Memorandum

MIAMI-DADE COUNTY

Date: October 21, 2008

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 803 Anastasia Avenue, Coral Gables

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

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: 803 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 $701 (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 803 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. 803 Anastasia Avenue was designated a local historic landmark by the Coral Gables Historic Preservation Board in 2001. The residence was designed by the architectural firm of Webb & Meyers in 1925. The property was the site of the Exmoor School from 1927 to approximately 1960. The school was housed in the two-story Mediterranean Revival styled home. The structure is considered an "excellent example of the types of structures ... built in the 1920s." The improvement project involved restoration, rehabilitation, renovations and some changes and alterations.

2. The total revenue foregone for the current fiscal year if the exemption applied for is granted is estimated at $701.00 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: 803 Anastasia Ave.
Folio # 03-4118-004-0490

			2004 Estimate
1.	Assessed Value of Improvements : (excluding land)		$455,345
2.	Total Taxes Levied on Improvements and Additions to : (based on 2003 millage)		$10,503
	1) Countywide Operating	$2,718	
	2) Unincorporated Municipal Service Area	$0	
	3) Debt Service	$129	
	4) City Operating	$2,728	
	5) All other property taxes	$4,928	

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	$701
	b) Municipal	$703
5.	Taxable value foregone if the exemption applied for was granted on improvements to Real Property.	$117,408

Date: 11/10/04 Signed: [illegible] for JWR
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)(C)

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)(C)
10-21-08

RESOLUTION NO. _____

RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION TO 803 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, 803 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 803 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 Kathleen Lee as the owner of 803 Anastasia Avenue, Coral Gables, Florida.

The owner 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.

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: 803 Anastasia Ave

Folio Number: 120639 Plat book: 32 Page Number: 63

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

Lot 13 & 14, Block 26, "Second Revised Plat of Coral Gables Country Club Section Part 2"

* **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:

Kathleen and Brian Lee

Mailing Address: 803 Anastasia Ave

City: Coral Gables State: FL Zip: 33134

Daytime Telephone Number: (305) 443-1095

Contact Person: Kathleen Lee

E-mail: Kblee3@mindspring.com Fax: (305) 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: 1926

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

1973 ~~[illegible]~~ enclosed roofed section of 1973 addition and east entrance was altered: eliminating steps to landing and enclosing main entrance

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

1973 addition of a patio wall and roofed addition to the west of original structure

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.)

wrought iron balcony, arched openings, decorative spiral openings, predominant chimney, casement windows, patio wall, wood & metal accents, barrel tile roof

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C. **Interior**

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

Crown molding living room, fireplace living room

D. **Auxiliary Structures**

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

Two Car detached garage w/Second story studio apartment, exterior staircase to apartment.

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: Private One Family Home

Use of the building after the improvements: Private One Family Home

Estimated project start date: ~~8·1·02~~ 7·1·02

Estimated project completion date: 2·1·03

Estimated value of improvements/restoration: $120,000

Type of work proposed:

☒ Addition ☐ Alteration ☒ Upgrade ☒ Restoration ☐ Rehabilitation

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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):

East & north property line of Anastasia & Anderson

Photo number: #1 #2

Plan Number: SD1.0, A1.0

Describe work:

adding wall with decorative wrought iron gates (to match existing ironwork) to back property the entire length of Anastasia & Anderson property perimeter

Feature 2

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

East & north

Photo number: #1, 6, 7

Plan Number: A3.0

Describe work:

restoring front porch to original open plan, restoring spiral columns to re-create open-air porch.

Feature 3

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

West

Photo number: 2, 4, 5, 10

Plan Number: A5.0

Describe work:

constructing covered (barrel-tiled) walkway to connect back of house to two-story garage. Addition to include tiled walkway & supported by columns

Exterior

Feature 4:

elevation: west

photo: #10

plan: A8, A11

work:

Construction of library ~~to include~~ adjacent to rear of garage to include: front door, ~~the~~ spanish tile floor and exposed wood beam ceiling.

B. **Interior Architecturai Features**

Feature 1
Room: west

Photo number: #8 #9

Plan Number: A.3, A11

Describe work:

taking down wall above oven and extending adjacent laundry room to create open kitchen and let more light into area

Feature 1
Room:

Photo number:

Plan Number:

Describe work:

Feature 1
Room:

Photo number:

Plan Number:

Describe work:

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

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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
Kathleen Lee	Kathleen Lee	7/15/02

Notarized:

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 15 day of July, 2002,

by _____ (and) _____ who

is (are) personally known to me, or have produced FL DL W C 400501 736820 as

identification.

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: Isabel E. Bouchard

OFFICIAL NOTARY SEAL
ISABEL E BOUCHARD
COMMISSION NUMBER
DD085047
MY COMMISSION EXPIRES
JAN. 17,2006

PRECONSTRUCTION APPLICATION REVIEW
FOR HISTORIC PRESERVATION OFFICE USE ONLY

Folio Number 03 4118 004 0490

Street Address 803 Anastasia Avenue
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:

See COA(SP) 2002-04
AV 2002-05

Additional Review Comments attached? Yes ☒ No☐

Signature: Dona M. Lubin

Typed or printed name: Dona M Lubin

Title Historical Resources Director

Date

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: 03-4118-004-0490

Street Address: 203 Anastasia Ave, Coral Gables, FL 33134

2. DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT:

Project start date: 8-1-02 Project completion date: 15-1-03

Estimated cost of entire project: $ 540,000

Estimated cost attributed solely to work on historic buildings: $ 310,000

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 July 15 2002. 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
Kathleen A. Lee	Kathleen A. Lee	1-8-04

Mailing Address(if different from described property) same

City State Zip Code

Daytime Telephone number: (305) 443-1095

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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.

Title _____ Organization name _____

Social Security or Taxpayer Identification Number _____

Mailing Address _____

City _____ State _____ Zip Code _____

Daytime Telephone Number _____

Notarized:
STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 14 day of January, 2004 by Kathleen Lee (and) _____ who is (are) personally known to me, or have produced Actinder's License as identification.

My commission expires:

Joan C. Miller
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: JOAN C. MILLER

JOAN ... ER
MY COMMIS... DD 182206
EXPIRES: ... 3, 2007
Bonded Thru No... Underwriters

JOAN C. MILLER
MY COMMISSION # DD 182206
EXPIRES: February 3, 2007
Bonded Thru Notary Public Underwriters

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REVIEW OF COMPLETED WORK
FOR HISTORIC PRESERVATION OFFICE USE ONLY

Folio Number 03 4118 004 0490

Street Address 803 Anastasia Avenue

Coral Gables FL 33134

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:

See COA (SP) 2002-04
AV 2002-05

Additional Review Comments attached? (Yes) ☒ No☐

Signature: Dona M. Lubin

Typed or printed name: Dona M Lubin

Title Historical Resources Director

Date

Site sketch and/or landscape plan number:

Describe Work:

*Attach additional sheets if necessary

RE: 803 Anastasia Ave

The following is a detailed account of renovations completed on the historically designated property of Kathleen and Brian Lee at 803 Anastasia Avenue, Coral Gables, 33134.

- Original stucco wall redesigned and completed around perimeter of property reflecting original style iron word detailing.
- Main entrance porch restored to original condition. Columns and arches restored.
- Rear entrance and kitchen expanded to include custom cabinetry to match existing kitchen cabinetry. North facing rear French style impact resistant Marvin doors and windows were installed and the floor is imported Spanish tile.
- Entire main house windows replaced with French casement styled impact resistant Marvin windows. East facing window on stairs was restored to an arched window as was originally designed.
- Library constructed on west side of garage with impact-resistant French doors and windows. Custom handmade cuban tile floor
- Loggia connecting the Library to the rear French doors of main house includes imported Spanish terracota tiles and bricks and handpainted Spsanish tile on stair risers.
- Surrounding areas of property were trenched and drainage pits were put in place for proper drainage of water.
- Stairs were recovered and returned to original conditions on small porch on East side of main house.
- Entire property was re-landscaped with tropical trees and speciman plantings.

Total Project cost: $430,000.
Cost to Historic Buildings: $400,00

Thank you.

Please contact Kathleen Lee (305) 443-1095 for any reason.

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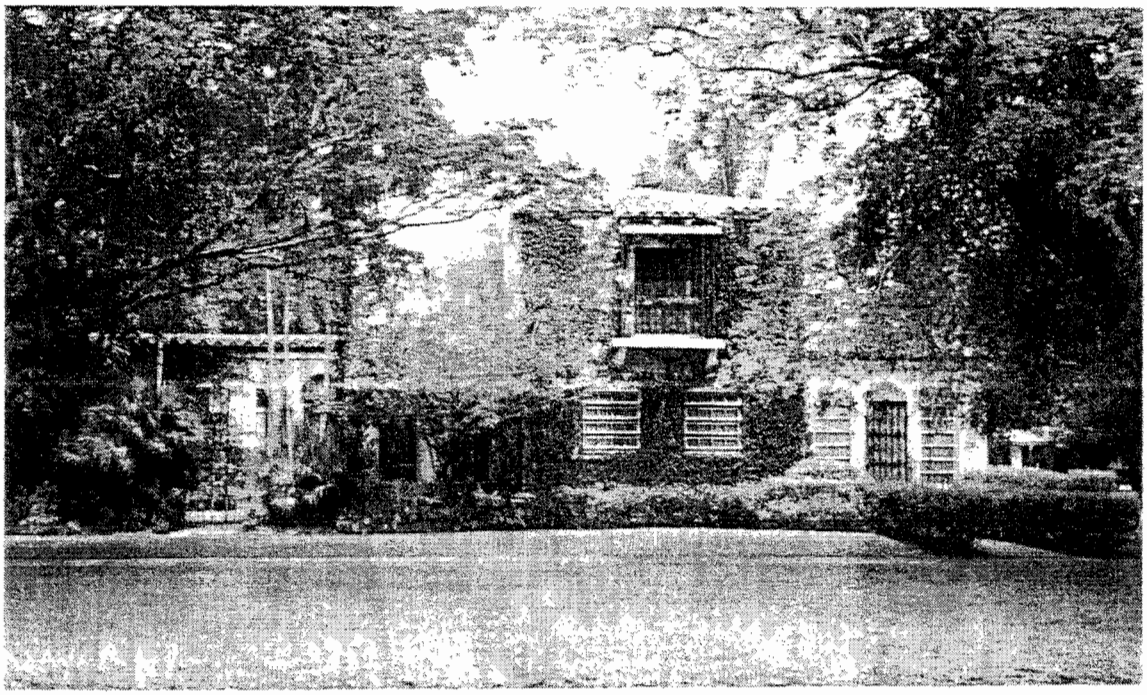
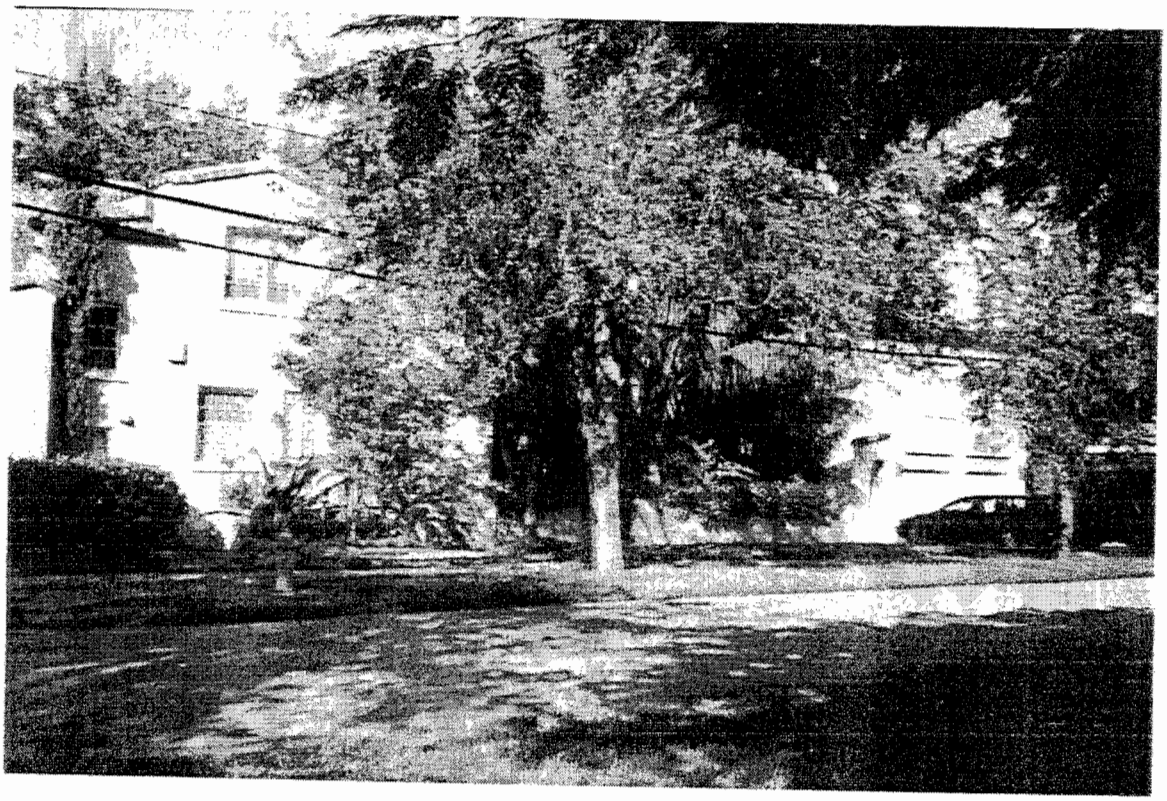
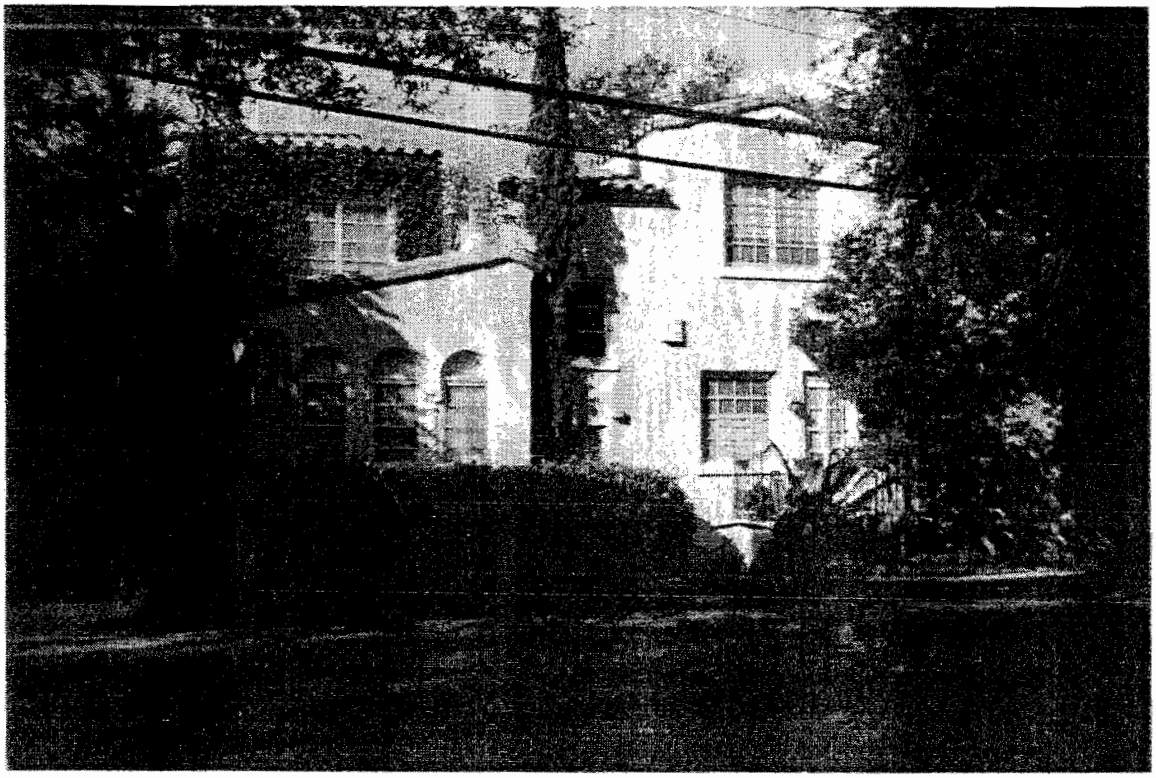
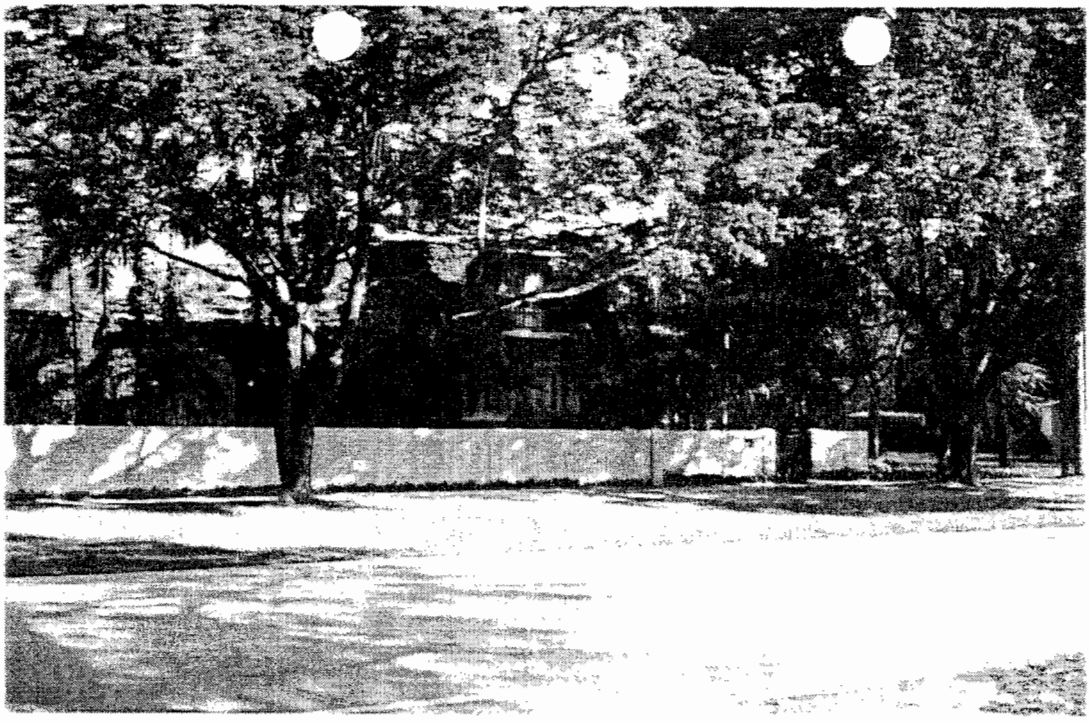




