# Memorandum

MIAMI-DADE COUNTY

**Date:** October 21, 2008

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

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

**From:** George M. Burgess
County Manager

**Subject:** Historic Preservation Ad Valorem Tax Exemption for 2515 De Soto Boulevard, Coral Gables

## 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 Exernption for the following property: 2515 De Soto Boulevard, 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 $3491 (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 2515 De Soto Boulevard, 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. 2515 De Soto Boulevard was designated a local historic landmark by the Coral Gables Historic Preservation Board in 2001. The residence was designed by H. George Fink in 1923 and is considered one of the earliest buildings built in Coral Gables by the City's master architect. The improvement project involved substantial and thorough restoration and rehabilitation work to the house which was in poor condition. Substantial structural work, building reconstruction (garage and service area) and a new garage were also part of the work scope..

2. The total revenue foregone for the current fiscal year if the exemption applied for is granted is estimated at $3491.00 by the County's Property Appraiser (see attached "Revenue Implications" report).

Attachments

Alex Muñoz
Assistant County Manager

# HISTORIC PRESERVATION EXEMPTION
# PROPERTY TAX ASSESSMENTS / REVENUE IMPLICATIONS

Property Address: 2515 DeSoto Blvd
Folio # 03-4118-001-0210

| | | | | 2007 Estimate |
|---|---|---|---|---|
| 1. | Total Just Value of the Property | | | $1,544,792 |
| 2. | Just Value of the Improvements to the Property (The change in value due to the renovation as determined by the Property Appraiser): | | | $762,367 |
| 3. | Summary of annual taxes levied on these improvements ( Taxes = value change x 2007 millage): | | | $14,887 |
| | a) | Countywide Operating | $3,491 | |
| | b) | Unincorporated Municipal Service Area | $0 | |
| | c) | Debt Service | $217 | |
| | d) | City Operating | $4,002 | |
| | e) | All other property taxes | $7,176 | |
| | | | $14,887 | Total taxes |

**County Revenue Implications**

Annual taxes to be foregone if this Historic Preservation Exemption application is granted (estimate).

| | | |
|---|---|---|
| a) | County | $3,491 |
| b) | UMSA | $0 |

Date: 7/11/08 Signed: _____
Property Appraiser

# MEMORANDUM

(Revised)

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

DATE: October 21, 2008

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

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

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)(A)

10-21-08

RESOLUTION NO. _____

RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION TO 2515 DE SOTO BOULEVARD, 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, 2515 De Soto Boulevard, 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 2515 De Soto Boulevard, 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 Tri Vest Properties, Inc., as the owners of 2515 De Soto Boulevard, 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 Manager 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 21st day of October, 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.

Thomas W. Logue

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: _____

Property Address: 2515 DE SOTO BLVD

Folio Number: 03-41-18-001-0210 Plat book: 5 Page Number: 102

Legal Description (attach additional sheets if necessary):
(Lot, Block, Subdivision and Section)

CORAL GABLES SECTION A PB 5-102
LOT 9 BLK 3

* **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)***

## II. OWNER INFORMATION

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

TRI-VEST PROPERTIES, INC

Mailing Address: 300 CAMILO AVENUE

City: CORAL GABLES State: FL Zip: 33134

Daytime Telephone Number: 305-632-3144

Contact Person: JULIO E. HERNANDEZ

E-mail: _____ Fax: 305-740-4584 Other: _____

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

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## III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY

### A. General Information

Date of Construction: 1923

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

1928 REMODELING & ADDITION - GRAND LIVING ROOM, DINING ROOM, LOGGIA, MASTER BEDROOM & BATH AND ENTRY PORCH, SLOPED ROOF

1957 REMODELING - JALOUSIE WINDOWS INSTALLED, ENTRY PORCH REPLACED

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

SEE ABOVE

### 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 ☐ Square ☐ "L"-shaped ☐ "H"-shaped ☐ "U"-shaped
☐ Irregular ☒ Other 'T' SHAPED

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

FROM THE 1928 ADDITION & REMODELING THE RESIDENCE'S STYLE BECAME AN EARLY DECO-MED. INFLUENCED W/ LARGE EXPANSES OF WALLS, & FENESTRATION, LARGE NAVE LIKE LIVING ROOM W/ MONUMENTAL FIREPLACE & ATTACHED LOGGIA

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**C. Interior**

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

MONUMENTAL FIREPLACE, BEAMED CEILING IN L.R., HIGH BASEBOARDS & WIDE DOOR FRAME CASINGS, FIREPLACE IN D.R. & MASTER BEDROOM

**D. Auxiliary Structures**

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

N/A

## 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 judgements 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 which describe the property and its characteristics. Black and white or color photographs are acceptable; minimum size of photograph is 3 ½" x 5".***

Use of the building before the improvements: SINGLE FAMILY RESIDENCE

Use of the building after the improvements: SINGLE FAMILY RESIDENCE

Estimated project start date: JULY 2001

Estimated project completion date: JANUARY 2002

Estimated value of improvements/restoration: $300,000.00

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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):

NW - MAIN FAÇADE.

Photo number: 1

Plan Number: A-3

Describe work:

REPLACE ALL FENESTRATION
REMOVE ATTACHED 1957 ENTRY @ CURVED WALLS
REMOVE WROUGHT IRON & REPLACE W/ PLANTER BOXES
REMOVE SPRAYED ON TEXTURED FINISH & REPLASTER
BUILD NEW ENTRY PORCH TO REPLACE 1957 ADDITION

**Feature 2**

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

SW / SIDE ELEVATION - CORNER

Photo number: 2

Plan Number: A-4

Describe work:

- REOPEN LOGGIA
- REPLACE ALL FENESTRATION
- REMOVE SPRAYED-ON TEXTURE FINISH & REPLASTER

**Feature 3**

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

SE / REAR ELEVATION - SIDE STREET

Photo number: 3

Plan Number: A-3

Describe work:

- REOPEN LOGGIA
- REPLACE ALL FENESTRATION - BLOCK UP AS APPROVED
- REMOVE SPRAYED-ON TEXTURE FINISH & REPLASTER
- ADD NEW LOGGIA & BALCONY "

A. CONT.

FEATURE 4

NE / REAR ELEVATION

PHOTO 4 PLAN 4

- LOGGIA & BALCONY ADDITION
- REPLACE, RELOCATE WINDOWS
- NEW CONNECTOR TO NEW GARAGES
- REMOVE SPRAYED-ON TEXTURE FINISH & REPLASTER

**B. Interior Architectural Features**

**Feature 1**
Room: SECOND FLOOR – GENERAL

Photo number:

Plan Number: A-2

Describe work: – RAISE FLOOR & REPLACE WOOD FLOOR
– REPLACE BASEBOARDS, CASINGS, CROWN MOLDINGS & DOORS AS REQUIRED
– REMODEL & REPLACE BATHROOMS
– REPLACE ALL PLUMBING & ELECTRICAL

**Feature 1**
Room: LIVING ROOM (GREAT ROOM)

Photo number:

Plan Number: A-1

Describe work:
– REOPEN FRENCH DOORS TO LOGGIA
– RE FINISH FIREPLACE

**Feature 1**
Room: GROUND FLOOR – GENERAL

Photo number:

Plan Number: A-1

Describe work: – RESTORE POWDER ROOM TO ORIGINAL SIZE & LAYOUT
– RECONSTRUCT GARAGE & SERVICE AREA

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

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## PRECONSTRUCTION APPLICATION REVIEW
## FOR HISTORIC PRESERVATION OFFICE USE ONLY

Folio Number 03-41-18-001-0210

Street Address 2515 De Soto Boulevard
Coral Gables, Florida 33134

The Historic Preservation Officer has reviewed Part 1 (Preconstruction 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:**

COA(SP) 2001-03 Staff Report

Additional Review Comments attached? Yes ☒ No ☐

Signature: Simone Chin

Typed or printed name: Simone Chin

Title HISTORIC PRESERVATION ADMINISTRATOR

Date

**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 Department and the Dade County Historic Preservation Division 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 |
|---|---|---|
| JULIO E. HERNANDEZ | | 6/13/01 |
| | | |

| Name | Signature | Date |
|---|---|---|
| | | |

**Notarized:**

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 12th day of June, 2001,,

by JULIO ENRIQUE HERNANDEZ (and) _____ who

is ~~(are) personally known to me, or have~~ has produced FLDR 4C # 4655-425-60-322-0 as
EXP. 0902-04

identification.

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: SHARON TERESA GREAUX

OFFICIAL NOTARY SEAL
SHARON TERESA GREAUX
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC748553
MY COMMISSION EXP. JUNE 29,2002

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## 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 Preconstruction 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.

### 1. PROPERTY IDENTIFICATION AND LOCATION:

Folio Number: 03-41-18-001-0210

Street Address: 2515 DE SOTO BLVD

### 2. DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT:

Project start date: _____ Project completion date: _____

Estimated cost of entire project: $_____

Estimated cost attributed solely to work on historic buildings: $_____

**3. 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 Preconstruction application for this project which received approval on _____. 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 Preconstruction 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 Department and the Dade County Historic Preservation Division 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 |
|---|---|---|
| Julio E. Hernandez | | 6/13/01 |
| | | |

Mailing Address(if different from described property) 300 Camilo Avenue

| City | State | Zip Code |
|---|---|---|
| Coral Gables | FL | 33134 |

Daytime Telephone number: 305-632-3144

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

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

President — Title
TRI-VEST Properties, Inc — Organization name

Social Security or Taxpayer Identification Number 65-033-8154

Mailing Address 300 CAMILO AVENUE

CORAL GABLES — City
FL — State
33134 — Zip Code

Daytime Telephone Number 305-632-3144

**Notarized:**
STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 12th day of June, 2001, by JULIO ENRIQUE HERNANDEZ (and) _____ who is ~~(are) personally known to me, or~~ has produced FL DR LIC # H655-425-60-320-0 as identification.

My commission expires:

OFFICIAL NOTARY SEAL
SHARON TERESA GREAUX
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC748553
MY COMMISSION EXP. JUNE 29,2002

Sharon Teresa Greaux
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: SHARON TERESA GREAUX

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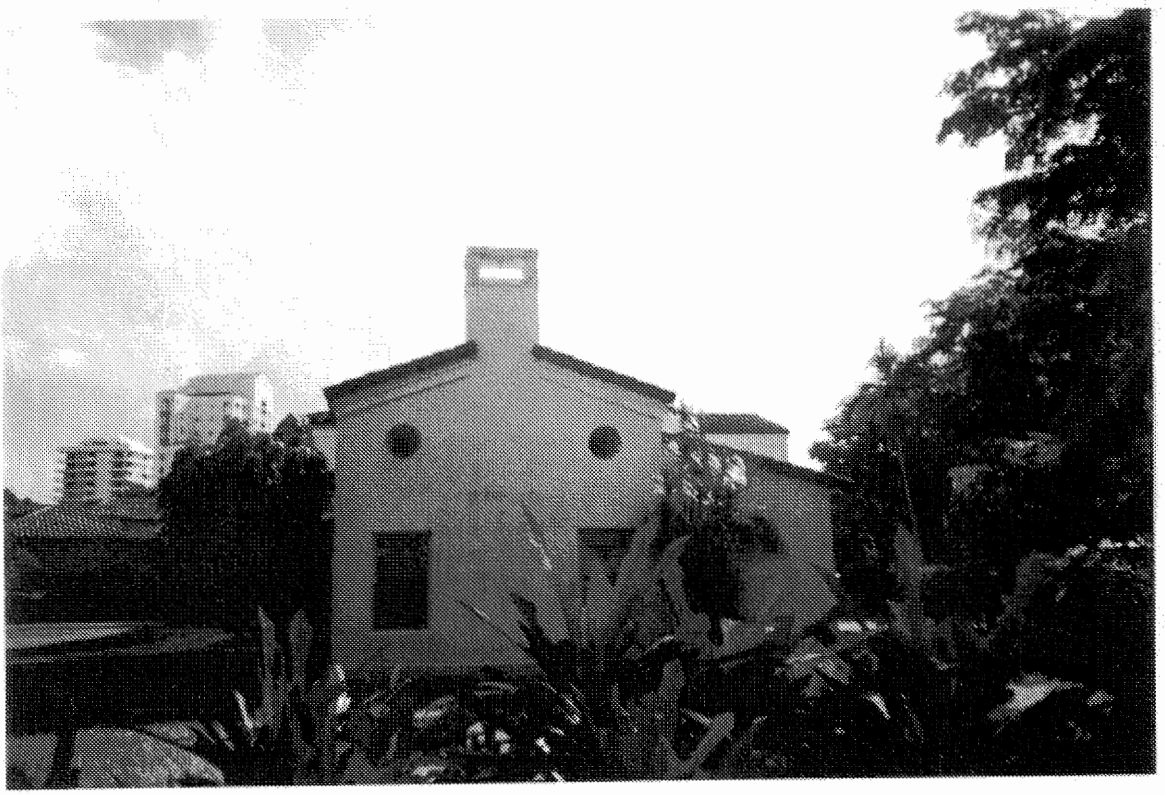

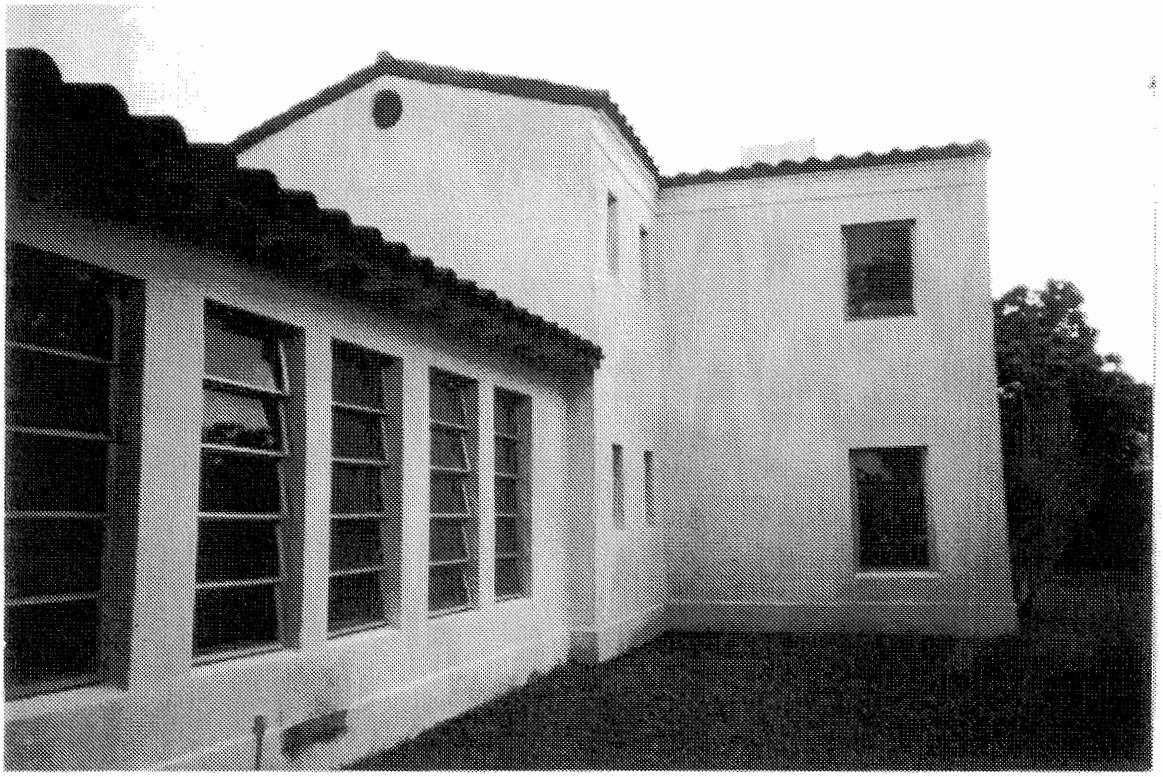

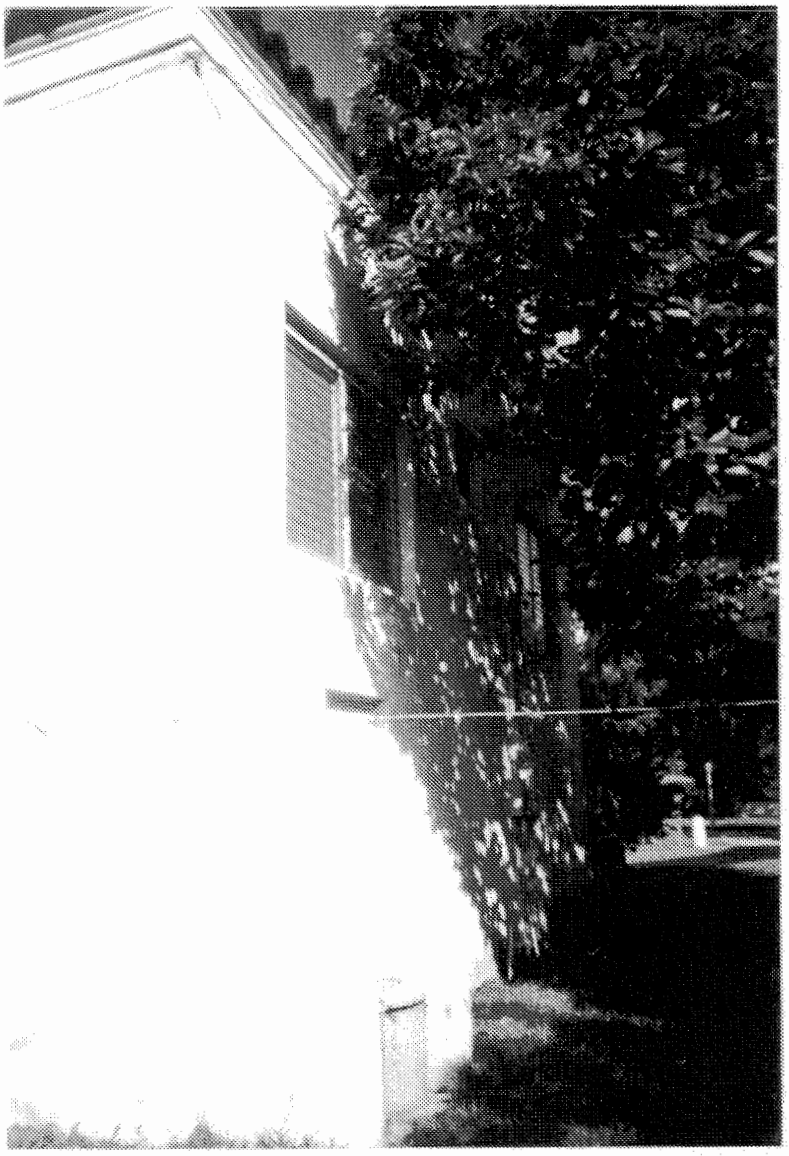

AV 2001-03

Case File: COA (ST) 2005-13

**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: 03-41-18-001-0210

Street Address: 2515 DE Soto BLVd., CORAL GABLES, FL 33134

## II. DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT:

Project start date: May 2002 Project completion date: 7/31/06

Estimated cost of entire project: $ 1,342,000.00

Estimated cost attributed solely to work on historic buildings: $ 1,165,650.00

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

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Case File: _____

## 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):

_____

Photo number: _____

Plan number: _____

Describe work:

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

_____

Photo number: _____

Plan number: _____

Describe work:

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

_____

Photo number: _____

Plan number: _____

Describe work:

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

**Feature 1**
Room: _____

Photo number: _____

Plan number: _____

Describe work:

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Case File: _____

**Feature 2**
Room: _____

Photo number: _____

Plan number: _____

Describe work:

**Feature 3**
Room: _____

Photo number: _____

Plan number: _____

Describe work:

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Case File: _____

## C. Landscape Features

**Feature 1**
Landscape plan e.g., trees and shrubbery, plants, walls, fountains, etc.

_____

Photo number: _____

Plan number: _____

Describe work:

**Feature 2**
Landscape plan e.g., trees and shrubbery, plants, walls, fountains, etc.

_____

Photo number: _____

Plan number: _____

Describe work:

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Case File: _____

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 _____. 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.

Julio E. Hernandez _____ 8/12/06
Name Signature Date

_____ _____ 5/30/07
Name Signature Date

Mailing Address (if different from described property) 300 Camilo Avenue

Coral Gables Florida 33134
City State Zip Code

Daytime Telephone Number: 305-632-3144 E-mail: hern106@bellsouth.net

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

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Case File: _____

**V. continued OWNER ATTESTATION**

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

President — Title

TRI-VEST PROPERTIES, INC — Organization name

Social Security or Taxpayer Identification Number: 65-0338154

Mailing Address: 300 CAMILO AVENUE

CORAL GABLES — City | FL — State | 33134 — Zip Code

Daytime Telephone Number: 305-632-3144

**Notarized**

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 30th day of May, 2007.

by Julio E. Hernandez (and) _____ who is (are) personally known to me, or have produced Florida Driver License as identification.

My commission expires:
Aug 2, 2009

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: Charlinken Bendana

CHARLINKEN BENDANA
Notary Public - State of Florida
My Commission Expires Aug 2, 2009
Commission # DD 457665

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Case File: AV 2001-03

**REVIEW OF COMPLETED WORK**
**FOR STAFF USE ONLY**

Folio Number: 03-41-18-001-0210

Street Address: 2515 De Soto Boulevard
Coral Gables, FL

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:**

AV 2001-03 Part 2

Additional Review Comments attached? Yes ☒ No ☐

Signature: Simone Chin

Typed or printed name: Simone Chin

Title: Historic Preservation Administrator

Date:

29

IV. Description of Improvements

A. North Elevation:

Construct new perimeter wall and wrought iron gate.

Install new Old Chicago brick paver driveway and walk way.

Construct new detached two car garage and connecting walk way with wrought iron gate and exposed yellow pine wood beam ceiling similar to original.

Construct new front entrance porch and entrance arch with architectural features similar to original structure.

Install new impact resistant windows and doors similar to original casement windows and full view doors.

Install new clay barrel tile roof similar to original clay tile roof.

Sand blast existing stucco and finish with venetian stucco similar to original stucco.

Smooth stucco on new construction.

Form stucco decorative molding similar to original.

Restore and construct new coral rock supports for wrought iron planters similar to originals..

Restore chimneys.

Poured windows and doors concrete fill cells.

Poured new concrete tie beam.

Construct new outdoor planter.

South Elevation:

Construct new rear pool terrace with exposed yellow pine wood beam ceilings similar to existing terrace.

Restore existing wood beam ceiling in existing pool terrace.

Install new ceiling fans.

Construct new in ground pool with decorative concrete tile deck and in wall water fountain.

Construct new master balcony with wrought iron handrails and other architectural features similar to original structure.

New decorative terrace columns.

Prime and paint exterior.

Exterior iron lantern decorative light fixtures similar to original.

B. Interior Architectural Features:

First floor basement and second floor:

1) Remove all interior partition walls, stairways, bathrooms, kitchen cabinets, appliances, windows, doors, electrical, plumbing, kitchen, and ceiling.

