ENTERED AS EXHIBIT by Gil Haddad A1
NUMBER
THE PLANNING AND ZONING BOARD
ON 12.11.13 fm
DATE INITIALS

Re: 6801 GRANADA

Residents' Submission

1: INSERT: 2007 & 2013 Sales Brochure

2: Photo Tour of 6801 GRANADA

3A: Owner's: "Context Site Plan"

3B: "Demolition Site Plan"

ENTERED AS EXHIBIT Haddad A1
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9 bedrooms | 10.5 bathrooms

9,448 sf living area | 128,502 sf lot | $12,500,000

2013

UNIQUE OPPORTUNITY TO OWN THE BEST! Totally secured private property, 3 acres of forest in Coral Gables near downtown Miami. Great family compound with 757' of waterfront. Designed by renowned historical architect Alfred Browning Parker, the main home contains 7BD/7.5BA & includes a separate 2BD/2.5BA guesthouse. All original features preserved with 9,000 sf living area. Master Plan is ready to build, one of Top 10 Best Miami ESTATES. 75' dock & only 1 bridge to bay.

Details:

Price: $13,500,000 Address: 6801 GRANADA BL Coconut Grove, FL 33146

MLS# D1194770 **Single Family**

2007

Remarks:

3 ACRE WATERFRONT ESTATE W/DIRECT OCEAN ACCESS. Largest property in S. Gables waterway boasts 757' of waterfront on east and north side with 75'dock. Architecturally unique 10,000+ sq ft home built by renowned architect Alfred Browning Parker sits onlush, private grounds with mature oaks surrounded by coral rock wall. Featuring lit tennis court, pool and screened porch this property and locationn provide the opportunity to create your ultimate lifestyle in your private compound!

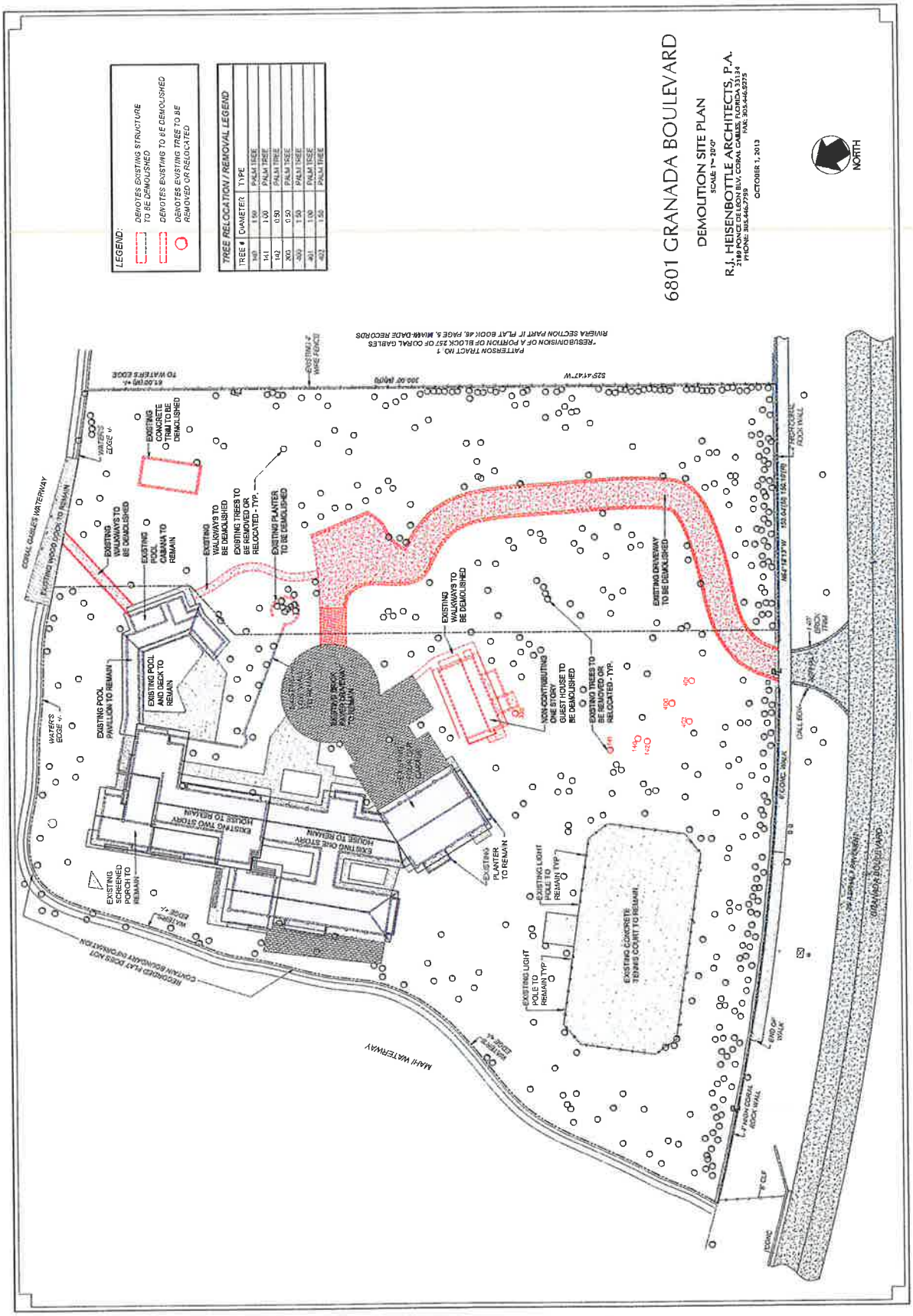
General Information:

Beds:	8	Baths:	7
Half Baths:	0	Subdivision:	CARTEE HOMESTEAD
Year Built:	1951	Lot Square Feet:	128502
Living Area:	10579	Taxes:	104122

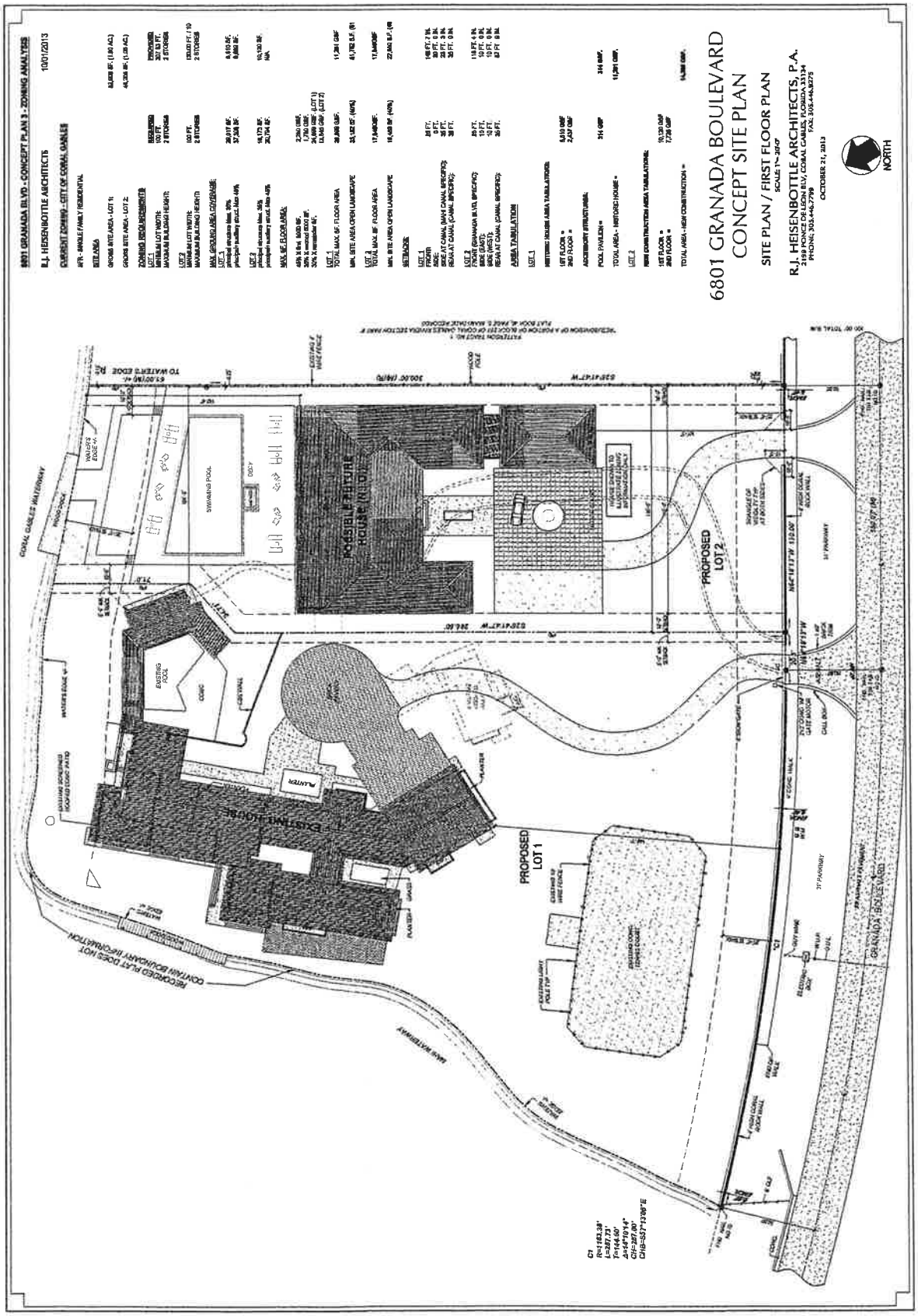
Features:

Exterior:	Patio
Fireplaces:	Fireplace(s)

Existing Conditions and Demolition Site Plan



Conceptual Site Plans (Both lots)