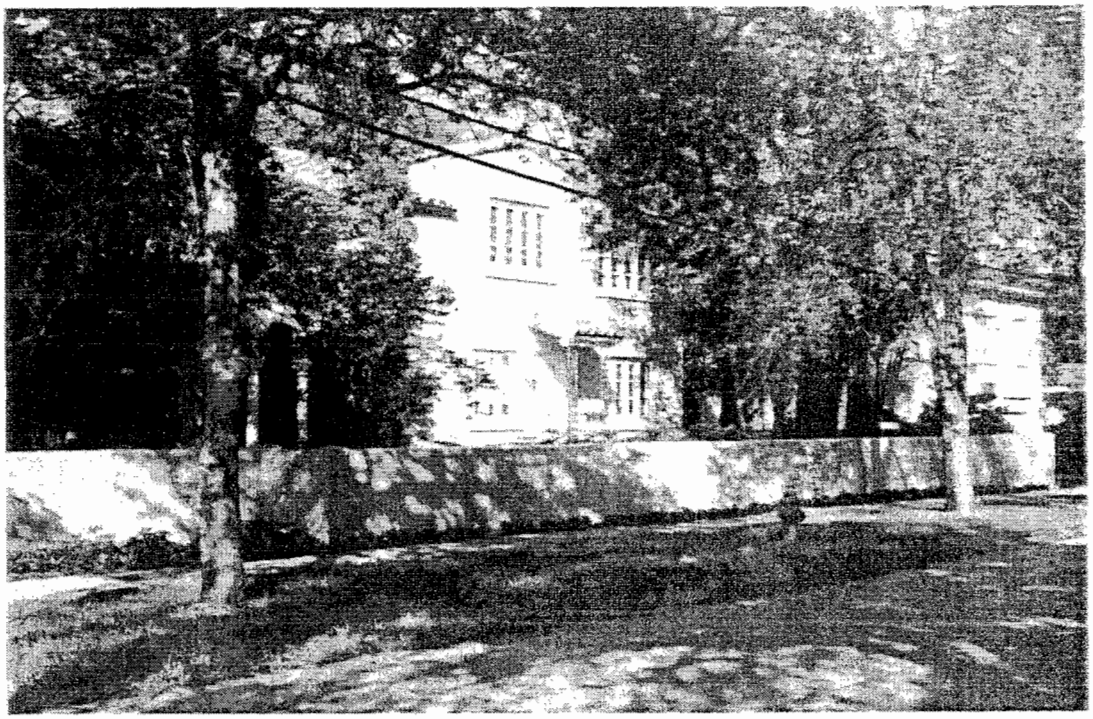




1) Stucco Wall Construction [illegible] of property w/ matching iron details to original iron on property
South Facing Side on Anastasia

2) East Facing on Anderson Wall Replaced all windows with impact resistant Marvin windows

2.



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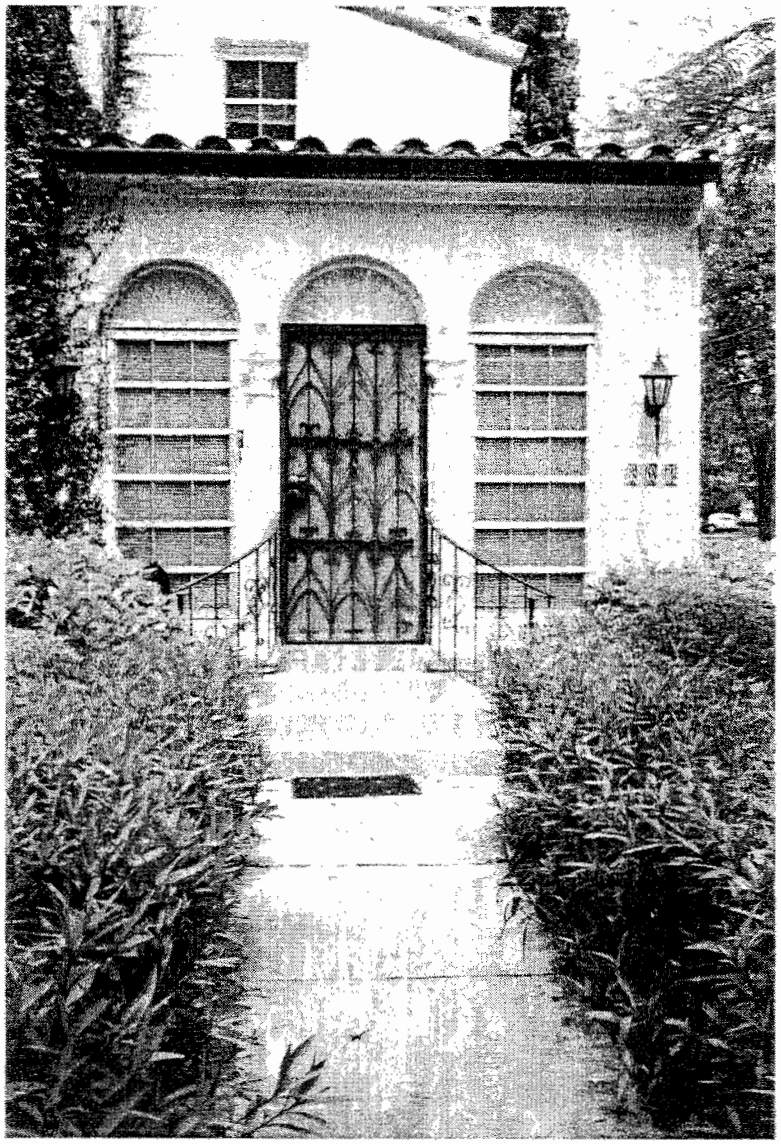

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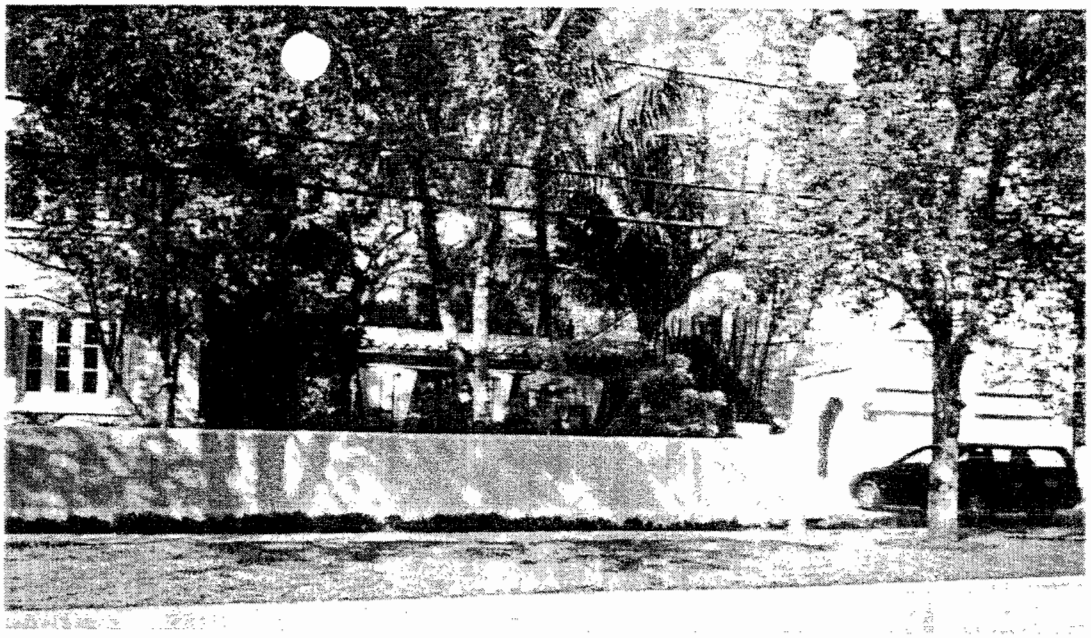
3) South Facing Main Entrance
Estration of porch and column details

4



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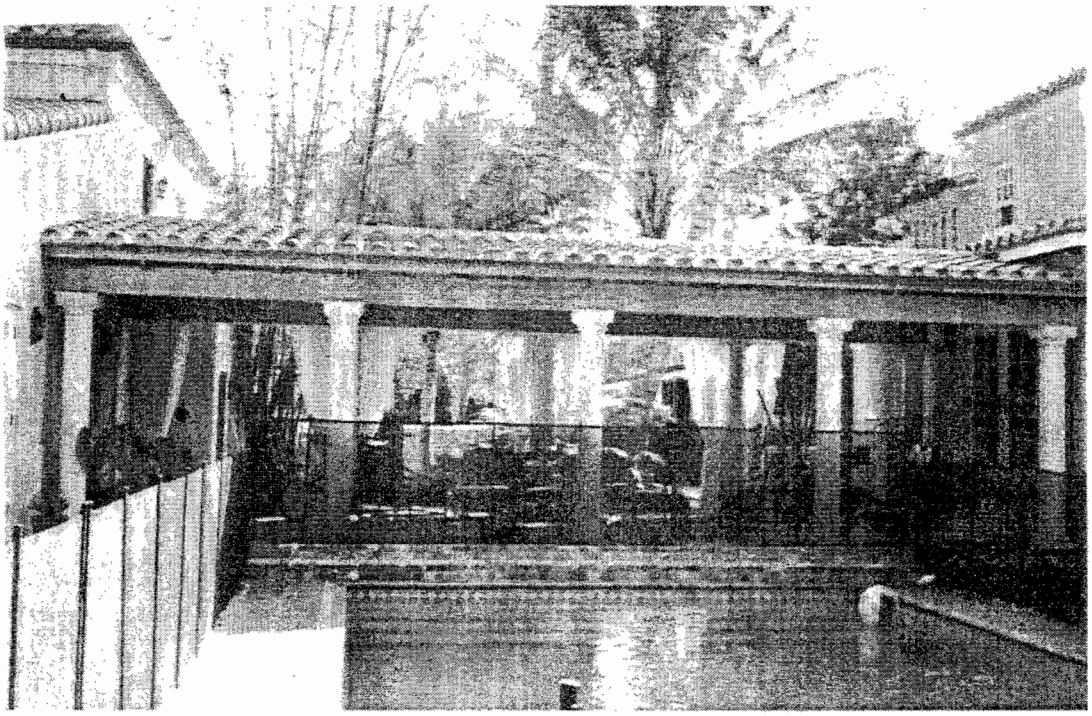
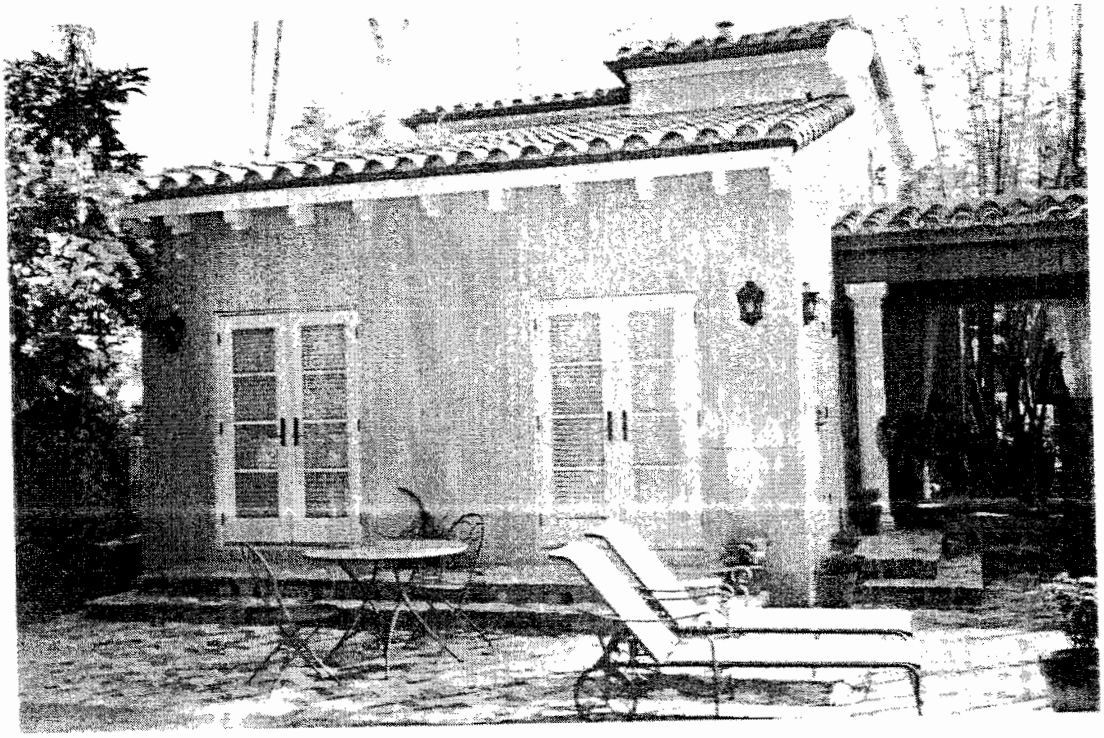


