Memorandum

MIAMI-DADE COUNTY

Date: October 21, 2008

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

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 1400 Coral Way, Coral Gables

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Recommendation

It is recommended that pursuant to the provisions of Florida Statute Section 196.1997 and 196.1998 and Dade County Ordinance 16A-18 that the Board approve the resolution for the Ad Valorem Tax Exemption for the following property: 1400 Coral Way, 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 $318 (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 1400 Coral Way, 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. 1400 Coral Way was designated a local historic landmark by the Coral Gables Historic Preservation Board in 2004. The residence was designed by prominent architect Carl H. Blohm. It is considered an excellent example of the types of homes being built in Coral Gables during the transitional period of Coral Gables' earlier building boom. The improvement project involved restoration and rehabilitation work to the historic structure as well as limited new construction.

2. The total revenue foregone for the current fiscal year if the exemption applied for is granted is estimated at $318.00 by the County's Property Appraiser (see attached "Revenue Implications" report).

Attachments

Alex Muñoz
Assistant County Manager

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

Property Address: 1400 Coral Way
Folio # 03-4118-002-0810

			2006 Estimate
1.	Total Taxable value to be foregone if this Historic Preservation Exemption application is granted:		$56,691
2.	Summary of annual taxes levied for this property's improvements to be exempted for Historic Preservation (based on 2006 millage):		$1,236
	a) Countywide Operating	$318	
	b) Unincorporated Municipal Service Area	$0	
	c) Debt Service	$16	
	d) City Operating	$349	
	e) All other property taxes	$553	

County Revenue Implications

3.	Annual taxes to be foregone if this Historic Preservation Exemption application is granted (estimate).	
	a) County	$318
	b) UMSA	$0

County Current Year Taxable Values

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

Date: 11/9/06

Signed: [signature]
Property Appraiser

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Miami Dade County
Office of Historic Preservation

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)(D)

Please note any items checked.

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

_____ 6 weeks required between first reading and public hearing

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

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

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

_____ Housekeeping item (no policy decision required)

_____ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N)(1)(D)
10-21-08

RESOLUTION NO. _____

RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION TO 1400 CORAL WAY, 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, 1400 Coral Way, 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 1400 Coral Way , 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 Juan J. and Linda C. Mayol as the owners of 1400 Coral Way, 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

Case File: AV 2005-02

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 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: 1400 CORAL WAY

Folio Number: 03-4118-002-0810 Plat book: 25 Page Number: 74

Legal Description (attach additional sheets if necessary): LOTS 6 AND 7, LESS SOUTH 35', BLOCK 11, CORAL GABLES SECTION A
Lot, Block, Subdivision and Section)

* **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**

RECEIVED FEB Miami Dade Office of Histor

- ☑ 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 the district

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

II. OWNER INFORMATION

Name of individual(s) or organization owning the property:
JUAN J. MAYOL, JR. & LINDA C. MAYOL

Mailing Address: 1400 CORAL WAY

City: CORAL GABLES State: FL Zip: 33134

Contact Person: LINDA C. MAYOL

Daytime Telephone Number: 305 - 773-3619

E-mail: JUANMAYOL@BELLSOUTH.NET Fax: 305-461-3938 Other: _____

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

Case File: AV 2005-02

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY

A. General Information - History

Original Architect/Designer: CARL H. BLOHM Original Date of construction: 1953

Architectural Style: TRANSITIONAL

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

- ACCESS PROVIDED TO SEMI-CIRCULAR SPACE ABOVE BREAKFAST NOOK FROM WEST BEDROOM, 1984

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

- ONE STORY ADDITION ON SOUTHEAST SIDE, CONNECTING TO ENCLOSED REAR PORCH, 1975
- SWIMMING POOL, 1976
- DECORATIVE WALLS IN YARD, 1975 AND 1984

B. Exterior

Exterior construction Materials:

Type of Roof

☐ Hip ☑ Gable ☐ Flat ☐ Parapet ☐ Other

Material

☐ Shingle
- ☐wood
- ☐asphalt
- ☐slate
- ☐concrete

☑ Tile
- ☐clay barrel
- ☐ s-type
- FLAT CONCRETE

☐ Metal
- ☐copper
- ☐tin
- ☐aluminum

☐ Other

Number of stories: 2

Basic Floor Plan:

☑ Rectangle ☐ Square ☐ "L"-shaped ☐ "H"-shaped ☐ "U"-shaped

☐ Irregular ☐ Other

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

STUCCO BANDS WITHIN GABLE ENDS
WOODEN ATTIC LOUVERS, PAIRED FLUTED COLUMNS AT FRONT LOGGIA, PROMINET CLAY BRICK CHIMNEY AND SEMI-CIRCULAR BREAKFAST NOOK

III. CURRENT PHYSICAL DESCRIPTION OF PROPERTY cont.

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

- EXTENSIVE MILLWORK THROUGHOUT
- BRICK, MARBLE FIREPLACES IN LIVING ROOM AND UPSTAIRS BEDROOM
- RESTORED WOOD FLOORS

D. **Auxiliary Structures – Landscape Features**
Describe the present appearance of any auxiliary structures on the property (e.g.: out buildings; detached garages; etc.)

SWIMMING POOL / WALL (1976)

10

Case File: AV 2005-02

IV. DESCRIPTION OF PROPOSED IMPROVEMENTS

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

Use of the building before improvements: SINGLE FAMILY HOME

Use of the building after the improvements: SINGLE FAMILY HOME

Estimated project start date: MARCH / APRIL

Estimated value of improvements/restoration: $75,000.00

Certificate of Appropriateness case file(s): COA (ST) 2004-47
COA (SP) 2004-37

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 effect. 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):

ALL ELEVATIONS

Photo number: NOS. 1 AND 2

Plan number: 04120070

Describe work: REPLACE WINDOWS AND DOORS

Feature 2

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

SOUTH

Photo number: 3

Plan number: 05030421

Describe work:

ADD OPEN SIDED COVERED TERRACE

Feature 3

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

NORTH, EAST, SOUTH

Photo number: 4

Plan number: 05030421

Describe work:

ADD DECORATIVE MASONRY WALL AND COLUMNS

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Case File: AV 2005-02

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

Feature 1
Room: FAMILY ROOM

Photo number: 4

Plan number: 05020034

Describe work:

BUILD NEW KITCHEN

Feature 2
Room:

Photo number:

Plan number:

Describe work:

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Case File: AV 2005-02

Feature 3
Room: _____

Photo number: _____

Plan number: _____

Describe work:

C. Landscape Features

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

_____

Photo number: _____

Plan number: _____

Describe work:

NEW POOL / DECK
NEW DRIVEWAY
NEW DECORATIVE WALL AND COLUMNS

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Feature 2

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

_____

Photo number: _____

Plan number: _____

Describe work:

Feature 3

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

_____

Photo number: _____

Plan number: _____

Describe work:

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Case File: AV 2005-02

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

Name	Signature	Date
JUAN J. MAYOL, JR.		3/14/05
LINDA C. MAYOL		3/14/05

Notarized:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 14 day of MARCH, 2005, by JUAN J. MAYOL, JR (and) LINDA C. MAYOL who is (are) personally known to me, or have produced _____, as identification.

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: _____

NOTARY SEAL
STATE OF FLORIDA
COMM. NO. DD074072
EXP. DEC. 15, 2008

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

Case File: AV 2005-02

V. **continued OWNER ATTESTATION**

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

_____ _____
Title Organization name

Social Security or Taxpayer Identification Number: _____

Mailing Address: _____

_____
City State Zip Code

Daytime Telephone Number: _____

Notarized:
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

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

by _____ (and) _____ who

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

identification.

My commission expires:

_____
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: _____

Case File: AV 2005-02

8/24

PRECONSTRUCTION APPLICATION REVIEW
FOR STAFF USE ONLY

Folio Number 03-4118-002-0810

Street Address 1400 Coral Way
Coral Gables FL 33134

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

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

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

☐ Determines that the 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 the 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 1S-38, F.A.C. all work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments.

Review comments:

COA staff reports.

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Miami Dade County
Office of Historic Preservation

Additional Review Comments attached? Yes ☒ No ☐

Signature: Simone Chin

Typed or printed name: Simone Chin

Title: Historic Preservation Administrator

Date:

1

2

WINDOW REPLACEMENT

3

LOCATION OF TERRACE ADDITION

4

LOCATION OF NEW WALL

Case File: _____

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: 03-4118-002-0810

Street Address: 1400 CORAL WAY

II. DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT:

Project start date: 12/04 Project completion date: 12/05

Estimated cost of entire project: $ 100,000

Estimated cost attributed solely to work on historic buildings: $ 100,000

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

HALF PILLARS WERE NOT INSTALLED AT EACH END OF THE TERRACE. PLANTERS WERE ADDED NEXT TO STEPS LEADING TO POOL AREA FROM SOUTHERN ELEVATION OF HOME.

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FEB 17 2006
Miami Dade County
Office of Historic Preservation

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Case File: _____

IV. DESCRIPTION OF IMPROVEMENTS

If different from original proposal in Part I
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):

EAST AND WEST

Photo number: 1, 2 AND 3

Plan number: A-3 AND A-4

Describe work:

HALF PILLARS WERE NOT INSTALLED AT EACH END OF THE TERRACE AT TERMINUS OF ARCHES.

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

SOUTH

Photo number: 1

Plan number: A-3 AND A-4

Describe work:

PLANTERS WERE ADDED AT EACH END OF STEPS LEADING TO POOL/DECK.

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Case File: _____

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

_____

Photo number: _____

Plan number: _____

Describe work:

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

Feature 1
Room: _____

Photo number: _____

Plan number: _____

Describe work:

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Case File: _____

Feature 2
Room: _____

Photo number: _____

Plan number: _____

Describe work:

Feature 3
Room: _____

Photo number: _____

Plan number: _____

Describe work:

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Case File: _____

C. Landscape Features

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

_____

Photo number: _____

Plan number: _____

Describe work:

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

_____

Photo number: _____

Plan number: _____

Describe work:

25

Case File: _____

V. **OWNER ATTESTATION (MUST BE NOTARIZED):** I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above in the Pre-construction application for this project which received approval on 12-8-04. I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and is consistent with the work described in the Pre-construction Application. I also attest that I am the owner of the property described above or if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the City of Coral Gables Historic Preservation Office and the Dade County Historic Preservation Office and the Dade County Appraiser's Office, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the City of Coral Gables and Dade County granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Name	Signature	Date
LINDA C. MAYOL	Linda C. Mayol	12-21-05
JUAN J. MAYOL, JR.		12-21-05

Mailing Address (if different from described property) _____

City State Zip Code

Daytime Telephone Number: 305-773-3619 E-mail: JUAN.MAYOL@HKLAW.COM

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

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Case File: _____

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

Title _____ Organization name _____

Social Security or Taxpayer Identification Number: _____

Mailing Address: _____

City _____ State _____ Zip Code _____

Daytime Telephone Number: _____

Notarized
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 22nd day of Dec., 2005, by LINDA C. MAYOL (and) JUAN J. MAYOL who is (are) personally known to me, or have produced _____, as identification.

