Memorandum

MIAMI-DADE COUNTY

Date: July 1, 2008

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Agenda Item No. 8(N)(1)(D)

Subject: Historic Preservation Ad Valorem Tax Exemption for 716 Navarre Avenue, Coral Gables

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Recommendation

It is recommended that pursuant to the provisions of Florida Statute Section 196.1997 and 196.1998 and Dade County Ordinance 16A-18 that the Board approve the resolution for the Ad Valorem Tax Exemption for the following property: 716 Navarre Avenue, Coral Gables, Florida.

Scope

Impact of the agenda item is countywide and does not have a separate impact upon one or more commission districts.

Fiscal Impact/Funding Source

Annual taxes to be foregone if this Historic Preservation Exemption application is granted is estimated at $490 (see attached "Revenue Implications Report").

Track Record/Monitor

County Historic Preservation staff or the Preservation Officer of the municipality in which the property is located will conduct periodic reviews of the property to insure that the improvements are maintained for the duration of the tax abatement.

Background

In 1993, the State legislature approved Tax Exemptions for historic properties thereby providing local option property tax exemption for historic properties. Miami-Dade County adopted an ordinance allowing tax exemption in March 1993. The purpose of this legislation is to encourage historic preservation by removing from the assessment the incremental value added by the authorized improvements. This exemption does not apply to assessed land value, only to the value of the "improvements." This exemption applies only to Miami-Dade County's portion of the taxes. Under the rules set forth by the Florida Department of State, Division of Historical Resources, certain criteria must be met for a tax exemption to be allowed:

1. Certification that the property is a historic property.

2. Certification that the property qualifies for the improvement.

3. Determination that the planned improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation.

The tax exemption takes effect on January 1 following substantial completion of the improvement and extends for a ten-year period. Miami-Dade Historic Preservation staff or the Preservation Officer of the municipality in which the property is located will conduct periodic reviews of the property to insure that the improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation. Failure by the owners to adhere to these standards would result in revocation of the exemption. The following property has met the criteria established for the Ad Valorem Tax Exemption:

1. The property located at 716 Navarre Avenue, Coral Gables, Florida, meets the criteria set forth by the State of Florida. The City of Coral Gables Historic Preservation Board and the Miami-Dade County Historic Preservation Board approved the application for the tax exemption which certifies that the property does qualify for the exemption and that improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation. 716 Navarre Avenue was designated a local historic landmark by the Coral Gables Historic Preservation Board in 2003. The residence was designed by Martin L. Hampton, one of the original five architects of Coral Gables, and E. A. Ehmann. The house was built as a speculative home in the promotion of early Coral Gables' development and featured in the Miami Metropolis, Miami's first newspaper. The improvement project involved restoration and rehabilitation work to the historic structure as well as new construction.

2. The total revenue foregone for the current fiscal year if the exemption applied for is granted is estimated at $490.00 by the County's Property Appraiser (see attached "Revenue Implications" report).

Attachments

Alex Muñoz
Assistant County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: July 1, 2008

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 8(N)(1)(D)

Please note any items checked.

_____ **"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 8(N)(1)(D)

7-1-08

RESOLUTION NO. _____

RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION TO 716 NAVARRE AVENUE, CORAL GABLES, FLORIDA PURSUANT TO SECTION 196.1997, AND 196.1998 FLORIDA STATUTE AND SECTION 16A-18, MIAMI-DADE COUNTY CODE

WHEREAS, the Florida Legislature has authorized counties and local governments to grant tax exemptions to historic properties for the incremental value added by approved restoration work, provided that the owner covenants to maintain the historic nature of the property during the term of the tax exemption; and Miami-Dade County has enacted enabling legislation to provide such exemption, codified at section 16A-18, Miami-Dade County code; and

WHEREAS, 716 Navarre Avenue, Coral Gables, Florida is a property of architectural and historic significance; and

WHEREAS, the Miami-Dade County Historic Preservation Board recommended that the exemption be allowed and certified to the Board of County Commissioners that 716 Navarre Avenue, Coral Gables, Florida is a designated municipal historic landmark and that the proposed improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and meet the criteria established in the rules adopted by the Department of State; and

WHEREAS, the property owner(s) have executed the necessary covenant, which is attached and made part of this resolution,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board finds that this property meets the requirements of section 16A-18, Miami-Dade County code and therefore the application for a historic preservation tax exemption, pursuant to those provisions, is hereby granted to David and Ana Maria Rego as the owners of 716 Navarre Avenue, Coral Gables, Florida. The owners shall have recorded the original of the attached covenant with the deed for the property in the official records of Miami-Dade County and Miami-Dade County hereby accepts the covenant. The exemption shall run for ten years beginning on January 1st following substantial completion of the improvements. The County Mayor or his designee is hereby authorized and directed to sign the attached covenant on behalf of Miami-Dade County. If any section, subsection, sentence, clause or provision of this resolution is held invalid, the remainder of this resolution shall not be affected by such invalidity.

The foregoing resolution was offered by Commissioner ,
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman
Barbara J. Jordan, Vice-Chairwoman

Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

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The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of July, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. TWL

Thomas W. Logue

Case File: AV2004-03

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION
PART 1 – PRECONSTRUCTION APPLICATION

Instructions: Read the attached instructions carefully before completing this application. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

I. PROPERTY IDENTIFICATION AND LOCATION

Historic/Site Name: N/A

Property Address: 716 Navarre Coral Gables, Fl 33134

Folio Number: 03-4108-001-4290 Plat book: 5-111 Page Number: _____

Legal Description (attach additional sheets if necessary): Coral Gables Sec B PB
(Lot, Block, Subdivision and Section)

5-111 Lot 11 Blk 25 LOT SIZE 50.000 x 113 OR

19113-4234 05/2000 1

* **Attach: Public Value Inquiry which can be obtained at the Dade County Property Appraiser's Office, 111 NW 1st Street, Suite 710, Miami, Florida (305) 375-1212**

☑ Designated as a local historic landmark

☐ Designated as a contributing structure within a local district

☐ Listed in the National Register of Historic Places
- ☐ Individual listing
- ☐ Contributing structure in a district

(Attach the local historic designation report or the National Register Nomination)

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Miami Dade County
Office of Historic Preservation

II. OWNER INFORMATION

Name of individual(s) or organization owning the property:

David + AnaMaria Rego

Mailing Address: 716 Navarre

City: Coral Gables State: Fl Zip: 33134

Daytime Telephone Number: 305-378-7886 (D) / 305-372-4739 (A)

Contact Person: David / *AnaMaria Rego

E-mail: anamaria_rego@interconti.com Fax: 305-372-4793 Other: 305-803-8039

If property is in multiple ownership please attach a list of all owners and their mailing addresses.

Case File: AV2004-03

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY

A. General Information - History

Architect/Designer: Martin L. Hampton Date of Construction: 1923

Architectural style: Mediterranean Revival

Alterations: Provide date and description of physical alterations to the property (for example, "casement windows replaced with jalousie type, approximately 1974")

This home has undergone very little change and is an excellent example of the type of architecture that was being constructed as Coral Gables was being initially developed. As the current homeowners, we are aware of the following alterations: Windows replaced prior to 2000; Kitchen upgraded prior to 2000, Chicago Brick Driveway installed prior to 2000.

Additions: Provide date and description of any additions that may have been made. (For example, "east bedroom-rear added, 1974")

N/A.

B. Exterior

Exterior construction Materials:

Type of Roof
- ☐ Hip
- ☑ Gable
- ☐ Flat
- ☐ Parapet
- ☐ Other

Material
- ☐ Shingle
  - ☐ wood
  - ☐ asphalt
  - ☐ slate
  - ☐ concrete
- ☑ Tile
  - ☑ clay barrel
  - ☐ s-type
- ☐ Metal
  - ☐ copper
  - ☐ tin
  - ☐ aluminum
- ☐ Other

Number of Stories: 2

Basic Floor Plan:
- ☐ Rectangle
- ☑ Irregular
- ☐ Square
- ☐ Other
- ☐ "L"-shaped
- ☐ "H"-shaped
- ☐ "U"-shaped

List Distinguishing Exterior Architectural Features (e.g.: placement and type of windows; chimneys; porches; etc.)

Original chimney constructed in 1923, balcony on Northside of home, exterior decorative scrolls, detached one-story garage, decorative rod iron.

C. **Interior**

Distinguishing features (e.g.: decorative molding-dining room; limestone fireplace-living room; etc.)

The interior of the home reflects the architectural style characterized as Mediterranean Revival and includes ornate "Pecky" Cypress ceilings covering the main section of 1st floor, stucco walls throughout, decorative wood moldings and baseboards, Dade county Pine Wood floors.

D. **Auxiliary Structures – Landscape Features**

Describe the present appearance of any auxiliary structures on the property (e.g., out buildings; detached garages; walls; etc.)

One-story detached garage which includes cast ornamentation consistent with main house.

IV **DESCRIPTION OF PROPOSED IMPROVEMENTS**

All improvements to historic properties will be evaluated for their consistency with the current Secretary of Interior's Standards for Rehabilitation. Staff report(s) are appended to this application. Applications must contain sufficient information to enable those judgments and will be returned if incomplete and or for insufficient documentation. The application must include labeled photographs of both the interior and exterior of the property that describe the property and its characteristics. Black and white or color photographs are acceptable; minimum size of photograph is 3 " x 5".

Use of the building before the improvements: Family Residence

Use of the building after the improvements: Family Residence

Estimated project start date: August 2004

Estimated project completion date: February 2005

Estimated value of improvements/restoration: $125,000

Certificate of Appropriateness case file (s): COA (SP) 2003-07

Type of work proposed:

☑ Addition ☐ Alteration ☐ Upgrade ☐ Restoration ☐ Rehabilitation

A. EXTERIOR ARCHITECTURAL FEATURES

The following represents an itemization of work to be accomplished. List each principal elevation affect. Include a numbered photograph of each elevation or detail and plans or drawings. Please attach additional sheets if necessary.

Feature 1

Elevation (e.g., north; south; east; west. Please specify principal facade):

North Elevation - principal facade.

Photo number: #1

Plan Number: A2

Describe work:

Extension of Second story South wall

Feature 2

Elevation (e.g., north; south; east; west. Please specify principal facade):

East Elevation

Photo number: #2

Plan Number: A2

Describe work:

Second story - east wall and roof.

Feature 3

Elevation (e.g., north; south; east; west. Please specify principal facade):

South Elevation / West Elevation

Photo number: #3 / #4

Plan Number: A2 / A2

Describe work:

Second story - south wall and decorative balcony.

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B. **Interior Architectural Features** (use additional sheets if necessary)

Feature 1
Room: Current Master Bedroom to be converted to Sitting Room

Photo number: #3

Plan Number: A1

Describe work:

Demolition of South wall to create entryway into "New" Addition. Dade County Pine floors to be retained.

Feature 2
Room: New Master Bedroom

Photo number: Not available

Plan Number: A1

Describe work:

Construction of new master bedroom to include wood flooring, display niche, decorative moulding, decorative baseboards. Will include walk-in master closet as well.

Feature 3
Room: New Master Bathroom

Photo number: Not available

Plan Number: A1

Describe work:

Construction of Master Bathroom including spa tub, shower enclosure, dual vanities and separate water closet.

C. **Landscape Features**
Landscape plan e.g., trees and shrubbery, plans, walls, fountains, etc.

N/A.

V. **Owner attestation:** I hereby attest that the information I have provided is, to the best of my knowledge correct and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the City of Coral Gables Historic Preservation Office and the Dade County Historic Preservation Office or representatives of the appropriate official in which the property is located, for the purpose of verification of information provided in this application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the municipality and Dade County in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Name	Signature	Date
Ana Maria Rego		
David Rego		

Notarized:

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 12th day of July, 2004, by Ana Maria Rego (and) David Rego who is (are) personally known to me, or have produced _____ as identification.

MELISSA DAMIAN
MY COMMISSION # CC 982154
EXPIRES: November 16, 2004
Bonded Thru Notary Public Underwriters

My commission expires: 11/16/2004

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: Melissa Damian

Multiple owners must provide the same information as above. Use additional sheets if necessary.

V. continued OWNER ATTESTATION:

Complete the following if an individual is signing for an organization.

_____ _____
Title Organization name

Social Security or Taxpayer Identification Number _____

Mailing Address_____

_____
City State Zip Code

Daytime Telephone Number _____

Notarized:
STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, _____,,

by _____ (and) _____ who

is (are) personally known to me, or have produced _____as

identification.