4 & 5) Construction of open-air loggia (#4) eastview; (#5) westview. It connects the main house to the newly constructed library

6



6. West Facing side of library

7

7. Interior of library includes hand-made Calvin tile floor

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 intended 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

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

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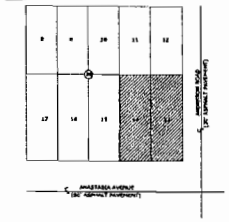

Location Map
Scale: 1" = 100'

N

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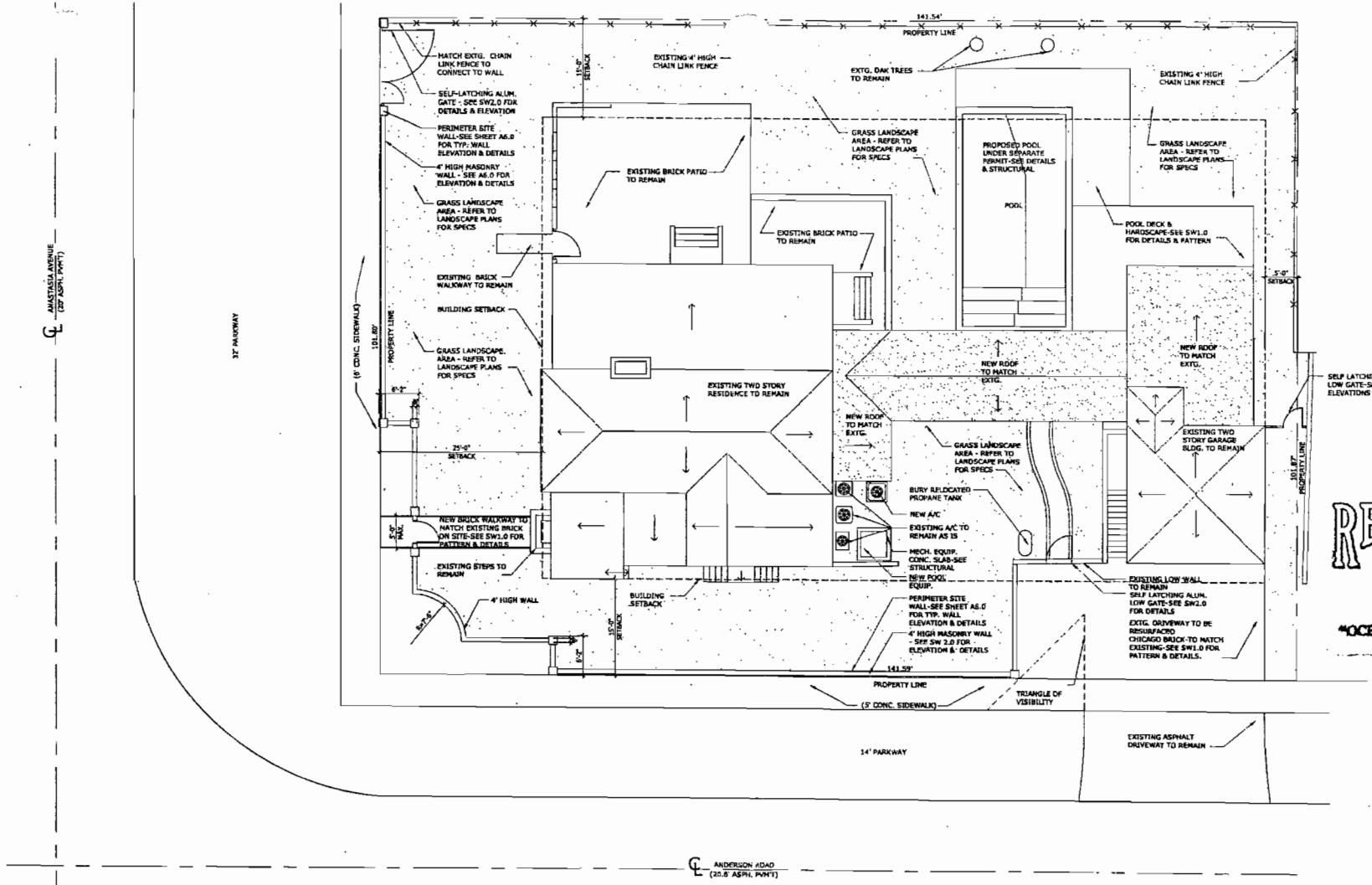
8



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

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A1.0

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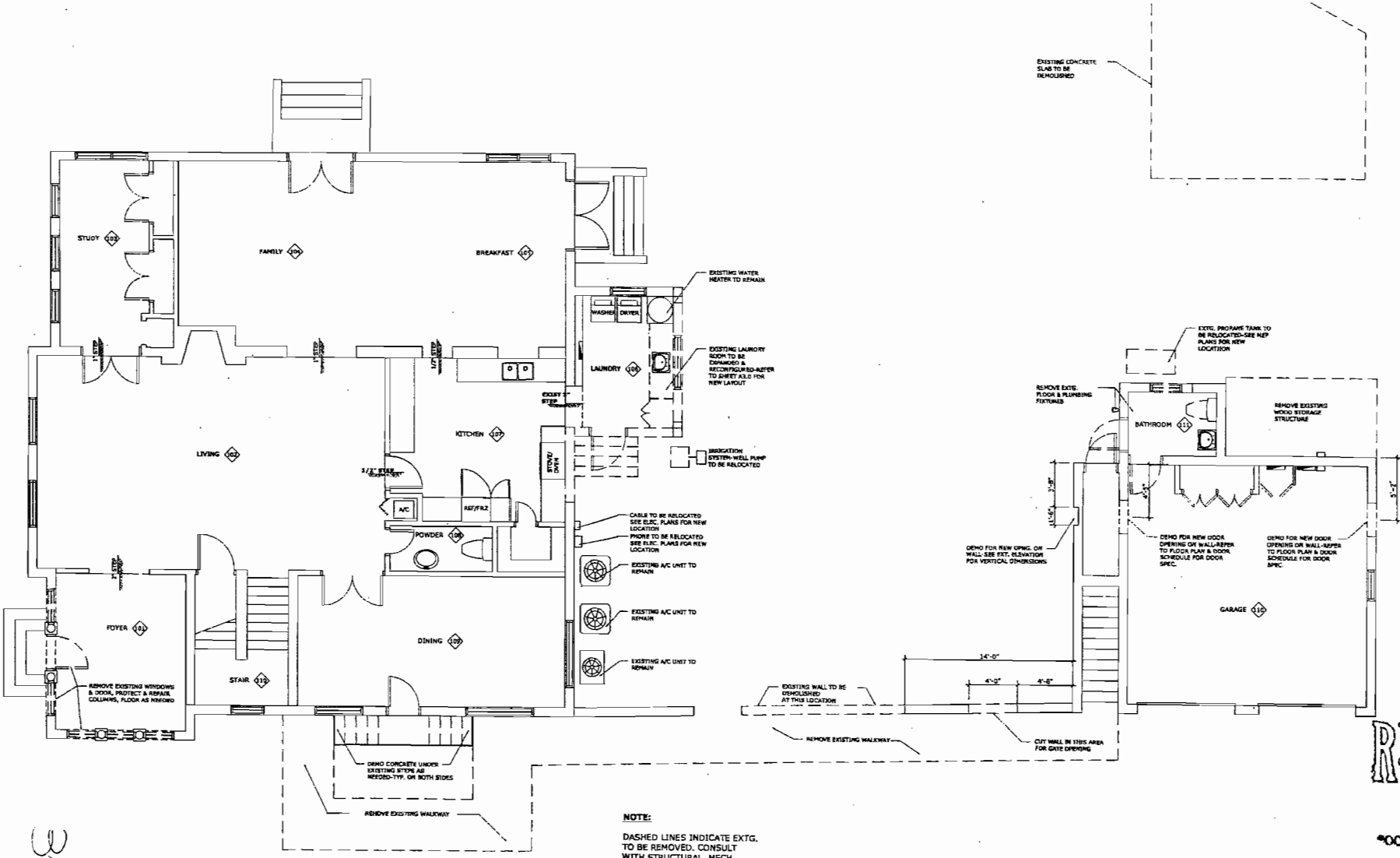

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NOTE:

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

Z

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

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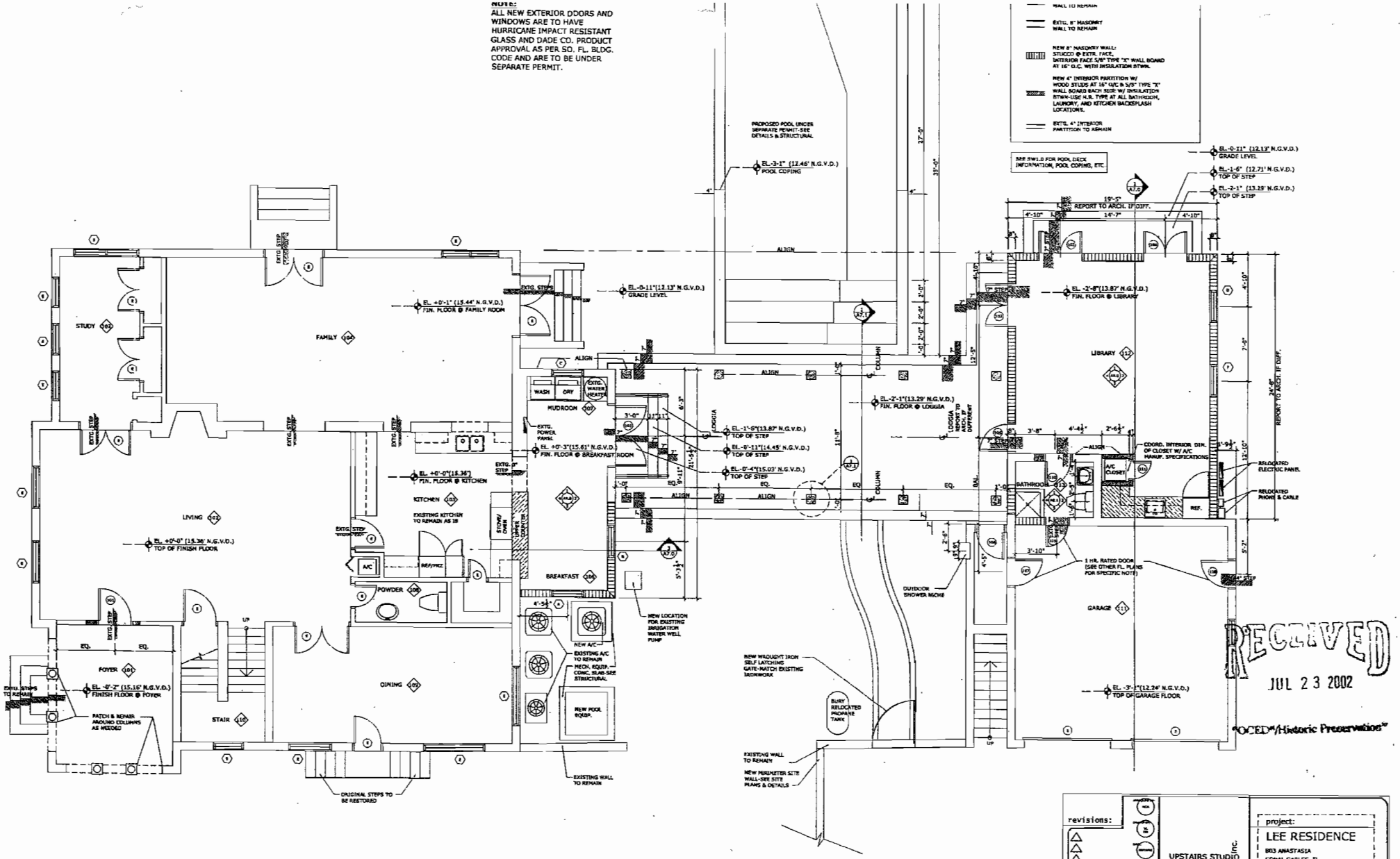
CORAL GABLES, FL
RENOVATION & ADDITION

sheet n
A2.0

30

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.



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

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4312 Legend Street Upstairs
Coral Gables, Florida 33146
Tel 305 481-1810 Fax 305 481-1811
FLORIDA LICENSE: AA 0002148

project:
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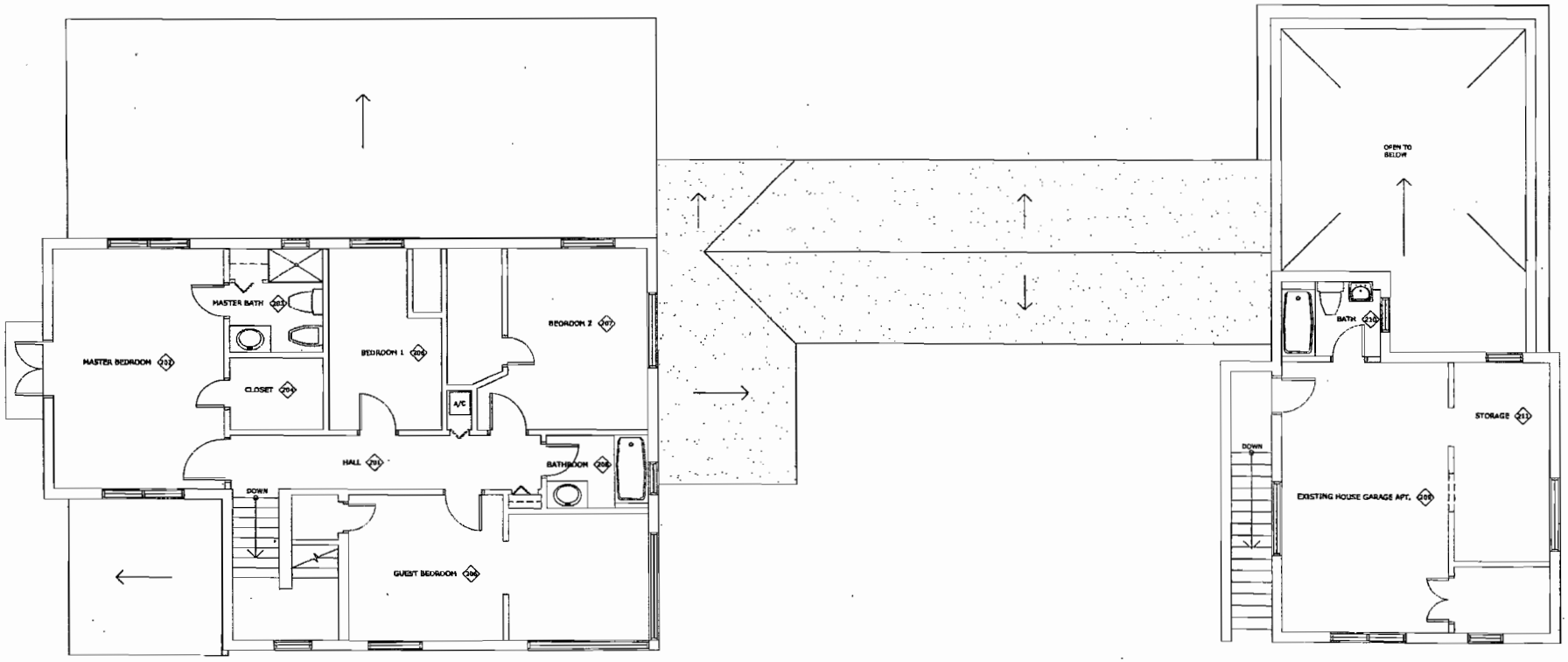
sheet no.
A3.0