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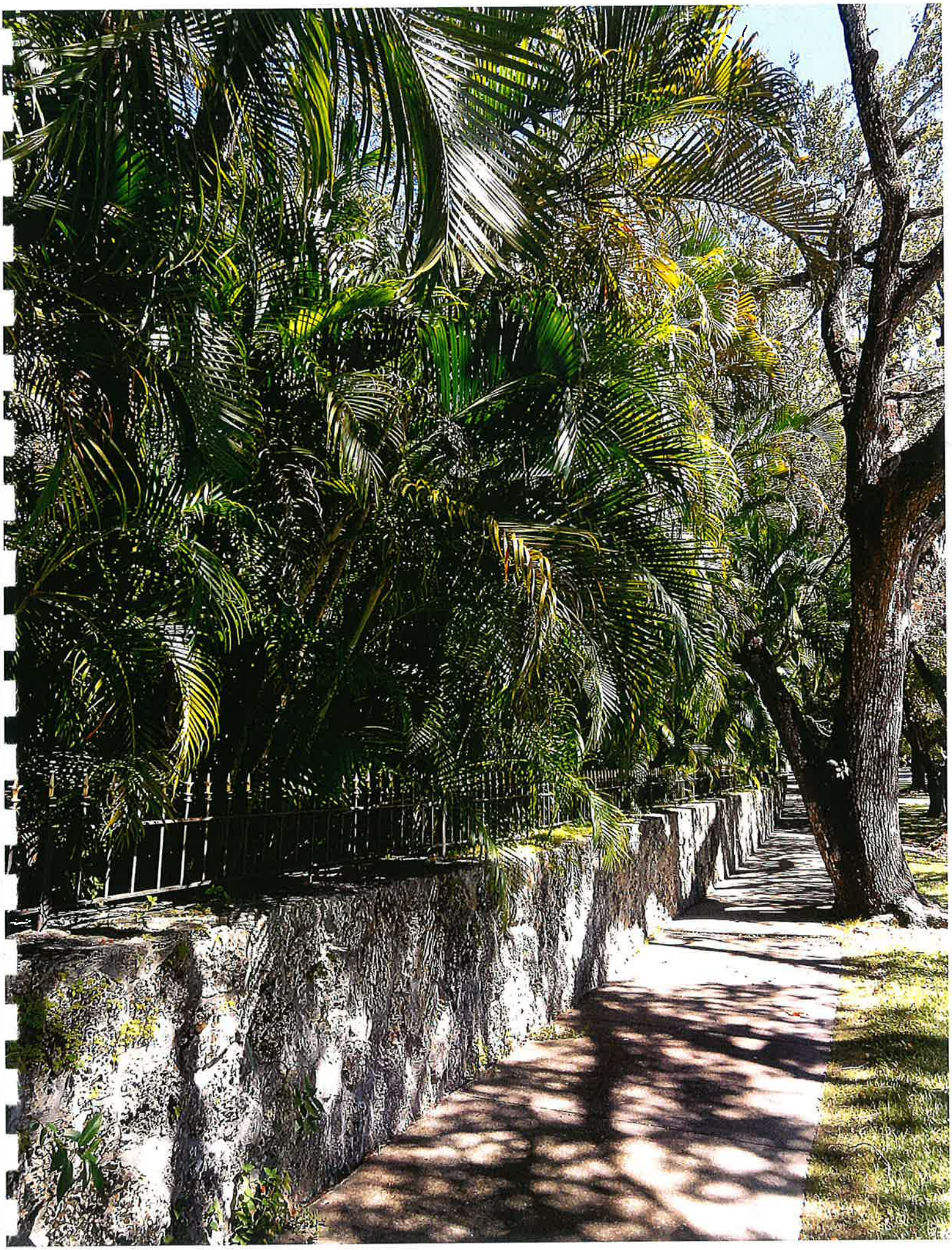
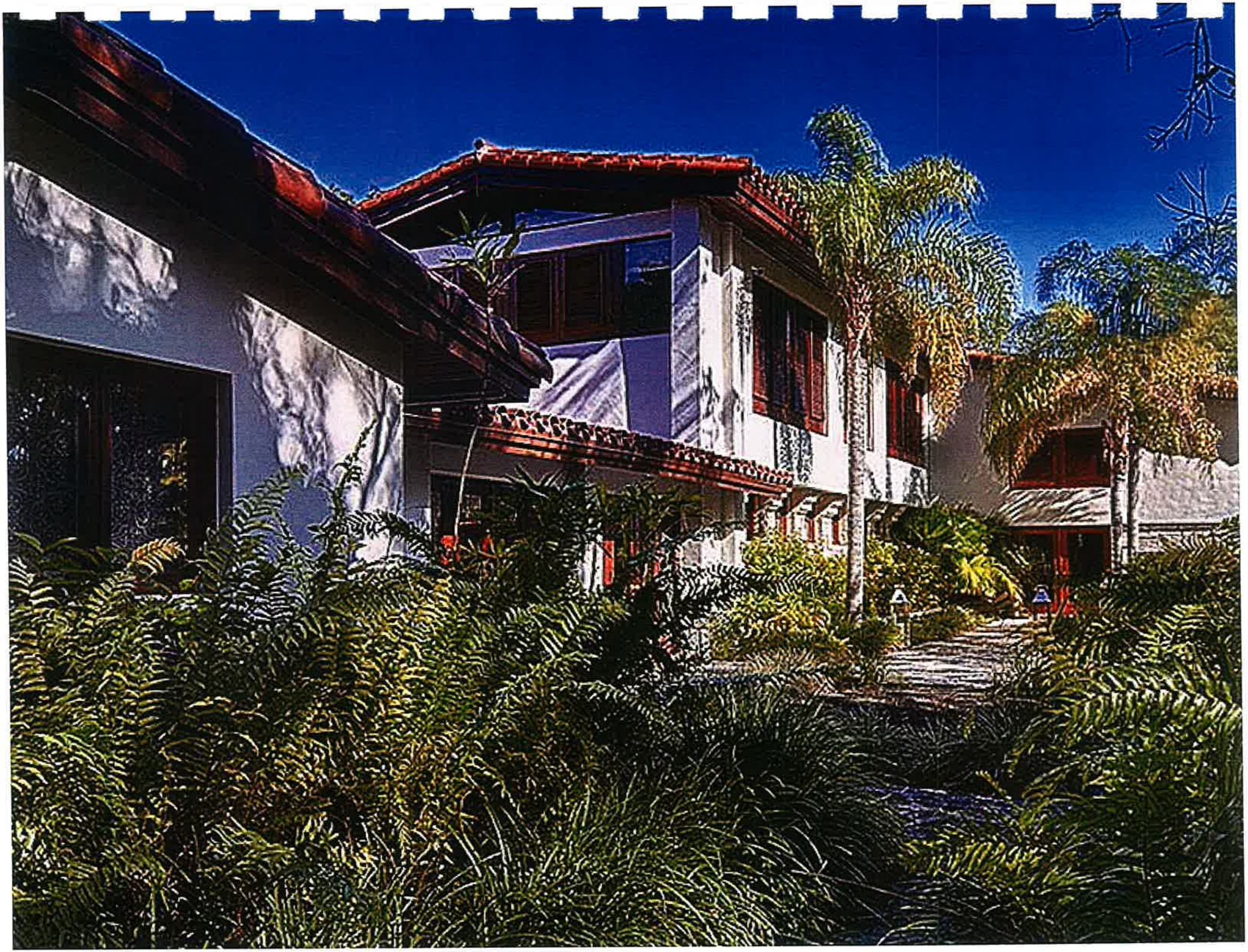