My commission expires: _____
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: _____

Case File: AV 2004-03

PRECONSTRUCTION APPLICATION REVIEW
FOR STAFF USE ONLY

Folio Number 03-4108-001-4290

Street Address 716 Navarre Avenue
Coral Gables, FL 33134

The Historic Preservation Officer has reviewed **Part 1** (Pre-construction Application) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☒ Certifies that the above referenced property **qualifies** as a historic property consistent with the provisions of s. 196.1997 (11), F. S.

☐ Certifies that the above referenced property **does not qualify** as a historic property consistent with the provisions of s. 196.1997 (11), F. S.

☐ Determines that improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F. A. C.

☐ Determines that improvements to the above referenced property **are not consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in chapter 1A-38, F. A. C. all work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments.

Review comments:

see COA (SP) 2003-07

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Miami Dade County
Office of Historic Preservation

Additional Review Comments attached? Yes ☒ No ☐

Signature: Simone C Chin

Typed or printed name: Simone C Chin

Title Historic Preservation Administrator

Date July 14, 2004

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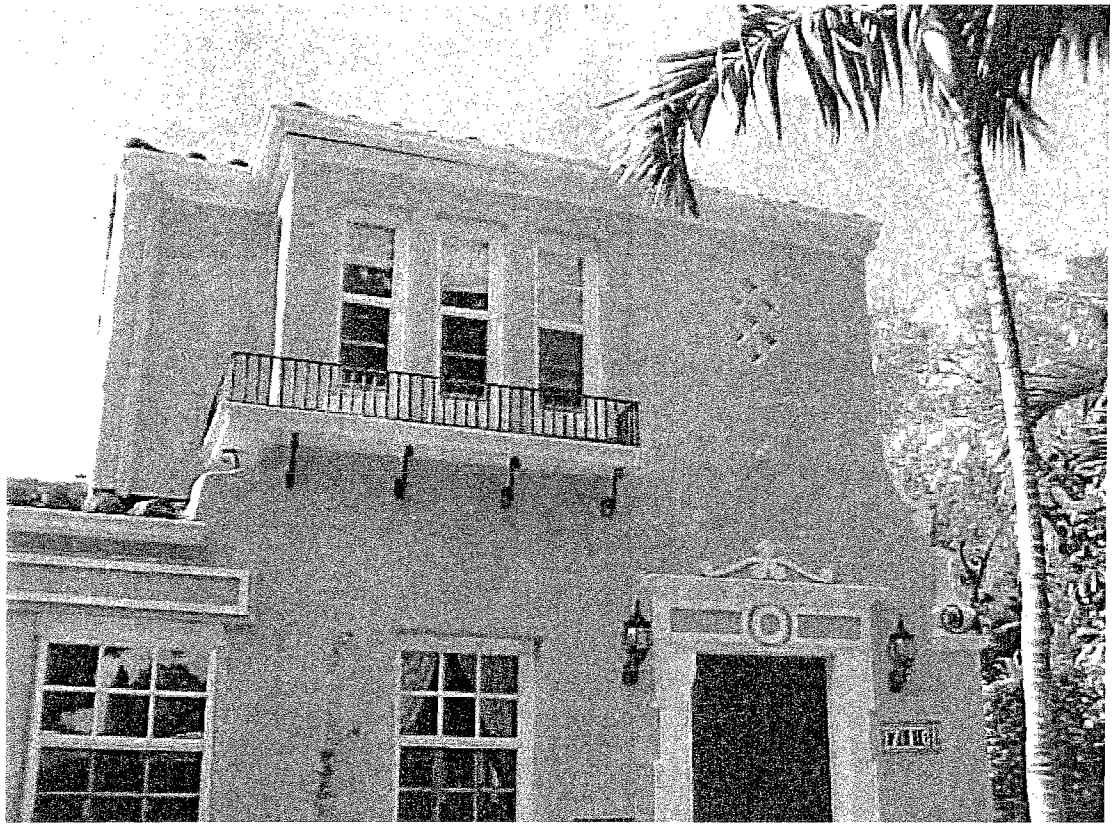

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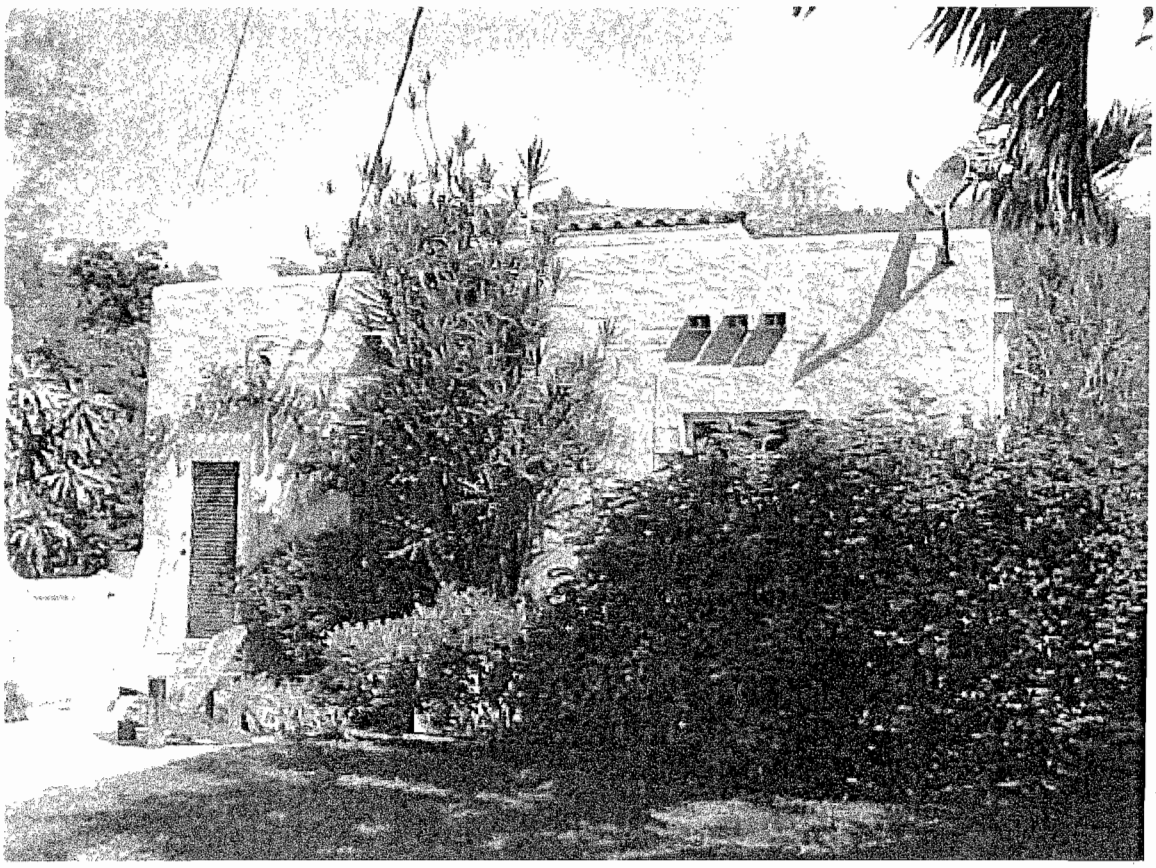