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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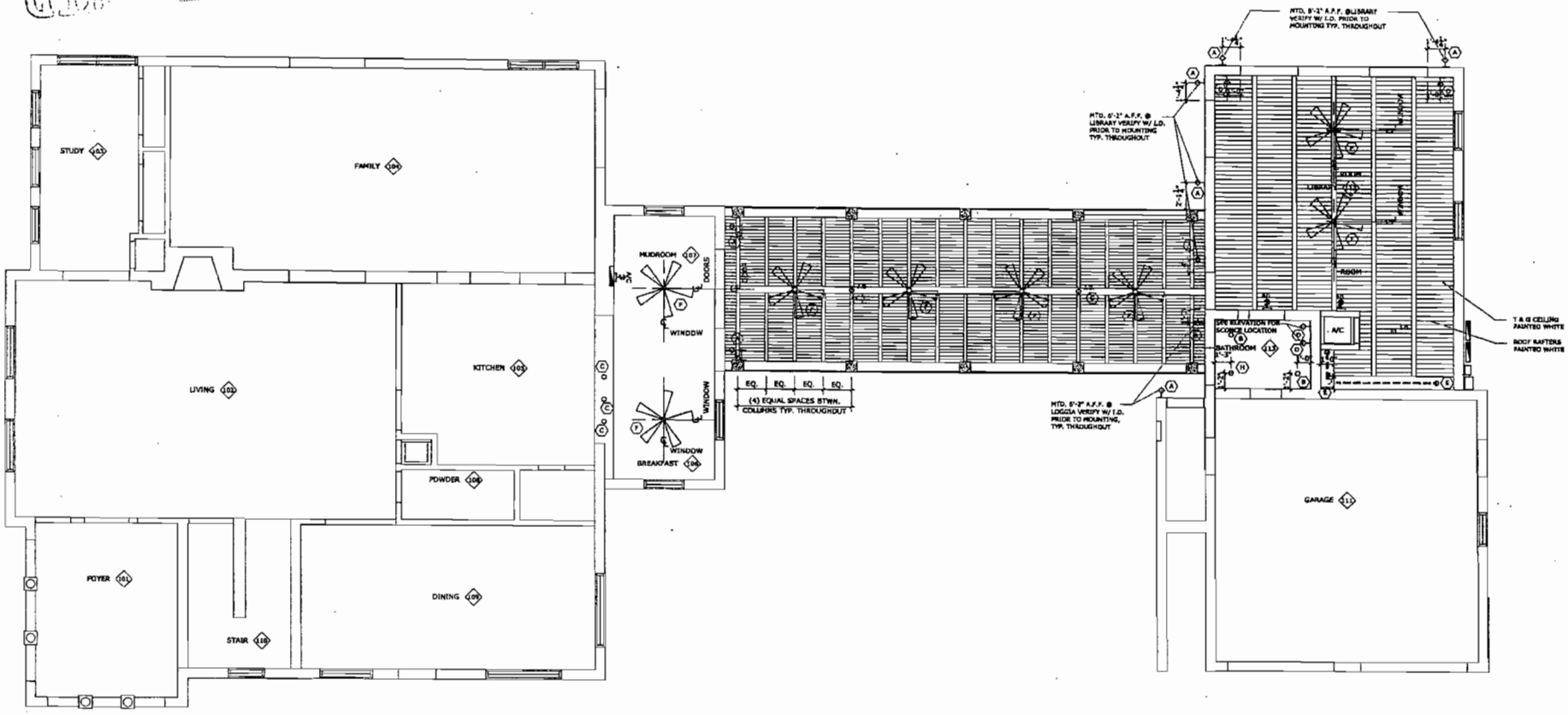

GROUND FLOOR REF. CEILING PLAN
SCALE: 1/4"=1'-0"

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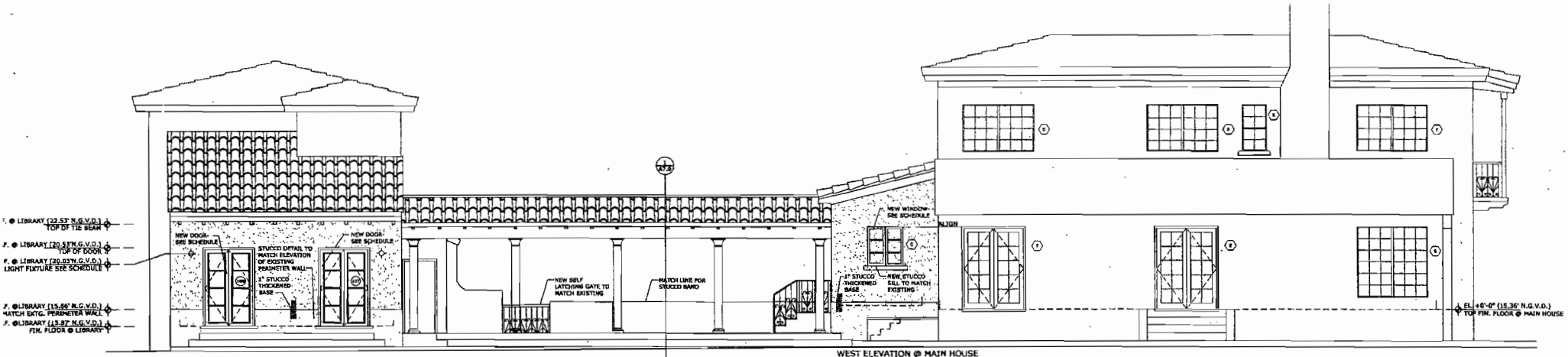

WEST ELEVATION @ PROPOSED LIBRARY

WEST ELEVATION @ MAIN HOUSE

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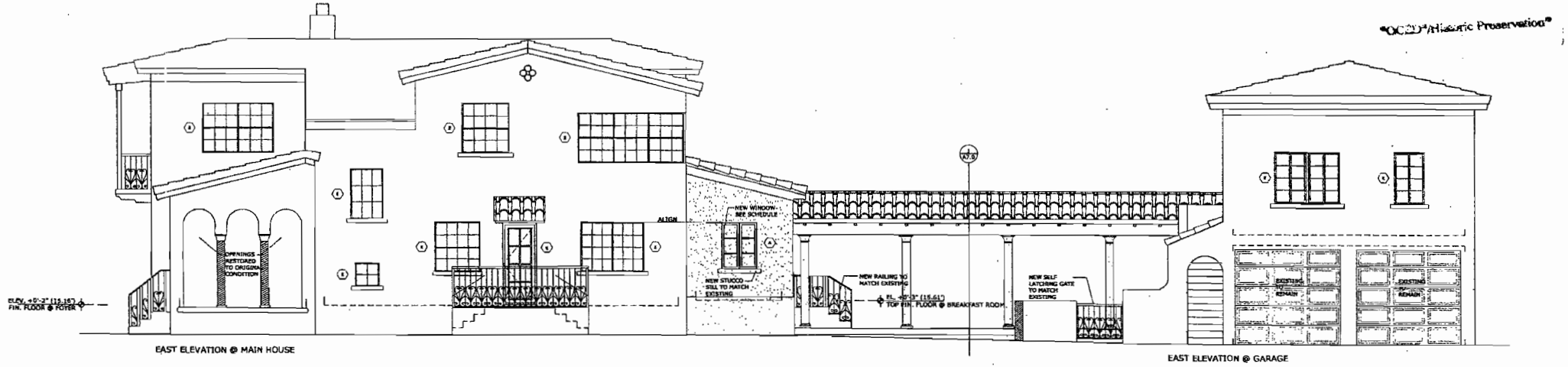

EAST ELEVATION @ MAIN HOUSE

EAST ELEVATION @ GARAGE

37

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

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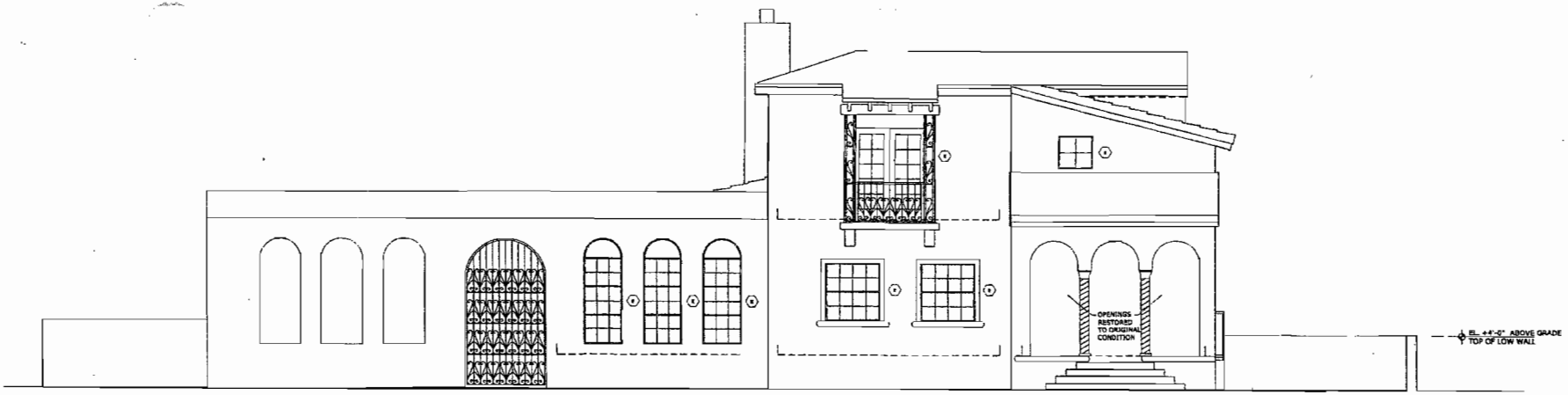
A5.0



SOUTH ELEVATION @ MAIN HOUSE

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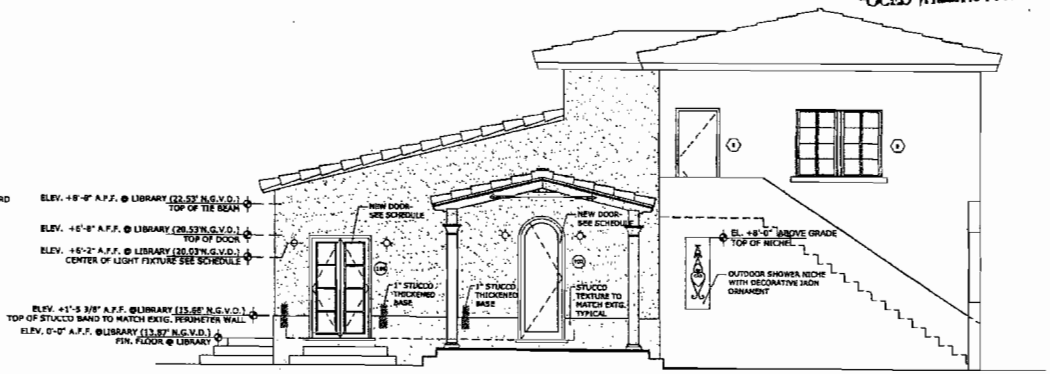
ATION @ MAIN HOUSE



SOUTH ELEVATION @ PROPOSED POOL HOUSE

35

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

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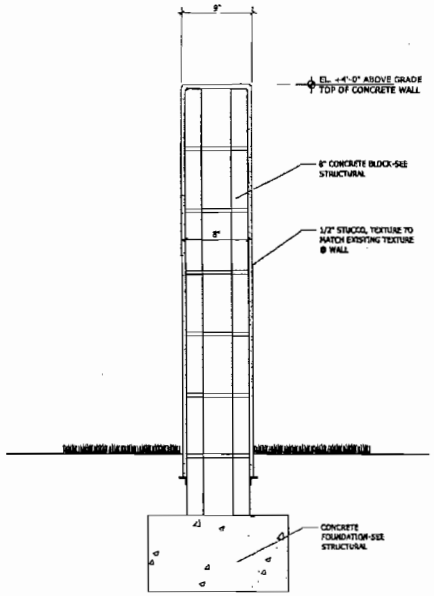
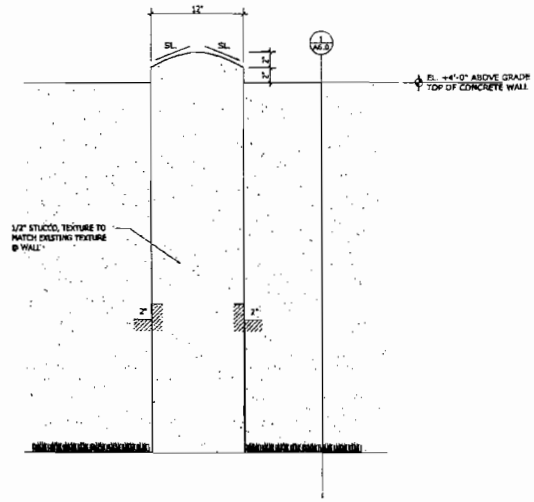


DETAIL 1 / A6.0
SCALE: 1-1/2"=1'-0"



(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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architecture
4213 Laguna Street Suite
Coral Gables, Florida 33146
Tel 305 461-6010 Fax 305 461-6011
e-mail: upstairsstudio@upstairsstudio.net
FLORIDA LICENSE: AA 0003148

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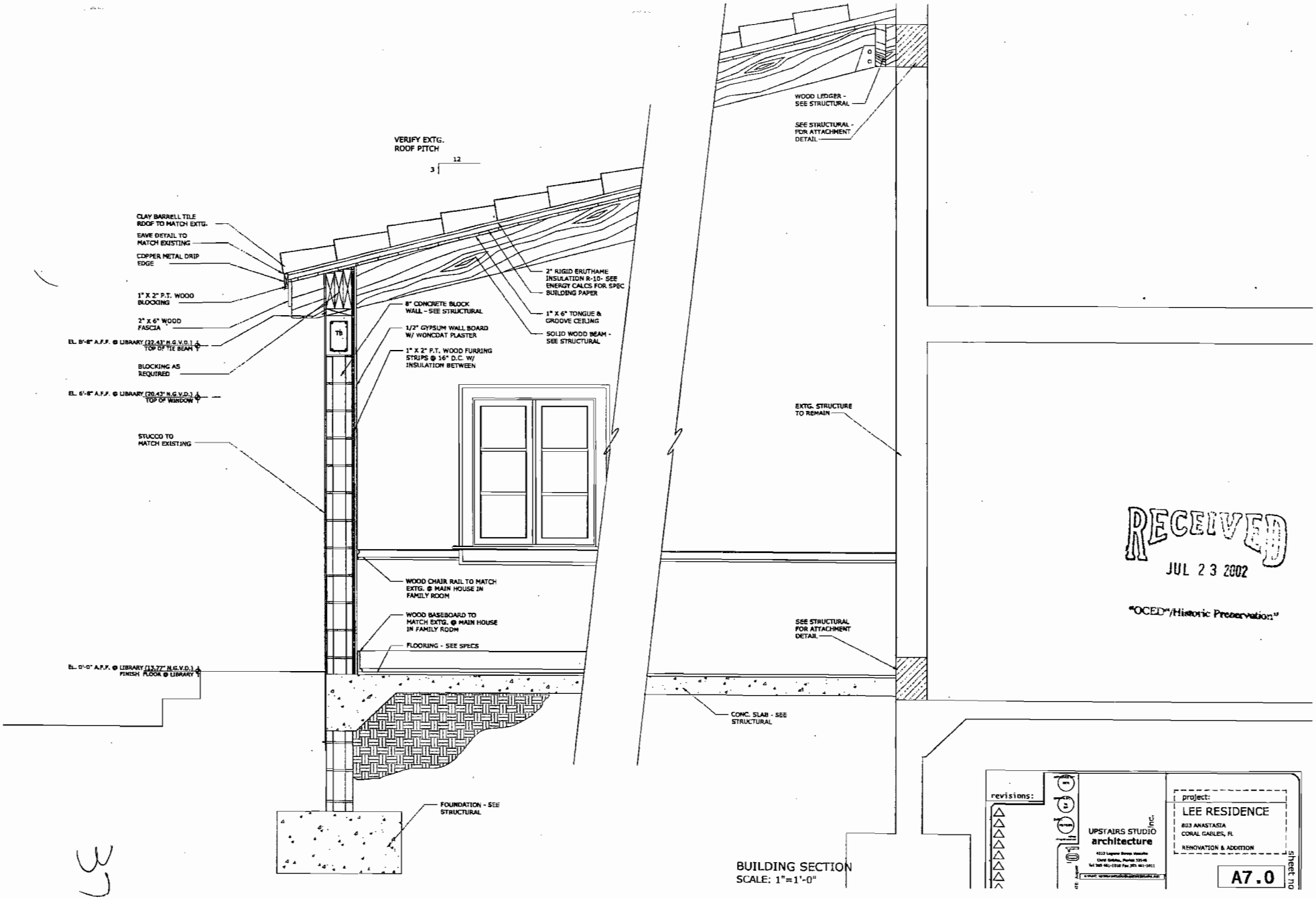