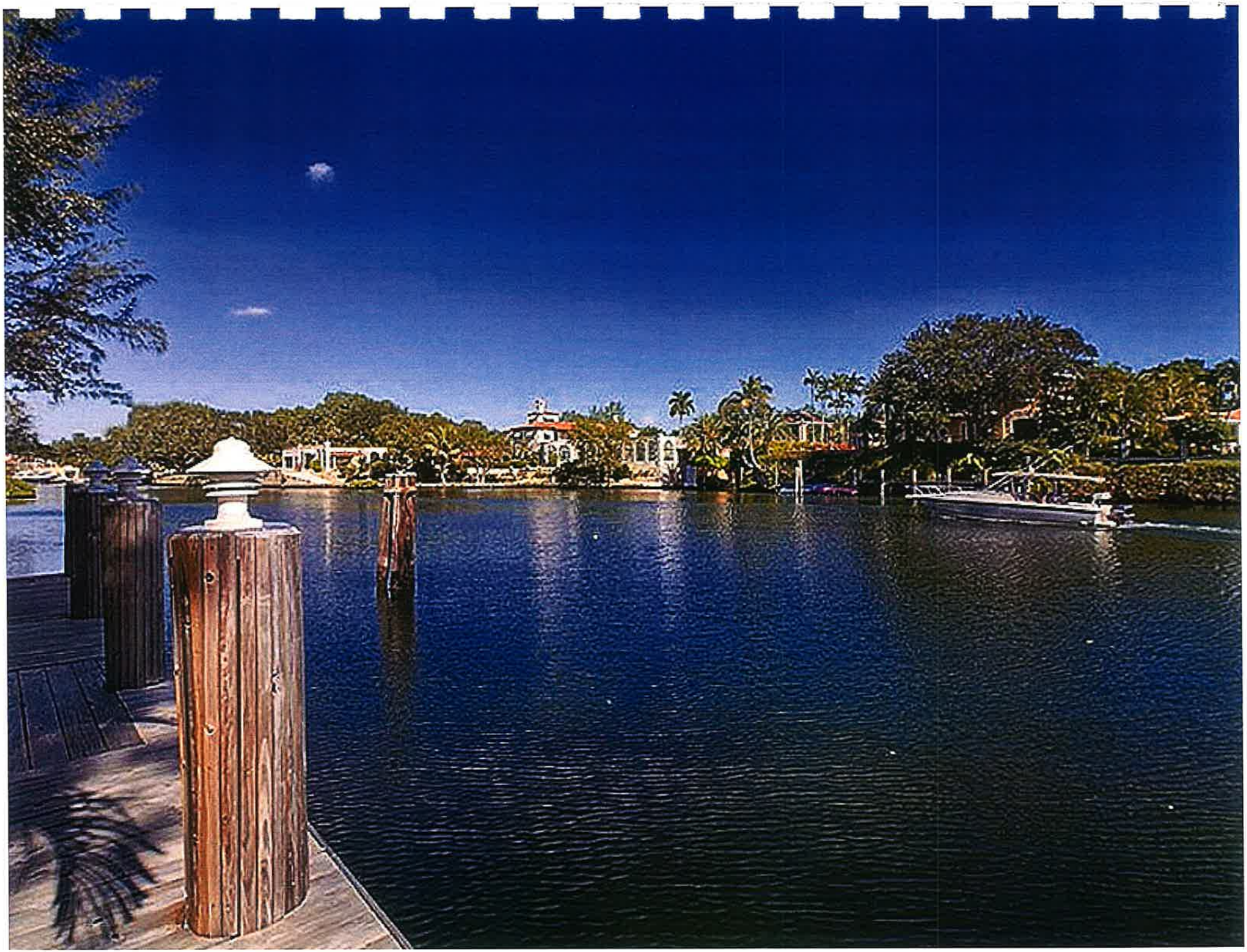
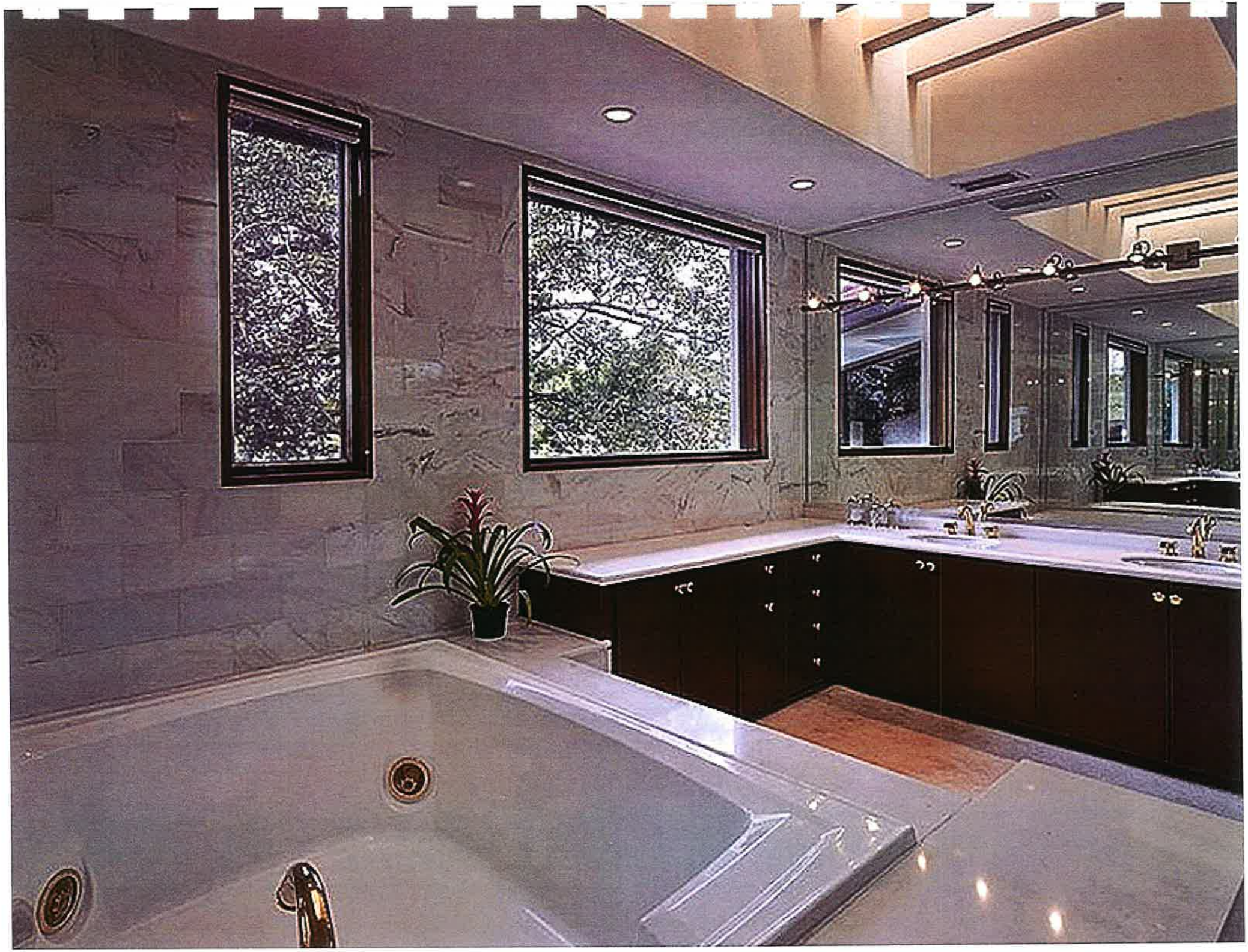
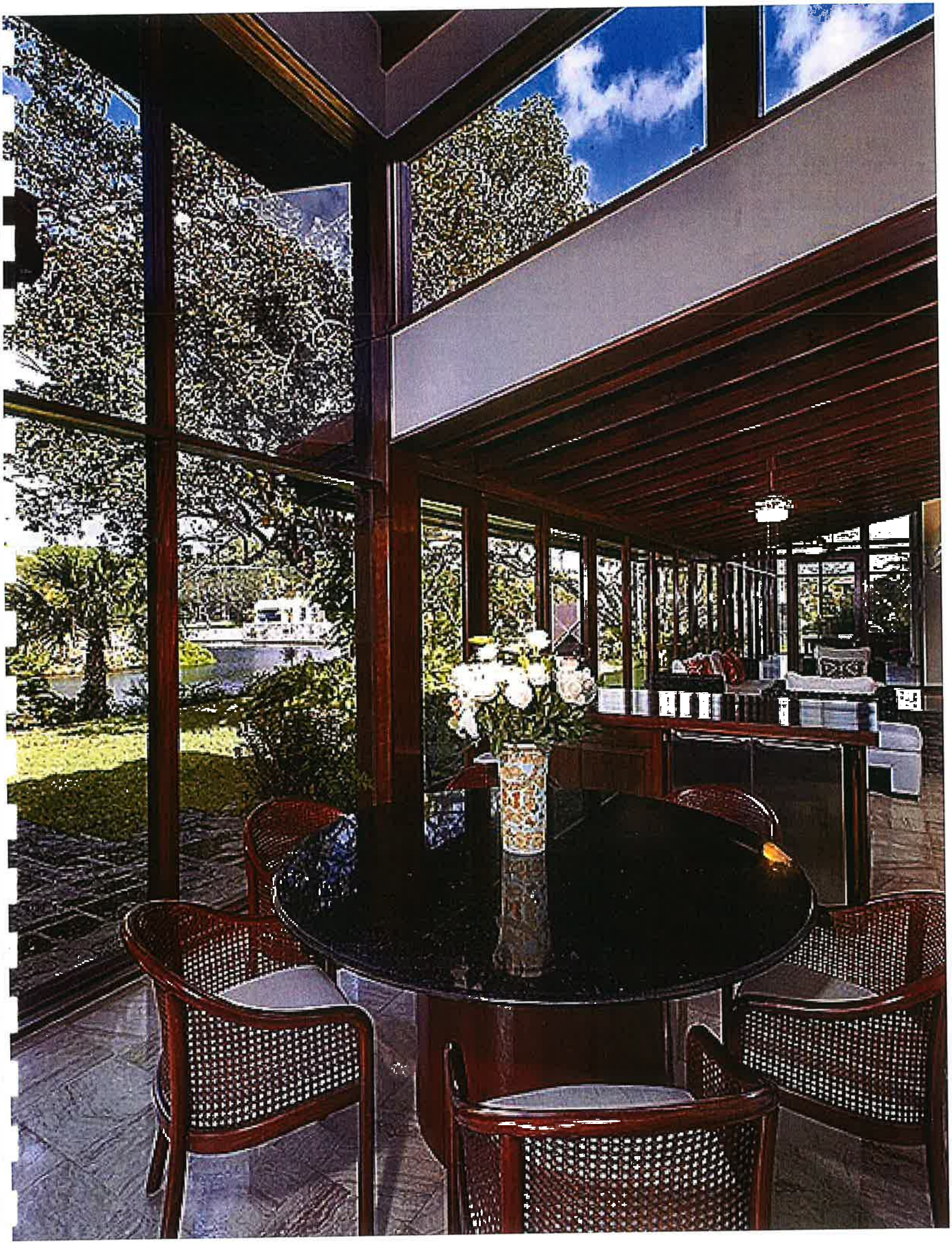
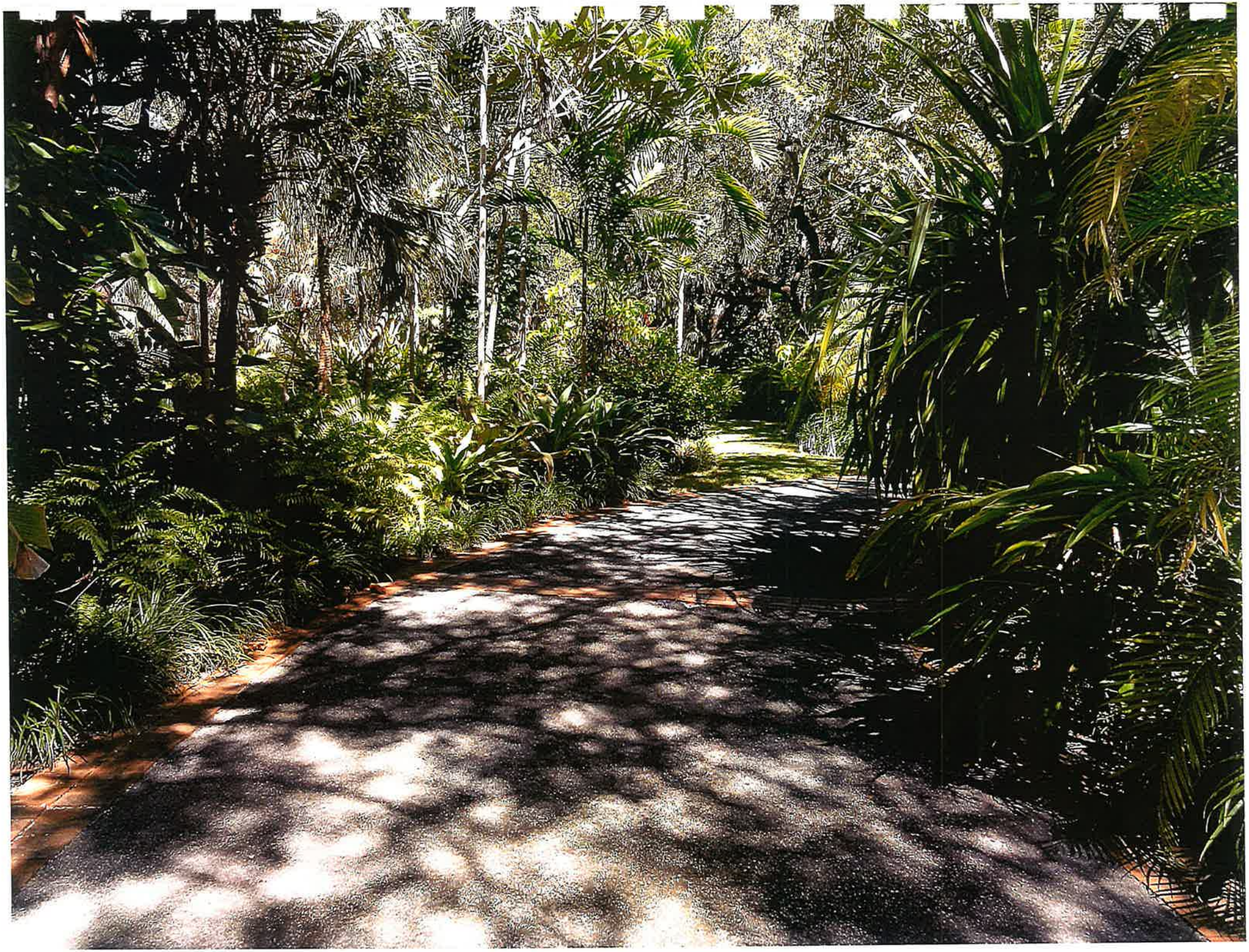




