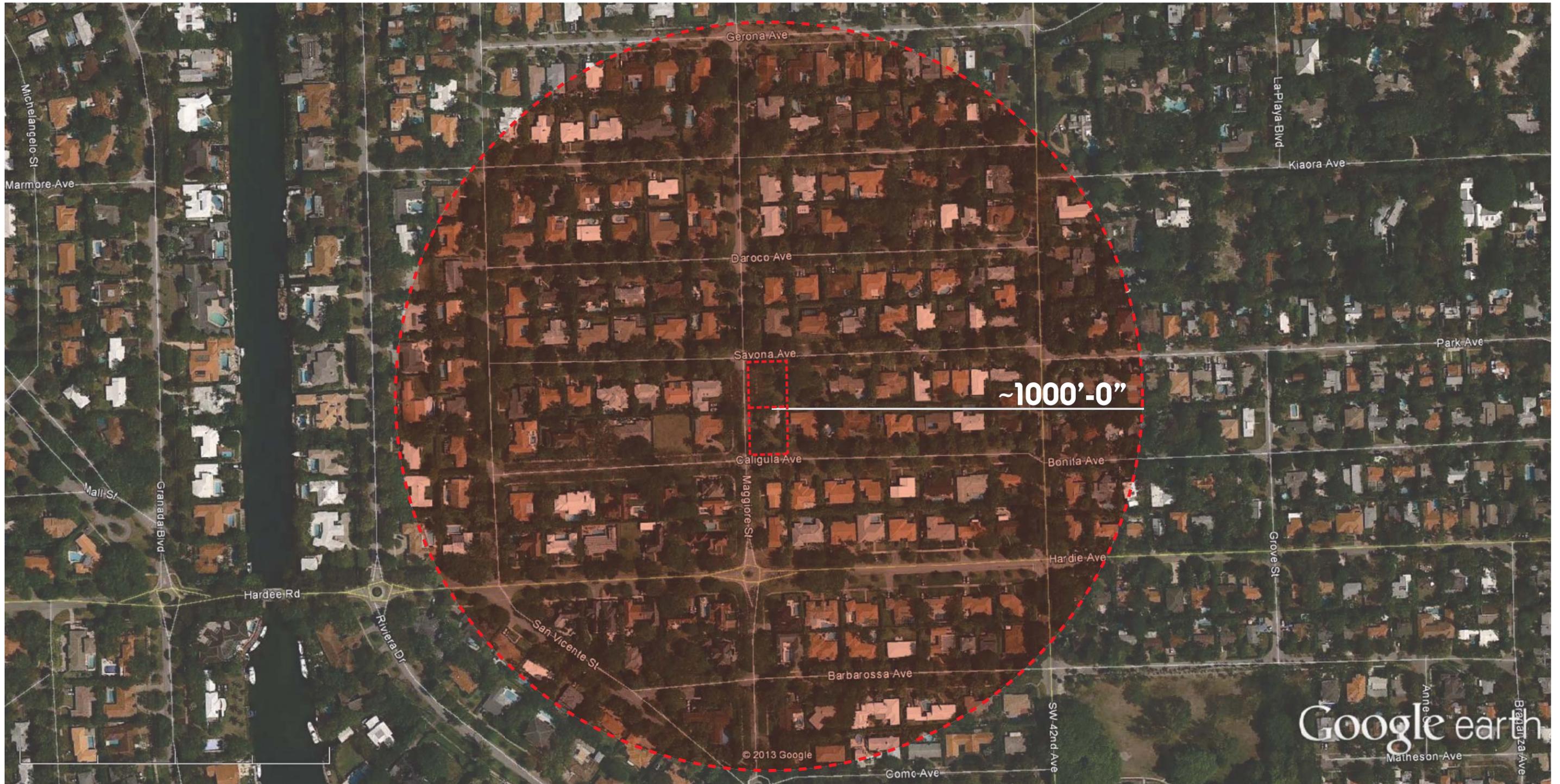
LOT 2:

