Memorandum

MIAMI-DADE COUNTY

Date: October 21, 2008

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

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 1233 Anastasia Avenue, 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 Exemption for the following property: 1233 Anastasia Avenue, Coral Gables, Florida.

Scope

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

Fiscal Impact/Funding Source

Annual taxes to be foregone if this Historic Preservation Exemption application is granted is estimated at $2375 (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 1233 Anastasia Avenue, Coral Gables, Florida, meets the criteria set forth by the State of Florida. The City of Coral Gables Historic Preservation Board and the Miami-Dade County Historic Preservation Board approved the application for the tax exemption which certifies that the property does qualify for the exemption and that improvements are consistent with the Secretary of the Interior's Standards for Rehabilitation. 1233 Anastasia Avenue was designated a local historic landmark by the Coral Gables Historic Preservation Board in 1999. The residence was designed by the architectural firm of Kiehnel and Elliot for Coral Gables' founder George Merrick in 1924. It was one of the first homes to be built on Anastasia Avenue and although Merrick's name is associated with the property he did not reside at this particular home. The improvement project involved the new construction (building addition) of family and game rooms, a playroom and a master suite with additional bedrooms.

2. The total revenue foregone for the current fiscal year if the exemption applied for is granted is estimated at $2430.00 by the County's Property Appraiser (see attached "Revenue Implications" report).

Attachments

Alex Muñoz
Assistant County Manager

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HISTORIC PRESERVATION EXEMPTION
PROPERTY TAX ASSESSMENTS / REVENUE IMPLICATIONS

Property Address: 1233 Anastasia Ave
Folio # 03-4118-003-1540

			2005 Estimate
1.	Assessed Value of Improvements : (excluding land)		$656,727
2.	Total Taxes Levied on Improvements and Additions to : (based on 2004 millage)		$14,840
	1) Countywide Operating	$3,920	
	2) Unincorporated Municipal Service Area	$0	
	3) Debt Service	$187	
	4) City Operating	$3,934	
	5) All other property taxes	$6,799	

Revenue Implications

3.	Total revenue foregone for the current fiscal year by virtue of exemptions previously granted under this section.	
	a) County	$120,080
	b) Municipal	$34,321
4.	Total revenue foregone for the current fiscal year if exemption applied for is granted.	
	a) County	$2,430
	b) Municipal	$2,438
5.	Taxable value foregone if the exemption applied for was granted on improvements to Real Property.	$407,060

Date: 10/7/05 Signed: _____
Property Appraiser

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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)(B)

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)(B)

10-21-08

RESOLUTION NO. _____

RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION TO 1233 ANASTASIA AVENUE, CORAL GABLES, FLORIDA PURSUANT TO SECTION 196.1997, AND 196.1998 FLORIDA STATUTE AND SECTION 16A-18, MIAMI-DADE COUNTY CODE

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

WHEREAS, 1233 Anastasia Avenue, Coral Gables, Florida is a property of architectural and historic significance; and

WHEREAS, the Miami-Dade County Historic Preservation Board recommended that the exemption be allowed and certified to the Board of County Commissioners that 1233 Anastasia Avenue, Coral Gables, Florida is a designated municipal historic landmark and that the proposed improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and meet the criteria established in the rules adopted by the Department of State; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board finds that this property meets the requirements of section 16A-18, Miami-Dade County code and therefore the application for a historic preservation tax exemption, pursuant to those provisions, is hereby granted to Robert & Aida Briele as the owners of1233 Anastasia Avenue, Coral Gables, Florida. The owners shall have recorded the original of the attached covenant with the deed for the property in the official records of Miami-Dade County and Miami-Dade County hereby accepts the covenant. The exemption shall run for ten years beginning on January 1st following substantial completion of the improvements. The County 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	

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.

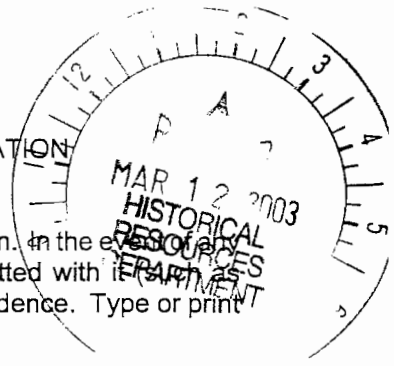
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

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

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: 1233 Anastasia Ave.

Folio Number: 03-4118-003-1540 Plat book: 8 Page Number: 108

Legal Description (attach additional sheets if necessary): Lots 20-21, Block 10,
(Lot, Block, Subdivision and Section)
Coral Gables Country Club Part 1

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

☒ Designated as a local historic landmark

☐ Designated as a contributing structure within a local district

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

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

RECEIVED
JUL 29 2003
"OCED" Historic Preservation"

II. OWNER INFORMATION

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

Robert and Aida Briele

Mailing Address: 1233 Anastasia Ave.

City: Coral Gables State: Florida Zip: 33134

Daytime Telephone Number: 305-558-2600 Ext. 307

Contact Person: Robert Briele

E-mail: RBRIELE@UNITEDHOMESINTL.COM Fax: 305-825-7975 Other: CELL: 305-345-5622

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: 1924

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

1) Original Casement windows were replaced with Awning windows. (Picture #1)
2) Pool was added, Approximately 1995 (Picture #2)
3) Jacuzzi was added to the pool and a deck was installed around the pool, Approximately 2001 (Picture #3)
4) Circular Driveway installed, 2001 (Picture #4)

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

Small Addition was done in 1992 to enlarge what was originally a bedroom behind the garage. The Breezeway running ~~between~~ the side entry ~~of~~ the back of the home between the main home and the bedroom behind the garage was enclosed in 1992. (Picture #5) (Picture #6)

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

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

1) DECORATIVE STUCCO ARTWORK AROUND MAIN ENTRY (Picture #7)
2) BEAUTIFUL CHIMENEY DETAIL (Picture #8)
3) DECORATIVE STUCCO ARTWORK AROUND WINDOWS (Pictures #9, 10)
4) DECORATIVE STUCCO COLUMNS AT BACK FOYER ENTRANCE
5) DECORATIVE OPENINGS IN WALLS W/ ORIGINAL CASEMENT WINDOWS (Pictures #12, #13 & 14 & 15)
6) MEDITERRANEAN STYLE HOME W/ REAL CLAY BARRELL ROOF. (Picture #16)

C. **Interior**

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

1) STONECAST FIREPLACES (PICTURES #17 & 18)
2) WOOD RAILINGS ON STAIRS (PICTURE #19)
3) ORIGINAL HARDWOOD FLOORS THROUGHT HOME. NEW HARDWOOD FLOOR IN ADDITION AND BREEZWAY ADDED IN 1992 (PICTURES 20 & 21)
4) MEDITERRANEAN STYLE INTERIOR STUCCO FINISH ON ALL WALL & CEILINGS EXCEPT BATHROOMS & BEDROOMS. (PICTURES #22 & 23)
5) BATHROOM ARE DECORATED W/ HEXAGONAL FLOOR TLE AND BRICK STYLE PORCELAIN WALL TILES. (PICTURES #24 & 2
6) ARCHED OPENING AT BOTTOM OF STAIRS (PICTURE # 26)
7 8" WOOD BASEBOARD THROUGHOUT HOME (PICTURE #27)

D. **Auxiliary Structures**

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

NONE

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_" x 5".

Use of the building before the improvements: SINGLE FAMILY

Use of the building after the improvements: SINGLE FAMILY

Estimated project start date: 3.17.03

Estimated project completion date: 9.30.03

Estimated value of improvements/restoration: $238,000.00

Certificate of Appropriateness case file (s): COA(SP) 2003-05

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): SOUTH ELEVATION

ALUMINUM RAILING ON OUTDOOD PERIMETER WALL TO MATCH EXISTING HISTORICAL FEATURES.

Photo number: _____

Plan Number: _____

Describe work:

CONCRETE COLUMNS W/ STUCCO FINISH TO MATCH EXISTING HOME. COLUMNS WILL HAVE KEYSTONE CAPS. A CONCRETE WALL 1½ FEET HIGH WILL RUN BETWEEN THE COLUMNS W/ DECORATIVE ALUMINUM FENCE TO MATCH HISTORICAL ENTRY FEATURE.

Feature 2

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

ALL ELEVATIONS HAVE THIS DETAIL

Photo number: _____

Plan Number: A-4

Describe work:

STUCCO BAND AROUND TOP OF HOME TO MATCH EXISTING AS WELL AS STUCCO DETAIL AROUND WINDOWS. (PICTURE # 1)

Feature 3

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

Photo number: _____

Plan Number: A-4

Describe work: MEDITERRANEAN STYLE RAILING TO BE INSTALLED AT THE BALCONY OF THE THREE NEW BEDROOMS

FEATURE 4 - SOUTH ELEVATION

A-4

SPANISH STYLE WALL FOUNTAIN W/ DECORATIVE TILE. ON WALL W/ NO WINDOWS. (PICTURE # 28)

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B. **Interior Architectural Features**

Feature 1
Room: FAMILY ROOM

Photo number: (NONE)

Plan Number: A-2

Describe work: OPEN PLAN AREA W/ OCTAGONAL SHAPED TOWER

Feature 1
Room: FAMILY ROOM

Photo number:

Plan Number: A-2

Describe work: STAIRS W/ MEDITERRANEAN BALUSTERS & DECORATIVE IRON WORK (DETAIL NOT SELECTED YET)

Feature 1
Room: MASTER BEDROOM

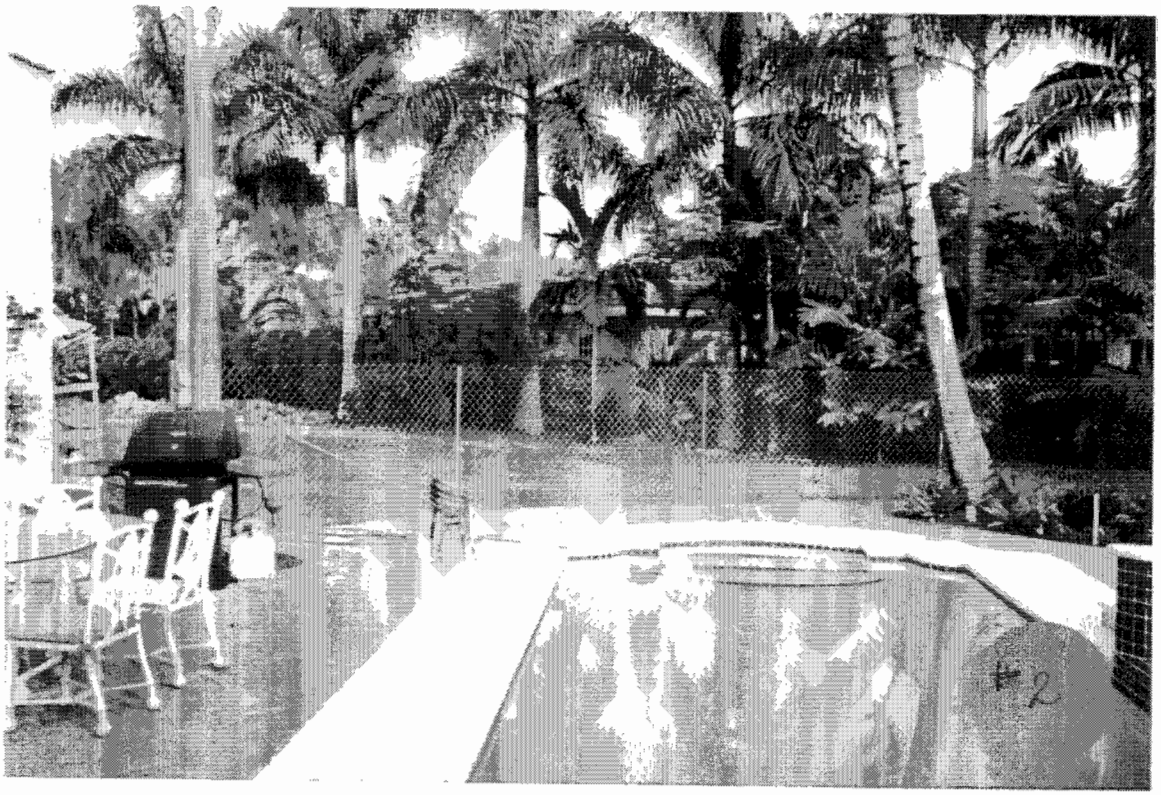
Photo number:

Plan Number: A-3

Describe work: ARCHED ENTRY TO BATHROOM TO MATCH BOTTOM OF EXISTING STAIRWELL

☐ **Landscape Features** PICTURES
Landscape plan e.g., trees and shrubbery, plans, walls, fountains, etc.
EXISTING HOUSE IS WELL LANDSCAPED. BRICK DRIVEWAY & FOUNTAIN. ADDITIONAL SHRUBERRY AROUND NEW WALL FOUNTAIN & FLOWERING SHRUBS BY EXISTING ROYAL PALMS. POSSIBLY ADDITIONAL PALMS BY TOWER AREA. (PICTURES #29, #30 & #31)

#1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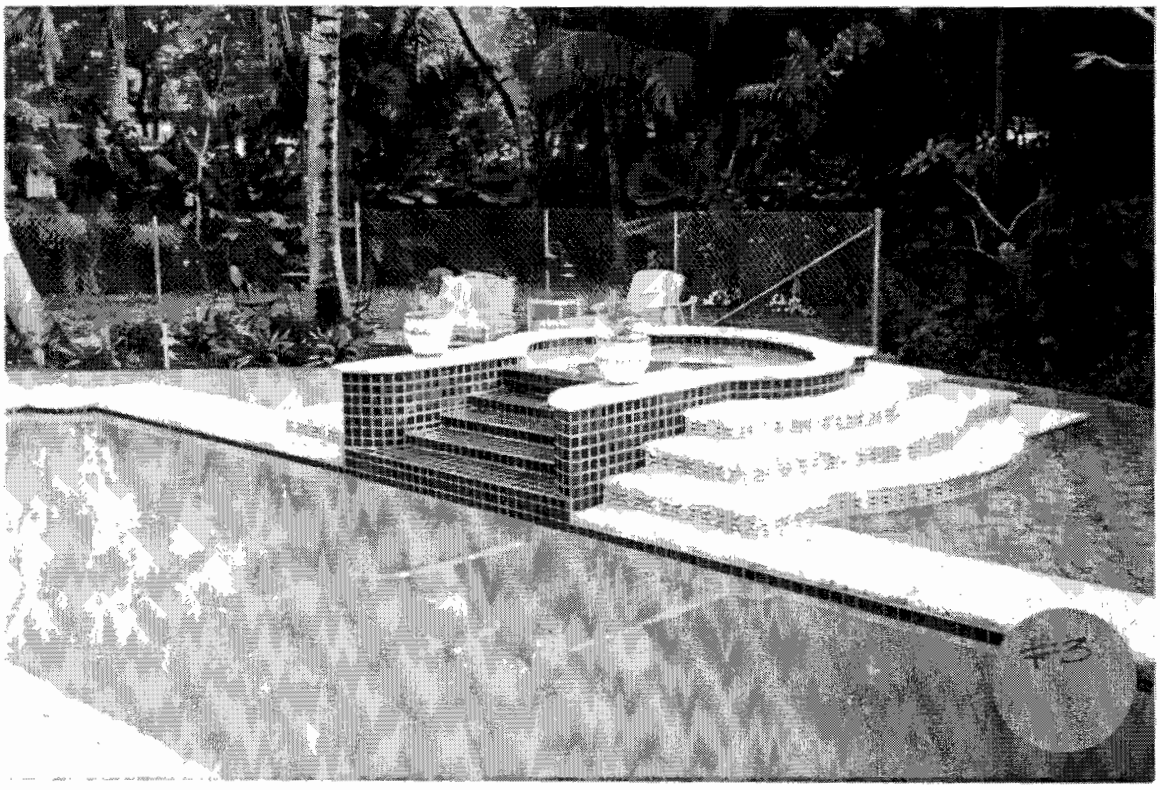
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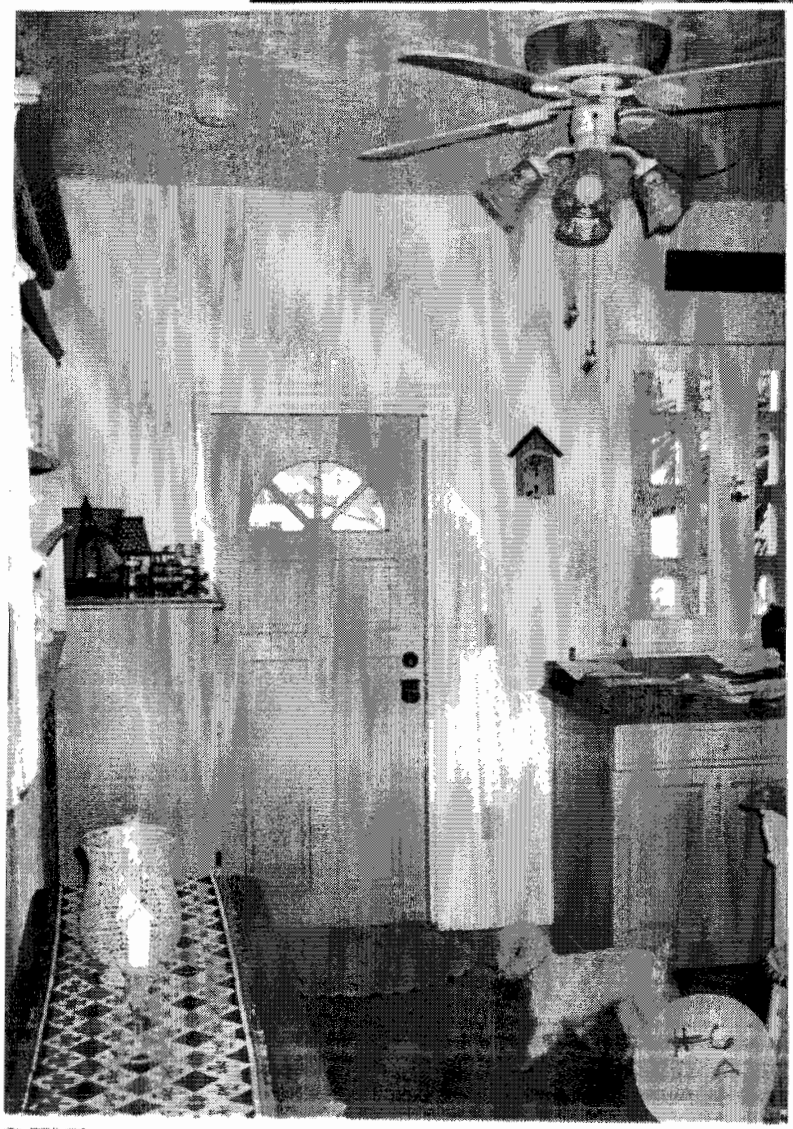

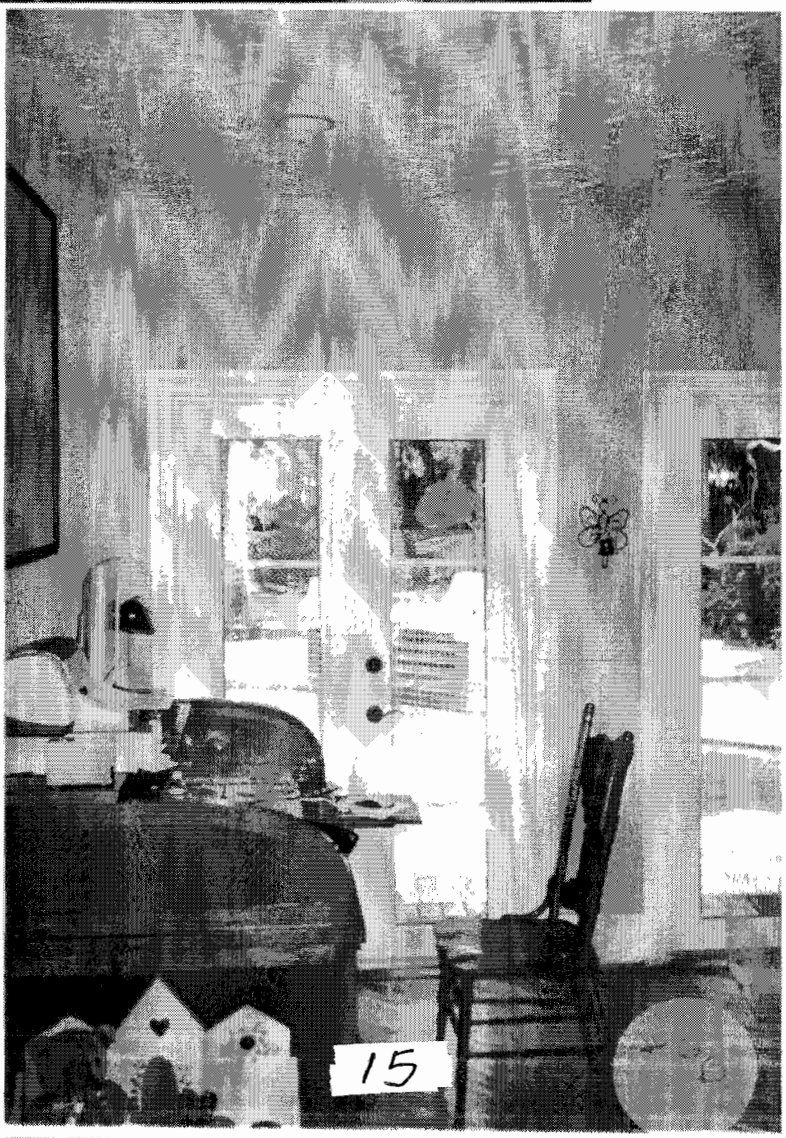
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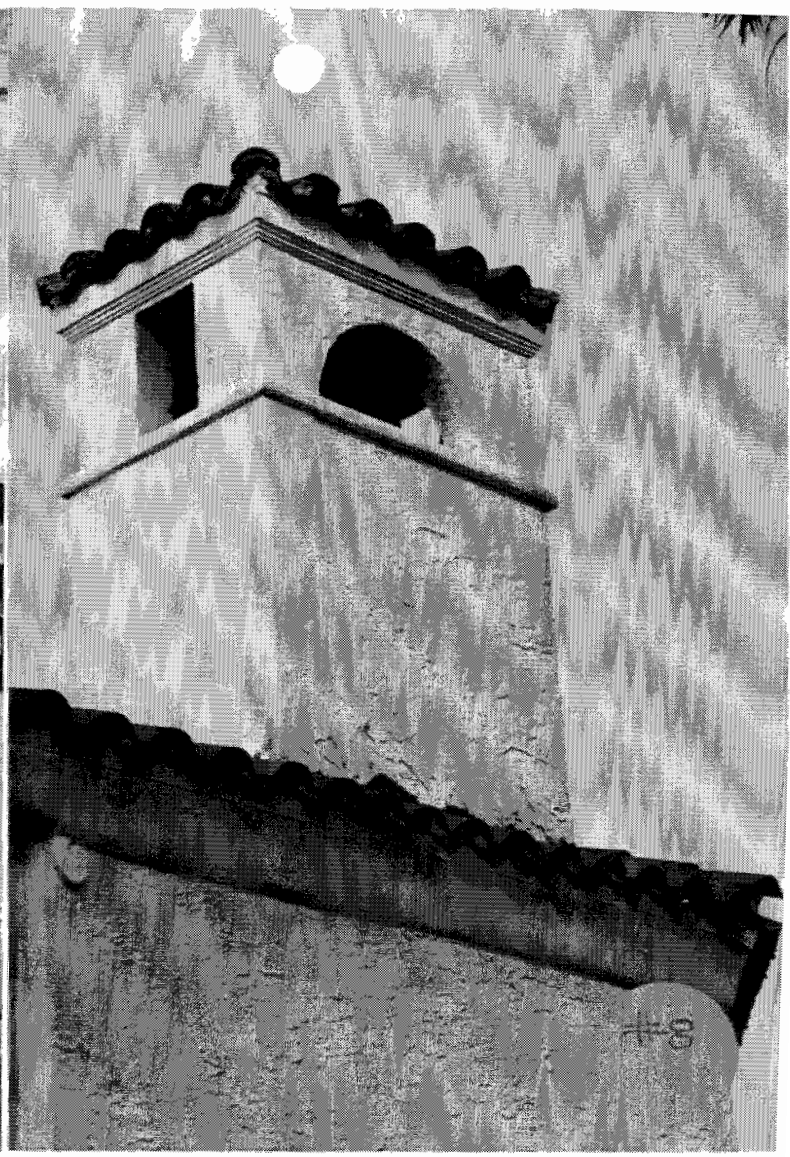