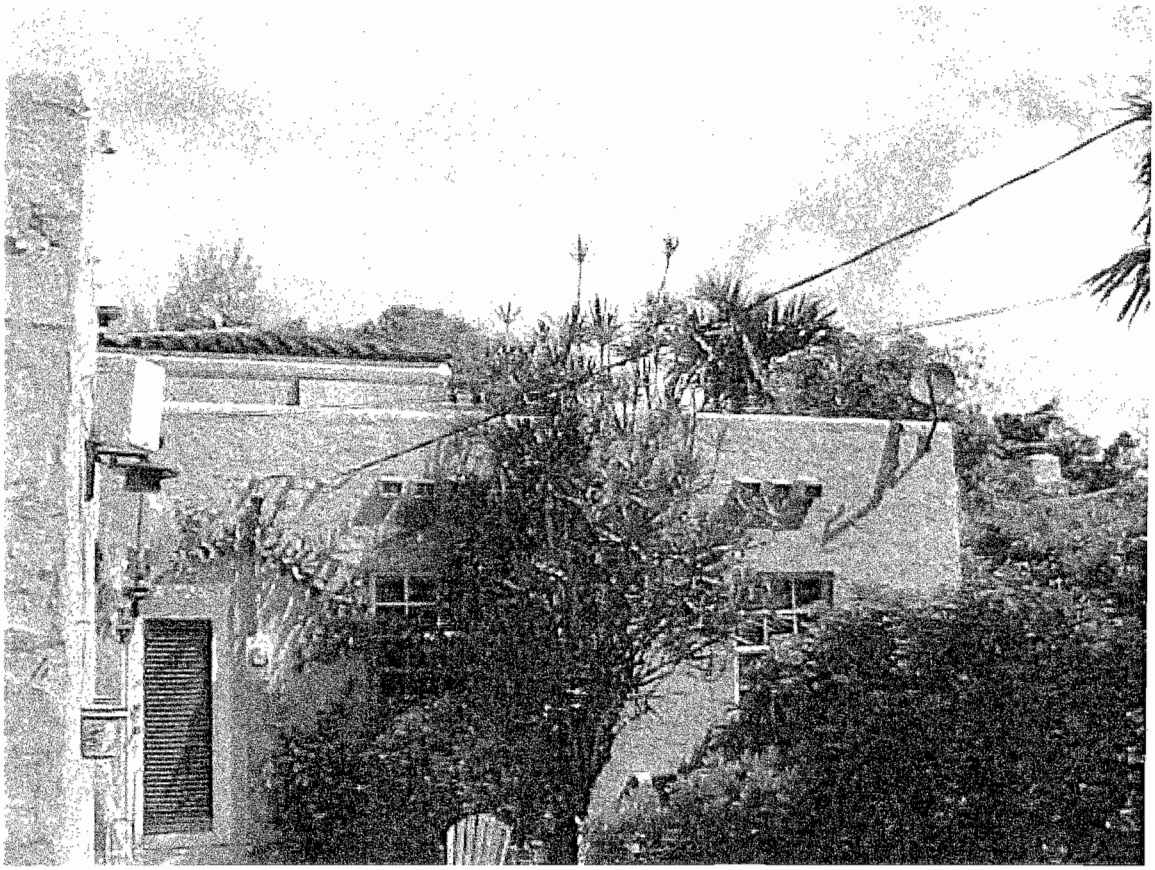

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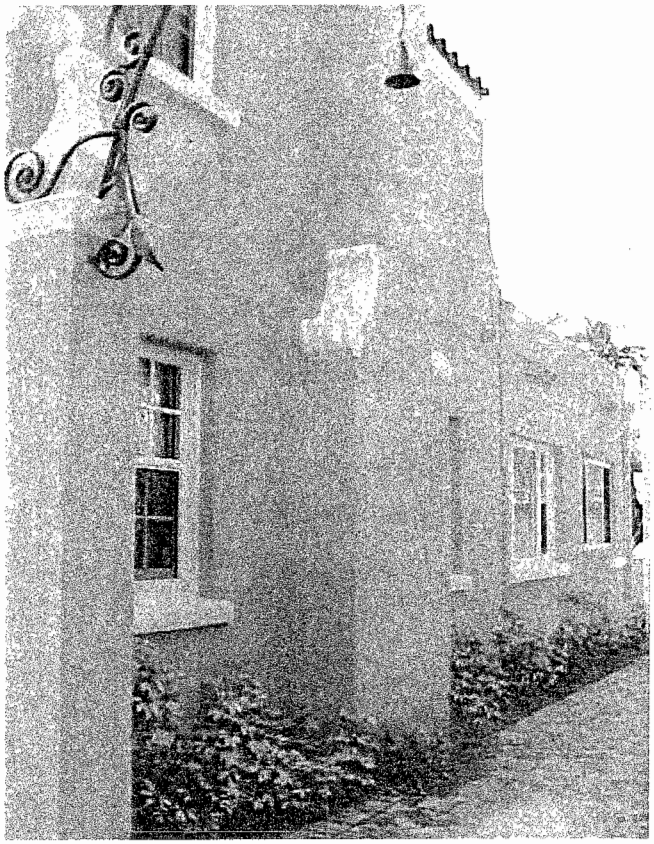
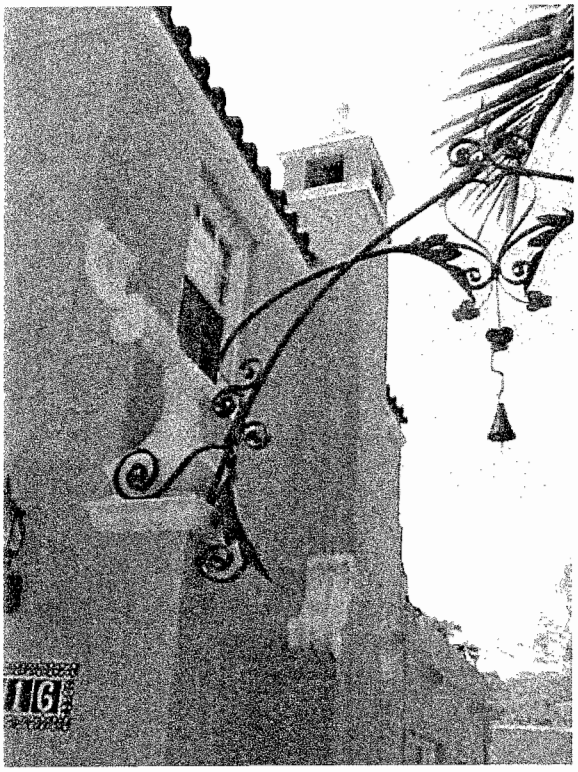
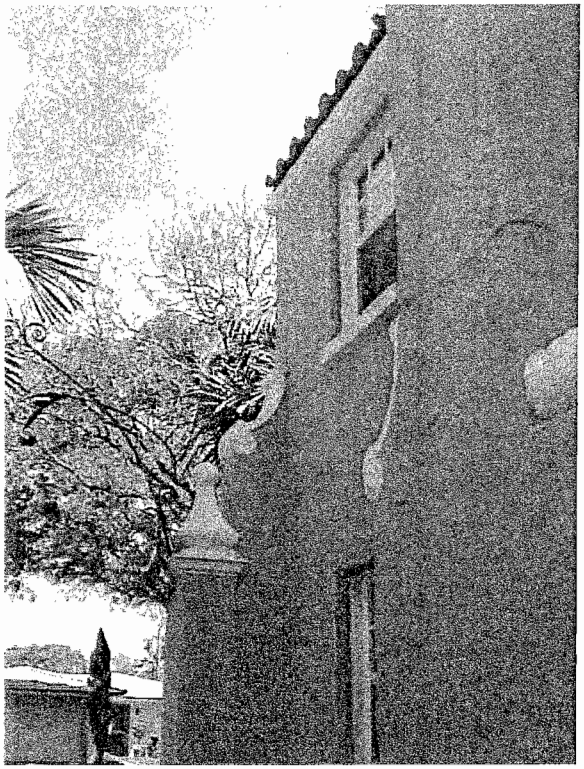
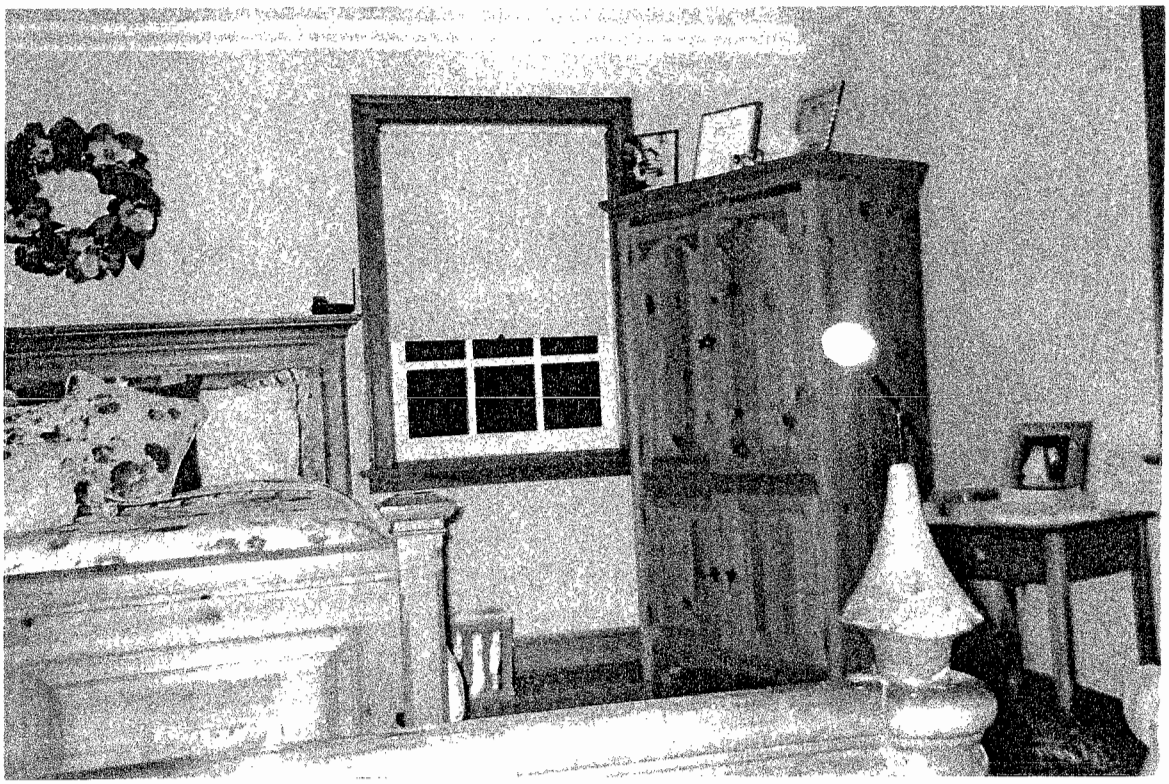






AV 2004-03
716 Navarre Avenue



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AV 2004-03
716 Navarre Avenue

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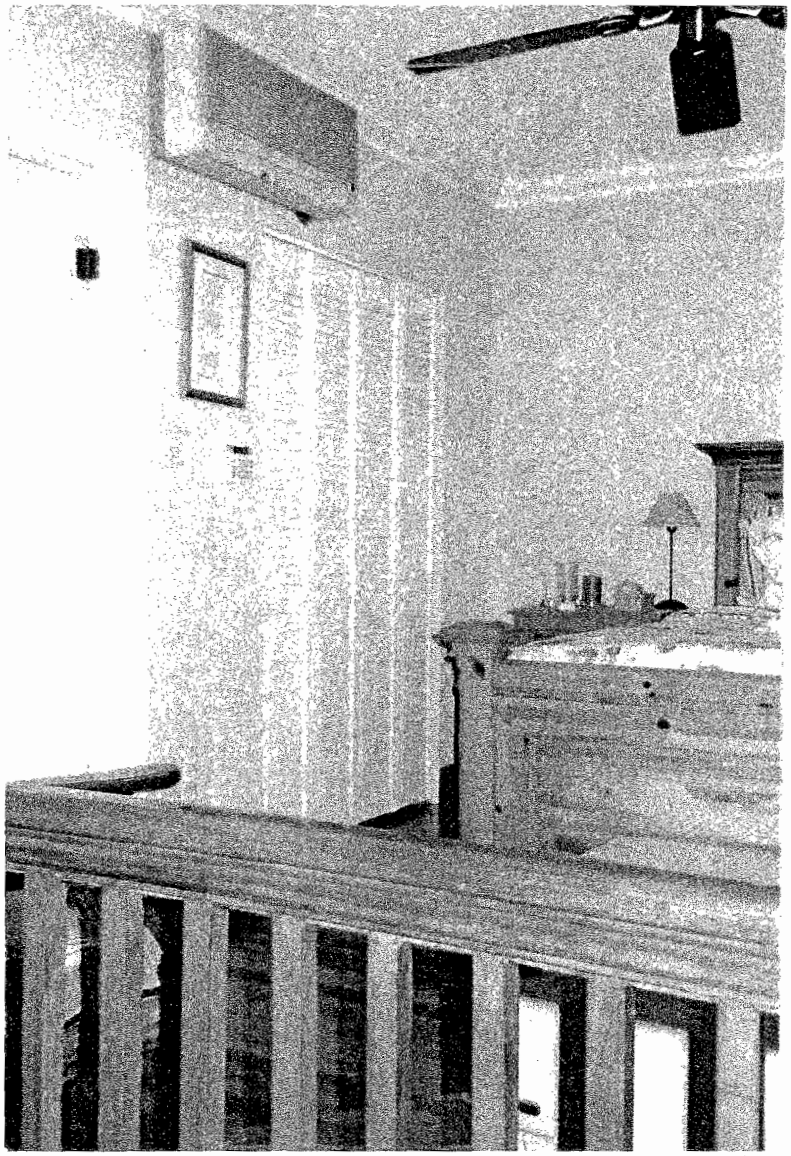
AV 2004-03
716 Navarre Avenue



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AV 2004-03
716 Navarre Avenue

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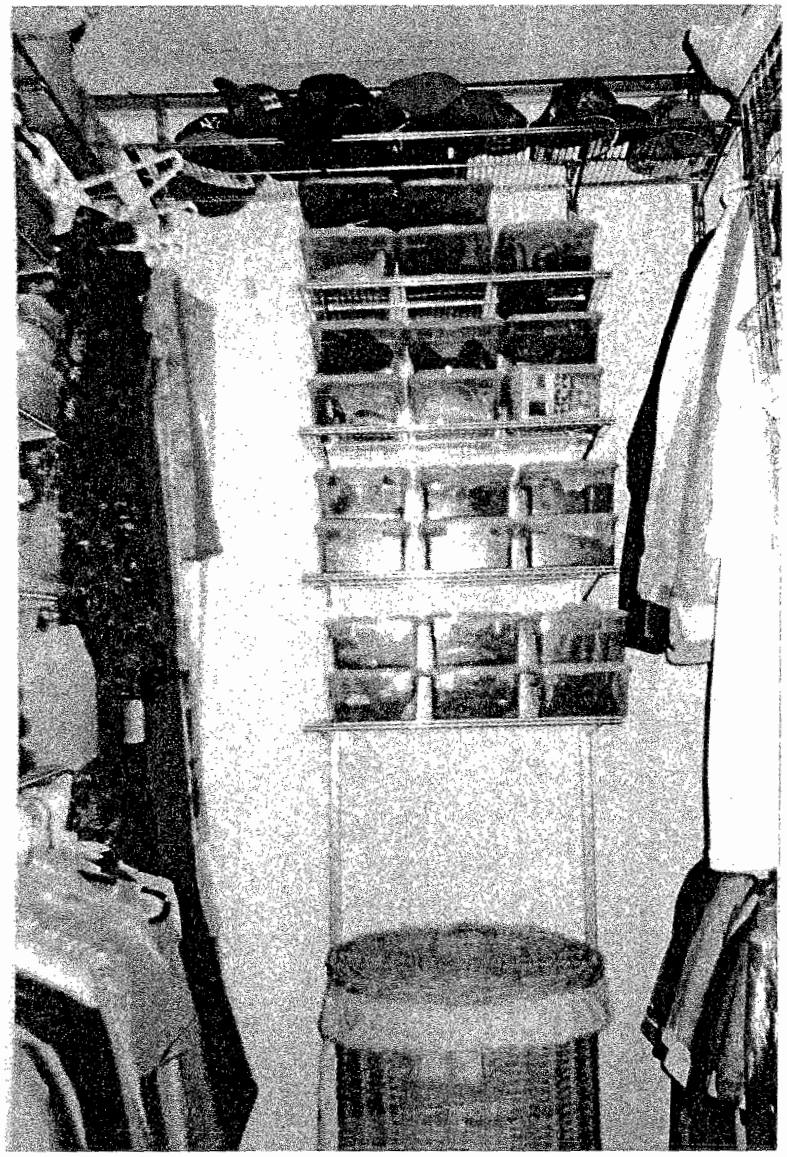
AV 2004-03
716 Navarre Avenue