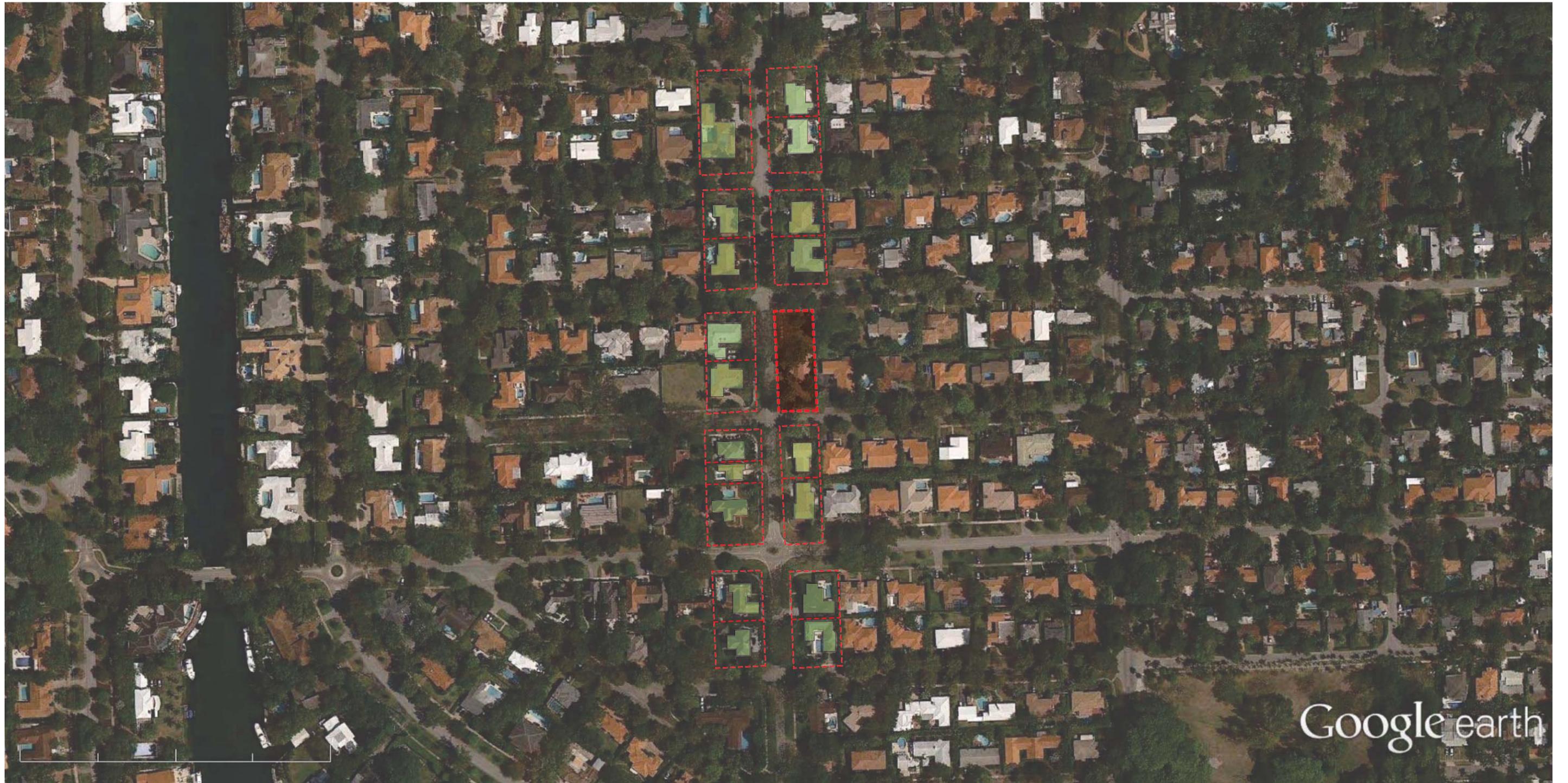
LEGAL DESCRIPTION: The West 73 feet of Lots 27 & 28 in Block 122, SECOND AMENDMENT PLAT OF CORAL GABLES RIVIERA SECTION PART 10, according to the Plat thereof, as recorded in Plat Book 31 at Page 1 of the Public Records of Miami-Dade County, Florida.











Lot Frontage Width

- 0'-0" - 73'-0"
- 74'-0" - 100'-0"
- 101'-0"+
- Public Lot/N.I.C.
- Site Location

Frontage	0' to 73'	74' to 100'	101'+	Total
No. of Sites	132	175	61	368
Percentage	36%	48%	16%	100%





EAST SIDE OF MAGGIORE STREET (SITE LOCATION)



CALIGULA AVE TO HARDEE CIRCLE



HARDEE CIRCLE TO BARBAROSSA AVE



BARBAROSSA AVE TO HARDEE CIRCLE (WEST SIDE OF MAGGIORE)



HARDEE CIRCLE TO CALIGULA AVE (WEST SIDE OF MAGGIORE)



CALIGULA AVE SAVONA AVE (WEST SIDE OF MAGGIORE)



BARBAROSSA AVE TO HARDEE CIRCLE (WEST SIDE)



SOUTH-EAST CORNER OF MAGGIORE (SITE LOCATION)



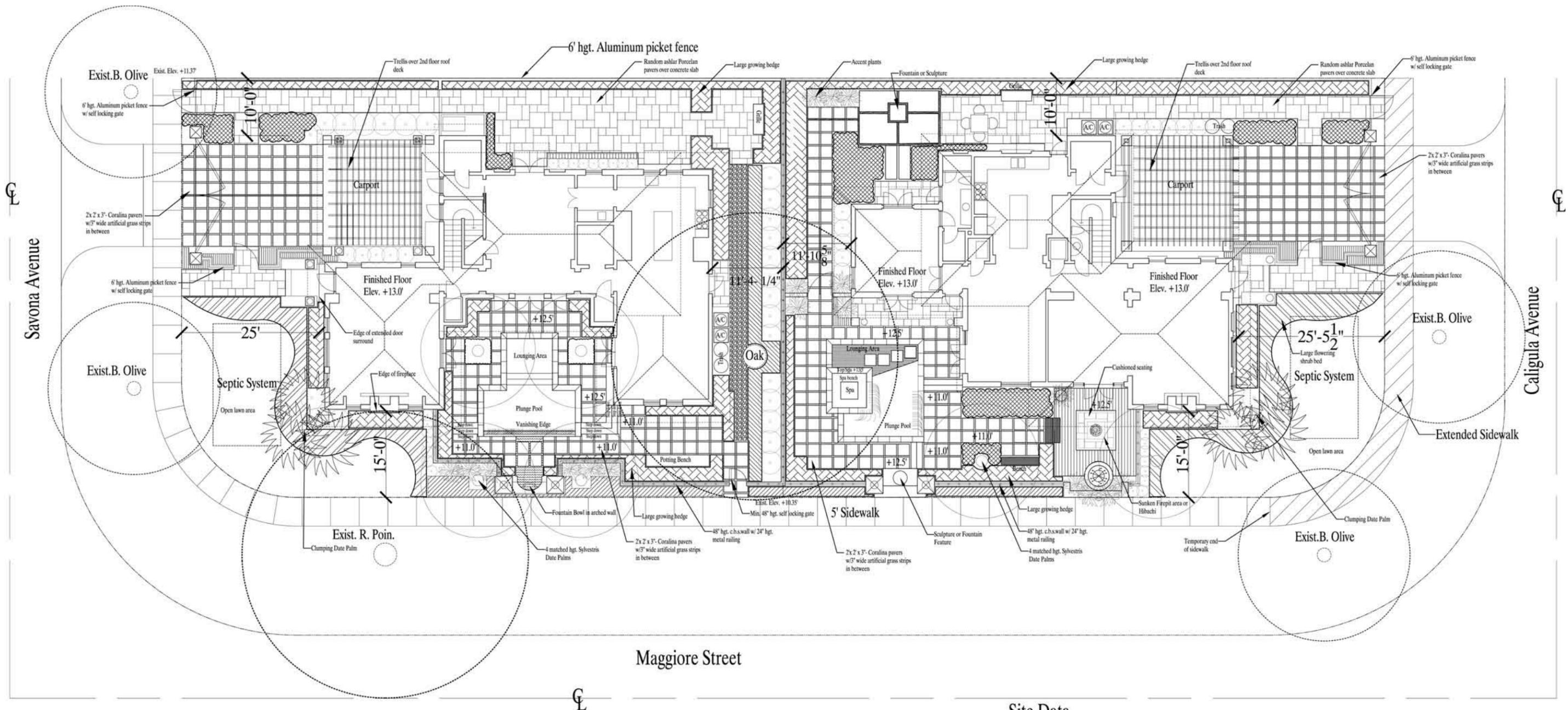
NORTH-EAST CORNER OF MAGGIORE (SITE LOCATION)