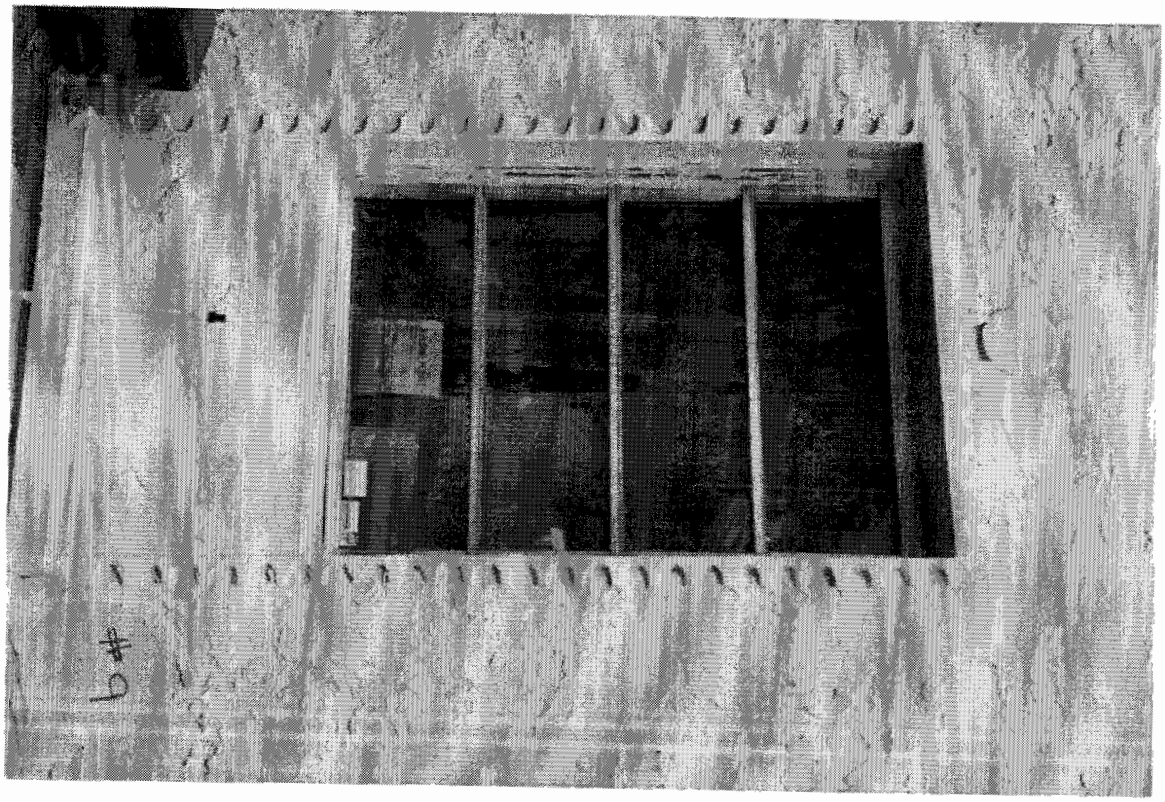

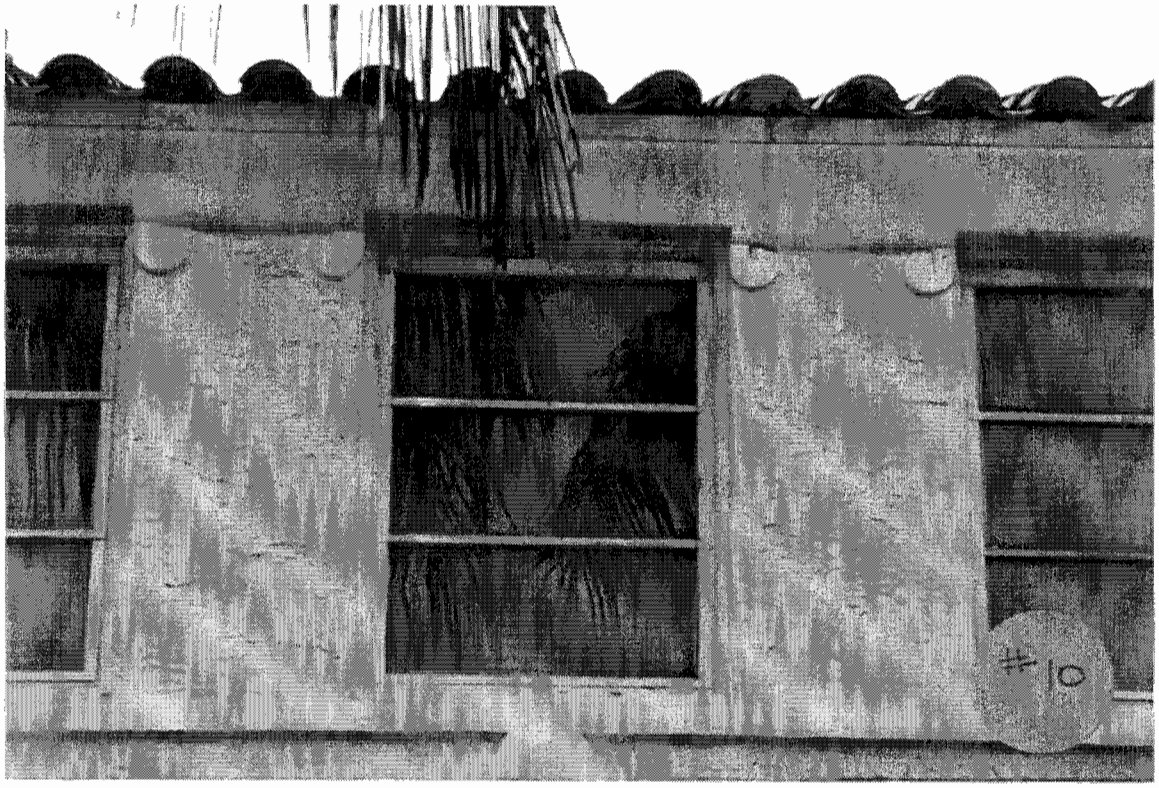
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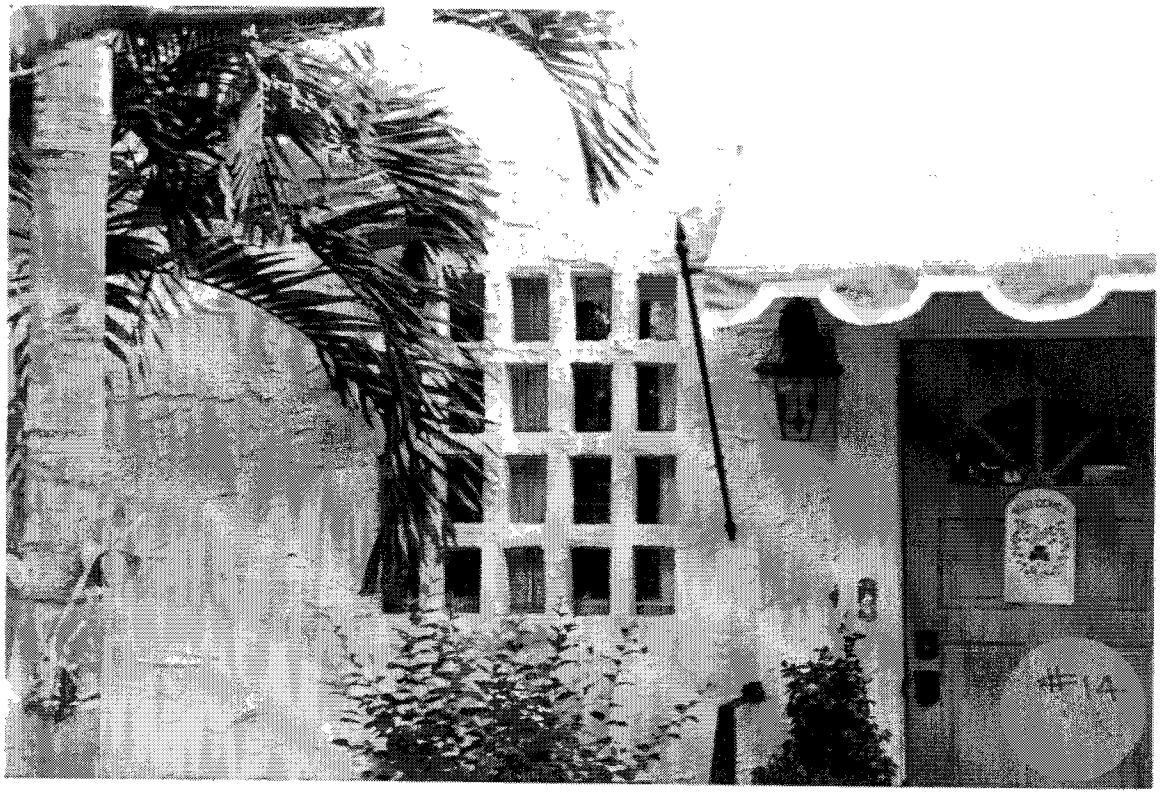
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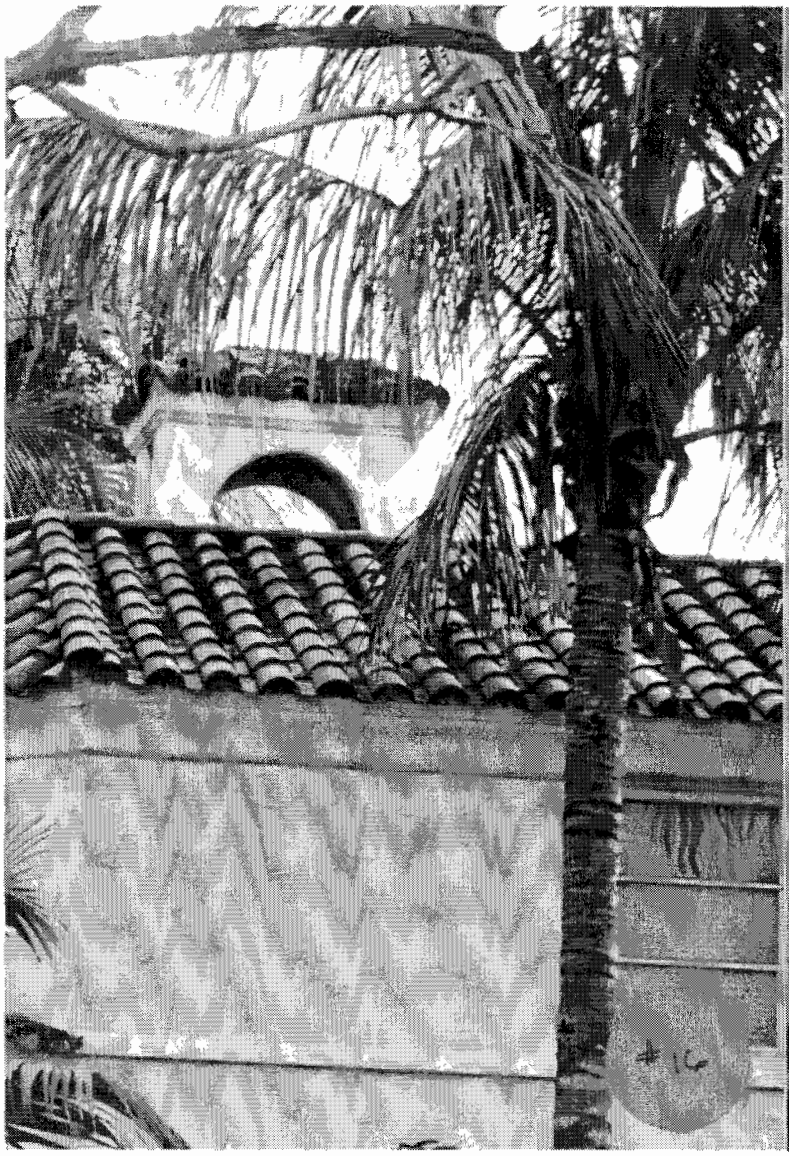
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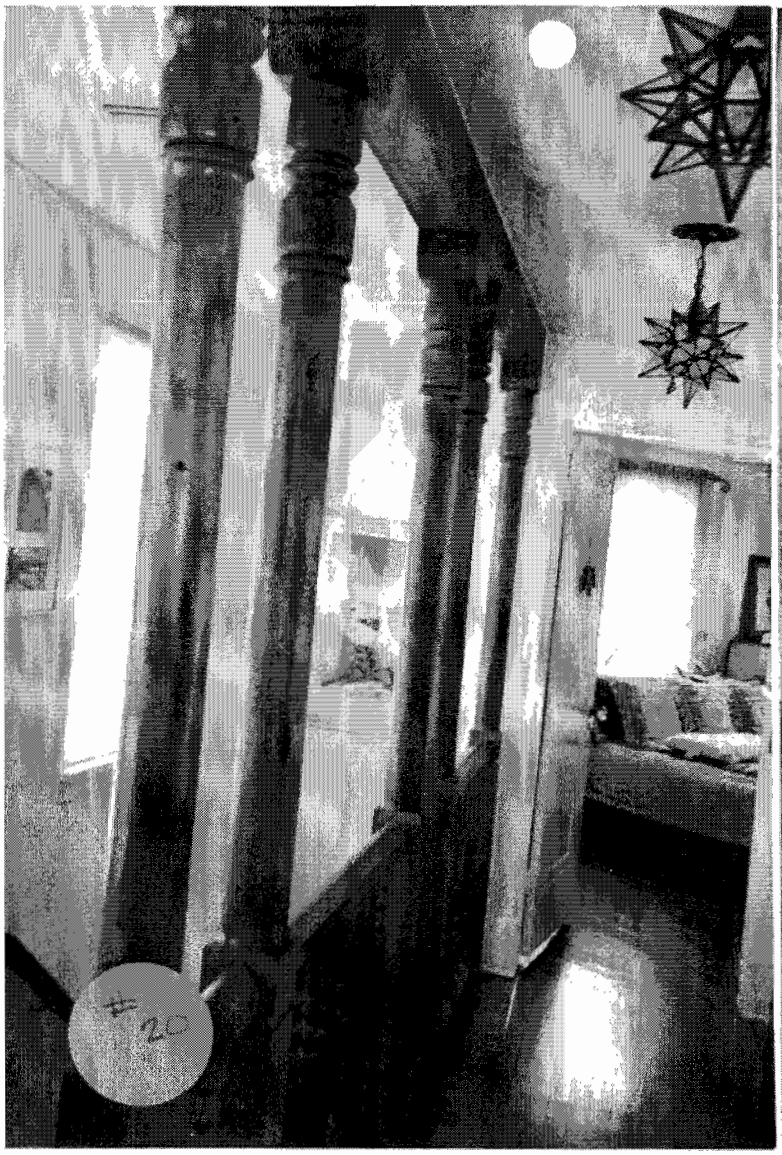

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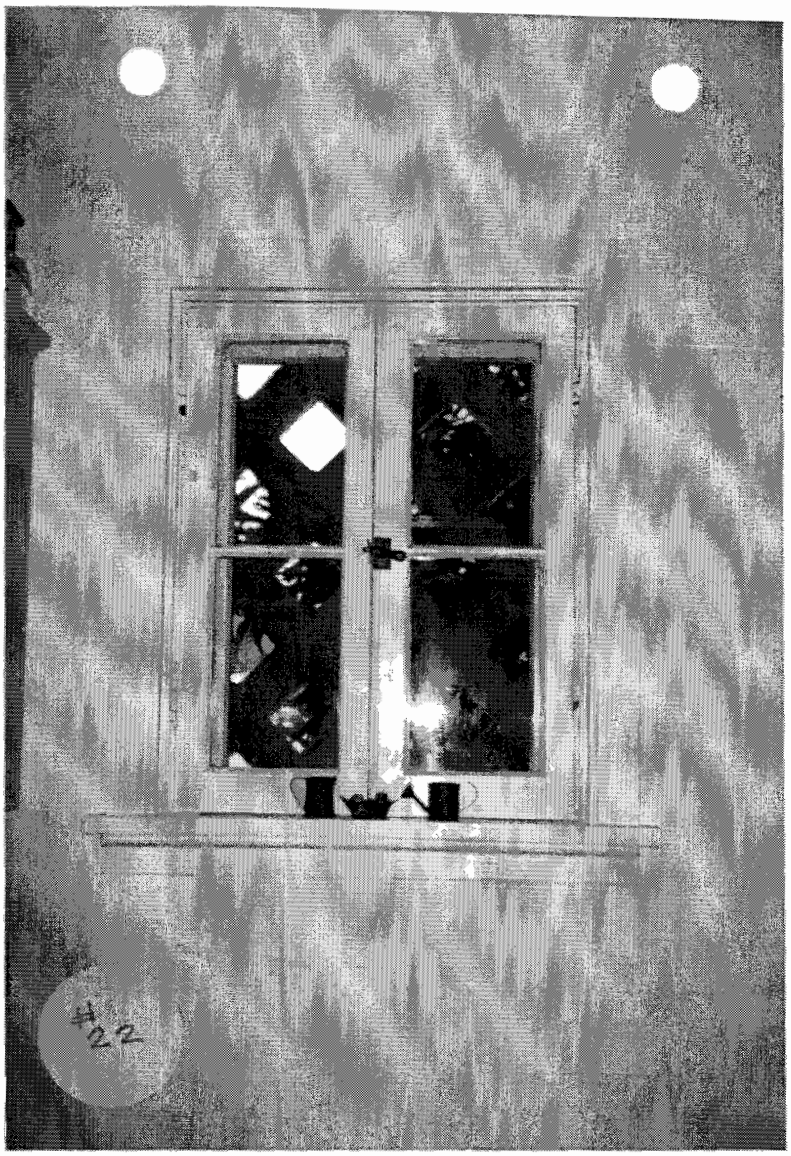
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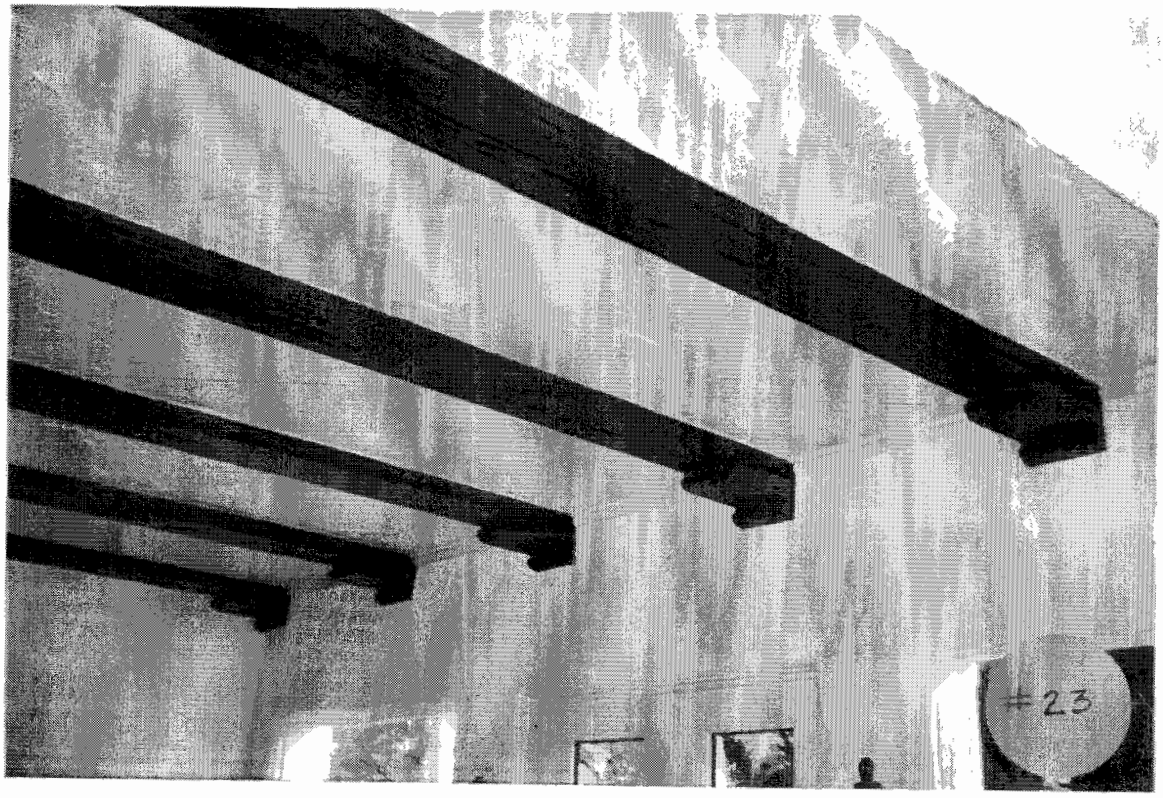
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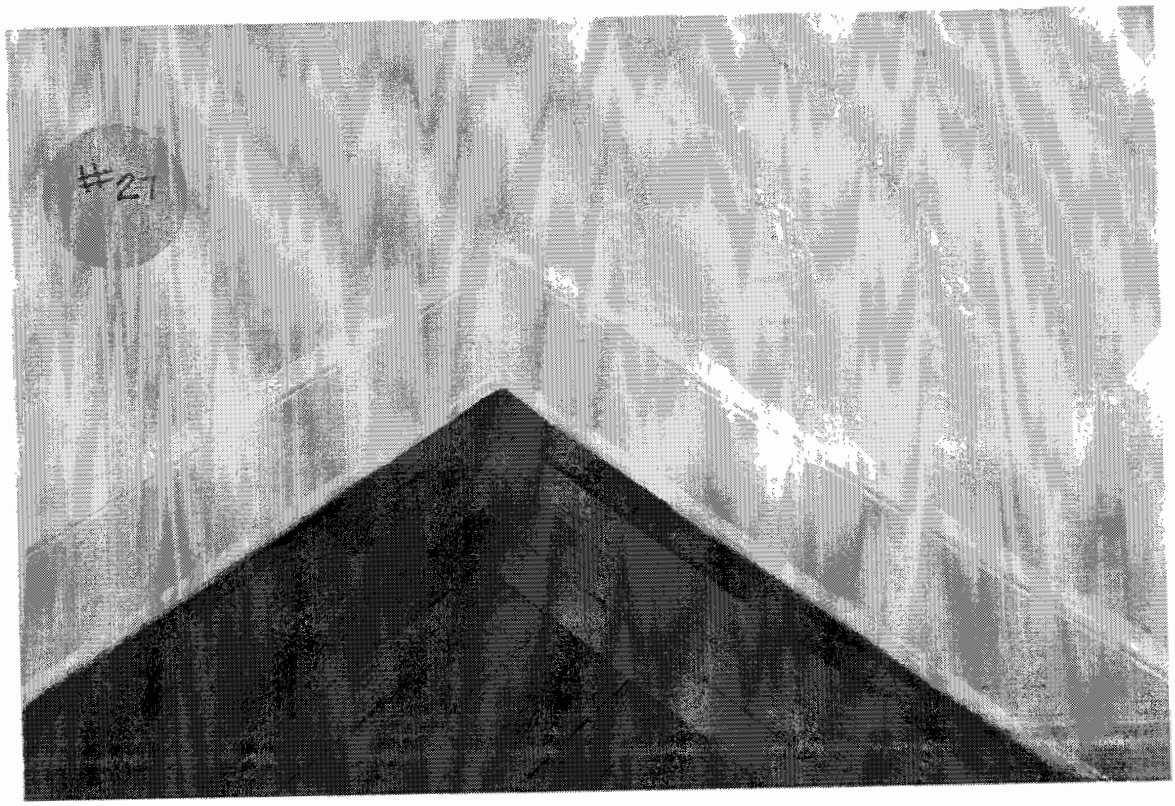
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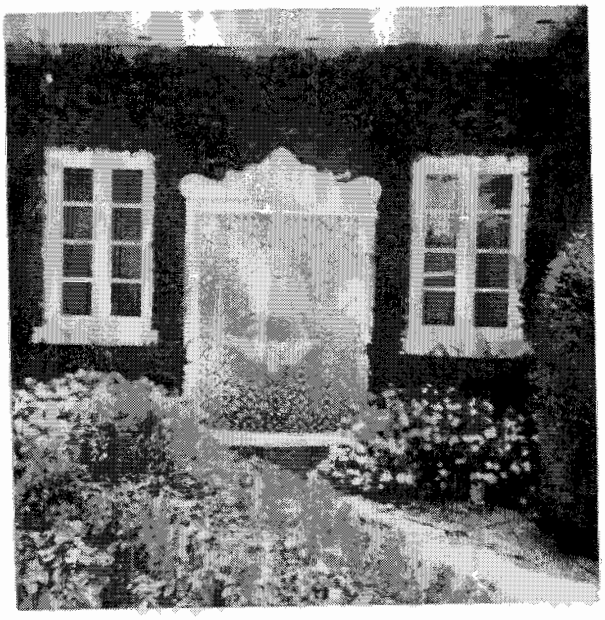