2) Raise existing basement ceiling height from approximately 7" ft., to 9" ft., and double height living room, staircase and entrance foyer ceilings.

3) Restore exposed wood beams and ceiling in the family room.

4) Build new double arch in the family room.

5) Install new random pattern stone tile floors.

6) Install new wood baseboard, crown moldings, wood doors, wood window sills, trims and hardware similar to original.

7) New bathrooms, tiles, and fixtures similar to original.

8) New custom bathroom cabinetry and hardware.

9) New custom cherry wood kitchen cabinetry with separate under/over cabinet lighting, hardware, and top of line appliances.

10) Restoration of the existing fireplaces in the bedroom, family and dining rooms.

11) Install new staircase with matching stone slab flooring and wrought iron spindles and handrail.

12) Interior priming and painting in Mediterranean colors.

13) Install new plumbing, electrical, mechanical systems.

14) Install new alarm system, central vacuum, internet, and sound system wiring with interior and exterior speakers.

15) Install new custom granite counter tops with marble tile back splash.

16) Custom fabricated wrought iron staircase and balcony railings similar to original.

17) Install new plumbing fixtures similar to original.

18) Install new interior recessed lighting, light fixtures, chandeliers, sconces and ceiling fans.

19) Install new interior tongue-and-groove wide plank walnut wood flooring with ebony inlaid on second floor.

20) Install new interior wall and attic insulation.

21) Fabricate and install new roof trusses, bracing and tie-down straps for the existing structure as well as the new construction.

22) Fabricate and install new wood floor joist.

23) Construct new concave arched interior foyer ceiling.

24) Install new Impact resistant 8 ft., high double wide wrought iron front entrance doors.

25) Completed new floor plans of: four bedrooms, maids' room, family room, formal dining room, living room, playroom, library, kitchen, breakfast room, first and second floor foyers, six and one half bathrooms, and laundry room.

C. Landscape Features:

1) Level and fill the existing lot.

2) Install two Medjool palms approximately 20 ft., tall.

3) Install one hundred and sixty-two Ficus trees approximately 4ft., tall around the perimeter wall.

4) Install sixty-nine Schefflera arbicola plants.

5) Install eighty-six Plumbago plants.

6) Install eighty-one Asparagus meyer plants.

7) Install seventy-two ivy plants.

8) Install twenty pallets of St. Augustine sod.

9) Install cypress mulch.

10) Install in-ground lighting.

The general contractor must have an operating fax machine and a telephone on the job site at all times.

All work shall be in strict accordance with the best workmanship practices of the construction trade. Architect reserves the right to reject a material or work, which does not conform to these standards.

All work shall be in accordance with the South Florida Building Code and other applicable local and national codes.

All materials furnished on the site shall be new and stored in such a manner as to protect them from the elements. General Contractor shall keep the site clean and free of debris at all times during the construction period.

These plans may be used only under such conditions in which all applicable safety laws, rules, and regulations are being observed. Compliance is the sole responsibility of the General Contractor.

The architect shall be provided with samples, submittals, shop drawings, for fixed and operable hurricane shutters, millwork, fireplace, windows and doors, and trusses, etc.

Noted dimensions shall have precedence over scaled dimensions. The architect shall be notified of any discrepancies before the start of work.

The General Contractor shall be responsible for all permits, fees, licenses, and taxes related to work.

General Contractor is responsible for all work provided by subcontractors of the various trades.

Surfaces to be painted shall be filled, sealed, and sanded as required. Colors to be selected by the architect. Four test samples shall be made prior to execution of work. The architect shall also select colors of ready- built products.

All intrusion preventing devises shall conform to chapter 36 of the South Florida Building Code.

General Contractor shall be responsible that architectural, structural, electrical, mechanical drawings are employed simultaneously in the construction of this project. Any discrepancies shall be reported to the architect immediately.

No deviations of these plans are allowed except with written consent of the architect.

Before submission of bid, the General Contractor shall visit the site and become familiarized with the existing conditions.

Lawful and proper disposal of all waste material shall be the responsibility of the General Contractor.

General Contractor shall take special precautions and coordinate with the owner that the building is secure at all times during the construction period. General Contractor shall coordinate construction schedule with owner and his security services prior to construction start.

Any demolition shall be in strict accordance with structural engineering requirements. Refer to shoring and demolition plans on the structural sheets. Special care shall be taken during the demolition and construction period that no damage will occur to anything in existing areas which was intendad to remain.

No substitutions shall be permitted.

General Contractor shall install a first aid kit at job site in a readily accessible location.

Security and forced entry: (Chapter 36)

1 All single exterior swinging doors shall have a lock, to be key-operated from the exterior with a minimum of 6,000 possible key changes, or locking single dead bolt w/ hardened bolt insert.
2 All locks on exterior doors shall be capable or resisting a force of 300 pounds applied in any movable direction and in accordance with resistance standards set forth in the South Florida Building Code.
3 The active leaf of a pair of exterior swinging doors shall have the same lock as required for a single exterior swinging door. The inactive leaf of these pair of doors shall have a multiple point lock with 5/8" minimum throw bolts with inserts.
4 Sliding glass doors shall be provided with sliding door dead bolts or a bolt or pin, not removable or operated from the exterior. At the jamb, head, sill or meeting mullions. These doors shall be constructed so that no panel can be lifted from the track when in a locked position.
5 Hinges on the exterior out swinging doors shall have non-removable pins.
6 Jambs of all exterior offset type, in-swinging doors shall be rabbeted or of a similar fabrication to maintain the integrity of locks and hatches.
7 Vision panels of exterior doors, other than glazing within 40" of the inside lock activating device, shall comply with ANSI 297.1.
8 Exterior swinging doors, if wood, shall be of 1-3/4" thick solid core construction.

ZONING INFORMATION:

ZONING DISTRICT: R-7
GROSS LOT AREA: 14,416.3 SQ. FT.

MAX. FLOOR AREA:
ALLOWED: 5,474.8 SQ. FT.
PROVIDED: 5,082.7 SQ. FT.

MIN. LANDSCAPE OPEN SPACE RATIO: (GROSS X 35%)
REQUIRED: 5,045.7 SQ. FT.
PROVIDED: 6,936.5SQ. FT.

BUILDING LOT COVERAGE: 4,447.5 SQ. FT. (INCL. POOL)

LEGAL DESCRIPTION:

Lot 13 & 14, Block 26,
"SECOND REVISED PLAT OF CORAL GABLES COUNTRY CLUB SECTION PART 2",
according to the plat thereof as recorded in Plat Book 32 at page 63, of the public records of Dade County, Florida

Flood Zone _____X_____
X This is a Flood Hazard Zone
--- This is NOT a Flood Hazard Zone

Community Panel number: 120639
Panel No: 0190
Suffix: J
Date of Firm: 7/17/95
Base Flood Elev: N/A
Finish Floor Elev: N/A
Lowest Adj. Grade: N/A

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SHEET LEGEND:

**ARCHITECTURAL**

| | |
|---|---|
| A0.0 | COVER SHEET |
| A1.0 | SITE PLAN |
| A2.0 | DEMOLITION PLAN |
| A3.0 | GROUND FLOOR PLAN |
| A3.1 | SECOND FLOOR PLAN |
| A4.0 | GROUND FLOOR REFLECTED CEILING PLAN |
| A5.0 | EXTERIOR ELEVATIONS |
| A5.1 | EXTERIOR ELEVATIONS |
| A6.0 | EXTERIOR DETAILS |
| A7.0 | BUILDING SECTION |
| A7.1 | BUILDING SECTION |
| A7.2 | BUILDING SECTION |
| A8.0 | INTERIOR ELEVATIONS |
| A8.1 | INTERIOR ELEVATIONS |
| A9.0 | INTERIOR DETAILS |
| A9.1 | INTERIOR DETAILS |
| A10.0 | SCHEDULES |
| A11.0 | FLOORING PLAN |
| SW-1 | SITE WORK PLAN |

**MECHANICAL**

| | |
|---|---|
| AC-1 | HVAC FLOOR PLAN |
| AC-2 | A/C EQUIPMENT CLOSET DETAIL |

**ELECTRICAL**

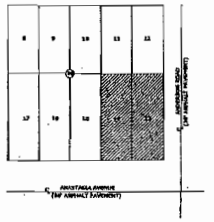
| | |
|---|---|
| E-1 | ELECTRICAL PLAN |
| E-2 | RISER, PANEL SCHEDULES, NOTES |

**PLUMBING**

| | |
|---|---|
| P-1 | PLUMBING FLOOR PLAN |
| P-2 | GENERAL NOTES & DETAILS |

**STRUCTURAL**

| | |
|---|---|
| S-1 | FOUNDATION & GROUND FLOOR PLAN |
| S-2 | ROOF FRAMING PLAN |
| S-3 | SECTIONS & DETAILS |
| S-4 | NOTES, SCHEDULES, & DETAILS |



Location Map
Scale: 1" = 100'

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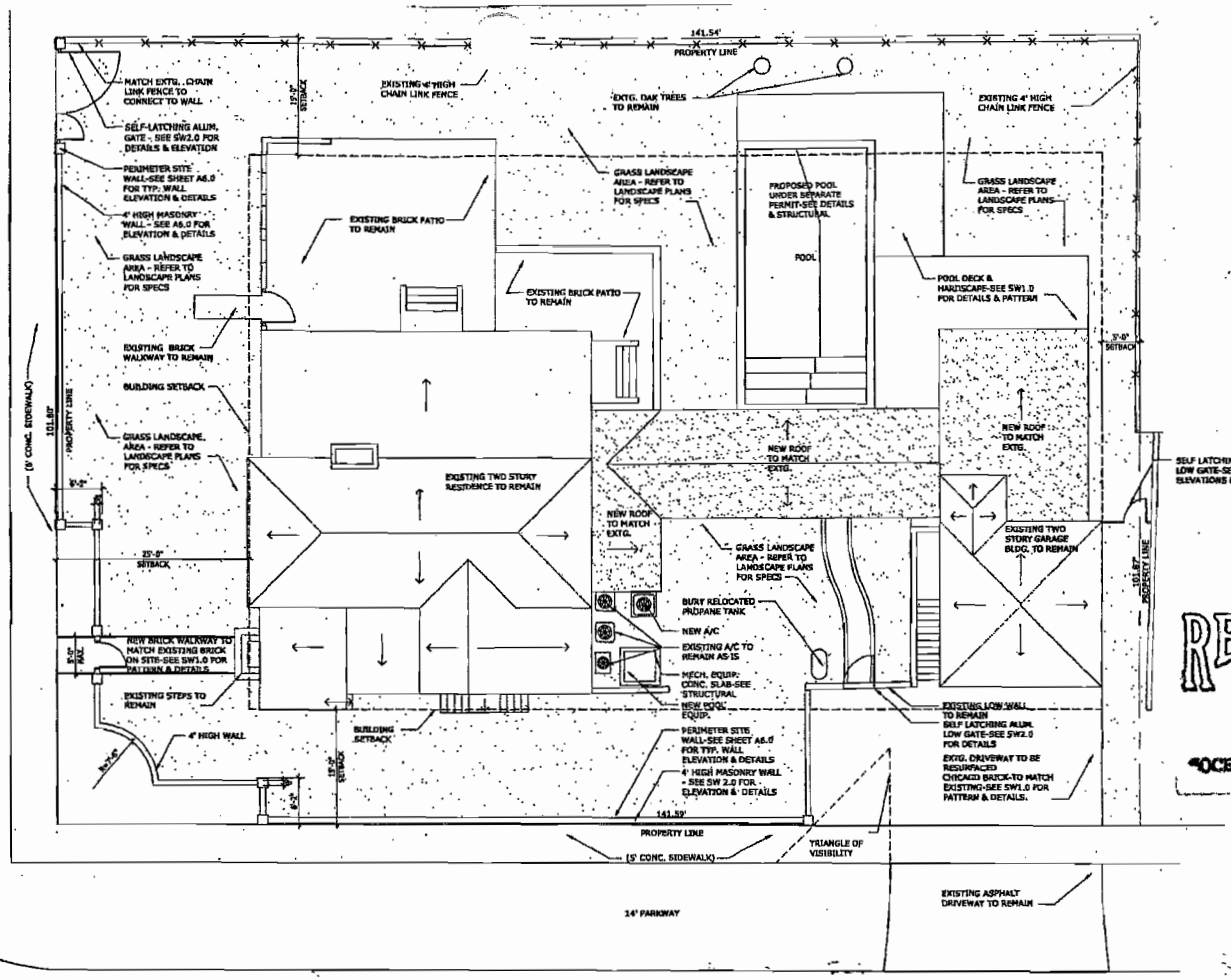
A0.0

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SITE PLAN
SCALE: 1/8"=1'-0"

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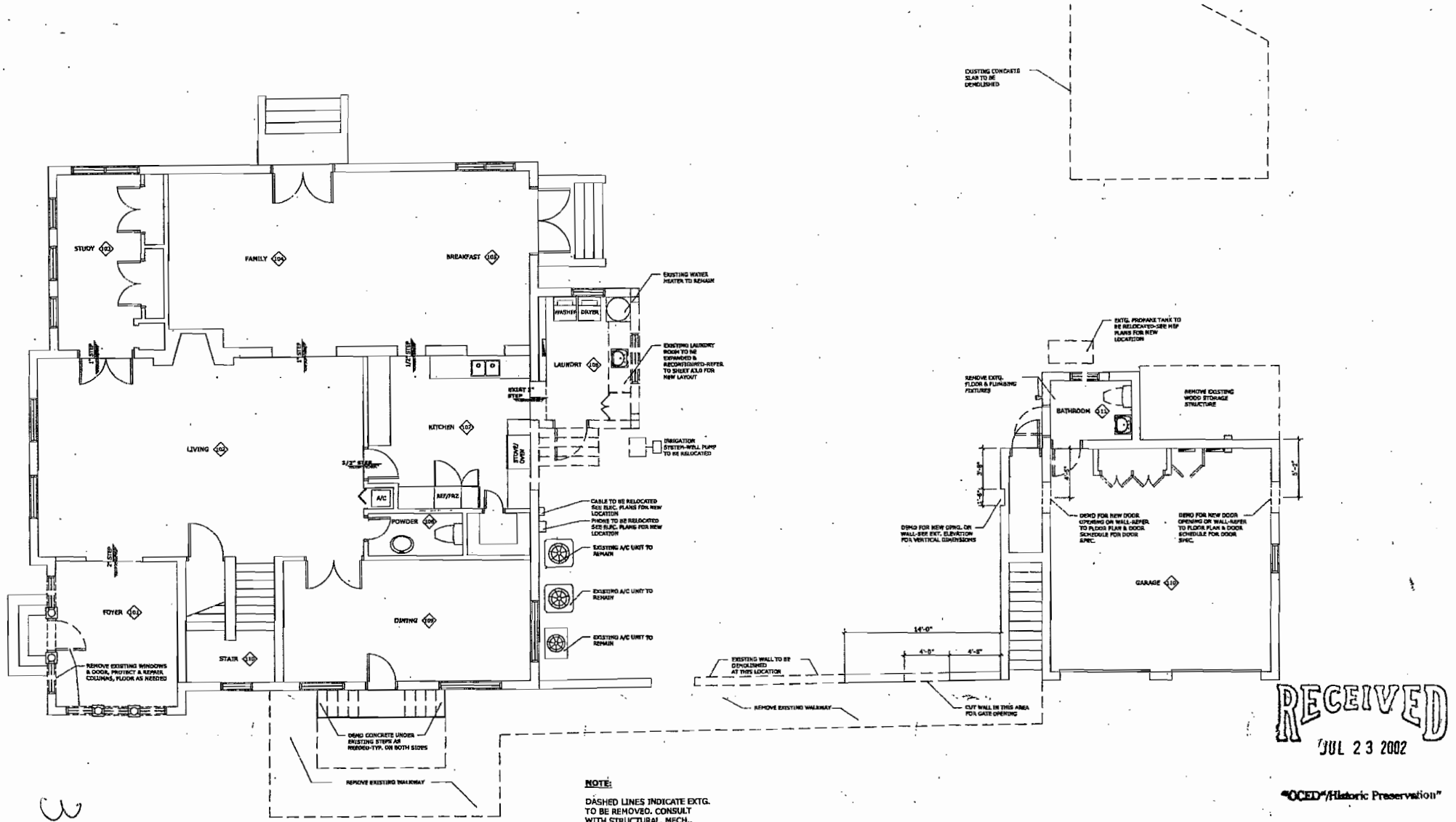
A1.0

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**NOTE:**

DASHED LINES INDICATE EXTG. TO BE REMOVED. CONSULT WITH STRUCTURAL, MECH., ELECT. & PLUMB. ENGINEERS PRIOR TO DEMOLITION

PROTECT EXTG. CONSTRUCTION DURING DEMOLITION & NEW CONSTRUCTION.

ALL INTERIOR DOORS & HARDWARE INDICATED TO BE DEMOLISHED ARE TO BE REMOVED, CATALOGUED & STORED FOR FUTURE USE

DEMOLITION PLAN

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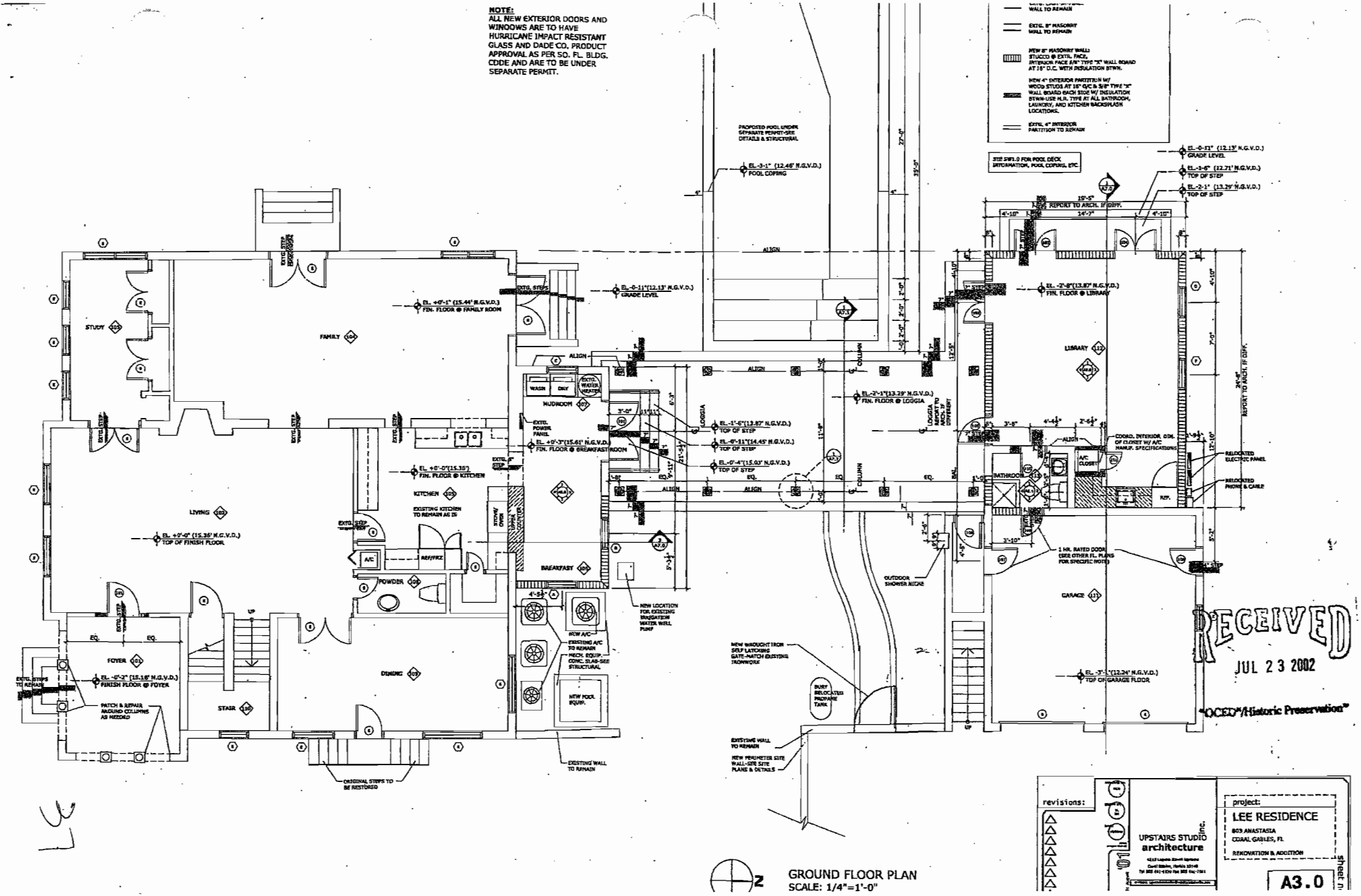
NOTE:
ALL NEW EXTERIOR DOORS AND WINDOWS ARE TO HAVE HURRICANE IMPACT RESISTANT GLASS AND DADE CO. PRODUCT APPROVAL AS PER SO. FL. BLDG. CODE AND ARE TO BE UNDER SEPARATE PERMIT.
NEW 8" MASONRY WALL: STUCCO @ EXTR. FACE, INTERIOR FACE 5/8" TYPE "X" WALL BOARD AT 16" O.C. WITH INSULATION BTWN.
NEW 4" EXTERIOR PARTITION W/ WOOD STUDS AT 16" O/C & 5/8" TYPE "X" WALL BOARD EACH SIDE W/ INSULATION BTWN-USE M.R. TYPE AT ALL BATHROOM, LAUNDRY, AND KITCHEN BACKSPLASH LOCATIONS.
EXTR. 4" INTERIOR PARTITION TO REMAIN
SEE SW1.0 FOR POOL DECK INFORMATION, POOL COPING, ETC.
PROPOSED POOL UNDER SEPARATE PERMIT-SEE DETAILS & STRUCTURAL
EL. -3-1" (12.46' N.G.V.D.) POOL COPING
EL. -0-11" (12.13' N.G.V.D.) GRADE LEVEL
EL. -1-6" (12.71' N.G.V.D.) TOP OF STEP
EL. -2-1" (13.29' N.G.V.D.) TOP OF STEP
REPORT TO ARCH. IF DIFF.
EL. +0'-1" (15.44' N.G.V.D.) FIN. FLOOR @ FAMILY ROOM
EL. -2'-8"(13.87' N.G.V.D.) FIN. FLOOR @ LIBRARY
EL. +0'-0"(15.35') FIN. FLOOR @ KITCHEN
EL. +0'-3"(15.61' N.G.V.D.) FIN. FLOOR @ BREAKFAST ROOM
EL. -2'-1"(13.29' N.G.V.D.) FIN. FLOOR @ LOGGIA
EL. +0'-0" (15.35' N.G.V.D.) TOP OF FINISH FLOOR
EL. -0'-5" (15.18' N.G.V.D.) FINISH FLOOR @ FOYER
EL. -3'-1"(12.24' N.G.V.D.) TOP OF GARAGE FLOOR
STUDY 103
FAMILY 104
KITCHEN 105
LIVING 102
FOYER 101
DINING 107
STAIR 106
MUDROOM 107
BREAKFAST 108
POWDER 109
LIBRARY 112
BATHROOM 113
A/C CLOSET 114
GARAGE 115
EXISTING KITCHEN TO REMAIN AS IS
NEW LOCATION FOR EXISTING IRRIGATION WATER WELL PUMP
NEW A/C
EXISTING A/C TO REMAIN
MECH. EQUIP. CONC. SLAB-SEE STRUCTURAL
NEW POOL EQUIP.
PATCH & REPAIR AROUND COLUMNS AS NEEDED
ORIGINAL STEPS TO BE RESTORED
EXISTING WALL TO REMAIN
NEW WROUGHT IRON SELF LATCHING GATE-MATCH EXISTING IRONWORK
BURY RELOCATED PROPANE TANK
EXISTING WALL TO REMAIN
NEW PERIMETER SITE WALL-SEE SITE PLANS & DETAILS
OUTDOOR SHOWER NICHE
1 HR. RATED DOOR (SEE OTHER FL. PLANS FOR SPECIFIC NOTE)
RELOCATED ELECTRIC PANEL
RELOCATED PHONE & CABLE
COORD. INTERIOR DIM. OF CLOSET W/ A/C MANUF. SPECIFICATIONS
2 GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"
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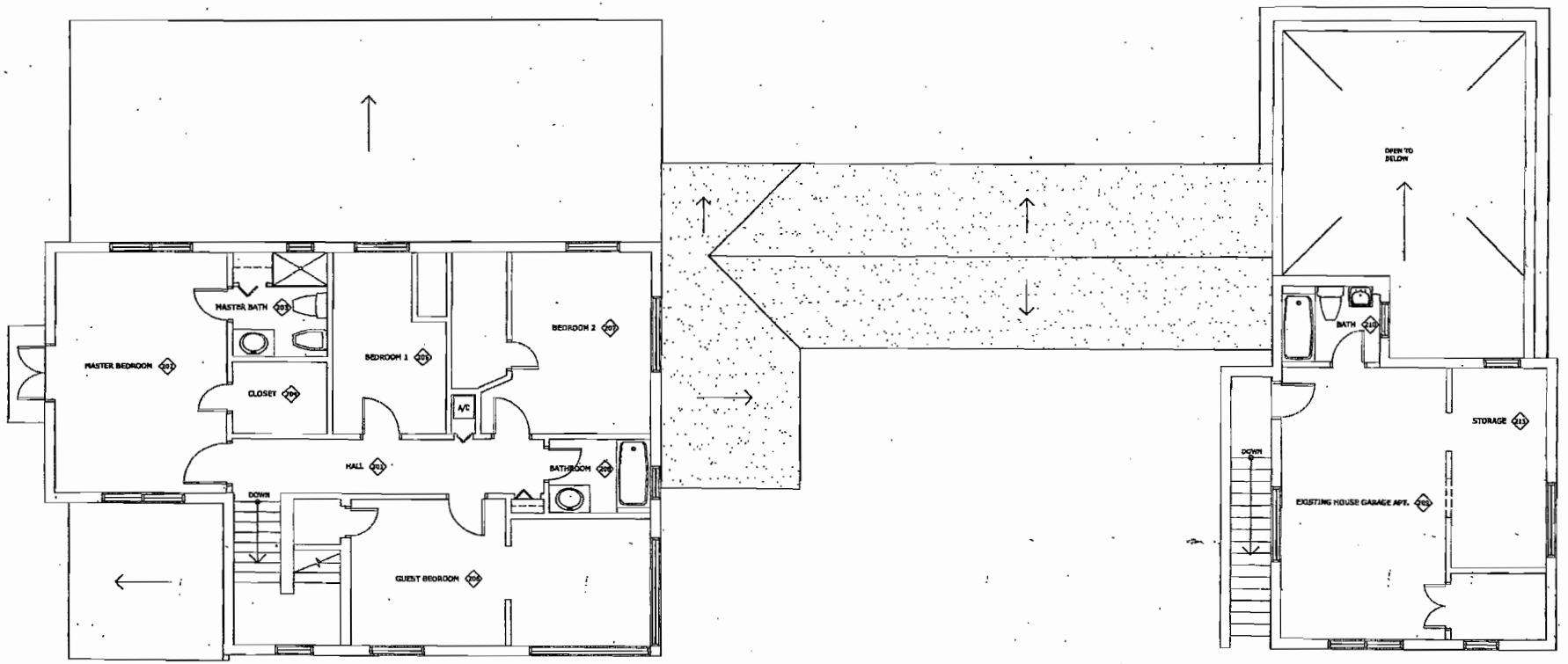
A3.0