North/South Maggiore Residences

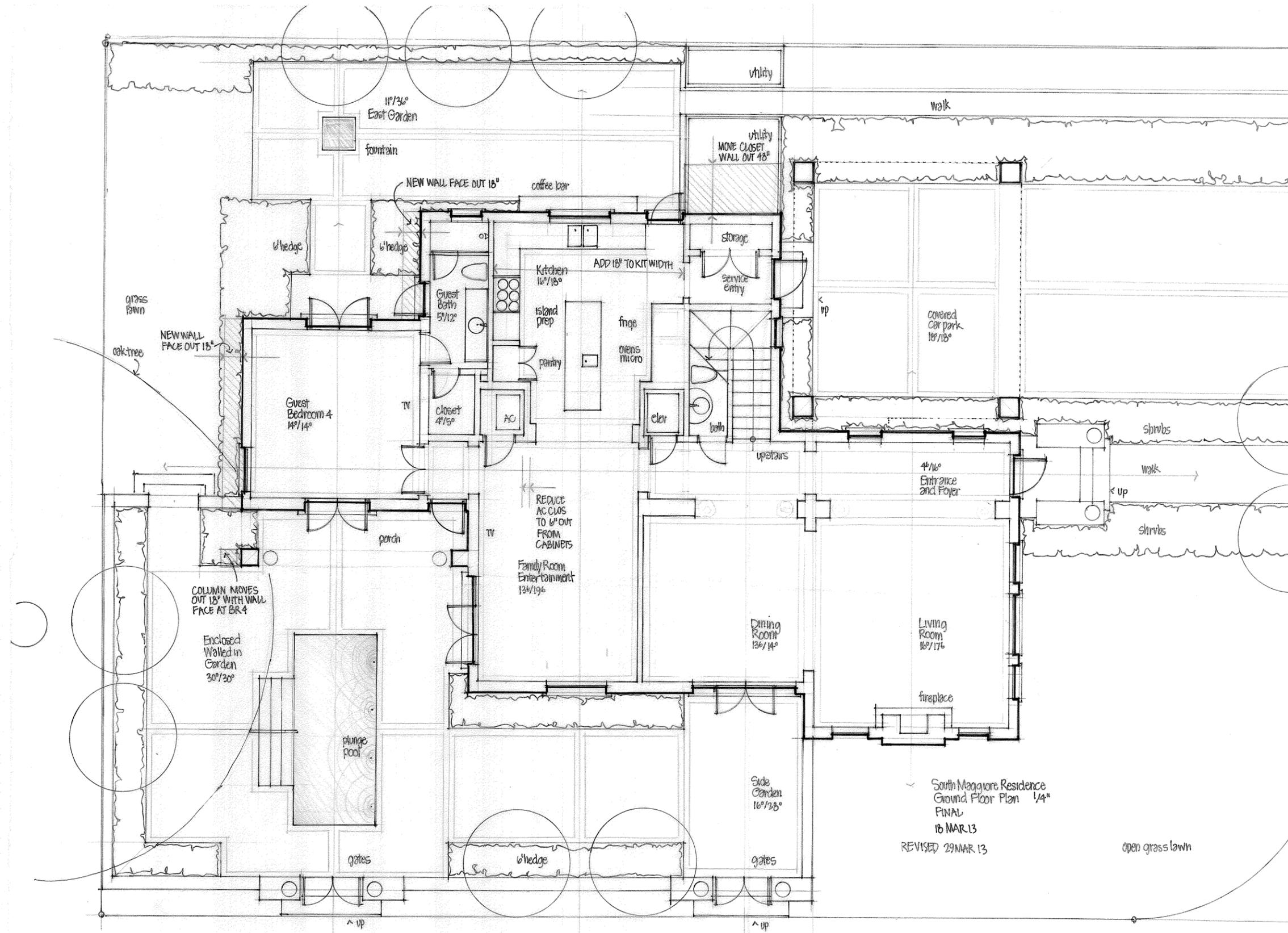
6009 Maggiore Street
Coral Gables, Fl.

