CITY OF CORAL GABLES

PLANNING AND ZONING BOARD

SEPARATION/ESTABLISHMENT OF A BUILDING SITE

AND

SUBDIVISION REVIEW FOR A TENTATIVE PLAT

6801 GRANADA BLVD.

CORAL GABLES, FLORIDA 33146

OCTOBER 9, 2013

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6801 Granada Blvd.
Coral Gables, Florida

Guilford & Associates, P.A.
Attorneys at Law

F.W. ZEKE GUILFORD
E-MAIL: ZGUILFORD@GUILFORDASSOC.COM

400 UNIVERSITY DRIVE
SUITE 201
CORAL GABLES, FLORIDA 33134

TEL (305) 446-8411
FAX (305) 445-0563

September 23, 2013

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

Re: **6801 Granada Blvd / Application for Tentative Plat**

Dear Mr. Trias:

This firm along with RJ Heisenbottle Architects represents Califon Company, N.V., the owner of property located at 6801 Granada Blvd., relative to an application to re-plat the property to create two (2) building sites.

Since the incorporation of the City of Coral Gables, the subject property has been designated as single family residential. However, over the years it has taken on many changes. When the property was first platted, it consisted of four and one half (4 ½) single family lots. This is important because it meant that four (4) single family homes could be built on the property. Each lot had a street frontage of seventy five (75) feet. Behind the platted lots and abutting the Mahi and Coral Gables Waterways was a City of Coral Gables Park.

Then in 1943, Mr. Cartee re-platted the property as well as the property across the Mahi Waterway into two (2) tracts, Tract 1 and Tract 2 of Cartee Homestead. Tract 1 that is located across the Mahi Waterway from this property is almost a mirror image of the subject property except for one major difference. Sometime thereafter, Tract 1 was divided into three (3) separate and independent building sites. Mr. Cartee subsequently sold the subject property to Mr. Caudle.

In or about 1951, Mr. Caudle commissioned Alfred Browning Parker to design a residence to Mr. Caudle's requirements. As Mr. Caudle was a single individual, the Parker designed home only had one (1) bedroom in the main portion of the residence and another two (2) small guest bedrooms located on the other side of an open three (3) car carport. The following year, Mr. Caudle commissioned Mr. Parker to design a garage and maid's quarters. In 1967, Mr. Caudle retained the services of Joseph D. Swain to design an addition and alterations to residence. The additions and alterations consisted of enclosing the carport, two (2) one story additions, servant's patio and site alterations including the addition of gates and an additional driveway.

In 1980 the Dalmau family (Califon) purchase the property and have lived there over the years and continue to own the property today. In 1982, the Jordi Dalmau retained the services of Ferandino, Grafton, Spillis and Candela to make additional alterations to the buildings.

In 2007, the City of Coral Gables declared the property as local historic landmark due to fact that the original residence was designed by Alfred Browning Parker. Since 2007, if not before, the Dalmaus have been trying to sell the property. The historic designation has become an impediment to selling the property. The historic residence has low ceilings throughout the house. In addition, the Mr. Parker designed residence does not meet a buyer's expectations in today's market. Furthermore, where the residence is located (taking advantage of the views of both the Mahi and Coral Gables Waterways) is exactly where a potential purchaser would want to construct a new residence that meets today's needs. As such, the property has not sold.

In order to make the property more compatible with the neighborhood and salable, we are requesting that the property be re-platted into two (2) building sites. One building site would consist of eighty two thousand nine hundred and six (82,906) square feet and would encompass the existing residence, tennis court, swimming pool and cabana area. The second building site would consist of forty six thousand two hundred and eight (46,208) square feet and would be a vacant site. The property itself is approximately three (3) acres in size and is the largest parcel in the area, by far. If the building site application is approved, each of the lots would still be one of the largest lots, if not the largest in the neighborhood. In performing an analysis of the homes within one thousand (1,000) feet, the proposed building site would be larger than seventy eight (78%) percent of the frontages of other homes in the neighborhood.

In addition, the property has become an economic hardship to the owner. Since Mr. Parker situated the residence where any potential purchaser would want to locate a new home, the owner has not be able to sell the property and has had to continue to maintain it. Taxes last year alone are almost were approximately seventy five thousand ($75,000.00) dollars and it takes a least two (2) full time maintenance staff to care for the exposed wood finishes and the landscaping.

For the reasons stated above and that we believe that we meet the building site criteria for a building site separation, we would kindly request your favorable recommendation of our application.

Very sincerely,
Guilford & Associates, P.A.

F.W. Zeke Guilford, Esq.

Building Site Criteria

1. That exceptional or unusual circumstance Exist, that are site specific such as unusual site configuration or partially platted lots, or are code specific such as properties having two (2) or more zoning and or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s).

The property is by far the largest in the area being approximately 3 acres in size. While this is not a thru property, it could be considered as such by the fact that the depth of the property is 355 lineal feet. In the City of Coral Gables, a standard block is two hundred (200) feet in depth. This parcel would be considered a thru lot except for the fact that it abuts a canal rather than another street. So, the property goes from one means of transportation (the street) to another (the canal). Thus, the property must be considered a thru lot. Furthermore, the property is unique in that it does not only front Granada, but fronts on two canals.

Another reason that this property is unique is that it has been deemed historic by the city of Coral Gables. Of the 18,189 houses in the city of Coral Gables, only 1200 are considered to be historic. The residence was designed by Alfred Browning Parker for a single man. As such, the original residence only had one (1) master bedroom in the main portion of the residence with two (2) small guest bedrooms that were located on the other side of an open three (3) car carport. Over the years, there have been several significant additions to the original residence. The original residence is situated on the property to take advantage of the views of both canals. The owner has been attempting to sell the property for years, but any potential purchasers wants to construct a new residence where the historic residence is located and therefore, the owner has not been able to sell the property.

It has become economically unfeasible to maintain the property. The taxes alone are approximately seventy five thousand ($75,000.00) dollars. The grounds require at a minimum, two full time staff personnel to just care for the exposed wood finishes and the landscaping. Separating the property into two (2) parcels will make the maintenance of the historic property more economically feasible.

The property is unusual in that the property was originally platted as four and one-half (4 1/2) separate single family lots, which would allow for the construction of four (4) single family homes. Located behind the lots was a public park that provided access to the canals. Then in 1943, Mr. Cartee re-platted the lots and the certain lots across the Mahi Waterway into two (2) Tracts. Tract 1 and Tract 2 of Cartee Homestead. The only difference is the City has allowed Tract 1 to be subdivided into three (3) single family lots. We are only requesting two building sites.

2. The building site(s) created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of one thousand (1,000) foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less. "Immediate vicinity" shall be defined as an area in which a parcel of land is located, that is physically, functionally or geographically identifiable

as a distinct realm, place or neighborhood, or an area within a radius of not more than one-half (1/2) mile from the subject property, whichever is smaller.

Within the 1,000 feet of the perimeter of the property there are 158 properties that have a frontage equal to or smaller than proposed building site. There are only forty three (43) properties have frontages greater than the proposed building site. Therefore, the proposed frontage is seventy eight (78%) larger than the lot frontages in the area.

In addition, it should be pointed out that the proposed building site itself being more than one (1) acre would be one of the largest in the area.

3. The building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, and ground coverage and other applicable provisions of the Zoning Code, CP and City Code. The voluntary demolition of a building which eliminates any of the conditions of the conditions identified in this criterion shall not constitute or result in compliance with the criterion.

The owner retained the services of RJ Heisenbottle Architects to research the property and determine that no structure would become non-conforming as it relates to setbacks, lot area, lot width and depth and ground coverage and other applicable provisions of the zoning code. In this regard, the City of Coral Gables Zoning Department reviewed the proposed building site separation and determined that the existing buildings, etc., complies with the applicable zoning regulations.

4. That no restrictive covenants, encroachments, easements, or the like exist, which would prevent the separation of the site. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.

There are no restrictive covenants, easements that exist and no building would have to be demolished; however, a driveway would have to be relocated.

A Certificate of Appropriateness was approved on September 19, 2013 allowing the relocation of the driveway conditioned upon the building site separation being approved.

5. The proposed building site(s) maintains and preserves open space, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area and approval of the request is in the best interest of the public.

By the building sites continuing to be the largest in the area, the property values in the neighborhood will be maintained. In addition, the separation will allow the property owner to maintain the historic structure on the property.

6. That the building site(s) created was purchased as a separate buildings(s) by the current owner prior to September 17, 1977.

The property was purchased thirty three (33) years ago by the current owner in 1980 and therefore does not comply with this requirement.

BUILDING SITE FRONTAGE ANALYSIS:

161 LOTS ARE 130'-0" FEET OR SMALLER

59 LOTS ARE 131'-0" FEET OR LARGER

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

BUILDING SITE FRONTAGE ANALYSIS

OCTOBER 23, 2013

NORTH

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: 6801 Granada Blvd., Coral Gables, FL 33143

Property/project name: 6801 Granada Blvd. Re-Plat

Legal description: Lot(s) Tract 2 of"Cartee Homestead"as recorded in Plat Book43, pg.30 of the Public Records of Miami-Dade, FL

Block(s)_____ Section (s)_____

Property owner(s): Califon Company N.V.

Property owner(s) mailing address: 6801 Granada Blvd., Coral Gables, FL 33143

Telephone: Business (786) 375-1444 Fax _____

Other _____ Email jadalmau @ aol.com

City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Guilford & Associates

Applicant(s)/agent(s) mailing address: 1222 Ponce de Leon Blvd. Suite 600, Florida 33134

Telephone: Business (305) 446-8411 Fax (305) 445-0563

Other _____ Email zguildford @ guildfordassoc.com

Property information

Current land use classification(s): SFR - Single Family Residence

Current zoning classification(s): SFR - Single Family Residence

Proposed land use classification(s) (if applicable): SFR - Single Family Residence

Proposed zoning classification(s) (if applicable): SFR - Single Family Residence

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 Divison 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.

- [x] 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.
- [x] Site plan and supporting information.
- [x] 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.
- [x] Vegetation survey.
- [ ] Video of the subject property.
- [ ] Zoning Analysis (Preliminary).
- [ ] Zoning Code text amendment justification.
- [ ] Warranty Deed.
- [x] Other: Tentative Plat, Utility Letters, HPB Resolution / Letter

Application submittal requirements

1. Hard copies. ~~Three (3)~~ Five(5) hard copies of the entire application shall be submitted including all the items identified in the preapplication conference.
2. Digital media copies. ~~Twelve (12)~~ Seven(7) 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.

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 and completed lobbyist forms for the City of Coral Gables City Clerk's office.
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.

Property owner(s) signature(s):	Property owner(s) print name: JORGE DALMAU CALIFON CO NU.
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: 6801 Granada Blvd., Coral Gables, FL 33143

Telephone: 786 375-1444	Fax:	Email: jadalmau@aol.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 2nd day of October by JORGE DALMAU SPAIN PASSPORT

(Signature of Notary Public - State of Florida)

NOTARY PUBLIC STATE OF FLORIDA

JASON GARCIA
MY COMMISSION # FF 040885
EXPIRES: July 30, 2017
Bonded Thru Budget Notary Services

(Print, Type or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☑ Produced Identification; Type of Identification Produced Spain Passport

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:	Fax:	Email:

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 _____

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name:
F.W. Zeke Guilford	FW ZEKE GUILFORD

Address: 400 UNIVERSITY DR
CORAL GABLES, FL 33134

Telephone: 305-446-8411	Fax: 305-4450563	Email: ZGUILFORD@GUILFORDASSOC.COM

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 7th day of October 2013 by Frank W. Zeke Guilford
(Signature of Notary Public - State of Florida)
Lidia Gonzalez

NOTARY PUBLIC STATE OF FLORIDA
LIDIA GONZALEZ
MY COMMISSION # DD 973090
EXPIRES: May 1, 2014
Bonded Thru Budget Notary Services

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

July 2013

Exhibit "A"

LEGAL DESCRIPTION

TRACT 2 OF "CARTEE HOMESTEAD AS RECORDED IN PLAT BOOK 43, AT PAGE 30 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

<u>Exhibit “B”</u>

Folio Number:

03-4129-031-0020

6801 Granada Blvd.
Coral Gables, Florida

`

My Home
Miami-Dade County, Florida

miamidade.gov MIAMI-DADE

Property Information Map

Aerial Photography - 2012 0 153 ft

This map was created on 1/25/2013 11:04:56 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.

Close

Summary Details:

Folio No.:	03-4129-031-0020
Property:	6801 GRANADA BLVD
Mailing Address:	CALIFON COMPANY N V C/O GARRY B, SCHWARTZ PA 4000 PONCE DE LEON BLVD 470 CORAL GABLE FL 33146-1432

Property Information:

Primary Zone:	0100 SINGLE FAMILY - GENERAL
CLUC:	0001 RESIDENTIAL - SINGLE FAMILY
Beds/Baths:	8/7
Floors:	2
Living Units:	1
Adj Sq Footage:	9,448
Lot Size:	2.95 ACRES
Year Built:	1951
Legal Description:	29 54 41 2.95 AC CARTEE HOMESTEAD PB 43-30 TRACT 2 LOT SIZE 128502 SQUARE FEET OR 10742-1520 0580 6 OR 27645-0175 0311 11

Assessment Information:

Year:	2012	2011
Land Value:	$2,505,789	$2,505,789
Building Value:	$1,284,555	$1,292,162
Market Value:	$3,790,344	$3,797,951
Assessed Value:	$3,790,344	$3,797,951

Taxable Value Information:

Year:	2012	2011
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$0/ $3,790,344	$0/ $3,797,951
County:	$0/ $3,790,344	$0/ $3,797,951
City:	$0/ $3,790,344	$0/ $3,797,951
School Board:	$0/ $3,790,344	$0/ $3,797,951

Sale Information:

Sale Date:	3/2011
Sale Amount:	$100
Sale O/R:	27645-0175
Sales	Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter

Qualification Description:	201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgement or court order.
View Additional Sales	

Additional Information is Not From the Property Appraiser's Records:

Community Development District:	NONE
Community Redevelopment Area:	NONE
Empowerment Zone:	NONE
Enterprise Zone:	NONE
Zoning Land Use:	SINGLE-FAMILY
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY (UDB)
Zoning:	SF-R (SINGLE-FAMILY RESIDENTIAL DISTRICT)
Non-Ad Valorem Assessments:	Get Info
Environmental Considerations	

6801 Granada Blvd. Re-plat
List of Owner's Representatives and Consultants

Owner:

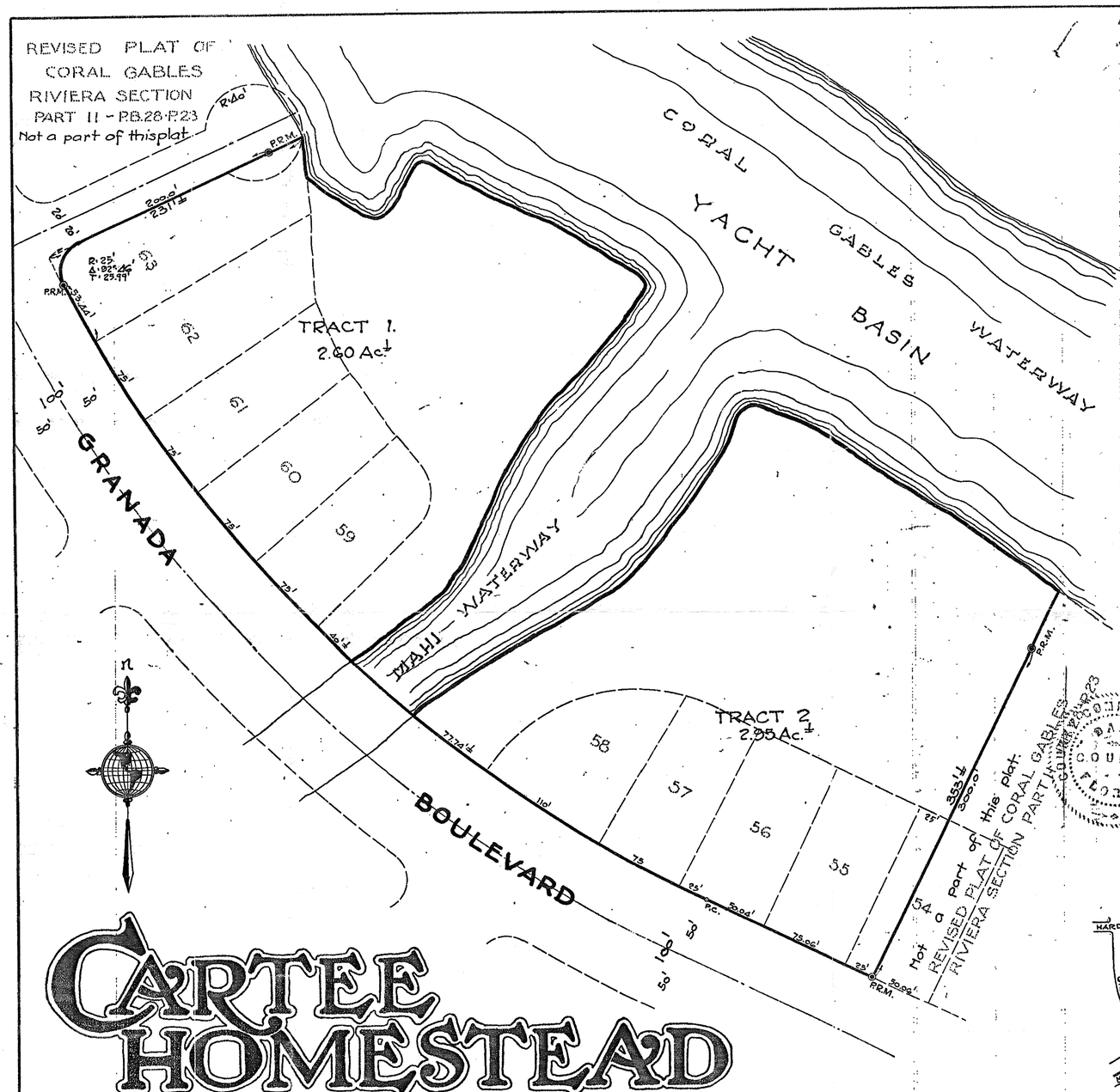
Califon Company N V
C/O Garry B, Schwartz PA
6801 Granada Park Blvd.
Coral Gables, Florida 33143
(786) 375-1444 tel.
Email: jadalmau@aol.com

Attorney:

Guilford & Associates, P.A.
2222 Ponce de Leon Blvd. Suite 600
Coral Gables, Florida 33134
(305) 446-8411 tel. (305) 445-0563 fax.
Email: ZGuilford@guilfordassoc.com

Architect:

Richard J. Heisenbottle, A1A
2199 Ponce de Leon Blvd., Suite 400
Coral Gables, Florida 33134
(305) 446-7799 tel. (305) 446-9275 fax.
Email: richard@rjha.net



CARTEE HOMESTEAD

A Subdivision in the S.W.1/4 Sec. 29-TWP. 54S., RGE. 41E.
City of Coral Gables - Florida.