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#29

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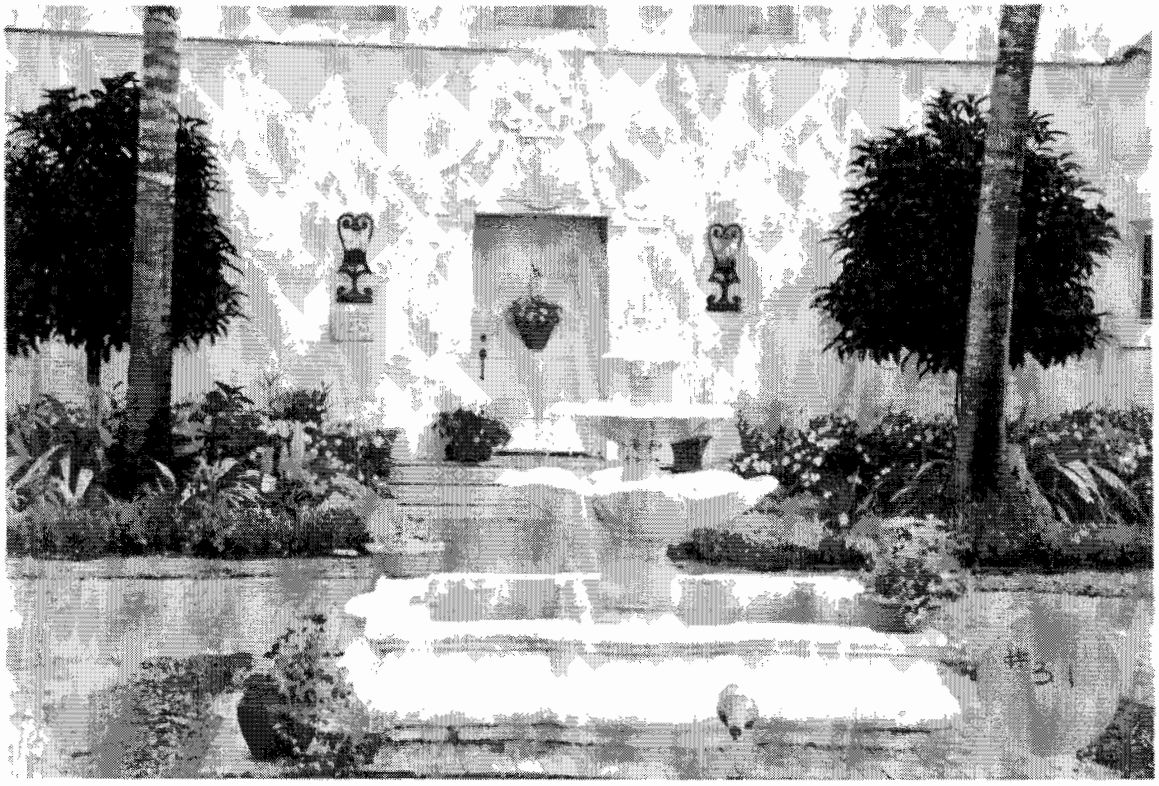
#31

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
Robert Briele		3/11/03
AIDA BRIELE		3/11/03

Notarized:

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 11th day of MARCH, 2003, by ROBERT BRIELE (and) AIDA BRIELE who is (are) personally known to me, or have produced _____ as identification.

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: C. BEJARANO

Carmen Bejarano
My Commission DD100914
Expires May 04, 2006

PRECONSTRUCTION APPLICATION REVIEW
FOR HISTORIC PRESERVATION OFFICE USE ONLY

Folio Number 03-4118-003-1540

Street Address 1233 Anastasia Avenue

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:

Additional Review Comments attached? Yes ☐ No☐

Signature: Dona M. Lobin

Typed or printed name: Dona M. Lobin

Title Historical Resources Director

Date MARCH 12, 2003

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Case File: AV2000-05

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: 03-4118-003-1540

Street Address: 1233 ANASTASIA AVENUE

II. DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT:

Project start date: 3.17.03 Project completion date: 3.31.06

Estimated cost of entire project: $ 300,000

Estimated cost attributed solely to work on historic buildings: $ 125,000.

WINDOWS, WOOD FLOORS, GARAGE DOORS, TILE AROUND PERIMETER BRICK DRIVEWAY FOUNTAIN.

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

PERIMETER WALL WAS NOT CONSTRUCTED.

NO DECORATIVE TILE AROUND WALL FOUNTAIN

WOOD RAILINGS (INSTEAD OF ROD IRON) TO MATCH ORIGINAL STAIRCASE

RECEIVED
AUG 16 2007
Miami Dade County
Office of Historic Preservation

30

RECEIVED
CITY OF CORAL GABLES
HISTORICAL RESOURCES
2006 SEP -7 PM 1:36

Case File: AV2000-05

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):

STUCCO & DECORATIVE FEATURES.

Photo number: 1, 2, 3, 4

Plan number: A-4

Describe work: PAINT IN MEDITERRANEON COLOR SIMILAR TO BUILDINGS OF THAT ERA. 1, 2, 3, 4

ROUGH STUCCO TO MATCH SAME STYLE OF ORIGINAL HOME. 3, 4

DECORATIVE FEATURES AROUND WINDOWS TO MATCH ORIGINAL HOME 1, 2

WIDE STUCCO BAND AROUND ROOF PERIMETER TO MATCH ORIGNAL HOME 1, 2

SMALL BAND UNDER WINDOWS TO MATCH ORIGINAL STYLE 3, 4

PHOTO 1 ADDITION ✓ 3 ✓ PHOTO 2 ORIGINAL HOME ✓ 4 ✓ ✓

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

Photo number: 5, 6, 7, 8

Plan number: A-4

Describe work:

BLACK ALUMINUM RAILING IN BALCONIES TO MATCH FEATURE ABOVE FRONT DOOR. 5,6

COLUMN DECORATIONS CUSTOM MADE TO MATCH ORIGINAL COLUMNS IN BACK OF ORIGINAL HOME. 7, 8

31

PHOTO 5 ADDITION ✓ 7 ADDITION ✓ PHOTO 6 ORIGINAL HOME ✓ 8 ✓ ✓

Case File: AV2000-05

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

Photo number: 6, 9, 10, 11, 12, 13, 14

Plan number: A-4

Describe work:

ROOF TILE - BARREL ROOF TILE INSTALLED TO MATCH ORIGINAL TILE. 9 & 10

CASEMENT STYLE WINDOWS INSTALLED TO MATCH ORIGINAL 1924 WINDOWS. (SEE ORIGINAL PLAN) 6, 11 & 12

DOORS WITH LITES TO MATCH THE ORIGINAL 1924 DOORS (SEE ORIGINAL PLAN) 13, 12

BRICK PATIO - HOME HAD BRICK IN PATIO WE FOUND MANY BRICKS WHEN WE EXCAVATED FOR CONSTRUCTION. 14

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

Feature 1
Room: FAMILY ROOM, BILLIARD ROOM, TOWER, DEN

Photo number: 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 27A, 28, 29

Plan number: A-2

Describe work: STAIRCASE & RAILING WERE CUSTOM MADE TO MATCH ORIGINAL EXISTING STAIRCASE FROM 1924. 19, 20, 21, 22

ALL WINDOWS HAVE ROUNDED CORNERS TO MATCH ORIGINAL WINDOW INSTALLATION. 15, 16

KEPT STUCCO AS ORIGINAL HOME ALL PUBLIC AREAS HAVE ROUGH STUCCO CEILINGS & WALLS. ALL BEDROOMS HAVE SMOOTH STUCCO. 15, 16

ARCH INTO BILLIARD ROOM MATCHES EXISTING ARCH IN LIVING ROOM 17, 18

WOOD FLOORS TO MATCH ORIGINAL 23, 24

BASE BOARDS TO MATCH ORIGINAL 25, 26 WINDOW SILLS TO MATCH ORIGINAL 27, 27A

GLASS DOOR KNOBS TO MATCH ORIGINAL 28, 29

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Feature 2
Room: BEDROOMS / BATHROOMS / HALLWAYS

Photo number: 11, 13, 16, 28, 29, 30, 31, 32, 33, 34, 39, 40, 41, 43, 46, 27, 27A, 25, 26

Plan number: A-3

Describe work: GLASS DOOR KNOBS TO MATCH ORIGINAL 28, 29, 30
INTERIOR DOORS TO IMITATE ORIGINAL 28, 29, 30
WOOD FLOORS TO MATCH ORIGINAL 31, 32
ROUGH STUCCO IN HALLS TO MATCH ORIGINAL 30
SMOOTH STUCCO IN BEDROOMS TO MATCH ORIGINAL 33, 34
WINDOWS TO MATCH ORIGINAL 11 & 13
BASEBOARDS TO MATCH ORIGINAL 25 & 26
WINDOW SILLS TO " " 27 & 27A
DOOR & WINDOW installation w/ no Frames & rounded EDGES TO MATCH ORIGINAL 28, 29, 16
TOILETS & FAUCETS STYLED FOR PERIOD LOOK 39, 40, 41
ARCH IN BATHROOM TO IMMITATE ARCH IN LIVING ROOM 43, 46

Feature 3
Room: FOYER IN ADDITION / TOWER

Photo number: 18, 35, 36, 37, 38, 42, 43

Plan number: A-2

Describe work:
LOGGIA IN ADDITION TO IMMITATE LOGGIA IN EXISTING ORIGINAL HOME. 35, 36

TOWER IN OCTAGONAL SHAPE TO MATCH SHAPE IN DINING ROOM 37, 38

ENTRY FROM LIVING ROOM TO ADDITION TO MATCH ENTRY FROM FOYER/LOGGIA TO LIVING ROOM 42, 43

NITCHES TO IMMITATE ARCH IN EXISTING LIVING ROOM 18, 43

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C. Landscape Features

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

Photo number: 3, 9, 14, 16, 44

Plan number: N/A

Describe work:

LANDSCAPING TO MATCH EXISTING HOME
PALMS & TROPICAL PLANTS 3, 9, 14, 16, 44

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

DECORATIVE WALL FOUNTAIN

Photo number: 9, 45

Plan number: A-4

Describe work:

SPANISH STYLE WALL FOUNTAIN TO MATCH EXISTING (NEW) #9
FOUNTAIN IN LAWN. 45
FOUNTAIN ENHANCES ARCHITERWAL STYLE OF HOME

34

Case File: AV2000-05

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.

ROBERT BRIELE	[signature]	9-06-06 8-22-06
Name	Signature	Date
AIDA BRIELE	[signature]	8.22.06
Name	Signature	Date 9.06.06

Mailing Address (if different from described property) _____

City State Zip Code

Daytime Telephone Number: 305 443-5768 E-mail: acbcpa@bellsouth.net.

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

I hereby testify that Robert + Briele & Aida Briele appeared before me and acknowledged the I.D. No. known to me as his/her act and deed. Signed and sworn to before me on date 9/6/06

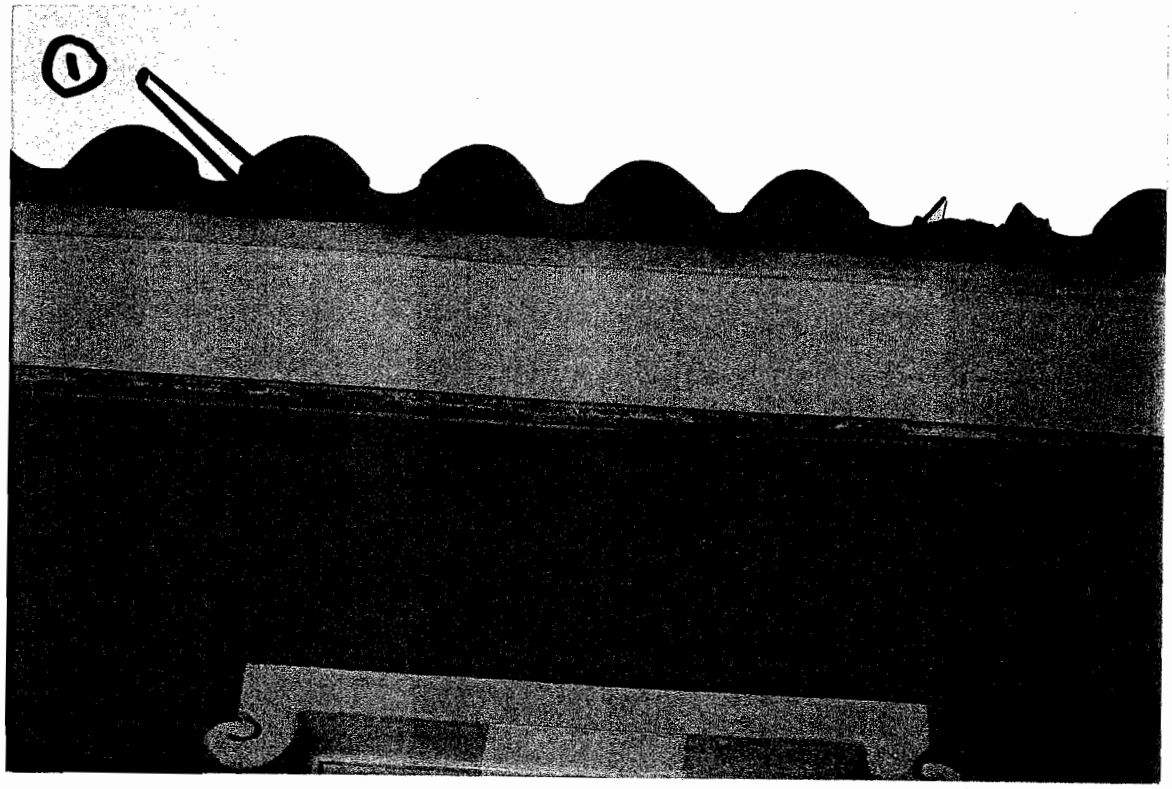
Notary Public State of Florida
Marlen S Rodriguez
My Commission DD447193
Expires 07/04/2009

Notary Public: Marlen S. Rodriguez

My Commission expires

35

AV
2000-



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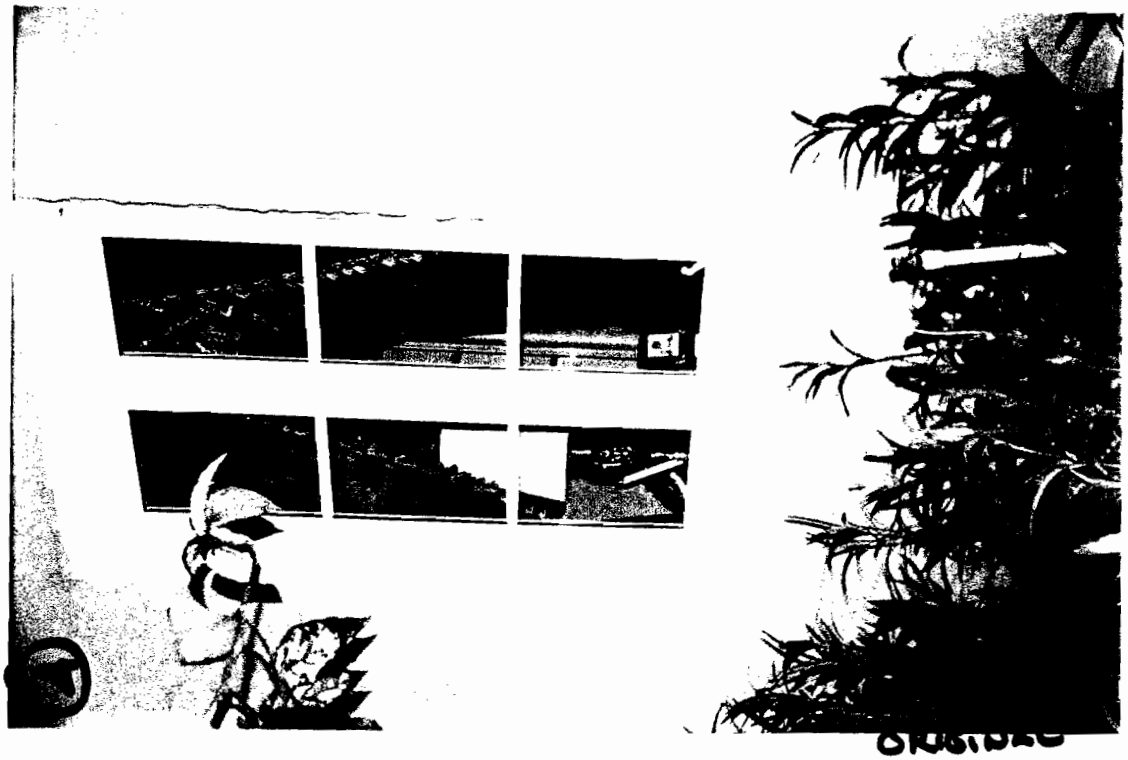
The Briele Residence
1233 Anastasia Avenue
Coral Gables, Florida



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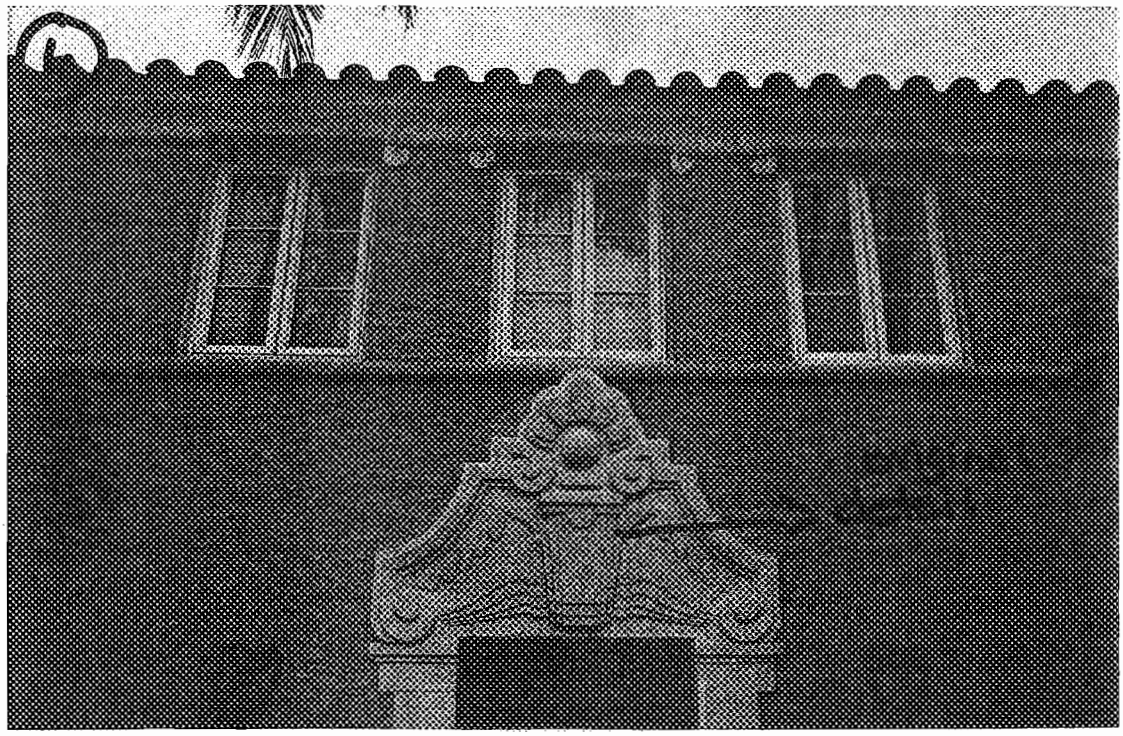

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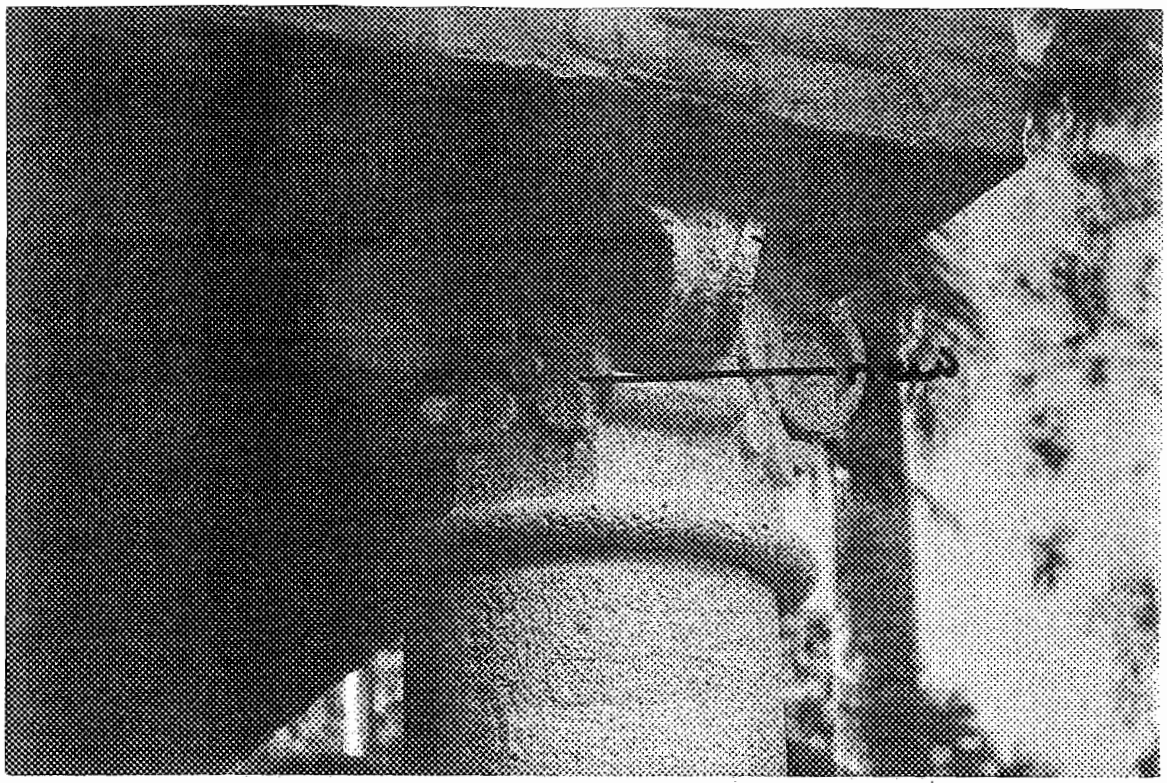