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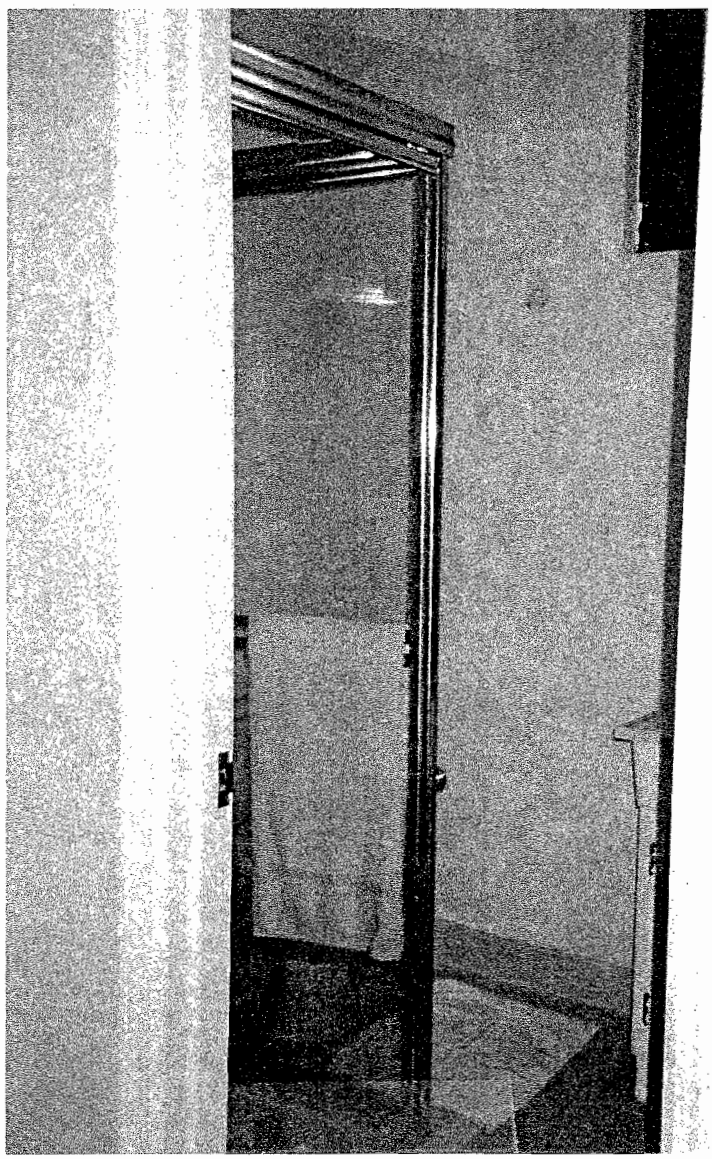
AV 2004-03
716 Navarre Avenue



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Case File: AV2004-03

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION
PART 2 – REQUEST FOR REVIEW OF COMPLETED WORK

INSTRUCTIONS: Upon completion of the restoration, rehabilitation or renovation, return this form with Photographs of the completed work (both exterior and interior views of the building) to the local Historic Preservation Office. These photographs must provide a comprehensive description of the completed work. They should be the same views as the before photographs included in the Pre-construction Application. Type or print clearly in black ink. The final recommendation of the Historic Preservation Office with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

I. PROPERTY IDENTIFICATION AND LOCATION

Folio Number: 03-4108-001-4290

Street Address: 716 Navarre C.G., FL 33134

II. DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT:

Project start date: April 2004 Project completion date: November 2005

Estimated cost of entire project: $ 250,000

Estimated cost attributed solely to work on historic buildings: $ 250,000

III. List changes that differ from the original submission (provide additional sheets if necessary):

N/A

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Miami Dade County
Office of Historic Preservation

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CITY OF CORAL GABLES
HISTORICAL PRESERVATION
2006 FEB 22 PM 3:38

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IV. DESCRIPTION OF IMPROVEMENTS

If different from original proposal in Part 1
Must include numbered photographs and plans or drawings. Please attach additional sheets if necessary.

A. Exterior Architectural Features

Feature 1
Elevation (e.g.: north; south; east; west. Please specify principal facade):

North Elevation - principal facade

Photo number: #1

Plan number: A2

Describe work:

- Extension of Second story - South wall

Feature 2
Elevation (e.g.: north; south; east; west. Please specify principal facade):

East Elevation

Photo number: #2

Plan number: A2

Describe work:

Second story - east wall and roof.

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Feature 3
Elevation (e.g.: north; south; east; west. Please specify principal facade):
South Elevation / West Elevation

Photo number: #3 / #4

Plan number: A2 / A2

Describe work:

Second story - south wall and decorative balcony

B. Interior Architectural Features (use additional sheets if necessary)

Feature 1
Room: Original Master Bedroom was converted to Sitting Room

Photo number: #5

Plan number: A1

Describe work:

Demolition of South wall to create entryway into "New Addition." Dade County Pine Floors were retained.

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Case File: AV 2004-03

Feature 2
Room: New Master Bedroom

Photo number: #6

Plan number: A1

Describe work:

New Master Bedroom includes wood flooring, decorative moldings, decorative baseboards, walk-in master closet.

Feature 3
Room: New Master Bathroom

Photo number: #7

Plan number: A1

Describe work:

Construction of Master Bathroom including spa tub, shower enclosure, dual vanities and separate water closet.

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C. Landscape Features

Feature 1

Landscape plan e.g., trees and shrubbery, plants, walls, fountains, etc.

N/A

Photo number: _____

Plan number: _____

Describe work:

Feature 2

Landscape plan e.g., trees and shrubbery, plants, walls, fountains, etc.

N/A

Photo number: _____

Plan number: _____

Describe work:

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Case File: AV 2004-03

V. **OWNER ATTESTATION (MUST BE NOTARIZED):** I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above in the Pre-construction application for this project which received approval on 7/14/2004. I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Pre-construction Application. I also attest that I am the owner of the property described above or if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the City of Coral Gables Historic Preservation Office and the Dade County Historic Preservation Office and the Dade County Appraiser's Office, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the City of Coral Gables and Dade County granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Name	Signature	Date
David Rego		1/3/06
Ana Maria Rego		1/3/06

Mailing Address (if different from described property) _____

City State Zip Code

Daytime Telephone Number: 305-803-8039 E-mail: anamaria_rego@intercontl.com

Multiple owners must provide the same information as above. Use additional sheets if necessary.

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Case File: AV 2004-03

V. continued OWNER ATTESTATION
Complete the following if an individual is signing for an organization.

Title _____ Organization name _____

Social Security or Taxpayer Identification Number: _____

Mailing Address: _____

City _____ State _____ Zip Code _____

Daytime Telephone Number: _____

Notarized
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

NOTARY PUBLIC STATE OF FLORIDA
MELISSA DAMIAN VISCONTI
MY COMMISSION # DD352882
EXPIRES: November 16, 2008
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

The foregoing instrument was acknowledged before me this 31 day of January, 2006, by David Rego (and) Ana Maria Rego who is (are) personally known to me, or have produced Driver's License, as identification.

My commission expires: 11/16/2008

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: Melissa Damian Visconti

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Case File: AV 2004-03

REVIEW OF COMPLETED WORK
FOR STAFF USE ONLY

Folio Number: 03-4108-001-4290

Street Address: 716 Navarre Ave
Coral Gables, FL 33134

The Historic Preservation Office has reviewed Part 2 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

☒ Determines that the completed improvements to the above referenced property **are consistent** with the Secretary of the Interior's Standards for Rehabilitation and Guidelines Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends approval** of the requested historic preservation tax exemption.

☐ Determines that the completed improvements to the above referenced property **are not consistent** with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C., and therefore, **recommends denial** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below:

Review comments:

See COA (SP) 2003-07
AV 2004-03

Additional Review Comments attached? Yes ☒ No ☐

Signature: Simone C Chin

Typed or printed name: Simone C Chin

Title: Historic Preservation Administrator

Date: March 16, 2006

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Miami Dade County
Office of Historic Preservation

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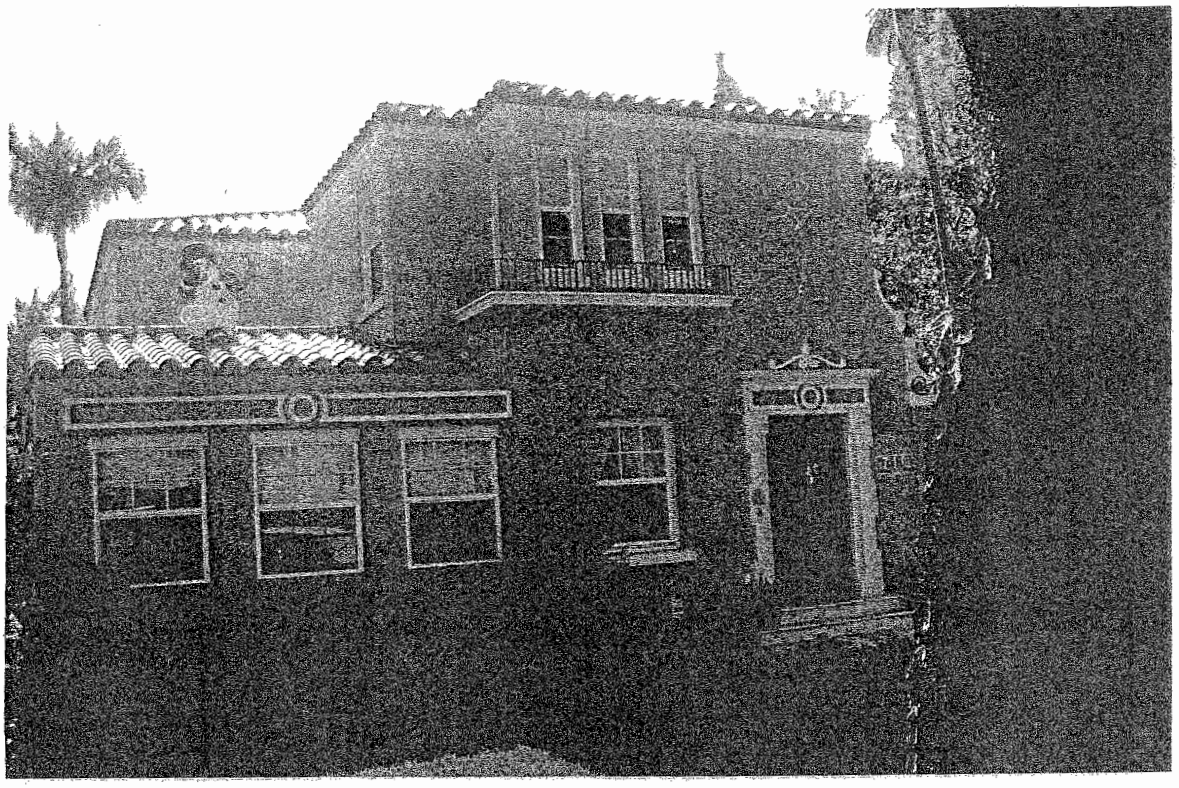
North Elevation - #1 -
plan number A2