My commission expires:

Siuby Fleites
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: SIUBY FLEITES

SIUBY FLEITES
MY COMMISSION # DD 413270
EXPIRES: April 16, 2009
Bonded Thru Notary Public Underwriters

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FEB 17 2006
Miami Dade County
Office of Historic Preservation

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8/24

Case File: _____

REVIEW OF COMPLETED WORK
FOR STAFF USE ONLY

Folio Number: 03-4118-002-0810

Street Address: 1400 Coral Way
Coral Gables FL 33134

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

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

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

Review comments:

AV 2005-02 staff report

Additional Review Comments attached? Yes ☒ No ☐

Signature: Simone Cinn

Typed or printed name: Simone Cinn

Title: Historic Preservation Administrator

Date: 0

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Miami Dade County
Office of Historic Preservation

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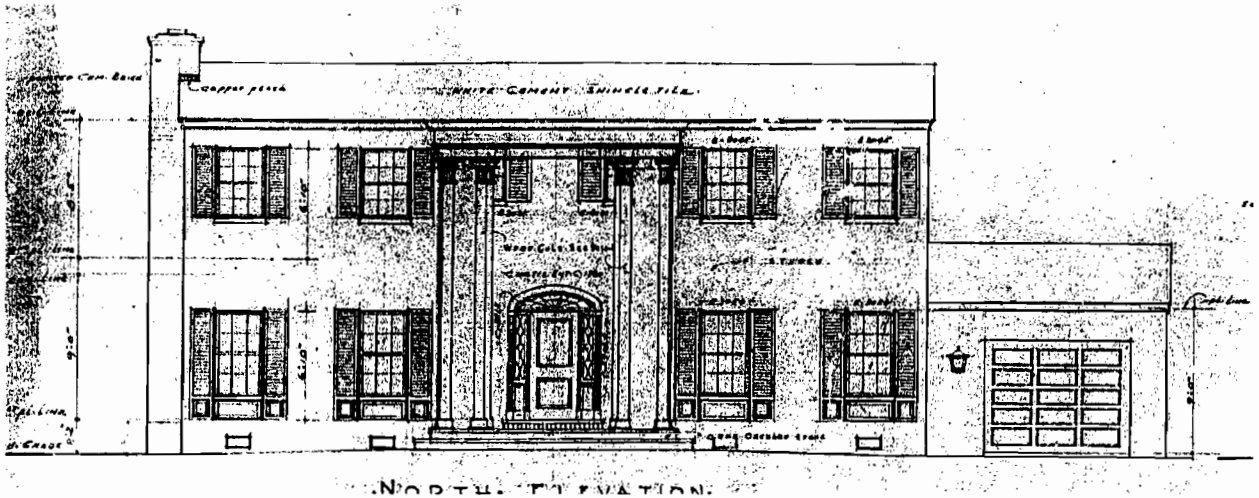
City of Coral Gables
Historic Preservation Board
Historical Resources Department

CASE FILE AV 2005-02

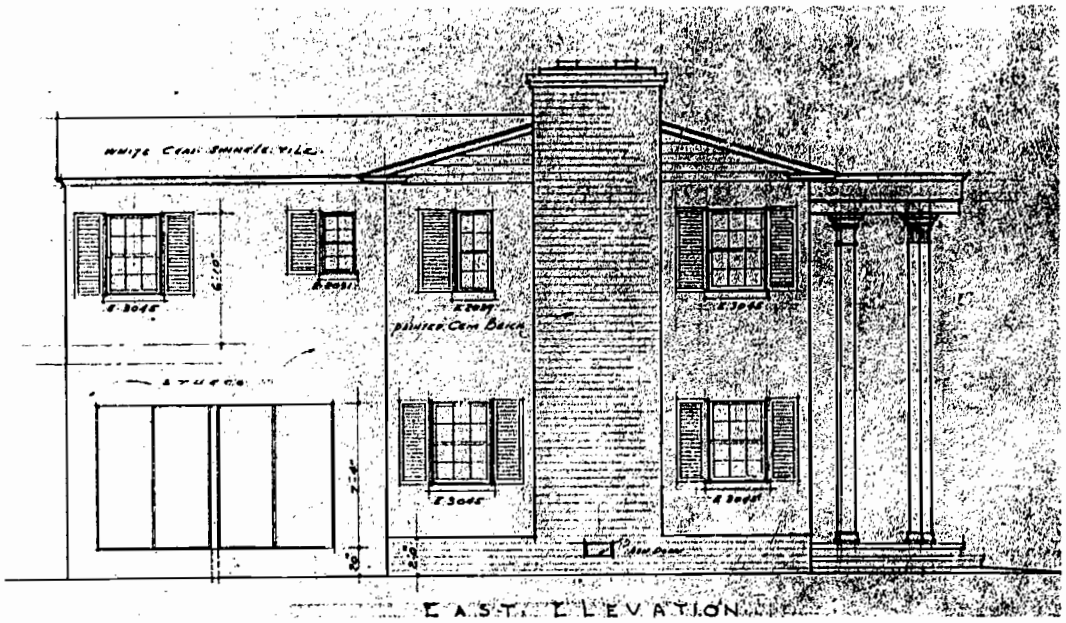
An application requesting ad valorem tax relief for the property at 1400 Coral Way, a local historic landmark, legally described as Lots 6 and 7, less South 35 feet, Block 11 Coral Gables Section D Revised Plat. The related Special Certificate of Appropriateness – Case File COA (SP) 2004-37 was granted design approval on January 20, 2005 by the Historic Preservation Board

City of Coral Gables
Historic Preservation Board
Historical Resources Department



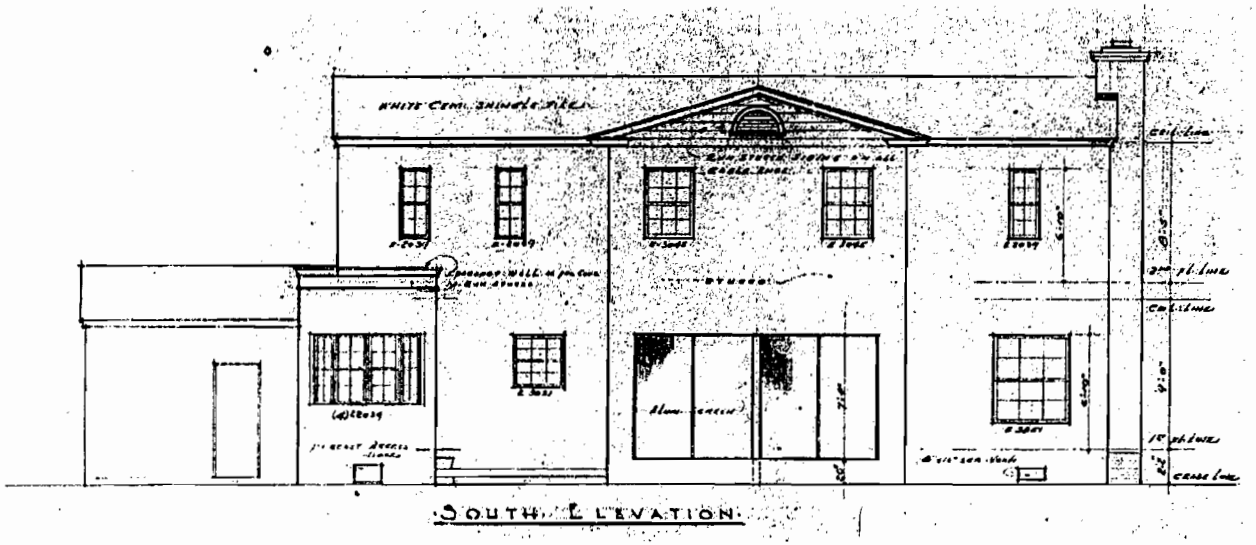
North Elevation - 1953

City of Coral Gables
Historic Preservation Board
Historical Resources Department



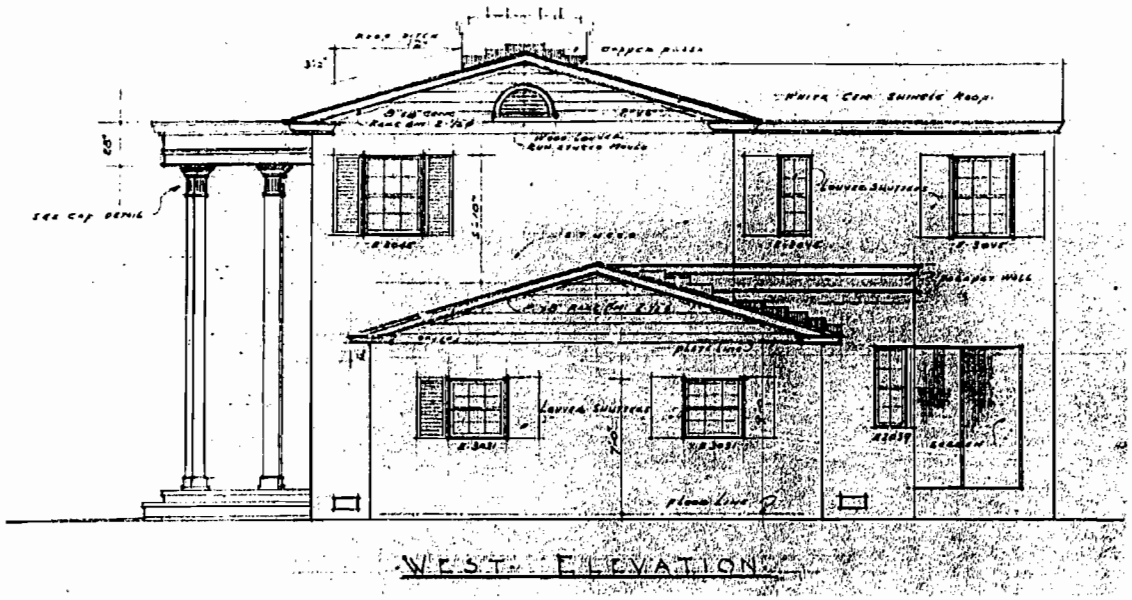
East Elevation

City of Coral Gables
Historic Preservation Board
Historical Resources Department



South Elevation

City of Coral Gables
Historic Preservation Board
Historical Resources Department

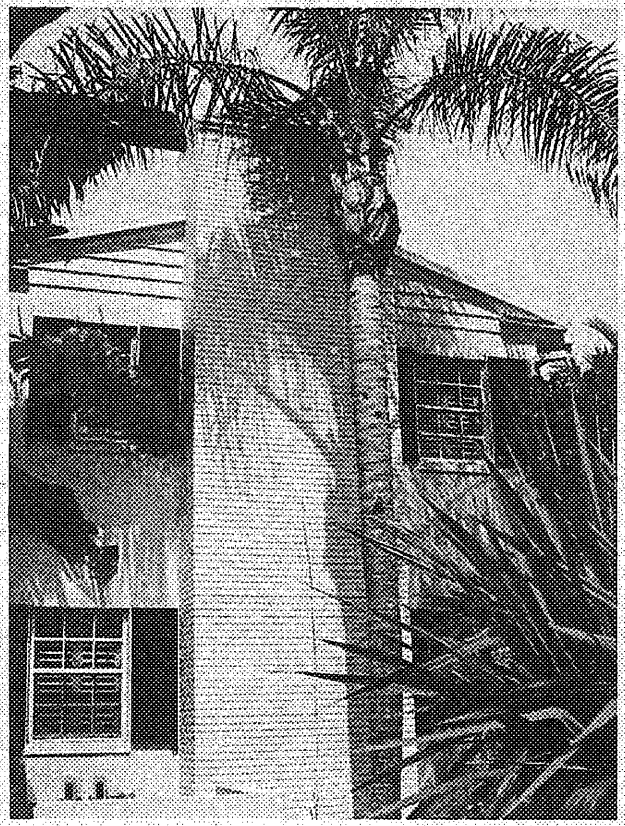


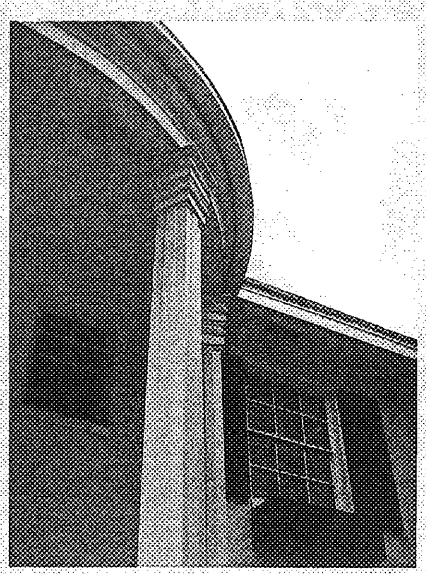
West Elevation

City of Coral Gables
Historic Preservation Board
Historical Resources Department

2004

City of Coral Gables
Historic Preservation Board
Historical Resources Department





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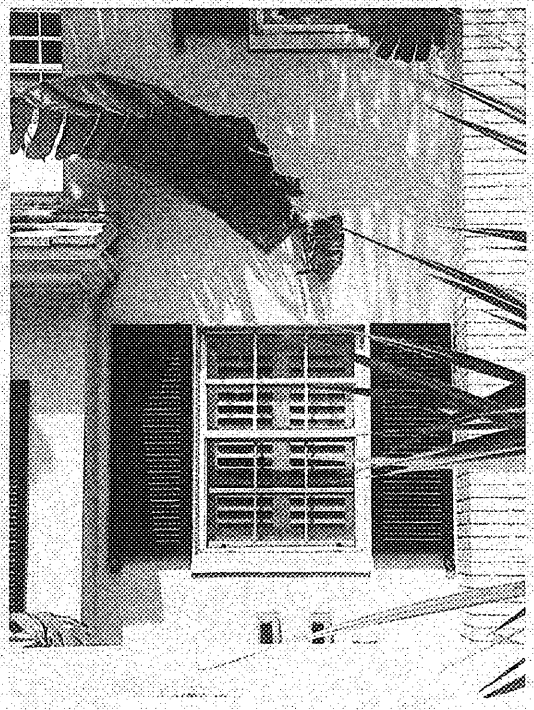
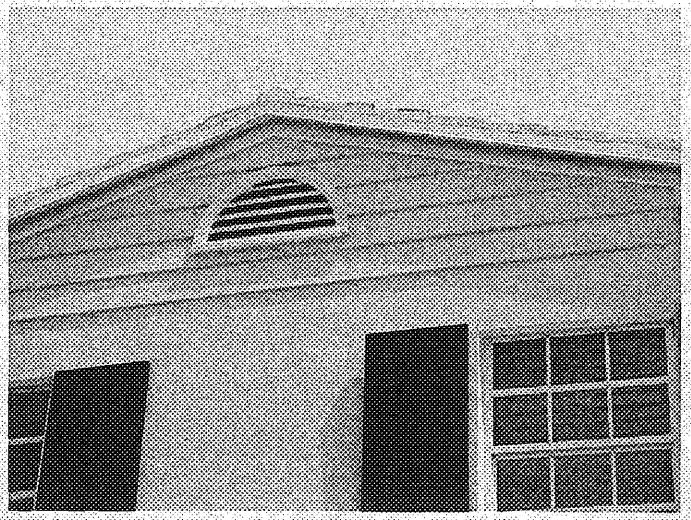
City of Coral Gables
Historic Preservation Board
Historical Resources Department