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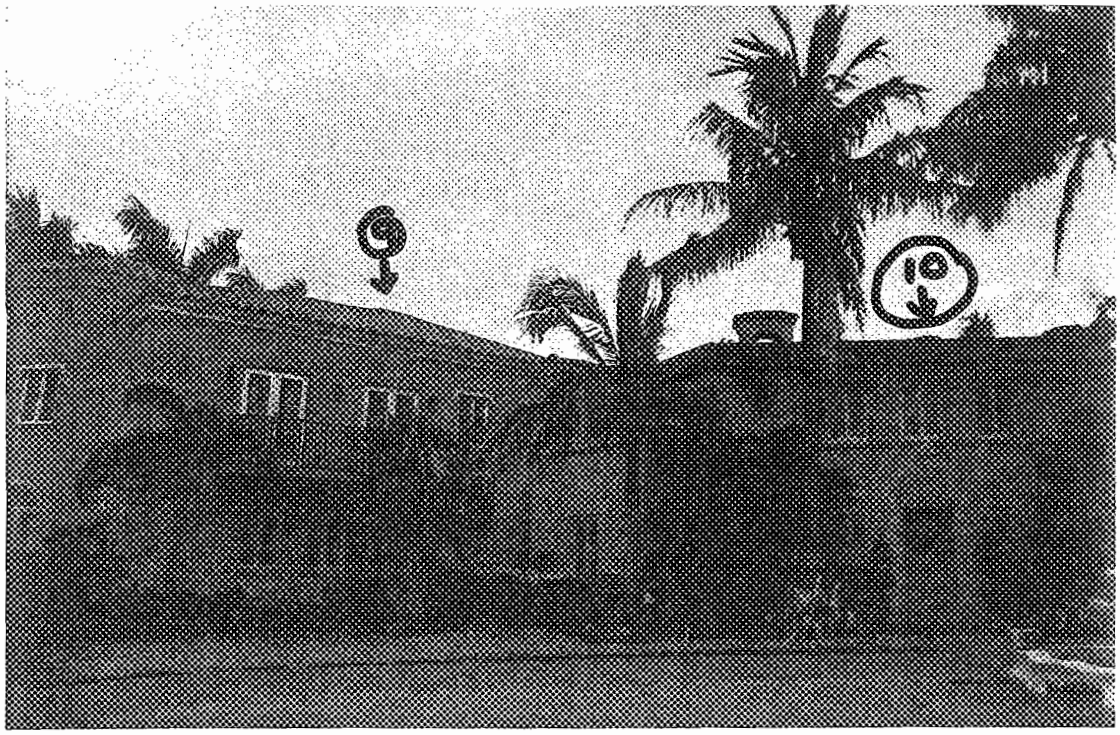

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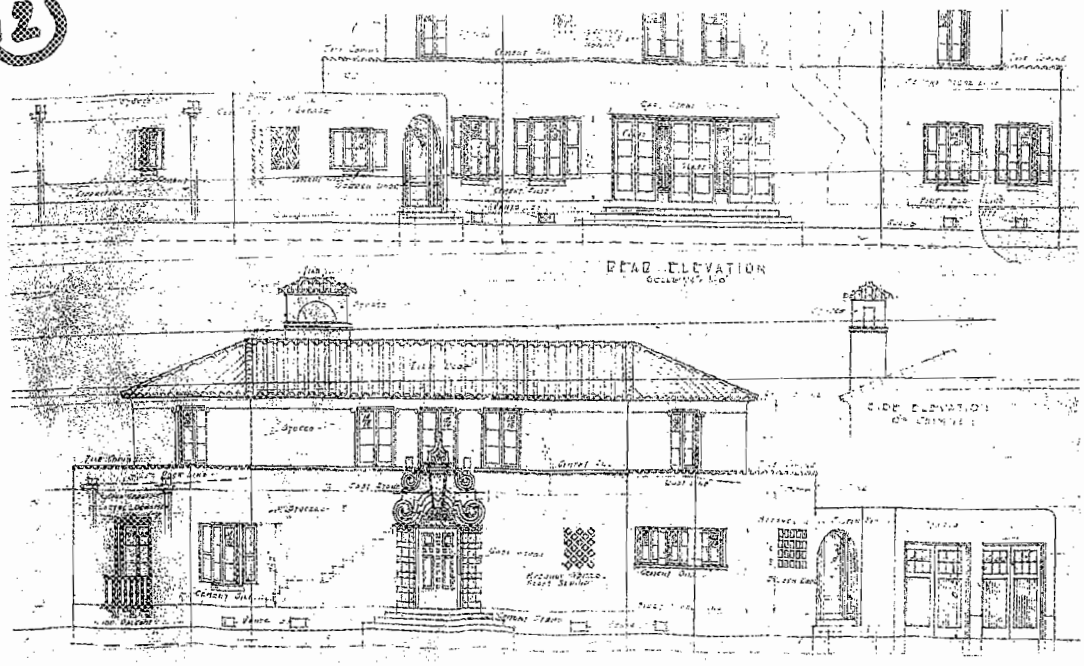

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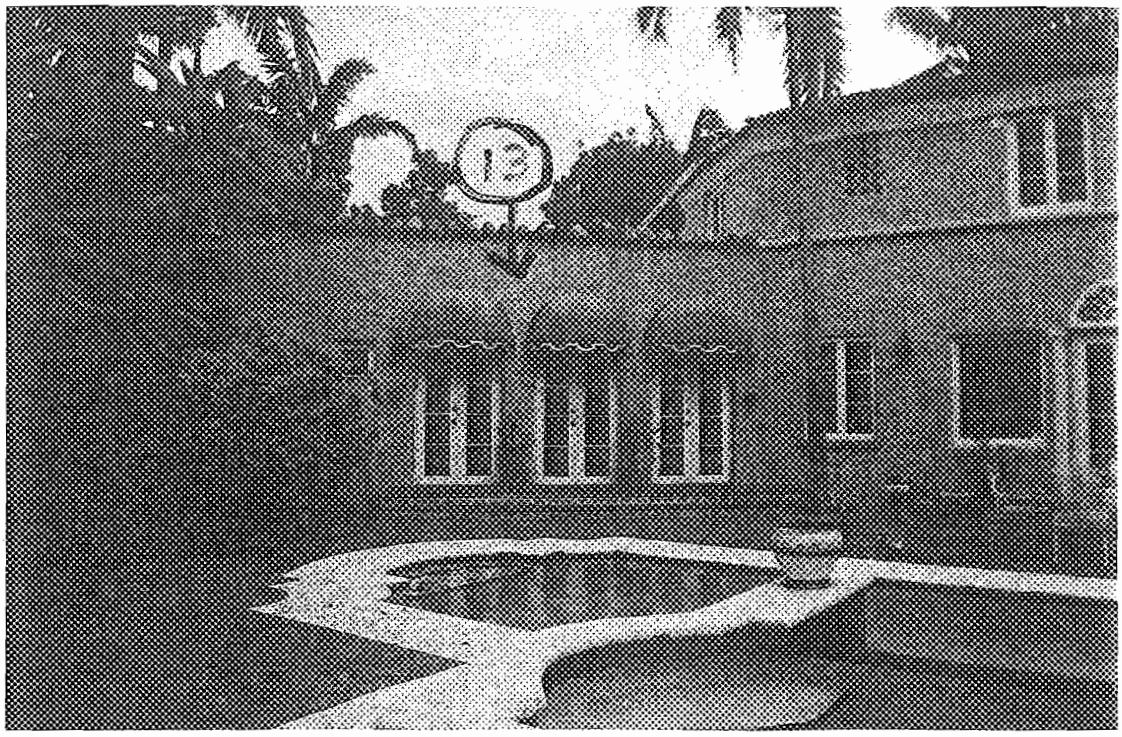

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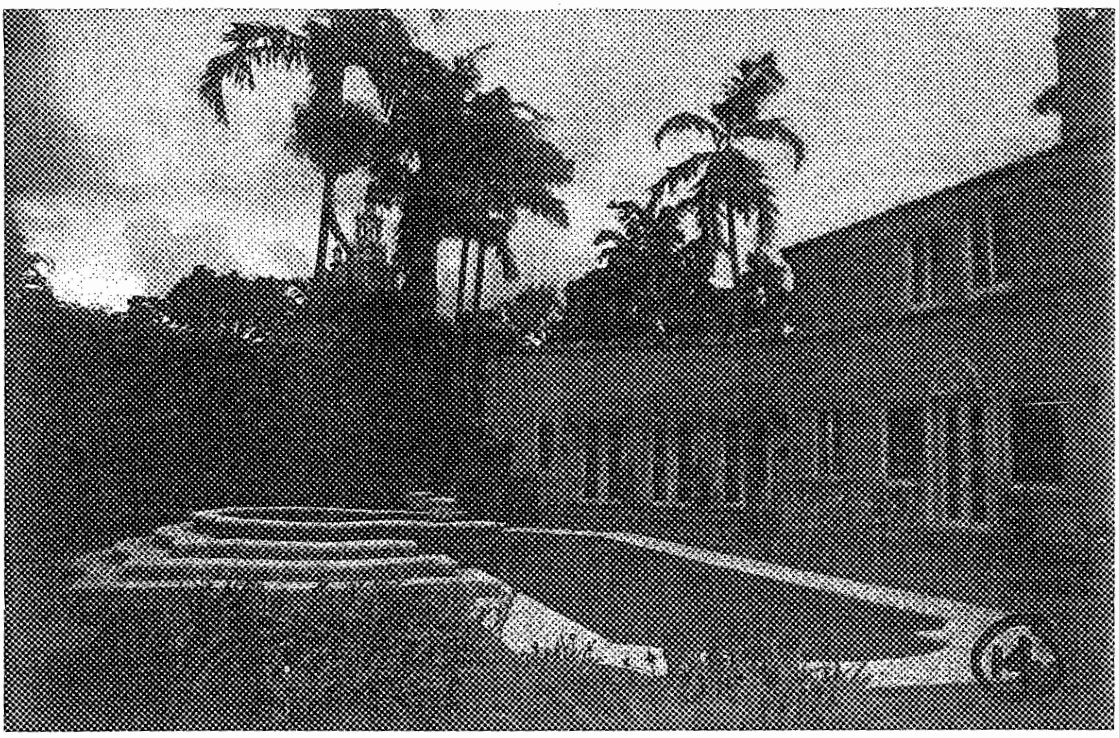

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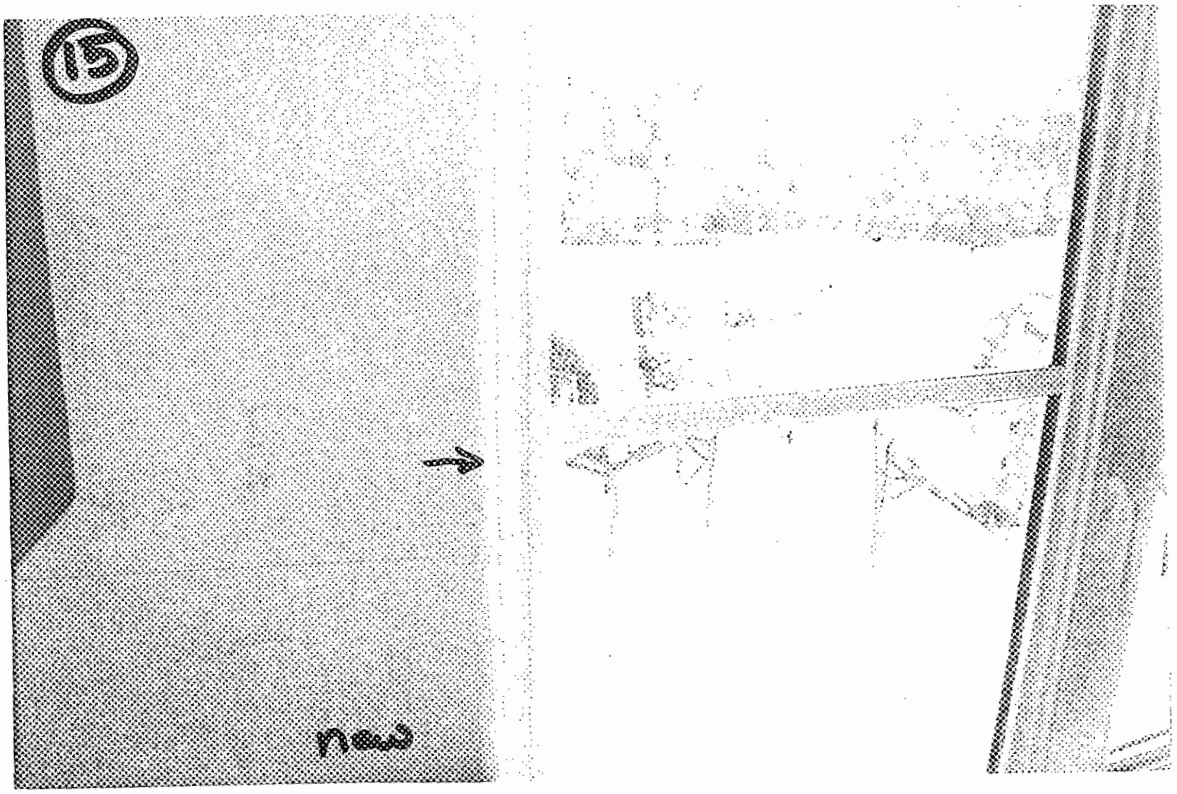

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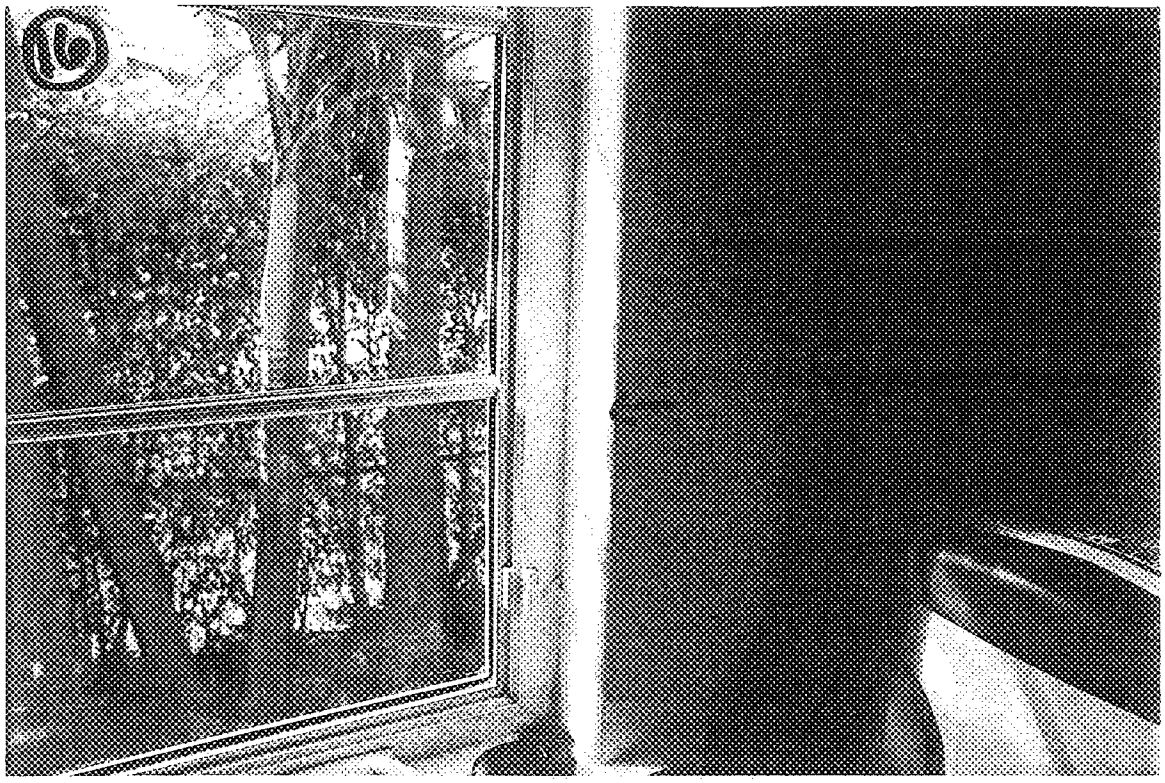

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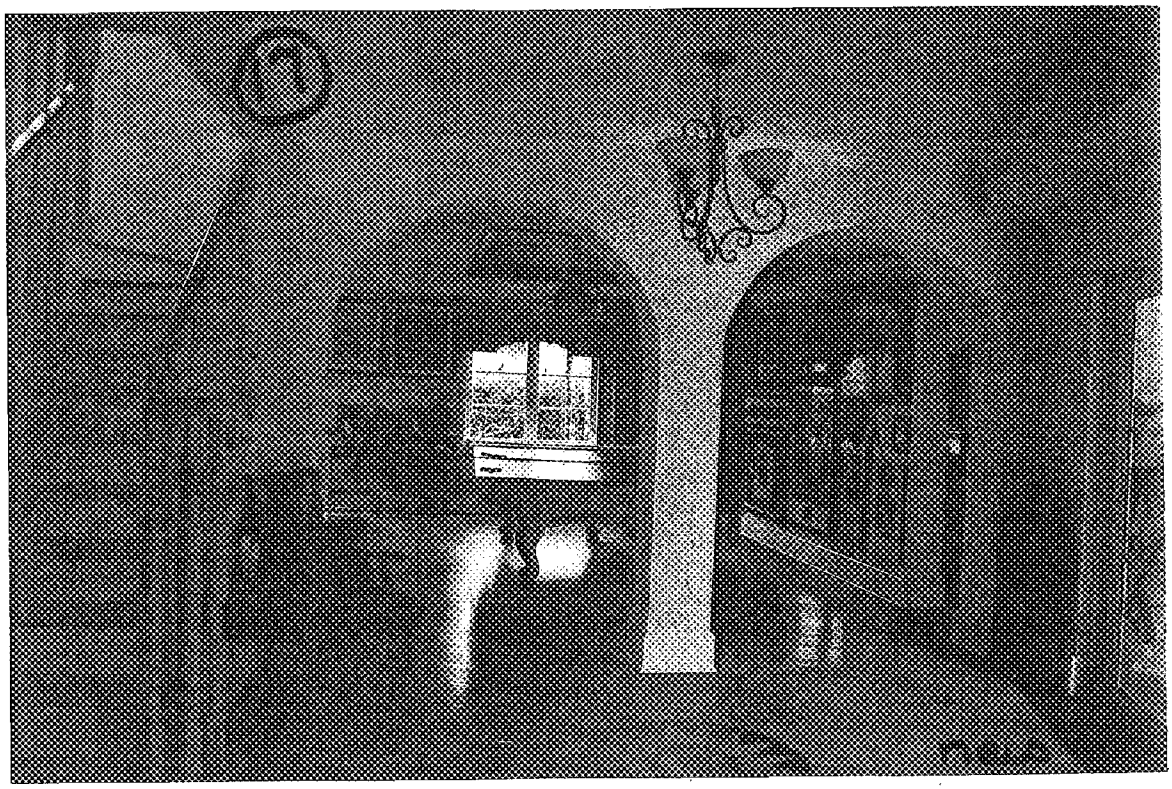

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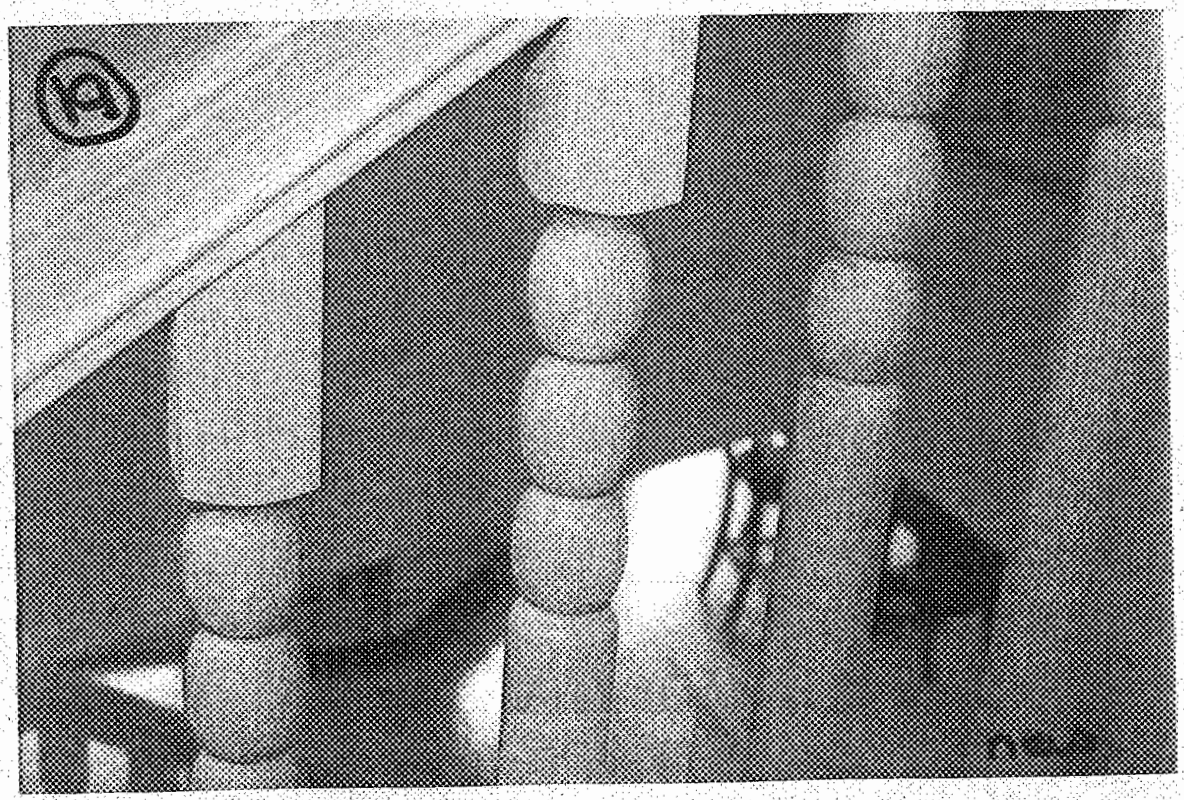