M.B. Garris Civil & Consulting Engineer, Miami, Fla.
April, 1943 Scale: 1" = 60'

0 50 100 150 200
Scale in Feet

KNOW ALL MEN BY THESE PRESENTS:- That Horace L. Cartee joined by his wife Frank Alma Cartee, have caused to be made the attached plat of "CARTEE HOMESTEAD" a replat of the following described property to wit:-

Lots 59, 60, 61, 62, 63 Block 257 Revised plat of Coral Gables Riviera Section Part 11 according to plat thereof recorded in plat book 28 at page 23 of the public records of Dade County Fla., together with the land lying South of and between the aforesaid Lot 59 Block 257 and Mahi Waterway as shown by the aforesaid plat.

Also the land lying Northeasterly of and between Lots 59, 60, 61, 62 and 63 Block 257 of the Revised Plat of Coral Gables Riviera Section Part 11, as aforesaid, and the Yacht Basin in Coral Gables Waterway as shown on the aforesaid plat. Also that portion of the circular end of a 40 ft. street lying Northwesterly from and adjacent to lot 63 as aforesaid, lying Southeasterly of a line 20 ft. Southeasterly from and parallel with the center line of said 40 ft. street.

AND: Lots 55, 56, 57, 58 and the Northwesterly 25 feet of Lot 54, Block 257 of the Revised Plat of Coral Gables Riviera Section Part 11 according to plat thereof recorded in Plat book 28 at page 23 of the public records of Dade County, Fla. together with the land lying between the aforesaid lots or portions thereof and Mahi Waterway and the Yacht Basin in Coral Gables Waterway as shown by the aforesaid revised plat of Coral Gables Riviera Section Part 11.

The purpose of this plat is the consolidation of the above described property into two tracts, No. 1 and No. 2, as shown hereon.

Granada Boulevard as shown on the attached plat together with all existing and future plantings, trees and shrubbery located thereon are hereby dedicated to the perpetual use of the public for proper purposes, reserving to ourselves, our heirs, executors or assigns the reversion or reversions thereof whenever discontinued by law.

The lawful zoning regulations, now in effect, or as the same may be from time to time lawfully changed or amended, applicable to the area covered by this plat, will be observed.

IN WITNESS WHEREOF We have hereunto set our hands and seals this 27 day of April A.D. 1943

Witnesses: Ruth Carter Limer — Horace L. Cartee SEAL
Mae D. H. Wilson — Frank Alma Cartee SEAL

State of Florida
County of Dade S.S.

Before me this day personally appeared Horace L. Cartee and Frank Alma Cartee, his wife, to me well known to be the persons described in and who executed the foregoing instrument, who upon being duly sworn acknowledged the execution thereof to be their free and voluntary act and deed and for the purposes therein set forth.

And the said Frank Alma Cartee, wife of the said Horace L. Cartee, upon a private examination, separate and apart from her said husband, acknowledged that she executed the said instrument freely and voluntarily and without compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and notarial seal at Miami, Fla. this 27 day of April A.D. 1943.

Notary Public State of Florida.
My commission expires

Approved for record City Engineer Coral Gables Fla.

This plat was approved and accepted by resolution No. 2-375 passed and adopted by the City Commission of Coral Gables, Fla. the 11th day of April, A.D. 1943.

Attest: City Clerk. Signed Mayor.

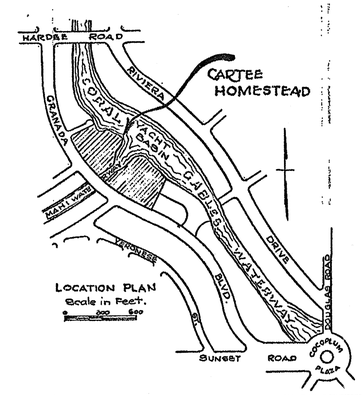
Approved: County Engineer Dade County, Fla.

This plat is hereby accepted and approved by the Board of County Commissioners of Dade County, Fla. by resolution adopted this 10 day of August A.D. 1943.

Attest: E.B. Leatherman, Clerk of the Circuit Court
By Deputy Clerk. Signed Chairman of the Board.

I Hereby certify that the attached plat of "CARTEE HOMESTEAD" is a true and correct plat of such property as recently surveyed and platted under my direction. I Also Certify that permanent reference monuments were set the 28th day of April, A.D. 1943 in accordance with Section 7, Chapter 10275 (No. 253) Laws of the State of Florida.

Registered Civil Engineer No. 321
" Land Surveyor No. 49
State of Florida.

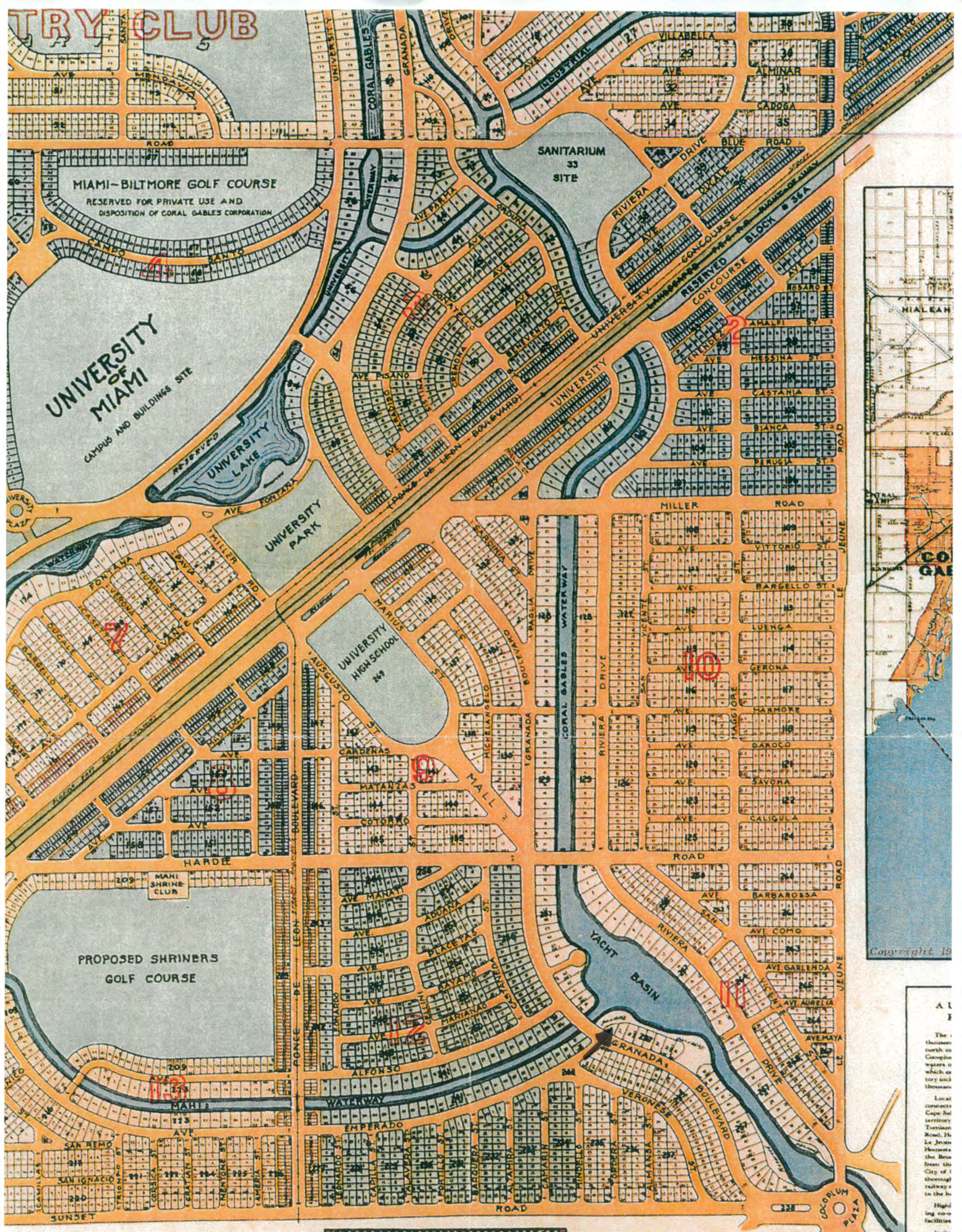


Filed for record this 14 day of Aug. A.D. 1943 at 9:34 A.M. in Book 43 of plats at page 30 of the Public Records of Dade County, Florida.

This plat complies with the provisions of Chapter 10275 (No. 253) Laws of the State of Florida.

E. B. Leatherman
Clerk of the Circuit Court

By: N. E. Watson
Deputy Clerk.



CORAL GABLES

Miami Riviera

40 Miles of Water Front

GEORGE E. MERRICK

W.C. Bliss Engr. May 1925

LEGEND:

- DENOTES ORIGINAL HISTORIC HOUSE BY ALFRED BROWNING PARKER - 1951
- DENOTES GUEST HOUSE ADDITION BY ALFRED BROWNING PARKER - 1952
- DENOTES REMODELED AREAS OF ORIGINAL HOUSE BY SPILLIS CANDELA - 1982
- DENOTES ADDITION BY SPILLIS CANDELA - 1982

6801 GRANADA BOULEVARD

HISTORICAL SITE PLAN

SCALE: 1"= 20'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

MAY 7, 2013

NORTH

TENTATIVE PLAT OF "REVISED PLAT OF CARTEE HOMESTEAD"

BEING A REPLAT OF TRACT 2 OF "CARTEE HOMESTEAD" AS RECORDED IN PLAT BOOK 43, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE SOUTWEST 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

FIELD WORK DATE

03-08-2006 DRAWING
03-23-2011 UPDATE
01-17-2013 UPDATE)
02-12-2013 TREES ADDED

ADJOINING ZONING: EXISTING

ID	FOLIO NO.:	CLUC	PRIMARY ZONING
A	03-4129-029-0010	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
B	03-4129-028-0450	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
C	03-4129-028-0440	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
D	03-4129-028-0430	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
E	03-4129-032-1380	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL

ADJOINING LAND OWNERS

PATTERSON TRACT NO. 1 (46-45)	RICARDO AND LINA EICHENWALD 6835 GRANADA BOULEVARD CORAL GABLES, FLORIDA 33146

ADJOINING ZONING: EXISTING

REFER TO SHEET 3 EXISTING			
ID	FOLIO NO.:	CLUC	PRIMARY ZONING
I	03-4129-031-0020	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
PROPOSED			
II	03-4129-031-0020	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL
III	-	SINGLE FAMILY RESIDENCE	SINGLE FAMILY RESIDENTIAL

BENCHMARK INFORMATION

BM#	ELEVATION	N-S STREET	E-W STREET	LOCATION	DESCRIPTION
197	11.61	GRANADA BOULEVARD	SUNSET ROAD	N.E. LY CORNER	PKBW B.S.W. @ N. PROP. LINE #6965 GRANADA
200	10.99	BARQUERA STREET	SUNSET ROAD	N.E. LY CORNER	PKBW P.O.C. F.S.W.

PROPERTY ADDRESS

6801 GRANADA BOULEVARD
CORAL GABLES, FLORIDA 33146

FLOOD INFORMATION

FLOOD ZONE: AH
MAP & PANEL= 12086C0459
COMMUNITY No.: 120639
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= +10.00 NGVD 1929

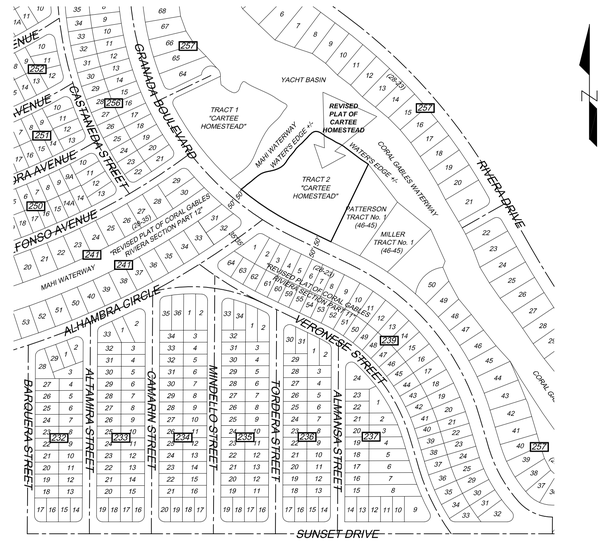
SURVEYOR'S REFERENCES

1) "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 11" PLATBOOK 28, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

2) "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 12" PLATBOOK 28, PAGE 35 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE FLOOD CRITERIA MAP

ELEVATION= +6.00 NGVD
PLAT BOOK 28, PAGE 23 OF THE PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP

SCALE 1" = 300'
LYING IN THE SOUTWEST 1/4 OF SECTION 29,
TOWNSHIP 54 SOUTH, RANGE 41 EAST

LEGAL DESCRIPTION

TRACT 2, "CARTEE HOMESTEAD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

OWNERS CONTACT INFORMATION

CALIFON COMPANY N V
C/O GARRY B. SCHWARTZ PA
6801 GRANADA PARK BLVD.
CORAL GABLES, FLORIDA 33143
(786) 375-1444 TEL.
EMAIL: JADALMAU@AOL.COM

SUR'VEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
LAST DATE FIELD WORK: 02-12-2013

LANNES & GARCIA, INC. LB #2098
385 ALHAMBRA CIRCLE, SUITE C,
CORAL GABLES, FLORIDA, FL, 33134

DATE: 05-08-2013

BY FRANCISCO F. FAJARDO #4767
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA

ZONING REFERENCES

I, II, III AND A THRU E REFER TO SHEET 3 FOR LOCATION

SURVEY NOTES

1. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

2. ADDITIONS OR DELETIONS TO THIS TENTATIVE PLAT BY ANY OTHERS THAN THE SIGNING PARTIES ARE PROHIBITED.

3. THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF GRANADA BOULEVARD, HAVING A BEARING OF N64°18'13"W AS SHOWN ON THE "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 11" PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
4. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.

5. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN THIS SURVEY. FOUNDATIONS AND/OR BUILDING FOOTERS WERE NOT LOCATED.

6. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTIEDATTHE CENTER OF THE FIELD LOCATION.

7. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY OF CORAL GABLES AND MIAMI-DADE COUNTY.

8. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)AND REFERENCED TO THE FOLLOWING BENCHMARKS:
A) CITY OF CORAL GABLES BM # 197, ELEVATION= 11.61.
B) CITY OF CORAL GABLES BM # 200, ELEVATION= 10.99

9. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, UNLESS OTHERWISE NOTED.

10. TITLE COMMITMENT OR ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY CERTIFYING SURVEYOR, THEREFORE CANNOT AND HAS NOT BASED ANY INFORMATION ON THIS PLAT UPON SUCH DOCUMENTATION.

CERTIFIED TO

CALIFON COMPANY N V

SURVEY NUMBER:221463C

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

FIELD DATE: 02-12-2013

PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
385 ALHAMBRA CIRCLE, SUITE C
CORAL GABLES, FLORIDA 33134
PH (305) 666-7909 FAX (305) 559-3002
lannesgarcia@yahoo.com

TENTATIVE PLAT OF "REVISED PLAT OF CARTEE HOMESTEAD"

BEING A REPLAT OF TRACT 2 OF "CARTEE HOMESTEAD" AS RECORDED IN PLAT BOOK 43, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE SOUTWEST 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