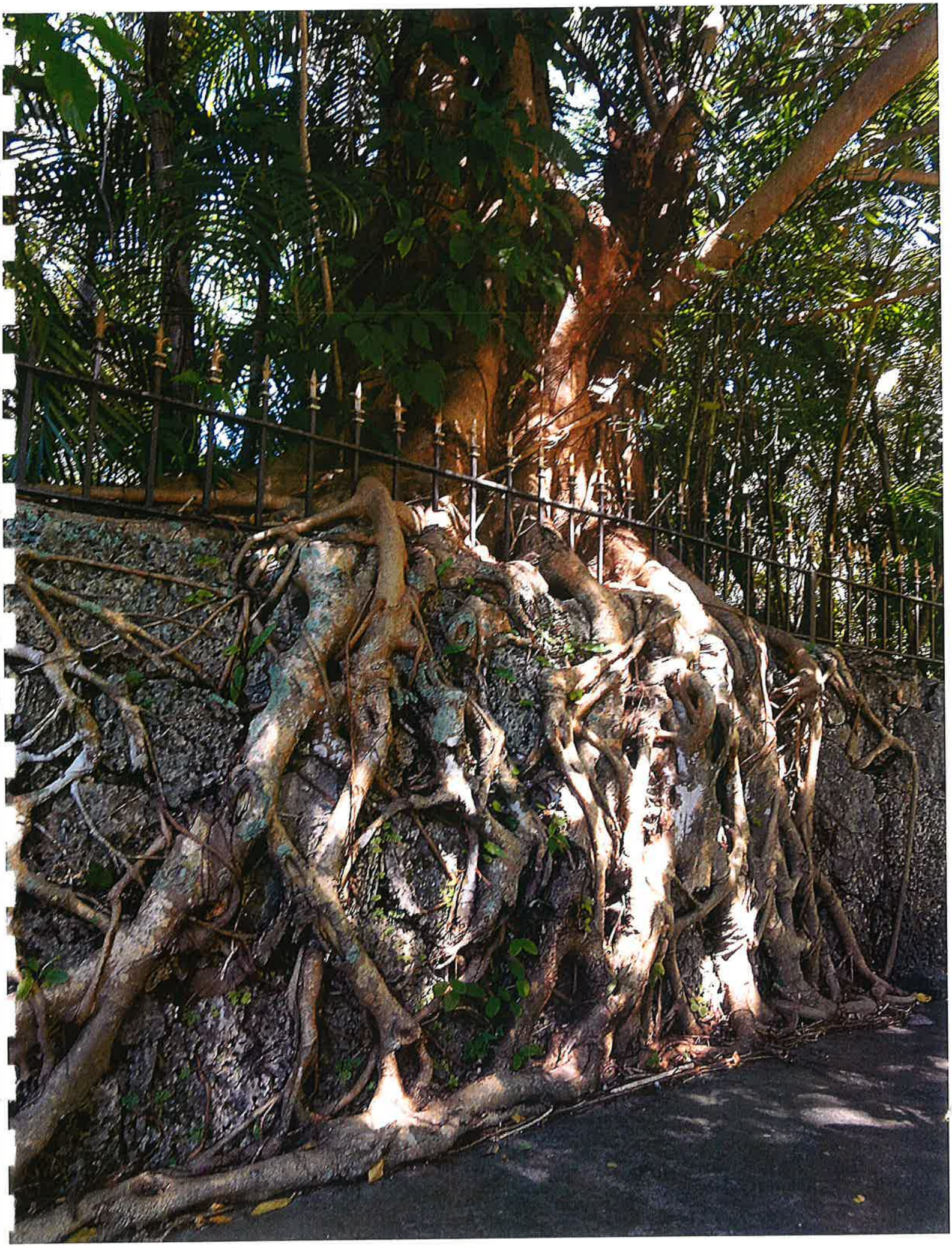


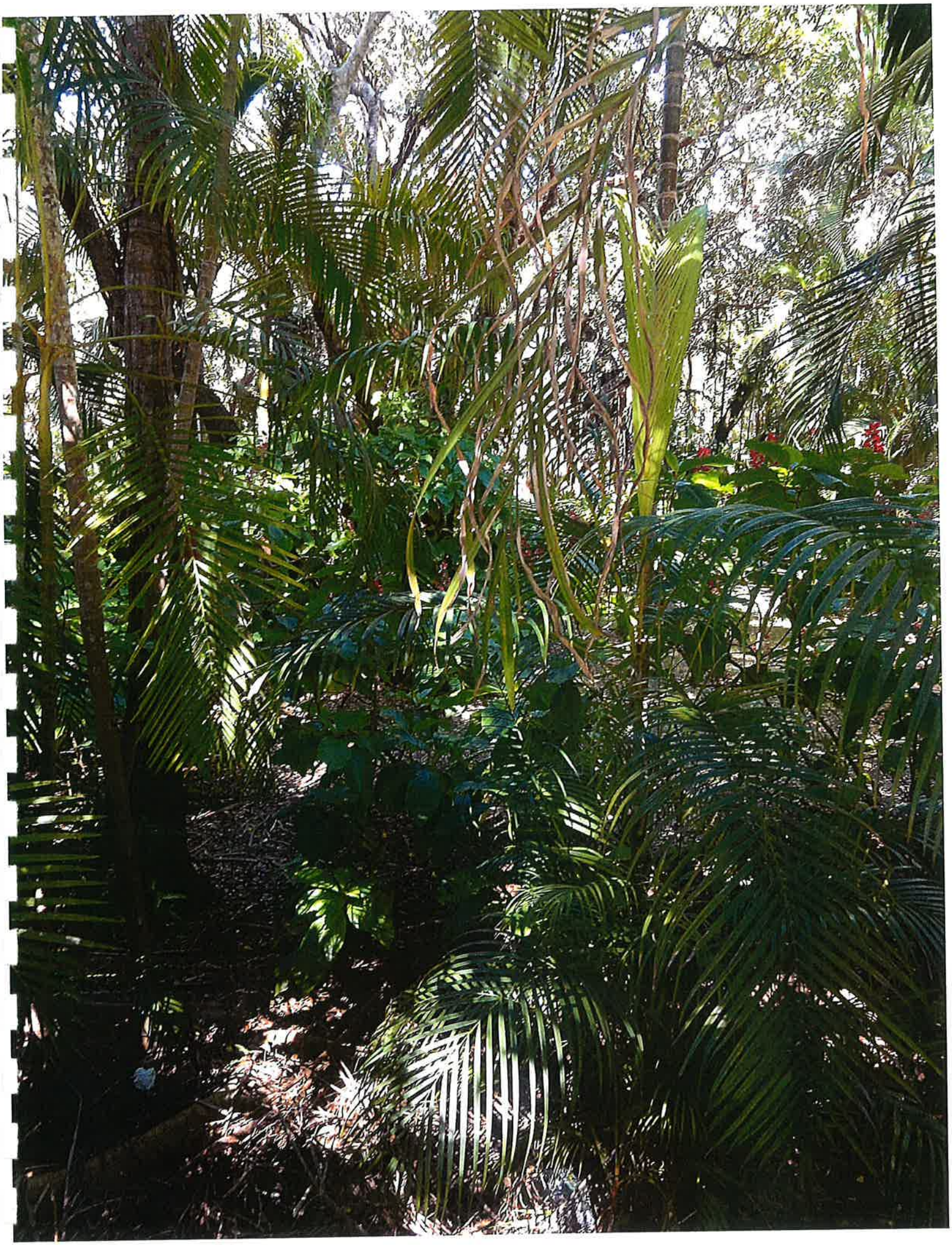


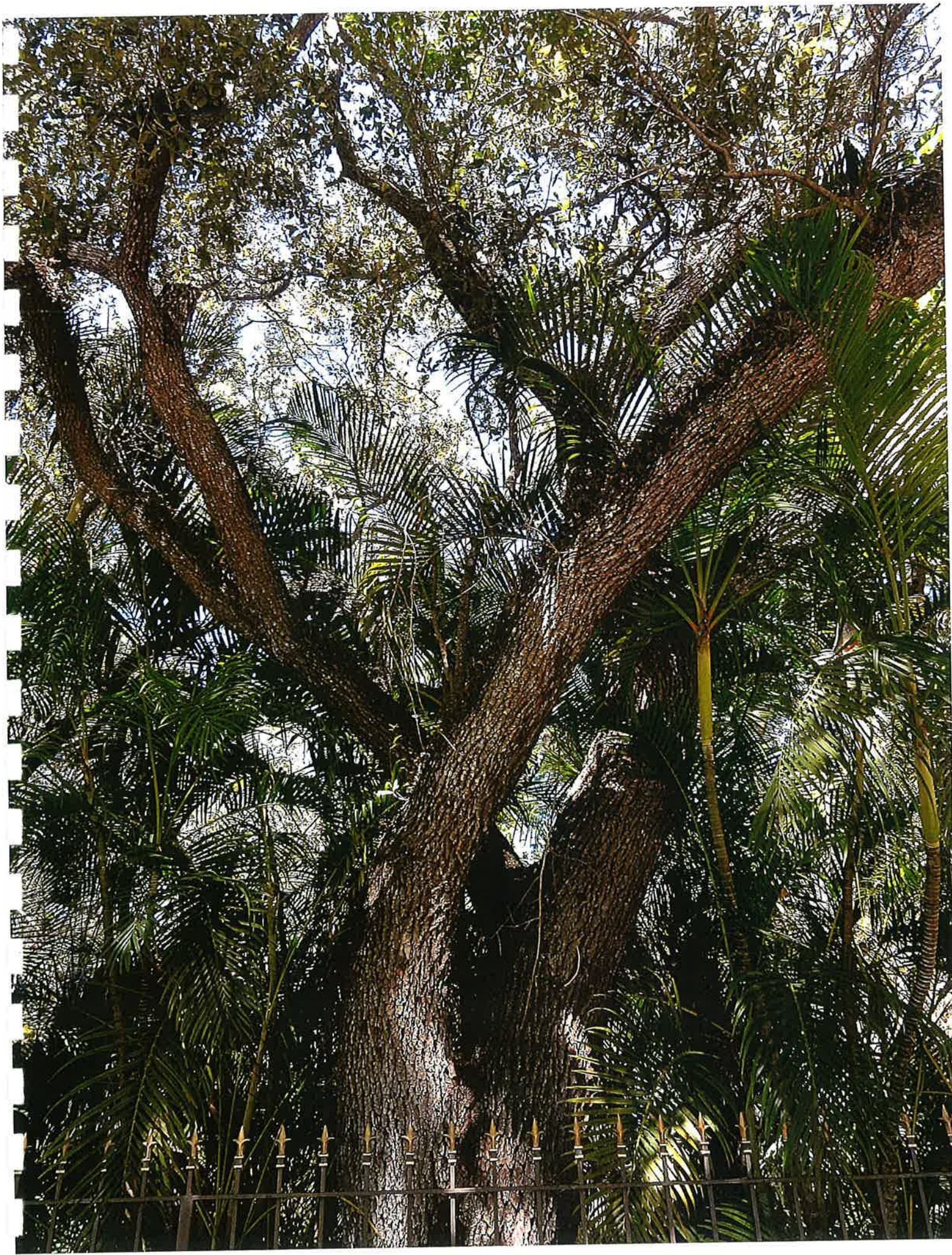




6801







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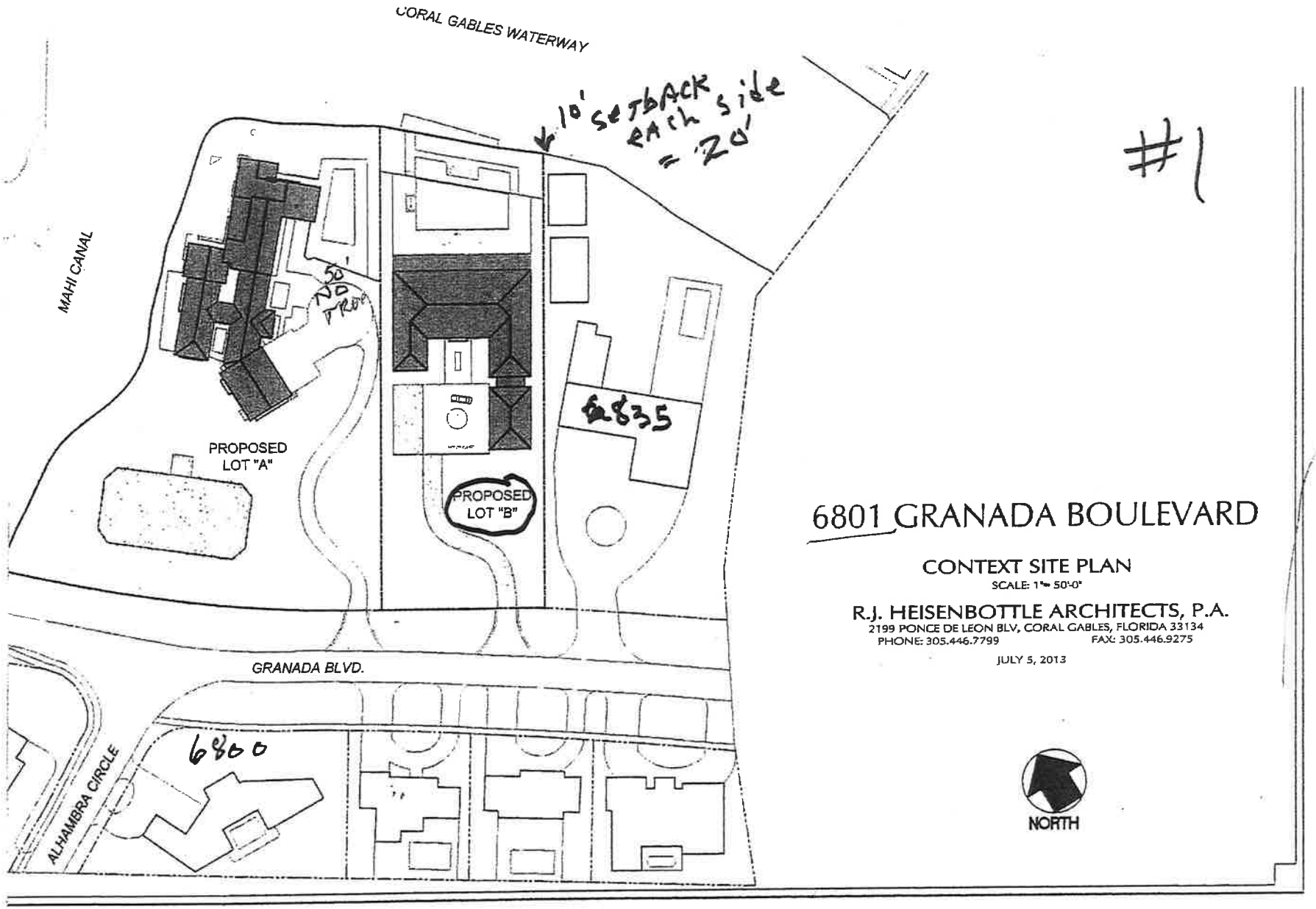