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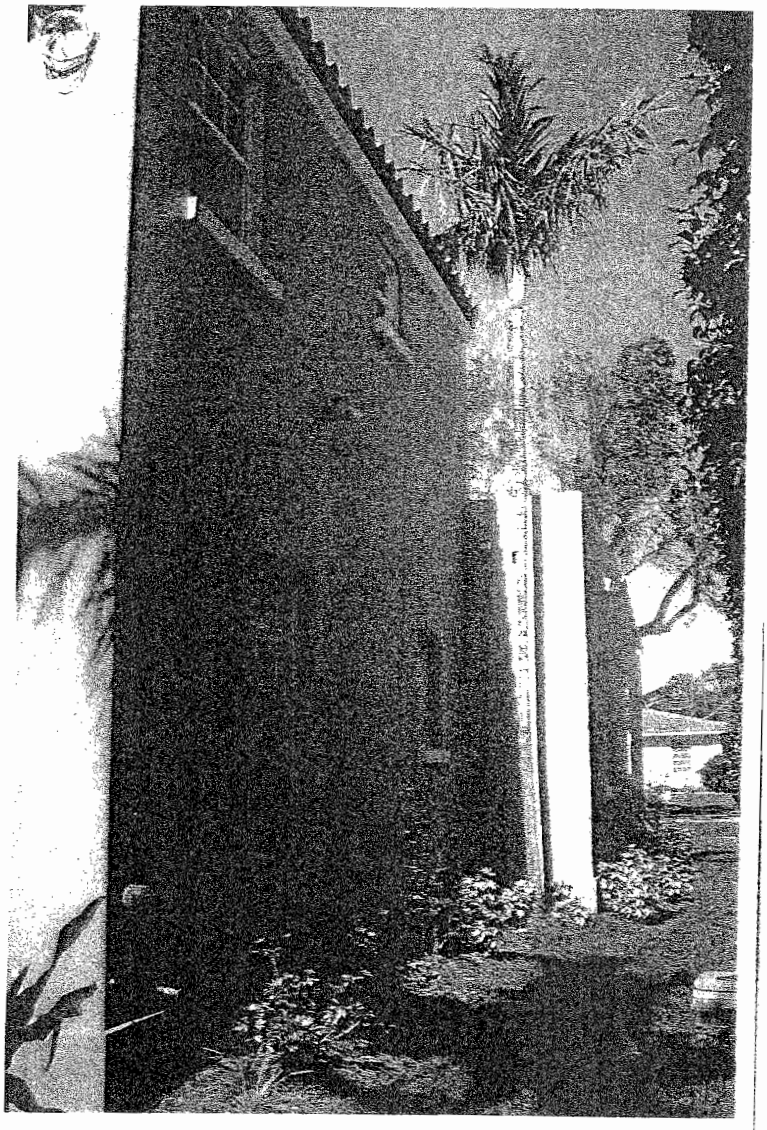
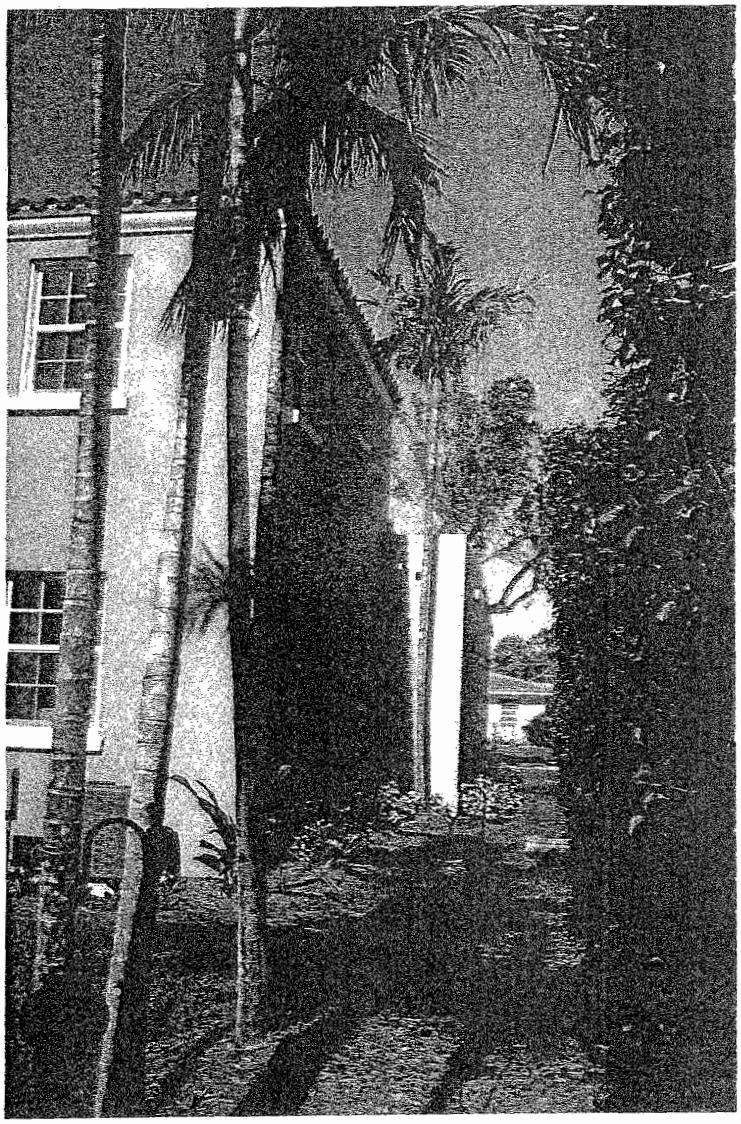
HISTORICAL RESOURCES

East Elevation - #2

plan number A2





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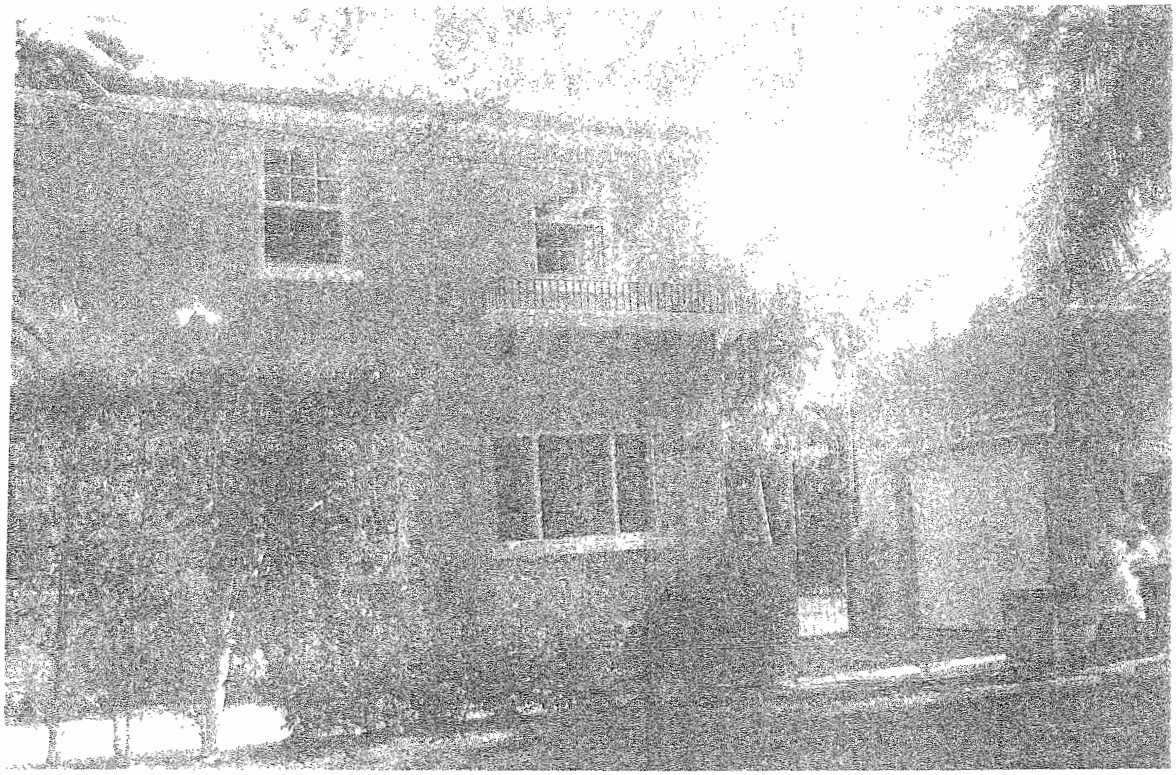
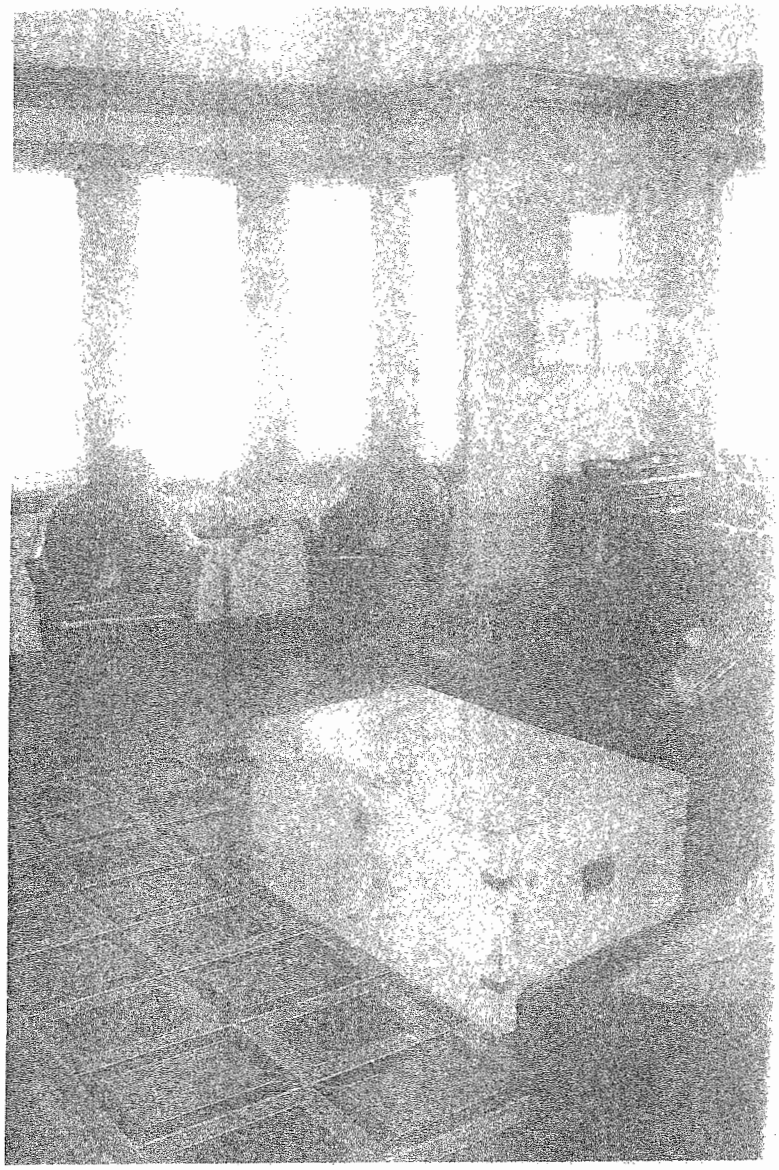
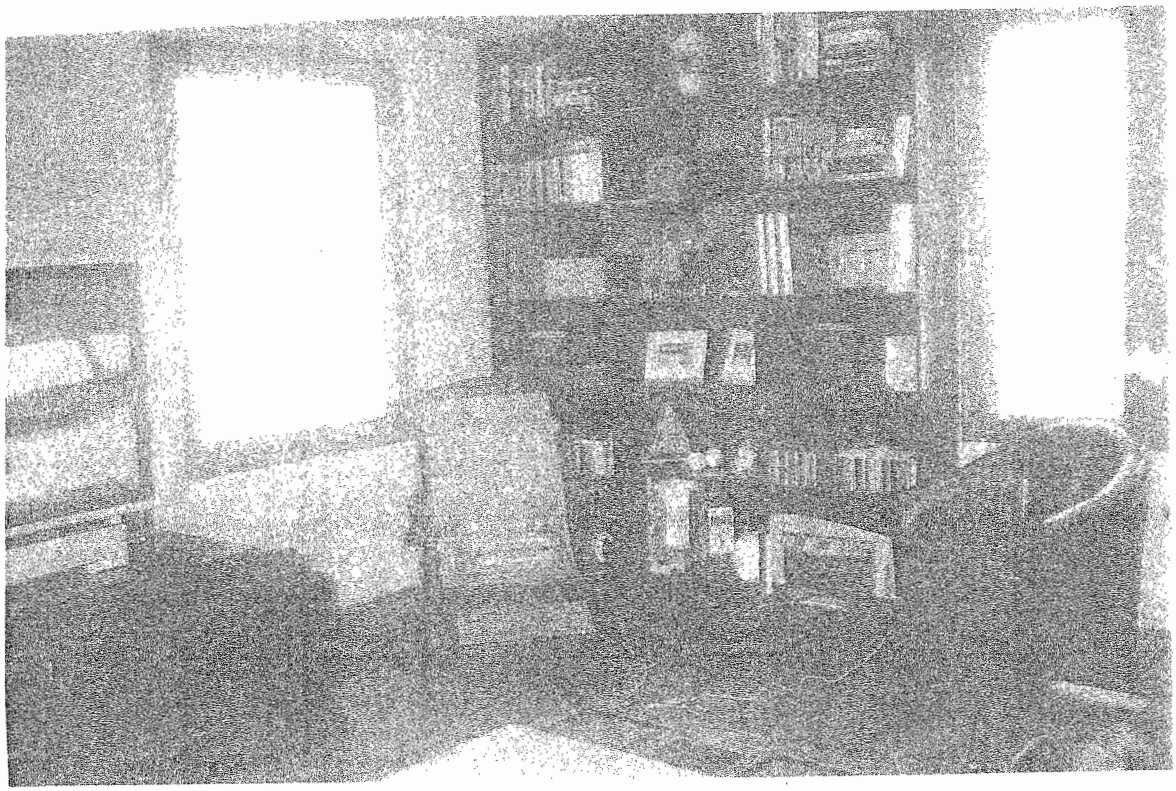
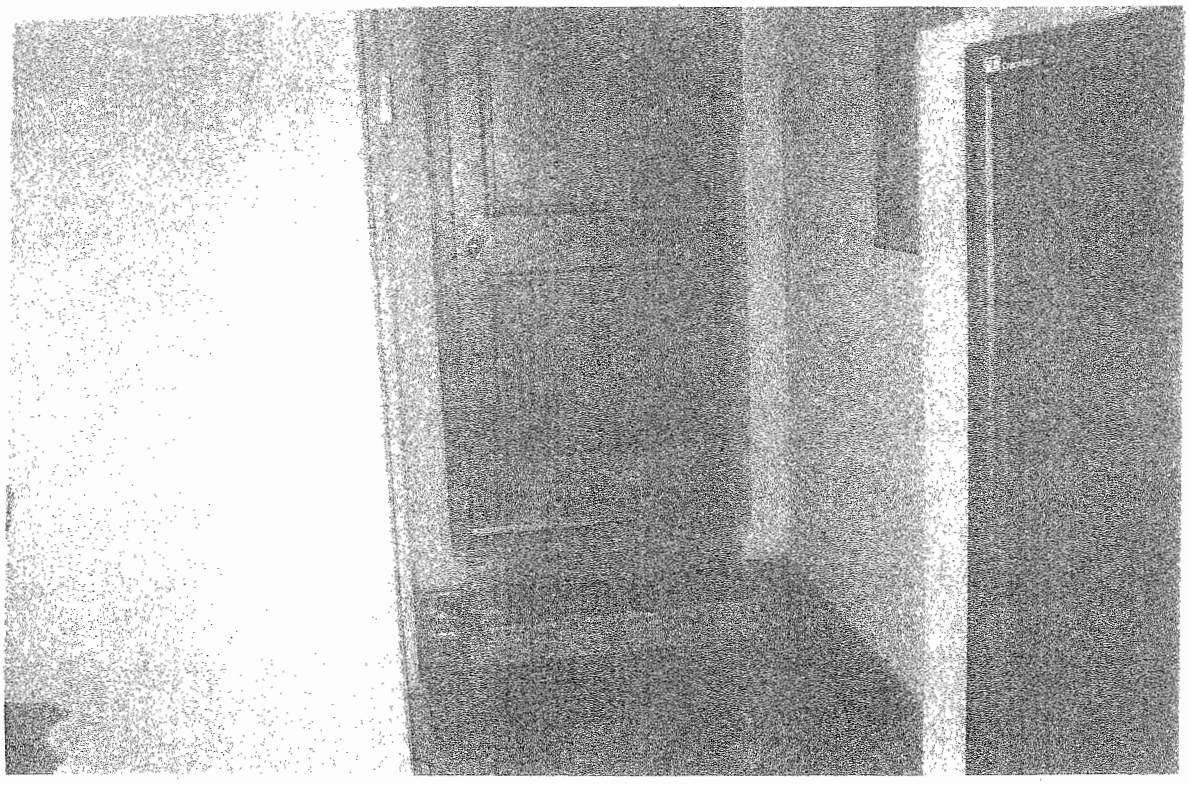
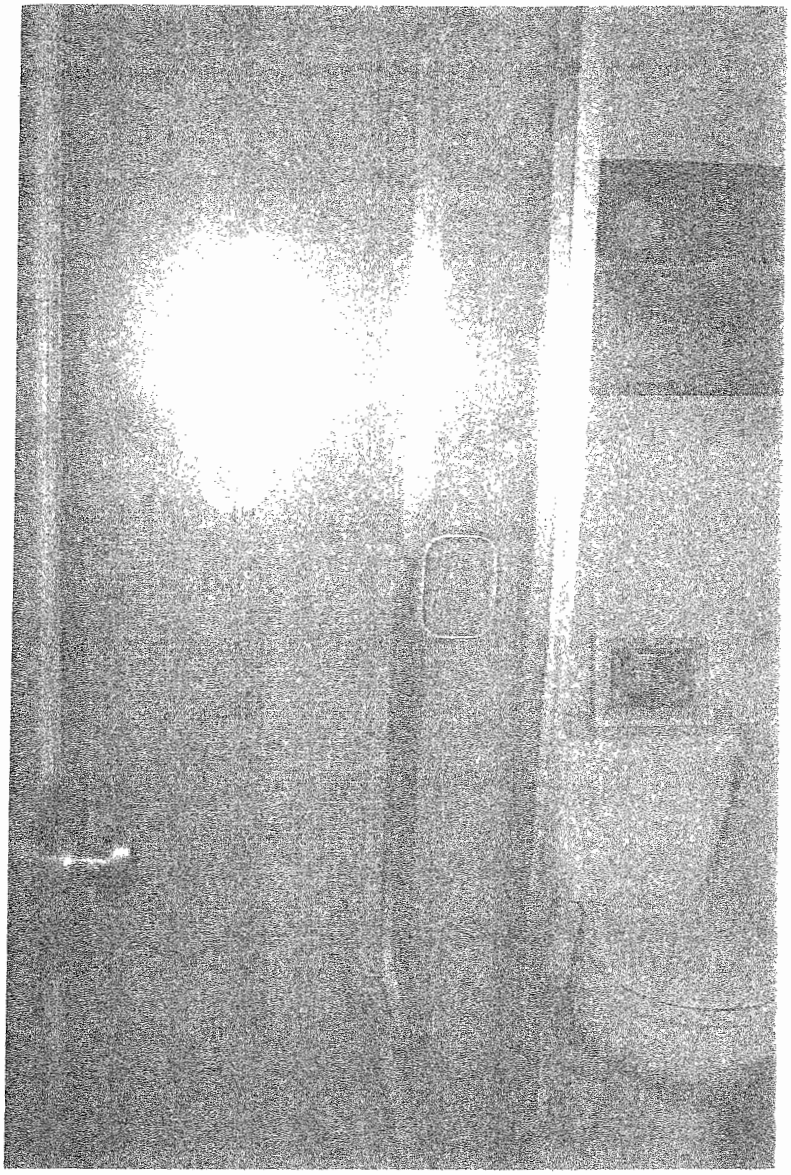