BUILDING SECTION
SCALE: 1"=1'-0"

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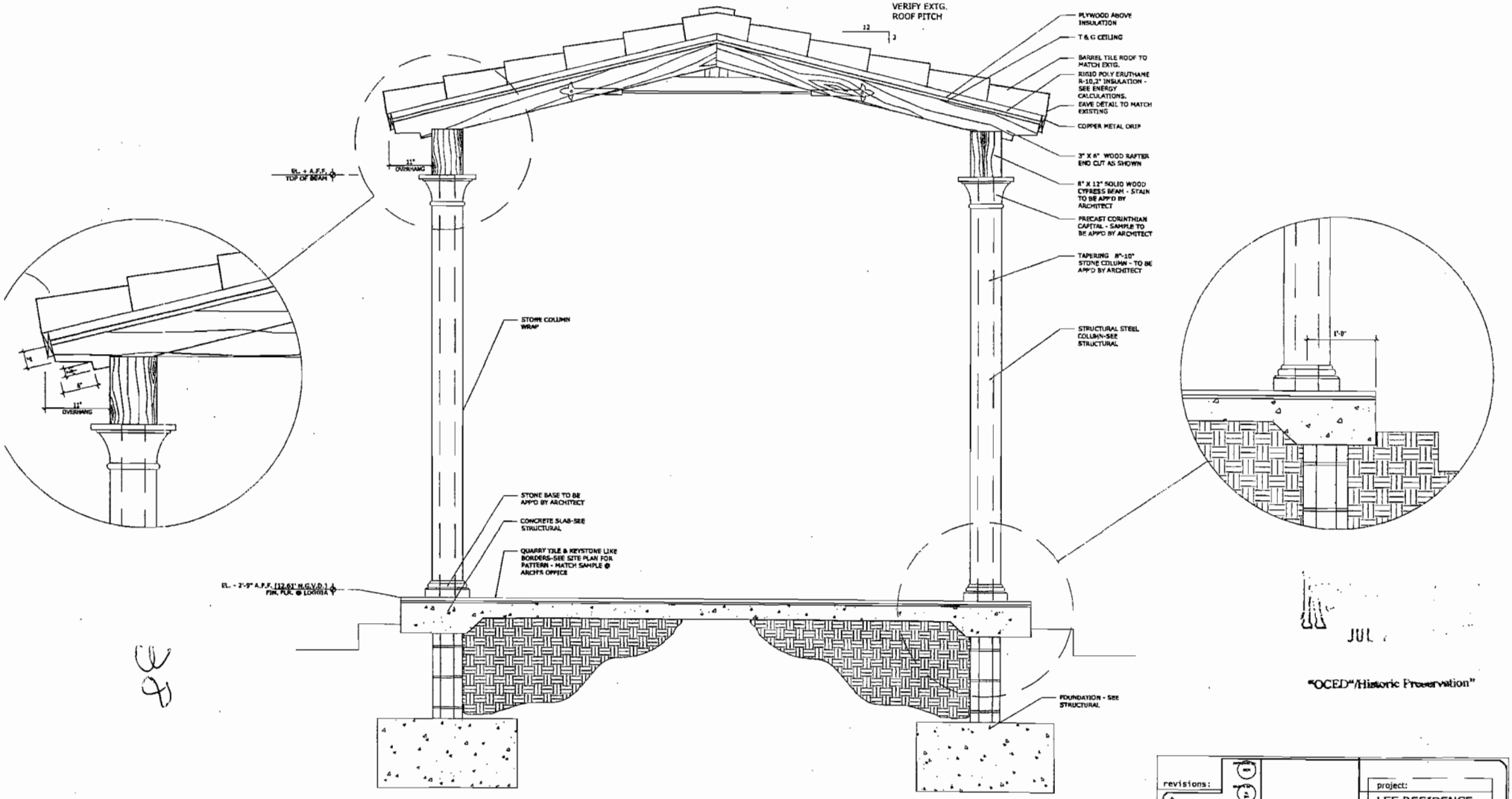

BUILDING SECTION
SCALE: 1"=1'-0"

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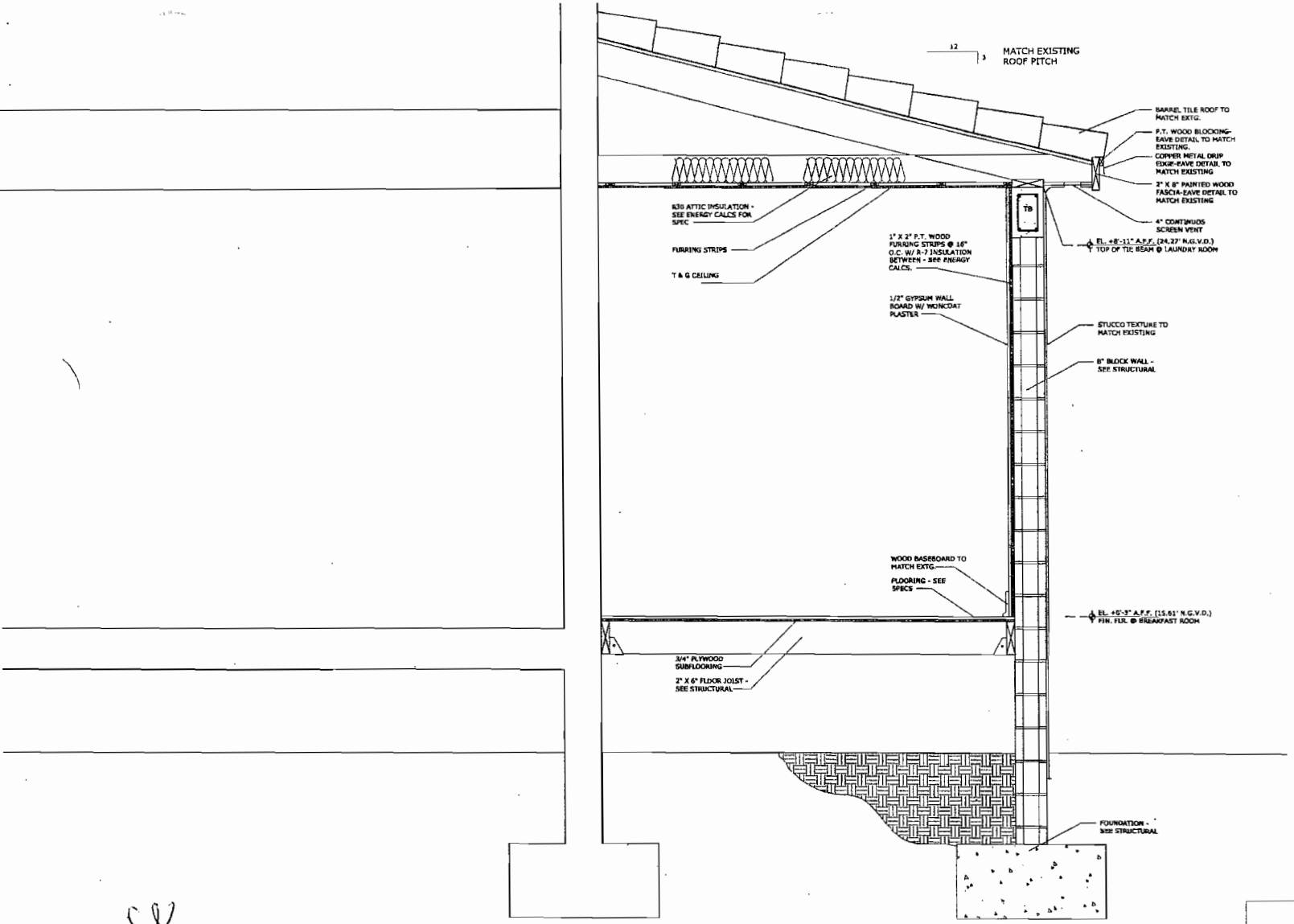

BUILDING SECTION
SCALE: 1"=1'-0"

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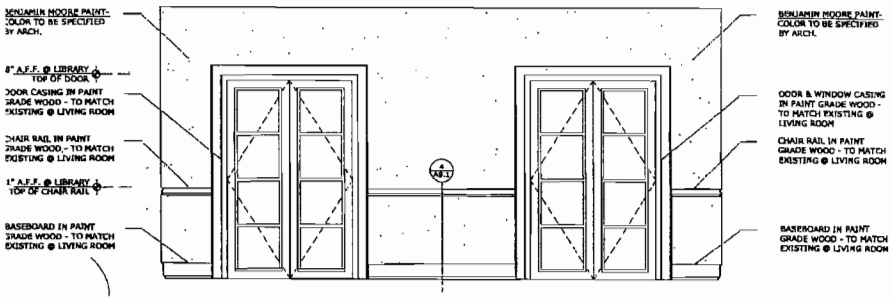

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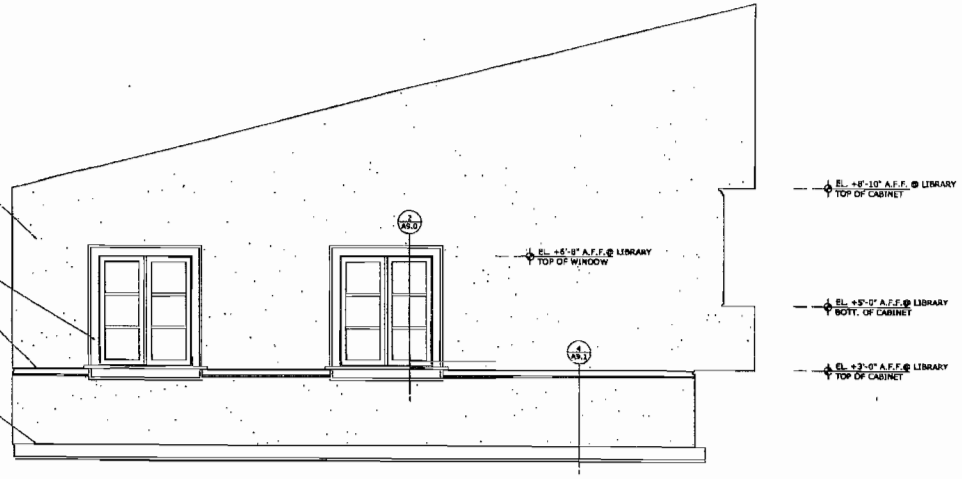

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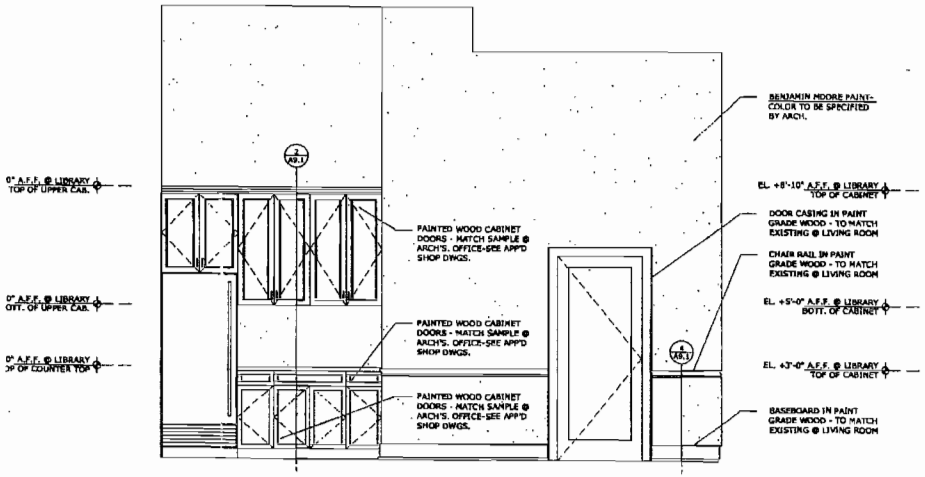

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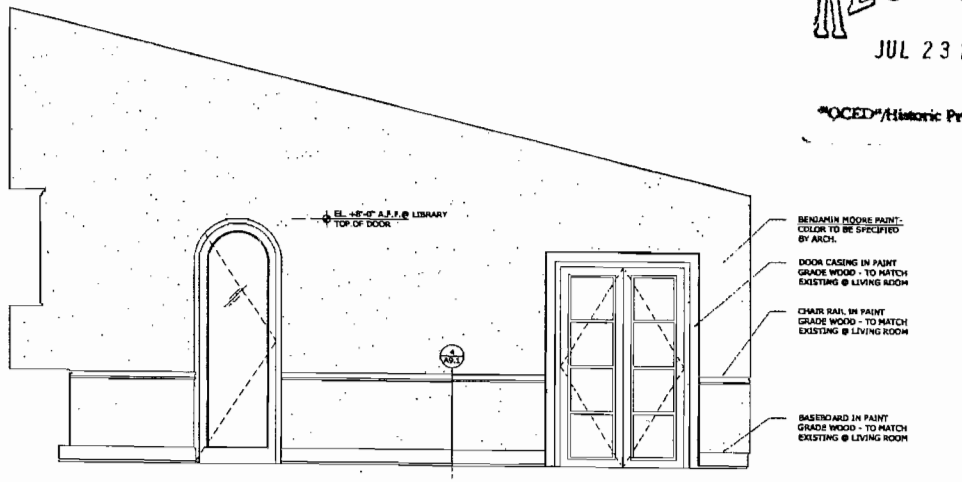

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ELEVATIONS
SCALE: 1/2"=1'-0"

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Coral Gables, Florida 33146
Tel 305-491-9010 Fax 305-491-1011

