

Law Firm

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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

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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

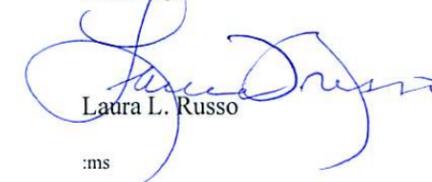
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Historic Resources has determined that the existing home has no significant historic value and can be demolished. The demolition of the existing structure is mandated by its deteriorated and dangerous condition. There are no other structures on the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

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cc: E. Stetson Glines (via email only)