WALL LEGEND

- EXTG. CAST-IN-PLACE WALL TO REMAIN
- EXTG. 8" MASONRY WALL TO REMAIN
- NEW 8" MASONRY WALL: STUCCO @ EXTR. FACE, INTERIOR FACE 5/8" TYPE "X" WALL BOARD AT 16" O.C. WITH INSULATION BTWN.
- NEW 4" INTERIOR PARTITION W/ WOOD STUDS AT 16" O/C & 5/8" TYPE "X" WALL BOARD EACH SIDE W/ INSULATION BTWN-USE M.R. TYPE AT ALL BATHROOM, LAUNDRY, AND KITCHEN BACKSPLASH LOCATIONS.
- EXTG. 4" INTERIOR PARTITION TO REMAIN

**NOTE:**
ALL NEW EXTERIOR DOORS AND WINDOWS ARE TO HAVE HURRICANE IMPACT RESISTANT GLASS AND DADE CO. PRODUCT APPROVAL AS PER SO. FL. BLDG. CODE AND ARE TO BE UNDER SEPARATE PERMIT.

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SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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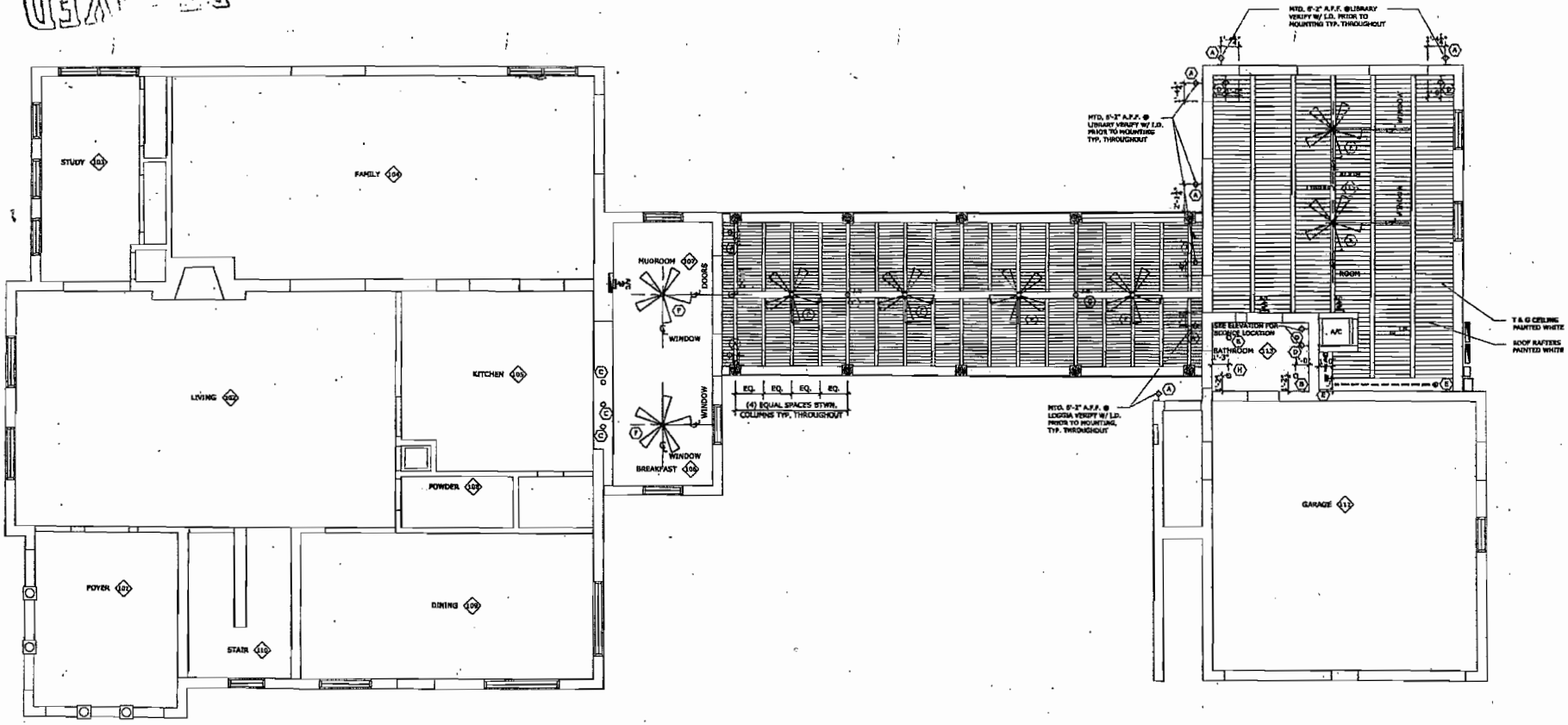


GROUND FLOOR REF. CEILING PLAN
SCALE: 1/4"=1'-0"

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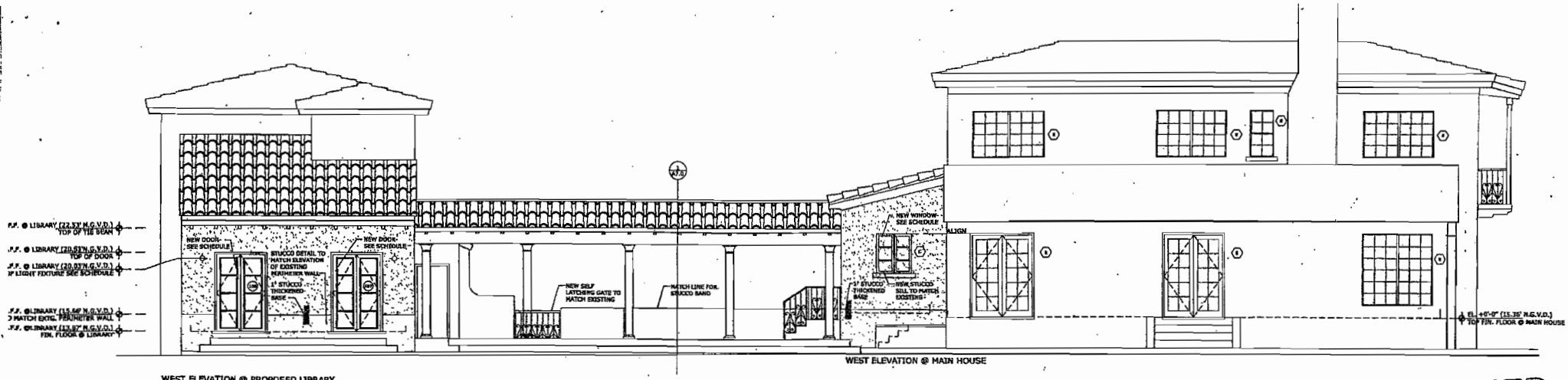
33




WEST ELEVATION @ PROPOSED LIBRARY

WEST ELEVATION @ MAIN HOUSE

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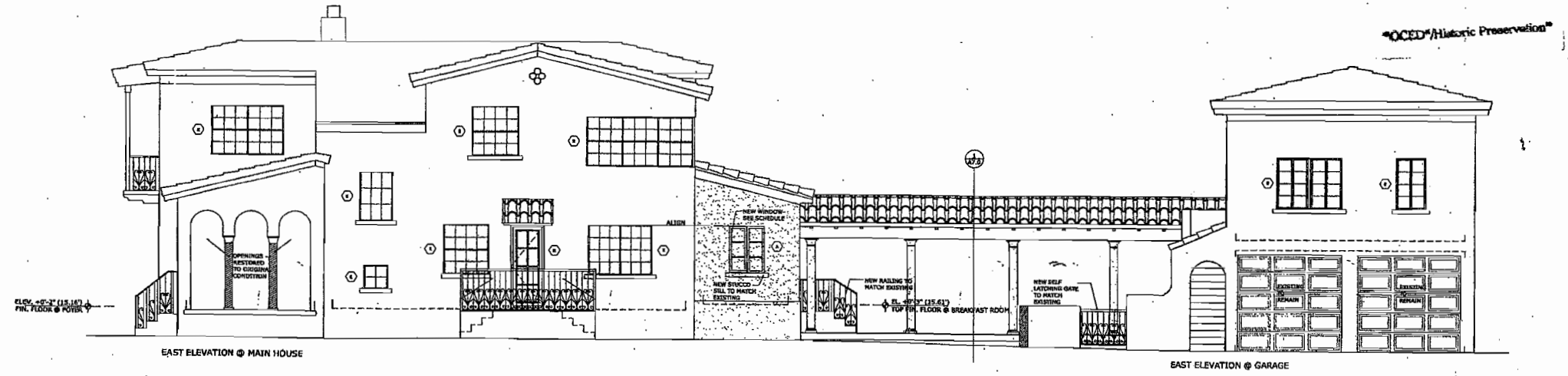


EAST ELEVATION @ MAIN HOUSE

EAST ELEVATION @ GARAGE

EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"

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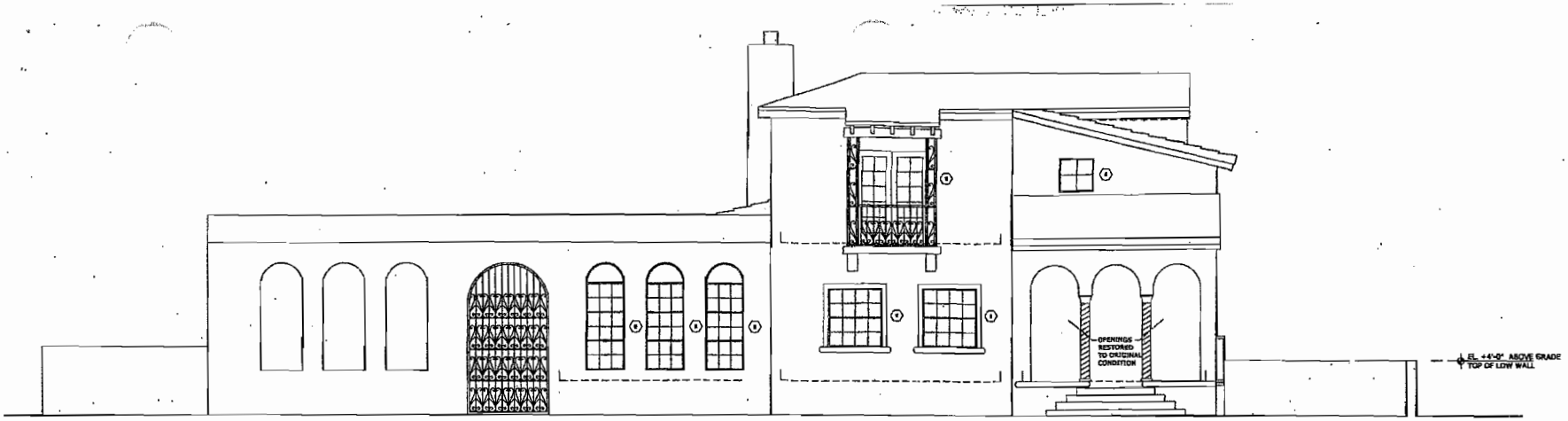
A5.0




SOUTH ELEVATION @ MAIN HOUSE

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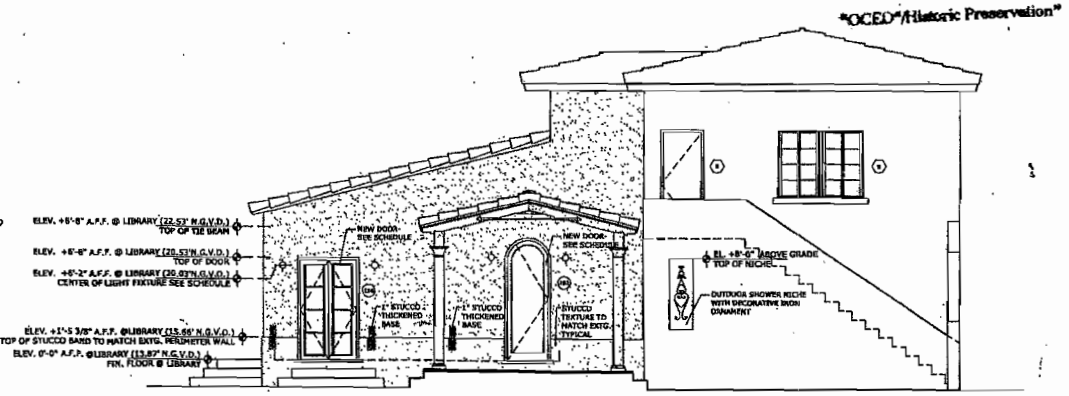
VATION @ MAIN HOUSE




SOUTH ELEVATION @ PROPOSED POOL HOUSE

EXTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"

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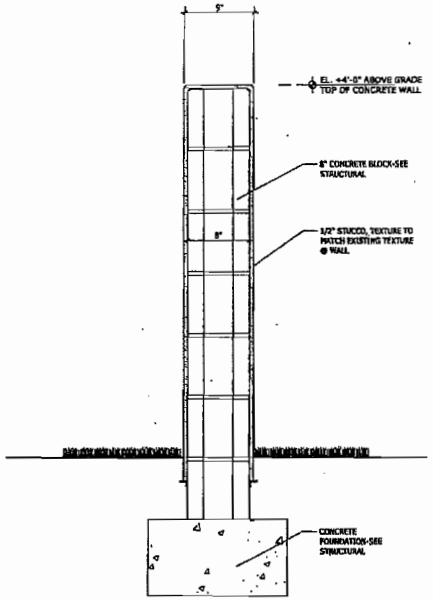
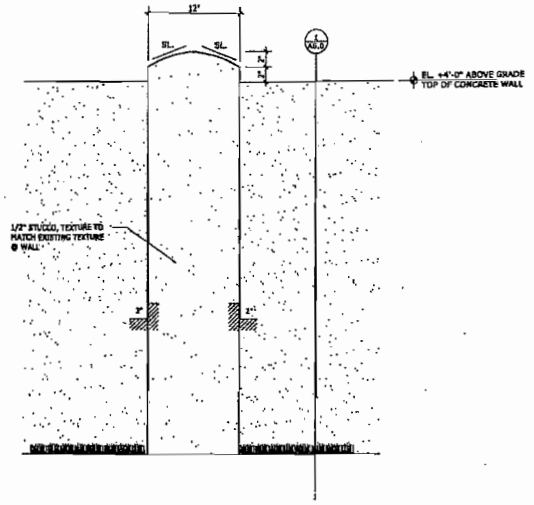
A5.1




DETAIL 1 / A6.0
SCALE: 1-1/2"=1'-0"




(COLUMN DETAIL AT WALL)

DETAIL 2 / A6.0
SCALE: 1-1/2"=1'-0"

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EXTERIOR DETAILS
SCALE: 1-1/2"=1'-0"

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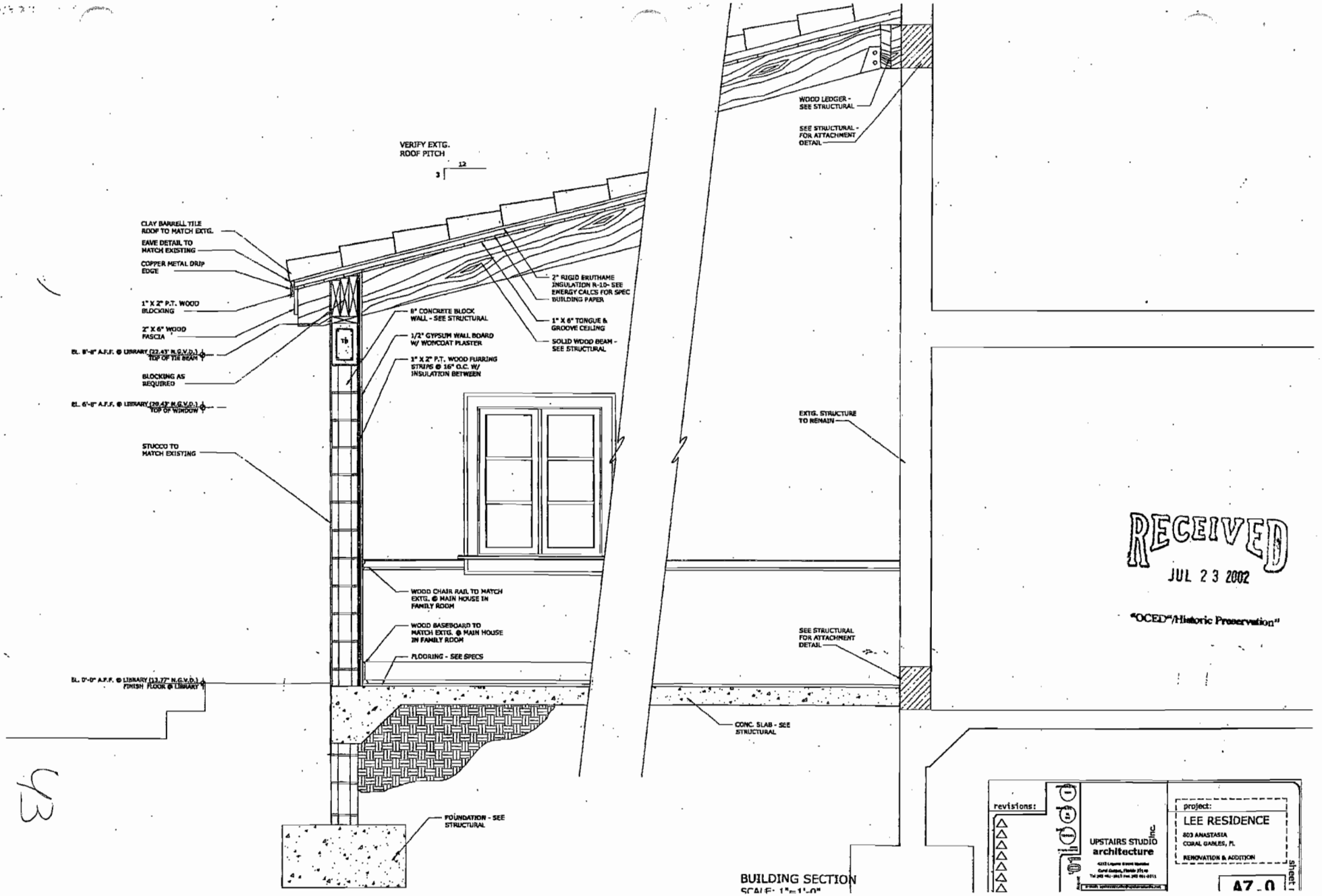
sheet no.
A6.0




BUILDING SECTION
SCALE: 1"=1'-0"