TREE LEGEND

#	DIAMETER	TYPE
1	1.50	HARDWOOD TREE
2	1.50	HARDWOOD TREE
3	2.50	HARDWOOD TREE
4	3.00	HARDWOOD TREE
5	2.00	HARDWOOD TREE
6	3.00	HARDWOOD TREE
7	1.50	HARDWOOD TREE
8	1.50	HARDWOOD TREE
9	1.50	HARDWOOD TREE
10	3.00	HARDWOOD TREE
11	2.00	HARDWOOD TREE
12	2.00	HARDWOOD TREE
13	1.50	PALM CLUSTER TREE
14	2.00	PALM CLUSTER TREE
15	1.00	PALM CLUSTER TREE
16	1.50	PALM CLUSTER TREE
17	5.00	FICUS TREE
18	1.50	PALM CLUSTER TREE
19	1.50	PALM CLUSTER TREE
20	0.50	PALM TREE
21	1.50	PALM TREE
22	1.50	PALM CLUSTER TREE
23	1.50	HARDWOOD TREE
24	1.50	PALM CLUSTER TREE
25	0.50	PALM TREE
26	0.50	PALM TREE
27	1.00	PALM CLUSTER TREE
28	1.50	PALM CLUSTER TREE
29	1.50	HARDWOOD TREE
30	1.50	PALM CLUSTER TREE
31	1.50	PALM CLUSTER TREE
32	1.00	PALM CLUSTER TREE
33	1.00	PALM TREE
34	1.50	PALM CLUSTER TREE
35	2.00	PALM CLUSTER TREE
36	1.50	PALM CLUSTER TREE
37	1.50	PALM CLUSTER TREE
38	1.50	PALM CLUSTER TREE
39	1.00	PALM CLUSTER TREE
40	1.50	PALM CLUSTER TREE
41	1.00	PALM CLUSTER TREE
42	2.50	PALM CLUSTER TREE
43	1.00	PALM TREE
44	1.50	PALM TREE
45	1.50	PALM CLUSTER TREE
46	1.50	PALM CLUSTER TREE
47	1.50	PALM CLUSTER TREE
48	1.50	PALM CLUSTER TREE
49	0.50	PALM TREE
50	1.00	PALM CLUSTER TREE
51	2.50	HARDWOOD TREE
52	1.50	PALM CLUSTER TREE
53	2.00	HARDWOOD TREE
54	4.00	PALM CLUSTER TREE
55	1.50	PALM CLUSTER TREE
56	1.50	PALM TREE
57	1.50	PALM CLUSTER TREE
58	2.50	HARDWOOD TREE
59	1.50	PALM CLUSTER TREE
60	1.50	PALM CLUSTER TREE
61	1.00	PALM CLUSTER TREE
62	1.50	PALM CLUSTER TREE
63	1.00	PALM CLUSTER TREE
64	2.00	PALM CLUSTER TREE
65	2.00	PALM CLUSTER TREE
66	2.50	PALM CLUSTER TREE
67	2.00	HARDWOOD TREE
68	1.50	PALM CLUSTER TREE
69	1.50	PALM CLUSTER TREE
70	1.50	PALM CLUSTER TREE
71	1.00	PALM CLUSTER TREE
72	2.00	PALM CLUSTER TREE
73	2.00	PALM CLUSTER TREE
74	2.00	PALM CLUSTER TREE
75	1.50	PALM CLUSTER TREE
76	2.00	PALM CLUSTER TREE
77	2.00	PALM CLUSTER TREE
78	2.00	PALM CLUSTER TREE
79	1.00	PALM CLUSTER TREE
80	1.50	PALM TREE
81	1.00	PALM CLUSTER TREE
82	2.00	PALM CLUSTER TREE
83	1.50	PALM CLUSTER TREE
84	2.00	PALM CLUSTER TREE
85	2.50	HARDWOOD TREE
86	1.00	PALM CLUSTER TREE
87	1.50	PALM CLUSTER TREE
88	3.50	HARDWOOD TREE
89	1.50	PALM TREE
90	1.50	PALM CLUSTER TREE
91	1.50	PALM CLUSTER TREE
92	1.00	PALM TREE
93	1.50	HARDWOOD OAK TREE
94	4.00	HARDWOOD TREE
95	2.50	HARDWOOD OAK TREE
96	1.00	PALM TREE
97	2.00	HAWAIIAN STUBBY TREE
98	0.50	PALM TREE
99	1.00	PALM TREE
100	0.50	PALM TREE
101	0.50	PALM TREE
102	0.50	PALM TREE
103	0.50	PALM TREE
104	0.50	PALM TREE
105	0.50	PALM TREE
106	0.50	PALM TREE
107	1.00	PALM CLUSTER TREE
108	0.50	PALM TREE
109	0.50	PALM TREE
110	4.00	PALM CLUSTER TREE
111	2.00	HAWAIIAN FERN TREE
112	1.50	PALM CLUSTER TREE
113	0.50	PALM TREE
114	1.00	PALM TREE
115	1.00	HARDWOOD TREE
116	0.50	PALM TREE
117	1.50	HARDWOOD OAK TREE
118	1.50	PALM TREE
119	6.00	HARDWOOD CLUSTER TREE
120	1.50	HARDWOOD OAK TREE
121	0.50	PALM TREE
122	2.00	HARDWOOD OAK TREE
123	1.50	PALM TREE
124	0.50	PALM TREE
125	0.50	PALM TREE
126	1.50	PALM TREE
127	0.50	PALM TREE
128	0.50	PALM TREE
129	0.50	PALM TREE
130	1.50	PALM TREE
131	0.50	PALM TREE
132	1.00	PALM CLUSTER TREE
133	2.00	HARDWOOD OAK TREE
134	1.50	PALM TREE
135	2.00	HARDWOOD OAK TREE
136	1.50	PALM TREE
137	1.50	PALM TREE
138	1.50	PALM CLUSTER TREE
139	1.50	HARDWOOD TREE
140	1.50	PALM TREE
141	1.00	PALM TREE
142	0.50	PALM TREE
143	1.00	HARDWOOD TREE
144	8.00	HARDWOOD FICUS TREE
145	1.50	PALM CLUSTER TREE
146	1.00	PALM CLUSTER TREE
147	1.50	PALM CLUSTER TREE
148	1.50	PALM CLUSTER TREE
149	1.50	PALM CLUSTER TREE
150	1.00	PALM CLUSTER TREE
151	1.50	PALM CLUSTER TREE
152	1.00	PALM CLUSTER TREE
153	1.00	PALM CLUSTER TREE
154	0.50	PALM TREE
155	1.00	PALM CLUSTER TREE
156	1.00	PALM CLUSTER TREE
157	2.50	PALM CLUSTER TREE
158	1.50	PALM CLUSTER TREE
159	1.50	HARDWOOD TREE
160	1.50	PALM CLUSTER TREE
161	1.50	PALM CLUSTER TREE
162	2.00	PALM CLUSTER TREE
163	2.00	PALM CLUSTER TREE
164	2.00	PALM CLUSTER TREE
165	1.50	PALM CLUSTER TREE
166	1.50	PALM CLUSTER TREE
167	1.50	PALM CLUSTER TREE
168	2.00	PALM CLUSTER TREE
169	1.00	PALM CLUSTER TREE
170	1.50	PALM CLUSTER TREE
171	0.50	PALM TREE
172	1.00	PALM CLUSTER TREE
173	2.00	HARDWOOD OAK TREE
174	2.00	HARDWOOD TREE
175	0.50	PALM TREE
176	0.50	PALM TREE
177	1.00	PALM TREE
178	2.50	HARDWOOD TREE
179	1.50	PALM TREE
180	1.50	PALM CLUSTER TREE
181	1.00	PALM CLUSTER TREE
182	1.00	PALM TREE
183	3.00	PALM CLUSTER TREE
184	1.50	PALM CLUSTER TREE
185	1.00	PALM CLUSTER TREE
186	3.00	HARDWOOD TREE
187	1.50	PALM CLUSTER TREE
188	2.00	PALM CLUSTER TREE
189	1.50	PALM CLUSTER TREE
190	3.00	PALM CLUSTER TREE
191	1.00	PALM CLUSTER TREE
192	1.00	PALM CLUSTER TREE
193	0.50	PALM TREE
194	2.00	PALM CLUSTER TREE
195	2.00	PALM CLUSTER TREE
196	3.00	HARDWOOD TREE
197	2.00	HARDWOOD TREE
198	4.00	HARDWOOD TREE
199	1.00	PALM TREE
200	5.00	HARDWOOD OAK TREE
201	1.00	PALM TREE
202	1.00	PALM TREE
203	1.00	PALM TREE
204	1.50	PALM TREE
205	5.00	PALM TREE
206	2.00	PALM TREE
207	1.50	PALM TREE
208	2.00	HARDWOOD OAK TREE
209	3.50	HARDWOOD OAK TREE
210	2.00	HARDWOOD OAK TREE
211	2.00	HARDWOOD OAK TREE
212	1.50	PALM TREE
213	1.50	HARDWOOD OAK TREE
214	1.50	HARDWOOD OAK TREE
215	1.50	HARDWOOD OAK TREE
216	2.00	HARDWOOD OAK TREE
217	3.00	HARDWOOD OAK TREE
218	1.50	PALM TREE
219	3.00	HARDWOOD TREE
220	1.00	PALM CLUSTER TREE
221	1.50	PALM CLUSTER TREE
222	2.50	PALM CLUSTER TREE
223	2.00	PALM CLUSTER TREE
224	1.00	PALM TREE
225	1.50	HARDWOOD TREE
226	0.50	PALM TREE
227	1.00	PALM TREE
228	0.50	PALM TREE
229	1.00	PALM TREE
230	1.00	PALM TREE
231	1.50	PALM TREE
232	1.00	PALM TREE
233	1.00	PALM TREE
234	1.00	PALM TREE
235	2.00	HARDWOOD TREE
236	2.00	HARDWOOD TREE
237	4.00	HARDWOOD TREE
238	2.00	HARDWOOD TREE
239	1.00	HARDWOOD TREE
240	3.50	HARDWOOD TREE
241	0.50	PALM TREE
242	1.50	PALM CLUSTER TREE
243	2.50	HARDWOOD TREE
244	2.50	PALM TREE
245	6.00	FICUS TREE
246	1.50	PALM TREE
247	1.50	PALM CLUSTER TREE
248	1.00	PALM CLUSTER TREE
249	2.00	PALM CLUSTER TREE
250	2.00	PALM CLUSTER TREE
251	1.00	PALM CLUSTER TREE
252	2.00	PALM CLUSTER TREE
253	0.50	HARDWOOD TREE
254	3.00	HARDWOOD TREE
255	1.00	HARDWOOD TREE
256	4.50	HARDWOOD TREE
257	3.00	FICUS TREE
258	4.50	FICUS TREE
259	2.00	HARDWOOD TREE
260	0.50	PALM TREE
261	1.00	PALM CLUSTER TREE
262	1.00	PALM CLUSTER TREE
263	0.50	PALM TREE
264	2.00	HARDWOOD TREE
265	4.00	FICUS TREE
266	1.00	PALM TREE
267	3.00	HARDWOOD TREE
268	4.00	FICUS TREE
269	1.50	PALM TREE
270	2.00	PALM TREE
271	12.00	FICUS TREE
272	0.50	PALM TREE
273	4.00	HARDWOOD TREE
274	1.50	HARDWOOD TREE
275	2.00	PALM CLUSTER TREE
276	2.00	PALM CLUSTER TREE
277	1.00	PALM TREE
278	1.00	PALM TREE
279	1.00	PALM TREE
280	1.00	PALM TREE
281	1.00	PALM TREE
282	1.50	PALM TREE
283	1.50	PALM TREE
284	1.50	PALM TREE
285	1.00	PALM TREE
286	1.00	PALM TREE
287	1.00	PALM TREE
288	2.00	PALM CLUSTER TREE
289	2.00	PALM TREE
290	2.50	PALM CLUSTER TREE
291	2.00	PALM CLUSTER TREE
292	0.50	PALM TREE
293	4.00	HARDWOOD TREE
294	0.50	PALM TREE
295	0.50	PALM TREE
296	0.50	PALM TREE
297	0.50	PALM TREE
298	0.50	PALM TREE
299	0.50	PALM TREE
300	0.50	PALM TREE
301	1.50	PALM TREE
302	1.50	PALM TREE
303	1.50	PALM TREE
304	1.50	PALM TREE
305	1.50	PALM TREE
306	1.50	PALM TREE
307	1.50	PALM TREE
308	8.00	HARDWOOD TREE
309	2.00	HARDWOOD OAK TREE
310	2.00	HARDWOOD OAK TREE
311	4.00	HARDWOOD OAK TREE
312	4.00	HARDWOOD OAK TREE
313	3.00	HARDWOOD OAK TREE
314	4.00	HARDWOOD OAK TREE
315	2.50	HARDWOOD OAK TREE
316	1.50	PALM TREE
317	2.00	PALM TREE
318	1.50	PALM TREE
319	1.00	PALM TREE
320	1.50	HARDWOOD OAK TREE
321	1.50	PALM TREE
322	3.00	HARDWOOD OAK TREE
323	1.50	PALM TREE
324	3.00	HARDWOOD TREE
325	0.50	PALM TREE
326	1.50	PALM TREE
327	1.50	PALM TREE
328	3.00	HARDWOOD OAK TREE
329	1.50	PALM TREE
330	1.50	PALM TREE
331	0.50	HARDWOOD TREE
332	1.00	PALM CLUSTER TREE
333	1.50	PALM TREE
334	1.50	PALM TREE
335	0.50	PALM TREE
336	2.00	HARDWOOD OAK TREE
337	0.50	PALM TREE
338	1.00	PALM TREE
339	1.50	PALM TREE
340	2.00	HARDWOOD TREE
341	1.00	PALM TREE
342	0.50	PALM TREE
343	1.50	HARDWOOD TREE
344	2.50	HARDWOOD OAK TREE
345	1.50	PALM TREE
346	0.50	PALM TREE
347	1.50	HARDWOOD OAK TREE
348	1.50	PALM TREE
349	1.50	PALM TREE
350	0.50	PALM TREE
351	0.50	PALM TREE
352	1.50	PALM TREE
353	1.50	PALM TREE
354	1.50	PALM CLUSTER TREE
355	1.50	PALM TREE
356	1.50	HARDWOOD TREE
357	5.00	HARDWOOD CLUSTER TREE
358	1.50	PALM TREE
359	1.00	HARDWOOD TREE
360	1.50	HARDWOOD TREE
361	1.00	PALM TREE
362	1.50	PALM TREE
363	1.50	PALM TREE
364	1.50	PALM TREE
365	10.00	FICUS TREE
366	2.00	BANYAN CLUSTER TREE
367	0.50	PALM TREE
368	1.50	HARDWOOD TREE
369	0.50	HARDWOOD TREE
370	1.00	HARDWOOD TREE
371	0.50	HARDWOOD TREE
372	1.00	HARDWOOD TREE
373	4.00	HARDWOOD OAK TREE
374	3.00	HARDWOOD TREE
375	2.00	HARDWOOD OAK TREE
376	2.00	PALM TREE
377	1.50	PALM TREE
378	1.50	PALM TREE
379	1.50	PALM TREE
380	2.00	PALM TREE
381	2.50	PALM CLUSTER TREE
382	1.50	PALM TREE
383	1.50	PALM TREE
384	0.50	PALM TREE
385	1.50	HARDWOOD OAK TREE
386	0.50	PALM TREE
387	1.00	PALM TREE
388	1.50	PALM TREE
389	1.50	PALM TREE
390	1.00	PALM TREE
391	1.00	PALM TREE
392	0.50	PALM TREE
393	2.00	HARDWOOD OAK TREE
394	0.50	PALM TREE
395	1.50	PALM TREE
396	0.50	PALM TREE
397	3.00	HARDWOOD OAK TREE
398	0.50	PALM TREE
399	1.00	HARDWOOD TREE
400	1.50	PALM TREE
401	1.00	PALM TREE
402	1.50	PALM TREE
403	1.50	PALM TREE
404	1.50	PALM TREE
405	1.50	PALM TREE
406	1.50	HARDWOOD OAK TREE
407	1.50	PALM TREE
408	1.50	HARDWOOD OAK TREE
409	1.50	PALM TREE
410	2.00	HARDWOOD OAK TREE
411	1.50	PALM TREE
412	3.50	HARDWOOD OAK TREE
413	1.50	PALM TREE
414	1.50	PALM TREE
415	1.50	PALM TREE
416	1.00	HARDWOOD TREE
417	2.00	PALM TREE
418	0.50	PALM TREE
419	0.50	PALM TREE
420	7.00	HARDWOOD TREE
421	1.50	PALM TREE
422	4.00	HARDWOOD OAK TREE
423	2.50	HARDWOOD OAK TREE
424	2.00	HARDWOOD OAK TREE
425	1.00	PALM TREE
426	0.50	PALM TREE
427	0.50	PALM TREE
428	1.00	PALM TREE
429	0.50	PALM TREE
430	1.00	PALM TREE
431	1.50	HARDWOOD TREE
432	1.00	HARDWOOD TREE
433	2.50	PALM TREE
434	1.00	HARDWOOD TREE
435	1.00	PALM TREE
436	3.00	HARDWOOD TREE
437	1.50	PALM TREE
438	1.00	PALM TREE
439	1.50	HARDWOOD MANGO TREE
440	0.50	HARDWOOD TREE
441	1.00	PALM TREE
442	1.00	PALM TREE
443	0.50	PALM TREE
444	0.50	PALM TREE
445	2.00	PALM CLUSTER TREE
446	0.50	HARDWOOD TREE
447	1.00	PALM TREE
448	1.00	PALM TREE
449	1.00	PALM TREE
450	1.50	HARDWOOD OAK TREE
451	1.50	HARDWOOD OAK TREE
452	1.50	PALM TREE
453	2.00	HARDWOOD OAK TREE
454	1.50	PALM TREE
455	2.00	HARDWOOD OAK TREE
456	1.50	HARDWOOD OAK TREE
457	1.50	PALM TREE
458	1.50	PALM TREE
459	2.00	HARDWOOD OAK TREE
460	1.50	HARDWOOD OAK TREE
461	1.50	PALM TREE
462	1.00	PALM TREE
463	1.50	PALM TREE
464	1.50	PALM TREE
465	0.50	PALM TREE
466	1.50	PALM CLUSTER TREE
467	1.00	PALM CLUSTER TREE
468	1.00	PALM CLUSTER TREE
469	2.00	PALM CLUSTER TREE
470	2.00	PALM CLUSTER TREE
471	1.50	PALM TREE
472	2.00	PALM CLUSTER TREE
473	1.50	PALM CLUSTER TREE
474	1.50	PALM CLUSTER TREE
475	1.50	PALM CLUSTER TREE
476	4.00	HARDWOOD OAK TREE
477	2.00	PALM TREE
478	0.50	PALM TREE
479	1.50	PALM CLUSTER TREE
480	2.00	PALM CLUSTER TREE
481	1.50	PALM CLUSTER TREE
482	1.50	PALM CLUSTER TREE
483	2.00	PALM CLUSTER TREE
484	4.50	HARDWOOD TREE
485	0.50	PALM TREE
486	1.00	PALM TREE
487	1.50	PALM CLUSTER TREE
488	1.00	PALM CLUSTER TREE
489	2.00	PALM CLUSTER TREE
490	2.00	PALM CLUSTER TREE
491	1.50	PALM CLUSTER TREE
492	3.00	PALM CLUSTER TREE
493	2.50	PALM CLUSTER TREE
494	1.50	PALM CLUSTER TREE
495	2.00	PALM CLUSTER TREE
496	1.50	PALM CLUSTER TREE
497	2.00	PALM CLUSTER TREE
498	3.50	HARDWOOD OAK TREE
499	1.50	PALM CLUSTER TREE
500	2.00	PALM CLUSTER TREE
501	2.00	PALM CLUSTER TREE
502	4.00	HARDWOOD OAK TREE
503	1.50	PALM CLUSTER TREE
504	2.00	PALM CLUSTER TREE
505	2.00	PALM CLUSTER TREE
506	1.50	PALM CLUSTER TREE
507	1.50	PALM CLUSTER TREE
508	2.00	PALM CLUSTER TREE
509	1.50	PALM CLUSTER TREE
510	1.00	HARDWOOD TREE
511	0.50	HARDWOOD TREE
512	0.50	KEYLIME TREE
513	1.50	PALM TREE
514	1.50	PALM TREE
515	0.50	LIME TREE
516	0.50	PALM TREE
517	1.00	HARDWOOD TREE
518	1.00	PALM TREE
519	1.50	PALM TREE
520	0.50	HARDWOOD TREE
521	3.00	HARDWOOD TREE
522	2.00	HARDWOOD TREE
523	1.50	HARDWOOD TREE
524	1.50	PALM TREE
525	1.00	PALM TREE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SYMBOL LEGEND AND SURVEY ABBREVIATIONS

A/C	AIR CONDITIONER	F.H.	FIRE HYDRANT	P.C.	POINT OF CURVATURE	T.B.M	TEMPORARY BENCH MARK
AVE.	AVENUE	I.C.V.	IRRIGATION CONTROL VALVE	P.C.C.	POINT OF COMPOUND CURVATURE	TEL.	TELEPHONE
BLVD.	BOULEVARD	I.P.	IRON PIPE	P.C.P.	PERMANENT CONTROL POINT	TYP.	TYPICAL
BM	BENCH MARK	FPL	FLORIDA POWER & LIGHT	PLS	PROFESSIONAL LAND SURVEYOR	U.E.	UTILITY EASEMENT
CATV	CABLE TELEVISION BOX	F.I.P.	FOUND IRON PIPE	PSM	PROFESSIONAL SURVEYOR AND MAPPER	W.M.	WATER METER
C.B.	CATCH BASIN	F.I.R.	FOUND IRON ROD	P.L	PROPERTY LINE	W.V.	WATER VALVE
CBS	CONCRETE BLOCK STRUCTURE	FND.	FOUND	P.O.B.	POINT OF BEGINNING	W.U.P.	WOOD UTILITY POLE
CHB	CHORD BEARING	L	ARC LENGTH	P.O.C.	POINT OF COMMENCEMENT		CONCRETE
CH	CHORD DISTANCE	(L)	LEGAL	P.R.C.	POINT OF REVERSE CURVATURE		OVERHEAD UTILITY LINES
COR	CORNER	L.P.	LIGHT POLE	P.R.M.	PERMANENT REFERENCE MONUMENT		WIRE FENCE
CT	COURT	LB	LICENSED BUSINESS	P.T.	POINT OF TANGENCY		WOOD FENCE
℄	CENTERLINE	LS	LAND SURVEYOR	R	RADIUS		PROPERTY CORNER
CL.	CLEAR	(M)	MEASURED	(R)	RECORD		WATER VALVE
CONC.	CONCRETE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	R.E.	RIM ELEVATION		SIGN
C.O	CLEAN OUT	NO ID.	NOT IDENTIFIABLE	R/W	RIGHT-OF-WAY		DRAINAGE MANHOLE
E.B.	ELECTRIC BOX	NO.	NUMBER	SAN.	SANITARY		SANITARY MANHOLE
ELEV.	ELEVATION	NTS	NOT TO SCALE	S.I.P.	SET IRON PIPE		FIRE HYDRANT
ENCR.	ENCROACHMENT	O.R.B.	OFFICIAL RECORD BOOK	S.I.R.	SET IRON ROD		LIGHTING FIXTURE
E.R.P.	ELEVATION REFERENCE POINT	ON/PL	ON PROPERTY LINE	ST.	STREET		FIRE DEPARMENT CONNECTION
F.F.	FINISH FLOOR	O.U.L	OVERHEAD UTILITY LINES	T	TANGENT		