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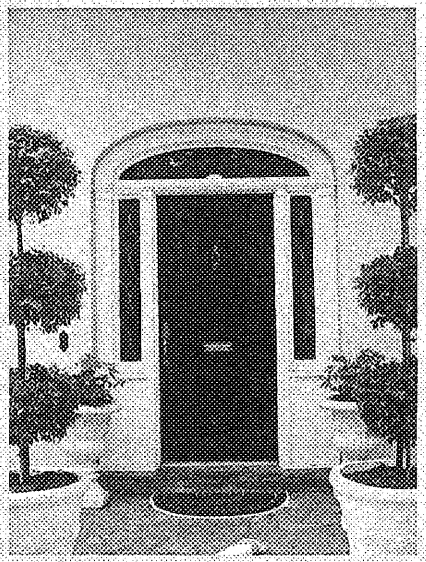
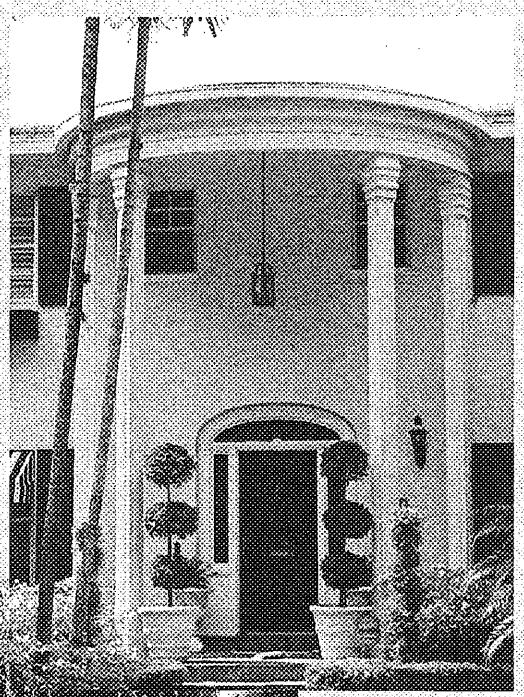
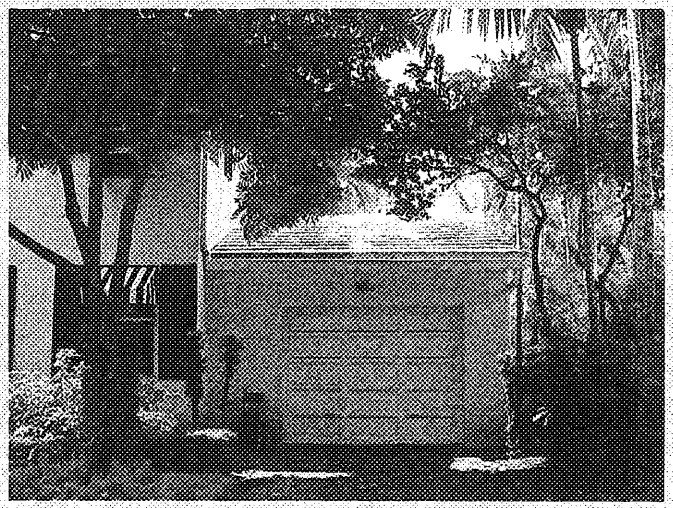
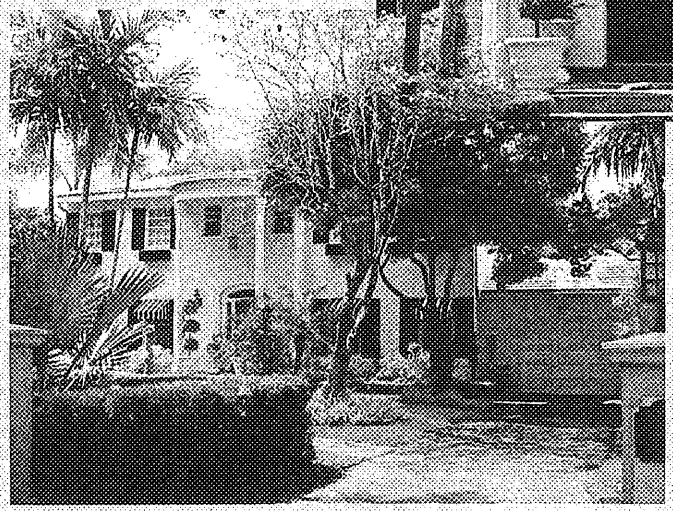
City of Coral Gables
Historic Preservation Board
Historical Resources Department









Details

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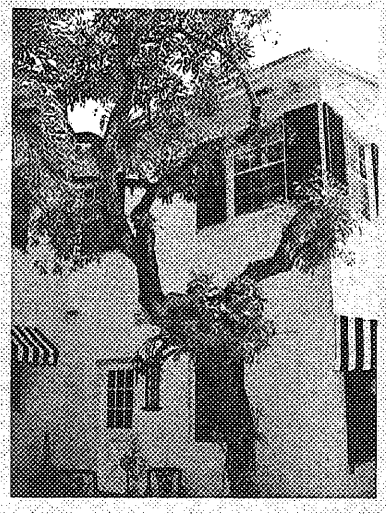
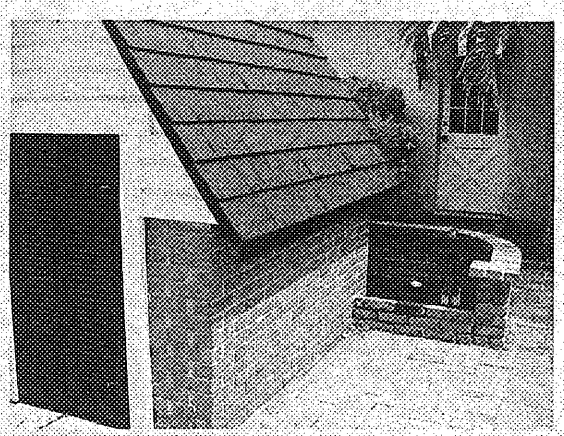
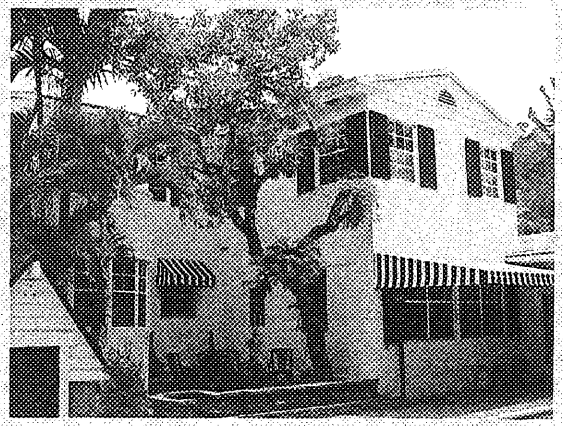
City of Coral Gables
Historic Preservation Board
Historical Resources Department