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sheet:
A7.0

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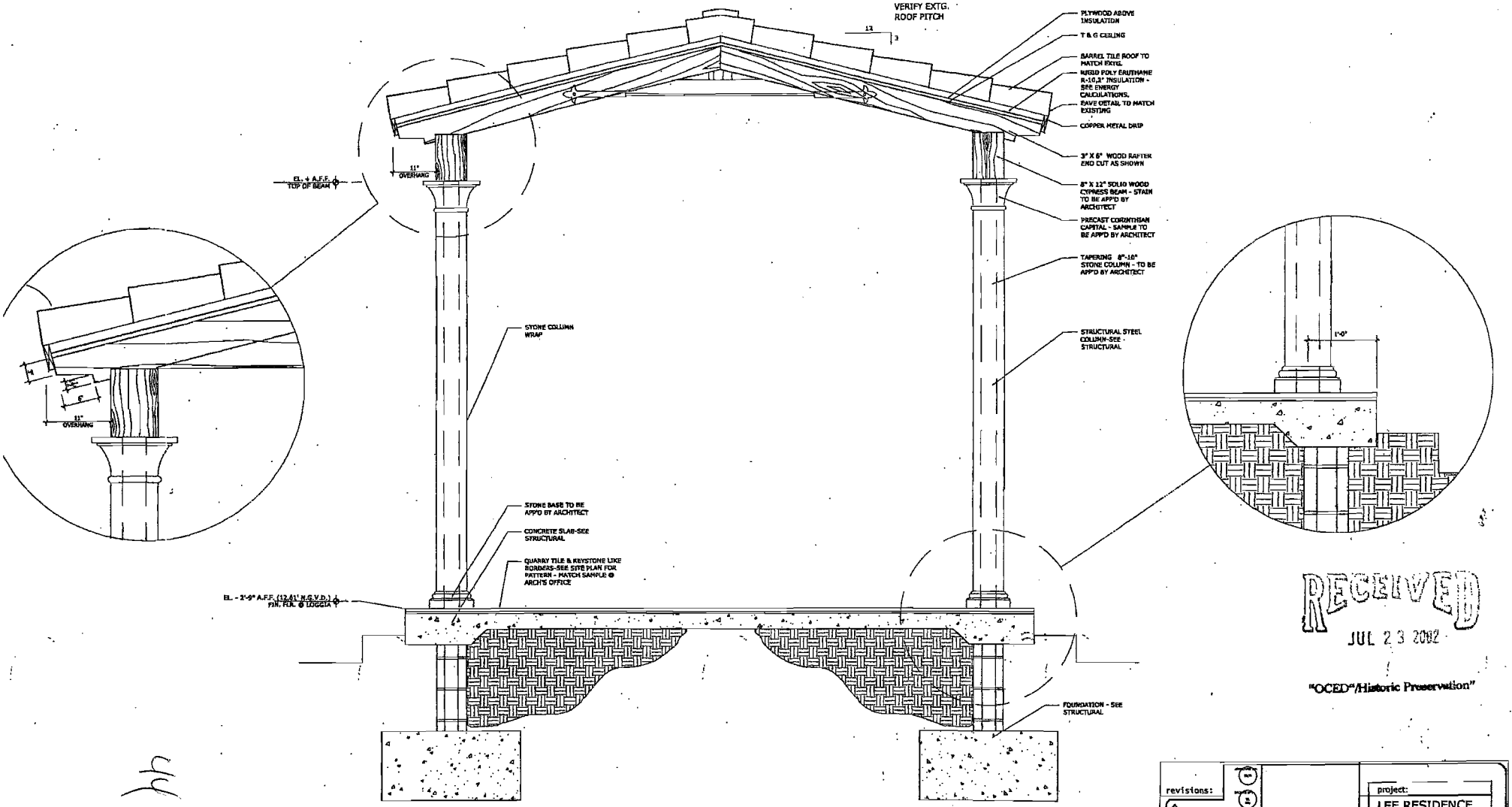


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SCALE: 1"=1'-0"

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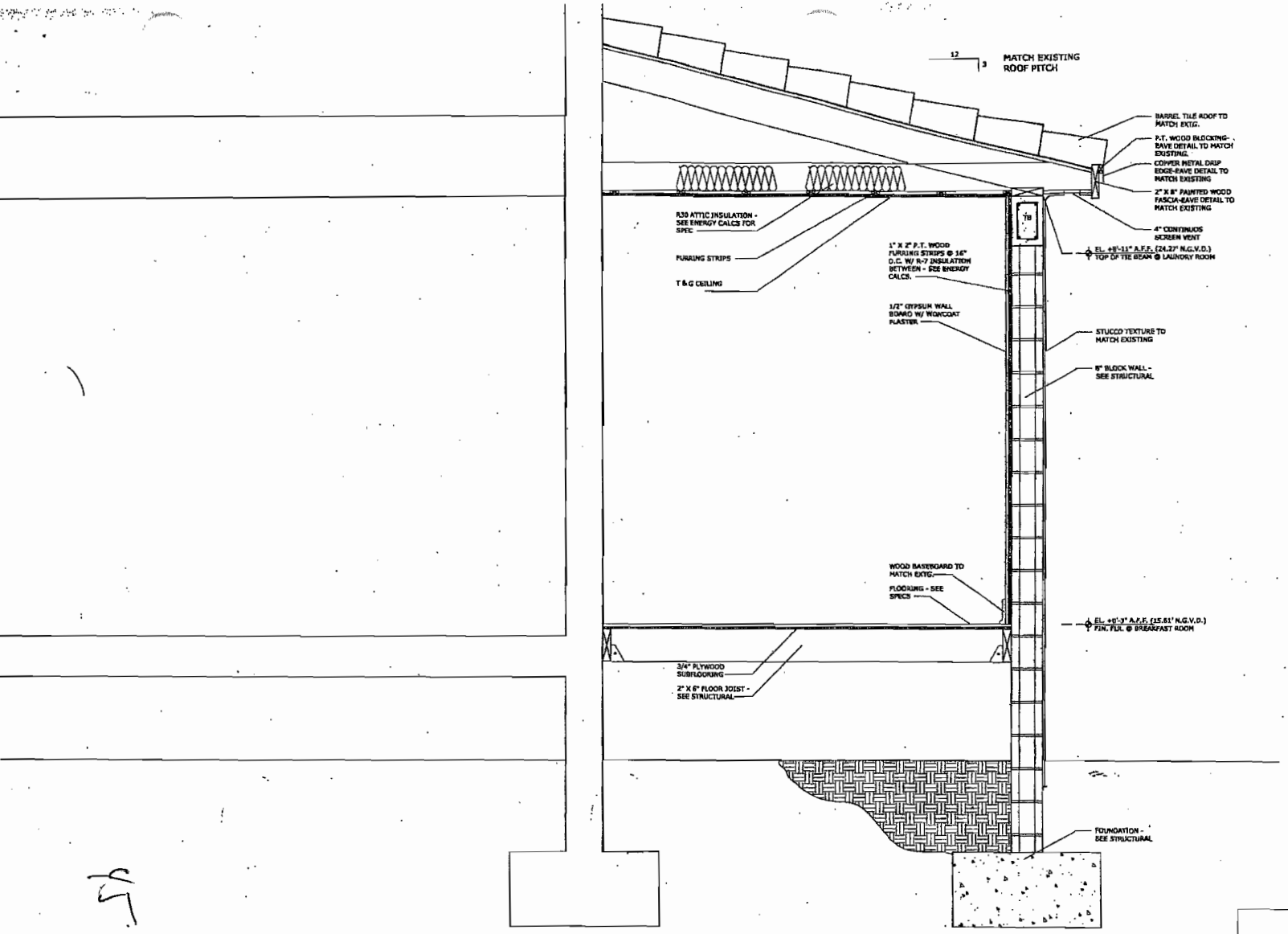


BUILDING SECTION
SCALE: 1"=1'-0"

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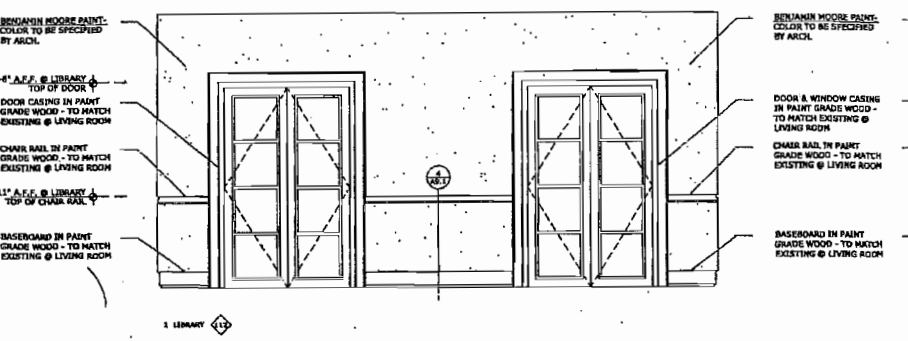
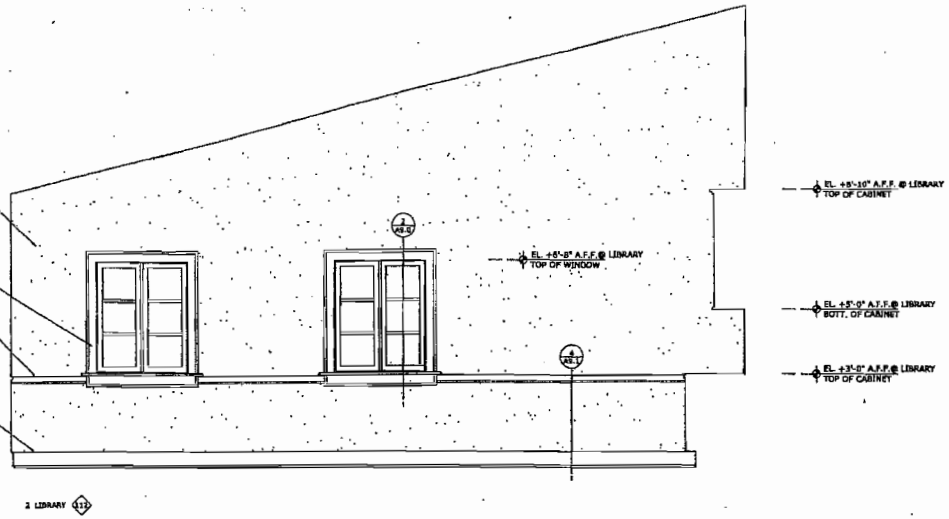
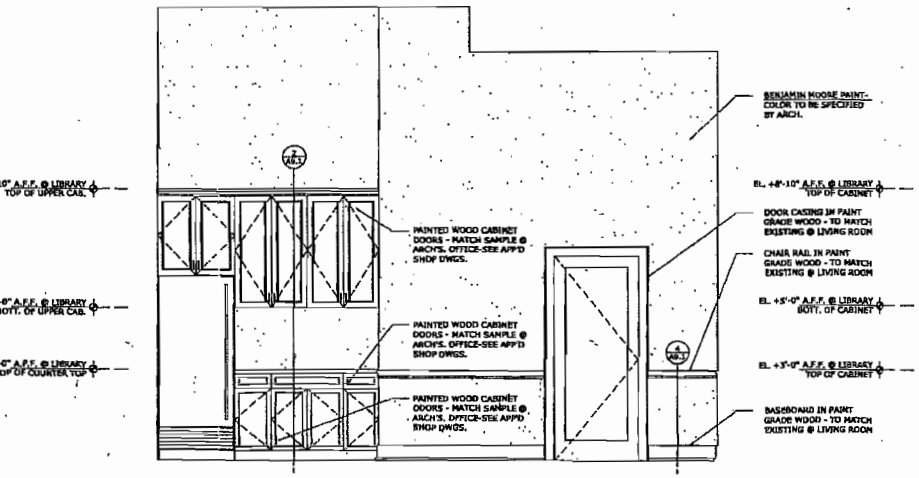


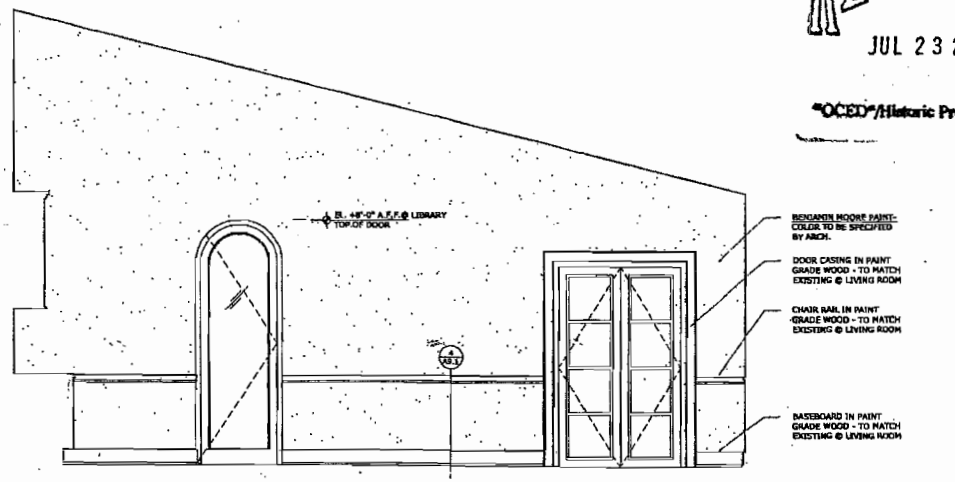

1 LIBRARY




2 LIBRARY




3 LIBRARY

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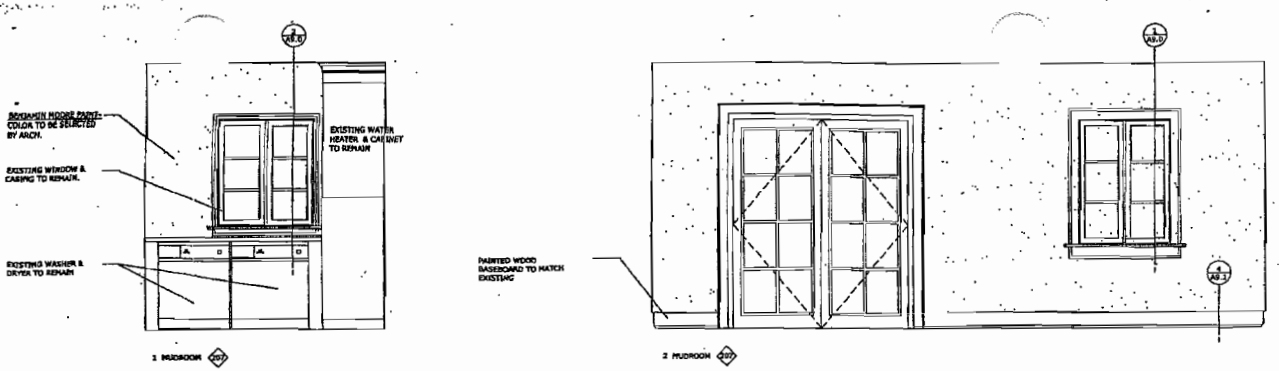
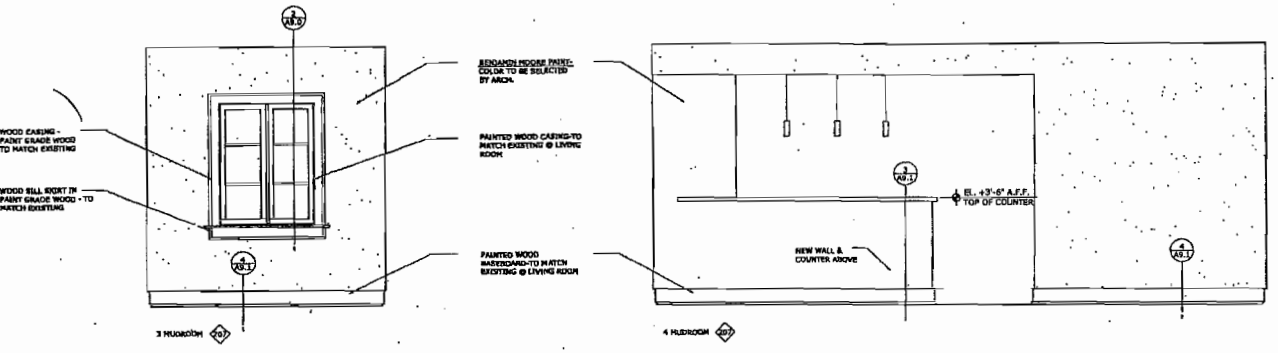
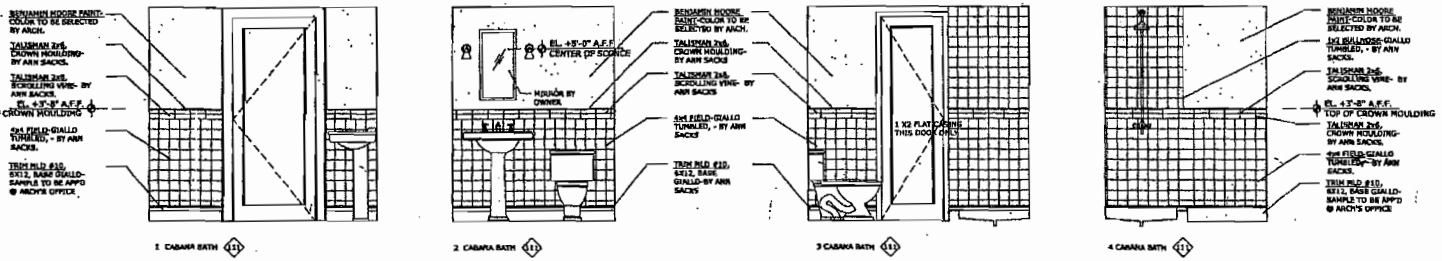
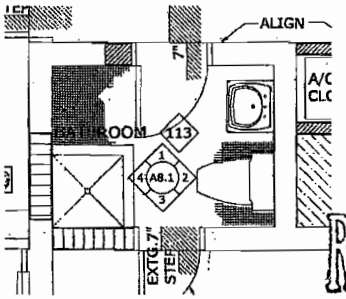
RENOVATION & ADDITION

sheet:
AR 0




FLOOR PLAN
SCALE: 1/2"=1'-0"

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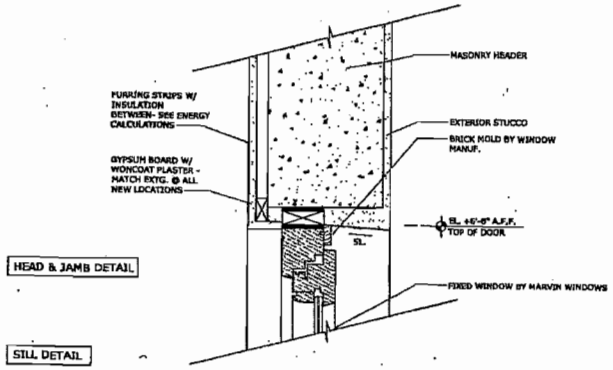
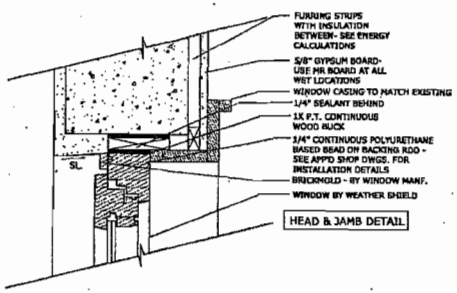
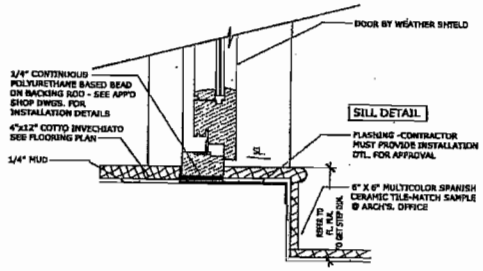
sheet

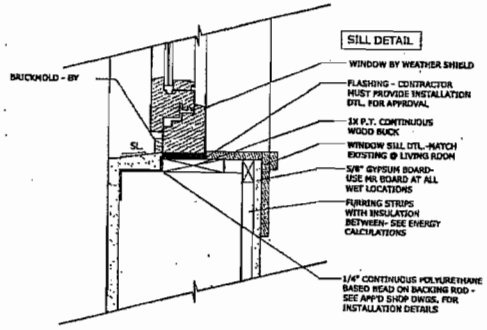



HEAD & JAMB DETAIL




DETAIL 1 / A9.0
DOOR: ?
SCALE: 3"=1'-0"




DETAIL 2 / A9.0
WINDOW:?
SCALE: 3"=1'-0"

WINDOW DETAILS
SCALE: 3" = 1'-0"

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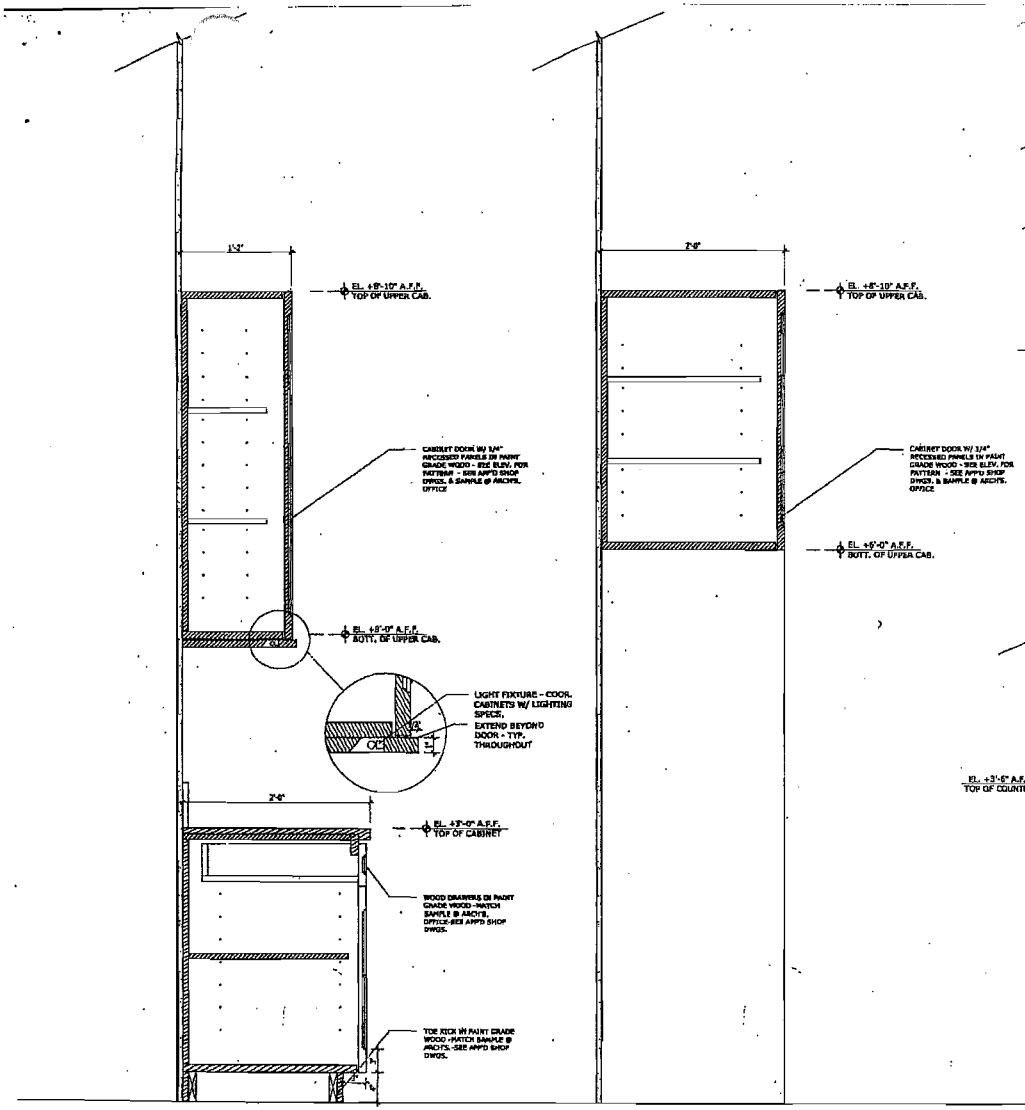
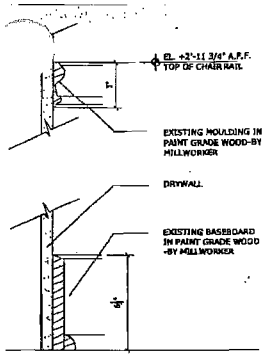