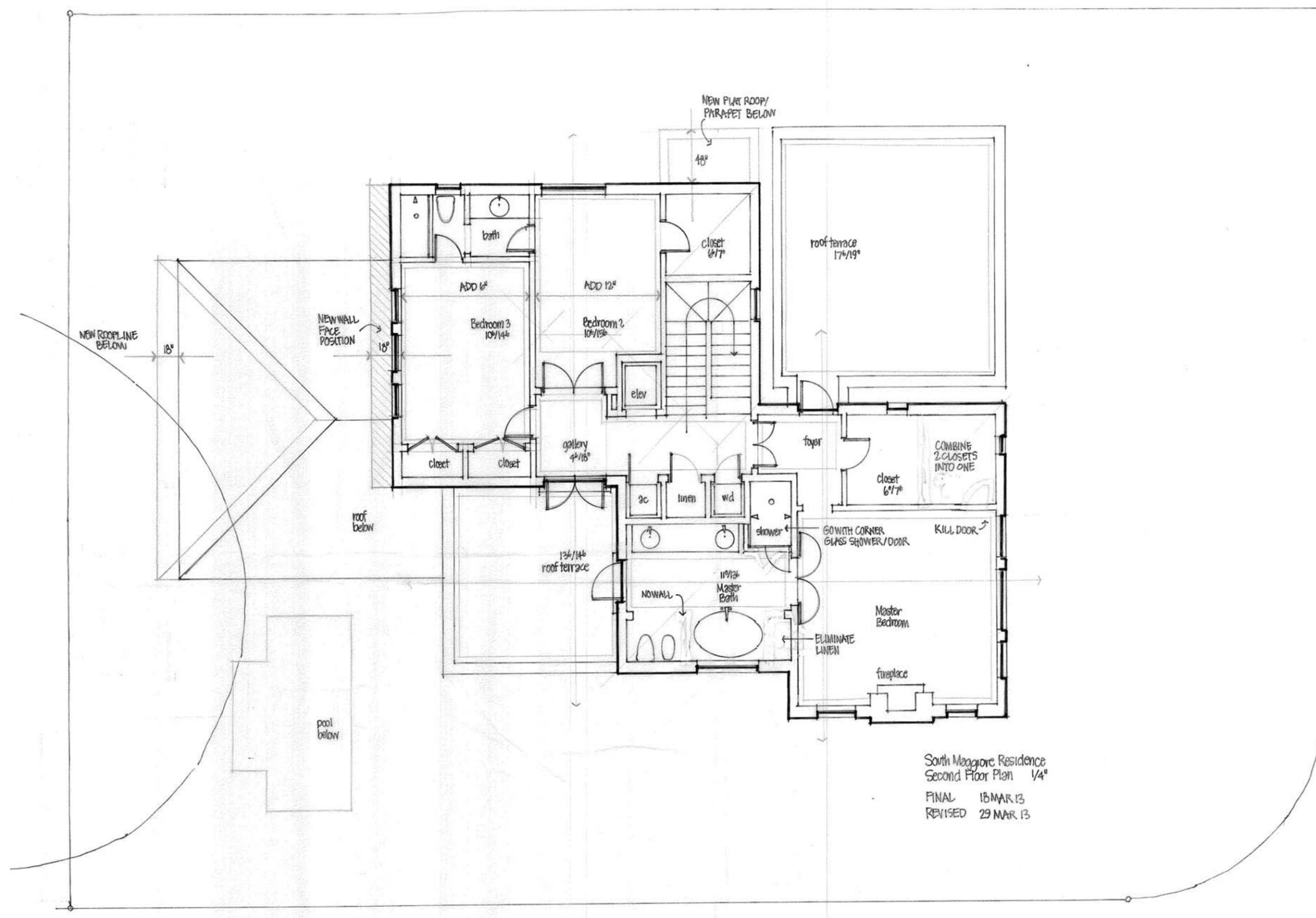


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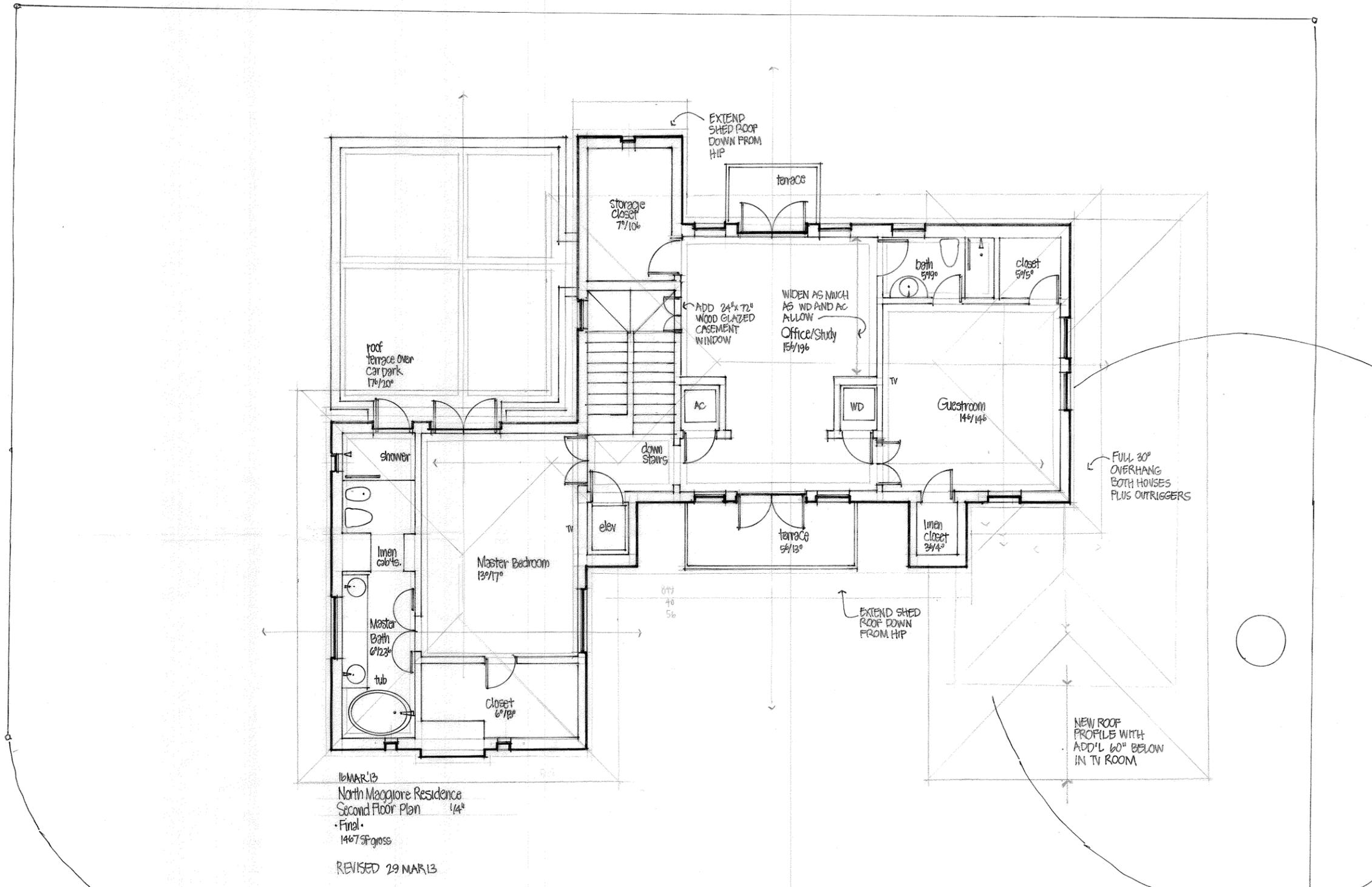
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 North Villa Site Area: 7,665 sq.ft./ Allowed F.A.R. 3,333 sq.ft.
 South Villa Site Area: 7,665 sq.ft./ Allowed F.A.R. 3,333 sq.ft.
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 North Villa Ground Coverage: 2,004/ 7,665= 26.14%
 South Villa Ground Coverage: 2,006/ 7,665= 26.17%





South Maggiore Residence
 Second Floor Plan 1/4"
 FINAL 18 MAR 13
 REVISED 29 MAR 13





South Maggiore Residence
North (rear) elevation 1/4"
18 MAR '13



South Maggiore Residence
South (Front) Elevation 1/4"
18 MAR '13



North Maggiore Residence
West (right side) elevation 1/4"
18 MAR '13

South Maggiore Residence
West (left side) elevation 1/4"
18 MAR '13



Coral Gables

South Maggiore Residence
East elevation 1/4"

North Maggiore Residence
East elevation 1/4"

Savanna Avenue



City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

Application request

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

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

General information

Street address of the subject property: 6009 Maggiore Street, Coral Gables, Florida

Property/project name: _____

Legal description: Lot(s) The West 73 feet of Lots 1, 2, 27 and 28

Block(s) 122 Section (s) Second Amended Plat of Coral Gables Riviera Section Part 10

Property owner(s): Jeannette T. Hunt Revocable Living Trust U/T/D 12/15/03

Property owner(s) mailing address: % John Thomson, Trustee, 201 Sevilla Ave., Suite 302, Coral Gables, FL

Telephone: Business 305-443-5444 Fax 305-443-4446