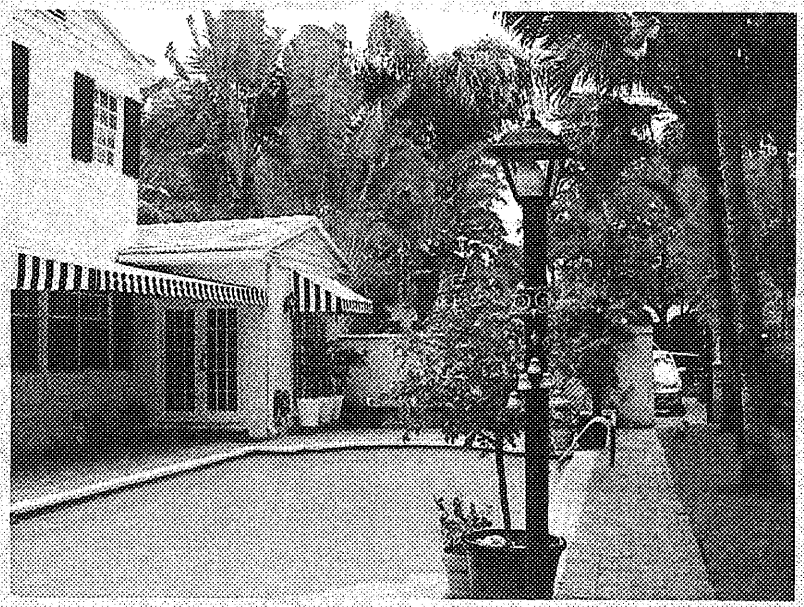


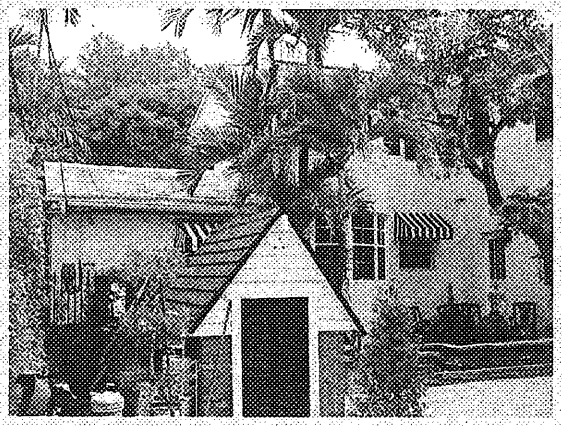


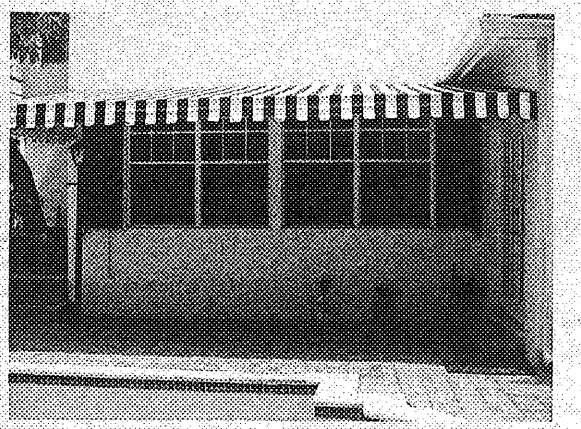


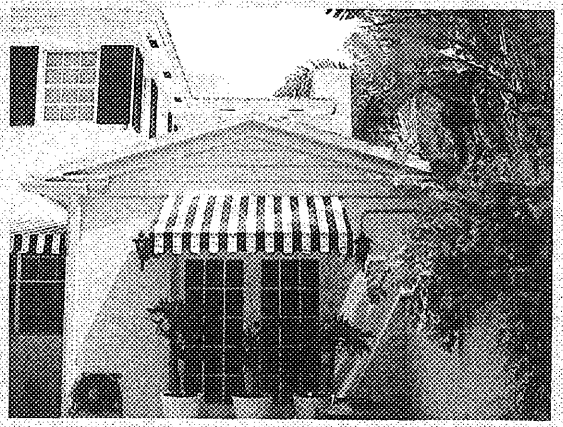
Rear Views of Property

City of Coral Gables
Historic Preservation Board
Historical Resources Department



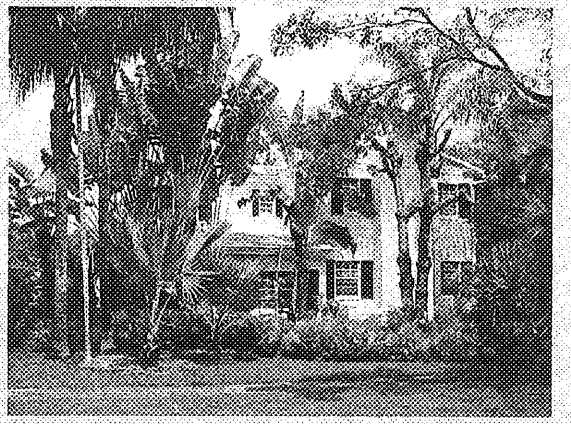






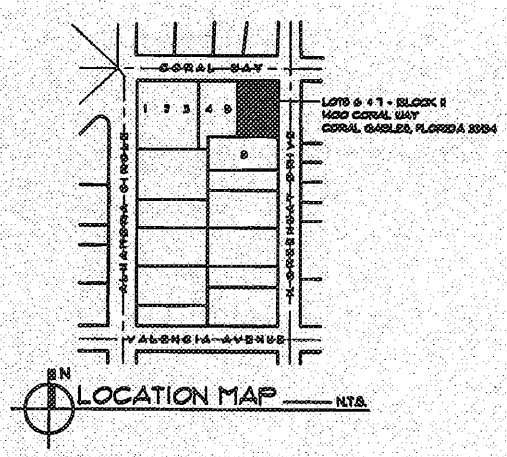
Rear Views of Property

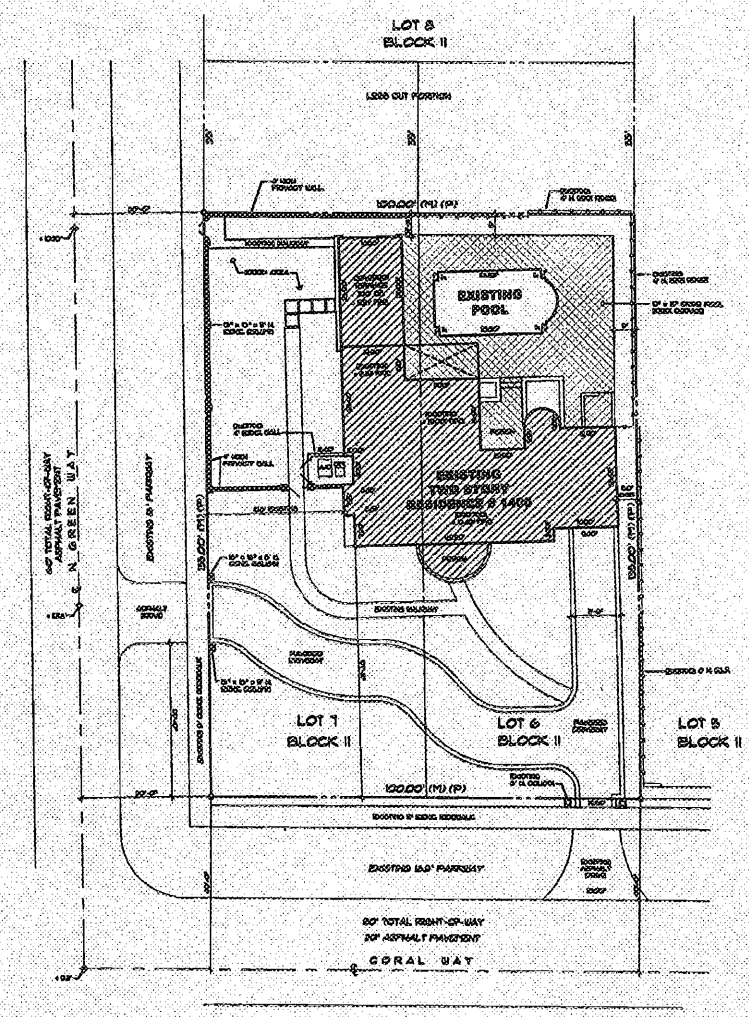
City of Coral Gables
Historic Preservation Board
Historical Resources Department



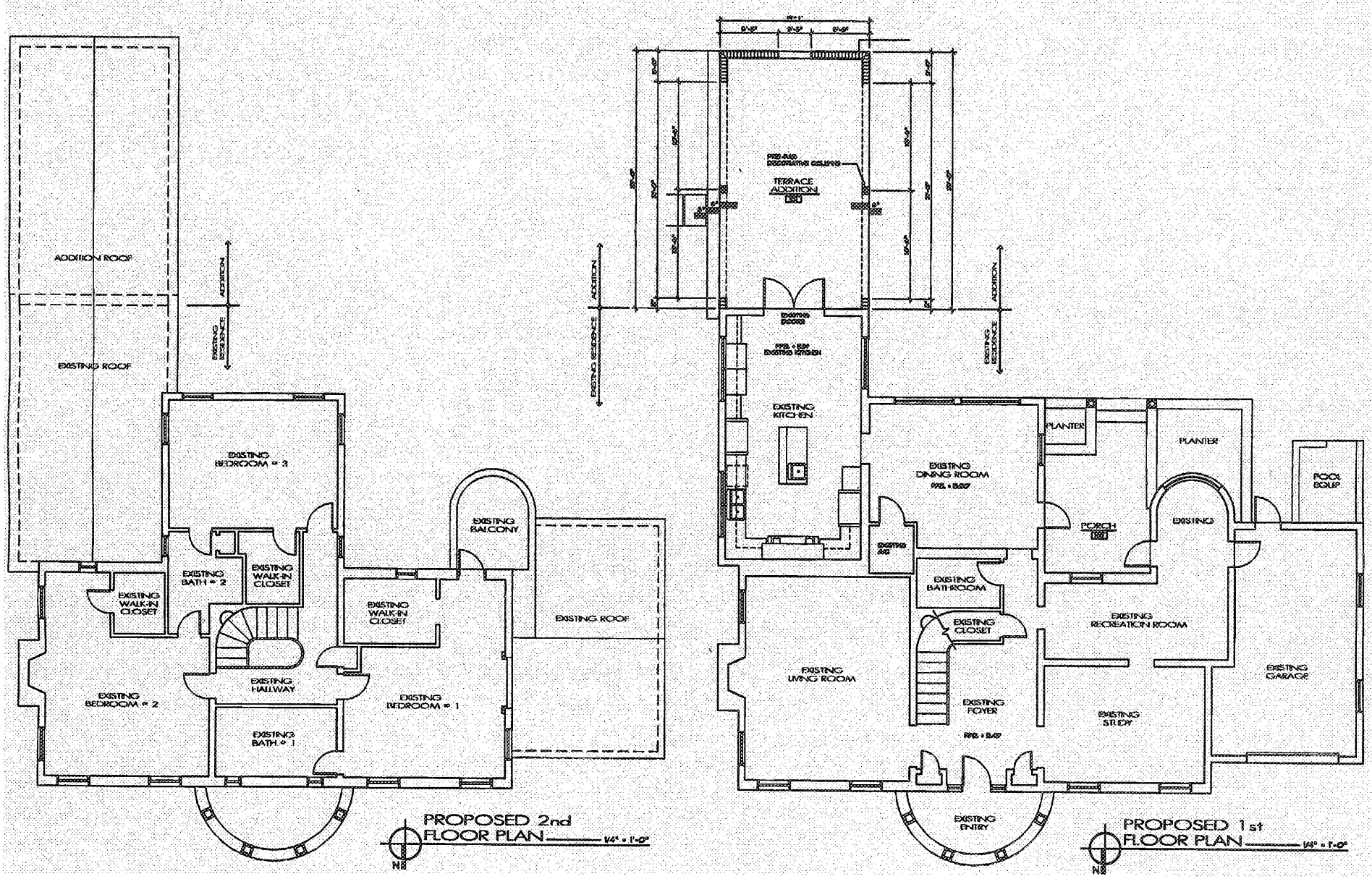
Side Views of Property

City of Coral Gables
Historic Preservation Board
Historical Resources Department





City of Coral Gables
Historic Preservation Board
Historical Resources Department



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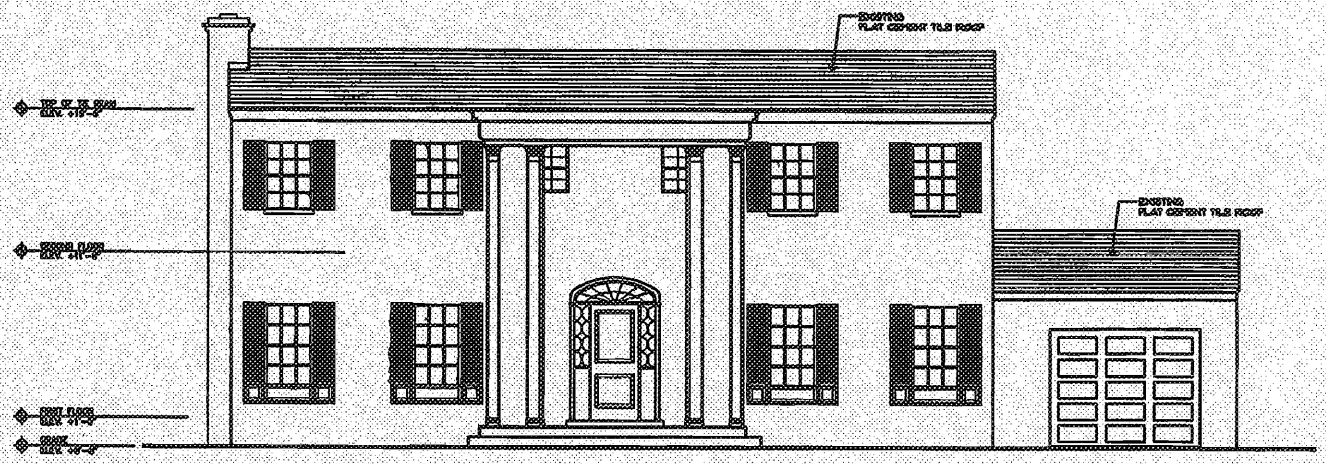
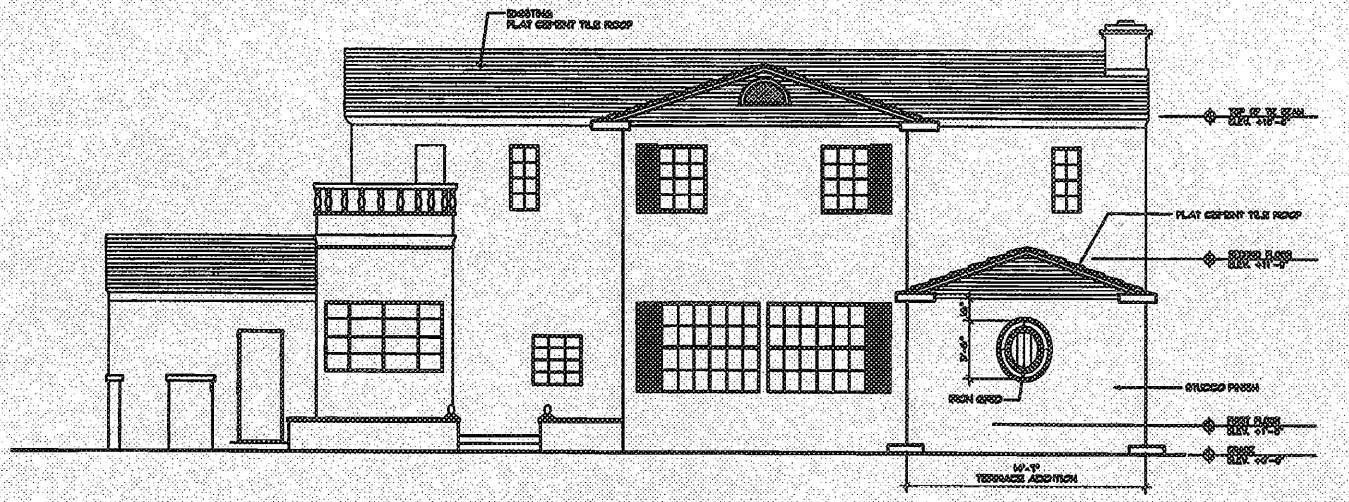