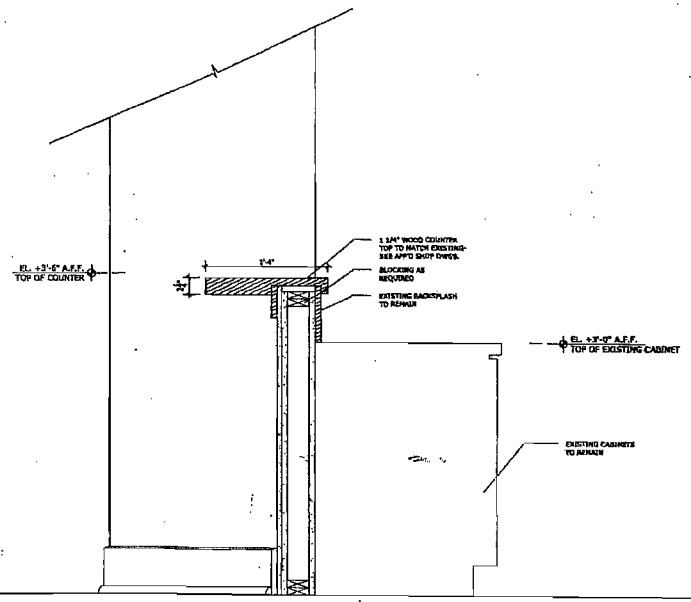

DETAIL 1 / A9.1
SCALE: 1 1/2"=1'-0"




DETAIL 2 / A9.1
SCALE: 1 1/2"=1'-0"




DETAIL 4 / A9.1
SCALE: 3"=1'-0"




DETAIL 3 / A9.1
SCALE: 1 1/2"=1'-0"

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DETAILS
SCALE: VARIES

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sheet no.
A9.1

## ING FIXTURE SCHEDULE

| | FIXTURE | | | | P-TRAP | DRAIN | FITTINGS | | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| | | # | MANUF. | MODEL | COLOR | | | MANUF. | MODEL | FINISH | |
| P | SINK | 1 | -- | -- | -- | -- | -- | -- | -- | -- | EXISTING LAUNDRY SINK TO BE RELOCATED |
| | | | | | | | | | | | -- |
| | | | | | | | | | | | -- |
| | PEDESTAL SINK | 1 | WATERWORKS | PALLADIO PEDESTAL SINK-# PAPL 03 | WHITE | WATERWORKS | WATERWORKS | WATERWORKS | HIGHGATE-HGLS99 | POL. CHROME | LIFT & TURN DRAIN |
| | TOILET | 1 | WATERWORKS | LYDN-LYWA 29 | WHITE | N/A | N/A | N/A | -- | -- | -- |
| | SHOWER | 1 | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | SINK | 1 | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

ABLE VALVES TO BE INCLUDED IN PRICE

## WINDOW SCHEDULE

| I.D. | LOCATION | SIZE | TYPE | MANUF. | MODEL | HEAD | JAMB | SILL | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| E | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING | EXIST. | EXIST. | EXIST. | EXISTING TO REMAIN |
| A | BREAKFAST | 3'-2" X 4'-2" | CASEMENT | WEATHER SHIELD | SEE REMARKS | T.M.E. | T.M.E. | T.M.E. | SINGLE OPEN WINDOW WITH COLONIAL MUNTIN |
| B | BREAKFAST | 3'-2" X 4'-2" | CASEMENT | WEATHER SHIELD | SEE REMARKS | T.M.E. | T.M.E. | T.M.E. | SINGLE OPEN WINDOW WITH COLONIAL MUNTIN |
| C | MUDROOM | 3'-2" X 4'-2" | CASEMENT | WEATHER SHIELD | SEE REMARKS | T.M.E. | T.M.E. | T.M.E. | SINGLE OPEN WINDOW WITH COLONIAL MUNTIN |
| D | LIBRARY | 3'-2" X 4'-2" | CASEMENT | WEATHER SHIELD | SEE REMARKS | T.M.E. | T.M.E. | T.M.E. | SINGLE OPEN WINDOW WITH COLONIAL MUNTIN |
| F | LIBRARY | 3'-2" X 4'-2" | CASEMENT | WEATHER SHIELD | SEE REMARKS | T.M.E. | T.M.E. | T.M.E. | SINGLE OPEN WINDOW WITH COLONIAL MUNTIN |

NOTE: ALL WINDOWS TO BE IMPACT RESISTANT WITH COLONIAL GRILL PACKAGE WITH TINTED GLASS
NOTE: ALL WINDOWS AND DOORS TO HAVE TOP OF WINDOW @ 6'-8" A.F.F. - SEE ELEVATIONS

## SCHEDULE

| CATION | MANUF. | MODEL | TYPE | MATERIAL | SIZE | THICK | FINISH | U-CUT | RATING | FRAME MATERIAL | FRAME FINISH | HARDWARE HANDLE | HARDWARE LOCK | HARDWARE HINGE | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TING | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING |
| ORY/LOGGIA | C01 | SEE REMARKS | EXT. PAIR | METAL | (2) 3'-0" X 6'-8" | 1-3/4" | MANUF. FIN. | NO | NO | METAL | MANUF. FIN. | TO BE SELECTED BY ARCH. | KEY | DOOR MANUF. HINGE | SEE ELEVATION FOR STYLE OF PANEL |
| ARY | C02 | SEE REMARKS | EXT. PAIR | METAL | (2) 2'-2" X 6'-8" | 1-3/4" | MANUF. FIN. | NO | NO | METAL | MANUF. FIN. | TO BE SELECTED BY ARCH. | KEY | DOOR MANUF. HINGE | SEE ELEVATION FOR STYLE OF PANEL |
| ARY | C03 | SEE REMARKS | EXT. PAIR | METAL | (2) 2'-2" X 6'-8" | 1-3/4" | MANUF. FIN. | NO | NO | METAL | MANUF. FIN. | TO BE SELECTED BY ARCH. | KEY | DOOR MANUF. HINGE | SEE ELEVATION FOR STYLE OF PANEL |
| ARY | C04 | SEE REMARKS | EXT. PAIR | METAL | (2) 2'-2" X 6'-8" | 1-3/8" | PAINTED | NO | NO | WOOD | MANUF. FIN. | TO BE SELECTED BY ARCH. | KEY | DOOR MANUF. HINGE | ONE HOUR FIRE RATED METAL DOOR |
| ARY | C05 | SEE REMARKS | EXTERIOR | METAL | 2'-10" X 6'-8" | 1-3/4" | MANUF. FIN. | NO | NO | METAL | MANUF. FIN. | TO BE SELECTED BY ARCH. | KEY | DOOR MANUF. HINGE | SEE ELEVATION FOR STYLE OF PANEL |
| RAGE | C06 | SEE REMARKS | EXTERIOR | METAL | 2'-8" X 6'-8" | 1-3/4" | MANUF. FIN. | NO | NO | METAL | MANUF. FIN. | TO BE SELECTED BY ARCH. | KEY | DOOR MANUF. HINGE | ONE HOUR FIRE RATED METAL DOOR |
| AGE | C08 | SEE REMARKS | INTERIOR | METAL | 2'-10" X 6'-8" | 1-3/4" | MANUF. FIN. | NO | NO | METAL | MANUF. FIN. | TO BE SELECTED BY ARCH. | KEY | DOOR MANUF. HINGE | ONE HOUR FIRE RATED METAL DOOR |
| AGE | C09 | SEE REMARKS | INTERIOR | METAL | 2'-10" X 6'-8" | 1-3/4" | MANUF. FIN. | NO | NO | METAL | MANUF. FIN. | TO BE SELECTED BY ARCH. | KEY | DOOR MANUF. HINGE | ONE HOUR FIRE RATED METAL DOOR |
| 4 (133) | C10 | SEE REMARKS | INTERIOR | WOOD | 2'-4" X 6'-8" | 1-3/4" | MANUF. FIN. | YES | YES | WOOD | PAINTED | TO BE SELECTED BY ARCH. | KEY | DOOR MANUF. HINGE | FLUSH SOLID CORE PAINTED WOOD DOOR |
| 4 (133) | C07 | SEE REMARKS | INTERIOR | WOOD | 2'-8" X 6'-8" | 1-3/4" | PAINTED | YES | YES | WOOD | PAINTED | TO BE SELECTED BY ARCH. | KEY | DOOR MANUF. HINGE | FLUSH SOLID CORE PAINTED WOOD DOOR |
| CLOSET | C11 | SEE REMARKS | INTERIOR | WOOD | 2'-0" X 6'-8" | 1-3/4" | MANUF. FIN. | YES | YES | WOOD | PAINTED | TO BE SELECTED BY ARCH. | KEY | DOOR MANUF. HINGE | FLUSH SOLID CORE PAINTED WOOD DOOR |

N TO USE / E= EXISTING

## LIGHTING FIXTURE SCHEDULE

| I.D. | MANUFACTURER | MODEL NAME & NUMBER | LAMP TYPE | WATT | COUNT | REMARKS |
|---|---|---|---|---|---|---|
| A | EXTERIOR SCONCE BY OWNER | -- | -- | -- | - | -- |
| B | RECESSED CAN | -- | -- | -- | - | - |
| C | CHANDELIER BY OWNER | -- | -- | -- | - | -- |
| D | INTERIOR SCONCE BY OWNER | -- | -- | -- | - | - |
| E | UNDERCABINET LIGHTING | -- | -- | -- | -- | -- |
| F | CEILING FAN | -- | -- | -- | - | -- |
| G | SURFACE MOUNTED FIXTURE BY OWNER | -- | -- | -- | - | -- |
| H | VAPOR PROOF RECESSED CAN | -- | -- | -- | - | -- |
| | | | | | | |
| | | | | | | |

## FINISH SCHEDULE

| CATION | WALL FINISH VIEW ONE | VIEW TWO | VIEW THREE | VIEW FOUR | TRIM | FLOORING | CEILING | REMARKS |
|---|---|---|---|---|---|---|---|---|
| TING | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING |
| R | PAINTED | PAINTED | PAINTED | PAINTED | PAINTED | EXTG. TO REMAIN-STRIPED & FINISH | PAINTED | BENJAMIN MOORE PAINTS |
| | | | -- | -- | | | | |
| LY | PAINTED | PAINTED | PAINTED | PAINTED | PAINTED | EXTG. TO REMAIN-STRIPED & FINISH | PAINTED | BENJAMIN MOORE PAINTS |
| HEN | PAINTED | PAINTED | PAINTED | PAINTED | PAINTED | EXTG. TO REMAIN-REFINISH AS REQUIRED | PAINTED | BENJAMIN MOORE PAINTS |
| NFAST | PAINTED | PAINTED | PAINTED | PAINTED | PAINTED | TERRA COTTA TILE TO MATCH EXTG. @ FAMILY | PAINTED | BENJAMIN MOORE PAINTS |
| ROOM | PAINTED | PAINTED | PAINTED | PAINTED | PAINTED | TERRA COTTA TILE TO MATCH EXTG. @ FAMILY | PAINTED | BENJAMIN MOORE PAINTS |
| | | | | | | | | |
| AGE | PAINTED | PAINTED | PAINTED | PAINTED | PAINTED | EXTG. TO REMAIN-REFINISH AS REQUIRED | PAINTED | BENJAMIN MOORE PAINTS |
| ARY | PAINTED | PAINTED | PAINTED | PAINTED | PAINTED | TERRA COTTA TILE FLO & BORDER-SEE A11.0 FOR SPECIFICATIONS | PAINTED | BENJAMIN MOORE PAINTS |
| | PAINTED | PAINTED | PAINTED | PAINTED | PAINTED | 1" ANTIQUITIES #18LICAL-SEE A11.0 FOR SPECIFICATIONS | PAINTED | BENJAMIN MOORE PAINTS |

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UPSTAIRS STUDIO inc.
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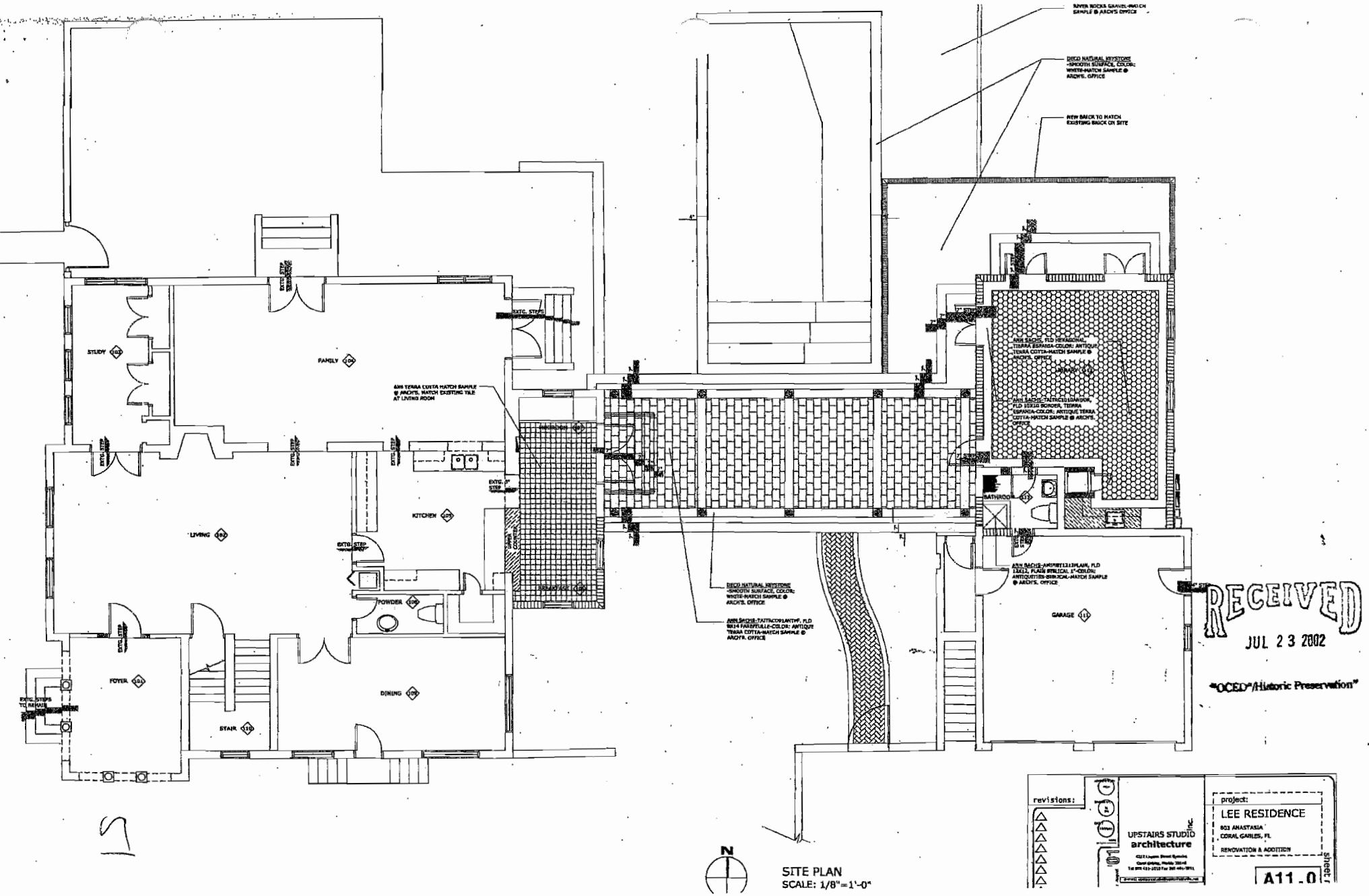
4121 Laguna Street Coconut Grove
Coral Gables, Florida 33146
Tel 305-461-2910 Fax 305-461-2911

project:
LEE RESIDENCE
803 ANASTASIA
CORAL GABLES, FL
RENOVATION & ADDITION

sheet:
A10.0

SCHEDULES




SITE PLAN
SCALE: 1/8"=1'-0"

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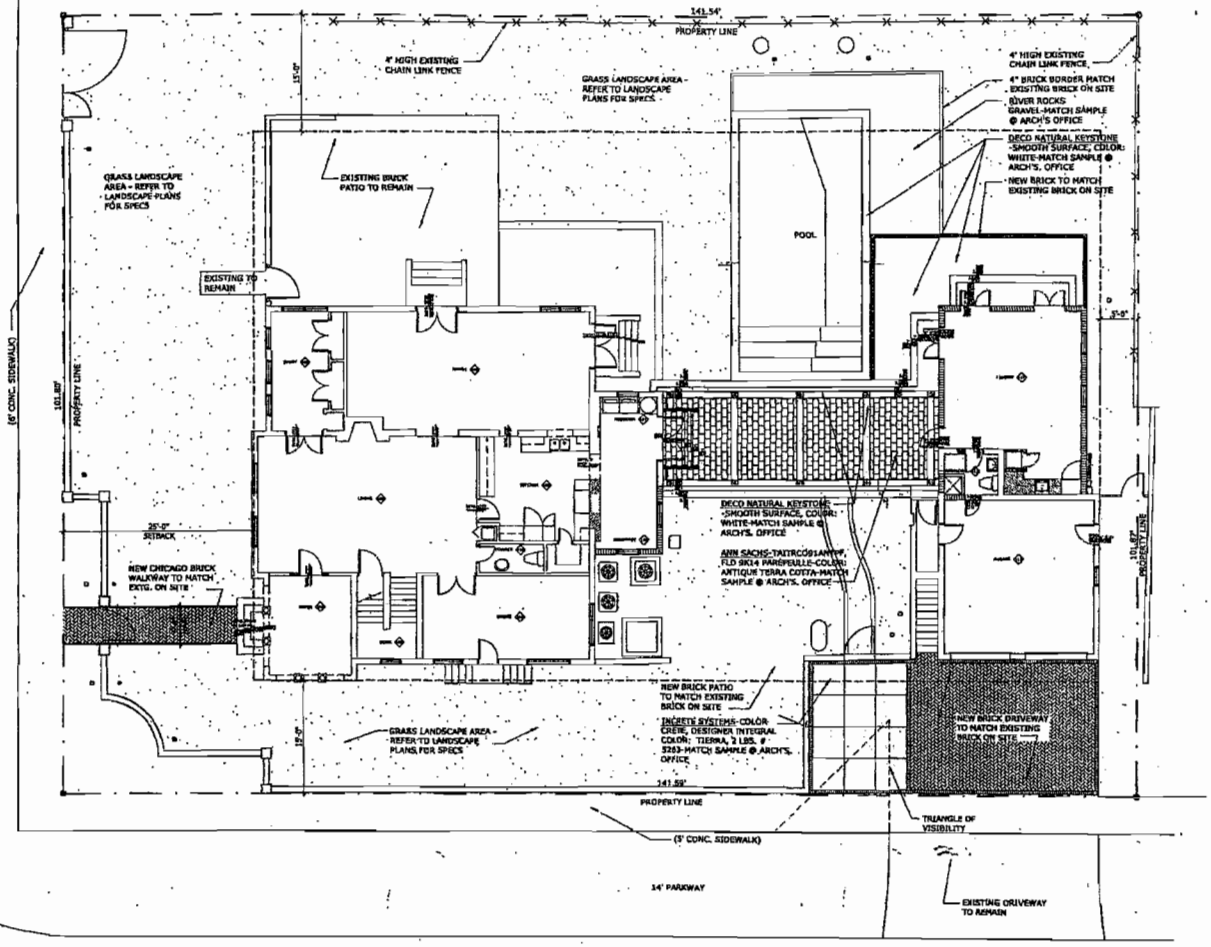
Sheet:
A11.0

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SITE PLAN
SCALE: 1/8"=1'-0"