Other _____ Email JMTLaw59 @ aol.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Laura L. Russo, Esq.

Applicant(s)/agent(s) mailing address: 2655 LeJeune Road, Suite PH 2-B, Coral Gables, Florida 33134

Telephone: Business 305-476-8300 ext. 17 Fax 305-476-8383

Other Cell: 305-801-9002 Email Laura @ Laurarussolaw.com

Property information

Current land use classification(s): Residential - Low Density Single Family

Current zoning classification(s): Single Family

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

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

Supporting information (to be completed by Planning Staff)

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

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



City of Coral Gables Planning Division Application

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

Application submittal requirements

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

Applicant/agent/property owner affirmation and consent

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

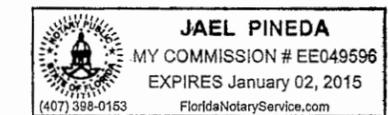


City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature: 	Contract Purchaser(s) Print Name: E. Stetson Glines
Contract Purchaser(s) Signature: 	Contract Purchaser(s) Print Name: Mary Jane Wooldridge
Address: 530 HARVEE ROAD, Coral Gables	
Telephone: 305 668 9870	Fax: _____ Email: STEPHAN.GLINER@PADO.COM

NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade
 The foregoing instrument was acknowledged before me this 7 day of May, 2013 by Glines Everett S III
 (Signature of Notary Public - State of Florida) and Mary Jane Wooldridge.



(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced Maine D.L. & FL D.L.