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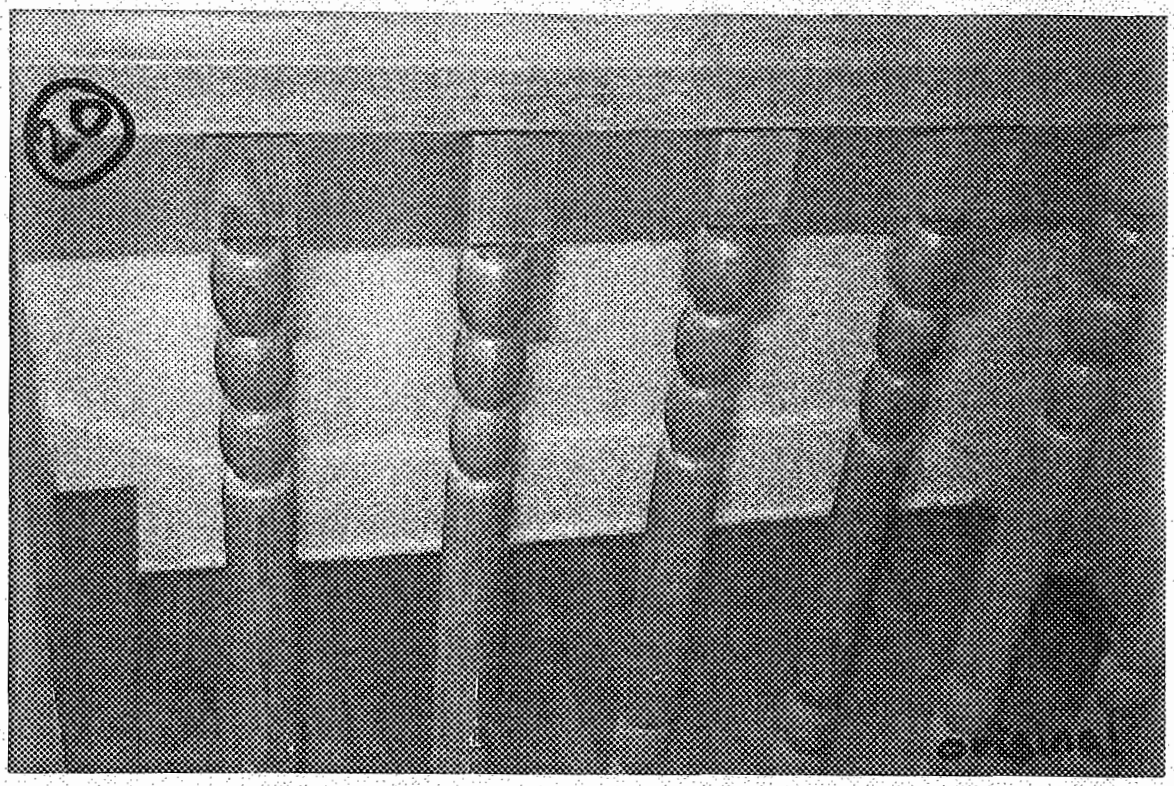

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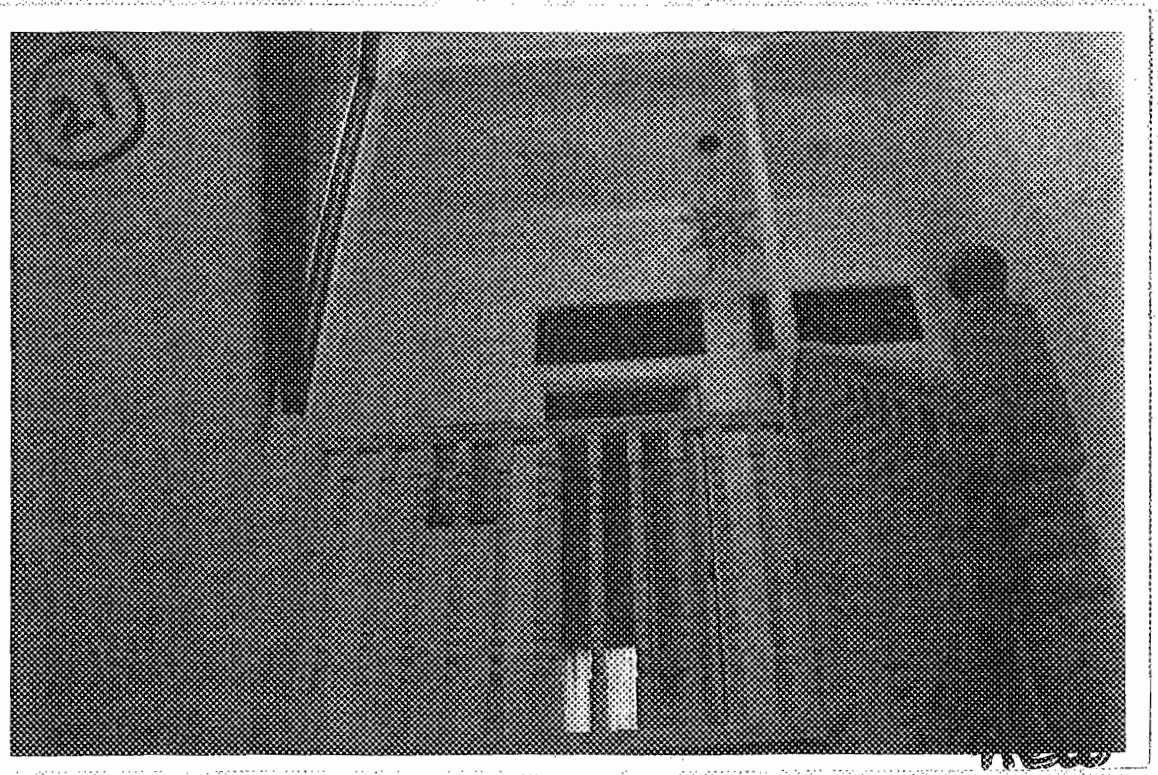

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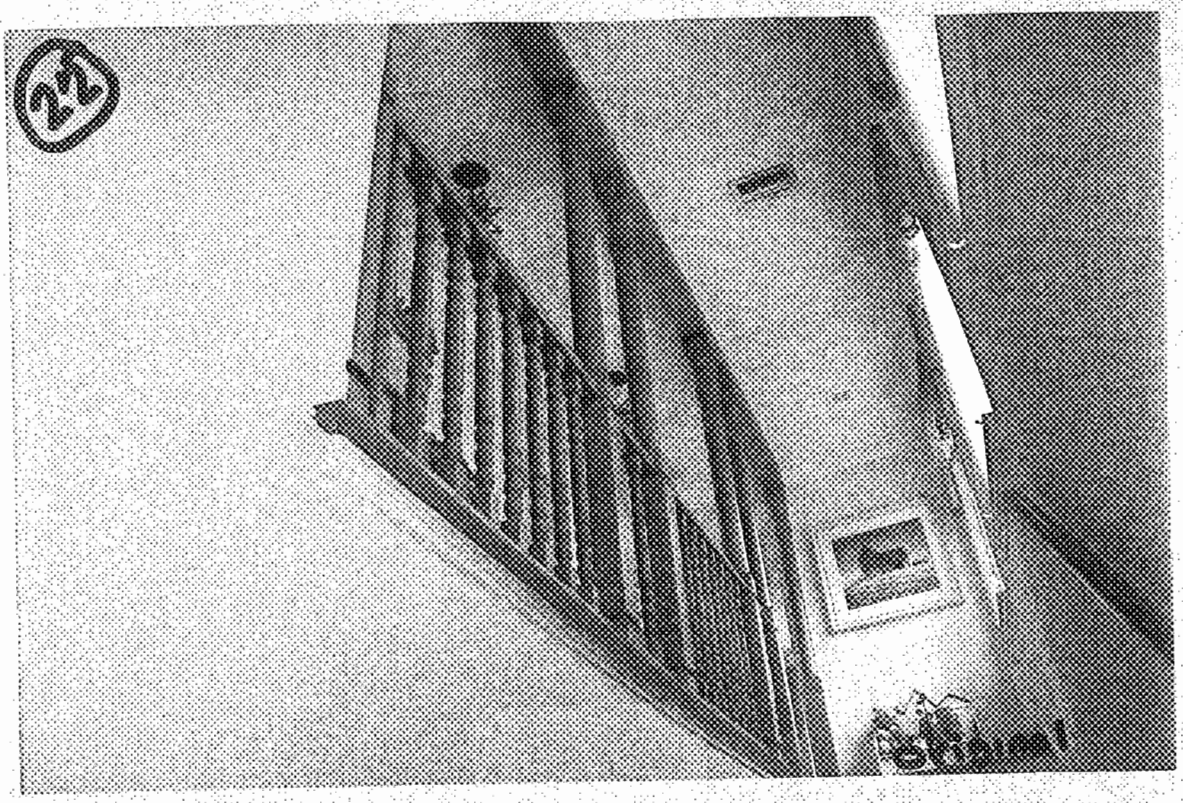

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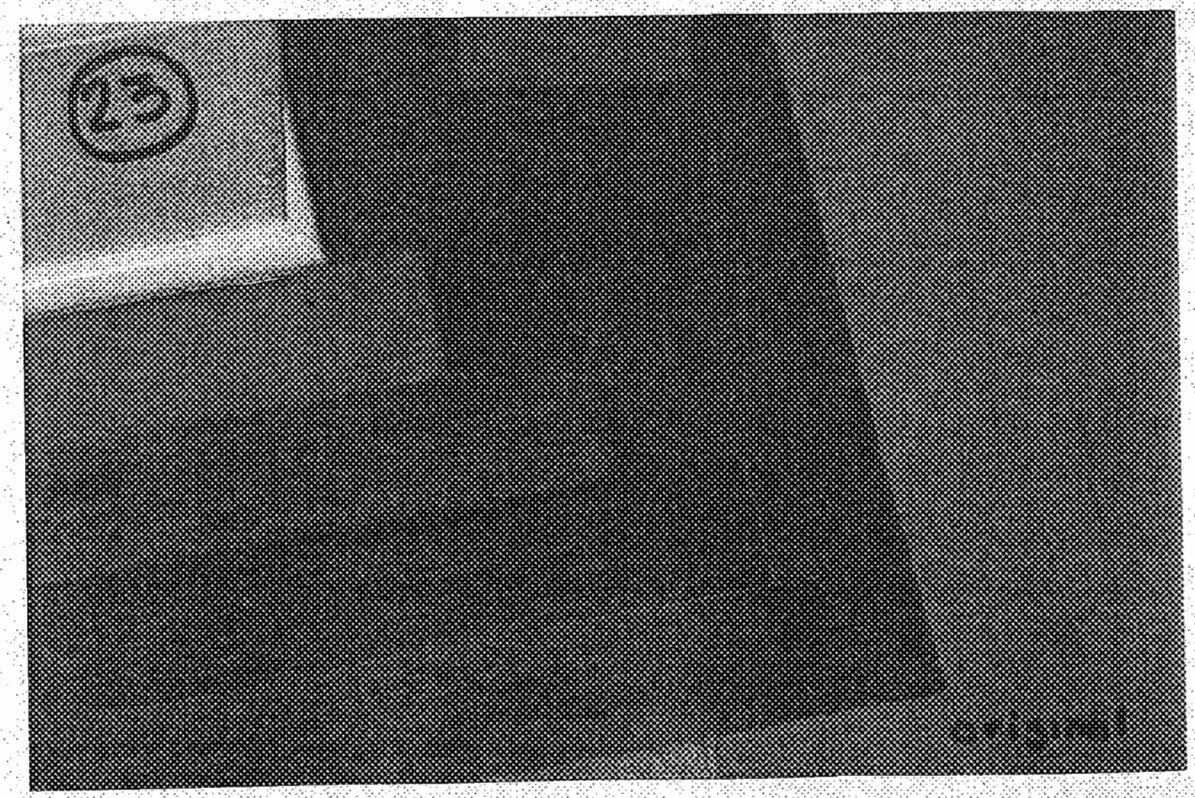

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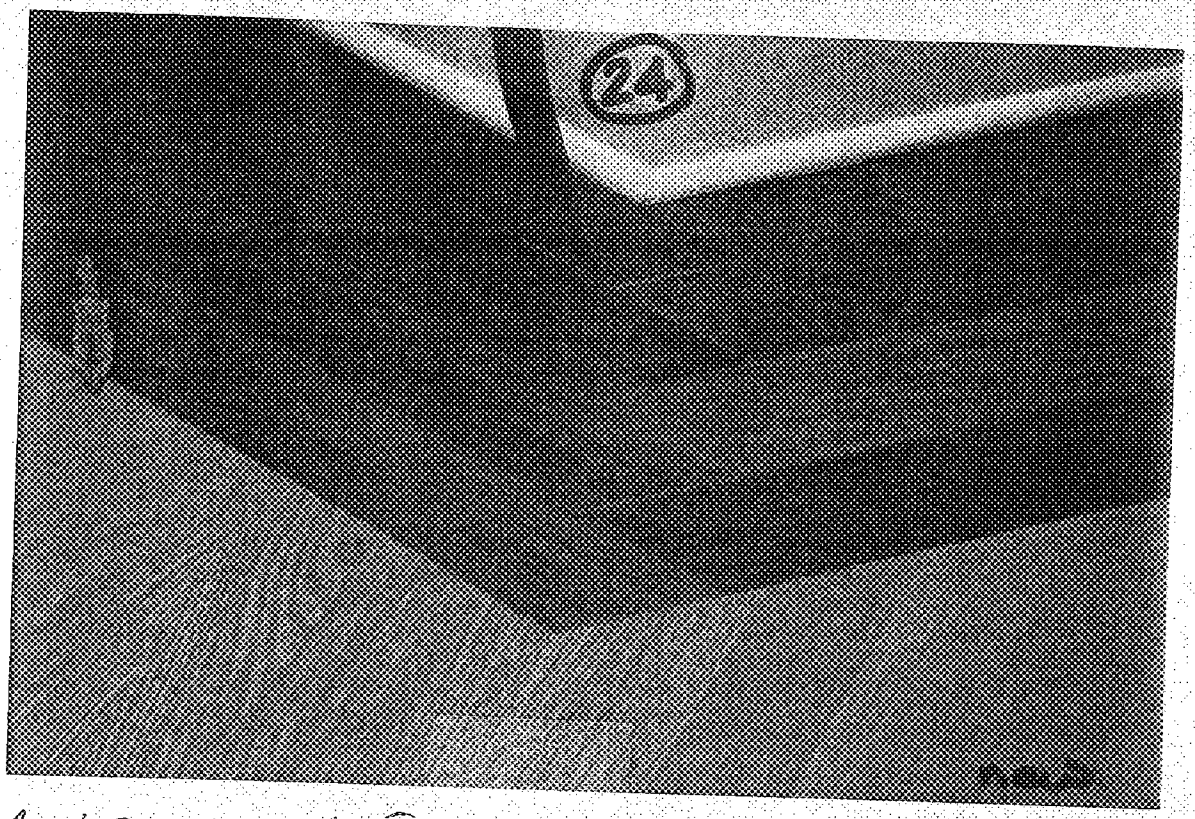

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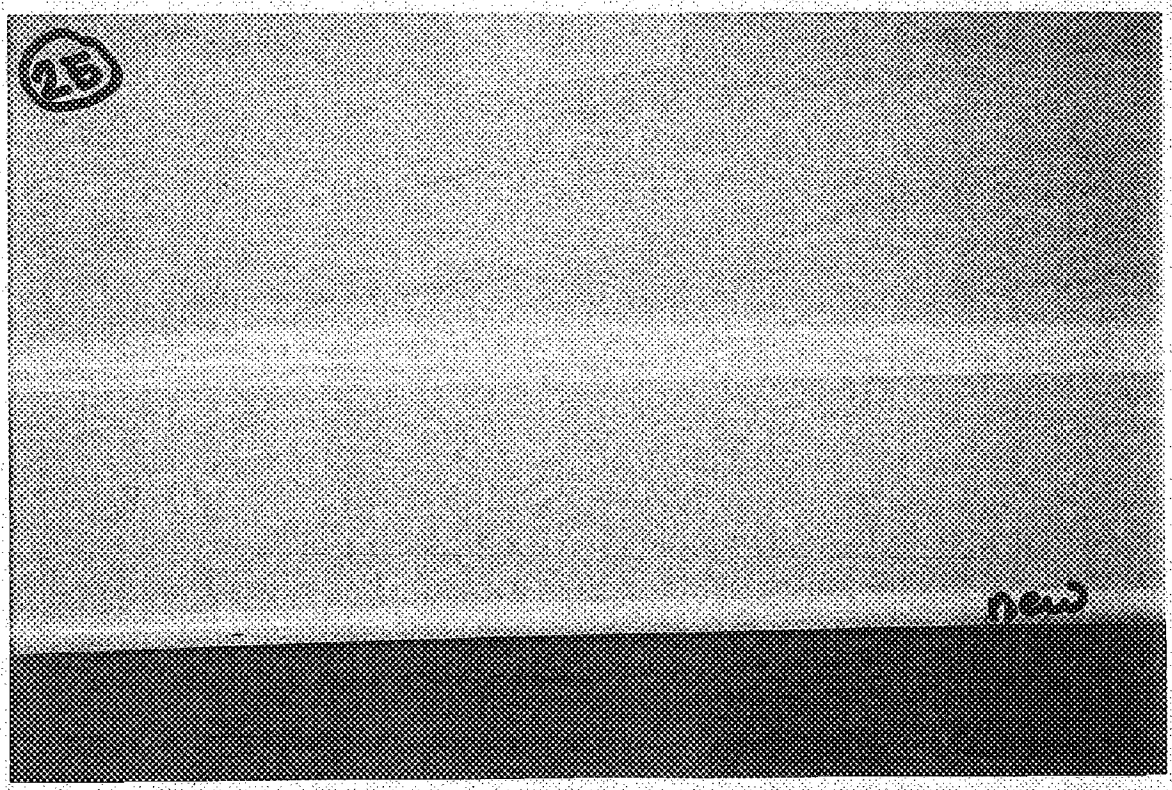

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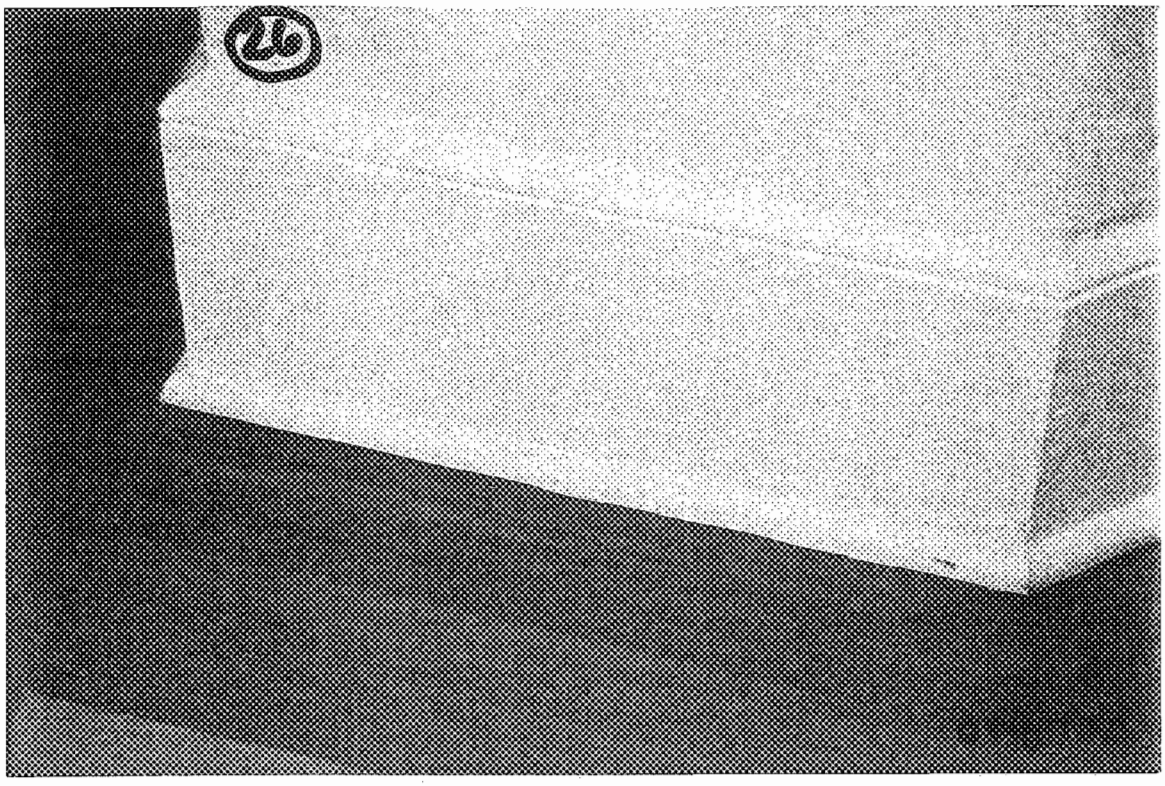

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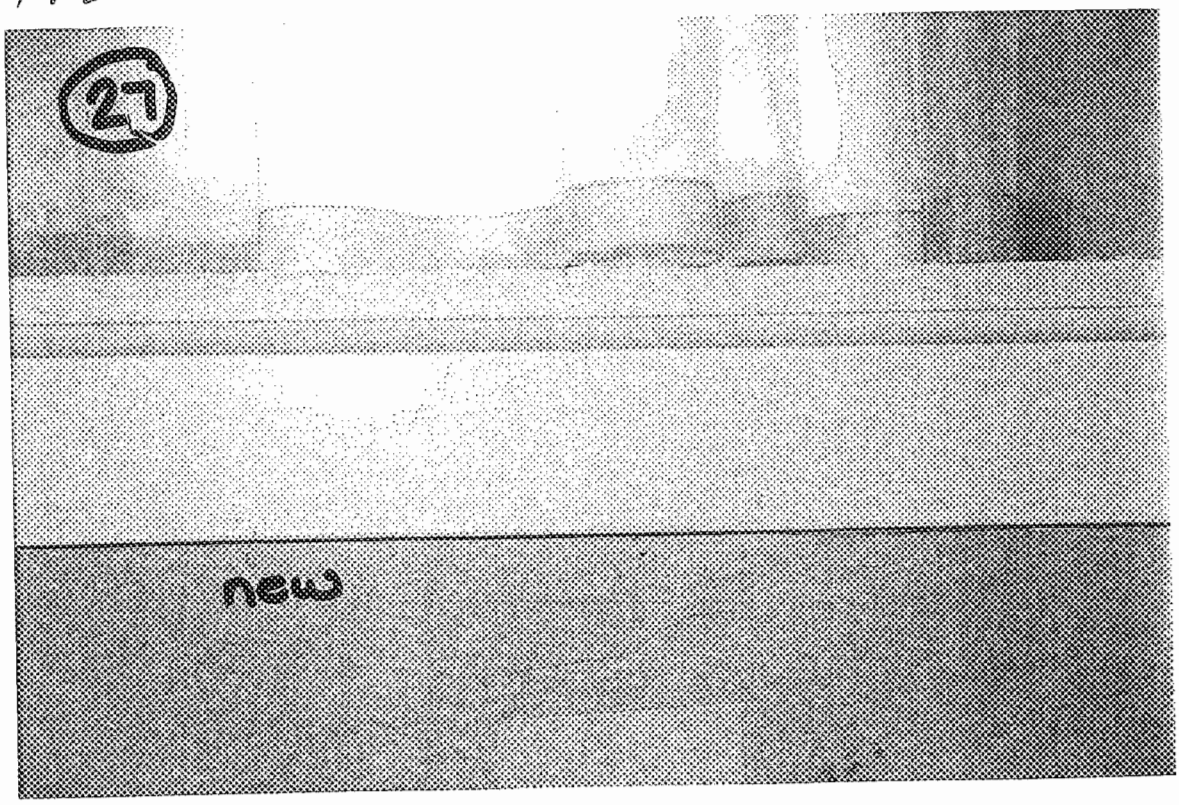