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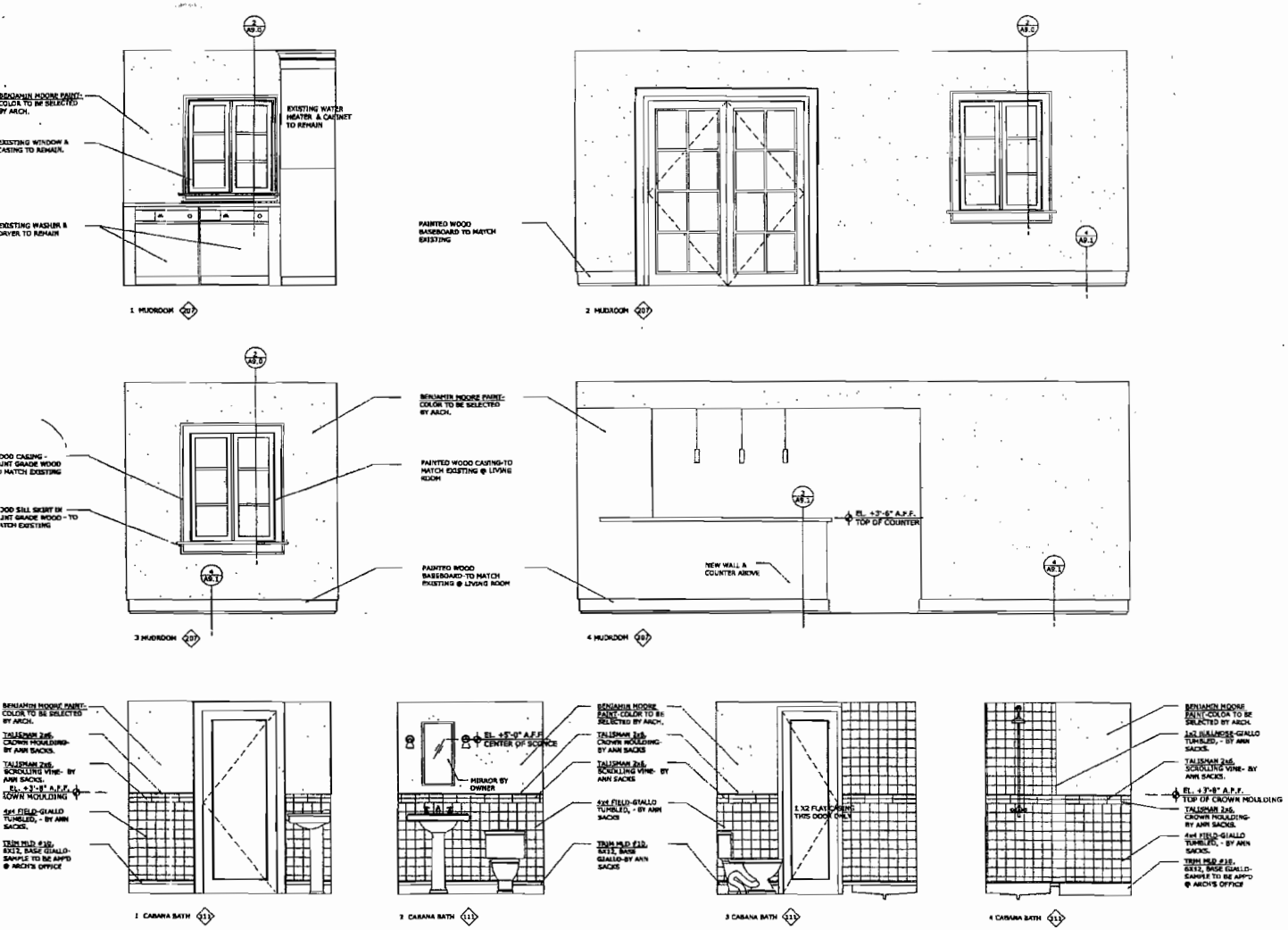
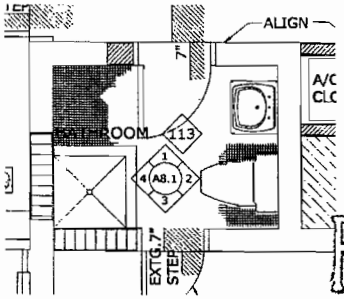
sheet no.
A8.0



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



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

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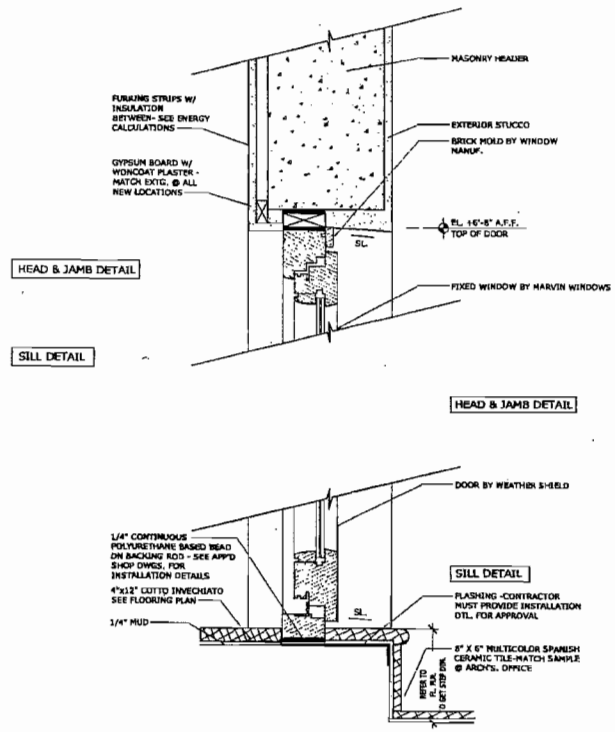
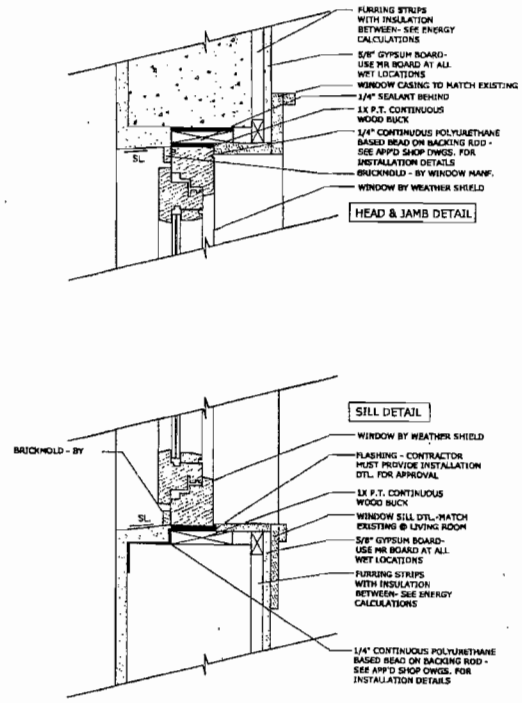


DETAIL 1 A9.0
DOOR: ?
SCALE: 3"=1'-0"



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

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

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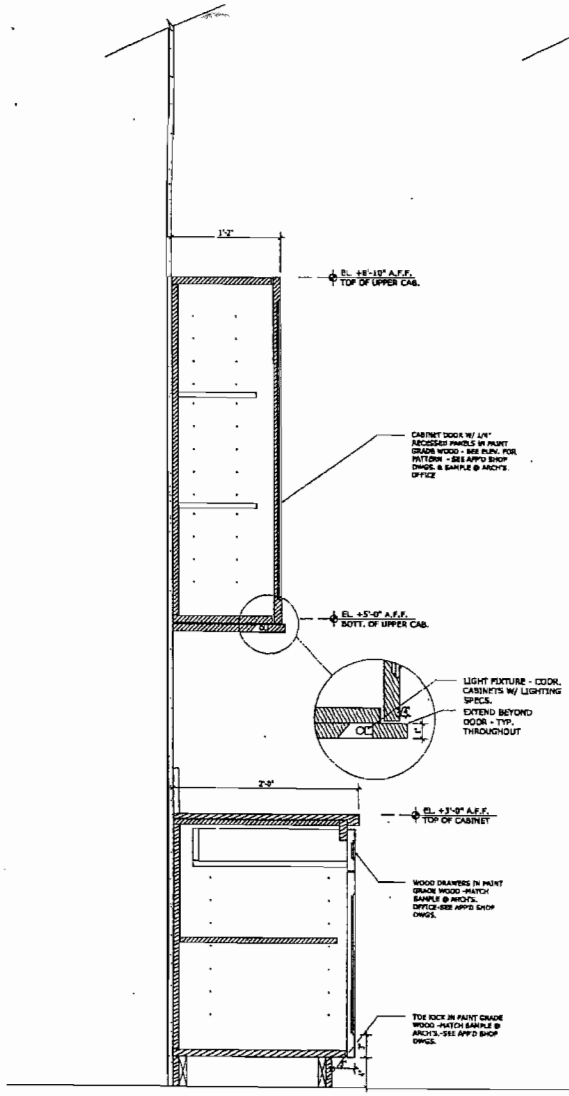
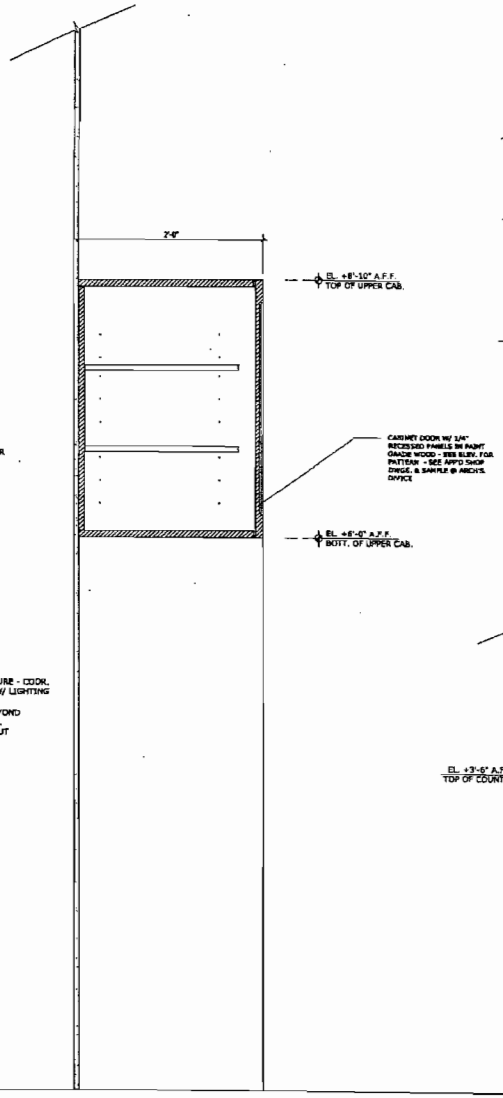
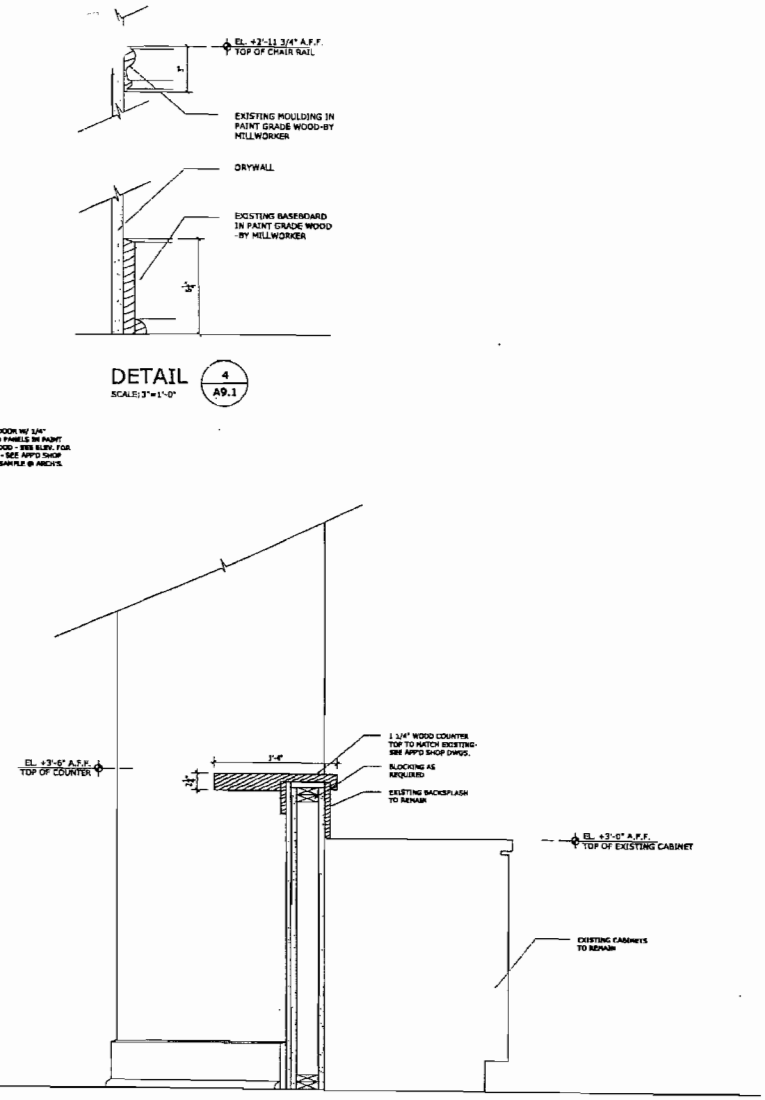
sheet no.
A9.0



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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architecture
4212 Laguna Street Lauderdale
Coral Gables, Florida 33146
Tel 305 461-1010 Fax 305 461-1911
FLORIDA LICENSE: AA 0003149

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

sheet no.
A9.1

43

ING FIXTURE SCHEDULE

FIXTURE					P-TRAP	DRAIN	FITTINGS			REMARKS
	#	MANUF.	MODEL	COLOR			MANUF.	MODEL	FINISH	
SINK	1	--	--	--	--	--	--	--	--	EXISTING LAUNDRY SINK TO BE RELOCATED
										--
										--
PEDESTAL SINK	1	WATERWORKS	PALLADIO PEDESTAL SINK-# PAM, C3	WHITE	WATERWORKS	WATERWORKS	WATERWORKS	HIGHGATE-HGL959	POL. CHROME	LIFT & TURN DRAIN
TOILET	1	WATERWORKS	LYON-LIWA 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 MUNTI
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 MUNTI
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 MUNTI
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 MUNTI
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 MUNTI

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
NDRY/LOGGIA	CGI	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	CGI	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	CGI	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	CGI	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	CGI	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
NAGE	CGI	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	CGI	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
ROF	CGI	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
1 (113)	CGI	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
1 (113)	CGI	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
LOSET	CGI	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