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name: Laura L. Russo
Address: 2655 LeJeune Road, Suite PH 2-B, Coral Gables, FL 33134	
Telephone: 305-476-8300 x 17	Fax: 305-476-8383 Email: Laura@Laurarussolaw.com

NOTARIZATION

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

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



**Proposed Residences @
6009 Maggiore Street
Coral Gables, Florida**

Design
Development

Application

26 09.11.2013



City of Coral Gables Planning Division Application

- 5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
- 6. All representatives of the application have registered with the Miami-Dade County Clerk's office as a lobbyist, in accordance with "Miami-Dade County Code," Section 2-11.1, as amended.
- 7. Understand that under Florida Law, all the information submitted as part of the application are public records.
- 8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Law Firm
LAURA L. RUSSO, ESQ., LLC
 Gables International Plaza
 2655 Le Jeune Road
 Suite: PH 2-B
 Coral Gables, Florida 33134-5837

Telephone: 305-476-8300
 Telefax: 305-476-8383

laura@laurarussolaw.com

Via Hand Delivery

May 14, 2013

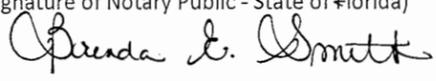
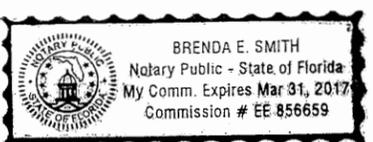
Mr. Ramon Trias
 Planning and Zoning Director
 City of Coral Gables
 427 Biltmore Way
 Coral Gables, Florida 33134

Re: Glines – Lot split/building site determination - Zoning
 Property: 6009 Maggiore Street, Coral Gables, FL
 File No.: 13L-222

Dear Mr. Trias:

The subject property is a unique piece of property. It consists of portions of 4 platted lots, abuts 3 streets and its dimensions are unusual - 73' x 210'. A single-family house was built on the property in the early 1920s. Despite its age, the City's Historical Resources Department has determined that the house does not have historical significance. The house's age and original construction materials, the roots of an enormous oak tree in the middle of the site, settlement, structural disintegration and deferred maintenance are responsible for the substantial deterioration of the house. The house is in danger of collapse as evidenced by shear cracks and a sinking foundation. A structural engineer has concluded that the house is structurally unsound. A copy of this report is attached to this application. Demolition is not voluntary as these circumstances here require it.

My clients, E. Stetson Glines and his wife, Mary Jane Wooldridge are the contract purchasers of the property that has been owned by Jeannette T. Hunt prior to 1977. Mr. Glines is a UM graduate, where he studied both Architecture and Business. He has been a principal at two architectural firms based in Coral Gables, and has been a Gables resident since his graduation from UM. His wife, Jane Wooldridge, is the Business Editor for the Miami Herald, where she

Property owner(s) signature(s):		Property owner(s) print name:	
Property owner(s) signature(s): 		Property owner(s) print name: John Thomson as Trustee of the Jeannette T. Hunt Revocable Living Trust U/T/D 12/15/03	
Property owner(s) signature(s):		Property owner(s) print name:	
Address:			
Telephone:	Fax:	Email:	
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF			
The foregoing instrument was acknowledged before me this <u>7</u> day of <u>MAY, 2013</u> by <u>John M. Thomson</u>			
(Signature of Notary Public - State of Florida)			
			
(Print, Type or Stamp Commissioned Name of Notary Public)			
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____			

Mr. Ramon Trias
May 14, 2013
Page 2

has worked for 30 years. Mr. Glines and his wife restored and reside in one of the historic homes in the French Country Village, in the immediate neighborhood of the subject property. They are sensitive to the lot split issue and believe that their proposal takes into account the neighborhood's unique characteristics and will promote neighborhood compatibility.

Mr. Glines proposes to demolish the existing house. The house is not economically feasible to salvage, as is indicated in the Structural Engineer's letter. He proposes to split the subject property in to 2 building sites - each 73' x 105' and then replat the two parcels into 2 lots since there are no platted lots in the subject property. He has designed two beautiful homes, one of which will be his new residence. The two homes are compatible and harmonious with the surrounding neighborhood. The two homes repeat this end of block pattern on both the east and west sides of Maggiore Street, where all but this block within a 1000 foot radius have two homes (one block has 3 and one a home and a lot at the end of the block). The size of the building sites differ in width (on the side streets) but most have the same frontage on Maggiore Street.

Article 3 of Zoning Code Section 3-206 requires at least 4 of the 6 criteria listed be satisfied for the Planning and Zoning Board. Following is our response to the criteria.

1. The subject site has exceptional and unusual circumstances that are site specific including its configuration, as it abuts three streets, involves a through-block condition and contains partially platted lots.
2. If approved for separation, the building sites created would be equal to or larger than those within the immediate vicinity or neighborhood. There are a considerable number of smaller 50 foot wide lots on the same block as the subject property. On the Maggiore frontage of the block immediately South of the subject site there are two identically situated lots as the proposed with the same exposures and dimensions, the lot closest to the subject site has a two-story home and the one south is a single story home. There are two homes at the ends of each of the blocks on both the East and West sides of Maggiore Street, extending from Hardee Road to the South to Miller Road to the North. The subject site is the only property that now has one house on the end of a block facing Maggiore with the exception of one that has three homes and another that has one home and an open lot.
3. The current house is a very small two-bedroom one-bath home. It is very old and in a state of decay due to a lack of maintenance over many years and its original building materials and construction are not in congruity with the neighborhood nor do they represent sound construction or comply with any recent building codes. Coral Gables

Mr. Ramon Trias
May 14, 2013
Page 3

Historic Resources has determined that the existing home has no significant historic value and can be demolished. The demolition of the existing structure is mandated by its deteriorated and dangerous condition. There are no other structures on the site.

4. No restrictive covenants, encroachments, easements or the like exist that would prevent the separation of the subject site. Once demolished, there would be no encroachments. An examination of title shows no easements or covenants.
5. The proposed building sites maintain and preserve open space and promote neighborhood compatibility by placing two homes on the end of this block consistent with the established end of block pattern along Maggiore Street. The proposed master plan and design will preserve the neighborhood's character and add to existing property values and enhance the visual attractiveness of the area.
6. The subject site was purchased by the applicant, Jeannette T. Hunt, in the 1940's, well prior to September 17, 1977.