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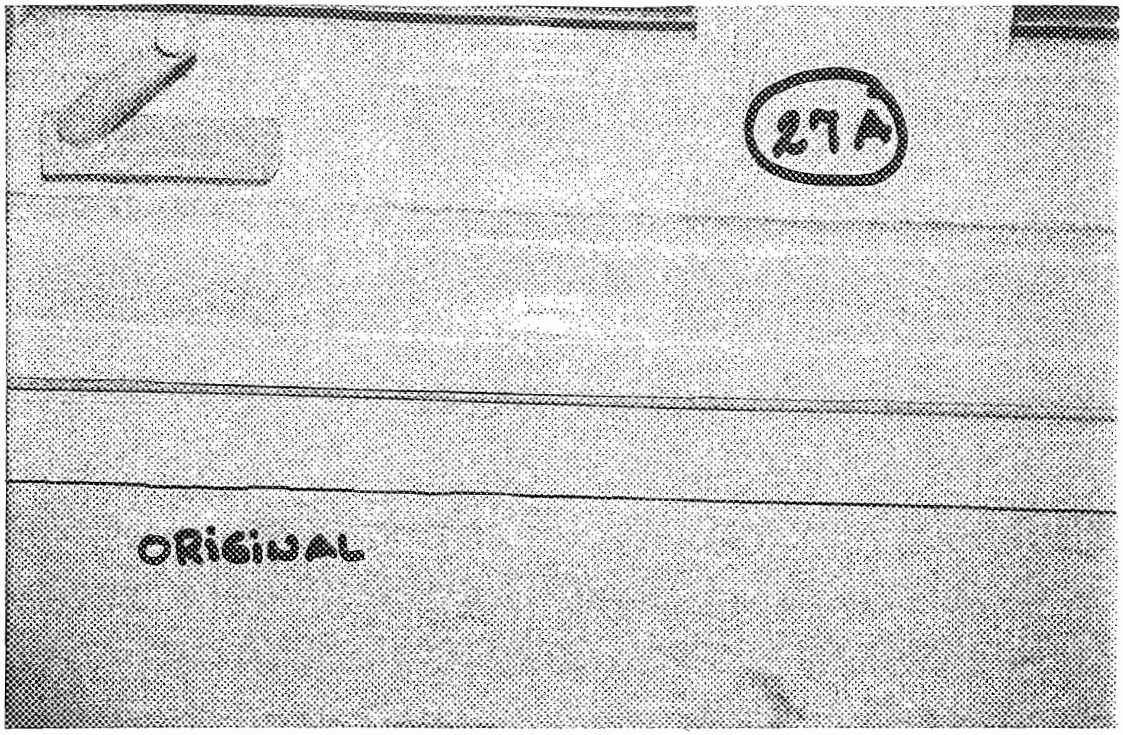

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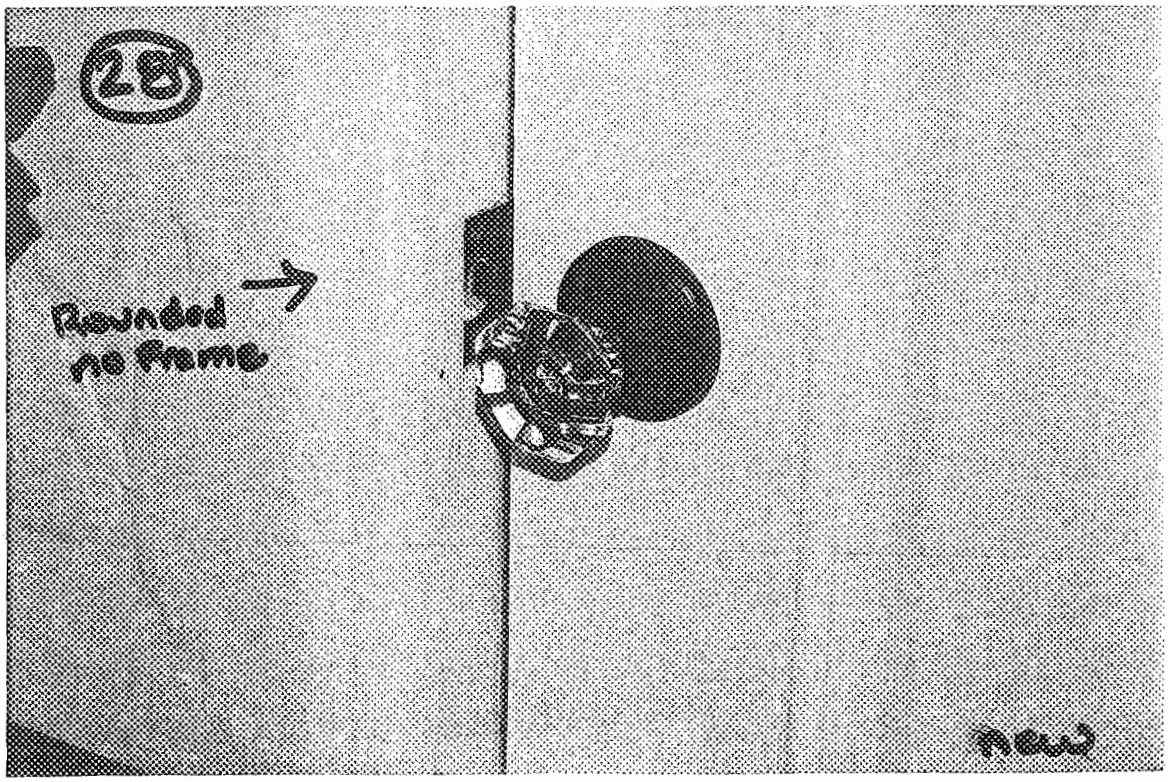

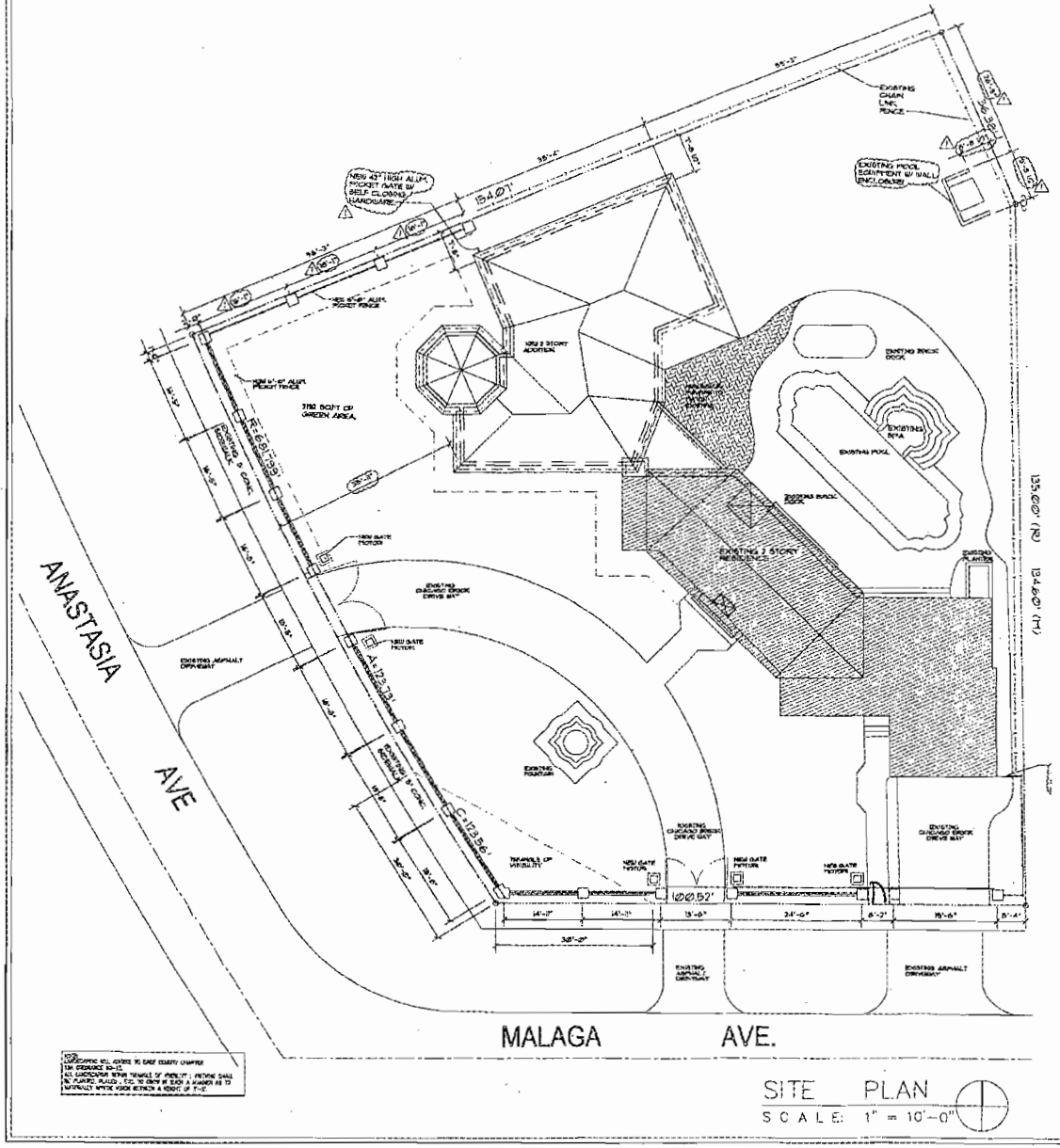

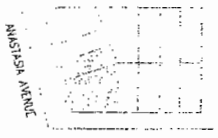

LOCATION PLAN

SCALE: N.T.S.

LEGAL DESCRIPTION

LOT 34 AND LOT 35 LESS THE NORTH 10.00 FEET, BLOCK 46, CORAL GABLES COUNTRY CLUB SECTION, PART I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9 PAGE 146 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

GENERAL NOTES

A. OWNER AND/OR OWNER AND/OR CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, LICENSES AND CERTIFICATIONS AND PAY ALL FEES CONNECTED HEREWITH.

B. ALL WORK DONE SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND ANY OTHER APPLICABLE CODES.

C. OWNER BUILDER AND/OR CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY ERRORS OR MISMATCH WITH THESE SIGNS ON THIS PLAN BEFORE PROCEEDING WITH WORK. ALL DIMENSIONS SUPERSEDE ANY SCALING OF THE DRAWINGS.

D. OWNER BUILDER AND/OR CONTRACTOR TO GUARD AGAINST ANY AND ALL POSSIBLE HAZARDOUS CONDITIONS WHICH MAY OCCUR AS A RESULT OF CONSTRUCTION.

E. OWNER BUILDER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE CLEANING AND REMOVAL OF ALL DEBRIS UNTIL THE PREMISES ARE ACCEPTED AS A CLEAN, USABLE CONDITION.

F. OWNER BUILDER AND/OR CONTRACTOR SHALL NOT PERMIT UNAUTHORIZED PERSONS INSIDE THE CONSTRUCTION AREA.

G. OWNER BUILDER AND/OR CONTRACTOR TO INSTALL BARRICADES AND TEMPORARY FENCING AS NECESSARY AND REQUIRED AROUND CONSTRUCTION AREA TO PROTECT PUBLIC AND APPLICATORS.

H. OWNER BUILDER AND/OR CONTRACTOR IS RESPONSIBLE FOR SHORING PER INFO PURSUIT ON PRIVATE PROPERTY. FAILURE CAUSING THE EXCAVATION OF THIS SIGNS, AND FOR ANY VIOLATIONS OF RIGHT OF WAYS AND EASEMENTS. IN CASE OF DOUBT, OWNER BUILDER AND/OR GENERAL CONTRACTOR MUST CONSULT A SURVEYOR AND NOTIFY THE ARCHITECT IN WRITING.

I. ESTIMATES ARE IN COMPLIANCE WITH APPLICABLE ZONING CODES. ANY OTHER REMARKS RELATIVE TO DATED RESTRICTIONS, NON-CONFORMED ADDITIONS, ETC. ARE ARE SOLELY RESPONSIBILITY OF THE OWNER UNLESS NOTIFIED IN WRITING TO THE ARCHITECT.

J. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. BUILDINGS THIS PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY ARE NOT TO BE USED BY THE OWNER OR OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE COMPENSATION TO THE ARCHITECTS. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW TO COMPLIANCE WITH APPLICABLE BUILDING CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ADDITIONS TO APPLICABLE BUILDING CODES.

SECURITY AND FORCED ENTRY PREVENTION

1. PROVIDE REVIEWON AND AUXILIARY ASSEMBLY DEVICES AS SET FORTH IN CHAPTER 8 OF THE SOUTH FLORIDA BUILDING CODE.

2. ALL DOOR ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 5000 POUNDS APPLIED IN ANY HORIZONTAL DIRECTION AND IN ACCORDANCE WITH ASSOCIATED STANDARDS SET FORTH IN THE SOUTH FLORIDA BUILDING CODE.

3. ALL SINGLE ENTRANCE DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF 4,000 NOMINAL CHANGES OR LOCKING ADD-LIKE SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.

4. THE ACTIVE LEAF OF PAIRS OF EXTERIOR DRAWING DOORS SHALL HAVE DEAD LOCKS AS REQUIRED FOR SINGLE EXTERIOR DRAWING DOORS. THE INACTIVE LEAF SHALL HAVE MULTIPLE POINTS OF LOCKS WITH THE THREE BOLTS WITH INSERTS.

5. SPARE OF ALL EXTERIORS DRAWN TYPE, IN SLIDING DOORS SHALL BE INSERTED ON OF APPLIED FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STOPS AND THE INTEGRITY OF THE LOCKS AND LATCHES.

6. HINGES ON EXTERIOR DOORS SHALL HAVE NON REMOVABLE PINS AND NON EXPOSED SCREWS.

7. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE, STANDARD Z97.1

8. WHERE PANEL EXTERIOR DOORS OTHER THAN GLAZING EXIST IT OFF THE INSIDE LOCKING ACTIVATING DEVICE OF LOCK AND BARS DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL INSTITUTE OF STANDARDS, STANDARD Z97.1

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SECOND FLOOR PLAN A-2.2
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RECEIVED
NOV 04 2002

marshall bellin & associates
marshall bellin, aia #5564
220 catalonia ave., suite 306, coral gables, florida 33134

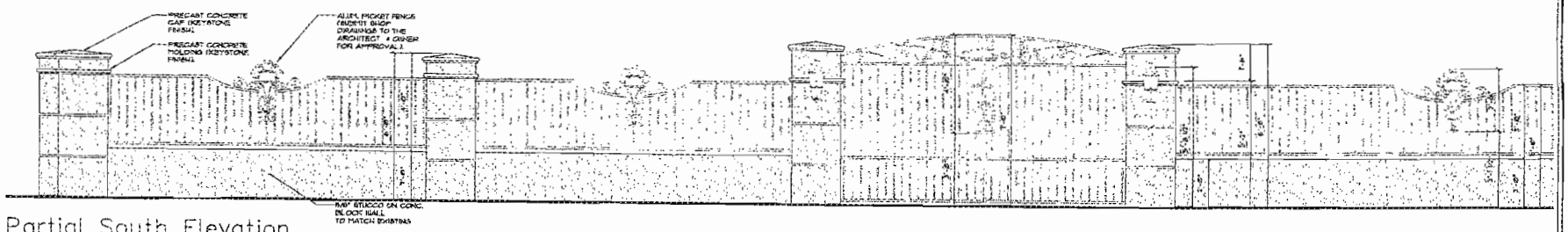
Addition & Remolding for
Briele Residence
1233 Anastasia Ave, Coral Gables, Florida

11-4-02
date

permission number

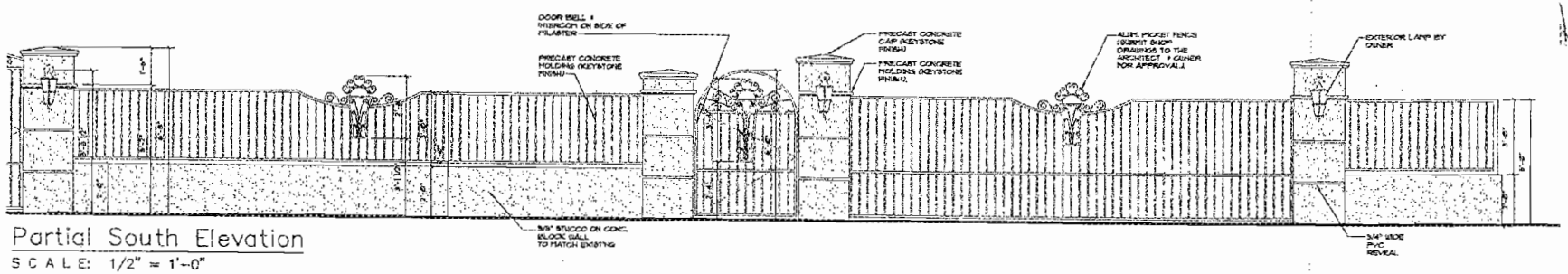
revisions

sheet number
a-1.0
of 12



Partial South Elevation

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



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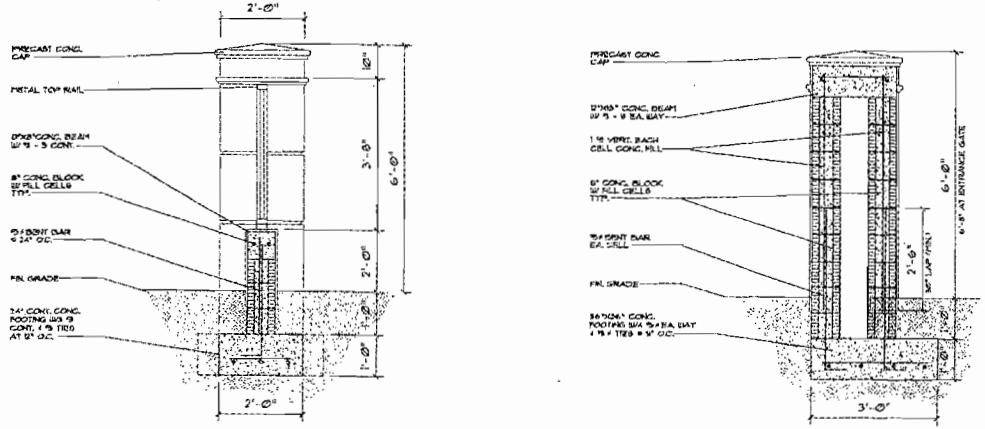

Pilaster Details

SCALE: 3/4" = 1'-0"

marshall beilin & associates
marshall beilin, raia 5564
architecture + planning
telephone: (305) 274-8200 / 447-1997 fax 444-1328 cc: 3564

Addition & Remolding for

Briele Residence

1233 Anastasia Ave. Coral Gables, Florida

11-4-02

date

construction manager

revisions

sheet number

a-1.2

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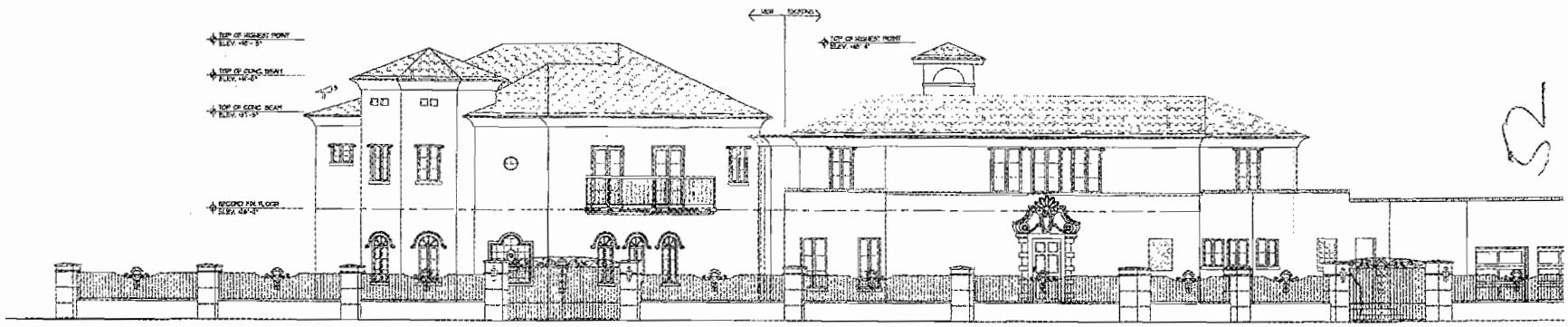
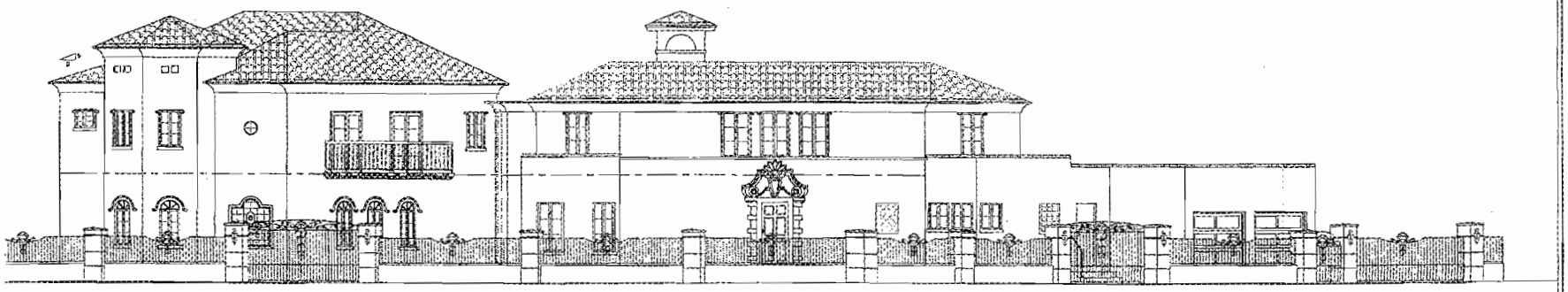


ANASTASIA ELEVATION



ANASTASIA ELEVATION

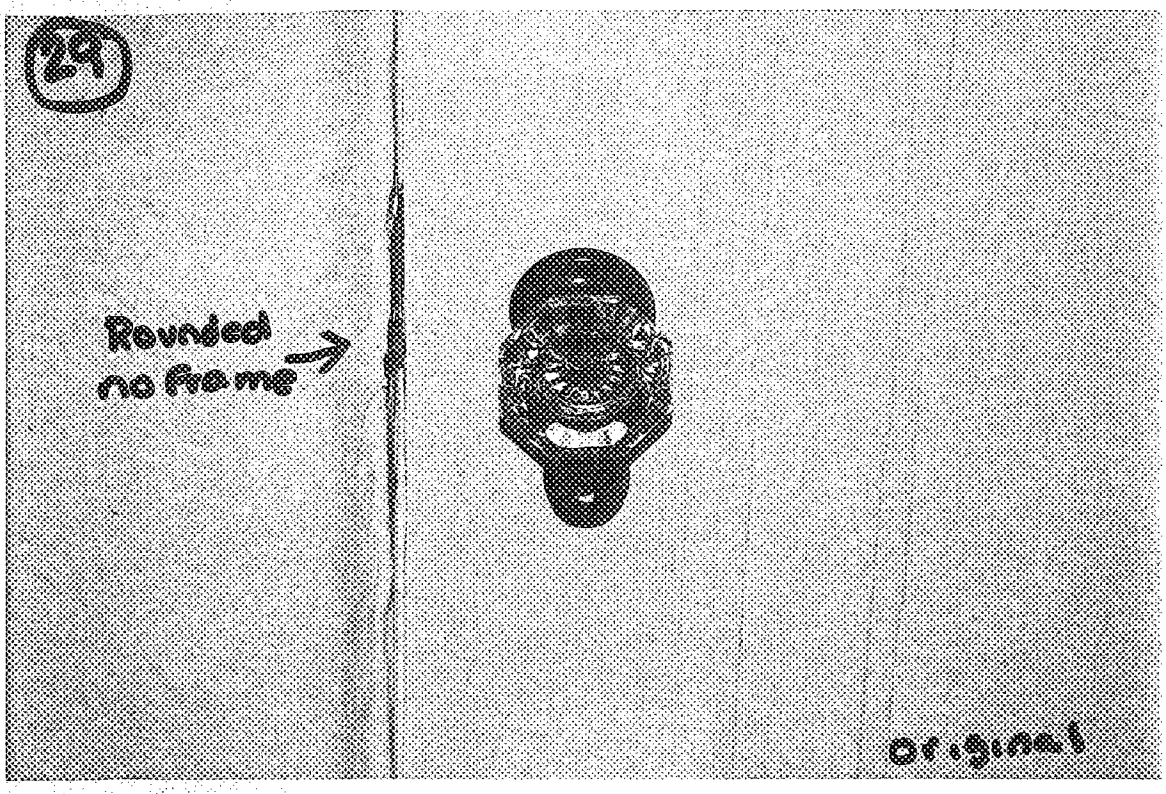
mb&a marshall bellin & associates
marshall bellin, rail 6564
250 catalonia ave., suite 105, coral gables, florida 33134
telephone: (305) 274-4000 / 443-1921 fax: 444-3268 ba 5564