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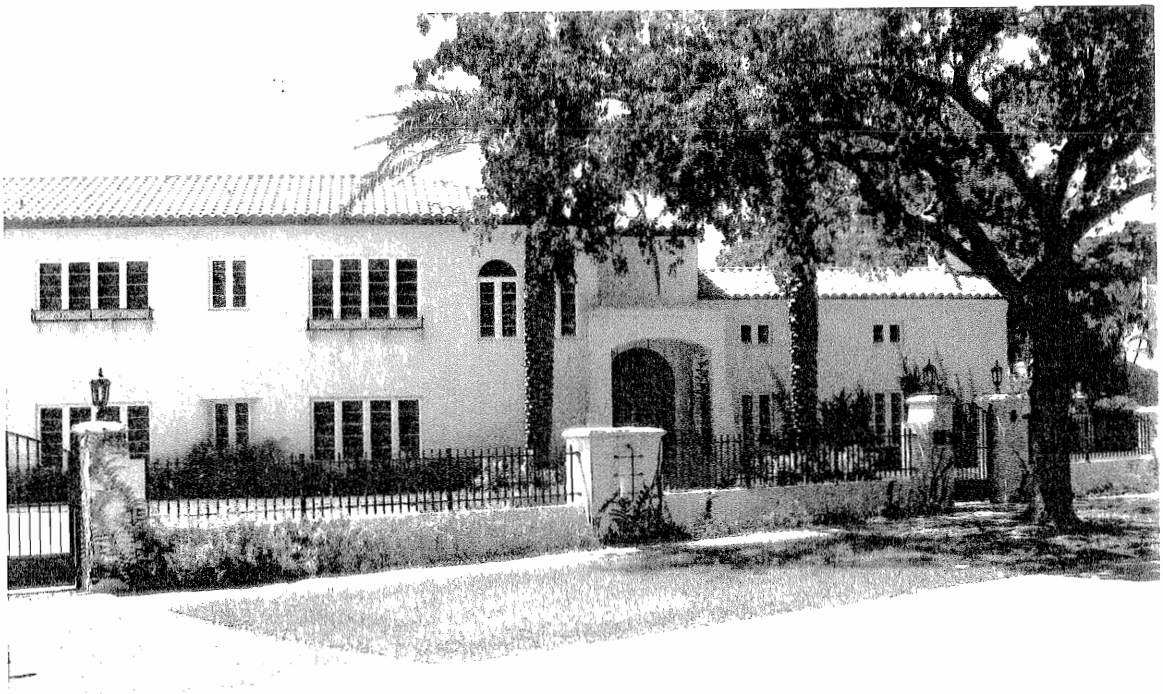
CORAL GABLES, FL
RENOVATION & ADDITION

sheet no.
SW1.0

North ELEVATION



2515 De Soto Blvd.

S3

NEW TWO CAR GARAGE + CONNECTOR
CHICAGO BRICK DRIVEWAY

NORTH ELEVATION

FRONT ENTRANCE
AND WALKWAY



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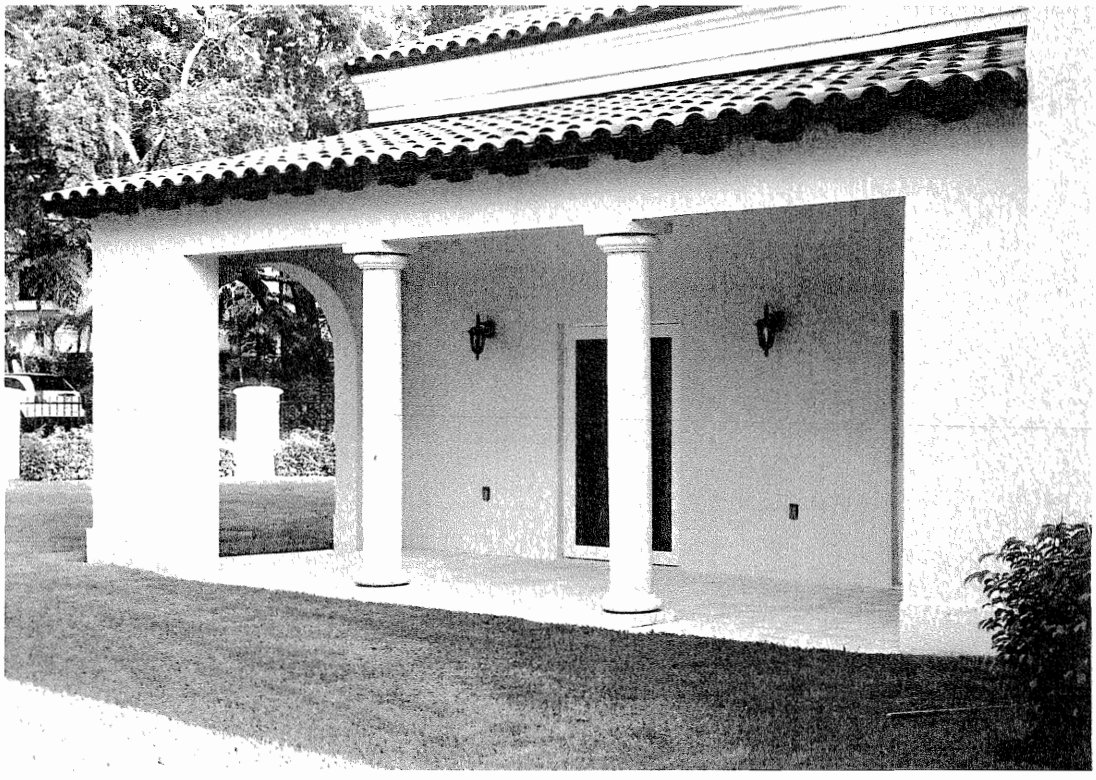
SOUTH ELEVATION
NEW POOL TERRACE
NEW MASTER BALCONY

2515 De Soto Blvd.



55

ORIGINAL TERRACE

NEW POOL



NEW POOL
TERRACE



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56

2515 De Soto Blvd.

VENETIAN STUCCO

Smooth
STUCCO



57

View of foyer and family



View of Living room with Library



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STAIRWAY



2515 De Soto Blvd.

59

family room

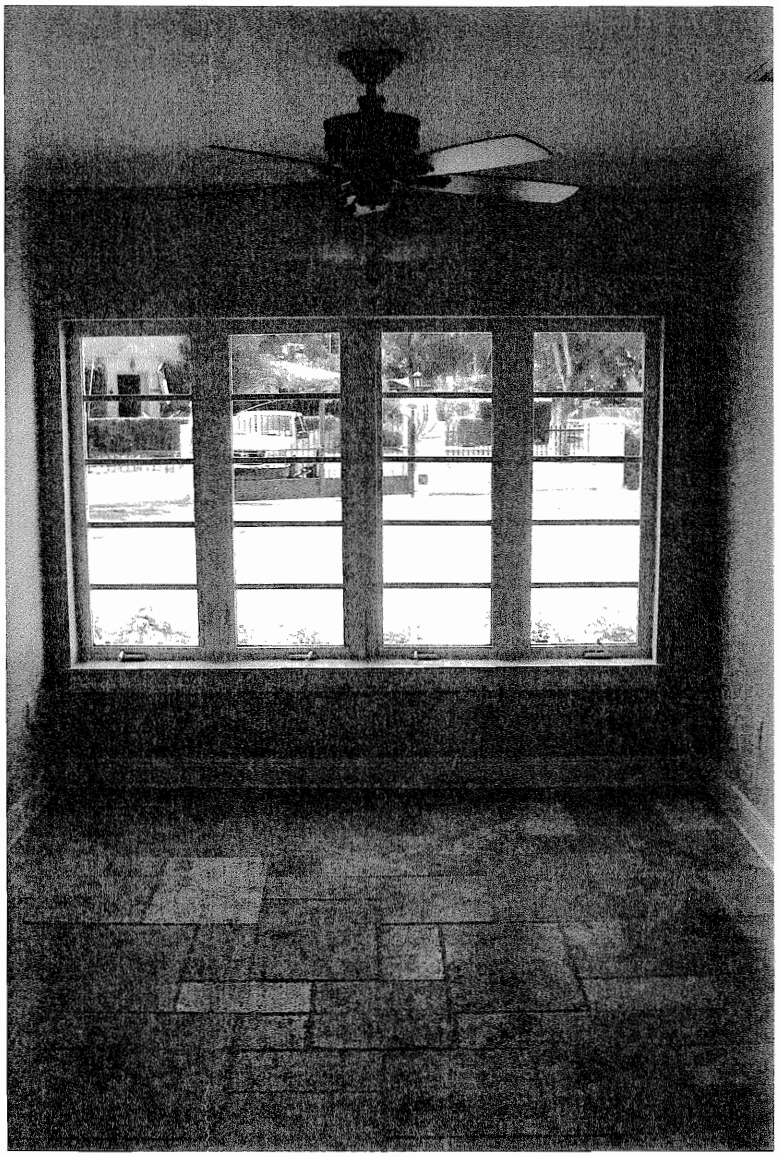


2515 De Soto Blvd.

dining room

kitchen

Playroom



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Kitchen + Breakfast room

2515 De Soto Blvd.

2nd Floor
Bedroom and Bathroom

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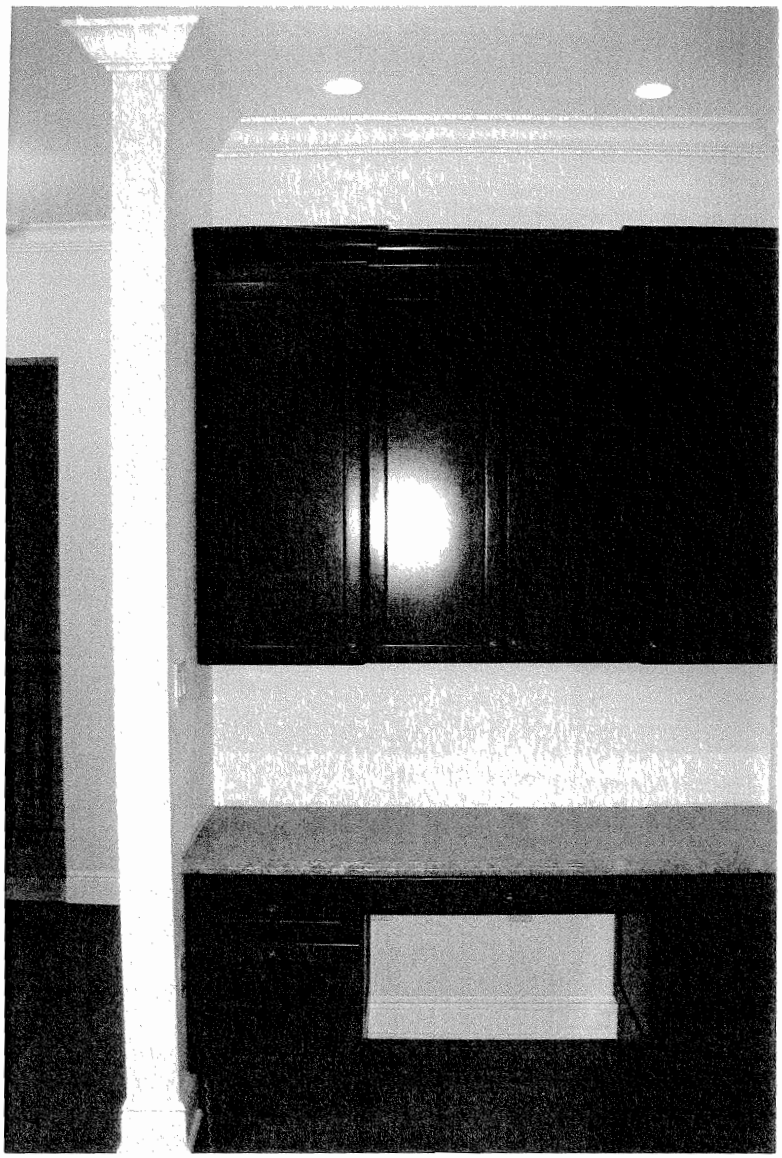
Hallway



64



2ND Floor
Foyer

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Hallway

65

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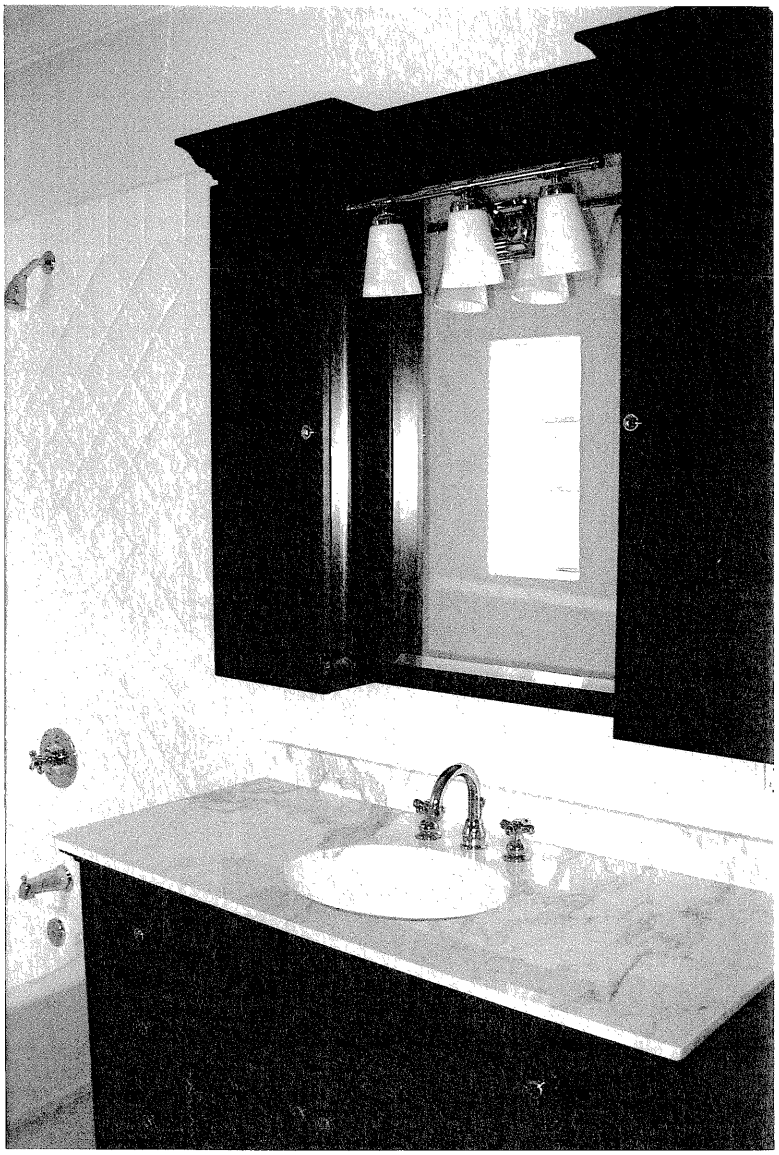
2nd floor
Bathroom



2nd floor
Bedroom

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2nd Floor
Bathroom

2nd Floor
Bedroom

Master
Bathroom

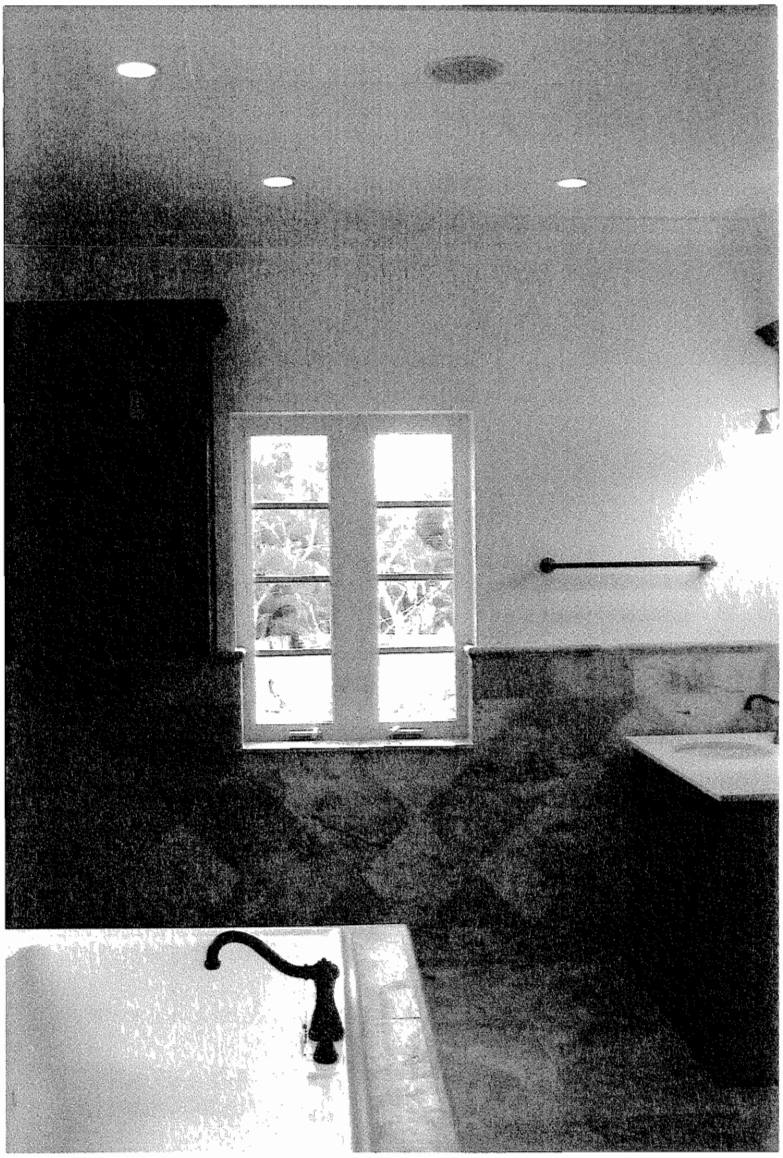
2515 De Soto Blvd.

Master Bedroom



2515 De Soto Blvd.

Master Bathroom



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Exterior Landscape

Exterior Landscape

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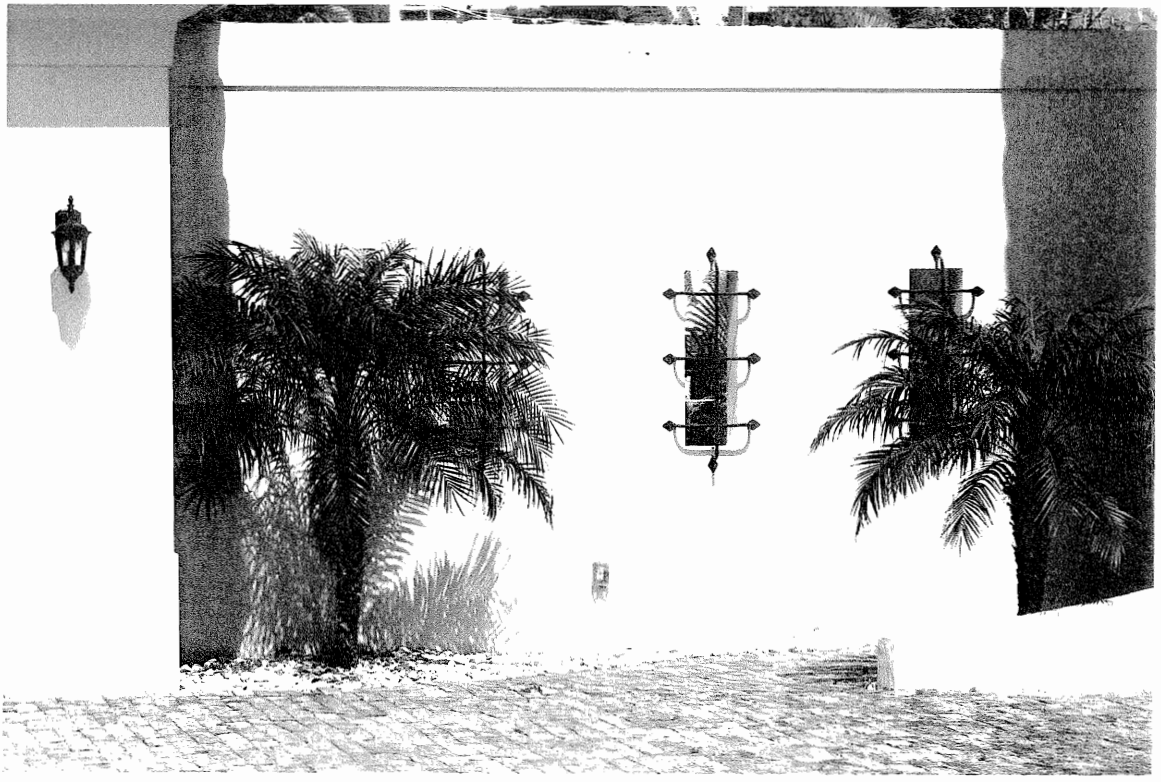
Exterior Landscape



LEGAL DESCRIPTION:
LOT 9 BLOCK 3
CORAL GABLES SECTION A
ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 5
PAGE 102 OF THE PUBLIC
RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.

**AURELIO A. REY, ARCHITECT**
4115 LAGUNA STREET
CORAL GABLES, FLORIDA 33146
LIC. NO. AR 0012574 (305) 444-3890

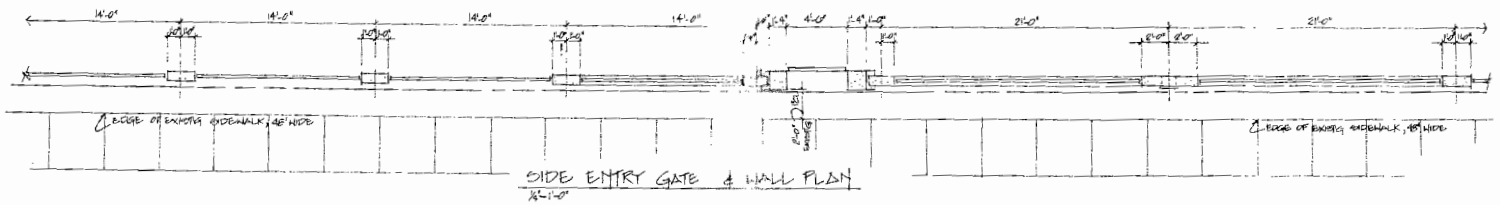
'CASA ALEGRE'
ADDITION & REMODELING
FOR
TRI-VEST INVESTMENTS INC.
2516 DeSOTO BOULEVARD
CORAL GABLES, FLORIDA, 33134
JULIO HERNANDEZ, PRESIDENT (305)667-0002

DATE: 1/3/01
DRAWN:
CHECKED:

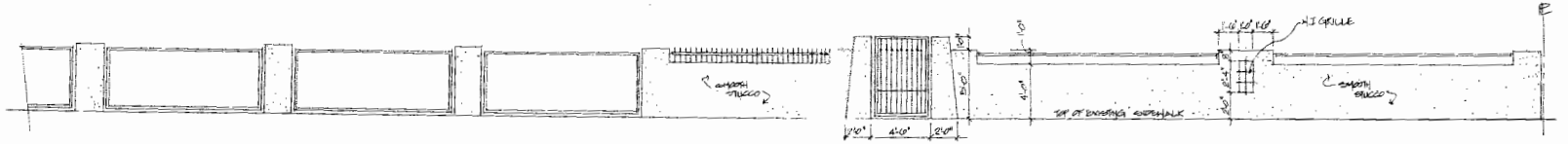
SP-1

COA(SP)2001-03

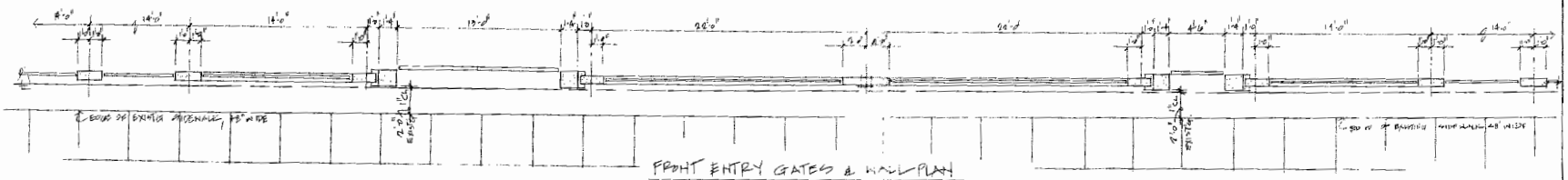
72



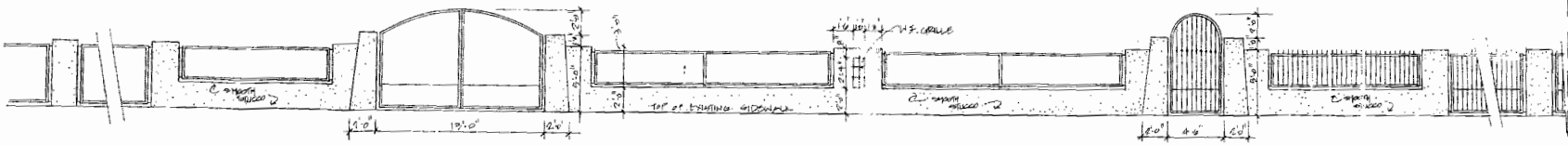
SIDE ENTRY GATE & WALL PLAN
1/4"=1'-0"