SURVEY NUMBER:221463C

BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRANCISCO F. FAJARDO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4767

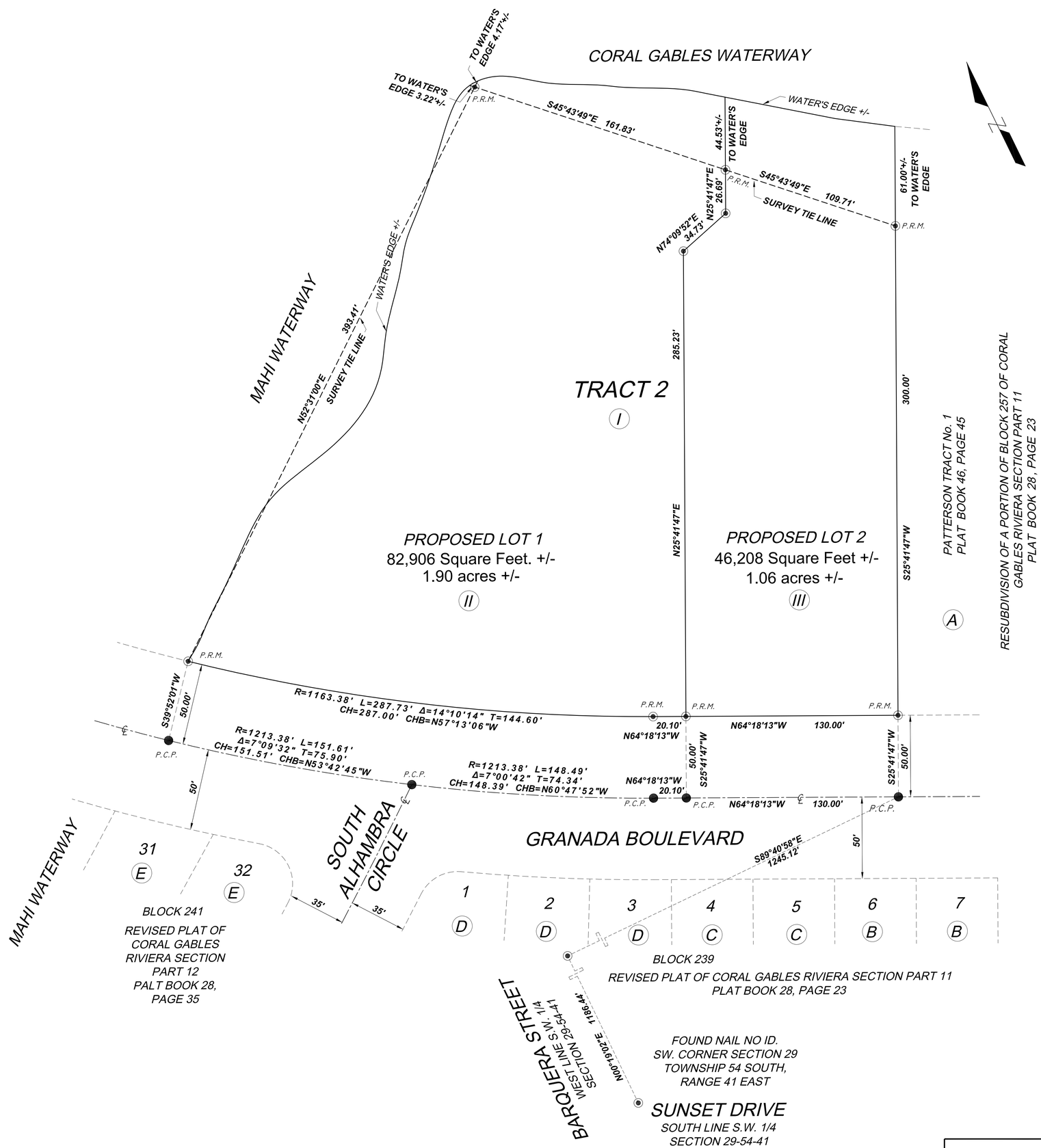
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

FIELD DATE: 02-12-2013

PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
385 ALHAMBRA CIRCLE, SUITE C
CORAL GABLES, FLORIDA 33134
PH (305) 666-7909 FAX (305) 559-3002
lannesgarcia@yahoo.com

TENTATIVE PLAT OF "REVISED PLAT OF CARTEE HOMESTEAD"

BEING A REPLAT OF TRACT 2 OF "CARTEE HOMESTEAD" AS RECORDED IN PLAT BOOK 43, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND SITUATED IN THE SOUTWEST 1/4 OF SECTION 29, TOWNSHIP 54 SOUTH, RANGE 41 EAST, LYING AND BEING IN CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.



ZONING REFERENCES

I, II, III AND A THRU E REFER TO SHEET 1 FOR INFORMATION

DEVELOPMENT INFORMATION

PROPOSED LOT 1		
SETBACKS	REQUIRED	EXISTING
FRONT	25'-0"	
FROM CANAL	35'-0"	
SIDE SETBACK	20'-0"	
DEVELOPMENT INFORMATION		
SINGLE FAMILY RESIDENCE		

PROPOSED LOT 2		
SETBACKS	REQUIRED	EXISTING
FRONT	25'-0"	
FROM CANAL	35'-0"	
SIDE SETBACK	20'-0"	
DEVELOPMENT INFORMATION		
SINGLE FAMILY RESIDENCE		

NOTE: SETBACK INFORMATION BASED UPON R.J. HEISENBOTTLE ARCHITECTS, P.A. SITE RE-PLAT SITE PLAN.

LEGEND OF SURVEY ABBREVIATIONS AND SYMBOLS

- ◉ PERMANENT REFERENCE MONUMENT (P.R.M.) L.B. NO. 2098
- ● PERMANENT CONTROL POINT (P.C.P.) L.B. NO. 2098
- Δ DELTA ANGLE
- +/- MORE OR LESS
- L ARC LENGTH
- ℄ CENTERLINE
- CH CHORD DISTANCE
- CHB CHORD BEARING
- L.B. LICENSED BUSINESS
- MIN. MINIMUM
- No. NUMBER
- NO ID. NOT IDENTIFIABLE
- O.R.B. OFFICIAL RECORDS BOOK
- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- R RADIUS
- REQ'D REQUIRED
- T TANGENT

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SURVEY NUMBER:221463D

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

FIELD DATE: 02-12-2013

PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
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lannesgarcia@yahoo.com

LEGEND:

- *DENOTES EXISTING STRUCTURE TO BE DEMOLISHED*
- *DENOTES EXISTING TO BE DEMOLISHED*
- *DENOTES EXISTING TREE TO BE REMOVED OR RELOCATED*

TREE RELOCATION / REMOVAL LEGEND

TREE #	DIAMETER	TYPE
140	1.50	PALM TREE
141	1.00	PALM TREE
142	0.50	PALM TREE
300	0.50	PALM TREE
400	1.50	PALM TREE
401	1.00	PALM TREE
402	1.50	PALM TREE

6801 GRANADA BOULEVARD

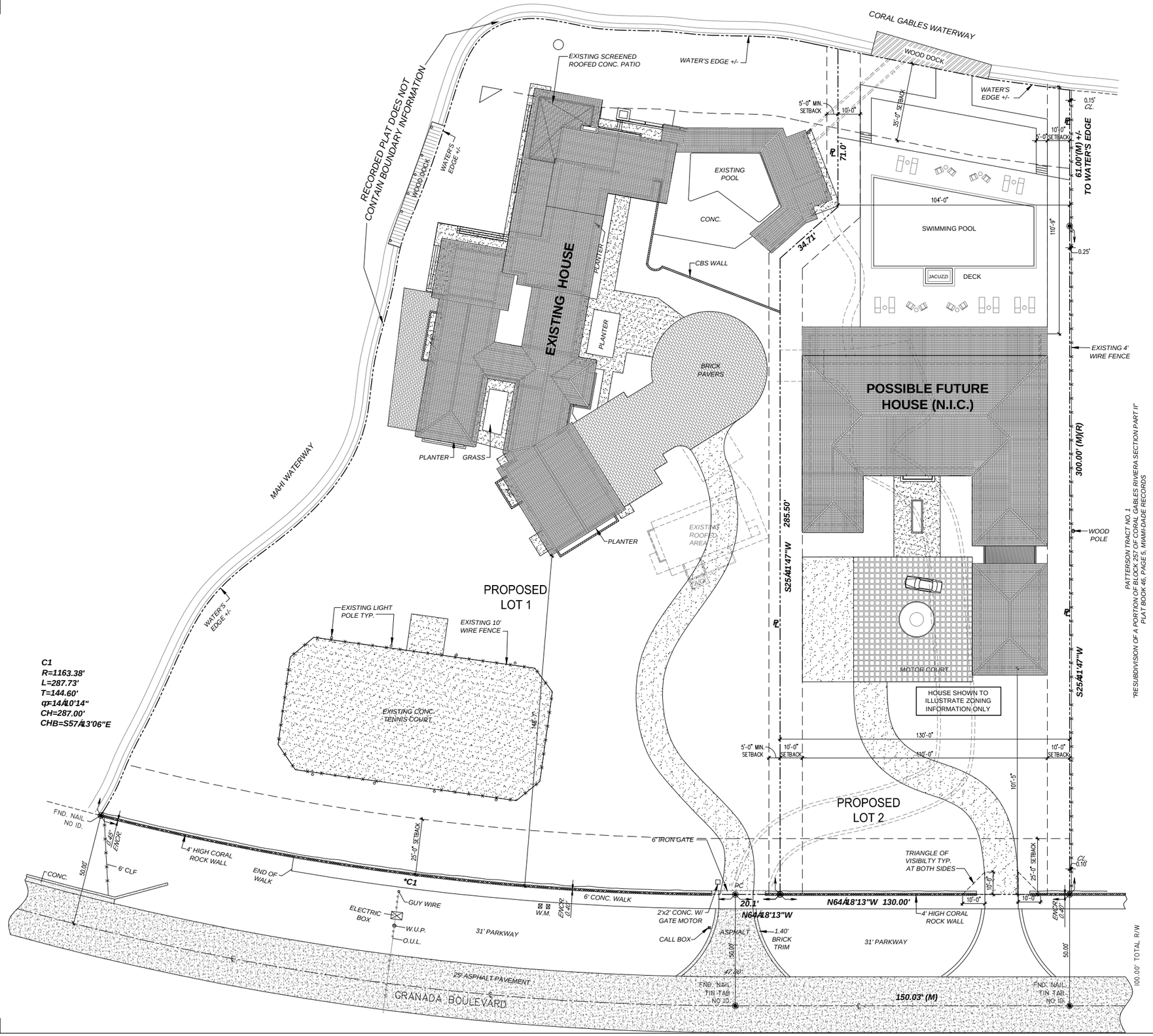
DEMOLITION SITE PLAN

SCALE: 1"= 20'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

OCTOBER 1, 2013

NORTH



6801 GRANADA BLVD - CONCEPT PLAN 3 - ZONING ANALYSIS

R.J. HEISENBOTTLE ARCHITECTS 10/01/2013

CURRENT ZONING - CITY OF CORAL GABLES

SFR - SINGLE FAMILY RESIDENTIAL

SITE AREA

GROSS SITE AREA - LOT 1: 82,906 SF. (1.90 AC.)

GROSS SITE AREA - LOT 2: 46,208 SF. (1.06 AC.)

ZONING REQUIREMENTS

LOT 1	REQUIRED	PROVIDED
MINIMUM LOT WIDTH:	100 FT.	307.83 FT.
MAXIMUM BUILDING HEIGHT:	2 STORIES	2 STORIES
LOT 2		
MINIMUM LOT WIDTH:	100 FT.	130.00 FT. / 10-
MAXIMUM BUILDING HEIGHT:	2 STORIES	2 STORIES
MAX. GROUND AREA COVERAGE:		
LOT 1		
principal structure Max. 35%	29,017 SF.	8,510 SF.
principal+auxiliary struct. Max 45%	37,308 SF.	9,692 SF.
LOT 2		
principal structure Max. 35%	16,173 SF.	10,120 SF.
principal+auxiliary struct. Max 45%	20,794 SF.	N/A
MAX. SF. FLOOR AREA:		
45% X first 5000 SF.	2,250 GSF.	
35% X second 5000 SF.	1,750 GSF.	
30% X remainder SF.	24,899 GSF. (LOT 1)	
	13,845 GSF. (LOT 2)	
LOT 1		
TOTAL MAX. SF. FLOOR AREA	28,899 GSF.	11,261 GSF
MIN. SITE AREA OPEN LANDSCAPE	33,162 SF. (40%)	51,762 S.F. (61
LOT 2		
TOTAL MAX. SF. FLOOR AREA	17,845GSF.	17,845GSF
MIN. SITE AREA OPEN LANDSCAPE	18,483 SF. (40%)	22,850 S.F. (49
SETBACKS:		
LOT 1		
FRONT:	25 FT.	148 FT. 7 IN.
SIDE:	5 FT.	20 FT. 0 IN.
SIDE AT CANAL (MAHI CANAL SPECIFIC):	35 FT.	23 FT. 3 IN.
REAR AT CANAL (CANAL SPECIFIC):	35 FT.	35 FT. 0 IN.
LOT 2		
FRONT (GRANADA BLVD. SPECIFIC):	25 FT.	118 FT. 4 IN.
SIDE (EAST):	10 FT.	10 FT. 0 IN.
SIDE (WEST):	10 FT.	10 FT. 0 IN.
REAR AT CANAL (CANAL SPECIFIC):	35 FT.	87 FT. 9 IN.

AREA TABULATION

LOT 1

HISTORIC HOUSE AREA TABULATIONS:

1ST FLOOR =	8,510 GSF	
2ND FLOOR =	2,437 GSF	
ACCESSORY STRUCTURES:		
POOL PAVILION =	314 GSF	**314 GSF.**
TOTAL AREA - HISTORIC HOUSE =		**11,261 GSF.**

LOT 2

NEW CONSTRUCTION AREA TABULATIONS:

1ST FLOOR =	10,120 GSF	
2ND FLOOR =	7,725 GSF	
TOTAL AREA - NEW CONSTRUCTION =		**14,300 GSF.**

6801 GRANADA BOULEVARD CONCEPT SITE PLAN

SITE PLAN / FIRST FLOOR PLAN

SCALE: 1"= 20'-0"

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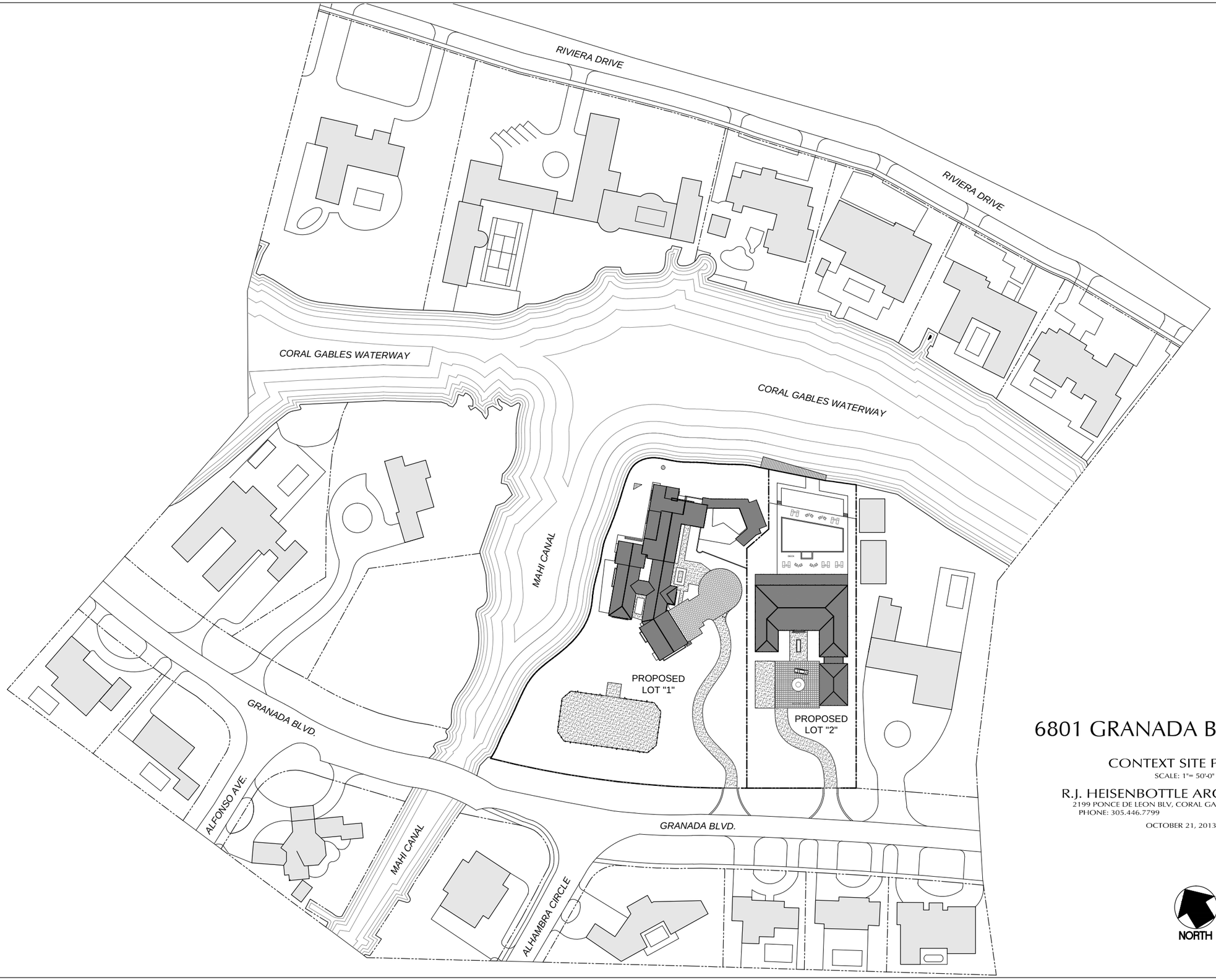
OCTOBER 21, 2013