TO USE / B= 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
RDOM	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 FLD & BORDER-SEE A11.0 FOR SPECIFICATIONS	PAINTED	BENJAMIN MOORE PAINTS
	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	1" ANTIQUITIES BIBLICAL-SEE A11.0 FOR SPECIFICATIONS	PAINTED	BENJAMIN MOORE PAINTS

hh

SCHEDULES

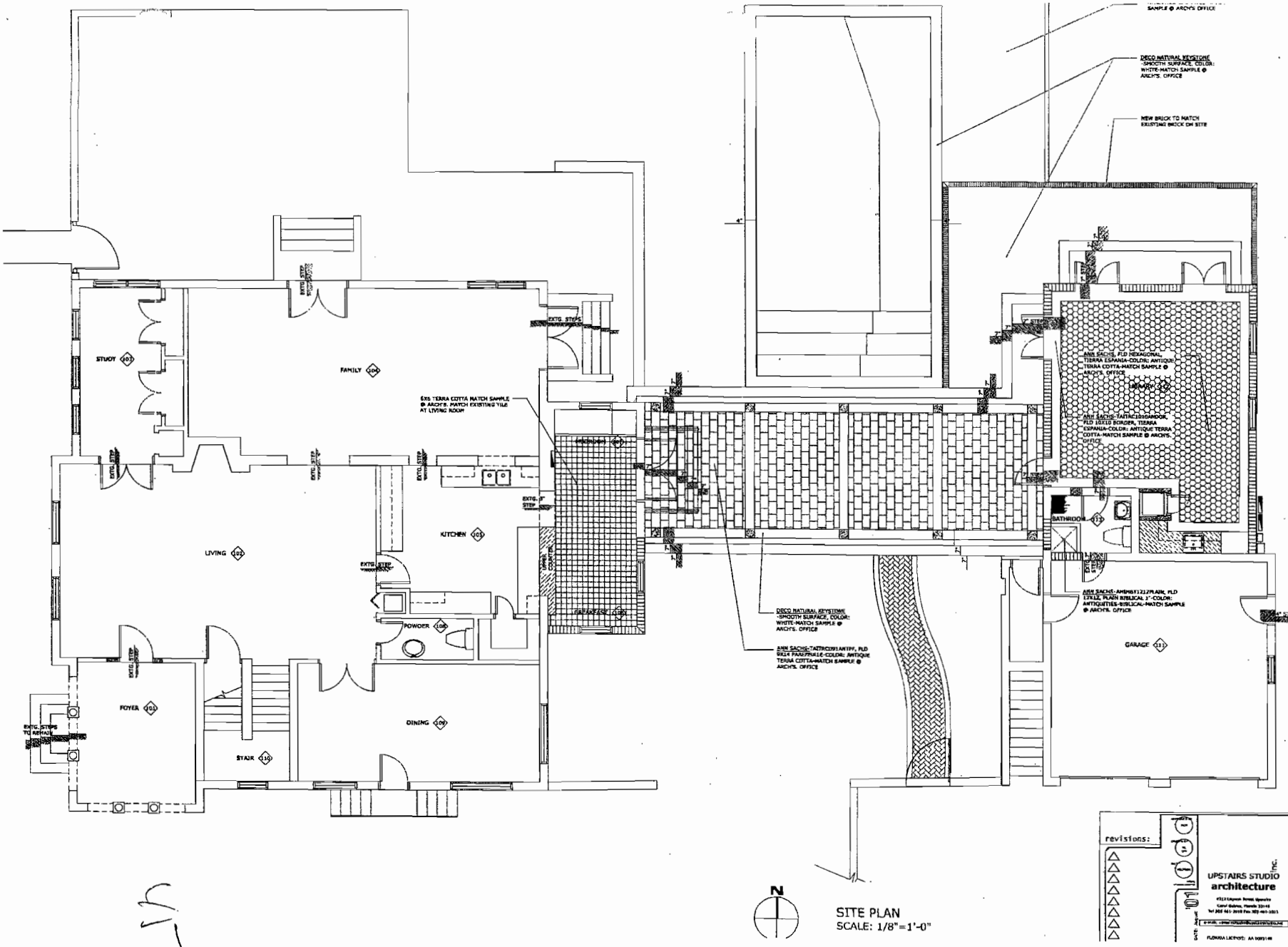
RECEIVED
JUL 23 2002
"OCED"/Historic Preservation"

revisions:

UPSTAIRS STUDIO INC
architecture
4113 Laguna Street Upstairs
Coral Gables, Florida 33146
Tel 305 461-1010 Fax 305 461-1011
E-mail: upstairsstudio@bellsouth.net
FLORIDA LICENSE AA 0003148

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

sheet no.
A10.0



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

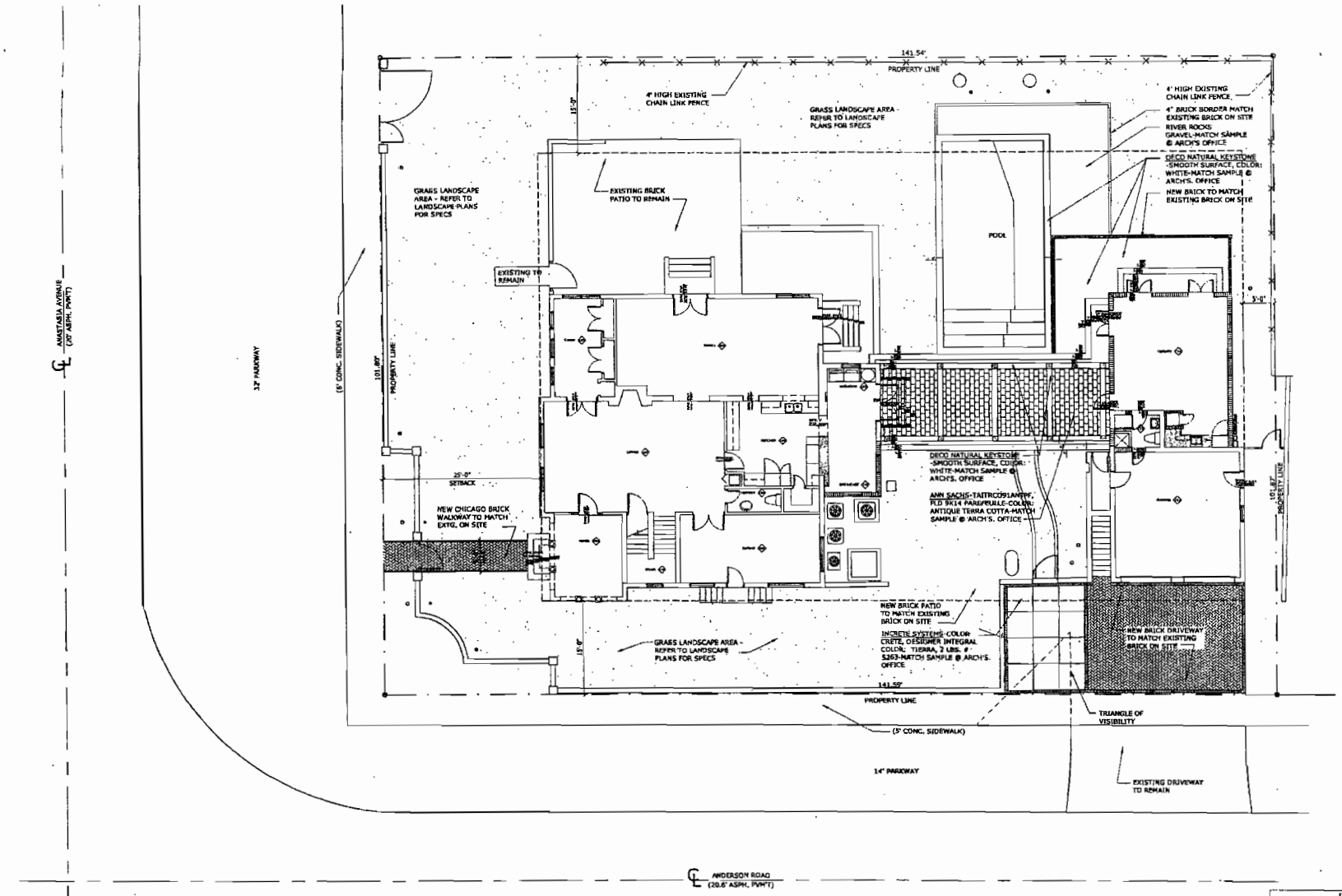
RECEIVED
JUL 23 2002
"OCED"/Historic Preservation"

revisions:

UPSTAIRS STUDIO inc.
architecture

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

sheet no.
A11.0



RECEIVED
JUL 23 2002
"OCED"/Historic Preservation"

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

revisions:

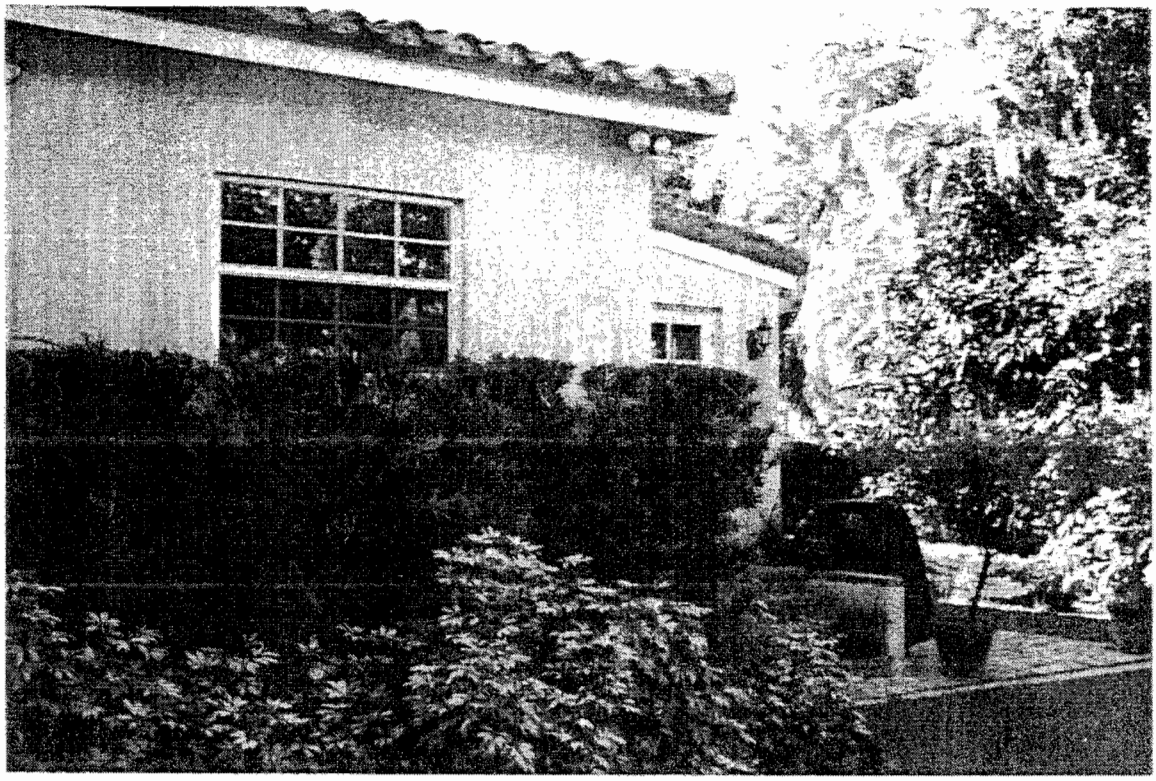
UPSTAIRS STUDIO inc.
architecture

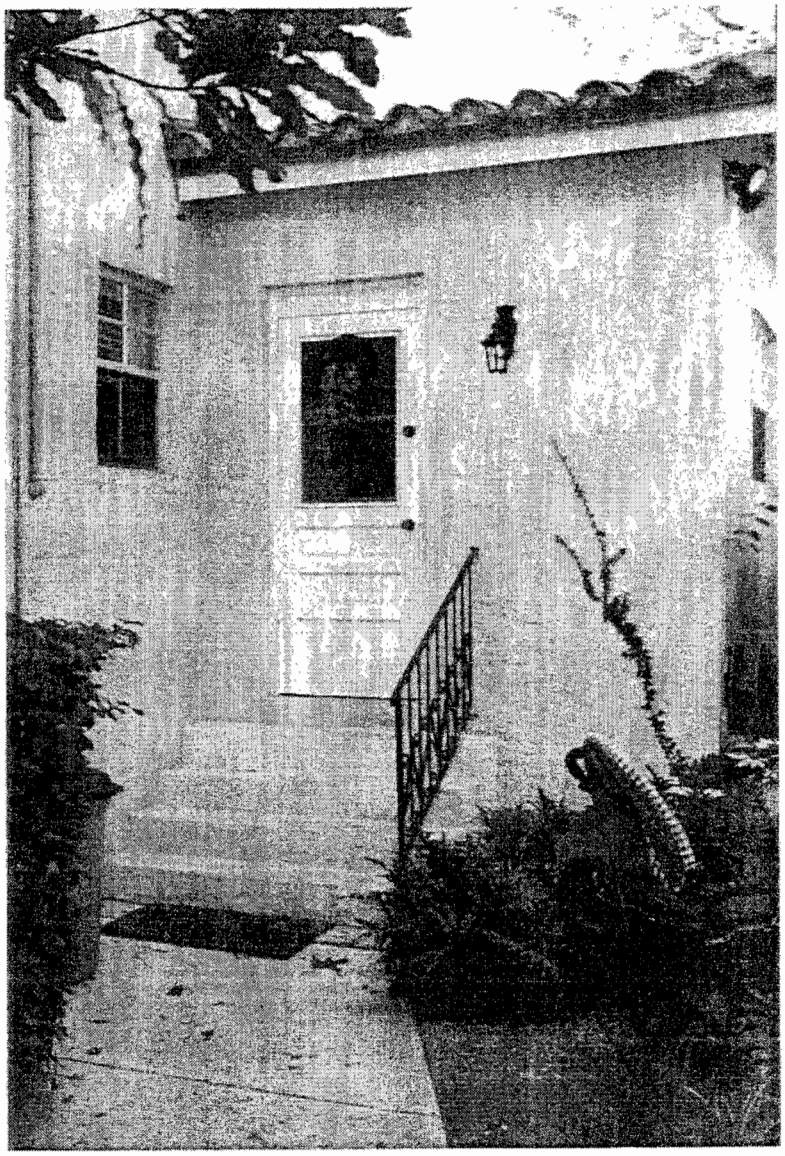
project:
LEE RESIDENCE
803 ANASTASIA
CORAL GABLES, FL
RENOVATION & ADDITION