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

JULY 5, 2013

ENTERED AS EXHIBIT Haddad A1
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THE PLANNING AND ZONING BOARD
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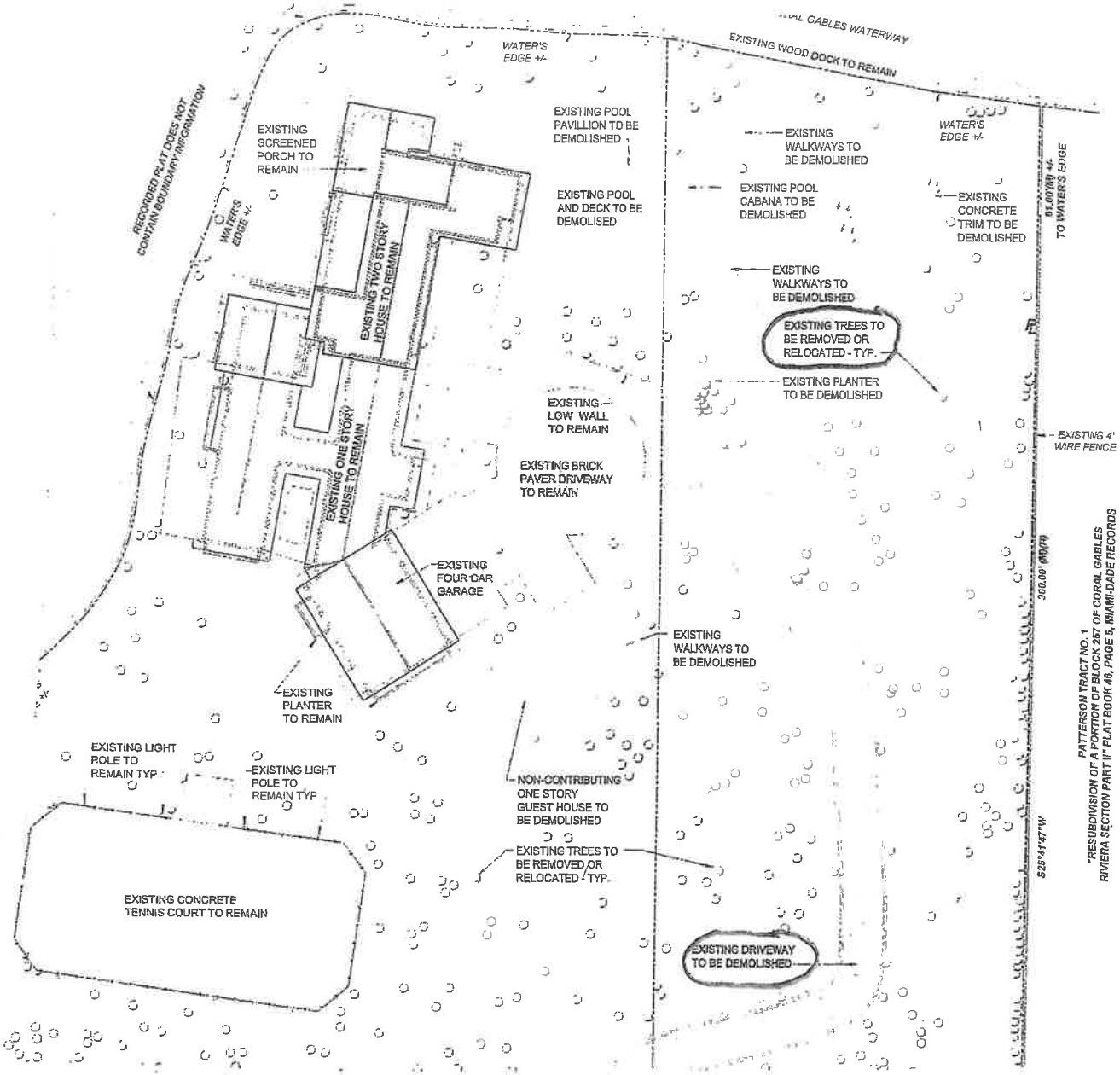


LEGEND:

DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

DENOTES EXISTING TO BE DEMOLISHED

DENOTES EXISTING TREE TO BE REMOVED OR RELOCATED

?

#2

6801 GRANADA BOULEVAR

DEMOLITION SITE PLAN

SCALE: 1"= 20'-0"

ENTERED AS EXHIBIT by Gil Haddad A1
NUMBER
THE PLANNING AND ZONING BOARD
ON 12.11.13 JM
DATE INITIALS

Re: 6801 GRANADA

Residents' Submission

HISTORIC PRESERVATION
Section 3-1101. Purpose and Applicability

The purpose of the designation of historic landmarks . . . is to promote the educational, cultural, and economic welfare of THE PUBLIC by preserving and protecting historic structures or sites, portions of structures, groups of structures, manmade or natural landscapes, elements . . . or integrated combinations thereof . . .

***

Section 3-206(E)(2): Whenever there may exist a single-family residence . . . or accessory building(s) or structure(s) . . . on one or more platted lots or portions thereof, such lot or lots shall thereafter constitute only one (1) building site and no permit shall be issued for the construction of more than one (1) single-family residence . . . such structures shall include but NOT be limited to swimming pools, tennis courts, walls, fences or other at grade and above-ground improvement.

[E.S.]

Elizabeth G. Kuehner Smith
7280 Southwest 53rd Avenue
Miami, Florida, 33143

December 11, 2013

To City of Coral Gables Zoning Board

From: Elizabeth Kuehner Smith
7280 SW 53 AV, High Pines 33143
(An area considering Coral Gables annexation)

I was born in Coral Gables, maintained an office here for more than 25 years and now serve on the BOD of Tropical Audubon Society and on the "Sundays on the Porch with George" at Merrick House committee. I am an advocate for preservation, conservation, community gardens, urban renewal and sustainable growth.

Based on what I have learned about 6801 Granada through the written record, I submit that the City must err on the side of integrity. When the owner applied for historic designation status in 2007, it was granted and they received the associated tax benefits of that status. Because the owner has now decided subdivision is exponentially more rewarding is not a sound reason to compromise the singularly unique integrity of the historic estate and its intrinsically important old growth native oak hammock setting. Granting subdivision will create an unpleasant, unwarranted precedent and will open a virtual floodgate of similar requests.

Would the City cannibalize The Merrick House grounds to meet a financial shortfall, or subdivide the Biltmore Golf Course to gain ratables? Highly unlikely.

I respectfully ask that the Zoning Board stand its ground, literally.
Thank you for your consideration.

Most sincerely,

E Kuehner Smith

Elizabeth Kuehner Smith
305.632.5611

Re: 6801 GRANADA

Residents' Submission

Part A: 7.27.05 – City to Owner – 6801 is a single-building site

2.12.07 – H/P to P&Z. Integration of Flora & Buildings. All Historic.

8.26.07 – P&Z Summary to City Comm.

9.26.07 – Formal City Resolution

9.19.13 – H/P "Special" Certificate

Part B: Residents' Letters and Emails

Part C: Arborist Report

Part D: 1980 Warranty Deed. $140,000 Cash

The City of Coral Gables

Building and Zoning Department
ISO Class 1
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

July 27, 2005

Ms. Laura Russo, P.A.
Gables International Plaza
2655 Le Jeune Road, Suite 201
Coral Gables, 33134-

Re: TRACT No. 2, CARTEE HOMESTEADS PB 43-30,
(6801 GRANADA BLVD)

Dear Ms. Russo:

Please be advised that after careful research and study of our records and the information presented, the Building and Zoning Department made the following determination, Tract No. 2, Cartee Homestead, Pb/Pg 43/30, shall constitute a building site for a single family residence.

This administrative determination was made and announced on July 18th, 2005 at 9:00am in the first Floor Conference Room, City Hall, 405 Biltmore Way, Coral Gables, Florida.

Please find enclosed the notice of the building site determination that was sent to all property owners within one thousand (1,000) feet radius of the property.

If I may be of further assistance please do not hesitate to contact me.

Sincerely,

Dennis S. Smith, C.B.O., MCP
Assistant Building & Zoning Director

C. Martha Salazar-Blanco, Zoning Administrator
Eric Riel Jr., Planning Director

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2007 FEB 14 AM 8:31

CITY OF CORAL GABLES

- MEMORANDUM -

TO: ERIC RIEL
PLANNING DIRECTOR

DATE: FEBRUARY 12, 2007

FROM: KARA KAUTZ
HISTORIC PRESERVATION OFFICER

SUBJECT:
6801 GRANADA BOULEVARD

On January 25, 2007, the Historical Resources Department received a request for a Letter of Historic Significance for the property at 6801 Granada Boulevard. The letter, stating that the property is historically significant, was returned to the applicant, Zeke Guilford, and copied to his clients, the Califon Company the next day. Letters of Historic Significance are required by the Coral Gables Zoning Code for any property owner seeking to demolish a property.

In 1951, Alfred Browning Parker designed the site plan, home and auxiliary structures (pool, cabana) on the 6801 Granada Property for D.B. Caudle. In 1953, Parker designed another structure, a servant's quarters, for the property..

Like other Florida homes designed during this time period, the structure naturally responds to its environment. Features such as deep roof overhangs, screened porches, and cross ventilation were all taken into consideration. Louvers, low ceiling heights and natural materials are integrated to promote the functionality of the spaces. One of Parker's "trademark" features was the use was the "Persiana." As Parker said 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." The structures that Parker designed for the property at 6801 Granada Boulevard exhibit his "trademark" features including the "Persianas."

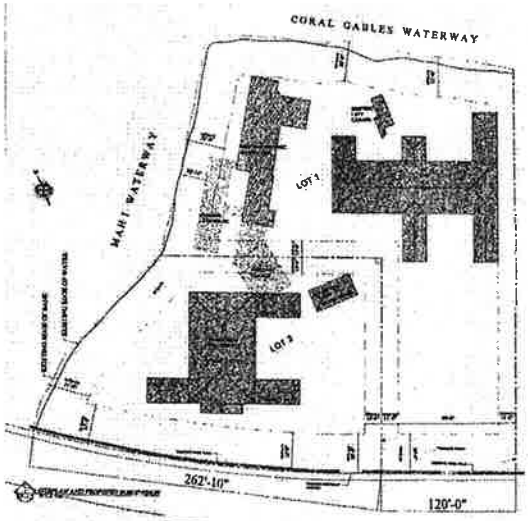
Parker also believed that a building site was an integral part of the building design. The footprint of the original house and walkway/cabana parallel the shorelines of the waterways that form the northwest and northeast boundaries of the site. A hallmark of this site is the harmonious coexistence between the structures and nature. The house is framed by lush vegetation and the grounds are populated with a large number of mature trees. 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.

Over the years, subsequent additions and alterations have been made to the property. The house was expanded, and a tennis court was added. 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.

Background

- The property consists of one tract of land, which is approximately three (3) acres in size.
- The entire property was designated as a local historic landmark in June of this year.
- The existing historic residence was constructed in 1951 and contains 9,448 sq. ft.
- An existing asphalt driveway, tennis court and coral rock wall tie the entire property together as a single building site.

Proposed site plan



City Department Comments

- The Public Service Department has expressed concern about the impact of the proposed new construction on the preservation of existing mature trees and landscaping.
- The Historic Resource Department has expressed concern about the impact of the new residences on the historical structure and its setting within the property.

Historic Preservation Board

- In June, the Historic Preservation Board designated the entire property as a local historic landmark. At that meeting, both the Historic Resources Department and the Board recommended denial of the proposed building site separation.

Review criteria

- The application is required to meet a minimum of four (4) of the Zoning Code's six (6) review criteria to be considered a candidate for building site separation.
- Staff has reviewed the applicant' proposal with each of the criteria, and has determined the following:

1. That exceptional or unusual circumstances exist.
   - Staff comment: This proposal does not satisfy this criteria. This site does not exhibit any of the characteristics described in the Zoning Code that would quality as exceptional or unusual circumstances, such as unusual site configuration, partially platted lots, two or more land use or zoning designations or multiple facings.

4. That no Restrictive Covenants, encroachments, easements or the like exist.
   - Staff comment: This proposal does not satisfy this criteria. The existing residence's tennis court and drive way encroach onto Lot 2.

5. Maintains and preserves open space, historic character and visual attractiveness and promotes neighborhood compatibility.
   - Staff comment: This proposal does not satisfy this criteria. The proposed site plan is not consistent with the development pattern of the surrounding neighborhood, creates a building site that does not fully front onto the public street and requires the removal of existing mature trees and landscaping.

6. Property was purchased by the current owner prior to September, 1977.
   - Staff comment: This proposal does not satisfy this criteria. The current owner purchased the property in 1980.

Recommendation

- The Planning and Zoning Board unanimously recommended denial of this building site separation request.
- Staff determined that the application satisfies none (0) of the six (6) criteria for review, and a minimum of four (4) criteria are required to be considered a candidate for building site separation.

The City of Coral Gables

Planning Department
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

September 19, 2007

Mr. Gil Haddad
6800 Granada Boulevard
Coral Gables, FL 33146

RE: 6801 Granada Boulevard

Dear. Mr. Haddad:

Per the request for any formal documentation made in your August 8, 2007 letter, the Planning Department is forwarding to you a copy of City of Coral Gables Resolution No. 2007-192, denying approval of the building site separation application for the property located at 6801 Granada Boulevard.