NORTH



6801 GRANADA BOULEVARD

CONTEXT SITE PLAN

SCALE: 1"= 50'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.
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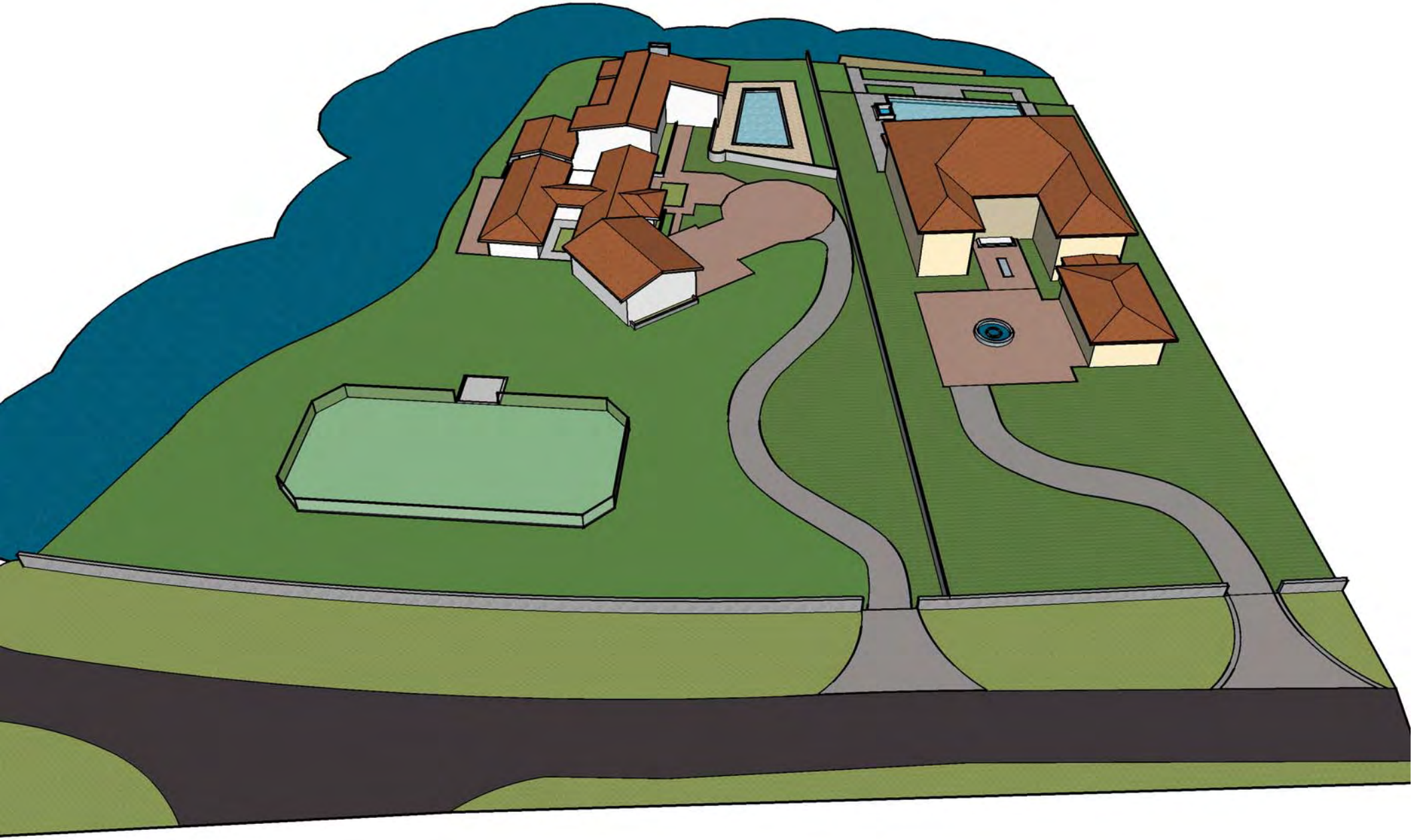
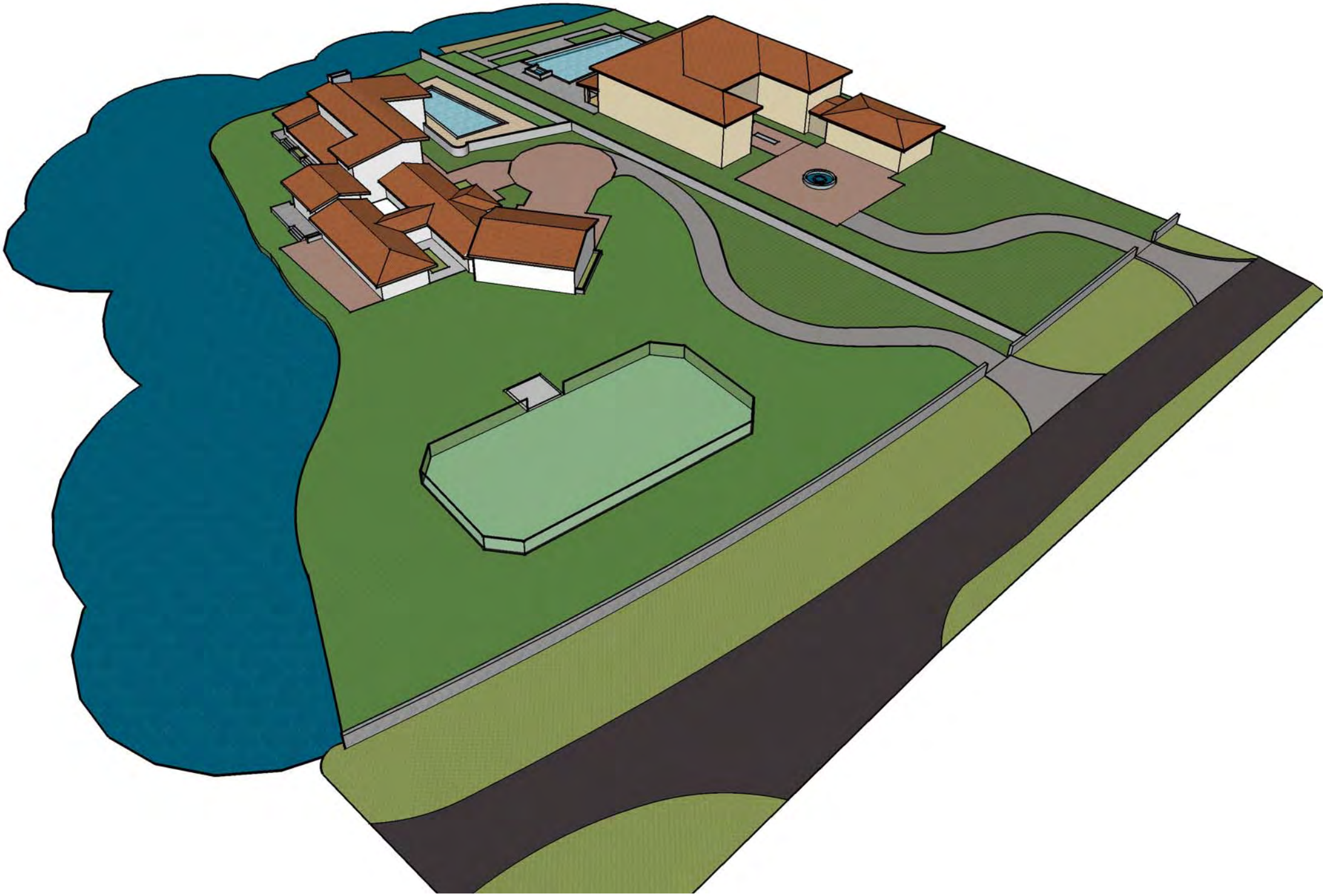
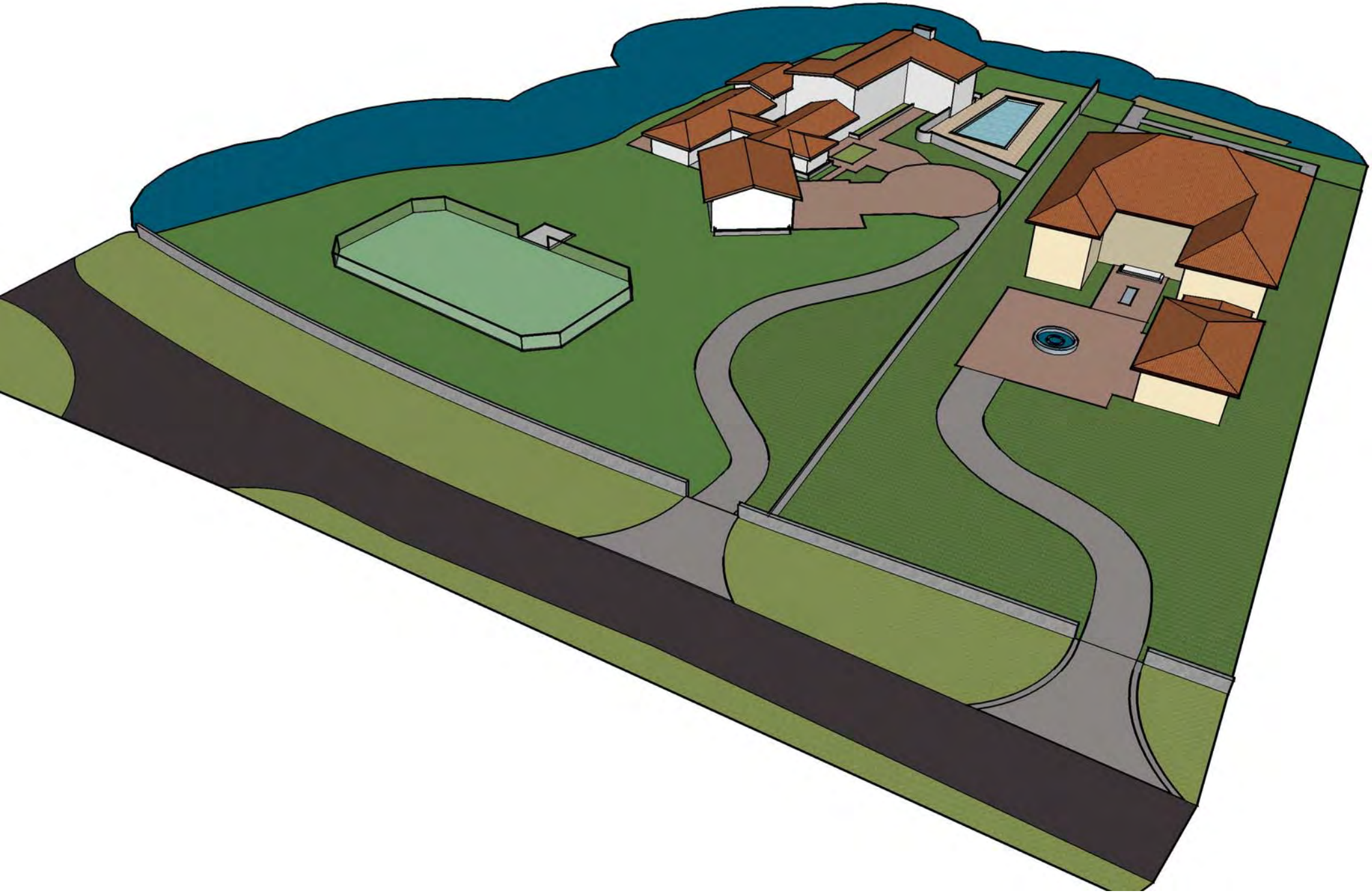
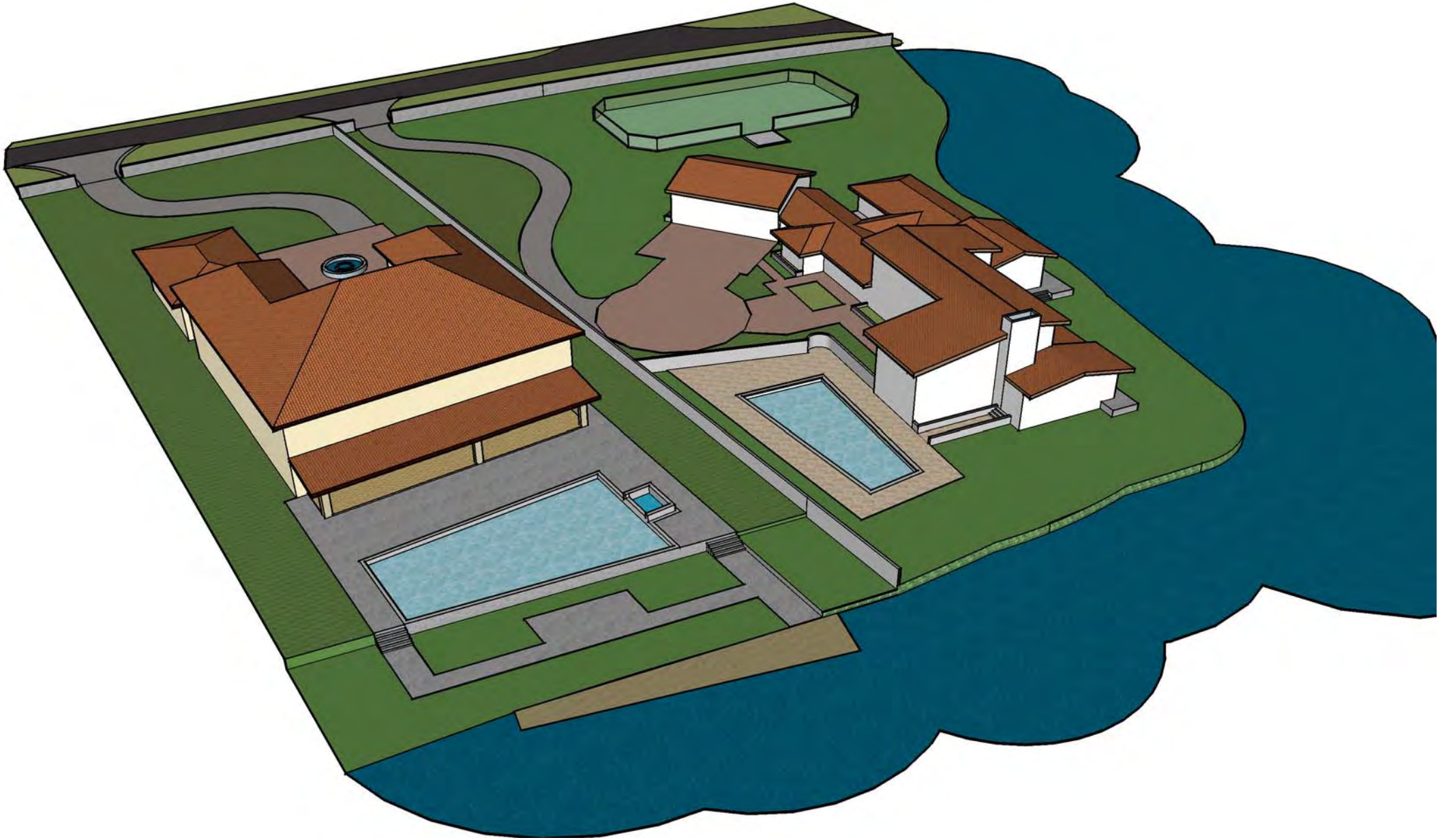
OCTOBER 21, 2013