NORTH ELEVATION / CORAL WAY
SCALE: 1/4" = 1'-0"



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

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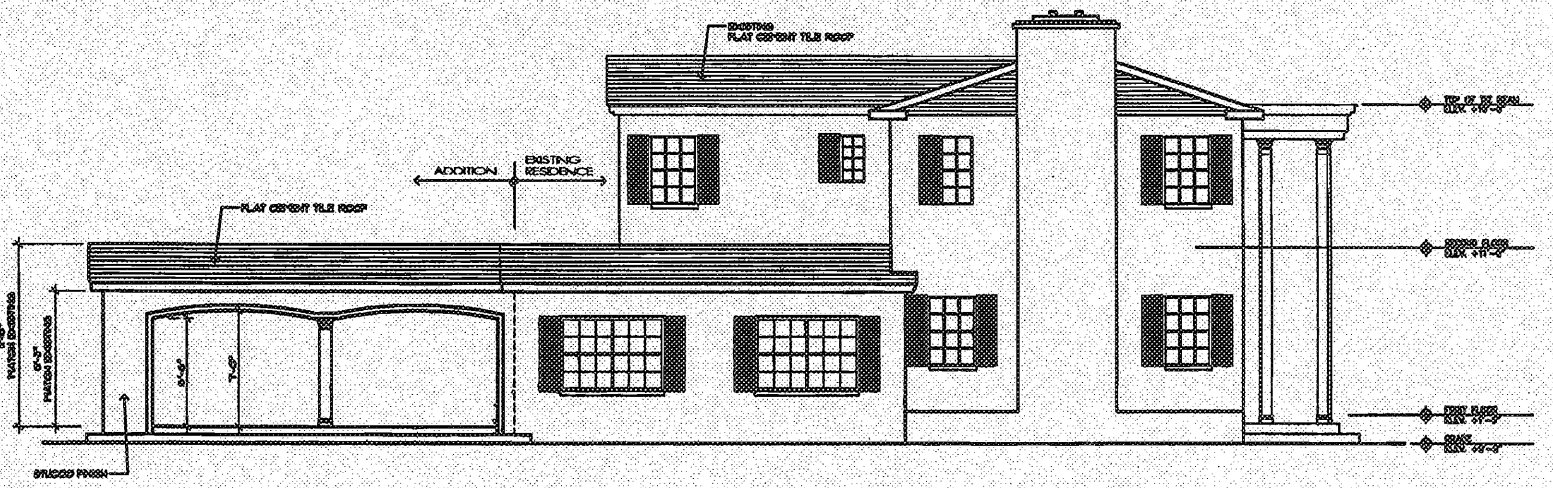

EAST ELEVATION
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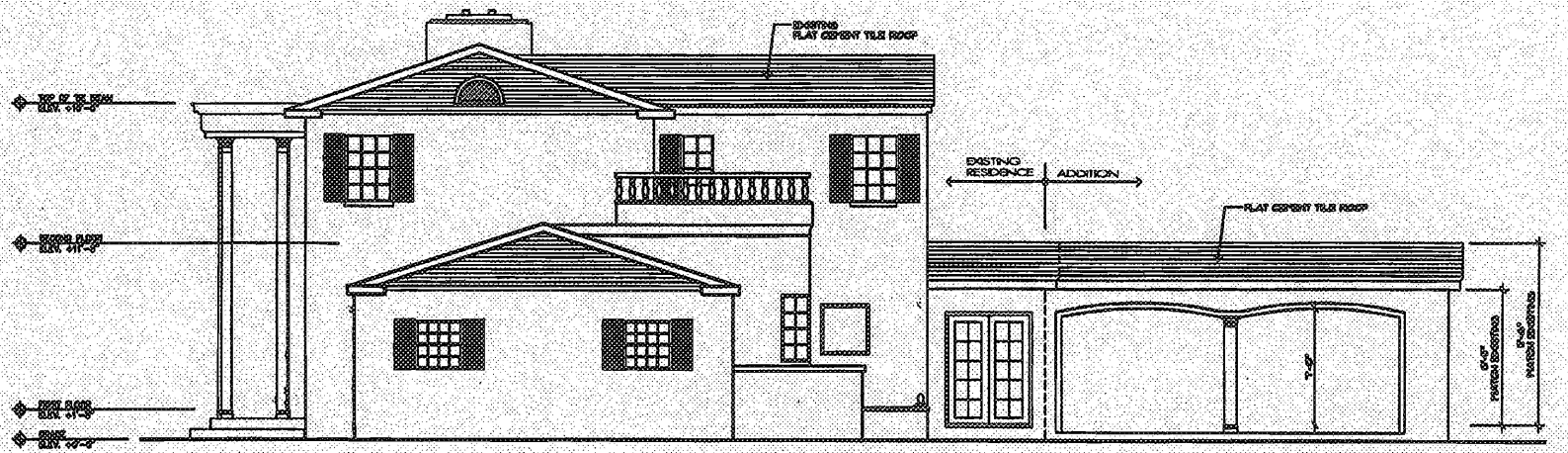

WEST ELEVATION
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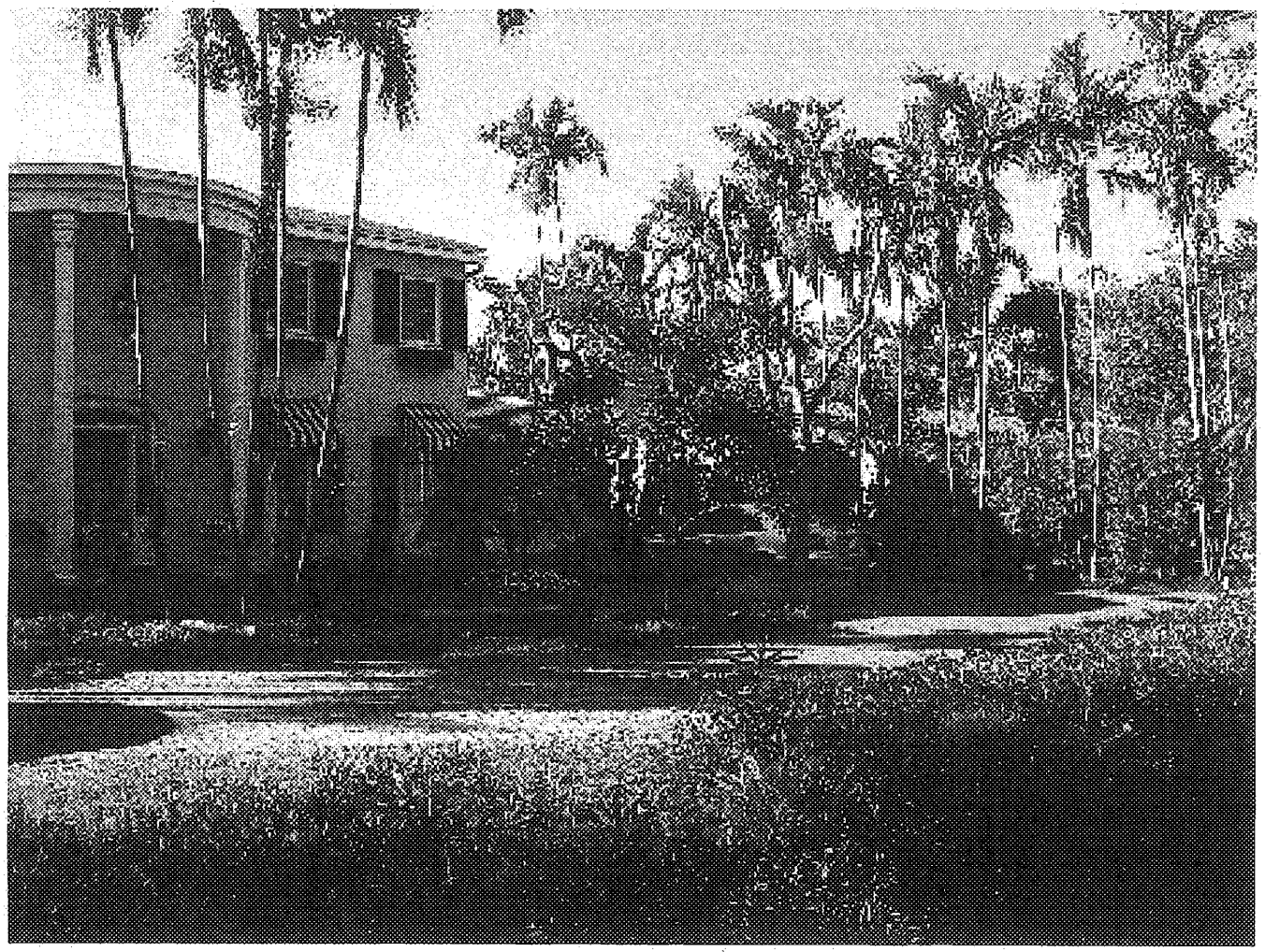

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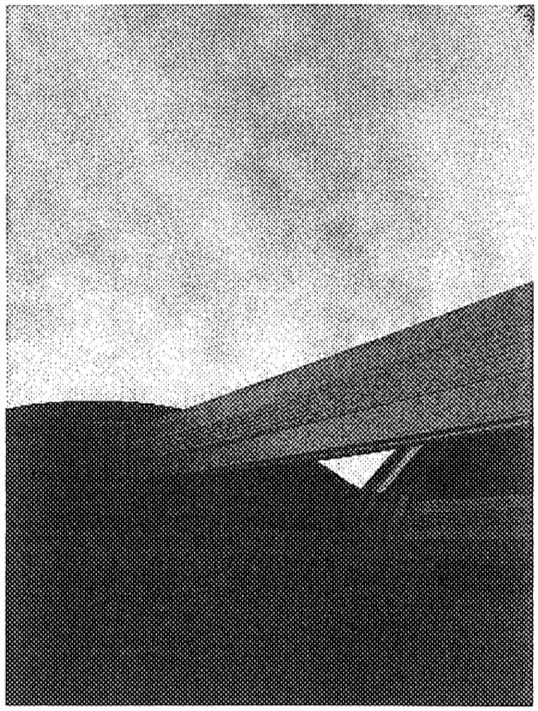