Addition & Remolding for
Briele Residence
1233 Anastasia Ave. Coral Gables, Florida

MBell
11-4-02

date
commission number
revisions

sheet number
a-4.1
of 12



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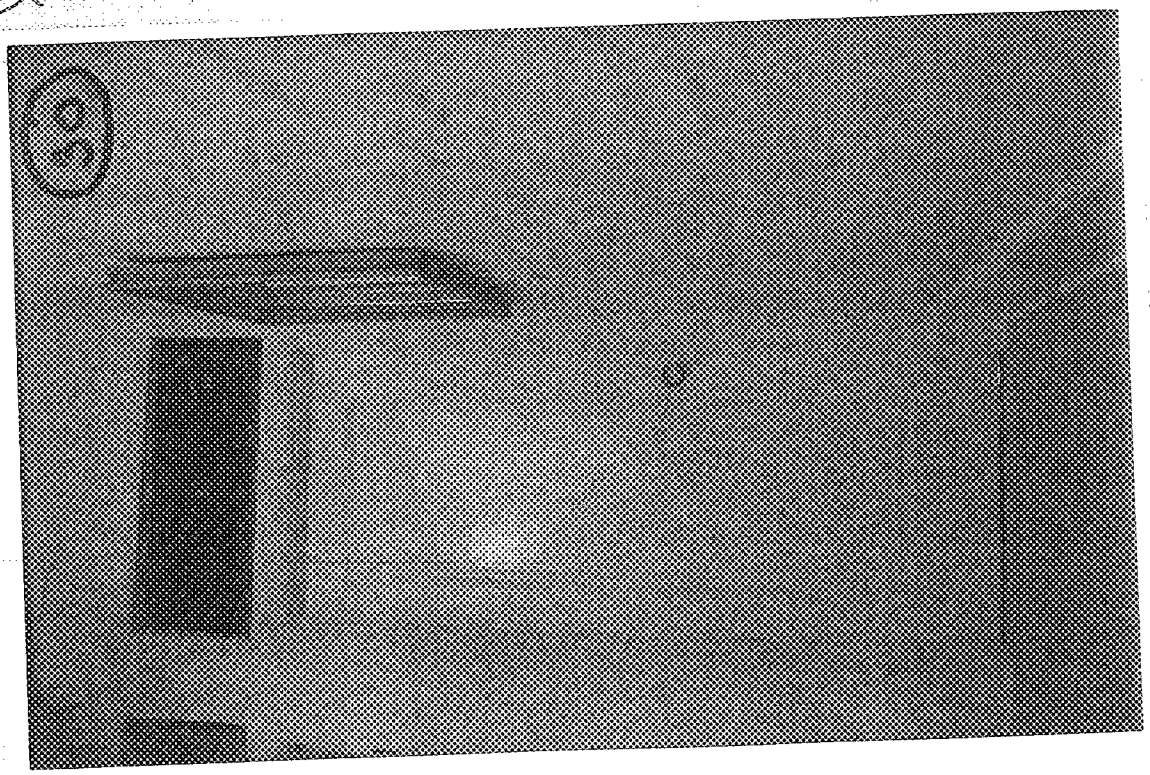

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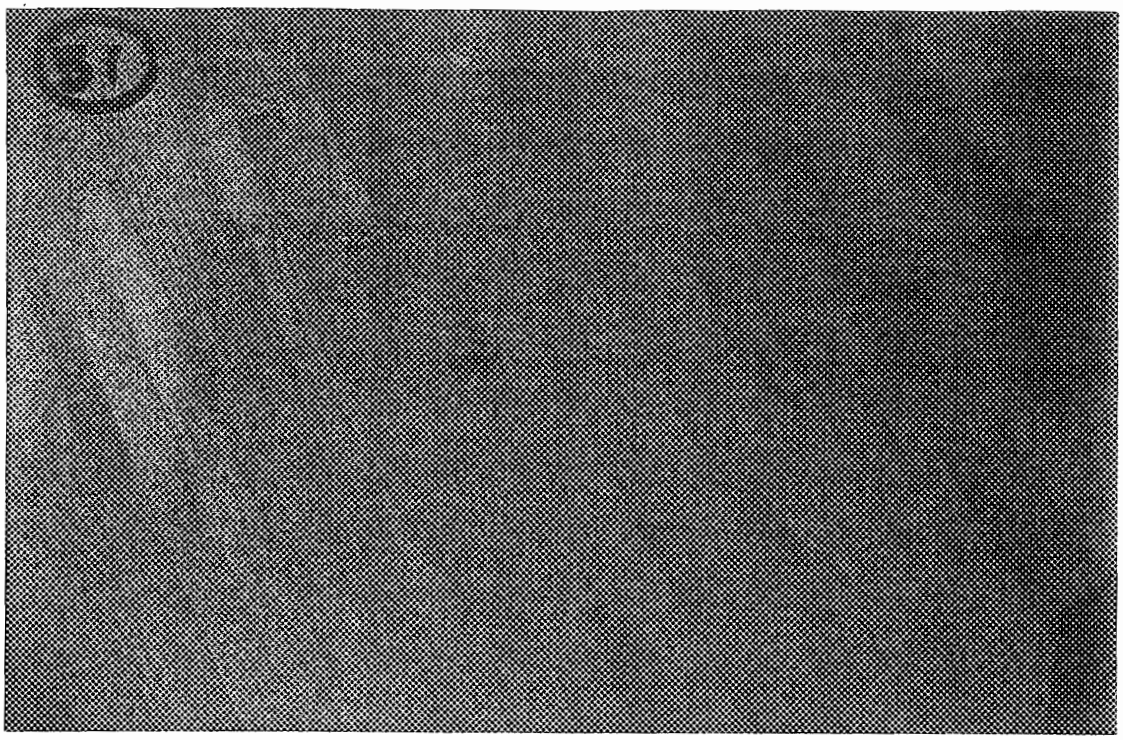

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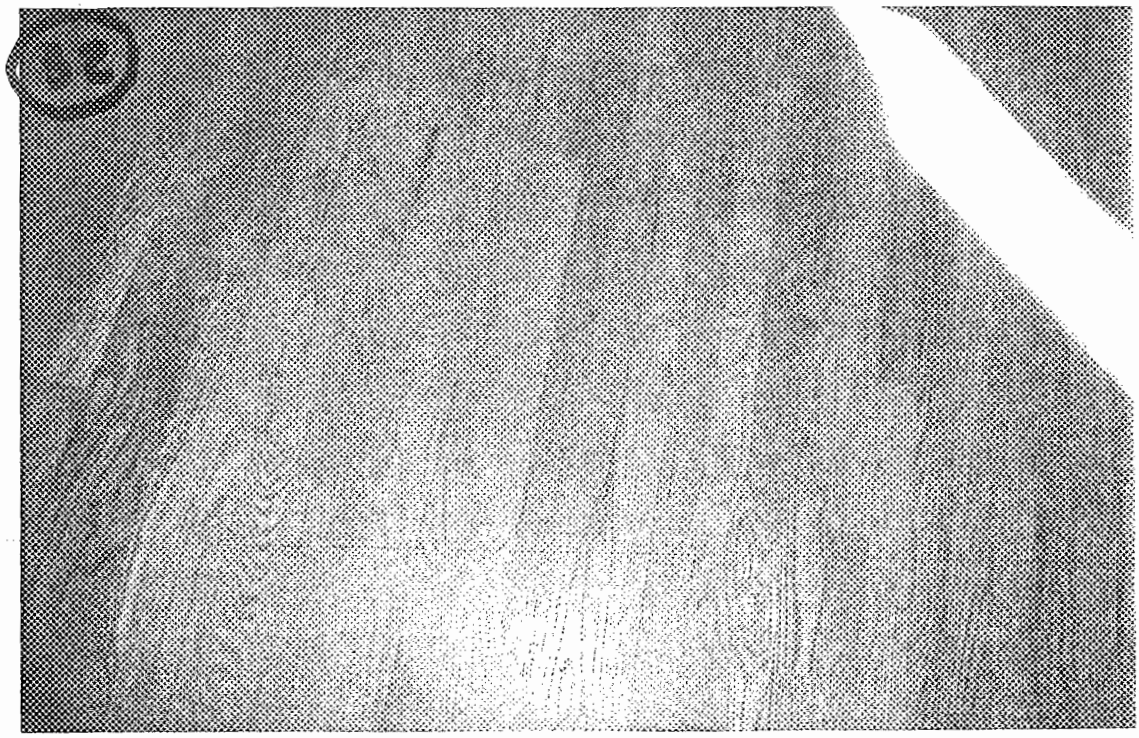
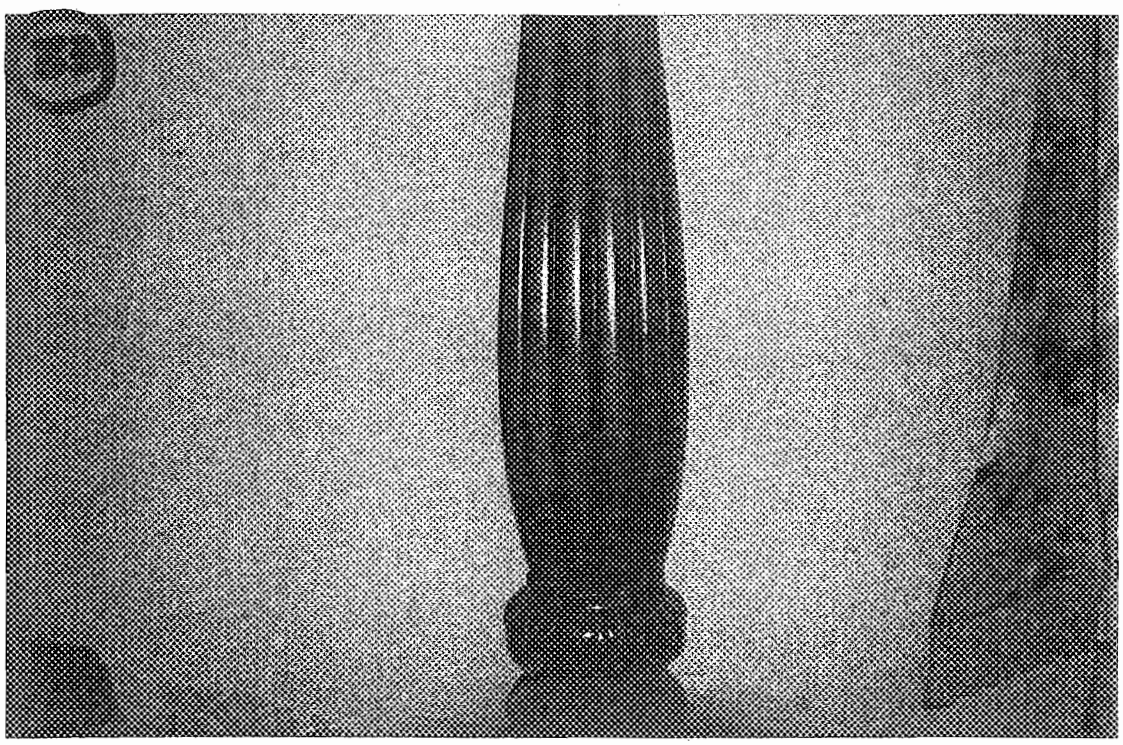


The Briele Residence
1233 Anastasia Avenue
Coral Gables, Florida



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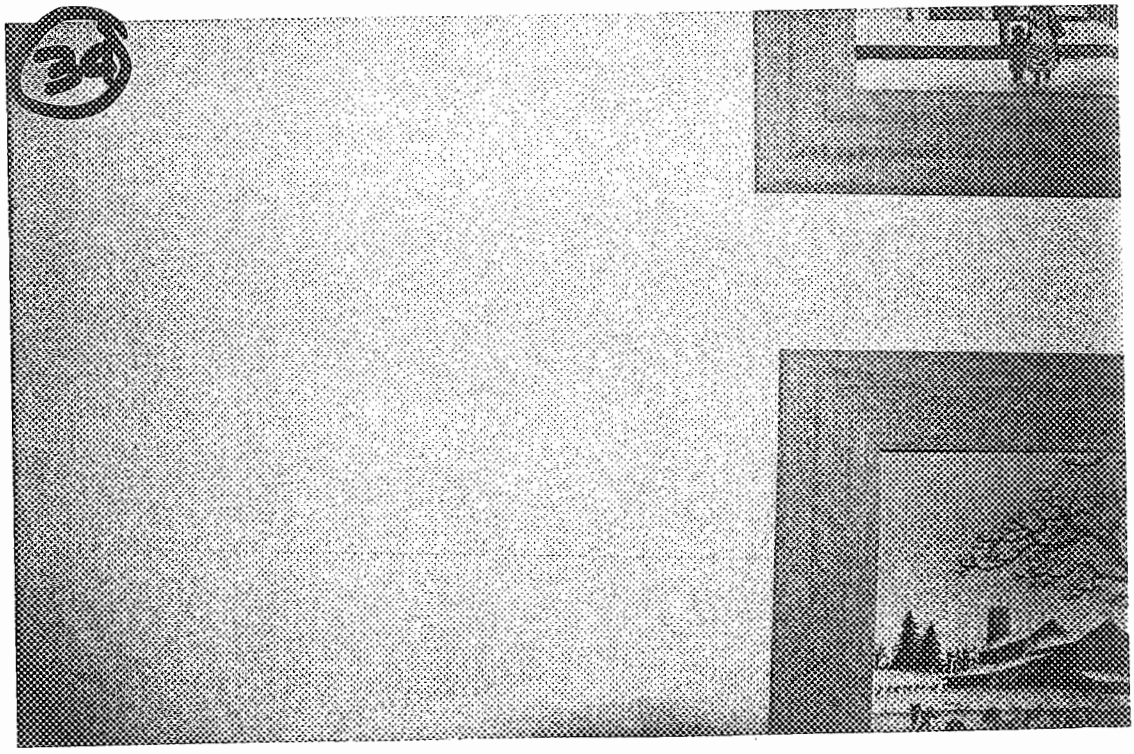
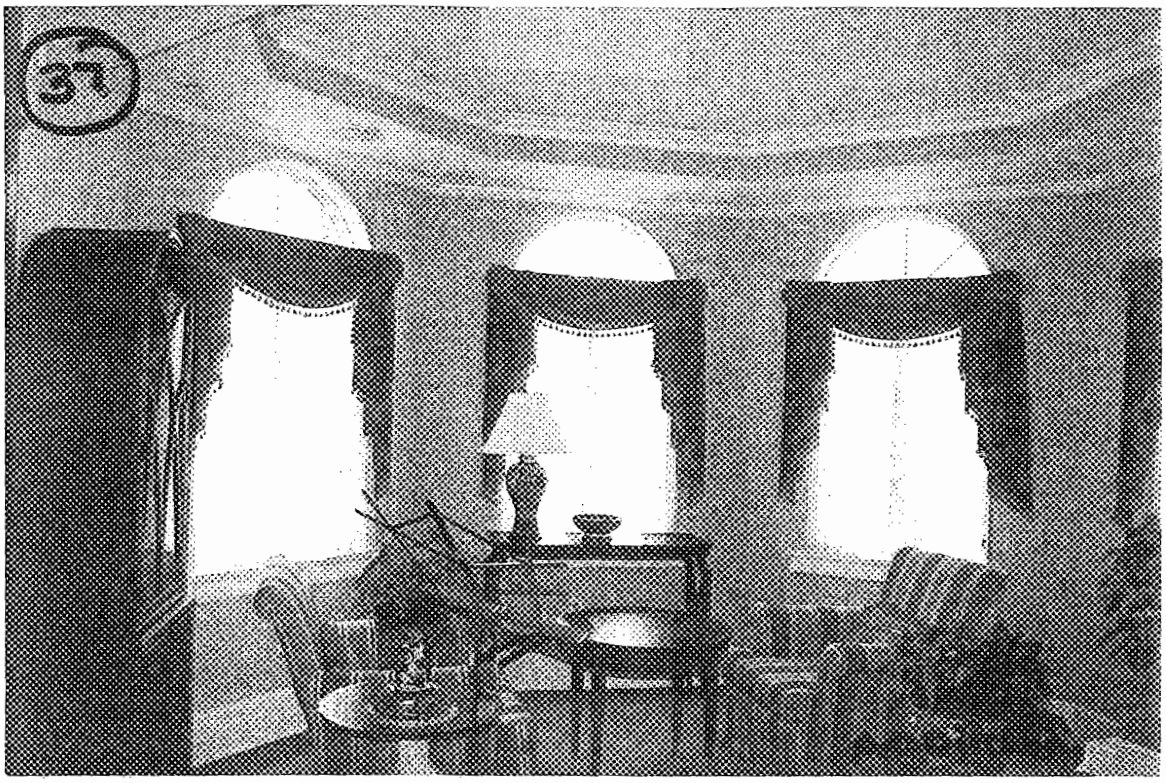


The Briele Residence
1233 Anastasia Avenue
Coral Gables, Florida



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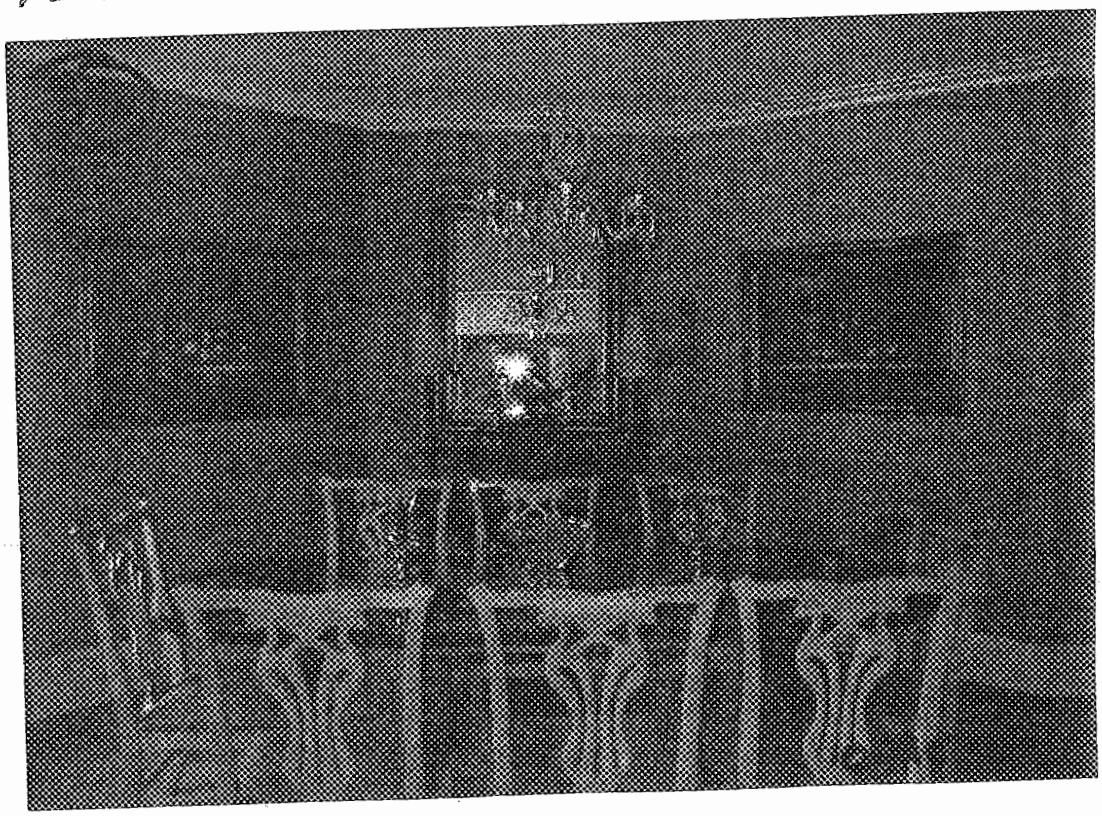

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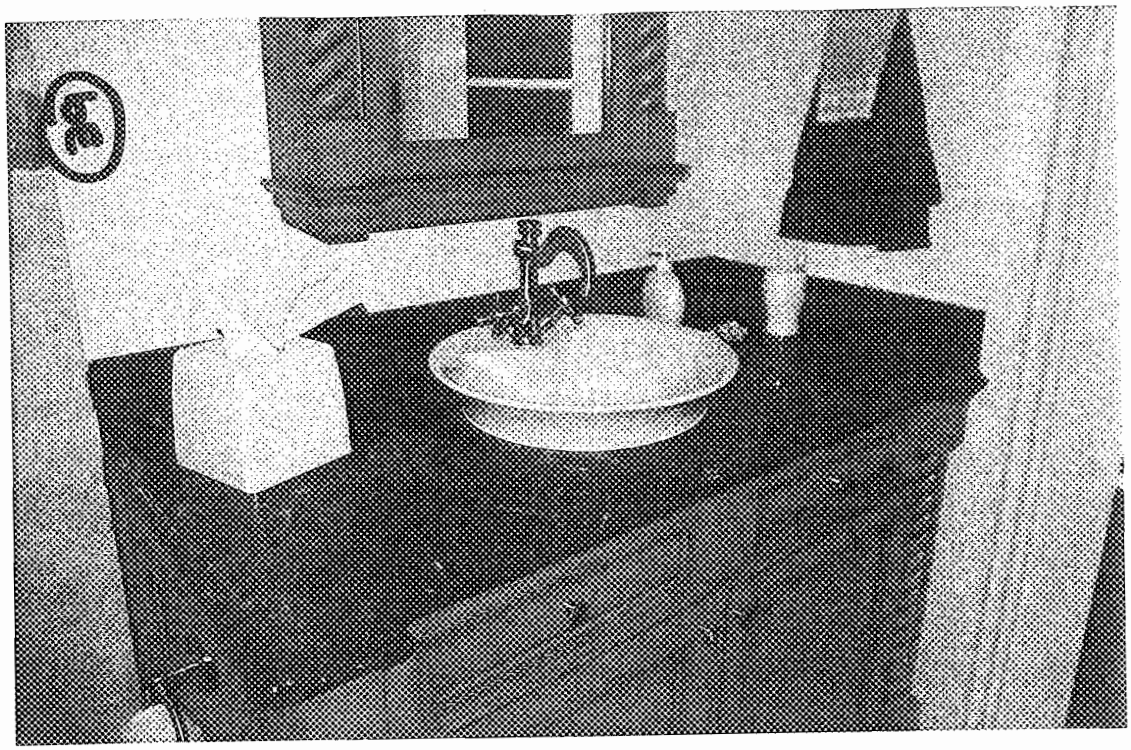
The Briele Residence
1233 Anastasia Avenue
Coral Gables, Florida