If you have any further questions, please do not hesitate in contacting me at (305) 460-5213.

Sincerely,

Walter Carlson
Asst. Planning Director

Attachment:
- Resolution No. 2007-192
- Copy of 08.08.07 Letter

cc: Planning Department Project File

I:\P Z B\Projects\Revised Plat of Cartee Homestead\Letters\Resolution No. 2007 192

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

Re: 6801 GRANADA

Residents' Submission

Part A: 7.27.05 – City to Owner – 6801 is a single-building site

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Part B: Residents' Letters and Emails

Part C: Arborist Report

Part D: 1980 Warranty Deed. $140,000 Cash

Riviera Neighborhood Association
Post Office Box 43-0825
South Miami, Florida 33243-082

November 15, 2013

To: Mayor Jim Cason
Vice-Mayor William Kerdyk
Commissioner Pat Keon
Commissioner Vince Lago
Commissioner Frank Quesada
City Attorney Craig Leen
Planning and Zoning Department

Gentlemen and Ladies:

The Riviera Neighborhood Association (RNA) was founded in 1996. Since, it has attempted to advance the interests of the hundreds of homeowners on and west of Riviera Drive to SW 57th Avenue and US 1; south to Sunset Drive and north to Hardee Road. This area covers approximately 800 households, many of whom are long time RNA members and supporters.

The Board of Directors of RNA respectfully expresses its unanimous opposition to the attempt to re-plat; sub-divide or lot split, the City Beautiful heritage lot located at 6801 Granada Blvd.

The natural hammock south of the main house; the beautiful oak laden driveway and the proximity of the flora and wildlife are all essential elements of this historic property. These epitomize the Alfred Browning Parker vision. His genius is a heritage that is treasured by the Riviera district residents and indeed, an asset to all Coral Gables residents and their prodigy.

We citizens rely on the City's unanimous determination made in 2007 to preserve this community treasure. There has been no change as to the property as a whole, nor, especially so, as to that portion of the property south of the main house. In the absence of change to the property itself, there is no just reason to change the correct 2007 determination the City made in good faith for the citizens of Coral Gables.

Most respectfully submitted,

Sandra Levinson

Sandra Levinson, President
Riviera Neighborhood Association

Sent via email and regular USPO delivery

Coral Gables, September 12th 2013

To The City of Coral Gables
Historic Preservation Board
Att. Ms. Dona Spain

CASE FILE COA (SP) 2013-011 property on 6801 GRANADA BLVD
LOCAL HISTORICAL LANDMARK

I would like to express my total opposition regarding any removal of trees from the property located at 6801 Granada Boulevard which may occur in case of subdivision.

Until not too long ago, this property had one of the last original hammocks of the Gables. Which, with it's lushness attracted all the amazing local fauna, from tiny red foxes and raccoons, to hawks, owls, cranes and an infinity of other birds.

An Historical Landmark by Nature!

Unfortunately over the past couple of years the situation has changed tremendously: most of the big trees are gone, sacrificed by the owners, probably in the hope of making the property more appealing to buyers.

If we compare arial pictures of the property from 2005 with actual ones, it would be obvious that not many of the tress are left.

It is my view that,we as owners should maintain and care for as much as the original flora as we can.

I do it on my property , not only by caring, pruning , fumigating and fertilizing all of my mature trees, but by planting as many new species as I can.

This is the legacy the we can leave to generation to come : A LUSH GREEN AND SPECIAL CORAL GABLES.

For this reason I DO OPPOSE TOTALLY to any more removal of tress from the property at 6801 Granada Blvd.

Lina Eichenwald

6835 Granada Boulevard, Coral Gables, Fl, 33146

Ahouse, Emily

From: jmensch100@comcast.net
Sent: Tuesday, September 17, 2013 7:47 PM
To: HIST
Subject: 6801 Granada Blvd

Please be advised that we are opposed to any change of lot status regarding the 6801 property. Demolition of trees and portions of structures may be the first step of a division of the property.
Yours, Joseph Mensch
6207 Granada Blvd
Coral Gables, Fl. 33146

Spain, Dona

From: valdes1127@aol.com
Sent: Wednesday, September 18, 2013 9:10 AM
To: HIST
Subject: 6801 Granada Blvd

Good Morning-

We are opposed to the lot splitting, building demolition and tree removal/relocation in order to redevelop this historical property located at 6801 Granada Blvd. Please preserve our historic code in order to protect this historic property and our neighborhood.

Regards-

Juan and Tina Valdés
6815 Mindello St
Coral Gables, FL 33146

Kautz, Kara

From: s.s.herris@att.net
Sent: Thursday, September 19, 2013 11:37 AM
To: HIST
Subject: 6801 granada blvd---OPPOSE

DO NOT ALLOW THE DEMOLITION S AND TREE REMOVALS !!!

do NOT APPROVE THE DEMOLITIONS and tree removals
at 6801 granada blvd.
shirley herris
6835 camarin st.
coral gables, fl 33146

Kautz, Kara

From: ARTURO MOSQUERA <afm6595@bellsouth.net>
Sent: Thursday, September 19, 2013 2:50 PM
To: HIST
Subject: Opposing Demolition

As a Coral Gables resident, I am hereby opposing the demolition of the demolition of portions of the historic Alfred Browning Parker home and other structures at 6801 Granada Blvd.

Arturo F. Mosquera, DMD, MS

Hernandez, Cristina

From: Kautz, Kara
Sent: Thursday, September 19, 2013 4:39 PM
To: Hernandez, Cristina
Subject: Fw: Opposing demolition

From: Liza Mosquera [mailto:lcm6595@att.net]
Sent: Thursday, September 19, 2013 04:17 PM
To: HIST
Subject: Opposing demolition

As a Coral Gables resident, I am hereby opposing the demolition or portions of the demolition of the historic Alfred Browning Parker home and other structures at 6801 Granada Boulevard.

Liza C. Mosquera
6595 Granada Blvd
Coral Gables, Fl 33146

Mrs. Rebecca Maxey
6312 Riviera Drive
Coral Gables, FL 33146

February 16, 2007

Mr. Eric Reil
Coral Gables Planning Dept.
405 Biltmore Way
Coral Gables, FL 33134

Dear Mr. Reil,

I have recently been informed of the attempt of the new owners of 6801 Granada Blvd. to construct three homes on what is now zoned as a single family parcel. I would like to register my vehement opposition to this ill advised proposal, and the reasons therefore.

First, the concept of lot splitting has historically been seen as repugnant to the residents and city officials of Coral Gables, most particularly in the case of a historical property such as the Alfred Browning Parker home and its natural setting. I assume that Ms. Donna Lubin been involved in this request. Even assuming that the residence would initially be preserved in an attempt to gain approval of the proposed development, the destruction of the natural environment within which the residence is situated would have a dramatically adverse impact the historical nature of the property. To the best of my knowledge, this is one of the last properties on the main tributary of the Coral Gables waterway east of US 1 that has dense old growth natural vegetation. Moreover, if the home were to be preserved, the juxtaposition of several new mansions and an historic residence would be unsightly.

My home is situated directly across the waterway from the subject property. This has several ramifications. My family has occupied this extensive property for well over forty years. As such, we have had both the pleasure and the opportunity to observe, on a daily basis, the many hawks, osprey, herons and other indigenous wildlife that have made their home in the woods, mangroves and natural shoreline of 6801 Granada. Has there been any consultation with DERM regarding the proposed destruction of this rare habitat? While a residence may be preserved, the destruction of the vegetation and the interminable construction that would follow will surely destroy the natural habitat of many of Coral Gables long time animal, avian and aquatic residents. I would be happy to speak to any DERM personnel that may be brought into this project.

The attempted lot splitting involved here would also negatively impact the value of my property, and that of my neighbors. In addition to the impact that years of heavy construction would have on the value of the homes in this area, the loss of the beauty of the rare natural landscaping of 6801 would have a tremendous impact on the entire ambiance of this section of the waterway. I would invite you to view the property personally from the waterway to realize the full impact of the destruction of this vegetation.

Another factor militating against this development is the very location of the property. The lot is located at the only wide water turn around before the Hardee bridge. Presumably, the proponents of this development envision access to the waterway for its multiple residents, entailing the construction of docks for large boats. Lining the turn around with large boats would impede the ability of any boats too large for the Hardee bridge to turn their crafts around safely before reaching the bridge.

The long time Granada residents of the property directly across the waterway from 6801 Granada currently have a small unused dock. That multiple acre property has one home on it, as does mine. If the lot splitting of 6801 is approved, what is to prevent the sale and anticipated subdividing of these properties if such subdivision is allowed directly across the canal? Both Granada properties are on the corners of the turn around and have frontage on both the main waterway and the tributary that leads to the Granada bridge. If the subdivision precedent is set, can we anticipate four or five new docks and boats in what is now an unobstructed area? The Granada property across from 6801 is also heavily vegetated. Can we also anticipate the destruction of that old growth vegetation as well? The new owners of 6801Granada bought a property that was zoned for single family housing. That is as it should be.

The former owners of 6801 previously attempted to subdivide their property. This request was appropriately and wisely denied by the City of Coral Gables. The current attempt is to subdivide under the label of a new plat that would accomplish the same result. A new name and approach, but the same result. The precedent that could be set in this case could ultimately result in the chopping up of many of the stately properties on the waterway. It does not take much imagination to realize the negative effect that this would have one of Florida's most beautiful scenic and historic areas.

I feel relatively confident that the City will not allow the new nonresident offshore owners of 6801 Granada to so negatively impact the Coral Gables waterway and its many long time residents for pecuniary gain. However, I would greatly appreciate it if you would consider the concerns that I share with my neighbors and those who have spent many years

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
19.	02 20 07	Lina and Richard Eichenwald 6835 Granada Blvd Coral Gables, FL 33146	X		We do not need higher density along the Gables waterway, more docks and activity is a detriment for marine life. This has NEVER HAPPENED ON GRANADA, THE OLD HISTORIC STREET, known for it's Big <unreadable>
20.	02 20 07	Souheil & Jacqueline SKAF 6300 Riviera Drive Coral Gables, FL 33146	X		Subdividing this property into 3 lots will ultimately lead to 3 McMansions built on the edge of the Waterway: this would forever drastically alter the Natural Beauty and Unique Character of this historic part of the Gables Waterway. It would also set a precedent which would encourage the other Large Property Owners in the neighborhood to do the same, among them ourselves.
21.	02 20 07	Linda Zwibel 6862 Granada Blvd. Coral Gables, FL 33146	X		See attached:

CITY OF CORAL GABLES
PLANNING DEPT.
2007 FEB 20 AM 9:34

February 18, 2007

TO: Coral Gables Planning and Zoning Board
Mayor Don Slesnick and Coral Gables Commissioners

FROM: Linda (and Howard) Zwibel
6862 Granada Blvd.
Coral Gables, FL 33146

As an owner I (and my husband, Howard) residents of Miami-Dade County since 1966 and a homeowner on Granada Blvd since 1990 have the following thoughts regarding the proposed changes to 6801 Granada Blvd. .

1. The Gables Waterway is considered an Historic Treasure of the Community. Any change of zoning to increase the structures or population density along the Waterway should be admonished and refused by the City of Coral Gables. If the historic nature of the Waterway is not understood by the current planning and zoning board and elected officials, my husband, Howard, a past member of the Board of Trustees of the Historical Association of South Florida, would be pleased to present this history to the Board.

2. The number of single family homes on Granada Blvd. is stable. Further increase in dwellings will increase traffic flow making the Boulevard a less attractive and less safe residential area.

3. When we purchased our home on Granada Blvd., we did so knowing we were facing the large lots with low density on the Waterway. Their architecture and in this case historic architecture and acreage have been a factor in maintaining property values on Granada. By considering increasing the number of homes on these properties, the effect on property values will surely diminish.

Linda Zwibel

Gil Haddad
6800 Granada Blvd.
Coral Gables, FL 33146
305-665-7037

June 2007

Historic Preservation Board
City of Coral Gables
2327 Salzedo St. 2nd Floor
Coral Gables, FL 33134

Re: 6801 Granada Blvd.
Case File: LHD 2207-01
COA (SP) 2007-11

Ladies and Gentlemen,

Thank you for your service to our community.