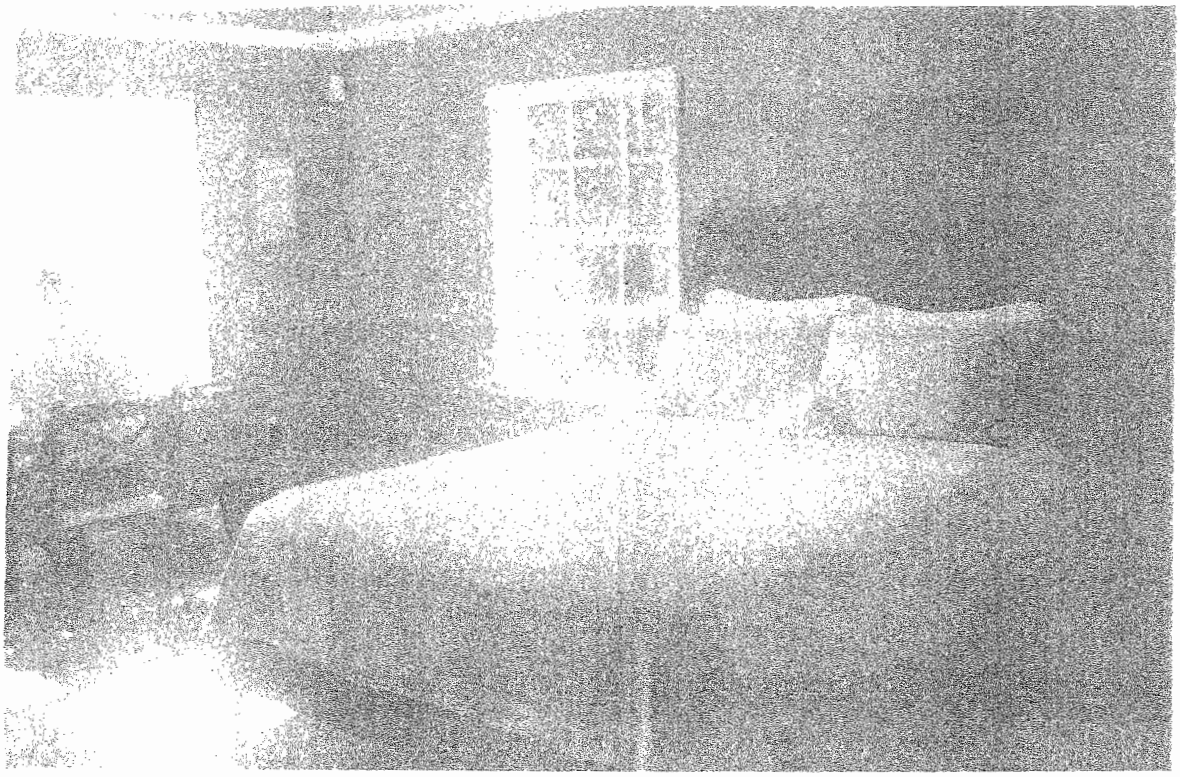


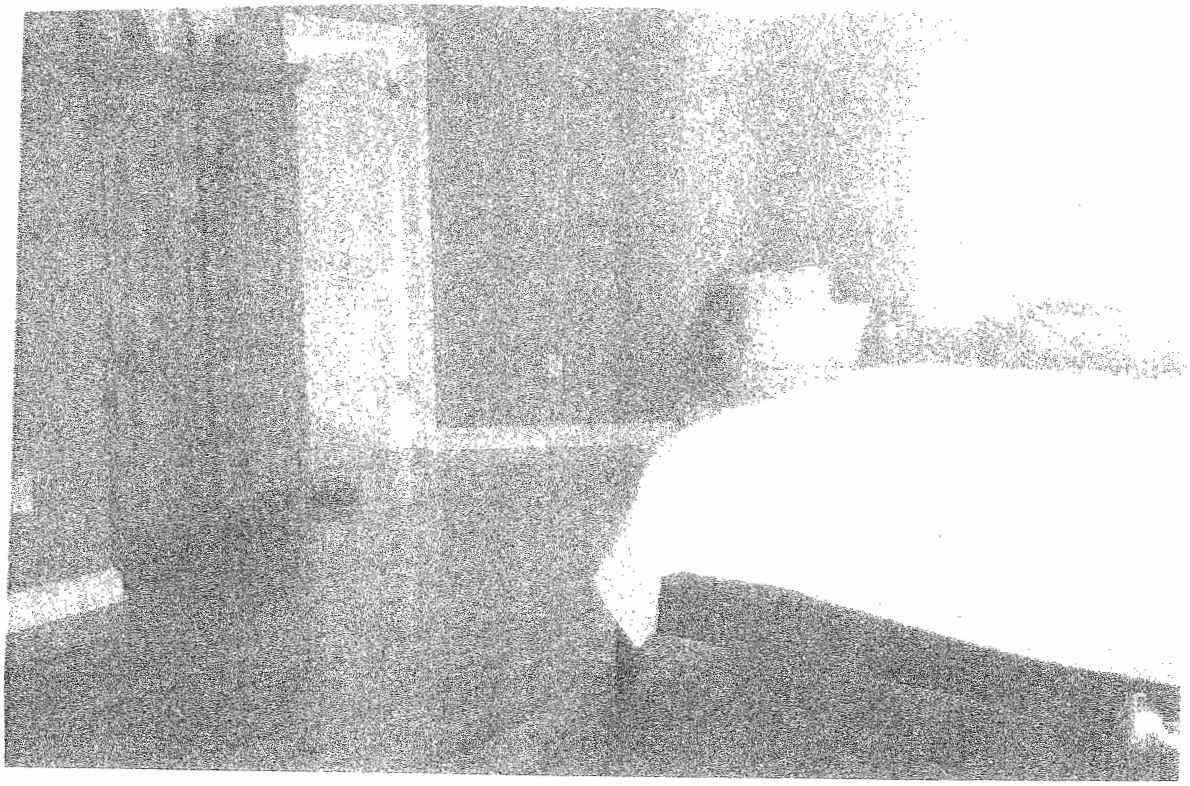


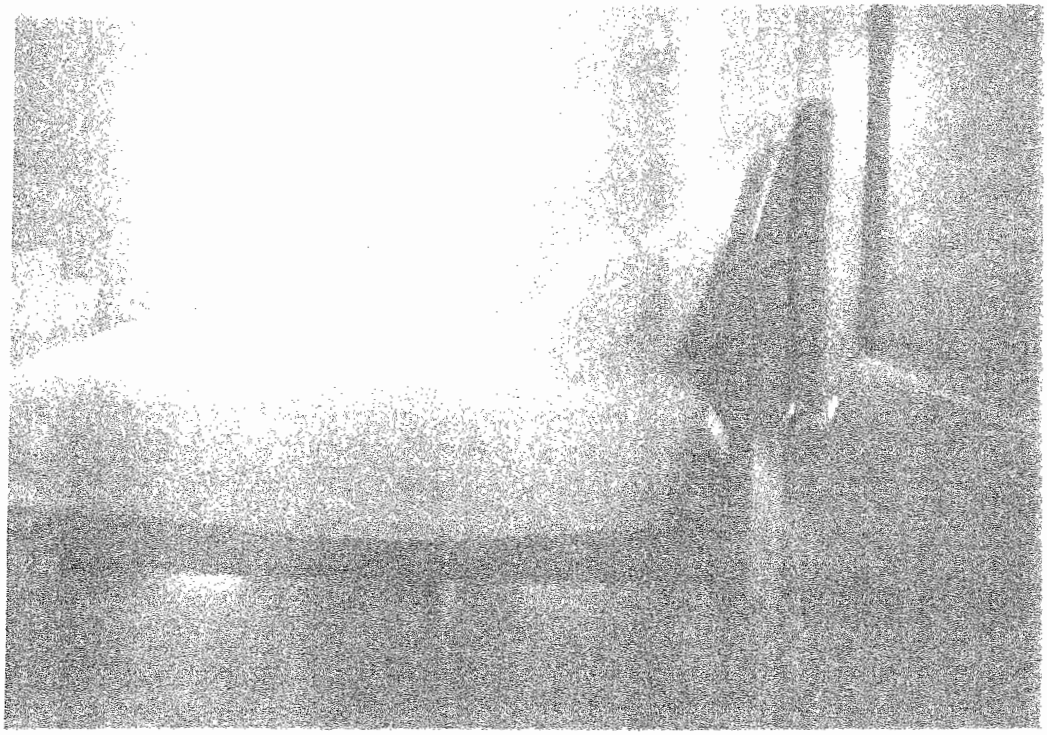
Entryway created into new Master Bath







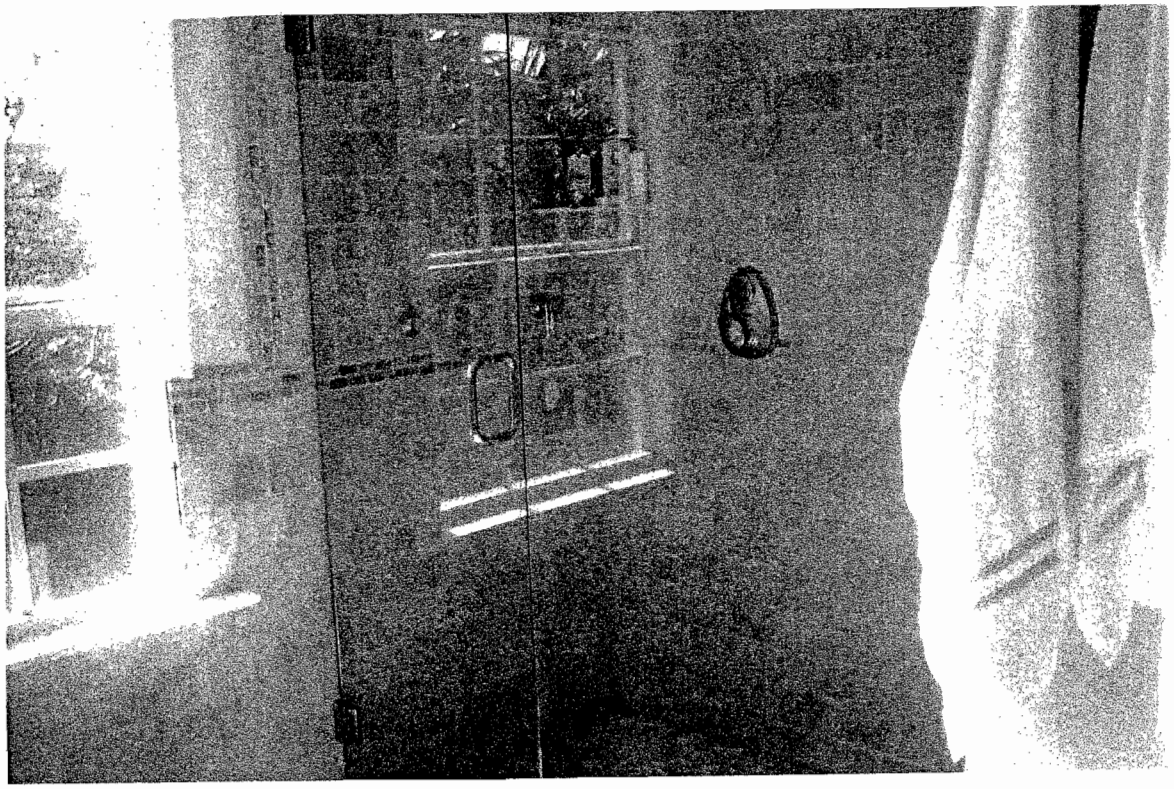




New Master Bathroom

#7 - Plan # A1

#7



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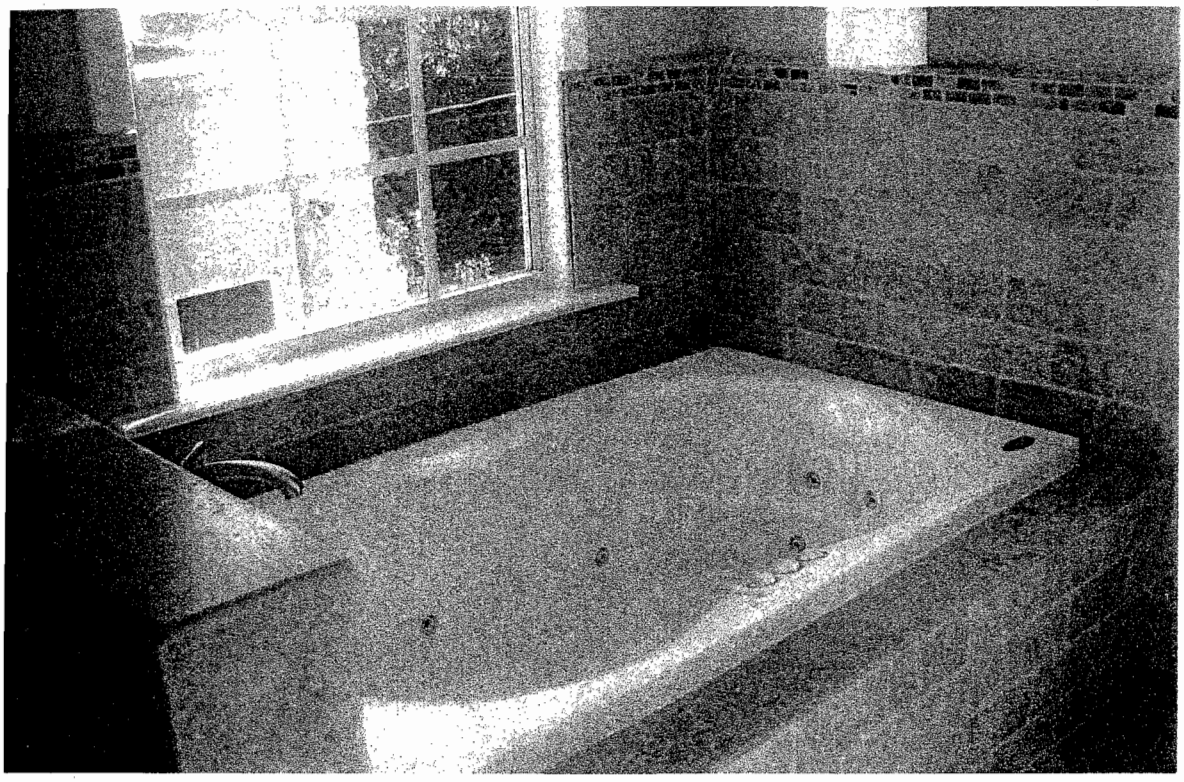

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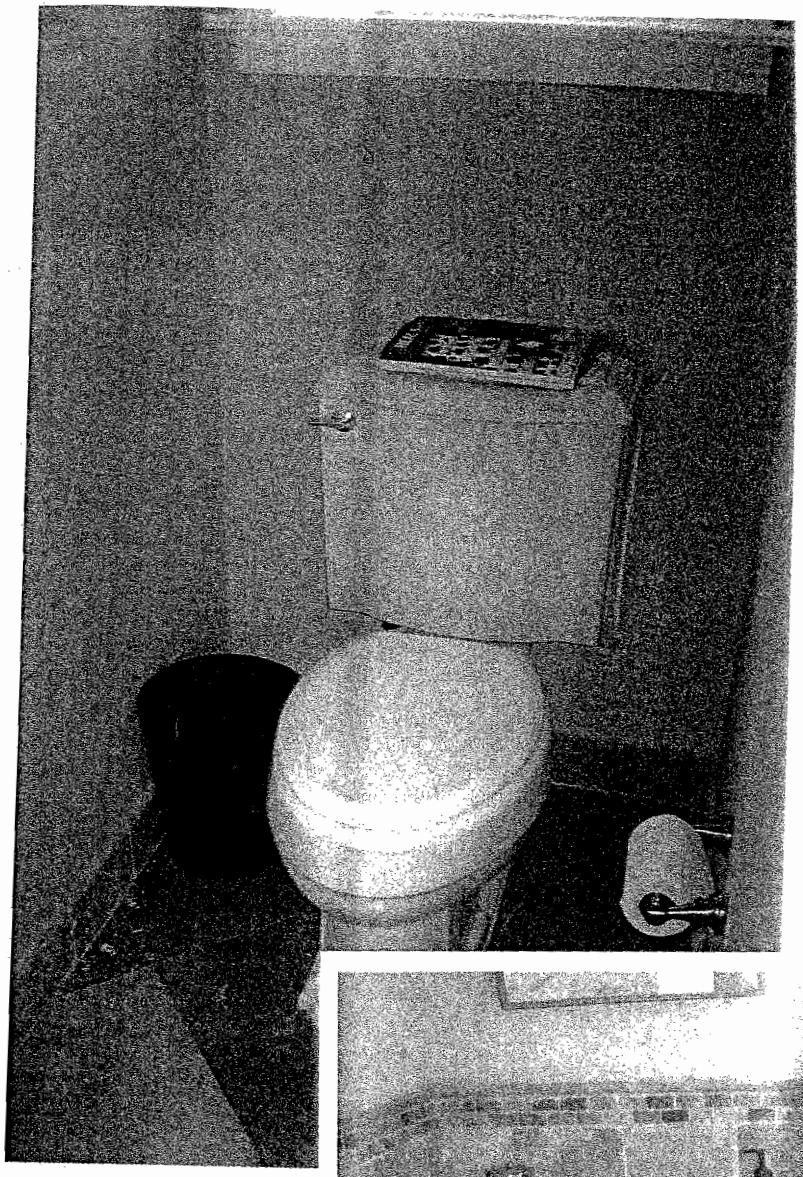
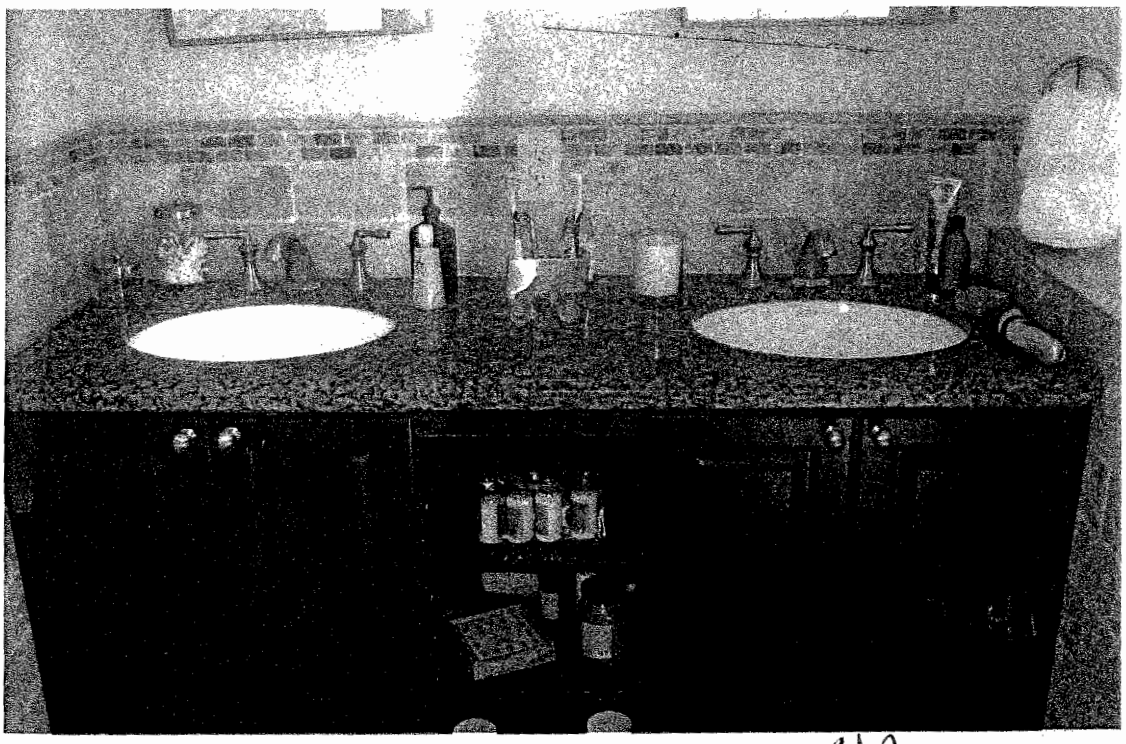
New Master Bathroom
Continued

#7





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Miami-Dade County
Office of Historic Preservation

CFN 2003R0660936
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HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES

RESOLUTION NO. HPR06-LHD2003-06

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK , THE PROPERTY AT 716 NAVARRE AVENUE, LEGALLYL DESCRIBED AS LOT 11, BLOCK 25, CORAL GABLES SECTION B; AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.