Thank you for your assistance in this request. Should you need additional documentation or have any questions, please do not hesitate to call me.

Sincerely,



Laura L. Russo

:ms

cc: E. Stetson Glines (via email only)



The City of Coral Gables

Historical Resources Department

March 11, 2013

Jeanette Hunt Trust/Estate
Jack Thompson – Representative
6009 Maggiore Street
Coral Gables, FL 33146

Re: 6009 Maggiore Street, W 73' Lots 1-2-27-28, Block 122, Coral Gables Riviera Section "10", PB 31-1

Dear Mr. Thompson:

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:

6009 Maggiore Street, W 73' Lots 1-2-27-28, Block 122, Coral Gables Riviera Section "10", PB 31-1, 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.

P.O. Box 141549 CORAL GABLES, FLORIDA 33114-1549 PHONE (305) 460-5093 FAX (305) 460-5097

Upon expiration of the six-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made. If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Dona M. Spain
Historic Preservation Officer

cc: E. Stetson Glines, 536 Hardee Road, Coral Gables, FL 33146
Craig Leen, City Attorney
Bridgette Thornton Richard, Deputy City Attorney
Jane Tompkins, Development Services Director
Manuel Lopez, Acting Building Director
Ramon Trias, Planning & Zoning Director
Martha Salazar-Blanco, Zoning Official
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

E. Stetson Glines
7430 SW 48th Street
Miami, Florida 33155-4415

Re: 6009 Maggiore Street
CORAL GABLES RIVIERA SECTION PART 10, LOTS 1, 2, 27, 28, BLK 122, PB/PG 31/1.
Folio: 03-4129-027-2460

March 15, 2013

Dear Mr. Glines:

Please be advised after careful research and study of our records and the information provided the Planning and Zoning Division made the following determination:

Lots 1, 2, 27 & 28, Blk 122, Coral Gables Riviera Section 10, PB 31, PG 1. 6009 Maggiore Street cannot be considered two separate building sites with a lot size of 73' x 105.065' each due to the following reason:

- Several building permits were issued indicating and including lots 1,2,27,28 specifically building permit number: 1487 (Lots 1, 2, 27, 28).

The survey submitted provided also indicates a fence along with a concrete slab which span and encompass lots 1, 2.

Section 3-206 (D) of the "Zoning Code" states: "In the event that an applicant for a building site determination is denied by the Development Review Official or any change is proposed for the purpose of creating a new building site, the application shall submit an application for conditional use approval, together with a proposed site plan, and such application shall be reviewed in accordance with the procedures established in Article 3, Division 4 of these regulations and the applicable standards in subsection F".

Any change from the foregoing may only be made upon a demonstration of a change in the materials facts upon which this determination is made by the City Commission after the matter has first been heard at a public hearing for an establishment of a building site before the Planning and Zoning board.

Please be advised that this determination does not constitute a development order. If you have any further questions in this matter, please do not hesitate to contact this office.

Sincerely,

Martha Salazar-Blanco
Zoning Official

Cc: Craig Leen, City Attorney
Jane K. Tompkins, AICP, Development Services Director
Ramon Trias, AIA AICP LEED AP, Planning & Zoning Director
Dona Spain, Historical Preservation Officer

P.O. Box 141549 CORAL GABLES, FLORIDA 33114-1549 • PHONE: (305) 460-5235 • FAX (305) 460-5261

May 8, 2013

MODIS Architects, LLC
4955 SW 75th AVE
Miami, FL 33155



Attention: Mr. Ivo Fernandez, LEED AP
Principal

Reference: 6009 Maggiore Street

Mr. Fernandez:

UNITED Engineering, Inc. (UNITED) was retained by MODIS Architects, LLC on April 14, 2013, to perform a walk through report for the above referenced project. The objective of our walk through report is to provide an opinion regarding the condition of the existing residential structure. No documents were provided to us for review. UNITED utilized visual observation and a crack comparator card during our site visit.

The existing structure is a one-story single family residence with an attached two car garage. The roof structure is a high gable end with a flat roof at the east rooms and north garage. Per the property appraiser website, the structure was built in 1923 and has approximately 1,400 square feet of area. The roof structure is composed of wood rafters. An exposed wall of the structure indicates load bearing masonry walls. However, this appears to be limited to the north garage wall. The remaining wall types and foundation are unknown.

Below are our observations from our site visit of May 7, 2013:

- Noticeable vertical movement, possible settlement, at the garage. Beams are inclined towards the center column.
- Deteriorated roof joist at the garage due to rot.
- Deficient or non-existent connections at the roof joist to wall.
- Entry appears to have been enclosed, possibly without a permit.
- Spalling at the entry room above the south window.
- Noticeable movement of the interior chimney, flooring, and interior soffit.
- Diagonal cracking in interior soffit with crack widths of approximately 0.035".
- Vertical cracks in interior south wall that continue into ceiling towards the chimney.
- Floor sloping approximately 1/4" per foot at the southern portion of the structure.
- East rooms appear to be an addition.
- Evidence of water intrusion at the southeast bedroom.
- Vertical cracks in the southeast wall (interior and exterior) wider than 0.020".