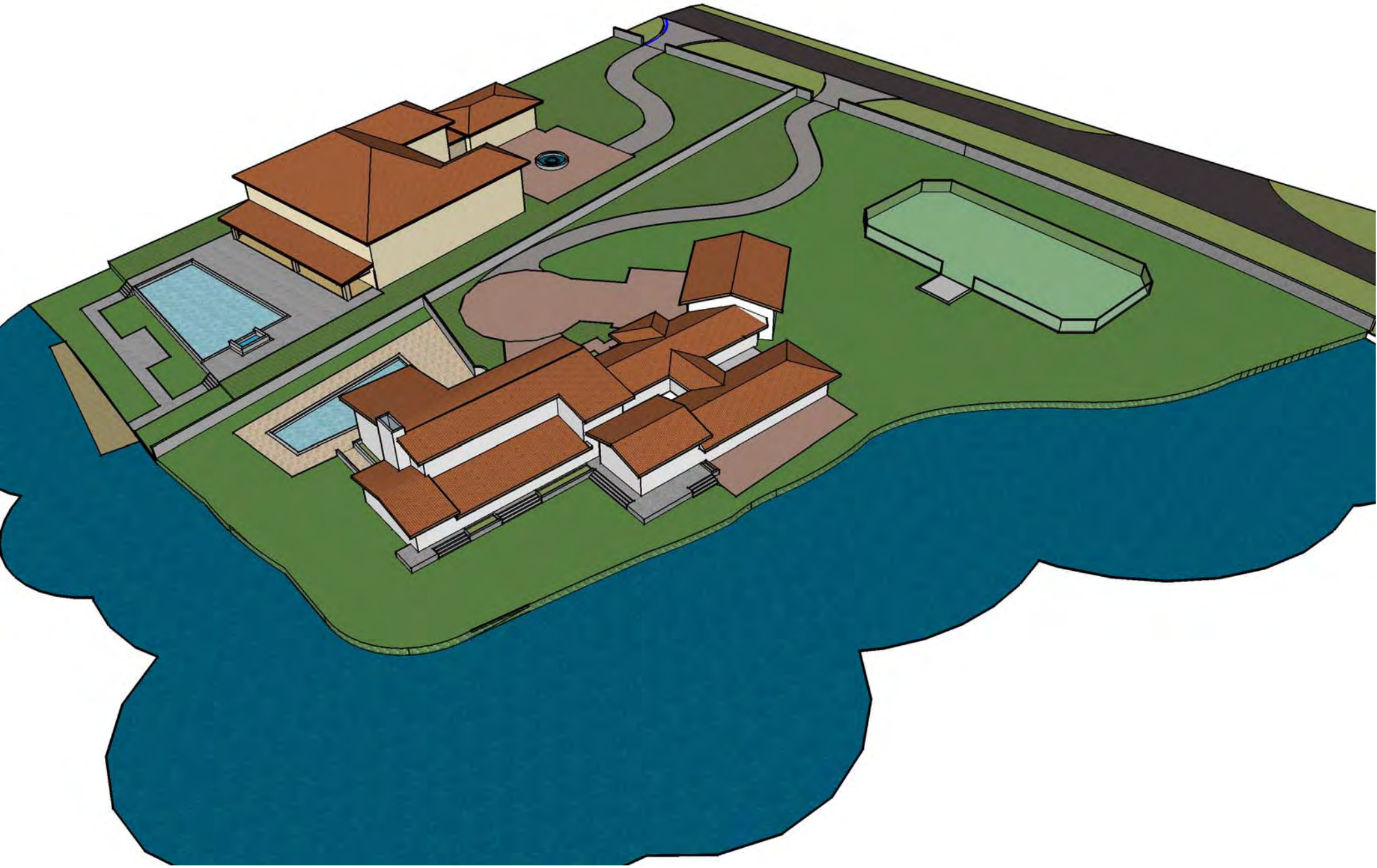
NORTH

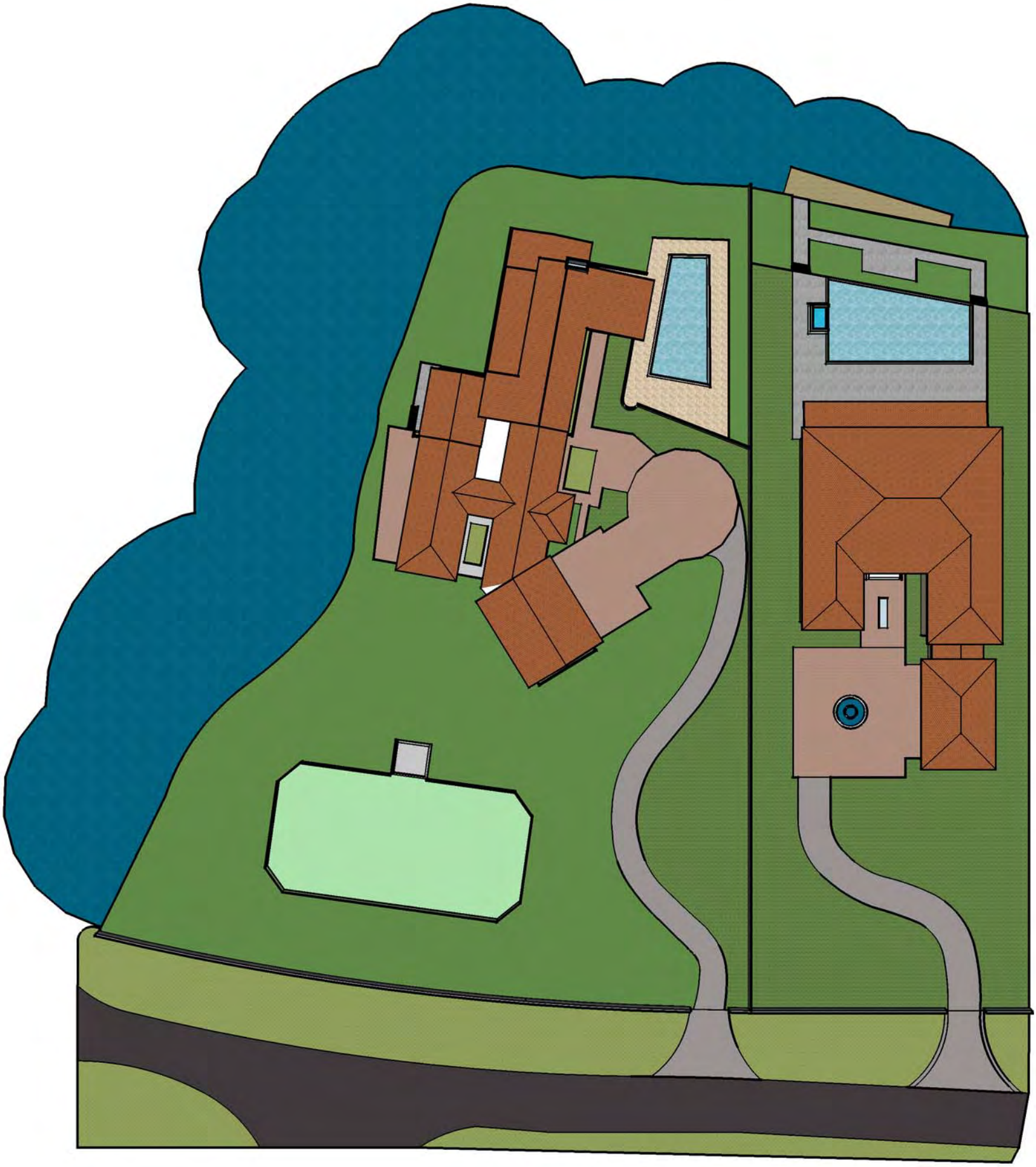












Granada Blvd
Como Ave
Riviera Dr
Aurelia Ave
Veronese St
Granada

EXISTING RESIDENCE

EXISTING RESIDENCE (ORIGINAL PARKER / CANDELA REMODEL)

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6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING TWO STORY RESIDENCE (ORIGINAL PARKER)

EXISTING RESIDENCE ENTRANCE (ORIGINAL PARKER / CANDELA REMODEL)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
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6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING RESIDENCE AND POOL AREA (ORIGINAL PARKER)

EXISTING POOL AREA (ORIGINAL PARKER)

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6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING RESIDENCE (ORIGINAL PARKER)

EXISTING POOL CABANA (ORIGINAL PARKER / CANDELA REMODEL)

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6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING SCREENED PORCH AND CANDELA ADDITION

EXISTING RESIDENCE (CANDELA ADDITION)

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6801 GRANADA BOULEVARD
RE-PLAT

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MAY 7, 2013

EXISTING RESIDENCE (CANDELA ADDITION)

EXISTING RESIDENCE (CANDELA ADDITION)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
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6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING FOUR CAR GARAGE (CANDELA ADDITION)

EXISTING RESIDENCE (CANDELA ADDITION)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
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6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING RESIDENCE (CANDELA ADDITION)

EXISTING RESIDENCE (CANDELA ADDITION)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013

EXISTING RESIDENCE (CANDELA ADDITION)

EXISTING GUEST HOUSE BUILDING (PARKER ADDITION)

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
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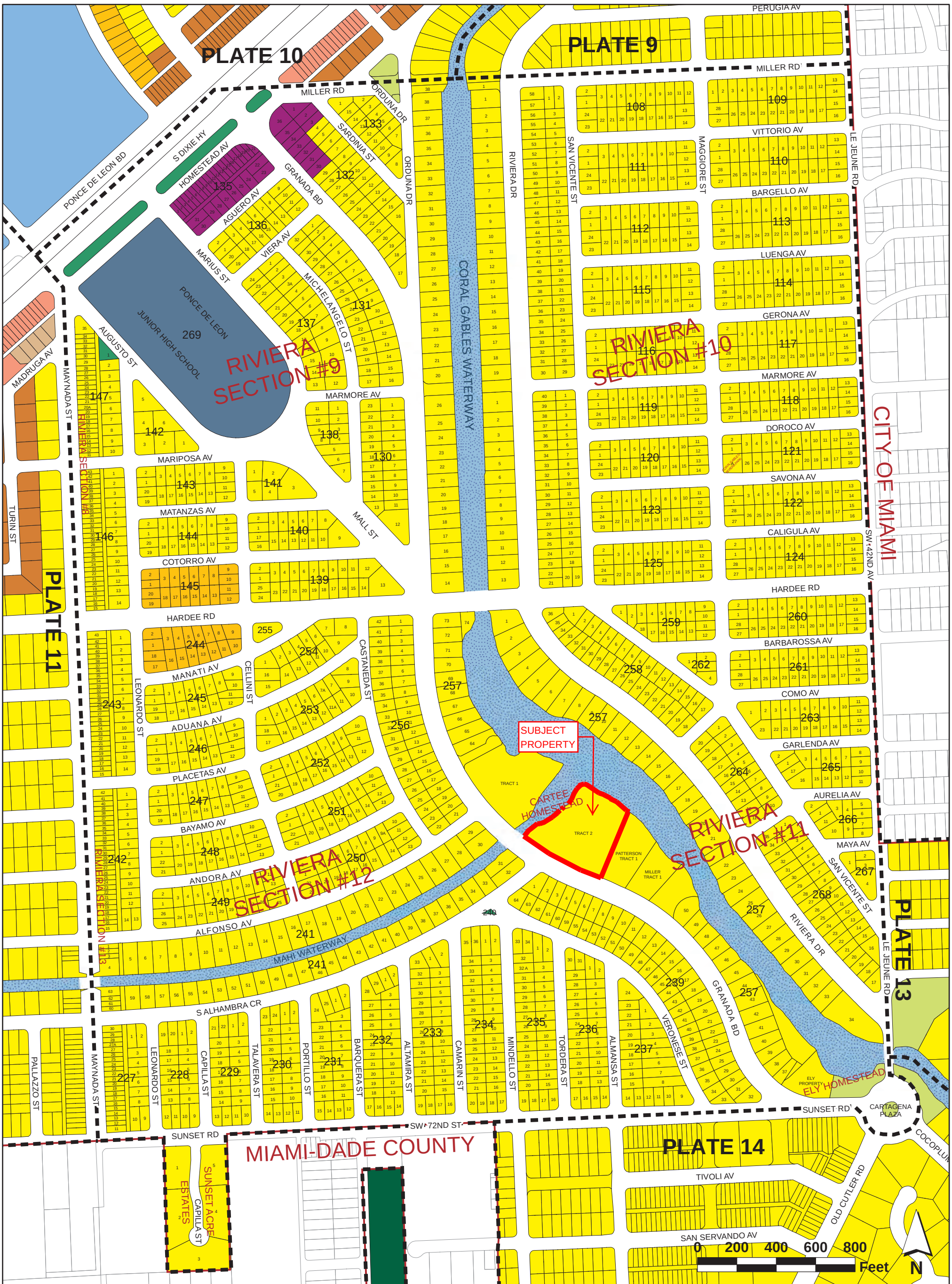
6801 GRANADA BOULEVARD
RE-PLAT

PHOTOGRAMETRY
MAY 7, 2013



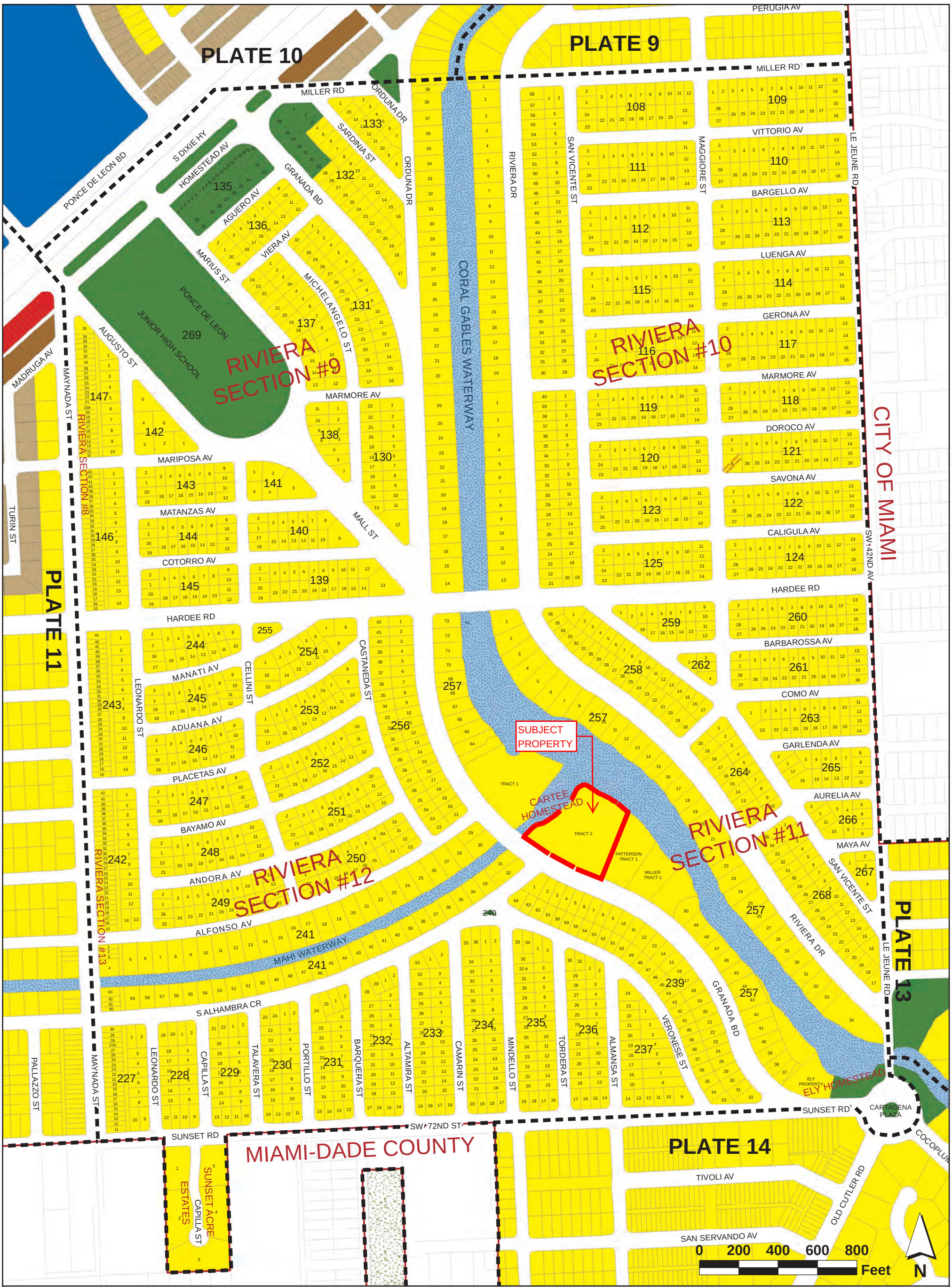
Future Land Use Map

Land Use Classifications

- Residential Single-Family Low Density (6 Units/Acre)
- Residential Single-Family High Density (9 Units/Acre)
- Residential Multi-Family Duplex Density (9 Units/Acre)
- Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)
- Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)
- Residential Multi-Family High Density (150 Feet; 60 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
- Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
- Industrial
- University Campus
- University Campus Multi-Use Area
- Education
- Parks and Recreation
- Open Space
- Conservation Areas
- Public Buildings and Grounds
- Hospital
- Religious/Institutional
- Community Services and Facilities

Plate 12 of 18

City of Coral Gables
Planning Department
February 2011



Zoning Map

Zoning Districts

- (SFR) Single-Family Residential District
- (MF1) Multi-Family 1 Duplex District
- (MF2) Multi-Family 2 District
- (MFSA) Multi-Family Special Area District
- (UCD) University Campus District
- (S) Special Use District
- (P) Preservation District
- (CL) Commercial Limited District
- (C) Commercial District
- (I) Industrial District

Plate

12 of 18

City of Coral Gables
Planning Department
February 2011

REPORT OF THE CITY OF CORAL GABLES

HISTORICAL RESOURCES DEPARTMENT

TO THE HISTORIC PRESERVATION BOARD

ON THE DESIGNATION OF

THE PROPERTY AT

6801 GRANADA BOULEVARD

DETAIL PHOTOGRAPH, 2006

The City of Coral Gables

Historical Resources Department
2327 Salzedo Street
Coral Gables, Florida 33134

LHD 2007-01
COA (SP) 2007-11
JUNE 21, 2007

DESIGNATION REPORT
PROPERTY AT
6801 GRANADA BOULEVARD
CORAL GABLES, FLORIDA

Folio Number:	03-4129-031-0020
Legal Description:	Tract 2 of Cartee Homestead
Plat Book and Page:	43-30
Original Permit No.:	10489
Date of Original Permit:	1951
Original Architect:	Alfred Browning Parker
Original Owner:	D. B. (Daniel Burt) Caudle
Present Owner:	Califon Company N.V.
Present Use:	Residence
Building Type:	2-story Modern
Site Characteristics:	The property is located on Granada Boulevard. The property backs onto the Coral Gables Waterway and the northwest side of the property is bounded by the Mahi Waterway. The primary elevation of the residence faces southeast onto the property. The site is approximately 2.94 acres with an irregular shape. The south side of the property on Granada Boulevard is demarcated with a coral rock wall.

SUMMARY STATEMENT OF SIGNIFICANCE

Permitted on September 27, 1951, the residence located at 6801 Granada Boulevard was designed by internationally renowned Architect Alfred Browning Parker. Commissioned by Mr. Daniel B. Caudle, the home is a fine example of Parker's modern style and tenets of architecture that he embraced.

The City of Coral Gables

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CRITERIA FOR SIGNIFICANCE

b. *Architectural significance:*
   1. *Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles*
   2. *Embodies those distinguishing characteristics of an architectural style, or period, or method of construction*
   3. *Is an outstanding work of a prominent designer or builder*
   4. *Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.*

Constructed in 1951, 6801 Granada Boulevard was designed by renowned architect Alfred Browning Parker for D. B. Caudle, a single man. With an emphasis on function and form, this residence is a fine example of the early work of Alfred Browning Parker and his application of the modern movement philosophies in his designs.

The original plan for the house consists of a largely rectilinear massing with an attached loggia and storage/cabana building that wraps around an irregularly shaped swimming pool. The original residence consists of a largely two-story house that had varying levels within it. One enters the home on the ground level and walks up a small flight of steps to the first floor which is comprised of a living room, dining room, kitchen and utility room. Walking up another flight of open steps from the living room, one lands at the music room – a transitional space between the first and second floors. Up another small flight of open stairs, one arrives at the second floor which is comprised of a study overlooking the living room, master bedroom, dressing room, closet and master bathroom. Completing the original residence is an attached open carport and two-bedroom "wing"/structure to the south of the house and a large screened patio that wraps the northwest and northeast elevations. The open carport is connected by a secondary flight of stairs to the master bedroom.

Like other Florida homes designed during this time period, the structure responds to the environment. Louvers, roof overhangs, low ceiling heights and/or flowing spaces, and natural materials such as stone and wood, are integrated to promote the functionality of the spaces. One of Alfred Browning Parker's "trademark" features was the use of the "Persiana." As Parker wrote in his book You and Architecture: A Practical Guide to the Best in Building, "A tropical development is the "Persiana," which serves as a door, window, screen, venetian blind and storm shutter." In addition, the residence exhibits the use of carefully cut and laid indigenous oolitic limestone that features prominently in many of Parker's designs. The structures that Parker designed for the property at 6801 Granada Boulevard exhibit his "trademark" features including the "Persianas."

Alfred Browning Parker also believed that a building site was an integral part of the building design. The footprint of the original house and the loggia/cabana parallel the shorelines of the waterways that form the northwest and northeast boundaries of the site. A hallmark of this site is the harmonious coexistence between the structures and nature. The original house and grounds responded to each other in a way that was not overpowering. Parker sited his houses within the existing landscape, he did not wipe the landscape clear to build a new house.

ADDITIONS / ALTERATIONS

In September of 1952, one year after the initial permit was issued, another permit was issued for an addition to the property. The permit was issued for a 792 square foot structure to house a garage and maid's room, also designed by Alfred Browning Parker. This building, sited south of the main structure and at an angle due to the existing vegetation, was executed to complement the original house.

Over the years, subsequent additions and alterations have been made to the original house. In 1967, architect Joseph D. Swain was retained by Mr. Caudle to design an addition (approximately 3,725 square feet according to permit #19460) and alterations to the house. The changes, which were permitted as phased plans included: enclosing the carport, two one-story additions that would be added to the north of the original carport and south of the original two-bedroom "wing", the addition of a "servant's patio", and site alterations including the addition of gates and an additional driveway.

In 1981, the architectural firm Ferandino/Grafton/Spillis/Candela was retained by the current owners to design further alterations to the structure. Because the plans for the 1981 renovation and addition are incomplete at the City of Coral Gables Microfilm Department, it is difficult to state with accuracy if the current condition of the house is a result of the 1967 work commissioned by Mr. Caudle or the 1981 work commissioned by the current owners. It is documented that Mr. Caudle began his ambitious building program, but that it was abandoned at some point and incomplete when the property was transferred to Cenal Construction Corporation in 1974.

Regardless of when the changes were made, the original structures have been altered and expanded. When compared to the original plans, the additions to the structure include: a new wing added to the northwest of the original carport, additions to the south of the bedroom "wing", and the addition of a four car garage. Alterations include: renovation of the master bathroom and closet area, the removal of the secondary master bedroom stair, window alterations in the living room, expansion of the kitchen, the enclosure of the area outside the kitchen and the addition of a spiral staircase to what used to be an exterior balcony. It is unclear if the window system was replaced or refurbished. However, the current window system and wood "Persianas" accurately mimic Alfred Browning Parker's system. In addition, the Garage building was altered by removing the garage door and making the entire structure a living space. There were also some minor changes made to the cabana.