Attached is a list of some of the residents who favor historic designation of this property and who, as well, oppose any replatting.

Many of us attended a scheduled meeting of the P+Z board in February. That meeting was aborted at the last minute at the request of the owner. Some then appeared for the April meeting of this Board, again to be informed that a tactic of the owner caused deferral. Now we are in the summer when many of us are away. An examination of the letters, petitions and other materials supplied to P+Z and to this Board will show the persistent concerns of residents on Riviera Drive, Granada Boulevard and throughout the neighborhood.

The following was conveyed to residents by owner's representatives at a neighborhood meeting:

- The property is owned by an offshore corporation,

- Former occupants, the Dalmau family, no longer reside at 6801 and have no connection with the owner corporation. (Apparently Mr. Dalmau sold the corporation some years ago and 6801 was one of the corporate assets.)
- The present owner has no intention of building anything at 6801
- The owner has angst because the real estate tax exceeds $100,000 per year. (Seemingly the former control persons of the corporation elected to hold in the corporation for some business reason, hence waive the homestead exemption benefits available to Dalmau. Surely the due diligence of the present corporate owner upon acquisition disclosed and accepted the tax status.)

(A recent letter to your staff from owner's representative implied that the owner might not be able to maintain the property. We, that is, the City nor its citizens, know anything about the ownership of, or the fiscal condition of, the Antilles corporation.)

The property was listed for sale around 2005. Your staff has that brochure. The property is presently listed for sale for $13.5 million. Your staff has the current website printout which recites: "Architecturally unique…renown architect Alfred Browning Parker – sits on lush, private grounds with mature oaks surrounded by coral rock wall… this property and location provide the opportunity to create your ultimate lifestyle in your private compound!" "Lot square feet: 128,502." So speaks owners authorized agent via representation to the public.

Submissions of so called site plans are weightless. This owner will not build. A new owner will not be bound.

Application for two new lots is a gossamer ploy to elicit gratuitously provided comment by the City that "perhaps" one new lot would be considered. Thus seduced, in time, relentless assaults would plea for multiple splitting. Absent firm determination now, the future will see arguments for splitting and re-splitting. The economic realities are apodictic. One enormous McMansion would not only overwhelm the gracious Parker house, but would leave the present house area unmarketable for reasonable return forever (unless razed). Hence, the thrust for two new lots cannot pass because (a) the historic significance of the property would disappear, and (b) for all of the reasons expressed by P+Z staff in its declination report of 2-21-07. (As one example only, the "Flag-lot" issue remains. One "plan" submitted now makes the Parker house a Flag-lot).

The jeopardy of irrepressible persistence driven by economics as alluded to above is already seen in this record. In 2005 this owner sought a use determination. The owner was informed by the City in writing, in firm terms, that the permitted use was one single family residence. One expects that on advice of counsel owner did not appeal that determination. The matter rested for about a year. Owner then changed attorneys. A request for replatting was made that was blocked by the 2-21-07 P+Z staff report. All manner of meaningless revision and lobbying has occupied city personnel.

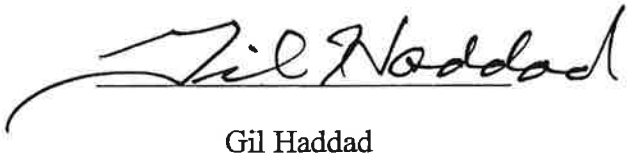
The owner knew, or should have known the status of the property as to use and as to historical significance. Did it buy to, in the main, acquire other corporate assets? Did it buy at a bargain to speculate? Did it over pay because of lack of simple inquiry?

The entire purpose of this assault on our neighborhood is to create some crack that can be pried again and again, whether by the owner or another.

Preservation is our middle name. If this property is a historical asset, and it clearly is, then the integrity of the whole must be guarded. Respectfully, it would be incongruous to designate the 6801 property historical, then to even hint that it might be divided for development purposes.

Thank you again. It is hoped that this Board will not be induced by stratagem to "touch wet paint." That is, to conclude the obvious- that the application violates even minimal standards(*) for historical preservation, yet, to be good fellows, suggest that owner try this or that alternative approach. That is the bait that conceals this hook.

(* see: zoning codes – 3-1103; A[1,4,5]; B; C[1,2].)



Gil Haddad

List of Persons who have written to The City, or signed a petition, or appeared at hearing in opposition to any lot split (re-plot) of 6801 Granada.

Alfred Browning Parker, Architect
2306 S.W. 13th Street
Gainesville, FL 32608
Ph. 352-392-0205 (office) 352-271-6932 (home)

Tucker Gibbs, Attorney
215 Grand Ave.
Coconut Grove, FL
Ph. 305-788-2720 (c) 305-448-8486 (o)

Gil and Jackie Haddad
6800 Granada Blvd.
Coral Gables, FL 33146
Ph. 305-665-7037

Lina Eichenald
6835 Granada Blvd.
Coral Gables, FL 33146
Ph. 305-667-0666; 305-342-3464 (c)

Verda Green
6811 Barquera St.
Coral Gables, FL 33146
Ph. 305-665-7704

Amodo "Al" Acosto, PG
Vice President, Riviera Assoc. Inc. *
P.O. Box 43-0852
South Miami, FL 33243-0852
Ph. 305-668-8988

Linda and Howard Zwibel
6862 Granada Blvd.
Coral Gables, FL 33146

Wirt and Rebecca Maxey
6312 Riviera Drive
Coral Gables, FL 33146

Dr. Paul van Wallaghen
(R.N.A.)* 1111 S. Alhambra Circle
Coral Gables, FL 33146
Ph. 305-663-6736

Tony Rios
6930 Tordera St.
Coral Gables, FL 33146
Ph. 305-667-4957

R. Stuart and Caroline Susan Huff
6218 Riviera Drive
Coral Gables, FL 333146

Peg and Peter Hairston
825 S. Alhambra Circle
Coral Gables, FL 33146
Ph. 305-740-5562 740-2992 495-7219

Stacy Bold UC
6857 Granada Blvd.
Coral Gables, FL 33146

Patricia Cox
5900 Riviera Drive
Coral Gable, FL 33146

Lord Toussaint
(6700 Granada Blvd. – under construction)
152 S.W. 8th St.
Miami, FL 33130
Ph. 305-859-7449

Betty C. Temple
6006 Riviera Drive
Coral Gables FL, 33146

Rosalind Zacks
6212 Riviera Drive
Coral Gables, FL 33146

Michael A. Wollberg
6820 Riviera Drive
Coral Gables, FL 33146

Dr. Mark and Jossie Brown
702 S. Alhambra Circle
Coral Gables, FL 33146

Betty Fernandez
6750 Granada Blvd.
Coral Gables, FL 33146

Corali Lopez-Castrol
Bradley Hornbacher
700 S. Alhambra Circle
Coral Gables, FL 33146

Jan Sasso
6880 Granada Blvd.
Coral Gables, FL 33146

Eberto Vitier
6500 Riviera Drive
Coral Gables, FL 33146

Jorge Anzel
6636 Riviera Drive
Coral Gables, FL 33146

Chris Ruiz
Gregory Ruiz
Valentino Locke
Peggy Ruiz
6800 Riviera Drive
Coral Gables, FL 33146

Vivianne Wicker
6900 Granada Blvd.
Coral Gables, FL 33146

Jane F. Wilson
6867 Granada Blvd.
Coral Gables, FL 33146

Peter Rothenberg
6840 Granada Blvd.
Coral Gables, FL 33146

Blanca Suarez Maruri
6847 Granada Blvd.
Coral Gables, FL 33146

Mary Fenilg
6600 Riviera Drive
Coral Gables, FL 33146

Nancy Mensch
6289 Granada Blvd.
Coral Gables, FL 33146

Carlos Miranda
6945 Granada Blvd.
Coral Gables, FL 33146

Aida and Edward Lazzarin
6700 Riviera Drive
Coral Gables, FL 33146

Jackie and Sam Hannon
6950 Mira Flores Ave.
Coral Gables, FL 33133
Ph. 305-667-5324

Ralph and Eugenia Alzarez-Desens
6901 Mindello St.
Coral Gables, FL 33146

Michael Duchony
516 Hardee Road
Coral Gables, FL 33146

Stephanie Poet Cohen
6822 Altamira St.
Coral Gables, FL 33146

Leonor Suarez
6400 Granada Blvd.
Coral Gables, FL 33146

Martha Dare
6909 Tordera St.
Coral Gables, FL 33146

Jose and Dolores R. Hernandez
6335 Riviera Drive
Coral Gables, FL 33146

Re: 6801 GRANADA

Residents' Submission

Part A: 7.27.05 – City to Owner – 6801 is a single-building site

2.12.07 – H/P to P&Z. Integration of Flora & Buildings. All Historic.

8.26.07 – P&Z Summary to City Comm.

9.26.07 – Formal City Resolution

9.19.13 – H/P "Special" Certificate

Part B: Residents' Letters and Emails

Part C: Arborist Report

Part D: 1980 Warranty Deed. $140,000 Cash

ROBERT D. BRENNAN

ARBORICULTURAL CONSULTING

3074 Kirk Street, Coconut Grove, Florida 33133 T 305-323-7342

10/20/2013

City of Coral Gables:
Planning Department:
Historic Preservation Board:

To Whom It May Concern:

My name is Robert D. Brennan. I live in Coconut Grove at 3074 Kirk St. 33133. By day I am the arborist at Fairchild Tropical Botanic Garden, after work I am an arboricultural consultant at Brennan Consulting Inc. and member of the American Society of Consulting Arborist. I am the president of the Tropical Arborist Guild, and the vice chairman of the Agricultural Extension support team. I am very familiar with the flora and fauna of the costal region of Miami-Dade County as I have studied and lived here for 58 years within a mile or so of the coast. Specifically, the property at 6801 Granada Blvd. in Coral Gables, Fl I have observed since being in Sea Scouts and meeting across the Coral Gables waterway in the early 1960's.

I have looked at and was embarrassed by, what is supposed to be a professional tree survey of the property at 6801 Granada Blvd. from 2006 prepared by the Lannes & Garcia Inc. survey company. These applications may be used to determine the location of trees it is my opinion that this was not prepared by an arborist or anyone who knows south Florida trees. The tree descriptions are way to vague to be useful as a tree survey.

I have also reviewed a 2013 drawing that locates trees at 6801 Granada Blvd. in Coral Gables Fl. I compared it to a drawing and property survey that shows small red circles indicating where trees are supposed to be but the drawings show no placement for a home or driveway to a structure placed on the land after sub division. The drawings suggest that many trees will be relocated or removed. I do not see any space on the property of where a house, drive, pool, decks and other building has been completed, to put relocated trees.

Moving trees properly so they will live a normal lifespan is a very expensive proposition especially for the nearly 100 trees that are on the Southern one third of the property. Any building or moving of the trees will destroy a habitat for migratory birds and other animals that keep our eco system in balance. There is also the possibility that there are endangered ferns and other plants on this property… If the same care is used to move the tree as was used to create the tree survey then the nearly one hundred trees will perish for sure.

WWW. TropicalTreeGuy.com Member: ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS Treeguru@me.com

ROBERT D. BRENNAN

Arboricultural Consulting Inc.

3074 Kirk Street, Coconut Grove, Florida 33133 T 305-323-7342

I have been asked to work and consult on many construction sites where there is tree damage has already occurred and trees are being well cared for.. It is very unusual for a corporation, without a personal face to make any effort to protect trees or the environment. It is beyond dispute that any movement of equipment will cause ground compression and crush root and kill the trees many years in the future.

I met Alfred Browing Parker in the early 1970's and I respect his work because he included nature and invited it in to his drawings, plans and effect of his homes. Unlike the architects today who order the bulldozing of millions of dollars of trees because they do not understand the value growing in front of them. Mr. Parkers homes became part of the nature that surrounded them.

This property as it sits is an ecological, arboricultural and historical gem. It should be protected as a historic and ecological site because of its maturity, diversity and beauty. Every vote for dividing a piece of property this size is a vote for removing examples of the importance of this kind of display of nature. This property rivals the grounds at Four Fillies Farm for its diversity and uniqueness.