Based on visual observation during our site visit, it is our opinion; the existing structure has numerous deficiencies whose repair cost will most likely exceed the replacement value of an equivalent structure. We base this opinion on the current Florida Building Code requirements that any repairs or member replacement must meet current building code. Furthermore, once fifty percent of the roof or floor area is affected, the entire structure must meet current building code for prescriptive requirements as well as gravity and wind loads.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

JOSE FUENTES
 UNITED ENGINEERING, INC.
 No. 02426
 JUAN J. FUENTES, P.E., S.E., LEED AP BD+C
 Structural Engineer
 Florida License No. 67426
 PROFESSIONAL ENGINEER
 /jf

Attachments



SUNNY GREENS LANDSCAPERS, CORP.



5-10-2013

To: Project Management International, Inc.
536 Hardee Road
Coral Gables, Fl 33146

RE: 6009 Maggiore St, Coral Gables Construction Project

Dear Mr. Glines:

Many thanks for giving us the opportunity of inspecting the above construction site. What follows is a plan of action as well as some very important recommendations in regards to the trimming, root pruning and preservation of 2 main trees at the site (meaning a large Live Oak and a Royal Poinciana) which are currently at, or near the future construction areas.

To allow construction, the following shall occur:

a) An existing large Royal Poinciana tree will be trimmed as follows: Some large lower branches will be removed to raised canopy area for proper clearance. The section of the canopy facing the future homes location will be trimmed removing selective branches which will otherwise be located to close to the structures; or even be completely obstructing the work site. To compensate the above work, and to maintain the proper balance of the tree, some selective pruning will also be done to the other side of the tree facing opposite to the construction site. All above work should be done under the direct and careful supervision of a Certified Arborist.

b) An existing large Like Oak tree will be trimmed as follows: Some large lower branches will be removed to raised canopy area for proper clearance. All areas of the canopy shall be cleaned as to remove dead, or deceased branches; also, unwanted vegetation (such as Vines) which are currently on the tree shall be removed. Some lower branches will be trimmed removing selective areas which will otherwise be located to close to the structures; or even be completely obstructing the work site. The top most part of the canopy will require only minor cleaning at this point. The root system shall be pruned on 2 main areas as far away from the tree trunk as possible following construction design drawings. Emphasis shall be placed by all parties involved to cause as minimal damage to root system as possible. After job is completed, root system shall be maintained moist for the time of construction and free of debris accumulation. Care shall be taken as to not use excessive water on the root system. No construction equipment of any kind should be place against, or stored within 10 feet of trunk area. All above work should be done under the direct and careful supervision of a Certified Arborist.

Since an arborists' ability to repair construction damage is very limited; please also find below some important recommendations which will be useful for construction personnel while working onsite in regards to tree preservation:

1.- The most important step which can be taken at a construction site is the construction of fences or barriers to protect the trees that are to remain. Keep such areas free of building material at all time as stated above.

2.- Limit soil compaction around construction site as much as possible. One good suggestion will be to allow only one access route in and out of the property; an to use a layer of mulch around non-structural parts of the site.

3.- Limit the amount of existing grade change as much as possible. Grade change can be devastating to trees and should be avoided as much as possible.

4.- Tunneling under trees (if necessary) is a much desired method for utility lines than trenching besides them. It helps preserve the root system contributing to the stability and health of the tree.

Again, these are just some suggestions worth following. No doubt any step taken which contributes to the conservation of the existing trees, will also increase the overall value of the property.

Should you have any questions, please feel free to give us a call.

Sincerely,

Jay Benavides
ISA Certified Arborist
CPCO in charge
Director of Operations
786-242-3341

14300 SW 194 AVE, MIAMI, FL 33196
PHONE: 786-242-3341 • FAX: 786-242-7767

July 10, 2013

Dear Neighbors and Friends-

For the last 14 years, my wife and I have been living at 536 Hardee Road. During that time, we've made some great friends in our neighborhood and want to continue to live here for a long time to come. We've renovated and restored our 1926 French Country home, while raising three sons, who are now all finished with college and living and working on their own. As a result, it's just the two of us, living in a 4400 Square foot house, with six bedrooms and five and a half baths- Far too much house for the two of us!

So we've decided to downsize- but we really want to stay in our neighborhood. So, we've recently contracted for the purchase of the property at 6009 Maggiore Street, which is within two blocks of our existing home and within walking distance of your home too. This property currently has an eighty-six year old bungalow on it, which is in bad condition and has been determined to have no historical significance, by the City's Historic Resources Department.

Our plan is to demolish this existing structure, divide the property in half and build a new home on each resulting site. This would continue the same pattern of planning and construction that currently exists in the neighborhood, with two houses at the end of each block along Maggiore.

Soon, you will be receiving a "Notice of Hearing", from the City for this application. Prior to that hearing, we'd like to invite you to visit our home at 536 Hardee Road, on Wednesday, July 17th, at 6:30 PM, so you can see first hand, our design drawings and renderings and ask any questions you may have about our proposal.

Our intent is to continue to be good neighbors, to stay in our established neighborhood and maintain close ties to our friends and neighbors. We look forward to meeting and discussing our proposal with you on Wednesday July 17th at 6:30 and hope you can attend.

Regards-

Stetson Glines &
Jane Wooldridge

536 Hardee Road
Coral Gables, FL 33146

July 17, 2013

6009 Maggiore Street: Neighbors Meeting

Please Sign in:

Name	Address	Email
1- Martin Ebbert		
2- Joe Mass	420 Hardee Rd	jmass@live.com
3- Jim + Julie Berlin	San Vicente	
4- Sandra Millor	421 Savona	sandrajmillor@gmail.com
5- SILDIA MILCOR	" "	SILDIAMILCOR@AOL.COM
6- ROBERT LANE	Pinecrest	67CANE@GMAIL.COM
7- DANIEL MARTINEZ		DEMART@GMAIL.COM
8- ELISSA VANAVER		elissa@breakthroughmiami.com
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