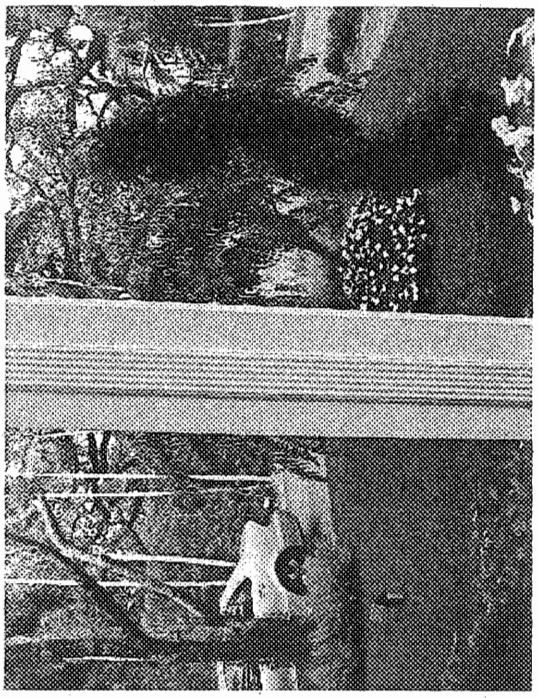

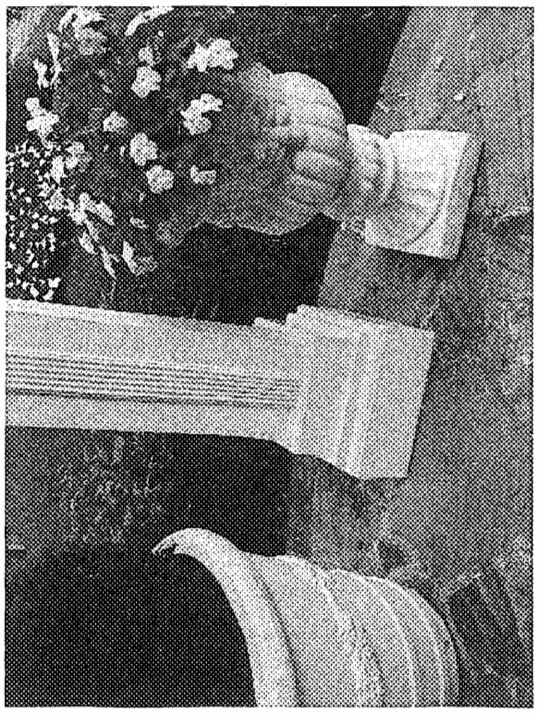

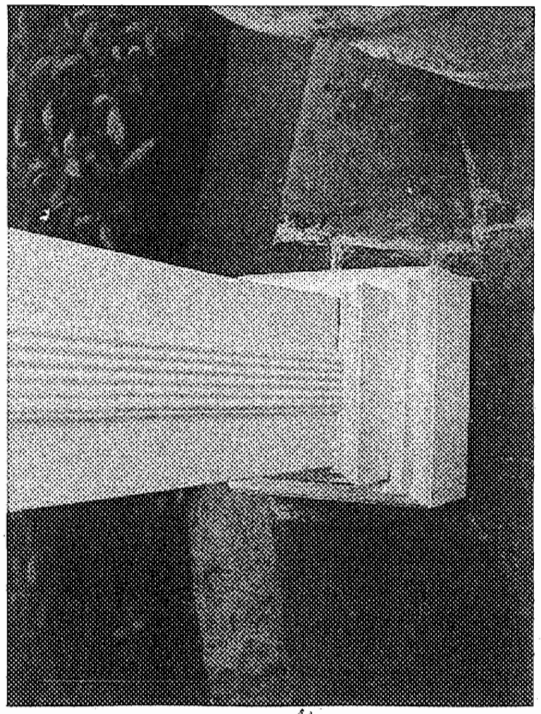

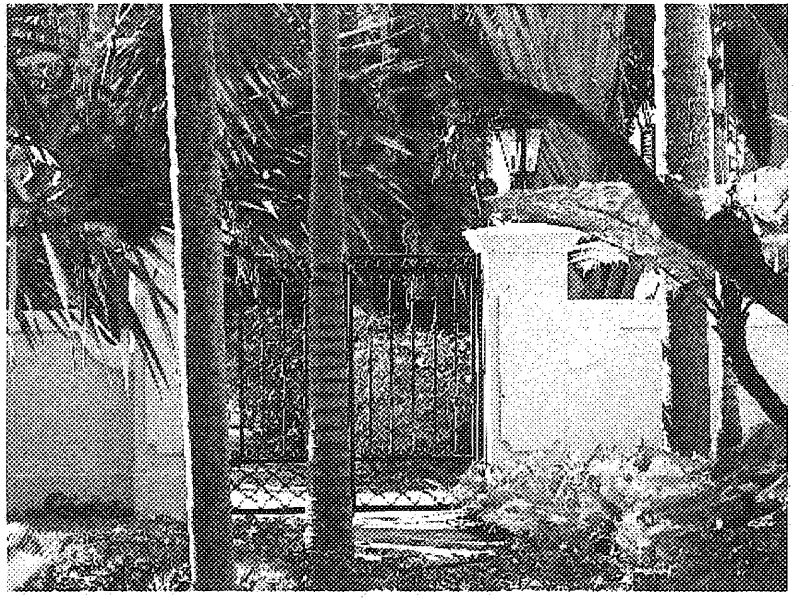

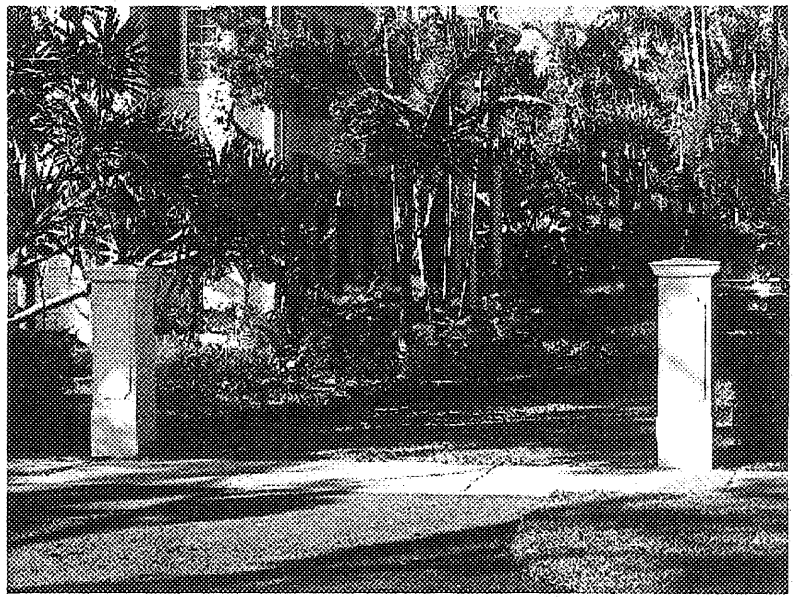

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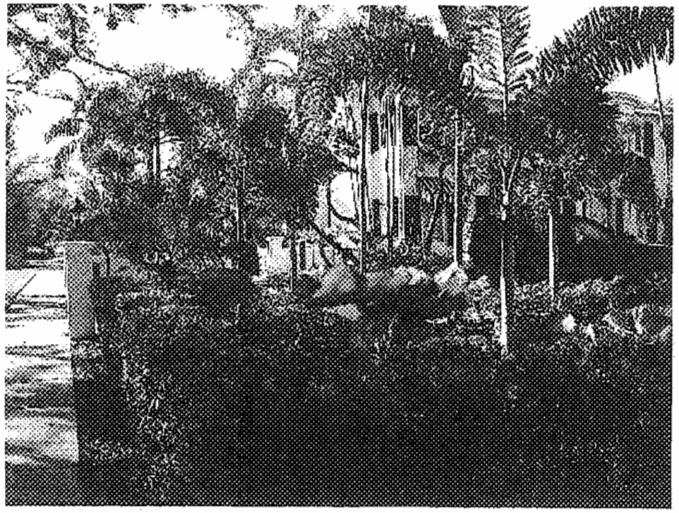

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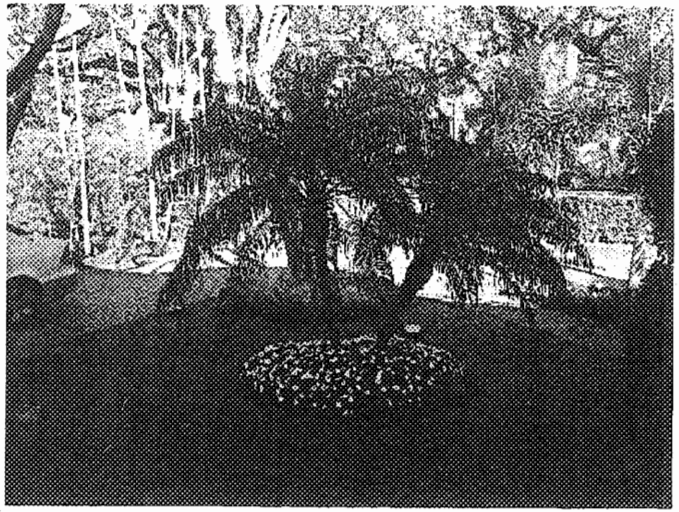

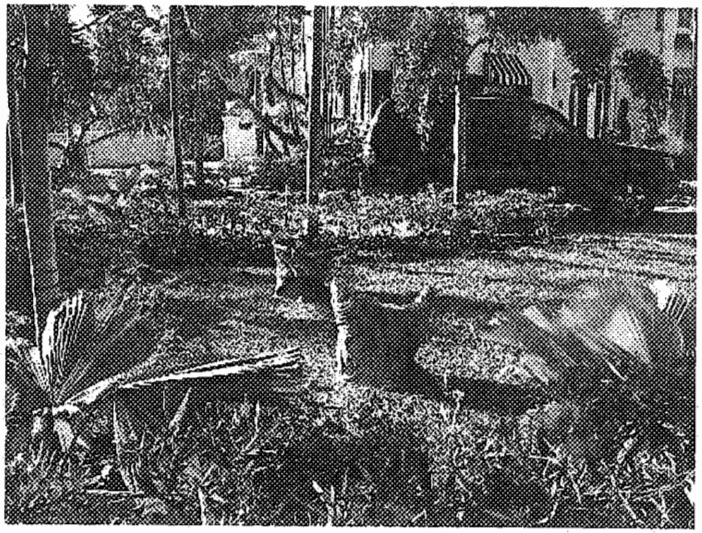

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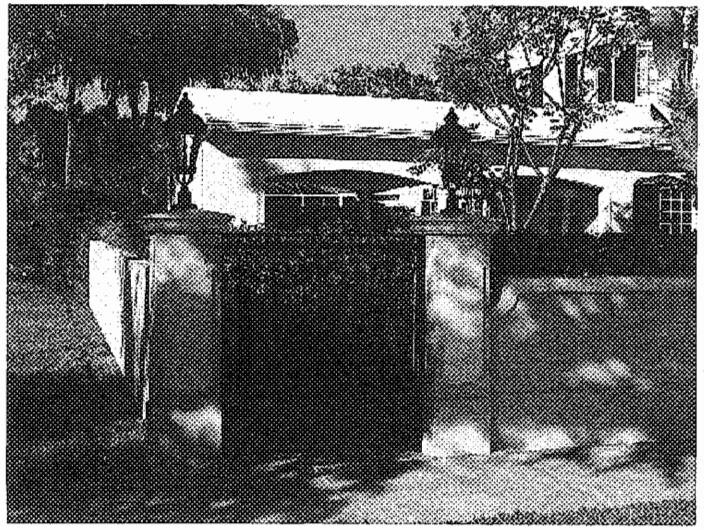