I would recommend that, competent people who know their jobs, do a tree, bird and mammal survey. I can recommend some people if you wish. Registered consulting arborist, or ISA Certified Arborist of great reputation. Board Certified Master Arborist.

I have walked the western perimeter and observed the property from the waterway; this property should be protected as is.

The photograph of the *Ficus aurea*, a Florida native, takes decades for the roots to entwine the rock like this while it helps support the wall.

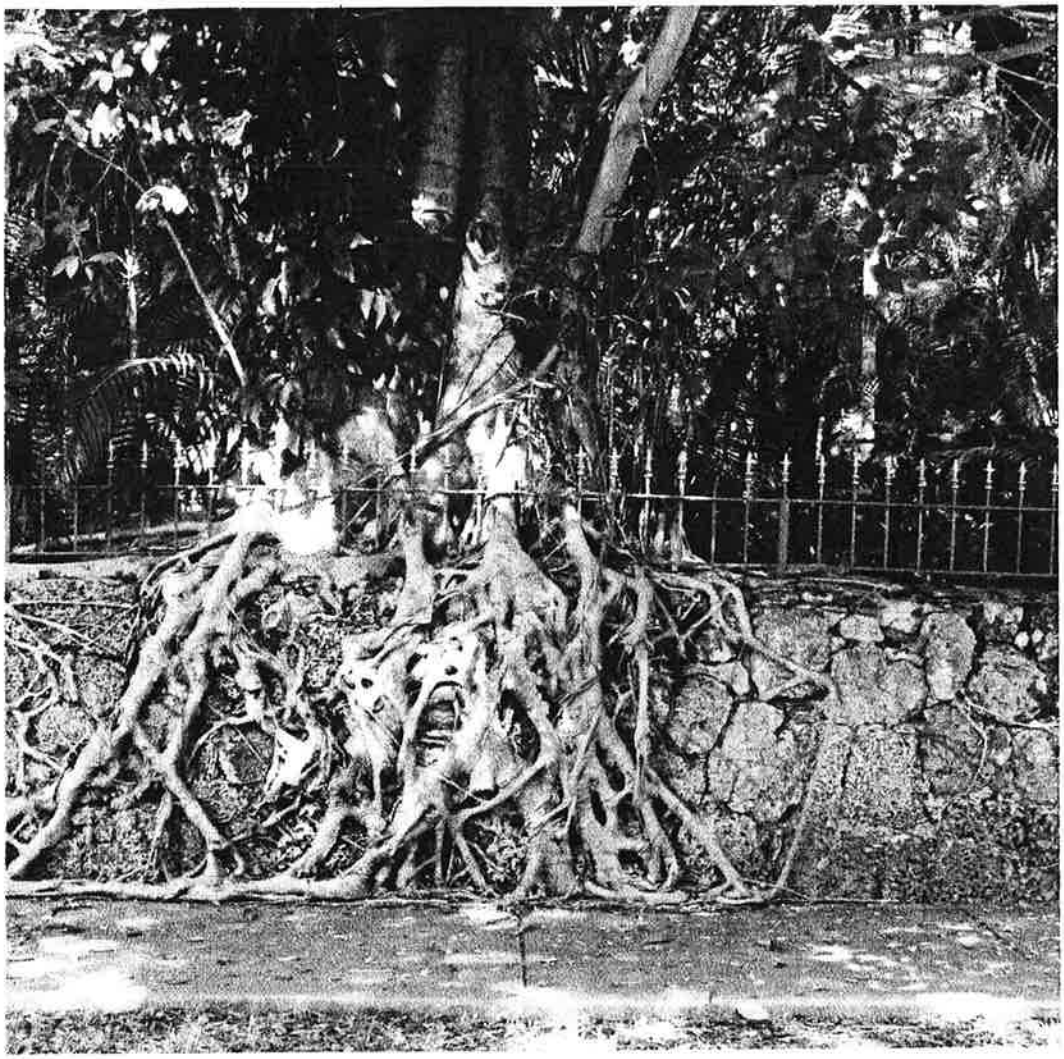
This photo shows the western boundary near the south corner of the property…

WWW. TropicalTreeGuy.com Member: ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS Treeguru@mac.com

ROBERT D. BRENNAN

Arboricultural Consulting Inc.

3074 Kirk Street, Coconut Grove, Florida 33133 T 305-323-7342



Yours in arboriculture,

Robert D. Brennan

Robert D. Brennan
Fl-1059-A

WWW. TropicalTreeGuy.com Member: asca AMERICAN SOCIETY of CONSULTING ARBORISTS Treeguru@mac.com

Re: 6801 GRANADA

Residents' Submission

Part A: 7.27.05 – City to Owner – 6801 is a single-building site

2.12.07 – H/P to P&Z. Integration of Flora & Buildings. All Historic.

8.26.07 – P&Z Summary to City Comm.

9.26.07 – Formal City Resolution

9.19.13 – H/P "Special" Certificate

Part B: Residents' Letters and Emails

Part C: Arborist Report

Part D: 1980 Warranty Deed. $140,000 Cash

2800.00 80R125842 OFF REC 10742 PG 1520

1980 MAY 7 PM 1:24

SPECIAL WARRANTY DEED — RAMCO FORM 03

This Special Warranty Deed Made the 2nd day of May A. D. 19 80 by CITY NATIONAL BANK OF MIAMI, a National Banking Association, hereinafter called the grantor, to CALIFON CO. N.V., a Netherlands Antilles corporation,

whose postoffice address is c/o Leonard J. Kalish, Esq., 249 Catalonia, Coral Gables, Florida 33134, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Dade County, Florida, viz:

Tract 2 of CARTEE HOMESTEAD, according to the Plat thereof, recorded in Plat Book 43, at Page 30, of the Public Records of Dade County, Florida.

SUBJECT TO:

1. Taxes for the year 1980 and subsequent years.
2. Conditions, restrictions, reservations, limitations, easements and utility agreements of record, if any, but this imposition shall not reimpose same.
3. Purchase Money Mortgage in the sum of $560.000.00.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE MAY-7'80 $999.00

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE MAY-7'80 $999.00

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE MAY-7'80 $802.00

DADE COUNTY

RECORD AND RETURN TO: E. Richard Alhadeff, Attorney Broad and Cassel Suite 1033 25 West Flagler Street Miami, Florida 33130

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof, the said grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

CITY NATIONAL BANK OF MIAMI, a National Banking Association

By: Bernard L. Eichenbaum
Bernard L. Eichenbaum
Vice President

STATE OF FLORIDA,
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared BERNARD L. EICHENBAUM, Vice President of CITY NATIONAL BANK OF MIAMI, a National Banking Association, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same, on behalf of the Association.

WITNESS my hand and official seal in the County and State last aforesaid this May A. D. 19 80.

NOTARY PUBLIC, State of Florida
My Commission Expires:

RECORDED IN OFFICIAL RECORDS BOOK OF DADE COUNTY, FLORIDA. RECORD VERIFIED RICHARD P. BRINKER, CLERK CIRCUIT COURT

This Instrument Was Prepared By: E. Richard Alhadeff, Attorney BROAD & CASSEL Suite 1033 25 West Flagler Street Miami, Florida 33130

This Instrument prepared by:
Address

BUILDING SITE DETERMINATION CRITERIA

[A]

#2. "That the building site 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 . . . (1,000) foot radius of the perimeter of the subject property.

[B-1]

OR
extending no farther than the immediate vicinity,
which ever is less. [1.e. A v. B]

"Immediate vicinity" shall be defined as an area in which a parcel of land is located, that is functionally or geographically identifiable as a distinct realm [viz, sphere], place or neighborhood,

[B-2]

OR
An area within a radius of not more than one-half (1/2) mile from the subject property,
which ever is smaller." [i.e. "immediate vicinity area v. ½ mile radius"]

Speaker's Comment: The frontage chart shows "220" sites studied. Obviously contrary to B-1, above. See "immediate vicinity" . . . [E.S.]

BUILDING SITE DETERMINATION CRITERIA

#5. "That the proposed building site

[a.] MAINTAINS AND PRESERVES OPEN SPACE,

[b.] Promotes neighborhood compatibility,

[c.] Preserves historic character,

[d.] MAINTAINS property values, and

[e.] Enhances visual attractiveness of AREA."

[E.S.]

Speaker's Comment: Each of the five (a-e) clauses in criteria #5 is in conjunction [viz: "And], in contrast to criteria #2, which is disjunctive, [viz: "or"]. The clear intent is that the "proposed building site" meet each of the five requirements of criteria #5. Compare with criteria #2 which seeks the "lesser" or the "smaller" of the area for Frontage Study—The waterfront estates of Riviera Drive and Granada **Blvd.**, not the smaller properties of streets 1,000 feet or ½ mile away.

CFN 2004R0251893
OR Bk 22199 Pgs 0701 - 702; (2pgs)
RECORDED 04/12/2004 10:39:26
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

MORTG AT BK. 27645
P. 180

This instrument prepared by:
Carlos A. Ziegenhirt, Esq.
150 Alhambra Circle, Suite 1240
Coral Gables, Florida 33134

Return to:

Carlos A. Ziegenhirt, Esq.
150 Alhambra Circle, Suite 1240
Coral Gables, Florida 33134

CERTIFIED COPY OF CORPORATE RESOLUTION AND INCUMBENCY CERTIFICATE OF CALIFON CO., N.V. A NETHERLANDS ANTILLES CORPORATION

STATE OF FLORIDA)
SS
COUNTY OF MIAMI-DADE)

I Jorge Dalmau, Sole Managing Director of Califon Co., N.V. a Netherlands Antilles Corporation, do hereby certify that said corporation is a valid corporation in good standing and further certify that the following is a true and correct copy of a Resolution adopted by the Board of Directors of the corporation at a duly called meeting of the Directors, which meeting was a valid meeting called and held in accordance with the By-Laws of said corporation, at which meeting the following Resolution was unanimously adopted:

WHEREAS THAT CALIFON CO., N.V., a Netherlands Antilles Corporation, is the owner of the property described below and is executing a Mortgage in the amount of FIVE MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 ($5,250,000.00) DOLLARS, in favor of UNION PLANTERS BANK, N.A. to secure a Promissory Note executed by Califon Co., N.V., a Netherlands Antilles Corporation, encumbering the property legally described as follows:

Tract 2, of CARTEE HOMESTEAD, according to the Plat thereof as recorded in Plat Book 43, at Page 30, of the Public Records of Miami-Dade County, Florida.

BE IT RESOLVED the **JORGE DALMAU a/k/a JORDI DALMAU,** as Sole Director of the Corporation is authorized and directed to negotiate the specific terms of any Guaranties and any other matter or changes in connection therewith and to execute and deliver on behalf of the Corporation all required documentation, security agreements, financing statements, certificates, estoppels, agreements, closing statements, and such other documents as may be necessary.

IF FURTHER CERTIFY that the above Resolution was duly and regularly enacted at a meeting of the Board of Directors called for that purpose and held in accordance with the By-Laws of the Corporation and the statutes of the State of Florida; that the Directors of the Corpriaton have full power and authority to bind the Corporaiton pursuant thereto; that the Resolution is in full force and effect and has not been altered, modifired, or rescinded and the following are duly elected and acting officers and directors of the corporation;

JORGE DALMAU - SOLE MANAGING DIRECTOR

IN WITNESS WHEREOF, I have affixed my hand and seal on this 25th day of March, 2004.

Califon Co., N.V., a Netherlands Antilles Limited Liability Company,
6801 Granada Boulevard, Coral Gables, FL 33146

By: _____
Jorge Dalmau
Sole Managing Director

STATE OF FLORIDA)
SS
DADE COUNTY)

The foregoing instrument was acknowledged before me on this 25th of March, 2004, by Jorge Dalmau, as Managing Director of Califon Co., N.V., a Netherlands Antilles Corporation, who is known to me or who has produced his Driver's License as identification.

NOTARY PUBLIC

Sign: _____
Print: _____
State of Florida at Large (Seal)

OFFICIAL NOTARY SEAL
KARIN DE BRUIJN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC957656
MY COMMISSION EXP. JULY 30,2004