WHEREAS, David and Ana Maria Rego applied for the designation of 920 Medina Avenue; and

WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, Article 31 of the "Coral Gables Zoning Code" states that if after a public hearing the Historic Preservation Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth, it shall designate the property as a local historic landmark or local historic landmark district; and

WHEREAS, 716 Navarre Avenue is a two story Mediterranean Revival style residence designed by Martin L. Hampton, one of the original five architect for the City of Coral Gables and E. A. Ehmann; and

WHEREAS, the residence was built as a speculative home for the Miami Metropolis, Miami's first newspaper that was established in the 1800's and instrumental in the promotion of the City of Coral Gables and its development; and

WHEREAS, 716 Navarre Avenue satisfies the "historical, cultural significance" criteria as stated in Section 31-2.4(a) of the Coral Gables Zoning Code because it is associated in a significant way with the life or activities of a major historic person important in the past; it exemplifies the historical, cultural, political, economic or social trends of the community; and it is associated in a significant way with a past or continuing institution, which has contributed substantially to the life of the City; and

WHEREAS, 716 Navarre Avenue satisfies the "architectural significance" criteria as stated in Section 31-2.4(b) of the Coral Gables Zoning Code because it portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles; it embodies those distinguishing characteristics of an architectural style, or period, or method of construction; it is an outstanding work of a prominent designer or builder; and it contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment; and

WHEREAS, it is the policy of the City of Coral Gables to preserve its architectural heritage by designating certain properties as local historic landmarks/districts; and

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WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this board that the subject property meets the criteria set forth in Article 31 of the "Zoning Code of the City of Coral Gables," and approved that it be designated as a "Local Historic Landmark"; and

WHEREAS, the Planning Director and or the Director's designee has determined that there is no effect on the City's Comprehensive Plan or any other adopted planning and zoning policies; and

WHEREAS, the legal description of the property is as follows: Lot 11, Block 25, Coral Gables Section B; and

WHEREAS, a Designation Report, Case File LHD2003-06, prepared by the Historical Resources Director containing information on the historic and architectural significance of the property and which incorporates a Review Guide for use as a reference in determining the impact of future building permits, shall by reference be made a part of this resolution, and

WHEREAS, a motion to approve the application was offered by Shirley Maroon and seconded by Kendell Turner, and upon a poll of the members present the vote was as follows:

Board Member	Vote
Lisa Bennett	Aye
Michael Beeman	Aye
Gay Bondurant	Aye
John Fullerton	Aye
Shirley Maroon	Aye
Joyce Meyers	Aye
Edmund Parnes, DDS	Aye
Ernesto Santos	Aye
Kendell Turner	Aye

NOW, THEREFORE, BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on April 1, 2003, has designated 716 Navarre Avenue, Coral Gables, Miami-Dade County as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 31 of the Coral Gables Zoning Code and the property is subject to all rights, privileges and requirements of that ordinance.

BE IT FURTHER RESOLVED, that this designation is predicated on all the above recitations being true and correct and incorporated herein.

Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, not less than five (5) days and within fourteen (14) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS SEVENTEENTH DAY OF APRIL, A.D., 2003.

EDMUND PARNES, DDS
CHAIRMAN, HISTORIC PRESERVATION BOARD

ATTEST:

DONA M. LUBIN
HISTORIC LANDMARK OFFICER

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APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

ELIZABETH M. HERNANDEZ, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that the foregoing is a true and correct copy of the original file in this office.

August 30th 2003.
Date

Deputy City Clerk

45

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SEP 22 2006
Miami Dade County
Office of Historic Preservation

MIAMI-DADE COUNTY

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 15th day of May, 2008, by Ana Maria & David Rego (hereinafter referred to as the Owner) and in favor of MIAMI-DADE COUNTY (hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation, of a certain Property located at 716 Navarre Coral Gables, FL 33134 which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as identified in the National Register nomination or local designation report for the property or the district in which it is located are ____architecture, ____history, ____archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers): Coral Gables Sec B PB 5-111 Lot 11 Blk 25 Lot size 50.000 x 113

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In consideration of the exemption granted by the Local Government, the Owner hereby agrees to the following for the ten year period beginning on January 1st after the improvements are substantially completed:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office is, if one exists in the jurisdiction:

Name of Office/Agency: MIAMI-DADE OFFICE OF HISTORIC PRESERVATION

Address: Stephen P. Clark Ctr., 111 NW 1st ST., Ste. 695

City: MIAMI Zip: 33128

Telephone: 305-375-4958 fax: 305-372-6394

3. (Only for properties of archaeological significance) The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s.196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those

years, plus interest on the difference calculated as provided in s.212.12(3),F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the Local Historic Preservation Office in writing of the damage of the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the Local Historic Preservation Office in writing of the loss. The Local

Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the Local Historic Preservation Office shall notify the Owner in writing. The Owner shall have 30 days to respond indicating any extenuating circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such extenuating circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax

exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the Local Historic Preservation Office. If the owner does not complete the restoration work on the agreed upon time schedule, the Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s.196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s.212.12(3),F.S.

9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER(S):

Ana Maria Rego		9/6/06
Name	Signature	Date

S1

Name	Signature	Date

LOCAL GOVERNMENT: CORAL GABLES

Kathleen Kauffman Local Official Chief Office of Historic & Archaeological Resources	FOR KATHLEEN KAUFFMAN Signature	5/16/2008 Date
George M. Burgess County Manager	Signature	Date

My Home
Miami-Dade County, Florida

miamidade.gov MIAMI-DADE

Property Information Map

Digital Orthophotography - 2007 0 111 ft

This map was created on 3/25/2008 11:53:02 AM for reference purposes only.

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Close

Summary Details:

Folio No.:	03-4108-001-4290
Property:	716 NAVARRE AVE
Mailing Address:	ANA MARIA REGO &H DAVID REGO 716 NAVARRE AVE CORAL GABLES FL 33134-3763

Property Information:

Primary Zone:	0601 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	4/2
Floors:	2
Living Units:	1
Adj Sq Footage:	2,351
Lot Size:	5,650 SQ FT
Year Built:	1924
Legal Description:	CORAL GABLES SEC B PB 5-111 LOT 11 BLK 25 LOT SIZE 50.000 X 113 OR 19113-4234 05/2000 1

Sale Information:

Sale O/R:	19113-4234
Sale Date:	5/2000
Sale Amount:	$325,000

Assessment Information:

Year:	2007	2006
Land Value:	$340,746	$309,790
Building Value:	$275,547	$258,706
Market Value:	$616,293	$568,496
Assessed Value:	$334,686	$326,523
Homestead Exemption:	$25,000	$25,000
Total Exemptions:	$25,000	$25,000
Taxable Value:	$309,686	$301,523

53

CFN 2006R1024150
OR Bk 24939 Pgs 0490 - 492; (3pgs)
RECORDED 09/25/2006 09:27:53
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
SUITE 695
MIAMI, FLORIDA 33128
305-375-4958
Facsimile 305- 372-6394

MIAMI-DADE HISTORIC PRESERVATION BOARD

RESOLUTION NO. 05-19

716 NAVARRE AVENUE
CITY OF CORAL GABLES
A LOCALLY DESIGNATED HISTORIC LANDMARK

WHEREAS, the Miami-Dade Historic Preservation Board has determined that the property located at 716 Navarre Avenue, Coral Gables, Florida, is of architectural and historic significance and a municipally designated historic landmark; and,

WHEREAS, the improvements to this property have generally met the Secretary of the Interior's Standards for Rehabilitation to the satisfaction of this Board; and,

WHEREAS, the property is located at:

Legal Description: CORAL GABLES SEC B, PB 5-111, LOT 11 BLK 25, LOT SIZE 50 FT x 113 FT OR 19113-4234 05/2000 1

Folio Number: 03-4108-001-4290

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on September 20, 2006, voted to approve the Ad Valorem Tax Exemption for 716 Navarre Avenue, Coral Gables, Florida and, therefore, recommends to the Board of County Commissioners of Miami-Dade County, Florida, that the property receive the tax exemption for historic properties for the County's portion of the millage pursuant to 16A-18 Miami-Dade County Code. This recommendation is conditioned upon:

1. The completed rehabilitation project is reviewed and approved by the municipal Historic Preservation Officer and is in accordance with the documents and plans presented to and approved by this Board.

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MIAMI-DADE

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
SUITE 695
MIAMI, FLORIDA 33128
305-375-4958
Facsimile 305- 372-6394

2. The filing of an appropriate covenant approved by the County Attorney.

   The Historic Preservation Board recommends that this tax exemption be in effect beginning January 1 after the City of Coral Gables Historic Preservation Officer certifies to the Miami-Dade County Property Appraiser that the rehabilitation is complete and in accordance with the plans approved by this Board.

3. The rehabilitation project is reviewed and evaluated by the county Property Appraiser with the completion of a "Historic Preservation Tax Assessment / Revenue Implications" report.

Alberta W. Godfrey
Alberta Godfrey, Chair
Miami-Dade County Historic Preservation Board

9-20-06
Date

Prepared by:

Ivan A. Rodriguez, Director
Office of Historic Preservation

MIAMI-DADE

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
SUITE 695
MIAMI, FLORIDA 33128
305-375-4958
Facsimile 305- 372-6394

Resolution No. 05-19
Page 3 of 3

Board Members	Vote
Ruth Campbell	yes
Adriana Cantillo	yes
Richard Cohen	absent
Lourdes de la Pena	absent
Paul George	yes
Alberta Godfrey, Chair	yes
Armando Gutierrez, Jr.	yes
Hyacinth Johnson	yes
Robert McKinney	yes
JoEllen Phillips	absent
Enid Pinkney	yes

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this Sept. 20, 2006 by, Alberta Godfrey, Chair, Miami-Dade County Historic Preservation Board.

David J. Hertzberg, Notary Public

David J Hertzberg
My Commission DD267682
Expires January 09, 2008

Personally Known Yes
OR Produced Identification N/A Type of Identification Produced N/A.

HISTORIC PRESERVATION AD VALOREM EXEMPTION
TAXABLE VALUE ASSESSMENT & REVENUE IMPLICATION ESTIMATE

Property Address: 716 Navarre Ave
Folio # 03-4108-001-4290

			2006 Estimate
1.	Total Taxable value to be foregone if this Historic Preservation Exemption application is granted:		$87,206
2.	Summary of annual taxes levied for this property's improvements to be exempted for Historic Preservation (based on 2006 millage):		$1,901
	a) Countywide Operating	$490	
	b) Unincorporated Municipal Service Area	$0	
	c) Debt Service	$25	
	d) City Operating	$536	
	e) All other property taxes	$850	

County Revenue Implications

3.	Annual taxes to be foregone if this Historic Preservation Exemption application is granted (estimate).	
	a) County	$490
	b) UMSA	$0

County Current Year Taxable Values

4.	The total taxable value of all property within the county for the current fiscal year (2006 Preliminary Roll):	$212,656,281,938
5.	The total exempted value of all property within the county which has been approved to receive Historic Preservation Ad Valorem Exemption for the current fiscal year under FS196.1997.	$28,364,432

Date: 11/9/06

Signed: [signature]
Property Appraiser

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Office of ...

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