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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-plate 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.

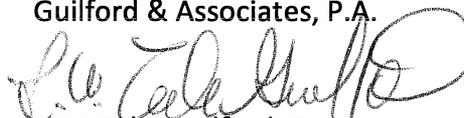
In 2007, the City of Coral Gables declared the property as local historic landmark due to fact that the original residence was designed by Alfred Browning Parker. Since 2007, if not before, the Dalmaus have been trying to sell the property. The historic designation has become an impediment to selling 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.