SIDE ENTRY GATE & WALL ELEVATION
1/4"=1'-0"

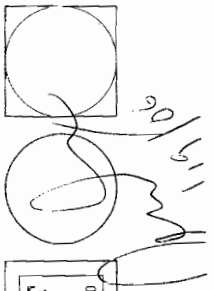


FRONT ENTRY GATES & WALL PLAN
1/4"=1'-0"



FRONT ENTRY GATES & WALL ELEVATION
1/4"=1'-0"

73

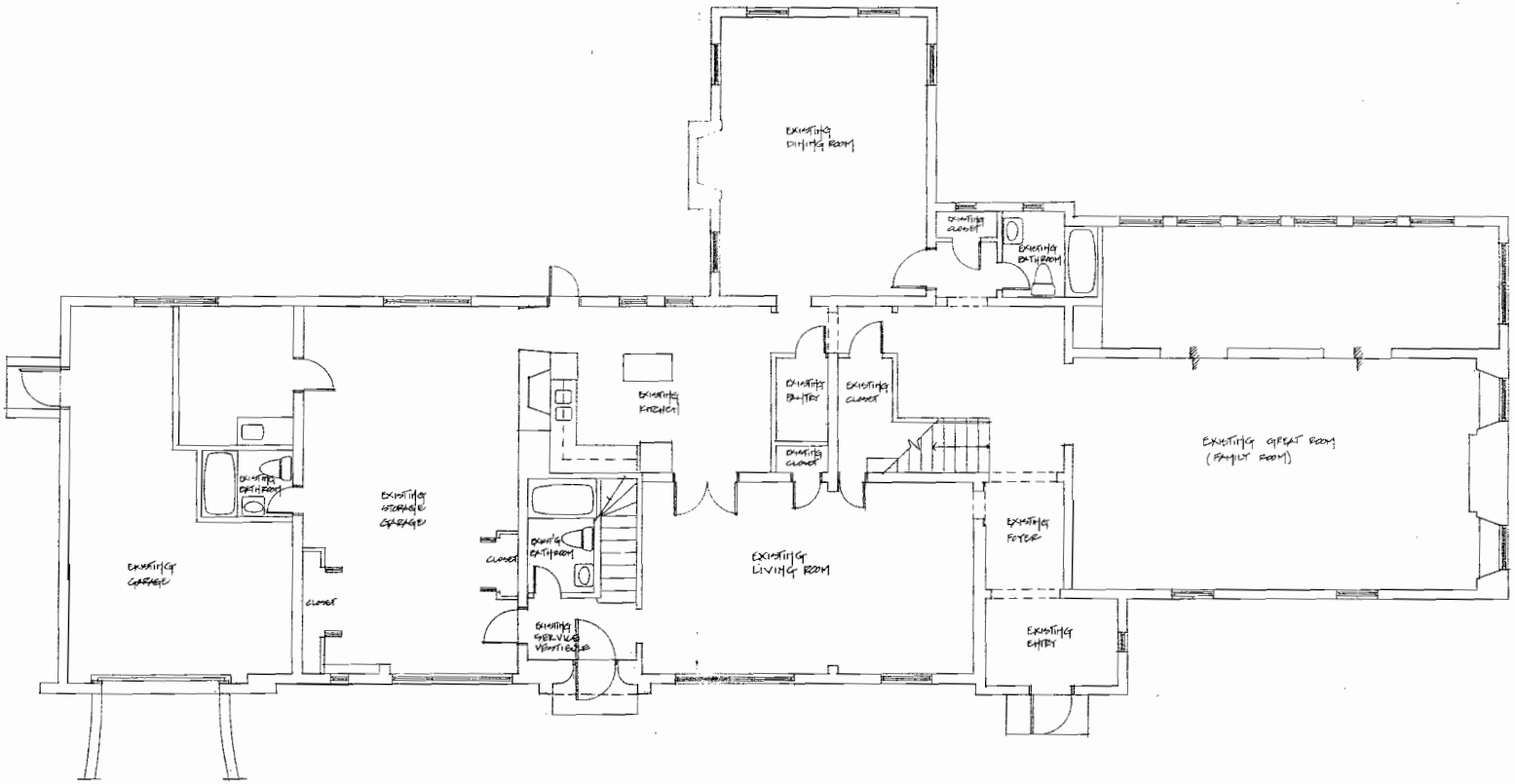


AURELIO A. REY, ARCHITECT
4115 LAGUNA STREET
CORAL GABLES, FLORIDA 33146
(305) 444-3890
LIC. NO. AR 0012574

'CASA ALEGRE'
ADDITION & REMODELING
FOR
TRI-VEST INVESTMENTS INC.
2815 DeSOTO BOULEVARD
CORAL GABLES, FLORIDA, 33134
JULIO HERNANDEZ, PRESIDENT (305)467-0002

DATE: 1/8/01
DRAWN: A.R., A.Q.
CHECKED:

SP-2




EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

74

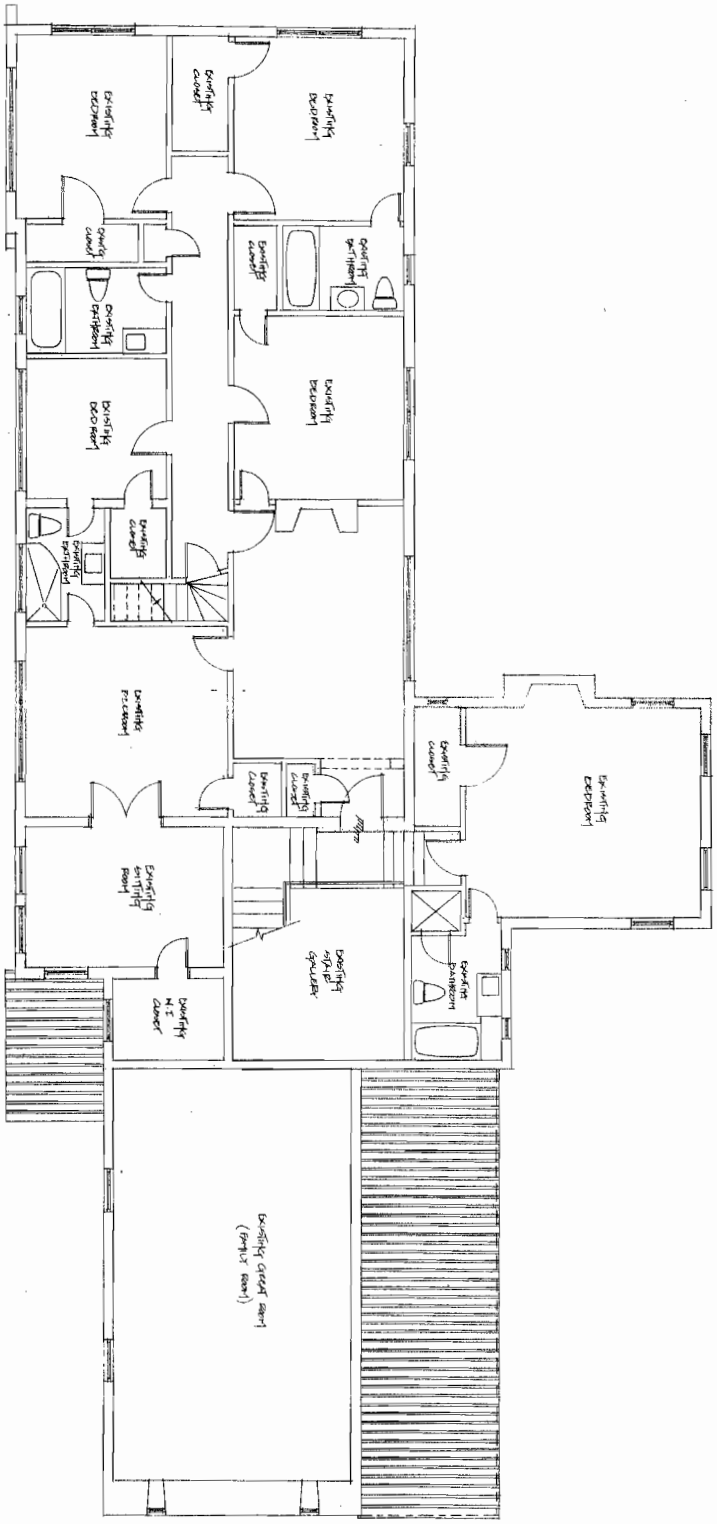
AURELIO A. REY, ARCHITECT
4115 LAGUNA STREET
CORAL GABLES, FLORIDA 33146
LIC. NO. AR 0012574 (305) 444-3890

'CASA ALEGRE'
ADDITION & REMODELING
FOR
TRI-VEST INVESTMENTS INC.
2515 DeSOTO BOULEVARD
CORAL GABLES, FLORIDA, 33134
JULIO HERNANDEZ, PRESIDENT (305)667-0002

DATE: 11/6/00
DRAWN: T.M.
CHECKED:

X-1

SL




NORTH

EXISTING SECOND FLOOR PLAN

MAKE 1/4"=1'-0"

X-2

CHECKED

DRAWN: T.H. /AQ

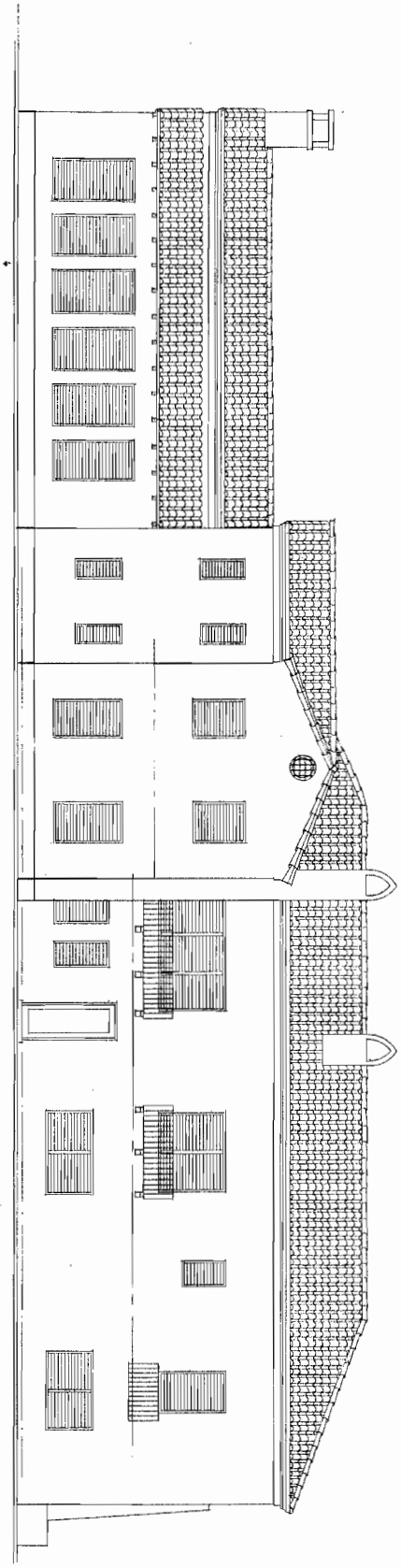
DATE: 11/6/00

'CASA ALEGRE'
ADDITION & REMODELING
FOR
TRI-VEST INVESTMENTS INC.
2515 DeSOTO BOULEVARD
CORAL GABLES, FLORIDA, 33134
JULIO HERNANDEZ, PRESIDENT (305)667-0002

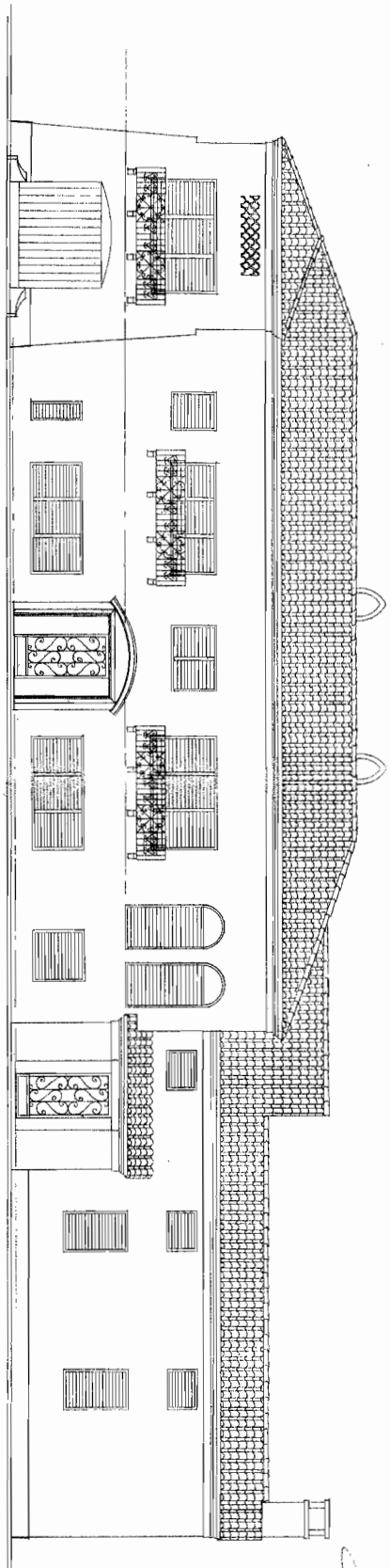
AURELIO A. REY, ARCHITECT
4115 LAGUNA STREET
CORAL GABLES, FLORIDA 33146
LIC. NO. AR 0012574 (305) 444-3890

9/12/06

9C



REAR ELEVATION (SOUTH-EAST)
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION (NORTH-WEST)
SCALE: 1/4" = 1'-0"

X-3

CHECKED:

DRAWN: T.J.

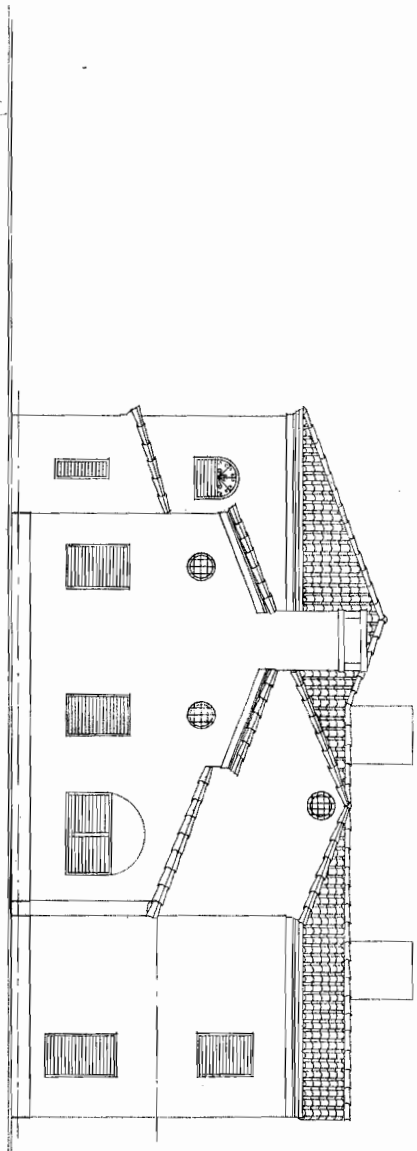
DATE: 11/1/00

'CASA ALEGRE'
ADDITION & REMODELING
FOR
TRI-VEST INVESTMENTS INC.
2515 DeSOTO BOULEVARD
CORAL GABLES, FLORIDA, 33134
JULIO HERNANDEZ, PRESIDENT (305)667-0002

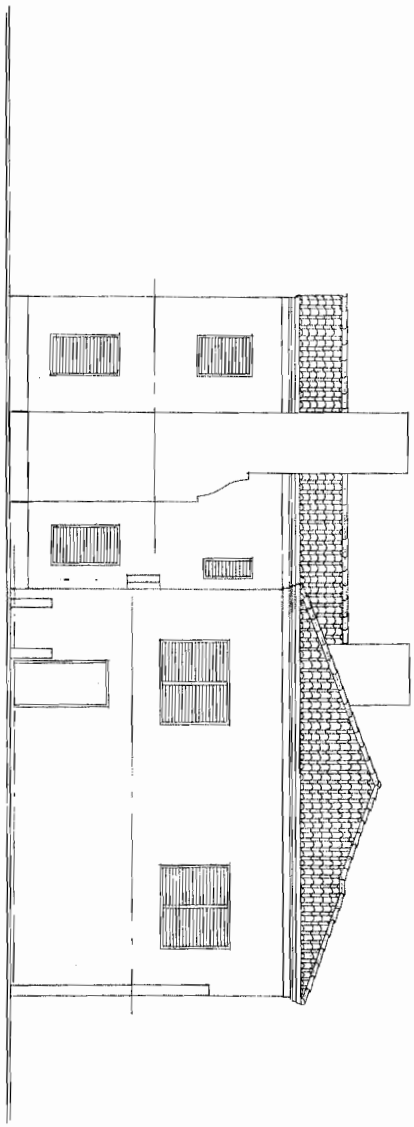
AURELIO A. REY, ARCHITECT
4115 LAGUNA STREET
CORAL GABLES, FLORIDA 33146
LIC. NO. AR 0012574 (305) 444-3890

9.19.06

LL



SIDE ELEVATION (SOUTH-WEST)
SCALE: 1/4"=1'-0"



SIDE ELEVATION (NORTH-EAST)
SCALE: 1/4"=1'-0"

X-7

CHECKED

DRAWN

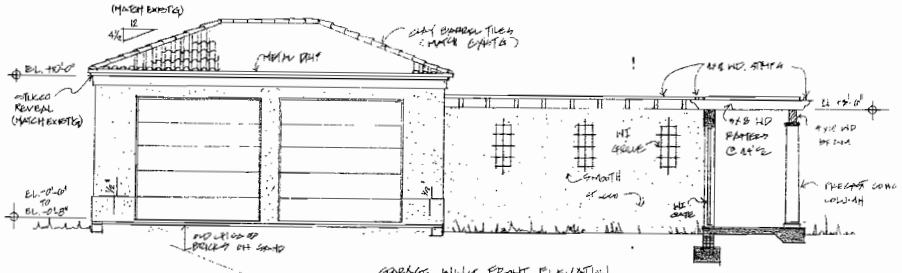
DATE 11/10/00

'CASA ALEGRE'
ADDITION & REMODELING
FOR
TRI-VEST INVESTMENTS INC.
2615 DeSOTO BOULEVARD
CORAL GABLES, FLORIDA. 33134

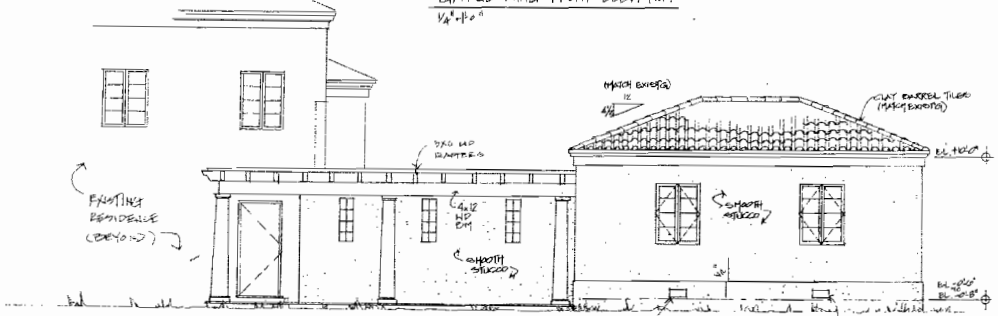
AURELIO A. REY, ARCHITECT
4115 LAGUNA STREET
CORAL GABLES, FLORIDA 33146
LIC. NO. AR 0012574 (305) 444-3890

9/15/06

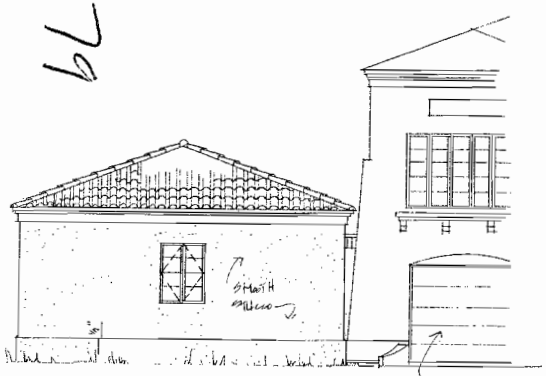
AURELIO A. REY, ARCHITECT
4115 LAGUNA STREET
CORAL GABLES, FLORIDA 33146
LIC. NO. AR 0012574 (305) 444-3890
'CASA ALEGRE'
ADDITION & REMODELING
FOR
TRI-VEST INVESTMENTS INC.
2515 DeSOTO BOULEVARD
CORAL GABLES, FLORIDA, 33134
JULIO HERNANDEZ, PRESIDENT (305)667-0002
DATE 11.8.01
DRAWN J.M.
CHECKED
A-1
FAMILY LOGGIA
EXISTING GREAT ROOM (FAMILY ROOM)
POWDER ROOM
EXISTING STAIR GALLERY
EXISTING FOYER ENLARGED
REPLACEMENT ENTRY PORCH
EXISTING FORMAL DINING ROOM
ENLARGED KITCHEN
FORMAL LIVING ROOM
LIBRARY
PLANTER
LOGGIA
BREAKFAST
PLAY ROOM
LAUNDRY
MAID'S BATHROOM
MAID'S ROOM
CABANA BATH
EXISTING GARAGE
COVERED CONNECTOR
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



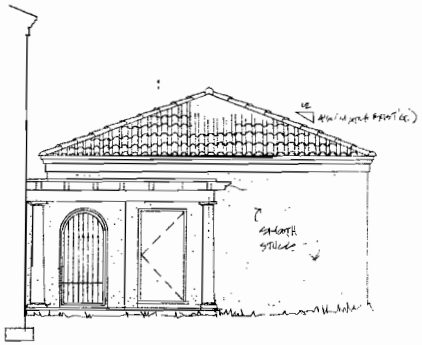
GARAGE WING FRONT ELEVATION
1/4"=1'-0"