sheet no.
SW1.0

46

5. Arched door entry to library south facing from underneath Loggia





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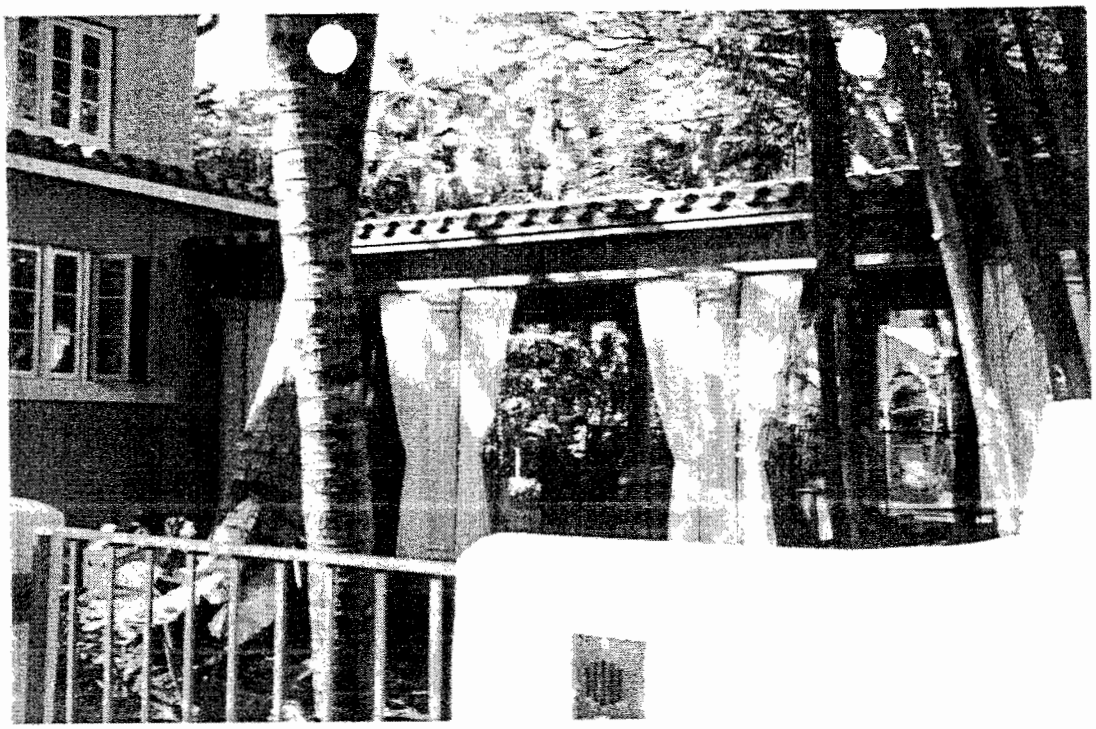
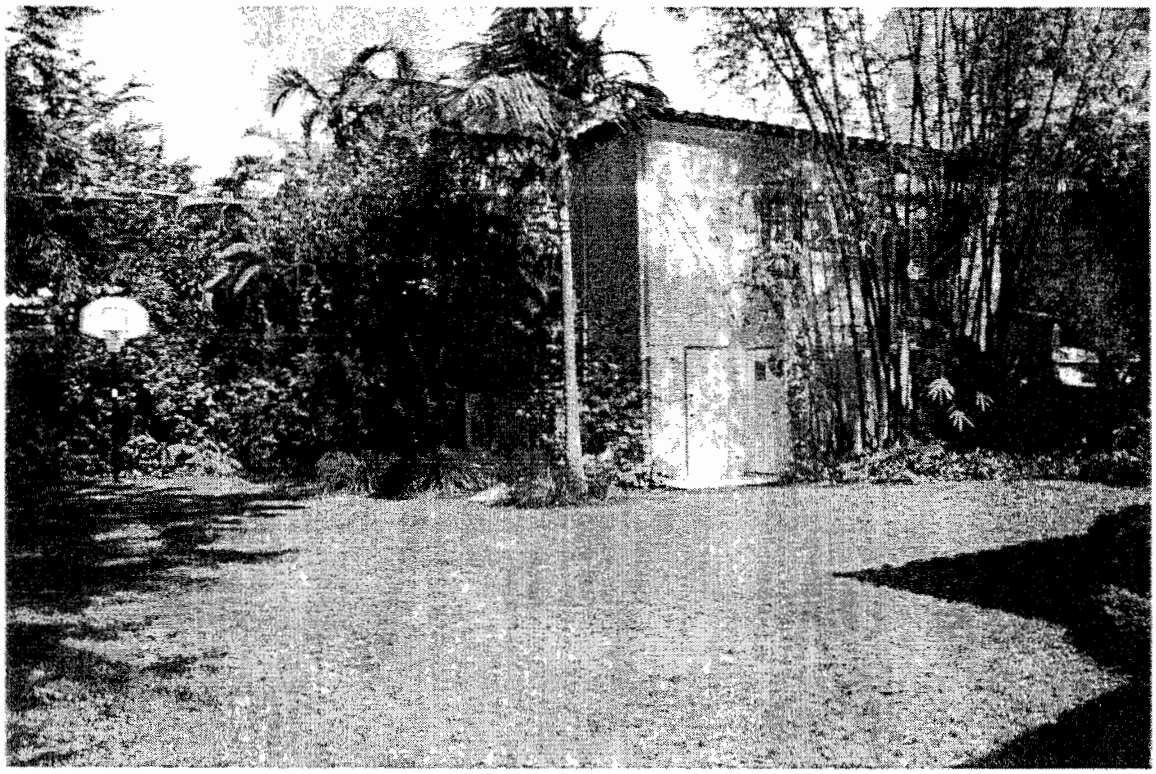
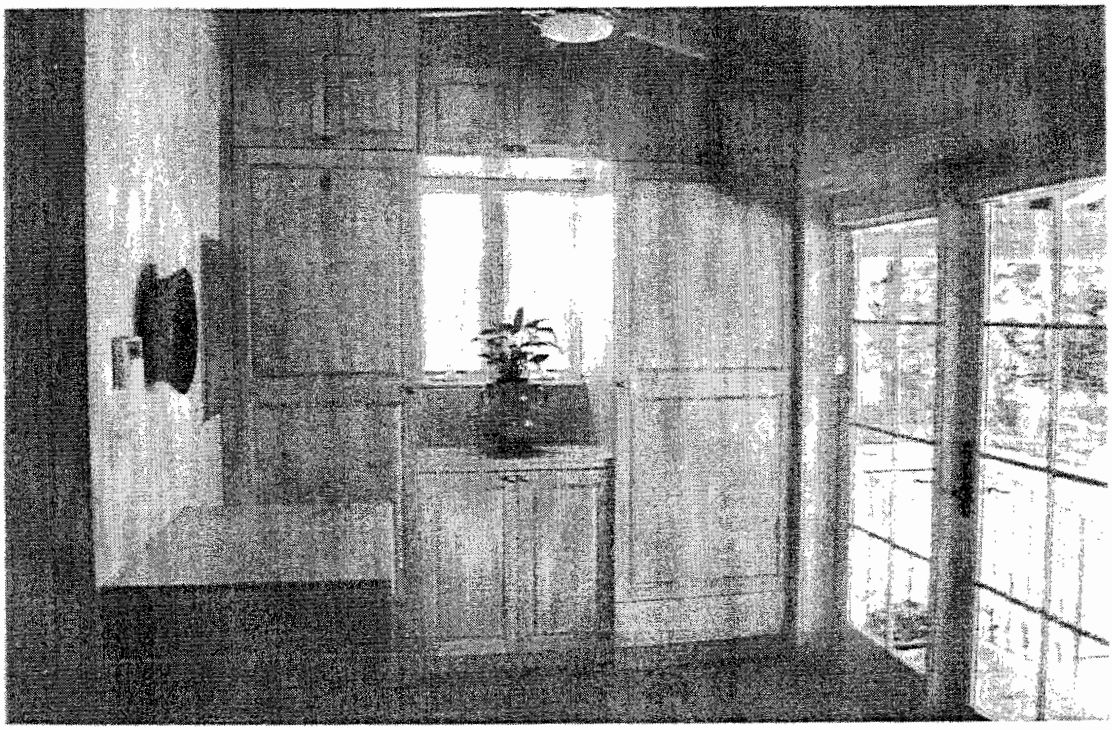


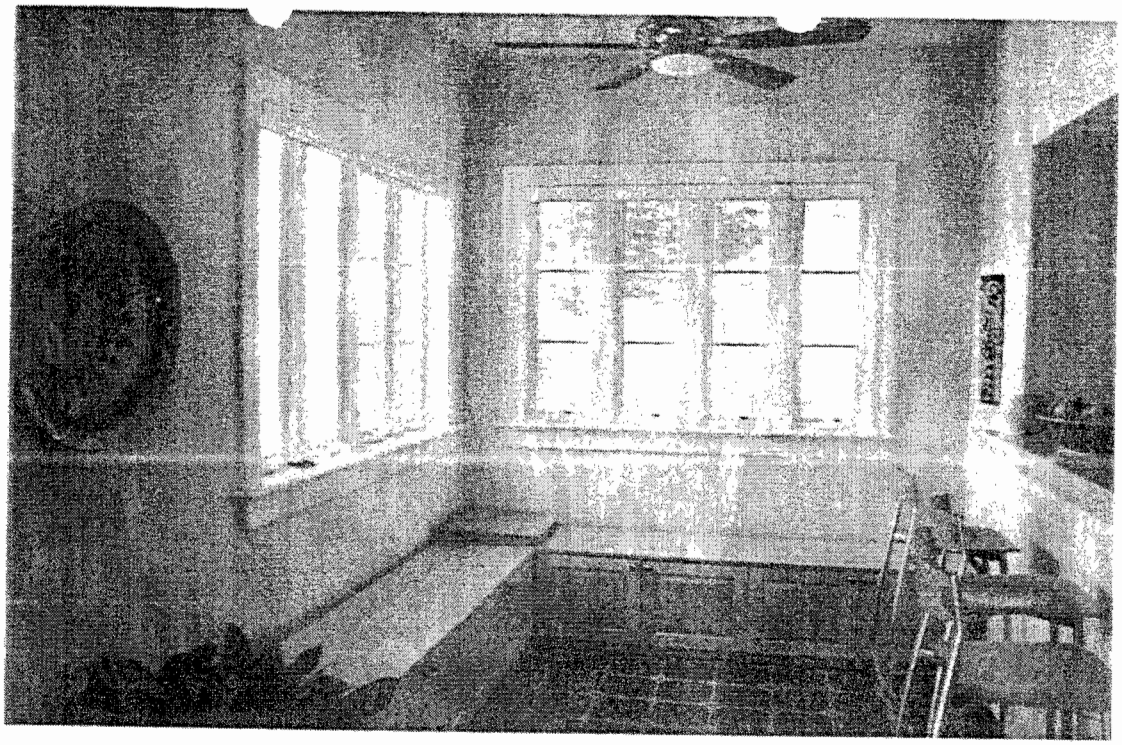
9(10) Loggia connects to main house via french doors and Spanish [illegible] stairs

10.



D) West-facing view





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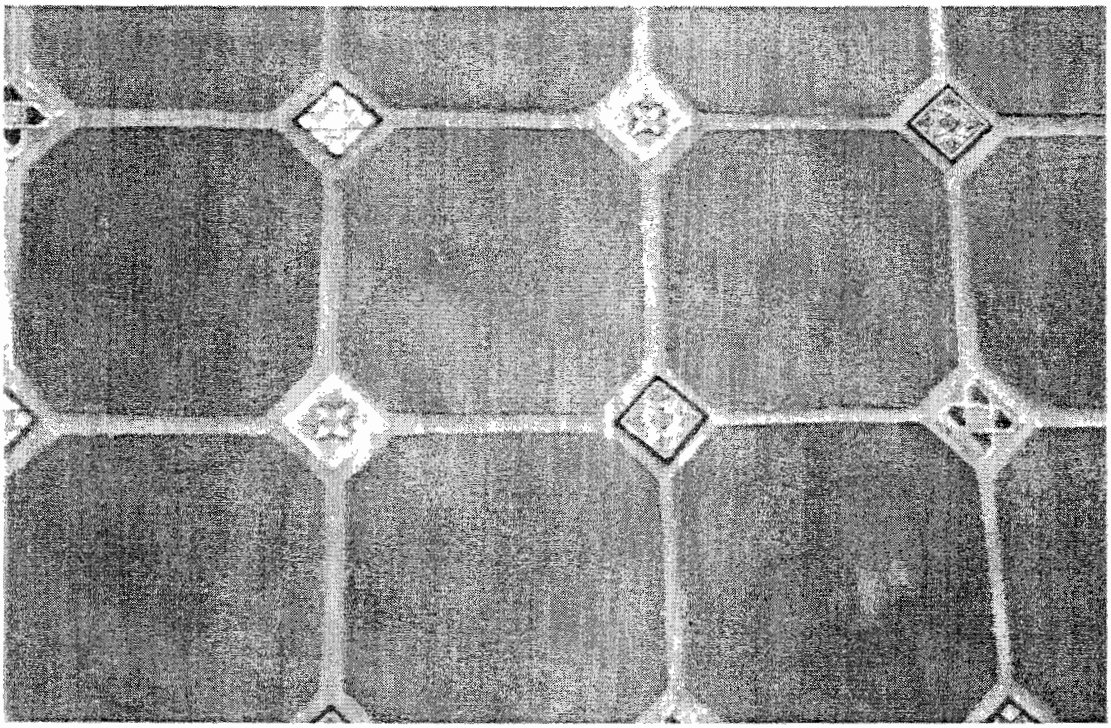

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3545

RECEIVED JUL 1 8 2002

RECEIVED JUL 1 3 2002 Historic Preservation

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED AND KNOWN AS THE "ZONING CODE", AND IN PARTICULAR, USE AND AREA MAP PLATE NO. 7 BY DESIGNATING THEREON AS HISTORIC LANDMARK, RESIDENCE AT 803 ANASTASIA AVENUE ON LOTS 13 AND 14, BLOCK 26, CORAL GABLES COUNTRY CLUB SECTION PART 2; 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 20, 2001, at which time it was determined that the subject property met the criteria set forth in Chapter 11, Section 11-29, 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 9, 2001, approved said 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 at 803 Anastasia Avenue, located on Lots 13 and 14, Block 26, Country Club Section Part 2, Coral Gables, Florida to be designated as "HL-R-8" Single Family Residential Use, with the letter symbol "HL" to indicate that said property is an "Historic Landmark" designated pursuant to Section 11-29, 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 803 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 are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTIETH DAY OF NOVEMBER, A.D., 2001.
(Motion: Cabrera/Second: Withers)
(Yea: Cabrera, Kerdyk, Withers, Anderson) (Slesnick: Absent)
(Clerk's Item No. 24)

DONALD D. SLESNICK II
MAYOR

ATTEST:
VIRGINIA L. PAUL
CITY CLERK

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

57

MIAMI-DADE COUNTY

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

RECEIVED
OCT 25 2006
Miami Dade County
Office of Historic Preservation

This Covenant is made the 2 day of October, 2006, by Kathleen Lee (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 803 Anastasia Ave, 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): Legal Description:

Folio # 03-4118-004-0490 | 18 54 41 PB 32-63
Coral Gables Country Club Sec 2
58 | 2nd Rev lots 13 & 14 BlK 26
Lot Size Irregular

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):

Kathleen A. Lee	Kathleen A. Lee	10/18/06
Name	Signature	Date

Brian E. Lee
Name

Signature

10/18/06
Date

LOCAL GOVERNMENT: 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

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

ORIGINAL

CFN 2004R1077269
OR Bk 22875 Pgs 3232 - 3234; (3pgs)
RECORDED 12/03/2004 15:58:12
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

RECEIVED
DEC 29 2004
Miami Dade County
Office of Historic Preservation

MIAMI-DADE HISTORIC PRESERVATION BOARD

RESOLUTION NO. 04-13

803 ANASTASIA AVENUE, CORAL GABLES
A CITY OF CORAL GABLES HISTORIC LANDMARK

WHEREAS, the Miami-Dade Historic Preservation Board has determined that the property located at 803 Anastasia Avenue, Coral Gables, Florida, is of architectural and historic significance and is a City of Coral Gables designated historic landmark; and,

WHEREAS, the proposed improvements to this property meet with 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 Section Part 2, PB 32-63, Lots 13 & 14, Block 26

Folio Number: 03-4118-004-0490

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on November 17, 2004, voted to approve the Ad Valorem Tax Exemption for 803 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:

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.

MIAMI-DADE

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

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

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

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

Alberta Godfrey

Alberta Godfrey, Chair
Miami-Dade County Historic Preservation Board

Date 11/23/04

Prepared by:

FOR IVAN RODRIGUEZ

Ivan Rodriguez, Director
Office of Historic Preservation

MIAMI-DADE

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

Resolution No. 04-13
Page 3 of 3

Board Mernbers	Vote
Ruth Campbell	yes
Richard Cohen	yes
Alberta Godfrey	yes
Armando Gutierrez, Jr.	yes
Paul George	yes
Robert McKinney, Chair	yes
Hyacinth Johnson	excused
JoEllen Phillips	yes
Enid Pinkney	excused
Dennis Wilhelm	yes

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this Nov. 23, 2004 by, ~~Robert McKinney~~ Alberta Godfrey (AH), Chair, Miami-Dade County Historic Preservation Board.

David J. Hertzberg

David J Hertzberg
My Commission DD267662
Expires January 09, 2008

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

My Home
Miami-Dade County, Florida

MIAMI-DADE

Property Information Map

Digital Orthophotography - 2007 0 114 ft

This map was created on 8/8/2008 3:30:28 PM for reference purposes only.

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Summary Details:

Folio No.:	03-4118-004-0490
Property:	803 ANASTASIA AVE
Mailing Address:	KATHLEEN LEE 803 ANASTASIA AVE CORAL GABLES FL 33134-6407

Property Information:

Primary Zone:	0800 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	4/2
Floors:	2
Living Units:	1
Adj Sq Footage:	4,280
Lot Size:	14,456 SQ FT
Year Built:	1926
Legal Description:	18 54 41 PB 32-63 CORAL GABLES COUNTRY CLUB SEC 2 2ND REV LOTS 13 & 14 BLK 26 LOT SIZE IRREGULAR OR 18880-4837 1199 1

Sale Information:

Sale O/R:	18880-4837
Sale Date:	11/1999
Sale Amount:	$680,000

Assessment Information:

Year:	2007	2006
Land Value:	$728,647	$662,616
Building Value:	$627,383	$593,334
Market Value:	$1,356,030	$1,255,950
Assessed Value:	$1,085,962	$1,059,476
Homestead Exemption:	$25,000	$25,000
Total Exemptions:	$25,000	$25,000
Taxable Value:	$1,060,962	$1,034,476