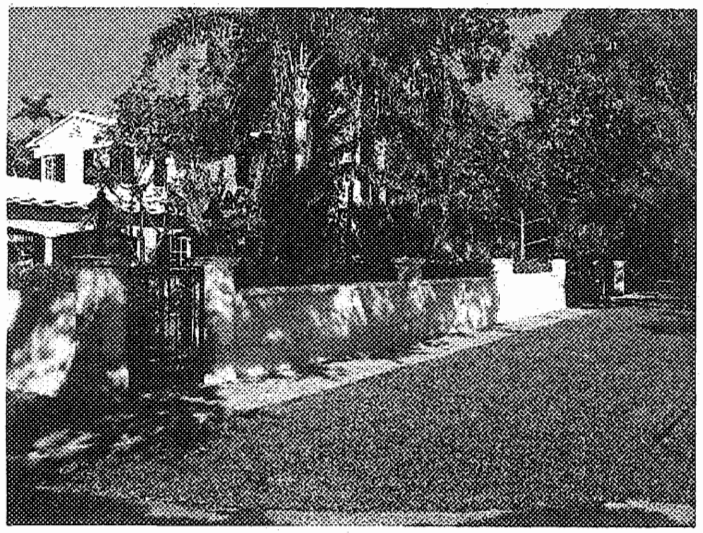

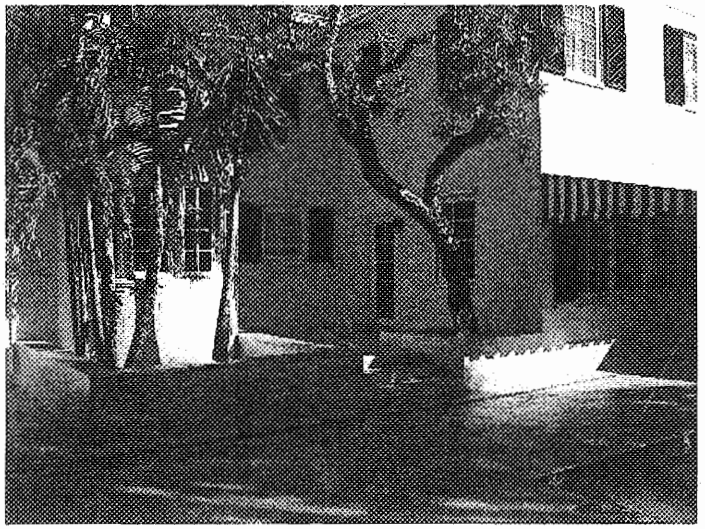

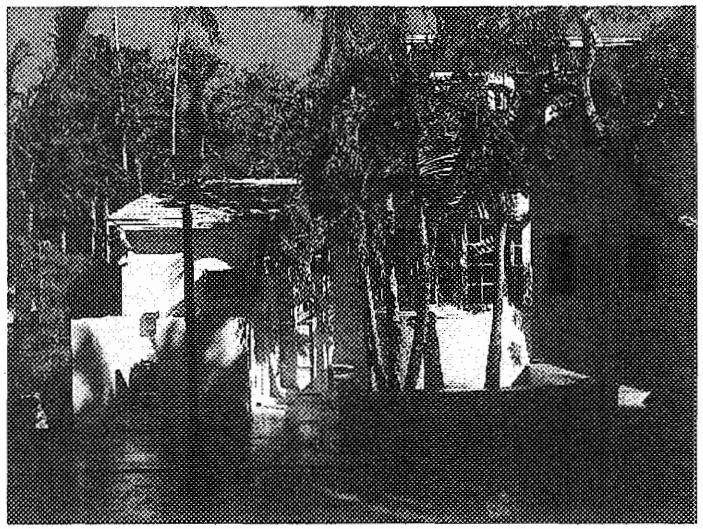

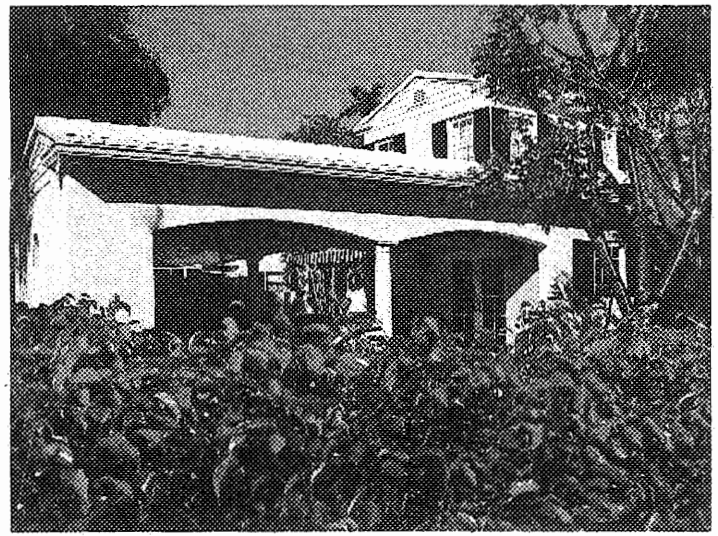

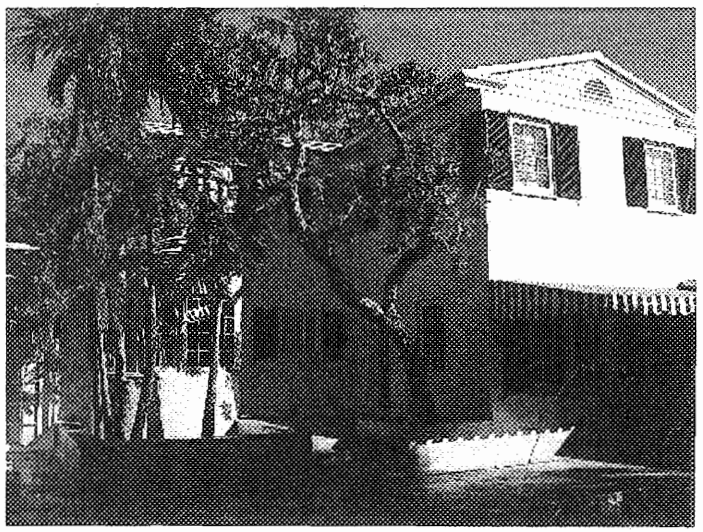

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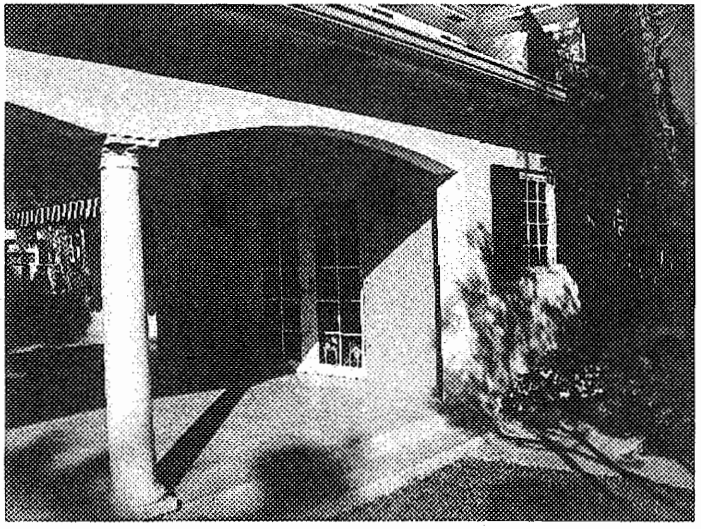