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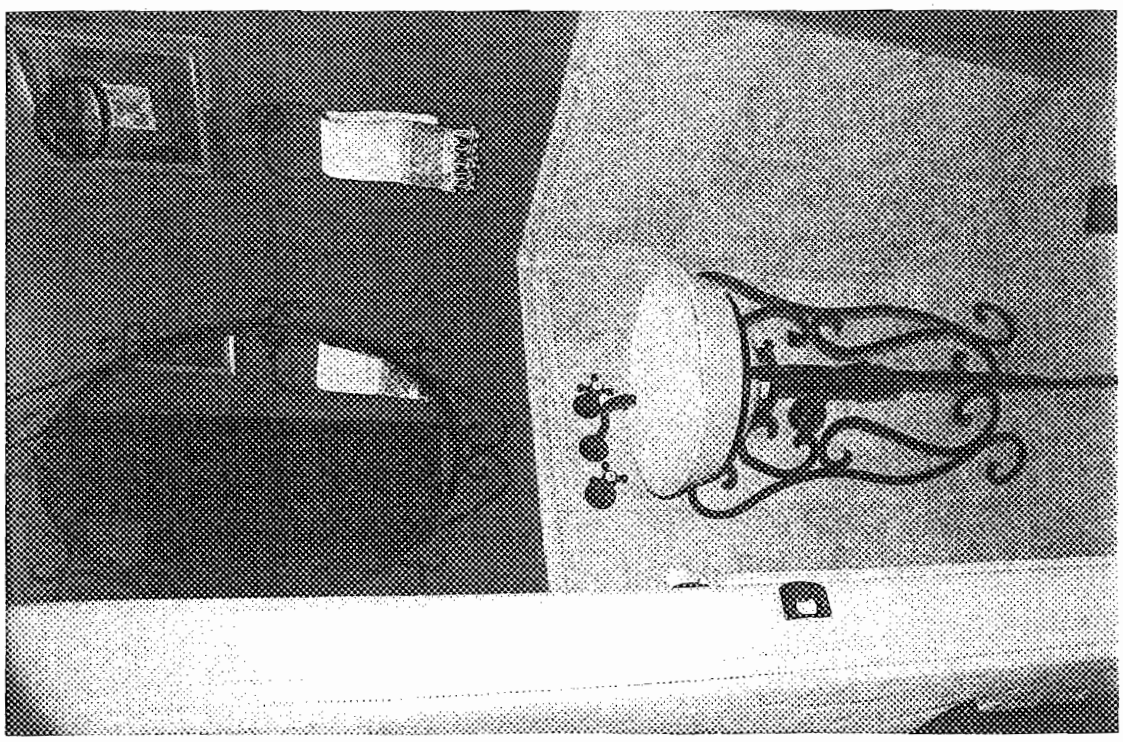
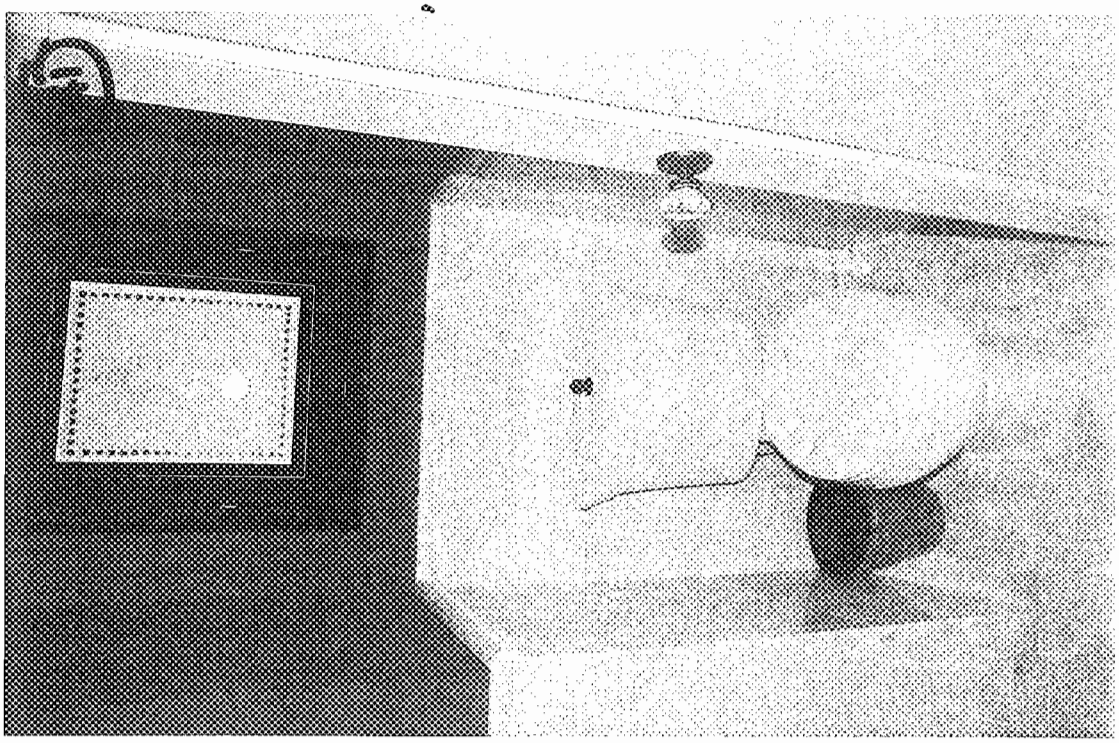


The Briele Residence
1233 Anastasia Avenue
Coral Gables, Florida



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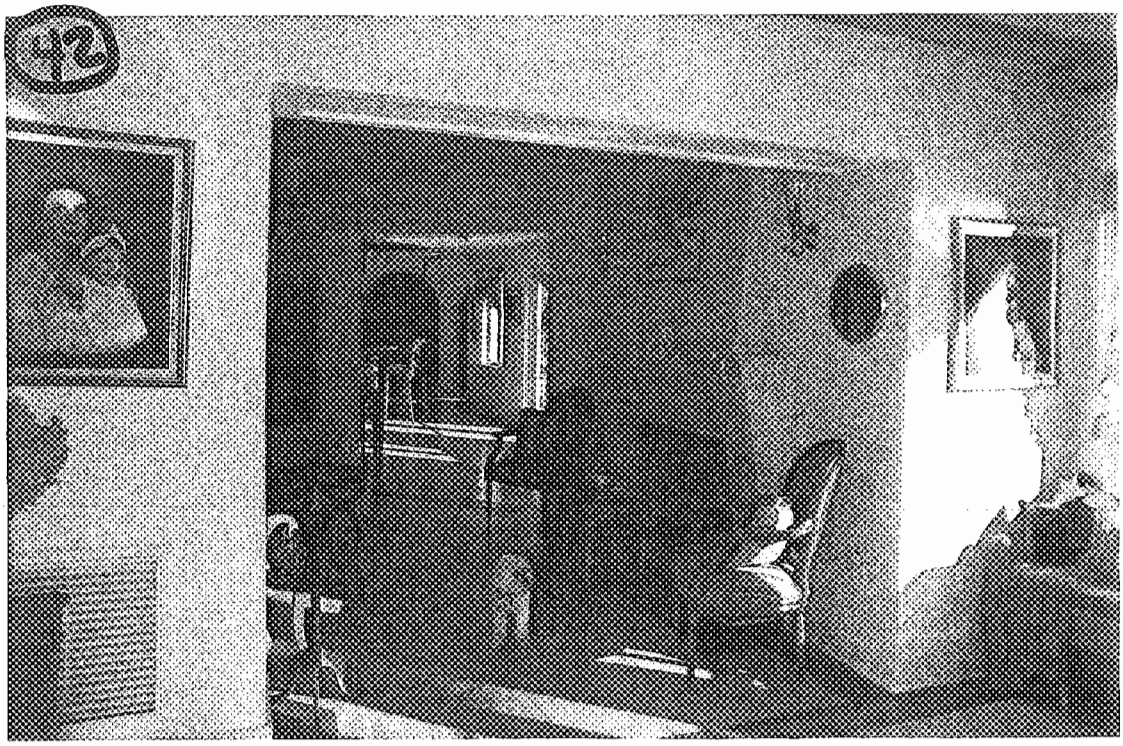
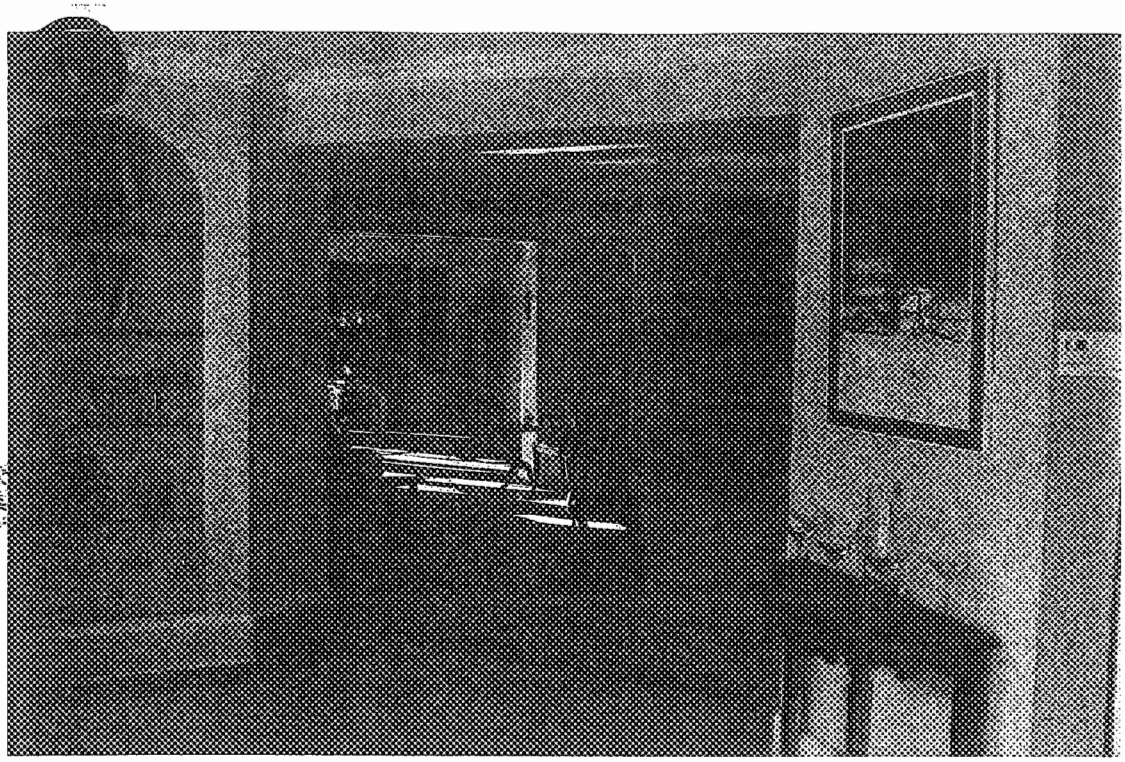


The Briele Residence
1233 Anastasia Avenue
Coral Gables, Florida



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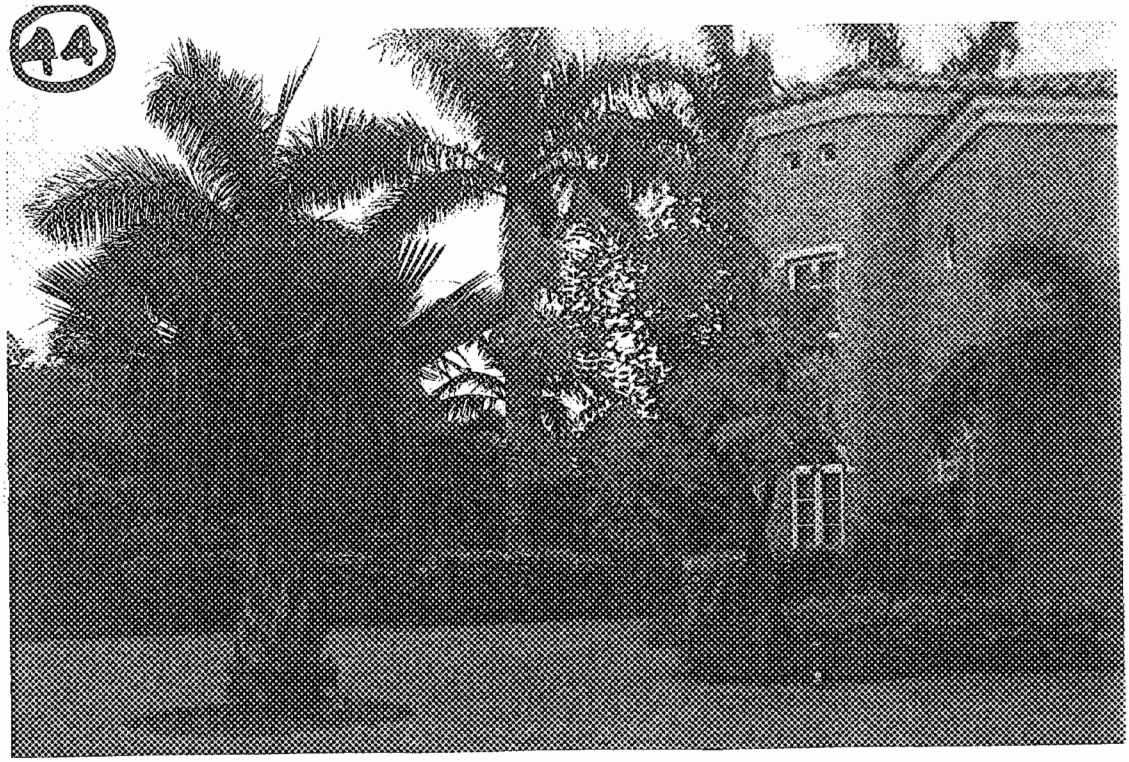

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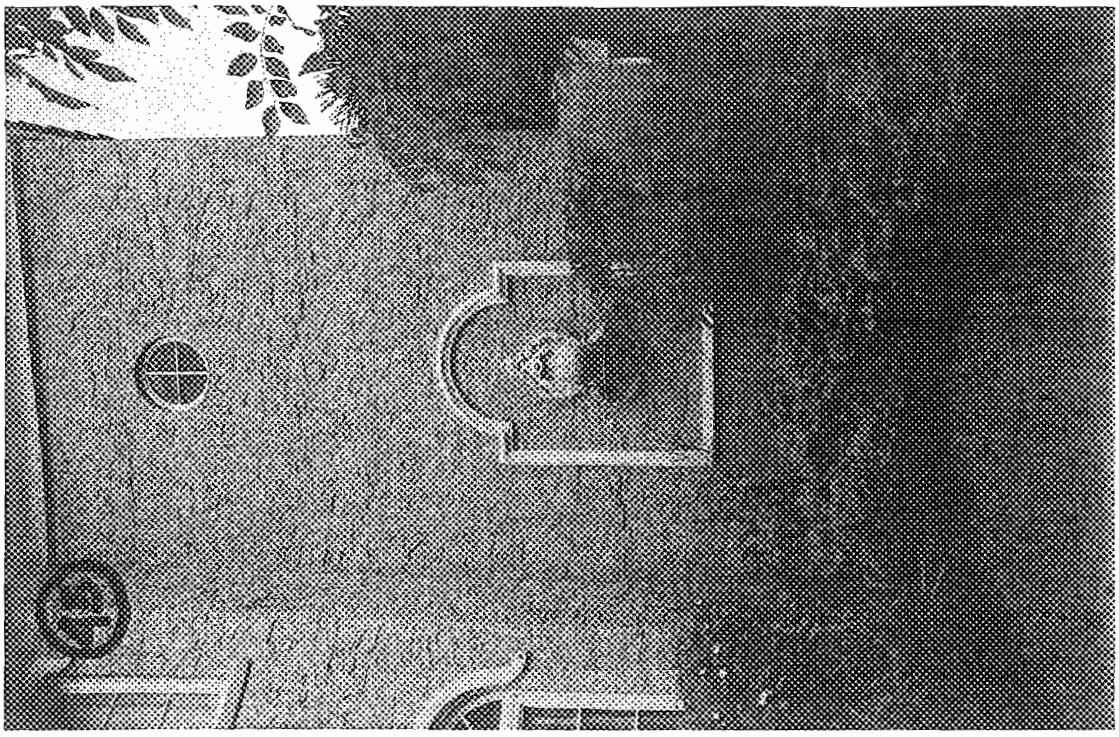
The Briele Residence
1233 Anastasia Avenue
Coral Gables, Florida



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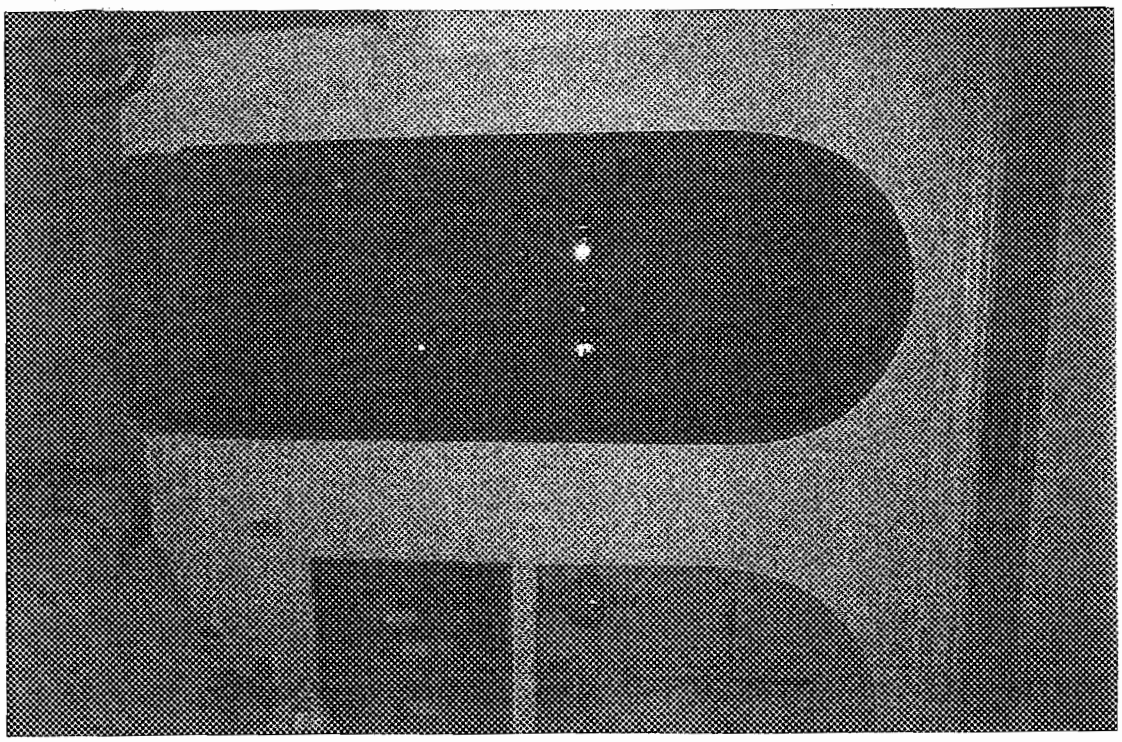

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The Briele Residence
1233 Anastasia Avenue
Coral Gables, Florida

REVIEW OF COMPLETED WORK
FOR HISTORIC PRESERVATION OFFICE USE ONLY

Folio Number 03-4118-003-1540

Street Address 1233 Anastasia Avenue
Coral Gables, FL

The Historic Preservation Officer 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 for 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: —

Additional Review Comments attached? Yes ☐ No ☒

Signature: Kara Kautz

Typed or printed name: Kara Kautz

Title Historic Preservation officer

Date

Site sketch and/or landscape plan number: —

Describe Work: —

RECEIVED
AUG 1 0 2007
Miami Dade County
Office of Historic Preservation

41.

*Attach additional sheets if necessary

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3414

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS "ZONING CODE," AND IN PARTICULAR USE AND AREA MAP PLATE NO. 7, BY DESIGNATING THEREON AS HISTORIC LANDMARK, RESIDENCE LOCATED AT 1233 ANASTASIA AVENUE ON LOTS 20 AND 21, BLOCK 10, COUNTRY CLUB SECTION PART 1; 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 23, 1999, at which time it was determined that the subject property 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 October 5, 1999, 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. 7, which is attached thereto and by reference made a part thereof, is hereby amended to show henceforth the residence located at 1233 Anastasia Avenue, on Lots 20 and 21, Block 10, Country Club Section Part 1, Coral Gables, Florida, to be designated as "HL-R-9" 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 1233 Anastasia Avenue, shall by reference be made a part of this ordinance, which 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 shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS NINTH DAY OF NOVEMBER, A.D., 1999.

(Withers/Kerdyk(5)
(Clerk's Item No. 11)

ATTEST:

VIRGINIA L. PAUL
CITY CLERK

RAÚL J. VALDÉS-FAULI
MAYOR

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APPROVED AS TO LEGAL CONTENT:
ELIZABETH M. HERNANDEZ
CITY ATTORNEY

RECEIVED
DEC 01 2006
Miami Dade County
Office of Historic Preservation

MIAMI-DADE COUNTY

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 1 day of November, 2006, by Robert & Aida Briele (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 1233 ANASTASIA AVE, CORAL GABLES, FLORIDA 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): PLAT BOOK 8-108 LOT 20 & LOT 21 LESS N 38.5', BLOCK 10 COUNTRY CLUB SEC 1 FOLIO # 03-4118-003-1540

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

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

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

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

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

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

City: MIAMI Zip: 33128

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

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

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

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

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

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

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

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

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

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

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

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

OWNER(S):

ROBERT BRIELE	Robert Briele	11.27.06
Name	Signature	Date

AIDA BRIELE
Name

A Briele
Signature

11.27.06
Date

LOCAL GOVERNMENT: CITY OF CORAL GABLES

Kathleen Kauffman
Local Official
Chief
Miami-Dade County
Office of Historic
Preservation

Kathleen Kauffman
Signature

8/15/08
Date

George M. Burgess
County Manager

Signature

Date

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

MIAMI-DADE HISTORIC PRESERVATION BOARD

RESOLUTION NO. 2008-14

1233 Anastasia Avenue
CITY OF CORAL GABLES
A LOCALLY DESIGNATED HISTORIC LANMARK

WHEREAS, the Miami-Dade Historic Preservation Board has determined that the property located at1233 Anastasia Avenue, 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 COUNTRY CLUB SEC. 1, LOT 20 & LOT 21 LESS N. 38.57 FT.. BLK. 10

Folio Number: 03-4118-003-1540

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on September 17, 2008, voted to approve the Ad Valorem Tax Exemption for 1233 Anastasia Avenue, Coral Gables, Florida and, therefore, recommends to the Board of County Commissioners of Miami-Dade County, Florida, that the property receive the tax exemption for historic properties for the County's portion of the millage pursuant to 16A-18 Miami-Dade County Code. This recommendation is conditioned upon:

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 Godfrey, Chair Date
Miami-Dade County Historic Preservation Board

Prepared by:

_____
Kathleen Kauffman, Chief
Office of Historic and Archaeological Resources

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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

Board Members	Vote
Ruth Campbell	
Roger M. Carlton	
Adriana Y. Castillo	
Richard Cohen	
Paul George	
Alberta Godfrey, Chair	
Hyacinth O. Johnson	
Robert McKinney	
Mitch Novick	
JoEllen Phillips	
Enid Pinkney	

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

_____
Notary Public

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

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My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map

Digital Orthophotography - 2007 0 117 ft

This map was created on 8/8/2008 12:08:53 PM for reference purposes only.

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Summary Details:

Folio No.:	03-4118-003-1540
Property:	1233 ANASTASIA AVE
Mailing Address:	ROBERT BRIELE &W AIDA 1233 ANASTASIA AVE CORAL GABLES FL 33134-6357

Property Information:

Primary Zone:	0900 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	5/3
Floors:	2
Living Units:	1
Adj Sq Footage:	5,626
Lot Size:	20,645 SQ FT
Year Built:	1924
Legal Description:	18 54 41 PB 8-108 CORAL GABLES COUNTRY CLUB SEC 1 LOT 20 & LOT 21 LESS N38.57FT BLK 10 LOT SIZE 20645 SQUARE FEET OR 18720-4483 0899 1

Sale Information:

Sale O/R:	18720-4483
Sale Date:	8/1999
Sale Amount:	$480,000

Assessment Information:

Year:	2007	2006
Land Value:	$990,960	$901,154
Building Value:	$844,959	$798,421
Market Value:	$1,835,919	$1,699,575
Assessed Value:	$950,444	$927,263
Homestead Exemption:	$25,000	$25,000
Total Exemptions:	$25,000	$25,000
Taxable Value:	$925,444	$902,263

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