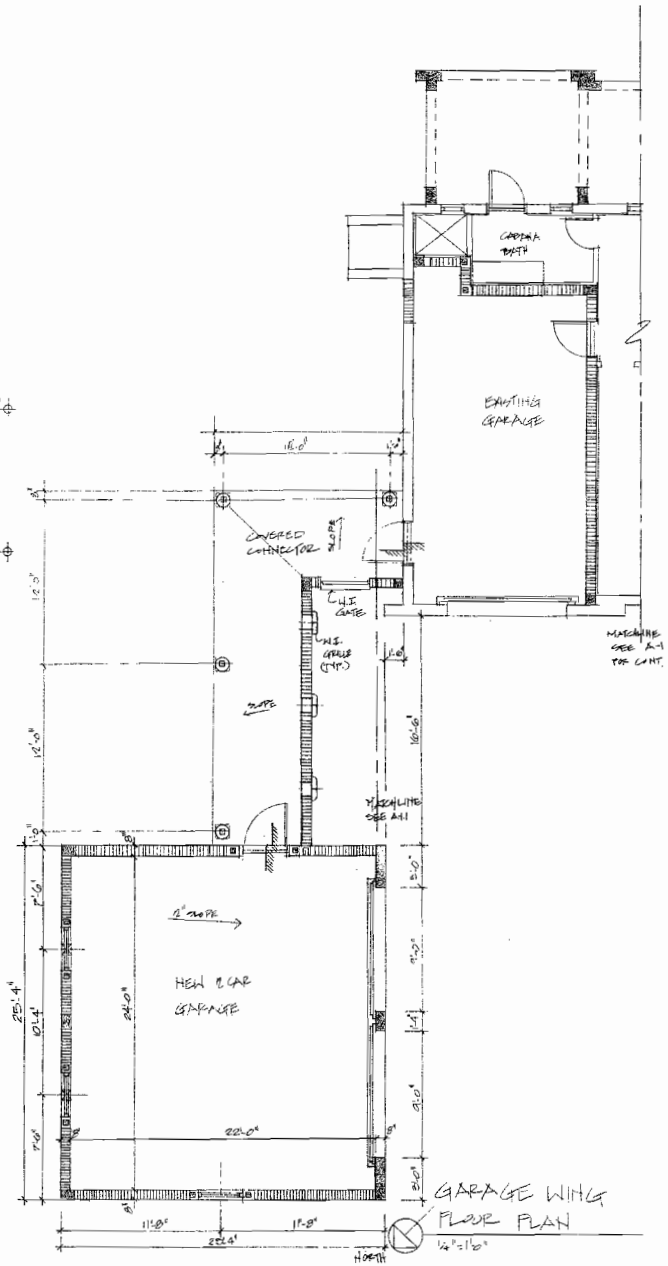
GARAGE WING REAR ELEVATION
1/4"=1'-0"



GARAGE WING SIDE ELEVATION
1/4"=1'-0"



GARAGE WING SIDE ELEVATION
1/4"=1'-0"



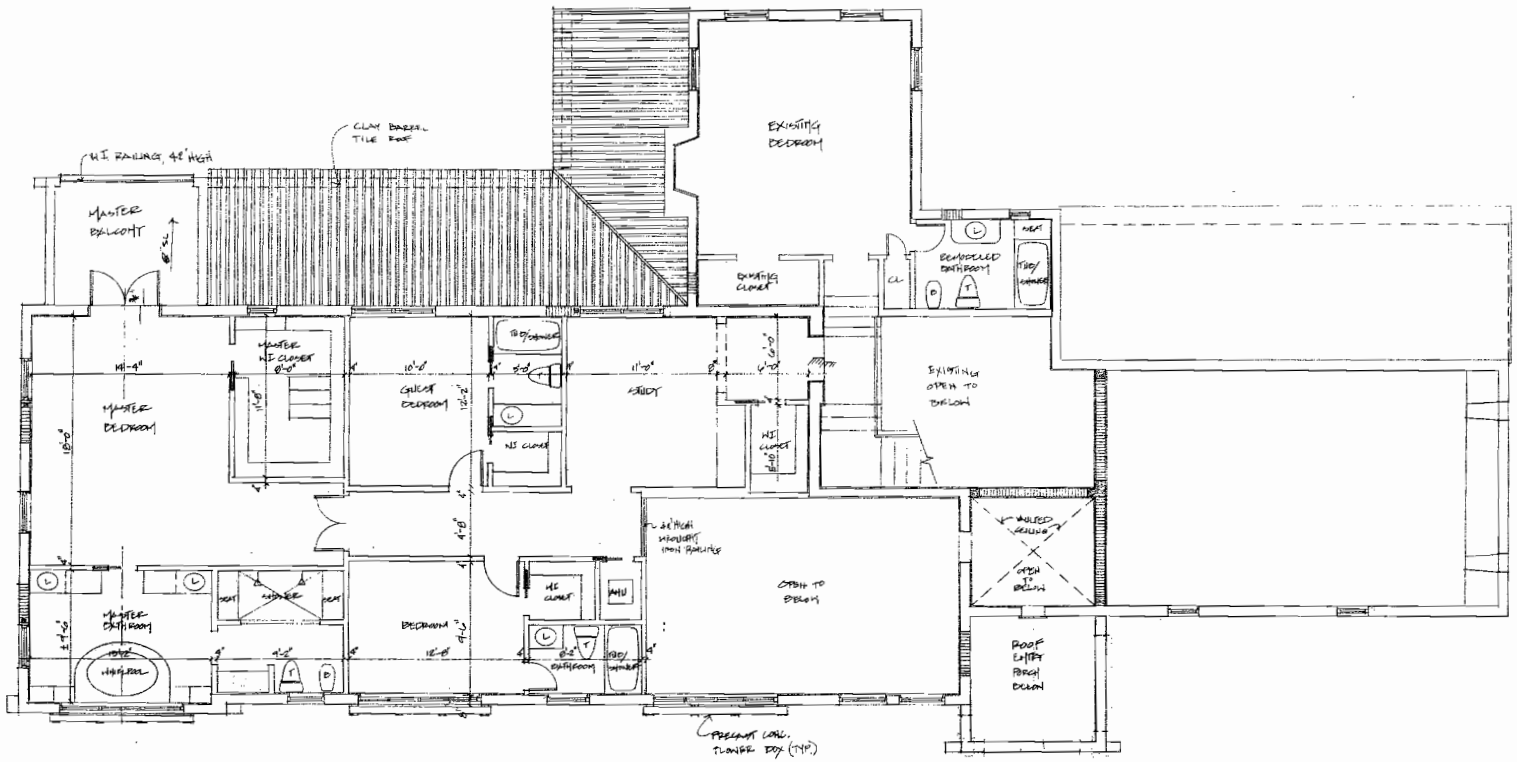
GARAGE WING
FLOOR PLAN
1/4"=1'-0"

'CASA ALEGRE'
ADDITION & REMODELING
FOR
TRI-VEST INVESTMENTS INC.
2815 DeSOTO BOULEVARD
CORAL GABLES, FLORIDA, 33134
JULIO HERNANDEZ, PRESIDENT (800)697-0002


AURELIO A. REY, ARCHITECT
4115 LAGUNA STREET
CORAL GABLES, FLORIDA 33146
(305) 444-3590
LIC. NO. AR 0012674


DATE: 1/8/01
DRAWN: A.A.R.
CHECKED:

A-1.1




NORTH

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

'CASA ALEGRE'
ADDITION & REMODELING
FOR
TRI-VEST INVESTMENTS INC.
2515 DeSOTO BOULEVARD
CORAL GABLES, FLORIDA, 33134
JULIO HERNANDEZ, PRESIDENT (305)667-0002

AURELIO A. REY, ARCHITECT
4115 LAGUNA STREET
CORAL GABLES, FLORIDA 33146
LIC. NO. AR 0012574 (305) 444-3890

DATE: 1/8/01

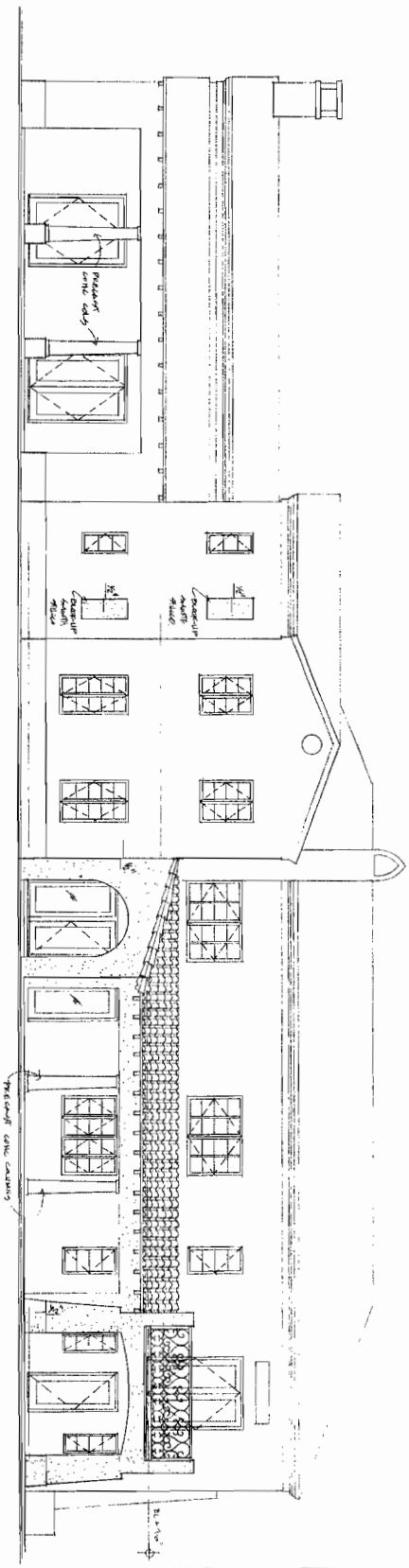
DRAWN: F.M., A.Q.

CHECKED:

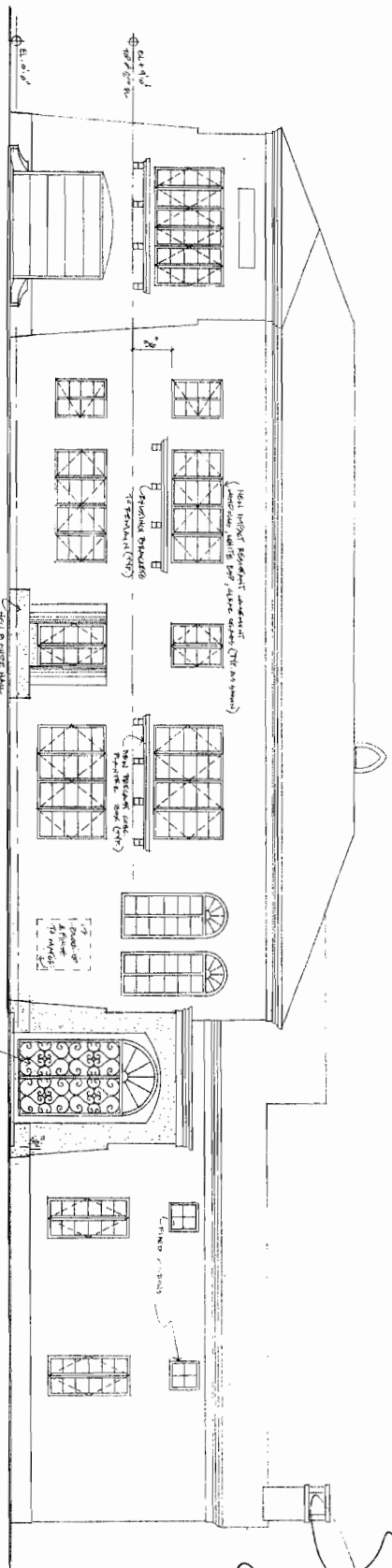
A-2

80

18



REAR ELEVATION (SOUTH-EAST)
SCALE: 1/4" = 1'-0"



FRONT ELEVATION (NORTH-WEST)
SCALE: 1/4" = 1'-0"

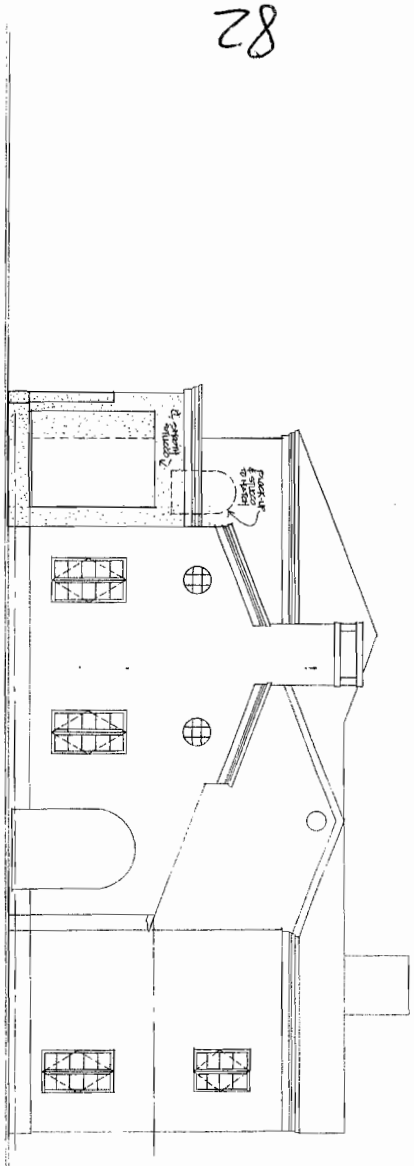
| | |
|---|---|
| A-3 | |
| CHECKED | |
| DRAWN | M.A.R. |
| DATE | 1/8/01 |

'CASA ALEGRE'
ADDITION & REMODELING
FOR
TRI-VEST INVESTMENTS INC.
2515 DeSOTO BOULEVARD
CORAL GABLES, FLORIDA, 33134
JULIO HERNANDEZ, PRESIDENT (305)667-0002

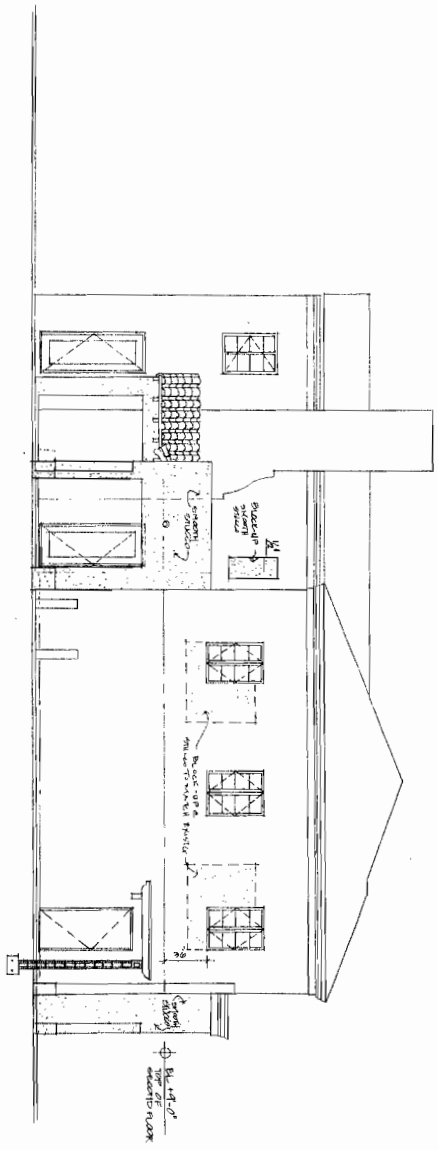

AURELIO A. REY, ARCHITECT
4115 LAGUNA STREET
CORAL GABLES, FLORIDA 33146
LIC. NO. AR 0012574 (305) 444-3890


9/15/06

28



SIDE ELEVATION (SOUTH-WEST)
SCALE: 1/4"=1'-0"



SIDE ELEVATION (NORTH-EAST)
SCALE: 1/4"=1'-0"

| | | | | | |
|---|---|---|---|---|---|
| A-4 | CHECKED | DRAWN T-H | DATE 11/01 | 'CASA ALEGRE'<br>ADDITION & REMODELING<br>FOR<br>TRI-VEST INVESTMENTS INC.<br>2515 DeSOTO BOULEVARD<br>CORAL GABLES, FLORIDA, 33134<br>JULIO HERNANDEZ, PRESIDENT (305)667-0002 | AURELIO A. REY, ARCHITECT<br>4115 LAGUNA STREET<br>CORAL GABLES, FLORIDA 33146<br>LIC. NO. AR 0012574 (305) 444-3890 |

9/19/02

CITY OF CORAL GABLES, FLORID

ORDINANCE NO. 3497

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS "ZONING CODE", AND IN PARTICULAR USE AND AREA MAP PLATE NO. 2, BY DESIGNATING 2515 DE SOTO BOULEVARD, ON LOT 9, BLK. 3, SECTION "A", AN HISTORIC LANDMARK; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

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

**WHEREAS,** after notice duly published and notification of all property owners of record within five hundred (500) feet, a public hearing was held before the Historic Preservation Board on September 28, 2000, at which time it was determined that the subject property has met the criteria set forth in Chapter 11, Section 11-29 of Article II of the "Code of the City of Coral Gables," and therefore recommended that it be designated an "Historic Landmark"; and

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

**WHEREAS,** the City Commission after due consideration at its regular meeting of December 12, 2000, approved the historic designation on first reading;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

**SECTION 1**. That Ordinance No. 1525, as amended and known as the "Zoning Code," and in particular, Use and Area Map Plate No. 2, which is attached thereto and by reference made a part thereof, is hereby amended to show the residence located at 2515 De Soto Boulevard on Lot 9, Block 3, Section "A", Coral Gables, Florida, to be designated as "HL-R-14" Single Family Residential Use, with the letter symbol "HL" to indicate that said property is an "Historic Landmark" designated pursuant to Section 11-29 of Article II of the "Code of the City of Coral Gables."

**SECTION 2**. That a document prepared by the Historic Preservation Director containing information on the historic and architectural significance of the residence at 2515 De Soto Boulevard, shall by reference be made a part of this ordinance, which also incorporates a Review Guide for use as a reference in determining the impact of future building permits.

**SECTION 3**. That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS NINTH DAY OF JANUARY A.D., 2001.

(Kerdyk/Barker(5)
(Clerk's Item No. 5)

RAUL J. VALDES-FAULI
MAYOR

83

ATTEST:
VIRGINIA L. PAUL
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:
ELIZABETH M. HERNANDEZ
CITY ATTORNEY

MIAMI-DADE COUNTY

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

RECEIVED
DEC 11 2007
Miami-Dade County
Office of Historic Preservation

This Covenant is made the ____ day of _____, 20____, by TM-WEST PROPERTIES, INC (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 2515 DE SOTO BLVD., 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 SECTION A Lot 9 BLK 3 PB 5-102

Folio # 03-41-18-001-0210

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 COUNTY PLANNING & ZONING DEPARTMENT - OFFICE OF HISTORIC & ARCHAEOLOGICAL RESOURCES

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):

| Name | Signature | Date |
|---|---|---|
| TRI-VEST PROPERTIES, INC | JULIO E. HERNANDEZ, PRES TRI-VEST PROPERTIES, INC | 12/10/07 |
| | | |

LOCAL GOVERNMENT: CITY OF CORAL GABLES

| Local Official | Signature | Date |
|---|---|---|
| Kathleen Kauffman | Kathleen Kauffman | 8/15/08 |

Chief
Miami-Dade County
Planning & Zoning Department
Office of Historic & Archaeological Resources

| County Manager | Signature | Date |
|---|---|---|
| George M. Burgess | | |

CFN 2008R0294617
OR Bk 26317 Pgs 4154 - 4156; (3pgs)
RECORDED 04/10/2008 11:07:46
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**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

RECEIVED
APR 28 2008
Miami Dade County
Office of Historic Preservation

## MIAMI-DADE HISTORIC PRESERVATION BOARD

## RESOLUTION NO. 2008-04

## 2515 DE SOTO BOULEVARD
## CITY OF CORAL GABLES
## A LOCALLY DESIGNATED HISTORIC LANMARK

**WHEREAS,** the Miami-Dade Historic Preservation Board has determined that the property located at 2515 De Soto Boulevard, Coral Gables, Florida, is of architectural and historic significance and is a locally 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 SECTION A, P.B. 5-102, LOT 9, BLK 3.

Folio Number: 03-4118-001-0210

**NOW, THEREFORE, BE IT RESOLVED,** that the Historic Preservation Board on February 20, 2008, voted to approve the Ad Valorem Tax Exemption for 2115 De Soto Boulevard, 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:

CIRCUIT AND COUNTY COURTS
CLERK
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA

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



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.
2. The filing of an appropriate covenant approved by the County Attorney.
3. The Historic Preservation Board recommends that this tax exemption be in effect beginning January 1 after the City of Coral Gables's 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.
4. 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

03/17/08
Date

Prepared by:

3/25/08
Subrata Basu, Director
Office of Historic and Archaeological Resources

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
SUITE 695
MIAMI, FLORIDA 33128
305-375-4958
Facsimile 786 - 372-6394

**Resolution No. 2008-04**
**Page 3 of 3**

| Board Members | Vote |
|---|---|
| Ruth Campbell | yes |
| Richard Cohen | yes |
| Alberta Godfrey, Chair | yes |
| Hyacinth Johnson | yes |
| Robert McKinney | yes |
| Mitch Novick | absent |
| JoEllen Phillips | yes |
| Enid Pinkney | yes |
| Paul George | absent |

**STATE OF FLORIDA**
**COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me this March 31, 2008 by, Alberta Godfrey, Chair, Miami-Dade County Historic Preservation Board.

Dianne Hough
Notary Public

DIANNE HOUGH
MY COMMISSION # DD 594191
EXPIRES: December 6, 2010
Bonded Thru Budget Notary Services

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

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on 10 day of April AD 20 08
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
by _____ D.C.

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# My Home
## Miami-Dade County, Florida

MIAMI-DADE

miamidade.gov

### Property Information Map

Digital Orthophotography - 2007 0 117 ft

This map was created on 2/15/2008 10:26:43 AM for reference purposes only.

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**Summary Details:**

| | |
|---|---|
| Folio No.: | 03-4118-001-0210 |
| Property: | 2515 DE SOTO BLVD |
| Mailing Address: | TRI VEST PROPERTIES INC<br><br>300 CAMILO AVE CORAL GABLES FL 33134-7209 |

**Property Information:**

| | |
|---|---|
| Primary Zone: | 1200 SINGLE FAMILY RESIDENCE |
| CLUC: | 0001 RESIDENTIAL-SINGLE FAMILY |
| Beds/Baths: | 7/5 |
| Floors: | 2 |
| Living Units: | 1 |
| Adj Sq Footage: | 6,229 |
| Lot Size: | 18,000 SQ FT |
| Year Built: | 1924 |
| Legal Description: | 18 54 41 CORAL GABLES SEC A PB 5-102 LOT 9 BLK 3 LOT SIZE 18000 SQUARE FEET OR 19178-4345 06/2000 1 |

**Sale Information:**

| | |
|---|---|
| Sale O/R: | 19178-4345 |
| Sale Date: | 6/2000 |
| Sale Amount: | $430,000 |

**Assessment Information:**

| Year: | 2007 | 2006 |
|---|---|---|
| Land Value: | $682,425 | $620,325 |
| Building Value: | $929,361 | $299,550 |
| Market Value: | $1,611,786 | $919,875 |
| Assessed Value: | $1,611,786 | $919,875 |
| Total Exemptions: | $0 | $0 |
| Taxable Value: | $1,611,786 | $919,875 |

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