In 1983, a tennis court was added to the property south of the house.

ARCHITECT

Alfred Browning Parker has been recognized for his work and has been credited by his peers as being Florida's most famous architect; even receiving praise by Frank Lloyd Wright publicly in a 1954 national publication. Establishing an architectural practice in the Miami area in the 1940s, Alfred Browning Parker has gained international recognition for his work. Designing in the modern architectural style and utilizing the philosophies of the movement, he achieved a balance

of functionality and form in his buildings. His designs rely heavily on materials, structure, and response to the environment and local climate. In addition to authoring a book entitled You and Architecture: A Practical Guide to the Best in Building, he has also written extensively on the architectural field.

Examples of his work in the local South Florida area are: Carver (Junior) High in Coconut Grove (opened in 1952), the Flagler Federal Building, the Alliance Machine Co. Building-Miami Beach (demolished), the original Bayside development (now Bayside Marketplace, Downtown Miami) where his octagonal building still stands. He is probably best known for his numerous residences. In 1954, *House Beautiful* magazine selected one of his residential designs in Coconut Grove as a "Pace Setter Home." (Many of the features lauded in this home can be found in Parker's design for the Caudle residence.) In 1957, he was hand selected among a few leading architects and designers to demonstrate the integration of the principles of designing a home that reflected its environment. Around the time of the oil embargo of the 1970s, Parker and his son Robin Z. Parker founded SRT, a company that explored the development and use of hydrogen in an inexpensive and clean energy system.

An alumnus of the University of Florida, Alfred Browning Parker is now a professor at his alma mater in the College of Design, Construction and Planning. In 2001, he was recognized as an outstanding alumnus at the University of Florida with the distinguished alumni award for outstanding achievement. He has also received the National Conference of Church Architecture Award of Merit from the American Society of Church Architecture and the Architects Award from the Society of American Foresters.

Another residence designed by Parker, at 915 Bayamo Avenue, was listed on the Coral Gables Register of Historic Places in 2003.

OWNERSHIP HISTORY

The original owner of 6801 Granada Boulevard was D. B. Caudle. In 1974, the mortgage was assumed by Cenal Construction Corporation. The mortgage was subsequently taken over by City National Bank of Miami. It was sold by the Bank to the current owner, Califon Co. N. V. (Jorge Dalmau) in 1980.

STAFF RECOMMENDATION

Constructed in 1951, the property at 6801 Granada Boulevard (legally described as Tract 2 of Cartee Homestead, PB 43-30) is significant to the City of Coral Gables' history based on the following criteria found in the Coral Gables Zoning Code, Article 3, Section 3-1103:

b. Architectural significance:
1. Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles
2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction
3. Is an outstanding work of a prominent designer or builder

4. Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment

Staff finds the following:
6801 Granada Boulevard, located at on the north side of Granada Boulevard and bounded in part by the Coral Gables Waterway and the Mahi Waterway (legally described as Tract 2 of Cartee Homestead, PB 43-30) and constructed in 1951 is significant to the City of Coral Gables history based on:

ARCHITECTURAL SIGNIFICANCE

The Historical Resources Department Staff had the opportunity to walk the property and examine the house in October, 2006. Staff does not feel that the alterations have caused the property to lose its essential character defining features or its architectural integrity.

ACCELERATED CERTIFICATE OF APPROPRIATENESS PROPOSAL

Proposal:	The application requests design approval for the division of the property to create two separate building sites.
Owner:	Califon Company N.V.
Architect:	Jorge L. Hernandez Architect
Legal Description:	Tract 2 of Cartee Homestead, PB 43-30

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATIONS

The property at 6801 Granada Boulevard is currently a single platted lot and a single building site. The property is approximately 2.94 acres and has, according to the submitted plans, approximately 381 feet of frontage on Granada Boulevard. The sites western and northern sides are bounded by the Mahi and Coral Gables Waterways, respectively. The eastern side of the property abuts the adjacent property.

The application, as presented, requests splitting the property into two separate building sites. The proposed "Lot A" is 77,797.7 square feet (approximately 1.79 acres) and the proposed "Lot B" is 49,594.37 square feet (approximately 1.14 acres).

The proposed division of the property creates new boundary lines that create a TRAPEZOIDAL shaped lot in the south west corner of the property (Lot B). The second lot (Lot A) forms an "L" shape around Lot A.

The dimensions of the proposed lots are not shown in the submitted plans. Lot A has a proposed 120'-0" street frontage on Granada Boulevard. Lot B has a proposed 262'-10" street frontage on Granada Boulevard.

Lot B will use the existing opening in the coral rock wall along Granada Boulevard as its entrance. A residence with a "footprint" of 8,577.67 feet is shown on the proposed site plan and the existing Alfred Browning Parker-designed outbuilding is included on this parcel as an auxiliary structure.

Lot A creates a new opening in the existing coral rock wall as its entrance. A new residence shown on the proposed site plan has a "footprint" of 17,464.49 feet. The historic house is shown as an auxiliary structure to the new, much larger house. The new residence is visible from Granada Boulevard, while the historic structure is located its west.

BOARD OF ARCHITECTS

Not applicable. However, the Planning and Zoning Board will review this item at its next meeting. In its initial review of the lot separation, the Planning Department included in their conditions a requirement that the applicant designate the property and asked for a recommendation on the application before it would present the application to its Board. Once the Planning and Zoning Board reviews the application, the recommendations of both Boards will be presented, with the application, to the City Commission for consideration.

STAFF CONCLUSION

In order for this proposal to be feasible a number of things must occur. This includes, but is not limited to the following: the coral rock wall that parallels Granada Boulevard must be altered with another opening, a good portion of the extensive landscaping must be removed, the existing paving and tennis court must be removed, and a portion of the existing house must be removed so as to not encroach on the proposed new lot lines. While the economics of maintaining the existing property can not be overlooked, Staff has a number of concerns with the application that remain unresolved.

The lot separation, as shown, is contingent upon the removal of part of the existing house. While we believe that the intent is for the later additions to be removed, the manner in which they are to be removed is not made clear. There is no restoration plan or indication of the extent of work to be done to the historic structure. This aspect of the proposal is troubling because it does not clearly define the impact of the application on the historic structure.

The application also does not show the existing pool and loggia/walls that exist between the existing house and the existing cabana. These features are integral to Parker's original design and pivotal in "anchoring" the cabana feature. The proposed site plan also does not show the

impact on the existing landscaping. The property features lush landscaping with a large number and variety of mature trees.

In addition, the new structures are not clearly defined. They are only shown in roof plan. Therefore, their potential impact on the historic structures can not be evaluated. Placement on a site plan does not indicate design parameters, nor does it speak to the relationships between the buildings and their landscape.

The application leaves the design of the new structures, their placement and sizes to the discretion of the new owners of the lots. The structures shown are only examples of what could be placed on the lots. While it is clearly understood that the design of the new structures will have to be reviewed by the Historic Preservation Board, Staff remains unconvinced that the application presented ensures the protection of the historic structures, the property and the integrity of the existing site.

The application as presented leaves too many unknowns for Staff to recommend approval. Section 3-1106(F)1 regarding Special Certificates of Appropriateness states that "the applicant shall provide adequate information to enable the Board to visualize the effect of the effect of the proposed action on the applicant's building and its adjacent buildings and streetscapes." Staff does not feel that the application is inadequate to thoroughly evaluate the final impact on the historic property. At a minimum, Staff would request that the applicant submit plans and elevations for the proposed new structures, landscape plans that maintain and evoke the existing park-like setting, and a restoration plan for the historic structures and features before it could support an application for a separation of the lot.

Therefore, Staff recommends the following:

> **A motion to APPROVE the Local Historic Designation of the property at 6801 Granada Boulevard (legally described as Tract 2 of Cartee Homestead, PB 43-30) based on based on its architectural significance.**

AND

> **A motion to DENY the request for design approval for the division of the property to create two separate building sites.**

Respectfully submitted,

Kara N. Kautz
Historic Preservation Officer

Bibliography

Building Microfilm Records for 6801 Granada Boulevard, Building and Zoning Department, Microfilm Division, Coral Gables, Florida.

Coral Gables Use & Area Map, City of Coral Gables, June 1997, Plate No. 12.

Real Estate Records for 6801 Granada Boulevard, Historical Resources Department, Coral Gables, Florida

Building Permits Record Book, City of Coral Gables, Historical Resources Department, 1945-1955

1940s Archival Photographs, City of Coral Gables, Historical Resources Department.

Miami-Dade County Property Appraisers Property Information Search website
http://gisims2.miamidade.gov/myhome/propmap.asp

Miami-Dade County Clerk, Country Record's Records Search website
http://www.miami-dadeclerk.com/public-records/default.asp

Hochstim, Jan, Florida Modern: Residential Architecture 1945-1970, New York: Rizzoli, 2005.

Nash, Eric P. and Randall C. Robinson, MiMo: Miami Modern Revealed, San Francisco: Chronicle Books, 2004

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Reinink, Amy. "Acclaimed Architect Quietly Builds on Legacy in Gainesville", *The Gainesville Sun*, June 10, 2006

Weaving, Andrew. Sarasota Modern, New York: Rizzoli, 2006.

City of Coral Gables Department of Historical Resources, Local Historic Landmark Designation Report for 915 Bayamo Avenue, 2003.

City of Miami, "Report of the City of Miami Preservation Officer to the Historic and Environmental Preservation Board on the Potential Designation of the Coconut Grove Playhouse as a Historic Site," 2002.

Location Map

REVIEW GUIDE

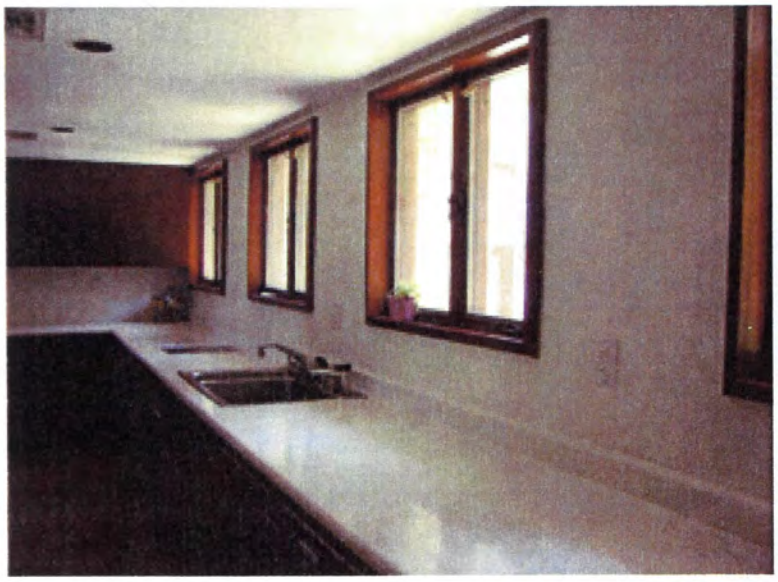
Definition: The Review Guide lists some of the more prominent features, which contribute to the overall character of a structure and/or district. It is not intended to be all-inclusive, as photographic documentation fully illustrates the present physical character of the property.

Use: The Review Guide may be used to address the impact of new construction, additions/modifications/alterations and/or renovations which may become the subject of some future Certificate of Appropriateness consideration....and

The Review Guide by describing EXISTING physical characteristics may be used to determine whether or not elements which create the character of the structure and/or district is present and/or whether or not later additions or alterations have so changed that character so as to cause the property (ies) to become ineligible for listing.

Property Address:	6801 Granada Boulevard
Date of Construction:	1951
Construction Material:	concrete block covered with stucco and stone facing, and barrel roof tile

Photograph Year 2006



B.O.A. # AB 13070446

Applic. #

Job Description: Demolition Ext Work

HISTORIC PROPERTY

City of Coral Gables
Building & Zoning Department

Permit #:

Address: 6801 GRANADA BLVD

Section	Approved By	Date
HISTORICAL		
BOARD OF ARCH	[signature]	7/11/13 AS NOTED
BOARD OF ARCH	[signature]	7.11.13 AS NOTED
CONCURRENCY		
ZONING		
PLUMBING		
MECHANICAL		
ELECTRICAL		
PARTICAP		
FIRE		
BUILDING		
STRUCTURAL		
FIRE		
PUBLIC WORKS		
OTHER BUILDER		

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of/or results from these plans. Owner has no responsibility for accuracy.

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE. 5/2005

Pursuant to the Florida Administrative Code Chapter 62-All construction sites are required to use appropriate sedimentation and erosion control Best Management Practices (BMP).

EXISTING HOUSE

CBS WALL

PLANTER

BRICK PAVERS

274.37'

S25°41'47"W

PLANTER

1. PULL DRIVEWAY AWAY FROM PROPERTY LINE
2. CONSIDER ALTERNATE MATERIAL FOR DRIVEWAY

NEW DRIVEWAY

POSSIBLE FUTURE
NEW HOUSE

N.I.C.
NOT APPROVED BY BOA!

SHOWN FOR GENERAL ZONING INFO ONLY.

MOTOR COURT

5'-0" MIN SETBACK

10'-0" MIN. SETBACK

130'-0"

110'-0"

PROPOSED LOT B

126'-3"

6' IRON GATE

PC

6' CONC. WALK

ENCR. 0.40'

20.1'

N64°18'13"W

N64°18'13"W 130.00'

2'x2' CONC. W/ GATE MOTOR

4' HIGH CORAL ROCK WALL

CALL BOX

ASPHALT

1.40' BRICK TRIM

31' PARKWAY

50.00'

47.00'

ZONING COMMENTS

JULY 29, 2013

6801 GRANADA BLVD.

LEGAL DESCRIPTION/OWNER:
CALIFON COMPANY N V
C/O GARRY B, SCHWARTZ PA
4000 PONCE DE LEON BLVD 470 CORAL GABLES FL
33146-1432
FOLIO: 03-4129-031-0020
29 54 41 2.95 AC CARTEE HOMESTEAD PB 43-30 TRACT 2 LOT SIZE 128502 SQUARE FEET OR 10742-1520 0580 6 OR 27645-0175 0311 11
YEAR BUILT: 1951
LOT SIZE: 2.95 AC

SITE SPECIFICS NOT SPECIFIED IN ZONING CODE APPENDIX A FOR CARTEE HOMESTEAD SUBDIVISION
ADJACENT PROPERTIES ARE RIVIERA SECTION 11 AND 12 SECTION A-86 AND A-87
BOTH RIVIERA SECTION 11 AND 12 REQUIRE LOTS FACING GRANADA BOULEVARD –THIRTY FIVE FEET (35'0") MINIMUM FRONT SETBACK
GENERAL SETBACKS APPLIED FOR SIDES AND REAR WATERWAY AS SPECIFIED UNDER ARTICLE 4 SECTION 4-101 (D) (4) (b) (d)
RESPONSE: We had a meeting with Ms. Martha Salazar-Blanco, Coral Gables Zoning Official, to review our Zoning Analysis prior to submittal. She pointed out that per the Legal Description we were not subject to the Site Specifics of Riviera Section 11 and 12. Our legal description does not state Riviera Section 11 or 12; it is Tract 2 of "Cartee Homestead". Therefore the front setback could be 25'-0".

ZONING COMMENTS FOR LOT A:

1. UNABLE TO VERIFY LOT COVERAGE CALCULATIONS AS PROVIDED BY ARCHITECT; UNKNOWN WHICH AREAS WERE CALCULATED;

a. In particular, gross floor area shall include the following:
All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building, including the following:
i. Elevator shafts and stairwells at each floor.
ii. The floor space in penthouses, interior balconies and mezzanines.
iii. The floor space in auxiliary or accessory buildings.
iv. The floor space in screened porches located on the second floor. The floor space in screened porches located on the first floor shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.

v. The floor space in any garage and/or garage storage area shall be computed at three-quarters (3/4) of floor area for one (1) story detached garages located in the rear yard area with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three-hundred-and-fifty (350) square feet.
vi. In those cases where the average floor to the bottom of the structural member of roof support height exceeds thirteen (13) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.
vii. The floor space in roofed terraces, breezeways, and porches located on the second floor.
viii. The floor space in interior courtyards and if a portion of the interior court yard is created in whole or in part with a two (2) story portion of the residence then the interior court yard shall count twice.

RESPONSE: The Lot "Coverage" was calculated as defined under the Coral Gables zoning. It includes the area covered by the footprint of the building in its entirety, computed from the exterior face of exterior walls and the exterior face of exterior columns of the ground floor of the building, including any cantilevered portions of the building above the ground floor and roof overhangs which are greater than five (5) feet.
The description shown in the comment above refers to the calculation of the maximum square foot floor area, not the lot coverage area.

2. PROVIDE HEIGHT OF CBS WALL SURROUNDING POOL AREA.
   RESPONSE: The existing 3'-6" CBS wall surrounding the pool will be raised to 4'-0" high. See revised Proposed Site Plan.

3. SWIMMING POOL MUST BE SCREENED FROM STREET VIEW WITH A 4 FEET HIGH CBS WALL.
   RESPONSE: The pool shown is not for construction, nor a proposed design. It is shown the purpose of the replat. Indicative of where a future pool would be located if the existing lot is re-platted into 2 lots. At such time the new pool will be completely enclosed by a 4'-0" high fence with gates leading into pool area with self latching and self closing or removable fence guard or safety cover as per pool code.

4. PROVIDE DISTANCE FROM POOL TO SIDE PROPERTY LINE.
   RESPONSE: See dimension from pool to property line on revised Proposed Site Plan.

5. MUST PROVIDE FENCING SECURING POOL WITH ALL GATES LEADING INTO POOL AREA TO BE SELF LATCHING SELF CLOSING.
   RESPONSE: The pool shown is not for construction, nor a proposed design. It is shown the purpose of the replat. Indicative of where a future pool would be located if the existing lot is re-platted into 2 lots. At such time the new pool will be completely enclosed by a 4'-0" high fence with gates leading into pool area with self latching and self closing or removable fence guard or safety cover as per pool code.

6. REVIEW ZONING CODE SECTION 5-1406 FOR TRIANGLE OF VISIBILITY; REGARDING EXISTING 4' HIGH CORAL ROCK WALL ADJACENT TO DRIVEWAYS CONSIDERING SUBJECT PROPERTY AND ADJACENT PROPERTIES;

   In cases where site specific conditions prohibit compliance with triangle of visibility requirements the Building and Zoning Director may approve and require the use of convex mirrors. The Building and Zoning Director shall impose conditions as appropriate on a case-by-case basis.

RESPONSE: The existing entrance opening and historic 4'-0" high coral rock wall is not being altered; it is noted as existing to remain. See attached revised Proposed Site Plan

7. PROVIDE MAXIMUM HEIGHT FROM ESTABLISHED GRADE.
   RESPONSE: Established grade using the average sidewalk elevation = 9.88 Ft.
   This site contains an existing historic building and it's Finished Floor Elevation has been established at 11.27 FT.
   The height of the highest point in the building is 23'-9" making the **height above established grade 25'-2".**

8. PROVIDE 40% OF SITE AREA OPEN LANDSCAPING.
   RESPONSE: Minimum required Site Area Open Landscaping has been added to the Zoning Analysis. See revised Zoning Analysis for Proposed Site Plan.