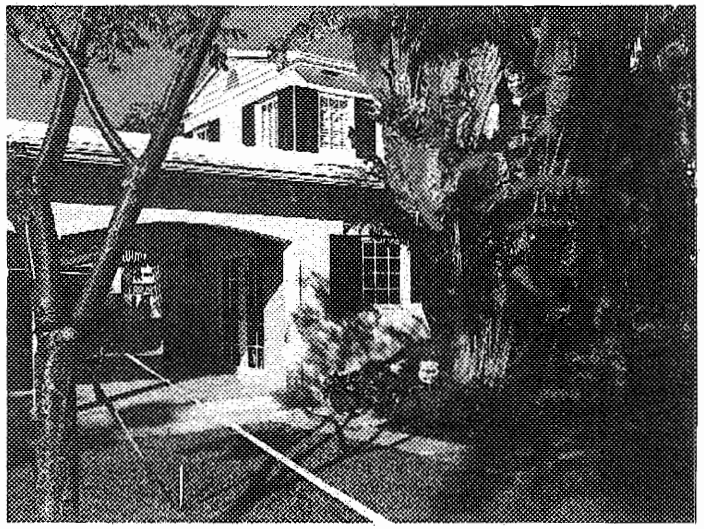

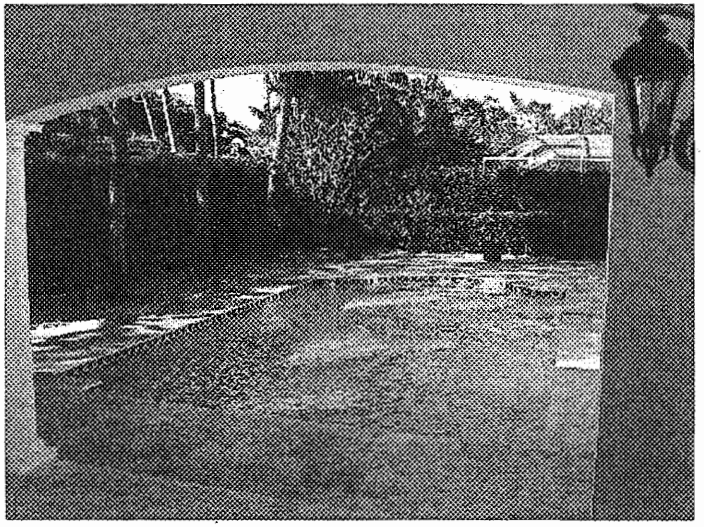

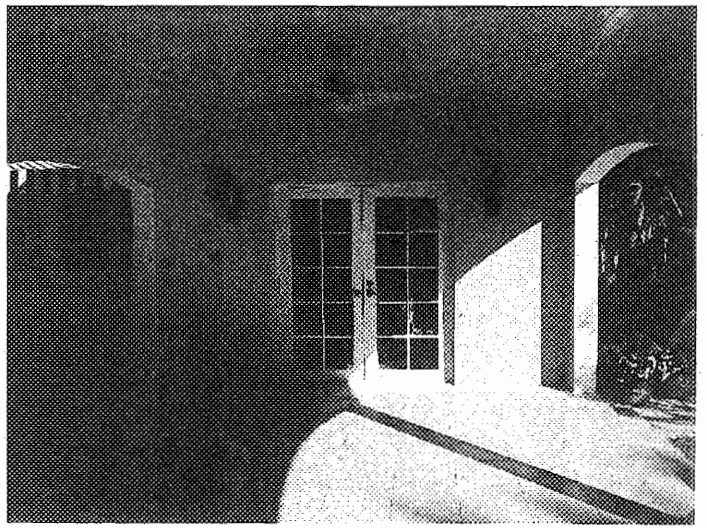

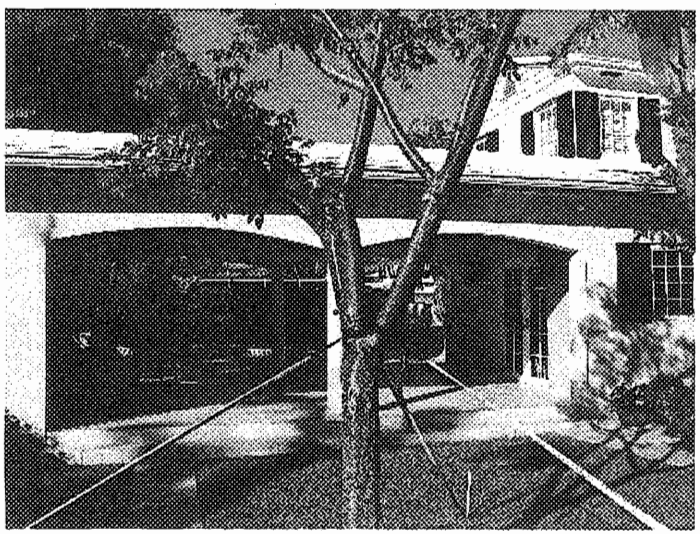

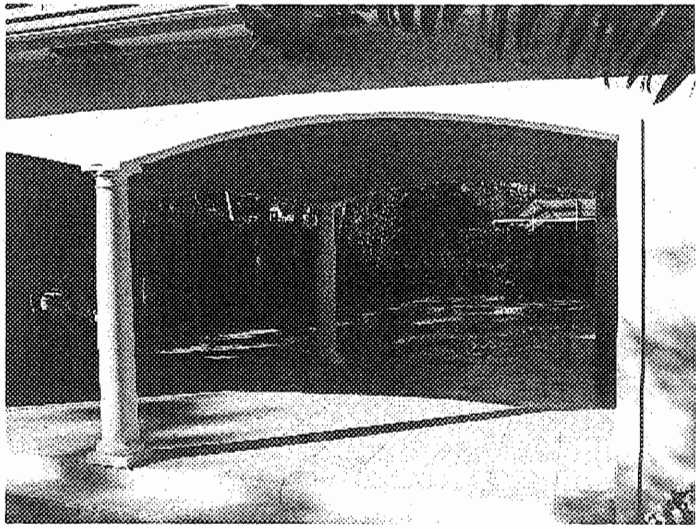

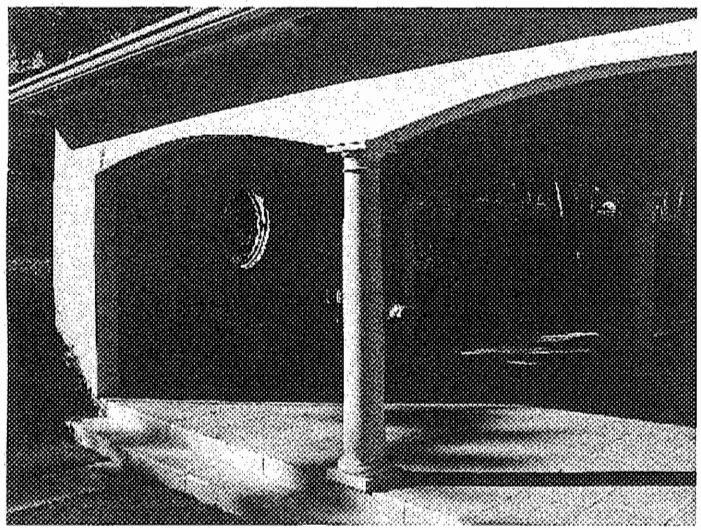

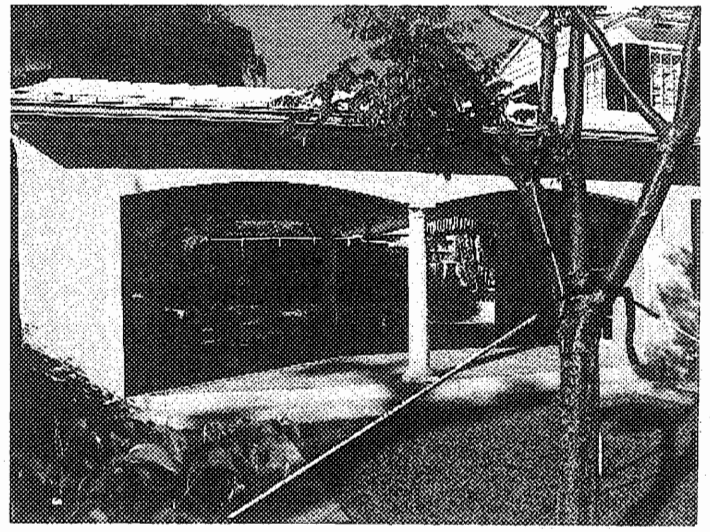

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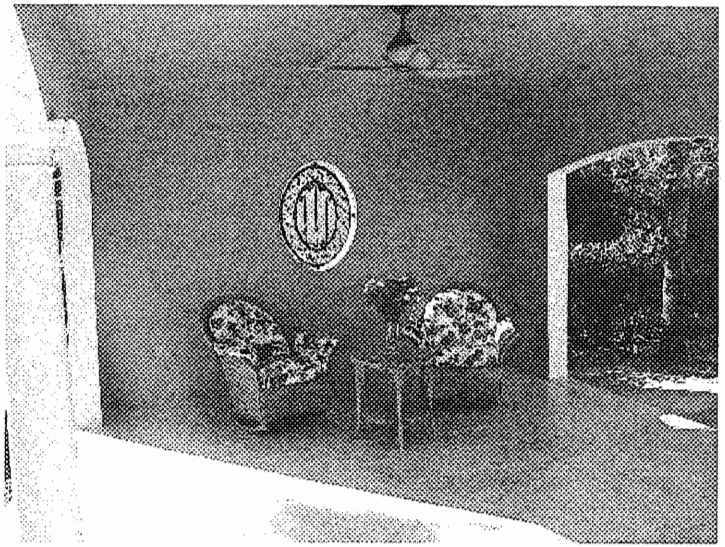

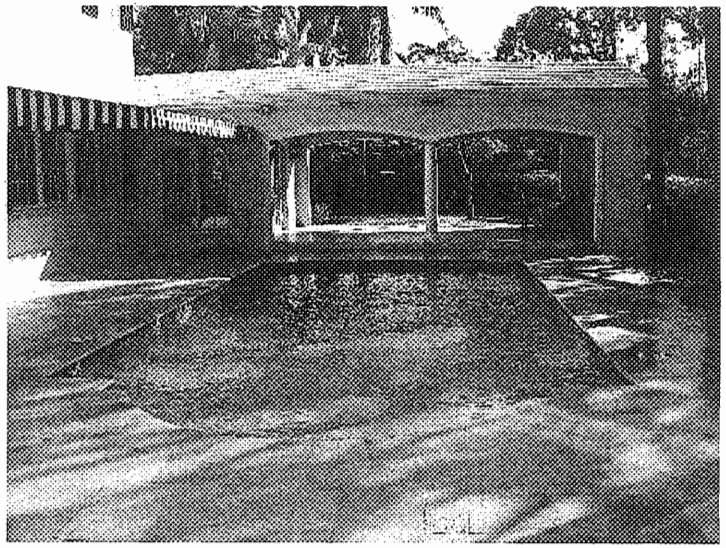

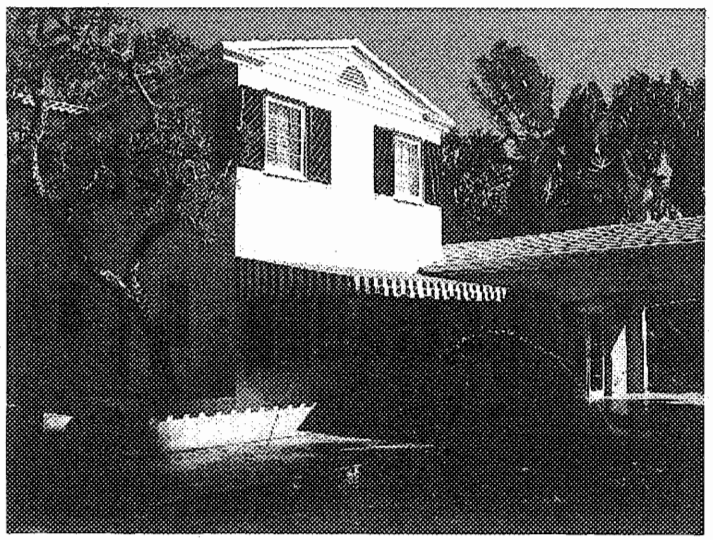

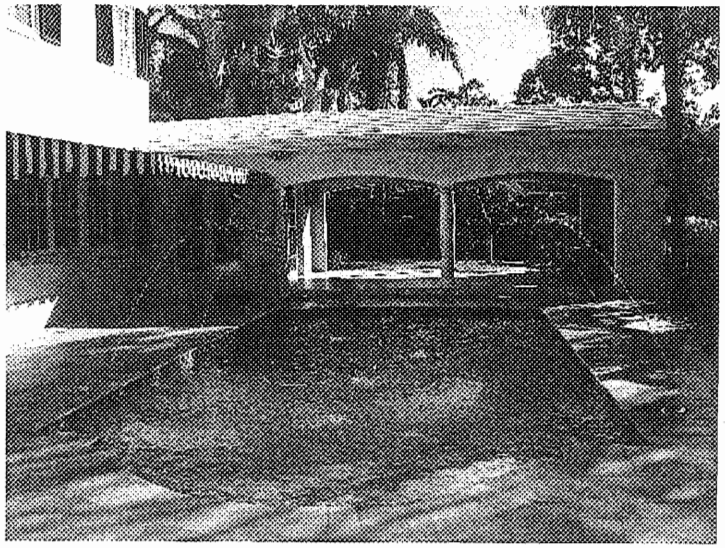

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CFN 2005R0712994
OR Bk 23556 Pgs 1238 - 1239; (2pgs)
RECORDED 07/11/2005 11:05:44
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

RECEIVED
FEB 17 2006
Miami Dade County
Office of Historic Preservation

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR29-LHD2004-08

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK THE PROPERTY AT 1400 CORAL WAY, LEGALLY DESCRIBED AS LOTS 6 AND 7 LESS THE SOUTH 35 FEET, BLOCK 11, CORAL GABLES SECTION "D"; AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.

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

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

WHEREAS, 1400 Coral Way was constructed in 1953 and designed by Carl H. Blohm, a prominent architect who designed several landmark buildings; and

WHEREAS, 1400 Coral Way is an example of the larger homes that were constructed along one of the City's more prominent streets; and

WHEREAS, 1400 Coral Way is an example of the type of architecture that was being developed during the transitional period of the City's building period; and

WHEREAS, 1400 Coral Way satisfies the "historical, cultural significance" as stated in Section 31-2.4 of the Coral Gables Zoning Code because it exemplifies the historical cultural, political, economic, or social trends of the community; and

WHEREAS, 1400 Coral Way satisfies the "architectural significance criteria" as stated in Section 31-2.4 of the Coral Gables Zoning Code because it is an outstanding work of a prominent designer of builder; and

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

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

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

WHEREAS, the legal description of the property is as follows: 1400 Coral Way, legally described as lots 6 and 7 less the south 35 feet, Block 11, Coral Gables section "D"; and

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WHEREAS, a Designation Report, Case File LHD2004-08, prepared by the Historical Resources Director containing information on the historic, cultural and architectural significance of the property and which incorporates a Review Guide for use as a reference in determining the impact of future building permits, shall by reference be made part of this resolution; and

WHEREAS, a motion to approve the application was offered by Gay Bondurant, and seconded by Lisa Bennett and upon a poll of the members present the vote was as follows:

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

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on May 20, 2004, has designated 1400 Coral Way, Miami-Dade County as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 31 or the Coral Gables Zoning Code and the property is subject to all rights and privileges and requirements of that ordinance.

BE IT FURTHER RESOLVED, that this designation is predicated on all the above recitations being true and correct and incorporated herein, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

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

PASSED AND ADOPTED THIS TWENTIETH DAY OF MAY, A.D., 2004.

E I Parnes

EDMUND PARNES, DMD
CHAIRMAN, HISTORIC PRESERVATION BOARD

ATTEST:

Dona M Lubin

DONA M. LUBIN
HISTORIC LANDMARK OFFICER

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

Date

City Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Elizabeth M Hernandez

ELIZABETH M. HERNANDEZ, CITY ATTORNEY

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SEP 1 1 2006
Miami Dade County
Office of Historic Preservation

MIAMI-DADE COUNTY

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the____day of_____, 20____, by Juan J. Mayol, Jr. and Linda C. Mayol (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 1400 Coral Way, 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, __XX__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):

Lots 6 and 7, Less the South 35' therof, in Block 11, of REVISED PLAT OF CORAL GABLES SECTION "D", according to the Plat thereof, as recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade County, Florida.

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):

Juan J. Mayol, Jr.		9/1/06
Name	Signature	Date

Name	Signature	Date

LOCAL GOVERNMENT: City of Coral Gables

Kathleen Kauffman Local Official Chief Office of Historic & Archaeological Resources	Kathleen Kauffman Signature	8/15/08 Date
George M. Burgess County Manager	Signature	Date

CFN 2006R1024149
OR Bk 24939 Pgs 0487 - 489; (3pgs)
RECORDED 09/25/2006 09:27:53
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE

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

MIAMI-DADE HISTORIC PRESERVATION BOARD

RESOLUTION NO. 05-18

1400 CORAL WAY
CITY OF CORAL GABLES
A LOCALLY DESIGNATED HISTORIC LANDMARK

WHEREAS, the Miami-Dade Historic Preservation Board has determined that the property located at 1400 Coral Way, Coral Gables, Florida, is of architectural and historic significance and a municipally designated historic landmark; and,

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

WHEREAS, the property is located at:

Legal Description: 18 54 41 PB 25-74 CORAL GABLES SEC D REV PL LOT 6 & 7, LESS S 35 FT BLK 11, LOT SIZE 100 x 135 OR 21279-4987 052003 1

Folio Number: 03-4118-002-0810

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on September 20, 2006, voted to approve the Ad Valorem Tax Exemption for 1400 Coral Way, 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

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

9-20-06
Date

Prepared by:

Ivan A. Rodriguez, Director
Office of Historic Preservation

MIAMI-DADE

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Resolution No. 05-18
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Board Members	Vote
Ruth Campbell	yes
Adriana Cantillo	yes
Richard Cohen	absent
Lourdes de la Pena	absent
Paul George	yes
Alberta Godfrey, Chair	yes
Armando Gutierrez, Jr.	yes
Hyacinth Johnson	yes
Robert McKinney	yes
JoEllen Phillips	absent
Enid Pinkney	yes

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this Sept. 20, 2005 by, Alberta Godfrey, Chair, Miami-Dade County Historic Preservation Board.

David J. Hertzberg, Notary Public

David J Hertzberg
My Commission DD267682
Expires January 09, 2008

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

My Home
Miami-Dade County, Florida

MIAMI-DADE

Property Information Map

Digital Orthophotography - 2007 0 114 ft

This map was created on 8/7/2008 9:43:40 AM for reference purposes only.

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Summary Details:

Folio No.:	03-4118-002-0810
Property:	1400 CORAL WAY
Mailing Address:	JUAN J MAYOL JR &W LINDA C 1400 CORAL WAY CORAL GABLES FL 33134-4714

Property Information:

Primary Zone:	1200 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL-SINGLE FAMILY
Beds/Baths:	3/2
Floors:	2
Living Units:	1
Adj Sq Footage:	3,043
Lot Size:	13,500 SQ FT
Year Built:	1953
Legal Description:	18 54 41 PB 25-74 CORAL GABLES SEC D REV PL LOT 6 & 7 LESS S35FT BLK 11 LOT SIZE 100 X 135 OR 21279-4987 052003 1

Sale Information:

Sale O/R:	21279-4987
Sale Date:	5/2003
Sale Amount:	$990,000

Assessment Information:

Year:	2007	2006
Land Value:	$682,239	$650,014
Building Value:	$290,527	$271,948
Market Value:	$972,766	$921,962
Assessed Value:	$759,833	$741,301
Homestead Exemption:	$25,000	$25,000
Total Exemptions:	$25,000	$25,000
Taxable Value:	$734,833	$716,301

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