9. PROPOSED WOOD DOCK MUST CONFORM TO ZONING CODE SECTION ARTICLE 5 DIVISION 8 SECTIONS 5-801 THROUGH 5-806 AS APPLICABLE.
   RESPONSE: Future dock to comply with Site Specifics Zoning Regulations Section A-67- Mahi Canal in Appendix A.

10. REVIEW TABULATIONS AS PROVIDED MAXIMUM 35% LOT COVERAGE AND 45% LOT COVERAGE (AUXILIARY/ACCESSORY STRUCTURES) TABULATIONS INCORRECT AND ARE NOTED AS SAME.
    RESPONSE: Lot coverage maximum of 35% allowed for principal structure has been revised to reflect the adjusted site area. Lot coverage maximum of 35% provided is correct and calculated as described in item 1.
    Lot coverage maximum of 45% allowed for principal and accessory structures is shown for reference only. Lot coverage maximum of 45% provided for principal and accessory structures does not apply and is noted as such since there are no accessory structures in this lot.

11. PROVIDE PERMIT FOR EXISTING TENNIS COURT.
    RESPONSE: A variance was approved unanimously by the City, allowing the Tennis Court to be between House and the street. The Tennis Court was built by Agile Courts around 1985 or 1986. The owner does not have record of the permit considering it was built 27+ years. The City should have a record of the permit.

12. REVIEW/COMPLY WITH ZONING CODE SECTION 3-206 BUILDING SIDE DETERMINATION PROCEDURE.
    RESPONSE: Be advised that we have already presented to the Development Review Committee and the plans have been revised by the Board of Architects. Comments from both have been incorporated. Because this is a designated Historic Structure, the lot separation and Certificate of Appropriateness must be granted by the Historic Preservation Board prior to proceeding to Planning & Zoning Board.

13. SITE AREA TABULATION DIFFERS FROM SURVEYOR.
    RESPONSE: Site area tabulation has revised to match surveyor. See attached revised zoning analysis for Proposed Site Plan.

ZONING COMMENTS LOT B

14. UNABLE TO VERIFY LOT COVERAGE CALCULATIONS AS PROVIDED BY ARCHITECT; UNKNOWN WHICH AREAS WERE CALCULATED;

a. In particular, gross floor area shall include the following:

All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building, including the following:

i. Elevator shafts and stairwells at each floor.

ii. The floor space in penthouses, interior balconies and mezzanines.

iii. The floor space in auxiliary or accessory buildings.

iv. The floor space in screened porches located on the second floor. The floor space in screened porches located on the first floor shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area.

v. The floor space in any garage and/or garage storage area shall be computed at three-quarters (3/4) of floor area for one (1) story detached garages located in the rear yard area with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three-hundred-and-fifty (350) square feet.

vi. In those cases where the average floor to the bottom of the structural member of roof support height exceeds thirteen (13) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation.

vii. The floor space in roofed terraces, breezeways, and porches located on the second floor.

viii. The floor space in interior courtyards and if a portion of the interior court yard is created in whole or in part with a two (2) story portion of the residence then the interior court yard shall count twice.

RESPONSE: The house shown is not for construction, nor a proposed design. It is shown to illustrate zoning information only. If replanted into two lots a proposed design will be presented. Nevertheless, for replat purposes the Lot "Coverage" was calculated as defined under the Coral Gables zoning. It includes the area covered by the footprint of the building in its entirety, computed from the exterior face of exterior walls and the exterior face of exterior columns of the ground floor of the building, including any cantilevered portions of the building above the ground floor and roof overhangs which are greater than five (5) feet.

The description shown in the comment above refers to the calculation of the maximum square foot floor area, not the lot coverage area.

15. MUST PROVIDE FENCING SECURING POOL WITH ALL GATES LEADING INTO POOL AREA TO BE SELF LATCHING SELF CLOSING.

RESPONSE: The pool shown is not for construction, nor a proposed design. It is shown for the purpose of the replat. Indicative of where a future pool would be located if the existing lot is re-platted into 2 lots. At such time the new pool will be completely enclosed by a 4'-0" high fence, removable fence guard with gates leading into pool area with self latching and self closing or safety cover as per pool code.

16. REVIEW ZONING CODE SECTION 5-1406 FOR TRIANGLE OF VISIBILITY; REGARDING EXISTING 4' HIGH CORAL ROCK WALL ADJACENT TO DRIVEWAYS CONSIDERING SUBJECT PROPERTY AND ADJACENT PROPERTIES;

    In cases where site specific conditions prohibit compliance with triangle of visibility requirements the Building and Zoning Director may approve and require the use of convex mirrors. The Building and Zoning Director shall impose conditions as appropriate on a case-by-case basis.

    RESPONSE: The new entrance opening has been widened to comply with the Triangle of Visibility as per Zoning Code Section 5-1406. See attached Revised Proposed Site Plan.

17. PROVIDE MAXIMUM HEIGHT FROM ESTABLISHED GRADE.

    RESPONSE: Established grade using the average sidewalk elevation = 10.01 Ft.

    The house shown is not for construction, nor a proposed design. It is shown to illustrate zoning information only. At such time that a proposed design is presented, the house will not exceed two stories and the height to the highest point will not exceed **39'-0" above established grade,** as per zoning code for properties in flood hazard areas.

18. PROVIDE 40% OF SITE AREA OPEN LANDSCAPING.

    RESPONSE: Minimum required Site Area Open Landscaping has been added to the Zoning Analysis. See revised Zoning Analysis for Proposed Site Plan

19. PROVIDE PERMIT FOR EXISTING WOOD DOCK AS ILLUSTRATED ON SURVEY AND SITE PLAN.

    RESPONSE: The Dock was already built when the owner bought the house in 1980.

20. REVIEW TABULATIONS AS PROVIDED MAXIMUM 35% LOT COVERAGE AND 45% LOT COVERAGE (AUXILIARY/ACCESSORY STRUCTURES) TABULATIONS INCORRECT AND ARE NOTED AS SAME.

    RESPONSE: The house shown is not for construction, nor a proposed design. It is shown to illustrate zoning information only. At this time, only a principal structure is shown, when a proposed design is presented it may include accessory structures. Lot coverage maximum of 35% allowed for the principal structure has been revised to reflect the adjusted site area. Lot coverage maximum of 35% provided is correct and calculated as described in item 1.

    Lot coverage maximum of 45% allowed for principal and accessory structures is shown for reference in case an accessory building is included in the final design. Lot coverage maximum of 45% provided for principal and accessory structures does not apply at the moment and is noted as such.

21. PROPOSED DECK NOT ALLOWED WITHIN 35 FEET REQUIRED REAR WATERWAY SETBACK.

    RESPONSE: There is only 5'-0" wide walkways to existing Dock. See revised Proposed Site Plan.

22. UNKNOWN PROPOSED STRUCTURE ADJACENT TO MOTOR COURT BETWEEN RESIDENCE AND STREET AND CLOSER TO STREET THAN RESIDENCE IF DETACHED IS CONSIDERED AUXILIARY/ACCESSORY STRUCTURE AND REQUIRES VARIANCES ZONING CODE SECTION 5-101 B AND C.

    RESPONSE: The structure is an attached 3 car garage. The house shown is not for construction, nor a proposed design. It is shown the purpose of the replat.

23. MAXIMUM WIDTH OF WALKWAYS WITHIN REAR SETBACK AREA IS 5 FEET.
    RESPONSE: All walkways at rear setback area have been revised to be 5'-0" wide. See attached revised Proposed Site plan. The pool and walkways shown is not for construction, nor a proposed design. It is shown the purpose of the replat.

24. REVIEW/COMPLY WITH ZONING CODE SECTION 3-206 BUILDING SIDE DETERMINATION PROCEDURE.
    RESPONSE: Be advised that we have already presented to the Development Review Committee and the plans have been revised by the Board of Architects. Comments from both have been incorporated. Because this is a designated Historic Structure, the lot separation and Certificate of Appropriateness must be granted by the Historic Preservation Board prior to proceeding to Planning & Zoning Board.

25. SITE AREA TABULATION DIFFERS FROM SURVEYOR.
    RESPONSE: Site area tabulation has revised to match surveyor. See attached revised zoning analysis for Proposed Site Plan.

ELIZABETH GONZALEZ
(305) 460-5253
EGONZALEZ@CORALGABLES.COM

The City of Coral Gables

Historical Resources Department

September 24, 2013

Jorge Dalmau
Califon Company, N.V.
6801 Granada Blvd.
Coral Gables, FL 33146

Re: Certificate of Appropriateness Application for 6801 Granada Boulevard, legally described as Tract 2 of Cartee Homestead according to the Plat thereof, recorded in Plat Book 43, at Page 30, of the Public Records of Miami-Dade County, Florida.

Dear Mr. Dalmau:

On September 19, 2013, the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 6801 Granada Boulevard, a local historic landmark. The Board approved the application for alterations to the property including the demolition of the guest house and site features with the following conditions:

1. No alteration or demolitions will occur unless the proposal to subdivide the property into two building sites is approved by the City Commission.

2. Retain the existing loggia (noted on the plans as "existing pool pavilion"), pool, and cabana.

3. Any new construction on the parcel of land that will be created for a new residence ("Proposed Lot B") will require a Special Certificate of Appropriateness and review by the Historic Preservation Board.

4. No tree removals/relocations will occur on the lot that has the historic residence ("Proposed Lot A") unless the proposal to subdivide the property into two building sites is approved by the City Commission.

5. The removal/relocation of trees on the lot that is created for a new residence ("Proposed Lot B") will be part of the application for that residence and will require a Certificate of Appropriateness. No tree removal or relocations will occur until the design of the new residence has been approved.

6. The demolition of the portion of the perimeter coral rock wall to accommodate the driveway for the new residence ("Proposed Lot B") will also be part of the application for that residence and will require a Certificate of Appropriateness.

P.O. Box 141549 Coral Gables, Florida 33114-1549 Phone (305) 460-5093 Fax (305) 460-5097

A Special Certificate of Appropriateness with the above conditions is hereby issued. Please be advised that any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness.

Should you have any questions please do not hesitate to contact the office.

Sincerely,

Dona M. Spain
Historic Preservation Officer

Enclosure

cc: File COA (SP) 2013-011
Jane Tompkins, Development Services Director
Ramon Trias, Planning and Zoning Director
Guilford & Associates, P.A., 400 University Drive, Suite 201, Coral Gables, FL 33134
Richard Heisenbottle, RJ Heisenbottle Architects, 2199 Ponce de Leon Blvd., Suite 400, Coral Gables, FL 33134

CITY OF CORAL GABLES
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS/LOCATION: 6801 Granada Boulevard

LEGAL DESCRIPTION: Tract 2 of Cartee Homestead according to the Plat thereof, recorded in Plat Book 43, at Page 30, of the Public Records of Miami-Dade County, Florida.

CASE FILE NUMBER: COA(SP)2013-011

CERTIFICATE TYPE: _____ STANDARD X SPECIAL

DECISION BY: _____ STAFF

X HISTORIC PRESERVATION BOARD

ACTION DATE: September 19, 2013

ACTION: X APPROVE WITH THE FOLLOWING CONDITIONS:

1. No alteration or demolitions will occur unless the proposal to subdivide the property into two building sites is approved by the City Commission.
2. Retain the existing loggia (noted on the plans as "existing pool pavilion"), pool, and cabana.
3. Any new construction on the parcel of land that will be created for a new residence ("Proposed Lot B") will require a Special Certificate of Appropriateness and review by the Historic Preservation Board.
4. No tree removals/relocations will occur on the lot that has the historic residence ("Proposed Lot A") unless the proposal to subdivide the property into two building sites is approved by the City Commission.
5. The removal/relocation of trees on the lot that is created for a new residence ("Proposed Lot B") will be part of the application for that residence and will require a Certificate of Appropriateness. No tree removal or relocations will occur until the design of the new residence has been approved.
6. The demolition of the portion of the perimeter coral rock wall to accommodate the driveway for the new residence ("Proposed Lot B") will also be part of the application for that residence and will require a Certificate of Appropriateness.

EXPIRATION DATE: September 19, 2015

Dona M. Spain	Historic Preservation Officer
PRINT NAME	**TITLE**
Dona M. Spain	September 24, 2013
SIGNATURE	**DATE**

AT&T
Florida

Kathy Reed
Area Manager South Eng Group
9500 SW 180th Street
Village of Palmetto Bay, Fl 33157
KR6485@att.com
(305) 256-8451

File#: MIAMFLRR-310655

Zeke Guilford
Guilford & Associates, P.A.
400 University Drive, Suite 201
Coral Gables, Florida 33134

Date: July 15, 2013

Re: **Replat of Tract 2 Cartee Homestead / 6801 Granada Blvd., Coral Gables**

On behalf of Bellsouth Telecommunications, LLC d/b/a AT&T Florida, this letter shall serve as notice of **"non objection"** to the recording of the referenced Plat "REPLAT OF TRACT 2 CARTEE HOMESTEAD" prepared by Lannes & Garcia, INC., dated 2/12/2013 as shown on this Plat and recorded in Tract 2 of Plat Book 43, Page 30.

Respectfully submitted,

Kathy Reed, Area Mgr.
OSP Planning & Engineering Design – SFL District

cc: Steve Massie, AT&T FL

AUG 17 2006

GUILFORD & ASSOCIATES, P.A.

comcast

18601 NW 2nd Avenue
Miami, FL 33169

August 16, 2006

Guilford & Associates, P.A.
400 University Drive Suite 200
Coral Gables, Florida 33134

NO OBJECTION LETTER

Re: Project Description:
Re-plat of a three acre parcel at Tract 2, Cartee Homstead
Coral Gables, Florida

Dear Zeke

This is to inform you that COMCAST has no objection with the project mentioned above and the facilities owned, maintained or operated by us are no in conflict within the projected area.

Sincerely,

Jose Martinez
Construction Department

AGL Resources
Atlanta Gas Light
Chattanooga Gas
Elizabethtown Gas
Elkton Gas
Florida City Gas
Virginia Natural Gas
AGL Networks
Sequent Energy Management

305 691 8710 phone
www.floridacitygas.com

955 East 25th Street
Hialeah, FL 33013

July 30, 2013

Zeke Guilford
Guilford and Associates
400 University Drive, Suite 201
Coral Gables, FL 33134

Subject: 6801 Granada Blvd., Coral Gables

Dear Mr. Guilford:

Florida City Gas does not have any facilities at the above referenced address and therefore has no objections to your proposed replat.

Please let me know if you have any questions.

Sincerely,

Michael Alexander

Florida City Gas

FPL.

RECEIVED
OCT - 2 2006
GUILFORD & ASSOCIATES, P.A.

September 28, 2006

Guilford & Associates, P.A.
400 University Drive Suite 200
Coral Gables, FL 33134

Attn: TO WHOM IT MAY CONCERN
Subject: New Tentative Plat Tract 2 Cartee Homestead
Location: 6801 Granada Blvd Coral Gables, FL

A re-subdivision of Tract 2, "Cartee Homestead", according to the plat thereof, as recorded in Plat Book 30, at Page 43, of the Public Records of Miami-Dade County, Florida.

Owner: Califon Company N.V.
C/O Garry B Schwartz PA
4000 Ponce de Leon Blvd 470
Coral Gables, FL 33146-1432

Please consider this letter as your notification that satisfactory arrangements for the relocation of electric service has been made in accordance with ordinance 68-69 and Revised 77-6.

As per our agreement with you, we would appreciate your making these satisfactory arrangements contingent upon easement requirements as follows:

_____ Easements necessary for electrical facilities are highlighted on the attached copy of the subject tentative plat and a duplicate was supplied to Accurate Construction Survey Corp. Please review the attached before final processing to insure that all easement requested are indicated on the final plat. Easement marked are for existing facilities. Easements for new facilities will be required by instrument

__x___ No easements are required at this time for electrical facilities.

_____ Easements have been assured verbally by the owner/developer and will be granted prior to completion of the building construction.

_____ Easements as shown on the subject tentative plat are sufficient to provide electrical service to this project.

Sincerely,

Jessica Ham
Distribution Construction
Customer Project Manager

MIAMI-DADE COUNTY

Miami-Dade Water and Sewer Department
P. O. Box 330316 • 3575 S. LeJeune Road
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

ADA Coordination
Agenda Coordination
Animal Services
Art in Public Places
Audit and Management Services
Aviation
Building
Building Code Compliance
Business Development
Capital Improvements Construction Coordination
Citizens' Independent Transportation Trust
Commission on Ethics and Public Trust
Communications
Community Action Agency
Community & Economic Development
Community Relations
Consumer Services
Corrections & Rehabilitation
Cultural Affairs
Elections
Emergency Management
Employee Relations
Empowerment Trust
Enterprise Technology Services
Environmental Resources Management
Fair Employment Practices
Finance
Fire Rescue
General Services Administration
Historic Preservation
Homeless Trust
Housing Agency
Housing Finance Authority
Human Services
Independent Review Panel
International Trade Consortium
Juvenile Assessment Center
Medical Examiner
Metro-Miami Action Plan
Metropolitan Planning Organization
Park and Recreation
Planning and Zoning
Police
Procurement Management
Property Appraiser
Public Library System
Public Works
Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

October 12, 2006

Mr. Walter Carlson
Assistant Planning Director
City of Coral Gables

Subject: Tract 2 Cartec Homested/Coral Gables, Florida

Dear Mr. Carlson:

The proposed re-plat of the property associated with this request would trigger water system improvements, based on the approved zoning. Detailed information on the required improvements will be provided at the time a request for a service agreement is sent to the Department.

The size of the required water mains will depend upon the subject property's approved zoning, being twelve (12)-in. min. in diameter required for high density residential, commercial, business, industrial, hospitals, public buildings, etc. and eight (8)-in. min. in diameter required for low and medium density residential zonings.

Should you have any questions, or require additional information, please contact me.

Sincerely,

PHILLIP TORRES, P.E.
Plans Review Manager

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2013 MAY 10 AM 11: 24

CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED

REGISTRATION #:_____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name: Richard J. Heisenbottle
LOBBYIST

Print Your Business Name, if applicable: R.J. Heisenbottle Architects, P.A.

Business Telephone Number: (305) 446-7799

Business Address: 2199 Ponce de Leon Blvd. Ste. 400, Coral Gables, FL 33134
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 59-2783815

State the extent of any business or professional relationship you have with any current member of the City Commission.
None

PRINCIPAL REPRESENTED:

NAME Califon Co. N.V. **COMPANY NAME, , IF APPLICABLE** Califon Co. N V

BUSINESS ADDRESS 6801 Granada Blvd. Coral Gables, Fl 33143 **TELEPHONE NO.:** (786) 375-1444

ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of $25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a $150.00 Lobbyist Registration Fee is required.

I Richard J. Heisenbottle hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the $150.00 Annual Lobbyist Registration Fee.

Print Name of Lobbyist

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2013 MAY 13 AM 11:24

Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Richard J. Heisenbottle to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this February 11, 2

ROSA LUZARDO
MY COMMISSION # DD 909812
EXPIRES: July 22, 2013
Bonded Thru Notary Public Underwriters

X Personally Known

Notary Public
State of Florida

_____ Produced ID

$150.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

For Office Use Only

Data Entry Date: _____, 20____. Entered By: _____